

T H A M E S V A L L E Y

ARCHAEOLOGICAL

S E R V I C E S

**Down Lane Park, Tottenham,
London Borough of Haringey**

Archaeological Desk-based Assessment

by Genni Elliott

**Site Code: DLH23/60
(TQ 3432 8988)**

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Thames Valley Archaeological Services Ltd

Site Code DLH 23/60

March 2023

Summary

Site name: Down Lane Park, Tottenham, London Borough of Haringey

Grid reference: TQ 3432 8988

Site activity: Archaeological desk-based assessment

Project coordinator: Genni Elliott

Site supervisor: Genni Elliot

Site code: DLH 23/60

Area of site: c. 0.7ha

Summary of results: Down Lane recreation park is listed in the HER due to the fact it has continued in use as a park from when it first opened in 1907. The significance of the park is unlikely to be impacted by the proposed development which seeks to enhance the area and therefore it will not impact the two factory buildings to the southeast where building surveys have been carried out.

The area surrounding the park has been highly developed with few archaeological features recorded pre-dating the post-medieval period in date. Although some areas of the park have undergone development and landscaping there are large areas where any surviving archaeology if present may be relatively undisturbed and therefore further archaeological works could be necessary.

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Down Lane Park, Tottenham, London Borough of Haringey Archaeological Desk-based Assessment

by Genni Elliot

Report 23/60

Introduction

This report is an assessment of the archaeological potential of Down Lane Park located within the London Borough of Haringey (NGR: TQ 3432 8988) (Fig. 1). The project was commissioned by Jacob Sturdy on behalf of London Borough of Haringey, Civic Centre, High Road, Wood Green, London, N22 8LE and comprises the first stage of a process to determine the presence/absence, extent, character, quality and date of any archaeological remains which may be affected by redevelopment of the area.

Planning permission is to be sought from the London Borough of Haringey for the development of additional park facilities including a community hub, games area and play area, new access, and various ecological enhancements. This desk-based assessment will accompany the application in order to allow an informed decision to be made regarding the proposal's archaeological implications. This is in accordance with the Ministry of Housing, Communities and Local Government's *National Planning Policy Framework* (NPPF 2021) and the Council's local plan policies.

Site description, location and geology

The site is located in the Tottenham Hale area of the London Borough of Haringey and is centred on NGR TQ 34324 89877. More specifically, the site lies within a built up residential area to the west of Lockwood Reservoir and Pymmes Brook, close to the Tottenham Hale train station (Fig. 1). A site visit 23rd March 2023 showed that it currently consists of a parkland to the north with a series of pathways running across the area. The area on the south is slightly more built up consisting of a nursery building, tennis courts, football pitches, play areas and a BMX track (Pls 1–18). It sits at a height of 9.3m above Ordnance Datum (aOD) at the northern end, sloping slightly to approximately 7.7m aOD to the south. The site lies on the modern floodplain of the River Lea where previous studies have identified deep deposits of Pleistocene gravel (*c.* 6–7m aOD) overlain by Enfield Silts (*c.* 1–3m thickness) with overlying alluvial deposits (BGS 2006; Corcoran *et al.* 2011). Within the Lower Terrace gravels there is the potential of sealed deposits of Pleistocene Arctic Beds which are characterised by interfaces of organic rich strata associated with the river activity of the area.

Planning background and development proposals

Planning permission is to be sought from London Borough of Haringey Council for the development of additional park facilities including a community hub, games area and play area, new access routes, and various ecological enhancements in the form of a new wildlife pond, mixed meadow, and raised planters with seating (Fig. 18).

The Ministry of Housing, Communities and Local Government's *National Planning Policy Framework* as revised in 2021 (NPPF 2021) sets out the framework within which local planning authorities should consider the importance of conserving, or enhancing, aspects of the historic environment, within the planning process. It requires an applicant for planning consent to provide, as part of any application, sufficient information to enable the local planning authority to assess the significance of any heritage assets that may be affected by the proposal. The Historic Environment is defined (NPPF 2021, 67) as:

‘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.’

Paragraphs 194 and 195 state that

‘194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

‘195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.’

A ‘heritage asset’ is defined (NPPF 2021, 67) as

‘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 designated heritage assets and assets identified by the local planning authority (including local listing).’

‘Designated heritage asset’ includes (NPPF 2021, 66) any

‘World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.’

‘Archaeological interest’ is glossed (NPPF 2021, 65) as follows:

‘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.’

Specific guidance on assessing significance and the impact of a proposal is contained in paragraphs 197 to 203:

- ‘197. In determining planning applications, local planning authorities should take account of:
- ‘a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - ‘b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - ‘c) the desirability of new development making a positive contribution to local character and distinctiveness.’
- ‘199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- ‘200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:
- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
 - b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional⁶⁸.

Footnote 68 extends the application of this provision considerably:

‘Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.’

‘201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

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

‘202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

‘203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.’

Paragraph 205 requires local planning authorities to ensure that any loss of heritage assets advances understanding, but stresses that advancing understanding is not by itself sufficient reason to permit the loss of significance:

‘205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to

their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.'

In determining the potential heritage impact of development proposals, 'significance' of an asset is defined (NPPF 2021, 71–2) as:

'The value of a heritage asset to this and future generations because of its heritage interest. The 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.'

while 'setting' is defined (NPPF 2021, 71) 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.'

The London Plan, adopted in March 2021, includes the following relevant policy regarding the heritage management in central London, which should be implemented through the Local Development Framework (LDF) at the Borough level:

Policy HC1 Heritage conservation and growth

'A Boroughs should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London's historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to, and interpretation of, the heritage assets, landscapes and archaeology within their area.

'B Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London's heritage in regenerative change by:

- 1) setting out a clear vision that recognises and embeds the role of heritage in place-making
- 2) utilising the heritage significance of a site or area in the planning and design process
- 3) integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place
- 4) delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.

'C Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

'D Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.

'E Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.'

The Haringey Plan currently in use is the 2013-2026 Strategic Policies (March 2013 with alterations in 2017).

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.

The development management plan contains the following policy (HDMP 2017):

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.

Enabling development

‘J The Council will approve proposals for enabling development where it is demonstrated that:

‘a It is the only viable means of securing the long term future of the asset affected; and

‘b It is the optimum viable use, supported by an appropriate options appraisal; and

‘c The proposals address relevant policies (A-I) above

The proposal site does not lie within a conservation area but the southern area of the park is within the Lea Valley Archaeological Priority Area (Tier 2) and the northern section lies within a Tier 3 Archaeological Priority Area.

Methodology

The assessment of the site was carried out by the examination of pre-existing information from a number of sources recommended by the Chartered Institute for Archaeologists' paper *Standards in British Archaeology* covering desk-based studies (CIfA 2020). These sources include historic and modern maps, the Greater London Historic Environment Record, geological maps and any relevant publications or reports.

Archaeological background

General background

The proposal site lies on the floodplain of the valley of the river Lea in the Borough of Haringey. The borough's archaeology in general (along with neighbouring parts of north London) has received less attention than areas in central or south London, but the Lea Valley is an exception to this. Finds and sites from prehistoric periods appear to be concentrated in the valley, with Palaeolithic finds located within the boroughs of Hackney to the south and Waltham Forest to the east on the Taplow and Hackney gravels. Excavations at the Welbourne Centre directly south-west of the proposal revealed a nationally significant Mesolithic site, with over 600 flints including axe heads, scrapers and fishing spears recovered, thought to represent a significant Mesolithic campsite. Flints of Mesolithic or early Neolithic date were also found in a Medieval ditch along with Medieval pottery by PCA 500m south of the proposal site. The whole site was sealed by a post-Medieval agricultural horizon (Hawkins 2019). A few more sites are present in the Neolithic period with flint implements both in the east and west of Haringey borough. The Bronze Age sees the resurgence of activity along the Lea Valley and extending further to the north, though on the Waltham Forest side of the river valley, though still concentrated to findspots of flint implements. The Iron Age paints a similar picture in terms of location of activity though evidence for occupation is present in the form of two pile dwellings (MoLAS 2000).

Evidence from the Roman period in the vicinity of the site is defined by the road known as Ermine Street, which is located approximately 0.5km to the west of the proposal site, along the modern High Road. Originally linking London and Lincoln, many roadside settlements have been found associated with this major thoroughfare (Margary 1973; MoLAS 2000). Several findspots for Roman artefacts are recorded in Hornsey (including a hoard of 654 coins found in 1928 at Muswell Hill), Tottenham and Wood Green (a coin found at the grounds of Alexandra Palace) (VCH 1969, 64-72).

Saxon occupation of the area is mainly attested by place-name evidence, although actual finds have been almost non-existent (VCH 1969, 74-9; MoLAS 2000, map 9). The exception to this is the Mesolithic site near to

the proposal site, which also produced some late Saxon pottery sherds. During the late post-medieval period Tottenham became absorbed into the suburbs of London and by the 20th century this area was largely urban in character.

The Lea Valley floodplain is designated as an Archaeological Priority Area (Tier 3) in Haringey, as it is in other London Boroughs. The specific Statement of Significance for the Haringey sections (in part) reads:

‘The floodplain of the River Lea has been a focus of activity since the prehistoric period and accordingly it has the potential to contain archaeological remains from all periods. The APA contains a large expanse of undeveloped land within the otherwise intensively developed borough of Haringey. These areas have remained undeveloped since the medieval period. Part of the significance of the APA is derived from its undisturbed state and its potential to contain well preserved archaeological remains from all periods.

‘The APA is situated on geological deposits with the potential to contain rare late Pleistocene environmental remains associated with the Lea Valley Arctic Beds. If present, these deposits could provide insight into the environmental conditions and landscape of the Lea Valley in the late Pleistocene.

‘Despite the limited known prehistoric and Roman activity within the APA it is likely that the resources of the Lea Valley were seasonally exploited throughout these periods. Elsewhere in the Lea Valley there is evidence of prehistoric and Roman exploitation of the valley and accordingly there is the potential for significant prehistoric and Roman remains similar to those found elsewhere in the Lea Valley to survive in the APA. These deposits, if present, are significant as they would contribute to our understanding of the use of wetland/ floodplain environments during throughout the prehistoric and Roman periods.

‘The alluvial deposits within the APA have the potential to contain waterlogged deposits which may preserve organic material not otherwise found within the archaeological record. Waterlogged deposits are of particular significance as they often contain environmental and organic remains. Such remains are not common in England. They are therefore of great significance as they can provide information about everyday objects people ate and drank out of (wooden bowls, leather bottles, horn cups), wore (clothes and shoes) and used (boats, trackways and fish traps). These deposits can contain environmental evidence which can help reconstruct past landscapes providing evidence of land use, diet and landscape change which would otherwise not be available.

‘The channels of the River Lea have been utilised for transportation and to power industry since the medieval period. Archaeological evidence of this activity could contribute to understanding of the industrial use of the river in the medieval and post-medieval periods, as well as its use as a communication and transport link between London and the surrounding area.’

Greater London Historic Environment Record

A search was made on the Greater London Historic Environment Record (HER) on 24th March 2023 for a radius of 1km around the proposal site. This revealed 63 entries within the search radius (excluding entries for desk-based assessments). These are summarized as Appendix 1 and their locations are plotted on Figure 1. There are no Scheduled Ancient Monuments within this area.

Prehistoric

Only two prehistoric entries are listed in the HER and both relate to the River Lea [Fig. 1: 1]. A geoarchaeological watching brief revealed the stratigraphy of the area consists of Pleistocene gravel between c. 7m to 5m aOD and the location of the original floodplain.

Palaeolithic

No entries in the HER date to this period.

Mesolithic/Neolithic

Flints of Mesolithic or early Neolithic date were found in a Medieval ditch sealed by a post-Medieval agricultural horizon (Hawkins 2019) [2].

Bronze Age

No entries within the search radius relate to Bronze Age activity.

Iron Age

A single sherd of Iron Age pottery was recovered in an evaluation on High Road to the north-west of the site [3].

Roman

No entries within the search radius relate to Roman activity.

