

Archaeological Desk Based Assessment

807 HIGH ROAD TOTTENHAM N17

High Road West (Tottenham) Limited.

Cailee Mellen MA

MOLA South

Archaeological Desk Based Assessment

807 HIGH ROAD TOTTENHAM N17

Client: Tottenham Hotspur Football Club Ltd.

Local Authority: London Borough of Haringey

NGR: 533861, 191458

Planning App: Full planning application

Author: C Mellen

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MOLA South

Part of MOLA

Mortimer Wheeler House | 46 Eagle Wharf Road | London, N1 7ED | +44 [0]20 7550 9999 | south@mola.org.uk

TABLE OF CONTENTS

Table of Figures

Table of Plates

Table of Tables

Table of Appendices

Abstract

- I. Introduction
2. Planning Background
3. Methodology
4. Site Background
5. Archaeological and Historical Background
6. Proposed Development
7. Conclusions

Sources Consulted

Figures

Appendix

TABLE OF FIGURES

Figure 1 - Site Location - General

Figure 2 - Site Location - Detail

Figure 3 - APA

Figure 4 - Roman Data

Figure 5 - Medieval Data

Figure 6 - Post Medieval Data

Figure 7 - Dorset Map of 1619

Figure 8 - Wyburd Survey of 1798

Figure 9 - Ordnance Survey of 1867

Figure 10 - Ordnance Survey of 1896

Figure 11 - Ordnance Survey of 1913

Figure 12 - Aerial Photograph 1946

Figure 13 - Ordnance Survey of 1991

Appendix List

Appendix I - Development Proposals

TABLE OF PLATES

Plate 1 - View of Tottenham High Road frontage

Plate 2 - View of northern boundary of site along Percival Court looking east

Plate 3 - Single storey extension looking east from second storey of terraced building

Plate 4 - Single storey extension and two storey annex looking east from second storey

TABLE OF TABLES

Table 1 - Significance criteria used in this report

Table 2 - Timescales used in this report

TABLE OF APPENDICES

Appendix 1 - Development Proposals

Abstract

A site at 807 Tottenham High Road is proposed for redevelopment that involves the demolition of current structures and the construction of new construction of a new purpose-built student accommodation (PBSA)-led mixed use scheme. This report contains the results of cartographic, archaeological, and documentary research into the site undertaken by L - P : Archaeology and MOLA on behalf of High Road West (Tottenham) Limited.

Though the wider Tottenham area contains evidence for Prehistoric activity, there is no evidence from this period within the study area. Similarly, documentary sources suggest that Tottenham High Road follows the Roman Ermine Street, along which subsequent Early Medieval settlement is believed to have been centred, but corroborating archaeological evidence for these theories is limited. This is not to say that there was no activity during these periods within the study area, but it is possible that remains were disrupted by later development. As such, the potential for surviving evidence is low.

The site was occupied by an inn known as “The Horns” during the Medieval and Post Medieval periods, which was demolished in 1824 ahead of the construction of the Victorian buildings that still stand on the site today. There is medium potential for remains relating to this inn, particularly toward the eastern end of the site where it would have fronted onto Tottenham High Road. However, this will largely depend on the extent of impact from the foundations of the existing structures.

The scale of the proposed redevelopment and the location of the site within a Tier 2 Archaeological Priority Area ensures it is likely some form of archaeological investigation will be required by the local authority. Archaeological potential could be addressed in the form of trial trenching or watching brief via an appropriately worded pre-commencement condition.

1. Introduction

- 1.1. This archaeological Desk Based Assessment (DBA) was researched and prepared by C. Mellen of L - P : Archaeology and updated in December 2023 by S. Barton of Museum of London Archaeology (MOLA) on behalf of High Road West (Tottenham) Limited.
- 1.2. The report considers land at 807 High Road in Tottenham (N17 8ER), which is proposed for redevelopment. The site is located in the London Borough of Haringey and is centred on National Grid Reference 533861, 191458.
- 1.3. The site is approximately 585m² of developed land accessed by Tottenham High Road and Percival Court. It is bounded on the north and south by the ribbon of development along Tottenham High Road.
- 1.4. This report focuses specifically on identifying the potential and significance of the buried archaeological resource. It covers the known archaeological evidence within a 500m radius surrounding the site's centre point which will allow the potential resource to be assessed within its wider landscape context.
- 1.5. The assessment is based on the results of documentary and cartographic research as well as published and unpublished literature and is produced in line with the *Standard and Guidance for Historic Environment Desk-Based Assessment* of the Chartered Institute for Archaeologists (CIFA 2020).
- 1.6. The following terms are used in this report:
 - ◆ “the study area” - a 500m radius around the site's centre point (FIGURE 1).
 - ◆ “the site” - the area defined by the site boundary (FIGURE 2).

2. Planning Background

2.1.NATIONAL POLICY AND LEGISLATION

2.1.1. In November 2023 the Department for Levelling Up, Housing and Communities Ministry for Housing Communities issued the Revised National Planning Policy Framework (NPPF) (DEPARTMENT FOR LEVELLING UP, HOUSING & COMMUNITIES 2023). Chapter 16 of this document sets out planning policies on the conservation and enhancement of the historic environment.

2.1.2. In addition, the following legislation is considered by this assessment:

- ◆ Ancient Monuments and Archaeological Areas Act 1979 (HMSO 1979)
- ◆ Planning (Listed Buildings and Conservation Areas) Act 1990 (DEPARTMENT FOR THE ENVIRONMENT 1990)
- ◆ Town and Country Planning Act 1990 (HMSO 1990).

2.2.LOCAL POLICY AND LEGISLATION

2.2.1. The London Borough of Haringey (LBH) is the Local Planning Authority and takes advisement on archaeological matters from the Greater London Archaeological Advisory Service (GLAAS).

2.2.2. LBH must consider the most recent version of The London Plan adopted in March 2021 (GREATER LONDON AUTHORITY 2021). Policy HC1 concerns heritage conservation and development. This is supplemented by Historic England's Good Practice Advice (Historic England 2015a).

2.2.3. LBH adopted their Local Plan in 2017. Until the adoption of the new Local Plan, which is intended to run from 2024 to 2039, LBH adheres to the *Development Management Plan Document* (DPD) of the existing Local Plan, which sets out planning policies to help determine which developments are granted planning permission. Policy DM9 concerning heritage and archaeology states:

Proposals affecting a designated Archaeological Priority Area will be

considered having regard to: the significance of an archaeological asset and its setting; the impact of the proposal on archaeological assets; and the priority given to preserving and managing the archaeological asset and its setting in situ. 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 (LONDON BOROUGH OF HARINGEY 2017: 22).

- 2.2.4. The site is situated within a Tier 2 Archaeological Priority Area (APA) as designated by LBH (FIGURE 3). While this does not confer any special legal protection to the site, it does indicate that some form of further archaeological investigation is likely to be required by the LBH.
- 2.2.5. The APA 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 (MALONE 2021).
- 2.2.6. The Tier 2 division comprises local areas within which the GLHER holds specific evidence indicating the presence or likely presence of heritage assets of archaeological interest.
- 2.2.7. 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. Accordingly, the APA has the potential for below ground occupation deposits dating to these periods (MALONE 2021).
- 2.2.8. The site also lies within the North Tottenham High Road Conservation Area, designated in 1972 to protect the townscape along the High Road, which incorporates many intact 18-19th century buildings alongside examples of earlier periods demonstrating several centuries of historical continuity

(HARINGEY COUNCIL 2017: 4).

2.2.9. The site does not contain any Listed Buildings, Historic Parks and Gardens, Registered Battlefields or Scheduled Monuments or World Heritage Sites.

2.2.10. This DBA has been prepared in accordance with government guidelines and current best practice standards at early stages of a planning application process in order to inform all parties of any archaeological concerns that may affect the redevelopment of the site.

