

WRITTEN SCHEME OF INVESTIGATION FOR AN ARCHAEOLOGICAL EVALUATION

**St Ann's Hospital, St Ann's Road, South Tottenham, London Borough of
Haringey N15 3TH**

Site Code: TBC

Planning Ref: HGY/2022/1833

JAC27632
June 2023
version 2
Updated from March 20023
version 1

CONTENTS

1	INTRODUCTION	4
2	BACKGROUND	7
2.1	<i>Geological and Topographical Background</i>	<i>7</i>
2.2	<i>Archaeological and Historical Background</i>	<i>7</i>
3	RESEARCH DESIGN	12
4	SITE METHODOLOGY	13
4.1	<i>Proposed Works.....</i>	<i>13</i>
4.2	<i>General</i>	<i>13</i>
4.3	<i>Access and Safety</i>	<i>15</i>
5	RECORDING SYSTEMS.....	16
5.1	<i>Site Code</i>	<i>16</i>
5.2	<i>Site Records.....</i>	<i>16</i>
5.3	<i>Stratigraphic Matrix</i>	<i>17</i>
5.4	<i>Survey</i>	<i>17</i>
5.5	<i>Photographic Record</i>	<i>17</i>
6	TREATMENT OF FINDS AND SAMPLES	18
6.1	<i>General</i>	<i>18</i>
6.2	<i>Environmental</i>	<i>18</i>
6.3	<i>Artefactual</i>	<i>18</i>
7	ARCHIVES AND REPORTS	19
7.1	<i>General</i>	<i>19</i>
7.2	<i>Report</i>	<i>20</i>
8	SIZE AND STRUCTURE OF EXCAVATION TEAM.....	21
9	PROGRAMMING	21
10	BIBLIOGRAPHY	21
	Figure 1: Site Location.....	22
	Figure 2: Proposed Trench Locations	23
	APPENDIX 1: DEED OF TRANSFER	24

1 INTRODUCTION

1.1 Pre-Construct Archaeology Ltd has been commissioned by RPS Group to undertake an archaeological evaluation at St Ann's Hospital, St Ann's Road, South Tottenham, London Borough of Haringey, N15 3TH (Figure 1). The site is centred on Ordnance Survey National Grid Reference TQ 32367 88546.

1.2 Planning permission has been granted for redevelopment of the site (Planning ref: HGY/2022/1833) comprising:

(1) Detailed planning permission for Phase 1A, for: (a) the change of use, conversion and alteration of seven existing hospital buildings for a flexible range of non-residential uses within Use Class E, F1/F2; (b) the demolition of other existing buildings (in accordance with the demolition plan); (c) the erection of new buildings for residential uses (Use Class C3); (d) alterations to the existing access roads and site boundaries to enable the provision of new vehicular, pedestrian and cycle accesses; (e) landscaping including enlargement of the Peace Garden; and, (f) associated car and cycle parking spaces and servicing spaces;

(2) The demolition of existing buildings and structures in Phases 1B, 2 and 3 (in accordance with the demolition plan);

(3) Outline planning permission (with all matters reserved except for access) for Phases 1B, 2 and 3, for: (a) the erection of new buildings for residential development (Use Class C3) and a flexible range of non-residential uses within Use Class E, F1/F2; (b) provision of associated pedestrian and cycle accesses; (c) landscaping including enhancements to the St Ann's Hospital Wood and Tottenham Railsides Site of Importance for Nature Conservation (SINC); and, (d) car and cycle parking spaces and servicing spaces.

1.3 The planning permission contains an archaeological condition as follows:

49 Written Scheme of Investigation

No development (excluding demolition and above ground site clearance works) shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. Where appropriate, details of a programme for delivering related positive public benefits

C. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI."

Reason: To protect heritage assets with particular reference to archaeology

- 1.4 An Archaeological Desk-Based Assessment has been prepared for the site (RPS 2022) which concluded that the available information indicates an archaeological potential within the site for the medieval, post-medieval and modern periods.
- 1.5 In terms of relevant nationally significant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites have been identified within the site and its immediate vicinity. In terms of relevant local designations, the site is not located within an Archaeological Priority Area as defined by the London Borough of Haringey and their archaeological planning advisors at GLAAS.
- 1.6 The site comprises a rectangular plot of land approximately 7.9 hectares. It is currently occupied by a number of buildings that used to form part of the St Ann's hospital site. The buildings, the majority of which are no longer in active use, vary in styles from pre-war to refurbished post war buildings. Building heights across the site range from 2-3 storeys. The site is bounded to the south by the Overground railway line, by the rear gardens of properties in Warwick Gardens to the west, to the east by the refurbished St Ann's Hospital site, and to the north by St Ann's Road. The hospital buildings range from 2-3 storeys and vary in style, including a new build elements and refurbished post war buildings.
- 1.7 A strategy of twenty archaeological trial trenches was previously outlined across the site and adjacent plot of land (ASE 2017) for a different planning application (Planning ref: HGY/2014/1691), only three trenches of which were undertaken and reported on (ASE 2018). The trenches undertaken were on the adjacent plot of land to the east. The evaluation recorded natural London Clay between 0.5m and 1.02m below ground level and a deposit identified as a possible medieval/post-medieval palaeosoil, cut by a late post-medieval activity within the northeastern area (*ibid*).
- 1.8 The evaluation will comprise the excavation of 14 trenches. The trenches are proposed to have dimensions of 10m x 1.8m, to be excavated to the first significant archaeological horizon and natural strata. Based on previous investigations and geotechnical work on the site, these trenches are not anticipated to be deeper than 1.2m below ground level. These trenches will be positioned within the footprint of the proposed development area and associated deeper impacts including attenuation tanks and drainage, and two of which will target buildings present on the Ordnance Survey map of 1864.
- 1.9 All works will be undertaken in accordance with the following documents:
 - St Ann's Hospital, St Ann's Road, South Tottenham, London Borough of Haringey, N15 3TH: RAMS for an Archaeological Evaluation (PCA 2023 in prep)
 - This Written Scheme of Investigation (pending approval from the Archaeology Advisor to the Local Planning Authority)
 - Guidelines for Archaeological Projects in Greater London (GLAAS 2015)

