

TECHNICAL NOTE

NGET Arriva Bus Depot, Tottenham (8021)

SUBJECT	PROJECT NO.	DATE
Archaeological Mitigation	100128383	3 July 2026
AUTHOR	DOCUMENT REFERENCE	
Myrto Kritikou	100128383_FINAL_ISSUE	

Document history

Revision	Purpose description	Originated	Checked	Reviewed	Authorised	Date
1.0	Draft for comment	MK	KN	AF	LI	03/07/26

Client signoff

Client	NGET	
Project	NGET Arriva Bus Depot, Tottenham (8021)	Project No. 100128383
Client signature / date		

Archaeological Mitigation for the Phase 2 Remediation

1. Introduction

AtkinsRéalis UK Ltd (AtkinsRéalis) has been commissioned by National Grid Electricity Transmission (NGET) to advise on the archaeological mitigation required for the Phase 2 remediation for the Former Bus Depot, located off Leaside Road, Tottenham, N17 0SG (herein referred to as 'the site').

The intention of this document is to provide information on the archaeological mitigation (where required) for the Phase 2 remediation proposed for the site. This document provides the details to fully discharge Requirement 14 of the North London Reinforcement (NLRP) Development Consent Order (DCO) (2014 No. 1052), related to Phase 2, for Stage 3a of the development works.

The term 'Stage' in Stage 3a refers to the stages of the Authorised Development within the wider Project, as approved under application reference HGY/2026/0364. 'Phases' refer to the phases of works associated with the remediation activities, as set out in Section 1.3 of the Remediation Strategy approved under application reference HGY/2024/0726.

The DCO for the site includes an archaeology related requirement (Requirement 14 (Archaeology)) and states:

(1) No stage of the authorised development shall commence until for that stage, a written scheme for the investigation of areas of archaeological interest (as identified in the environmental measures document) has, after consultation with the Historic Buildings and Monuments Commission for England, been approved by the relevant planning authority.

(2) Each scheme submitted under requirement 14(1) shall identify areas where one or more of—

(a) field work; and

(b) a watching brief are required, and the measures to be taken to protect, record or preserve any significant archaeological remains that may be found.

(3) Any archaeological works or watching brief carried out under the scheme submitted under requirement 14(1) must be by a suitably qualified person or body.

(4) Any archaeological works or watching brief must be carried out in general accordance with the scheme approved under requirement 14(1) unless otherwise agreed with the relevant planning authority.