Saxon

Slightly more entries are included in the HER from the Saxon period. An early Viking sword was found within the River Lea, but the original location of this is unknown as it may have travelled downstream to this location [4]. A weir, mentioned in Domesday Book and thus of Saxon origin may have been located near the Tottenham Mills [5].

Medieval

Many of the entries listed in the HER are from the Medieval period. As mentioned above, a Medieval ditch was excavated in 2019 but is not yet recorded within the HER [2]. Broad Lane was first recorded in 1467 however it did not become an established route until 1619 [6]. The medieval High Cross Lane meets with Broad Lane to the south of the site [14]. The Carbuncle ditch or the 'Garbell ditch' was first referred to in 1408 and again in 1619. This is located not far to the north of the site [7] and was built to prevent flooding upstream by the River Moselle. Today it splits away from the river at Scotland Green due to changes in the river course.

The medieval public house the Old Plough Inn was located within the search radius but was demolished in 1891 [8]. Balthazar Sanchez, a wealthy Spanish confectioner bought the Manor house in 1599 to help with the running of the Almshouses he had previously set up. It is thought that the Almshouses may have replaced the earlier hospital of St Loy [3].

Many features have been identified along High Road which appears to have been a key area within the medieval settlement this includes a deep pit containing an inscribed stone [9], a well preserved gully, a truncated gully and a shallow linear feature. Finds include sherds of possible late medieval pottery and a 14th century Baluster Jug from Scotland Green [10]. Before the Grade II listed Tottenham High Cross was placed c. 1600, a wooden column had previously stood there since c.1290 believed to be the Eleanor Cross [11].

The remains of a mill were identified along Ferry Lane (Hale Wharf) with numerous amounts of medieval pottery that have been deposited due to a flooding event and are therefore probably not in the location they were used in [12]. The locally listed building of the former Swan Public house, dated to the late medieval period, lies to the west of site [13].

Post-medieval

The Quaker Friends meeting House was built on land purchased in 1714 [10]. Archaeological investigations in the area almost invariably produce post-medieval finds or features. Few are of much significance. For example the post-medieval dump and pits discovered at 628 High Street, included lots of post-medieval pottery [3]. Pottery from this period was also identified on High Road, in the same area. At the ferry lane mill remains, seven phases of post-medieval building can be observed, but whether this was part of the mill or some other building is unknown [12]. In another section of the search area a series of pits, postholes and two phases of 19th-century wall were observed along with an undated feature [2]. A deep pit located between the chapel and cross was observed off High Road [9] as were the foundations and drainage system of the former ancillary building located on Tottenham High Road [13].

More significant are the number of post-medieval grade II listed buildings observed within this area. This includes numbers 1 to 16 Bruce Grove [15, 16], and The British Legion Club [25] all of which are 19th century with possible later modifications. Other grade II listed buildings include: Charlton Cottage, 792, and the walls surrounding 581, 583, 585 [19] on High Road all of which are either of 18th or 19th century origin with later modifications. The last of the grade II listed buildings are: 99 High Cross Road [21], High Cross school, gate piers and railings [24], Tottenham Old Well and Well House [28], and the Church of St Mary [27], all of which are 19th century.

The only Grade II* listed building is 583 and 585 High Road which is a substantial early to mid 18th century house. A non-listed building included in the HER was 579D, High Road, when a watching brief was carried out, post-medieval top soil was uncovered [19].

Two oyster beds are listed in the HER [22] as having been located at Millmead (this is recorded in the VCH as having been depicted on the map of 1619) which must have required the transportation of salt water up the Thames to Tottenham to maintain them. The water mill [23] first referenced in 1254 is likely to have been just one of a series of mills built nearby over time. Other items listed in the HER include the settlement itself mapped from 1619 [20], Phillip Lane which serves as the main route through Tottenham c.1619 [18], a post-medieval Inn on High Road [17], and the documentary evidence for a village named The Hale [26]. An evaluation of the latter found nothing of archaeological significance, however.

Modern, undated, negative

Several of the grade II listed buildings previously mentioned underwent alterations and extensions within the modern period. This includes The British Legion Club that has undergone extensions both to the left and the right [25]. The recreation ground [29] is adjacent to the south of the site, located next to the railway line on a former rubbish dump and possibly the site of a pox hospital. The park formally opened on the 11th May 1907. Some areas have been redeveloped as indicated by a plaque located in the north-west corner by the mayor in 1997 and was refurbished in 2011. The southern boundary of the park currently extends over the site of the Down Lane School.

There are several modern grade II listed buildings in this area including: the Church of St Mary which had extensions in the late 19th century [27], the Bingo Hall which until 1960 was the Tottenham Palace Theatre [31], a public toilet building c.1920s [32], and the Beehive Public House dating to 1927 (according to the sign) although there is a suggestion it had been there since the late 1870s [33].

Second World War trench shelters were identified at the GLS Depot on Ferry Lane. They have undergone several historic building assessments [30]. There are two entries from Ashley road: there is the Ashley Garden, Victorian office and associated industrial warehouses built in an Edwardian style [34] and Berol Yard with level 2 and 3 recorded buildings [35].

Negative data includes: a watching brief at the Anthology Works [36], an evaluation at Ferry Lane Wharf [37], a watching brief at St Paul's Road, Shelbourne Road and Landsdown Road [38] and a watching brief at Phillip Lane [39].

There is very little undated data included in the HER and all unknowns are found at locations where there is evidence of archaeology from other time periods. The log-boat believed to be oak, uncovered during excavations of the River Lea is undated (but see Iron Age above) [3]. The other sites just have features that are unable to be dated, possibly due to lack of finds [28].

Scheduled Ancient Monuments

There are no Scheduled Ancient Monuments within 1km of the proposal site.

Portable Antiquities Scheme

A search made on the Portable Antiquities Scheme online database for NGR TQ3489 and TQ3490 returned no results.

Cartographic and documentary sources

The place name Tottenham derives from the Old English person name *Totta* (genitive *-n*) and *ham* meaning homestead or village of a man called Totta. It was first mentioned as *Toteham* in Domesday Book of 1086 (Mills 1998, 352). Domesday Book records Tottenham as held by Countess Judith of the King. It was assessed at 5 hides with land for 10 ploughs. In demesne there were an additional 2 carucates of land and 2 ploughs. The villans had 12 ploughs. The population included a priest, 30 villans and 12 bordars, 17 cottars, 2 Frenchmen and 4 slaves. Allowing 11 of these to be heads of households gives a quite substantial population. There was meadow for 10 ploughs rendering an additional 20s, pasture for livestock of the vill and woodland for 500 pigs. A weir raises 3s. The estate was worth £25.15s and 3 ounces of gold in 1086: immediately after the conquest it was worth £10 and in the time of Edward worth £26 and held by Earl Waltheof (Williams and Martin 2002, 367). Apart from the convoluted descent of the several manors into which the Domesday manor was later split, the area has little history of note (VCH 1976, 324–30).

From the medieval period onwards the parish was always used as a main thoroughfare from London. By the 14th century there were three main manor holdings (VCH 1976, 307-309). There are many different land uses in this area. From an agricultural perspective the land was better equipped to keep livestock than grow crops due to the clay. There were several water-mills along the river originally used to make flour then later gunpowder. Brick-making was the main trade of the area by 1435-6 and then paper-making became a key trade by the 19th century (VCH 1976, 333-339). The Parish of Tottenham contained 4680 acres in 1831 and in 1965 Tottenham and Wood Green amalgamated with Hornsey to form the London Borough of Haringey.

A range of Ordnance Survey and other historical maps of the area were consulted online in order to ascertain what activity had been taking place throughout the site's later history and whether this may have affected any possible archaeological deposits within the proposal area (see Appendix 2).

The earliest map available of the area is Saxton's 1575 map of London (Fig. 3). Tottenham is shown to the west of the River Lea and to the east of Finchley, the approximate location of this site is to the east of Tottenham between the town itself and the River Lea. Norden's map of 1610 (Fig. 4) is slightly more detailed as it shows what is thought to be the river Moselle which joins with the River Lea. This has now mostly dried up and is only present in certain areas so often is not visible on modern maps. Thomas Clay's map of Tottenham in 1619 (Fig 5) shows that the linear settlement has grown along the High Road and the village centre is labelled as High Cross Green to the south-west of the site. By this time Tottenham was expanding but was still considered a semi-

rural retreat from the central city of London. The site sits north of High Road which shows a number of buildings with enclosed spaces behind. To the east of the site the marshland associated with the River Lea can be seen with the winding route of the river showing a slight braided system. The site sits on a parcel of land which is divided between land owners and a large open area labelled the Downs, it is clearly bounded by Park View Road to the west.

Ogilby's 1672 map of London (Fig. 6) shows some of the road networks including High Road running north-south from London to the west of the site. This is no different from Blome's map of the same year (not illustrated). Warburton's 1749 (Fig. 7) map shows the area in even greater detail. The river and road networks are shown on this map as previously, but this one shows some of buildings lining the roads surrounding the site. This is particularly clear along High Road. Rocque's 1762 map of London (Fig. 8) also shows the area in detail, although it does not show many of the buildings in the area it does have the road systems with name labels. The 1785 Bowles' map of London and that by Cary 1801 (not illustrated) show the area in less detail than the Rocque map and therefore no more detail can be gained from these maps.

Wyburd's survey of Tottenham Parish in 1817 (Fig. 9) shows a similar situation to the earlier Clay map with Park View Road (labelled as Down Lane) identifiable as the western boundary and the large northern field now labelled as Down Field. A number of smaller plots are located to the south with buildings fronting onto Down Lane. The Tottenham tithe map of 1844 (Fig. 10) shows very few differences from that of the Wyburd survey.

The first available Ordnance Survey map of 1864 (Fig. 11) shows the proposal site consisting mainly of unoccupied fields with the exception labelled with land parcel numbers 588 and 732. The area within the southern boundary consists of several buildings within plot 731 which likely make up Hale Farm. Further south of this settlement activity can be seen centring around The Hale with buildings lining both sides of the streets. The site is bound to the west by Down Lane (Plot 587) and further to the right of the proposal site a railway line running north-south can be seen. The following map of 1873 (Not illustrated) does not show any changes in the area or within the proposal site itself and the only notable changes on the 1896 map (Fig. 12) are the addition of pathways extending across the northern aspect of the proposal site which has been relabelled as plot 167. In addition to this further development can be noted to the south and south west of the proposal site with increased residential developments depicted.

Substantial change can be noted by the 1913 Ordnance Survey map (Fig. 13) at which point the southern section of the site has undergone development in the form of a school. Beyond the eastern site boundary a series

of factories have been constructed including that of a Braid and Bootlace Factory, a Woollen Factory and a Pencil Factory and the construction of a Refuse Destructor to the north of the site. Further development can be seen to the southeast, south and west with new roads including Ashley Road to the south. The northern area of the site has been converted to Down Lane Recreation Ground which has a pathway running along the north, south and western site boundaries. A drinking fountain is labelled within proximity of the western boundary. The 1915 map (Not illustrated) does not offer and further insight into the area.

By the 1936 map (Fig. 14) the recreation ground (now plot 94) has undergone alterations with an athletic ground complete with track and pavilion having been constructed. Just to the east of the proposal site boundary a bowling green and tennis courts have been added to the recreation ground and further development can be noted along the full extent of the western boundary beyond Down Lane. In the southern section of the site the school has undergone several changes and extensions within the proposal site. Many of the previously seen factories to the east have undergone alterations and any that were previously labelled appear to have been converted into other factories such as a Dry Battery Factory and a Printer Ink and Varnish Factory. The only changes within the proposal site shown on the 1954-55 (Fig. 15) are that a rectangular building has been added to the south of the athletics track and the road which extends from the road forming the western boundary to this building has been labelled as Baxter Road. There appears to have been a range of landscaping which has taken place within the site with several trees having been depicted as well as a formal garden just beyond the eastern site boundary. The area of factories to the west of the site had undergone a range of alterations and additions with several name changes having taken place. There are also no land appointment numbers depicted on this map. The 1955-56 and 1985-88 maps do not show any differences from the previous map (not illustrated) with the exception of some slight changes in the industrial area to the east.

