

ARCHAEOLOGICAL DESK BASED ASSESSMENT

The College of Haringey, Enfield and North East London, High Rd,
London, N15 4RU

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The College of Haringey,
Enfield, and North East
London
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London,
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EXECUTIVE SUMMARY

This desk based assessment on the site of Tottenham Campus High Rd, London N15 4RU has been prepared by RPS on behalf of Capital City College Group to clarify its below ground archaeological potential prior to development.

In terms of relevant, nationally significant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Protected Wrecks or Registered Battlefields lie within the study sites or in its immediate vicinity.

In terms of relevant local designations, the study site lies within Tier 2, Archaeological Priority Area (APA 2.4) of Tottenham Hale Medieval Settlement (Figure 2) and is situated on the projected route of the Roman road of Ermine Street, another Tier 2, Archaeological Priority Area (APA 2.3; Figure 2), which appears to follow the route of the modern High Road (A10) and Tottenham High Road (A1010).

Based on existing information, and prior to an assessment of post-depositional impacts, a theoretical high archaeological potential is expected at the site for the Post Medieval period, in particular for remains associated with the late 18th - 19th century buildings of Eagle House, Grove House with St Ann's Chapel and associated structures, along with plough soil and landscape/garden activity. A theoretical moderate archaeological potential is considered for localised evidence of Late Bronze Age – Iron Age. A low archaeological potential is predicted for all other past periods of human activity, including for archaeological remains of the Roman and Medieval period, as no evidence of such periods has been observed in any of the archaeological investigations carried out within the study area. Modern building foundations and deposits are very likely to be present across the whole footprint of the site.

However, groundwork activity associated with multiple phases of development and demolition over the course of the 20th century, especially from the erection of the existing college buildings, are likely to have had both a cumulative and widespread impact upon any potential underlying archaeological assets.

As a result of this, the site is considered to have a limited archaeological potential. If archaeological remains pre-dating the modern period do survive at the site, they are likely to be extremely localised and at most of local significance.

The proposed new Construction and Engineering Centre will replace the existing gym/lecture hall, following from its demolition. Despite a slightly larger footprint, it is concluded that such works are unlikely to have either a widespread or significant impact on any underlying archaeological assets. The proposed building lies at the western end of the site, away from the location of the known 18th-19th century buildings, including St Ann's Chapel, which were located at the eastern/south-eastern end of the site. Therefore, this report recommends that no further archaeological work is to be required at the site in respect of this planning application.

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1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This archaeological desk based assessment has been researched by Alex Slater, prepared by Serena Ranieri, and approved by Matthew Smith of RPS Heritage on behalf of Capital City College Group.
- 1.2 The subject of this assessment, also known as the study site, is The College of Haringey, Enfield and North East London, High Rd, London, N15 4RU. The study site is currently located south of Tottenham Town Hall, bordered by Isobel Place to the north, by Portland Road and private dwellings to the west, by High Road to the east and private road to the south (Figures 1 and 14-15).
- 1.3 The site is approximately 1.4ha in extent and is centred at National Grid Reference TQ 33626 89275 (Figure 1 and 2) within the administrative area of the London Borough of Haringey. Ground level lies at between 12.8 and 13.6m AOD.
- 1.4 The current planning application (Figure 18) proposes the demolition of existing 1,050 sqm gym/lecture hall and erection of new 2,600 sqm Construction and Engineering Centre, extending to 4 storeys, plus plant.
- 1.5 Given the site's location with a locally defined Archaeological Priority Area, the Greater London Archaeological Advisory Service (GLAAS) has requested that any planning application be supported by an archaeological assessment. Accordingly, Capital City College Group has commissioned RPS Heritage to establish the archaeological potential of the site and to provide guidance on ways to address any archaeological constraints identified.
- 1.6 Potential development impacts to Build Heritage assets are not assessed within this report.
- 1.7 In accordance with relevant policy and guidance on archaeology and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists October 2020), this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the site.
- 1.8 This desk based assessment comprises an examination of evidence on the Greater London Historic Environment Record, and other sources, and includes the results of a comprehensive map regression exercise.
- 1.9 This assessment thus enables relevant parties to assess the archaeological potential of various parts of the site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), and it was last updated in December 2023. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014, with the guidance on Conserving and Enhancing the Historic Environment last updated in September 2023. (<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>).
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Planning Policy

- 2.4 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition that heritage makes to our knowledge and understanding of the past.
- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 200 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.
- 2.8 A *Nationally Important Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.9 *Significance* is defined as: The value of a heritage 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.

- 2.10 *Setting* is defined 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.
- 2.11 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
 - Protects the settings of such designations;
 - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
 - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.12 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.13 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Regional Planning Policy

The London Plan 2021

- 2.1.1 The proposed development has been assessed against relevant policies in the London Plan (The Spatial Development Strategy for London) adopted in March 2021. This document sets out a strategic vision for the London for the next 20-25 years.
- 2.1.2 Chapter 7 'Heritage and Culture' contains relevant policies. Of relevance to archaeological sites within Greater London is policy HC1 as follows:

POLICY HC1 HERITAGE CONSERVATION AND GROWTH

- A. BOROUGHES 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 IN THE DESIGN PROCESS.
- D. 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.
- E. WHERE HERITAGE ASSETS HAVE BEEN IDENTIFIED AS BEING AT RISK, BOROUGHES 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.

Local Planning Policy

- 2.14 The London Borough of Haringey's Development Management DPD, adopted July 2017, contains the following policy relevant to archaeology at the study site:

POLICY DM9 MANAGEMENT OF THE HISTORIC ENVIRONMENT

- A. DEVELOPMENT THAT CONSERVES AND ENHANCES THE SIGNIFICANCE OF A HERITAGE ASSET AND ITS SETTING WILL BE SUPPORTED.
- B. PROPOSALS AFFECTING A DESIGNATED OR NONDESIGNATED 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.

Greater London Archaeological Priority Area Guidelines (Historic England 2016)

- 2.15 This document provides the definition of an Archaeological Priority Area (APA) as a defined area where, according to existing information, there is significant known archaeological interest or particular potential for new discoveries.
- 2.16 In setting out four “Tiers” of APA the following is provided:
- 2.17 Tier 1 This is 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.
- 2.18 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. Planning decisions are expected to make a balanced judgement for non-designated assets considered of less than national importance considering the scale of any harm and the significance of the asset (NPPF 135).
- 2.19 Tier 3 This is a landscape scale zone within which the GLHER holds evidence indicating the potential for heritage assets of archaeological interest. The definition of Tier 3 APAs involves using the GLHER to predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future (NPPF 169).
- 2.20 Tier 4 Tier 4 (outside APA) is any location that does not, on present evidence, merit inclusion within an Archaeological Priority Area. However, Tier 4 areas are not necessarily devoid of archaeological interest and may retain some potential unless they can be shown to have been heavily disturbed in modern times.
- 2.21 The Guidelines state;

- 2.22 It is expected that as a minimum all major applications within Archaeological Priority Areas (Tiers 1-3) would trigger an archaeological desk-based assessment, and if necessary a field evaluation, to accompany a planning application.
- 2.23 In the more sensitive Tier 1 and 2 areas this procedure would also apply to some smaller-scale developments. Outside Archaeological Priority Areas (that is in tier 4) most planning applications will not need an archaeological assessment but a few will.

London Borough of Haringey, Archaeological Priority Area Appraisal (Oxford Archaeology 2021)

Haringey, Ermine Street, Tier 2 APA 2.3

- 2.24 The Archaeological Priority Area is centred on the course of the Roman road known as Ermine Street which connected the Roman cities of Londinium (London) and Eboracum (York). The alignment of the Roman road is approximately marked by the modern High Road (A10) and Tottenham High Road (A1010). The APA includes a buffer zone encompassing 100m either side of the road as it is thought likely that this area will contain evidence of Roman settlement and roadside activities.
- 2.25 The APA is classified as Tier 2 as it covers a Roman road and has the potential to contain archaeological remains relating to Roman settlement and Roman roadside activities. The road appears to have continued in use into the early medieval, medieval and post-medieval periods and during these periods settlements developed at Upper Edmonton and around Lordship Lane, Scotland Lane and Tottenham. Accordingly, the APA has the potential for below ground occupation deposits dating to these periods.
- 2.26 The APA continues south into Hackney (Hackney APA 2.8) and north into Enfield. The APA is split into two segments by APA 2.4 Tottenham Medieval Settlement.

Haringey, Tottenham Hale Medieval Settlements, Tier 2 APA 2.4

- 2.27 The Archaeological Priority Area covers the historic core of Tottenham which originated in the medieval period. Part of the Roman road Ermine Street (APA 2.3) passes through the APA.
- 2.28 The APA has been classified as Tier 2 as it has the potential to contain below ground archaeological deposits relating to Early Medieval, Medieval and Post-Medieval settlement, including burials. The presence of the Roman road highlights a further potential for archaeological remains relating to the road and Roman roadside activities within the APA. Iron Age activity has been recovered in the western part of the APA, highlighting a localised potential for prehistoric remains in this area.
- 2.29 In line with existing national and local planning policy and guidance, this Archaeological Desk Based Assessment therefore seeks to establish the extent of past disturbance and destruction of archaeological horizons on the site, in order that the potential for as yet to be discovered archaeological assets can be established, and the need or otherwise for additional mitigation measures.

3 GEOLOGY AND TOPOGRAPHY

- 3.1 The site comprises The College of Haringey, Enfield and North East London, High Rd, London, N15 4RU. The site is approximately 1.4ha in extent and is centred at National Grid Reference TQ 33626 89275 (Figure 1 and 2) within the administrative area of the London Borough of Haringey. Ground level lies at between 12.8 and 13.6m AOD. The Walthamstow Wetlands London Wildlife Trust and the River Lea lie *circa* 1km to the east.
- 3.2 The Geology for the site is provided by the British Geological Survey (BGS Online 2023). This shows the bedrock geology as part of the London Clay Formation (Clay, Silt and Sand), with no mention of the nature of superficial deposits here, but the Corcoran *et al* (2011) classifies this as alluvium.
- 3.3 The Mapping Past Landscapes in the Lea Valley study by Corcoran *et al* (2011) modelled the Lea Valley and provides evidence from archaeological and geotechnical works from the surrounding area which can be extrapolated across the study site. The Lea Valley area, before relatively recent modifications to the River Lea and its tributaries such as straightening of the course, backfilling and diversions, would have comprised stream channels, wetlands areas and islands of higher drier ground in the past. The project zoned the area of study into various zones of varying archaeological and geoarchaeological interest on the basis of the anticipated development in the landscape over time within each zone. This includes zones within the main channel area of the Lea, whilst further zones comprised areas of channel margin or higher ground beyond the main historic floodplain. The report locates the study site within landscape zones (LZ) identified as 3.6, part of Map 3. This is shown on Figures 3a to 3d.
- 3.4 The valley sides in the northern part of Map 3 have been subject to considerable erosion by tributaries of the Lea in the past and they are characterised by mostly exposed London Clay bedrock, with only isolated remains of very old river terraces surviving. This can be especially noticed in LZ 3.2 and 3.8, along with 3.1, 3.2 and 3.7 (Corcoran 2011, pp. 76).
- 3.5 Three historic boreholes (TQ38NW246; TQ38NW247; TQ38NW248) carried out at the site (Appendix 1) appear to confirm such interpretation. These shows Topsoil between 0.48m and 0.60m in thickness and deposits of made ground, formed mostly of silty clay, mixed with bricks, ash and gravels between 1.8m to 2.88m depth. Below this, lies stiff silty clay (London Clay?).
- 3.6 An Archaeological Watching brief carried out *circa* 100m north and east of the study site, revealed London Clay between 12.75m OD and *circa* 14m OD (Thames Water Mains Installation Works; 157615; Figure 2).

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

Timescales used in this report

Prehistoric

Palaeolithic	900,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	1,800 BC
Bronze Age	1,800 -	600 BC
Iron Age	600 -	AD 43

Historic

Roman	AD 43 -	410
Saxon/Early Medieval	AD 410 -	1066
Medieval	AD 1066 -	1485
Post Medieval	AD 1486 -	1799
Modern	AD 1800 -	Present

Introduction

- 4.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site.
- 4.2 What follows comprises a review of known archaeological assets within a 1km radius of the study site (Figure 2), also referred to as the study area, held on Greater London Historic Environment Record (GLHER), together with a historic map regression exercise charting the development of the study area from the eighteenth century onwards until the present day.
- 4.3 In terms of relevant, nationally significant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Protected Wrecks or Registered Battlefields lie within the study sites or in its immediate vicinity.
- 4.4 In terms of relevant local designations, the study site lies within Tier 2, Archaeological Priority Area (APA 2.4) of Tottenham Hale Medieval Settlement (Figure 2) and is situated on the alignment of the Roman road known as Ermine Street, another Tier 2, Archaeological Priority Area (APA 2.3; Figure 2) as it passes through Tottenham. The alignment of the Roman road is approximately marked by the modern High Road (A10) and Tottenham High Road (A1010). All other relevant local archaeological designations within the study area can be found in Figure 2.
- 4.5 Chapter 5 subsequently considers the site conditions and whether the proposed development will impact the theoretical archaeological potential identified below.

