

2026

re:shape

Archaeological Desk-Based Assessment

Ashley Park





Re:shape T Ltd

FORMER ASHLEY HOUSE SITE, ASHLEY ROAD, TOTTENHAM HALE

Archaeological Desk-Based Assessment

Local Planning Authority: London Borough of Haringey

Internal Project Reference: 02802

Version 2: Final for Submission

Date: 28th August 2026

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Project Details	
Project Name / Address	Former Ashley House site, Ashley Road, Tottenham Hale, London Borough of Haringey, N17 9LZ
Scope of Report	Archaeological Desk-Based Assessment
Client	Re:shape T Ltd
Local Planning Authority	London Borough of Haringey
Internal Project Reference	02802
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1 EXECUTIVE SUMMARY

INTRODUCTION

- 1.1.1. HEA has been commissioned by Re:shape T Ltd to produce an Archaeological Desk-Based Assessment (ADBA) in support of a planning application for development at the former Ashley House site, Ashley Road, Tottenham Hale, London Borough of Haringey, N17 9LZ. This report draws together the available archaeological, historical, topographical, and land use information in order to clarify the archaeological potential of the Site. It is the intention that this report will address the information requirements as set out in the NPPF and the London Borough of Haringey local planning framework.

DEVELOPMENT PROPOSALS

- 1.1.2. The development proposal comprises:
- 1.1.3. *Full planning permission for a phased mixed-use development comprising: (i) enabling works and operations; (ii) residential development (Use Class C3) including affordable housing; (iii) shared living accommodation (Sui Generis), (iv) commercial and community floorspace (Use Classes E and F2); and (v) site-wide and/or phase-specific access, servicing, public realm, blue-badge parking, cycle parking, open space, hard and soft landscaping, utilities, plant and all other associated works.*

RELEVANT ARCHAEOLOGICAL ASSETS

- 1.1.4. There are no designated archaeological assets that require consideration as part of this report.
- 1.1.5. The Site is located within two Archaeological Priority Areas:
- A Tier 2 APA which is associated with the historic core of Tottenham Hale. The settlement appears to have originated in the Saxon or Medieval period on the basis of past findings which has identified evidence for Saxon and then 12-14th century activity. The APA has been classified Tier 2 by the GLHER as it contains a potential for Saxon to Medieval settlement activity. In addition, a Mesolithic working site has been found in the west of the APA on a site known as "Welbourne" and associated with activity adjacent to a potential water source.
 - A Tier 3 APA associated with the Lea Valley terrace gravels and former floodplain. This APA encompasses an area along the River Lea and is associated with further APAs in other London Boroughs along the course of the river. This APA is classified Tier 3 by the GLHER as it covers a vast landscape with a perceived potential to contain in particular organic palaeoenvironmental remains associated with wetland and riverine environments, as well as associated prehistoric exploitation of this landscape.
- 1.1.6. The development and later demolition phases at the Site during the 20-21st century will have likely resulted in widespread ground disturbance, likely truncating or removing any sub-surface



archaeological remains which may have been present, particularly within the footprints of the existing and former buildings.

- 1.1.7. Any sub-surface archaeological remains which may survive at the site are likely to have been truncated, and therefore likely to be of reduced archaeological significance.
- 1.1.8. On account of the available information and anticipated past ground disturbance, it is considered very unlikely that there would be any significant archaeological impacts as a result of the Proposed Development. If any remains were present, these would in the first instance comprise foundations and service trenches of 20th century date with no archaeological significance attached to them. Further to this, any earlier remains would very likely be heavily truncated and therefore of at most a low archaeological significance. The proposed development is therefore assessed as likely having no effect on archaeological heritage significance.

SUMMARY & RECOMMENDATIONS

- 1.1.9. For a previous application for demolition and redevelopment of the Site (Ref: HGY/2016/4165), an archaeological condition was imposed by the Council but later removed. It is therefore suggested that no further archaeological work is required in this particular instance. This would align with the previous permission and its Non-Material Amendment (Ref: HGY/2022/4230), for which it was concluded that there should be no archaeological requirement.



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2 INTRODUCTION

2.1 PROJECT BACKGROUND

INTRODUCTION

- 2.1.1. HEA has been commissioned by Re:shape T Ltd to produce an Archaeological Desk-Based Assessment (ADBA) in support of a planning application the former Ashley House site, Ashley Road, Tottenham Hale, London Borough of Haringey, N17 9LZ centred at National Grid Reference (NGR) TQ 34328 89661, hereafter referred to as the Site (Figure 1). The Site is located within the administrative planning boundary of the London Borough of Haringey.

CURRENT SITE CONDITIONS

- 2.1.2. The Site comprises cleared land, formerly developed by 1911 with a braids and bootlace factory, which was later expanded by 1936 and labelled on Ordnance Survey mapping at that time as a printing ink and varnish factory. The Site was further redeveloped by 1999 and then entirely cleared of built form in 2023.

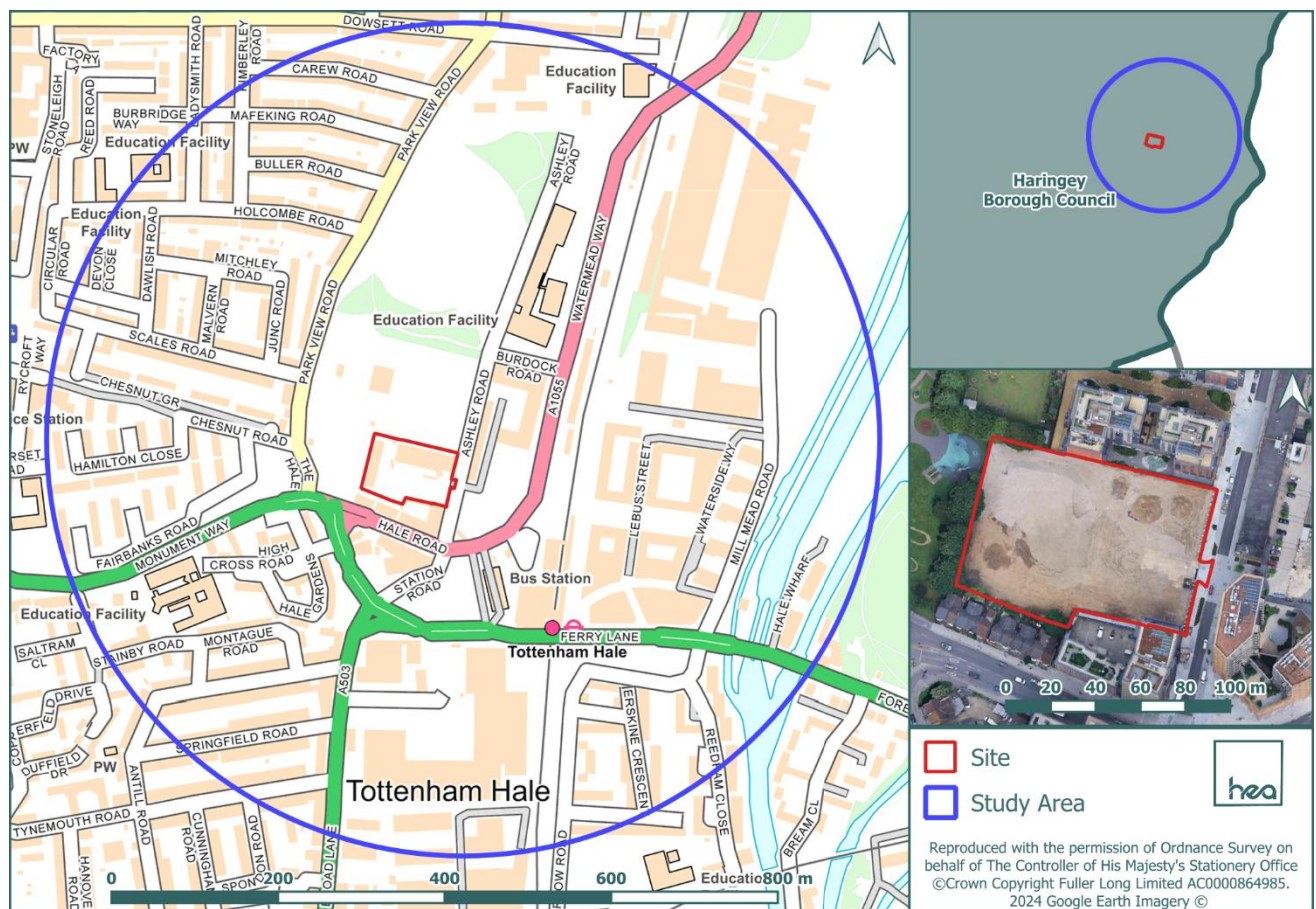


Figure 1: Site Location



CURRENT DEVELOPMENT PROPOSAL

2.1.3. The development proposal comprises:

Full planning permission for a phased mixed-use development comprising: (i) enabling works and operations; (ii) residential development (Use Class C3) including affordable housing; (iii) shared living accommodation (Sui Generis), (iv) commercial and community floorspace (Use Classes E and F2); and (v) site-wide and/or phase-specific access, servicing, public realm, blue-badge parking, cycle parking, open space, hard and soft landscaping, utilities, plant and all other associated works.

2.1.4. This report has been produced to comply with relevant national, regional, and local planning legislation, policy, as well as industry standards and guidance, as summarised in Appendix 1. The local development planning framework is provided by the London Plan 2021 and the London Borough of Haringey Local Development planning framework.

2.1.5. For full details of the proposed scheme, reference should be made to the plans and documents submitted with the application. These should be fully viewed in tandem with this ADBA.

2.2 AIMS AND OBJECTIVES

2.2.1. The Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015c) states that desk-based assessments should 'determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment'. The Chartered Institute for Archaeologists (CIfA) states that a desk-based assessment should 'enable reasoned ... decisions to be made as to whether to mitigate, offset or accept [archaeological impact] without further intervention' (Chartered Institute for Archaeologists, 2020).

2.2.2. This ADBA will assess the archaeological potential within the Site, the potential impacts of the proposed development works upon either the known or anticipated archaeological resource, and provide recommendations for a suitable mitigation strategy, if required, as part of a planning application. This is achieved through five overarching objectives:

- identify the presence of any known or potential archaeological assets that may be affected by the proposals;
- describe the significance of such assets, in accordance with relevant national, regional, and local planning legislation and policy, as well as industry standards and guidance;
- identify any factors which may have compromised an asset's survival and / or significance;
- assess the likely impacts upon the significance of the asset(s) arising from the proposals;



- provide recommendations for further investigation and/or mitigation where considered appropriate, aimed at enhancing and / or preserving the asset(s) in the first instance, reducing or removing any adverse effects in the second instance, or finally, as outlined in relevant policy and guidance as the least preferred option, recording the asset(s) prior to its loss during development works.

- 2.2.3. The approach taken by this report, as well as the relevant legislation, policy, guidance, and source material, will be summarised further below.
- 2.2.4. This report was originally issued in July 2026, since updated, and has undergone a quality assurance process to ensure that the issued version meets the required guidelines and standards.
- 2.2.5. The relevant project contact is James Archer BA (Hons), MCIfA, Director at HEA.
- 2.2.6. The archive of data resulting from the completion of this report is anticipated to be entirely digital and will therefore be held centrally by HEA.

3 METHODOLOGY SUMMARY & BASELINE DATA COLLATION

3.1 INTRODUCTION

- 3.1.1. This ADBA assess the likely potential for the site to contain archaeology, and the likely significance of this archaeology if present. It summarises the archaeological and historic background of the Site, including an overview of previous land use and development, assess the likely impacts of development upon archaeological remains if present, and concludes an overall effect of the development upon the archaeological resource.
- 3.1.2. This report has been produced to comply with relevant legislation, policy, standards and guidance, including:
- Ancient Monuments and Archaeological Areas Act (AMAAA) 1979, as amended;
 - The National Planning Policy Framework (NPPF), first published in March 2012 and has since been periodically updated;
 - The Regional and Local Planning Policy Framework provided by the relevant regional and local administrative authorities;
 - The National Planning Practice Guidance (PPG) was published in support of the NPPF and is available on the Government Gateway website. The PPG is separated into categories of which the relevant category for this report is the Historic Environment category, first published in April 2014 and has since been periodically updated;
 - The Chartered Institute for Archaeologists Standard and Guidance for historic environment desk-based assessment (Chartered Institute for Archaeologists, 2020);
 - Historic England Guidance, including:
 - Good Practice Advice Note 1: The Historic Environment in Local Plans (Historic England, 2015);
 - Good Practice Advice Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015);
 - Good Practice Advice Note 3: The Setting of Heritage Assets (Historic England, 2017);
 - Conservation principles, policies and guidance for the sustainable management of the historic environment (Historic England, 2008); and
 - Historic England Advice Note 12: Statements of Heritage Significance (Historic England, 2019).
- 3.1.3. This section summarises the methodology that underpins this assessment, with further detail included at Appendix 2.



3.2 CONSULTATION

- 3.2.1. With due regard to commercial and sensitivity considerations as agreed with the client, relevant consultees will be contacted to discuss the Site where possible.

3.3 ASSESSING ARCHAEOLOGICAL POTENTIAL

- 3.3.1. "Archaeological potential" refers to the possibility of currently unknown archaeological heritage assets being present at the Site. The nature of below-ground archaeological remains means that their presence, extent, and character may remain uncertain until investigated through appropriate non-intrusive or intrusive techniques.
- 3.3.2. There are a number of factors which affect an assessment of archaeological potential. These include:
- The distribution and character of known archaeological heritage assets within a defined study area;
 - The results of nearby archaeological fieldwork within a defined study area;
 - Environmental factors such as geology, topography, and soil quality, which will have affected the way in which a site may have been utilised by past human populations, and may also affect the potential for the survival or visibility of archaeological features or finds.
 - Previous land-use and development history, such as agricultural plough activity and modern development, which may have reduced the potential for a site to contain surviving archaeological remains.
- 3.3.3. This assessment provides a baseline statement on the likely archaeological potential of the Site on the basis of each relevant archaeological time period. This potential will be defined as Nil, Negligible, Low, Medium, or High. Where known archaeological remains are present or where there is insufficient information to make a judgement this will be stated.

3.4 ASSESSING HERITAGE SIGNIFICANCE

- 3.4.1. Significance is fundamental to the conservation of heritage assets. The NPPF Chapter 20 states that heritage 'assets are an irreplaceable resource' and 'should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.'
- 3.4.2. The Framework (NPPF Annex B) goes on to define significance as 'the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'
- 3.4.3. The PPG (Paragraph: 006 Reference ID: 18a-006-20190723) expands upon the types of heritage interest that can contribute to significance:

- 'archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.'
- 'architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.'
- 'historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity'.

- 3.4.4. In addition, the non-statutory criteria for Scheduled Monuments established by the Secretary of State (DCMS, 2013) outline several principles that aid in assessing the significance of a heritage asset. Whilst produced prior to the adoption of the NPPF and the PPG, Historic England's Conservation Principles document (Historic England, 2008) includes guidance on understanding the physical structure of a "place" and its evolution over time, in order to understand its significance. The guidance provides a useful framework for understanding the ways in which significance may be expressed, with four primary "heritage values" being Evidential, Historical, Aesthetic, and Communal. Below-ground archaeological remains will commonly derive their primary significance from evidential value, although other heritage interests may be relevant depending on the nature and context of the asset. In addition, the "setting" of a heritage asset will contribute towards its significance.
- 3.4.5. The setting of a heritage asset is summarised in the NPPF as 'the surroundings in which a heritage asset is experienced.' Crucially, setting is not an asset in itself but rather, 'its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance' (Historic England, Planning Note 3: The Setting of Heritage Assets (December 2017) p.4). Setting is distinguished from curtilage, character, and context. While setting is often experienced visually, the way in which the asset is appreciated, understood, and experienced can also be influenced by factors such as noise, vibration, and odours, among other factors.
- 3.4.6. This report assesses the likely significance of relevant archaeological heritage assets, which may either be known or could be anticipated at the Site. Significance will be assessed on the basis of each relevant archaeological time period where appropriate. This significance will be defined as None, Negligible, Low, Medium, High, or Very High, where sufficient information is available to make such an assessment. This significance scale relates to the heritage significance of the asset and is distinct from the scale used to characterise the degree of harm arising from development.