- *MoRPHE* (English Heritage, 2015).
- '*Standards and guidance for archaeological field evaluation*' (CIfA 2017)

1.10 Pre-Construct Archaeology Limited is a Registered Archaeological Organisation (number 23) with the Chartered Institute for Archaeologists and will operate within the Institute's 'Code of Practice'.

1.11 PCA has the following accreditations:

- ISO9001 registration
- Construction Line registration
- SMAS SSIP registration
- Achilles registration

2 BACKGROUND

The following background is derived from an archaeological desk-based assessment (RPS 2022).

2.1 Geological and Topographical Background

- 2.1.1 The British Geological Survey has mapped the solid geology underlying the site as London Clay, with no superficial deposits mapped.
- 2.1.2 Previous below ground archaeological desk based assessment references a series of boreholes undertaken at St Ann's Hospital prior to 1964, which indicated the presence of topsoil to a depth of 0.15m below ground level, underlain by stiff and hard brown fissured mottled clay (London Clay) to the termination depth of the boreholes, the deepest of which was 20m. Made ground was encountered in the northeastern corner to a depth of 1.5m, although this was not encountered anywhere else on the site (Archaeology South-East 2017).
- 2.1.3 Archaeological evaluation trenching undertaken within the wider St Ann's Hospital site to the east of the site confirmed an existing land surface of 15.75m OD, with natural London Clay observed at 14.77-15.34m OD, overlain by a deposit identified as a medieval/post-medieval palaeosoil (Archaeology South-East 2018).
- 2.1.4 Ground investigation work across the wider hospital site during 2017 confirmed that the natural London Clay lay below a thin layer of made ground which typically deepened towards the southern and northeastern boundaries, and was localised around various hospital buildings: c.0.4m-1.4m of made ground was recorded, with up to 2.3m of made ground recorded in the northeastern corner, and up to 3.1m recorded in the southern part of the site (RSK 2017; RSK 2018; Capita 2018).
- 2.1.5 The topography of the site comprises a gentle fall from west to east and north to south.
- 2.1.6 No watercourses or naturally occurring bodies of water are present within the immediate vicinity of the site.

2.2 Archaeological and Historical Background

Previous Archaeological Work

- 2.2.1 Previous archaeological work undertaken across the wider St Ann's Hospital site has included desk based assessment, historic building recording and targeted trial trench evaluation.
- 2.2.2 Desk based assessment concluded a low archaeological potential for the prehistoric to the early medieval periods, and a potential for the medieval period associated with a farmstead (ASE 2017).
- 2.2.3 Archaeological evaluation undertaken within the wider St Ann's Hospital site to the east of the site identified a deposit identified as a possible medieval/post-medieval palaeosoil, cut by a late post-medieval activity within the northeastern area (ASE 2018).
- 2.2.4 A programme of Historic Building recording to Levels 1, 2 and 3 has also been agreed with GLAAS for the whole of the St Ann's Hospital site including the site.

Prehistoric

- 2.2.5 No archaeological finds or features of Palaeolithic or Mesolithic date have been identified within the one kilometre search radius of the site.
- 2.2.6 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.
- 2.2.7 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.
- 2.2.8 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.
- 2.2.9 No archaeological finds or features of Neolithic, Bronze Age and Iron Age date are recorded on the GLHER within the one kilometre search area of the site. It is likely that during the prehistoric periods the site lay within a dense wooded landscape. The heavy clays at the site are considered likely to have provided a hostile agrarian environment suggesting early woodland clearance and settlement within the area may have been doubtful.

Roman

- 2.2.10 The line of Kingsland Road and Stamford Hill (A10) which runs on a north-south alignment c.1200m east of the site follows the line of Ermine Street, the Roman road from London to Lincoln and York (MLO 1865, Margary Vol. 1 1955: 170). Therefore, typical archaeological features associated with proximity to Roman roads are unlikely to be represented on the site due its distance from Ermine Street.
- 2.2.11 It is likely that during this period the site continued to lie within dense woodland and is therefore considered likely to have a low archaeological potential for the Roman period.

Anglo-Saxon/early medieval

- 2.2.12 The name Tottenham translates as Totta's Ham (the settlement of Totta). 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.

- 2.2.13 The Victoria County History places the Domesday settlement of Tottenham at High Cross some

distance to the northeast of the site. The Domesday settlement would have comprised an agricultural estate of scattered farmsteads rather than a village in the modern sense.