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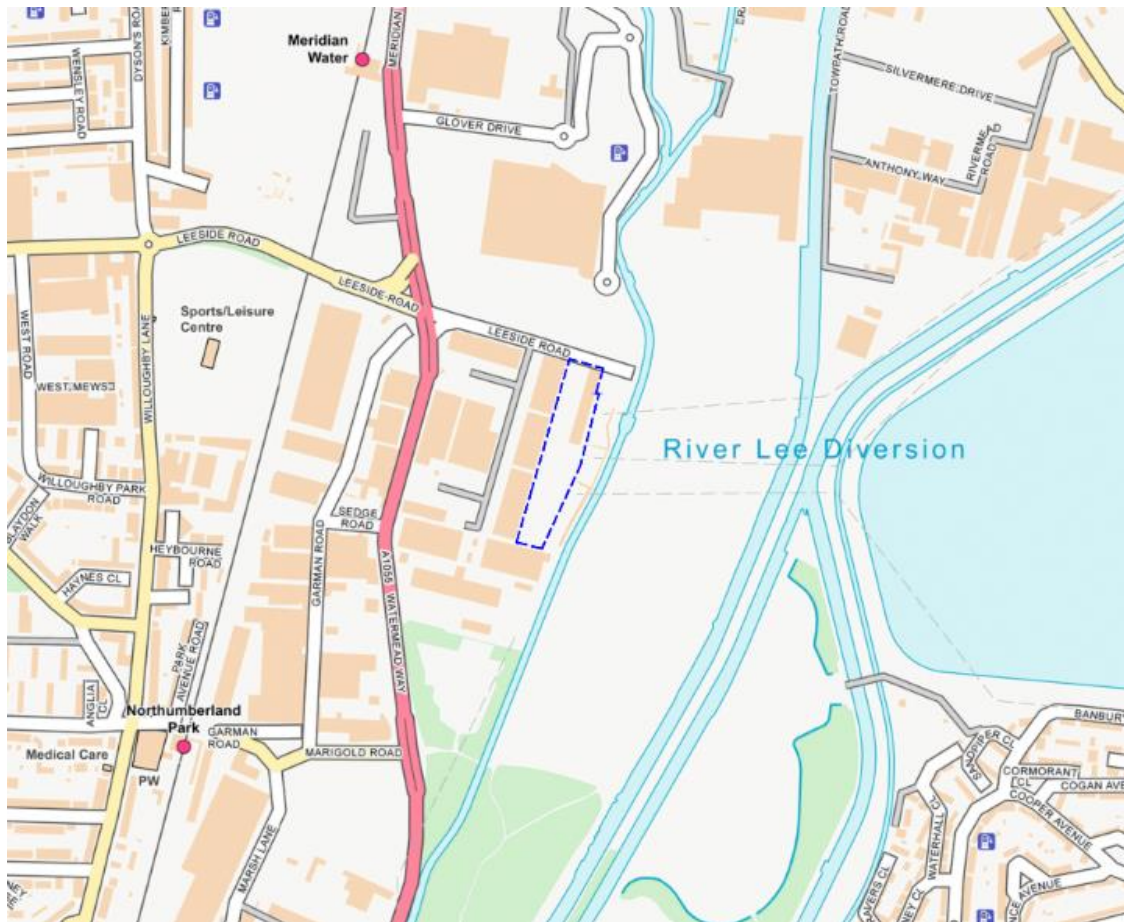


Figure 1. Site map, site boundary marked in blue dashed line

2. Background

The site is located on land belonging to National Grid Electricity Transmission (NGET) and was previously used as a civil engineering works, a bus garage and then a haulage and storage yard. Two infilled ponds are indicated to be present in the centre and south of the site. The site lies within an area that has seen habitation from early prehistory. It is likely that the area of the site was farmland and marshland up to and throughout the Roman period (Corcoran et al 2011, in MOLA 2024) [1]. In the medieval period, the area was likely marshland, later reclaimed for agriculture. With the industrialisation of the Lea Valley in the 20th century, the natural topography was raised by an average of 2.5 m of Made Ground.

Modern industrial activity appears to have also led to hydrocarbon contamination across the site, as recorded in a number of boreholes.

The site, covering an overall area of approximately 1.2 ha, is within the Tier 3 Lea Valley Archaeological Priority Area (APA) which covers the River Lea and Moselle Valley as they pass through Haringey [2]. The APA was as Tier 3 because it covers an extensive area with high prehistoric and palaeoenvironmental potential. A Written Scheme of Investigation (WSI) for an Archaeological Watching Brief was prepared by Pre-Construct Archaeology (PCA) in February 2024 [3] and submitted for the discharge of the demolition and Phase 1 remediation DCO requirements. As

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statutory consultee, the Greater London Archaeology Advisory Service (GLAAS) requested that a geoarchaeological deposit model be prepared, for better understanding of the geology and potential of deposits on site.

A desk-based geoarchaeological assessment, or deposit model, commissioned from Museum of London Archaeology (MOLA) by AtkinsRéalis, was completed in June of 2024, in order to determine the archaeological and palaeoenvironmental potential of the site. Of the 17 data points within the site boundary, the deposit modelling showed three locations of deposits of significance or of high potential. The modern truncations across site and the deposition of Made Ground, are not uniform and at the thinnest points, overlie silty Holocene deposits. The report concluded that the demolition works of Stage 1 of the DCO were unlikely to disturb any archaeological remains, due to the level of truncation across the site. It was recommended that further planned investigation or below ground works should be undertaken under a geoarchaeological watching brief.