3.5 ASSESSING POTENTIAL DEVELOPMENT EFFECTS ON HERITAGE SIGNIFICANCE

- 3.5.1. Conservation is the process of managing change. Historic England's guidance is that 'change' does not equate to 'harm'. This assessment therefore considers the effect of the proposed development on the significance of relevant heritage assets, rather than assuming that any change constitutes harm.
- 3.5.2. NPPF Policy HE5.2 states that 'assessments of the potential effects of development proposals on the significance of heritage assets (including through effects on their setting) should identify whether proposals would be likely to:
- a. Have a **positive effect**, which is where the significance of a heritage asset would be enhanced, or better revealed; or
 - b. Have **no effect** on the significance of a heritage asset; or
 - c. Result in **harm to the significance** of a heritage asset, either from work affecting the asset itself or from development within its setting. The degree of harm should be identified: substantial harm would occur where the development proposal would seriously affect a key element of the asset's significance; or
 - d. Cause the **total loss of the significance** of a heritage asset.'
- 3.5.3. This assessment therefore considers both the nature of any effect and its consequences for the significance of the heritage asset. Effects may arise through physical changes to a heritage asset or through changes to its setting. This assessment will consider the contribution made by setting to the significance of the asset and, where relevant, will follow the methodology set out in Historic England's (2017) document 'The Setting of Heritage Assets'.
- 3.5.4. Where an effect is identified as harmful, the degree of harm will be assessed having regard to the significance of the heritage asset and the extent to which the proposal would affect the elements of significance identified in this assessment. Where appropriate, harm that does not amount to substantial harm will be further characterised using the assessment descriptors of Negligible, Low, Medium, or High. These descriptors are used to provide consistency within the assessment but do not constitute additional policy categories or replace the NPPF distinction between harm and substantial harm.
- 3.5.5. With regard to designated heritage assets:
- NPPF Policy HE6.1 states that 'substantial weight should be given to the [designated heritage] asset's conservation (and the more important the asset, the greater the weight should be)', irrespective of whether the potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance.



- Policy HE6.2 states that 'development proposals which would have a positive effect on a designated heritage asset should be supported'.
- Policy HE6.3 states that 'any harm to a designated heritage asset will be a matter of considerable importance and weight.'
- Where "harm" is identified to a designated heritage asset as a result of a proposed development, NPPF policy HE6.4 states that 'the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal.'
- Where "substantial harm" or "total loss" is identified, NPPF Policy HE6.5 establishes a higher threshold, including consideration of whether the harm is necessary to achieve substantial public benefits that outweigh the harm or loss, or whether the alternative circumstances set out in the policy apply.

3.5.6. With regard to non-designated heritage assets:

- NPPF Policy HE7.1 states that 'development proposals which would have a positive effect on a non-designated heritage asset should be supported'.
- Policy HE7.2 states that 'where a development proposal would harm the significance of a non-designated heritage asset, this should be weighed against the benefits of the proposal and a balanced judgement made, having regard to the scale of any harm or loss and the significance of the non-designated heritage asset.'
- Policy HE7.3 states that 'where a development proposal would cause substantial harm to, or the total loss of, the significance of a non-designated heritage asset, it should only be supported where the harm or loss is outweighed by the benefits of the proposal, having regard to the scale of the harm or loss and the significance of the non-designated heritage asset.'
- Footnote 64 clarifies that non-designated heritage assets of archaeological interest that a decision-maker considers to be equivalent significance to scheduled monuments should be considered subject to the policies for designated heritage assets.

3.5.7. This assessment therefore distinguishes between the significance of the heritage asset and the effect of the proposed development on that significance. In accordance with NPPF Policy HE5.3, it is the effect on the significance of the heritage asset, rather than the scale of the development itself, that is considered.

3.5.8. This assessment also considers opportunities for enhancement. These may include measures which conserve or restore a heritage asset, better reveal the significance of a heritage asset, improve its setting, secure a use consistent with its conservation, or otherwise make a positive contribution to its significance.



- 3.5.9. This assessment consequently adopts a staged approach to understanding the significance of relevant heritage assets, identifying the contribution made by their setting, assessing the potential effects of the proposed development, and determining whether those effects would result in a positive effect, no effect, harm, substantial harm, or total loss of significance. Where harm is identified, its degree is assessed using the descriptors set out above and the relevant planning balance under NPPF Policies HE6 or HE7 is considered. The detailed methodology applied to these assessments is set out in Appendices 1-2.

3.6 COLLATION OF BASELINE DATA

- 3.6.1. In line with industry standards, a number of key data sources used to inform the production of this report and these have been detailed at Appendix 2. These include, but are not limited to, local historic environment databases, national heritage databases, and historic documentary and cartographic sources.
- 3.6.2. Designated heritage assets are available online at the National Heritage List for England (NHLE), as maintained by Historic England. This List includes a record of the various heritage assets designated under national legislation, including Scheduled Monuments, Registered Parks and Gardens, Protected Wreck Sites, Registered Battlefields, and Listed Buildings. Conservation Areas are available from the relevant local administrative authority.
- 3.6.3. Information on the local archaeological and heritage resource is available via the Greater London Historic Environment Record (GLHER) database. A search request was issued to the relevant GLHER officer, comprising a 500m radius from the central point of the Site. This is considered to be a proportionate search radius to inform this assessment. This finalised search area will be referred to as the "study area". Upon receipt of this data, a full analysis of the records was undertaken, but only those records considered relevant to the archaeological baseline of the Site have been discussed in this report.

3.7 SITE DEVELOPMENT APPLICATIONS

RELEVANT PREVIOUS DEVELOPMENT APPLICATION HISTORY

- 3.7.1. An archaeological pre-commencement condition (no.21) was imposed on a previous outline planning application for the proposed demolition and redevelopment of the Site (Ref: HGY/2016/4165).
- 3.7.2. A Non-Material Amendment (NMA) to this application to enable changes to some of the conditions, and also to allow for the removal of the archaeological condition, since it was deemed no longer necessary, was later approved on 3rd March 2023 (HGY/2022/4230). The decision notice on this approval noted that Condition 21 of HGY/2016/4165 now reads that 'in accordance with the Greater London Archaeological Advisory Service (GLAAS) letter, dated 5 January 2017, the proposal is unlikely



to have a significant effect on heritage assets of archaeological interest and no further assessment or requirements relating to archaeology are necessary.'

3.8 ASSUMPTIONS AND LIMITATIONS

- 3.8.1. It is assumed that the data relied upon in this report is accurate. However, as the data used is derived from secondary sources, such as the Greater London Historic Environment Record database, the accuracy of the data cannot be confirmed. The available archaeological data is a record of currently known archaeological assets and therefore is not a definitive list of all possible archaeological or historical assets from the nearby area. This data can be used to model the Site's archaeological potential; however, it does not preclude the discovery of further currently unknown heritage assets.
- 3.8.2. Whilst this assessment has utilised available sources to surmise the Site's potential for archaeological remains, there may be an element of uncertainty over the nature, extent and condition of the buried archaeological resource. Archaeological remains can be obscured by modern infrastructure, and / or give no visible indication of their presence at surface level.
- 3.8.3. The assessment of potential impacts is based on site plans provided by the client and assumes the accuracy of those plans.
- 3.8.4. Overall, it is anticipated that the methodology employed for this assessment is both suitable and as effective as possible, albeit based on currently available information, to address the professional requirements of this report. The confidence rating given to the conclusions of this assessment is therefore moderate.

4 SITE LOCATION, DESCRIPTION, & CONTEXT

4.1 LOCATION, EXTENT, & LAND USE

- 4.1.1. The Site comprises recently cleared formerly developed land and measures around 0.7ha in extent. The Site is located to the west of Ashley Road, south of the Rosa Luxemburg residential building, east of Down Lane Park and north of a number of residential properties along Hale Road. Berol House, a locally listed building, sits on the opposite side of Ashley Road and is currently vacant. The site is located approximately 200m northwest of Tottenham Hale underground and railway station. The surroundings comprise a mix of uses, including a range of recent developments providing ground and lower floor commercial units, with residential development.

4.2 GEOLOGY, TOPOGRAPHY, & TOWNSCAPE CONTEXT

- 4.2.1. The geology and topographical situation associated with a site can underpin the potential archaeological resource and give an indication of the character of archaeological remains that could be anticipated.
- 4.2.2. The underlying bedrock geology of the Site is recorded by the British Geological Survey (BGS) as London Clay Formation (Clay, Silt, and Sand), a sedimentary bedrock formed between 56 and 47.8 million years ago during the Palaeogene Period (British Geological Survey, 2026b). The bedrock geology is recorded to be overlain by superficial Enfield Silt Member deposits (Clay & Silt), which formed between 116 years ago and the present during the Quaternary period (British Geological Survey, 2026b). These silt deposits, also often referred to as 'brickearth', are aeolian (wind-blown) in origin, and typically lie upon superficial Pleistocene river terrace gravels, which in turn overlies the bedrock clays.
- 4.2.3. There is no site-specific geotechnical information presently available, and the BGS does not record any boreholes to have previously been extracted from within the Site (British Geological Survey, 2026a).
- 4.2.4. Enfield Silt deposits were encountered in archaeological trenching at the Ashley Road West site to the immediate south of the Site (HEA Ref: EV1). These were located at 7.48m above Ordnance Datum (aOD). To the immediate south-east at the Ashley Road East site, the Enfield Silts were identified between 7.65m and 7.46m aOD (PCA, 2020c). At the Welbourne Site c.80m to the west, the Enfield silt deposits were similarly found between 7.43m and 7.57m aOD. This was overlain by a circa 20cm redeposited brickearth layer formed by general bioturbation and possibly ploughing indicative of open agricultural land (PCA, 2020c). Subsequent excavation work at the Welbourne site recorded the bedrock London Clay between 5.46m and 4.7m aOD, which were sealed by superficial Kempton Park Gravel Member river terrace deposits, the highest point of which was at 6.8m aOD (PCA, 2023). These terrace gravels date to between 116 and 11.8 thousand years ago, and are categorised as part of the Devensian Stage, the last glacial stage of the British Pleistocene epoch.



- 4.2.5. The Site is situated within the study area of the Lea Valley Mapping Project, which takes a geoarchaeological approach to reconstructing past landscapes along the lower Lea Valley (Corcoran et al., 2011). The project study area was divided into different mapping areas, which were then divided into numerous 'Landscape Zones' (LZs). As shown on Figure 2, the project places the Site within LZ 3.3, which is classified as part of a 'low terrace' (T3) to the River Lea. The general stratigraphy for LZ 3.3 comprises a London Clay bedrock at circa 2-3m aOD, overlain by Pleistocene river terrace gravels, the surface of which is at circa 6-7m aOD, which is in turn overlain by circa 1-3m of brickearth (Enfield Silts). Some of the brickearth deposits recorded for LZ 3.3 are suggested to have accumulated by seasonal flooding and hillwash during the Holocene (Corcoran et al., 2011, p. 88).
- 4.2.6. The topographical location of the Site is influenced by its location within the wider valley formed by the River Lea, with the river floodplain located circa 400m-1km to the east of the Site. It appears that the Site is now generally level at circa 10m aOD. Figure 2 shows the likely Early Holocene landscape topography of the Site and wider surroundings, with the Site shown within a generally level area of low lying ground, reflecting its location as one of the low river terraces to the River Lea.
- 4.2.7. The townscape around the Site is presently largely residential and commercial.

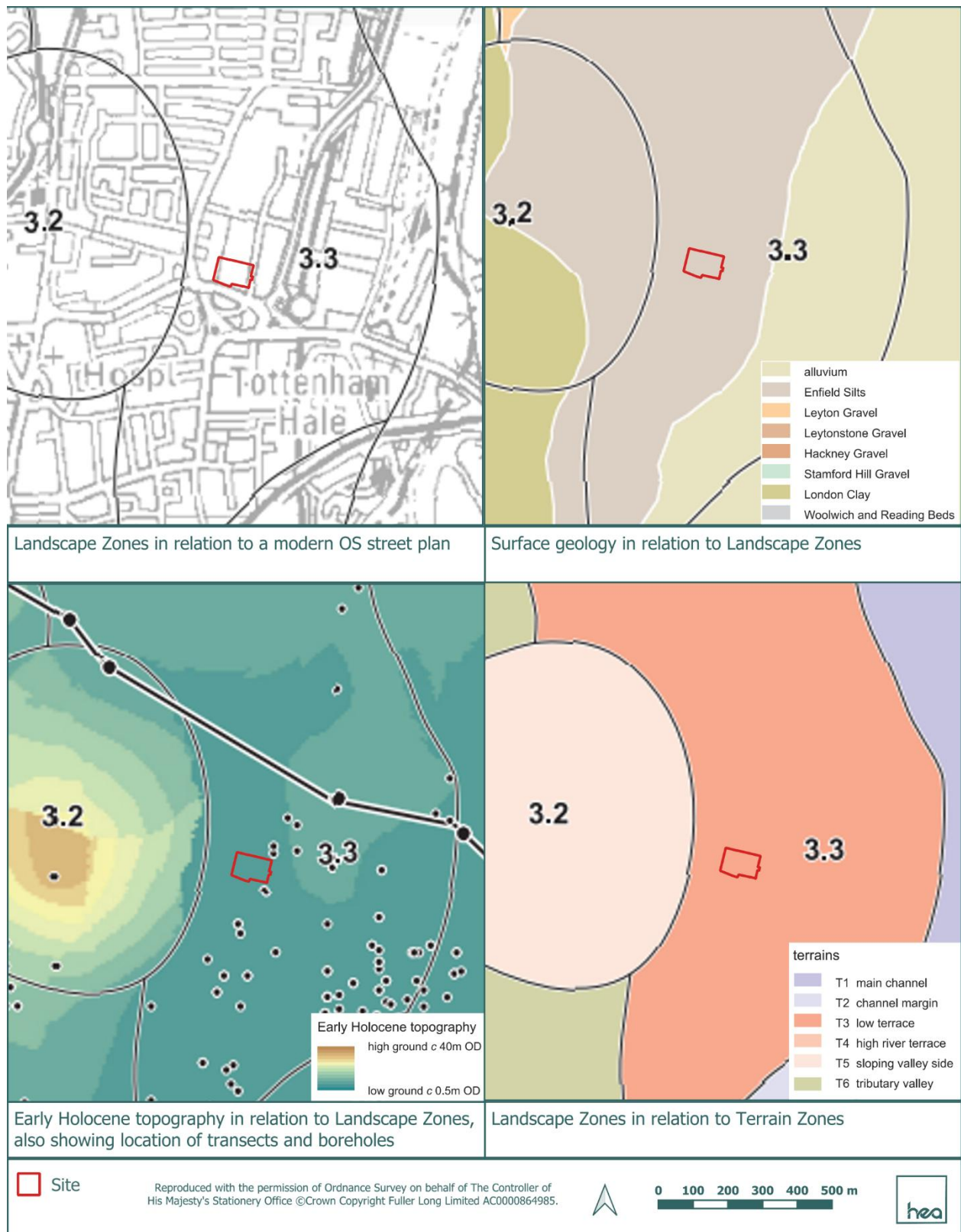


Figure 2: Lea Valley Mapping Project Maps (adapted from Corcoran et al., 2011)

5 ARCHAEOLOGICAL & HISTORICAL CONTEXT

5.1 INTRODUCTION

- 5.1.1. This section provides an overview of the Site's archaeological and historical background relevant to assessing its potential to contain archaeological features, finds, or deposits. This is based on accessible records and currently known and available evidence. It is not the purpose of this document to create a detailed historical narrative of the area, but to provide a focused assessment of the archaeological potential of the Site itself in accordance with the NPPF. A gazetteer of Greater London Historic Environment Record data can be found in Appendix 3 and can be used to cross-reference the following text and figures with the dataset.

