

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

The Printworks, High Road West, Tottenham, London Borough of Haringey

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The Printworks, High Road West,
Tottenham, London Borough of Haringey

Planning Issue

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ARCHAEOLOGICAL DESK BASED ASSESSMENT

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EXECUTIVE SUMMARY

The Printworks site, situated at Nos. 819-829 High Road, Tottenham, London N17, 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.

Within the eastern boundary of the study site, Nos. 819 and 821 Tottenham High Road comprise nationally significant Grade II Listed Buildings. The North Tottenham Conservation Area also extends across the eastern part of the study site. Built heritage issues relating to redevelopment proposals are dealt with in separate reporting.

In terms of relevant local designations, the study site lies within a Tier II Archaeological Priority Area, as defined by the London Borough of Haringey and their archaeological advisors at the Greater London Archaeological Advisory Service.

The study site can be considered likely to have a theoretical archaeological potential for the Roman period, associated with the road alignment running along the eastern boundary, together with a low to moderate archaeological potential for the Medieval period. The available information indicates that areas of the study site were developed from the eighteenth century onwards. If hitherto unknown archaeological remains were to be present within the study site, they are considered most likely to be of local significance.

Past post depositional impacts within the study site are considered likely to have been severe, as a result of previous and existing development.

Proposals comprise a full planning application for the demolition of existing buildings and structures to the rear of 819-829 High Road; the demolition of 829 High Road; and redevelopment for purpose-built student accommodation (Sui Generis) and supporting flexible commercial, business and service uses (Class E), hard and soft landscaping, parking, and associated works. To include the change of use of 819-827 High Road to student accommodation (Sui Generis) and commercial, business and service (Class E) uses.

Listed Building consent is also being sought for internal and external alterations to 819/821 High Road (Grade II), including reinstatement of hipped roof, demolition works to the rear, façade and related external works, internal alterations and associated works.

Additional archaeological mitigation measures are anticipated in advance of construction impacts, to be secured by condition to the granting of planning consent.

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1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This below ground archaeological desk-based assessment has prepared by RPS on behalf of Tottenham Hotspur Football & Athletic Co Ltd.
- 1.2 The subject of this Assessment comprises the site, also referred to as the study site, known as the Printworks, located at Nos. 819-829 Tottenham High Road, London N17. The study site is 3598 square metres in extent, and is centred at NGR TQ 33826 91501 within the London Borough of Haringey (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 Nos. 819 and 821 Tottenham High Road within the eastern boundary of the study site comprise nationally significant Grade II Listed Buildings. The North Tottenham Conservation Area also extends across the eastern part of the study site. Built heritage issues relating to the study site and associated redevelopment proposals are dealt with in separate reporting.
- 1.6 In terms of relevant local designations, the study site is located within a Tier II Archaeological Priority Area (APA), as defined by the London Borough of Haringey and their archaeological advisors at the Greater London Archaeological Advisory Service (GLAAS). This APA is designated due to the line of the Roman road on the alignment of the current High Road, together with evidence for Medieval settlement, which may have had Anglo-Saxon antecedents (see Figure 2b, and Section 4 below).
- 1.7 Tottenham Hotspur Football & Athletic Co Ltd have commissioned RPS to establish the archaeological potential of the study site, and to provide guidance on ways to accommodate any archaeological constraints identified.
- 1.8 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.
- 1.9 This desk-based assessment comprises an examination of evidence on the Greater London Historic Environment Record (GLHER) and other sources, including the London & Metropolitan Archives, and Haringey Local Studies and Archives. The report also includes the results of a comprehensive map regression exercise.

- 1.10 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.

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 July 2021. 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 194 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 *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* (for heritage policy) 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 Haringey'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 Haringey'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 Haringey'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.**

- 2.17 The London Borough of Haringey's Tottenham Area Action Plan, adopted July 2017, includes the following policy relevant to archaeology at the study site:

Policy AAP5: Conservation and Heritage

- A. The Council will seek to deliver growth and regeneration in Tottenham through well-managed and balanced change whilst ensuring historic environments continue to contribute to the needs of local communities. To achieve this aim the Council will seek to strengthen the historic and local character of Tottenham by conserving and enhancing heritage assets, their setting, and the wider historic environment. This includes reviewing Conservation Area Appraisals and Management Plans where appropriate. Proposals for new development will be required to:**
- a. Reflect, where available and relevant, character and heritage appraisals, statements and management plans for the area and/or heritage assets;**
 - b. Identify and positively respond to the distinctive character and significance of heritage assets and their settings, whilst balancing the need to sensitively facilitate neighbourhood regeneration and renewal;**
 - c. Maximise opportunities for integrating heritage assets within new development and enhance connectivity between them;**
 - d. Put heritage assets to viable uses consistent with their conservation, including through the adaptive re-use of vacant historic buildings, reinstating street frontages and historic street patterns, wherever possible.**

- 2.18 The study site lies within the northern end of Area NT5: High Road West, as designated by the Tottenham Area Action Plan.
- 2.19 The council has started work on a New Local Plan to replace the existing Local Plan. The council intend to publish a consultation report for the First Steps Engagement alongside a Draft Local Plan for further consultation, which are expected summer 2023.
- 2.20 In line with relevant planning policy and guidance, this desk based assessment seeks to clarify the study site's archaeological potential, and the significance and value of any potential archaeological remains, together with the need or otherwise for additional mitigation measures.

Relevant Designations

- 2.21 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.
- 2.22 Nos. 819 and 821 Tottenham High Road within the eastern boundary of the study site comprise nationally significant Grade II Listed Buildings. The North Tottenham Conservation Area also extends across the eastern part of the study site. Built heritage issues relating to the study site and associated redevelopment proposals are dealt with in separate reporting.
- 2.23 In terms of relevant local designations, the study site lies within a Tier II Archaeological Priority Area (APA), as defined by the London Borough of Haringey and their archaeological advisors at GLAAS. This APA is designated due to the line of the Roman road on the alignment of the current High Road, together with evidence for Medieval settlement, which may have had Anglo-Saxon antecedents (see Figure 2b, and Section 4 below).

- 2.24 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 (BGS Online 2023) has mapped the underlying geology of the study site to comprise Kempton Park River Terrace Gravels, defined as 'post-diversionary Thames River Terrace Deposits; gravel, sandy and clayey in part', above the London Clay. Kempton Park Gravels have been categorised as part of the Devensian Stage, the last glacial stage of the British Pleistocene epoch (Gibbard 1994: 90).
- 3.3 No site specific site investigation information is currently available.

Topography

- 3.4 The ground level of the centre of the study site has been recorded at 12.87m AOD (WSP 2017).
- 3.5 No watercourses or naturally occurring bodies of water are known within the study site or its immediate vicinity. The culverted course of the Moselle River has been mapped to flow to the south of the study site from west to east, towards the Lea Valley. The study site lies c.1.3km west of the River Lea and the Lea Valley.

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 Nos. 819 and 821 Tottenham High Road within the eastern boundary of the study site comprise nationally significant Grade II Listed Buildings dated to the early eighteenth century. The North Tottenham Conservation Area also extends across the eastern boundary of the study site. Built heritage issues relating to the study site and associated redevelopment proposals are dealt with in separate reporting.

- 4.5 In terms of relevant local designations, the study site is located within a Tier II Archaeological Priority Area, as defined by the London Borough of Haringey and their archaeological advisors at GLAAS. This APA is designated due to the line of the Roman road on the alignment of the current High Road, together with evidence for Medieval settlement, which may have had Anglo-Saxon antecedents (see Figure 2b; GLHER ref: 77008, TQ3380589921).
- 4.6 Historic Landscape Characterisation (HLC) data sourced from the GLHER confirms the eastern part of the study site to lie in an area designated as settlement core, the western end lying within an area designated as industry (see Figure 2c).
- 4.7 The Museum of London Archaeology's 2011 geoarchaeological mapping study of the lower Lea Valley places the study site within landscape zones 4.3 and 4.12, underlain by Leyton (Kempton Park) gravels, situated north of Transect 3 and south of Transect 2. Archaeological discoveries are recorded as primarily focussed on watercourses, noting unstratified Palaeolithic material, a single Mesolithic implement at Edmonton, Neolithic activity to the northeast, few Bronze Age finds and fewer Iron Age finds (focussed on Edmonton), with Roman material focussed on agricultural activity, evidence of a Saxon village and frequent Medieval settlement. The study identifies a moderate archaeological potential for the landscape zone within which the study site lies (MOLA 2011: 104-105).
- 4.8 In general, the GLHER findspots relate to low levels of prehistoric and Roman archaeological finds and features, together with documentary references to Medieval activity and occupation.
- 4.9 The map regression demonstrates that the eastern, High Road, frontage of the study site has been developed since the eighteenth century. During the nineteenth and particularly the twentieth century, phases of residential, commercial and industrial buildings were developed across the study site, prior to elements of later clearance.
- 4.10 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

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

Prehistoric

- 4.12 The sole record of Palaeolithic flintwork within the one kilometre study area search radius comprises the find of 'several implements and flakes' recorded in the Edmonton area c.920m to the northeast of the study site (143780, TQ3450592205).
- 4.13 While vertebrate remains have been identified within the Kempton Park Gravels underlying the study site, the identification of archaeological artefacts to date is typically rare (BGS 1996: 130; Gibbard 1994: 90).