- 2.2.14 During the Anglo Saxon and medieval periods the site is understood to have comprised part of a large expanse of woodland called Hornsey Wood, which was gradually cut back for use as grazing land during the medieval period.
- 2.2.15 No archaeological finds or features of Anglo-Saxon date have been identified on the GLHER within the one kilometre search radius of the site, and a generally low potential is therefore anticipated within the site for this period.

Medieval

- 2.2.16 Settlement of probable medieval origin has been identified at West Green Road to the north of the site. Several roads within the one kilometre search radius have been identified as having medieval antecedents, including the line of St Ann's Road which forms the northern boundary of the site, previously known as Chisley Lane; the line of High Road/Green Lanes/Wood Green to the west, West Green Road to the north, and Philip Lane to the northeast.
- 2.2.17 The land now occupied by St Ann's Hospital is understood to have been formed from two plots of agricultural land, which would have been claimed from the natural woodland most likely during the early medieval period.
- 2.2.18 The western plot of land recorded as belonging to the Order of the Knights of St John, who had a farmstead, apparently consisting of a house and barn, towards the boundary with what is now St Ann's Road, within the northwestern part of the site. The smaller, eastern plot, also comprised medieval farmland, but no buildings are known to be present. It may be considered likely that the area formed a single medieval estate under the ownership of the Knights.
- 2.2.19 The 1619 Clay Map of Tottenham, which shows the land comprising the site as 'Lands Belonging to St Johns of Jerusalem'. It is important to note that the Order of St John had had their lands confiscated at the Dissolution (c.1536-1541), many years before the date of the Clay map.
- 2.2.20 RPS contacted the Museum of the Order of St John remotely in order to explore the issue of landownership further. The Museum noted that the reference to the lands of 'St Johns of Jerusalem' shown on the 1619 Clay map across the area of the site, was a potentially questionable reference, as the Order had not been active in England for several decades by that point. The Museum's curator Sarah Wilkinson was able to confirm that she was unable to find anything either in their collection or in their library holdings relating to the St Ann's Hospital Haringey, and they were not able to find much reference to the relationship between the Order of St John and St Ann's Hospital; they too noted the discrepancy in dates between the 1619 map and the Dissolution.
- 2.2.21 The Museum has provided a reference to lands in Tottenham being returned to the Order by Queen Mary in her letter patent of 1557, which reads as follows in Latin, followed by a rough translation:

in Tottenham in dicto comitalu Essex modo vel nuper in lemma sive occupacione Johannis Grynston vel assignatorum suorum dicti nuper Hospitali sive domici Sancti Johannis Jerusalem in Anglia dudum

spectantia et pedimentia Aceciam illa lenas prata pascua pastura et mariscos continentia per estimacionem viginti et qualuor acras et dimidiam cum

["In Tottenham in the said county Essex now or lately in the occupation of John Grynston or his assigns, late of the said hospital or of the house of St John in Jerusalem in England, historic view and landscape of those small meadows, pastures and marshes, with an estimate of twenty-four acres and a half."]

2.2.22 Unfortunately it is unclear whether this reference is in relation to the lands forming the site.

2.2.23 The 1619 Clay Map of Tottenham is believed to show the area largely as it was during the later medieval period. A building is shown within the northwestern part of the site. A house and barn known as 'Hangers Barne' are recorded, with the other names including 'St John's Farm' or 'St John's Lodge'.

2.2.24 Noting the discrepancies in data identified through the research, the site's potential for the medieval period is considered likely to be focussed on the potential for activity of the Knights of the Order of St John, particularly the potential evidence for buildings within the northwestern area of the site, together with agricultural activity and land division.

Post-medieval and Modern

2.2.25 Many of the GLHER records within the search radius of the site refer to post-medieval and modern findspots, primarily buildings. These findspots are not discussed in detail here as they are not deemed to be directly relevant to the development and history of the site itself.

2.2.26 The land holdings of the Order of the Knights of St John are recorded as having been confiscated from the mid 16th century onwards.

2.2.27 The 1619 Clay Map of Tottenham, which shows a building towards the northwestern part of the site and the remainder comprising open land.

2.2.28 Rocque's Map of 1754 shows the site remaining in open land.

2.2.29 The Wyburd Map of Tottenham 1798 shows the site remaining as open land with a building towards the northwestern corner. No significant changes are shown within the site on the 1807 Ordnance Survey and the 1822 Gardner map of London.