3. Methodology

3.1.GUIDANCE

3.1.1. This document has been prepared in accordance with government guidelines, industry standards and local planning authority requirements. It conforms to the *Standard and Guidance for Historic Environment Desk-based Assessment* (CIFA 2020) of the Chartered Institute of Archaeologists (CifA) and Historic England's *Guidelines for Archaeological Projects in Greater London* (GLAAS 2015)

3.2.SOURCES

3.2.1. Heritage assets were identified from the following sources:

- ◆ Search of the Greater London Historic Environment Record (GLHER) for all archaeological records within a 500m radius of the centre of the site;
- ◆ Data held with the Archaeology Data Service (ADS 2023);
- ◆ Examination of geological data (BGS 2023);
- ◆ Examination of historic maps, documents and books held at the Haringey Archive Service at Brice Castle Museum and Archive;
- ◆ Data held by the National Heritage List for England (HISTORIC ENGLAND 2023);
- ◆ A walkover survey of the site, conducted 13th December 2023 by S.Barton of MOLA.

3.3.SCOPE

3.3.1. This assessment deals exclusively with assessing the potential buried heritage or below ground archaeology of the site. Built heritage is not included in this assessment.

3.3.2. This assessment identifies the following:

- ◆ the known archaeological resource;
- ◆ the potential for further, unrecorded, archaeological deposits;
- ◆ areas of archaeological sensitivity;
- ◆ archaeological constraints to development;
- ◆ areas where further works or research are likely to be required; and
- ◆ suggests appropriate mitigation strategies.

3.4.SIGNIFICANCE CRITERIA

3.4.1. A heritage asset is defined in the NPPF as:

“A building, monument, site, place or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing),” (DEPARTMENT FOR LEVELLING UP, HOUSING & COMMUNITIES 2023)

3.4.2. The significance of heritage assets is determined using the following criteria shown in **TABLE 1**. Designated and non-designated heritage assets will be measured against the significance values in this table.

Value	Description
Very High	World Heritage Sites; designated or undesignated sites, buildings or landscapes of international importance
High	Scheduled monuments; Grade I and II* Listed Buildings; Conservation Areas or Parks and Gardens containing very important monuments or buildings; designated or undesignated sites, buildings or landscapes of national importance
Medium	Grade II Listed Buildings; Conservation Areas or Parks and Gardens containing monuments or buildings that contribute to their historic character; designated or undesignated sites, buildings or landscapes of regional importance
Low	Locally Listed monuments and buildings; designated or undesignated sites, buildings or landscapes of local importance
Negligible	Sites, buildings or landscapes with little or no significant historical interest
Unknown	Archaeological sites where the importance has not yet been ascertained; buildings with hidden potential for historic significance

Table 1 - Significance criteria used in this report

3.5.LIMITATIONS AND ASSUMPTIONS

3.5.1. The assessment relies on the accuracy of the data provided by the sources described above. There is always some degree of uncertainty in relation to these sources which include:

- ◆ The data in the GLHER is compiled from a range of sources including excavation, public contribution and research from documentary sources. It is not a comprehensive dataset created through systematic study, rather information gained as research opportunities arise which can cause gaps in the coverage and variation in the depth of information available.
- ◆ Grid coordinates may not be accurate, either due to the information

provided to the GLHER being a rough approximation rather than metrically accurate or due to grid references being provided as 4-6 figures in order to protect the location of valuable finds – for example those supplied from the GLHER via the Portable Antiquities Scheme.

- ◆ Documentary sources may have an inherent bias which may weight or put emphasis on certain data. The success of using the documentary resource is dependent upon assessing a wide range of sources.
- ◆ Cartographic resources have been addressed as part of this assessment. These documents have inaccuracies in the mapping dependent upon the date, method and scale of survey. Earlier surveys are likely to be less accurate than modern Ordnance Survey (OS) mapping. It is important to note that errors in historic mapping were usually accumulated into upland areas or along watercourses.
- ◆ Buried archaeology can usually not be seen from above ground, occasionally identified by surface finds in a ploughed field. Walkover surveys can identify above ground archaeological features however access to private land is not always possible and conditions may not be suited to the identification of features, for example high vegetation.
- ◆ The radial boundaries used in this report have been established in order to maintain the focus and manageability of the data but still be large enough to rigorously consider the context and character of the archaeological resource. It is important to note that any set boundaries on the report should be considered as permeable. Areas rarely develop in isolation, and consideration must always be given to the possibility of significant relationships with places and events outside the area selected or defined.
- ◆ When considering evidence from solely non-intrusive investigations, a number of factors need to be considered. Whilst it is possible to interpret and identify of archaeological remains through comparative morphology or geophysical signature, unless the remains are physically examined through excavation, their significance cannot be securely determined as information regarding date (beyond attributing a broad period) and state of preservation

are unknown. For example, whilst a feature may appear morphologically to be a Roman enclosure ditch – and therefore considered to be highly significant, excavation may reveal that modern farming has truncated the feature so that only the very bottom of the ditch survives, providing relatively little evidence of usage, date or original extent and consequently, have lower significance.

4. Site Background

4.1.GEOLOGY

- 4.1.1. An examination of data held by the British Geological Survey, known as GeoIndex, identifies the bedrock geology of the site as London Clay with superficial deposit of Kempton Park Gravel Member, which may contain lenses of silt, clay, and/or peat. The site also lies just to the east of the boundary between the Kempton Park Gravel Member and the Taplow Gravel Member (BGS 2023).
- 4.1.2. The data provided by GeoIndex is low resolution data and should only be considered as a rough guide to the geology of the site.
- 4.1.3. Recent archaeological evaluation work to the east of the site on the opposite side of Tottenham High Road has confirmed this profile in locations where natural geology was encountered (BARTON 2014).
- 4.1.4. There are no borehole data records present within or in the vicinity of the site.

4.2.LANDSCAPE AND TOPOGRAPHY

- 4.2.1. The site is located in the London Basin approximately 11km north-east of central London. It is also within the wider Lea River Valley. The course of the Lea runs north-south approximately 1.9km east of the site.
- 4.2.2. The site is located in a densely populated area along Tottenham High Road. It is a narrow site aligned east-west and is bounded to the north, south, and west by mixed-use buildings. The north-west corner of the site is also bounded by Percival Court.
- 4.2.3. The site is largely flat and gently slopes upward from 11.7m OD to 12.5m OD moving east to west.

4.3.SITE CONDITIONS

- 4.3.1. A site visit was undertaken by S.Barton of MOLA on 13th December 2023.
- 4.3.2. The site consists of a three storey terraced building fronting Tottenham High Road (PLATE 1, PLATE 2) with a single storey extension to the rear (PLATE 3) and

a two storey annex beyond (PLATE 4), accessible from Percival Court to the north. There are no basement levels.

4.3.3. There is also a hardstanding area immediately surrounding the extension and annex which is currently used for car parking.



Plate 1 - View of Tottenham High Road frontage



Plate 2 - View of northern boundary of site along Percival Court looking east



Plate 3 - Single storey extension looking east from second storey of terraced building



Plate 4 - Single storey extension (foreground) and two storey annex (background) looking east from second storey of terraced building

5. Archaeological and Historical Background

5.1. The archaeological and historical timescales used in this text are outlined in the following table:

PERIOD	FROM	TO
PREHISTORIC		
PALAEOLITHIC	450,000	12,000 BC
MESOLITHIC	12,000	4,000 BC
NEOLITHIC	4,000	2,400 BC
BRONZE AGE	2,400	800 BC
IRON AGE	800BC	43 AD
HISTORIC		
ROMAN	43	410 AD
EARLY MEDIEVAL	410	1066 AD
MEDIEVAL	1066	1485 AD
POST MEDIEVAL	1485	1901 AD
MODERN	1901AD	PRESENT

Table 2 - Timescales used in this report

5.2. Information from the GLHER is referenced with the Monument ID code in brackets e.g. (MLO12345). Previous archaeological investigations or ‘events’, within the study area are referenced with a site code e.g (MSP98) or and unique event number (ELO1234). The following analysis is from a 500m radius search of the GLHER from the NGR centre point of the site.

5.3. PREHISTORIC

5.3.1. There is no Prehistoric evidence contained within the GLHER data nor have any archaeological investigations in the study area uncovered any Prehistoric evidence.

5.3.2. The wider Lea Valley is a known area of Prehistoric activity, though much of the evidence is found in the Lower Lea Valley around the boroughs of Hackney, Newham, and the southern extent of Waltham Forest. A number of finds – including palaeoliths, animal bone, shell, and plant remains – from sites around present day Stoke Newington, 4.5km south of the site, indicates

there was some level of occupation in the area during the Lower Palaeolithic period (WYMER 1999: 62–63).