5.2 DESIGNATED ARCHAEOLOGICAL HERITAGE ASSETS

- 5.2.1. No designated archaeological / heritage assets are located within the Site, or within immediate proximity. The nearest listed building is along Monument Way over 300m to the south west of the Site, whilst the nearest Conservation Area is located along the High Road beyond the 500m study area to the west. This report comprises an Archaeological Desk Based Assessment only, and these assets will only be discussed if directly relevant to the archaeological baseline of this report.

5.3 ARCHAEOLOGICAL PRIORITY AREAS

- 5.3.1. The extent of the Archaeological Priority Areas (APA) defined by the Council are advised by their archaeological advisors at the Greater London Archaeological Advisory Service (GLAAS, part of Historic England).
- 5.3.2. APAs are defined by GLAAS as an: "area where, according to existing information, there is significant known archaeological interest or particular potential for new discoveries" (Historic England, 2016). GLAAS have been undertaking an ongoing strategic review of all of the APAs across Greater London. The APAs within Haringey were most recently reviewed in 2021 (OA, 2021).
- 5.3.3. As part of that review, GLAAS defined each APA within Haringey into a revised system, comprising a tiered approach to understanding the archaeological potential and likely significance of remains which may be encountered. Under the revised system, the four tiers can be summarised as follows:
- Tier 1: a defined area which is known, or strongly suspected, to contain a heritage asset of national significance (a scheduled monument or equivalent); or is otherwise of very high archaeological sensitivity.
 - Tier 2: Used for a local area within which the GLHER holds specific evidence indicating the presence or likely presence of heritage assets of archaeological interest.



- Tier 3: This is a landscape scale zone within which the GLHER holds evidence indicating the potential for heritage assets of archaeological interest.
- Tier 4: (outside APA) is any location that does not, on present evidence, merit inclusion within an Archaeological Priority Area.

5.3.4. The Site is located within two APAs, as shown below on Figure 3:

- A Tier 2 APA which is associated with the historic core of Tottenham Hale (HEA Ref: APA2). The settlement appears to have originated in the Saxon or Medieval period on the basis of past findings which has identified evidence for Saxon and then 12-14th century activity. The APA has been classified Tier 2 by the GLHER as it contains a potential for Saxon to Medieval settlement activity. In addition, a Mesolithic working site has been found in the west of the APA on a site known as "Welbourne" and associated with activity adjacent to a potential water source.
- A Tier 3 APA associated with the Lea Valley terrace gravels and former floodplain (HEA Ref: APA3). This APA encompasses an area along the River Lea and is associated with further APAs in other London Boroughs along the course of the river. This APA is classified Tier 3 by the GLHER as it covers a vast landscape with a perceived potential to contain in particular organic palaeoenvironmental remains associated with wetland and riverine environments, as well as associated prehistoric exploitation of this landscape.

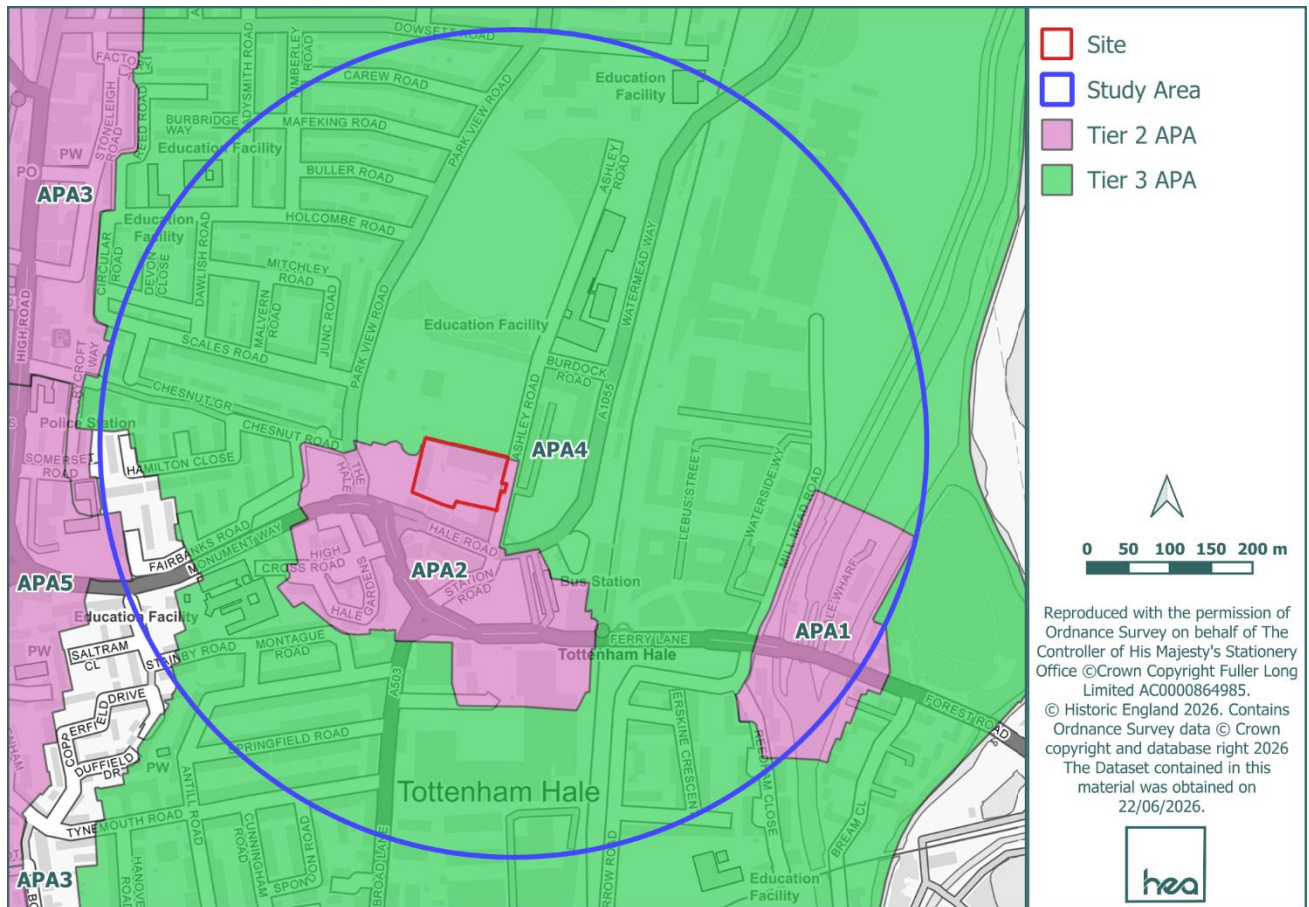


Figure 3: Archaeological Priority Areas (data from GLHER)

5.4 ARCHAEOLOGICAL BACKGROUND

5.4.1. The following sections present relevant archaeological and historic evidence for the Site and the defined study area, as available on the sources consulted and outlined previously. The archaeological time periods used throughout this assessment are detailed in Appendix 2. Professional judgement has been applied such that only the evidence relevant to an assessment of archaeological potential or historic development at the site have been summarised. Where possible, archaeological records have been grouped to create a more concise summary, for example where a series of records relate to the same settlement, landscape feature, or archaeological site. For the purposes of this assessment, archaeological evidence has been summarised as per the Historic England periods (available online).

RELEVANT PREVIOUS ARCHAEOLOGICAL EVENTS

5.4.2. The GLHER database contains 20 archaeological events within the study area and these events have been shown on Figures 4-6. The table below highlights the different types of events that have been undertaken.

Table 1: Previous Archaeological Event Records

Type of Event	Total Number within Study Area
Building Survey (including historic building surveys, dendrochronology works, etc)	3
Desk Based Reporting (including archaeological reports, heritage reports, etc)	5
Excavations (including open area excavation, strip, map, and sample, etc)	3
Intrusive Field Evaluation Work (including trial trenching, boreholes, etc)	5
Monitoring and Recording (including monitoring of groundworks, geotechnical works, etc)	4

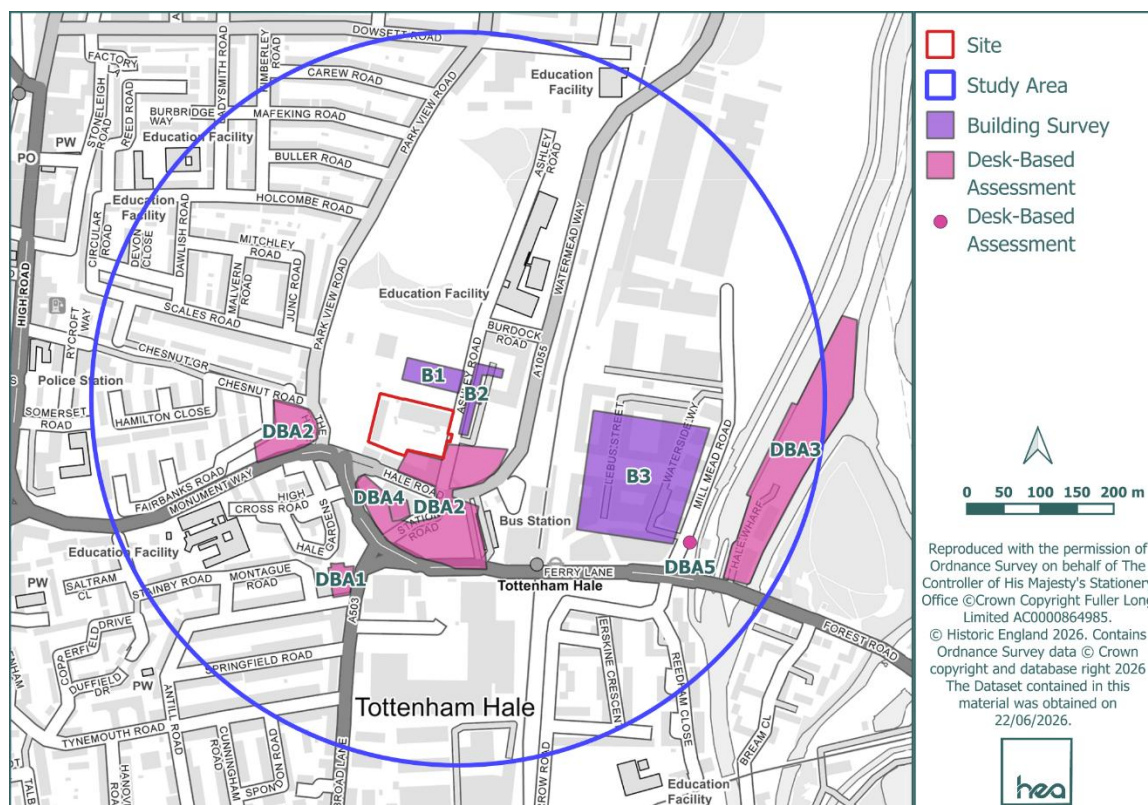


Figure 4: Previous Building Surveys and Desk-Based Assessments (data from GLHER)

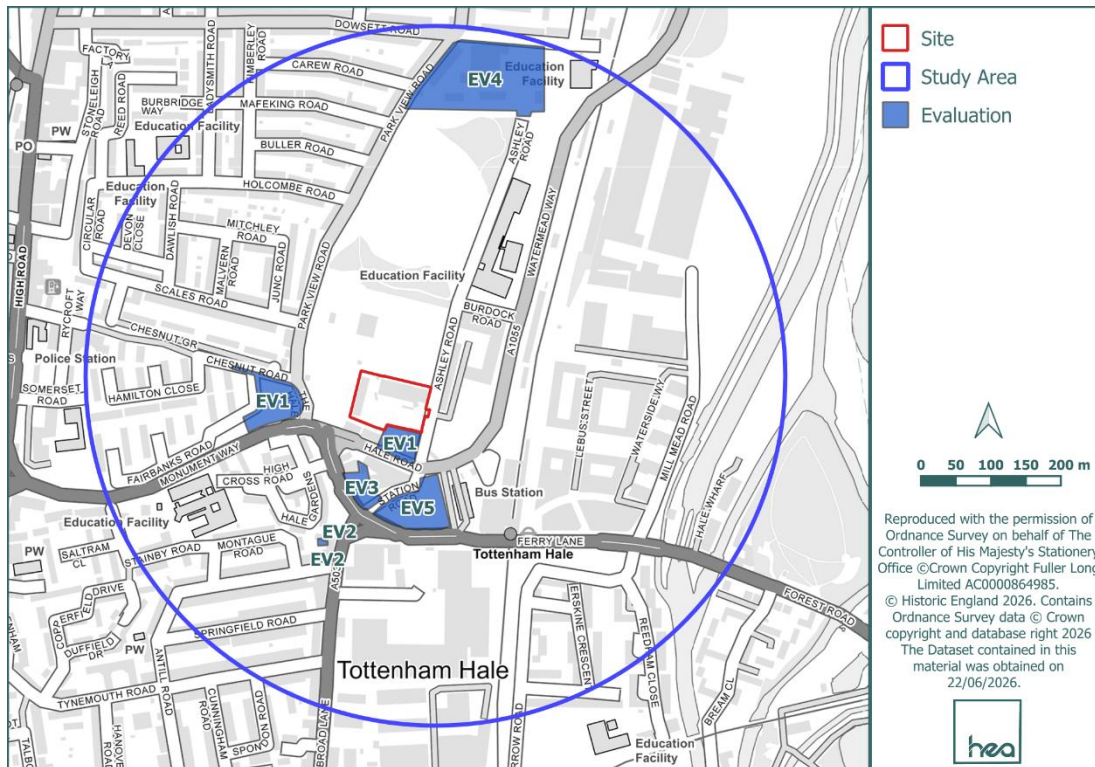


Figure 5: Previous Archaeological Evaluations (data from GLHER)

