



Officer Report

Application Number:	HGY/2024/0041
Application Type:	Approval of details reserved by a condition
Address:	Plot C (Welbourne), Tottenham Hale Centre, London
Proposal:	Application for approval of details pursuant to Stage II of Condition C23 (Written Scheme of Investigation (WSI) – Historic England (GLAAS)) relating to Plot C (Welbourne site) of the Tottenham Hale Centre development Planning Permission (LPA ref. HGY/2018/2223) dated 27th March 2019.
Case Officer:	Philip Elliott
Valid Date:	08/01/2024
Applicant:	Refer to Company Name
Agent:	Matthew Eyre

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2024/0041

Ward: Tottenham Hale

Date received: 08/01/2024

Last amended date: 05/04/2024

Drawing number of approved plans/documents:

Assessment Report for an Archaeological Excavation December 2023 R15696; Letter from RPS Consulting Services Ltd and Pre-Construct Archaeology Ltd dated 8th March 2024 JAC23963.

Address: Strategic Development Partnership (SDP) Sites, **Welbourne**, North Island, Ferry Island, Ashley Road East and Ashley Road West, Station Road, London, N17

Proposal: Application for approval of details pursuant to Stage II of Condition C23 (Written Scheme of Investigation (WSI) – Historic England (GLAAS)) relating to Plot C (Welbourne site) of the Tottenham Hale Centre development Planning Permission (LPA ref. HGY/2018/2223) dated 27th March 2019.

Applicant: United Living

Officer contact: Philip Elliott

2. APPROVED DEVELOPMENT

Planning permission (Reference: HGY/2018/2223) was granted on 27/03/2019 for: Demolition works and clearance of existing site to provide a mixed-use development comprising 6 buildings up to 38 storeys in height, which together with pavilion and basement accommodation will provide up to 104,053m² of floorspace (GIA), comprising residential (Use Class C3) (up to 1,036 units), retail (Use Class A1-A4), health centre (Use Class D1), office (Use Class B1), leisure (Use Class D2) parking and servicing areas, hard and soft landscaping (including the provision of a new public square), highways works, creation of new vehicular accesses and the realignment of Station Road, decentralised energy network works and other associated works.

3. CONSULTATION RESPONSE

The Archaeology Adviser of the Greater London Archaeological Advisory Service (GLAAS) initially advised (19 February 2024) as follows:

Having considered the submitted document I recommend that you seek clarification of the resources and timetable for the further work set out in the document which must be completed in order to satisfy the archaeological condition.

The post-excavation assessment is thorough and demonstrates that Welbourne (Plot C) has provided some highly significant archaeological discoveries worthy of further analysis and publication.

Of greatest significance was the unexpected discovery of a Mesolithic hunter-gatherer camp site dating back to c 8-9,000 BC about a thousand years after the end of the last Ice Age. The remains comprise scatters of flint tools and flakes indicative of hunting, butchery, hide-scraping, antler, bone and wood working around campfires that sank a few centimetres into underlying silts where they have remained undisturbed until now. Undisturbed sites of this period are rare in Greater London, and this is the only one known in Haringey. It may represent a 'base camp' or favourite location on the edge of the Lea Valley which was returned to over many generations. Unfortunately, neither animal bone nor plant remains survived well in the local soil whilst the excavation in 2019-20 was not as extensive as we would have liked due to pressures on time and resources arising from the late recognition of the site. However, despite these limitations the Welbourne site will contribute to our regional understanding of hunter-gatherer society and economy in the Lower Thames and its tributaries and to national research into the early Mesolithic period in England. Another Early Mesolithic site excavated by PCA at Coca Cola Sidcup is currently going through the post-excavation process so a joint publication considering this technology of the 9th Millennium BC and drawing on other recent discoveries could be an excellent means for dissemination of these results and for updating what is known about this period in the London/Thames Basin.

The other remains investigated relate to the expected medieval settlement of Tottenham Hale. The excavation recovered the plan of a driveway and property boundaries apparently on the edge of the settlement in stock enclosures away from inhabited areas. In isolation these features would be of local interest but combined with more substantial medieval evidence from the nearby Ferry Island and North Island sites and documentary research they should provide a rare insight into the development of a Middlesex hamlet between the Norman Conquest and Black Death.

Part B of Condition C23 requires a programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material and says that this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI. The applicant is now seeking approval to discharge the Stage 2 Part B requirements in full with the post investigation assessment

I agree with post-excavation assessment's recommendations for further analysis and publication set out in sections 10.7 - 10.2 although we suggest that the proposals for radiocarbon dating are reviewed with our regional science adviser for the suitability of the proposed samples for AMS in the light of new Historic England guidance - this would help target dating efforts efficiently.

However, whilst the recommendations are sound neither the assessment nor the covering letter provides a clear commitment of the resources or programme/timetable for completion. This is needed before the application can be approved.

The applicant provided additional information in order to identify a clear commitment of the resources or programme/timetable for completion.

Following this the GLAAS advisor commented (08/04/2024) as follows:

I am pleased to confirm on this basis that the application can be approved.

4. ANALYSIS/ASSESSMENT

The full wording of Condition C23 is as follows:

C23) Written Scheme of Investigation (WSI) – Historic England (GLAAS)

No demolition or development (apart from demolition to slab level) shall take place within Plot C until a stage 1 written scheme of investigation (WSI) in respect of Plot C has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development (apart from demolition to slab level) shall take place within Plot C other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development (apart from demolition to slab level) shall take place within Plot C other than in accordance with the agreed stage 2 WSI which shall include:

- A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

REASON: To protect the Historic Environment

Stage 1 and 2 Written Scheme of Investigations (WSI) for Plot C were approved in November 2019 (ref: HGY/2019/2609 – Stage 1 and HGY/2019/2897 – Stage 2).

Approval is now sought to discharge the Stage 2 Part B requirements in full, with the enclosed post-investigation assessment.

Pursuant to Condition C23 an assessment report for an Archaeological Excavation has been submitted as well as additional information identifying a clear commitment of the resources or programme/timetable for completion.

GLAAS have confirmed that the recommendations are sound in the submission. And now that a clear commitment of the resources or programme/timetable for completion has been provided the Archaeology Adviser supports approval of the details.

5. RECOMMENDATION

APPROVE WRITTEN SCHEME OF INVESTIGATION (WSI) STAGE II PART B DETAILS RELATING TO PLOT C (WELBOURNE SITE) RESERVED BY CONDITION C23 ATTACHED TO HGY/2018/2223.

As shown on approved drawings/documents:

Assessment Report for an Archaeological Excavation December 2023 R15696; Letter from RPS Consulting Services Ltd and Pre-Construct Archaeology Ltd dated 8th March 2024 JAC23963.