A watching brief was planned for the Phase 1 works. This took place, first on a full time basis and then with an intermittent supervisory presence on site. After confirmation that Made Ground was observed across the area of the works, and that no archaeological features or deposits survived at that level, it was agreed that the works could continue without archaeological supervision and the watching brief was terminated. This is included in Appendix A.

Prior to commencement of works on site for the Phase 2 Remediation, there was further consideration of the requirements of archaeological mitigation and correspondence with the GLAAS has been undertaken.

3. Phase 2 remediation scope

The techniques proposed for the Phase 2 remediation are detailed herein and the information specific to contact with below ground archaeological deposits has been included. The areas in which the proposed methodologies are to be implemented are shown on Figure 2.

3.1 Soil vapour extraction

The soil vapour extraction (SVE) methodology is to be utilised in the north of the site only, in the remediation area shown on Figure 2. The SVE works are to comprise:

- Drilling and installation of a tight array of monitoring wells to a maximum depth of 2.5 m bgl, anticipated to be within Made Ground;
- Deployment of the SVE extraction system that sits on top of the wells, at ground level and removes volatile organic compounds. Below ground disturbance will be comparable to standard ground investigation works;
- Operation of the system for a period of around 12 weeks; and
- Decommissioning of all monitoring wells to be undertaken in accordance with Environment Agency guidance.

There is an average of 2.5 m of Made Ground across the site, as confirmed by ground investigations. The thickness is not uniform, nor consistent, but previous works have shown poor archaeological survival on site.

3.2 DNAPL recovery

In summary, the dense non aqueous phase liquid (DNAPL) recovery shall comprise:

- Targeted areas where DNAPL has been previously identified, i.e in close proximity to where ground investigation has been carried out since 2013 at the site;
- Drilling of up to 35 boreholes to 8 m bgl, to install 100 mm monitoring wells into the superficial deposits. The method for this will be similar to what has been carried out for numerous phases of ground investigation at the site. Due to the number of boreholes required and the objective to install monitoring wells only, these will be drilled efficiently via hollow stem auger that generates very disturbed arisings. No borehole logging or soil sampling will be carried out. This drilling will be carried out prior to the remediation works;
- Operation of a low to moderate intensity extraction system for DNAPL extraction, such as belt skimmers or pumping. These systems remove the 'coal tar' from the ground without extracting groundwater. No soil disturbance is considered to take place during these works;
- Installation of a well network that considers the DNAPL identified, the elevation of the surface of the London Clay and the proposed development area (i.e. this area shall be prioritised to maximise the remediation programme);
- Operation of the system for a period of 12 weeks at multiple locations across the south of the site; and
- Decommissioning of all monitoring wells to be undertaken in accordance with Environment Agency guidance subsequent to works.

From information available in the deposit modelling that MOLA completed in 2024 [1] the stratigraphy of site consists of bedrock geology of London Clay, overlain with Pleistocene deposits comprising of mostly sands and gravels belonging to the Lea Valley Gravel Member. The Holocene deposits, next in sequence, predominantly consisted of silts and clays, with occasional peat and organic sediment. This sequence was truncated and sealed with 20th century modern ground consisting mostly of sand and gravel mixed with bricks, concrete, and other anthropogenic material.

3.3 Excavation of gross contamination areas

The shallow excavation of gross contamination areas identified within the unsaturated zone as part of the Phase 1 remediation that were not excavated, will be undertaken. These works comprise:

- Excavation of surface asphalt and hardstanding, followed by unsaturated Made Ground and Alluvium (where present) to a depth of 2.0 m bgl (ranging between 8.49 m to 8.85 m AOD). These areas are based on experience from the Phase 1 remediation and are within the former footprint as shown on Figure 2;
- Removal of perched and shallow groundwater from within excavations, storage and disposal off-site by tanker for treatment; and
- Excavations shall be backfilled to match original ground levels utilising clean, validated, imported material that is suitable for use.

Similar to the SVE methodology, the excavation only reaches a depth where archaeological survival is unlikely due to the extent of modern truncations.