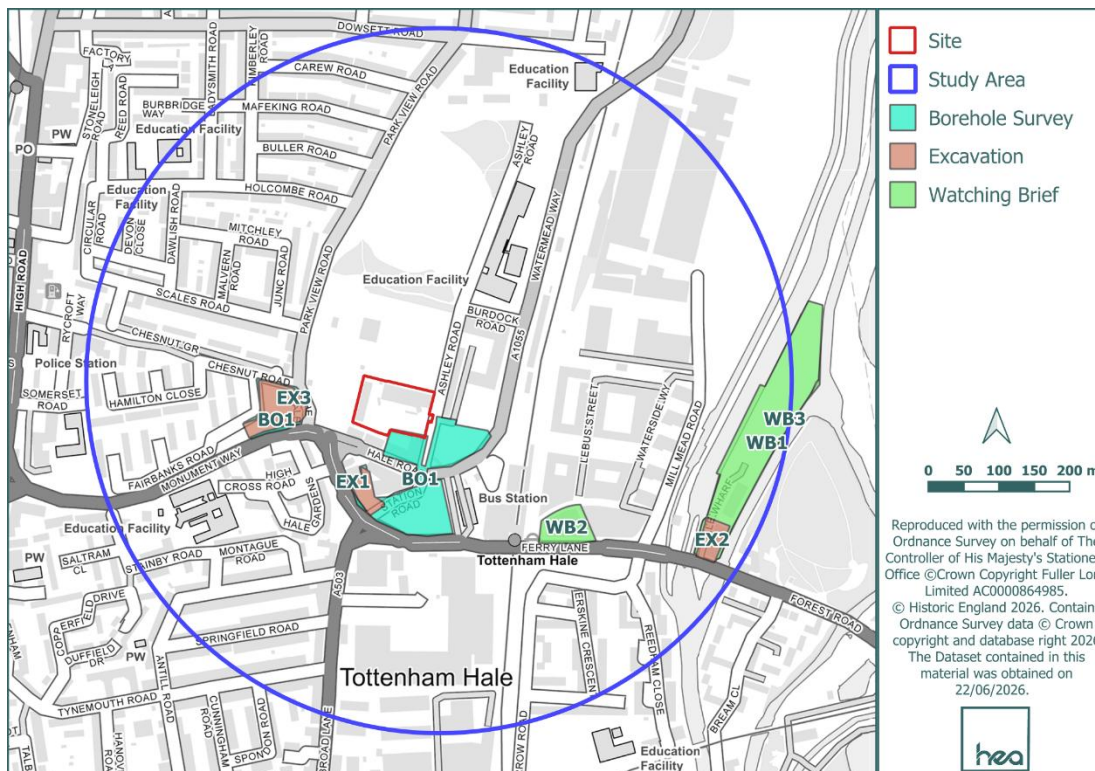


Figure 6: Previous Archaeological Borehole Surveys, Excavations, and Watching Briefs (data from GLHER)



- 5.4.3. There has been no previous archaeological fieldwork within the Site, as recorded by the GLHER.
- 5.4.4. Previous historic building recording has been undertaken at 16 Ashley Road to the immediate north of the Site (HEA Ref: B1).
- 5.4.5. As recorded on the GLHER database, desk-based assessment, geoarchaeological deposit modelling, and evaluation trenching has been undertaken across a number of plots within the Tottenham Hale historic core to the south and west of the Site (HEA Refs: DBA2, EV1, EV5, BO1, EV3, EX3, EX1).
- 5.4.6. The geoarchaeological work involved test pits at each plot which identified a sedimentary sequence similar to that described for the Lea Valley Project Landscape Zone LZ 3.3 (Corcoran et al., 2011), comprising a sequence of Kempton Park gravels between 6-7m aOD, overlain by 0.5 – 2m of Enfield Silt and Modern made ground of 0.5 – 1.5m thick. The Enfield Silts were heavily truncated in places where thicker deposits of made ground were present. There was an absence of finely grained or organic units of Enfield Silts, and therefore negligible palaeoenvironmental potential was considered.
- 5.4.7. At the "Ashley Road West" site to the immediate south of the Site and at "Ashley Road East" to the immediate east of this, there was limited evidence for archaeological remains found, potentially suggesting they were located beyond the historic core of settlement (PCA, 2020c).
- 5.4.8. Further to the south at "Ferry Island" and "North Island" within circa 70-120m from the Site, evidence for Medieval to Post Medieval settlement was identified and subject to archaeological excavation (PCA, 2020a).
- 5.4.9. Brickearth deposits were recorded at North Island between 7.09m to 6.92m aOD in the western portion of the site, with alluvium located between 7.1m aOD and 6.85m aOD in the east (PCA, 2022b). Prehistoric activity included a shallow burnt feature, cut features, and possible tree throws associated with a small number of Mesolithic to early Neolithic struck flint and some unworked burnt flint. Various Post Medieval features dating from 1630 onwards were identified, as well as evidence for a series of major flooding events, which produced alluvial layers which sealed the earlier Post Medieval layers across the Site. Late Post Medieval to Modern activity was also identified.
- 5.4.10. At Ferry Island, a series of Medieval deposits and features were seen across the site, including ditches, linears, pits, and post holes (PCA, 2020b; 2022a; 2024). Residual Prehistoric, Roman, and Saxon pottery and finds were found in some of the features. There were 12 prehistoric features identified during excavation which produced a variety of Mesolithic to early Neolithic struck flints and Neolithic to Iron Age pottery sherds, indicative of sporadic and transient activity at that time. The Medieval features were sealed by Post Medieval soil horizons and Modern made ground.
- 5.4.11. At "Welbourne" c.80m to the west of the Site, evidence for some limited Saxon activity was found as well as evidence for a Mesolithic seasonal flint working site (PCA, 2020c; 2023). The archaeological evidence indicated activity on the site from the Mesolithic, Late Bronze Age/Early Iron Age, Medieval, and Post Medieval periods.



- 5.4.12. Monitoring at the Anthology Works site located c.200m to the south east identified a deep sequence of Lambeth Group deposits, London Clay, and terrace deposits, overlain by modern made ground. There were no archaeological features or finds, with natural deposits encountered between 5.5m and 8.57m aOD (HEA Ref: WB2).
- 5.4.13. An evaluation at Ashley Road Depot in 2023 (HEA Ref: EV4) c.400m north of the Site comprised 13 trenches between 10-30m length. Archaeological features were encountered in 11 of those trenches. The natural geology comprised a clay deposit with patches of natural gravels. A series of undated pits and tree throws were found, as well as four undated linears. In addition, 20th century remains were found, as well as modern levelling layers.
- 5.4.14. Work at Hale Wharf / Ferry Lane c.400m to the east has comprised watching brief and excavation phases (HEA Ref: WB1, WB3, EX2). At Ferry Lane, excavation identified a layer of alluvial clay at 7.47m aOD, thought to be the result of a flooding event and containing pottery dated 1580-1600. Several phases of Post Medieval building were located overlying this flooding episode from 16-19th century date. The presence of an earlier high status building, possibly a manor house, was also suggested. Monitoring of geotechnical work in the same area at Hale Road identified London Clay deposits between 5.06-6.54m below ground level, overlain by river terrace gravels between 2.5-4m below ground level. This was overlain by alluvial deposit and made ground. Organic peaty deposits were identified in some places at 0.9-2.68m below ground level. A geoarchaeological watching brief at Hale Wharf also in the same area identified Pleistocene gravels between 5-7m aOD, with a prehistoric to Medieval floodplain and wetland sequence between 5-7.5m aOD, overlain by Medieval to Post Medieval alluvium between 4.5 – 8m aOD, and up to 3m of 19-20th century made ground.
- 5.4.15. Trenching at 193-198 Broad Lane c.180m south west of the Site in 2012 identified natural brick earth but no archaeological features (HEA Ref: EV2).
- 5.4.16. The results of these previous archaeological events will be discussed in more detail where relevant below within each archaeological time period section.

RELEVANT ARCHAEOLOGICAL MONUMENTS

- 5.4.17. The GLHER database contains 14 archaeological monuments within the study area. An archaeological “monument” may refer to an individual archaeological feature or findspot, or a grouping of features and / or finds. The table below highlights the number of archaeological monuments contained on the GLHER database, split by archaeological time period. Where not relevant to the Site, most usually Modern buildings known from cartographic sources, archaeological monument records have not been discussed.

Table 2: Total Archaeological Monument Records		
Period	Total Number within Study Area	Number Shown on Figure 7
Palaeolithic	0	0
Mesolithic	0	0
Neolithic	0	0
Bronze Age	0	0
Iron Age	0	0
Roman	0	0
Anglo-Saxon/Early Medieval	1	1
Medieval	3	3
Post-Medieval	6	5
Modern	4	2
Undated or General Prehistoric	0	0

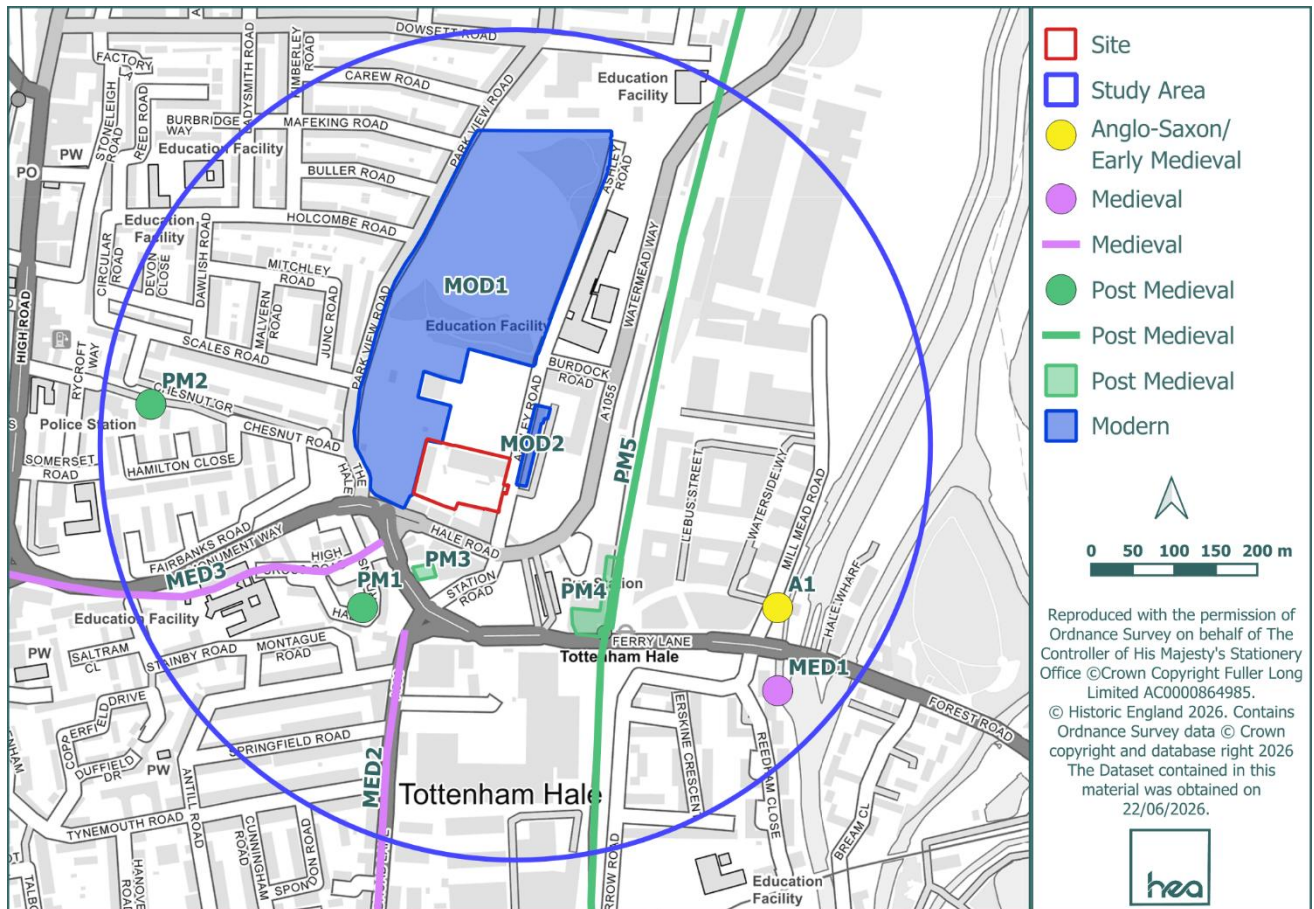


Figure 7: Relevant Archaeological Monument Records within the Study Area (data from GLHER)

5.4.18. The following sections will summarise the archaeological data by time period.

PALAEOLITHIC (1,000,000-10,000 BC)

5.4.19. The Palaeolithic period is the broadest and earliest archaeological period. Palaeolithic people lived as non-sedentary hunter-gatherers, likely focused along river systems which would have provided a wide variety of resources (Bahn, 2002). As a result of their non-sedentary lifestyle, the presence of Palaeolithic artefacts is difficult to predict, and generally depends on an appropriate underlying geology sequence such as river terrace deposits. Palaeolithic artefacts generally comprise redeposited finds of lithics such as hand axes, flakes, and cores which are usually recovered from river terrace gravel deposits.

5.4.20. There are no finds of Palaeolithic date known from the study area, as recorded on the GLHER database.

MESOLITHIC (10,000-4,000 BC)

5.4.21. Similar to the Palaeolithic, Mesolithic deposits or artefacts are most common along river valleys and in areas with topographical prominence. Artefacts dating to this period generally comprise redeposited lithics (Bahn, 2002).

5.4.22. At “Welbourne” c.80m to the west of the Site, the archaeological evidence identified from previous investigation work has included three dense stratified Early Mesolithic flint scatters within the upper horizon of the Enfield Silt Brickearth (PCA, 2020c; 2023). Lithic analysis has identified these as belonging to the Deepcar-type tradition, dating to the 9th millennium BC, with a notable association of typical Deepcar microliths and rarer isosceles triangle forms that may represent a distinct regional variation. The spatial distribution of the flint scatters indicates that they are largely in situ and represent discrete areas of tool production and maintenance. Evidence suggests activity around surface hearths, represented by concentrations of burnt flint, with associated tasks including microlith replacement, hunting equipment maintenance, butchery, hide processing, antler/bone working and woodworking. The assemblages were likely deposited on an early land surface above the Enfield Silt Brickearth, although subsequent bioturbation caused downward movement of lithic material and may have resulted in the loss of the original surface.

5.4.23. At Ferry Island, archaeological features identified during excavation produced a variety of Mesolithic to early Neolithic struck flints, indicative of sporadic and transient activity at that time (PCA, 2020b; PCA, 2022a; 2024).

NEOLITHIC (4,000-2,200 BC), BRONZE AGE (2,200-800 BC), & IRON AGE (800 BC TO AD 43)

5.4.24. During the Neolithic period, human lifestyle shifted from the hunter-gatherer non-sedentary lifestyle of the Palaeolithic and Mesolithic periods into sedentism. Domestication of livestock and crops resulted in the establishment of settlement sites, generally concentrated close to rivers and natural bodies of water. As a result of the shift towards landscape settlement and ‘place making’, this period is dominated by landscape monuments including causewayed enclosures, henges and funerary barrows (Bahn, 2002).

5.4.25. A ditch found during excavation at Welbourne circa 80m to the west of the Site included an assemblage of redeposited Prehistoric burnt flint which contained a blade fragment of late Mesolithic or early Neolithic date (HEA Refs: EV1 and EX3). A Post Medieval agricultural horizon layer at the same Site also contained a residual flake fragment of similar date.

5.4.26. Evidence of prehistoric activity was identified at North Island circa 80m south west of the Site in the form of a burnt feature, two postholes, a shallow linear feature, three tree throws, and a small flint assemblage, including a Mesolithic/Early Neolithic core, struck flint, and burnt flint fragments (HEA Refs: EV3 and EX1).

5.4.27. The Bronze Age period is defined by the adoption of bronze as the primary material for tools and weapons. The Bronze Age is also characterised by an increase in trade which is illuminated by the use of bronze as a material, as the copper and tin ores required to produce bronze do not generally



naturally occur in proximity to each other. Similarly to the Neolithic period, landscape monuments are also established during this period with round barrows being the most numerous (Bahn, 2002).

- 5.4.28. The Iron Age period is characterised by its agrarian economy and established settlements. Features dating to this period are generally associated with the field systems, cattle enclosures, and roundhouses which developed during this period (Bahn, 2002).
- 5.4.29. Evidence for Bronze Age to Iron Age activity in the study area is limited to a small assemblage of late Bronze Age to early Iron Age ceramics found residually in brickearth deposits and in later cut features during excavation at Welbourne circa 80m west of the Site (HEA Refs: EV1 and EX3).
- 5.4.30. Residual prehistoric pottery has been found in some Medieval features during evaluation at Ferry Island circa 80m south of the Site, whilst one feature of probable prehistoric date was identified (HEA Ref: EV5). Subsequent excavation identified 12 prehistoric features containing a variety of Mesolithic to Neolithic struck flints, as well as pottery sherds of Neolithic to Iron Age date, suggested to represent sporadic and transient activity at that time (PCA, 2024).