- 5.3.3. There is scattered evidence for Iron Age occupation of the Lea Valley, though much of it is found to the south of the site or along the eastern bank of the river (HUGGINS 1998: 241–242). An archaeological evaluation in 2011 nearly 2km south of the site alongside Tottenham High Road uncovered a significant quantity of fragmented pottery containing flint inclusions, all dated to the late Bronze or early Iron age. It was determined that these sherds likely came from the same vessel, indicating relatively localised activity on site. This feature was also heavily truncated by 20th century development (MAHER 2011).
- 5.3.4. Based on this evidence, it is likely that Prehistoric activity occurring within the study was isolated. Furthermore, there is a high possibility that deposits have been disturbed by later development. As such, there is low potential for any Prehistoric evidence on the site. The significance would depend on the nature and extent of the evidence found, with residual finds being of low significance and in situ features, while unlikely, being of medium to high significance.

5.4.ROMAN

- 5.4.1. Tottenham High Road is believed to follow Ermine Street (MLO5651), the second most important Roman thoroughfare in Britain after Watling Street, connecting London with Lincoln and York. The present High Road is thought to branch off from its Roman predecessor at Upper Edmonton (MARGARY 1973: 194–195). As illustrated by FIGURE 4, the evidence contained within the GLHER data is located along this road, approximately 300m north of the site.
- 5.4.2. Evidence supporting the path of Ermine Street through Tottenham was discovered 250m north of the site in 1956 (MLO6620). During redevelopment work, a gravel road approximately 6m wide and 1m thick was found as well as adjacent ditches measuring 0.6m wide (GILLAM 1968: 10).
- 5.4.3. This section of Tottenham High Road and the 100m buffer zone either side of it is classified as a Tier 2 APA as it covers a Roman road and has the potential to contain archaeological remains relating to Roman settlement and Roman roadside activities (FIGURE 3).

5.4.4. Isolated findspots of Samian ware and coins dating to the reign of Diocletian have been found in wider areas surrounding Tottenham, but none within the study area (COCKBURN ET AL. 1969: 74). However, as this stretch of the road would have been in the hinterland of Londinium, there has been no further evidence discovered of Roman roadside activity or settlement in the area.

5.4.5. As a result the potential for Roman evidence within the site boundary is low. If further evidence relating to Ermine Street, such as that of Roman settlement or roadside activities, were to be discovered this would be of medium significance.

5.5. EARLY MEDIEVAL AND MEDIEVAL

5.5.1. It is generally believed that settlement in Tottenham has Anglo-Saxon origins, primarily due to the etymology of name roughly translating to “Totta’s Village” (WEINREBB & HIBBERT 2008: 921).

5.5.2. Within the Ermine Street APA the immediate environs of the road are considered likely to contain evidence of Medieval settlement. Medieval settlement has been recorded within the APA at Scotland Green and Edmonton (south and north respectively of the study area) and by the 19th century historic mapping shows settlement along the whole length of the road. Archaeological remains associated with the Medieval and Post Medieval settlements could provide insights into the origins and development of the Ermine Street settlements. However, there is no specific archaeological evidence contained within the GLHER for the study area dating to the Early Medieval period.

5.5.3. The earliest record referencing settlement around Tottenham is from the late 9th century when the Danish invasions of the region proceeded up the River Lea as far as Ware in Hertfordshire (FISK 1913: 2).

5.5.4. Tottenham was then mentioned in the Domesday Book, totalling roughly 850 acres as part of the Edmonton Hundred. The wider area was further characterised as meadowland, particularly along the River Lea, and as woodland farther to the west (WEINREBB & HIBBERT 2008: 921; COCKBURN ET AL.

1969: 95–98).

- 5.5.5. Tottenham is described in Victoria County History as a “roadside settlement” with a ribbon of development forming around the backbone of Tottenham High Road throughout the Medieval period (BAKER & PUGH 1976: 313). The placement of the Ermine Street APA and Upper Edmonton APA, as illustrated by FIGURE 5, reflects this pattern. The centre of the village during this period, inasmuch as it existed, was marked by a high cross and green (present day Tottenham Green) approximately 2km immediately south of the site on the High Road.
- 5.5.6. The Domesday Book also records a manor house in Tottenham, which was likely located near the present day Bruce Castle, 900m south-west of the site (FIGURE 5). The manor estate was sub-divided into seven lordships in 1254 and two additional manor houses were added: Pembroke Manor approximately 1km west of the site and Mockings Manor approximately 600m south-east of the site, whose lands it likely encompassed (LYSONS 1795).
- 5.5.7. The site would have been in the parish of All Saints Church (re-dedicated as present day All Hallows Church in the 15th century), which is adjacent to Bruce Castle (BAKER & PUGH 1976).
- 5.5.8. By the end of 14th century, there were at least six inns recorded in Tottenham and evidence suggests that all were likely centred around the High Road, highlighting its prominence as a thoroughfare northward from London (FIGURE 5). Many of these inns were described as large timber-framed buildings, with some surviving until the 19th century (BAKER & PUGH 1976: 313). The site is believed to be on what was once a Medieval/early Post Medieval inn – recorded as “The Horns” in 1620 – which also had yards, coach houses, and stables attached (MLO4896). It has also been suggested that before being converted to an inn, the house “belonged to the King...long before King Henry’s days” and was also used to house King Henry VIII’s horses when he stayed in the area (ROBINSON 1840: 98). The presence of this inn on site is supported by cartographic evidence from the Dorset Map of 1619 (FIGURE 7) and the Wyburd Survey of 1798 (FIGURE 8), which show a cluster of buildings

alongside an alleyway, later recorded as Chapel Place and bordering the site on Victorian Ordnance Survey maps (FIGURE 9; FIGURE 10). As the inn was built onto the High Road, the likelihood of surviving structural remains increases toward the eastern section of the site. Due to the site's potential status as a royal inn, archaeological evidence of its existence would be of medium to high significance.

5.5.9. There were two additional inns in the study area: the 14th century "Ale Brewhouse" located 260m north-east of the site (MLO225), and "The Lamb" located 40m east of the site across the High Road (ML10681), which was built in the late 14th or early 15th century and had a small farm attached (ROBINSON 1840: 61–62).

5.5.10. Beyond the High Road, many of the principal roads across Tottenham were laid out during the late Medieval period. For example, Marsh Lane (present day Park Lane) was recorded in 1467 extending eastwards from the High Road approximately 420m south and south-east of the site (MLO10194) (BAKER & PUGH 1976: 310).

5.5.11. Considering the Medieval occupation of the site and that most activity during this period was along Tottenham High Road, the potential for surviving remains is medium, and increases toward the eastern part of the site. However, this will largely be dependent on the extent of disruption caused by later Victorian development. The significance of Medieval evidence would depend on its nature and preservation, with structural remains or cut features relating to "The Horns" inn being of moderate to high significance, and features relating to agricultural land uses such as ploughsoil or boundary ditches being of low significance.

5.6. POST MEDIEVAL AND MODERN

5.6.1. By the early Post Medieval period, Tottenham was known as a prosperous area and became a popular choice for the establishment of large homes primarily used by Londoners as country retreats. One such example, known as Ridley House or The Black House, was located 100m north-east of the site and once hosted Henry VIII (MLO22942) (BAKER & PUGH 1976: 314; WEINREBB & HIBBERT

2008: 921).

- 5.6.2. From the early 16th century onward, Tottenham was divided into wards based on population, with a majority of residents living around Tottenham green (the Upper Ward), near the junction with Lordship Lane approximately 825m south of the site (the Middle Ward), or along the stretch of the High Road between Marsh Lane and the border with Edmonton (the Lower Ward), where the site is located. It was specifically noted in Victoria County History that building activity was more concentrated north of Marsh Lane, which can be seen on the Dorset Map (FIGURE 7) (BAKER & PUGH 1976: 315; ROBINSON 1840: 9).
- 5.6.3. During this time, however, there remained significant stretches of Tottenham High Road that were bordered by farm land, as visible on the Dorset Map (BAKER & PUGH 1976: 314). This includes Crooks Farm (MLO98175), an early 16th century timber-framed farmhouse located 100m south of the site, which was later demolished in 1790 ahead of the construction of White Hall, a Georgian mansion house (MLO75369). An archaeological evaluation and excavation undertaken at this site in 1998-1999 (MSP98) found evidence of ploughsoil, hearths/fireplaces, water features, and ornate moulded plasterwork related to the farmhouse and its surroundings, highlighting its high status (HOWE 1999). However, additional excavations in 2000 just to the south-west of Crooks Farm (ELO4023) – 150m south of the site – produced no archaeological deposits, which suggests earlier evidence had been truncated by modern building activity fronting onto the High Road (FIGURE 6).
- 5.6.4. Building activity increased throughout the 17th and 18th centuries, though largely in the same areas as previous development, demonstrated by the progression between the Dorset Map (FIGURE 7) and the Wyburd Survey (FIGURE 8). Expansion beyond this pattern did occur in limited areas, particularly along the north side of the Post Medieval predecessor to White Hart Lane (MLO10827) west of the site and north of Northumberland Park north-east of the site, where several large villas were constructed and remain visible on the Ordnance Survey of 1867 (FIGURE 9) (BAKER & PUGH 1976: 315–316).