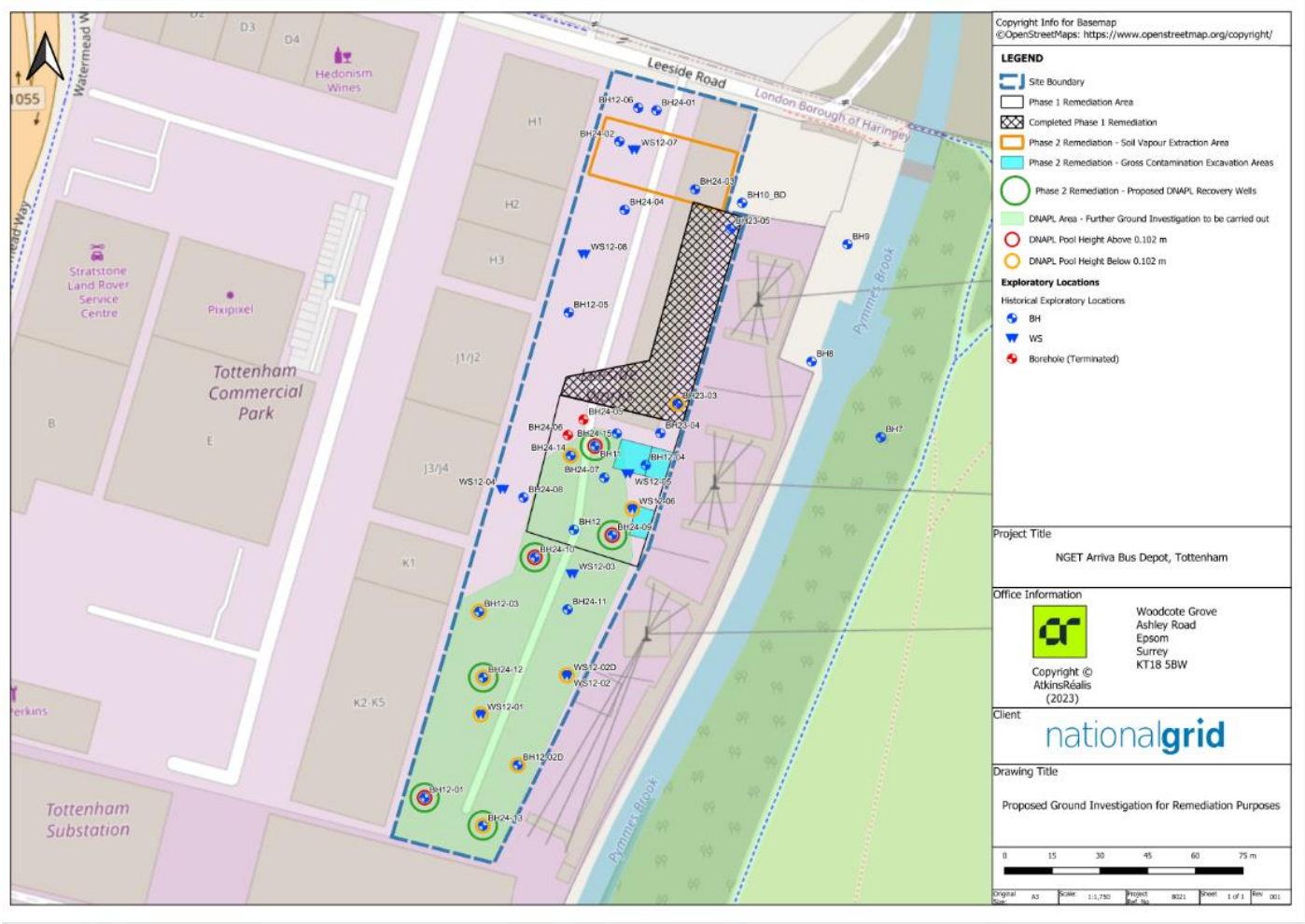


Figure 2. Phase 2 Remediation areas

4. Archaeological mitigation

Considering each of the remedial techniques proposed as part of the Phase 2 remediation, archaeological mitigation proposed and justification is provided in Table 1.