Previous Archaeological Work

- 4.6 No archaeological investigations have been undertaken at the site to date. The only groundwork investigations include a series of historical boreholes carried out at the site which revealed presence

of modern made ground and London Clay (see paragraph 3). A series of archaeological investigations have, however, been undertaken in proximity of the study site over recent years. These are:

- **Thames Water Mains Installation Works (157615; Figure 2)**, *circa* 100m north and east of the study site. An archaeological watching brief during groundworks associated with the completion of five reception pits ahead of directional drilling to install a new water main. The pits measured between 2m and 5m square and up to 5m deep. Post Medieval made ground was recorded over natural London Clay (recorded between 12.75m OD and *circa* 14m OD). Modern truncation was observed, and Post Medieval finds were retrieved.
- **Land at Town Hall Approach Road (100266; Figure 2)**, immediately north of the study site. Five evaluation trenches were excavated exposing natural brickearth deposits in all trenches. In the north of site, a pit yielded pottery of Prehistoric date. A Post Medieval field boundary ditch and boundary wall were observed in the middle of the site, aligned north to south. Possible garden features were observed to the west of the wall and to the east of the ditch. A post and posthole were observed truncating another post medieval feature in the south east of the study site. 20th century activity in the form of a railway siding, observed in the south east of site, an air raid shelter and modern service runs have impacted heavily on the archaeological deposits.
- **The Swan (160888; Figure 2)**, *circa* 200m north of the study site. The Archaeological Evaluation revealed several brick wall foundations possibly related to an ancillary building, likely to be a stable. No finds, features or deposits dating from the Prehistoric to the Medieval periods were observed. Natural brickearth was observed between 14.97m OD to 15.46m OD.
- **280-296 Tottenham High Road and 1-3 Tottenham Green East (167362; 160013; 165641 Figure 2)**, *circa* 100m east of the study site. The evaluation comprised two trial trenches which revealed sparse evidence of early Post Medieval activity, possibly associated with the Bull Inn Public House which had stood on the site since the 17th Century. The archaeological evidence consisted of a shallow pit, a property boundary and a buried garden soil. The site had also been subjected to extensive late Post Medieval disturbance. Natural deposits were observed at a height of 12.48m OD.
- **278 High Road (164812, Figure 2)**, *circa* 50m east of the study site. The evaluation consisted of two trenches and produced evidence of possible Post Medieval quarry pits backfilled with 18th - 19th century domestic rubbish. Also found were postholes, gullies, brick walls and external surfaces probably associated with the 17th century Bull Inn. This added to information from an earlier evaluation that occurred in 2005. A residual sherd of Roman pottery was recovered from a gully.

Prehistoric

- 4.7 The GLHER for the study area contains only one record for the Palaeolithic. This is associated with a single findspot recovered *circa* 1km north-west of the study site in unknown circumstances (125536; Figure 2). As for the Mesolithic, there is total absence of archaeological finds or features of within one kilometre of the study site.
- 4.8 The presence of early prehistoric material is notoriously difficult to predict, and can be influenced by suitable topographical locations, particularly related to watercourses, together with suitable underlying geology. Based on almost total lack of evidence, a generally low archaeological potential can be identified for the Palaeolithic and Mesolithic at the study site.
- 4.9 From around 4000 BC the mobile hunter-gathering economy of the Mesolithic gradually gave way to a more settled agriculture-based subsistence. The pace of woodland clearance to create arable and pasture-based agricultural land varied regionally and locally, depending on a wide variety of

climatic, topographic, social and other factors. The trend was one of a slow, but gradually increasing pace of forest clearance.

- 4.10 By the 1st millennium, i.e. 1000 BC, the landscape was probably a mix of extensive tracts of open farmland, punctuated by earthwork burial and ceremonial monuments from distant generations, with settlements, ritual areas and defended locations reflecting an increasingly hierarchical society.
- 4.11 For the Neolithic, the GLHER contains a single record from the study area which is associated with a dagger recovered *circa* 1km north-west of the study site (113190; Figure 2). The location contained in the GLHER is the same as the one recorded for the Palaeolithic findspot (125536; Figure 2) and a Bronze Age leaf-shaped sword (95606; Figure 2). The circumstances of their recovery rest unknown.
- 4.12 During an archaeological excavation carried out immediately north of the study site, a ditch was identified (160013; 96367; Figure 2). This produced over 25 sherds of pottery derived from a single vessel of Late Bronze Age - Early Iron Age date. No other evidence of these periods is known from the study area.
- 4.13 Based on evidence, it is likely that during the Late Prehistoric periods the study site lay within a mostly wooded landscape. The heavy clays at the study site are considered likely to have provided a hostile agrarian environment, suggesting woodland clearance and settlement within the area may have been slow and localised. Therefore, a low potential is predicted for the Neolithic period, but a moderate potential is predicted for localised activity of the Late Bronze Age - Iron Age.

Roman

- 4.14 The study site is located within the projected route of the Roman road of Ermine Street (APA 2.3; Figure 2) which connected the Roman cities of Londinium (London) and Eboracum (York). The alignment of the Roman road is approximately marked by the modern High Road (A10) and Tottenham High Road (A1010). Such route is conjectured and so far, no physical evidence of its existence or any associated roadside activity, including evidence for settlement or occupation, has been observed within any of the archaeological investigations undertaken within the study area or in proximity of the study site (160888; 157615; Figure 2).
- 4.15 The GLHER for the study area contains only two records for the Roman period which relate to a single findspot, part of a bowl of the Gaulish period, possibly Samian recovered from Philipp Road, *circa* 700m west of study site (120330; Figure 2) and a residual Roman find from the archaeological evaluation at 278 High Road, *circa* 50m east of the study site (164812; Figure 2). No other evidence of this period is known.
- 4.16 Based on the above, owing to the location of the site along the projected route of the London to York, it should be concluded that the site has a moderate archaeological potential for remains of the Roman period. However, due to the paucity of archaeological evidence for this period across the whole study area, and in particular from recent nearby archaeological investigations (160888; 157615; Figure 2), it is anticipated that the actual potential at the study site for remains of the Roman period is low.

Saxon-Early Medieval/Medieval

- 4.17 The name 'Tottenham' may derive from the Anglo-Saxon for Totta's village. This place name evidence is supported by an entry for the settlement in the Domesday Book of 1086 (Domesday Online 2023), strongly indicating that there was a settlement established in this area prior to 1066 (Weinreb & Hibbert 2008). It had a recorded population of 66 households, putting it in the largest 20% of settlements recorded in Domesday's survey.
- 4.18 The manor of Tottenham covered the eastern part of the borough, stretching from the River Lea in the east to Wood Green in the west. The Victoria County History places the Domesday settlement

of Tottenham at High Cross north of the study site (VCH Middlesex 1976). This would have comprised an agricultural estate of scattered farmsteads rather than a village in the modern sense. The manor was held by Waltheof, son of Siward, in 1065, passing to his wife the Countess Judith by 1086 (OA 2021).

- 4.19 Despite this, the GLHER contains no evidence of archaeological activity or finds for the Early Medieval/Saxon period within the study area. In view of this, the study site is considered to have a low archaeological potential for any remains of this period.
- 4.20 During the Medieval period there is evidence that the settlement following Ermine Street/High Road had expanded to become a local focal point of activity. Evidence for this can be attributed to the number of medieval roads which transect the area, the majority of those going east to west. These are High Road (134842; Figure 2) to the east of the study site, High Cross Lane (136240; Figure 2) to the north-east; West Green Road (148519; Figure 2) to the south-west, Broad Lane (116864; Figure 2) and Seven Sisters Road (105369; Figure 2) to the south, and Mark Field Road (126664) to the south-east.
- 4.21 In proximity of the study site, a series of Medieval structures and open spaces are recorded in the GLHER. These include: a bridge (149897; Figure 2) *circa* 200m to the south, a Public House and a Inn (95439; Figure 2) *circa* 250m to the north-east, a well (120421; Figure 2) *circa* 800m to the north; another Inn (125040; Figure 2) *circa* 50m to the north; a Medieval chapel *circa* 150m to the east (132863), an area of common Land (Page Green Common, 137612; Figure 2) and High Medieval Tree Ring (138789; Figure 2), both *circa* 250m to the south.
- 4.22 However, no archaeological remains dating to the Medieval period have been observed in any of the archaeological investigations carried out in proximity of the study site.
- 4.23 Based on the evidence, It would appear that in the Medieval period there was a concentration of activity along the line of the High Road. During this period, it is highly likely that the study site would have been in use as gardens or yards and no development occurred until much later (see next section, 4.31 and 4.33). Therefore, the archaeological potential for evidence of settlement activity associated with Medieval period can be considered low, although presence of Medieval plough soil and garden/yard features cannot be completely excluded.

Post Medieval & Modern (including map regression exercise)

- 4.24 A number of the HER records within the study area refer to Post Medieval and Modern archaeological remains which are not discussed in detail here unless relevant to the study site.
- 4.25 During the later Post Medieval and Modern periods, our understanding of settlement, land-use and the utilisation of the landscape is enhanced by cartographic and documentary sources, which can give additional detail to data contained within the HER.
- 4.26 By 1600 Tottenham was recorded as a prosperous area with numerous alms-houses and charities, and by 1724 the density of buildings was so great that it was noted as appearing to be one continuous street (Weinreb & Hibbert 2008).
- 4.27 The 1619 Thomas Clay's Survey of Tottenham (Figure 4) shows the study site occupying an area of garden or yard plots fronting on today's High Road and belonging to Sir James Price. The main settlement of Tottenham can be seen immediately north of the study site, around High Cross Green.
- 4.28 The 1754 Rocque Map of Middlesex (Figure 5) portrays a very similar picture.
- 4.29 The 1799 Ordnance Survey Drawing (Figure 6) and the 1817 Survey of the Parish of Tottenham, copied from the 1798 Wyburd Survey (Figure 7) show the site divided in various plots, mainly occupied by meadows and gardens, although a series of properties can be seen at the north/north-eastern end the study site fronting onto the High Road/ High Cross Green.

- 4.30 This is confirmed by the 1844 Tottenham Tithe Map (Figure 8), the first detailed survey of the site. The associated Tithe Award describes those land parcels and buildings as follows (Table 1):

Land Parcel	Landowner	Occupant	Description	Land Use/Cultivation
1326	John Eaton	Sarah Towgood	House Lawn and Buildings	-
1327	John Eaton	Sarah Towgood	Garden	-
1328	John Eaton	Sarah Towgood	Garden	-
1329	James Daniel Chassareau	Andrew Price	Eagle House Buildings and Yard	-
1330	James Daniel Chassareau	Andrew Price	Garden	-
1331	Samuel Gurney and others as trustees	Thomas Binns	Buildings and Yard	-
1332	Samuel Gurney and others as trustees	Thomas Binns	Grove House by Pleasure Ground	-
1333	Samuel Gurney and others as trustees	Thomas Binns	Play Ground	-
1334	Samuel Gurney and others as trustees	Thomas Binns	Kitchen Garden	-
1336	Samuel Gurney and others as trustees	Thomas Binns	Meadow	Meadow
1346	Charles Shadbolt	Richard Ansted Simmons	Waste and Trees	-

Table 1: 1843-44 Tithe Apportionments, Tottenham - Middlesex

- 4.31 The 1864 Ordnance Survey Map (Figure 9) shows a similar portray of the study site, but it provides names of some of the buildings laying at the site, such as Eagle House and Grove House which also included the Chapel of St Ann.
- 4.32 By 1896 (Figure 10) major changes can be seen at the site, especially across its northern end. By now Eagle House has been demolished, along with all surrounding buildings, which have now been replaced by a series of terraced houses surrounding the newly created Eagle Avenue. To the north of this a long rectangular building is the new Fire Station, whilst to the south, Grove House has gone through a few structural alterations and extensions. The remnant of the site continues to lie across open land.
- 4.33 The 1913 Ordnance Survey Map (Figure 11) shows further additions to the former Grove House to the south, now clearly labelled as “Polytechnic”. This, later known as Tottenham Technical College, had been in use as a school since 1828. At the western end of the site, a few more buildings have now been erected.
- 4.34 The 1945 Tottenham Bomb Incident Map (Figure 12) show that a bomb was dropped at the study site during the II World War. Moreover, the buildings to the south forming the “Polytechnic” had now been replaced by a new building complex and more structures had been erected to the west of the terraced housing.
- 4.35 There are no visible changes at the site during the 1950s (Figure 13), and only by the 1970s (Figure 14). the terraced houses were demolished to make space for two new large building as part of the college expansion. A few new ancillary structures can be seen also west of the Fire Station.
- 4.36 No major changes have occurred at the study site to date (Figures 14-17).
- 4.37 Based on evidence, we can conclude that the study site lay largely undeveloped until the late 18th century, when a series of properties were erected at the north/north-eastern end the study site fronting onto the High Road/ High Cross Green, with the rest of the site laying across areas of open

land and gardens. It is not until the late 19th century with the construction of the terraced houses on Eagle Avenue to the north, and with the expansion of Grove House to the south, that development activity really increased across the site. Over the course of the 20th century further development and demolition took place to make space for the establishment and the expansion of the Tottenham College complex which currently lies the study site.