- 4.14 No archaeological finds or features dated to the Mesolithic are recorded on the GLHER within the one kilometre study area search radius.
- 4.15 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.
- 4.16 By the 1st 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.
- 4.17 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.
- 4.18 The sole find of Bronze Age date recorded on the GLHER within the one kilometre study area search radius comprises ten pieces of possible Bronze Age hard-hammer struck flakes identified on the A406 North Circular Road, between Silver Street and Hall Lane, c.940m to the northwest of the study site (140738, TQ3340092500).
- 4.19 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.
- 4.20 In view of the above, a generally low archaeological potential can be identified for the prehistoric periods within the study site.

Roman

- 4.21 The eastern boundary of the study site fronts onto Tottenham High Road, which is known to follow the line of Ermine Street, the principal Roman road between London and York (128661, TQ3381089910; 77008, TQ3380589921; 110796, TQ3410995880; Margary 1955: 170).
- 4.22 Typical archaeological features associated with Roman roads can include evidence for settlement and occupation, roadside ditches and associated land division, together with quarry pits, burials and chance losses.
- 4.23 At Snells Park c.160m to the north of the study site, a gravel bank 20 feet (c.6m) wide, bounded by small ditches, was identified in a sewer trench in 1956 and interpreted as relating to a Roman Road (104675, TQ3390491705). Other attempts to locate the road, for example to the north of the study site at Grove Street, Enfield, were not successful (163611, TQ3389592089).
- 4.24 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. The sole artefactual discoveries of Roman date identified within the one kilometre study area search radius comprises four sherds of

Roman greyware identified on the A406 North Circular Road, between Silver Street and Hall Lane, c.940m to the northwest of the study site (103078, TQ3340492505).

- 4.25 In view of the identified Roman road alignment passing along the study site's eastern boundary, combined with the lack of related settlement and/or activity evidence, a low to moderate theoretical archaeological potential can be identified for this period within the study site itself.

Anglo-Saxon & Medieval

- 4.26 A settlement had been established at Tottenham by the late Saxon/early Medieval period, as the Domesday Book attests:

The Countess Judith holds Tottenham from the King. It answers for 5 hides. Land for 10 ploughs. In lordship 2 carucates of land, besides these 5 hides; 2 ploughs there. The villagers have 12 ploughs. A priest has ½ hide; 6 villagers with 6 virgates; 24 villagers with ½ virgate each; 12 smallholders with 5 acres each; 17 cottagers; 2 Frenchmen with 1 hide and 3 virgates; 4 slaves. Meadow for 10 ploughs, and 20s over and above; pasture for the village livestock; woodland, 500 pigs; from 1 weir, 3s.

**Total value £25 15s, and 3 ounces of gold; when acquired £10 before 1066 £26
Earl Waltheof held this manor.**

- 4.27 The Victoria County History places the Domesday settlement of Tottenham at High Cross, some distance to the south of the study site (VCH Middlesex 1976). The Domesday settlement would have comprised an agricultural estate of scattered farmsteads rather than a village in the modern sense; a priest is recorded in Domesday for Tottenham (147836, TQ3332490955).
- 4.28 The study site lies within the Archaeological Priority Area designated by the London Borough of Haringey and GLAAS, partly for the Medieval settlement in the area with potential Anglo-Saxon origins (77008, TQ3380589921).
- 4.29 Besides two undated, possibly Anglo-Saxon gravel pit recorded during an evaluation at Haringey Mortuary c. 800m south-west of the study site (96108, TQ3335790940), no archaeological finds or features of Anglo-Saxon date are recorded on the GLHER within the one kilometre study area search radius. In view of this paucity, a generally low archaeological potential can be identified for this period within the study site itself.
- 4.30 The early medieval settlement at Tottenham is thought to have developed into a village by c.1200 AD, and continued as such into the early modern period. Settlement was initially concentrated along the High Road and around Tottenham Green, with discrete hamlets at Tottenham Hale, Ducketts, West Green and Wood Green, together with the settlement at High Cross. The study site lies c.940m to the northeast of the original manor house of Tottenham (thought to lie where Bruce Castle Museum is now situated) and All Hallows church, first noted in 1134/1150 AD (139928, TQ3339490673; 147836, TQ3332490955).

- 4.31 The site of a Medieval house is known from Church Lane on the west side of Bruce Castle Park c.800m to the southwest of the study site (133794, TQ3330490804). The site of an alehouse has been identified on the High Road c.200m to the northeast of the study site (98632, TQ3395591705), while c.80m to the east, the site of a house of possible Late Medieval date (101139, TQ3395591505), a farmhouse (117288, TQ3390491455; 141431, TQ3387491355) and The Lamb Inn (125420, TQ3390491455; 122306, TQ3385591455) have been identified. The site of a mill has been identified at Silver Street c.980m to the northwest (149126, TQ3340492505), while at White Hart Lane c.880m to the southwest, the site of a house (95106, TQ3290591304), and a manor house (106130, TQ3290591304) have been identified. The site of Pymmes House, which is recorded as first built in 1327, has been recorded beyond the North Circular at Edmonton c.1km to the north of the study site (109316, TQ3373892492).
- 4.32 The current route of White Hart Lane, c.75m south of the study site, and its western extension of Devonshire Hill Lane, is thought to have originally had a late Medieval predecessor (139087, TQ3238191131; 124351, TQ3238291506). The line of Park Lane and Marsh Lane, c.800m southeast of the study site, is believed to have Medieval antecedents (113250, TQ3445790941), as is the line of Lordship Lane to the south of the study site (96045, TQ3244990514). The site of a bridge has been identified at Lordship Lane which carried the High Road over the River Moselle, also to the south of the study site (119119, TQ3390790628).
- 4.33 Medieval pottery was identified in evaluation undertaken at Moselle Place and William Street, Tottenham, c.120m south of the study site (154253, TQ3381291330). Subsequent evaluation revealed the remains of a Late Medieval/Early Post Medieval house (161895, 108454, TQ3381391331; 116051, TQ3381291331; 122789, TQ33819132).
- 4.34 Masonry remains interpreted as relating to the moated Mockings Manor site were identified at 71 St Paul's Road c.680m to the southeast of the study site (102530, TQ3431591055; 155517, 117362, TQ3431890981). Subsequent excavation revealed further remains of the farm associated with Mockings Manor (159343, TQ3431990984). A probable Medieval soil horizon was identified during evaluation at Church Road Haringey c.680m to the southwest (162872, 134460, TQ3335290917).
- 4.35 The available information indicates Medieval activity within the vicinity of the study site, and as such a generally low/moderate archaeological potential for this period can be identified within the study site itself.

Post Medieval & Modern (including map regression exercise)

- 4.36 The study site fronts the west side of Tottenham High Road, north of White Hart Lane. Early maps show the study site remaining as open land in the early seventeenth century (Figure 3: 1614 Clay Map of Tottenham).
- 4.37 Nos. 819 and 821 Tottenham High Road, within the eastern boundary of the study site, have been dated to the early eighteenth century. As Grade II Listed Buildings they comprise nationally significant

designated heritage assets (Cherry & Pevsner 1999; NHLE Ref: 1189026 <https://historicengland.org.uk/listing/the-list/list-entry/1189026>).

- 4.38 Figure 4 reproduces the 1754 John Rocque Map of Middlesex, which shows the study site's eastern street frontage built up, with areas of garden/orchard to the west.
- 4.39 The 1818 survey of the parish of Tottenham (Figure 5) shows buildings fronting the eastern boundary and to the northwest, with open space across the remainder.
- 4.40 The Tottenham Tithe Map (Figure 6: 1844) show houses fronting the study site's eastern boundaries, with houses and other buildings within the northern boundary, and open space towards the centre.
- 4.41 The First Edition Ordnance Survey (Figure 7: 1873) shows no significant changes within the study site from the tithe map.
- 4.42 The Second Edition Ordnance Survey (Figure 8: 1896) shows the northern part of the study site occupied by cottages, called Brunswick Cottages, with Percival Cottages within the southwestern corner, and buildings occupying the full High Road street frontage to the east.
- 4.43 The Third Edition Ordnance Survey (Figure 9: 1913-1914) shows the addition of a rectangular building south of the centre of the study site; this building has been expanded on the Revised Edition Ordnance Survey (Figure 10: 1935-1936).
- 4.44 The 1955 Ordnance Survey (Figure 11) shows the addition of buildings within the northern boundary, and the building through the centre is labelled as 'The Herald Printing Works'.
- 4.45 An aerial photograph dated 1961 (Figure 12) shows the buildings occupying the northern part of the study site in more detail, occupied by a mixture of single and two storey buildings to the rear of the two storey buildings fronting the High Road.
- 4.46 The composite 1970-1975 Ordnance Survey (Figure 13) shows buildings across the central and northeastern parts of the study site labelled as Printing Works. The southwestern part of the study site has been cleared of buildings.
- 4.47 The composite 1974-1977 Ordnance Survey (Figure 14) shows the clearance of the Brunswick Square houses within the northwestern part of the study site. The composite 1981-1984 Ordnance Survey (Figure 15) shows no significant changes within the study site from the previous survey. The composite 1991-2 Ordnance Survey (Figure 16) shows the northwestern part of the study site labelled as a Builders Yard.
- 4.48 The 2020 aerial photograph (Figure 17) and the current site survey (Figure 18) shows that the rear of the buildings fronting the northeastern corner of the study site have been removed.
- 4.49 The study site's archaeological and historical potential for the Post Medieval and Modern periods can be identified as focussed on the early eighteenth century buildings remaining within the eastern boundary, together with any surviving remains of buildings previously occupying the study site.