Table 1 Archaeological mitigation

Proposed remedial technique	Location	Archaeological mitigation recommended	Justification
SVE	Northern area	No specific mitigation recommended.	Works within an extensively truncated and disturbed area. SVE methodology only reaches 2.5m BGL, whereas the peat and organic deposit that could have

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Proposed remedial technique	Location	Archaeological mitigation recommended	Justification
			archaeological potential survived at over 3m BGL.
DNAPL recovery	Southern area	No specific mitigation recommended.	The boreholes drilled for this methodology are located close to previous ones, thus not targeting new areas to gather new information. The arisings consist of disturbed and mixed material that will not be logged or sampled. The boreholes narrow width of 100 mm, along with the thickness of Made Ground, make visual inspection unsuited and irrelevant. The GLAAS have confirmed that archaeological mitigation is not required and this is provided in Appendix B.
Excavation of gross contamination areas	Centre of the site	No specific mitigation recommended.	The excavation of surface asphalt and hardstanding, followed by unsaturated Made Ground and Alluvium (where present) to a depth of 2.0 m is unlikely to interact with any archaeological deposits. Moreover, the works are within the same footprint of the Phase 1 remediation (Figure 2) area where archaeological mitigation was descope considered considering findings from the watching brief carried out as part of the Phase 1 works (Appendix A).

5. Conclusions and recommendations

The floodplain of the River Lea has been a focus of activity since the prehistoric period, while the location of the site has potential for medieval and post-medieval archaeological remains.

A review of the original WSI in conjunction with the findings of the geoarchaeological watching brief and the deposit modelling, demonstrate that the site is extensively truncated, disturbed by modern activity, including contamination from hydrocarbons, which would affect analytical techniques such as radiocarbon dating. The thick layer of Made Ground (averaging 2.5 m in thickness) which covers the site is of no archaeological or palaeoenvironmental potential or significance.

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There is some potential for preservation of material where peat and organic deposits survived, but these were only observed in three of the seventeen boreholes and were found at depths greater than the ones reached by both the excavation and SVE techniques proposed. DNAPL recovery which involves drilling to greater depth, will cause limited ground disturbance and will result in disturbed mixed arisings. Moreover the new boreholes are located in close proximity to the ones used for the deposit modelling [1] and will not be targeting new areas.

Based on the above, and after liaising with the GLAAS representative Sandy Kidd, and presenting the methodologies for the three techniques proposed for the Phase 2 Remediation works, it has been agreed that there is no need for archaeological mitigation for the Phase 2 remediation works.

6. References

- [1] MOLA, "North London Reinforcement Project, Leaside Road, Tottenham, London N17 - Geoarchaeological Deposit Model", 2024.
- [2] O. Archaeology, "London Borough of Haringey Archaeological Priority Area Appraisal," 2021.
- [3] PCA, "Leaside Works, Leaside Road, London Borough Of Haringey N17 0SG - WSI for an Archaeological Watching Brief," 2024.

Appendix A



FW: NGET Tottenham - Update

F

From: Kidd, Sandy <Sandy.Kidd@HistoricEngland.org.uk>
Sent: 16 July 2025 16:11
To: Hutchings, Jonathan <Jonathan.Hutchings@atkinsrealis.com>
Subject: RE: NGET Tottenham - Update

Hi Jonathan, yes I agree works expected to be contained within the modern made ground don't need further observation.

Sandy Kidd MA MCIfA MRTPI FSA
Team Leader (GLAAS)
London & South East Region
Historic England
Mobile phone: 07760 456812



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From: Hutchings, Jonathan <Jonathan.Hutchings@atkinsrealis.com>
Sent: 16 July 2025 14:59
To: Kidd, Sandy <Sandy.Kidd@HistoricEngland.org.uk>
Subject: Re: NGET Tottenham - Update

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Hi Sandy,

Hope all's well.