The athletics track and the school and any related or associated buildings (with the exception of the school house) have all been demolished by the 1989-91 Ordnance Survey map (Fig. 16) At which point the recreation ground no longer continues further east of the proposal site as seen previously and is fully contained within the proposal site with the exception of what were originally the tennis and bowling club which are no longer labelled. Again the area of factories to the east of the proposal site has undergone change changes with many of the smaller buildings having been replaced by larger building. within the proposal site to the west of the eastern boundary two square structures can be seen although it is not clear as to what these are. Although the northern section of the proposal remains the same by 1992 (Fig. 17) the southern section has undergone a great deal of development and landscaping with the previously seen rectangular structures acting as tennis courts and sports

itches a well new ones which have been added to the west of the site. in the are between these sections several landscaped features have been added.

Listed buildings

A total of 33 listed buildings are present within the study area of which none are grade I, two are grade II* and 31 are grade II. The grade II* buildings consist of 583 and 585 High Road [Fig. 1: 19]. The majority of the 31 grade II listed properties, are mostly located within the centre of Tottenham either along or near to High Road [11, 19, 24, 27, 28, 31, 32, 33] Bruce Grove [15, 16] or High Cross Road [21]. All of these are located to the west of the development site within the town centre and are therefore screened from the development site by many intervening modern buildings. The only exceptions to this is The British Legion Club [25]. This is located c.0.22km to the south-east of the proposed development site. Although this is the closest listed building to the site, it is screened from any development on the proposal site by the A1055, a railway line and the fences surrounding it. It is not considered that the proposal would have any adverse effect on the settings of any of these designated heritage assets.

Registered Parks and Gardens; Registered Battlefields

There are no registered parks and gardens or registered battlefields within close proximity of the site.

Historic Hedgerows

There are no hedgerows, historic or otherwise, on the site.

Aerial Photographs and LiDAR

The site areas lies within an urban area which has been developed since before the advent of aerial photography. No photographic collections or LiDAR have therefore been consulted.

Discussion

The Down Lane recreation park is included in the Historic Environment Record having first opened in 1907, however as the proposed development only seeks to enhance the park, the development is unlikely to have any negative impact on the park. There only other known heritage assets in a position to be affected by its

development consists of two warehouse buildings to the southeast of the proposal site which buildings recordings have been carried out on. The proposed development will not negatively impact these buildings. It remains therefore to establish if there may be potential for previously unknown heritage assets, that is, below-ground archaeological remains.

In considering the archaeological potential of the study area, various factors must be taken into account, including previously recorded archaeological sites, previous land-use and disturbance and future land-use including the proposed development.

Limited archaeology pre-dating the post-medieval period has been noted in the highly developed area surrounding the proposal site. The maps indicate that the proposal site has undergone a range of development and landscape based changes since the advent of modern mapping and therefore in several areas of the site, particularly where development has occurred any underground archaeology if present is likely disturbed. However in areas where minimal changes and alterations have occurred it is possible for archaeology to have survived relatively undisturbed.

In this case it is recommended that a Watching Brief be undertaken during the groundworks associated with the new structures. This would need to be carried out by a competent archaeological contractor. and would need to conform to a scheme approved by the archaeological adviser to the Borough. It would involve the monitoring of groundwork activities such as topsoil/overburden removal and trenches dug for foundations, services and soakaways. It could be implemented by a suitably worded condition applied to any consent gained.

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APPENDIX 1: Historic Environment Records within a 250m search radius of the development site

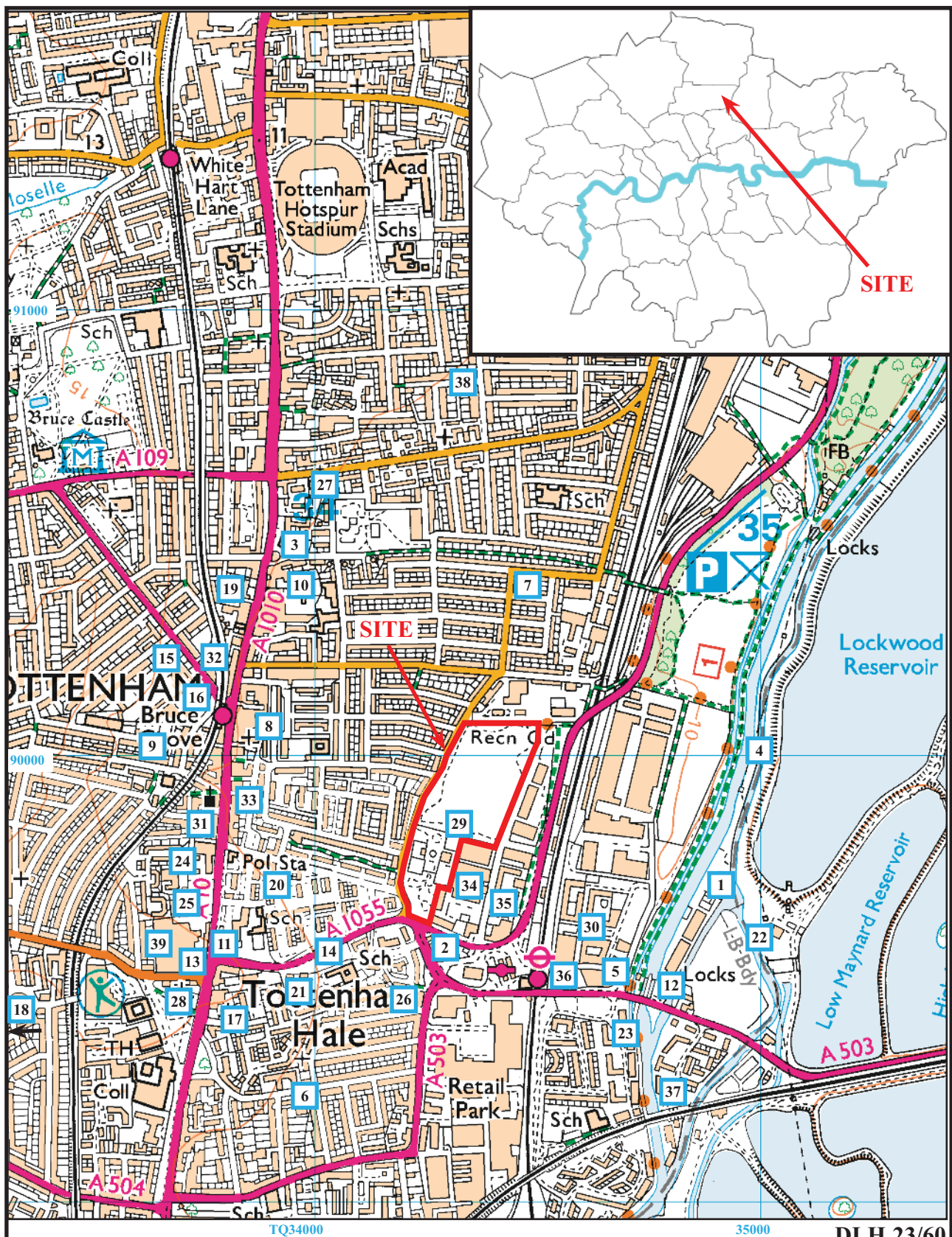
No	HER Ref	Grid Ref (TQ)	Type	Period	Comment
1	ELO18903 ELO20150	3484 8962 3484 8963	Watching brief	Prehistoric	Stratigraphy shows Pleistocene gravel surface, with deposits from all periods until modern.
2	ELO20963	34290 89573	Evaluation	Mesolithic Neolithic Medieval Post-medieval	An evaluation by PCA in 2019 found Mesolithic/early Neolithic flints in a Medieval boundary ditch. Whole area sealed by a post-medieval agricultural horizon. Historic truncation of the site. Features include eight pits and postholes, two phases of wall dating to the 19th century and a pre-post-medieval feature.
3	080327/00/00 - MLO4905 080299/00/00 - MLO216 MLO74451 ELO3658 MLO74450	3395 9050 3397 9052 3397 9052 3397 9052 33955 90505	Documentary Watching Brief Evaluation	Iron Age Medieval Post Medieval Modern Unknown	Almshouse set up by Spanish Confectioner, Balthazar Sanchez who bought the manor house in 1599, Set up 8 tenements. A post-medieval dump and pits were discovered at 628 High Street., with post medieval red ware pottery and Iron Age pottery.
4	080673/00/00 - MLO1701	3500 9000	Find Spot	Saxon	Viking sword of Peterson type C, found in the River Lea.
5	080280/00/00 - MLO10672	3470 8950	Documentary	Saxon	Possible weir located near the Tottenham Mills.
6	MLO10090	33969 89239	Documentary	Medieval	Broad Lane was first possibly recorded in 1467 and became an established route by 1619.
7	MLO118407	3446 9039	Documentary	Medieval	Carbuncle ditch is referred to as Garbell Ditch, in 1408 and 1619. It was built to prevent flooding upstream by the River Moselle.
8	080307/00/00- MLO20000	3390 9010	Documentary	Medieval	Location of the Old Plough Inn, demolished in 1891.
9	080295/00/00 -MLO10675	3362 9002	Documentary	Medieval Post Medieval	Deep pit located off High Road between the Chapel and Cross, where an inscribed stone was found.
10	MLO427 080290 - MLO210 ELO12053 MLO107386 MLO107387	33974 90404 3400 9040 33952 90397 3395 9036 3390 9037	Evaluation Find spot Documentary	Medieval Post Medieval	Features identified: medieval gully, a truncated gully and a shallow linear feature. Late medieval or early post medieval pottery and a Baluster jug identified. The Quaker Friends Meeting House built on land purchased in 1714. Graveyard added 1802-3.
11	MLO211 MLO84361	3378 8956 33780 89560	Documentary Listed Building	Medieval Post Medieval	Eleanor cross c.1290 replaced with grade II listed Tottenham High Cross c.1600 and covered in 1809.
12	ELO20958	3477 8947	Excavation	Medieval Post-medieval	Ferry Lane, remains of a mill with medieval pottery and seven phases of post-medieval building.
13	MLO101016 MLO76868 ELO11158 ELO10243	33747 89518 33734 89516	Building Building survey	Medieval Post medieval	Former Swan Public House, Late-medieval, No 363 Tottenham High Road. Foundations and drainage system of a former ancillary building.
14	MLO10193	34002 89550	Documentary	Medieval Modern	High Cross Lane travels to the east of Phillip Lane and travels to Hale and Broad Lane.
15	MLO84324 MLO84428 MLO84350	33690 90222 33778 90656 33650 90265	Listed Building	Post Medieval	9-14 Bruce Grove, early 19th Century with possible modifications;
16	MLO84427 MLO84349 MLO84325	33733 90160 33713 90188 33714 90185 33690 90222	Listed Building	Post Medieval	2-10 and 15a Bruce Grove, 19th century ⁹
17	MLO23024	33804 89405	Building	Post medieval	High Road, Inn and House
18	MLO10089	33135 89425	Cartographic	Post-medieval	Philip Lane, main route through Tottenham, 1619
19	MLO84440 MLO84283 ELO3661 MLO84441 MLO84284	33845 90376 33846 90357 3381 9037 33820 90360	Listed building Watching brief	Post-medieval Negative	Grade II* listed building, 583 and 585 High Road, Grade II listed Building include: Charlton Cottage at 792 High Road. Nothing of archaeological interest in a watching brief at 579D High Road. Walls forming south boundary wall at No 581, 583, 585 High Road, Walls in front of Nos 583 & 585.
20	080267/00/00 - MLO7739	339 897	Cartographic	Post Medieval	Settlement on map of 1619.
21	MLO84306	33946 89500	Listed Building	Post Medieval	99 High Cross Road, 18th century.
22	080306/00/00 - MLO376	350 896	Documentary	Post Medieval	Two Oyster beds located at Millmead.
23	MLO10677	3470 8940	Documentary	Post Medieval	A water mill. The first reference to water mills is in 1254, later mills built on site.
24	MLO84282 MLO84439	33712 89724 33680 89735	Listed Building	Post Medieval Modern	Grade II listed building, 352 High Road. High Cross school and gate piers and railings to forecourt dated 1848.
25	MLO84281	33746 89660	Listed Building	Post Medieval Modern	Grade II listed building, The British Legion Club, late 18th Century pair now made as one. Late 19th Century