2.2.30 The Tottenham Tithe Map 1844 and the associated Award shows the site occupied by two houses with associated buildings, including farm buildings, towards the centre of the northern boundary, with the remainder of the site comprising open land:

Land Parcel	Landowner	Occupant	Description	Land Use/Cultivation
1510	Frederick Bridgeman Windsor	Robert Proctor	Three Cornered Field	Meadow
1511	Frederick Bridgeman Windsor	Robert Proctor	Home Field	Meadow
1512	Frederick Bridgeman Windsor	Joseph Jay	Meadow	Meadow
1513	Frederick Bridgeman Windsor	Joseph Jay	House Pleasure Ground and Garden	-
1514	Frederick Bridgeman Windsor	Robert Proctor	Barn Buildings and Yard	Meadow
1515	Frederick Bridgeman Windsor	Joseph Jay	Garden	-
1516	Edward Scales as Trustee of Jane Scales	William Wansey	Meadow	Meadow
1516a	Edward Scales as Trustee of Jane Scales	William Wansey	House Buildings and Pleasure Ground	-
1516b	Edward Scales as Trustee of Jane Scales	William Wansey	Kitchen Garden	-
1517	Edward Scales as Trustee of Jane Scales	Amelia Jones	Meadows	Meadow
1518	Edward Scales as Trustee of Jane Scales	Amelia Jones	Meadows	Meadow
1527	Frederick Bridgeman Windsor	Robert Proctor	Rye Grass Field	Meadow

- 2.2.31 During the 19th century a number of large houses were constructed in the area, and pleasure gardens laid out, including Hanger Green House to the northwest, and Suffolk Lodge to the northeast.
- 2.2.32 The First Edition Ordnance Survey 1864 shows additional buildings within the northern boundary of the site, gardens laid out to the northwest, the eastern complex named as St John's Lodge, and the remainder of the site comprising open land.
- 2.2.33 St Ann's Hospital originated in 1892 as the North East London Fever Hospital, comprising a temporary facility built to respond to scarlet fever and small pox epidemics.
- 2.2.34 The Second Edition Ordnance Survey 1896 shows the layout of hospital buildings within the eastern part of the site. Buildings and garden remain towards the northwestern corner, labelled as Hanger Green House, whilst the majority of the former St John's Lodge buildings have been removed. The first phase of the hospital comprised c.50 temporary single structure buildings for treatment and dormitories, together with huts used for administration, an office and dispensary, greenhouse, kitchen, stores, laundry and boiler room. The covered walkways connecting the buildings overlay substantial service ducts containing heating, gas etc (ASE 2018). The remainder of the site continues as open land, and the southern boundary has now been formed by the railway line.
- 2.2.35 A plan of St Ann's Hospital dated 1901 shows that the former buildings of Hanger Green House and the open land to the south have been replaced with hospital buildings set within open space. Part of the St John's Lodge buildings appears to remain towards the centre of the northern boundary of the site.

- 2.2.36 The Third Edition Ordnance Survey 1914-1915 shows the addition of further hospital buildings within the southern boundary. Between 1897 and 1907 the hospital facility had expanded with a series of permanent ward buildings across the site, with the same covered walkways and below ground service ducts which served the buildings to the east (ASE 2018).
- 2.2.37 Within the centre of the site, the principal administration block contained a dispensary, drug store, consulting room, waiting room and the institution telephone exchange, with the boiler house, laundry, mortuary, water tower and other ancillary structures behind. Towards the centre of the northern site boundary, although a house is shown on a similar footprint as the old St John's Lodge, it appears to have had been rebuilt as Mayfield House by this time (ASE 2018).
- 2.2.38 St Ann's Hospital became Base Hospital No. 29 for the American Expeditionary Force, organised in Denver, Colorado in April 1917, equipped by the Denver Red Cross Chapter, with medical staff from Denver University and the Medical Superintendent appointed by the United States military. They took over the site in August 1918 and the hospital was decommissioned in March 1919. During this time a variety of facilities were added, including single storey concrete ward buildings, many subsequently demolished; together with a mess room, operating theatre, tennis courts, storage and garages.
- 2.2.39 A plan of the site dated 1930 shows the hospital buildings at the site in more detail. All of the former temporary buildings were replaced in 1935 with masonry buildings (ASE 2018).
- 2.2.40 Unexploded Ordnance (UXO) desk based assessment for the study site concludes that no bomb incidents appear to have been recorded within the site boundary, but have been recorded immediately beyond the western boundary, indicating a general low risk for the bulk of the site and a moderate risk for the western boundary (1st Line Defence 2021). The ASE 2018 Historic Building Recording Report for the eastern part of the St Ann's Hospital site notes a high explosive bomb damaging buildings in the southwestern corner, which were subsequently replaced.
- 2.2.41 The 1955 Ordnance Survey shows additional buildings towards the centre of the site, tennis courts towards the southwest, and the paths connecting the different hospital buildings. The composite 1970-1979 Ordnance Survey shows additional buildings towards the northwestern boundary.
- 2.2.42 The composite 1991-1994 Ordnance Survey shows the redevelopment of the northwestern part of the site with a connected range of buildings providing residential care for the elderly (ASE 2018).
- 2.2.43 The 1999 and 2021 aerial photographs, and the current site survey show the lay out of the site as existing.
- 2.2.44 The site's archaeological potential for the post-medieval and modern periods is focussed upon the development of the buildings within the northern boundary, prior to the development of St Ann's Hospital from the late 19th century onwards.

3 RESEARCH DESIGN

- 3.1 The evaluation will aim to address the following primary objectives within the trenching areas:
- To establish the underlying natural geology and topography of the site

- To establish the presence or absence of any prehistoric remains.
- To establish the presence or absence of any Roman remains.
- To establish the presence or absence of any Saxon/early medieval remains.
- To establish the presence or absence of medieval remains, in particular associated within the possible medieval farmstead thought to be located within the northwestern corner of the site.
- To establish the presence or absence of post-medieval remains, in particular associated with buildings present on the northern frontage of the site on cartographic sources from the late 18th to 19th centuries,
- To establish the presence or absence of modern remains associated with earlier buildings associated with St Ann's Hospital.
- To establish the extent of all past post-depositional impacts on the archaeological resource.