At present, works on site are at a "reduced capacity" with no ground breaking or excavation activities taking place (as of 03/07/25). I believe the Contaminated Land team are establishing whether additional remediation is required at this stage of the works, no deeper than the current 2-3m depth, but in an additional area (this is the area to be confirmed). PCA have been stood down for the time being, but we will find out the level of additional work a required should things pick up again.

As detailed in the technical note I sent previously, there are thick modern made ground deposits across the site (2-3m). Following confirmation that any further works stay within the defined depths of made ground (as part of the Phase 1 remediation) , if it is agreeable, could we agree that further attendance as part of the watching brief is no longer required for this phase of works. At present, no information around the Phase 2 remediation works is available, pending completion of Phase 2.

When I have more information on Phase 2 I shall let you know.

Best regards

Jonathan Hutchings (He/Him) MA BA(Hons), MCIfA

Principal Archaeologist
Sustainable Land and Resource Management

Tel: +44 20 3214 8854

AtkinsRéalis

From: Kidd, Sandy <Sandy.Kidd@HistoricEngland.org.uk>
Sent: Wednesday, July 16, 2025 13:32
To: Hutchings, Jonathan <Jonathan.Hutchings@atkinsrealis.com>
Subject: RE: NGET Tottenham - Update

Hi Jonathan, what is the current situation on site, is all work completed?

Sandy Kidd MA MCIfA MRTPI FSA

Team Leader (GLAAS)

London & South East Region

Historic England

Mobile phone: 07760 456812



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From: Hutchings, Jonathan <Jonathan.Hutchings@atkinsrealis.com>
Sent: 06 June 2025 08:59
To: Kidd, Sandy <Sandy.Kidd@HistoricEngland.org.uk>
Subject: NGET Tottenham - Update

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Good morning Sandy,

Please find attached an update on progress on the NGET Tottenham site. Main headline is that there continues to be thick (2-3m) of made ground across the site with no archaeological features or deposits present.

I believe there is maybe 4 weeks left on site for this phase of works. Based on the presented information and confirmed depths of made ground deposits, could we call this phase of watching brief complete?

Best regards

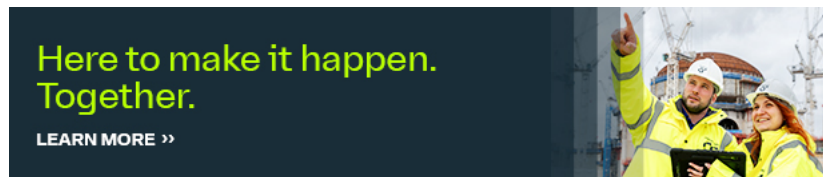
Jonathan Hutchings (He/Him) MA BA(Hons), MCIfA

Principal Archaeologist

Sustainable Land and Resource Management

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Appendix B

**RE: NGET Tottenham - Update**

From Kidd, Sandy <Sandy.Kidd@HistoricEngland.org.uk>

Date Wed 2026-06-17 15:54

To Kritikou, Myrto <Myrto.Kritikou@atkinsrealis.com>

Cc Ford, Alan David <AlanDavid.Ford@atkinsrealis.com>; Ilyas, Lauren <Lauren.Ilyas@atkinsrealis.com>; Liu, Karen Hanyang <KarenHanyang.Liu@atkinsrealis.com>; Harrison, Philip <Philip.Harrison@atkinsrealis.com>

Thank you for the clarification Myrto. I would be happy to de-scope the DNAPL recovery from archaeological mitigation as unlikely to cause harm.

Sandy Kidd MCIfA
Team Leader (GLAAS)
London & South East Region
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07760 456812



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From: Kritikou, Myrto <Myrto.Kritikou@atkinsrealis.com>

Sent: 15 June 2026 11:19

To: Kidd, Sandy <Sandy.Kidd@HistoricEngland.org.uk>

Cc: Ford, Alan David <AlanDavid.Ford@atkinsrealis.com>; Ilyas, Lauren <Lauren.Ilyas@atkinsrealis.com>; Liu, Karen Hanyang <KarenHanyang.Liu@atkinsrealis.com>; Harrison, Philip <Philip.Harrison@atkinsrealis.com>

Subject: Re: NGET Tottenham - Update

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Dear Sandy,

I hope you had a good weekend.