<i>No</i>	<i>HER Ref</i>	<i>Grid Ref (TQ)</i>	<i>Type</i>	<i>Period</i>	<i>Comment</i>
					right extension, and mid-late 19th century left extension.
26	081534/00/00 - MLO5648 ELO12471	34228 89452	Documentary Evaluation	Post-medieval Negative	The Hale village recorded from the 17th century. Trial trench at 193-198 Broad Lane, nothing of archaeological interest.
27	MLO84372	34017 90613	Listed Building	Post Medieval Modern	Church of St Mary, late 19th Century with extensions on the west side.
28	MLO81958	33742 89487	Listed building	Post-medieval Undated	Tottenham Old Well and Well House, ancient well with c19 wheel. Railings and gate also listed.
29	MLO108574	3435 8985	Park	Modern	Recreation ground. Opened in 1907 renovated in 1997.
30	MLO100443 ELO7199	34641 89593 34641 89593	Structure Building Survey	Modern	Second World War trench shelters at the GLS Depot on Ferry Lane, historic building assessment carried out
31	MLO84396	33767 89793	Listed Building	Modern	Bingo Hall, suburban variety palaces style.
32	MLO84408	33778 90170	Listed Building	Modern	Public toilet c.1920.
33	MLO102997	33844 89921	Listed Building	Modern	Beehive Public House.
34	ELO20960	3435 8973	Building Survey	Modern	Ashley Road, Ashley Garden, Victorian office and associated industrial building/warehouse.
35	ELO20961	3442 8969	Building Survey	Modern	Ashley Road, Berol Yard, building recorded a level 2 and 3
36	ELO19027	3457 8949	Watching brief	Negative	Watching brief on the site known as Anthology Works, revealing a deep sequence of Lambeth Group, London Clay and Terrace Gravels.
37	ELO3301	3480 8923	Evaluation	Negative	An evaluation to place at Ferry Lane Wharf, comprising of five trial trenches. Only found a peat deposit to the south of the site.
38	ELO12061	34358 90847	Watching brief	Negative	Undertaken at St Pauls Road/Shelbourne Road/Landsdowne Road. No archaeological finds or features were observed.
39	ELO499	33661 89555	Watching brief	Negative	Undertaken at Phillip Lane. No archaeological finds or features were observed.

Listed Buildings Grade II unless stated.

APPENDIX 2: Historic and modern maps consulted

1575	Saxton's map of London (Fig. 3)
1610	Norden's map of London (Fig. 4)
1619	Thomas Clay's map of Tottenham (Fig. 5)
1672	Ogilby's map of London (Fig. 6)
1672	Blome's map of London (Not illustrated)
1749	Warburton's map of London (Fig. 7)
1762	Rocque's map of London (Fig. 8)
1785	Bowles' map of London (Not illustrated)
1801	Cary's map of London (Not illustrated)
1817	Wyburd's survey of Tottenham Parish (Fig. 9)
1844	Tottenham tithe map (Fig. 10)
1864	Ordnance Survey (Fig. 11)
1873	Ordnance Survey (Fig.)
1893	Ordnance Survey (Fig. 12)
1913	Ordnance Survey (Fig. 13)
1915	Ordnance Survey (Not illustrated)
1936	Ordnance Survey (Fig. 14)
1954-55	Ordnance Survey (Fig. 15)
1955-56	Ordnance Survey (Not illustrated)
1985-88	Ordnance Survey (Not illustrated)
1989-91	Ordnance Survey (Fig. 16)
1992	Ordnance Survey (Fig. 17)



**Down Lane Park, Tottenham,
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Figure 1. Location of site within Haringey and London,
showing locations of GLHER entries.

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Figure 2. Current site layout

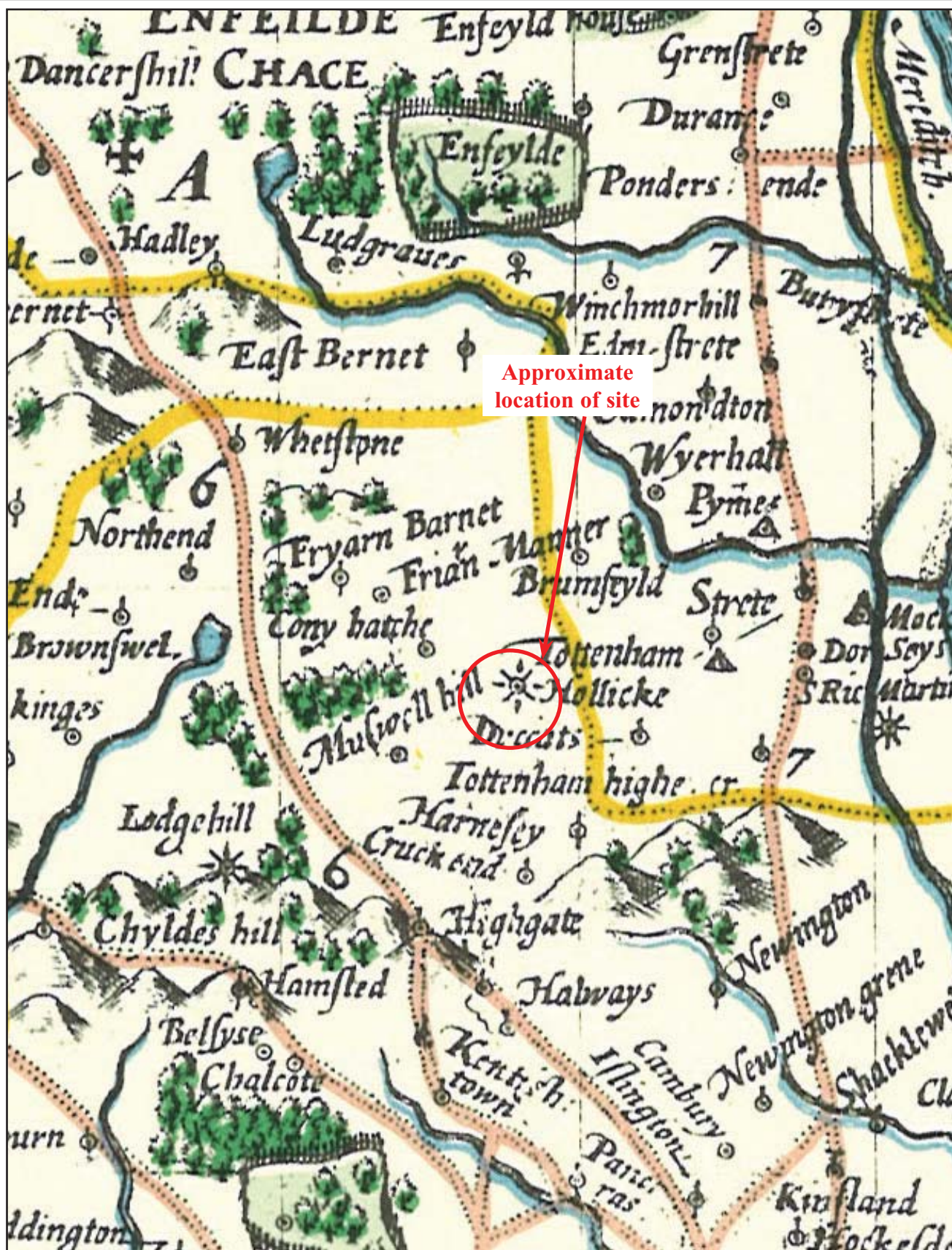
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Figure 3. Saxton's map of London, 1575.



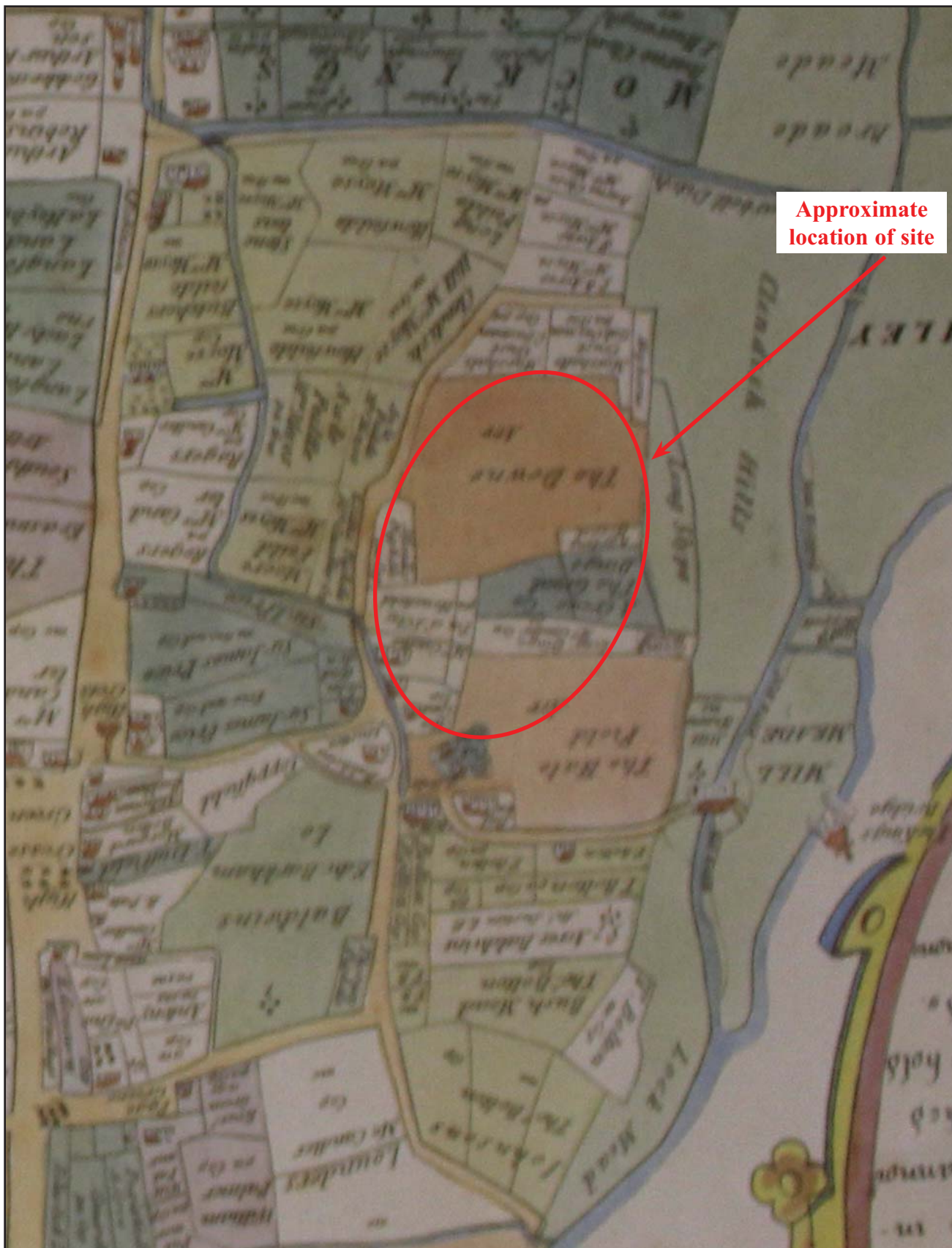
**Approximate
location of site**

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Figure 4. Norden's map of London, 1610.

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Approximate
location of site

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Figure 5. Thomas Clay's map of Tottenham, 1619.