- 4.38 Therefore, a theoretical high archaeological potential is considered at the study site for evidence of the Post Medieval period in particular for remains associated with Eagle House, Grove House, St Ann's Chapel and associated buildings, although modern, multiple phases of development and demolition are likely to have negatively impacted on any earlier archaeological assets.

Assessment of Significance

- 4.39 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.
- 4.40 In terms of relevant, nationally significant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Protected Wrecks or Registered Battlefields lie within the study sites on in its immediate vicinity.
- 4.41 In terms of relevant local designations, the study site lies within Tier 2, Archaeological Priority Area (APA 2.4) of Tottenham Hale Medieval Settlement (Figure 2) and is situated on the projected route of the Roman road of Ermine Street, another Tier 2, Archaeological Priority Area (APA 2.3; Figure 2), which appears to follow the route of the modern High Road (A10) and Tottenham High Road (A1010).
- 4.42 Based on existing information, and prior to an assessment of post-depositional impacts, a theoretical high archaeological potential is expected at the site for the Post Medieval period, in particular for remains associated with the late 18th - 19th century buildings of Eagle House, Grove House with St Ann's Chapel and associated structures, along with plough soil and landscape/garden activity. A theoretical moderate archaeological potential is considered for localised evidence of Late Bronze Age – Iron Age. A low archaeological potential is predicted for all other past periods of human activity, including for archaeological remains of the Roman and Medieval period, as no evidence of such periods has been observed in any of the archaeological investigations carried out within the study area. Modern building foundations and deposits are very likely to be present across the whole footprint of the site.
- 4.43 The significance of any archaeological remains which may be present would be derived from their evidential value and contributions that could be made towards local and regional research agendas.
- 4.44 Whilst it is possible that archaeological remains could be present within the site, on the basis of the above, any remains, should they occur on the study site, would in the context of the Secretary of State's non-statutory criteria for Scheduled Monuments (DCMS 2013) most likely of local significance.
- 4.45 As identified by desk based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below:

Period:	Identified Archaeological Potential and Likely Significance (if present):
Prehistoric	Moderate potential for localised evidence of Late Bronze Age and Iron Age; Low (Local) to (Medium) Regional Significance, depending on findings and level of preservation. Low potential for all other periods of the Prehistory. Low (Local) Significance;

ARCHAEOLOGICAL DESK BASED ASSESSMENT

Roman	Low potential for evidence of a postulated road alignment and associated roadside activity such as occupation and settlement; Low (Local) Significance ;
Saxon- Medieval/Medieval	Low potential for the Saxon - Early Medieval/Medieval evidence of settlement activity, although presence of Medieval plough soil and garden/yard activity cannot be completely excluded; Low (Local) Significance .
Post Medieval & Modern	High archaeological potential is expected at the site (along its east/south-eastern end) for the Post Medieval period, in particular for remains associated with late 18th century -19th century buildings such as Eagle House, Grove House with St Ann's Chapel and associated buildings, plough soil and landscape garden activity. Low (Local) Significance, depending on the findings and level of preservation. Modern building foundations and demo deposits are very likely to be present and are considered of negligible significance (as discussed later, these are likely to have removed any earlier archaeological remains within their footprint).

5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS

Site Conditions

- 5.1 The site comprises the College of Haringey, Enfield, and North East London, High Rd, London, N15 4RU. The site is approximately 1.4ha in extent. Ground level lies at between 12.8 and 13.6m AOD. The Walthamstow Wetlands London Wildlife Trust and the River Lea lie *circa* 1km to the east.
- 5.2 Development works of the existing buildings, especially over the course of the second half of the 20th century, can be considered likely to have had a negative, a widespread impact upon any potential underlying archaeological assets with their footprint.
- 5.3 The construction and subsequent demolition of the buildings that previously occupied the study site, including the terraced housing around Eagle Avenue, can be considered likely to have had a cumulative negative archaeological impact, through the cutting of basements/cellars, foundations and services, together with their subsequent grubbing out. The horticultural use of the study site prior to development can be considered likely to have had a limited, negative archaeological impact.
- 5.4 As a result of this, it is believed that the study site has a very limited potential for survival of archaeological remains within all areas of proposed development and if any archaeological assets do survive, these are likely to be of modern date.

Proposed Development

- 5.5 The current planning application (Figure 18) proposes the demolition of existing 1,050 sqm gym/lecture hall and erection of new 2,600 sqm Construction and Engineering Centre, extending to 4 storeys, plus plant.
- 5.6 The proposed new Construction and Engineering Centre will replace the existing gym/lecture hall, following from its demolition. Despite a slightly larger footprint, it is concluded that such works are unlikely to have either a widespread or significant impact on any underlying archaeological assets due to impacts from the existing building and previous phases of development/demolition.
- 5.7 The proposed building lies at the western end of the site, away from the location of the known Post Medieval buildings, including St Ann's Chapel, which were located at the eastern/south-eastern end of the site. Therefore, this report recommends that no further archaeological work is to be required at the site in respect of this planning application.

Review of Potential Development Impacts on Archaeological Assets

- 5.8 The proposed development will not impact on any designated archaeological assets.
- 5.9 Due to the predicted high degree of disturbance caused by modern phases of development and demolition across the majority of the site, it is considered unlikely that any archaeological assets, rather than modern footings and associated deposits, would survive within the site and the proposed development footprint (Figure 18). If any archaeology pre-dating the modern period does survive, this would be extremely localised and potentially limited within areas not previously developed. If encountered, such assets would be considered at most of local significance.

- 5.10 Therefore, this report recommends that no further archaeological work is to be required at the site in respect of this planning application.

6 SUMMARY AND CONCLUSIONS

- 6.1 This desk based assessment on the site of Tottenham Campus High Rd, London N15 4RU has been prepared by RPS on behalf of Capital City College Group to clarify its below ground archaeological potential prior to development.
- 6.2 In terms of relevant, nationally significant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Protected Wrecks or Registered Battlefields lie within the study sites on in its immediate vicinity.
- 6.3 In terms of relevant local designations, the study site lies within Tier 2, Archaeological Priority Area (APA 2.4) of Tottenham Hale Medieval Settlement (Figure 2) and is situated on the projected route of the Roman road of Ermine Street, another Tier 2, Archaeological Priority Area (APA 2.3; Figure 2), which appears to follow the route of the modern High Road (A10) and Tottenham High Road (A1010).
- 6.4 Based on existing information, and prior to an assessment of post-depositional impacts, a theoretical high archaeological potential is expected at the site for the Post Medieval period, in particular for remains associated with the late 18th - 19th century buildings of Eagle House, Grove House with St Ann's Chapel and associated structures, along with plough soil and landscape/garden activity. A theoretical moderate archaeological potential is considered for localised evidence of Late Bronze Age – Iron Age. A low archaeological potential is predicted for all other past periods of human activity, including for archaeological remains of the Roman and Medieval period, as no evidence of such periods has been observed in any of the archaeological investigations carried out within the study area. Modern building foundations and deposits are very likely to be present across the whole footprint of the site.
- 6.5 However, groundwork activity associated with multiple phases of development and demolition over the course of the 20th century, especially from the erection of the existing college buildings, are likely to have had both a cumulative and widespread impact upon any potential underlying archaeological assets.
- 6.6 As a result of this, the site is considered to have a limited archaeological potential. If archaeological remains pre-dating the modern period do survive at the site, they are likely to be extremely localised and at most of local significance.
- 6.7 The proposed new Construction and Engineering Centre will replace the existing gym/lecture hall, following from its demolition. Despite a slightly larger footprint, it is concluded that such works are unlikely to have either a widespread or significant impact on any underlying archaeological assets. The proposed building lies at the western end of the site, away from the location of the known Post Medieval buildings, including St Ann's Chapel, which were located at the eastern/south-eastern end of the site. Therefore, this report recommends that no further archaeological work is to be required at the site in respect of this planning application.

Sources Consulted

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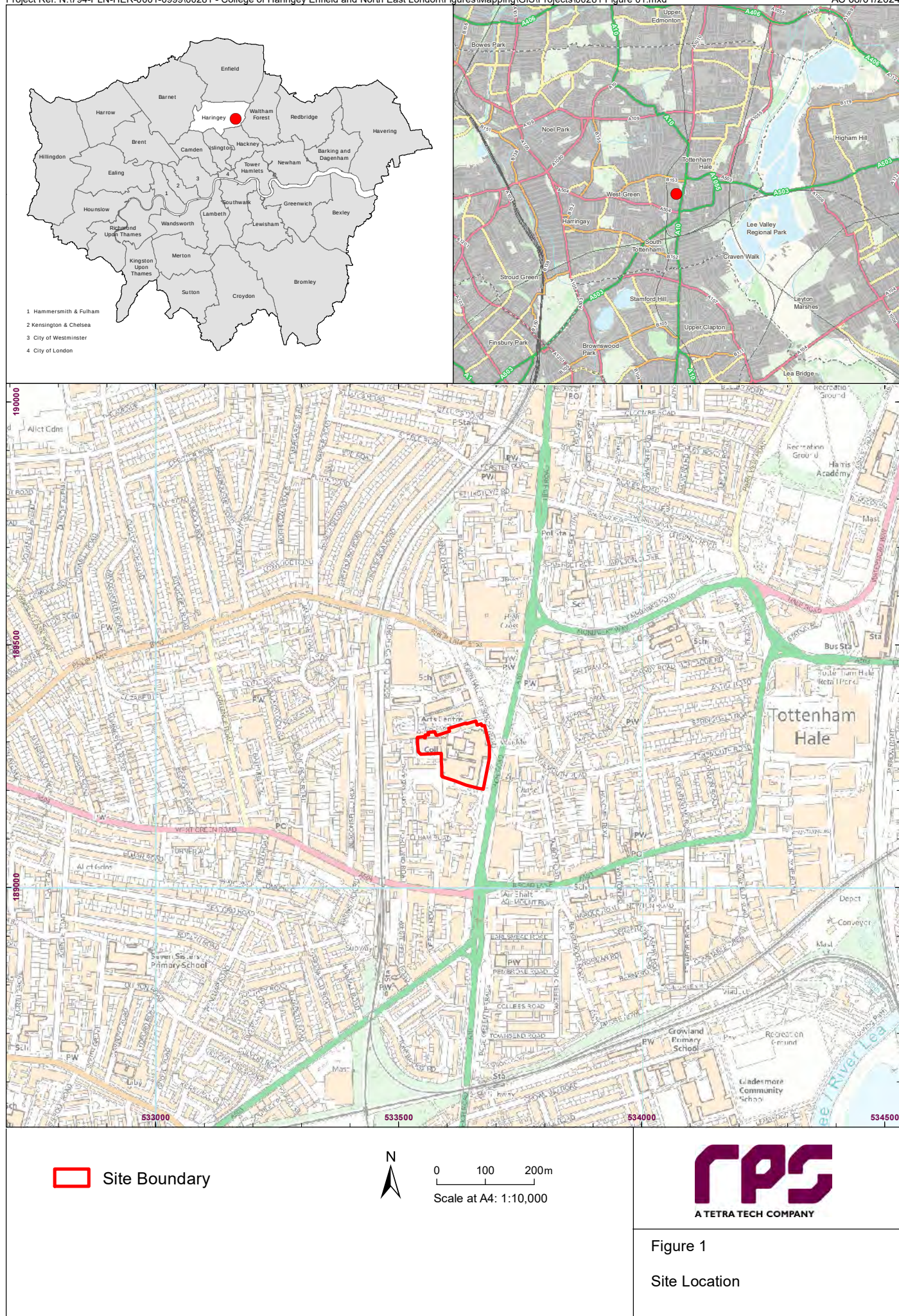
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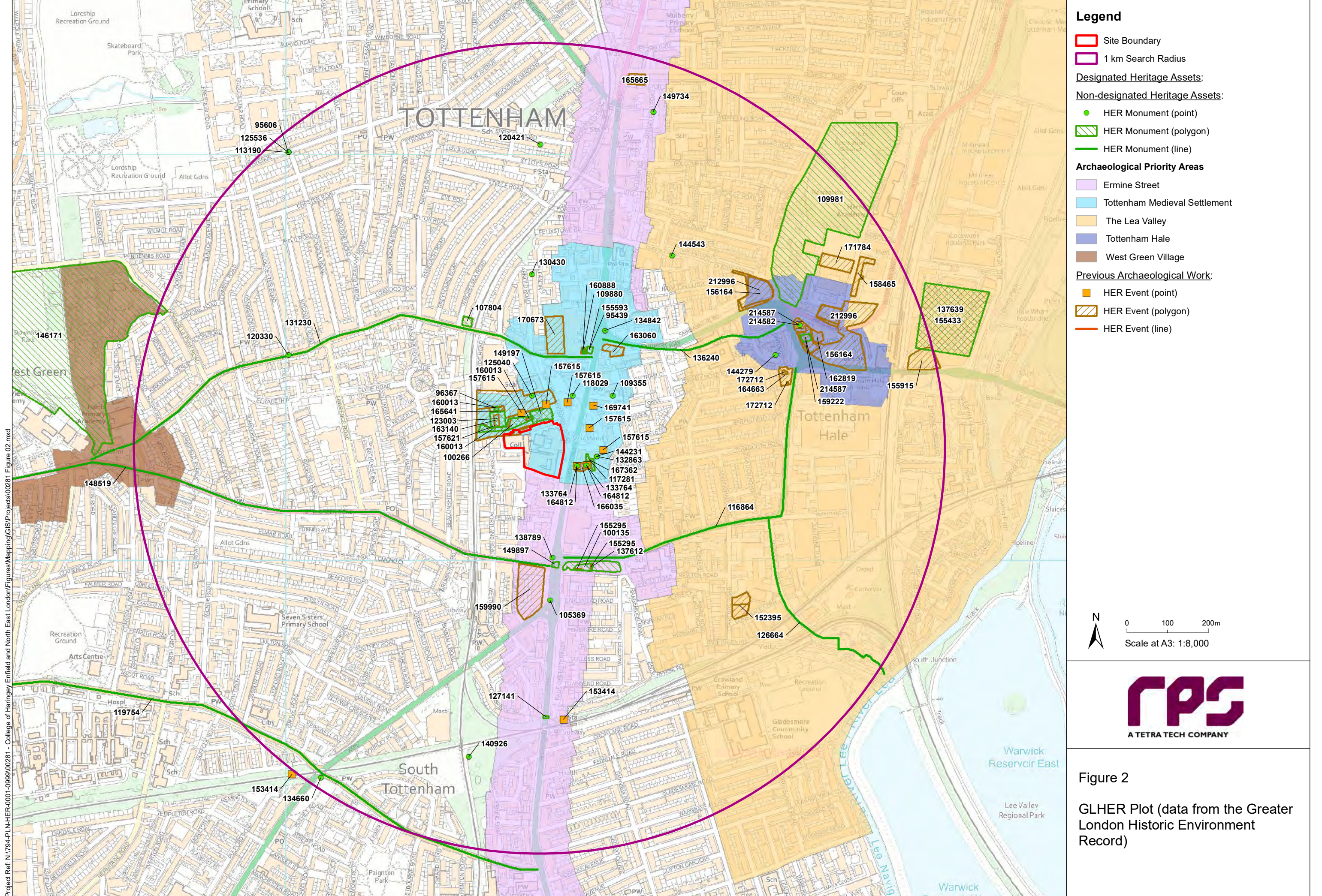
Oxford Archaeology, *London Borough of Haringey, Archaeological Priority Area Appraisal*, 2021