Apologies for the delayed follow-up, we waited for the drawing to be finalised.

I have attached the drawing showing both historical and proposed exploratory holes. I am also attaching a screenshot, in case you cannot access the file.

As communicated previously, the DNAPL recovery will be carried out within borehole monitoring wells, similar to what has been drilled and utilised for monitoring across the site to date.

The recovery works comprise the following:

- Drilling of up to 35 boreholes to 8 m bgl, to install 100 mm monitoring wells into the superficial deposits. The method for this will be similar to what has been carried out for numerous phases of ground investigation at the site. Due to the number of boreholes required and the objective to install monitoring wells only, these will be drilled efficiently via hollow stem auger that generates very disturbed arisings. No borehole logging or soil sampling will be carried out. This drilling will be carried out before the remediation works.
- DNAPL recovery will be carried out by pumping or skimming from within the monitoring wells, that removes the 'coal tar' from the ground without extracting groundwater. No ground disturbance is considered to take place during these works.
- Areas targeted for DNAPL recovery are those where DNAPL has been previously identified, i.e in close proximity to where ground investigation has been carried out since 2013.

Please let me know if you may need any additional information.

With best wishes,

Myrto

Myrto Kritikou (She/ Her)

Archaeological Consultant
Sustainable Land and Resource Management

Tel: (+44) 07443234993

AtkinsRéalis

AtkinsRéalis - Sensitive / Sensible [FR]

From: Kritikou, Myrto <Myrto.Kritikou@atkinsrealis.com>
Sent: 08 June 2026 17:27
To: Kidd, Sandy <Sandy.Kidd@HistoricEngland.org.uk>
Cc: Ford, Alan David <AlanDavid.Ford@atkinsrealis.com>; Ilyas, Lauren <Lauren.Ilyas@atkinsrealis.com>; Liu, Karen Hanyang <KarenHanyang.Liu@atkinsrealis.com>
Subject: Re: NGET Tottenham - Update

Dear Sandy,

Thank you for getting back to me so swiftly, and for the information shared.

The overall strategy for the DNAPL recovery is to utilise borehole monitoring wells.

There will be up to 35 new boreholes drilled via hollow stem auger that generates disturbed arisings.

DNAPL recovery will be carried out by pumping or skimming from within the monitoring wells. This is to be carried out before the remediation works.

These boreholes will be placed in areas where DNAPL has been previously identified, that is in close proximity to where GI has been carried out before and there is information available.

I will share some more information tomorrow, including a drawing. In the meantime, please let me know if there is anything you would like me to share more information on.

Again, many thanks for your quick reply, it is very much appreciated.

Kind regards

Myrto Kritikou (She/ Her)

Archaeological Consultant
Sustainable Land and Resource Management

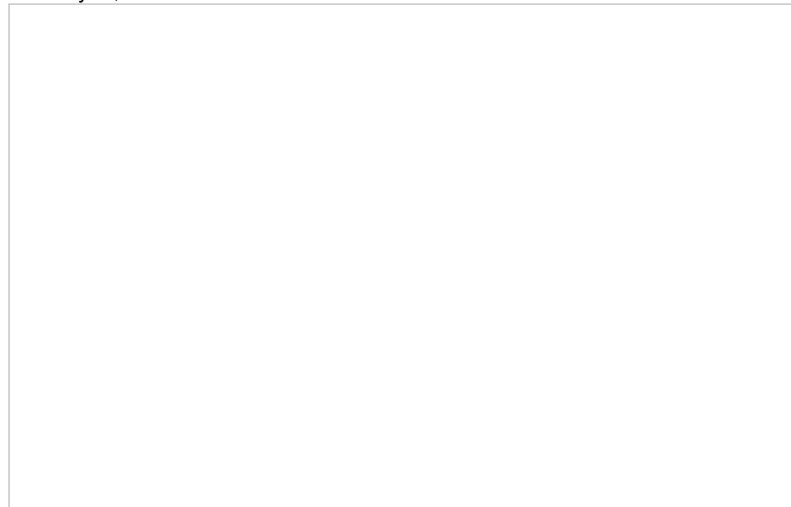
Tel: (+44) 07443234993

AtkinsRéalis

AtkinsRéalis - Sensitive / Sensible [FR]