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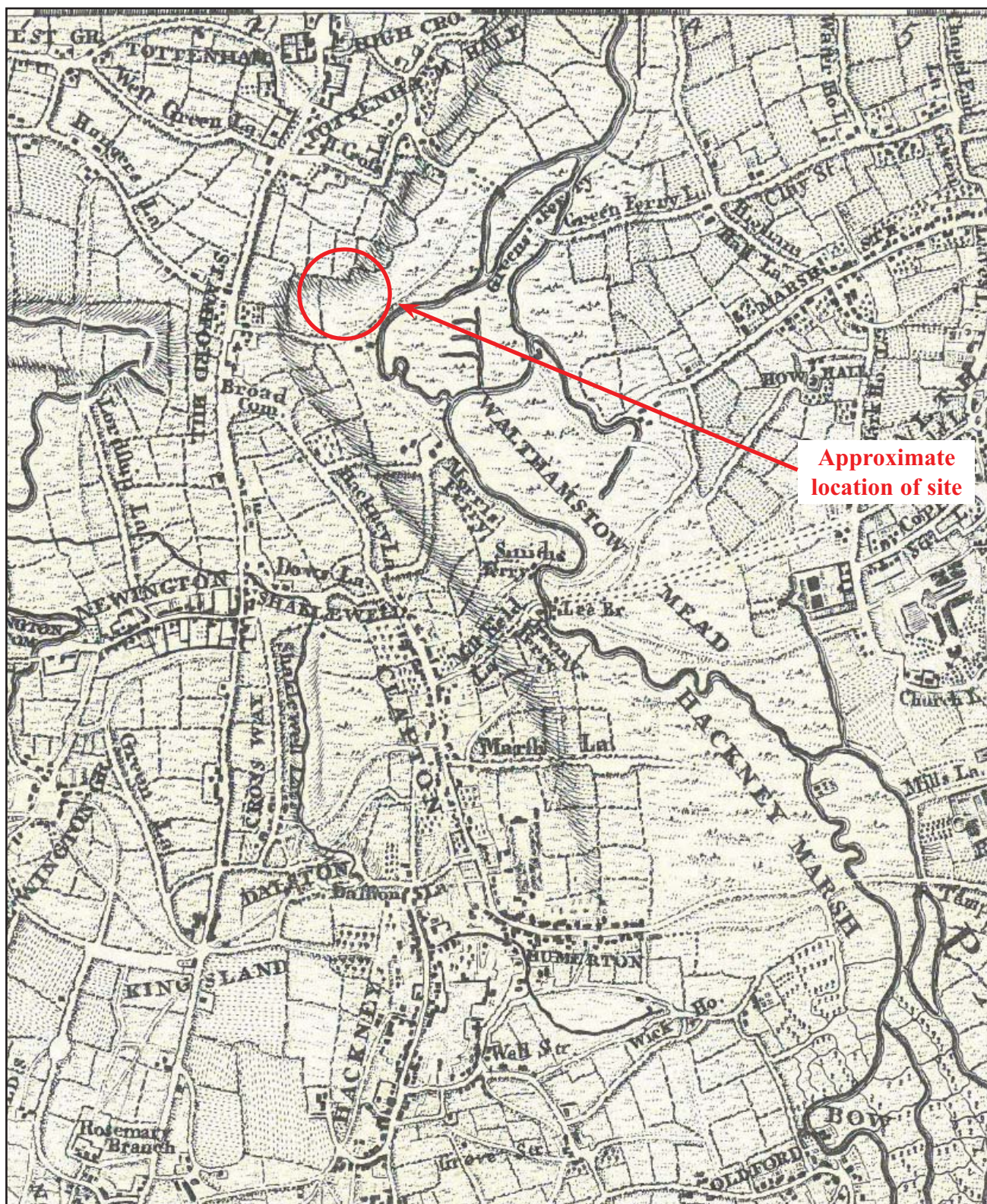
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Figure 6. Ogilby's map of London, 1672.



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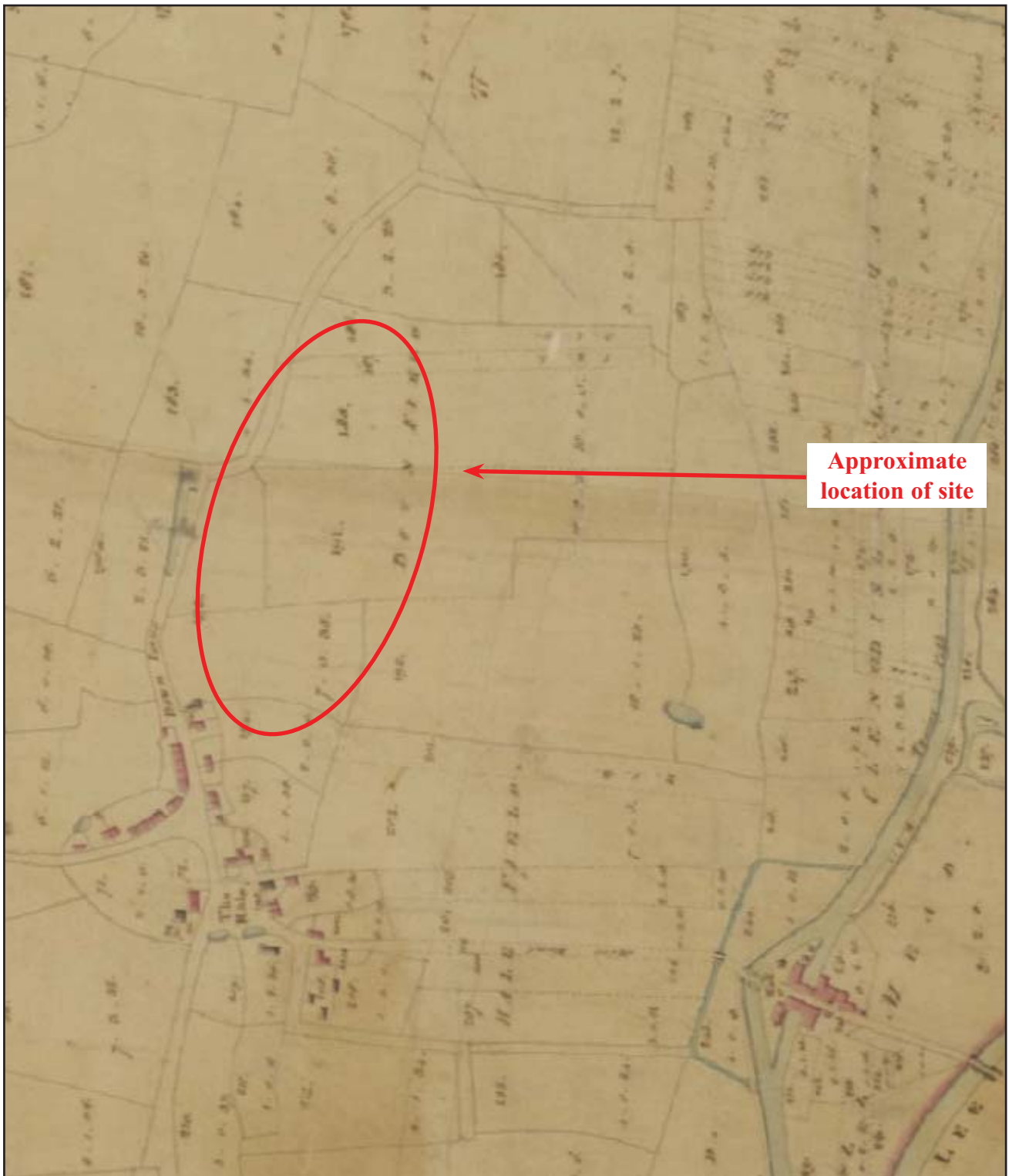
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Figure 7. Warburton's map of London, 1749.



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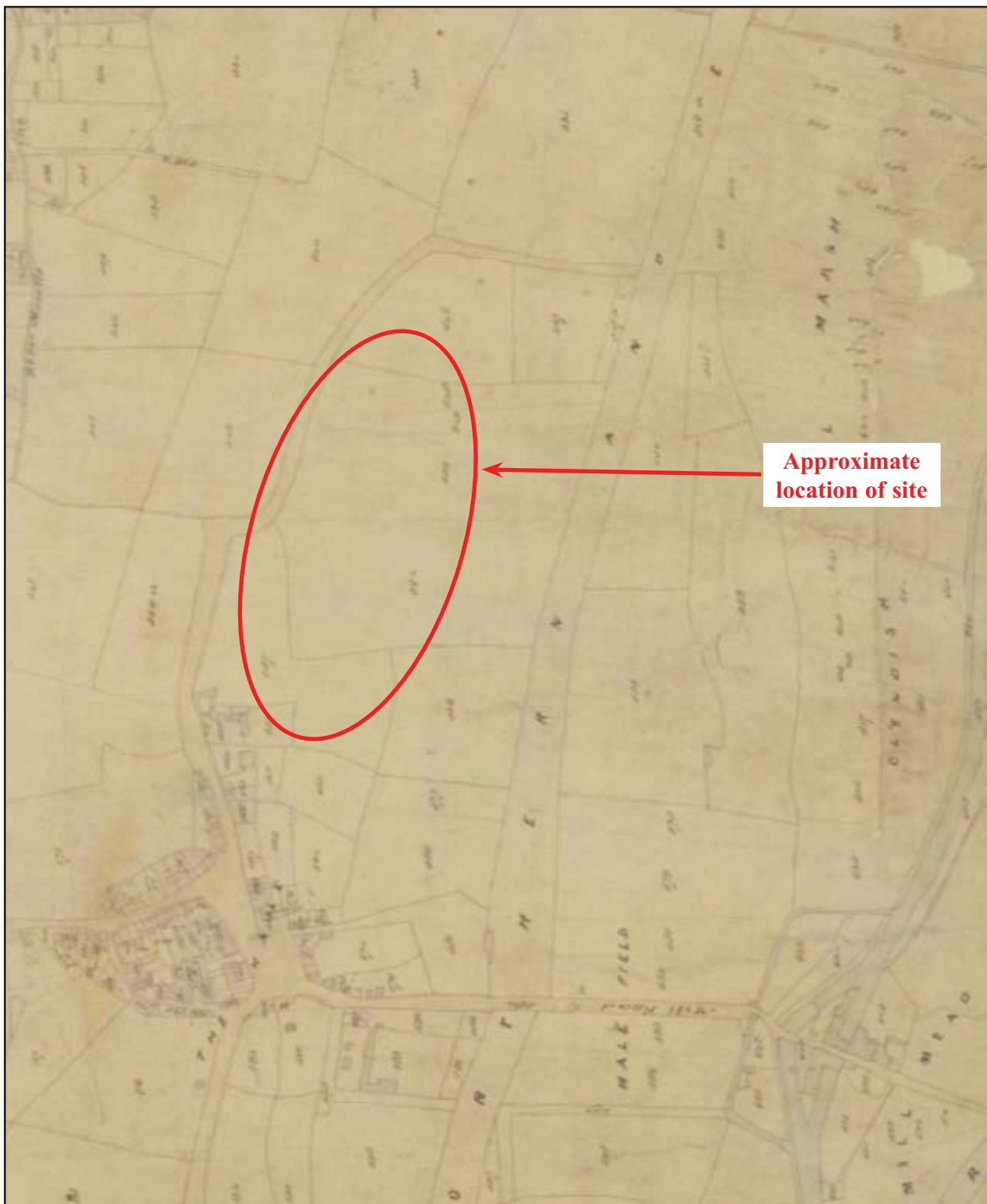
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Figure 8. Rocque's map of London, 1762.