Cartographic

1619 Clay Map of Tottenham
1754 Rocque Map of Middlesex
1799 Ordnance Survey Drawing
1817 Survey of the Parish of Tottenham, copied from the 1798 Wyburd Survey
1844 Tottenham Parish Tithe Map
1864 Ordnance Survey Map (1:2500)
1896 Ordnance Survey Map (1:1056)
1913 Ordnance Survey Map (1:2500)
1939-45 Tottenham Bomb Incident Map
1954 Ordnance Survey Map (1:1250)
1971-73 Ordnance Survey Map (1:2500)
2003 Ordnance Survey Map (1:1250)

FIGURES





Project Ref: N1794-PLN-HER-0001-0999/00281 - College of Haringey Enfield and North East London Figures Mapping GIS Projects 00281 Figure 02.mxd

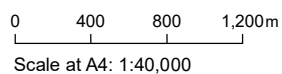
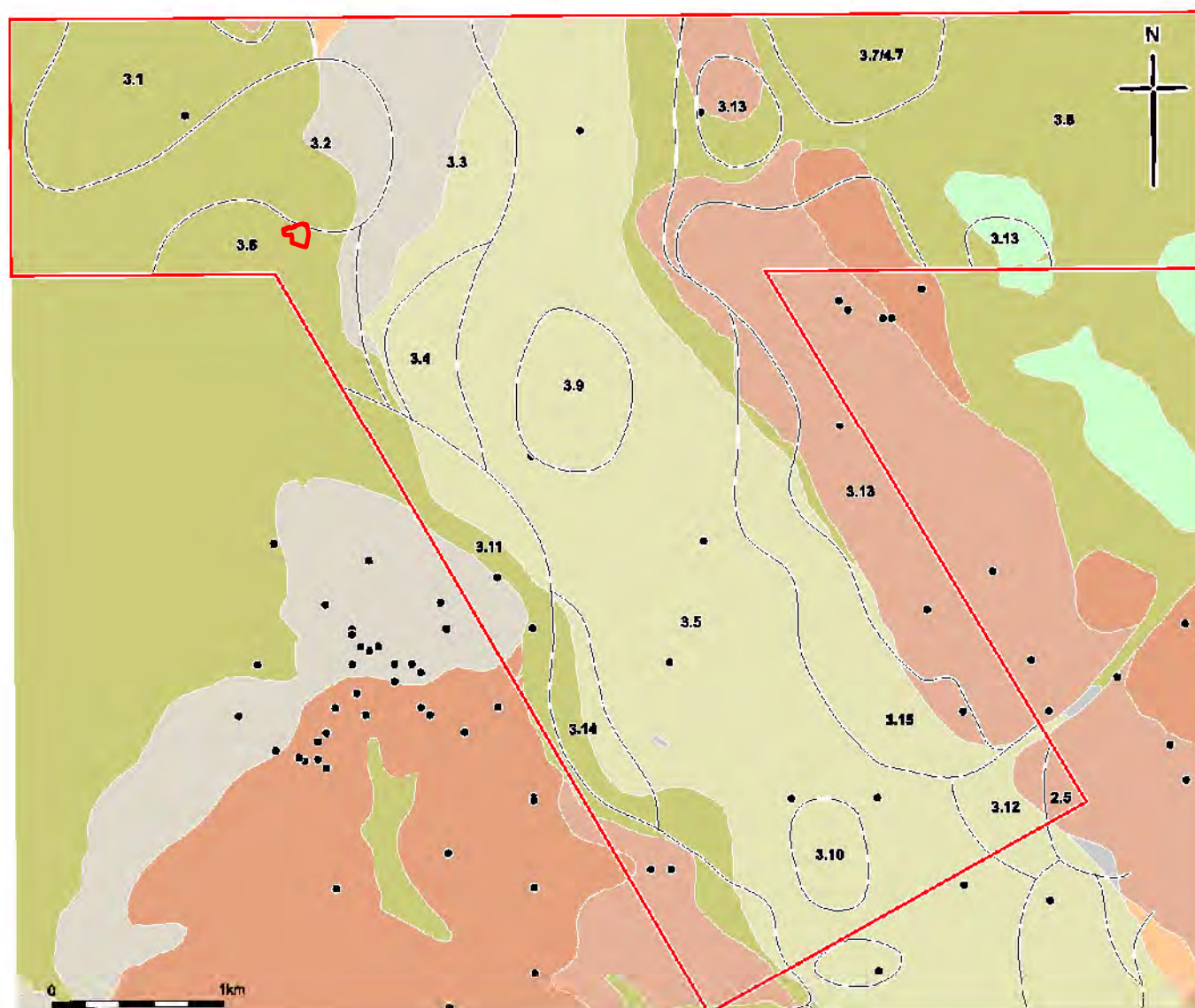


Figure 3a
Mapping the Lea Valley: location of
study site and landscape zones
(MOLA 2011)



- Palaeolithic findspot
- surface geology
- alluvium
- Enfield Silts
- Leyton Gravel
- Leytonstone Gravel
- Hackney Gravel
- Stamford Hill Gravel
- London Clay
- Woolwich and Reading Beds

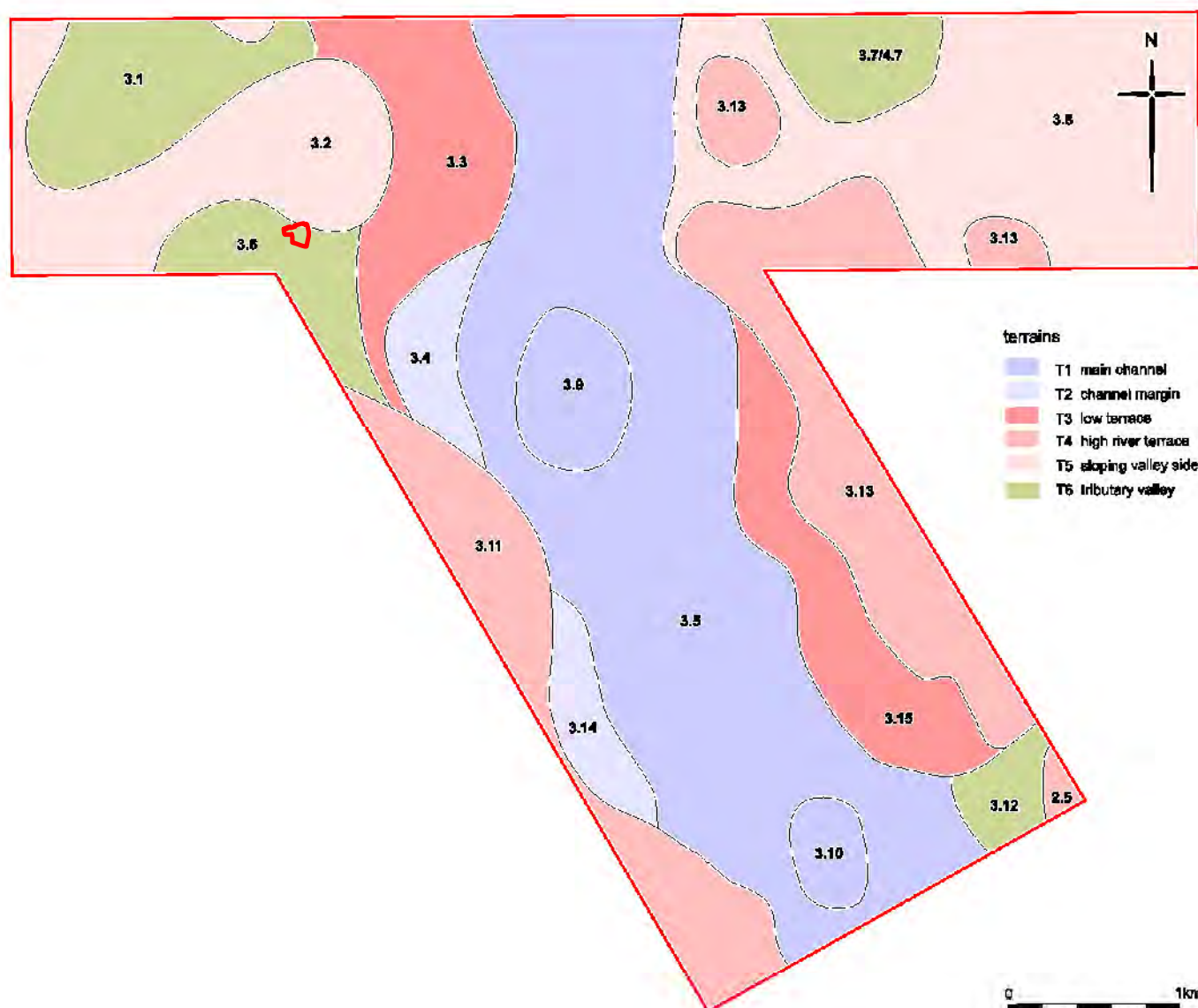
 Site Boundary



0 400 800 1,200m
Scale at A4: 1:40,000



Figure 3b
Mapping the Lea Valley: surface
geology and landscape zones
(MOLA 2011)



