

# ARCHAEOLOGICAL DESK-BASED ASSESSMENT

Harringay Warehouse District, London Borough of Harringay

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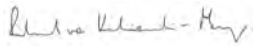
## ARCHAEOLOGICAL DESK BASED ASSESSMENT

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## EXECUTIVE SUMMARY

The Harringay Warehouse District study site, London Borough of Harringay, has been considered for its below ground archaeological potential.

In terms of relevant nationally significant designated heritage assets, no World Heritage sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites are identified within the study site or its immediate vicinity.

In terms of relevant local designations, the study site does not lie within an Archaeological Priority Area, as defined by the London Borough of Harringay and their archaeological advisors at the Greater London Archaeological Advisory Service (GLAAS).

The study site can be considered likely to have a generally low archaeological potential for all past periods of human activity.

Past post depositional impacts within the study site is considered likely to have been severe as a result of previous redevelopment. Historic mapping dating from the 1880s to the 1970s indicates potential impact from a brickfield together with subsequent landforming.

Proposals comprise new warehouse living (Sui generis) and workspace/commercial uses.

On the basis of the available information, no further archaeological mitigation measures are proposed in this particular instance.

## Contents

|                                                                                                                               |           |
|-------------------------------------------------------------------------------------------------------------------------------|-----------|
| <b>EXECUTIVE SUMMARY .....</b>                                                                                                | <b>3</b>  |
| <b>1 INTRODUCTION AND SCOPE OF STUDY .....</b>                                                                                | <b>1</b>  |
| <b>2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK.....</b>                                                              | <b>2</b>  |
| National Planning Policy.....                                                                                                 | 2         |
| Strategic Planning Policy.....                                                                                                | 4         |
| <b>3 GEOLOGY AND TOPOGRAPHY .....</b>                                                                                         | <b>6</b>  |
| Geology .....                                                                                                                 | 6         |
| Topography .....                                                                                                              | 6         |
| <b>4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE.....</b>                                        | <b>7</b>  |
| Timescales used in this report.....                                                                                           | 7         |
| Introduction.....                                                                                                             | 7         |
| Previous Archaeological Work .....                                                                                            | 8         |
| Prehistoric.....                                                                                                              | 8         |
| Roman .....                                                                                                                   | 9         |
| Anglo-Saxon & Medieval .....                                                                                                  | 9         |
| Post Medieval & Modern (including map regression exercise) .....                                                              | 9         |
| Negative and Neutral Data .....                                                                                               | 11        |
| Assessment of Significance (Designated Assets).....                                                                           | 11        |
| Assessment of Significance (Non-Designated Assets) .....                                                                      | 11        |
| <b>5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT AND REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS .....</b> | <b>13</b> |
| Site Conditions .....                                                                                                         | 13        |
| Proposed Development.....                                                                                                     | 13        |
| Review of Potential Development Impacts on Designated Archaeological Assets.....                                              | 13        |
| Review of Potential Development Impacts on Non-Designated Assets.....                                                         | 13        |
| <b>6 SUMMARY AND CONCLUSIONS .....</b>                                                                                        | <b>15</b> |

## Figures

- Figure 1 Site Location
- Figure 2a Summary of archaeological findspots and cultural heritage designations (data from GLHER)
- Figure 2b Archaeological Priority Areas (data from GLHER)
- Figure 2c Historic Landscape Characterisation (data from GLHER)
- Figure 3 1614 Clay map of Tottenham
- Figure 4 1754 John Rocque map of Middlesex
- Figure 5 1799 Ordnance Survey Drawing
- Figure 6 1822 Wyburd Survey of Tottenham
- Figure 7 1844 Tottenham Tithe Map
- Figure 8 1881 Ordnance Survey
- Figure 9 1896 Ordnance Survey
- Figure 10 1915 Ordnance Survey
- Figure 11 1938 Ordnance Survey

## ARCHAEOLOGICAL DESK BASED ASSESSMENT

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Figure 12 1952-1954 Ordnance Survey

Figure 13 1970-1971 Ordnance Survey

Figure 14 1978-1982 Ordnance Survey

Figure 15 1991 Ordnance Survey

Figure 16 1999 aerial photograph

Figure 17 2020 aerial photograph

Figure 18 site survey as existing

Figure 19 Redevelopment proposals

## 1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This below ground archaeological desk-based assessment has prepared by RPS on behalf of the applicant.
- 1.2 The subject of this Assessment comprises the site, also referred to as the study site, known as the Seven Sisters site. The study site lies to the west of the junction with Eade Road and Seven Sisters Road, and is centred at TQ32707 87973 within the administrative boundaries of the London Borough of Haringay (see Figures 1-2 and 17-18).
- 1.3 Figures 2a-2c spatially summarise relevant cultural heritage designations and archaeological findspot references in relation to the study site, primarily using data provided by the Greater London Historic Environment Record (GLHER).
- 1.4 In terms of relevant nationally significant designated heritage assets, as defined in Section 2 below, no World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites have been identified within the vicinity of the study site.
- 1.5 In terms of relevant local designations, the study site does not lie within an Archaeological Priority Area as defined by the London Borough of Haringay and their archaeological planning advisors at GLAAS.
- 1.6 The Applicants have commissioned RPS to establish the archaeological potential of the study site, and to provide guidance on ways to accommodate any archaeological constraints identified.
- 1.7 In accordance with relevant government policy and guidance on archaeology and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists, October 2020) this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the study site.
- 1.8 This desk-based assessment comprises an examination of evidence on the Greater London Historic Environment Record (GLHER) and other sources, including the results of a comprehensive map regression exercise.
- 1.9 This document draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the study site, together with its likely significance, and to consider the need for design, civil engineering, and archaeological solutions to any constraints identified.

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## 2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, updated April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), and it was last updated in February 2019. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and is periodically updated (<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>).
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

### National Planning Policy

- 2.4 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
  - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
  - Conservation of England's heritage assets in a manner appropriate to their significance; and
  - Recognition that heritage makes to our knowledge and understanding of the past.
- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 189 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.

- 2.8 A *Nationally Important Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.9 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.10 *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.11 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
  - Protects the settings of such designations;
  - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
  - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.12 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.13 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

## Strategic Planning Policy

- 2.14 The relevant strategic planning framework for the study site is provided by The London Plan, The Spatial Development Strategy for Greater London, adopted March 2021. Within Chapter 7 of the Plan, 'Heritage and Culture', policy HC1 is of most relevance to archaeology at the study site:

### HC1 Heritage and Conservation Growth

- A. Boroughs should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London's historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to, and interpretation of, the heritage assets, landscapes and archaeology within their area.
- B. Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London's heritage in regenerative change by:
  - 1. setting out a clear vision that recognises and embeds the role of heritage in place-making
  - 2. utilising the heritage significance of a site or area in the planning and design process
  - 3. integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place
  - 4. delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.
- C. Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings, should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.
- D. Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.
- E. Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they set out strategies for their repair and re-use.

## Local Planning Policy

- 2.15 The London Borough of Haringay's Local Plan Strategic Policies 2013-2016 (2015-consolidated with alterations 2017) contains the following policy relevant to archaeology at the study site:

### SP12: Conservation

The Council shall ensure the conservation of the historic significance of Haringay's heritage assets, their setting, and the wider historic environment. The borough's heritage assets include Statutory Listed Buildings, Conservation Areas, Registered Parks and Gardens, Archaeological Priority Areas, and other locally important heritage assets such as Locally Listed Buildings, Local Historic Green Spaces and Sites of Industrial Heritage Interest. Where archaeological excavation is required, findings should be published, disseminated, and used as the basis for archaeological interpretation on site

The Historic Environment should be used as the basis for heritage-led regeneration and as the basis for good design and positive change. Where possible, development should help increase accessibility to the

historic environment. All development shall protect the Strategic view from Alexandra Palace to St Paul's Cathedral as protected in the London Mayoral "London View Management Framework" Revised SPG, July 2010, and key local views.

- 2.16 The London Borough of Haringay's Development Management DPD, adopted July 2017, contains the following policy relevant to archaeology at the study site:

**Policy DM9 Management of the Historic Environment**

- A. Development that conserves and enhances the significance of a heritage asset and its setting will be supported.
- B. Proposals affecting a designated or nondesignated heritage asset and its setting will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance. Applicants are required to submit with their planning application a statement describing the significance of the heritage asset(s) concerned, including any contribution made by its setting, along with an assessment and justification of the impact of the new development on the asset and its setting.
- C. When considering the impact of proposals on the historic environment, the Council will have regard to:
  - a The priority given to sustaining and enhancing the significance of a heritage asset and its setting;
  - b Character appraisals and management plans or other guidance, where they are available;
  - c The preservation or reinstatement of original or historic form, fabric, function or character of the asset and its setting;
  - d The relationship with adjoining and neighbouring uses, particularly where these are heritage assets of significance in their own right;
  - e The desirability of securing a viable use for a heritage asset consistent with its conservation;
  - f An understanding of and respect for significance of heritage assets as parts of measures to mitigate and adapt to climate change; and
  - g The contribution that the sensitive utilisation of heritage assets can make to sustainable regeneration.

**Archaeology**

- H Proposals affecting a designated Archaeological Priority Area will be considered having regard to:
  - a The significance of an archaeological asset and its setting;
  - b The impact of the proposal on archaeological assets; and
  - c The priority given to preserving and managing the archaeological asset and its setting in situ.
- I All proposals will be required to assess the potential impact on archaeological assets and where appropriate ensure adequate arrangements for the investigation, recording and archiving of assets of archaeological importance and engage with the relevant advisory organisations.