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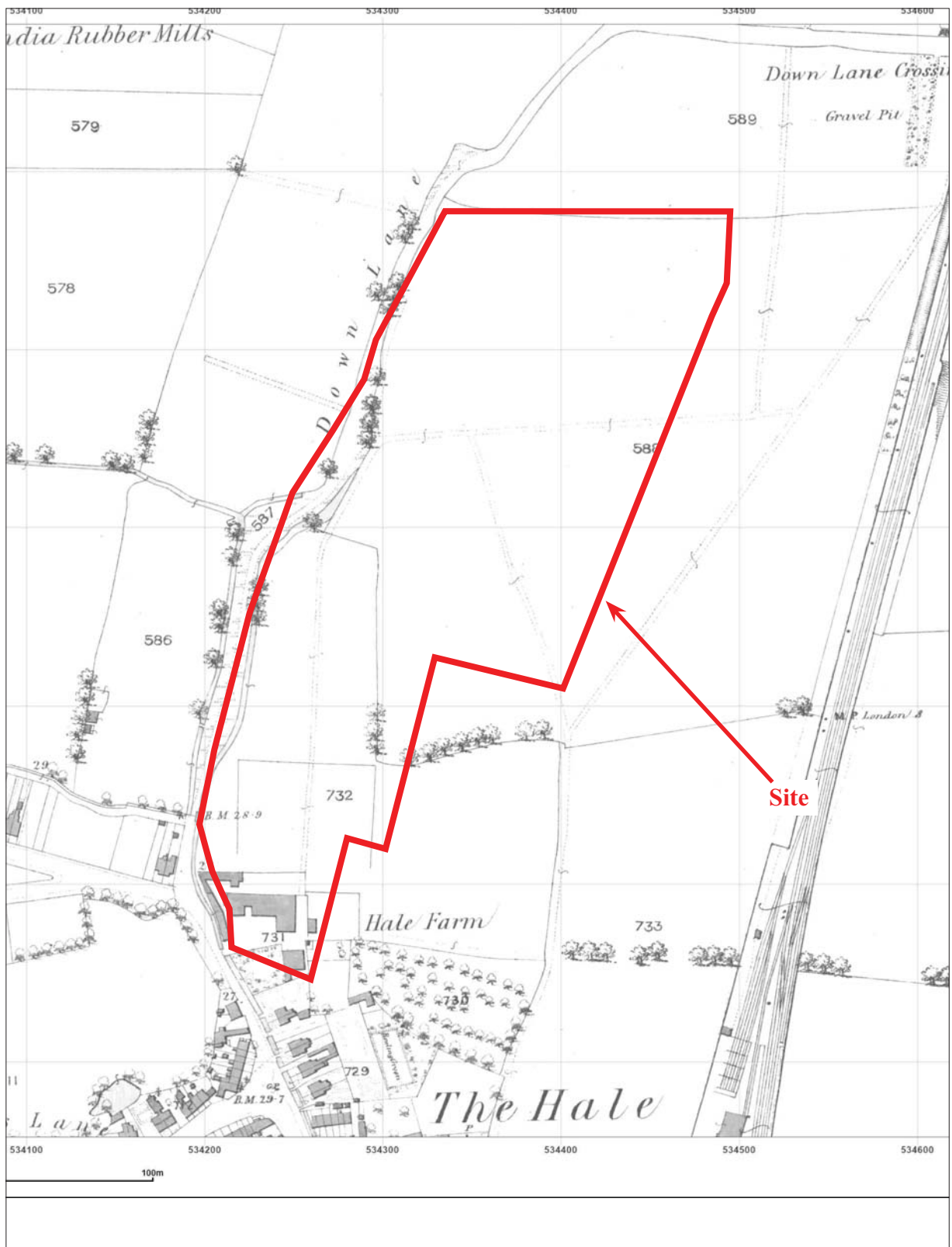
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Figure 9. Wyburd's map of Tottenham Parish, 1817.



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Figure 10. Tottenham Tithe Map, 1844.

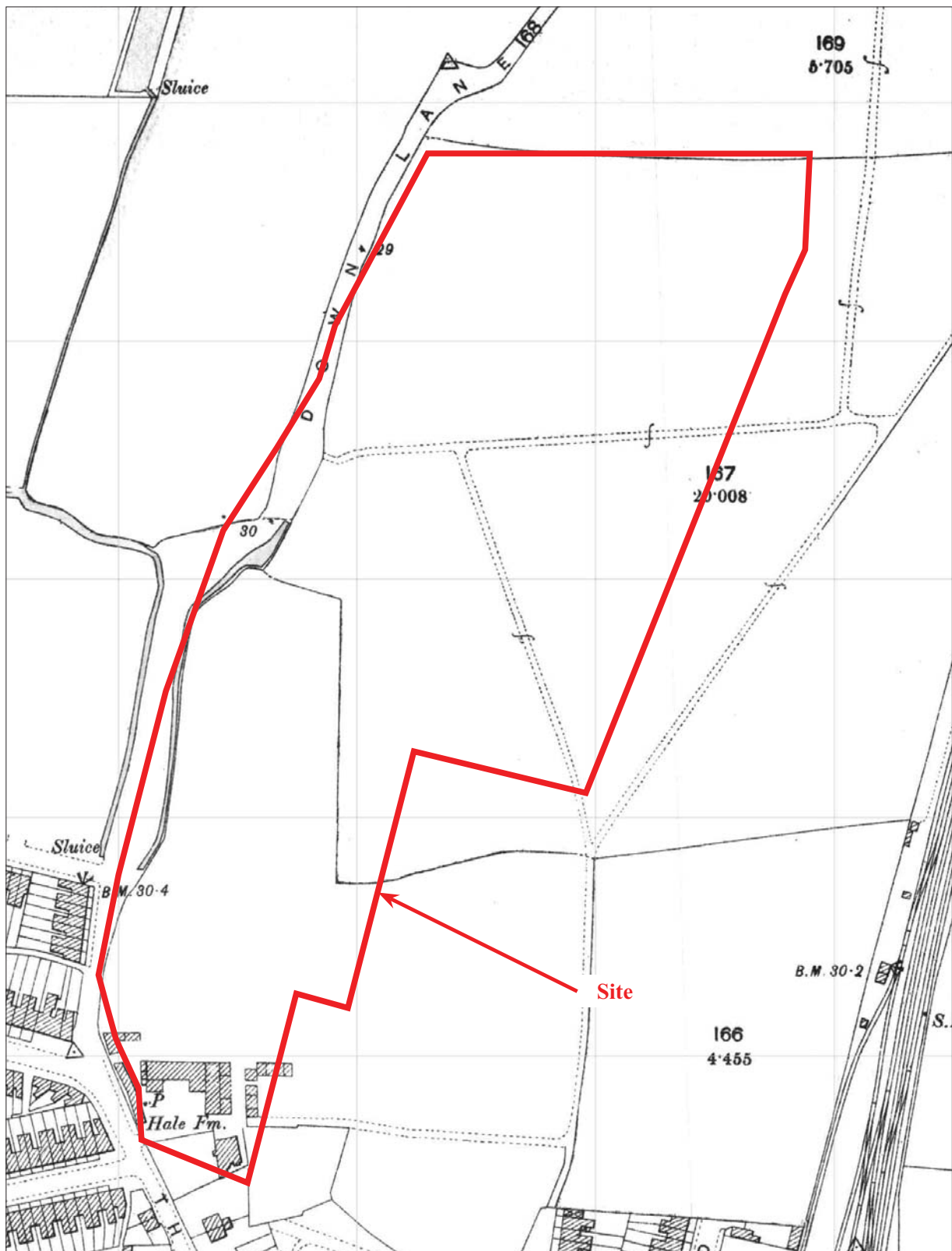


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Figure 11. Ordnance Survey, 1864.

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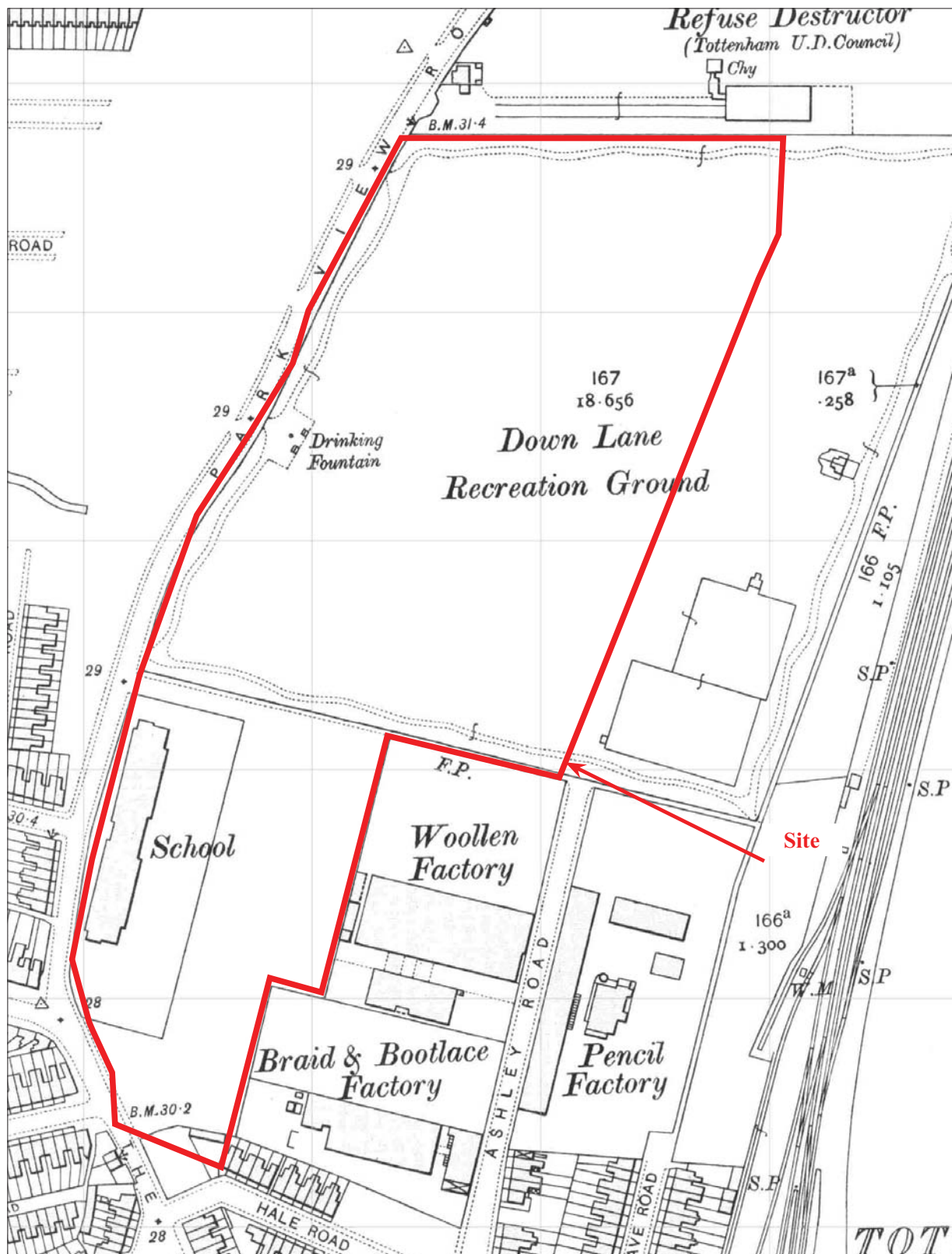