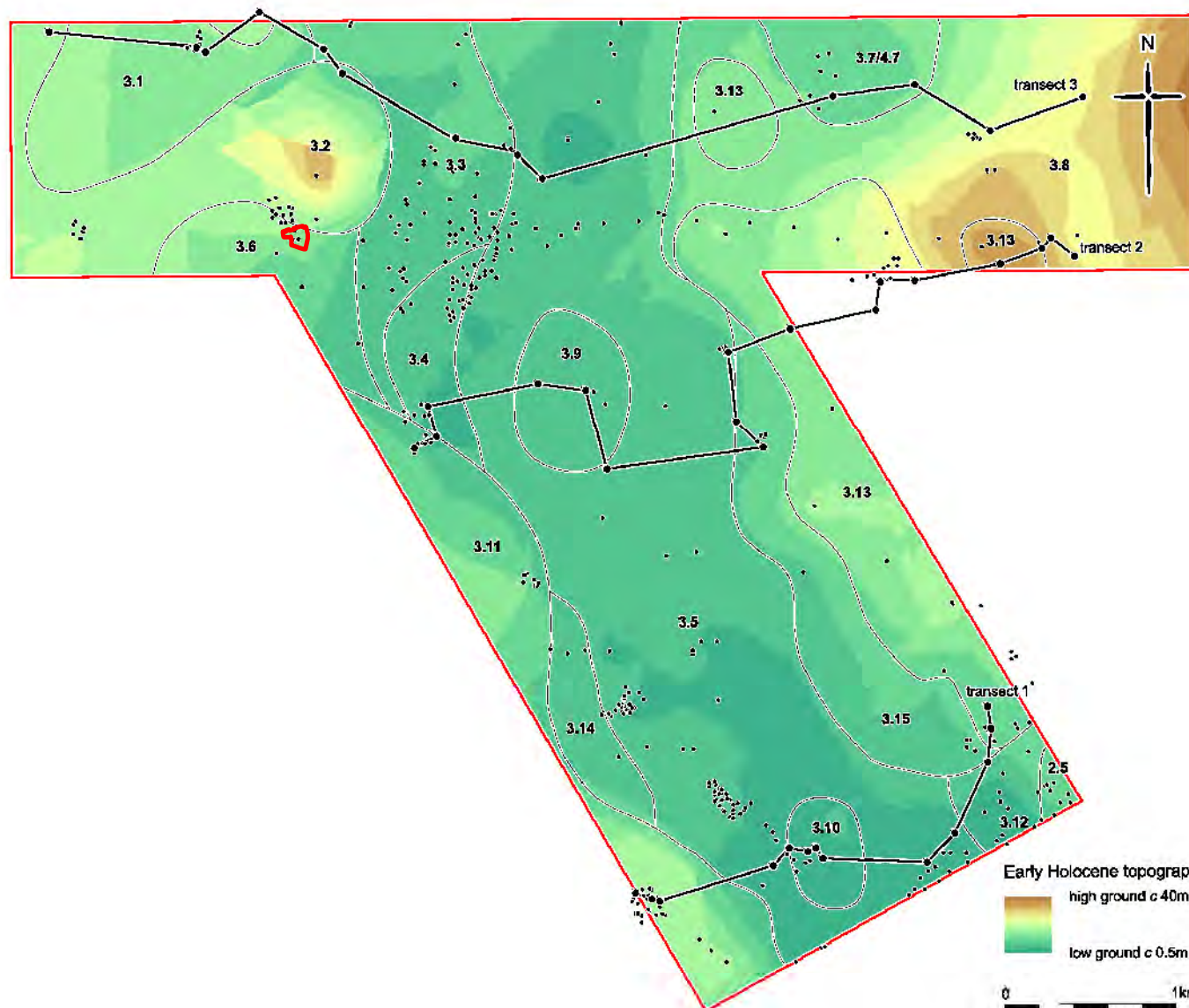
Site Boundary



0 400 800 1,200m
Scale at A4: 1:40,000



Figure 3c
Mapping the Lea Valley: landscape
zones and terrains (MOLA 2011)



 Site Boundary



0 400 800 1,200m
Scale at A4: 1:40,000



Figure 3d
Mapping the Lea Valley: early
Holocene topography and
landscape zones (MOLA 2011)



Site Boundary (approximate location)



Not to Scale. Illustrative only.



Figure 4
1619 Clay Map of Tottenham



 Site Boundary (approximate location)



Not to Scale. Illustrative only.



Figure 5
1754 Rocque Map of Middlesex



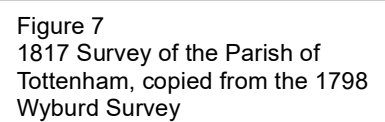
 Site Boundary (approximate location)

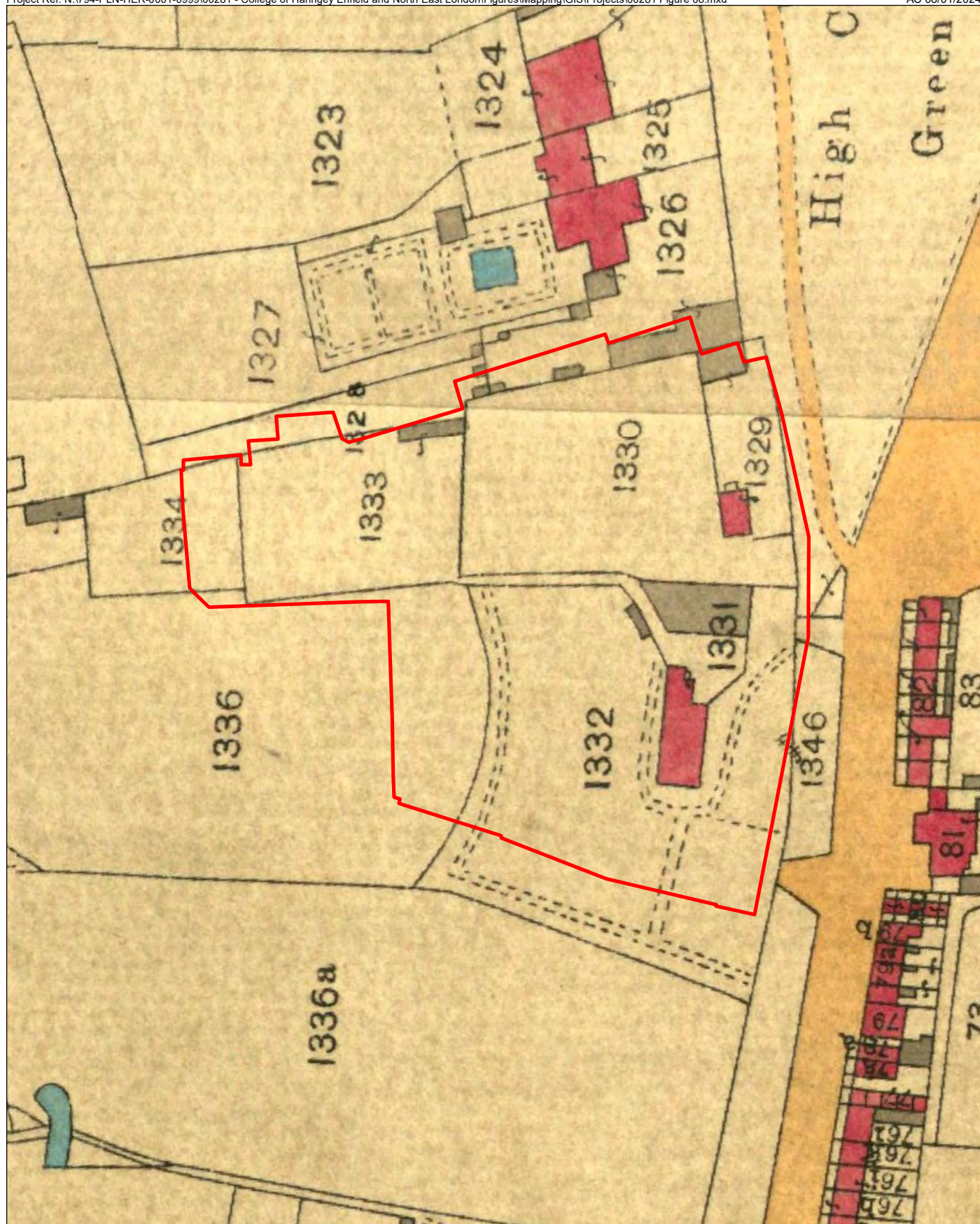


0 150 300 450m
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(approximately)



Figure 6
1799 Ordnance Survey Drawing





 Site Boundary (approximate location)

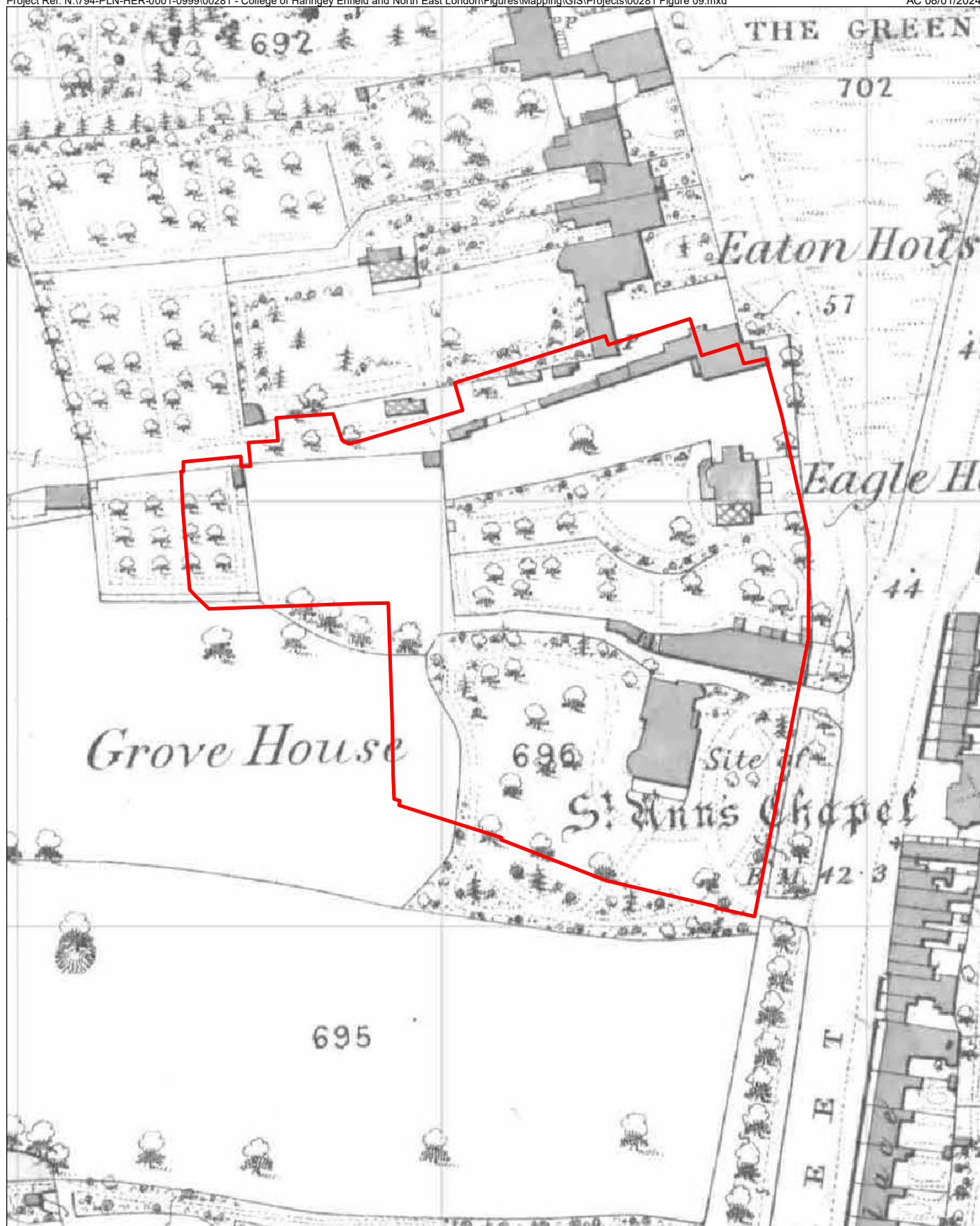


0 10 20 30m
Scale at A4: 1:1,250
(approximately)