## Relevant Designations

- 2.17 In terms of relevant designated heritage assets, the study site does not lie within the vicinity of a World Heritage Site, Scheduled Monument, Historic Battlefield or Historic Wreck.
- 2.18 In terms of relevant local designations, the study site does not lie within an Archaeological Priority Area, as defined by the London Borough of Haringay and their archaeological planning advisors at GLAAS.
- 2.19 In line with relevant planning policy and guidance, this desk-based assessment seeks to clarify the study site's archaeological potential, together with the likely significance of that potential, and the need or otherwise for additional mitigation measures.

### 3 GEOLOGY AND TOPOGRAPHY

#### Geology

- 3.1 The solid geology of the study site is shown by the Institute of Geological Sciences (IGS 1979) as London Clay deposits forming the London Basin. Overlying the London Clay is a series of gravel terraces deposited during periods of glacial and inter-glacial conditions (Bridgland 1996).
- 3.2 The British Geological Survey has mapped the underlying geology of the study site to comprise solid London Clay, with no superficial deposits mapped.

#### Topography

- 3.3 Along the southern boundary of the study site, Eade Road is level at 26.3m AOD; the line of Seven Sisters Road along the southeastern boundary drops in height from 30.8m AOD to the south of the study site, to 22.9m AOD to the northeast. There is a substantial height change across the study site: Tewkesbury Road to the northeast of the study site lies c.7m lower than Seven Sisters Road; an area of the study site is banked away from Seven Sisters Road and a retaining wall is present on the southern boundary of Cara House, immediately west of the study site. Historic mapping dating from the 1880s to the 1970s indicates potential impact from a brickfield together with subsequent landforming (see also Section 4 below, and Figures 8-13; Morris + Co December 2022).
- 3.4 The New River opened in 1613 to bring fresh water into the northern and western parts of the City of London from springs at Amwell and Chadwell in Hertfordshire, and is mapped to flow to the south of the study site (See Section 4 below).

## 4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

### Timescales used in this report

#### Prehistoric

|              |           |           |
|--------------|-----------|-----------|
| Palaeolithic | 900,000 - | 12,000 BC |
| Mesolithic   | 12,000 -  | 4,000 BC  |
| Neolithic    | 4,000 -   | 1,800 BC  |
| Bronze Age   | 1,800 -   | 600 BC    |
| Iron Age     | 600 -     | AD 43     |

#### Historic

|                      |           |         |
|----------------------|-----------|---------|
| Roman                | AD 43 -   | 410     |
| Saxon/Early Medieval | AD 410 -  | 1066    |
| Medieval             | AD 1066 - | 1485    |
| Post Medieval        | AD 1486 - | 1799    |
| Modern               | AD 1800 - | Present |

### Introduction

- 4.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site.
- 4.2 What follows comprises a review of known archaeological assets within a one kilometre radius of the study site, also referred to as the study area, held on the Greater London Historic Environment Record (GLHER), together with a historic map regression exercise charting the development of the study area from the seventeenth century onwards until the present day.
- 4.3 As shown on Figures 2a-2c, in terms of relevant designated heritage assets, the study site does not lie within the vicinity of a World Heritage Site, Scheduled Monument, Historic Battlefield or Historic Wreck.
- 4.4 In terms of relevant local designations, the study site is not located within an Archaeological Priority Area (APA), as defined by the London Borough of Haringey and GLAAS (see Figure 2b).
- 4.5 Historic Landscape Characterisation (HLC) data sources from the GLHER confirms the study site to lie in an area designated for 'industry'.
- 4.6 Chapter 5 subsequently considers the study site conditions as understood through this review of potential archaeological assets, and whether the theoretical potential identified is likely to survive the impact of previous and existing development.

### Previous Archaeological Work

- 4.7 The GLHER does not record any archaeological fieldwork having previously taken place within the study site being undertaken within the study site.

### Prehistoric

- 4.8 The finds of Palaeolithic flintwork recorded on the GLHER within the one kilometre study area search radius are all located at the same grid reference (TQ33504 87505), which places them in the area of Stamford Hill to the southeast of the study site. They comprise 84 handaxes and other flint artefacts, recorded from a 'floor' at Stoke Newington (139866) together with a slightly rolled Lower Palaeolithic flint, and a handaxe (94880, 128933); and a flint and three handaxes from Dunsmore Road (145906, 151609). These finds are all recorded in an area of Langley Silt brickearth, typically overlying river terrace gravels, rather than the London Clay deposits underlying the study site itself.
- 4.9 The sole find dated to the Mesolithic period recorded on the GLHER within the one kilometre study area search radius comprises a Mesolithic tranche axe from the Stamford Hill area to the southeast (137630, TQ33504 87505).
- 4.10 The presence of early prehistoric material is notoriously difficult to predict, and can be influenced by suitable topographical locations, particularly related to watercourses, together with suitable underlying geology. Noting the lack of the latter, a generally low archaeological potential can be identified for the early prehistoric periods at the study site.
- 4.11 From around 4000 BC the mobile hunter-gathering economy of the Mesolithic gradually gave way to a more settled agriculture-based subsistence. The pace of woodland clearance to create arable and pasture-based agricultural land varied regionally and locally, depending on a wide variety of climatic, topographic, social and other factors. The trend was one of a slow, but gradually increasing pace of forest clearance.
- 4.12 By the 1<sup>st</sup> millennium, i.e. 1000 BC, the landscape was probably a mix of extensive tracts of open farmland, punctuated by earthwork burial and ceremonial monuments from distant generations, with settlements, ritual areas and defended locations reflecting an increasingly hierarchical society.
- 4.13 No archaeological finds or features dated to the Neolithic are recorded on the GLHER as having been identified within the one kilometre study area search radius of the study site.
- 4.14 The sole finds of Bronze Age date recorded on the GLHER within the one kilometre study area search radius comprise a sword, and a pot, located with the same grid reference in the Stamford Hill area to the southeast of the study site (102810, 134856, TQ33504 87505).
- 4.15 No archaeological finds or features dated to the Iron Age are recorded on the GLHER as having been identified within the one kilometre study area search radius.
- 4.16 In view of the above, a generally low archaeological potential can be identified for the prehistoric periods within the study site.

## Roman

- 4.17 No archaeological evidence related to settlement or related activity of Roman date has been recorded on the GLHER within the one kilometre study area search radius.
- 4.18 The line of Kingsland Road and Stamford Hill (A10) which runs on a north-south alignment over 1km east of the study site follows the line of Ermine Street, the Roman road from London to Lincoln and York (MLO1865, TQ3354 8501; Margary Vol. 1 1955: 170). Therefore typical archaeological features associated with proximity to Roman roads are unlikely to be represented on the study site due its distance from Ermine Street.
- 4.19 In view of this, a generally low archaeological potential has been identified for the Roman period within the study site itself.

## Anglo-Saxon & Medieval

- 4.20 The Victoria County History places the Domesday settlement of Tottenham (Totta's Ham: the settlement of Totta) at High Cross, some distance to the northeast of the study site (VCH Middlesex 1976). The Domesday settlement is considered likely to have comprised an agricultural estate of scattered farmsteads, rather than a village in the modern sense (MLO4909, TQ3332 9095).
- 4.21 The sole find of Anglo-Saxon date within the one kilometre study area search radius comprises a coin of Egbert recorded at Stamford Hill to the southeast of the study site, (121384, TQ33504 87505).
- 4.22 To the southeast of the study site, settlement at Stamford Hill is first recorded in the 13<sup>th</sup> century (137934, TQ33650 87601). Roads within the study area search radius understood to have Medieval antecedents include the course of Seven Sisters Road, along the study site's eastern boundary (105369, TQ32849 88200); Black Boy Lane to the northwest (105726, TQ32393 88961); Green Lanes to the southwest (119228, TQ3215 87061; 149474, TQ31380 89719), and Clapton Common to the southeast (122123, TQ33994 86550).
- 4.23 During the Anglo Saxon and Medieval periods the area of the study site is understood to have comprised a large expanse of woodland called Hornsey Wood, which was gradually cut back for use as grazing land during the Medieval period.
- 4.24 The available information indicates a generally low archaeological potential for the Anglo-Saxon and Medieval periods within the study site. Evidence of agricultural activity and land division is considered most likely to be represented within the archaeological record.

## Post Medieval & Modern (including map regression exercise)

- 4.25 Many of the GLHER records within the study area search radius refer to Post Medieval and Modern findspots. These findspots are not discussed in detail here as they are not deemed to be directly relevant to the development and history of the study site itself.
- 4.26 The New River opened in 1613 to bring fresh water into the northern and western parts of the City of London from springs at Amwell and Chadwell in Hertfordshire, and is mapped to flow to the south of the

study site (77561, TQ31490 89759; Halliday 2008: 21; Survey of London 2008: 167; Weinreb, Hibbert & Keay 2008: 581).