4 SITE METHODOLOGY

4.1 Proposed Works

- 4.1.1 The proposed works comprise an archaeological evaluation of 14 trenches with proposed dimensions of 10m x 1.8m (Figure 2). The trenches will be excavated to the first significant archaeological horizon or natural strata. Based on previous investigations and geotechnical work on the site, the trenches are not anticipated to be deeper than 1.2m below ground level.
- 4.1.2 These trenches will be spaced equally across the area of the site to provide adequate coverage of the proposed development area with some of the trenches targeting previous buildings present on the Ordnance Survey map of 1864.
- 4.1.3 Previous below ground archaeological desk based assessment references a series of boreholes undertaken at St Ann's Hospital prior to 1964, which indicated the presence of topsoil to a depth of 0.15m below ground level, underlain by stiff and hard brown fissured mottled clay (London Clay) to the termination depth of the boreholes, the deepest of which was 20m. Made ground was encountered in the northeastern corner to a depth of 1.5m, although this was not encountered anywhere else on the site (Archaeology South-East 2017).
- 4.1.4 Archaeological evaluation trenching undertaken within the wider St Ann's Hospital site to the east of the site confirmed an existing land surface of 15.75m OD, with natural London Clay observed at 14.77-15.34m OD, overlain by a deposit identified as a medieval/post-medieval palaeosol (Archaeology South-East 2018).
- 4.1.5 Ground investigation work across the wider hospital site during 2017 confirmed that the natural London Clay lay below a thin layer of made ground which typically deepened towards the southern and northeastern boundaries, and was localised around various hospital buildings: c.0.4m-1.4m of made ground was recorded, with up to 2.3m of made ground recorded in the northeastern corner, and up to 3.1m recorded in the southern part of the site (RSK 2017; RSK 2018; Capita 2018).

4.2 General

- 4.2.1 All site works will be under the direction of PCA's Archaeological Supervisor.

- 4.2.2 The trench positions will be located on the ground by PCA using a Leica GPS or TST system.
- 4.2.3 Once trench positions are established, they will be fenced using Heras by the client's main contractor prior to machining commencing.
- 4.2.4 All trench locations will be scanned using a cable-avoidance tool (CAT) by PCA in advance of any breaking out or excavation. Scanning of the trench will be continuous at intervals of approximately 300mm until excavation of the trench is completed.
- 4.2.5 A detailed RAMS will be prepared shortly before the fieldwork is undertaken. A summary of this is presented below.
- 4.2.6 All attendances will be provided by the client's main contractor. This will include welfare and plant for the archaeological works. The plant will comprise a 13-tonne mechanical excavator or equivalent with ditching bucket and breaker.
- 4.2.7 Trenches will be excavated using a mechanical excavator provided by the client's appointed groundworks contractor. Any hard standing in the location of the trenches will be broken out, and the plant will then use a toothless ditching bucket (1.8m wide) to remove modern overburden under the supervision of an archaeologist. Spoil will be mounded at least 3m from the edges of the trench. No machining will be carried out before 8am or after 5pm.
- 4.2.8 Machine excavation will continue in spits of 100mm at a time until either significant archaeological strata are found or natural ground exposed. Trenches are not expected to exceed 1.2m in depth.
- 4.2.9 If required, water will be pumped out of the trench where necessary.
- 4.2.10 Following machine excavation, relevant faces of the trench that require examination or recording will be cleaned by PCA using appropriate hand tools. The majority of the investigation of archaeological levels will be by hand, with cleaning, examination and recording both in plan and in section.
- 4.2.11 Archaeological evaluation may require work by 'pick and shovel' or occasionally by further use of the machine. Such techniques will be used only for the removal of homogeneous and 'low grade' layers where it can reasonably be argued that more detailed attention would not produce information of value. They will not be employed on complex stratigraphy, and the deposits to be removed must have been properly recorded first.
- 4.2.12 All archaeological features (stratigraphical layers, cuts, fills, structures) will be evaluated by hand tools and recorded in plan at 1:20 or in section at 1:10 using standard single context recording methods. Photographs will also be taken as appropriate.
- 4.2.13 The strategy for sampling archaeological and environmental deposits and structures will be developed by PCA as necessary with appropriate consultation to the GLAAS advisor to the LPA and if necessary, the Historic England Regional Science Advisor.
- 4.2.14 The removal of human remains can only take place following the issuing of appropriate licenses from the Ministry of Justice. Should the removal of human remains not pose a risk to the completion of the evaluation and should further archaeological mitigation be necessary at the site, then any remains will be left in situ, with the agreement of the Archaeology Advisor to the Local Planning Authority.

- 4.2.15 All gold and silver will be removed to a safe place and reported to the local coroner according to the procedures relating to the Treasure Act 1996. Where removal cannot be effected on the same working day as the discovery suitable security measures will be taken to protect the finds from theft.