ROMAN (AD 43-410)

- 5.4.31. During the Roman period, important areas of settlement were connected by a formal road network (English Heritage, 2026). The development of a road system also led to development of new settlements, particularly in areas where multiple roads or travel routes converged. The highest concentration of Roman finds and features can be found within these settlements and along these roads.
- 5.4.32. Ermine Street, the Roman road linking Londinium (London) and Eboracum (York), lies approximately 450m west of the Site and broadly follows the line of the modern High Road (A10/A1010) on a north-south alignment (Margary, 1955; Allen, et al., 2016). A 100m-wide Archaeological Priority Area has been defined either side of the road to reflect the potential for Roman settlement and roadside activity associated with its route (HEA Refs: APA4 and APA5). The Roman settlement at London was located c.8km south of the Site.
- 5.4.33. There is no evidence for Roman activity within the study area as recorded on the GLHER database.

ANGLO-SAXON/EARLY MEDIEVAL (AD 410-1066)

- 5.4.34. After the decline of Roman rule in the 5th century, Germanic peoples from northern Europe crossed the North Sea and settled in eastern Britain (Morris, 2022). Whilst the population of migrants is generally considered to be small, they had a lasting impact on the development of England. The Old Germanic languages they brought with them developed into Old English, and they established a series of kingdoms which would later unify to form England (Stenton, 1970). Furthermore, during this period the prevailing religion of the population changed from paganism to Christianity (Yorke, 2006).



- 5.4.35. Tottenham Hale is thought to have originated as an early Medieval settlement, although it is first documented in 1318 (HEA Ref: APA2). Evidence including a weir recorded in 1086, a mill by 1254, and Saxon pottery suggests occupation from at least the Saxon period. The pre-1066 weir is suggested to have been located near the later Tottenham Mills in the area circa 350m east of the Site (HEA Ref: A1). Archaeological investigations have identified Medieval settlement remains dating from the 12th to 14th centuries, including property boundaries, beam slots, pits, and postholes. The settlement expanded around the junction of High Cross Lane and Broad Lane throughout the Medieval and Post Medieval periods.
- 5.4.36. Residual Saxon pottery has been found in some Medieval features during evaluation at Ferry Island circa 80m south of the Site (HEA Ref: EV5).

MEDIEVAL (AD 1066-1540)

- 5.4.37. During the Medieval period settlements developed, both within areas that had been settled in earlier periods (London, Colchester etc) and in entirely new areas. These settlements, which were generally focused around manors, trade routes and churches, are the origin of many hamlets, villages and towns throughout the country (Historic England, 2018). Around these settlements, agricultural hinterlands were established to provide resources for use within these settlements, and commodities to trade with the wider area.
- 5.4.38. The Domesday Book is a detailed record of manorial landholdings which was compiled in 1086 (Williams, 1999). Tottenham was the closest recorded estate to the Site and was under the ownership of Countess Judith in 1086 (Powell-Smith, 2026). It had a recorded population of 66 households which is above average for the period and the land and resources were described as ploughland, meadow, and woodland, as well as an area of church lands.
- 5.4.39. Tottenham is first referenced in the Domesday Book as *Toteham*, meaning 'homestead or village of a man called Totta' (Mills, 2010). Settlement at Tottenham Hale is record as *le Hale* in 1502, and *the Hale* 1547, meaning 'the nook or corner of land', derived from the Old English *halh*.
- 5.4.40. At Ferry Island c.80m south of the Site (HEA Ref: EV5), a series of Medieval deposits and features were seen across the site, including ditches, linears, pits, and post holes. The Medieval features were sealed by Post Medieval soil horizons and Modern made ground. Excavation confirmed the presence of likely Medieval structures and fence lines forming land boundaries and drainage ditches associated with historic settlement in the core of Tottenham Hale (PCA, 2020b; 2022a; 2024).
- 5.4.41. Medieval activity at Welbourne c.80m to the west comprised a large field boundary ditch crossing the site, with associated small enclosures and a driveway to the west (PCA, 2020c; 2023). Additional features included small pits, possible fence lines and tree throws, all of which were sealed by Post-Medieval subsoil.



- 5.4.42. Two Medieval roads are recorded at Broad Lane and High Cross Lane in the south western part of the study area (HEA Refs: MED2 and MED3). A Medieval watermill is recorded at Ferry Lane circa 400m south east of the Site (HEA Ref: MED1). The first reference to water mills at Tottenham was in 1254 although a weir was mentioned in the Domesday Book.

POST-MEDIEVAL (AD 1540-1901) AND MODERN (AD 1901 TO PRESENT)

- 5.4.43. By the mid-18th century, Tottenham Hale had become Tottenham's largest outlying settlement, with several dozen dwellings and the Ferry Boat Inn (HEA Ref: APA2). The construction of the Lee Navigation lock in 1776 and the arrival of the Northern and Eastern Railway in the 19th century stimulated significant growth, with the population exceeding 600 by 1840 and suburban expansion continuing along the route between Tottenham and Tottenham Hale (HEA Ref: PM1). Further settlement is recorded along the High Road at the western extent of the study area (HEA Ref: PM2).
- 5.4.44. Post Medieval activity recorded at the North Island plot circa 80m south of the Site during excavation was confined to the eastern part of the site and comprised a north-northwest to south-southeast aligned ditch, a smaller linear feature, three pits, and five shallow cut features. Pottery and ceramic building material recovered from the ditch indicate that these features date to after AD 1630. These features were sealed by Post Medieval flood event deposits (HEA Refs: EV3 and EX1). Two Post Medieval wells were recorded postdating this event (HEA Ref: PM3), as well as wall foundations, a cesspit, and various soil horizons.
- 5.4.45. The London and Cambridge Railway is located c.130m east of the Site and was constructed in the later 1830s into the 1840s (HEA Ref: PM5). The railway station at Tottenham Hale is located c.150m south east of the Site (HEA Ref: PM4).
- 5.4.46. The Down Lane Recreation Ground was purchased for public use in 1900 and opened in 1907 with facilities over the 20th century comprising a bowling green, tennis courts, a running track, planting, and parkland and play facilities. It borders the western Site boundary (HEA Ref: MOD1). The former Eagle Pencil Works, later known as Berol House, is located opposite the Site, across Ashley Road to the east (HEA Ref: MOD3).

MAP PROGRESSION

- 5.4.47. In the Post Medieval and Modern periods, cartographic sources and aerial photographs are useful in illustrating the development of the Site and study area over time. It is possible to use these sources to understand the development and land use changes at the Site starting from the earlier mapping and progressing through to the present day.
- 5.4.48. The 1619 Clay Map of Tottenham shows the approximate location of the Site to the north-east of the area of settlement at 'Hale', to the rear of some buildings fronting onto the roadways which follow the present day courses of Park View Road, Ferry Lane, Broad Lane (A503), and Monument Way. The



eastern area is shown to predominantly lie within a large area of land described as 'The Hale Field'. There is a watercourse shown to the west adjacent to the nearby roads.

- 5.4.49. The 1746 Rocque Map of the 10 Miles round London and 1754 Rocque Map of Middlesex (not reproduced) labels the settlement area as 'Tottenham Hale', and shows the approximate area of the Site to predominantly remain within open areas of land, to the rear (east) of areas of built development. A slope in the topography to the east is also depicted on this map, likely representing the edge of the lower terrace to the River Lea to the east. There are no significant changes shown to the Site on the 1799 Ordnance Survey Drawing.
- 5.4.50. Tithe maps were prepared following the Tithe Commutation Act 1836, which facilitated the payment of tithes in money as opposed to goods. They were accompanied by a schedule, known as apportionments, which gave the names of all owners and occupiers of land in the relevant parish, as well as descriptions of land use (The National Archives, 2026).
- 5.4.51. The 1844 Tottenham Parish Tithe Map shows the settlement area at Tottenham Hale to have expanded along the roadways, and also shows the line of the Northern and Eastern Railway to the east. The Site is shown to have been situated across several parcels of open land at this time. The associated apportionment information for these plots, and adjacent areas of land, are detailed below.

Table 3: Relevant Parish Tithe Apportionments

Apt. No.	Land Parcel Name	Land Parcel Land Use	Land Parcel Owner(s)	Land Parcel Tenant(s)
556	Arable	Arable	Henry John Conyers Esq.	William Talbut
557	Arable	Arable	Henry John Conyers Esq.	William Talbut
558	Buildings and Yard	-	Henry John Conyers Esq.	William Talbut
559	Rick Yard	-	Henry John Conyers Esq.	William Talbut
562	Garden	-	Henry John Conyers Esq.	William Talbut
563	Orchard	Meadow	Henry John Conyers Esq.	William Talbut
564	Meadow	Meadow	Trustees of Sarah Davis Sparks	Samuel Patrick
565	Garden	-	Trustees of Sarah Davis Sparks	Samuel Patrick

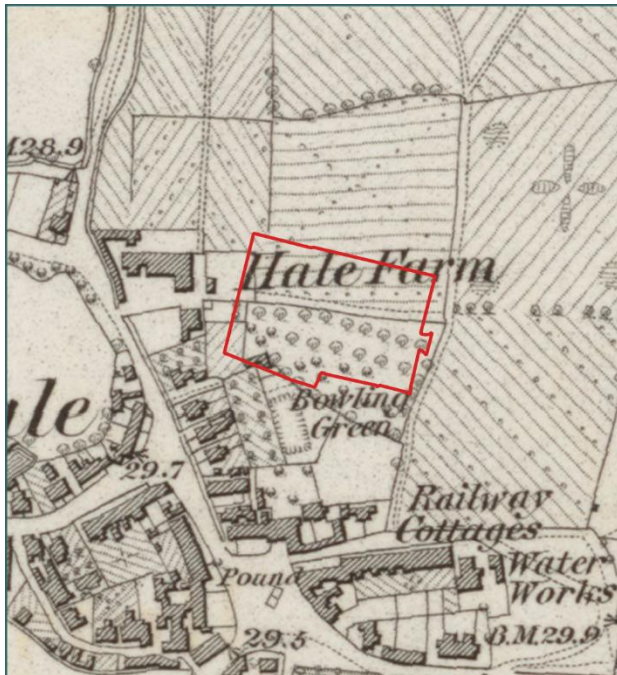


577	In the Hale Field	Arable	Trustees of Sarah Davis Sparks	William Leonard
580	In the Hale Field	Arable	Henry John Conyers Esq.	William Talbut

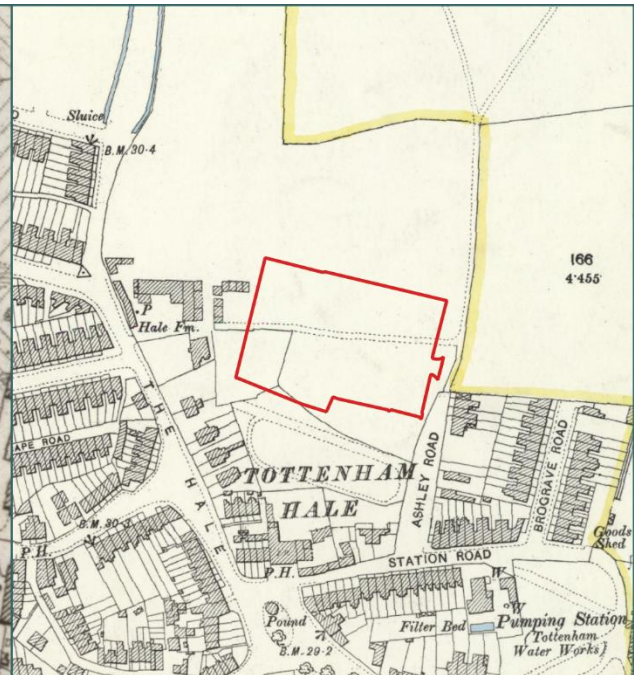
- 5.4.52. The 1873 Ordnance Survey Map shows further built development to the south and west of the Site, with the Site depicted across several parcels of land, used as an orchard, and as arable land. A trackway or footpath is shown within the far eastern part of the Site boundary. There is a bowling green depicted to the south of the Site, with a small 'L' shaped building just north, within the south-west corner of the Site. The 1896 Ordnance Survey Map shows this building to have been removed, with the Site remaining as open land; an east-west aligned trackway is depicted through the Site. Further built development is shown to the south-east of the Site, with part of Ashley Road also created by this time
- 5.4.53. The 1915 Ordnance Survey Map shows the southern half of the Site to have been developed as a 'Braid & Bootlace Factory', with the northern half of the Site shown as undeveloped. Ashley Road is also shown to have extended northwards through the far eastern part of the Site. A 'Pencil Factory' is shown to the north-east, with a 'Woollen Factory' to the north.
- 5.4.54. The Site is occupied by a Printing Ink & Varnish Factory by 1939, as shown on the available Ordnance Survey Mapping, with the industrial buildings at the Site shown to have an increased footprint, with additional buildings present in the northern part of the Site; more are added to this northern area by 1955, with further built development relating to the industrial use of the Site present by 1961.
- 5.4.55. Aerial Imagery from 1999 shows the Site to have been completely redeveloped, resulting in the removal of all buildings at the Site, and the construction of two long industrial buildings, within the northern and western parts of the Site. The remainder of the Site is depicted as hardstanding areas for car parking and storage. Recent aerial imagery from 2024 shows the Site to have been cleared of all buildings.