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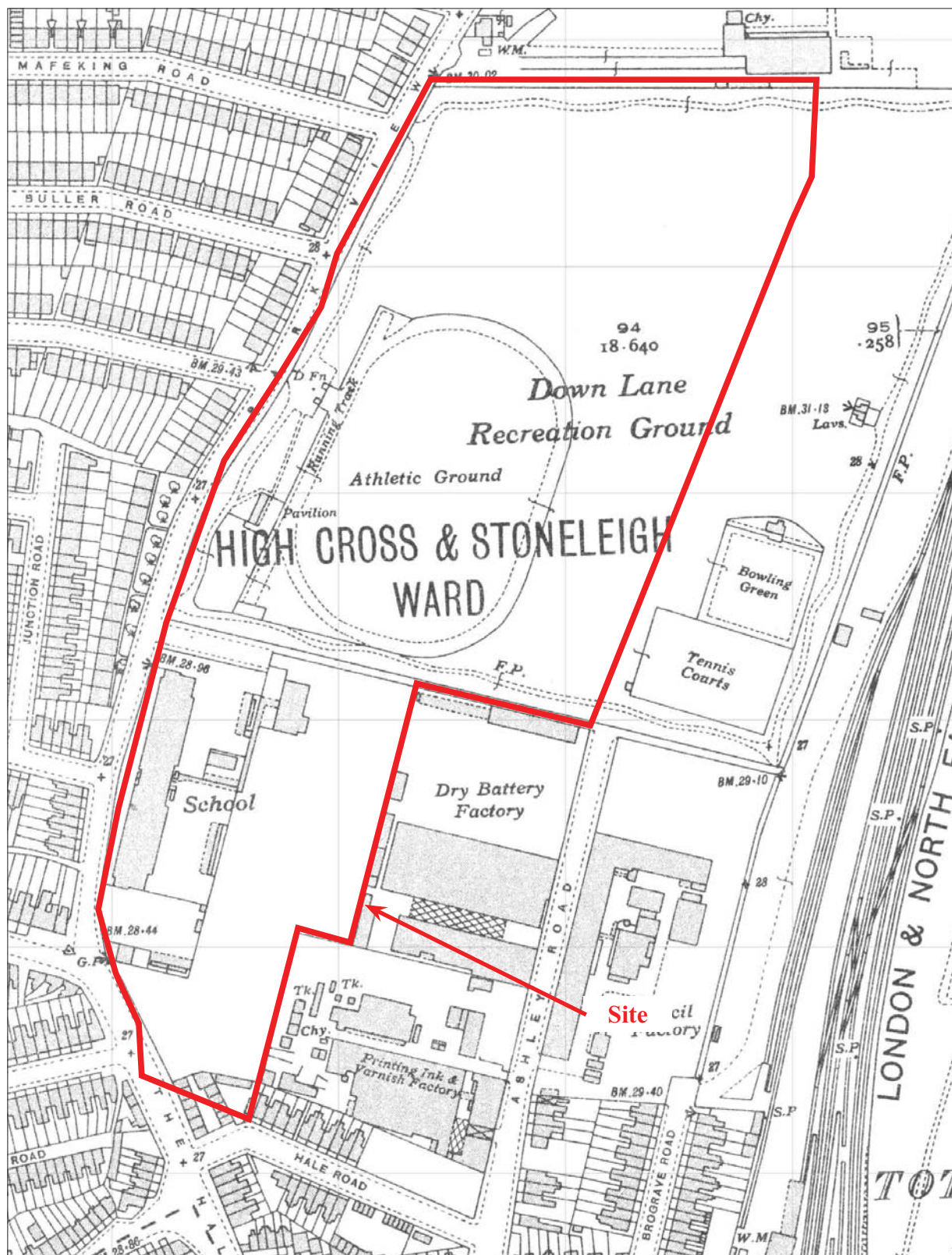


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Figure 12. Ordnance Survey, 1896.

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Figure 13. Ordnance Survey, 1913.

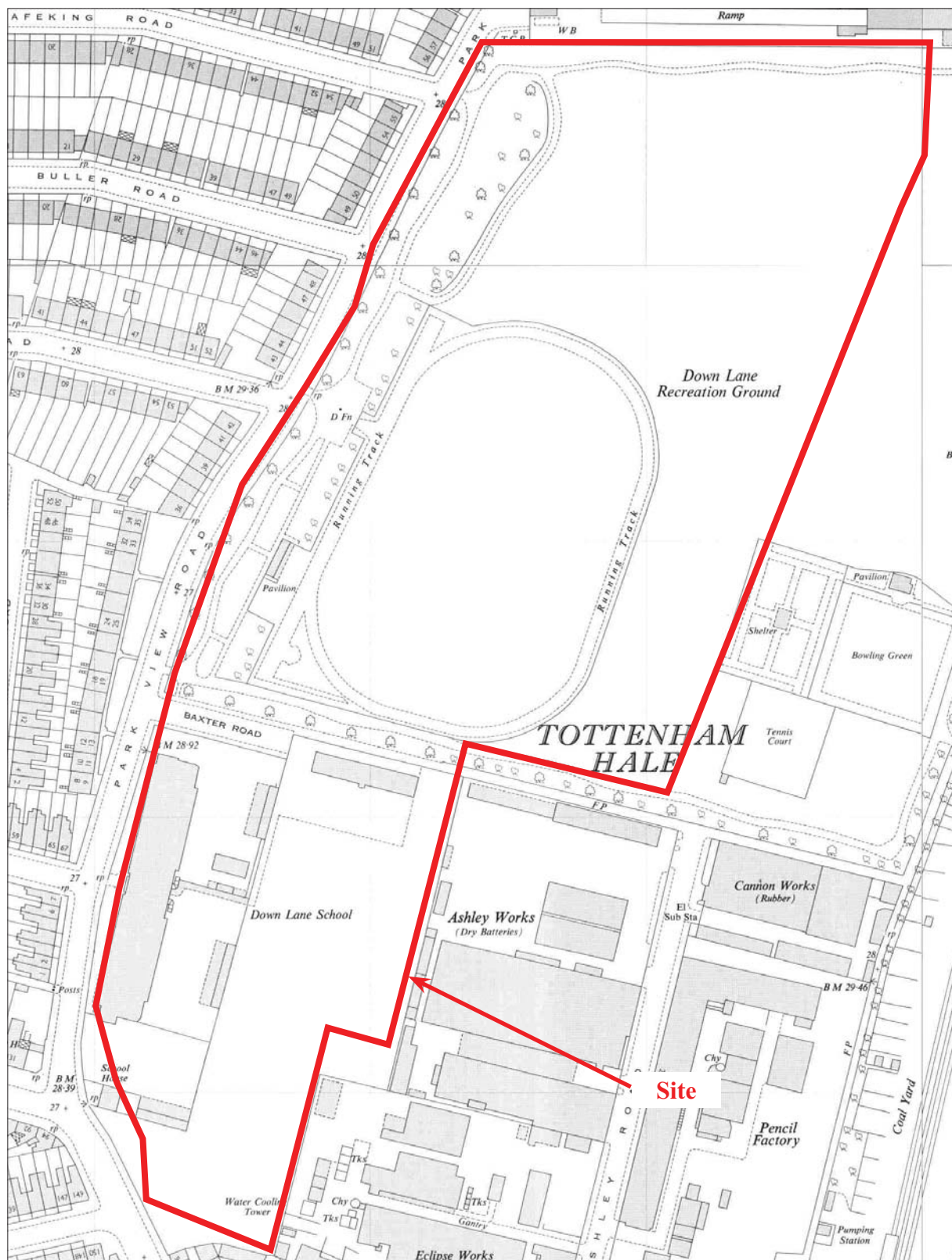


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Figure 14. Ordnance Survey, 1936.

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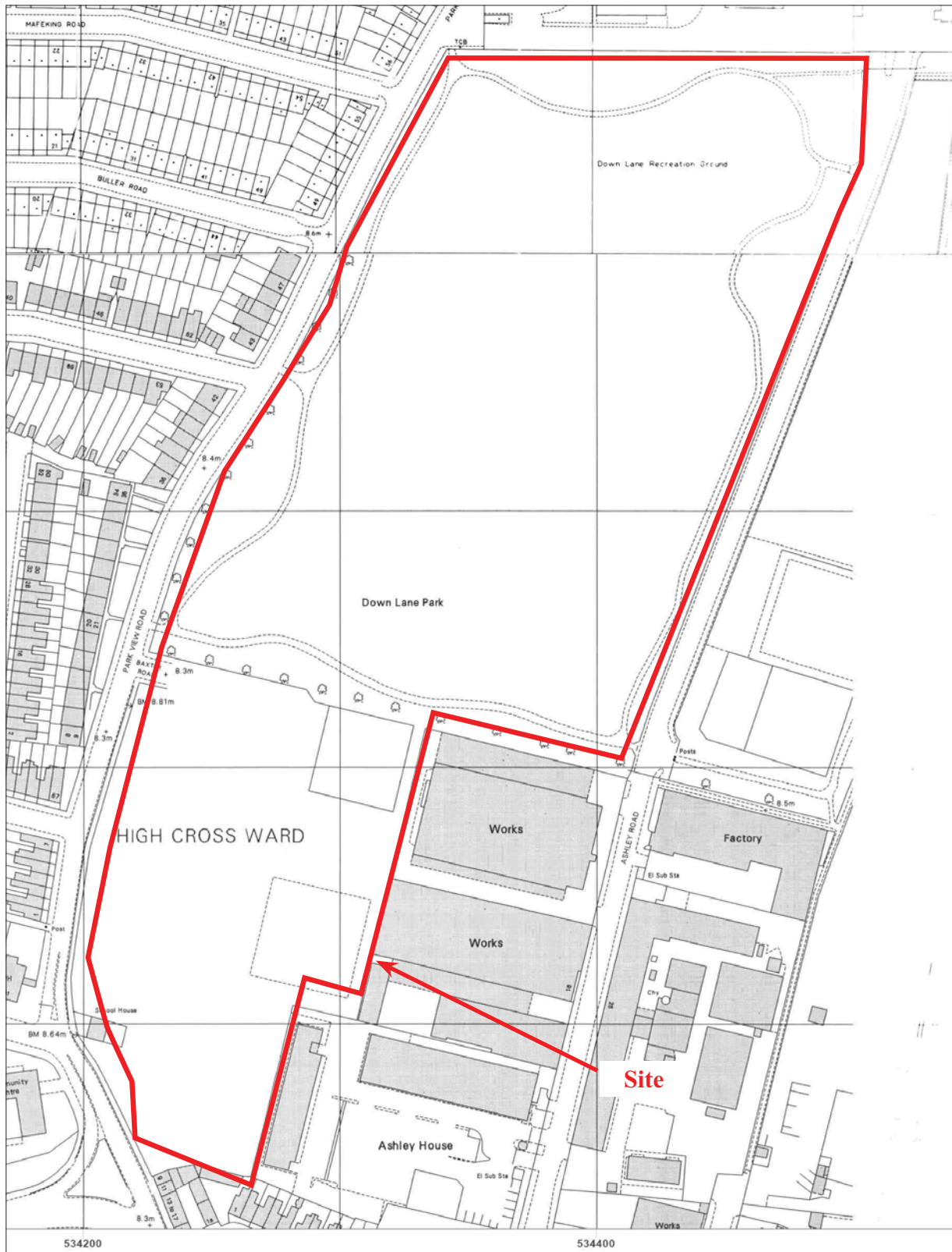


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Figure 15. Ordnance Survey, 1954-55.