Negative and Neutral Data

- 4.50 Monitoring at St Paul's Road c.800m to the southeast revealed Post Medieval and Modern remains (163659, TQ3435890847). Evaluation c.320m to the southeast at Worcester Avenue/High Road Tottenham revealed no archaeological finds or features (157523, TQ3402291199).
- 4.51 Evaluation at Northumberland Park c.120m to the east of the study site revealed no archaeological finds or features (161680, TQ3400491419).
- 4.52 Evaluation at Moselle Place/William Street/761-767 High Road Tottenham, c.160m to the south of the study site, revealed no archaeological remains predating the twentieth century (171675, TQ3386091317; 154253, TQ3381291330).
- 4.53 An Archaeological evaluation at Brook House c.150m north of the study site revealed no archaeological remains (169749, TQ3379791720).

Assessment of Significance (Designated Assets)

- 4.54 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.
- 4.55 No relevant nationally significant designated heritage assets, as defined in the NPPF, are recorded on or in close proximity to the study site.
- 4.56 Nos. 819 and 821 Tottenham High Road within the eastern boundary of the study site comprise nationally significant Grade II Listed Buildings dated to the early eighteenth century with later amendments. The North Tottenham Conservation Area also extends across the eastern side of the study site. Built heritage issues relating to the study site and associated redevelopment proposals are dealt with in separate reporting.
- 4.57 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)

- 4.58 In terms of relevant local designations, the study site is located within an Archaeological Priority Area, as defined by the London Borough of Haringey and their archaeological advisors at GLAAS.
- 4.59 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

ARCHAEOLOGICAL DESK BASED ASSESSMENT

Mesolithic	low	Low/local
Neolithic	low	Low/local
Bronze Age	low	Low/local
Iron Age	low	Low/local
Roman	Low to moderate (theoretical)	Low/local
Anglo-Saxon	low	Low/local
Medieval	Low to moderate	Low/local
Post Medieval	High	Low/local
Modern	High	Low/local

- 4.60 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 comprises buildings fronting the eastern High Road street frontage, with a return on the northeastern street frontage onto Brunswick Square, with buildings through the centre of the study site, and open space to the southwest and centre/north (see Figures 17 and 18).
- 5.2 The construction of the existing buildings within the study site can be considered likely to have had a negative archaeological impact through the cutting of foundations and services.
- 5.3 The construction and subsequent demolition of buildings historically occupying the study site can be considered likely to have had a cumulative negative archaeological impact, through the cutting of basements/cellars, foundations and services, together with their subsequent grubbing out.
- 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 a full planning application for the demolition of existing buildings and structures to the rear of 819-829 High Road; the demolition of 829 High Road; and redevelopment for purpose-built student accommodation (Sui Generis) and supporting flexible commercial, business and service uses (Class E), hard and soft landscaping, parking, and associated works. To include the change of use of 819-827 High Road to student accommodation (Sui Generis) and commercial, business and service (Class E) uses.
- 5.6 Listed Building consent is also being sought for internal and external alterations to 819/821 High Road (Grade II), including reinstatement of hipped roof, demolition works to the rear, façade and related external works, internal alterations and associated works.
- 5.7 The proposed ground floor layout is reproduced at Figure 19.

Review of Potential Development Impacts on Designated Archaeological Assets

- 5.8 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.
- 5.9 Nos 819 and 821 Tottenham High Road within the northeastern part of the study site comprise nationally significant Grade II Listed Buildings. The North Tottenham Conservation Area also extends across the

eastern part of the study site. Built heritage issues relating to the study site and associated redevelopment proposals are dealt with in separate reporting.

- 5.10 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

- 5.11 In terms of relevant local designations, the study site is located within an Archaeological Priority Area as defined by the London Borough of Haringey and their archaeological advisors at GLAAS.
- 5.12 As set out in Section 4 above, the available evidence suggests a theoretical archaeological potential for the study site for the Roman period, and a low to moderate archaeological potential for the Medieval period. If hitherto unknown remains were to be present, they are considered most likely to be of low/local significance.
- 5.13 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.
- 5.14 In view of the Archaeological Priority Area designation, together with the perceived below ground archaeological potential, it is anticipated that the GLAAS archaeological advisor to LB Haringey will require additional mitigation measures in advance of redevelopment construction impacts.
- 5.15 In line with NPPF, as archaeological remains of national significance are not anticipated within the study site, it is recommended that relevant archaeological fieldworks follow the granting of planning consent, secured by appropriate conditions.

6 SUMMARY AND CONCLUSIONS

- 6.1 A site comprising the Printwork site, located at 819-829 Tottenham High Road, London N17, has been assessed 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 Nos. 819 and 821 Tottenham High Road within the eastern part of the study site comprise nationally significant Grade II Listed Buildings. The North Tottenham Conservation Area also extends across the eastern part of the study site. Built heritage issues relating to the study site and associated redevelopment proposals are dealt with in separate reporting.
- 6.5 In terms of relevant local designations, the study site is located within an Archaeological Priority Area as defined by the London Borough of Haringey and GLAAS.
- 6.6 The study site can be considered likely to have a theoretical archaeological potential for the Roman period, associated with the road alignment running along the northeastern boundary, together with a low to moderate archaeological potential for the Medieval period.
- 6.7 Areas of the study site have been mapped to have been occupied by phases of buildings from the eighteenth century onwards.
- 6.8 If hitherto unknown archaeological remains were to be present within the study site, they are considered most likely to be of low/local significance.
- 6.9 Past-post depositional impacts within the study site are considered likely to have had a severe negative archaeological impact.
- 6.10 Proposals comprise a full planning application for the demolition of existing buildings and structures to the rear of 819-829 High Road; the demolition of 829 High Road; and redevelopment for purpose-built student accommodation (Sui Generis) and supporting flexible commercial, business and service uses (Class E), hard and soft landscaping, parking, and associated works. To include the change of use of 819-827 High Road to student accommodation (Sui Generis) and commercial, business and service (Class E) uses.
- 6.11 Listed Building consent is also being sought for internal and external alterations to 819/821 High Road (Grade II), including reinstatement of hipped roof, demolition works to the rear, façade and related external works, internal alterations and associated works.
- 6.12 On the basis of the available information, it is anticipated that the archaeological advisor to the local planning authority will require additional archaeological mitigation measures in advance of construction impacts. Works are likely to take the form of:

1. Archaeological monitoring of relevant site investigation works;
 2. Archaeological trial trenching, guided by the results of item 1;
 3. Archaeological mitigation, guided by the results of items 1-2.
- 6.13 As remains of national significance are not anticipated at the study site, this work can be secured to the granting of consent, secured by a standard archaeological planning condition.

Sources Consulted

General

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Greater London Historic Environment Record
Haringey Archives and Local Studies Library
London & Metropolitan Archives
National Archive

Internet

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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