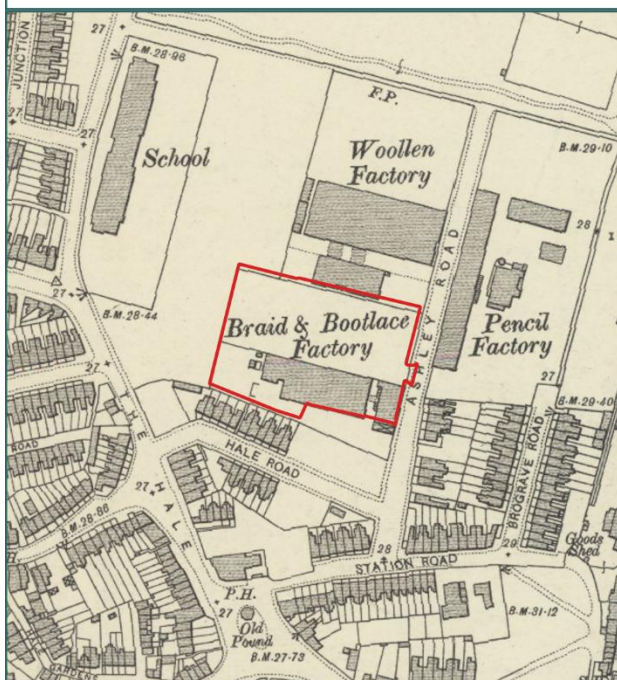
Figure 8: 1619-1844 Historic Mapping (1746 Map reproduced with the permission of the National Library of Scotland)



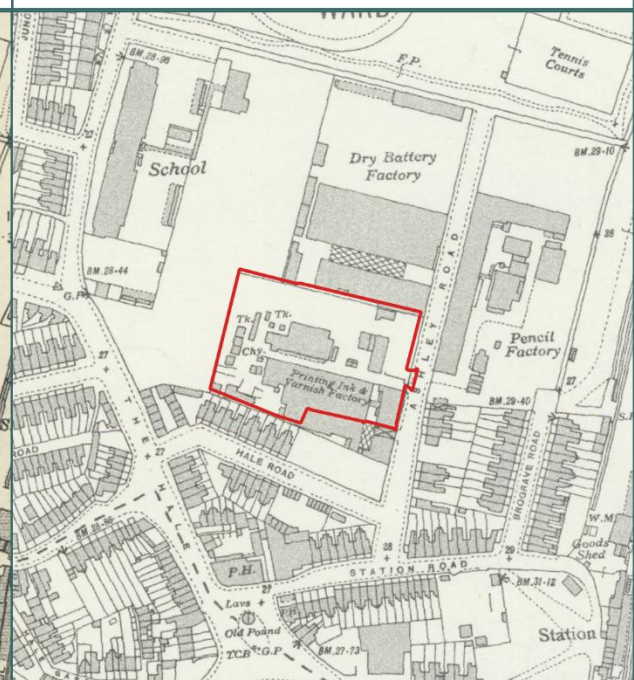
1873 Ordnance Survey Map (1:10,560)



1896 Ordnance Survey Map (1:2,500)



1915 Ordnance Survey Map (1:2,500)



1939 Ordnance Survey Map (1:2,500)



Site

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Figure 9: 1873-1939 Historic Mapping (Reproduced with the permission of the National Library of Scotland)

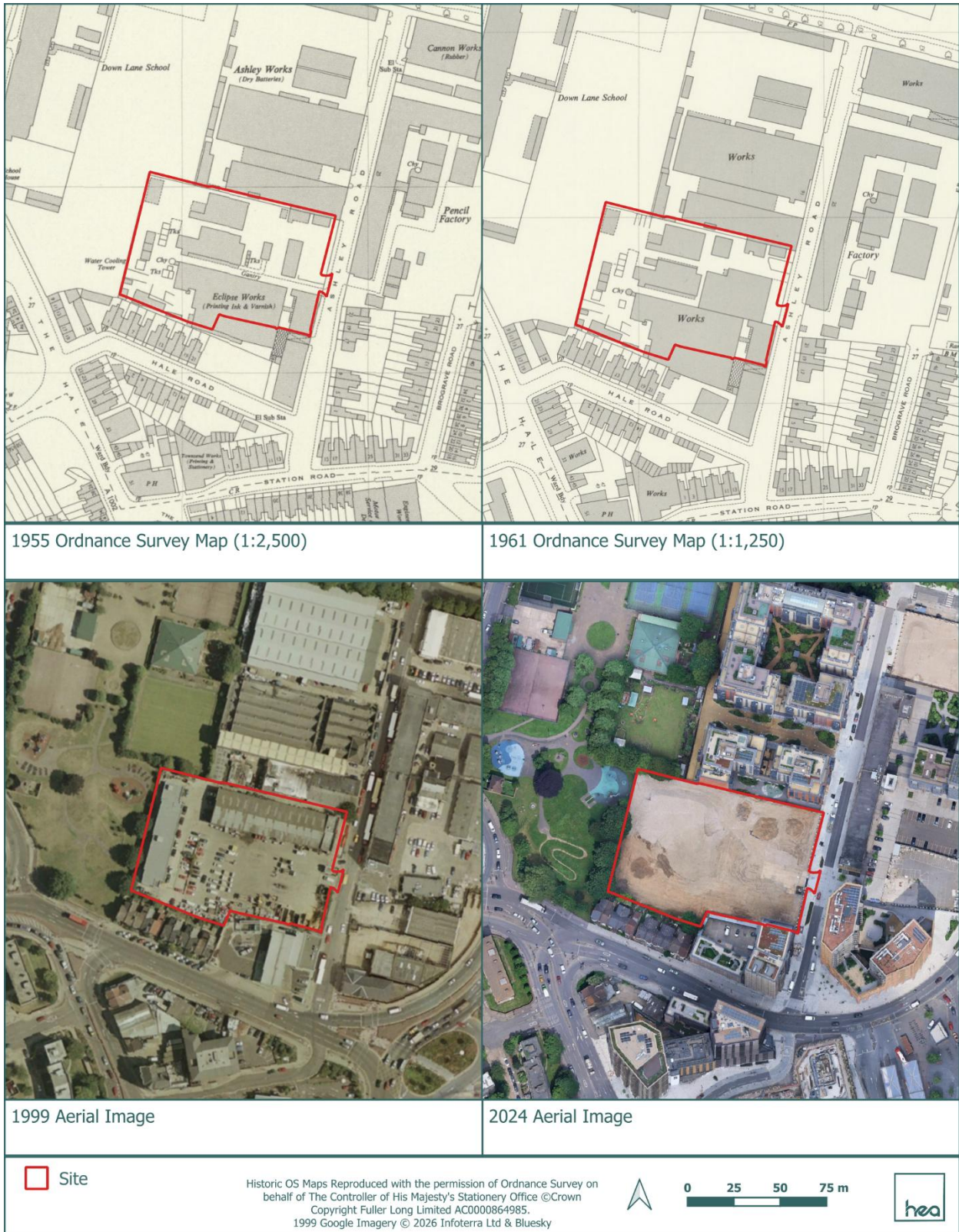




Figure 10: 1955-2024 Historic Mapping and Aerial Imagery (OS Maps reproduced with the permission of the National Library of Scotland)

IMPACTS OF PREVIOUS SITE DISTURBANCE

- 5.4.56. The Site comprised open land likely utilised as pasture or arable land on late 19th century Ordnance Survey mapping. The Site was developed by 1911 with a braids and bootlace factory, which was later expanded by 1936 and labelled at that time as a printing ink and varnish factory. The Site was further redeveloped by 1999 and then entirely cleared of built form by 2024. It is considered very likely that the Site has experienced extensive and severe disturbance and truncation of any archaeological remains which may have been present and pre-dated the 20th century. This would have reduced the significance of such remains if present.

6 SUMMARY OF ARCHAEOLOGICAL POTENTIAL & ASSESSMENT OF SIGNIFICANCE

6.1 ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE

- 6.1.1. The archaeological potential of the Site, as well as the likely significance of any archaeology which may be anticipated, is summarised below, by archaeological time period.

PALAEOLITHIC PERIOD – LOW POTENTIAL FOR FEATURES AND FOR FINDS

- 6.1.2. There are no finds of Palaeolithic date known from the study area despite a number of excavations within the historic core of Tottenham Hale. Therefore, a low potential is considered at the Site for Palaeolithic flintwork to be present, with any finds likely to be of low archaeological significance.

MESOLITHIC PERIOD – LOW POTENTIAL FOR FEATURES AND FOR FINDS

- 6.1.3. A focused Mesolithic flint knapping site has been found at Welbourne within circa 80m to the west of the Site. This was associated with a land surface immediately above the Enfield Silt brickearth and then pressed downwards into the brickearth. This find was considered of regional to national archaeological significance. It is suggested that the find was closely associated with a water source shown on historic mapping in the immediate area of Welbourne on early historic mapping. Whilst it is possible that further finds could be present at the Site, it is unlikely that a further flint knapping site would be present, and instead that any Mesolithic finds would more likely represent residual finds in later features similar to finds made on other sites in the area such as at Ferry Island and North Island. Such finds are indicative of transient activity and would be of low archaeological significance. In addition, the Site is anticipated to have experienced severe truncation as a result of various cumulative phases of development from the early 20th century onwards. Overall, the potential for in situ artefacts is considered low and the potential for residual finds of low significance is also considered low.

NEOLITHIC TO IRON AGE PERIODS – LOW POTENTIAL FOR FEATURES AND FOR FINDS

- 6.1.4. Evidence for Neolithic to Iron Age activity in the area appears to be limited despite a number of archaeological excavations to the west and south of the Site in particular. The Site is also anticipated to have experienced truncation as a result of cumulative 20th century development phases. Therefore, a low potential can reasonably be considered and any finds would be anticipated to more likely be residual than in situ and be of low significance.

ROMAN PERIOD – LOW POTENTIAL FOR FEATURES AND FOR FINDS

- 6.1.5. There is little evidence for Roman activity during previous archaeological work in the area and the Site is anticipated to have been truncated by 20th century development phases. Therefore a low potential



is considered at the Site for remains of Roman date. If any evidence were present, it would most likely be of low significance.

SAXON & MEDIEVAL PERIODS – LOW POTENTIAL FOR FEATURES AND FOR FINDS

- 6.1.6. The Site would most likely been located within the hinterland of settlement at Tottenham Hale to the south during these periods, although appears unlikely to have been developed. No evidence for extensive activity was found at Ashley Road West or Ashley Road East to the immediate south and east of the Site, indicating that these locations were beyond the historic core of settlement at The Hale. It is possible that the Site would have been utilised for pasture or agriculture. Overall, it is reasonable to conclude a low archaeological potential at the Site for these periods, on the basis that the Site was likely beyond the area of settlement and has likely been subject to severe 20th century cumulative truncation. If any Saxon to Medieval features were present, these would most likely be of low archaeological significance.

POST MEDIEVAL PERIOD – LOW POTENTIAL FOR FEATURES AND FOR FINDS

- 6.1.7. The Site likely remained open land throughout the Post Medieval period and is first shown as developed by 1911 with a factory building. It is likely that 20th century development will have truncated evidence for Post Medieval rural activity such as land division and agricultural activity, and therefore a low potential is considered for this period. Any finds would most likely hold nil to low archaeological significance.

MODERN PERIOD – CERTAIN POTENTIAL FOR FEATURES AND FOR FINDS

- 6.1.8. The Site was first developed by 1911 with factory buildings and has subsequently been subject to further phases of development and redevelopment for additional factory buildings. A further phase of redevelopment is shown by 1999 with all buildings subsequently cleared by 2024. It is likely that this has involved grubbing out of foundations and extensive below ground impacts and disturbance. Evidence for modern development phases and made ground is to be anticipated, however would most likely hold no archaeological significance.

ARCHAEOLOGICAL POTENTIAL AND ANTICIPATED SIGNIFICANCE SUMMARY TABLE

- 6.1.9. The identified archaeological potential of the Site is therefore summarised in the following table:

Table 4: Archaeological Potential & Anticipated Significance of Finds or Features		
Period	Potential	Anticipated Significance of Finds or Features (if present)
Palaeolithic	Low for features and for finds	Low



Mesolithic	Low for residual finds in later features, low for in situ flint knapping sites	Low for residual finds, higher significance finds considered unlikely
Neolithic	Low for features and for finds	Low
Bronze Age	Low for features and for finds	Low
Iron Age	Low for features and for finds	Low
Roman	Low for features and for finds	Low
Anglo-Saxon/Early Medieval	Low for features and for finds	Low
Medieval	Low for features and for finds	Low
Post-Medieval	Low for features and for finds	Nil to Low
Modern	Certain for features and for finds	Nil

7 SUMMARY OF POTENTIAL DEVELOPMENT EFFECTS

7.1 DEVELOPMENT PROPOSALS

7.1.1. The development proposal comprises:

Full planning permission for a phased mixed-use development comprising: (i) enabling works and operations; (ii) residential development (Use Class C3) including affordable housing; (iii) shared living accommodation (Sui Generis), (iv) commercial and community floorspace (Use Classes E and F2); and (v) site-wide and/or phase-specific access, servicing, public realm, blue-badge parking, cycle parking, open space, hard and soft landscaping, utilities, plant and all other associated works.

7.2 POTENTIAL DEVELOPMENT EFFECTS

7.2.1. The effect of the proposed development on the significance of relevant heritage assets has been assessed having regard to the significance of each asset, the contribution made by setting where relevant, and the extent to which the elements contributing to that significance would be affected by the proposals.

7.2.2. Where the development would affect known or anticipated archaeological remains, the degree of harm will depend upon the significance of the remains and the nature and extent of the physical impact. The complete removal of an individual archaeological feature does not, in itself, necessarily constitute substantial harm or total loss of significance. The assessment must consider the significance of the archaeological asset as a whole, including its extent, context, character, evidential value, and ability to contribute to the understanding of past human activity.

7.2.3. Where relevant, the proposed development has also been considered in relation to opportunities for enhancement. These may include the preservation of archaeological remains in situ, the better revealing or understanding of heritage significance, improvements to the setting of a heritage asset, or other measures that make a positive contribution to its significance.

7.2.4. The development and later demolition phases at the Site during the 20-21st century will have likely resulted in widespread ground disturbance, likely truncating or removing any sub-surface archaeological remains which may have been present, particularly within the footprints of the existing and former buildings.

7.2.5. Any sub-surface archaeological remains which may survive at the site are likely to have been truncated, and therefore likely to be of reduced archaeological significance.

7.2.6. On account of the available information and anticipated past ground disturbance, it is considered very unlikely that there would be any significant archaeological impacts as a result of the Proposed Development. If any remains were present, these would in the first instance comprise foundations and service trenches of 20th century date with no archaeological significance attached to them. Further to



this, any earlier remains would very likely be heavily truncated and therefore of at most a low archaeological significance. The proposed development is therefore assessed as likely having no effect on archaeological heritage significance.

- 7.2.7. For a previous application for demolition and redevelopment of the Site (Ref: HGY/2016/4165), an archaeological condition was imposed by the Council but later removed. It is therefore suggested that no further archaeological work is required in this particular instance. This would align with the previous permission and its Non-Material Amendment (Ref: HGY/2022/4230), for which it was concluded that there should be no archaeological requirement.

8 CONCLUSIONS

INTRODUCTION

- 8.1.1. HEA has been commissioned by Re:shape T Ltd to produce an Archaeological Desk-Based Assessment (ADBA) in support of a planning application for development at the former Ashley House site, Ashley Road, Tottenham Hale, London Borough of Haringey, N17 9LZ. This report draws together the available archaeological, historical, topographical, and land use information in order to clarify the archaeological potential of the Site. It is the intention that this report will address the information requirements as set out in the NPPF and the London Borough of Haringey local planning framework.

DEVELOPMENT PROPOSALS

- 8.1.2. The development proposal comprises:

Full planning permission for a phased mixed-use development comprising: (i) enabling works and operations; (ii) residential development (Use Class C3) including affordable housing; (iii) shared living accommodation (Sui Generis), (iv) commercial and community floorspace (Use Classes E and F2); and (v) site-wide and/or phase-specific access, servicing, public realm, blue-badge parking, cycle parking, open space, hard and soft landscaping, utilities, plant and all other associated works.

RELEVANT ARCHAEOLOGICAL ASSETS

- 8.1.3. There are no designated archaeological assets that require consideration as part of this report.
- 8.1.4. The Site is located within two Archaeological Priority Areas:
- A Tier 2 APA which is associated with the historic core of Tottenham Hale. The settlement appears to have originated in the Saxon or Medieval period on the basis of past findings which has identified evidence for Saxon and then 12-14th century activity. The APA has been classified Tier 2 by the GLHER as it contains a potential for Saxon to Medieval settlement activity. In addition, a Mesolithic working site has been found in the west of the APA on a site known as "Welbourne" and associated with activity adjacent to a potential water source.
 - A Tier 3 APA associated with the Lea Valley terrace gravels and former floodplain. This APA encompasses an area along the River Lea and is associated with further APAs in other London Boroughs along the course of the river. This APA is classified Tier 3 by the GLHER as it covers a vast landscape with a perceived potential to contain in particular organic palaeoenvironmental remains associated with wetland and riverine environments, as well as associated prehistoric exploitation of this landscape.
- 8.1.5. The development and later demolition phases at the Site during the 20-21st century will have likely resulted in widespread ground disturbance, likely truncating or removing any sub-surface



archaeological remains which may have been present, particularly within the footprints of the existing and former buildings.

- 8.1.6. Any sub-surface archaeological remains which may survive at the site are likely to have been truncated, and therefore likely to be of reduced archaeological significance.
- 8.1.7. On account of the available information and anticipated past ground disturbance, it is considered very unlikely that there would be any significant archaeological impacts as a result of the Proposed Development. If any remains were present, these would in the first instance comprise foundations and service trenches of 20th century date with no archaeological significance attached to them. Further to this, any earlier remains would very likely be heavily truncated and therefore of at most a low archaeological significance. The proposed development is therefore assessed as likely having no effect on archaeological heritage significance.