From: Kidd, Sandy <Sandy.Kidd@HistoricEngland.org.uk>
Sent: 08 June 2026 14:56
To: Kritikou, Myrto <Myrto.Kritikou@atkinsrealis.com>
Cc: Ford, Alan David <AlanDavid.Ford@atkinsrealis.com>; Ilyas, Lauren <Lauren.Ilyas@atkinsrealis.com>; Liu, Karen Hanyang <KarenHanyang.Liu@atkinsrealis.com>
Subject: RE: NGET Tottenham - Update

Dear Myrto, so



Presumably you are aware of the phase 1 MOLA geoarchaeology report (attached for ease of reference). This identified a considerable depth of modern made ground (of no archaeological interest) over Holocene deposits. The phase 2 works will need to be assessed for impact on the Holocene deposits. From your outline below it looks as if only the third bullet (DNAPL Recovery) might have an impact but I am unclear what that entails.

Regards

Sandy Kidd MCIfA
Team Leader (GLAAS)
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From: Kritikou, Myrto <Myrto.Kritikou@atkinsrealis.com>
Sent: 26 May 2026 19:01
To: Kidd, Sandy <Sandy.Kidd@HistoricEngland.org.uk>
Cc: Ford, Alan David <AlanDavid.Ford@atkinsrealis.com>; Ilyas, Lauren <Lauren.Ilyas@atkinsrealis.com>; Liu, Karen Hanyang <KarenHanyang.Liu@atkinsrealis.com>
Subject: Fw: NGET Tottenham - Update

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Dear Sandy,

I joined AtkinsRealis in January as an Archaeological Consultant and am now involved with the Tottenham project.

AtkinsRéalis have been engaged to assist with the DCO for the NGET Former Bus Depot at Leaside Road, Tottenham. Demolition and Phase 1 remediation works on site were completed after engagement with the EA and GLAAS. This is a similar proposal for the Phase 2 remediation.

At this stage the Phase 2 remediation is due to comprise the following:

- **Soil vapour extraction in the north of the site:** this involves the drilling and installation of a tight array of monitoring wells to a maximum depth of 2 m bgl. An extraction system sits on top, at ground level and removes volatile organic compounds. Below-ground activity will be comparable to standard ground investigation works.
- **Shallow excavation of gross contamination:** localised excavation with the former remediation footprint to 2 m bgl, that was previously not completed. Excavation to this depth was previously approved as part of the Phase 1 remedial works in 2025.
- **DNAPL Recovery in the centre and south of the site:** this will involve the drilling and installation of 100 mm diameter monitoring wells to a maximum depth of ~7 m bgl, that will be used to remove DNAPL from the underlying superficial deposits. This removal will be carried out by an above ground fabric extraction method, similar to a belt skimmer.

For reference and a reminder of the project, I have attached the thread of emails that were forwarded to me, between yourself and Jonathan, who has now left AtkinsRealis. I believe them to be the most recent ones. Please let me know if you want me to forward further similar communications from Phase 1.

For your information, the proposed development at the site has been revised. The initial design comprised an underground cable solution and cable sealing end compound and has now been replaced with a tower. The regulatory process associated with this design change is being managed by National Grid and their planning consultant as part of the wider North London Reinforcement project. This element therefore sits outside the scope of AtkinsRéalis' remit.

AtkinsRéalis' scope is limited to the remediation of the Former Depot site to enable subsequent construction phases. Our current submission relates solely to the discharge of the remaining DCO requirements for the Phase 2 remediation works. This approach is detailed in the attached officer reports.

Please let me know what further information you may require at this point.

Kind regards

Myrto Kritikou (She/ Her)

Archaeological Consultant
Sustainable Land and Resource Management

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AtkinsRéalis