4.3 Access and Safety

- 4.3.1 There will be no public access to the site during the evaluation works.
- 4.3.2 Reasonable access to the site will be granted to the GLAAS advisor and other representatives of the Council who wish to be satisfied, through site inspections, that the archaeological works are being conducted to proper professional standards and in accordance with the agreements made. Full access is also provided for the Client and its agents.
- 4.3.3 All relevant health and safety legislation, CDM, COSHH regulations and codes of practice will be respected. This requirement constitutes one of the non-archaeological requirements on the excavation design. Pre-Construct Archaeology Ltd's H&S Policy Statement and Site Rules will be followed at all times as will the most recent version of Covid guidance in use when the fieldwork is undertaken.
- 4.3.4 A site-specific RAMS will be prepared prior to the commencement of the evaluation, this will be reviewed and updated daily by the site supervisor.
- 4.3.5 All archaeological staff will be inducted upon arrival to site by the Principal Contractor and the PCA Supervisor.
- 4.3.6 Upon completion of each of the archaeological trenches and approval from the Archaeology Advisor to the Local Planning Authority, they will be backfilled by the main contractor to their own specification.
- 4.3.7 PCA has not been informed that there are any areas of ecological importance or public rights on the site. This information will be provided prior to commencement of the fieldwork and outlined in the site specific RAMS.
- 4.3.8 No contamination information was available during the compilation of this report. Contamination information will be obtained before the commencement of the fieldwork and detailed, along with any specific mitigation requirements including additional PPE, within the site specific RAMS.
- 4.3.9 PCA staff will wear minimum PPE comprising hard hat, HiVi vest, steel toe-capped boots/wellingtons and gloves. Any requirement for additional PPE will be outlined in the site specific RAMS following a review of any site contamination information.
- 4.3.10 If asbestos is suspected as being present, the modern made ground should be sheeted or sprayed with a wetting agent (one third detergent, two thirds water). Once the trench has mitigated for asbestos some of the additional PPE may be able to be downgraded.
- 4.3.11 If asbestos material (suspected or confirmed) is encountered during the excavations its location will be marked, photographed and left in situ. The client will be informed as soon as possible. PCA will not remove any asbestos from site.
- 4.3.12 If groundwater is present within the evaluation trenches, and requires removal to allow work to proceed safely, it will be pumped from the trenches by means of a tractor and bowser.

- 4.3.13 Unexploded Ordnance (UXO) desk based assessment for the study site concludes that no bomb incidents appear to have been recorded within the site boundary, but have been recorded immediately beyond the western boundary, indicating a general low risk for the bulk of the site and a moderate risk for the western boundary (1st Line Defence 2021). The ASE 2018 Historic Building Recording Report for the eastern part of the St Ann's Hospital site notes a high explosive bomb damaging buildings in the southwestern corner, which were subsequently replaced. If specialist UXO attendance or tool box talks are requirement, this will be arranged and detailed in the site specific RAMS.
- 4.3.14 RPS will notify the Archaeological Advisor at GLAAS of the commencement of fieldwork five days in advance.
- 4.3.15 PCA will maintain an appropriate First Aid Kit on site and will ensure a First Aider is among the site staff.
- 4.3.16 All Pre-Construct Archaeology Ltd's staff are CSCS card holders.

5 RECORDING SYSTEMS

5.1 Site Code

- 5.1.1 A unique-number site code will be obtained from the Museum of London prior to the commencement of the fieldwork. This unique identifier will be continued and any relevant designations such as context number and section number will be continued sequentially from those already used during the initial phase of investigation.

5.2 Site Records

- 5.2.1 The recording systems adopted during the investigations will be fully compatible with those most widely used elsewhere in the London Borough of Haringey, which is those developed out of the Department of Urban Archaeology Site Manual, and presented in Pre-Construct Archaeology Ltd's *Operations Manual 1* (Taylor 2009). No alternative recording system will be adopted without prior agreement with the Archaeology Advisor to the Local Planning Authority.
- 5.2.2 The site archive will be so organised as to be compatible with the other archaeological archives produced in the Local Authority area. Individual descriptions of all archaeological strata and features excavated and exposed will be entered onto prepared *pro-forma* recording sheets which include the same fields of entry as are found on the recording sheets of the Museum of London. Sample recording sheets, sample registers, finds recording sheets, accession catalogues, and the photography record cards will follow the Museum of London equivalents. This requirement for archival compatibility extends to the use of computerised databases.
- 5.2.3 A 'site location plan' indicating the site north and based on the current Ordnance Survey 1:1250 map (reproduced with the permission of the Controller of HMSO) will be prepared. This will be supplemented by a trench plan at 1:200 (or 1:100), which will show the location of the areas investigated in relation to the investigation area and National Grid Reference. All sections should be located on plan with OS co-ordinates. The location of the OS bench marks used and the site TBM will also be indicated.