- 4.27 Early maps show the study site to lie in open land to the northwest of Stamford Hill and to the southwest of Tottenham (Figure 3: 1619 Clay Map of Tottenham; Figure 4: 1754 John Rocque Map of Middlesex; Figure 5: 1799 Ordnance Survey Drawing; Figure 6: 1822 Wyburd Map of Tottenham).
- 4.28 Seven Sisters Road is described in the London Encyclopaedia as 'a long straggling road through dingy suburbs' built in the 19<sup>th</sup> century (c.1824-1834) to connect Holloway and Tottenham' (Weinreb, Hibbert & Keay 2006; Cherry & Pevsner 1999).
- 4.29 The Tottenham Tithe Map (Figure 7: 1844) and the associated award show the study site occupied as follows:

| Land Parcel | Landowner                          | Occupant       | Description      | Land Use/Cultivation |
|-------------|------------------------------------|----------------|------------------|----------------------|
| 1477        | Trustees of the Metropolitan Roads | James Dawkings | Slips of Pasture | Pasture              |
| 1478        | Joseph Lucas                       | James Dawkings | 3 Acres          | Meadow               |
| 1479        | Joseph Lucas                       | James Dawkings | 18 Acres         | Meadow               |

- 4.30 The First Edition Ordnance Survey (Figure 8: 1881) shows the study site remaining undeveloped, to the north of the river, with the slope of the embankment carrying Seven Sisters Road within the eastern boundary.
- 4.31 The Second Edition Ordnance Survey (Figure 9: 1896) shows the study site remaining undeveloped, with the associated open area named as a brickworks, save for two houses at the southwestern end of a terrace fronting Seven Sisters Road within the eastern end of the study site. The line of Eade Road forming the southern study site boundary is now shown to be present.
- 4.32 An online document entitled a Potted History of Harringay Warehouse District by Hugh Flouch confirms that in the southeastern part of the Warehouse District area, north of where Eade Road now meets Seven Sisters Road, was a large brickfield, in the area of the study site (<https://hwdcomment.online/updates/a-potted-history-of-harringay-warehouse-district/>).
- 4.33 The Third Edition Ordnance Survey (Figure 10: 1915) shows that the southwestern part of the study site has been raised up; an area of trees are shown within the northwestern area. The Revised Ordnance Survey (Figure 11: 1938) shows the profile of the southern part of the study site altered again, with the bulk of the study site remaining undeveloped, with new build within the northeastern boundary.
- 4.34 The 1952-1954 Ordnance Survey (Figure 12) again shows that the topography of the site has been reprofiled, with a slope upwards towards the southern area, across the central area. A rectangular building is now shown on the southwestern boundary, with a detached building to the north, and buildings project into the study site's northwestern area. The 1970-1971 Ordnance Survey (Figure 13) shows the extension of the buildings along the southern boundary, the alteration to buildings within the northeastern boundary, and the apparent reprofiling of the central area of the study site.

- 4.35 No significant changes are shown within the study site on the 1978-1982 or the 1991 Ordnance Surveys (Figures 14-15).
- 4.36 The 1991 aerial photograph (Figure 16) shows the study site occupied principally by concrete hardstanding and buildings within the northeastern boundary, and a hedge running through the southeastern area towards the junction of Eade Road and Seven Sisters Road. The 2020 aerial photograph (Figure 17) shows the central and northwestern area of the study site overgrown.
- 4.37 The study site's archaeological and historical potential for the Post Medieval and Modern periods can be identified as generally low, and focussed on any surviving remains of buildings previously occupying the study site.

### Negative and Neutral Data

- 4.38 To the southwest of the study site, evaluation trenching at the Kick Start site, Woodberry Down Estate, revealed 19<sup>th</sup> century building foundations (163935, TQ32420 87501).

### Assessment of Significance (Designated Assets)

- 4.39 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.
- 4.40 No relevant nationally significant designated heritage assets, as defined in the NPPF, are recorded on or in close proximity to the study site.
- 4.41 In view of the above it is concluded that the redevelopment proposals will have no direct archaeological impact upon relevant designated heritage assets.

### Assessment of Significance (Non-Designated Assets)

- 4.42 In terms of relevant local designations, the study site is not located within an Archaeological Priority Area, as defined by the London Borough of Haringay and GLAAS.
- 4.43 As identified by desk based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below:

| Period:      | Identified Archaeological Potential | Identified Archaeological Significance |
|--------------|-------------------------------------|----------------------------------------|
| Palaeolithic | Low                                 | Low/local                              |
| Mesolithic   | Low                                 | Low/local                              |
| Neolithic    | Low                                 | Low/local                              |
| Bronze Age   | Low                                 | Low/local                              |
| Iron Age     | Low                                 | Low/local                              |
| Roman        | Low                                 | Low/local                              |
| Anglo-Saxon  | Low                                 | Low/local                              |

## ARCHAEOLOGICAL DESK BASED ASSESSMENT

|               |     |           |
|---------------|-----|-----------|
| Medieval      | Low | Low/local |
| Post Medieval | Low | Low/local |
| Modern        | Low | Low/local |

- 4.44 Any archaeological remains, should they occur at the study site, would in the context of the Secretary of State's non-statutory criteria for Scheduled Monuments (DCMS 2013) most likely be of local significance.

## 5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT AND REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS

### Site Conditions

- 5.1 The study site currently comprises areas of concrete hardstanding and overgrown land, together with two houses originating in the mid 19<sup>th</sup> century within the eastern boundary, with later additions and alterations (see Figures 17 and 18).
- 5.2 The construction of buildings occupying the study site can be considered likely to have had a negative archaeological impact, through the cutting of basements/cellars, foundations and services.
- 5.3 Ordnance Survey mapping dated 1896 shows the study site possibly within the boundary of a brickfield; mapping dated 1881, 1896, 1915, 1938, 1952-4 and 1970-1971 show landforming across the principal open area (see also Section 3 above, and Figures 8-13). Likely impacts arising from any quarrying activities together with landforming and reprofiling can be considered likely to have had a significant, widespread negative archaeological impact which is likely to have removed the original land surface.
- 5.4 Agricultural/horticultural use of the study site prior to development can be considered likely to have had a moderate, widespread negative archaeological impact.

### Proposed Development

- 5.5 Proposals comprise mixed use residentially led redevelopment.
- 5.6 Figure 19 reproduces the proposed ground floor layout plan for the study site.

### Review of Potential Development Impacts on Designated Archaeological Assets

- 5.7 In terms of relevant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites have been identified within the immediate vicinity of the study site.
- 5.8 In view of the available information it is concluded that the redevelopment proposals will have no direct archaeological impact upon relevant designated heritage assets.

### Review of Potential Development Impacts on Non-Designated Assets

- 5.9 In terms of relevant local designations, the study site does not lie within an Archaeological Priority Area as defined by the London Borough of Haringay and GLAAS.
- 5.10 As set out in Section 4 above, the available evidence suggests a generally low archaeological potential for all past periods within the study site. If hitherto unknown remains were to be present, they are considered most likely to be of low/local significance.

- 5.11 The nature of archaeological survival will necessarily depend upon the impact of past post-depositional impacts as a result of development since deposition, which in this instance comprises phases of redevelopment.
- 5.12 On the basis of the available information it is considered unlikely that the redevelopment proposals will have a widespread or significant impact upon archaeological remains.

## 6 SUMMARY AND CONCLUSIONS

- 6.1 The application site, has been reviewed for its below ground archaeological potential.
- 6.2 In accordance with relevant government planning policy and guidance, a desk based assessment has been undertaken to clarify the archaeological potential of the study area.
- 6.3 In terms of relevant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites have been identified within the vicinity of the study site.
- 6.4 In terms of relevant local designations, the study site is not located within an Archaeological Priority Area as defined by the London Borough of Haringey and GLAAS.
- 6.5 The study site can be considered likely to have a generally low archaeological potential for all past periods of human activity. If hitherto unknown archaeological remains were to be present within the study site, the available information indicates that they can be considered most likely to be of low/local significance.
- 6.6 Past-post depositional impacts within the study site are considered likely to have had a severe negative archaeological impact. Historic mapping dating from the 1880s to the 1970s indicates potential impact from a brickfield together with subsequent landforming.
- 6.7 Proposals comprise mixed use redevelopment.
- 6.8 On the basis of the available information, no further archaeological mitigation measures are proposed in this particular instance.

## Sources Consulted

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Wymer *The Lower Palaeolithic Occupation of Britain* 2 volumes 1999