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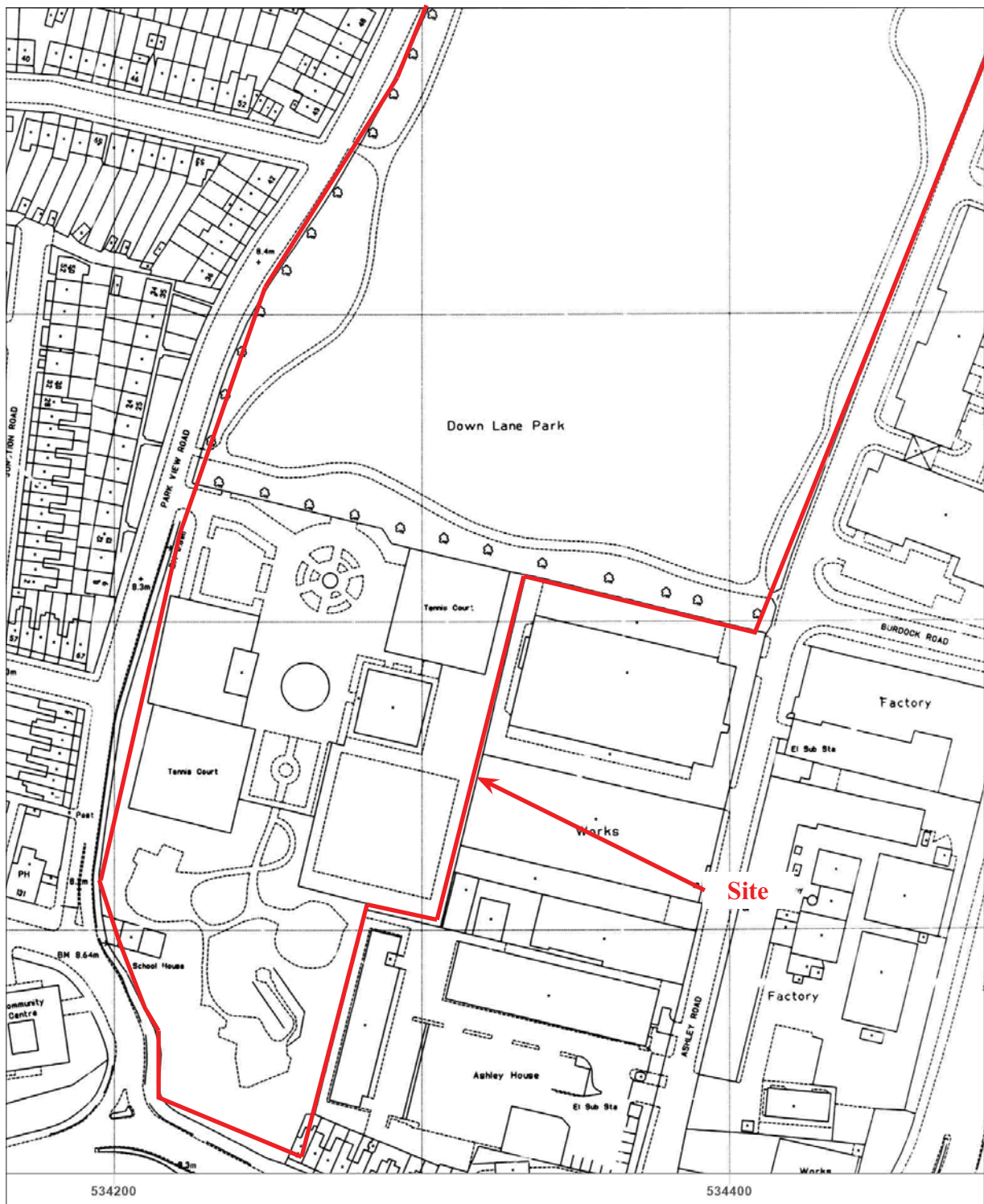


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Figure 16. Ordnance Survey, 1989-91.

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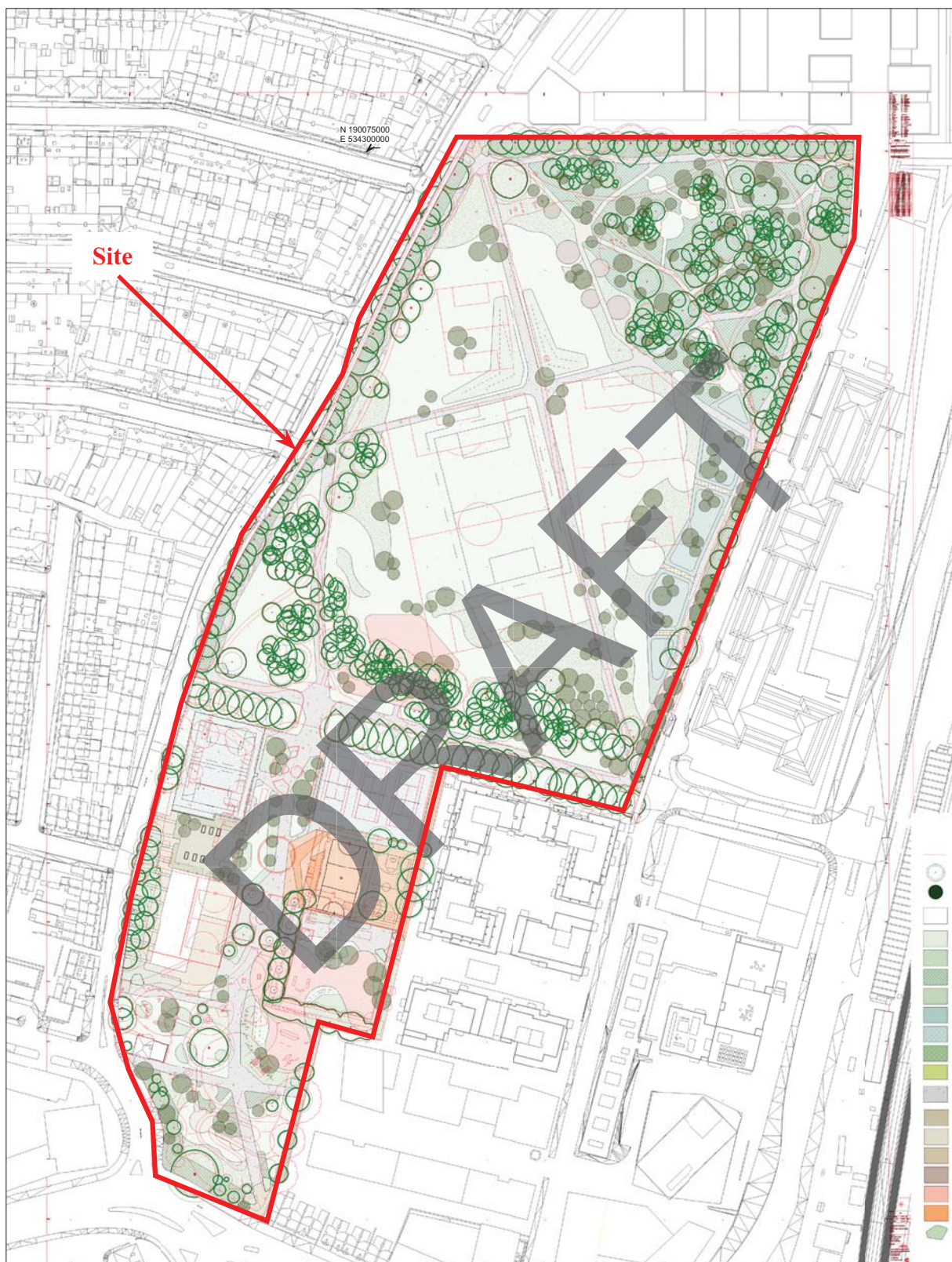


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Figure 17. Ordnance Survey, 1992.

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Figure 18. Proposed site layout.

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Plate 1. Subject, looking west across the proposal site from the SE corner of the site.



Plate 2. Subject, looking west from the eastern boundary of the proposal site.



Plate 3. Subject, looking west along the northern proposal site boundary.



Plate 4. Subject, looking south across the site from the centre of the northern site boundary.



Plate 5. Subject, looking south along the western site boundary from the NW corner.



Plate 6. Subject, looking east across the proposal site.

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Archaeological Desk-based Assessment
Plates 1-6

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Plate 7. Subject, looking east across the proposal site.



Plate 8. Subject, looking north across the proposal site.



Plate 9. Subject, looking south across the proposal site.



Plate 10. Subject, looking east across the proposal site.



Plate 11. Subject, looking east across the proposal site.



Plate 12. Subject, looking NW across the proposal site.

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**Down Lane Park, Tottenham,
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Plates 7-12**

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Plate 13. Subject, looking west across the proposal site.



Plate 14. Subject, looking south towards the southern extent of the site.



Plate 15. Subject, looking south towards the southern extent of the site.



Plate 16. Subject, looking NW towards the western site boundary.



Plate 17. Subject, looking north towards towards the western site boundary



Plate 18. Subject, looking north at an enclosed section to the southeast within the proposal site.

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**Down Lane Park, Tottenham,
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Archaeological Desk-based Assessment
Plates 13-18**

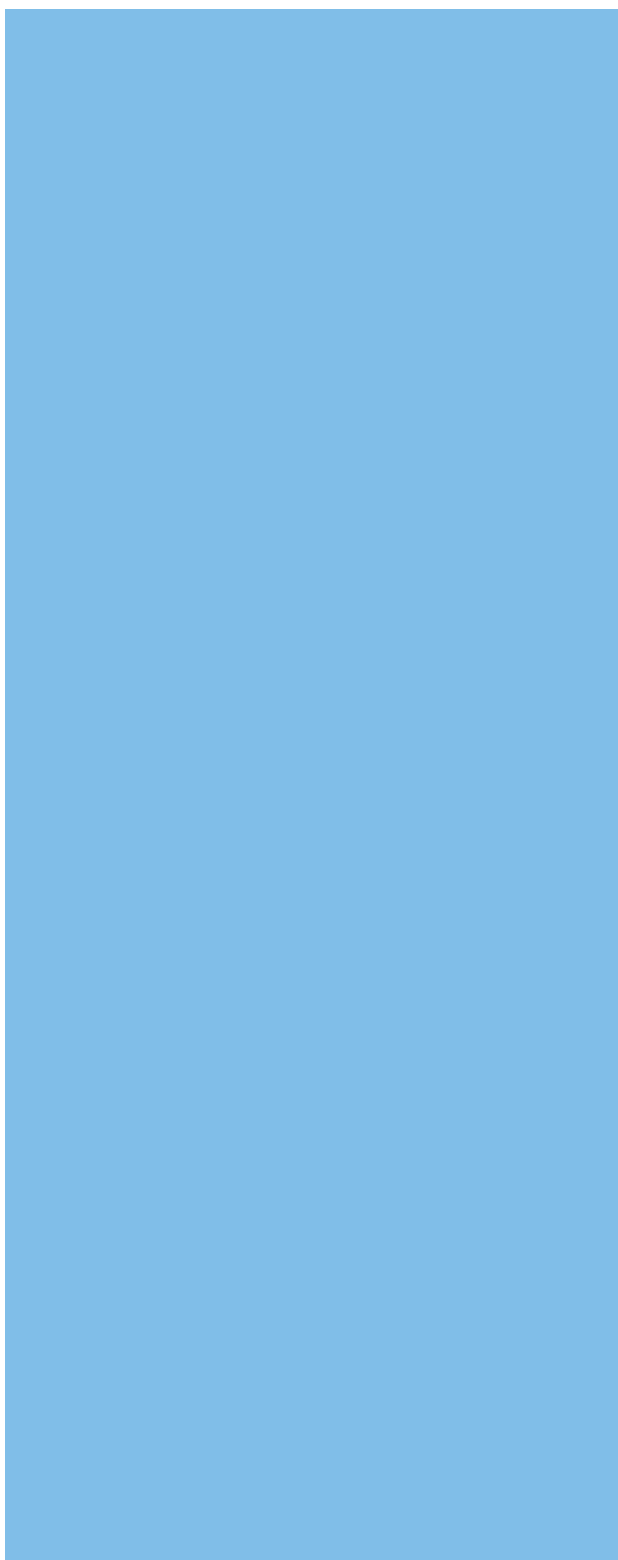
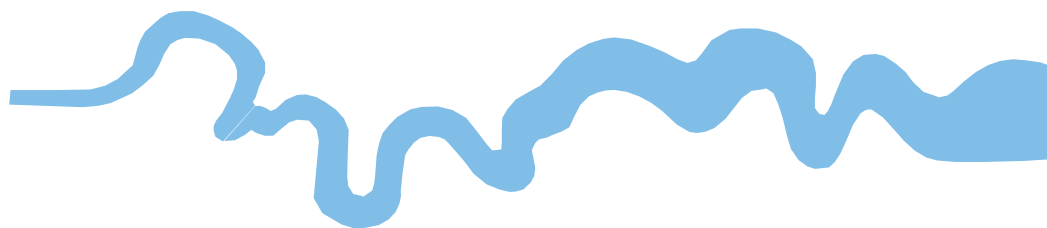
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TIME CHART

Calendar Years

Modern _____	AD 1901
Victorian _____	AD 1837
Post Medieval _____	AD 1500
Medieval _____	AD 1066
Saxon _____	AD 410
Roman _____	AD 43
	AD 0 BC
Iron Age _____	750 BC
Bronze Age: Late _____	1300 BC
Bronze Age: Middle _____	1700 BC
Bronze Age: Early _____	2100 BC
Neolithic: Late	3300 BC
Neolithic: Early	4300 BC
Mesolithic: Late	6000 BC
Mesolithic: Early	10000 BC
Palaeolithic: Upper	30000 BC
Palaeolithic: Middle	70000 BC
Palaeolithic: Lower	2,000,000 BC





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and Ennis (Ireland)***