SUMMARY & RECOMMENDATIONS

- 8.1.8. For a previous application for demolition and redevelopment of the Site (Ref: HGY/2016/4165), an archaeological condition was imposed by the Council but later removed. It is therefore suggested that no further archaeological work is required in this particular instance. This would align with the previous permission and its Non-Material Amendment (Ref: HGY/2022/4230), for which it was concluded that there should be no archaeological requirement.



9 ACKNOWLEDGEMENTS

- 9.1.1. The author(s) would like to extend thanks to all those involved in the production of this report, including but not limited to the Historic Environment Record officer and colleagues here at HEA.
- 9.1.2. This report has been prepared for the exclusive use of our client in line with our instruction. No other party may use, copy, make use of, or rely on the contents of this report. HEA has undertaken this report in accordance with the scope of work agreed with our client and accepts no liability or responsibility for the use of this report by any third party unless otherwise agreed. All copyright and intellectual property rights are retained by FullerLong Limited.
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APPENDIX ONE: RELEVANT LEGISLATIVE & POLICY CONTEXT

In determining any planning application, the Local Planning Authority (LPA) will be guided by current national legislation and planning policy, as well as the policy and guidance set by the relevant LPA at either a regional or local level. The legislative and policy framework insofar as it relates to the historic environment, as well as industry guidance, applicable to this assessment is summarised below.

NATIONAL LEGISLATION, POLICY & GUIDANCE

ANCIENT MONUMENTS AND ARCHAEOLOGICAL AREAS ACT 1979, AS AMENDED

National legislation regarding archaeology is contained within the Ancient Monuments and Archaeological Areas Act (AMAAA) 1979, and as amended by the National Heritage Act 1983, and updated in 1997 and 2002. These Acts provide specific protection for archaeological monuments of national significance.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The National Planning Policy Framework (NPPF) was first published in March 2012 and has since been periodically updated. The Framework sets out the Government's planning policies for England and how these should be applied. The Framework recognises the need for the planning system to contribute to the achievement of 'sustainable development', through achieving three overarching economic, social, and environmental objectives, which are interdependent and need to be pursued in mutually supportive ways. The environmental objective includes supporting efforts to mitigate and adapt to climate change, protecting and enhancing the natural, built, and historic environment, making effective use of land, improving biodiversity, using natural resources prudently, and minimising waste and pollution.

This section provides a summary of those NPPF policies considered relevant to the assessment. The Framework should be referred to directly where other policies or provisions are relevant to the proposals.

Policy S3 states that 'decisions on development proposals should apply a presumption in favour of sustainable development'.

NPPF Annex B provides a number of definitions which are relevant to this assessment:

- There will be "Archaeological Interest" in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- "Conservation/conserve (for heritage policy)" comprises the process of maintaining and managing change to a heritage asset in a way that sustains, preserves and, where appropriate, enhances its significance.



- 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 designated under the relevant legislation or the UNESCO World Heritage Convention.
- A “Heritage asset” comprises a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes but is not limited to designated heritage assets and assets identified by the local planning authority (including local listing).
- The “Historic environment” comprises all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
- The “Historic Environment Record” comprises a database usually maintained by a local council that seeks to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
- The “Setting of a heritage asset” comprises 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.
- The “Significance” of a heritage asset is defined as the value of that 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. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.

Chapter 20 of the NPPF sets out national planning policy for conserving and enhancing the historic environment. It recognises that heritage assets are an irreplaceable resource and states that they should be conserved in a manner appropriate to their significance. The policies provide a framework for assessing the significance of heritage assets and the effects of development proposals upon that significance.

The policies in Chapter 20 comprise HE1: Planning for the historic environment; HE2: Conservation Areas and World Heritage Sites; HE3: Historic Environment Records; HE4: Securing the conservation of heritage assets; HE5: Assessing effects on heritage assets; HE6: Proposals affecting designated heritage assets; HE7: Decisions on non-designated heritage assets; HE8: World Heritage Sites; HE9: Conservation areas; and HE10: Loss or removal of heritage assets.

Policy HE4 establishes the general approach to securing the conservation of heritage assets, in a manner appropriate to their significance. Development proposals affecting the significance of heritage assets, including any contribution made by their setting, should:



- Maintain or secure a use consistent with their conservation, taking into account the importance of maintaining the assets, the positive contribution they can make to sustainable communities including local economies, and the positive contribution they can make to local character and distinctiveness; and
- Avoid, or where this is not possible, minimise harm to the significance of heritage assets, and instead conserve this significance.

Policy HE5 states that development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected, including any contribution made by their setting, and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets' importance and no more than is necessary to understand the potential effect on their significance. The relevant Historic Environment Record should be referred to and appropriate expertise employed where necessary.

Policy HE5.2 requires assessments to identify whether proposals would be likely to:

- a. Have a positive effect, which is where the significance of a heritage asset would be enhanced, or better revealed; or
- b. Have no effect on the significance of a heritage asset; or
- c. Result in harm to the significance of a heritage asset, either from work affecting the asset itself or from development within its setting. The degree of harm should be identified: substantial harm would occur where the development proposal would seriously affect a key element of the asset's significance; or
- d. Cause the total loss of the significance of a heritage asset.'

Policy HE5.3 confirms that it is the effect on the significance of a heritage asset, rather than the scale of the development, which should be considered.

Where a development proposal involves, or has the potential to involve, a heritage asset with archaeological interest, Policy HE5.5 states that an appropriate desk-based assessment should be undertaken and, where necessary, a field evaluation. These should help to understand the asset's significance and the potential effect of the development, and should inform the design, mitigation, and implementation of the development.

It is recognised that not all elements of a heritage asset will necessarily make an equal contribution to its significance, and that the significance of an asset may derive from one or more aspects of its archaeological, architectural, artistic, or historic interest. Understanding the contribution made by individual elements and by setting is therefore fundamental to understanding the scope for and acceptability of change.



In accordance with the NPPF, this report provides a proportionate assessment of the potential effects of the proposed development on relevant heritage assets.

Policy HE6 relates to development proposals affecting designated heritage assets.

When considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation, with greater weight given to more important assets. This applies irrespective of whether the potential effect amounts to a positive effect, harm, substantial harm, or total loss of significance.

Development proposals which would have a positive effect on a designated heritage asset should be supported.

Any harm to a designated heritage asset will be a matter of considerable importance and weight. Where harm is identified, the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term reuse of a vacant or underused listed building, and enabling energy efficiency and low-carbon heating measures to be employed.

Where a development proposal would cause substantial harm to, or total loss of, the significance of a designated heritage asset, consent should be refused unless it can be demonstrated that the harm is necessary to achieve substantial public benefits that outweigh the harm or loss, or if all of the following apply:

- a. The nature of the heritage asset would otherwise prevent all reasonable uses of the site;
- b. No suitable use for the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
- c. Conservation by grant-funding or some form of not for profit, charitable or public ownership is not possible; and
- d. The harm or loss is outweighed by the benefit of bringing the asset back into use.

Within this context, development which would cause substantial harm to, or total loss of, the significance of Grade II listed buildings or Grade II registered parks or gardens should be exceptional. Development which would cause substantial harm to, or total loss of, assets of the highest significance should be wholly exceptional.

Policy HE7 states that development proposals which would have a positive effect on a non-designated heritage asset should be supported.

Where a development proposal would harm the significance of a non-designated heritage asset, this should be weighed against the benefits of the proposal and a balanced judgement made, having regard to the scale of any harm or loss and the significance of the heritage asset.



Where a development proposal would cause substantial harm to, or total loss of, the significance of a non-designated heritage asset, it should only be supported where the harm or loss is outweighed by the benefits of the proposal, having regard to the scale of the harm or loss and the significance of the heritage asset.

Policy HE10 applies where a development proposal would result in the loss of the whole or part of a heritage asset, whether designated or not.

Development should not be approved without all reasonable steps being taken to ensure that the new development will proceed after the loss has occurred. The applicant should also record and advance understanding of the significance of the asset to be lost in a manner proportionate to its importance and the potential impact upon it, and make this evidence and any archive generated publicly accessible.

The ability to record evidence of the past should not be a decisive factor in determining whether such loss should be approved.

Policy HE10.2 further states that heritage assets with archaeological interest should be preserved in situ where feasible. Where an asset cannot be preserved or managed on-site, appropriate provision should be made for its investigation, understanding, recording, dissemination and archiving, undertaken by suitably qualified individuals or organisations.

Where archaeological remains cannot reasonably be preserved or managed on-site, planning decisions may require proportionate measures to investigate, record, disseminate, and archive the archaeological resource. Such measures should not, however, be regarded as a substitute for the conservation of an asset where preservation in situ is feasible.

NATIONAL PLANNING PRACTICE GUIDANCE

The National Planning Practice Guidance (PPG) was published in support of the NPPF and is available on the Government Gateway website. The PPG is separated into categories of which the relevant category for this report is the Historic Environment category, first published in April 2014 and has since been periodically updated. These categories build upon the framework outlined in the NPPF for 'decision-making in respect of applications...to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development.'

The guidance states that, 'where the complete or partial loss of a heritage asset is justified... the aim then is to capture and record the evidence of the asset's significance which is to be lost, to interpret its contribution to the understanding of our past, and to make that publicly available.'

The significance of a heritage asset is further defined in the PPG, relative to its archaeological, architectural and artistic, or historic interest as follows:



- archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

The setting of a heritage asset is also further defined in the PPG. It is stated that all heritage assets have a setting, irrespective of their survival and designation. In addition to a visual relationship, the way in which we experience an asset and its setting can also be influenced by other factors such as noise, dust, smell, vibration from nearby land uses, and historic relationships.

The PPG further states that where potential harm to heritage assets is identified, it should be categorised as either less than substantial harm or substantial harm in line with the NPPF. It is the degree of harm to the asset's significance rather than the scale of development that is to be assessed. Harm may arise as a result of works directly to the asset or within its setting. To be considered "substantial harm" is a high bar and may not arise in many cases. This judgment is to be made by the decision-maker, with regard to the circumstances of the case and relevant policy.

Where any harm is identified, this is to be weighed against the public benefits of the development proposal. The PPG defines public benefits as anything that delivers economic, social or environmental objectives as described in the NPPF. It is important to note that public benefits do not always have to be visible or accessible to the public and could, for example, comprise works to secure the ongoing preservation or enhancement of a privately owned heritage asset.

REGIONAL PLANNING POLICY

The London Plan was adopted in 2021 by the Greater London Authority. Policy HC1: Heritage Conservation and Growth, is relevant to this assessment.

Paragraph C states that '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.'

Paragraph D advises that '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.'

LOCAL PLANNING POLICY

The local planning framework is provided by Haringey Council. This comprises the Haringey's Local Plan: Strategic Policies document, which was adopted in 2013, with subsequent alterations adopted in July 2017. This contains the following relevant policy:

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*

Haringey Council also adopted the Development Management DPD document in July 2017, and this contains the following relevant policy:

POLICY DM9: MANAGEMENT OF THE HISTORIC ENVIRONMENT

Haringey's Heritage Assets

- A. *Development that conserves and enhances the significance of a heritage asset and its setting will be supported.*

- B. *Proposals affecting a designated or non-designated 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.

...

Haringey Council adopted the Tottenham Area Action Plan in July 2017, which encompasses the Site. This document contains the following relevant policy:

POLICY AAP5

- 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.*

The Site is located within the Tottenham Hale Neighbourhood Area within the Tottenham Area Action Plan (2017), and is allocated for residential and commercial use under polices 'TH5: Station Square North' and 'TH6: Ashley Road South Employment Area'.

A new Local Plan is currently being prepared by Haringey Council. Whilst not yet adopted by the Council and therefore not part of their planning framework, the Haringey DRAFT Local Plan (2025) contains the following draft policies which may be given weight by the Council during a planning application process:

Policy HF5: Non-Designated Heritage Assets and Archaeology

Non-Designated Heritage Assets



- A. *Development proposals should seek to conserve and, where possible, enhance and reveal the significance of non-designated heritage assets and their settings including:*
 - (1) *locally listed buildings*
 - (2) *identified historic street furniture*
 - (3) *identified historic parks and gardens*
 - (4) *assets identified in Conservation Area Appraisal Management Plans*
 - (5) *assets identified in Neighbourhood Plans*
 - (6) *other heritage assets identified through the planning application and decision-making process.*
- B. *In assessing the impact of a proposal on non-designated heritage asset and its setting, the Council will have regard to:*
 - (1) *its significance,*
 - (2) *the impact of the proposal on its significance,*
 - (3) *the public benefits of the proposal*
 - (4) *the extent to which the proposal and its design has sought to avoid, minimise, and/or remedy impacts on the asset's significance.*

Archaeology

- C. *Development proposals must conserve heritage assets of archaeological interest and their setting by taking acceptable measures proportionate to their significance.*
- D. *Applicants are required to submit an appropriate Archaeological Impact Assessment, and where necessary, a field evaluation where:*
 - (1) *initial assessments indicate the site includes or has the potential to include heritage assets with archaeological interest.*
 - (2) *the site is within an Archaeological Priority Area*
- E. *Where heritage assets of archaeological interest are found:*
 - (1) *priority should be given to preserving and managing the archaeological asset and its setting in situ.*
 - (2) *where archaeological remains cannot be preserved in situ they must be excavated, recorded, published, interpreted and displayed through a detailed planning programme of works.*



- (3) applicants should ensure adequate arrangements for the investigation, recording and archiving of assets of archaeological importance and engage with the relevant advisory organisation, having regard to London Plan policy HC1.*
- (4) Proposals that would adversely affect nationally important archaeological remains or their setting will be refused.*

The Site is also proposed for allocation under policy 'THSA04: Berol Yard' of the Haringey DRAFT Local Plan (2025) for mixed-use residential and commercial purposes.

APPENDIX TWO: METHODOLOGY & BASELINE DATA COLLATION

ASSESSING ARCHAEOLOGICAL POTENTIAL

The following table adds additional detail to the criteria used in this report to assess the archaeological potential of the Site to contain remains dating to each relevant archaeological time period:

Table 5: Definition of Levels of Archaeological Potential

	Definition
Certain	Archaeological heritage assets are known to be present
High	It is very likely that currently unknown archaeological heritage assets will be present
Medium	It is likely that currently unknown archaeological heritage assets will be present
Low	It is unlikely that currently unknown archaeological heritage assets will be present
Negligible	It is very unlikely that currently unknown archaeological heritage assets will be present
Nil	There is no possibility that currently unknown archaeological heritage assets will be present

It is acknowledged that these time periods are only approximately utilised across the various archaeological and historic databases, and that there may be differences across the country. For the purposes of this assessment, archaeological evidence has been summarised in line with the archaeological time periods as used by Historic England (Historic England, 2026a) as follows:

Table 6: Archaeological Time Periods

Archaeological Period	Archaeological Sub-Period	Date Range
Early Prehistoric Periods		
Palaeolithic	Lower Palaeolithic	1,000,000 to 150,000 BC
	Middle Palaeolithic	150,000 to 40,000 BC

Mesolithic	Upper Palaeolithic	40,000 to 10,000 BC
	Early Mesolithic	10,000 to 7,000 BC
	Late Mesolithic	7,000 to 4,000 BC
Later Prehistoric Periods		
Neolithic	Early Neolithic	4,000 to 3,300 BC
	Middle Neolithic	3,300 to 2,900 BC
	Late Neolithic	2,900 to 2,200 BC
Bronze Age	Early Bronze Age	2,600 to 1,600 BC
	Middle Bronze Age	1,600 to 1,200 BC
	Late Bronze Age	1,200 to 700 BC
Iron Age	Early Iron Age	800 to 300 BC
	Middle Iron Age	300 to 100 BC
	Late Iron Age	100 BC to AD 43
Cultural Periods		
Roman	n/a	AD 43 to 410
Early Medieval	n/a	AD 410 to 1066
Medieval	n/a	AD 1066 to 1540
Post Medieval	The Post Medieval period is divided into various sub-periods named after ruling monarchs.	
		AD 1540 to 1901



20-21st Century

n/a

AD 1901 to the
present day

ASSESSING HERITAGE SIGNIFICANCE

The assessment methodology draws upon relevant national planning policy, Historic England guidance, the Secretary of State's non-statutory criteria for Scheduled Monuments, and professional judgement. The following criteria are used to provide a consistent framework for assessing heritage significance and the degree of harm arising from development.