### Cartographic

1619 Clay map of Tottenham

1754 John Rocque map of Middlesex

1799 Ordnance Survey Drawing

1807 Ordnance Survey Drawing

1822 Wyburd Survey of Tottenham

1844 Tottenham Tithe Map

1881 Ordnance Survey

1896 Ordnance Survey

1915 Ordnance Survey

1938 Ordnance Survey

1952-1954 Ordnance Survey

1953-1955 Ordnance Survey

1954-1955 Ordnance Survey

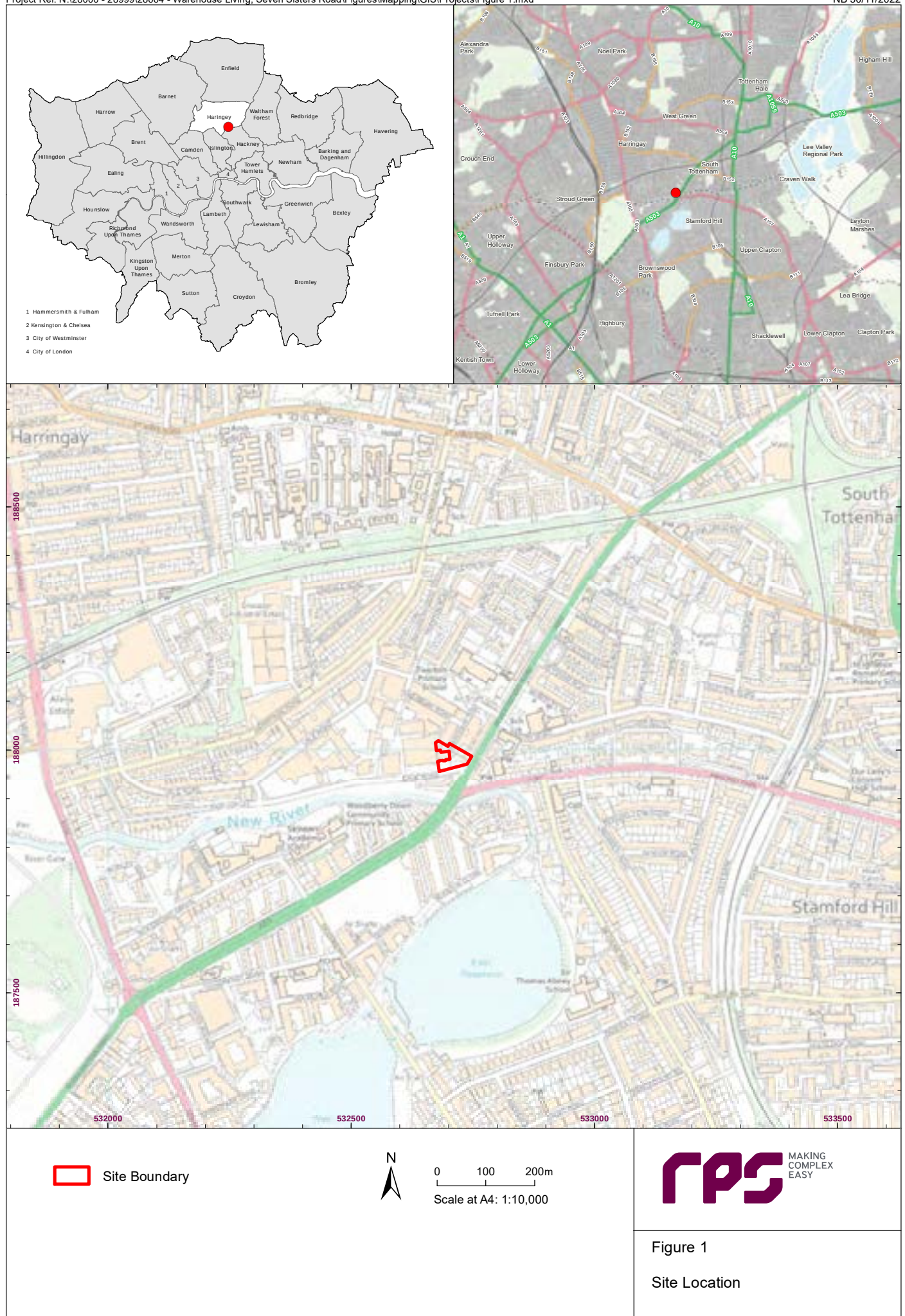
1970-1971 Ordnance Survey

1978-1982 Ordnance Survey

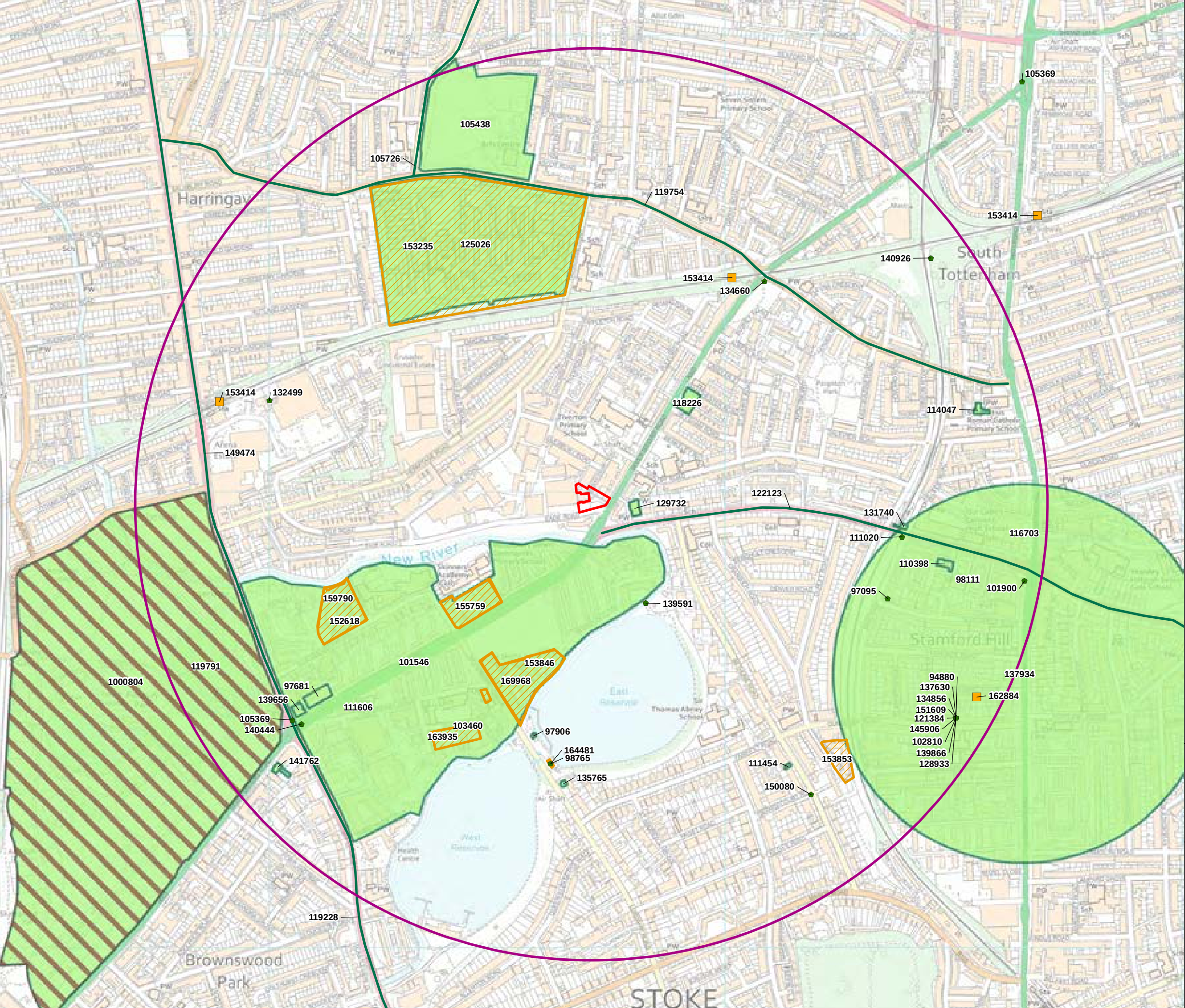
1986-1991 Ordnance Survey

1991 Ordnance Survey

2003 Ordnance Survey



Project Ref: N128000 - 28999128664 - Warehouse Living, Seven Sisters Road\Figures\Mapping\GIS\Projects\HER plot.mxd



- Legend**
- Site Boundary
  - 1km search radius
  - Designated Heritage Assets:**
    - Registered Parks and Gardens
  - Non-designated Heritage Assets:**
    - HER Records Points
    - HER Records Lines
    - HER Records Polygons
  - Previous Archaeological Work:**
    - HER Events Points
    - HER Events Polygons

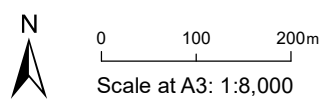
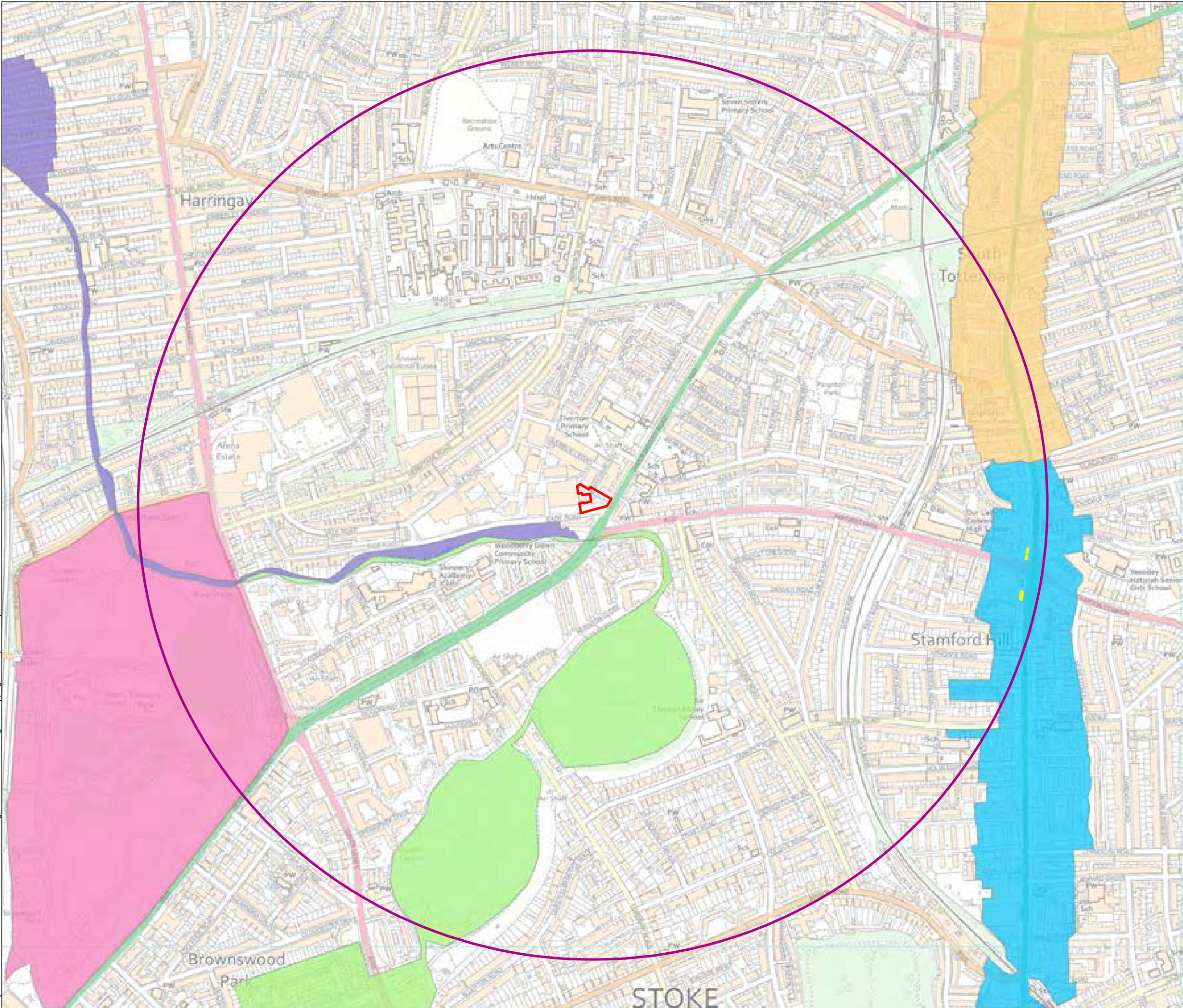


Figure 2a

Summary of archaeological findspots and cultural heritage designations (data from GLHER)

Project Ref: N128000 - 28999128664 - Warehouse Living, Seven Sisters Road/Figures/Mapping/GIS/Projects/HER plot.mxd



**Legend**

- Site Boundary
- 1km search radius

**Archaeological Priority Areas**

- Ermine Street
- Finsbury Park
- New River
- Roman Road Ermine Street (Kingsland Road)
- The New River and Hornsey Waterworks

**Protected Square**

- 78240 - Stamford Hill, Stamford Hill

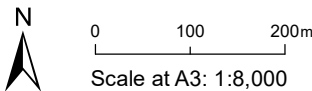
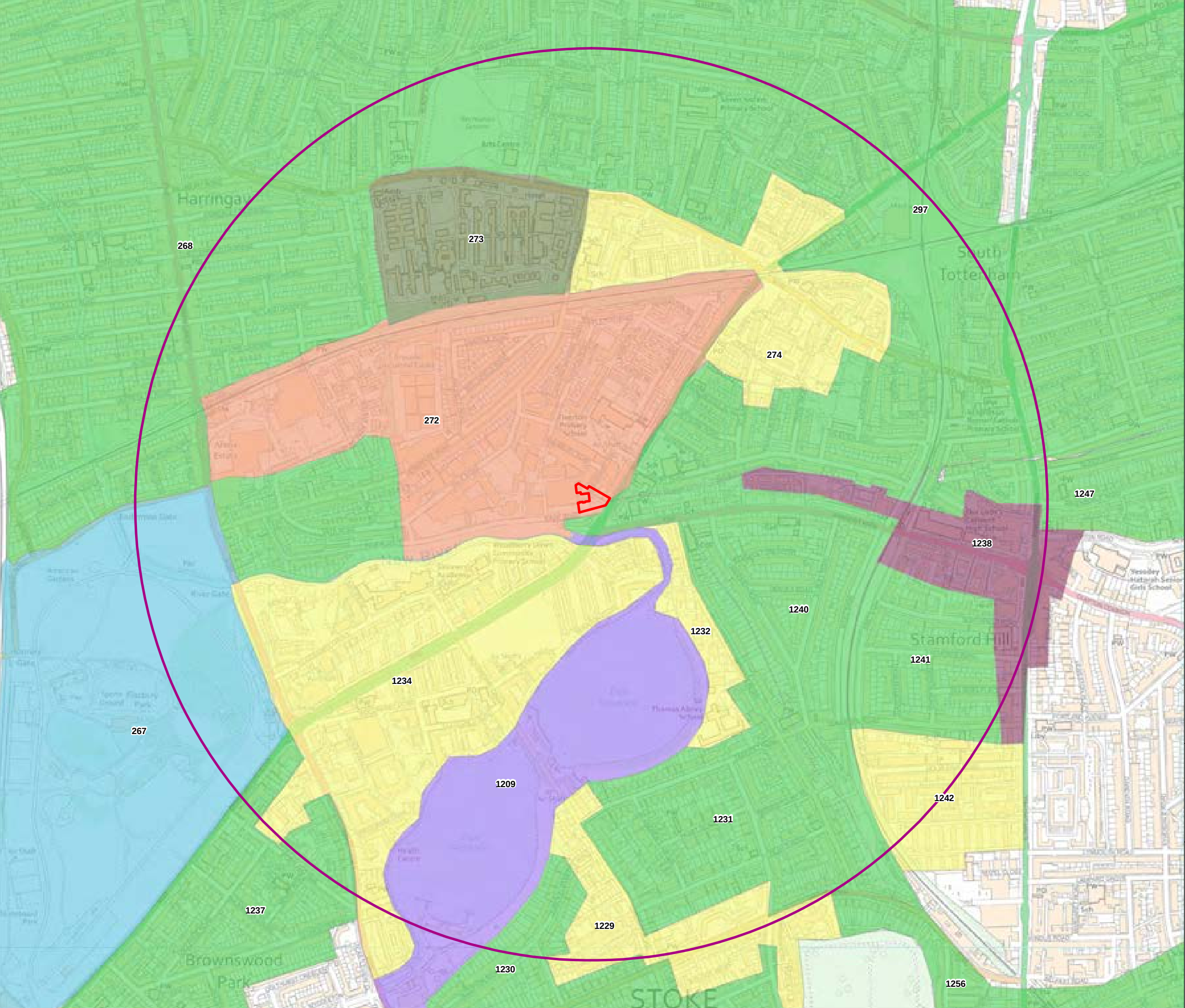


Figure 2b  
Archaeological Priority Areas (data from GLHER)

Project Ref: N128000 - 28999128664 - Warehouse Living, Seven Sisters Road\Figures\Mapping\GIS\Projects\HER plot.mxd



**Legend**

- Site Boundary
- 1km search radius

Historic Landscape Characterisation:

- Commercial
- Industry
- Institutional
- Public Open Spaces or Parks and Open Spaces
- Victorian terraces
- 1945-2006 housing
- Water Bodies

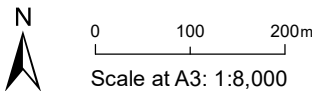


Figure 2c  
Historic Landscape  
Characterisation (data from  
GLHER)





Approximate site location



Not to Scale  
Illustrative Only



Figure 4  
1754 John Rocque Map of  
Middlesex



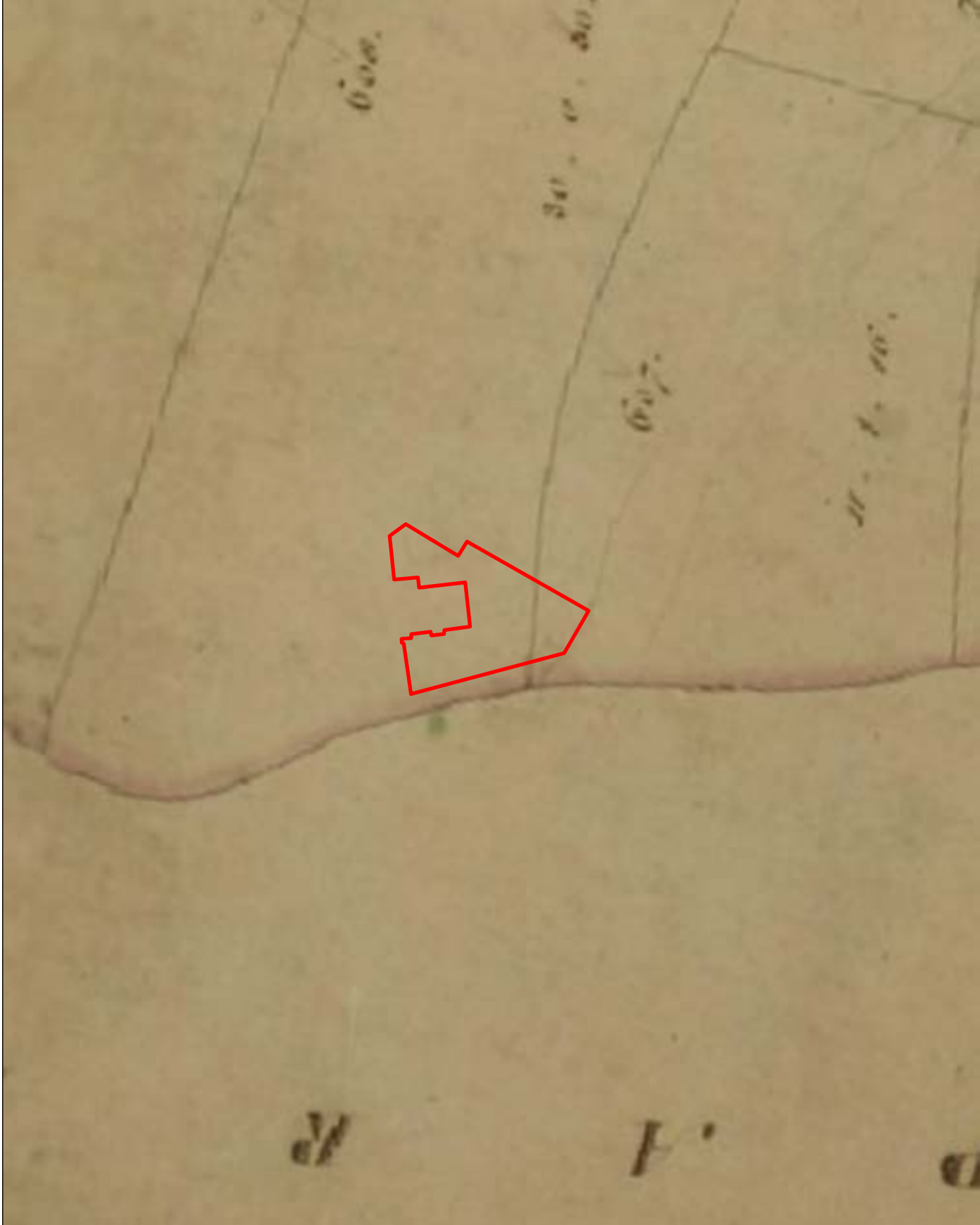
Approximate site location



Not to Scale  
Illustrative Only



Figure 5  
1799 Ordnance Survey Drawing



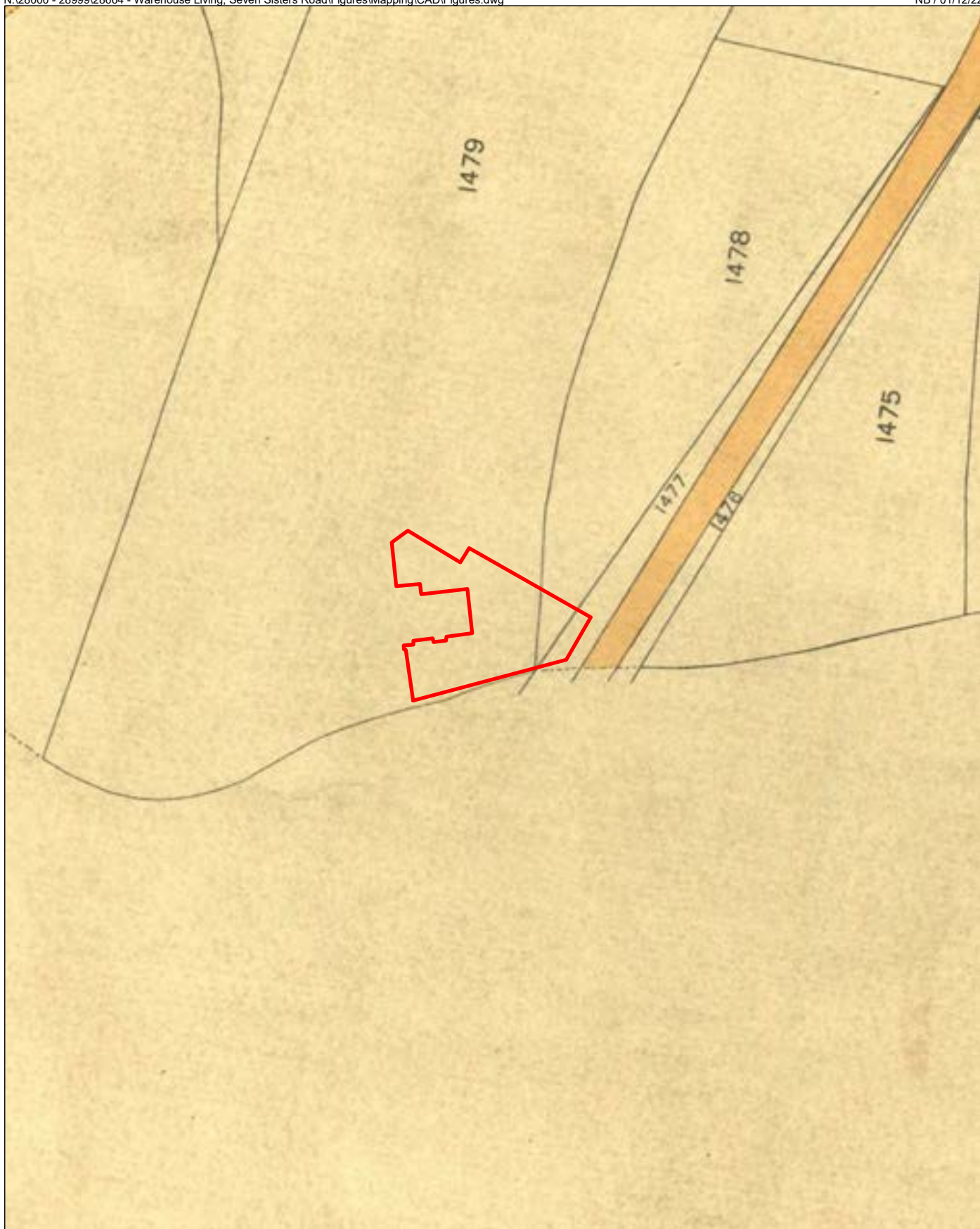
 Site Boundary



0 25 50m  
Scale at A4: 1:2,000



Figure 6  
1822 Wyburd Survey of  
Tottenham



 Site Boundary

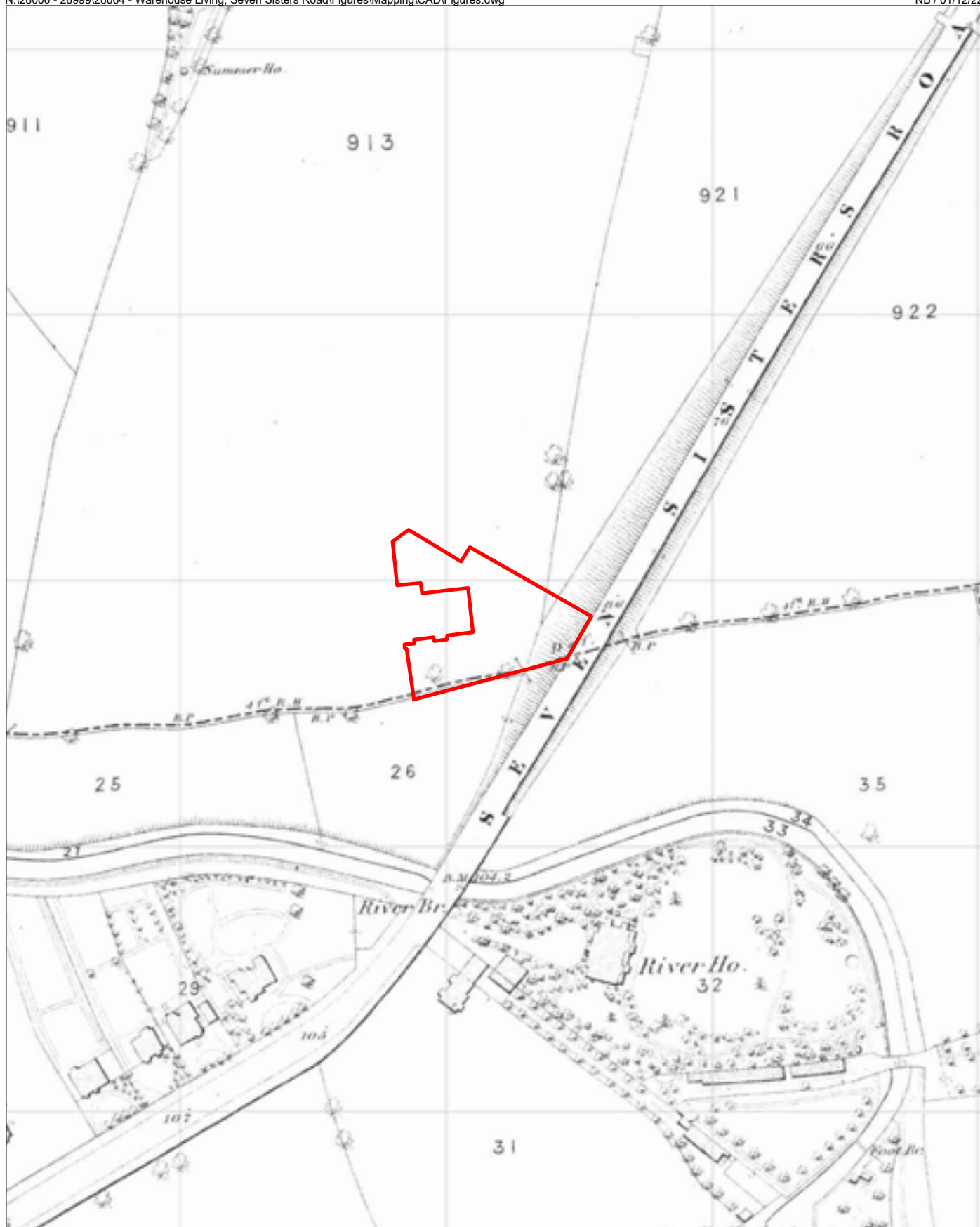


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Figure 7

1844 Tottenham Tithe Map



 Site Boundary

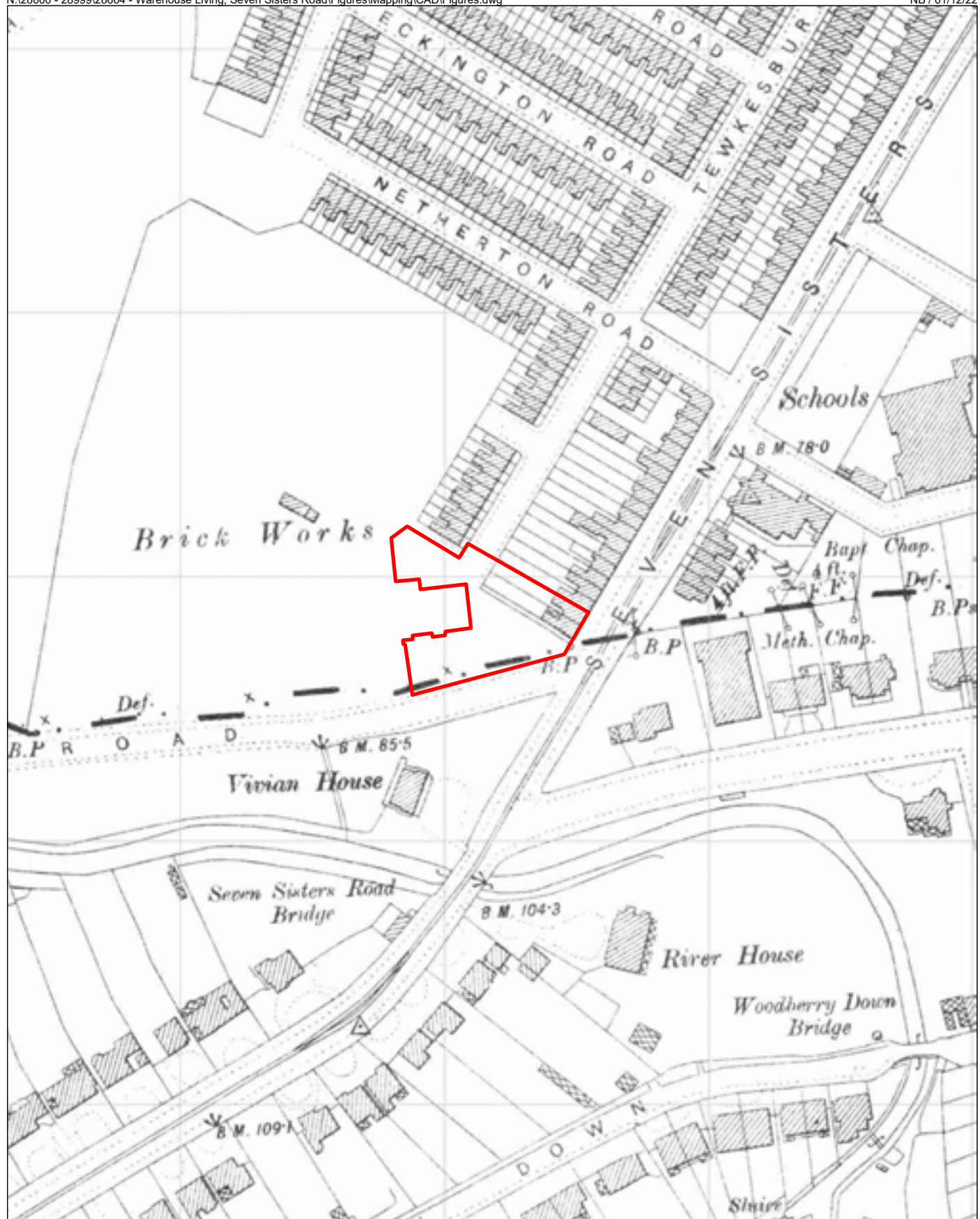


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Scale at A4: 1:2,000

**rps** MAKING  
COMPLEX  
EASY

Figure 8

1881 Ordnance Survey Map



 Site Boundary

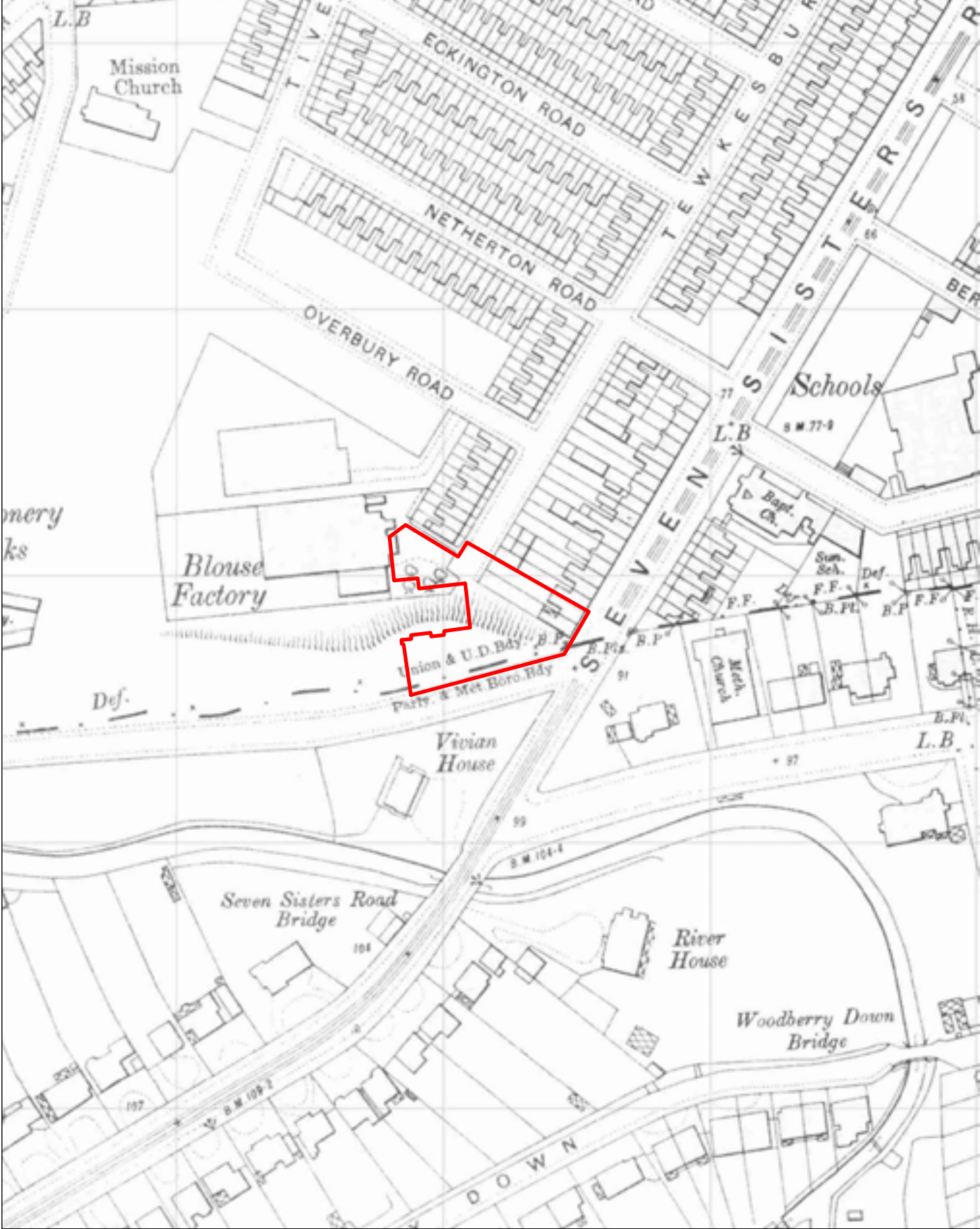


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Scale at A4: 1:2,000

**rps** MAKING  
COMPLEX  
EASY

Figure 9

1896 Ordnance Survey Map



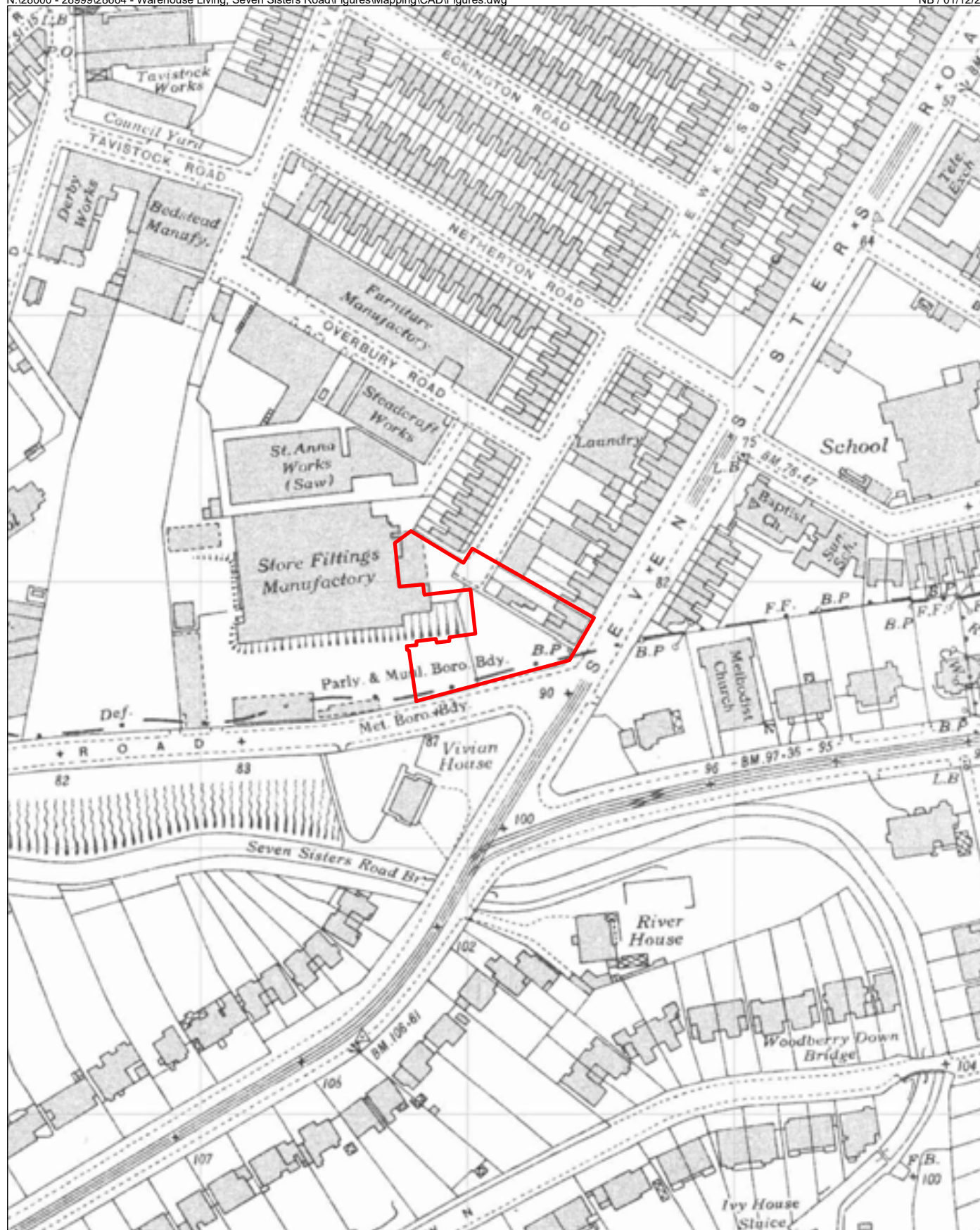
 Site Boundary



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Scale at A4: 1:2,000



Figure 10  
1915 Ordnance Survey Map



 Site Boundary

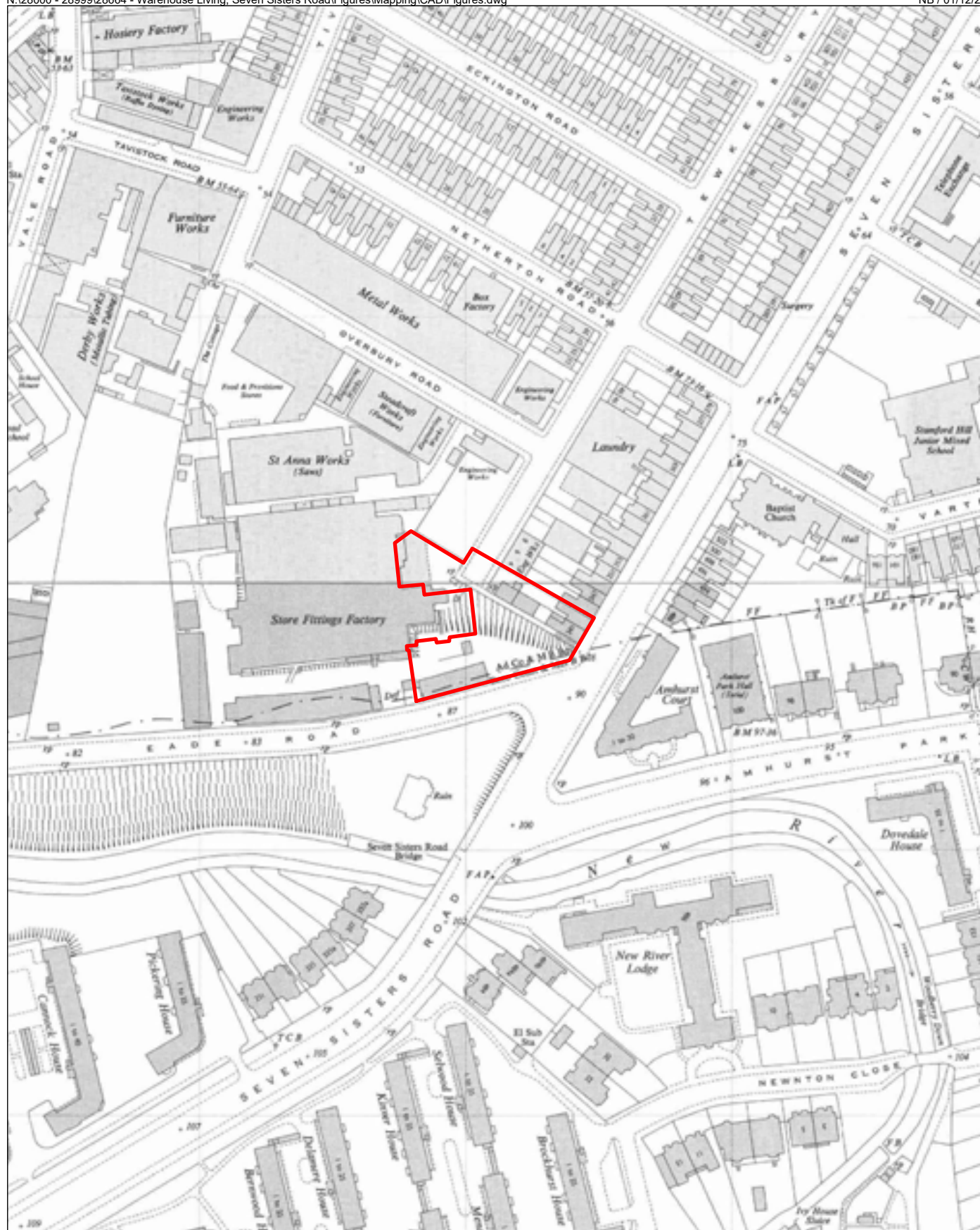


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Scale at A4: 1:2,000

**rps** MAKING  
COMPLEX  
EASY

Figure 11

1938 Ordnance Survey Map



 Site Boundary

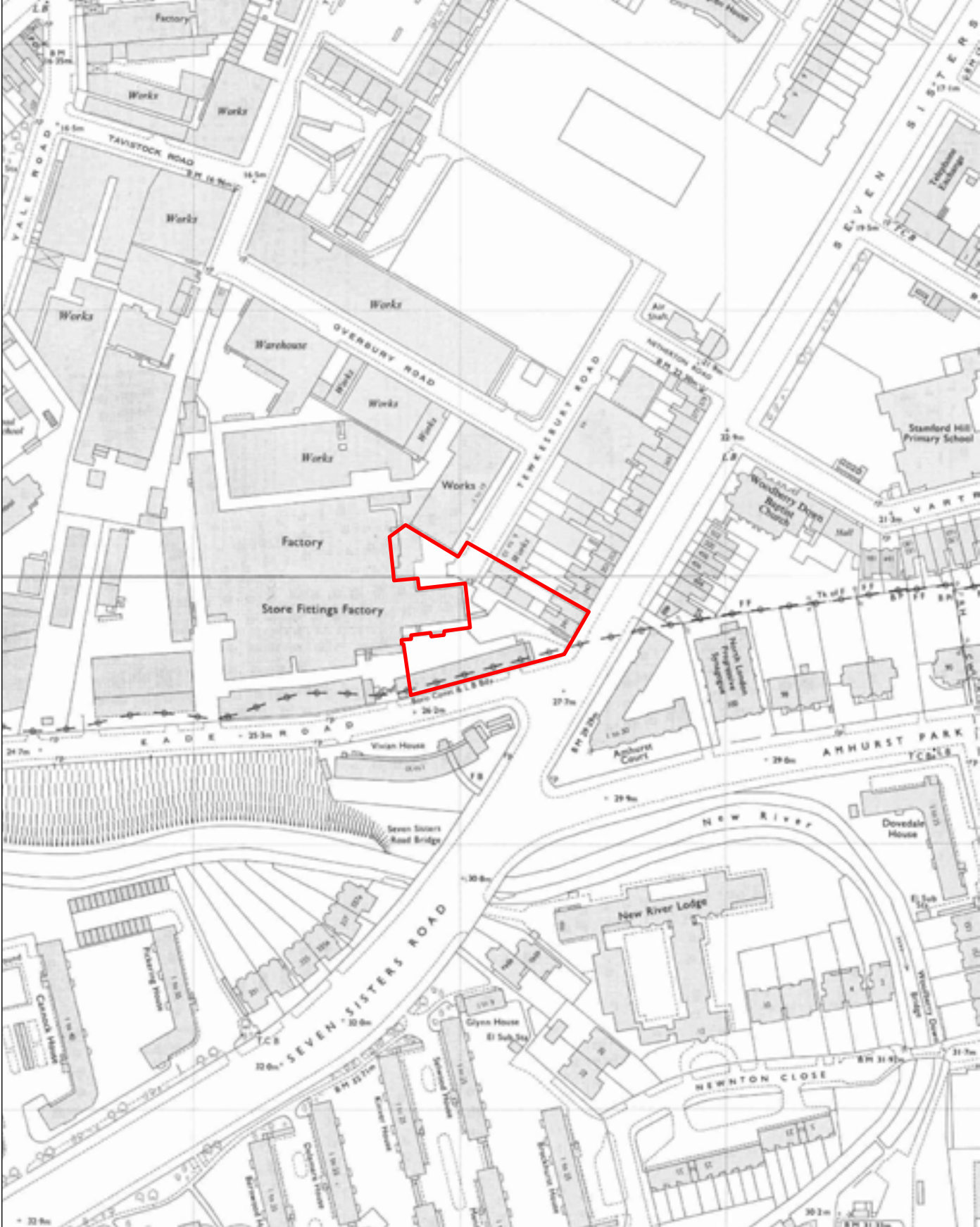


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Scale at A4: 1:2,000

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Figure 12

1952-1954 Ordnance Survey Map



 Site Boundary

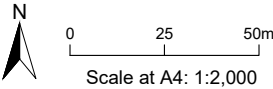


Figure 13  
1970-1971 Ordnance Survey Map



 Site Boundary



0 25 50m  
Scale at A4: 1:2,000

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EASY

Figure 14

1978-1982 Ordnance Survey Map



1991 Ordnance Survey Map



 Site Boundary



0 10 20m  
Scale at A4: 1:750



Figure 16

1999 Aerial Photograph



 Site Boundary



0 10 20m  
Scale at A4: 1:750



Figure 17

2020 Aerial Photograph



 Site Boundary



0 10 20m  
Scale at A4: 1:750



Figure 18

Site Survey As Existing



 Site Boundary



0 10 20m  
Scale at A4: 1:750



Figure 19

Redevelopment Proposals



[rpsgroup.com](http://rpsgroup.com)