- 5.6.5. By the early 19th century, increased residential construction had given the area the appearance of a semi-rural suburb of London (WEINREBB & HIBBERT 2008: 921; BAKER & PUGH 1976: 316). To this point, the GLHER entry indicates that the inn previously occupying the site was demolished in 1824 to make way for the construction of Victorian red brick terraced buildings and small open areas, presumably used as gardens or courtyards (BUTLER HEGARTY ARCHITECTS 2014: 43). This is also visible in the stretch of Tottenham High Road surrounding the site, with an early 19th century Grade II Listed Building to the south (1079209) and an 18th century Grade II Listed Building to the north of Percival Court (189026) (FIGURE 6).
- 5.6.6. The opening of the train service from Enfield to central London in 1872 resulted in a great wave of building activity and the development of more consistent industrial areas filling in the grounds of former large estates (BAKER & PUGH 1976: 320; WEINREBB & HIBBERT 2008: 922). The Ordinance Surveys of 1896 (FIGURE 10) and 1913 (FIGURE 11) reflect this increased urbanisation of the environs surrounding the site. The layout of the site itself appears largely unchanged from the mid-19th century through the mid-20th century (FIGURE 12) to present day. However, the 1991 survey shows the widening of Percival Court to the north and the filling in of the passageway formerly marked as Chapel Place, to the south demonstrating a phase of demolition and construction during the second half of the 20th century (FIGURE 13).
- 5.6.7. As discussed in 5.5.8, it is known that an inn previously occupied the site from the Medieval through the Post Medieval periods but was demolished in 1824. As such, there is high potential for remains relating to the changing phases of use of the site during the Post Medieval period. Features relating to the “The Horns,” particularly structural features, would likely be of medium to high significance and remains from Victorian construction would be of low significance.

6. Proposed Development

6.1.PREVIOUS IMPACTS

6.1.1. Following the demolition of “The Horns” inn in 1824, the site has been consistently occupied by Victorian terraced buildings. As a result, the survival of archaeological deposits is dependent on the extent of these foundations. It is therefore possible that only superficial deposits may have been disrupted.

6.1.2. The extent of impact from modern services is unknown.

6.2.PROPOSED REDEVELOPMENT

6.2.1. The proposed redevelopment involves the demolition of the existing structures and construction of a four storey PBSA-led mixed use building, along with a raised courtyard garden and ground floor space for parking, services and access.

6.2.2. The new scheme will occupy the entirety of the footprint of the existing structures and will not involve any additional basement levels. The degree of impact on surviving deposits will depend largely on the depth required for foundation works, but it is likely that demolition of the current structures will have at least a moderate impact.

7. Conclusions

- 7.1. The site at 807 Tottenham High Road is proposed for redevelopment, which will involve the demolition of the current occupying structures and the construction of a PBSA-led mixed-use building. The new development will be built almost entirely within the footprint of the existing structure and no new basement levels will be added.
- 7.2. The entire site area falls within the Ermine Street Tier 2 APA.
- 7.3. Though the wider Lea Valley has produced evidence for Prehistoric activity, it has been largely localised and has not come from within the study area. Therefore the potential for Prehistoric activity is low.
- 7.4. Evidence confirming the path of the Ermine Street within the study area indicates that Tottenham High Road largely follows its Roman predecessor. While the potential for Roman evidence is low, any remains related to Ermine Street or Roman roadside activity and/or settlement could be of at least medium significance.
- 7.5. Despite documentary evidence suggesting Anglo-Saxon origins for the town of Tottenham, there is no evidence dating to this period within the study area. While unlikely, any remains dating to this period would be of medium to high significance, as it would provide archaeological confirmation of settlement in this area.
- 7.6. Evidence dating to the late Medieval and early Post Medieval periods is more abundant within the study area. As a prominent thoroughfare north from London, this stretch of Tottenham High Road was well known for hosting a number of inns and large country estates during these periods. The site itself was once an inn known as “The Horns,” which indicates there is medium potential for related evidence. Depending on the nature and extent of such remains, these are likely to be of at least medium significance.
- 7.7. The site has been occupied by Victorian structures since the mid 19th century and the potential for Post Medieval evidence from this time is therefore high but would be of low significance. The impact of these structures will also determine the survival of earlier deposits, depending on the extent of foundations and services.
- 7.8. As the site is located within a Tier 2 APA, some form of further archaeological

investigation is likely to be required by the LBH. It is therefore recommended that archaeological potential be addressed in the form of a watching brief or targeted trial trenching via an appropriately worded pre-commencement condition.

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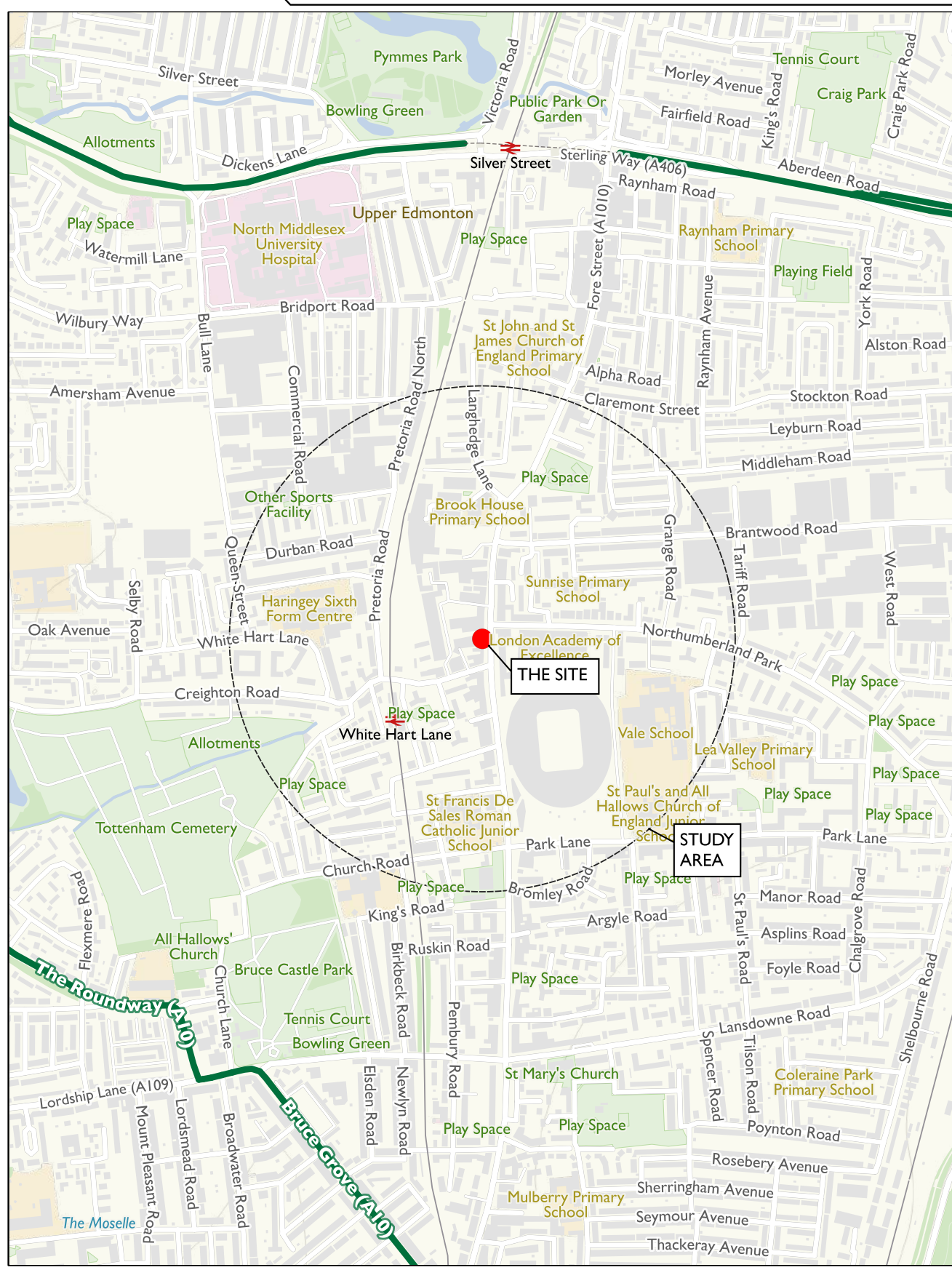
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FIGURES

FIGURE I // Site Location - General



0 500 m



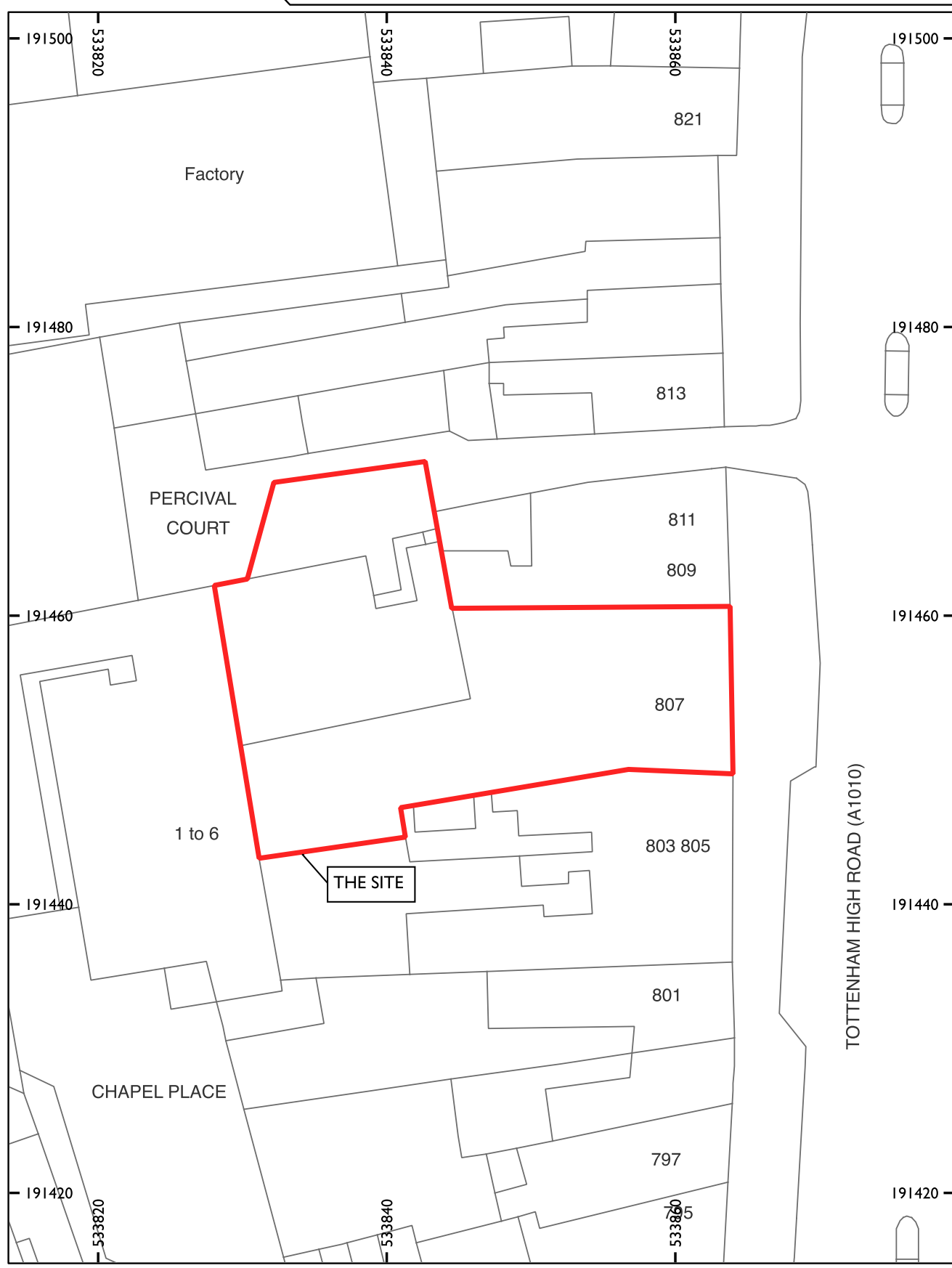
PROJECT // 3422L - 807 High Road, Tottenham

DESCRIPTION // Site Location

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FIGURE 2 // Site Location - Detail



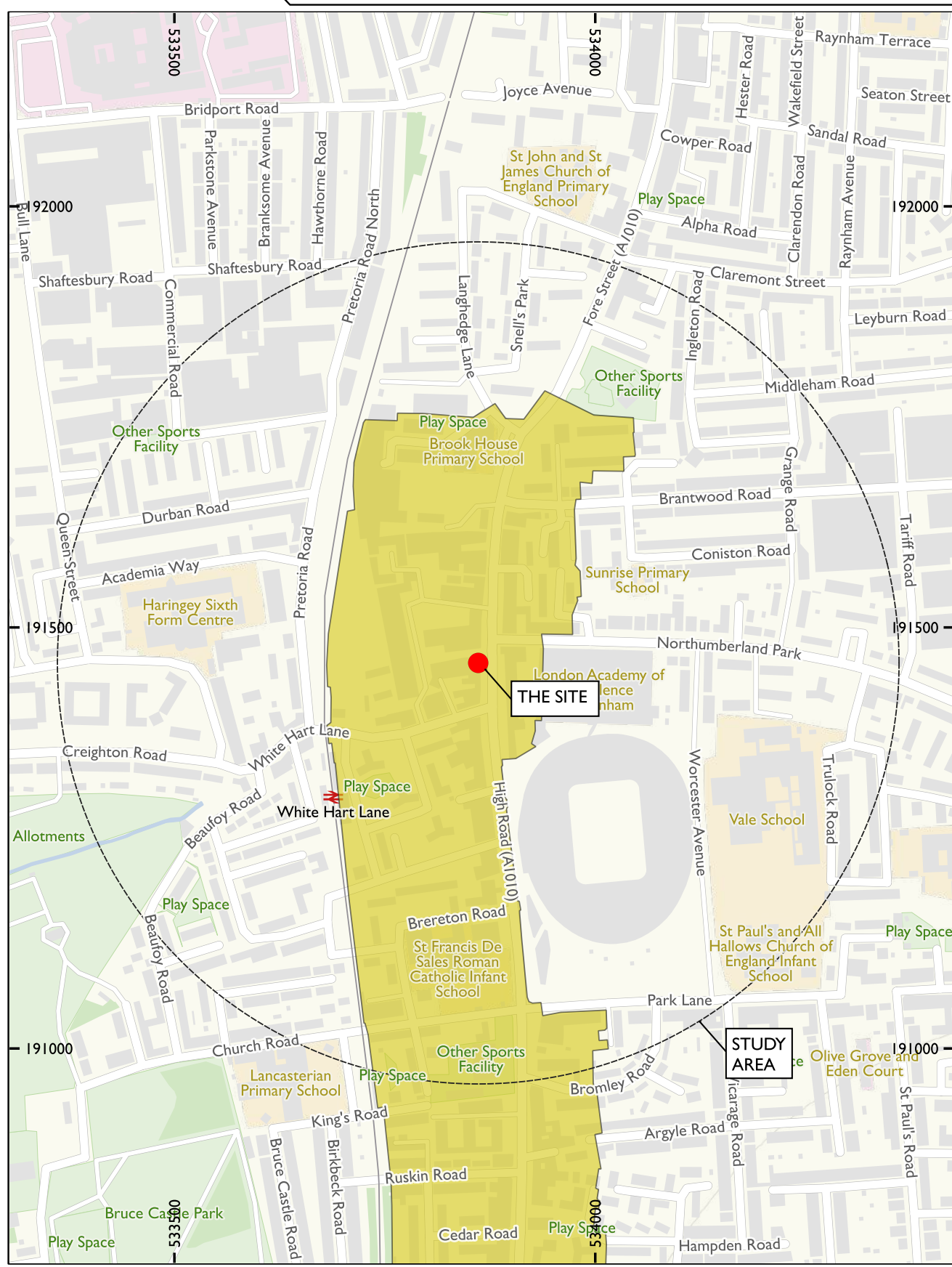
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FIGURE 3 // APA



Ermine Street APA

0 200 m

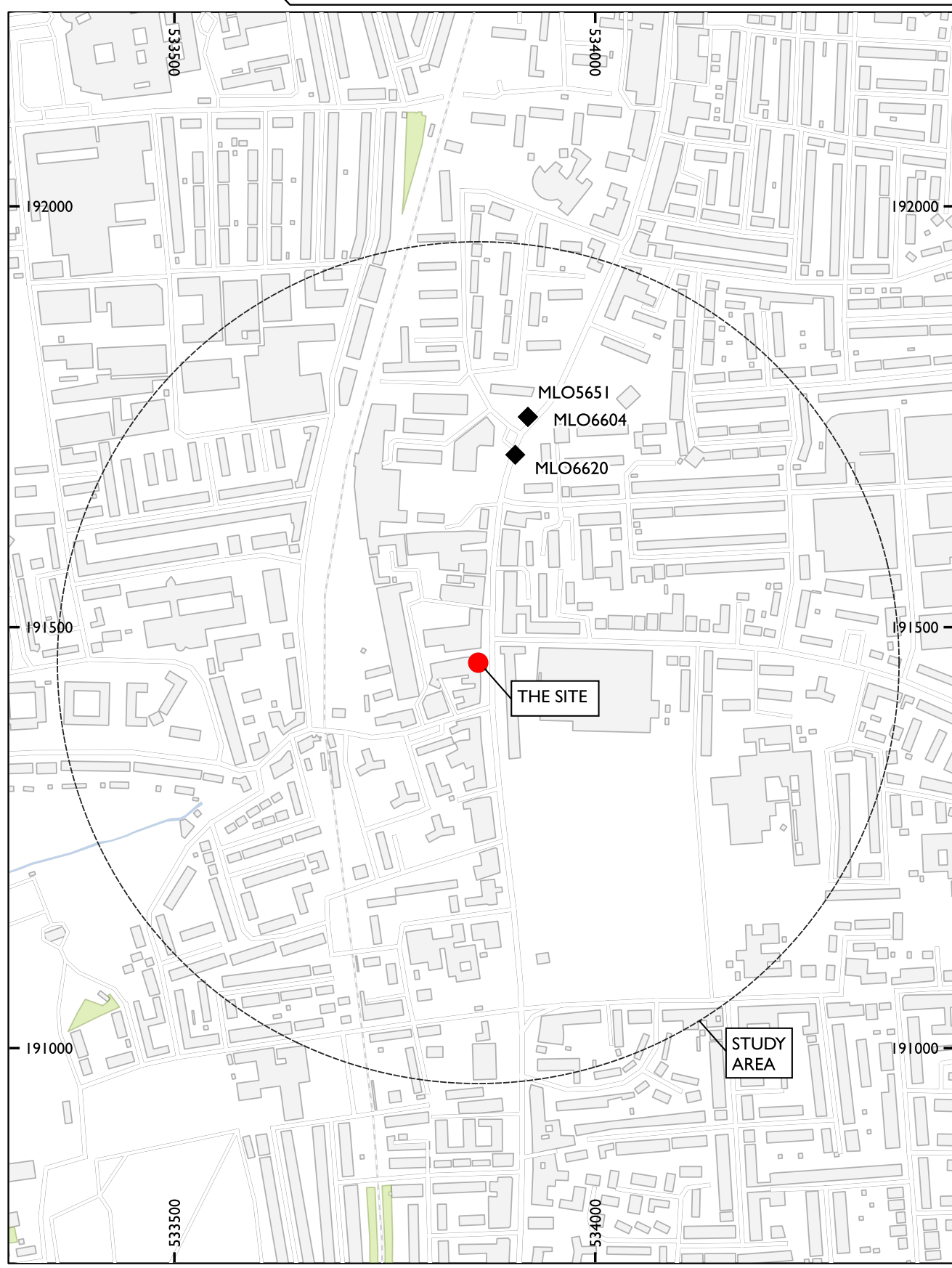
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DESCRIPTION // Archaeological Priority Area (APA)

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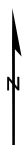
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FIGURE 4 // Roman



◆ GLHER data point

0 200 m



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DESCRIPTION // Roman archaeology

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FIGURE 5 // Medieval

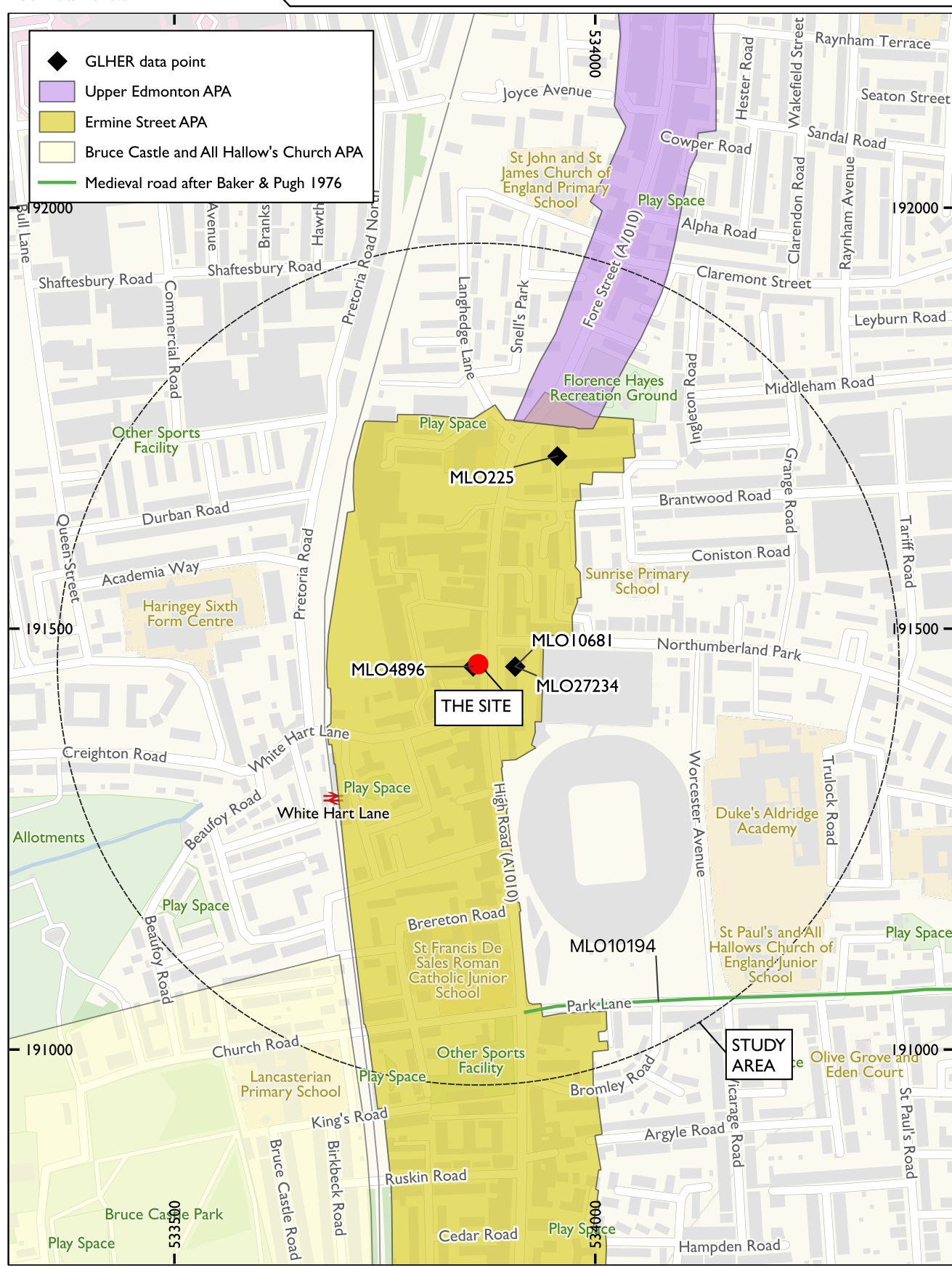
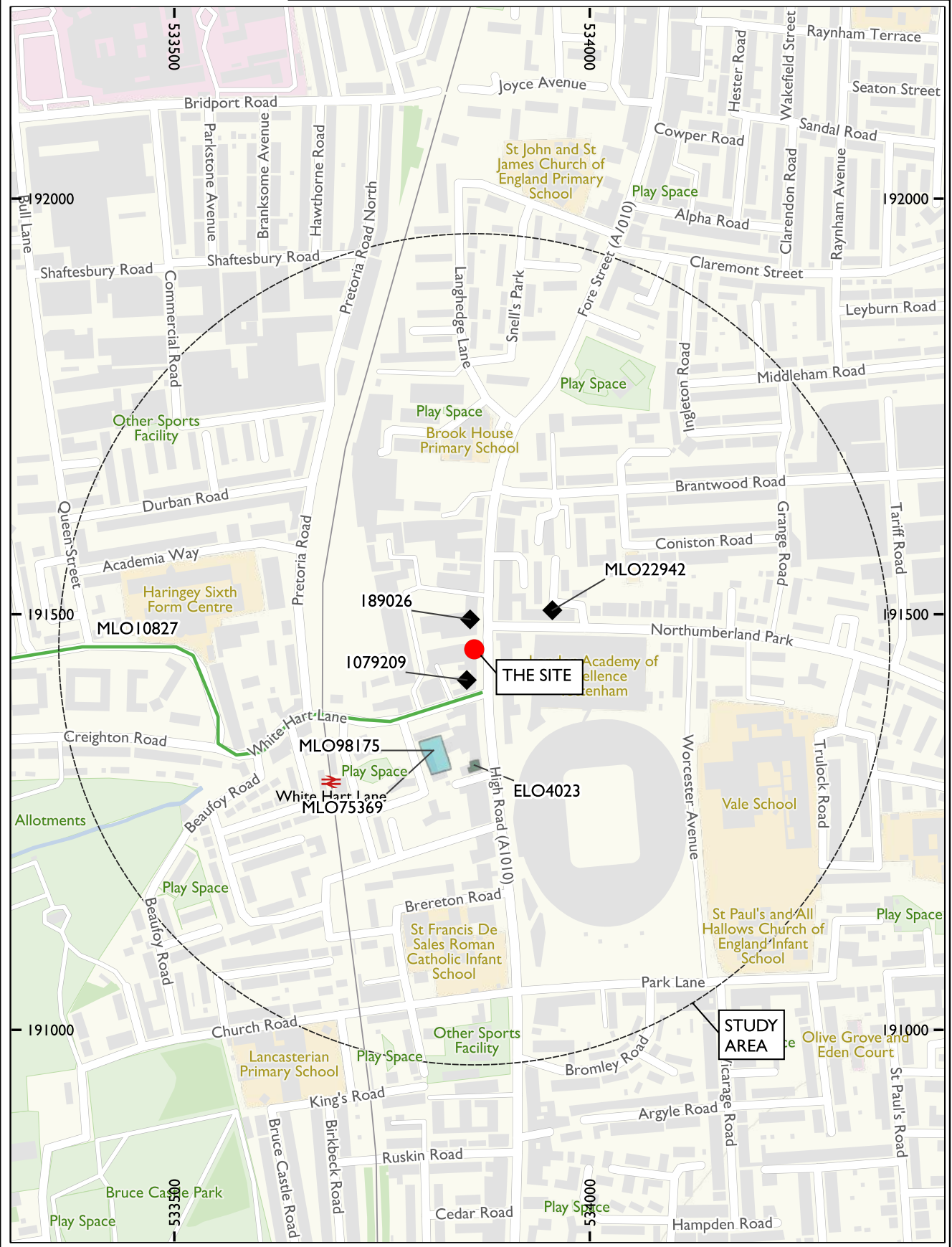


FIGURE 6 // Post Medieval



— Medieval road after Baker & Pugh 1976



GLHER data point



GLHER data polygon

0 200 m

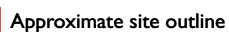


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DESCRIPTION // Post Medieval archaeology

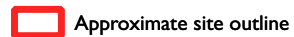
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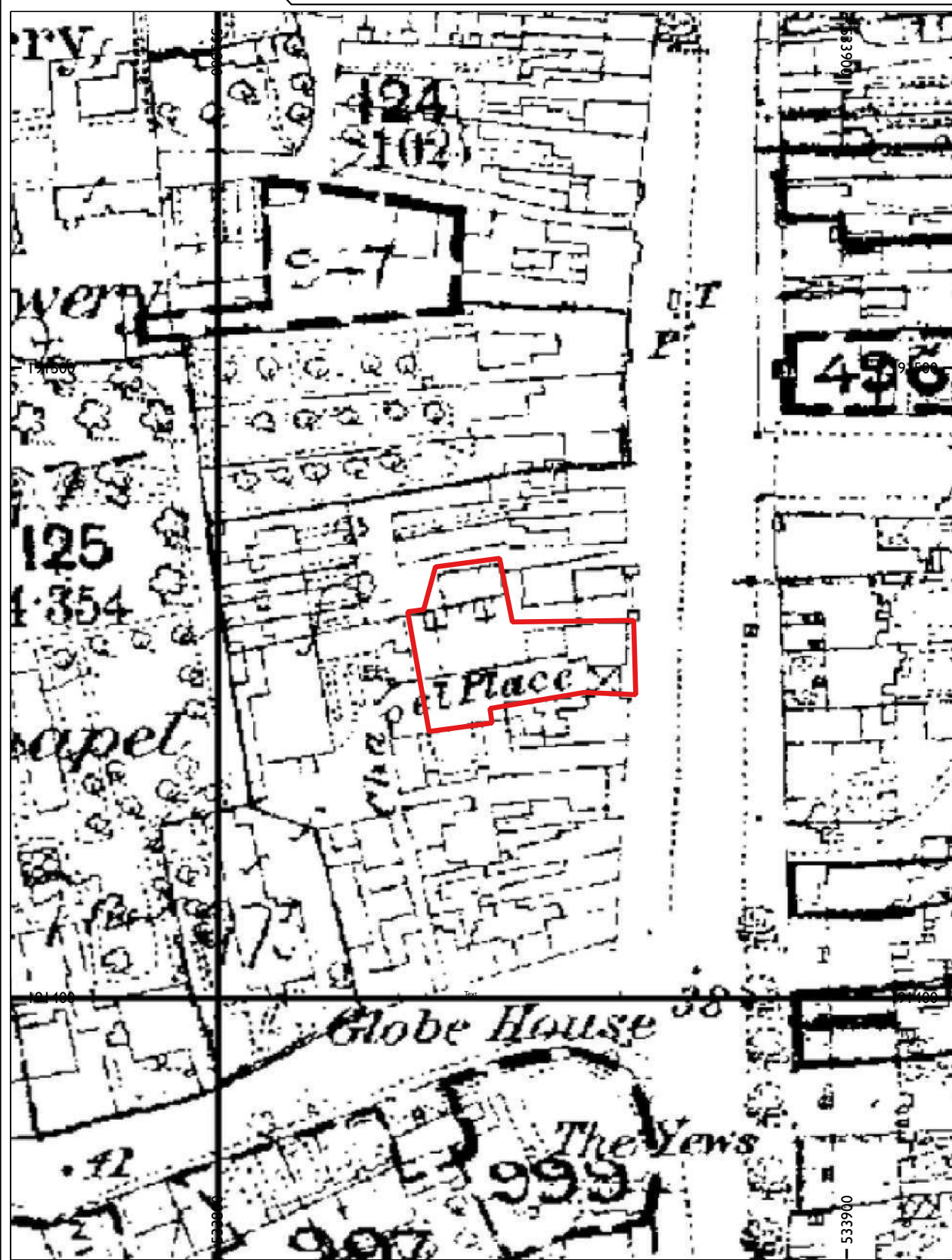
DOC REF: 3422L-DBA-v2

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DESCRIPTION 8// J.Wyburd Survey of 1798

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FIGURE 9 // 1867 OS



 Site Outline

0

50 m

N

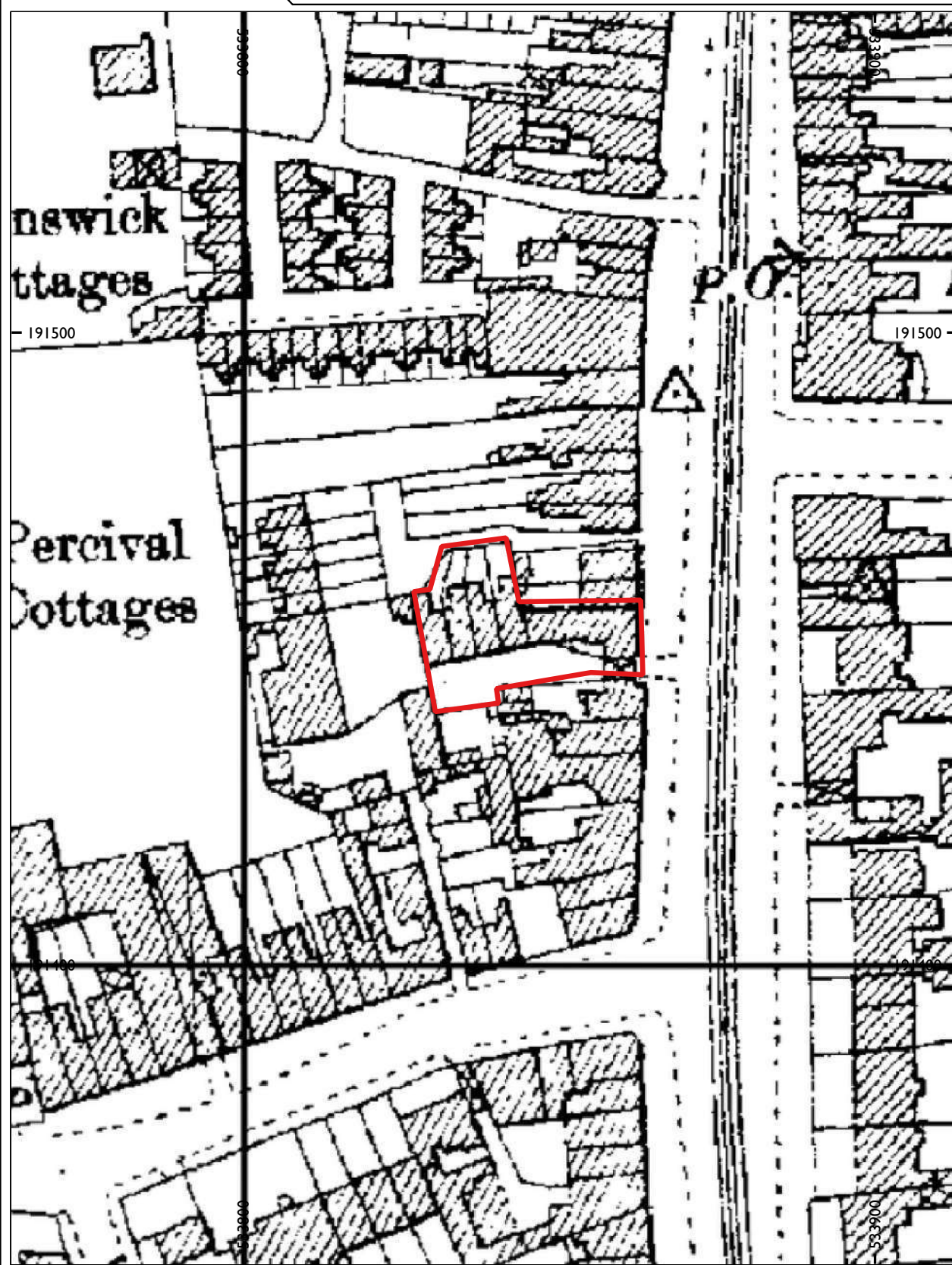
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DESCRIPTION // Ordnance Survey map of 1867

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FIGURE 10 // 1896 OS



 Site Outline

0 50 m



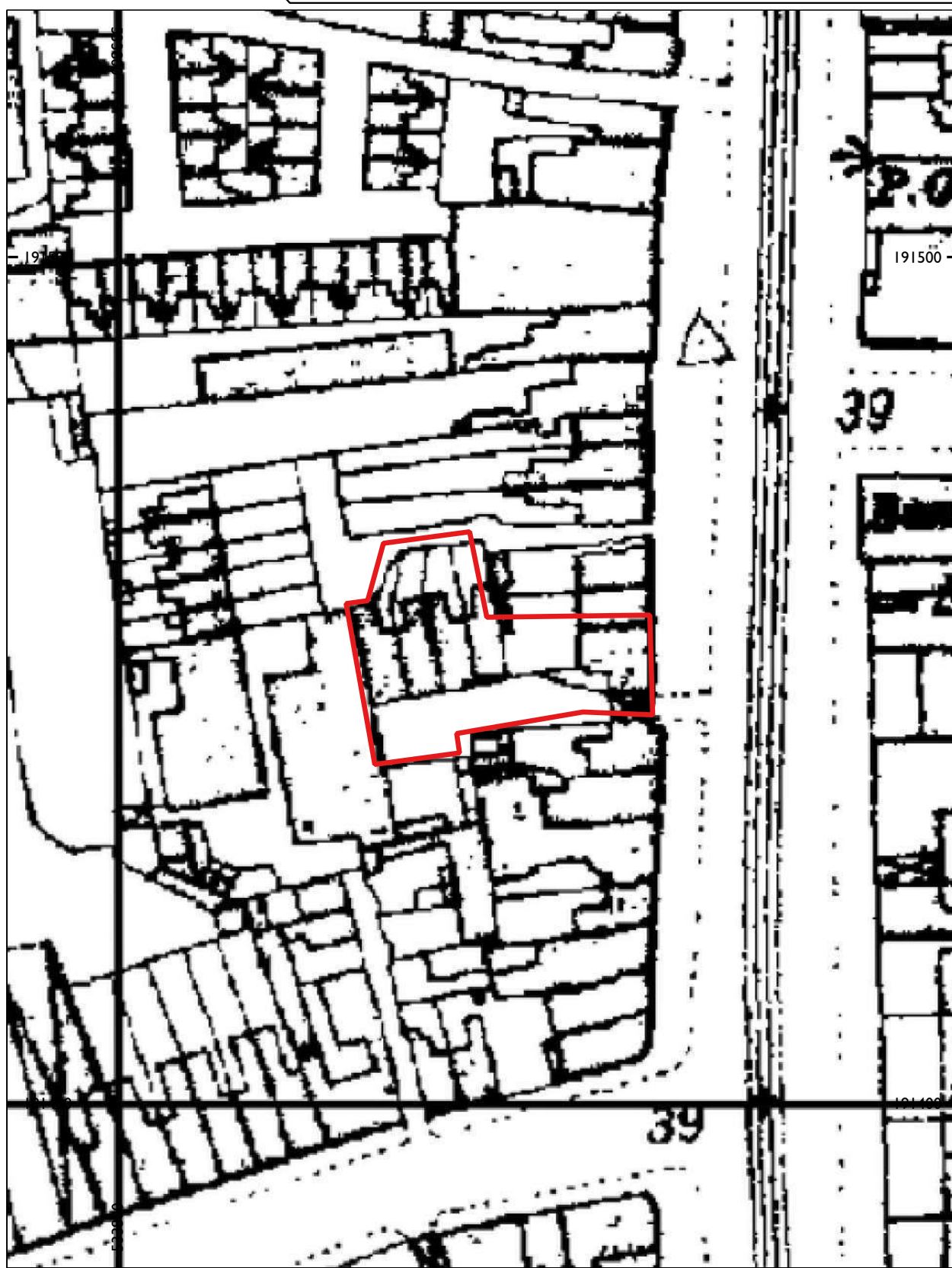
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DESCRIPTION // Ordnance Survey map of 1896

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FIGURE 11 // 1913 OS



 Site Outline

0 25 m



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DESCRIPTION // Ordnance Survey map of 1913

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FIGURE 12 // Photograph 1946



 Site Outline

0 25 m



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DESCRIPTION // Aerial photograph from 1946

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