The significance of a heritage asset is determined by the nature and extent of its heritage interest. The potential effect of development on a heritage asset is assessed having regard to its significance and the extent to which the elements contributing to that significance may be affected.

- Very High – Sites or monuments of international importance, including World Heritage Sites. Structures and buildings inscribed as of universal importance, such as World Heritage Sites. Other buildings or structures of recognised international importance.
- High – Monuments scheduled under the Ancient Monuments and Archaeological Areas Act 1979. Archaeological sites and remains of comparable quality, assessed with reference to the Secretary of State's non-statutory criteria and which will contribute towards national research agendas. Undesignated structures of national importance. Grade I and Grade II* listed buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings.
- Medium – Archaeological sites and remains which, while not of national importance, score well against most of the Secretary of State's criteria and will contribute towards regional research agendas. Grade II listed buildings. Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations. Conservation Areas containing buildings that contribute significantly to its historic character. Historic Townscape or built-up areas with important historic integrity in their buildings, or built settings (e.g. including street furniture and other structures).
- Low – Archaeological sites that score less well against the Secretary of State's criteria and will contribute towards local research agendas. There may have been past disturbance of archaeological remains which might have reduced the potential value of the surviving remains from a higher level. Locally listed buildings. Historic (unlisted) buildings of modest quality in their fabric or historical association. Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g. including street furniture and other structures).



- Negligible – Areas in which investigative techniques have produced no or only minimal evidence for archaeological remains, or where previous large-scale disturbance or removal of deposits can be demonstrated. The surviving remains are unlikely to contribute towards relevant research agendas at any level. Sites or buildings of very limited architectural or historic interest, insufficient to warrant consideration as a non-designated heritage asset.
- None – no heritage interest of relevance to the assessment has been identified.

An additional Unknown/Uncertain category is used where there is insufficient information to determine significance with reasonable confidence. This is particularly relevant to below-ground archaeological remains, where the extent and character of surviving remains may not be established without further investigation.

Professional expert opinion is used to assess heritage significance, having regard to the archaeological, architectural, artistic, and historic interests of the asset and, where relevant, the heritage values identified in Historic England's Conservation Principles (Historic England, 2008) and Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015b).

Historic England's Conservation Principles (Historic England, 2008) identifies four principal heritage values: evidential, historical, aesthetic, and communal. These provide a framework for understanding how significance may be expressed and are not intended to operate as separate or independently weighted categories. These values can be summarised as follows:

- Evidential Value: this derives from the potential of a place to yield evidence about past human activity. The evidential value of a place is largely derived from physical remains, these remains may be archaeological (below ground), embedded in upstanding remains within the landscape or within built heritage (above ground remains).
- Historical Value: this derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.
- Aesthetic Value: derives from the ways in which people draw sensory and intellectual stimulation from a place.
- Communal Value: this derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical value but tend to have additional and specific aspects that establish a more direct relationship between a group or groups both in the past and or present.
- Setting: this is defined in the NPPF 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.'* Setting is not an asset in itself.



Historic England's guidance concerning the management of change within the setting of heritage assets aims to offer a definition for the term 'setting' while providing councils and applicants with direction on assessing the effect of development on the significance of heritage assets through change within their setting (Historic England 2017).

This guidance provides a framework for pragmatic and balanced decision-making concerning proposed development and its effect on heritage assets. It emphasises that managing change within the setting of a heritage asset does not necessarily preclude development and highlights that decisions should be guided by the nature, extent, and level of the significance of the heritage asset, while also considering the potential public benefits of the proposals. Additionally, it notes that change within the setting of a heritage asset could yield positive or neutral effects.

The guidance outlines a five-stage process for evaluating the effects of proposed development on the setting of heritage assets:

1. Identify which heritage assets and their settings are affected. The guidance indicates that if a proposed development location has the potential to alter the contribution of a heritage asset's setting to its significance or the understanding of its significance, it can be categorised as part of the asset's setting. It is crucial to note that a change within the setting of a heritage asset does not always equate with harm and could be positive or neutral. This assessment of impact relies on a thorough comprehension of the particular heritage asset's significance, to which the contribution made by its setting may be variable.
2. Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated. This hinges on comprehending the site's history and evolution, utilising cartographic sources when available. Additionally, this evaluation should consider the asset's physical surroundings, including its interactions with other heritage assets, how it is experienced, and its associations and patterns of use. All of this information contributes to assessing the effect of a proposed development on the significance of a heritage asset.
3. Assess the effects of the proposed development, whether positive or harmful, on the significance or on the ability to appreciate it. Based on the data collected in Stage 2, it becomes feasible to pinpoint various effects that development might have on setting, which will be assessed as beneficial, neutral / no effect, or harmful in terms of their effect on the significance of a heritage asset. Factors such as the location, extent, form, appearance, permanence, and other consequences of proposals will guide the assessment procedure.
4. Explore ways to maximise enhancement and avoid or minimise harm. Strategies to mitigate harm might involve relocating all or portions of a development, adjusting the layout, implementing



screening measures, and more. Where harm cannot be avoided, opportunities to minimise its extent should be considered through appropriate design, layout, screening, or other measures.

5. Make and document the decision and monitor outcomes. Decisions are made on an individual basis, acknowledging that not all heritage assets carry the same weight in terms of significance, and that the contribution made by their setting to their significance can vary.

A Court of Appeal judgment (Ref: [2018] EWCA Civ 1697) confirmed that whilst issues of visibility are important when assessing setting, other factors should also be considered.

ASSESSING POTENTIAL DEVELOPMENT EFFECTS

In line with the NPPF, the following effects on heritage assets can be identified:

- Positive effect – Where a proposal would enhance or better reveal the significance of a heritage asset, the nature and extent of the positive effect should be identified and clearly articulated. Where relevant, such heritage benefits may contribute to the public benefits of the proposal for the purposes of the NPPF.
- No effect – Where the proposed development would preserve the significance of the heritage asset, including any contribution made by its setting, no harmful effect will be identified. The principle that, in the context of the statutory duties relating to listed buildings and Conservation Areas, preserving means doing ‘no harm’ has been confirmed by the courts (Refs: [1992] 2 W.L.R. 204 and [1992] 2 A.C. 141, [2014] EWHC 1895 (Admin), 2014 WL 2558107).
- Harm – Where harm is identified, its degree will be characterised as negligible, low, medium, or high where it does not amount to substantial harm. These characterisations are used to assist in communicating the degree of harm and do not constitute additional NPPF policy categories.
 - Negligible Harm: a very limited adverse effect on the significance of a heritage asset, resulting in a barely perceptible change to those elements that contribute to its significance;
 - Low Harm: a limited adverse effect on the significance of a heritage asset, affecting a relatively small component of its significance;
 - Medium Harm: an appreciable adverse effect on the significance of a heritage asset, affecting one or more elements that make a meaningful contribution to its significance;
 - High Harm: a significant adverse effect on the significance of a heritage asset, affecting elements that make an important contribution to its significance, but which does not amount to substantial harm as defined by the NPPF;
- Substantial harm – This would occur where the development proposal would seriously affect a key element of the asset’s significance. A High Court judgment of 2013 (Ref: [2013] EWHC 2847 (Admin))



clarified that substantial harm would involve an impact on the significance of the asset that is ‘so serious ... that its significance was either vitiated altogether or very much reduced’.

- Total loss – This would result in the total loss of the significance of a heritage asset, whether through the comprehensive loss or destruction of the asset itself or through circumstances in which its significance is otherwise entirely lost.

With regard to an evaluation of (any) harm to significance through changes to setting, the assessment should follow the methodology provided in ‘The Setting of Heritage Assets’ document (Historic England, 2017), as described above.

Case law ([2015] EWHC 2688 (Admin), ([2016] EWCA Civ 1061)) has confirmed that the decision-maker is required to assess the nature and degree of any harm to a listed building or its setting, having regard to the significance of the asset and the extent to which the proposal affects that significance. The identification of harm does not, in itself, determine the planning outcome; rather, the relevant statutory duties and NPPF policy tests must be applied having regard to the nature and degree of harm and the public benefits of the proposal.

COLLATION OF BASELINE DATA

The table below provides a summary of the key data sources used to inform the production of this Archaeological Desk-Based Assessment.

Table 7: Sources of Information		
Source	Data	Comment
Historic England	The National Heritage List for England (NHLE) includes information on statutorily designated heritage assets	Statutory designations (scheduled monuments; statutorily listed buildings; registered parks and gardens; registered battlefields; protected wreck sites) can provide a significant constraint to development.
Greater London Historic Environment Record (GLHER)	Monument and event data	Monument data comprises finds and features associated with the archaeological and historic built environment. Event data comprises previous investigations including archaeological desk-based assessments, trial trench evaluations, excavations and watching briefs. To inform the production of this report, a 500m search of the GLHER was requested. The relevant HER search code is: 19889

Local Planning Authority	Locally defined areas such as Archaeological Priority Areas, Conservation Areas, Locally Listed Buildings	These defined areas can provide a constraint to development or an indication of potential known or anticipated heritage assets that required consideration.
London Archaeological Research Framework	Previous and ongoing planning application which may contain relevant data. Regional research priorities.	Previous or ongoing applications may include information on previous archaeological work or consultations. The archaeological research framework will include information on research priorities and objectives for the region within which the Site is located. This can inform an assessment of the significance of any archaeological remains if present.
Cartographic and Aerial Photographic Sources	Ordnance Survey maps from the 1st edition (1860–70s) to present day. Other such sources including Ordnance Survey Drawings, Tithe Mapping, Enclosure Mapping, Parish Surveys, Site Sales Particulars, Manorial Estate Plans, Building Plans, Aerial Photographs.	Provides an indication of the development of settlements/ landscape through time as well as the possible date of any buildings on the site. Provides a good indication of past land use, the potential for archaeology and impacts which may have compromised archaeological survival.
Literary & Documentary Sources, including previous archaeological reporting	This may include historic documentary primary sources, or secondary sources.	This may include particular sources or reports which clarify the development of the Site, its relationship with nearby heritage assets, and its archaeological potential.



Internet	Web-published local history; Archaeological Data Service	Many key documentary sources, such as the Victoria County History, the Domesday Book, and local and specialist studies are now published on the web and can be used to inform the archaeological and historical background. The Archaeological Data Service includes an archive of digital fieldwork reports.
The client	Planning data	Plans, Sections and Elevations of the existing site / building(s) and proposed development.

A further list of cartographic sources reviewed as part of this report is as follows:

Table 8: Cartographic Sources		
Year	Source / Description	Details
1619	Clay Map of Tottenham	n/a
1746	Rocque Map of the 10 Miles Round London	n/a
1754	Rocque Map of Middlesex	Not reproduced
1799	Ordnance Survey Drawing	n/a
1844	Tottenham Parish Tithe Map	n/a
1873	Ordnance Survey Map	1:10560
1896	Ordnance Survey Map	1:2500
1915	Ordnance Survey Map	1:2500
1939	Ordnance Survey Map	1:2500
1945	Google Earth Image (The GeoInformation Group)	Not reproduced



1947	Ordnance Survey Air Photo	Not reproduced
1955	Ordnance Survey Map	1:2500
1961	Ordnance Survey Map	1:1250
1999	Google Earth Image (Infoterra Ltd & Bluesky)	n/a
2024	Google Earth Image	n/a



APPENDIX THREE: GAZETTEER OF RELEVANT HERITAGE ASSETS

Archaeological Priority Areas			
HEA Ref	Name	Tier	GLHER Ref
APA1	Tottenham Mills	2	78021
APA2	Tottenham Hale	2	78468
APA3	Ermine Street	2	77008
APA4	The Lea Valley	3	77751
APA5	Tottenham Medieval Settlement	2	77574

Archaeological Events			
HEA Ref	Name	Type of Investigation	GLHER Ref
B1	Historic Buildings Recording (Level 3) at 16 Ashley Road (2019)	Building Survey	171784
B2	Historic Buildings Recording (Level 3) at Berol House (2019)	Building Survey	158465
B3	Building Survey at GLS Depot, World War II Trench Shelters	Building Survey	155433
BO1	Geoarchaeological Deposit Model at Tottenham Hale Centre (Plots C, D, and E) (2019)	Borehole Survey	230481
DBA1	Desk Based Assessment at 193-197 Broad Lane	Desk Based Assessment	164663
DBA2	Desk Based Assessment at Tottenham Hale Centre (2018)	Desk Based Assessment	156164
DBA3	Desk Based Assessment at Hale Wharf (2016)	Desk Based Assessment	159077
DBA4	Desk Based Assessment at Image House (2014)	Desk Based Assessment	162819



DBA5	Desk Based Assessment at Tottenham Hale	Desk Based Assessment	154293
EV1	Evaluation at the Welbourne and Ashley Road West Sites, Tottenham Hale Centre (2019)	Evaluation	212996
EV2	Trial Trench at 193-198 Broad Lane	Evaluation	172712
EV3	Trial Trench at North Island, The Hale (2020)	Evaluation	159222
EV4	Evaluation at Ashley Road Depot (2023)	Evaluation	218688
EV5	Evaluation at Tottenham Hale Centre (Plots B and F), Ferry Island Site (2020)	Evaluation	218674
EX1	Excavation at North Island Plot A, Tottenham Hale	Excavation	214582
EX2	Open Area Excavation at Ferry Lane (2017)	Excavation	160370
EX3	Post Excavation Assessment at Welbourne Plot C, Tottenham Hale Centre (2023)	Excavation	219640
WB1	Watching Brief at Hale Wharf (2017)	Watching Brief	171646
WB2	Watching Brief at Anthology Works (2017)	Watching Brief	155915
WB3	Watching Brief at Hale Road	Watching Brief	168410

Archaeological Monuments, Findspots, and Other Assets			
HEA Ref	Name	Period	GLHER Ref
A1	Tottenham Hale (Pre-Conquest Weir)	Anglo-Saxon/Early Medieval	149079
MED1	Ferry Lane (Medieval Watermill)	Medieval	128221
MED2	Broad Lane (Late Medieval Road)	Medieval	116864
MED3	High Cross Lane (Medieval Road)	Medieval	136240
PM1	The Hale (Post Medieval Village)	Post Medieval	144279



PM2	High Road (Post Medieval Settlement)	Post Medieval	144543
PM3	North Island Plot A, Tottenham Hale Post Medieval Well	Post Medieval	214587
PM4	Tottenham Hale Station (Victorian Railway Station)	Post Medieval	230380
PM5	London and Cambridge Railway (Victorian Railway)	Post Medieval	229080
	62 Monument Way (Georgian Steps)	Post Medieval	126583
MOD1	Down Lane Recreation Ground (Early 20th Century Recreation Ground)	Modern	109981
MOD2	25 Ashley Road (Berol House) (Early 20th Century Factory)	Modern	239181
	GLS Depot (Mid 20th Century Air Raid Shelter)	Modern	137639
	Victoria Line (Mid 20th Century Underground Railway)	Modern	225886



Thank you for viewing our Archaeological Desk-Based Assessment.

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If you have any queries or would like to discuss anything further with us please don't hesitate to get in contact:

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