- 5.2.4 A record of the full extent in plan of all archaeological deposits as revealed in the investigation will be made either using digital GPS or on polyester-based drawing film at a scale of 1:10 or 1:20. 'Single context planning' will be used on site, and hand-drawn information will be digitised for eventual CAD application.
- 5.2.5 At least one long section will be drawn or a representative part including a profile of the top of the natural deposits (extrapolated from cut features etc., if the trench has not been fully excavated). Other sections, including the half-sections of individual layers or features may be drawn as appropriate to 1:10 or 1:20.
- 5.2.6 The OD height of all principal strata and features will be calculated and indicated on the appropriate plans and sections.
- 5.3 Stratigraphic Matrix**
- 5.3.1 A 'Harris Matrix' stratification diagram will be used to record stratigraphic relationships. This record will be compiled and fully checked during the course of the excavations. Spot dating should be incorporated where applicable during the course of the excavation.
- 5.4 Survey**
- 5.4.1 A digital GPS will be used to record trench positions, baselines, datums and discreet archaeological features. If complex or intercutting remains are found then hand-planning will be used, tied to baselines located by GPS.
- 5.5 Photographic Record**
- 5.5.1 A full digital photographic record of the investigations will be prepared.

6 TREATMENT OF FINDS AND SAMPLES

6.1 General

- 6.1.1 All processing will take place at PCA's Brockley premises, or, if appropriate, those of our environmental consultants.

6.2 Environmental

- 6.2.1 Different sampling strategies may be employed according to the perceived importance of the deposit or feature under investigation. Close attention will be given to sampling for date, structure and environment. Sample size should take into account the frequency with which material is likely to occur. Bulk sieving should be employed both for recovery of environmental evidence to ensure that complete samples of artefactual evidence are collected for significant deposits.
- 6.2.2 The strategy for sampling archaeological and environmental deposits and structures (which can include soils, timbers, pollen, diatoms, animal bone and human burials) will be developed in consultation with the Archaeology Advisor to the Local Planning Authority and, if necessary, the Historic England Regional Archaeological Science Advisor. Subsequent on site work and analysis of the processed samples and remains will be undertaken by our own consultants and specialist sub-contractors.
- 6.2.3 A high priority will be given to sampling river and other anaerobic deposits, such as peat, where organic materials may be preserved. Organic samples will be subject to appropriate specialist analysis.

6.3 Artefactual

- 6.3.1 All finds retrieval policies of PCA will be adopted and all identified finds and artefacts will be retained or discarded according to the PCA retention and discard policies appropriate to the material type and date. Any finds identified for discard will be catalogued and discarded upon approval of the report by the archaeological adviser.
- 6.3.2 All finds will be treated in a proper manner and to standards agreed in advance with the recipient museum. They will be exposed, lifted, cleaned, conserved, marked, bagged and boxed in accordance with the guidelines set out in the United Kingdom Institute for Conservation's 'Conservation Guidelines No.2' and the Museum of London's 'Standards for the Preparation of Finds to be Permanently Retained by the Museum of London'. All metal objects will be x-rayed and then selected for conservation (except in those cases where the Archaeology Advisor to the Local Planning Authority agrees that this will not be necessary).
- 6.3.3 Ceramic (pottery, clay tobacco, building material fabric and brick form) reference collections, housed at the Museum of London should be referred to for descriptive and analytical purposes in order to ensure that terminology is consistent.

7 ARCHIVES AND REPORTS

7.1 General

- 7.1.1 The integrity of the site archive will be maintained. The finds and records will be available for public consultation. Appropriate guidance is set out in the Museum and Galleries Commission's *Standards in the Museum Care of Archaeological Collections* (1992) and *Towards an Accessible Archaeological Archive. The Transfer of Archaeological Archives to Museums: Guidelines for Use in England, Northern Ireland Scotland and Wales* (SMA 1995). For deposition with the London Archaeological Archive (LAA), the *Guidelines for the Preparation of Archaeological Archives* will be followed.
- 7.1.2 The client agrees, by approval of this document, to donate all finds and archives to the London Archaeological Archive and Research Centre (LAA). If finds are not to be transferred to LAA, arrangements will be made for a comprehensive record of all relevant materials (including detailed drawings, photographs and descriptions of individual finds), which can instead constitute the archaeological archive.
- 7.1.3 Upon completion of the fieldwork project, when the Archaeology Advisor to the LPA confirms that no further work is required and when all post-excavation reports have been approved by all relevant parties, a Deed of Transfer will be submitted allowing the custody of the site archive to be transferred to LAA. **The draft Deed of Transfer is located at Appendix 1 and is hereby issued to the client to be filled in and returned to PCA before site work commences.** With this in place, the archive will then be transferred to LAA by PCA.
- 7.1.4 The minimum acceptable standard for the site archive is defined in the *Management of Archaeological Recording Projects in the Historic Environment* (MoRPHE 2015). It will include all materials recovered, (or the comprehensive records of such materials as referred to above) and all written, drawn, and photographic records, including a copy of all reports relating to the investigations undertaken. It will be quantified, ordered, indexed, and internally consistent before transfer to LAA. It will also contain a site matrix, a site summary and brief written observations on the artefactual and environmental data.
- 7.1.5 United Kingdom Institute for Conservation guidelines for the preparation of excavation archives for long term storage (1990) will be followed.
- 7.1.6 A short summary of the results of the work, even if negative, will be bound into the client report for submission to the LPA and the Greater London HER along with the GLHER report form as soon as possible after the completion of archaeological works.
- 7.1.7 Minimum requirements for public dissemination is for OASIS report forms to be submitted to the OASIS Project as soon as possible or within six months of completion of fieldwork, and the provision of a short paragraph summary of the results for publication in the *London Archaeologist: Excavation Round-Up*. Such publications will meet the minimum requirements set out in *Appendix 7, Management of Archaeological Recording Projects in the Historic Environment* (MoRPHE 2015). There is a need to format reports so that the details of the proposed development impact can be separated from the information and enable all archaeological information to be made available to the GLHER within six months of the completion of fieldwork. A copy of the client report will be sent to the Local Studies

Library.

- 7.1.8 Where the mentioned 'phase 2' review indicates the need for further assessment and analysis the recommendations set out in the *Management of Archaeological Recording Projects in the Historic Environment* (MoRPHE 2015) will be followed.

7.2 Report

- 7.2.1 Notwithstanding details included above all fieldwork and results will be fully recorded and an Evaluation Report prepared. Copies of the report will be forwarded to the commissioning Client and the Archaeology Advisor to the Local Planning Authority.

- 7.2.2 The evaluation report will include the following items:

- Non-technical summary;
- Introduction;
- Planning Background;
- Previous archaeological work relevant to the evaluation;
- Topography of the site;
- Research objectives;
- Methodology;
- The results of the evaluation and their significance;
- An assessment of the results against original expectations and a review of the effectiveness of the evaluation strategy;
- Statement of potential of the archaeology;
- Conclusions (and recommendations following consultation with the Council);
- Bibliography;
- Acknowledgements;
- OASIS form.

- 7.2.3 The project resource agreed between PCA and the client allows for the production of an evaluation report, to include CAD illustrations and artefact assessment as necessary. It is intended that PCA will provide our client a draft copy of the evaluation report for comment within two weeks of the completion of the evaluation, to then be provided to the Archaeology Advisor to the Local Planning Authority.

8 SIZE AND STRUCTURE OF EXCAVATION TEAM

- 8.1 The day-to-day direction of the fieldwork will be undertaken by a member of staff who has considerable experience of working in the urban environment.
- 8.2 The excavation team will be selected from current staff and will total the supervisor and up to one archaeologists.
- 8.3 A standard working day is 08.00 - 16.15. A morning and afternoon tea break and 45-minute lunch break are included within this period. Any workings outside of these times are considered to be overtime.

9 PROGRAMMING

- 9.1 The date of commencement of the fieldwork is currently unknown but will only proceed following approval of this document by the GLAAS. The on-site fieldwork is programmed to take up to seven working days to complete.

10 BIBLIOGRAPHY

Archaeology South-East 2017 *St Anne's Hospital, St Anne's Road, Haringey Archaeological Desk-Based Assessment (Heritage Statement)*, unpublished document

Archaeology South-East 2017 *St Ann's Hospital, St Ann's Road, Haringey London Borough of Haringey Historic Building Recording Written Scheme of Investigation*, unpublished document

Archaeology South-East 2018 *Archaeological Evaluation Report St Ann's Hospital St Ann's Road London Borough of Haringey N15 3TH*, unpublished document

Archaeology South-East 2018 *St Ann's Hospital, St Ann's Road, Haringey, N15 3TH Historic Buildings Record (Historic England Levels 1, 2 & 3)*, unpublished document

Margary I, D. 1955 Roman Roads in Britain

RPS 2022, St Ann's New Neighbourhood: Archaeological Desk Based Assessment, unpublished report

RSK St Ann's General Hospital St Ann's Road London N15 3TH Preliminary Risk Assessment October 2017 unpublished document

RSK St Ann's Hospital London Factual Report – Phase II Geo-environmental Site Assessment (Residential Site) November 2017 unpublished document

RSK St Ann's General Hospital St Ann's Road London N15 3TH Geo-environmental Site Assessment (Residential Site) January 2018 unpublished document

Taylor, J with Brown, G 2009. Fieldwork Induction Manual: Operations Manual 1, Pre-Construct Archaeology Limited

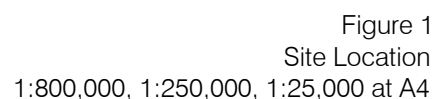


Figure 1
Site Location



Figure 2
Detailed Site Plan showing Proposed Trenches, Services, Existing Buildings to be Retained,
Proposed Buildings, and Buildings Present on 1864 Ordnance Survey
1:1,250 at A3

APPENDIX 1: DEED OF TRANSFER

PCA Ltd is due to carry out an archaeological investigation on the site below:

Site name: St Ann's Hospital, St Ann's Road, South Tottenham

Site Address: St Ann's Hospital, St Ann's Road, South Tottenham, London Borough of Haringey, N15 3TH

Site Code tbc

We have been instructed / commissioned for the work by RPS Group.

Following completion of the site, the full site archive including artefacts worthy of retention will be deposited by PCA with a museum or repository who are committed to curate this archive.

To action this, PCA requires the name and address of the Landowner so that a Transfer of Title can be arranged for the deposition of the archive, by Deed of Transfer between the recipient museum or repository and the Landowner.

Therefore could you please complete the details below and return this letter by post or e-mail to the following:

Neil Hawkins

nhawkins@pre-construct.com

Pre-Construct Archaeology Ltd

Unit 40, Brockley Cross Business Centre

96 Endwell Road, London SE4 2PD

NAME AND ADDRESS OF SITE OWNER / FREEHOLDER

Name:

Address:

COMPANY REGISTRATION NO. (Required for sites in Greater London)



rpsgroup.com