Figure 8

1844 Tottenham Parish Tithe Map



 Site Boundary

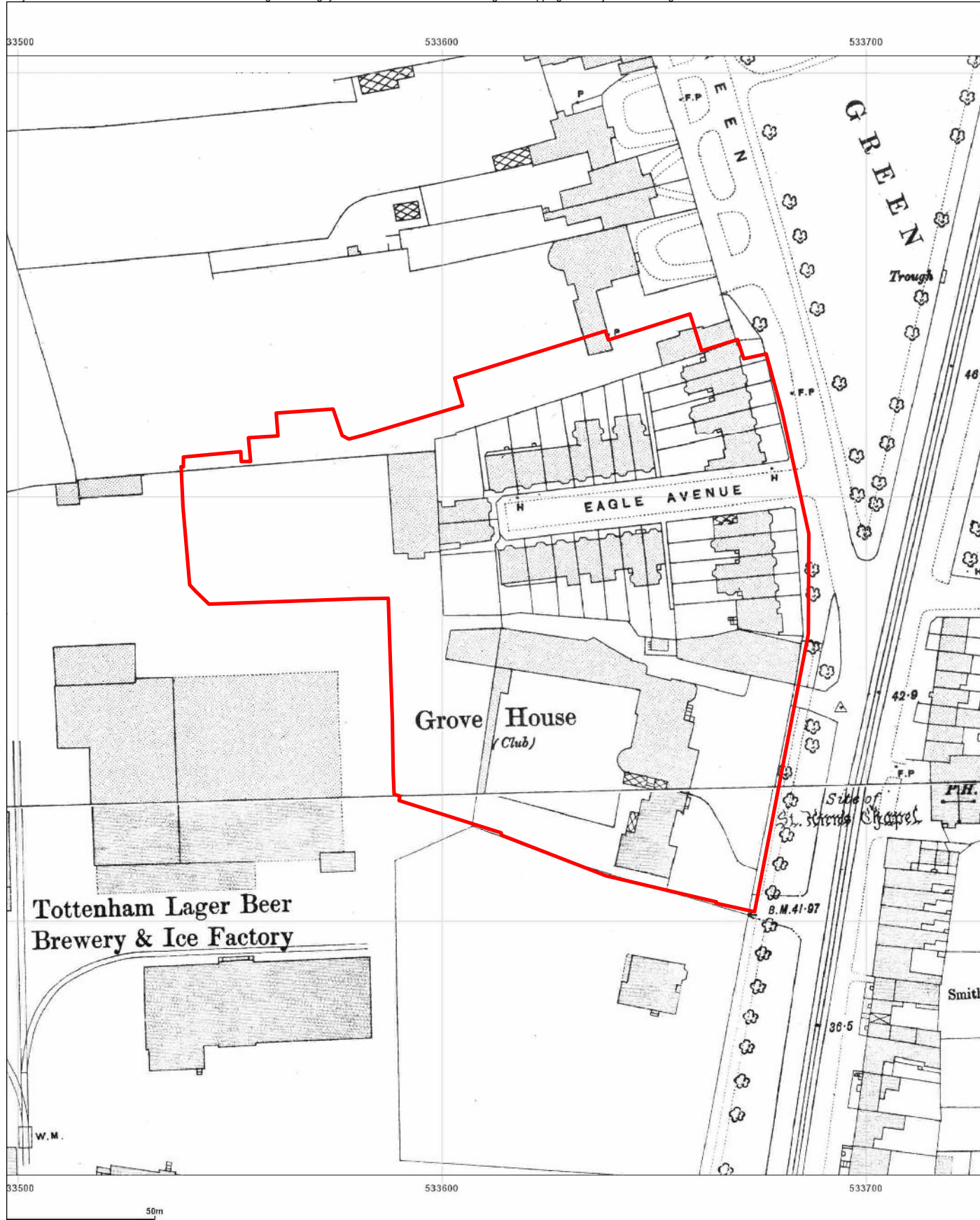


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Scale at A4: 1:1,250

rps
A TETRA TECH COMPANY

Figure 9

1864 Ordnance Survey Map
(1:2500)



 Site Boundary

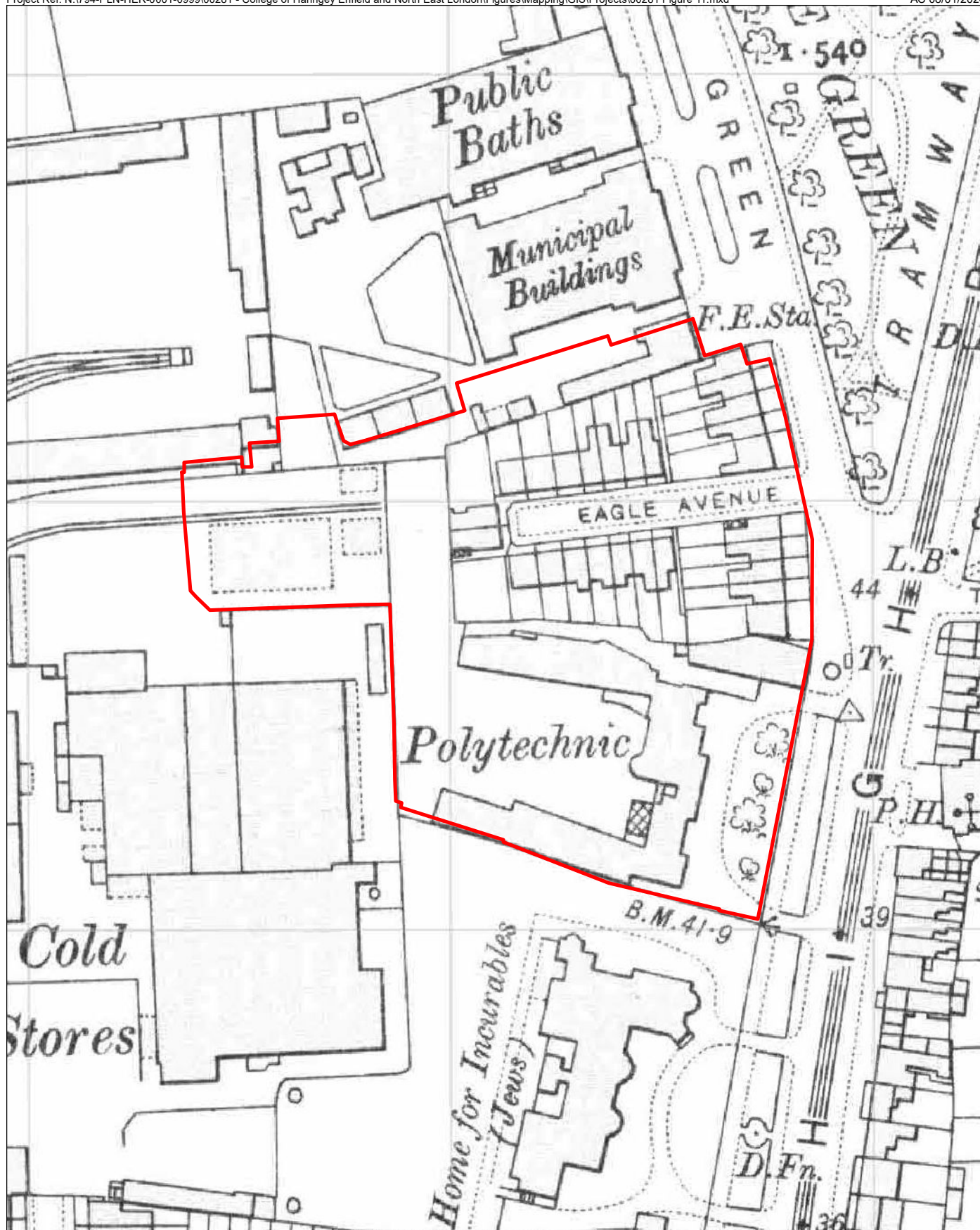


0 10 20 30m
Scale at A4: 1:1,250

rps
A TETRA TECH COMPANY

Figure 10

1896 Ordnance Survey Map
(1:1056)



 Site Boundary



0 10 20 30m
Scale at A4: 1:1,250

rps
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Figure 11

1913 Ordnance Survey Map
(1:2500)



 Site Boundary

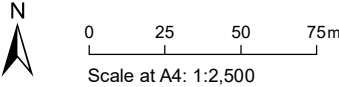
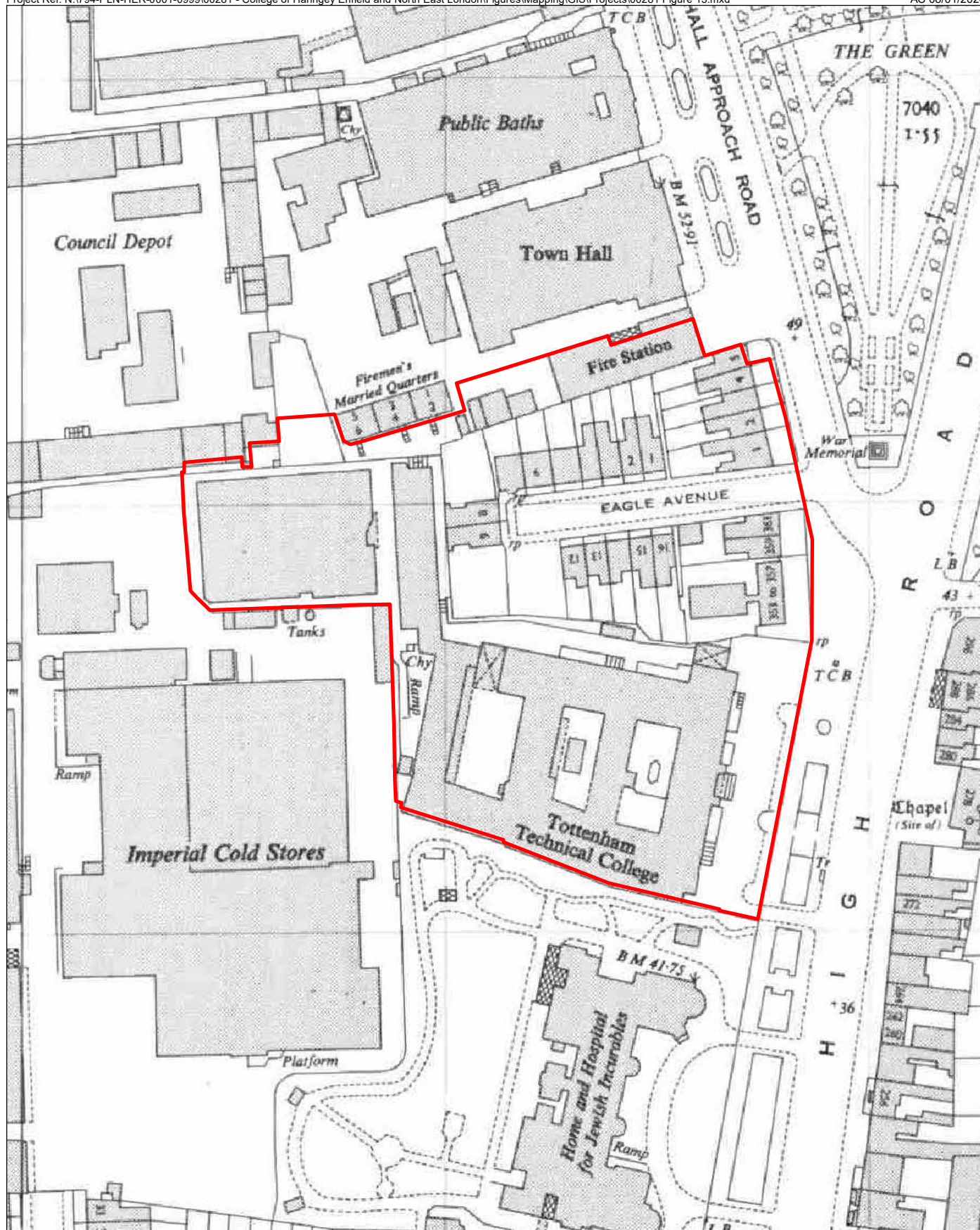


Figure 12
1939-45 Tottenham Bomb Incident Map



 Site Boundary

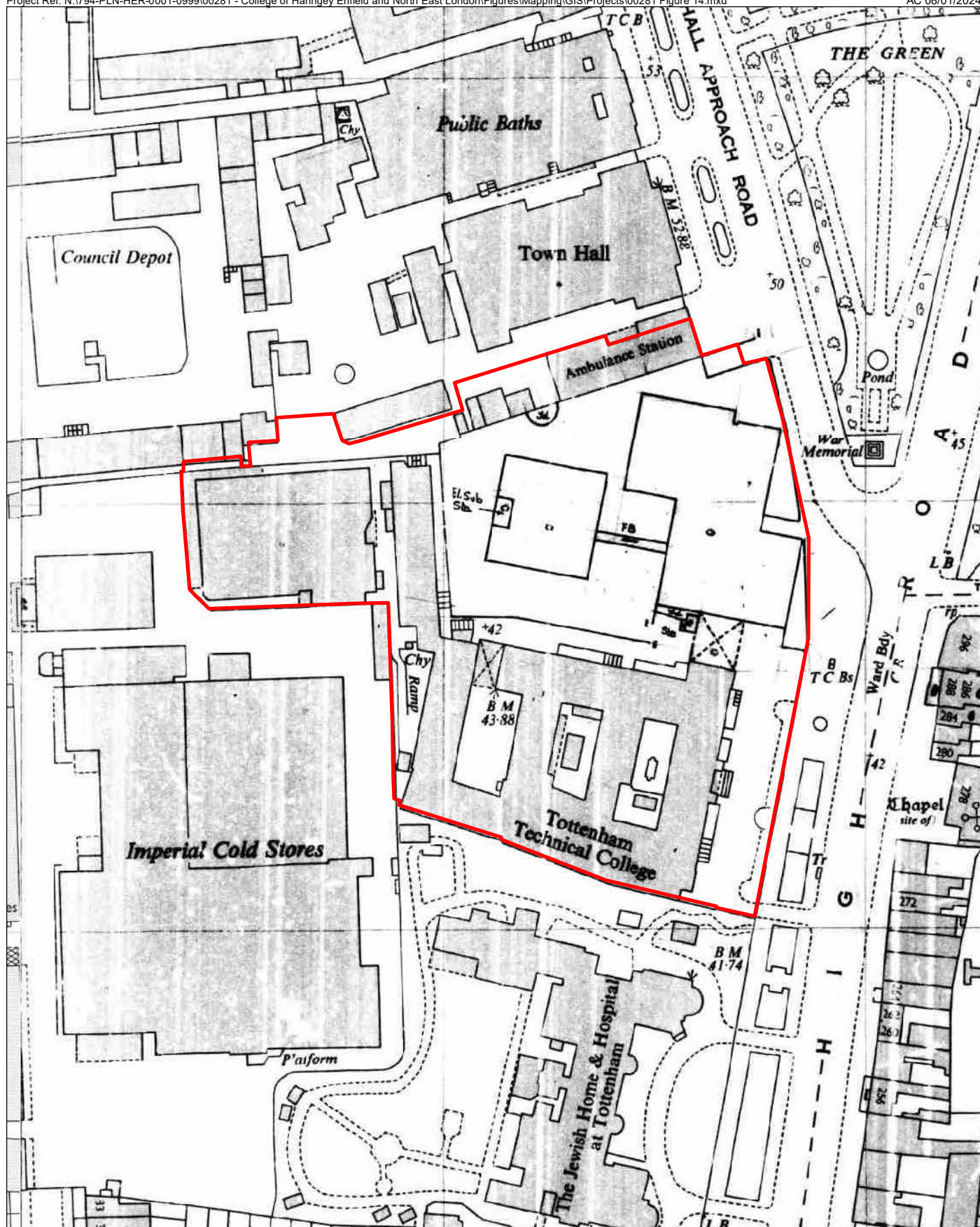


0 10 20 30m
Scale at A4: 1:1,250

rps
A TETRA TECH COMPANY

Figure 13

1954 Ordnance Survey Map
(1:1250)



 Site Boundary

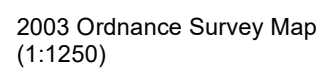


0 10 20 30m
Scale at A4: 1:1,250

rps
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Figure 14

1971-73 Ordnance Survey Map
(1:2500)





 Site Boundary

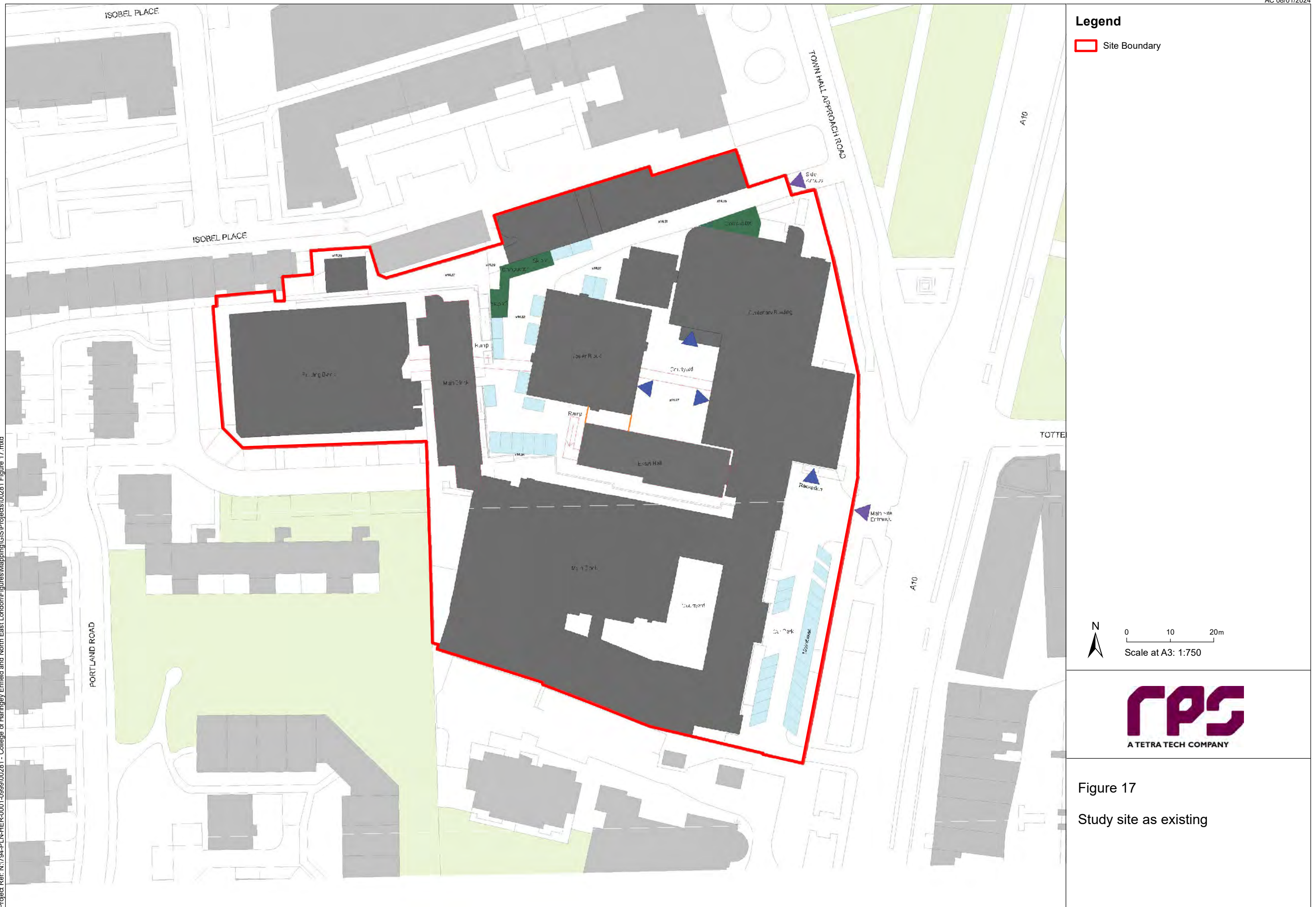


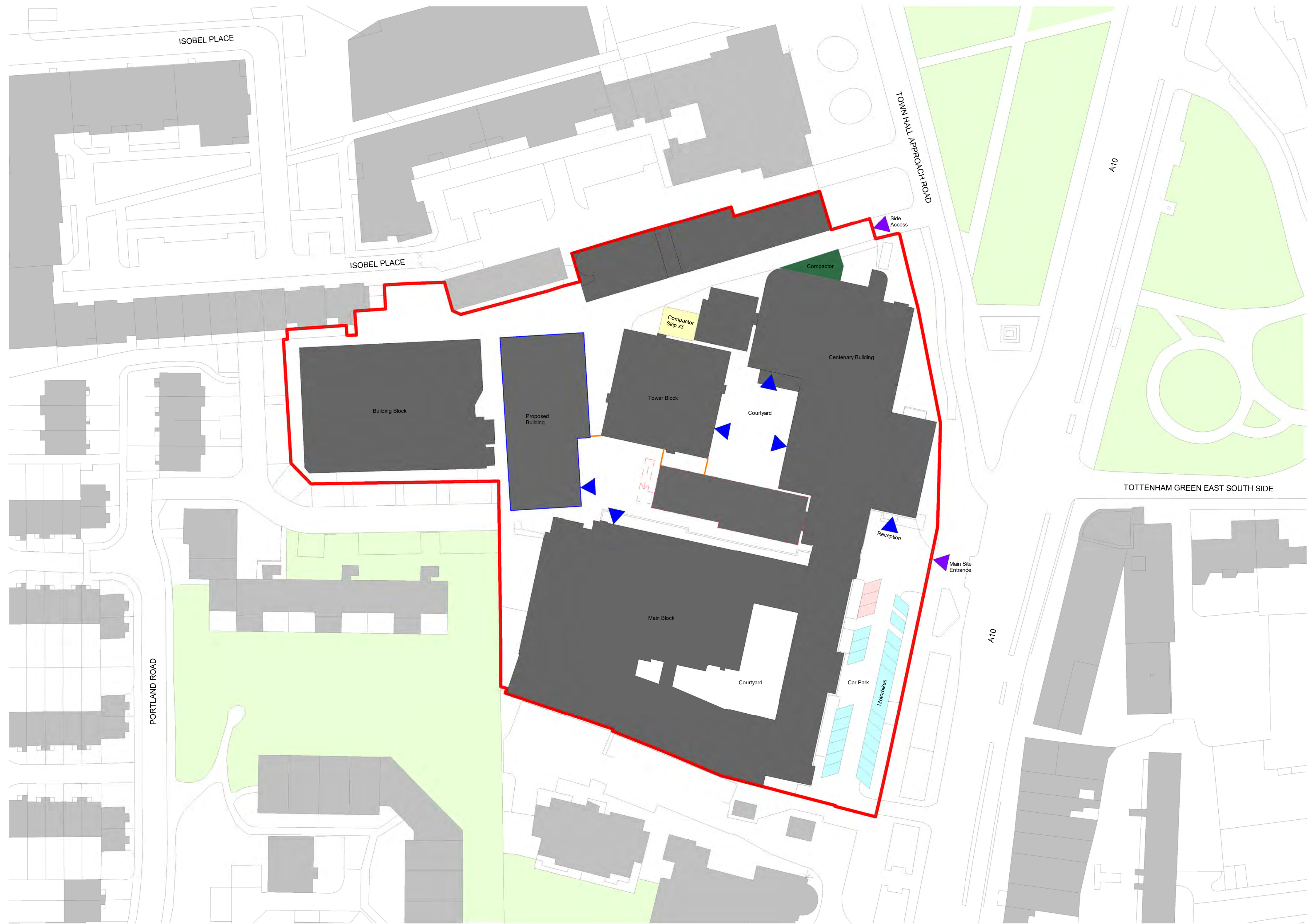
0 10 20 30m
Scale at A4: 1:1,250

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Figure 16

2022 Google Earth Image





-  Existing College Buildings on campus
-  Proposed Building Boundary Line
-  Existing Building to be Demolished
-  Neighbouring residential/ business buildings
-  Parks/ green areas
-  Existing Car Parking Spaces
-  Possible Location for Proposed Car Parking Spaces
-  Existing Recycling and waste Areas
-  Proposed Recycling and waste Areas
-  Pedestrian Entrance
-  Vehicular Entrance
-  Secure Lines

Note:

- Ramps, steps and level changes
- Surfaces
- The exam hall will be demolished at a later stage



Scale Bar 1:500



Metres

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

In addition to the hazards/risks normally associated with the types of work detailed on this drawing, note the following:

CONSTRUCTION

- Working at height for works at high internal levels.
- Working with plant & machinery, risk of collision or electrocution

MAINTENANCE/CLEANING

- Working at height for installation of high level construction and proposed finishes.
- Working in confined spaces or voids, for servicing of any mechanical/electrical services
- Glass cleaning is envisaged to be via poles from ground level
- Glass replacement will be via a mobile platform

DECOMMISSIONING/DEMOLITION

- Demolition works associated with removal of existing building walls and construction of new internal walls risk of collapse.
- Working at height for works at high levels.
- Risk associated with the stripping of existing services.

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement

[illegible]

Drawing Suitability

Status

Project Title

CCCG Tottenham Construction and Engineering Centre

Drawing Title

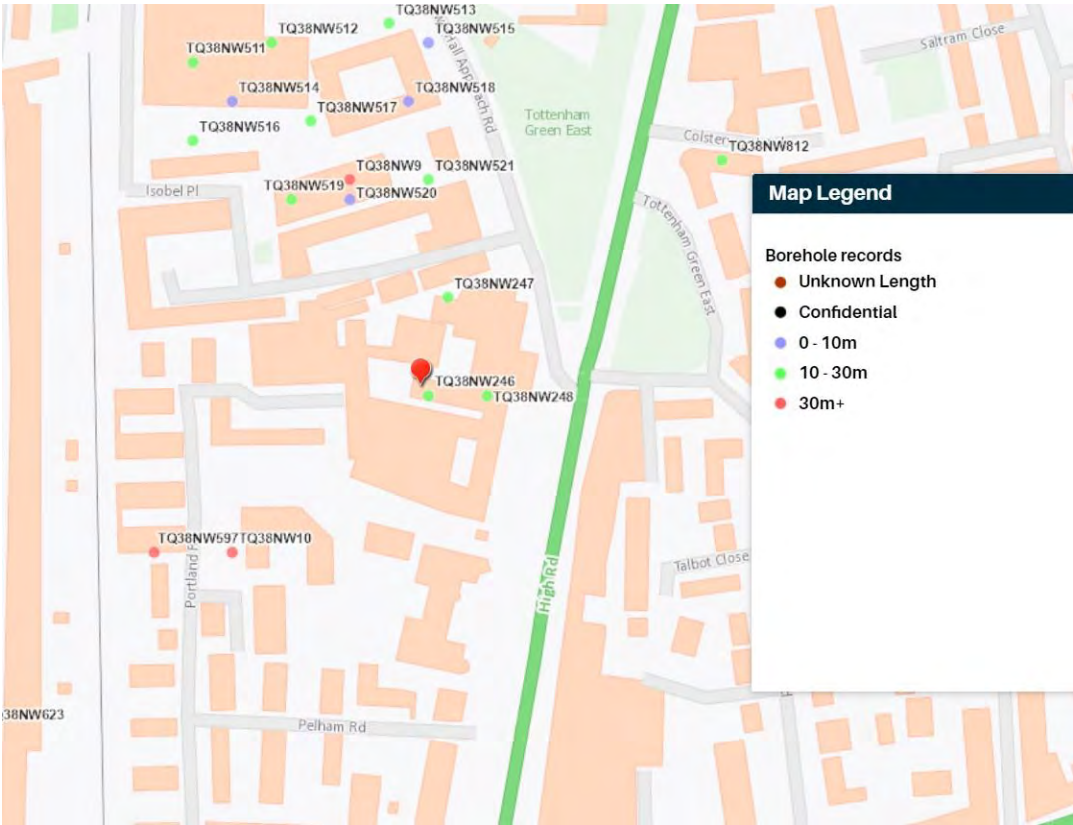
PROPOSED SITE PLAN

Scale 1 : 500	Designed LO	Drawn RS	Checked JR	Authorised JR
Original Size A1	Date 31.01.2024	Date 31.01.2024	Date 31.01.2024	Date 31.01.2024
Drawing Number 5219901-ATK-01-00-D-A-021003				Revision

CLASSIFICATION - CONTAINS BASELINE INFORMATION

APPENDICES

Appendix 1: Historic borehole locations





RECORD OF BOREHOLE NO. 1

TQ38NW1
3363.2927.

Ground level : Approx 45.0ft above O.D. Newlyn Dia. of boring : 8in
Type of boring : Shell and Auger Lining tubes : 8in to 40ft

Daily Progress	Samples		Change of Strata			Description of Strata
	Depth	Type	Legend	Depth	O.D. Level approx	
	2'0"	D				FILL (paved ash and cobbles over sandy clay and brick rubble)
	4'0"	BD				
				7'0"	38.0	
	8'6" - 10'0"	U(4) D				Stiff brown silty CLAY with occasional fine sand partings
	10'0"	D				
	12'0"	D				
	13'6" - 15'0"	U(4) D				
	15'0"	D				
	17'0"	D				
	18'6" - 20'0"	U(4) D				Stiff, becoming very stiff, fissured dark brown, becoming dark grey, silty CLAY with occasional fine sand partings. claystone at 48ft 6in depth
	20'0"	D				
	22'0"	D		21'6"	23.5	
	23'6" - 25'0"	U(4) D				
	25'0"	D				
	27'0"	D				
	28'6" - 30'0"	U(4) D				
	30'0"	D				
	32'0"	D				
	33'6" - 35'0"	U(4) D				
	35'0"	D				
	37'0"	D				
	38'6" - 40'0"	U(4) D				
	40'0"	D				
	42'0"	D				
	43'6" - 45'0"	U(4) D				
	45'0"	D				
	47'0"	D				
1.4.68	49'0" - 50'6"	U(4) D				
	50'6"	D				
	52'0"	D				
	54'0" - 55'6"	U(4) D				
	55'6"	D				
	57'0"	D				
	59'0" - 60'6"	U(4) D				
	60'6"	D				
	62'0"	D				
	64'0" - 65'6"	U(4) D				
	65'6"	D				
	67'0"	D				(see over)

type of sample:
4. 4 in. dia. undisturbed sample.
1 1/2 in. dia. ...
DUC - disturbed sample.
BD - bulk disturbed sample.
V - vane test.
S - standard penetration test.
C - dynamic cone penetration test.
N - ...
... No. of blows for ...
... depth ...

Remarks : (Observations on ground-water, etc.)



RECORD OF BOREHOLE NO. 2

TQ38NW247
3364, 8932

Level: Approx 47.0ft above O.D. Newlyn

Dia. of boring: 8in

Boring: Shell and Auger

Lining tubes: 8in. to 7ft

Samples		Change of Strata			Description of Strata
Depth	Type	Legend	Depth	O.D. Level approx	
			1'6"	45.5	TOPSOIL
3'0" - 4'6"	U(4) D				FILL (brown silty clay with brick, ash and gravel traces)
4'6" - 6'0"	D				
8'0" - 9'6"	U(4) D		9'6"	37.5	Stiff mottled grey-brown, becoming brown, silty CLAY with occasional fine sand partings
9'6" - 11'0"	D				
13'0" - 14'6"	U(4) D				
14'6" - 16'0"	D				
18'0" - 19'6"	U(4) D				
19'6" - 21'0"	D				
			22'0"	25.0	
23'0" - 24'6"	U(4) D				Stiff, becoming very stiff, fissured dark grey silty CLAY with occasional fine sand partings
24'6" - 26'0"	D				
28'0" - 29'6"	U(4) D				
29'6" - 31'0"	D				
33'0" - 34'6"	U(4) D				
34'6" - 36'0"	D				
38'0" - 39'6"	U(4) D				
39'6" - 41'0"	D				
43'0" - 44'6"	U(4) D				
44'6" - 46'0"	D				
48'0" - 49'6"	U(4) D				
49'6" - 51'0"	D				
53'0" - 54'6"	U(4) D				
54'6" - 56'0"	D				
58'0" - 59'6"	U(4) D				
59'6" - 61'0"	D				
63'0" - 64'6"	U(4) D				
64'6" - 66'0"	D				

(see over)

Type of sample:

- 4 in. dia. undisturbed sample.
- 2 in. dia. undisturbed sample.
- 2 in. dia. disturbed sample.
- 2 in. dia. disturbed sample.
- cone test.
- Standard penetration test.
- Dynamic cone penetration test.
- No. of blows for 10 cm penetration.

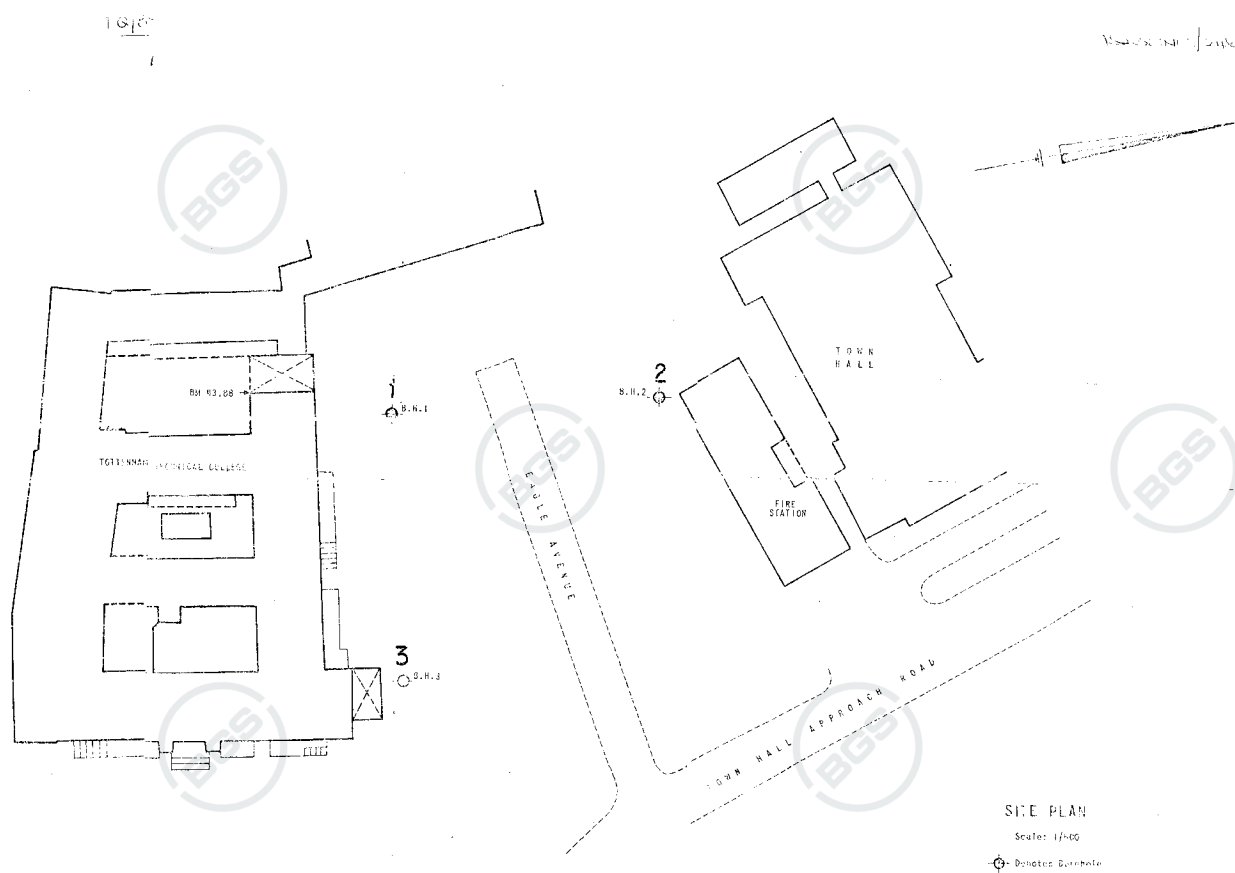
Remarks: (Observations on ground-water, etc.)

TQ/38NW/24+
3364.8932.

RECORD OF BOREHOLE NO. 2

(SHEET No. 2)

[illegible]



TQ/38NW/248
3366.8927.

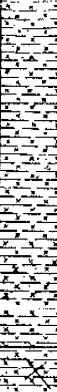
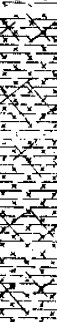
RECORD OF BOREHOLE NO. 3

Ground level: Approx. 45.0ft above O.D. Newlyn

Dia. of boring : 8 in

Type of boring: . . . Shell and Auger

Lining tubes: . . . 8 in. to 7 ft

Daily Progress	Samples		Change of Strata			Description of Strata
	Depth	Type	Legend	Depth	O.D. Level approx	
				2' 0"	43.0	TOPSOIL
	3' 0" - 4' 6"	U(4)				FILL (brown silty clay with brick traces)
	4' 6"	D				
	6' 0"	D		6' 0"	39.0	
	8' 0" - 9' 6"	U(4)				Stiff, becoming very stiff, mottled grey-brown, becoming brown, silty CLAY with occasional fine sand partings
	9' 6"	D				
	11' 6"	D				
	13' 0" - 14' 6"	U(4)				
	14' 6"	D				
	16' 6"	D				
	18' 0" - 19' 6"	U(4)				
	19' 6"	D				
	21' 6"	D	22' 6"	22.5		
	23' 0" - 24' 6"	U(4)				Stiff fissured dark brown, becoming dark grey silty CLAY with occasional fine sand partings
	24' 6"	D				
	26' 6"	D				
	28' 0" - 29' 6"	U(4)				
	29' 6"	D				
	31' 6"	D				
	33' 0" - 34' 6"	U(4)				
	34' 6"	D				
	36' 6"	D				
	38' 6" - 40' 0"	U(4)		40' 0"	5.0	
	40' 0"	D				

Sample:
undisturbed sample.
disturbed sample.
disturbed sample.
penetration test.
cone penetration

Remarks : (Observations on ground-water, etc.)
A slight seepage of ground-water entered the borehole at 6ft depth.



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