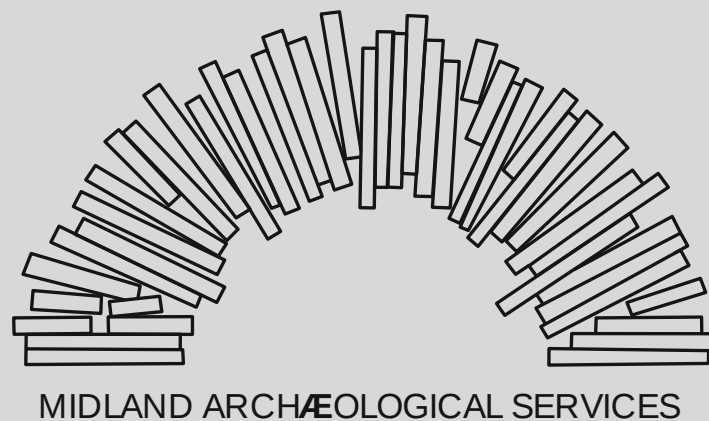




Archaeological Desk-Based Assessment Edmanson's Close Bruce Grove Tottenham N17 6XD



Prepared For: The Drapers' Almshouses Charity

July 2022 V.2

Specialist & Independent Buried & Built Historic Environment Advisors
to the Construction & Property Industries

Project Information

Site Code: EDMO 22

Event No: N/A

Planning Application Number: Pre-Application

Project Manager: Steve Williams BA (Hons) MCIfA

Staffing: Steve Williams

NGR: 533524 190534

Listing: (1079258 & 1079259)

Local Authority: Haringey Borough Council

Civil Parish: Haringey

Type of Intervention: Archaeological Desk-Based Assessment

Undertaken for: The Drapers' Almshouses Charity

Oasis ID: midlanda 1-508358

Note:-

Notwithstanding that Midland Archaeological Services (MAS) have taken reasonable care to produce a comprehensive summary of the known historical and recorded archaeological evidence, no responsibility can be accepted for any omissions of fact or opinion, however caused.

Steve Williams BA (Hons) MCIfA

Principal Archaeologist



July 2022 V.2

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Executive Summary: -

This archaeological desk-based assessment (ADBA) considers buildings and land at Edmanson's Close, Bruce Grove, Tottenham, London, N17 6XD, hereafter called the Site.

There are no Scheduled Ancient Monuments, Registered Parks and Gardens, known buried archaeological remains or Battlefields designated on the Site. The Site falls within the Bruce Grove Conservation Area and Character Sub-Area D¹. The almshouses are Grade II Listed as part of a group with the chapel (List ID: 1079258) and Draper's Lodge (List ID: 1079259)

Picture on front cover: 1619 Dorset Survey of the Parish of Tottenham (Bruce Castle Museum (Haringey Archive and Museum Service)

¹ Bruce Castle Conservation Appraisal and Management Plan Consultation Draft. Haringey London.

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Abbreviations

AD	Anno Domini	m	Metre
OD	Ordnance Datum	NGR	National Grid Reference
MAS	Midland Archaeological Services	OS	Ordnance Survey
c.	Circa	ha	Hectare
Km	Kilometre	CIfA	Chartered Institute for Archaeologists
SMR	Sites and Monuments Record		
ADBA	Archaeological Desk-Based Assessment		
GLAAS	Greater London Archaeology Advisory Service		
NPPF	National Planning Policy Framework 2021		
APA	Archaeological Priority Area		
GLHER	Greater London Historic Environment Record		
BCMhAMS	Bruce Castle Museum, Haringey Archive & Museum Service		

1.0 Introduction and Scope of Study

The subject of this ADBA (also referred to as the Site) are almshouses and land at Edmanson's Close, Bruce Grove, Tottenham, London, N17 6XD (figs 1, 2, 5, Plates 1-34).

In accordance with National and Local Authority guidance, this assessment comprises an examination of evidence held by the Greater London Historic Environment Record (GLHER) and the Bruce Castle Museum Haringey & Museum Service (BCMAMS), considers the results of nearby archaeological investigations, historic research, incorporates published and unpublished material and charts historic land-use through a map regression exercise.

As a result, the assessment enables relevant parties to consider the significance of any designated and undesignated heritage assets within the Site, to assess the archaeological potential of the Site, and to consider the need for design, civil engineering, and/or archaeological solutions to any potential identified.

2.0 Location, Topography and Geology

The Site is in the Borough of Haringey, North London and located along the northeast side of Bruce Grove, just before its junction to the north with Lordship Lane. It is centred on NGR: 533521/190534



Fig.1: General Location within the UK.

and forms an irregular rectangular plot measuring approximately 1.1 ha in area, and which lies at 19.3m OD, with a solid geology of; London Clay Formation-Clay, Silt and Sand, with superficial deposits of; Enfield Silt Member-Clay and Silt² (figs. 2, 3,).

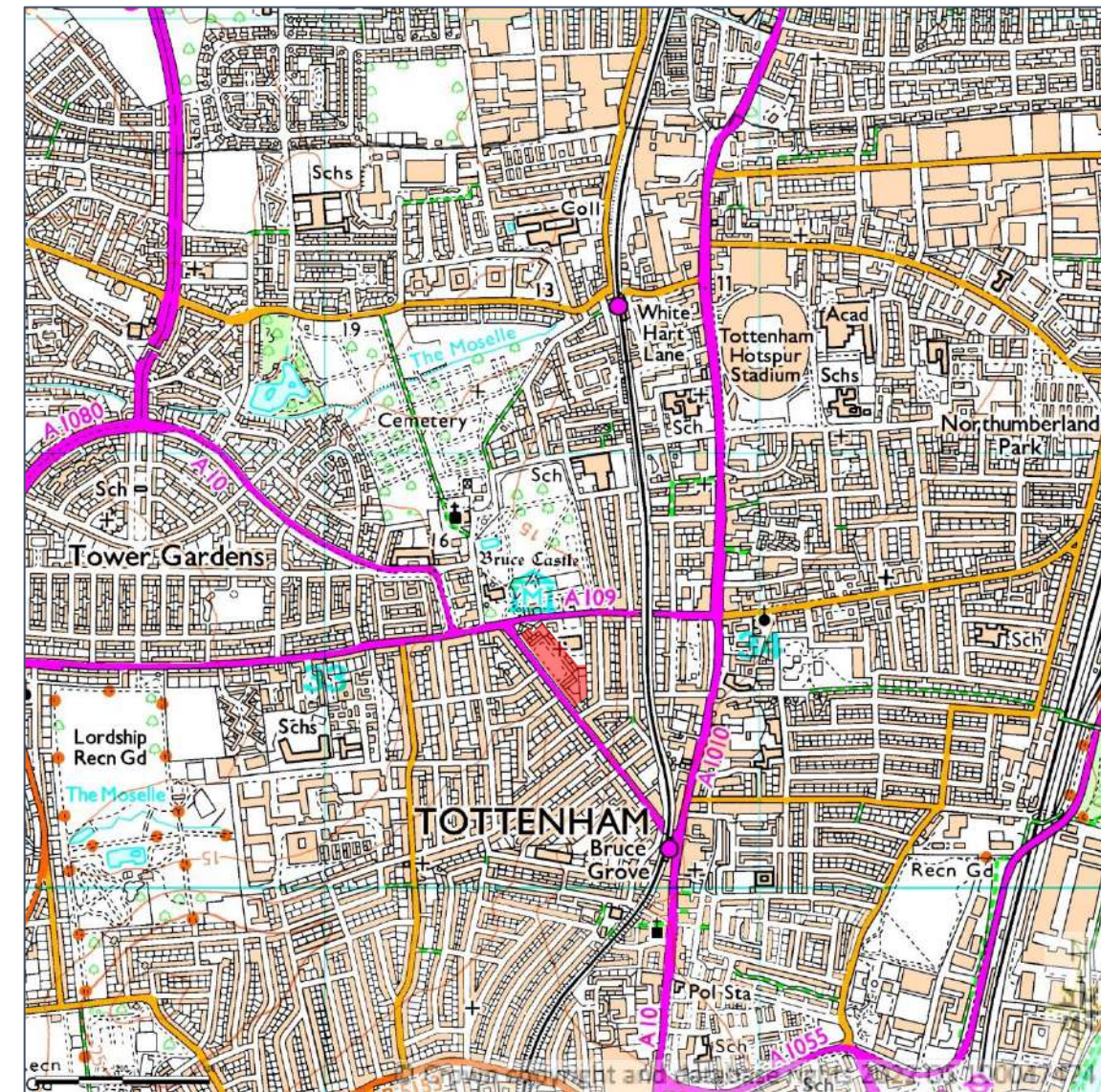


Fig.2: Location Map 1:25 000.

3.0 Objectives and Methodology

The purpose of an ADBA is to gather information on a site or area to assess the potential for archaeological features and the presence, significance and quality of known archaeological sites. Available resources that can be utilised include local Sites and Monuments Record (formerly the SMR), Historic Environment Records, Local History Centre Archives, Aerial photographs, Historic Maps, Estate Records and other documents. The production of an ADBA helps prepare an informed strategy for any

² www.mapapps.bgs.sc.uk

further work required, which may include monitoring, targeted evaluation, mitigation, or a full programme of works.

The Chartered Institute for Archaeologists (CIfA) defines the standard of an ADBA as follows:-

'An assessment of the known or potential archaeological resource within a specific area or site on land, inter-tidal or underwater. It consists of a collation of existing written and graphic, photographic and electronic information in order to identify the likely character, extent, quality and worth of the known or potential archaeological resources in a local, regional, national or international context as appropriate'.³

4.0 Planning Background

This document is to support a planning application for: “Demolition of existing laundry building and 1970s infill building; alterations and extensions to 44 existing almshouses to create 8 x 1 bed, 12 x 2 bed and 6 x 3 bed units; alterations to existing Gatehouse to provide 1 x 2 bed unit; construction of 1 x new build 3 bed almshouse to replace 1970s infill building; construction of a new apartment building comprising 7 x studio units and 9 x 1 bed units ; construction of 4 x new build 2 bed units within two new pavilions (2 units in each pavilion, 4 units in total); with landscaping; improvements to access; car parking; and ancillary development thereto.” (figs. 3, 4)⁴.

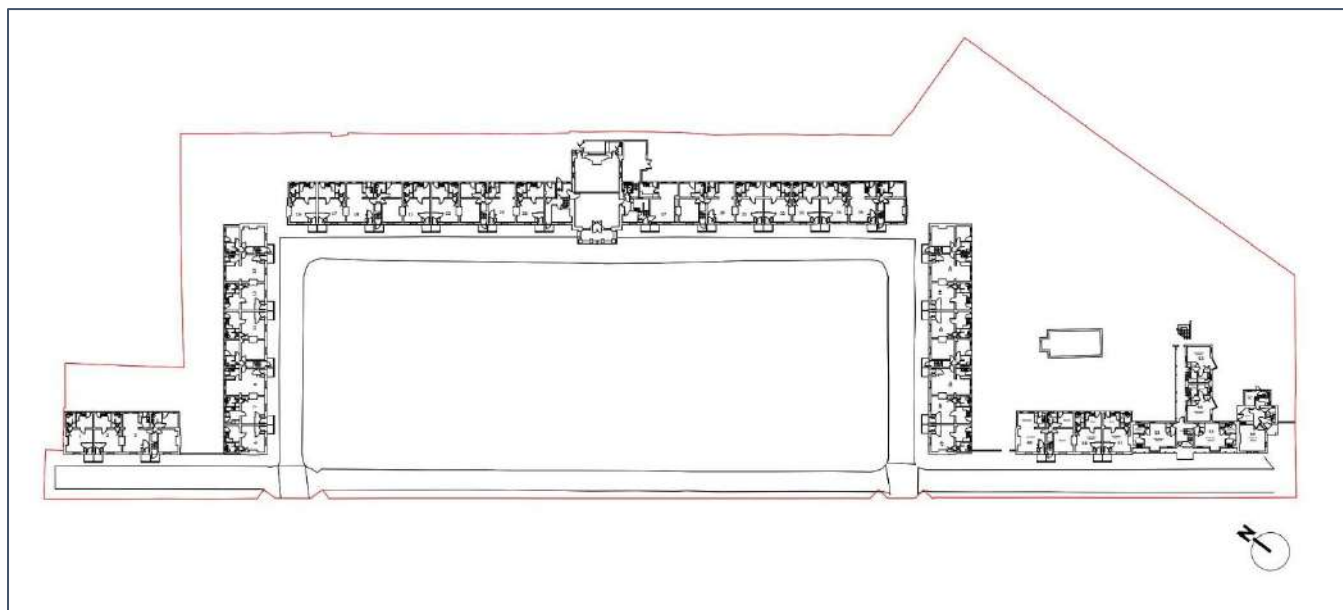


Fig.3: Current Development Layout.

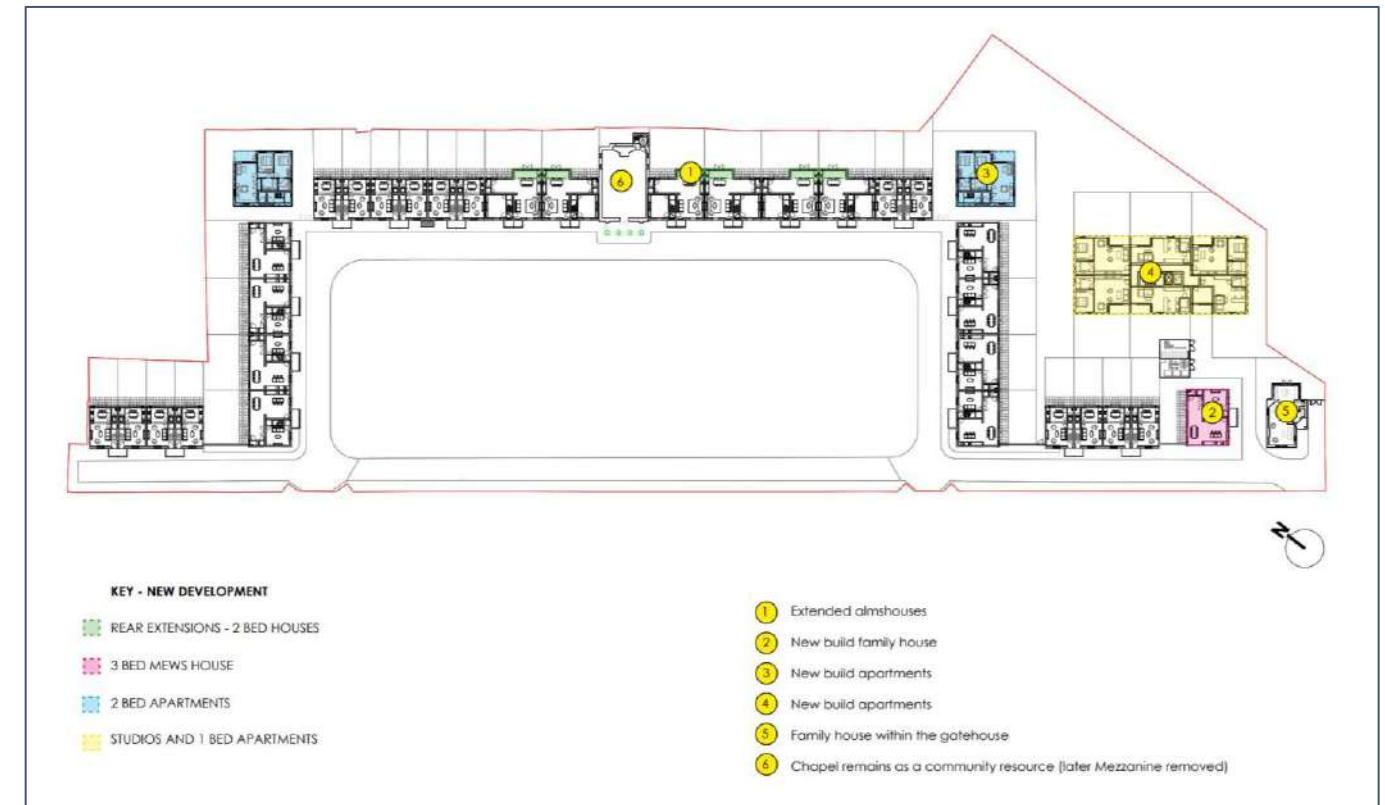


Fig.4: Proposed Development.

5.0 Statutory Legislation, Policy and Guidance

The National Planning Policy Framework states in Paragraph 194. That in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation⁵.

³ CIfA 2020 as revised

⁴ Edmansons Close Tottenham N17 6XD Consultants briefing Document d+b Studios January 2022

⁵ National Planning Policy Framework 2021



Plate. 1: Aerial shot showing site shaded red.

Site Visit

A site visit comprising of a walkover and photographic survey was undertaken by the author on the 1st of June 2022. At the time of the survey, weather conditions were dry, sunny and with good visibility.

Setting

The Site occupies a roughly rectangular plot measuring approximately 1.1ha in extent and is occupied by the almshouse buildings, as well as associated rear gardens and a large lawn occupying the front of the Site. The Site borders Bruce Grove to the west, Bruce Castle Court to north, Tottenham Magistrates Court to the west, while the rear gardens of properties along Elsdon Road and a nursing home form the boundaries to the south-east (figs. 5, 6, Plate 1).

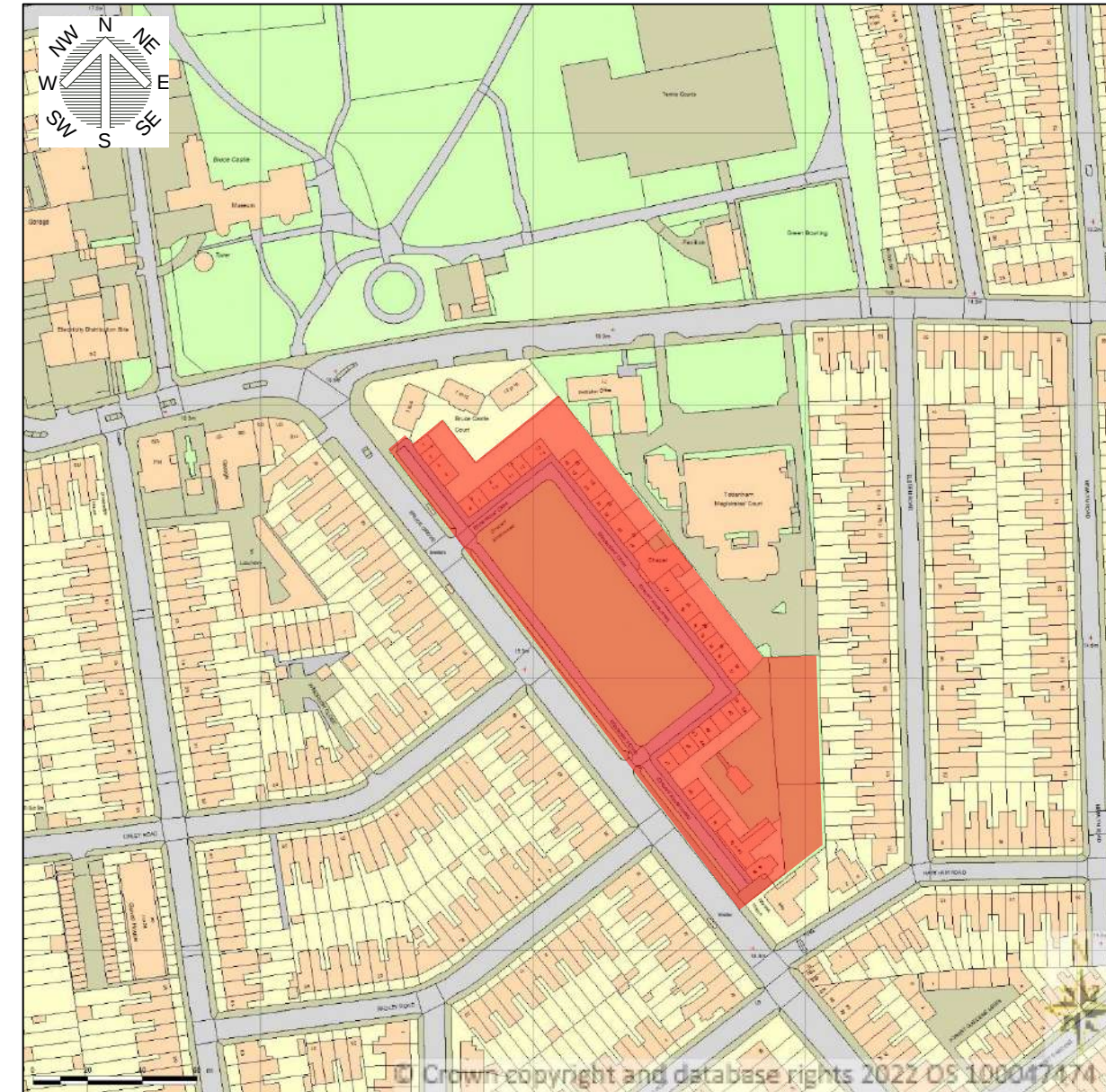


Fig.5: Location Plan of Development 1:2500.

6.0 Historical and Archaeological Background

History of Tottenham

Tottenham High Road, the successor to the Roman Ermine Street, the latter connecting the Roman cities of *Londinium* (London), *Eboracum* (York) and which ran from London to Lincoln (*Lindum Colonia*) and York, the main centres of military occupation and formed an important northern route into London. Ermine Street appears to have remained in use throughout both the medieval and post-medieval periods, eventually becoming the modern High Road (A10) and Tottenham High Road (A1010), the latter which runs to the east of the course of the Roman road, this alignment of the road being adopted sometime in the 16th century to avoid the flooding of the River Moselle. Archaeological works carried out at Snells Park

in Edmonton has recorded a cambered gravel road 20ft in width and 3ft in thickness, flanked by small ditches and which has confirmed the proposed alignment of the road⁶.

The Domesday Survey of (1086) records that Tottenham manor was held by Countess Judith, a niece of William the Conqueror and widow of Waltheof, Earl of Huntingdon, whose daughter Maud married the future King David I of Scotland, while a priest held land in Tottenham in 1086 and by 1134 King David I of Scotland had given the church of Tottenham to the Augustinian canons of Holy Trinity, Aldgate. Over a period of 200 years the manor of Tottenham was owned by a succession of Scottish noblemen, culminating in its division in 1254 into three lordships including that of Sir Robert de Brus (Bruce). At this time the manor house comprised of a hall and other rooms, granges, fishponds, and a garden. Following Scottish independence in 1314 under Bruce's grandson and namesake, the manors reverted to English ownership and by the early-15th century they were acquired and reunited by John Gedney, a wealthy London draper. Thomas Clay's map of Tottenham (1619) for the Earl of Dorset (fig.10), who at the time owned the Manor of Tottenham, depicts Bruce Castle as the 'Lordship House' and its tower on a site that is similar in extent to the present public park. The main link between the church and manor and the High Road was Berry Lane, now called Lordship Lane, the road from Tottenham to Wood Green, with Church Lane, as yet un-named branching northwards along the 1 west side of Bruce Castle.

Tottenham continued to develop and with several settlements developing along Ermine Street during this period at Edmonton, Scotland Green, Page Green and Tottenham High Cross forming linear settlements along the High Road which became the main route between London and Cambridge. The road as a communication link in the 15th and 16th centuries led to the development of inns, almshouses and also residential properties. During this period, several new east-west aligned roads were created, connecting the Ermine Street settlements with the Lee Valley and the neighbourhood settlement of West Green, Tottenham Hale and Wood Green. It is also during the medieval period that a bridge known as Lordship Bridge was constructed close to Lordship Lane, this was to carry the High Road over the River Moselle.

The area surrounding the parish church and manor house would remain essentially rural until the late-19th century and when London began to expand into the suburbs and surrounding villages (*ibid*).

History of the Site

The history of the Site has already been extensively researched for the heritage response document⁷, so we will only touch briefly on the Site's historic development below.

Edmanson's Close, formerly the Draper's Almshouses were constructed between 1868-9 to a design by Herbert Williams, the architect to the Draper's Company. The almshouses were designed in the High Victorian Gothic style, constructed of yellow brick, with contrasting red and blue brick, stone dressings, moulded chimney stacks and slate roofs.

The Almshouses at Bruce Grove, came into being via three charities established by philanthropic patrons, these being; Sir John Jolles, John Pemel and John Edmanson.

The original almshouses sponsored by these charities were originally established in the East End in 1617, at Stratford le Bow, through the benefaction of Sir John Jolles, who was Master of the Drapers' Company. In 1695 John Edmanson's almshouses were constructed adjacent to John Jolles' almshouses and in 1863 John Edmanson's almshouses were sold and new ones were built on part of the Jolles/ Edmanson land. By 1868 the land on which the almshouses were situated was compulsory purchased for the construction of the North London Railway and due to the latter, a new site was purchased, and which was occupied by a private house called Elmslea. The construction of the new almshouses were begun in 1868, taking a year to complete. The almshouses were named after the 17th century benefactor John Edmanson, as his trust was the largest (*ibid*).

Archaeology

Tottenham and its surrounding environs have a diverse archaeological record, spanning from the prehistoric to the post-medieval and later. Much of this has been recorded over the years by chance discoveries, research projects, stray finds and during or ahead of development.

A 500m radius search from the Sites central NGR was conducted at the Greater London Historic Environment Record (GLHER), the detailed results of which can be seen in (figs. 14-16 and Appendix 2-4). Only historic environment data close to the site and seen as relevant to the development and is discussed in the following text.

Archaeological Priority Areas (APAs)

The Site lies south of Archaeological priority area (DLO 38965) and west of (DLO 38957), (fig. 7, Appendix 2). The Greater London Historic Environment Record (GLHER) describes each of the APAs as such:

(DLO 38965)

This Archaeological Priority Area covers Bruce Castle Park, which lies on the northern side of Lordship Lane at its junction with Bruce Grove. To the west of the APA is White Heart Lane Estate, to the north is Tottenham Cemetery and to the east are residential streets. The park is centred around Grade I listed Bruce Castle, a 16th century mansion which is situated on the site of an earlier 13th century house. The Church of All Hallows lies at the northwest corner of the park. The church is 14th century in date but may have been constructed on the site of an earlier church.

The APA has been included at Tier 2 as it has the potential to contain archaeological remains associated with the medieval manor and post-medieval house and its surrounding gardens. The APA contains a medieval churchyard and has the potential to contain medieval and post-medieval burials.

The APA was situated in the medieval manor of Tottenham until 1254 AD when it was divided into three parts, the manors of Bruces, Balliols (or Daubeneyes) and Pembroke. The APA is the site of Bruce Castle a

⁶ Bruce Castle Conservation Appraisal and Management Plan Consultation Draft. Haringey Borough Council London

⁷ Edmondson's Close Heritage Response Document 2020 By d+b Studios for the drapers' company

13th century manor house associated with the medieval manor of Bruces. The manor of Bruces gained its name from the Scottish royal family of de Brus, who held a third of the manor until Robert Bruce forfeited his English lands when he claimed the Scottish throne in 1306.

A manor house had been built within the APA by 1254 and at this time it had a hall and several rooms and granges. The early manor was surrounded by ditches and ramparts and there were fishponds and gardens within its grounds.

In the 1514 the 13th century manor house was rebuilt by Sir William Compton, who was granted the manor by Henry VIII. By 1548 his grandson, Henry, Lord Compton, held the manor with woodland and 38 acres of land, including five acres comprising the house and its garden. On one occasion in the 1590s the house was the refuge for civil servants and their families fleeing from plague-ridden London.

In the early part of the 17th century Bruce Castle (formerly Lordship House) was leased to Sir Thomas Peniston. The 1619 Plan of Tottenham Parish shows the layout of the manor house at this time. The manor is shown with a tower and a grove of trees standing on a site which had a similar extent to Bruce Castle Park. In 1625 the manor was purchased by Hugh Hare who had Bruce Castle constructed close to the site of the earlier manor. The surrounding gardens were also remodelled at this time. The house was owned by several prominent figures during the 17th and 18th centuries including Henry the 2nd Lord of Coleraine and John Eardley Wilmot, a lawyer and MP for Tiverton.

From 1815 to 1827 Bruce Castle was owned by a merchant, John Ede, who removed the west wing of the house. It then became a school, run by the Hill brothers from Birmingham. Like other schools set up by the Hill brothers, it was innovative due to the breadth of the curriculum and the abandonment of corporal punishment.

During the 19th century the Bruce Castle estate was reduced to its present size and a new entrance to the house was added on the western side. It remained a school until 1891 when it was purchased by Tottenham Urban District Council. The park was given a new layout at this time and was opened in 1892 as Tottenham's first public park. The park contains a cylindrical Tudor tower which is located to the southwest of the house and is considered to be the oldest surviving element of the building. Archaeological investigation suggests that the tower extends for a considerable distance below the current ground level over a deep well. Two sections of 17th-century boundary and the remains of an 18th-century (or possibly earlier) fishpond (now a paddling pool) survive within the APA. The site of a second fishpond is visible as an earthwork feature in the lawn.

The tree belts and shrubs surrounding the park have gradually been reduced during the 19th and 20th centuries, but the 19th century layout of the circular flower garden to the south of the house and of the kitchen garden are well preserved. About a fifth of the trees in the park date from the 19th century. A Holocaust Memorial Garden was opened in the park in 2013.

The Grade II listed All Hallows Church and its associated churchyard occupy the northeastern part of the APA. The Domesday survey records a priest within the manor of Tottenham in 1086, suggesting that there could have been a church here by this date. A church was certainly present in 1150 AD when King David of Scotland gifted it to the canons of the Holy Trinity in London. The oldest part of the current church, the church tower, dates to the 14th century. The rest of the church has been subjected to successive phases of 17th, 18th-and 19th century alterations and restorations. Following the Dissolution (1536), the church was granted by Henry VIII to William Lord Howard of Effingham, and shortly after to the Dean and Chapter of St Pauls Cathedral.*

A farmstead known as Awfield Farm is recorded in the southern part of the churchyard in 1585. This was replaced by the Priory in 1620, which later became known as the Vicarage. The Vicarage is now a Grade II listed building. Dendrochronological (tree ring) dating has been carried out on timbers within the Vicarage, confirming that it was built in the early 17th century. All Hallows churchyard was in use from the medieval and post-medieval periods. The churchyard is surrounded by a low brick wall dating to the 18th century and contains several mature trees including a c. 200-year-old Yew tree. It is connected by a path to Tottenham Cemetery (APA 2.13a), which adjoins the APA to the north.*

Statement of Significance

The APA has the potential to contain medieval and post-medieval settlement remains associated with Bruce Castle and its medieval predecessor. These remains, if present, could provide insight into the origins and development of the medieval manor and could provide evidence regarding evolving fashions and lifestyles in a high status medieval and post-medieval dwellings.

All Hallows Churchyard contains a number of 18th-and 19th century tombs and has the potential to contain surviving medieval and post-medieval burials. If the opportunity to study any of these burials occurred, they could provide information regarding life expectancy, general health and social background of the local population as well as the range of diseases from which they have suffered.

4 burials which are more than 100 years old are potentially of archaeological interest. The interest in burials and burial grounds lies in how they inform on differences in burial practices, buildings and monuments, which typically reflect a variety of social and religious factors, as well as human populations, including with regard to life expectancy, health and disease.

Burial grounds have their own specific legal protections. In accordance with national guidelines, archaeological investigation of post-medieval burial grounds normally applies to burials which are over 100 years old. This is governed by ecclesiastical or secular jurisdiction and follows nationally accepted codes of practice, in particular that set out by the Advisory Panel on the Archaeology of Burials in England (APABE 2015, 2017). Such disturbance could be for development or purposes other than routine small-scale cemetery operations.

(DLO38957)

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.

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 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.

The APA continues south into Hackney (Hackney APA.2.8) and into North Enfield. The APA is split into two segments by APA 2.4 Tottenham Settlement.

The APA follows the course of the Roman road Ermine Street as it passes through the London Borough of Haringey. The road was created in the Roman period to connect the Roman City of Londinium (London) to the main centres of the military occupation at Lincoln (Lindum Colonia) and York (Eboracum). Archaeological work carried out at Snells Park in Edmonton in the northern part of the APA recorded a cambered gravel road approximately 20ft wide and 3ft thick, bounded by small ditches approximately 2ft wide, and confirmed the proposed alignment of the Roman road.

The Roman road appears to have continued in use through the medieval and post-medieval periods, becoming the modern High Road (A10). Tottenham High Road (A1010) runs to the east of the course of the Roman road. The later alignment of the road was adopted during the 16th century to avoid the flooding of the River Moselle. Several developments developed alongside the road during the medieval period at Edmonton, Scotland Green, Page Green and Tottenham High Cross and during the post-medieval period the road became the main route between London and Cambridge. The importance of the road as a communication link in the 15th and 16th centuries led to the development of inns, almshouses and residential properties at strategic points along the road. Several new east-west aligned roads were created during the medieval and post-medieval periods connecting the Ermine Street settlements with the Lee Valley and the neighbouring settlement of West Green, Tottenham Hale and Wood Green.

The settlement of Upper Edmonton is located within the northern part of the APA, closely following the line of Ermine Street. The placename Edmonton first appears in the Domesday Survey of 1086 as Adelmentone, meaning farmstead or estate of a man called Eadhelm in Old English. The settlement was already in existence by 1086 and may have its origins in the Saxon period. Certainly, by the time of 1086, Edmonton was a large settlement comprising 52 villagers, 17 smallholders, 14 cottagers and 4 slaves, under the lordship of Geoffrey de Mandeville. The settlement continued in use throughout the medieval and post-medieval periods and by the 16th and 17th centuries a number of coaching inns, farms and houses

were present alongside the road. The division of Lower Edmonton from Upper Edmonton first appears on the Ordnance Survey map of 1822. The area around Lordship Lane and Scotland Green appears to have been another focus for medieval and early post-medieval occupation. During the medieval period a bridge known as Lordship Bridge was constructed close to Lordship Lane to carry the High Road over the River Moselle. To the west of the High Road and the bridge was a medieval offertory or chapel dedicated to St Eloy. The 'House of St Eloy' is mentioned again in the 15th century but by the 17th century it had been replaced by a house. By the 16th century a manor house and several almshouses owned by Balthazar Sanchez had been constructed in the area around Scotland Green.

The Garbell Ditch was created in the 15th century linking the River Moselle at Scotland Green through Tottenham Marshes into Pymmes Brooke. The ditch was an artificial cut created to alleviate flooding upstream by the River Moselle. The ditch was renamed as Carbuncle Ditch by the 19th century and in the early 20th century it was partly culverted. The former route is marked in places by the Carbuncle Passage. In the 18th century the Quaker Friends Meeting House was constructed to the east of the High Road and south of Scotland Green. The meeting house was associated with a Quaker burial ground which was situated within the orchards to the east of the building although the exact extent of the burial ground is unclear. This part of the APA has the potential to contain 18th and 19th century burials.

To the south of Scotland Green, the medieval settlement of Tottenham developed. This settlement forms a separate part Tier 2 APA (APA 2.4). The Ermine Street APA continues south from the Tottenham APA and into Hackney. A small medieval settlement known as Page Green is located in this part of the APA in close proximity to a second medieval bridge known as Black up Bridge.

The settlement at Page Green is not mentioned as a separate entry in the Domesday Survey of 1086 but may have been included within the manor at Tottenham at this time. There was certainly a settlement at Page Green by 1319 when it was part of an estate of 12 acres. Since the 14th century the green has been referred to as Pagisgrene in 1467, Page Green in 1619, seven Sisters in 1864 and Broad Lane Common between 1892-1897. The common contains a circle of seven elm trees known as 'the Seven Sisters' which are believed to have been planted in the 14th century. During the 18th century several 10ft deep wells were sunk into the common. The area was laid out as a public garden in 1897.

Statement of Significance

The APA has the potential to contain archaeological remains associated with the Roman road known as Ermine Street. It may also contain evidence of Roman settlement, roadside activities, or the environment in the areas adjacent to the Roman road. Such remains could provide insight into the nature and extent of the settlement in the hinterland of Londinium. Much of the Roman road has remained in use between the Roman period and the present day. The immediate environs of the road are therefore likely to contain evidence of settlement relating to the Roman, medieval and post-medieval periods. Medieval settlement has been recorded within the APA at Scotland Green and Edmonton 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.

The site as a Quaker burial ground has been recorded in the APA at Scotland Green. The burial ground will contain 18th-and 19th century burials. If the opportunity to study any of the burials occurred, they could provide information regarding the life expectancy, general health, and social background of the local population as well as the range of diseases from which they may have suffered.

Burials which are more than 100 years old are potentially of archaeological interest. The interest in burials and burial grounds lies in how they inform on differences in burial practices, buildings and monuments, which typically reflect a variety of social and religious factors, as well as human populations, including with regard to life expectancy, health and disease.

Burial grounds have their own specific legal protections. In accordance with national guidelines archaeological investigation of post-medieval burial grounds normally applies to burials which are over 100 years old. This is governed by ecclesiastical or secular jurisdiction and follows nationally accepted codes of practice and ethics (e.g. BABAO 2020a, 28b⁸) and, for Christian burial grounds, follows relevant guidance, in particular that set out by the Advisory Panel on the Archaeology of Burial in England (APABE 2015; 2017)⁹. Such disturbance could be for development or purposes other than routine small-scale cemetery operations. The views and feelings of relatives and associated faith communities, when known, would need to be considered.

Events

The closest archaeological events to the Site are (ELO14636, ELO14637). These represent dendrochronological surveys of roof and floor timbers taken within Bruce Castle to the north-west between 1995-98. The survey concluded that the timbers were dated to between AD 1434-1542 and AD 1421-1544 (fig. 8, Appendix 4).

Monuments/Statutory Listed Buildings

A statutory listed building is a building of national historical or architectural interest. The Statutory List is administered and updated by Historic England. *Listed buildings are considered 'designated heritage assets' and are protected through the planning system. They are protected from demolition and listed building consent is required in order to make any alterations. When a building is listed the legislation applies to the interior, exterior, and any structures within the curtilage such as boundary walls or outbuildings¹⁰.*

The chapel and Drapers Lodge hold Grade II Listed status (List ID: 1079258, MLO 84322), (List ID: 1079259, MLO 84323), whilst the almshouses are listed as part of this group. The almshouses also have associated community gardens (MLO 108603) which were constructed at the same time as the buildings.

To the north of the Site, and along Lordship Lane is the 17th century boundary wall to Bruce Castle Park (List ID:49557, MLO84298). This is grade II listed and constructed in red brick with lime mortar in Flemish bond. This wall is believed to date to the early 17th century, while to the east of the site is Tottenham Magistrates court, also grade II listed (List ID: 1390928, MLO84483) and which was built in 1937 but has some later 20th century additions and alterations.

Northwest of the Site is Bruce Castle, a grade I listed red brick manor house dated to the 1600s, with late 17th, 18th and 19th century additions/alterations (List ID: 1358861, MLO 84446). Associated with the castle is a red brick cylindrical tower with battlements, also of 17th century date, although its function is unknown (List ID: 1294388, MLO84006). Also adjacent to the castle is a western boundary wall of red brick which is grade II listed (List ID: 1294666, MLO84413), (fig.9, Appendix 3).

Non Designated Heritage Assets

A local listed building is a building or structure of architectural or historic interest which makes a valuable contribution to the character of an area but does not qualify for inclusion on the statutory list. These are non-designated heritage assets¹¹.

Additional conservation considerations are given to the alteration of these buildings and the council will seek to ensure that the special character of such buildings is protected and enhanced (ibid).

The terrace housing opposite the Site, along the east side of Bruce Grove are locally listed buildings, so too are the Art Deco style flats at Castle Bruce Court (fig.5, Plate 2).

⁸ <https://www.babao.org.uk>

⁹ <https://apabe.archaeology.org>

¹⁰ <https://historicengland.org.uk/listing/the-list>

¹¹ <https://historicengland.org.uk/listing/the-list>



Plate 2: Designated and undesignated buildings.

Designated Heritage Assets

Undesignated Heritage Assets

Positive Contributor

Site BoundaryNeutralConservation Area

Historic Map Evidence

A series of six historic maps were studied for this report. These were; the 1619 Dorset Survey, the 1817 Wyburd Survey, the 1844 Tithe Plan for the Parish of Tottenham and the ; 1873, 1875, 1913 Ordnance Survey maps (figs. 10-15).

The first of these maps, the 1619 map by Thomas Clay for the Earl of Dorset shows the area much underdeveloped and in a triangular form labelled as ‘Slaughter House Yard’. Bruce Castle is shown as The Lordships House and located along what is Lordship Lane, with Church Lane to the right. To the far left is what is the High Road and former course of the Roman Ermine Street. Bruce Grove is yet undeveloped and appears as a field boundary to the west of the Site area.

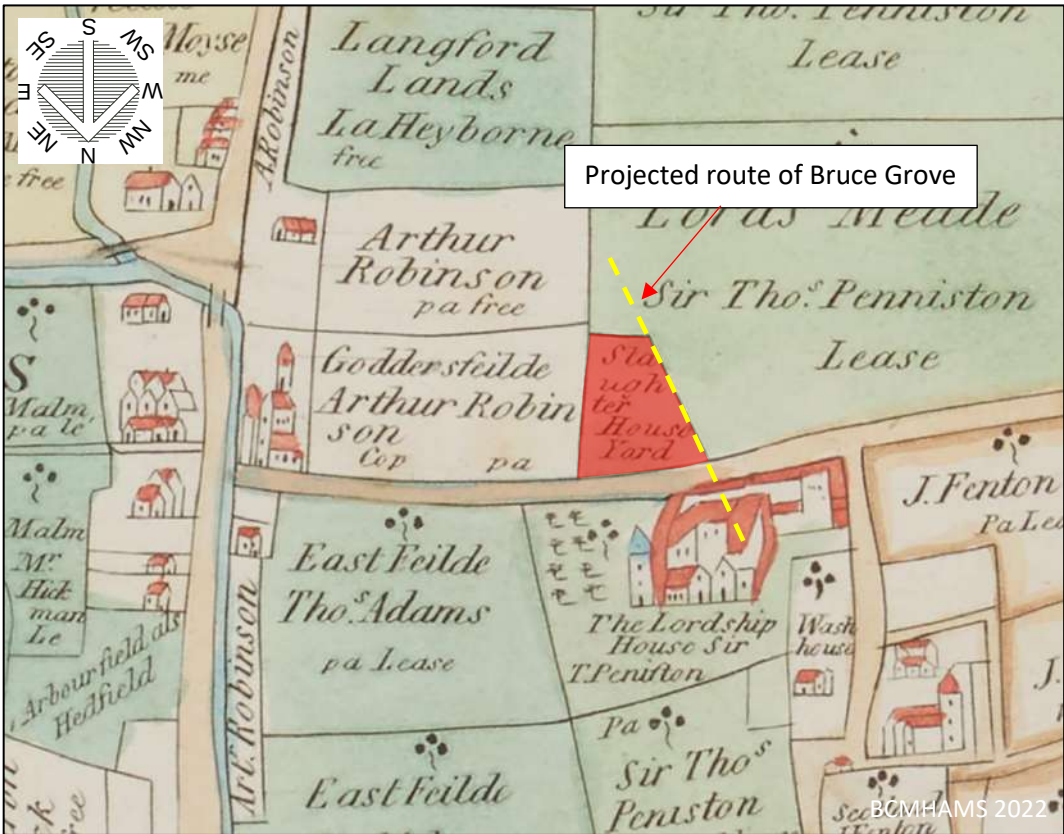


Fig.10: 1619 Dorset Suvey. Please note that north for this map is at the bottom.

The next map is the 1817 Wyburd Survey. This shows the area in much more detail and its increased development towards the south and also along the High Road. We can now see that Bruce Grove has become established and demarcates the Site’s west and southeast boundary and that the Site area forms a large field in the shape of a right-handed triangle, while a large lake forms part of its north-east boundary. The plot is numbered 701, with the apportionment showing that it is glebe land tenanted by a Henry Piper.

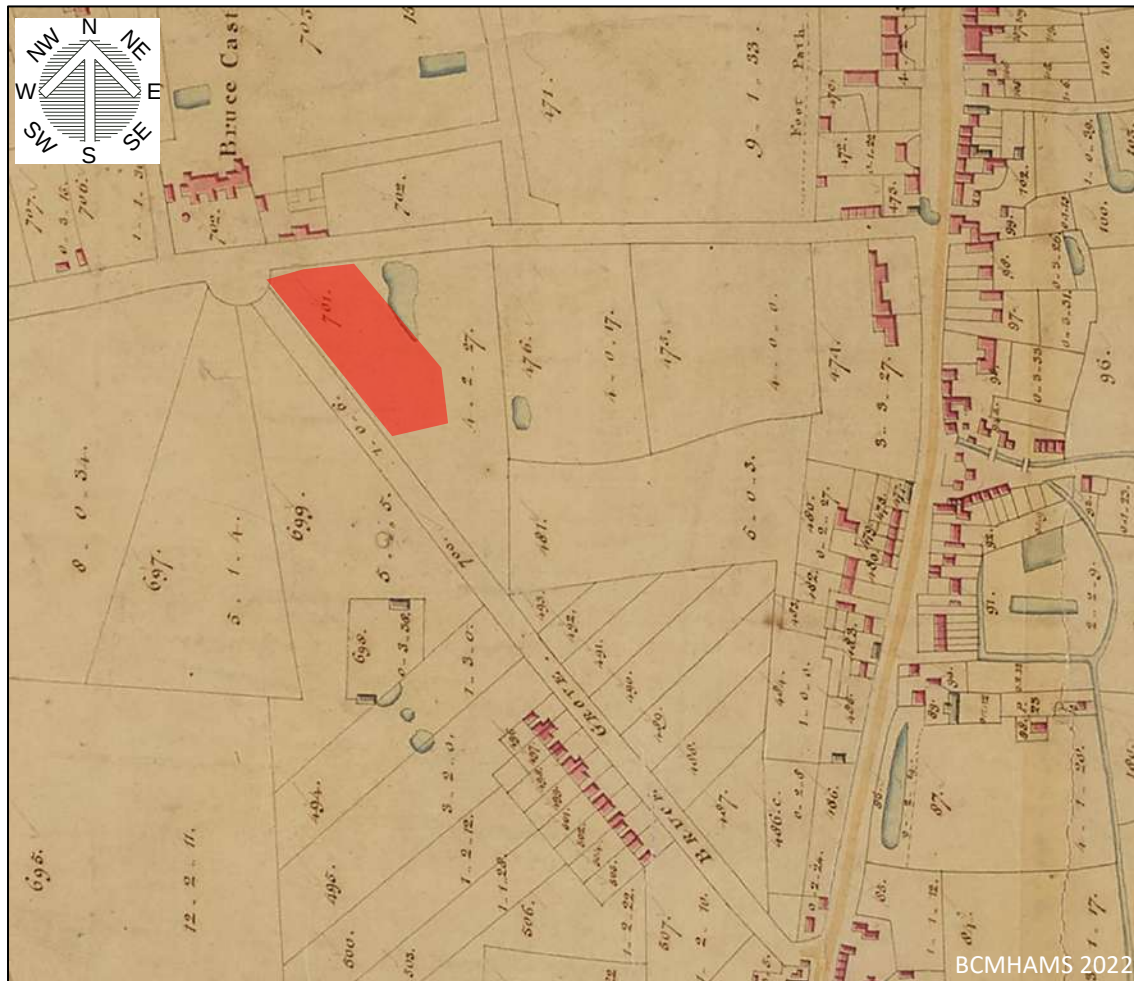


Fig.11: 1817 Wyburd Map.

By the time of the 1844 Tithe Map, it can be seen that the development of housing along Bruce Grove to the south has increased and that the layout of the fields where the Site is has been sub-divided into three plots; 1690, 1691 and 1692 and that the private house Elmslea has now been developed to the north-east (fig.12).

Plot 1690 is occupied by a majority of the current development, with the southeast limit of the Site falling within plot 1692 and which is occupied to its south by what looks like a small reservoir. The Site also bounds the southwest boundary of plot 1691 which is occupied by Elmslea, a private residence which is named on the later Ordnance Survey. The Tithe Apportionment for the map shows that plot 1690 was meadow, owned by a Joseph Fletcher and tenanted by a Francis Fox, who is believed to have owned Elmslea by 1866, using the house as a school for fatherless Anglican girls, with the 1873 Directory of Drapers' Company listing Miss Mary Wallder as Lady Superintendent and 24 rising to 40 inmates aged between 7 and 18, who were taught here until Tottenham High School opened. Elmslea closed in 1930 and Tottenham Magistrates Court was built on partly on the site.

This map also shows that Plot 1692 is garden, also owned by Fletcher and tenanted by Fox, presumably garden land for plot 1691 and Elmslea, the latter being listed as a series of buildings, with yard and garden, and again owned by Fletcher and tenanted by Fox¹².

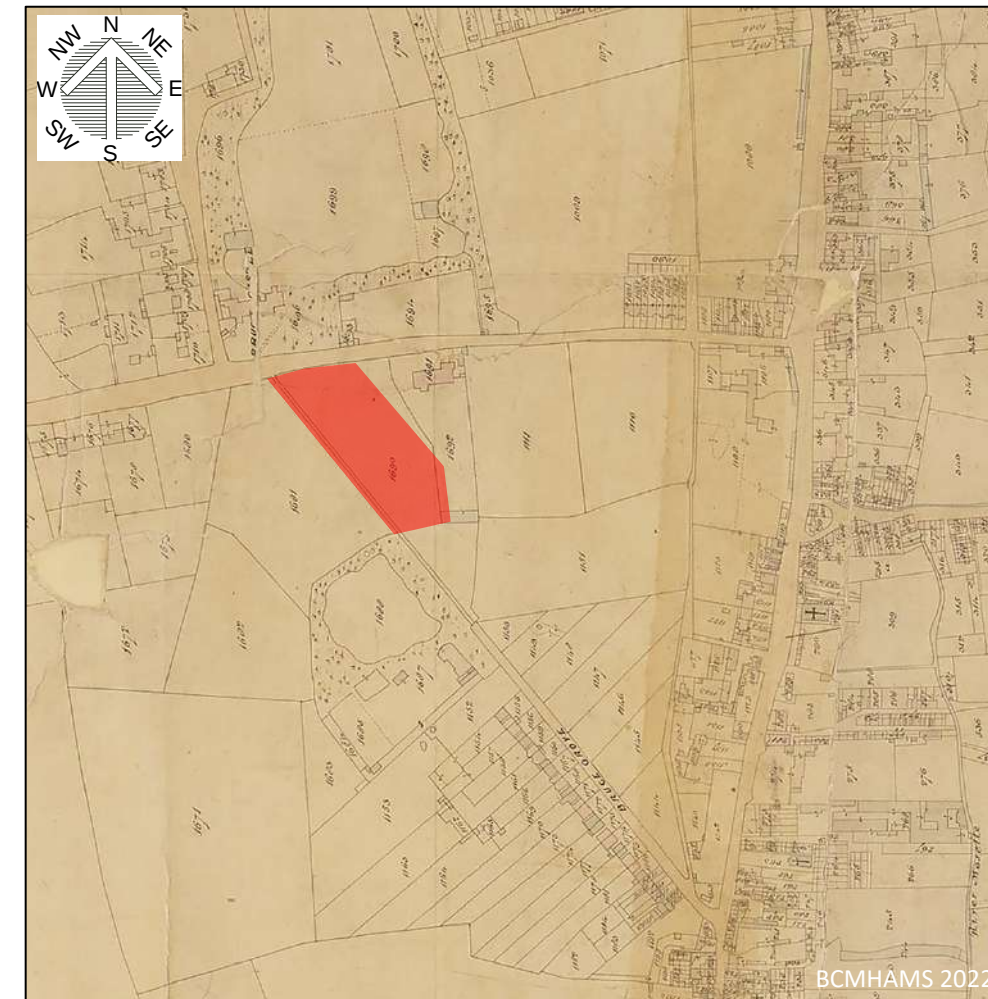


Fig.12: 1844 Tithe Map of the parish of Tottenham.

By the time of the 1894-6 Ordnance Survey (fig.13), the Site has become fully developed and occupied by the almshouse buildings we see today and named 'Sailmakers' Almshouses'. The areas for the proposed new development of the site, the pavilions/buildings can be seen and are empty, whilst the Gatehouse is also visible to the south of the Site. Elmslea can also be seen, along with its large lake and extensive gardens, and Elsdon Road has now become fully developed with housing, although there is yet still very little settlement along the west side of Bruce Grove, albeit for a footpath (fig.13).

¹² Apportionment for 1844 Tithe Map of the Parish of Tottenham IR/29/21/53

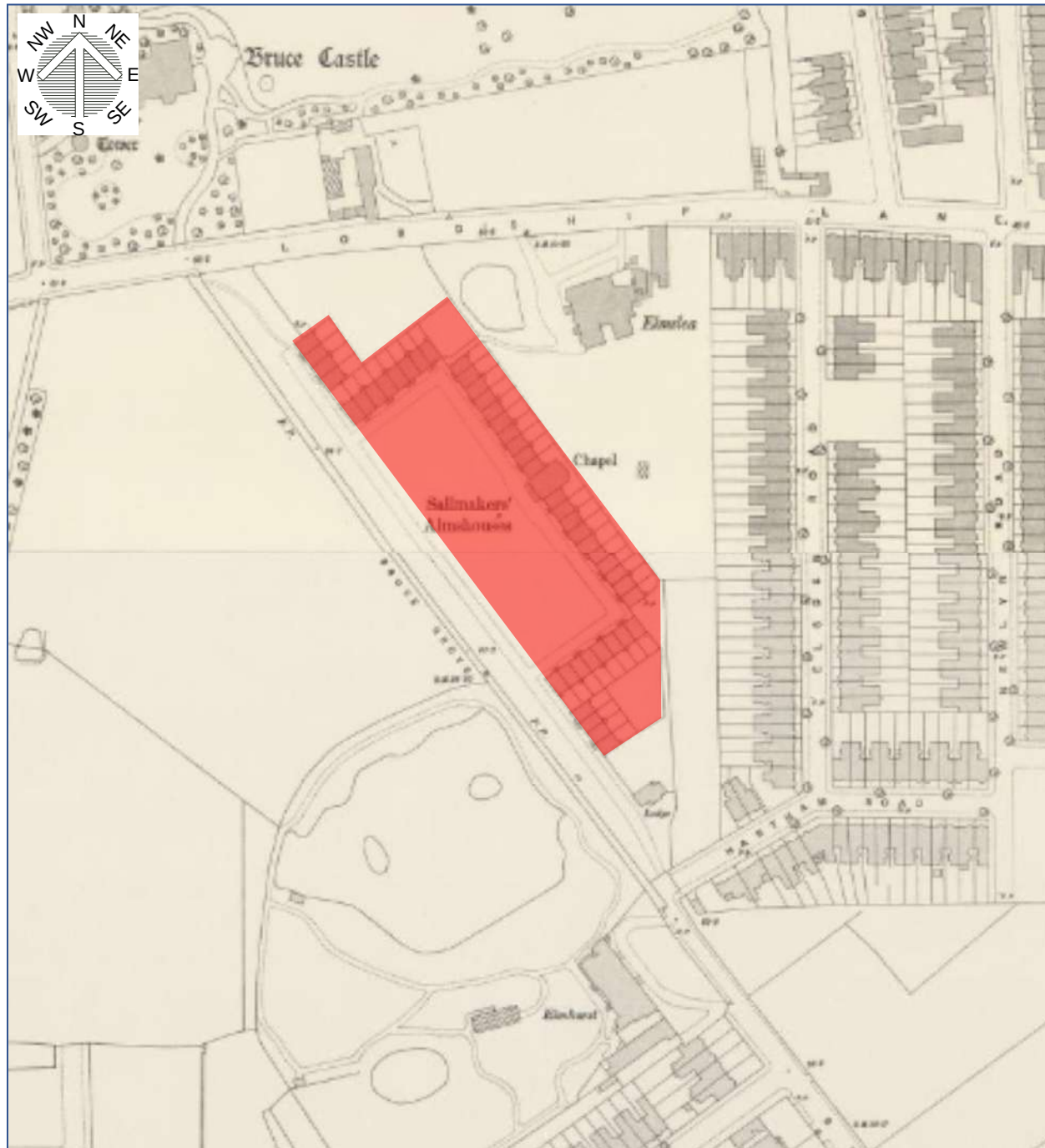


Fig.13: 1894-6 Ordnance Survey.

The years between the 1894-6 and 1913 Ordnance Survey saw extensive development in the area, the areas surrounding the Site has become developed, with housing established along the west side of Bruce Grove and also the area south of Hartham Road (fig.14).



Fig.14: 1913 Ordnance Survey.



Fig.15: 1946 Ordnance Survey.

The last map in the series, the 1946 Ordnance Survey, shows that the Tottenham Magistrates Court has been built, part of which occupies the gardens of Elmslea, while to the north we can see Bruce Castle Court, a block of three late 1930s modern style blocks of flats have also been constructed (fig.15).

7.0 Significance

The NPPF 2021 *revision* places the concept of significance at the heart of the planning process. Its definition of significance is:

- *'value of a heritage asset to this and future generations because of its heritage interest'. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.*¹³

There are occasions when the significance of a building or place may be regarded simply as intrinsic. However, since significance is evaluated as a result of how a building or place is interpreted or perceived at any given moment, there are instances where significance can be regarded as a fluid concept that can either be eroded or enhanced, depending on the consequences of change. Significance can be eroded through, for example, partial demolition or inappropriate alterations. Alternatively, it can be enhanced through informed, considered change which can bring positive benefits. These benefits can include the revealing of heritage values, the re-assertion of historic integrity, facilitating greater public appreciation and the strengthening of communal values and uses-all of which may ultimately raise the level of significance.

Thus, the aims of managed change to protect, reveal, reinforce, or enhance significance can be achieved through a variety of means including conservation, improved interpretation, understanding and/or presentation.

The Assessment of Significance

This assessment of significance has been informed by both site investigation and combined with archival research. It is essential to understand the site's values and significance and consider more than matters architectural-historical and identity nuances in levels of significance. This ensures that decisions regarding both day-to-day and long-term management consider all of the values that contribute to its significance.

The range of values that may therefore contribute to the significance of a place can be categorised under the following headings, derived from Historic England's Conservation Principles, Policies and Guidance¹⁴

- **Evidential Value:** the potential of a place to yield evidence about past human activity.
- **Historical Value:** the associative or illustrative ways in which past people, events and aspects of life can be connected through a place to the present.
- **Aesthetic Value:** the ways in which people draw sensory and intellectual stimulation from a heritage asset or place.

- **Communal Value:** the associated meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values embrace spatial, social, and inspirational values.

Table 1: Criteria for determining the significance of heritage assets.

Heritage Significance	Criteria
Very High	World Heritage Sites and the individual attributes that convey their Outstanding Universal Value, or non-designated heritage assets of demonstrable international heritage interest.
High	Scheduled Monuments, Listed Buildings (Grade I, II*, I), Conservation Areas, Registered Historic Parks and Gardens (Grade I, II*, II), Registered Battlefields, Protected Wreck Sites, or non-designated heritage assets of demonstrable national importance due to their heritage interest.
Medium	Locally Listed Buildings and Landscapes, or non-designated heritage assets of demonstrable regional importance due to their heritage interest.
Low	Non-designated heritage assets of demonstrably limited heritage interest.
Negligible	Non-designated heritage asset of very limited heritage interest, typically due to poor preservation, survival or restricted contextual associations.
Unknown	The significance of the heritage asset can not be ascertained from available evidence.

¹³ NPPF 2021 *revision*

¹⁴ Historic England 2008

Evidential Value

A search of the GLHER indicates that there are no known buried archaeological remains or artefactual evidence recorded on or within close proximity, but the Site is less than 400m west of the former route of Ermine Street, a Roman road and therefore, there is some possibility of encountering the remains of roadside settlements of Roman date and later. The Site does contain historic designated structures which are Grade II Listed. The Site has for over 150 years served the local community with providing housing. Taking these factors into account, the evidential value is *low-medium*.

Historical Value

The historic mapping illustrates the development of the site over a 300-year period, showing that most of the Site area was formed of open fields until the construction of the almshouses in 1868-9. The buildings which make up the Site are of architectural interest, reflecting an architectural style very much prominent in the mid-late 19th century. There buildings are also associated with several prominent 17th century benefactors and their associated trusts. The Site has been a focal point within the local community area for over 150 years, therefore, there is historic value, and this is considered *low-medium*.

Aesthetic Value

The site consists of a group of linear, two-story buildings, the chapel and Drapers Lodge are Grade II Listed. They were built between 1868-9 in the High Victorian Gothic Style, a popular architectural style used between the mid-late 19th century. The buildings were designed by Herbert Williams, architect to the Drapers’ Company, who also redesigned the Drapers’ College (later High Cross School) in Tottenham High Road. The almshouses have architectural importance, reflecting a prominent 19th century architectural design and therefore their aesthetic value is *medium-high*.

Communal Value

The buildings have been a prominent feature within the local community for more than 150 years and therefore have communal value which is *low-medium*.

8.0 Levels of Impact

To more fully understand the effect of the impact on the heritage values of the Site, the following assessment provides a comparable analysis of the heritage values against the level of impact.

Table 2: Criteria for determining levels of impact

Magnitude of Impact	Archaeological Remains (Archaeological Interest)	Historic Building(s) (Architectural/Artistic interest and or Historic Interest)	Historic Landscapes (Historic Interest)
Major	- Change to most or all key archaeological materials, such that the resource is totally altered. - Comprehensive changes to setting	- Change to key historic building elements, such that the resource is totally altered. - Comprehensive changes to setting	- Total change to historic landscape character resulting from: - Changes to most or all key historic landscape elements, parcels or components - Extreme visual effects. - Gross change to noise or change to sound quality - Fundamental changes to use or access
Moderate	- Changes to many key archaeological materials, such that the resource is clearly modified. - Considerable changes to setting that affect the character of an asset	- Changes to many key historic building elements, such that the resource is significantly modified. - Changes to the setting of an historic building, such that it is significantly modified	- Moderate change to historic landscape character resulting from: - Changes to many key historic landscape elements, parcels or components - Visual change to many key aspects of the historic landscape

			• Noticeable differences in noise or sound quality • Considerable changes to use or access
Minor	• Changes to key archaeological materials such that the asset is slightly altered. • Slight changes to setting	• Change to key historic building elements, such that the asset is slightly different. • Change to the setting of an historic building, such that it is noticeably changed.	• Limited change to historic landscape character resulting from: • Changes to few key historic landscape elements, parcels or components • Slight visual changes to few key aspects of the historic landscape • Limited changes to noise levels or sound quality • Slight changes to use or access
Negligible	• Very minor changes to archaeological materials, or setting	• Slight changes to historic buildings elements or setting that hardly affect it.	• Very small change to historic landscape character resulting from: • Very minor changes to key historic landscape elements, parcels or components • Virtually unchanged visual effects • Very slight changes to noise

			levels or sound quality
No Change	• No change	• No change to fabric or setting	• No changes to elements, parcels or components • No visual or audible changes • No changes in use or access

9.0 Impact on Development

Looking at the significance of the Site and the risk of impact from the development upon the historic environment; the levels of impact are:

Archaeological Remains

There are no known archaeological remains within the Site area, although it is entirely possible that roadside settlement remains associated with the former Roman road (now the High St) could be encountered. Two of the main areas of development (3, 4) lie within what appears to be undisturbed garden land, while area (2), an area previously developed as infill housing plots during the 1970s and 1980s has most likely suffered a degree of truncation and may have already impacted on any buried archaeological remains in this area.

Considering the above, the magnitude of intrusive impact on any below ground archaeological remains is **minor-moderate**.

Historic Building

The buildings are of architectural merit and are Grade II Listed. Although they have been modernised internally for contemporary use, their exteriors on the whole have remained little unchanged since their initial construction in 1868-9.

The re-development of some elements of the Site will involve both internal and external alterations, (5) will be altered internally, while (6) both internally and externally, (1) will be subject to external alterations also. Historic views from the Chapel along its eastern boundary may be affected with the development of (1) and (3). The south-eastern area of the Site, the communal garden area and associated almshouses, along with Draper's Lodge will have their historic views impacted upon by the construction of (2, 3, 4), while the historic views to the almshouses to the north-west of the site will be slightly affected by (3).

Taking the above into account, the settings and historic views of the above buildings will be affected by the proposed development but mainly those buildings to the south-east corner of the Site and only to the rear elevations of the current buildings. The level of impact on these historic buildings is **minor-moderate**.

Historic Landscapes

As already stated, the majority of the development will be situated to the rear of the current buildings and screened from Bruce Grove by the current development.

Some small alteration to the principal elevation of Edmanson's Close will be undertaken, this being the replacement of the 1970s-80s infill housing block with (2) which is adjacent to Draper's Lodge. Historic views across Bruce Grove to and from this area will be very little impacted on and unchanged due to the relatively high boundary fencing and native hedging already established here and which is to be kept.

The development of the corner pavilion to the north will have some impact on historic views to and from Bruce Castle Court, although these are undesignated heritage assets. The Grade II Listed post-medieval south boundary wall (MLO84298) to Bruce Castle Park is not visible from the Site, neither is it possible to see the Site from the wall's location along Lordship Lane, as Bruce Castle Court blocks the view. The rest of the Sites proposed development areas to the south-east are all effectively screened by the current trees and hedging along the boundary of the Site to its rear (fig.9, Appendix 3).

Taking the above into account, the level of impact on historic views is believed to be *minor*.

10.0 Conclusions

Any development of the site has the potential to impact on buried archaeological remains, although the likelihood of these being present as demonstrated is currently small and based on the current Historic Environment Record data, while historic mapping has shown the Site was undeveloped from the early 17th century until the second half of the 19th century, this map evidence showing no development of the Site at least since the first quarter of the 17th century.

There will evidently be some direct impact upon the fabric of the current buildings due to their alteration, with some limited impact on some historic views to and from the Site, while historic views in the wider context will be little affected.

11.0 Mitigation

Some form of archaeological intervention may be an appropriate measure to undertake prior to and/or during any proposed development of the Site, it may be appropriate to undertake some form of limited historic building survey or appraisal of the structures to be affected by the development. Consideration for any archaeological works, either non-intrusive or intrusive would be the decision of the Local Planning Authority.

12.0 Acknowledgments

MAS would like to thank The Draper's Almshouse Charity for this commission and Turner and Townsend Limited for the provision of drawings and information regarding the Site.

13.0 Sources Consulted

General

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Bruce Castle Museum, Haringey Archive and Museum Service

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Cartographic

1619 Dorset map by Thomas Clay

1817 Wyburd Survey Parish of Tottenham

1844 Tithe Map of the Parish of Tottenham & apportionment (IR29/21/53)

1894-6 Ordnance Survey 1st Edition 25"

1913 Ordnance Survey Edition of 1913 25"

1946 Ordnance Survey Provisional Edition 6"

Appendix 1: Colour Plates



Plate 3: Looking south-east to site from Bruce Grove.



Plate 4: Looking south-east towards rear of the site from Lordship Lane.



Plate 5: Looking south-east along Bruce Grove.



Plate 6: Looking north-west along perimeter with Bruce Grove and Site.



Plate 7: Looking south-east along Site perimeter with Bruce Grove.



Plate 8: Looking east across the Site.



Plate 9: Looking east towards Site.



Plate 10: Looking north-west along Site perimeter with Bruce Grove.



Plate 11: Site looking south-west towards exit 2 with Bruce Grove.



Plate 12: Development area for new north-west corner pavilion looking north.



Plate 13: Development area for new north-west corner pavilion looking northwest.



Plate 14: Development area for new north-west corner pavilion looking west.



Plate 15: Development of new north-west corner pavilion looking south.



Plate 16: Development area for new north-west corner pavilion looking south.



Plate 17: Development area for new north-west corner pavilion looking southeast.



Plate 18: Development area for new north-east corner pavilion looking south.



Plate 19: Development area for new north-east corner pavilion



Plate 20: Looking south towards area for new corner pavilion.



Plate 21: Looking left and straight on at areas for new corner pavilions.



Plate 22: Looking straight ahead to the left for area for new almshouse.



Plate 23: Looking north-west to area for new corner pavilion.



Plate 24: Area of new corner pavilion looking east.



Plate 25: Looking south-east towards building to be demolished.



Plate 26: Looking south-east towards building to be demolished.



Plate 27: Looking north-east towards boundary.



Plate 28: Looking north-east towards boundary adjacent to proposed pavilion areas.



Plate 29: Looking south-west towards exit 1 with Bruce Grove.



Plate 30: Looking west from eastern corner of Site.



Plate 31: Looking north-west across front of the Site.



Plate 32: Looking north-west from eastern corner with chapel to immediate right.



Plate 33: Looking south-east from chapel area.



Plate 34: Looking north-west from Site boundary with Lordship Lane, to South boundary wall To Bruce Castle Park.

Appendix 2: Archaeological Priority Areas

GLHER No	Site Name	Borough No	NGR	Type	Grade	Description
DLO38979	The Lea Valley	3.1	TQ 3419 8999	Archaeological Priority Area	Tier III	8.1.1 The Archaeological Priority Area covers the flood plain of the River Lea and the Moselle Valley as they pass through Haringey. The eastern boundary of the APA is defined by the course of the River Lea. The APA broadly covers an area of alluvial deposits associated with the River Lea as defined by the British Geological Society as well as stretches of prominent river gravel terraces which run along the western edge of the river valley. 8.1.2 The APA continues into the London Borough of Waltham Forest to the east (Waltham Forest APA 3.1 River Lea and Tributaries), the London Borough of Hackney to the south (Hackney APA 3.1 Lea Valley) and the London borough of Enfield to the north (Enfield APA Lea Valley West Bank). 8.1.3 The APA has been classed as Tier 3 because it covers an extensive area with a high potential to contain preserved organic remains. The APA also has the potential to contain palaeoenvironmental evidence for past wetland and riverine environments. 8.1.4 The River Lea Arctic Beds could extend into the northern part of the APA. Elsewhere this deposit has contained preserved environmental material and infilled channel beds dating to the late Pleistocene. The River Lea would have been a focus for prehistoric activity and outside the borough rare Palaeolithic and Mesolithic remains have been found along its length. Saxon and Roman activity has also been recorded within the APA, particularly around the Tottenham area (APA 2.4) and alongside the Roman road Ermine Street (APA 2.3). The Lea Valley was also an extensive area of industry in the medieval and post-medieval periods and evidence of river crossing and industrial activity dating to these periods is likely to be found within the APA. The remains of the Garbell Ditch (later the Carbuncle Ditch), a 15th-century drainage ditch, pass through the APA. 8.1.5 During the prehistoric period the Lea Valley would have been a low-lying wetland area which would have been repeatedly inundated by the River Lea. The seasonal flooding has resulted in the accumulation of deep deposits of alluvium in the eastern part of the APA. Further to the west the land level rises. The geology in this area is made up of river gravels, mapped by the British Geological Survey as Kempton Park Gravel, overlain by Enfield Silt Member clay and silt. This part of the Lea Valley has the highest potential to contain deposits associated with the Lea Valley Arctic Beds, a series of late Pleistocene river channels situated beneath the floodplain. Elsewhere, at Ponders End to the north, these deposits have contained organic deposits including cold climate plant remains, beetles, shells and mammalian fossils (Juby 2011). 8.1.6 The gravel terraces of the River Lea are cut in places by the Lea's various tributaries. These channels, particularly on the Enfield Silts, are considered to have the highest potential to contain prehistoric remains (Cororcan et al. 2011). A possible Mesolithic occupation site has been recorded near one such tributary in Tottenham Hale (APA 2.7) and immediately to the north of the APA in the London Borough of Enfield significant prehistoric remains dating from the Palaeolithic period through to the Bronze Age have been recorded along the banks of Pymmes Brooks. Given the distribution of prehistoric remains along the Lea Valley in both Hackney, Waltham Forest and Enfield it is expected that further prehistoric remains will be present within the APA. 8.1.7 The line of the Roman road Ermine Street (APA 2.3) passes through the northern part of the Lea Valley, dividing the APA into two segments. The road would have been the focus for Roman activity. Away from the road there is little archaeological evidence dating to the

Appendix 2: Archaeological Priority Areas

					Roman period but elsewhere within the Lea Valley the Enfield Silts appear to have been utilised for farming in this period and there is the potential for further remains of this nature to be present within the APA. 8.1.8 Ermine Street continued in use into the Saxon and medieval periods and became a focus for small roadside settlements (APA 2.3 and APA 2.4). Away from the road evidence of Saxon and medieval activity has been recorded at Tottenham Hale (APA 2.7) and at the medieval moated sites of Bruce Castle (APA 2.11), Mocking (APA 2.14) and Willoughby (APA 2.16). The APA is crossed by several medieval roads and trackways which would have connected these settlements with each other and with the settlements on the other side of the Lea Valley in Waltham Forest. 8.1.9 During the medieval period the channels of the River Lea were exploited for industrial purposes and as a communication and transport link with London. Documentary sources record industrial activity in the form of an early medieval weir and a medieval mill at Tottenham Mills (APA 2.22), while on the eastern boundary of the APA a medieval quay is recorded. The Garbell Ditch was created in the 15th century to alleviate flooding upstream by the River Moselle. The ditch followed a west to east alignment from Scotland Green through the Tottenham Marshes and draining into Pymmes Brook. The ditch had been renamed as Caruncle Ditch by the 19th century and in the early 20th century it was partly culverted. The former route is marked in places by the Carbuncle Passage. 8.1.10 The increased industrial activity along the river during the medieval period made the Lea increasingly difficult to navigate and in 1425 an Act of Parliament was passed to improve the navigability of the river. This led to a period of conflict between the mill owners and barge owners over the allocation of the available water, with the mill owners preferring the available water to be used for mills rather than locks. In 1594 these debates reached the Star Chamber, a superior court of justice, which ruled in favour of the boats. Improvements to the river continued and in 1766 the River Lea Act was passed. This authorised extensive improvements to the river include the construction of new locks and new canalised sections. Stonebridge Lock and Tottenham Lock were constructed shortly afterwards. The locks were originally single gate locks which were replaced with pound locks from 1771. A new cut (part of the Lee Navigation) was constructed within the APA between 1845 and 1846 and Tottenham Lock was relocated to its current location as part of these improvements. A further Act was passed in 1850 authorising new canalised sections of the river and the creation of additional locks. 8.1.11 In 1864 the Tottenham and Wood Green sewage treatment works and pumping station was opened at Markfield Road in the southern part of the APA. The works originally used a 45 horsepower steam engine to pump sewage from Tottenham into the London system. Pollution of the Lea continued and in 1866 the local health board took legal action to ban Hornsey Parish from allowing their sewers to drain into the River Moselle. In 1888, following public outcry over the pollution of the River Lea, a more powerful steam engine, the Markfield Beam Engine, was installed at the treatment works. The Markfield Engine and its original filter beds survive within the APA and are designated as a Grade II listed building and as a site of industrial heritage interest and importance within Haringey. 8.1.12 The construction of the Great Eastern Railway in the mid-19th century prompted the rapid expansion of the Ermine Street settlements, resulting in the construction of large housing estates on the higher ground in the western part of the APA. The area to the west of the railway line became increasingly developed during the early
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Appendix 2: Archaeological Priority Areas

						20th century while the area to the east of the railway line remained more open, with industrial activity clustering around Tottenham Hale, Edmonton and in the far south of the borough along the boundary with Hackney. Statement of Significance 8.1.13 The floodplain of the River Lea has been a focus of activity since the prehistoric period and accordingly it has the potential to contain archaeological remains from all periods. The APA contains a large expanse of undeveloped land within the otherwise intensively developed borough of Haringey. These areas have remained undeveloped since the medieval period. Part of the significance of the APA is derived from its undisturbed state and its potential to contain well preserved archaeological remains from all periods. 8.1.14 The APA is situated on geological deposits with the potential to contain rare late Pleistocene environmental remains associated with the Lea Valley Arctic Beds. If present, these deposits could provide insight into the environmental conditions and landscape of the Lea Valley in the late Pleistocene. 8.1.15 Despite the limited known prehistoric and Roman activity within the APA it is likely that the resources of the Lea Valley were seasonally exploited throughout these periods. Elsewhere in the Lea Valley there is evidence of prehistoric and Roman exploitation of the valley and accordingly there is the potential for significant prehistoric and Roman remains similar to those found elsewhere in the Lea Valley to survive in the APA. These deposits, if present, are significant as they would contribute to our understanding of the use of wetland/ floodplain environments during throughout the prehistoric and Roman periods. 8.1.16 The alluvial deposits within the APA have the potential to contain waterlogged deposits which may preserve organic material not otherwise found within the archaeological record. Waterlogged deposits are of particular significance as they often contain environmental and organic remains. Such remains are not common in England. They are therefore of great significance as they can provide information about everyday objects people ate and drank out of (wooden bowls, leather bottles, horn cups), wore (clothes and shoes) and used (boats, trackways and fish traps). These deposits can contain environmental evidence which can help reconstruct past landscapes providing evidence of land use, diet and landscape change which would otherwise not be available. 8.1.17 The channels of the River Lea have been utilised for transportation and to power industry since the medieval period. Archaeological evidence of this activity could contribute to understanding of the industrial use of the river in the medieval and post-medieval periods, as well as its use as a communication and transport link between London and the surrounding area.
DLO38965	Bruce Castle and All Hallows Church	2.11	TQ 3343 9080	Archaeological Priority Area	Tier II	7.11.1 The Archaeological Priority Area covers Bruce Castle Park, which lies on the northern side of Lordship Lane at its junction with Bruce Grove. To the west of the APA is White Hart Lane Estate, to the north is Tottenham Cemetery and to the east are residential streets. The park is centred around the Grade I listed Bruce Castle, a 16th-century mansion which is situated on the site of an earlier, 13th-century house. The Church of All Hallows lies at the north-west corner of the park. The church is 14th century in date but may have been constructed on the site of an earlier church. 7.11.2 The APA has been included at Tier 2 as it has the potential to contain archaeological remains associated with the medieval manor and post-

Appendix 2: Archaeological Priority Areas

					medieval house and its surrounding gardens. The APA contains a medieval churchyard and has the potential to contain medieval and postmedieval burials. Description 7.11.3 The APA was situated in the medieval manor of Tottenham until 1254 when it was divided into three parts, the manors of Bruces, Balliols (or Daubeneyes) and Pembrake. The APA is the site of Bruce Castle, a 13th-century manor house associated with the medieval manor of Bruces. The manor of Bruces gained its name from the Scottish royal family of de Brus, who held a third of the manor until Robert Bruce forfeited his English lands when he claimed the Scottish throne in 1306. 7.11.4 A manor house had been built within the APA by 1254 and at this time it had a hall and several rooms and granges. The early manor was surrounded by ditches and ramparts and there were fishponds and gardens within its grounds. 7.11.5 In 1514 the 13th-century manor house was rebuilt by Sir William Compton, who was granted the manor by Henry VIII. By 1548 his grandson, Henry, Lord Compton, held the manor with woodland and 38 acres of land, including five acres comprising the house and its garden. On one occasion in the 1590s the house was the refuge for civil servants and their families fleeing from plague-ridden London. 7.11.6 In the early part of the 17th century Bruce Castle (formerly Lordship House) was leased to Sir Thomas Peniston. The 1619 Plan of Tottenham Parish shows the layout of the manor house at this time. The manor is shown with a tower and a grove of trees standing on a site which had a similar extent to Bruce Castle Park. In 1625 the manor was purchased by Hugh Hare who had Bruce Castle constructed close to the site of the earlier manor. The surrounding gardens were also remodelled at this time. The house was owned by several prominent figures during the 17th and 18th centuries including Henry the 2nd Lord of Coleraine and John Eardley Wilmot, a lawyer and MP for Tiverton. 7.11.7 From 1815 to 1827 Bruce Castle was owned by a merchant, John Ede, who removed the west wing of the house. It then became a school, run by the Hill brothers from Birmingham. Like other schools set up by the Hill brothers, it was innovative due to the breadth of the curriculum and the abandonment of corporal punishment. 7.11.8 During the 19th century the Bruce Castle estate was reduced to its present size and a new entrance to the house was added on the western side. It remained a school until 1891 when it was purchased by Tottenham Urban District Council. The park was given a new layout at this time and was opened in 1892 as Tottenham's first public park. The park contains a cylindrical Tudor tower which is located to the southwest of the house and is considered to be the oldest surviving element of the building. Archaeological investigation suggests that the tower extends for a considerable distance below the current ground level over a deep well. Two sections of the 17th-century boundary and the remains of an 18th century (or possibly earlier) fishpond (now a paddling pool) survive within the APA. The site of a second fishpond is visible as an earthwork feature in the lawn. 7.11.9 The tree belts and shrubs surrounding the park have gradually been reduced during the 19th and 20th centuries, but the 19th-century layout of the circular flower garden to the south of the house and of the kitchen garden are well preserved. About a fifth of the trees in the park date from the 19th century. A Holocaust Memorial Garden was opened in the park in 2013.
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						7.11.10 The Grade II* listed All Hallows Church and its associated churchyard occupy the northeastern part of the APA. The Domesday survey records a priest within the manor of Tottenham in 1086, suggesting that there could have been a church here by this date. A church was certainly present in 1150 when King David of Scotland gifted it to the canons of the Holy Trinity in London. The oldest part of the current church, the church tower, dates to the 14th century. The rest of the church has been subjected to successive phases of 17th-, 18th- and 19th-century alterations and restorations. Following the Dissolution (1536), the church was granted by Henry VIII to William Lord Howard of Effingham, and shortly after to the Dean and Chapter of St Pauls Cathedral. 7.11.11 A farmstead known as Awfield Farm is recorded in the southern part of the churchyard in 1585. This was replaced by The Priory in 1620, which later became known as the Vicarage. The Vicarage is now a Grade II* listed building. Dendrochronological (tree ring) dating has been carried out on timbers within the Vicarage, confirming that it was built in the early 17th century. All Hallows churchyard was in use from the medieval period until it was closed to new burials in 1857. It contains tombs, gravestones and a number of 18th-century monuments. It also has the potential to contain burials dating from the medieval and post-medieval periods. The churchyard is surrounded by a low brick wall dating to the 18th century and contains several mature trees including a c 200-year-old yew tree. It is connected by a path to Tottenham Cemetery (APA 2.13a), which adjoins the APA to the north. Statement of Significance 7.11.12 The APA has the potential to contain medieval and post-medieval settlement remains associated with Bruce Castle and its medieval predecessor. These remains, if present, could provide insight into the origins and development of the medieval manor and could provide evidence regarding evolving fashions and lifestyles in high status medieval and post-medieval dwellings. 7.11.13 All Hallows Churchyard contains a number of 18th- and 19th-century tombs and has the potential to contain surviving medieval and post-medieval burials. If the opportunity to study any of the burials occurred, they could provide information regarding the life expectancy, general health and social background of the local population as well as the range of diseases from which they may have suffered. 7.11.14 Burials which are more than 100 years old are potentially of archaeological interest. The interest in burials and burial grounds lies in how they inform on differences in burial practices, buildings and monuments, which typically reflect a variety of social and religious factors, as well as human populations, including with regard to life expectancy, health and disease. 7.11.15 Burial grounds have their own specific legal protections. In accordance with national guidelines archaeological investigation of post-medieval burial grounds normally applies to burials which are over 100 years old. This is governed by ecclesiastical or secular jurisdiction and follows nationally accepted codes of practice and ethics (e.g. BABAO 2010a, 28b) and, for Christian burial grounds, follows relevant guidance, in particular that set out by the Advisory Panel on the Archaeology of Burials in England (APABE 2015, 2017). Such disturbance could be for development or purposes other than routine small-scale cemetery operations
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DLO38957	Ermine Street	2.3	TQ 3380 8992	Archaeological Priority Area	Tier II	Summary and Definition 7.3.1 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. 7.3.2 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. 7.3.3 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. Description 7.3.4 The APA follows the course of the Roman road Ermine Street as it passes through the London Borough of Haringey. The road was created in the Roman period to connect Roman city of Londinium (London) to the main centres of the military occupation at Lincoln (Lindum Colonia) and York (Eboracum). Archaeological work carried out at Snells Park in Edmonton in the northern part of the APA recorded a cambered gravel road approximately 20ft wide and 3ft thick, bounded by small ditches approximately 2ft wide, and confirmed the proposed alignment of the Roman road. 7.3.5 The Roman road appears to have continued in use through the medieval and post-medieval periods, becoming the modern High Road (A10). Tottenham High Road (A1010) runs to the east of the course of the Roman road. The later alignment of the road was adopted during the 16th century to avoid the flooding of the River Moselle. Several settlements developed alongside the road during the medieval period at Edmonton, Scotland Green, Page Green and Tottenham High Cross and during the post-medieval period the road became the main route between London and Cambridge. The importance of the road as a communication link in the 15th and 16th centuries led to the development of inns, almshouses and residential properties at strategic points along the road. Several new east-west aligned roads were created during the medieval and post-medieval periods connecting the Ermine Street settlements with the Lea Valley and the neighbouring settlement of West Green, Tottenham Hale and Wood Green. 7.3.6 The settlement of Upper Edmonton is located within the northern part of the APA, closely following the line of Ermine Street. The placename Edmonton first appears in the Domesday Survey of 1086 as Adelmentone, meaning farmstead or estate of a man called Ēadhelm in Old English. The settlement was already in existence by 1086 and may have had its origins in the Saxon period. Certainly, by the time of the 1086 Edmonton was a large settlement comprising 52 villagers, 17 smallholders, 14 cottagers and 4 slaves, under the lordship of Geoffrey de Mandeville. The settlement continued in use throughout the medieval and post-medieval periods and by the 16th and 17th centuries a number of coaching inns, farms and houses were present alongside the road. The division of Lower Edmonton from Upper Edmonton first appears on the Ordnance Survey map of 1822. The area around Lordship Lane and Scotland Green appears to have been another focus for medieval and early post-medieval occupation. During the medieval period a bridge known as Lordship Bridge was constructed close to Lordship Lane to carry the High Road over the River Moselle. To the west
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					of the High Road and the bridge was a medieval offertory or chapel dedicated to St Eloy. The 'house of St Eloy' is mentioned again in the 15th century but by the 17th century it had been replaced by a house. By the 16th century a manor house and several almshouses owned by Balthazar Sanchez had been constructed in the area around Scotland Green. 7.3.8 The Garbell Ditch was created in the 15th century linking the River Moselle at Scotland Green through Tottenham marshes into Pymmes Brooke. The ditch was an artificial cut created to alleviate flooding upstream by the River Moselle. The ditch was renamed as Caruncle Ditch by the 19th century and in the early 20th century it was partly culverted. The former route is marked in places by the Carbuncle Passage. 7.3.9 In the 18th century the Quaker Friends Meeting House was constructed to the east of the High Road and south of Scotland Green. The meeting house was associated with a Quaker burial ground which was situated within the orchards to the east of the building although the exact extent of the burial ground is unclear. This part of the APA has the potential to contain burials 18th and 19th century burials. 7.3.10 To the south of Scotland Green, the medieval settlement of Tottenham developed. This settlement forms a separate Tier 2 APA (APA 2.4). The Ermine Street APA continues south from the Tottenham APA and into Hackney. A small medieval settlement known as Page Green is located in this part of the APA in close proximity to a second medieval bridge known as Black up Bridge. 7.3.11 The settlement at Page Green is not mentioned as a separate entry in the Domesday survey of 1086 but may have been included within the manor at Tottenham at this time. There was certainly a settlement at Page Green by 1319 when it was part of an estate of 12 acres. Since the 14th century the green has been referred to as Pagisgrene in 1467, Page Green in 1619, Seven Sisters in 1864 and Broad Lane Common between 1892 7. The common contains a circle of seven elm trees known as 'the Seven Sisters' which are believed to have been planted in the 14th century. During the 18th century several 100ft deep wells were sunk into the common. The area was laid out as a public garden in 1897 Statement of Significance 7.3.12 The APA has the potential to contain archaeological remains associated with the Roman road known as Ermine Street. It may also contain evidence of Roman settlement, roadside activities, or the environment in the areas adjacent to the Roman road. Such remains could provide insight into the nature and extent of settlement in the hinterland of Londinium. 7.3.13 Much of the Roman road has remained in use between the Roman period and the present day. The immediate environs of the road are therefore likely to contain evidence of settlement relating to the Roman, medieval and post-medieval periods. Medieval settlement has been recorded within the APA at Scotland Green and Edmonton 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. 7.3.14 The site of a Quaker burial ground has been recorded in the APA at Scotland Green. The burial ground will contain 18th- and 19th-century burials. If the opportunity to study any of the burials occurred, they could provide information regarding the life expectancy, general health, and
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						social background of the local population as well as the range of diseases from which they may have suffered. 7.3.15 Burials which are more than 100 years old are potentially of archaeological interest. The interest in burials and burial grounds lies in how they inform on differences in burial practices, buildings and monuments, which typically reflect a variety of social and religious factors, as well as human populations, including with regard to life expectancy, health and disease. 7.3.16 Burial grounds have their own specific legal protections. In accordance with national guidelines archaeological investigation of post-medieval burial grounds normally applies to burials which are over 100 years old. This is governed by ecclesiastical or secular jurisdiction and follows nationally accepted codes of practice and ethics (e.g. BABAO 2010a, 28b) and, for Christian burial grounds, follows relevant guidance, in particular that set out by the Advisory Panel on the Archaeology of Burials in England (APABE 2015; 2017). Such disturbance could be for development or purposes other than routine small-scale cemetery operations. The views and feelings of relatives and associated faith communities, when known, would need to be considered.
DLO38967	Haringey Burial Grounds	2.13	TQ 3092 8938	Archaeological Priority Area	Tier II	Summary and Definition 7.13.1 This Archaeological Priority Area covers burial grounds and cemeteries within the London Borough of Haringey. The APA is classed as Tier 2 as it covers cemeteries of medieval as well as 18th- and 19th-century origin. Burial grounds not discussed here fall within other APAs and have been discussed within the relevant APA descriptions. Description APA 2.13a Tottenham Cemetery 7.13.2 The APA is situated on the edge of the Lea Valley (APA 3.1) to the west of the Roman road Ermine Street (APA 2.3). 7.13.3 The River Moselle passes through the centre of the APA, where it survives as an open channel. Prehistoric remains in the Lea Valley appear to be associated with the tributaries that cut across the gravel terraces of the Lea. These channels, particularly on the Enfield Silts, are considered to have the highest potential to contain prehistoric remains (Cororcan et al. 2011). Palaeolithic, Neolithic and Bronze Age remains have been recorded along the banks of the Moselle, highlighting the potential for similar remains within the APA. 7.13.4 The northwestern corner of the APA may have been the site of Pembroke Manor, which was formed from part of the medieval manor of Bruces in the 14th century. The 1619 plan of Tottenham Parish shows a large manor house to the north of the River Moselle in an area known as The Parsonage Grounds. The house was rebuilt in the 18th century and was referred to as the Moated House by 1797 when it was held by Henry Sperling. By 1816 the moat had been infilled. In the early 19th century the lease of the house was sold to William Wright and it was separated from the rest of the rectory estate. The grounds of the house were called Tottenham Park in 1848 and in the 1860s the house was also renamed Tottenham. The mansion was abandoned in 1896 and was deserted and pulled down between 1906 and 1913. 7.13.5 Tottenham Cemetery was opened by the Tottenham Burial Board in 1858 following the closure of the Parish Churchyard of All Hallows (APA 2.11). The cemetery plot covered five acres in the eastern part of the APA. Three acres of the cemetery were allocated for Church of England burials while the remaining two were left for non-

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					Church of England burials. The cemetery landscape was designed by George Pritchett, with a Gothic-style chapel in each part. 7.13.6 The cemetery was extended to the east and southwest between 1881 and 1887 and was extended again after 1913, incorporating the land to the north of the Moselle Brook. The northern extension incorporated part of Tottenham Park. APA 2.13b Highgate Chapel Burial Ground 7.13.7 The APA is situated within the Historic Settlement of Highgate (APA 2.18) and contains Highgate School Old Chapel. Highgate School was originally founded as a grammar school in Highgate village in 1565 by Sir Roger Cholmley. The school was later re-founded as a public school. Between 1865 and 1867 several Gothic school buildings were constructed in Highgate village by Fredrick Pepys Cockrell. 7.13.8 The Old Chapel at Highgate School was built on the site of an earlier chapel of ease attached to the grammar school. The earlier chapel had an adjacent burial ground which was used for Anglican burials until St Michael's Church was built in South Grove in 1832. The 18th century monuments from the earlier chapel were removed to St Michael's, St Pancras Old Church and to St Marys in Hornsey. The burial ground is raised above pavement level and contains tombstones and an obelisk. 7.13.9 The APA contains four Grade II listed buildings including the tomb of Thomas Causton, the boundary wall of the Graveyard, Highgate School chapel and the war memorial at Highgate School. The Grade II listed Highgate School old school building lies to the north of the APA and adjoins the chapel. Statement of Significance 7.13.10 The churchyards within the APA will contain human burials dating from the postmedieval period onwards. Study of these remains could provide information in the life expectancy, general health and social background of the local community and the ranges of diseases from which they may have suffered. 7.13.11 Burials which are more than 100 years old are potentially of archaeological interest. The interest in burials and burial grounds lies in how they inform on differences in burial practices, buildings and monuments, which typically reflect a variety of social and religious factors, as well as human populations, including with regard to life expectancy, health and disease. 7.13.12 Burial grounds have their own specific legal protections. In accordance with national guidelines archaeological investigation of post-medieval burial grounds normally applies to burials which are over 100 years old. This is governed by ecclesiastical or secular jurisdiction and follows nationally accepted codes of practice and ethics (e.g. BABAO 2010a, 28b) and, for Christian burial grounds, follows relevant guidance, in particular that set out by the Advisory Panel on the Archaeology of Burials in England (APABE 2015, 2017). Such disturbance could be for development or purposes other than routine smallscale cemetery operations. The views and feelings of relatives and associated faith communities, when known, would need to be considered. 7.13.13 Tottenham Cemetery also has the potential to contain prehistoric remains dating from the Palaeolithic through to the Bronze Age. Palaeolithic finds are significant as they reflect some of the oldest artefacts in Europe. If remains of this date are found within the APA they would shed light on early prehistoric use of the landscape and technological development during the Palaeolithic period. Should later prehistoric remains be found within the APA they could provide insight into the extent of prehistoric activity and land use in this part of Haringey and would further our understanding of the prehistoric use of wetland/ floodplain environments.
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						7.13.14 The north-western corner of the APA contains the remains of Tottenham Park and 18thcentury manor which may have been built on the site of a medieval manorial site. Further investigation of the archaeological deposits in this part of the APA would provide an opportunity to better understand of the origins and development of manor and would help to confirm the presence of the earlier manor site. Archaeological remains of the lodge would provide insight into changing settlement styles and fashions during the medieval and postmedieval periods. The infilled 18th-century moat could provide evidence of 18th-century watercourse management and may also contain rare waterlogged deposits with the potential to contain environmental evidence and organic remains associated with the lodge and the landscape in which it was constructed.
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Appendix 3: Monuments & Statutory Listed Buildings

HER No	Site Name	Record Type	NGR	Listing	Description	Monument Types/Date
MLO84324	10 Bruce Grove	Listed Building	TQ3369090223	II	Early C19 tall pair, each 3 storeys and basement, 3 windows. Stock brick with stuccoed 1st floor band, cornice with quasimodillions and blocking course. Gauged flat brick arches to sash windows with glazing bars, those on ground floor in roundarched recesses. Properties have been run together and extended at right to an altered 2 storey, 3 window wing with projecting ground floor and right section of modern date. In this part a 6 panel door with modern fanlight. Nos 1 to 16 (consec) form a group.	HOUSE (Georgian to Hanoverian - 1800 AD to 1832 AD) HOUSE (Victorian to Late 20th Century - 1900 AD to 1974 AD)
MLO84428	11 Bruce Grove	Listed Building	TQ3367590241	II	. Early C19 pair, each 3 storeys and basement, 2 windows in main block, with 2 storey slightly set back entrance extensions, that of No 12 1 window, that of Roll wider and with a late C19 darted bay added on ground floor. Greyish brick, stucco cornice with paired pseudo-modillions and blocking course. Gauged flat brick arches to sash windows with glazing bars, those on ground floor in round arched recesses. Stuccoed basement. 5 steps, with wrought iron handrails, to doors. No 11 has modernised door in angle porch with slender quasi-ionic columns and mutule cornice. No 12 has half-glazed door with patterned fanlight. Nos 1 to 16 (consec) form a group.	HOUSE (Georgian to Hanoverian - 1800 AD to 1832 AD) STEPS (Georgian to Hanoverian - 1800 AD to 1832 AD) HOUSE (Hanoverian to Unknown - 1833 AD)
MLO84350	13 Bruce Grove	Listed Building	TQ3365190266	II	Early C19 pair, 3 storeys and basement 2 windows in main block; and slightly set back 2 storey, 1 window side wings, 1 bay extension to right wing of No 14. Yellow brick with stone-coped parapets at sides. Cornice and blocking course to centre block. 1st floor band. Gauged flat brick arches to sash windows with glazing bars in stucco lined reveals, those on ground floor in round arched recesses. 1st floor Venetian windows in wings, that of No 14 with wrought iron guard. Stone steps (that of No 14 with cast iron rail) to small angle porches with slender Ionic columns and entablature with dentil cornice. Nos 1 to 16 (consec) form a group.	HOUSE (Georgian to Hanoverian - 1800 AD to 1832 AD) STEPS (Georgian to Hanoverian - 1800 AD to 1832 AD) HOUSE (Hanoverian to Unknown - 1833 AD)
MLO84297	16 Lordship Lane	Listed Building	TQ3377890656	II	2 3 early C19 pairs. Each house 3 storeys and basement, 1 window, in main block and set back 2 storey, 1 window entrance link. Stock brick with stone coped parapets. Gauged flat brick arches to tripartite sash windows with glazing bars, some replaced. Plaque at 2nd floor level between Nos 8 and 10: "1826 BRUCE TERRACE". Canopied wrought iron balconies to front ground floor windows. 4 panel doors with patterned fanlights. Nos 8 to 18 (even) form a group.	TERRACE (Georgian to Hanoverian - 1800 AD to 1832 AD) TERRACED HOUSE (Georgian to Hanoverian - 1800 AD to 1832 AD) PLAQUE (Georgian - 1826 AD) TERRACE (Georgian - 1826 AD) TERRACED HOUSE (Georgian - 1826 AD)
MLO84296	2 Kings Road	Listed Building	TQ3379690943	II	2. Early/mid C19. 2 storeys. 3 windows. Yellow brick with stone coping to broad gable containing arched attic window. Arched doorway with patterned fanlight and added porch. 1 window to east return. West and rear blank. Slated roof with eaves at sides only. Gauged flat brick arches to sash windows, glazing bars. Plaque on right return. "JAMES PLACE 1812".	HOUSE (Georgian to Victorian - 1800 AD to 1866 AD) HOUSE (Georgian - 1812 AD) PLAQUE (Georgian - 1812 AD)
MLO84348	4 Bruce Grove	Listed Building	TQ3375390144	II	2. Early C19 terrace, each 3 storeys, 2 windows. Stock brick with stone-coped parapet, all but No 1 rendered. Recessed sash windows with glazing bars, those of No 1 under gauged, flat brick arches. No 1 has 2 storey, 1 window left entrance extension containing 6 panel door with cornice head and patterned radial fanlight. Projecting ground floor shops across rest of front. Included for group value.	SHOP (Undated) TERRACE (Georgian to Hanoverian - 1800 AD to 1832 AD) TERRACED HOUSE (Georgian to Hanoverian - 1800 AD to 1832 AD)

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MLO84427	5 Bruce Grove	Listed Building	TQ3373390160	II	2. Late C18 or early C19 pair, each 3 storeys, and basement, 3 windows in main block. No 5 has 3 storey, 1 window set back left extension; No 6 has a 2 storey, 1 window flush right extension with a projecting late C19 bay. Stock brick. Stuccoed cornice with paired quasi-modillions and blocking course. Gauged flat brick arches to recessed sash windows with glazing bars, hose in the left bay of No 5 tripartite. 6 panel doors (that of No 6 with patterned fanlight) up 3 steps with wrought iron hand- rails. Wrought iron area railings.	RAILINGS (Undated) STEPS (Undated) HOUSE (Georgian to Hanoverian - 1767 AD to 1832 AD) HOUSE (Victorian - 1867 AD to 1899 AD)
MLO84384	5 Prospect Place	Listed Building	TQ3339690974	II	. 5 pairs of early C19 cottages, each 2 storeys, 1 window with low pitched hipped slate roofs and entrances on returns. Gauged. flat brick arches to sash windows with glazing bars, Doors of 6 flat panels. These cottages have suffered severely from alterations in recent years. All but 4 (including Nos 5 and 6, which have pedimented front) have been stuccoed or pebbledashed and of these 4 2 have had the brickworkpainted. All but 2 of the windows, have been changed to casements; and several doors have been modernised or enclosed in porches of varying design.	HOUSE (Georgian to Hanoverian - 1800 AD to 1832 AD) HOUSE (Victorian to Late 20th Century - 1900 AD to 1974 AD)
080299/00/00 - MLO216	578-592 HIGH RD	Monument	TQ 3395 9050		EIGHT TENEMENTS SET UP & ENDOWED BY BALTHAZAR SANCHEZ, A SPANISH CONFECTIONER, FOR TOTTENHAM POOR. MAY HAVE REPLACED EARLIER HOSPITAL OF ST LOY (FISK)?	ALMSHOUSE (Post Medieval - 1540 AD to 1900 AD)
MLO84440	583 High Road	Listed Building	TQ3384590376	II*	Substantial early-mid C18 house, now as 2. Each 3 storeys and basement, 4 windows, with added 2 storey, 1 window outer entrance extension. Brain brick with red brick dressings, including axial and angle pilasters and moulded cornice. Stone 1st floor band and parapet coping. Gauged flat brick arches with triple keystones to sash windows with glazing bars. No 5u5 has 5 stone steps, with wrought iron handrail, to 6 panel door, with patterned radial fanlight; in rusticated recess. doric doorcase with fluted pilasters, triglyph frieze and mutuled cornice hood; another door in entrance bay. No 585 has half glazed double door, with replaced patterned fanlight, in entrance bay.	RAILINGS (Undated) STEPS (Undated) HOUSE (Stuart to Georgian - 1700 AD to 1766 AD) HOUSE (Georgian to Unknown - 1767 AD)
MLO84285	639 High Road	Listed Building	TQ3387790684	II	Dated 1901 and 1914 in gable ends. 2 storey and attic building 14 windows length in neo-Jacobean style. Red brick with plentiful terracotta dressings; and stone banding to entrance bays (5th and 8th). Scrolled and shaped gables at intervals have strapwork decoration and semicircular pediments with finials; dormers here and there between. At either end an octagonal turret, with copper dome, rests on large terracotta corbelled support. In 5th bay a shallow prostyle porch with legend in frieze and balustraded balcony above.	DATE STONE (Early 20th Century - 1901 AD) OFFICE (Early 20th Century - 1901 AD) DATE STONE (First World War - 1914 AD) OFFICE (First World War - 1914 AD)
MLO84419	662 High Road	Listed Building	TQ3393290733	II	Early C18 probably with later front. 3 storeys, 2 windows, low proportions. Stock brick with stone coped parapet. Gauged flat brick arches to sash windows, lost bars. Altered C19 shop on ground floor. Included for group value.	HOUSE (Stuart to Georgian - 1700 AD to 1732 AD) HOUSE (Georgian to Unknown - 1733 AD) SHOP (Georgian to Victorian - 1800 AD to 1899 AD)
MLO81952	668 High Road	Listed Building	TQ3393290752	II	Late C18 house of 3 storeys, 5 windows. Yellow brick with stone cornice and blocking course. Gauged flat brick arches to recessed sash windows with glazing bars in stucco-lined reveals. Blind cases to 1st floor windows. Early-mid C19 2-panel door, with plain rectangular fanlight, at ground floor right. Doorcase lost. 2 modern shops at ground floor left.	HOUSE (Georgian - 1767 AD to 1799 AD) SHOP (Victorian to Late 20th Century - 1900 AD to 1974 AD)
MLO81953	670 High Road	Listed Building	TQ3393090791	II	Late C18 or early C19 with alterations. 3 storeys and basement, 1 window. Stucco with incised lines, cornice and blocking course. Later C19 canted bay, through basement and 2 floors, also has cornice and	HOUSE (Georgian to Hanoverian - 1767 AD to 1832 AD)

Appendix 3: Monuments & Statutory Listed Buildings

					blocking course. Sash windows, some retaining glazing bars. Set back 2 storey, left entrance extension has 4-panel door with blocked fanlights and blind case.	
MLO84362	792 High Road	Listed Building	TQ3392890740	II	House of early C18 with later front, now as 2 dwellings. 3 storeys and basement, 5 windows in all. Stock brick with stone coped parapet. At 2nd floor level 2 stone plaques. "MOORE HOUSE". Gauged flat brick arches to replaced recessed sash windows in stucco lined reveals. On ground floor 2 modern oriel bows, casements with bars. 7 steps, with wrought iron handrails to doors of 5 panels, with patterned fanlights. Stuccoed basement with modern windows. Wrought iron area railings.	RAILINGS (Stuart to Georgian - 1700 AD to 1732 AD) STEPS (Stuart to Georgian - 1700 AD to 1732 AD) HOUSE (Stuart to Georgian - 1700 AD to 1799 AD) HOUSE (Georgian to Unknown - 1800 AD)
MLO84349	8 Bruce Grove	Listed Building	TQ3371390189	II	Early C19 pair with extensions. In main block each house has 3 storeys and basement, 3 windows. A projecting later C19 2 storey, 1 window wing covers the left bay. At left a contemporary 2 storey, 3 window wing. At right a later C19 altered 2 storey 3 window wing. All of stock brick. Centre part has stuccoed cornice with paired quasi-modillions and blocking course; and stuccoed 1st floor band. Side wings have parapets that on right side rising to a peak. Gauged flat brick arches to sash windows with glazing bars in stucco-lined reveals, those in front projection with moulded architraves, and a pediment on ground floor. At 1st floor centre of right section a tripartite window under elliptical relieving arch with keystone rising to parapet peak. Properties have been run together and there are 2 modern doors, 1 in right section under a patterned radial fanlight which may have been moved from the centre part. Unattractive modern 1 storey left projection from No 7	HOUSE (Georgian to Hanoverian - 1800 AD to 1832 AD) HOUSE (Hanoverian to Victorian - 1833 AD to 1899 AD) HOUSE (Victorian to Late 20th Century - 1900 AD to 1974 AD)
MLO84325	A 15 Bruce Grove	Listed Building	TQ3371490185	II	Small, 2 storey, 1 window infill building of stock brick with parapet. Its rear parts include some of No 15 and it is included for that reason and for group value.	BUILDING (Undated)
MLO84326	A 15 Bruce Grove	Listed Building	TQ3362790302	II	Early C19 pair, each 3 storeys and basement, 2 windows in main block; and slightly set back 2 storey, 1 window side; wings. No 15 has a tall, 1 storey link, with three grouped windows, to No 15A. Yellow stock brick with cornice and blocking course. to main block, stone-coped parapets at sides. 1st floor band. Gauged flat brick arches to sash windows with glazing bars in stucco lined reveals, those on ground floor in round arched recesses. Tripartite 1st floor windows in wings. 5 stone steps, with cast iron railings, to wood porches in angles, with slender columns, those of No 16 having feather capitals. Modern doors.	HOUSE (Georgian to Hanoverian - 1800 AD to 1832 AD) RAILINGS (Georgian to Hanoverian - 1800 AD to 1832 AD) STEPS (Georgian to Hanoverian - 1800 AD to 1832 AD) HOUSE (Hanoverian to Unknown - 1833 AD)
MLO84327	ALL HALLOWS VICARAGE AND THE PRIORY	Listed Building	TQ3330890796	II*	Early Georgian front to a house built in 1620 for Joseph Fenton, a barber-surgeon of London. Modern skin to north wing whose shape suggests a still earlier date. Main range of 2 storeys, 5 windows. Projecting gabled north wing. High pitched, tiled roofs, 1 modern dormer. Plum-coloured brick with red brick quoins; also jambs and gauged flat brick arches (those on ground floor rising to imitate keystones) to sash windows with glazing bars in exposed moulded frames. Door of 8 fielded panels, top glazed, in rusticated surround. Doorcase has fluted Doric pilasters, frieze of triglyphs and guttae and segmental pediment. Right wing has door of 5 flat panels under cornice hood; and 1st floor window with elaborate wrought iron screen. Inside a handsome C17 ceiling with broad raised borders; and chimneypiece and panelling of similar date. Also a staircase and chimneypieces of early C18.	VICARAGE (Undated) HOUSE (Unknown to Jacobean) HOUSE (Jacobean - 1620 AD) HOUSE (Georgian - 1720 AD to 1780 AD) HOUSE (Victorian to Late 20th Century - 1900 AD to 1974 AD)

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MLO84446	BRUCE CASTLE	Listed Building	TQ3339690676	I	. Circa 1600 red brick house of shallow H-shape with additions of 1684 and early and late C18. Entrance front has 2 bays on either side of projecting square frontispiece (1684) with stuccoed clock tower stage rising above roof and crowned with glazed octagon, open drum and cupola. Wood balconies at levels of 2nd floor, octagon and drum. Side wings have halfoctagonal ends, renewed plaster quoins and bands. All roofs concealed by parapet. C18 type sash windows with glazing bars in exposed moulded frames. Round arched central entrance and window above framed respectively in Doric and Ionic Orders. East wing of late C18 in plum-coloured brick, 3 storeys, 8 windows, sashes with glazing bars under gauged brick arches. bands at 1st and 2nd floors and at ground floor cills. 3 long casements at ground floor left. Ionic doorcase with pediment in 4th bay from right; and round arched window above. Early C18 5 bay north facade of 2 storeys. Pinkish brick. Very heavy wood entablature and pediment cornice. Achievement of arms in pediment. Recessed sash windows with glazing bars under gauged segmental red brick arches with keystones. 1st floor band rests on keystones of arcaded ground floor with stone impost band and very finely-gauged red brick arches. Late C19 north west wing of educational appearance.	HOUSE (Elizabethan to Jacobean - 1580 AD to 1620 AD) HOUSE (Stuart - 1684 AD) COAT OF ARMS (Stuart to Georgian - 1700 AD to 1732 AD) HOUSE (Stuart to Georgian - 1700 AD to 1732 AD) HOUSE (Georgian - 1767 AD to 1799 AD) HOUSE (Victorian - 1867 AD to 1899 AD)
MLO118407	Carbuncle Passage [Carbuncle Ditch] Tottenham London {15th century ditch}	Monument	TQ 3446 9039		A ditch, which runs from Scotland Green through the Tottenham Marshes into Pymmes Brook, is known from the early 15th century. The ditch alleviated flooding upstream by the River Moselle. The ditch was partly culverted in 1906 and is now covered by Carbuncle Passage.	15 th Century
MLO84322	CHAPEL AT DRAPERS' ALMSHOUSES AND THE DRAPERS' ALMSHOUSES	Listed Building	TQ3352690564	II	. Circa 1870, formerly the Sailmaker's Almshouses. The buildings form 3 sides of a courtyard with detached wings. 2 storey cottages with 1 window each. Slate roofs with ornamental cresting. Yellow stock brick with stone dressings, red brick eaves cornice and band at 1st floor level. Square-headed, recessed sash windows with stone heads and recessed brick aprons. 1st floor gabled dormer windows with brick relieving arches over head. Moulded brick chimneys. Each pair of houses share a wooden porch with a hipped roof. Gauged flat brick arches to recessed doorways with panelled doors. In centre of east side, gabled Gothic chapel with pointed traceried windows and stone 3 bay portico with pierced parapet over. Wooden bell turret with slated roof at apex of gable. Ornamental cast iron rainwater heads.	ALMSHOUSE (Victorian - 1850 AD to 1890 AD) CHAPEL (Victorian - 1850 AD to 1890 AD) COURTYARD (Victorian - 1850 AD to 1890 AD)
MLO84429	Chapel Stones Lane/James Place/High Road, Tottenham, Haringey {17th-18th century wall}	Listed Building	TQ 33854 90933	II	A late 17th or early 18th century red brick wall with sloped coping. Some top courses added later. Southern part breached and repaired.	A late 17th to 18th century wall.
MLO84283	CHARLTON COTTAGE	Listed Building	TQ3384690358	II	Late C18 house of 2 storeys, 3 windows with blank left bay. Slated mansard roof with 3 original dormers. Brown brick with brick dentil cornice and stone coped parapet. Gauged brick flat arches to sash windows with glazing bars. 6 panel door in replaced Tuscan doorcase with pediment. 1 storey projection from left bay.	HOUSE (Georgian - 1767 AD to 1799 AD)

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080302/00/00 - MLO215	CHURCH LANE	Monument	TQ 3330 9080		SITE OF AWLFIELD FARM DESCRIBED AS A 'FAIR TENEMENT' 1585 REPLACED BY THE PRIORY C 1620 WHICH BECAME THE VICARAGE & STILL STANDS (SEE RECORD 221246)	FARMSTEAD (Medieval to Post Medieval - 1066 AD to 1900 AD) HOUSE (Medieval to Post Medieval - 1066 AD to 1900 AD)
080250/00/00 - MLO490	CHURCH LANE	Monument	TQ 3332 9095		DOMESDAY BOOK RECORDS A PRIEST FOR TOTTENHAM, ALL HALLOWS CHURCH (221248) DATE FROM THE 14TH CENTURY, SO THERE MAY HAVE BEEN AN EARLIER CHURCH, POSSIBLY ON THE SAME SITE.	CHURCH (Early Medieval/Dark Age to Medieval - 1000 AD? to 1539 AD)
MLO99528	Church Lane, [Tottenham Cemetery - Haringey Mortuary], Haringey, {buried medieval topsoil}	Monument	TQ 33352 90917		An archaeological evaluation was undertaken in 2007 by Archaeological Solutions Ltd at the Haringey Mortuary, Tottenham Cemetery, Church Road, Haringey. Site code HMS07. The evaluation revealed a buried topsoil and subsoil of probable medieval date. It contained two sherds of medieval pottery. *natural terrace gravels between 16.46 ad 15.31m AOD*	BURIED SOIL HORIZON (Medieval - 1066 AD? to 1539 AD?)
MLO99529	Church Lane, [Tottenham Cemetery - Haringey Mortuary], Haringey, {possible Saxon pits}	Monument	TQ 33357 90940		An archaeological evaluation was undertaken in 2007 by Archaeological Solutions Ltd at the Haringey Mortuary, Tottenham Cemetery, Church Road, Haringey. Site code HMS07. Two undated gravel extraction pits were sealed by medieval topsoil. They pre-date the medieval layer but do not have any dating material associated with them. *natural terrace gravels between 16.46 ad 15.31m AOD*	GRAVEL PIT (Early Medieval/Dark Age - 410 AD? to 1065 AD?)
MLO108548	Church Lane, Tottenham, [All Hallows Churchyard], Haringey, N17 {medieval churchyard}	Park	TQ 3330 9085		All Hallows Church was built in 1150, when King 'David' of Scotland gave the Church of All Saints or All Hallows to the Canons of the Holy Trinity in London, who held it until the Dissolution of the Monasteries, upon which it was granted by Henry VIII to William, Lord Howard of Effingham. However, not long after this Effingham was imprisoned and his estates confiscated, and the church at first reverted to the Crown before Henry granted it to the Dean and Chapter of St Paul's Cathedral. The oldest part of the building today is the early Fourteenth Century tower with diagonal buttresses, and although other parts are also medieval there were subsequent alterations in 1695, 1741 and 1816, and extensive Nineteenth Century restoration. Waight in 1876 mentions ivy on the tower, which was possibly first encouraged by the then Lord of the Manor in 1690, but the ivy died following restoration of the church in 1875-6. This was undertaken by William Butterfield who added the transepts and chancel, at which time the remains of Lord Coleraine's Vestry, a late Eighteenth Century addition also known as the Mausoleum, was removed. William Butterfield worshipped at the church and is buried in the adjacent Tottenham Cemetery. Next door to the church is The Priory, which since 1906 has been the vicarage and has an Eighteenth Century iron gate with curly overthrow probably by George Buncker brought from the former vicarage in Tottenham High Road. The churchyard is enclosed by an Eighteenth Century low brick wall with rough grass to the west and north, clipped privet hedges by the paths radiating from the south door, mature trees including yews, one of which is c. 200 years old, and plane trees on the west and north boundaries. There are many scattered tombs and gravestones, including a number of fine Eighteenth Century monuments. A path leads to Tottenham Cemetery, which abuts the churchyard to the north. Various details are known of the history of the churchyard in particular. In 1766 an order was given to build a 6 foot wall at the west end of the churchyard and also on 'the north side as far as the paling'; in 1787 another order was given to build a brick wall on the western side. In 1787 the iron gates to the churchyard	CHURCHYARD ((at some time) Medieval to 21st Century - 1150 AD? to 2050 AD) Evidence BURIAL TOMB ((post) Stuart to Unknown - 1700 AD?) WALL ((post) Stuart to Unknown - 1700 AD?) Main Building Material BRICK WAR MEMORIAL ((post) Early 20th Century to Unknown - 1920 AD) Main Building Material GRANITE

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					given by Lord Coleraine were 'removed to the centre where they now [1861] stand' and were replaced by 'double rational gates'. The burial ground was enlarged on the north side by half an acre purchased from Mr Holbrook for £126, and consecrated in January 1792. And in 1807 £153 was spent on 'new gates, and a new wall...'. William Robinson, writing in 1840, noted that many of the old tomb-stones had been moved and laid to form a path from the 'iron-gate entrance . . . up to the lobby of the little south-door entrance into the church'. He also mentions a black marble plaque in the wall on the north side of the churchyard: 'This wall rebuilt in 1816 etc..'; also noting that: 'there are two yew trees of considerable age [. . .] one, opposite the great porch entrance... the other opposite the little south door entrance' (estimated at 200-300 years old in 1818 by Robinson). The whole area in 1861 was one acre two roods. The ground was eventually closed for burials in 1857.	
MLO107669	Church Lane, Tottenham, Haringey, N17 {War Memorial at All Hallows Church}	Listed Building	TQ3331090833	II	DESCRIPTION: the war memorial stands in the churchyard of All Hallows Church. It is immediately to the south-east of the church porch. The memorial comprises a granite cross with Celtic head and a tapering shaft c2.2m high that rises from a trapezoidal granite plinth 0.6m high. Both the cross and shaft are heavily enriched by carved interlace and knotwork. On the west face of the shaft is the inscription: TO THE GLORY OF/ GOD/ AND IN MEMORY OF/ A DEAR SON/ AND ALL THOSE/ FROM THIS PARISH/ WHO GAVE THEIR/ LIVES IN THE WAR/ 1914-1919. The east face is inscribed: O LORD/ SHEW THY/ MERCY UPON/ US AND/ GRANT US/ THY/ SALVATION.	CROSS (Early 20th Century to Unknown - 1920 AD?) Main Building Material GRANITE PLINTH (Early 20th Century to Unknown - 1920 AD?) Main Building Material GRANITE WAR MEMORIAL (Early 20th Century to Unknown - 1920 AD?) Main Building Material GRANITE
MLO104487	Church Lane/Lordship Lane, Tottenham [Bruce Castle Park] Haringey, N17 {public park on site of the one of the four	Park	TQ 33488 90800		The former landscape park of Bruce Castle, in its present form, dates mainly from the Nineteenth and Twentieth Centuries, but preserves some features of the Eighteenth Century and with buildings of the Sixteenth and Seventeenth Centuries. Bruce Castle Park lies on the northern side of Lordship Lane at its junction with Bruce Grove, to the west is the White Hart Lane Estate, to the north is Tottenham Cemetery, and residential streets lie on the eastern side. The Church of All Hallows lies at the north-west corner of the park and Church Lane skirts the western and northern sides. Bruce Castle is the only mansion in its grounds that still remains in the area, others having disappeared largely due to housing development.	FLOWER GARDEN ((at some time) Georgian to 21st Century - 1780 AD? to 2050 AD) Evidence BOTANICAL FEATURE PUBLIC PARK ((at some time) Victorian to 21st Century - 1892 AD to 2050 AD) Evidence BOTANICAL FEATURE PADDLING POOL ((at some time) Victorian to 21st Century - 1900 AD? to 2050 AD) Evidence STRUCTURE BOWLING GREEN ((at some time) Early 20th Century to 21st Century - 1920 AD? to 2050 AD) TENNIS COURT ((at some time) Early 20th Century to 21st Century - 1920 AD? to 2050 AD) COMMEMORATIVE GARDEN ((at some time) 21st Century - 2013 AD to 2050 AD) Evidence BOTANICAL FEATURE (Former Type) TREE BELT (Unknown date) Evidence DOCUMENTARY EVIDENCE (Former Type) MANOR HOUSE ((between) Medieval to Georgian - 1200 AD? to 1804 AD) Evidence DOCUMENTARY EVIDENCE (Former Type) LANDSCAPE PARK ((at some time) Medieval to Georgian - 1200 AD? to 1827 AD) Evidence DOCUMENTARY EVIDENCE (Former Type) SHRUBBERY ((post) Georgian to Unknown - 1780 AD?) Evidence DOCUMENTARY EVIDENCE (Former Type) KITCHEN GARDEN ((at some time) Georgian to Victorian - 1780 AD? to 1890 AD?) (Former Type) FISHPOND ((post) Georgian to Victorian - 1780 AD? to 1900 AD?) Evidence DOCUMENTARY EVIDENCE (Former Type) SCHOOL ((between) Georgian to

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						Victorian - 1827 AD to 1891 AD) Evidence DOCUMENTARY EVIDENCE
MLO104504	Church Lane/Prospect Place/White Hart Lane, [Tottenham Cemetery] Tottenham, Haringey, N17 {19th century Cemetery}	Park	TQ 33155 91084		A large irregularly shaped plot to the north of Bruce Castle Park and All Hallows Church, Nikolaus Pevsner described Tottenham Cemetery as a 'rural oasis' and it remains picturesque. It was opened by the Tottenham Burial Board in 1858 following the closure of All Hallows churchyard to burial in 1857. A plot of 5 acres near the church was purchased by the parishioners, 3 acres of which were consecrated in December 1857, the remaining 2 acres left unconsecrated for non Church of England burials. A chapel was erected for each part, each in early Gothic style and built of Kentish rag with Bathstone dressings, linked by a vaulted carriage arch with bellcote above it. They were designed by George Pritchett, who also drained and landscaped the land, laying out axial paths. £57 1s 6d was expended on shrubs and evergreens and the total cost of initial works was £5,000. A gardener's cottage was built in 1876 and the cemetery extended to the east and south-west between 1881 and 1887. Well Field was added to the unconsecrated side to the east, so-called because it contained Bishop's Well, also known as Lady's Well, which had dried up when the cemetery was drained. The south-west extension opened in 1883, connected to the east portion via a rock-faced stone tunnel under the public footpath from All Hallows. This section was originally laid out with curving walks but altered to a formal grid of paths before 1913. A Portland stone war memorial was integrated into the formal layout of this area and dedicated in 1922; it was of the 'Cross of Sacrifice' design devised by Sir Reginald Blomfield in 1919. Notable monuments in the cemetery include the tomb of architect William Butterfield (1814-1900), which he himself designed, 'low cross-capped tomb-chests for himself and his sister's family'. The cemetery was extended north of the Moselle Brook after 1913, partly on the estate of the former Tottenham Park, on the site of a large house shown on a 1619 survey within 'The Parsonage Grounds'. This land included a large irregularly shaped lake with two islands that now forms the centrepiece of the 'Garden of Peace' of late 1950s/ early 1960s, planted with, inter alia, a grove of ornamental cherries. The old cemetery has many fine mature trees including Nineteenth Century cedar, oak, conifers, yew and hollies. The southwest extension has Twentieth Century pollarded limes and acers along the grid of paths, with natural planting along the banks of the Moselle.	MORTUARY CHAPEL (Victorian to 21st Century - 1858 AD to 2050 AD) Evidence EXTANT STRUCTURE LAKE ((post) Jacobean to Unknown - 1619 AD?) CEMETERY ((at some time) Victorian to 21st Century - 1857 AD to 2050 AD) Evidence BURIAL GARDEN OF REST ((at some time) Mid 20th Century to 21st Century - 1950 AD? to 2050 AD) Evidence DESIGNED LANDSCAPE
MLO108603	Edmanson Close / Bruce Grove [Drapers' Almshouses], Haringey N17 6XD {19th almshouse garden}	Park	TQ 3352 9050		The Drapers' Almshouses originated from 3 sets of almshouses in the East End. In 1617 almshouses for 8 residents were erected at Stratford le Bow through the benefaction of Sir John Jolles, who was Master of the Drapers' Company. After his death in 1621 the Drapers' Company took over these almshouses. In 1681 John Pemel bequeathed £1200 to the Drapers and almshouses named after him were built for 8 widows in Stepney. In 1695 John Edmanson's almshouses were built adjacent to John Jolles' almshouses. In 1863 John Edmanson's almshouses were sold and new ones were built on part of the Jolles/Edmanson land. However in 1868 the land was compulsorily purchased for the North London Railway, although Drapers' Company vigorously opposed this, arguing that the interests of the poor should not be overridden by a	COMMUNITY GARDEN ((at some time) Victorian to 21st Century - 1869 AD to 2050 AD) Evidence BOTANICAL FEATURE

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				profit-making company. Although the bill went through the railway was forced to buy the whole site, provide temporary accommodation for the displaced residents and pay all legal costs of the move to Bruce Grove. On 12 June 1868 a site in Tottenham with a private house called Elmslea was purchased by the Drapers' Company, joined with Trustees of Thomas Corney, a former Master of the Drapers' Company, who had died in 1866 leaving a bequest of £36,000. The almshouses were named after Edmanson as his trust was the largest. Elmslea House, owned in 1866 by a Francis Edward Fox Esq., was then used as a school for fatherless Anglican girls, with the 1873 Directory of Drapers' Company listing Miss Mary Wallder as Lady Superintendent and 24 rising to 40 inmates aged between 7 and 18, who were taught here until Tottenham High School opened. Elmslea closed in 1930 and Tottenham Magistrates Court was built on the site. A large plane tree and a brick boundary wall remain from Elmslea, and a row of horse chestnuts appears to mark the almshouse boundary. The new almshouses were completed by 1869 and residents installed. The buildings are 2-storey yellow brick, with stone dressings and slate roofs, and in the centre is a neo-Gothic chapel. The architect was Herbert Williams, who designed the new Drapers' Hall in the City. Accommodation was for 27 pensioned sailmakers and the rest for poor people from Bow, Bromley and Stepney. In 1879 a strip of land '1 rod 23 perches' was purchased to protect property from 'certain building operations'. The OS map of 1864 indicates a line of trees along the Bruce Grove side with the name Elmslea; later photographs record the felling of elms elsewhere in the road, which suggests that these may have been ancient elms. Plans of 1912 appear to show the remains of quite an elaborate garden of Elmslea house complete with a large lake, now the site of the probation office, although there is no evidence that the almshouses garden was anything more than functional. In 1939 the almshouses were described as follows: 'each has accommodation for a married couple and contains a living room, wash-house, WC and fuel store on the ground floor and a good sized bedroom above. Each has its own garden enclosed with wooden fencing and each pair has a wooden porch in front. Within the last few years stonework repaired, brickwork pointed, fencing and gates renewed, scullery floors reconditioned and electric lighting installed.' A plan for vacant land to be used for shops in Lordship Lane was prevented by prescription of highway widening line by the borough council. In 1938 a lease was granted and three small blocks of flats were built. In 1935 the nurses home had also been built elsewhere on the site. In 1972 the Drapers Company was refused planning permission to demolish the almshouses, following a public enquiry, and the buildings were listed. As a result between 1978-81 they were modernised internally so that they are no longer separate houses but provide 61 flats as sheltered housing. They are now run by Hanover, which was established in 1963 as a specialist provider of retirement housing and related services. The main almshouse buildings are ranged on three sides of a large rectangle of grass fenced to the road, the layout is informal with winding paths, and planted with flowering cherry trees. There is a long mixed border on the fourth side and flowerbeds by the front doors,	
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					with straight paths between doors and gates. Behind the almshouses are tiny individual gardens and through a gateway is an allotment area, mostly grass but with three small vegetable beds and a large pear tree, an apparently dead oak tree planted from an acorn after the loss of the old oak in the storms of 1987, and fine Irish yew, likely to be from the Victorian garden of Elmslea house. The allotment until relatively recently was used by neighbouring houses as allotment plots from their back gardens but a Leylandii hedge has since blocked access; part of this area is fenced off as garden for the adjoining nurses home, which has grass and fruit trees. Pleached limes are shown in photographs from 1938 and remain, and various shrubs are clipped into shapes. Today the front boundary has traditional-style but modern metal fencing at the front with three double entrance gates; wooden fence elsewhere. Each almshouse has a porch with an integral wooden seat, and there are six wooden benches in the garden.	
MLO84430	FRONT WALL AND GATES TO THE PRIORY	Listed Building	TQ3333390788	II*	Wall of C17 or early C18 appearance. Red brick with sloped coping and a few courses above. Ramped up in centre to 2 square gate piers, with stone cornices and ball finials, which support early C18 tall, ornamental wrought iron gate with side panels and overthrow.	GATE PIER (Elizabethan to Georgian - 1600 AD to 1732 AD) WALL (Elizabethan to Georgian - 1600 AD to 1732 AD) ARCH (Stuart to Georgian - 1700 AD to 1732 AD) GATE (Stuart to Georgian - 1700 AD to 1732 AD)
080327/00/00 - MLO490	HIGH RD (EAST SIDE OF)	Monument	TQ 3395 9050		BOUGHT BY BALTHAZAR SANCHEZ BY 1599 & CHARGED WITH MAINTAINANCE OF HIS ALMESHouses	MANOR HOUSE (Medieval - 1066 AD to 1539 AD) MANOR HOUSE (Post Medieval - 1540 AD to 1900 AD)
MLO74450	High Road (No 628), Tottenham, Haringey, N17 {Undated pits}	Monument	TQ 3397 9052		Two undated pits were located at 628 High Street, Tottenham during an evaluation by Pre-Construct Archaeology in 2000. One of the pits was 0.6m wide and 0.2m deep with a sterile fill, the other was 0.85m wide on a north-south alignment and 0.25m deep. Both pits were sealed by a 0.1m deep layer which contained a single sherd of residual Iron Age pottery. (1-2)	PIT (Unknown date)
MLO427	High Road (Nos 596-606), Tottenham, Haringey, N17 9TS {Medieval gully}	Monument	TQ 33974 90404		The truncated remains of a medieval gully were identified during an evaluation in 2011 by L-P Archaeology. The feature was located to the east of the site and comprised a shallow linear feature containing an single sherd of late medieval or early post medieval pottery. (1-2)	GULLY (Medieval - 1066 AD to 1539 AD)
MLO12272	High Road, Tottenham {Medieval chapel of St Eloy}	Monument	TQ 3375 9048		The offertory, or chapel, of St Eloy (St Eloy or Eligins AD 588-659) was in Bedwell's time (Vicar of Tottenham 1607-32) was a poor house situated on the west side of the high road, a little to the west of the bridge. The house in which the late Mr Harding, the stonemason, lived has been considered to occupy the site of the chapel (cited from a survey of 1619 (Earl of Dorset).	CHAPEL (Medieval to Stuart - 1066 AD to 1650 AD?) Evidence DOCUMENTARY EVIDENCE ALMSHOUSE (Stuart to Victorian - 1650 AD? to 1900 AD?) Evidence DOCUMENTARY EVIDENCE
MLO19764	High Road/Scotland Green, Tottenham, Haringey {Medieval bridge}	Monument	TQ 33907 90628		A stone bridge called Lordship Bridge was located close to Lordship Lane and carried the current High Road over the River Moselle. The east end of the wall located close to the sluice gate is now at Scotland Green. (1)	BRIDGE (Medieval to Post Medieval - 1066 AD to 1900 AD) Evidence DOCUMENTARY EVIDENCE
MLO74451	High Street (No 628), Tottenham, Haringey, N17 {Post medieval dump and pits}	Monument	TQ 3397 9052		A post medieval dump and two pits were located at 628 High Street Tottenham, during a watching brief by Pre-Construct Archaeology in 2000. The dump was between 0.55 and 0.85m thick and extended over the entire site. It contained charcoal flecks, brick and tile fragments and a single sherd of Post Medieval red ware pottery. Two pits were dating to the 18th to 19th century were uncovered, the first was 0.35m deep and 1.1m wide of a north-south alignment and contained post medieval pottery. The second pit was 0.8m wide and 0.25m deep and contained post medieval pottery.	DUMP (Post Medieval - 1540 AD to 1900 AD) Evidence SUB SURFACE DEPOSIT PIT (Stuart to Victorian - 1701 AD to 1900 AD) Evidence SUB SURFACE DEPOSIT

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MLO84323	LODGE TO SOUTH EAST OF DRAPER'S ALMSHOUSES	Listed Building	TQ3358590430	II	The Lodge; gabled, detached cottage similar in character to the almshouses. The Drapers Almshouses and Lodge form a group.	LODGE (Victorian - 1850 AD to 1890 AD)
081743/00/00 - MLO101	LORDSHIP LANE	Monument	TQ 3244 9051		1619 BERRY LANE	ROAD (Medieval - 1066 AD to 1539 AD) ROAD (Post Medieval - 1540 AD to 1900 AD)
MLO207	Lordship Lane/Church Lane, Tottenham, Haringey {medieval manor}	Monument	TQ 3339 9067		Tottenham Manor was included in the Domesday Book and when it split in 1254 the complex included: hall, rooms, granges, fishponds and a garden. The house was given to the Bruce's and in 1516 it was sold to Sir William Compton. The foundations reported around Bruce Castle may belong to this earlier Manor House.	MANOR (Early Medieval/Dark Age to Medieval - 1000 AD? to 1539 AD?) Evidence DOCUMENTARY EVIDENCE
MLO84352	PARISH CHURCH OF ALL HALLOWS	Listed Building	TQ3331590854	II*	1. 4415 CHURCH LANE N17 (West Side) Tottenham Parish Church of All Hallows TQ 3390 17/37 22.7.49. B 2. C14 west tower of small flint-rubble with stone dressings. Diagonal buttresses. Battlemented top renewed in C18 in brick,, and brick plinth. Circa 1500 aisles that on south of original rubble with brick plinth, that on north recased in 20th century brick. 7-bay nave was originally the whole church. Rood staircase turret appears at 5th bay. Contemporary brick south porch with stone dressings and restored battlemented parapet. Nave, arcades, chancel and transepts rebuilt by Butterfield in 1875. Red brick with stone diapering and stone bands. Rich interior with much tiling and marble especially in arcaded sanctuary. Font and pulpit of polished crinoidal limestone with granites and marbles. Organ and case untouched from the Butterfield restoration. Arch braced nave roof oddly painted in "trompe l'oeil" to suggest intermediate braces. Some handsome C17 monuments and early C17 brasses.	PARISH CHURCH (Medieval - 1300 AD to 1399 AD) PARISH CHURCH (Medieval to Tudor - 1480 AD to 1520 AD) COMMEMORATIVE BRASS (Elizabethan to Stuart - 1600 AD to 1632 AD) COMMEMORATIVE MONUMENT (Elizabethan to Stuart - 1600 AD to 1699 AD) PARISH CHURCH (Stuart to Georgian - 1700 AD to 1799 AD) PARISH CHURCH (Victorian - 1875 AD) PARISH CHURCH (Victorian to Late 20th Century - 1900 AD to 1974 AD)
MLO84408	PUBLIC TOILET	Listed Building	TQ3377890170	II	Public convenience c.1920. Single-storey, brick with timber and rendered facing. Tiled, pitched roof with domed ventilator shaft. Two windows wide on gable end facing street with original sash windows: smaller panes in upper part. Side elevation: two windows wide original panes and sashes, circular entrance porch with timber beam window surrounds. Set of chunky cast-iron railings and lamp overthrows. Entrance to Ladies toilet below ground. Inside: Original solid wood cubicles, doors and glazed partitions. A rare survival of an early 20th century public convenience with complete original fittings.	PUBLIC CONVENIENCE (Victorian to Second World War - 1900 AD to 1940 AD) RAILINGS (Victorian to Second World War - 1900 AD to 1940 AD)
080290 - MLO210	Scotland Green {Baluster Jug}	Find Spot	TQ 3400 9040		Baluster Jug, 14th century from Scotland Green. (1-2)	FINDSPOT (Medieval - 1066 AD to 1539 AD)
MLO84298	SOUTH BOUNDARY WALL TO BRUCE CASTLE PARK	Listed Building	TQ3350090631	II	Probably early C17 tall red brick wall, already in Flemish bond. Tall sloped coping and plinth. Wall ramped gently up at intervals towards the west.	BOUNDARY WALL (Elizabethan to Stuart - 1600 AD to 1632 AD)
MLO84363	SOUTHERN GATE BUILDING AT WHITBREAD'S BREWERY	Listed Building	TQ3393090792	II	Early-mid C19 building with alterations. 1 storey, 3 windows on road front. Projecting taller central bay has cornice with paired brackets and blocking course above with "BREWEY" incised in centre. Modern clock above. Stock brick. Side bays have lost cornices. Round arched windows have heads only glazed, with keystones and stone sills; lower parts blank brick panels. On north side 5 bays with segment headed windows and doors in segmental arched recesses.	BREWERY (Georgian to Victorian - 1800 AD to 1866 AD) BUILDING (Georgian to Victorian - 1800 AD to 1866 AD) GATEHOUSE (Georgian to Victorian - 1800 AD to 1866 AD)
MLO108638	The Roundway/Lordship Lane [Tower Gardens Estate], Haringey, N17 {early 20th century garden suburb}	Park	TQ 3277 9079		The White Hart Lane Estate was one of several early London County Council cottage estates built under the Housing of the Working Classes Act 1890, and was originally designed to house 33,000 people. The decision to purchase the 225-acre site was taken in 1901 at which time this area was largely fields on the edges of London and not yet built over. The LCC initially purchased 179 acres and by 1910 48 acres had	GARDEN SUBURB ((at some time) Edwardian to 21st Century - 1905 AD to 2050 AD) Evidence DESIGNED LANDSCAPE Public Garden ((at some time) Early 20th Century to 21st Century - 1927 AD? to 2050 AD) Evidence BOTANICAL FEATURE

Appendix 3: Monuments & Statutory Listed Buildings

					been laid out. The southern part of the estate between Tower Gardens and Risley Avenue was developed between c.1905 and 1915 to designs by W E Riley, the LCC's architect. Also known as Tower Gardens Garden Suburb, its design was influenced by Arts and Crafts ideals and the Garden City movement. The provision of a public recreational space, now known as Tower Gardens Recreation Ground, and of generous private gardens was made possible through the gift of Sir Samuel Montagu (1832-1911), a wealthy banker and philanthropist, who was raised to the peerage as Baron Swaythling in 1907, having become a Baronet in 1894. He was Liberal MP for Whitechapel from 1885-1900 and a key instigator in the formation of the Federation of Synagogues in 1887, an umbrella organisation for the many small Orthodox congregations in East London. Equally concerned about the need to alleviate overcrowding in his constituency and keen to encourage families to move to the suburbs, Montagu had initially proposed the building of a housing scheme of some 700 houses on a 25-acre site in Edmonton, which were to have low rents and include small gardens, preference given to dwellers in Whitechapel. He offered this project to Edmonton Urban District Council and the LCC, but when it was rejected in 1899, Montagu then donated £10,000 towards the LCC's new White Hart Lane Estate in Tottenham. The houses proving hard to let, in 1912 LCC planned housing for higher rents in order to encourage a greater social range, like the Hampstead Garden Suburb. This later phase was mostly north of Risley Avenue, and was built between 1920-27 under G Topham Forrest of the LCC. Roads were laid out with public and private green space and street trees were planted, although a 2.5 acre public park on the banks of the Moselle river that was part of the original scheme was never executed as the brook was covered over. In addition to the recreation ground at Tower Gardens there were small public greens at cross roads, one such being at Waltheof Gardens, named after the son of the Earl of Northumberland, a former Lord of the Manor of Tottenham. The Roundway was constructed in 1920, a curving roadway visually integrated into the scheme with broad grass verges, creating a division between road and houses.	
MLO84343	TOMB OF WILLIAM BUTTERFIELD IN TOTTENHAM CEMETERY	Listed Building	TQ3327290910	II	Tomb. c. 1900 to William Butterfield, designed by the architect himself. Stone coffin-shaped tomb with sculpted cross on top; the inscription barely legible in 1994. Butterfield was one of the most important Victorian church architects, and he substantially rebuilt All Hallow's parish church adjoining the cemetery.	TOMB (Victorian to Edwardian - 1890 AD to 1910 AD)
MLO107386	Tottenham High Road (No 594) [Friends Meeting House] {18th century Quaker Burial Grounds}	Monument	TQ 3395 9036		Quakers had been present in the Tottenham area since the end of the 17th century. The Quaker Friends Meeting House was built on this site on land purchased in 1714, fronting the High Road. The building is visible on historic OS mapping (going back at least to the OS Survey 25inch 1st edition), with an associated burial ground to the east. The burial ground appears to have been within an area of orchards directly to the east of the building, however the extent of this over the years is unclear in historic mapping. Quaker burials are known to have often occurred in gardens and orchards, and individual graves were necessarily recorded. An 1803 Conveyance Award for the graveyard associated with the Quaker Meeting House shows the defined extent of the burial ground at this point in time, positioned to the east. The	(Former Type) FRIENDS BURIAL GROUND (Founded, (at some time) Georgian to Unknown - 1803 AD) Evidence DOCUMENTARY EVIDENCE

Appendix 3: Monuments & Statutory Listed Buildings

					desk based assessment notes that there appears to be a slight discrepancy between the first recorded burial in 1802 and the addition of the graveyard in 1803.	
MLO107387	Tottenham High Road (No 594) [Quaker Friends Meeting House] {18th century Quaker Meeting House }	Building	TQ 3390 9037		Quakers had been present in the Tottenham area since the end of the 17th century. The Quaker Friends Meeting House was built on this site on land purchased in 1714, fronting the High Road. The building is visible on historic OS mapping (going back at least to the OS Survey 25inch 1st edition), with an associated burial ground to the east. The burial ground appears to have been within an area of orchards directly to the east of the building, however the extent of this over the years is unclear in historic mapping. Quaker burials are known to have often occurred in gardens and orchards, and individual graves were necessarily recorded. An 1803 Conveyance Award for the graveyard associated with the Quaker Meeting House shows the defined extent of the burial ground at this point in time, positioned to the east. The desk based assessment notes that there appears to be a slight discrepancy between the first recorded burial in 1802 and the addition of the graveyard in 1803.	FRIENDS MEETING HOUSE (Built, (at some time) Georgian to Unknown - 1714 AD) Evidence EXTANT BUILDING
MLO84483	TOTTENHAM MAGISTRATES COURT	Listed Building	TQ 33575 90566	II	800/0/10103 LORDSHIP LANE 30-JUL-04 Tottenham Magistrates' Court II Police Court, now Magistrates' Court. Opened 1937 with minor late-20th century alterations. W.T. Curtis, Middlesex County Council architect. Brown and blue brick with rubbed red brick and stone dressings. Hipped tiled roofs. Neo-Georgian style. PLAN: Wide and shallow 2-storey-plus-attic front range, with single storey flanking wings; tall single storey court rooms behind this, and 2-storey-plus-attic wide and shallow range to rear; narrow link to late-20th century addition at rear, not of special interest in 2004. EXTERIOR: Front range of 9 window bays, with lower 2 window bay wings. Windows are multi-pane casements, those to ground floor with continuous rubbed brick band under stone plat band; those to first floor under rubbed red brick flat arches and sides, then stone band then brick band below stone cornice. 3 small hipped dormers in steeply pitched hipped roof. Stone band continues to lower flanking wings, and with 1 window to left blocked late-20th century. Stone advanced entrance portico with segmental hood on columns, and plaque of MCC arms with scales; stone dressings continues to central first floor window with scrolled surround. Side elevations to central courts range have taller windows under similar arches. Rear range similarly detailed to windows and arches, and with tall chimney stacks. INTERIOR: Entrance vestibule pair of heavy panelled front doors that open fully into the wall, with matching inner pair of doors. Paired stairs to front with metal handrails, leading to former witness and waiting rooms at upper levels (not inspected). Central entrance hall with later-20th century counters and minimal Deco detail to top of piers, flanked by Court 1 and Court 2. These courts have original English Oak fittings with blue leather upholstery including judge's bench at higher level, witness boxes, clerk's and solicitor's benches, and public seating to rear behind fence and gate; dock to side wall with late-20th century screen; high level windows above chevron relief band; royal arms. Court 3 smaller but with tall exterior windows, also with similar with original oak fittings and dock. Commemorative plaque to inner hall, where steps down to	BOUNDARY WALL (Mid 20th Century - 1937 AD) PETTY SESSIONS COURT (Mid 20th Century - 1937 AD) RAILINGS (Mid 20th Century - 1937 AD) MAGISTRATES COURT (Mid 20th Century to Unknown - 1949 AD) MAGISTRATES COURT (Late 20th Century - 1967 AD to 1999 AD)

Appendix 3: Monuments & Statutory Listed Buildings

					cells (not inspected) providing discrete direct access to courts. Justices' retiring room to rear range with boxed-in radiators, dado, and caretaker's accommodation above (not inspected). ADDITIONAL FEATURES: Front boundary is marked by a low brick wall and metal railings. HISTORY: Opened February 1937 by Lord Chief Justice Hewart as Tottenham Police Court and re-named Magistrate's court after 1949. Built on the site of 'Elmslea', a girls orphanage supported by the Draper's Company. The contractor was James Steward & Sons, Ltd., and the furnishings were provided by Maurice Adams, Ltd. SOURCES: The Architect and Building News, 19 November 1937. Listed as a well surviving suburban police court (now magistrates court) of 1937 designed by the noted Middlesex County Council architect's department, this under W.T. Curtis and in a dignified Neo-Georgian style also retaining the original oak fittings in the court rooms. Curtis' Harrow Magistrate's Court of 1931 is also listed at Grade II.	
MLO84006	TOWER TO SOUTH WEST OF BRUCE CASTLE	Listed Building	TQ3337990652	I	16th century round tower of uncertain purpose with battlemented parapet renewed in modern times. Red brick. Corbel table of pointed brick arches below parapet. Below this 4 centred arcading all around. Another corbel table, with corbels of single carved bricks, runs around the arcade panels just over halfway up. Panels rest on plinth. On north side basement entrance under 4 centred arch, and on south side basement is arcaded. 1 quatrefoil window, probably later; and a C19 window with Y-tracery. 5 stone steps to modern door at north west.	TOWER (Tudor to Elizabethan - 1500 AD to 1599 AD) TOWER (Victorian to Late 20th Century - 1900 AD to 1974 AD)
MLO84413	WALL ALONG WESTERN BOUNDARY OF GROUNDS OF BRUCE CASTLE	Listed Building	TQ3336390679	II	1. 4415 CHURCH LANE N17 (East Side) Tottenham Wall along western boundary of grounds of Bruce Castle. TQ 3390 17/33 II 2. Probably C17 red brick wall with alterations at south end. Link turns eastward to join the house, and this part has a stone coping. Listing NGR: TQ3336390679	WALL (Elizabethan to Stuart - 1600 AD to 1699 AD)
MLO84351	WALL TO NORTH OF GARDEN OF NUMBER 16 FRONTING THE AVENUE	Listed Building	TQ3360090298	II	1. 4415 BRUCE GROVE N17 (South West Side) Tottenham Wall to north of garden of No 16 fronting the Avenue TQ 3390 17/29 II 2. C18 red brick wall with tapered buttresses.	GARDEN WALL (Stuart to Georgian - 1700 AD to 1799 AD) WALL (Stuart to Georgian - 1700 AD to 1799 AD)
MLO84441	WALLS ALONG SOUTH BOUNDARY OF NUMBER 581 AND AROUND BACK GARDENS OF NUMBERS 581, 583 AND 585	Listed Building	TQ3382090360	II	1. 4415 HIGH ROAD N17 (West Side) Tottenham Walls along south boundary of No 581 and around back gardens of Nos 581, 583 and 585. TQ 3390 17/117 II GV 2. Early C18 red brick wall with sloped coping, running to back of property, then turning north and east to enclose together the back gardens of Nos 581 and 583. Nos 581 to 585 (odd) and walls form a group.	GARDEN WALL (Stuart to Georgian - 1700 AD to 1732 AD) WALL (Stuart to Georgian - 1700 AD to 1732 AD)
MLO84284	WALLS IN FRONT OF NUMBERS 583 AND 585	Listed Building	TQ3386090382	II	Central dividing wall and southern boundary wall of early C18 brown brick, each terminating in a tall, square brick pier with red brick dressings and stone cornice. Nos 581 to 585 (odd) and walls form a group.	WALL (Stuart to Georgian - 1700 AD to 1799 AD)

Appendix 4: Events

Event ID	Event Name	Type	NGR	Description	Date	Organisation
ELO12053	High Road (Nos 596-606), Tottenham, Haringey, N17 9TS: Archaeological Evaluation	Evaluation	TQ 33952 90397	An archaeological evaluation was carried out at 596-606 High Road by L-P Archaeology in April 2011. The site comprised of five trenches. The only archaeological feature on the site was the truncated remains of a medieval gully.	Medieval	L-P Archaeology.
ELO12061	St Pauls Road/Shelbourne Road/Landsdowne Road, Tottenham, Haringey, N17: Watching Brief	Watching Brief	TQ 34358 90847	An archaeological watching brief undertaken by Compass Archaeology during Thames Water Victorian mains replacement works in Tottenham in 2011. Approximately 0.9km of trenching was observed within three defined areas of DMA Woodford 82.	The majority of trenching exposed modern road layers directly overlying truncated natural deposits of silty clays and gravel. Several areas exposed shallow layers of truncated subsoils, thought to date to the later 19th century. No significant archaeological finds or features were observed.	Compass Archaeology
ELO13107	High Road (Nos 530-536), Tottenham, Haringey, N17: Desk Based	Desk-Based Assessment	TQ 33861 90186	A desk based assessment was undertaken by Mills Whipp Projects in November 2012 on 530-536 High Street Tottenham. The site and the surrounding area contained no evidence for prehistoric, Roman, Saxon, Medieval and early post medieval occupation. Previous investigations in the area have not revealed any archaeological deposits. The site is therefore thought to be of low archaeological potential.		Mills Whipp Projects
ELO14635	Church Lane, [The Priory, All Hallows Vicarage], Tottenham, Haringey	Tree-Ring Analysis	TQ 3330 9079	A dendrochronological study was employed to date the few remaining timbers, to see if the house had been built, as records suggested, in the 1620s for a barber-surgeon Joseph Fenton. One timber was felled in summer AD 1622, and a second had twenty sapwood rings with the outermost ring being formed in AD 1613, suggesting that they were contemporaneous. A third timber was dated but had no sapwood, only allowing a date after which it must have been felled (AD 1594). It appears therefore that the earliest surviving parts of this structure were indeed built in the early AD 1620's.	17 th Century	English Heritage - Ancient Monuments Laboratory. 2000
ELO14636	Church Lane, [Bruce Castle], Tottenham	Tree-Ring Analysis	TQ 33392 90680	This work represents the dating of a second area of this building, the roof structure having been worked on previously in 1997. A number of main floor beams and joists accessible in the cellar of the building were examined and found to be contemporaneous with the roof structure (felling period for the timbers AD 1554- 1576). One joist was probably felled earlier than this and may be a re-used timber. The previous study of the roof structure found two groups of contemporaneous timbers, probably from two different sources, and the floor timbers can be divided into the same groups, resulting in two strengthened site chronologies covering the periods AD 1434-1542 and AD 1421-1544.	15 th Century	English Heritage - Ancient Monuments Laboratory. 1998. Tree-Ring Analysis of Timbers from the Basement, Bruce Castle, Tottenham, London

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ELO14637	Church Lane, [Bruce Castle], Tottenham:	Tree-Ring Analysis	TQ 33392 90680	The main trusses were sampled after the completion of conservation and repair work in December 1996. Twelve of the sixteen timbers sampled were subsequently dated, but they formed two contemporaneous groups which did not cross match with each other. This suggests that the timber for some of the principal rafters came from a different source than the other timbers in the structure. Whilst many of the timbers had sapwood on them, in all except one case, this disintegrated on sampling. Dendrochronological analysis of the trusses in the main range of this multi-phase building have dated this roof structure to the period AD 1554-1576. This accords with the views of the RCHME, and adds to the information available about the timing of adoption of this style of roof in north London.	16 th Century	Digital Report: English Heritage - Ancient Monuments Laboratory. 1997. Tree-Ring Analysis of Timbers from Bruce Castle, Tottenham, London.
ELO20252	Tottenham High Road (No. 594) [Friends Meeting House] London N17 9TA	Desk Based Assessment	TQ 3393 9036	In 2014 Architectural History Practice Limited compiled a statement of significance of the Friends Meeting House at 594 Tottenham High Road. The meeting house was constructed in the 1960s with part of the redevelopment on the site of an earlier meeting house. An early 18th century burial ground is attached. The meeting house is behind a three storey commercial building on top of the rear extension. The meeting house is reached by an open stair from a passage alongside the extension and is constructed from yellow stock brick with a pitched roof covered in Welsh slate. Painted dado panelling in the square meeting room has an early 19th century character and may have come from the previous meeting house. Several benches within the meeting room may also have come from the previous building. The burial ground is enclosed by a yellow brick wall, which is thought to be of 19th and 20th century date.	18 th -20 th Century.	Digital Report: Architectural History Practice Ltd. 2014. Friends Meeting House, Tottenham: Statement of Significance.
ELO2403	Bedwell Road, [Risley Primary School], Haringey	Desk Based Assessment	TQ 3325 9083	A desk based assessment was carried out at Risley Primary School, Bedwell Road, Haringey in 2004 by PreConstruct Archaeology. The site is believed to have a low potential for prehistoric and Roman remains. The Saxon and Medieval period was considered moderated to high as it is in close proximity to a 12th century church, and the post medieval period was also considered high.		Unpublished document: Pre-Construct Archaeology. 2004. Risley Primary School, Bedwell Road, London Borough of Haringey: Desk Based Assessment.
ELO3658	High Road (No 628), Tottenham, Haringey, N17	Watching Brief	TQ 3397 9052	A watching brief took place at 628 High Road, Tottenham between the 1st and 10th January 2000 by Pre-Construct Archaeology. The site produced two undated pits, a post medieval dump and two further 18th to 19th century pits.	18 th -19 th Century.	Unpublished document: Pre-Construct Archaeology. 2000. 628 High Road, Tottenham, London N17: Archaeological Watching Brief. SITE CODE: HRM00.
ELO3661	High Road (No 579D), Tottenham, