



Officer Report

Application Number: HGY/2026/0261
Application Type: Approval of details reserved by a condition
Address: Plot B (Ferry Island) and Plot F (Pavilion), Tottenham Hale Centre, London
Proposal: Approval of details pursuant to Conditions B23 and F14 (Written Scheme of Investigation (WSI) – Historic England (GLAAS)) in relation to Plots B (FERRY ISLAND site) and F (PAVILION site) of the Tottenham Hale Centre development planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.
Case Officer: Philip Elliott
Valid Date: 29/01/2026
Applicant: Please refer to Company name
Agent: Matthew Eyre

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2026/0261

Ward: Tottenham Hale

Date received: 29/01/2026

Last amended date: N/A

Drawing number of plans: Letter from RPS Group Tetra Tech Consulting Ltd dated 24.11.2025 committing to the funding for all post-excavation work; & Post Excavation Assessment - ASSESSMENT REPORT N ARCHAEOLOGICAL EXCAVATION Ferry Island, Plots B & F, Tottenham Hale Centre Ref: 794-PLN-HER-00805 November 2024 by RPS Consulting Services UK Ltd / PRE-CONSTRUCT ARCHAEOLOGY LIMITED PCA Report no. K17706.

Address: Strategic Development Partnership (SDP) Sites - Plot B (Ferry Island) and Plot F (Pavilion), Tottenham Hale Centre, London, N17

Proposal: Approval of details pursuant to Conditions B23 and F14 (Written Scheme of Investigation (WSI) – Historic England (GLAAS)) in relation to Plots B (FERRY ISLAND site) and F (PAVILION site) of the Tottenham Hale Centre development planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.

Applicant: Midgard Ltd

Officer contact: Philip Elliott

2. APPROVED DEVELOPMENT

Planning permission (Reference: HGY/2018/2223) was granted on 27/03/2019 for: Demolition works and clearance of existing site to provide a mixed-use development comprising 6 buildings up to 38 storeys in height, which together with pavilion and basement accommodation will provide up to 104,053m² of floorspace (GIA), comprising residential (Use Class C3) (up to 1,036 units), retail (Use Class A1-A4), health centre (Use Class D1), office (Use Class B1), leisure (Use Class D2) parking and servicing areas, hard and soft landscaping (including the provision of a new public square), highways works, creation of new vehicular accesses and the realignment of Station Road, decentralised energy network works and other associated works.

The Stage 1 requirements of both conditions were previously approved (ref: HGY/2019/2898) by the London Borough of Haringey in January 2020, with the Stage 2 post-excavation requirements approved in May 2022 (ref: HGY/2021/3464).

3. CONSULTEE RESPONSE

Greater London Archaeological Advisory Service (GLAAS)

Having considered the submitted document (PCA Report no. K17706) I recommend its approval. However, the further work set out in the document remains to be completed.

The accompanying note (RPS, Nov 25) details, the funding for all post-excavation work has been secured and as such I can recommend that the archaeological conditions (B23 and F14) can be considered satisfied.

4. ANALYSIS/ASSESSMENT

Condition B23 reads:

B23) Written Scheme of Investigation (WSI) – Historic England (GLAAS)

No demolition or development (apart from demolition to slab level) shall take place within Plot B until a stage 1 written scheme of investigation (WSI) in respect of Plot B 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 (apart from demolition to slab level) shall take place within Plot B 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 (apart from demolition to slab level) shall take place within Plot B 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. 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 the Historic Environment.

Condition F14 reads:

F14) Written Scheme of Investigation (WSI) – Historic England (GLAAS)

No demolition or development (apart from demolition to slab level) shall take place within Plot F until a stage 1 written scheme of investigation (WSI) in respect of Plot F 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 (apart from demolition to slab level) shall take place within Plot F 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 (apart from demolition to slab level) shall take place within Plot F 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. 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 the Historic Environment.

Assessment:

Pursuant to Conditions B23 and F14 the applicant has submitted Post Excavation Assessment and a letter committing to the funding for all post-excavation work. GLAAS have considered these submissions and have recommended approval of the details. Whilst the further work set out in the document remains to be completed the accompanying note details the funding for all post-excavation work has been secured.

As such, the details can be approved as they satisfy the requirements of the relevant conditions and approval is recommended by GLAAS.

5. RECOMMENDATION

APPROVE WRITTEN SCHEME OF INVESTIGATION (WSI) – HISTORIC ENGLAND (GLAAS) DETAILS RELATING TO PLOT B (FERRY ISLAND SITE) AND PLOT F (PAVILION SITE) RESERVED BY CONDITIONS B23 and F14 ATTACHED TO HGY/2018/2223.

As shown on approved drawings/documents: Letter from RPS Group Tetra Tech Consulting Ltd dated 24.11.2025 committing to the funding for all post-excavation work; & Post Excavation Assessment - ASSESSMENT REPORT N ARCHAEOLOGICAL EXCAVATION Ferry Island, Plots B & F, Tottenham Hale Centre Ref: 794-PLN-HER-00805 November 2024 by RPS Consulting Services UK Ltd / PRE-CONSTRUCT ARCHAEOLOGY LIMITED PCA Report no. K17706.