1801-2 Parish of Edmonton Enclosure

1807 Ordnance Survey Drawing

1818/1798 survey of the Parish of Tottenham

1853 Tottenham Tithe Map

1873 Ordnance Survey

1896 Ordnance Survey

1897 Proposed Development Plan for Brook House Estate

1913-1914 Ordnance Survey

1935-1936 Ordnance Survey

1955 Ordnance Survey

1964-1967 Ordnance Survey

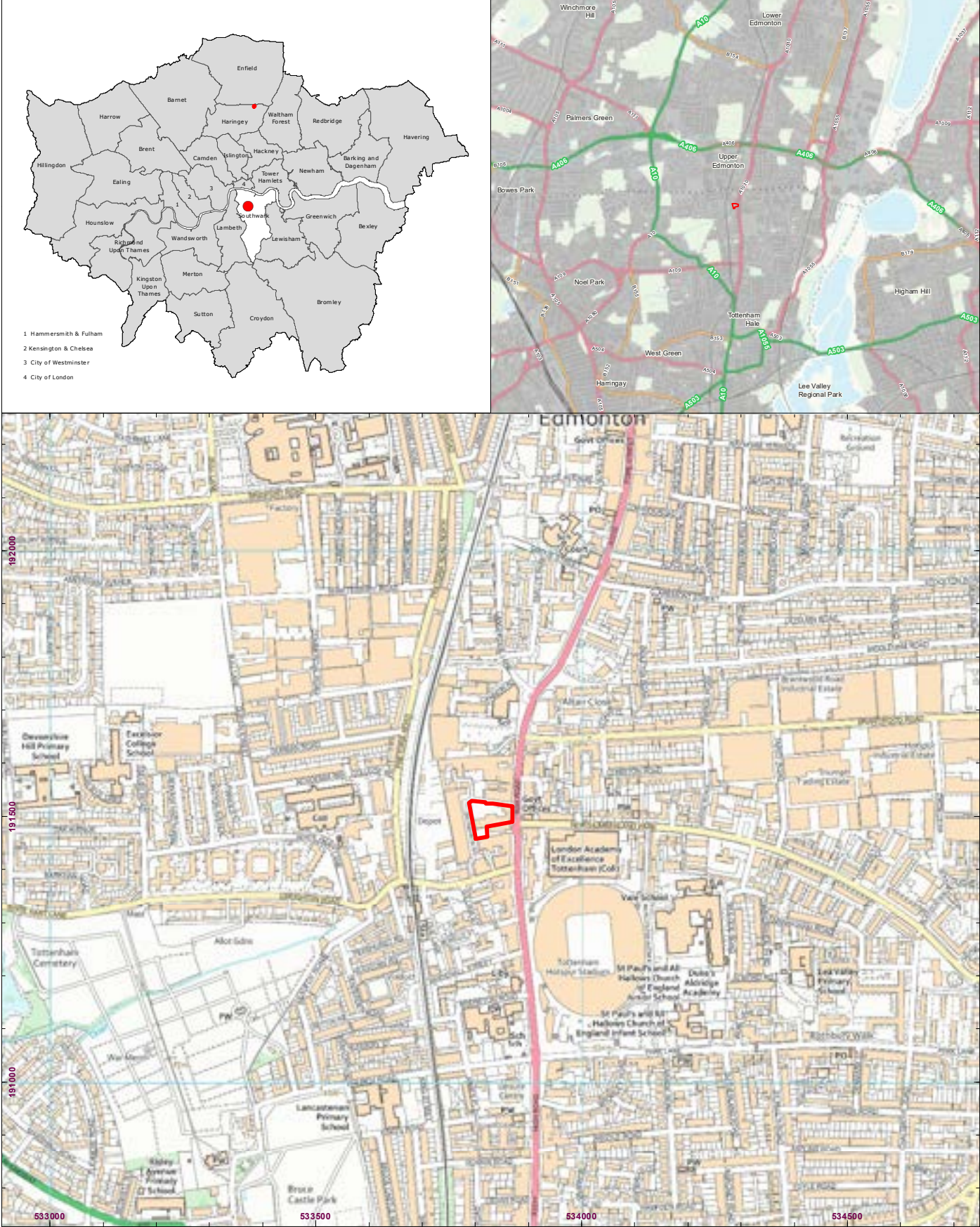
1970-1975 Ordnance Survey

1975-1977 Ordnance Survey

1981-1984 Ordnance Survey

1991 Ordnance Survey

1991-1992 Ordnance Survey



Site Boundary

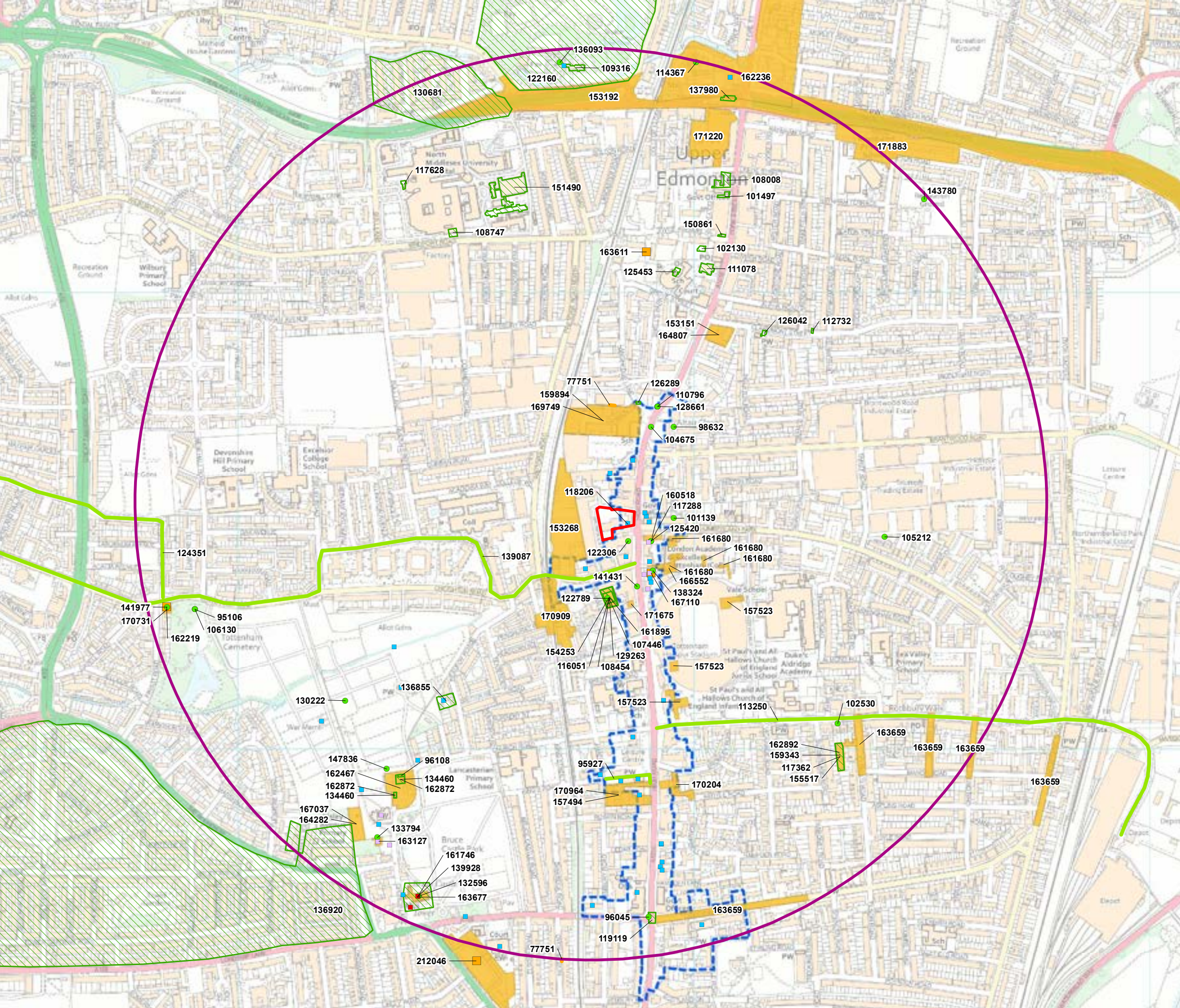


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Figure 1
Site Location

Project Ref: N\27000-27999\27271 - Printworks\Figures\Mapping\GIS\Projects\2023\Figure 2a.mxd



Legend

- Site Boundary
- 1km search radius

Designated Heritage Assets:

Listed Buildings (Grade)

- I
- II*
- II

Conservation Area

- North Tottenham High Road

Non-designated Heritage Assets:

- HER Data Points
- HER Data Lines
- HER Data Polygons

Previous Archaeological Work:

- HER Event Polygons
- HER Event Points
- HER Event Lines

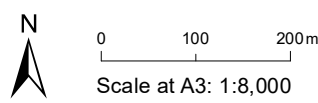
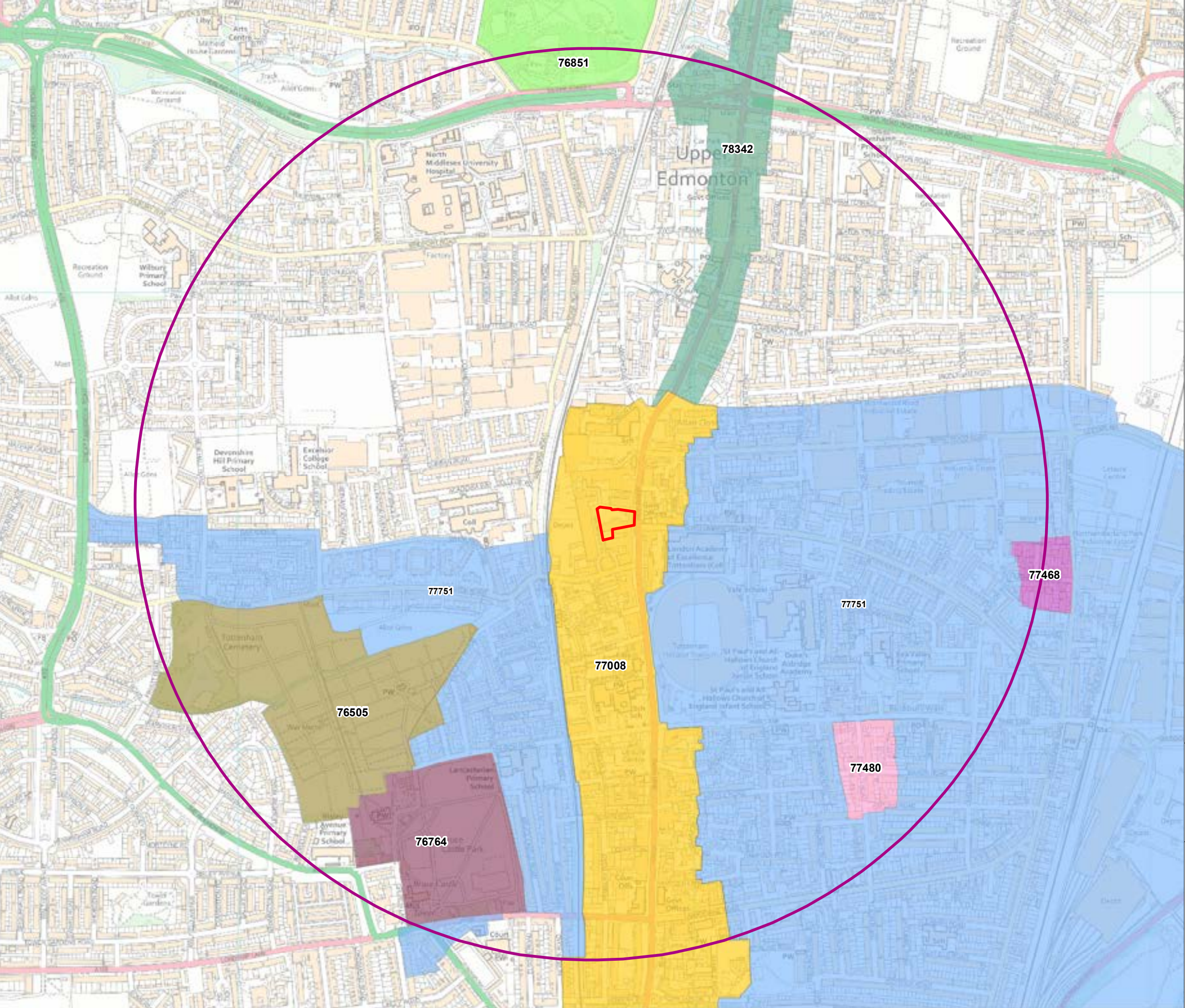


Figure 2a

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

Project Ref: N127000-27999/27271 - PrintworksFiguresMappingGISProjects2023Figure 2b.mxd



Legend

- Site Boundary
- 1km search radius

Non-designated Heritage Assets:

Archaeological Priority Areas

- 76505, Haringey Burial Grounds
- 76764, Bruce Castle and All Hallows Church
- 76851, Pymmes Park
- 77008, Ermine Street
- 77468, Willoughby Moated Manor Site
- 77480, Mocking Moated Site
- 77751, The Lea Valley
- 78342, Upper Edmonton

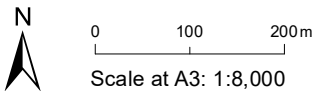
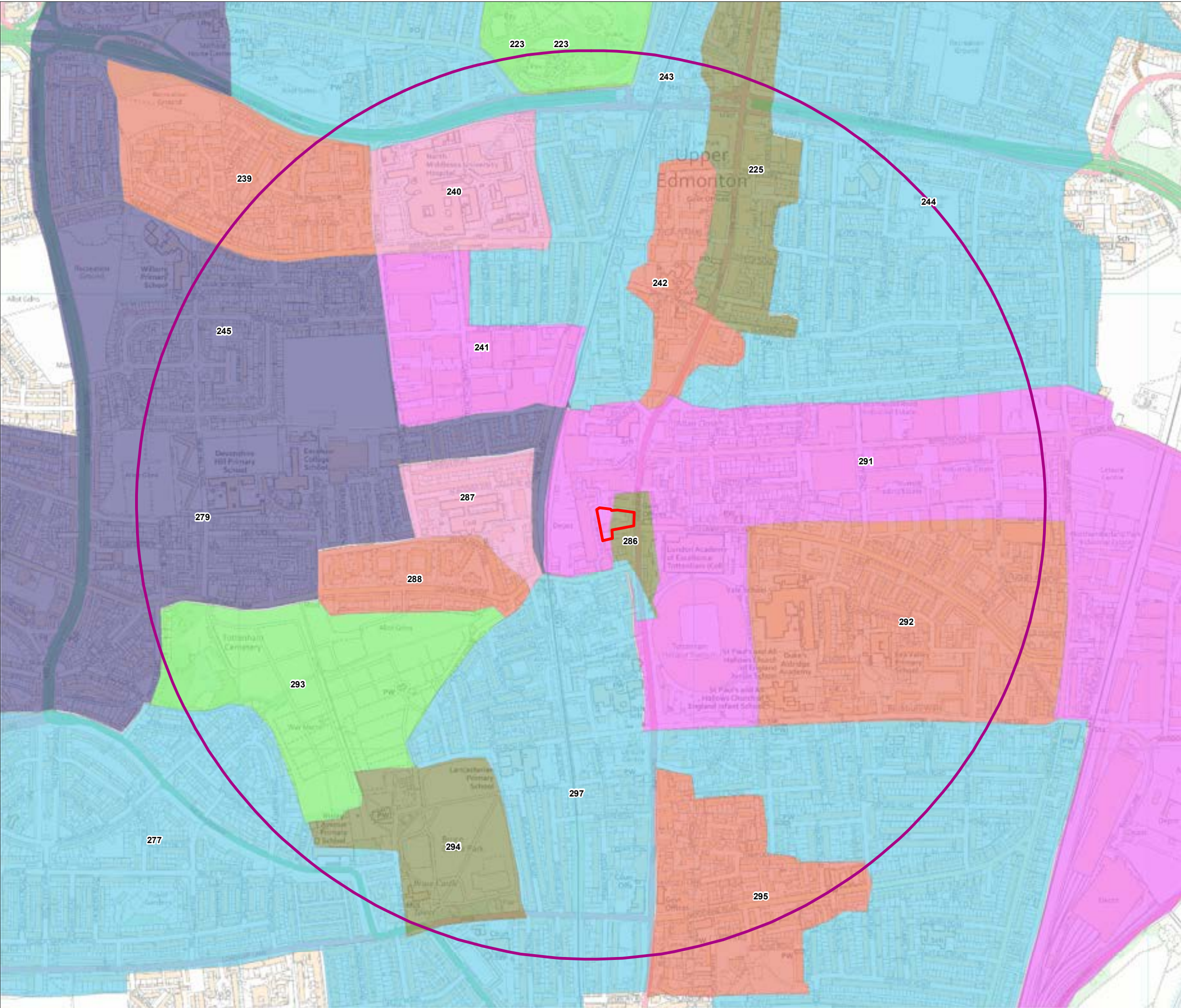


Figure 2b
Archaeological Priority Areas (data from GLHER)



Legend

- Site Boundary
- 1km search radius

Historic Landscape Characterisation:

- Industry
- Institutional
- Public Open Spaces or Parks and Open Spaces
- Victorian terraces
- Inter-war suburbs
- 1945-2006 housing
- Settlement Core

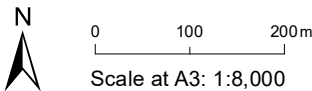


Figure 2c
Historic Landscape
Characterisation (data from
GLHER)



Approximate Site Location



Not to Scale:
Illustrative Only



Figure 3

1614 Clay Map of Tottenham



Approximate Site Location

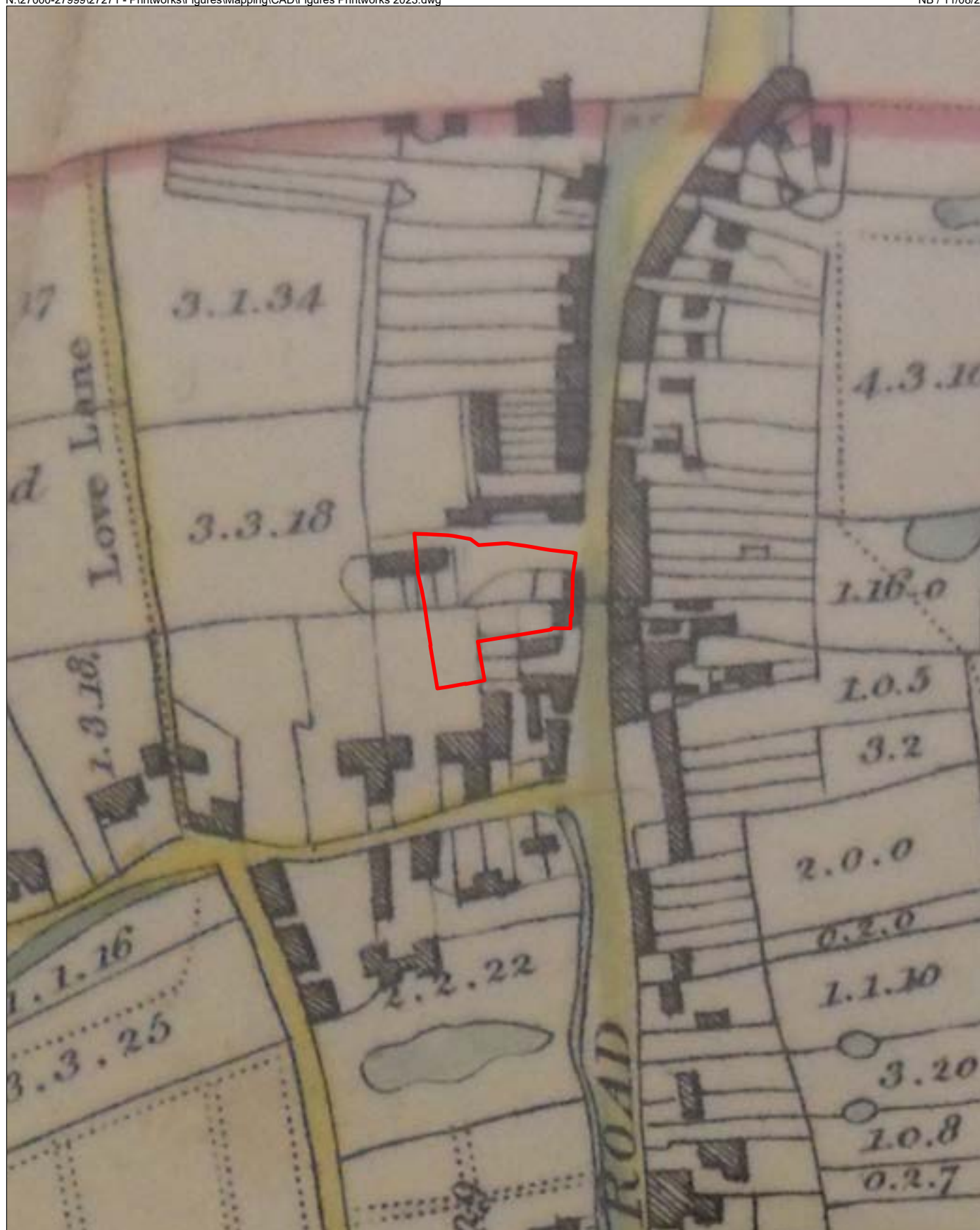


Not to Scale:
Illustrative Only



Figure 4

1754 John Rocque Map of
Middlesex



 Site Boundary (approximate)

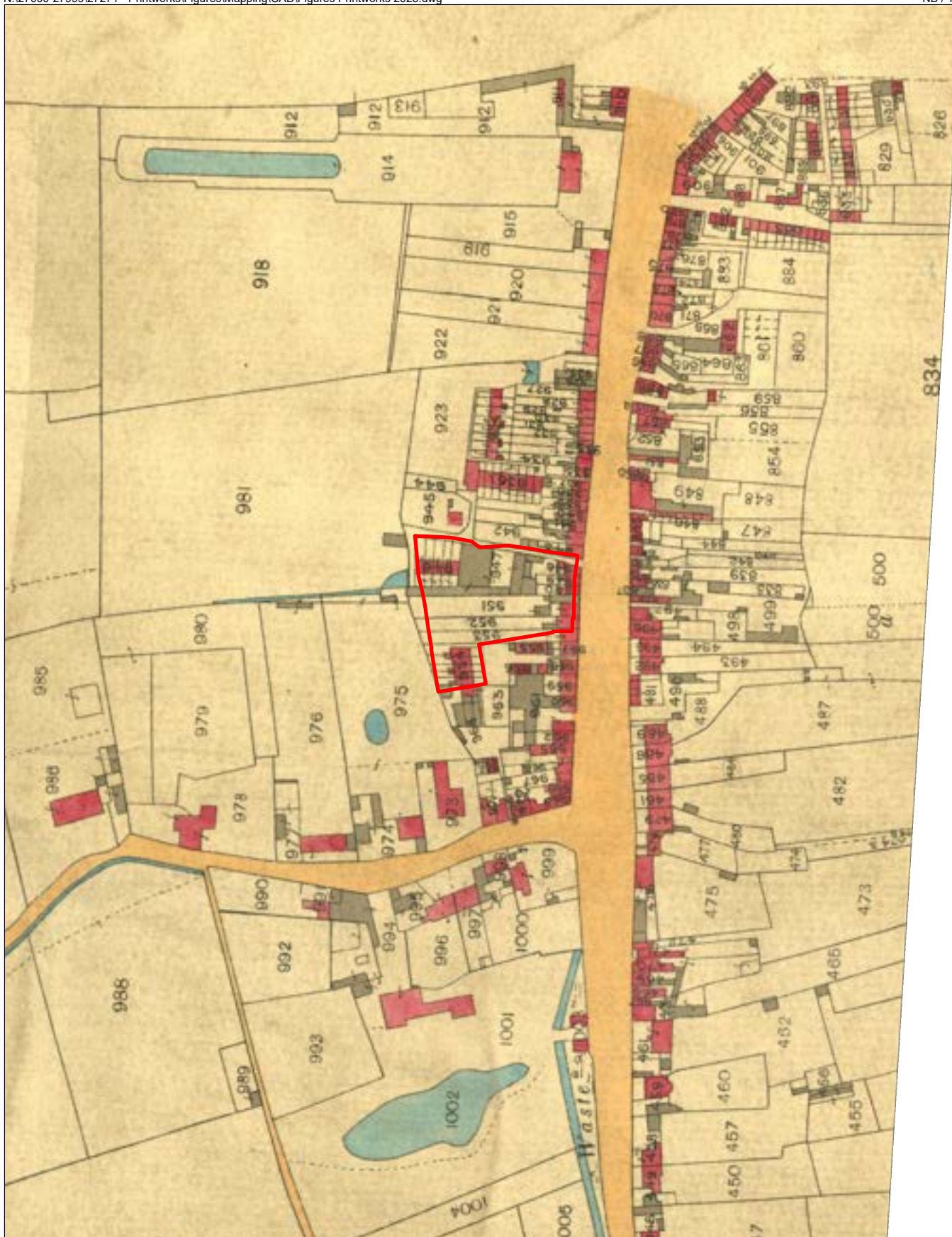


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Scale at A4: 1:2,500



Figure 5

1818 Survey of the Parish of
Tottenham



 Site Boundary (approximate)



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Scale at A4: 1:2,500



Figure 6

1844 Tottenham Tithe Map



 Site Boundary

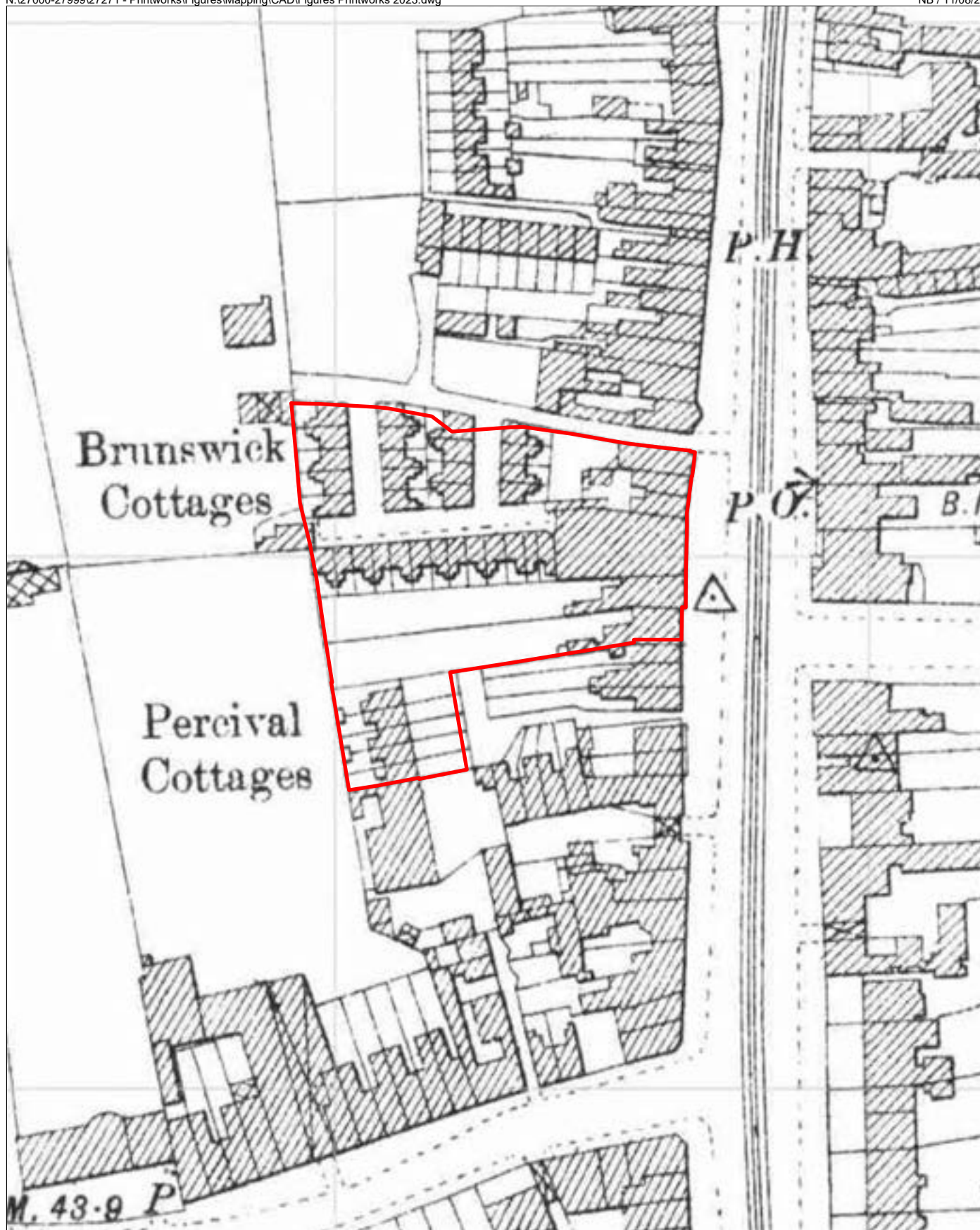


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Scale at A4: 1:5,000



Figure 7

1873 Ordnance Survey Map



 Site Boundary



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Scale at A4: 1:1,000



Figure 8

1896 Ordnance Survey Map



 Site Boundary

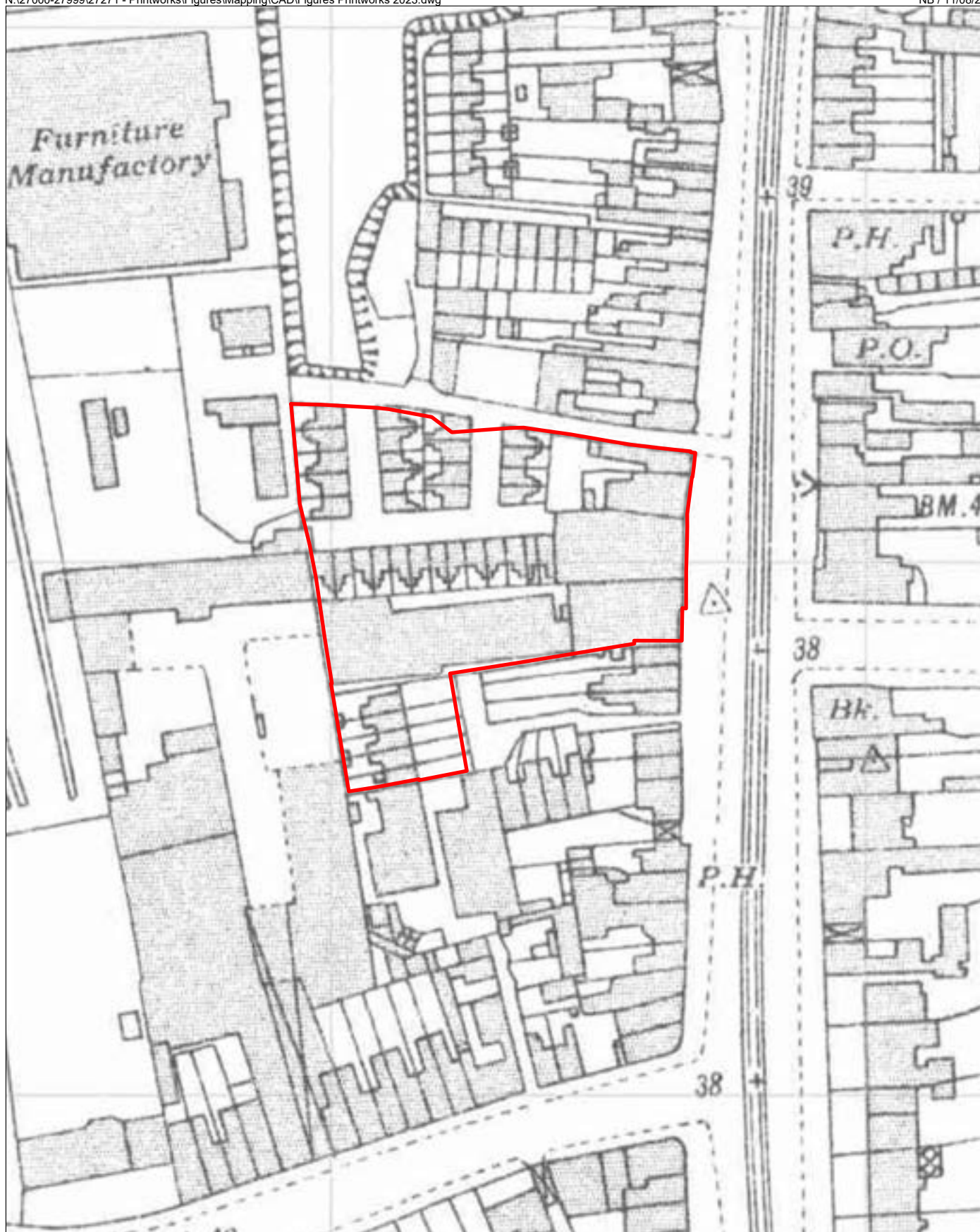


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Scale at A4: 1:1,000



Figure 9

1913-1914 Ordnance Survey Map



 Site Boundary

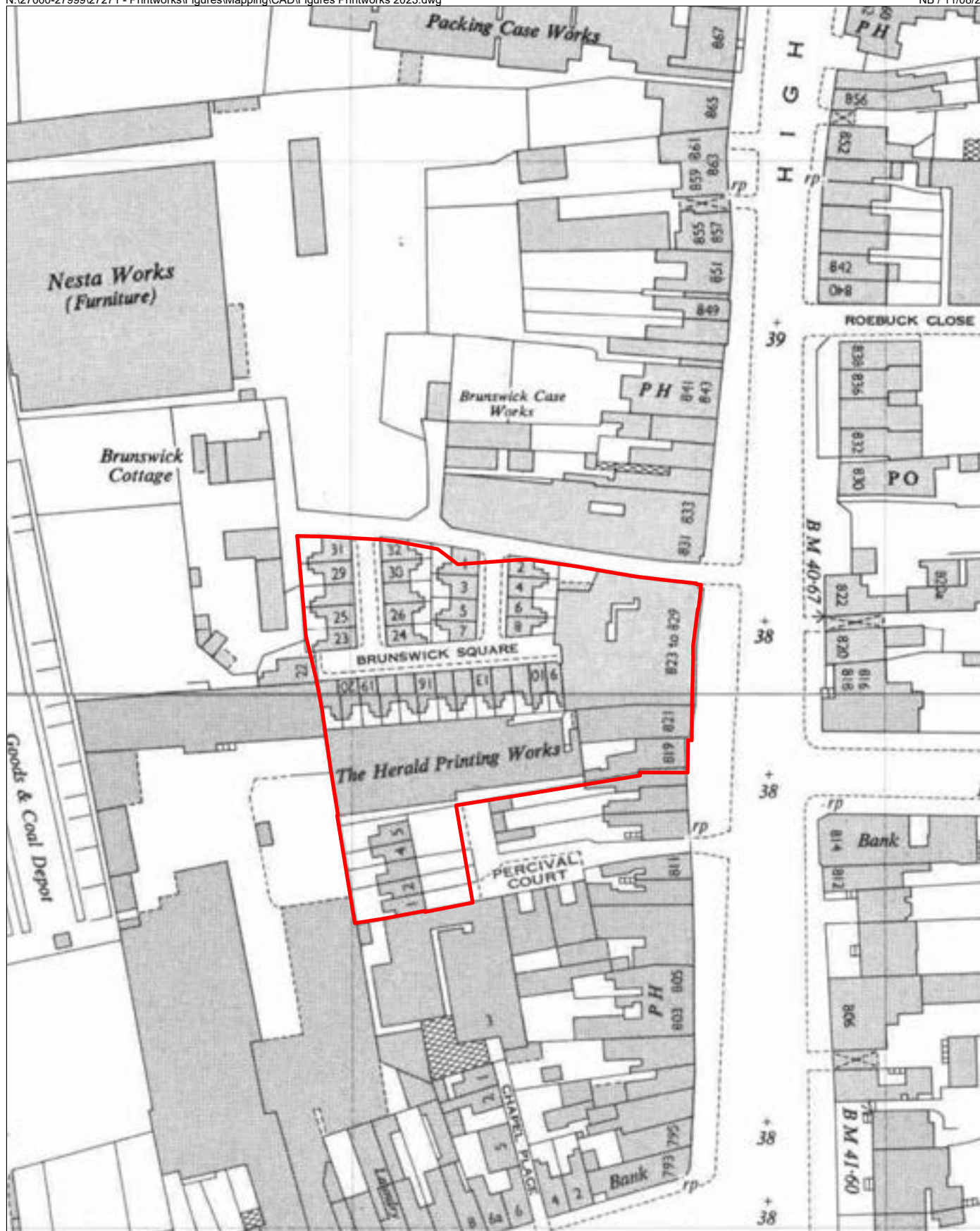


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Scale at A4: 1:1,000



Figure 10

1935-1936 Ordnance Survey Map



 Site Boundary

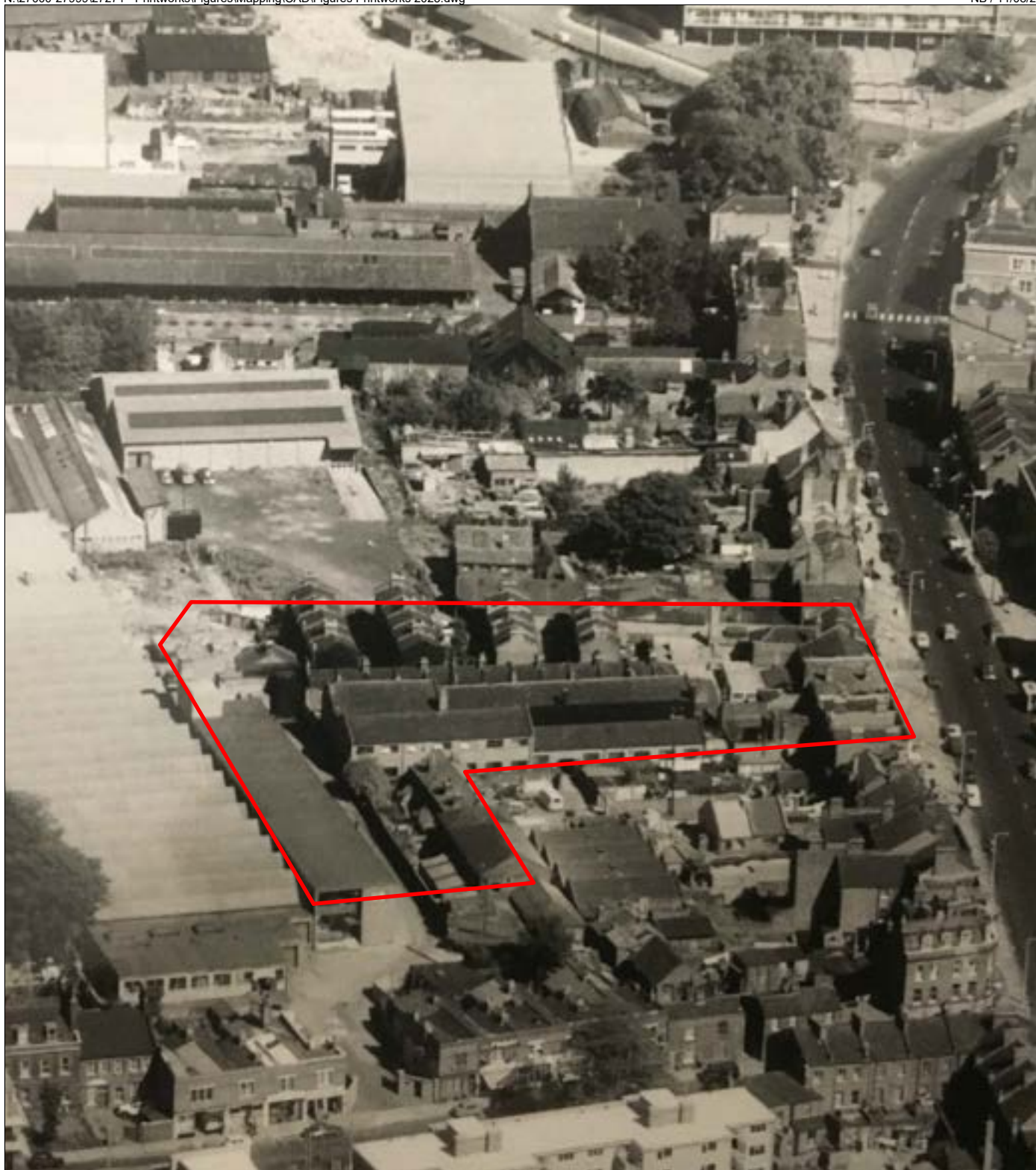


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Scale at A4: 1:1,000



Figure 11

1955 Ordnance Survey Map



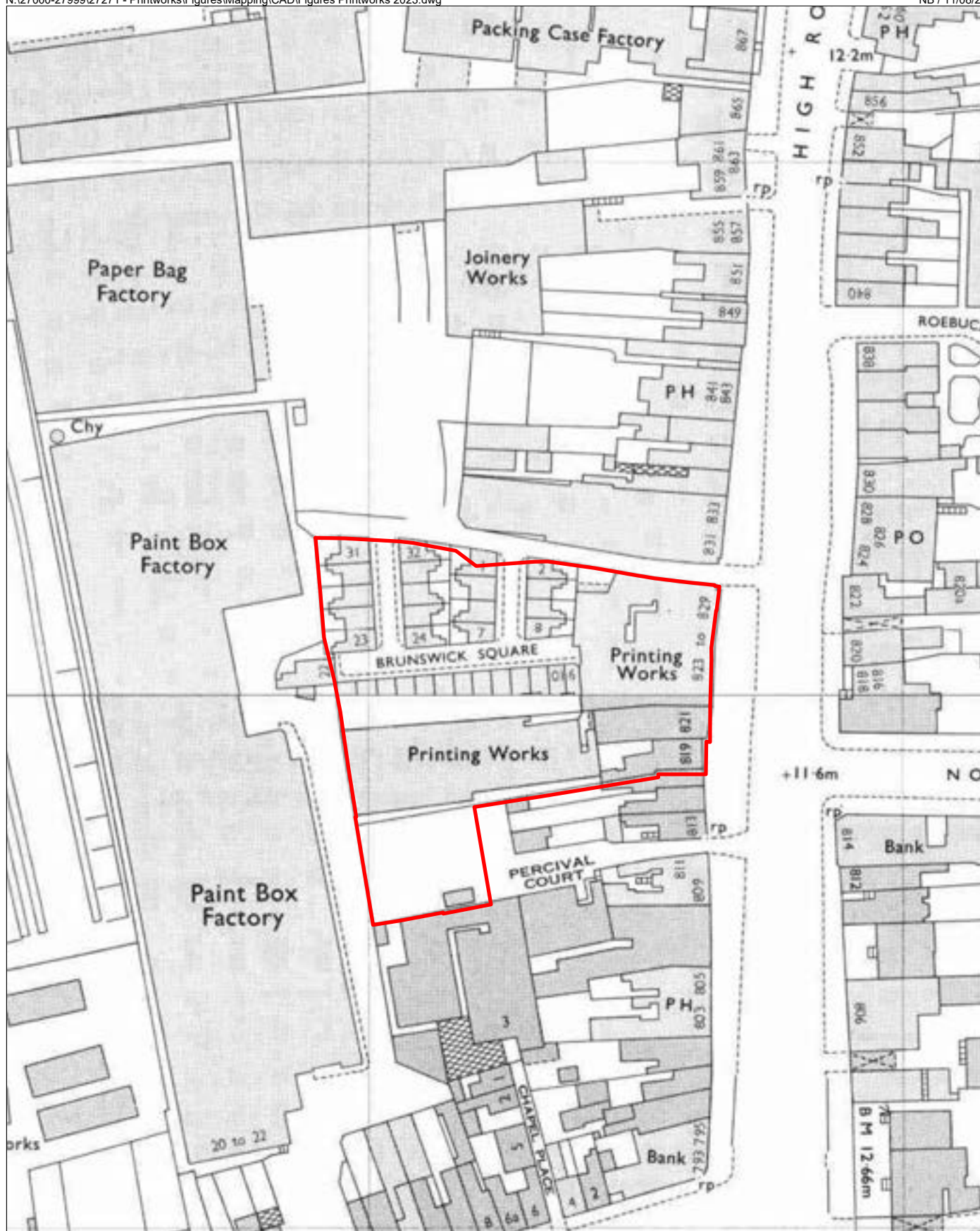
Site Boundary (approximate)

Not to Scale
Illustrative Only



Figure 12

1961 Oblique Aerial Photograph



Site Boundary



0 10 20m
Scale at A4: 1:1,000



Figure 13

1970-1975 Ordnance Survey Map



Site Boundary

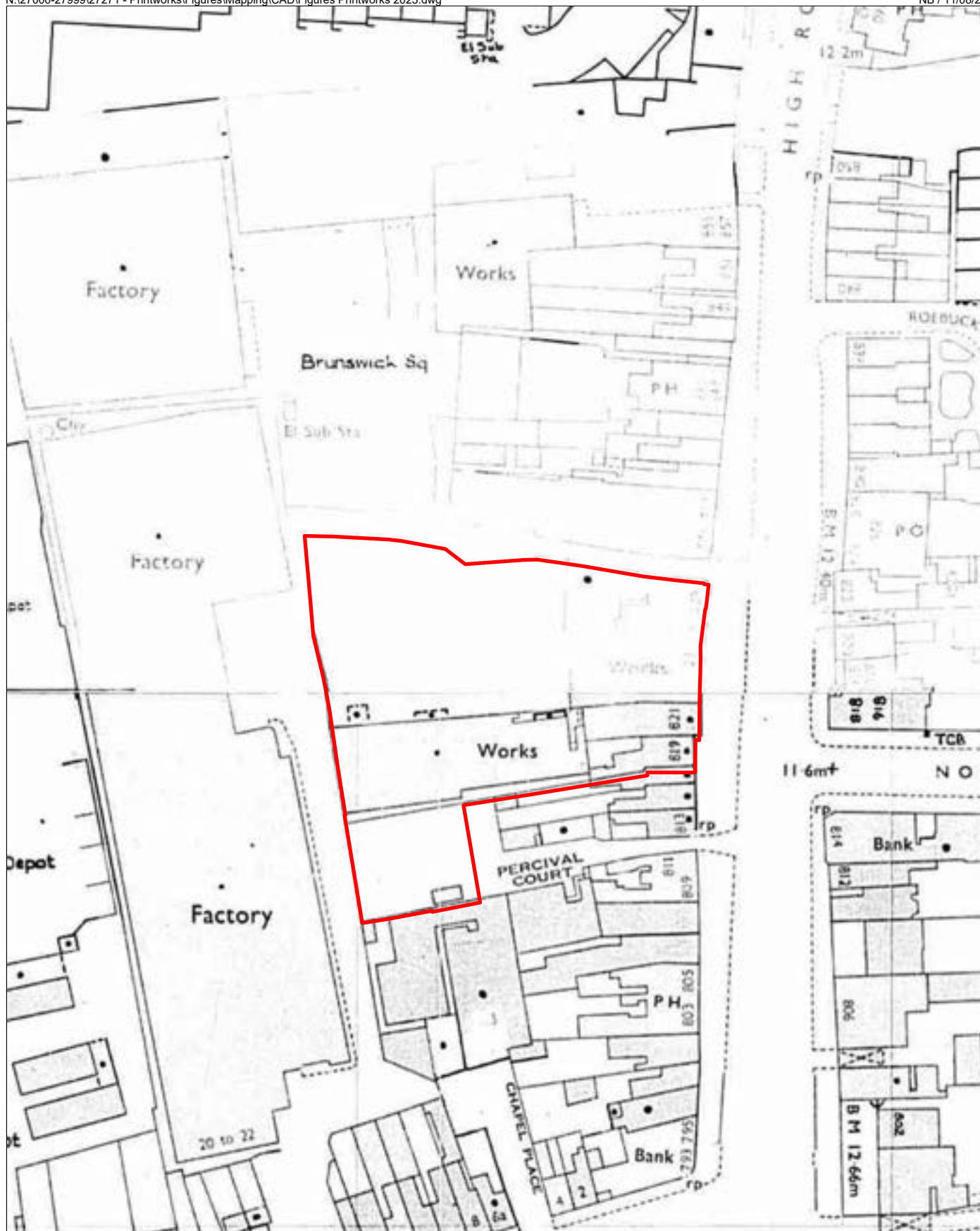


0 10 20m
Scale at A4: 1:1,000



Figure 14

1974-1977 Ordnance Survey Map



Site Boundary

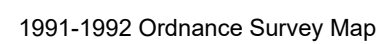


0 10 20m
Scale at A4: 1:1,000



Figure 15

1981-1984 Ordnance Survey Map





 Site Boundary



0 10 20m
Scale at A4: 1:1,000



Figure 17

2021 Aerial Photograph



 Site Boundary



0 5 10m
Scale at A4: 1:500



Figure 18
Site as Existing

N:\27000-27999\27271 - Printworks\Figures\Mapping\CAD\Figures Printworks 2023.dwg



 Site Boundary



0 5 10m
Scale at A4: 1:500



Figure 19
Redevelopment Proposals



rpsgroup.com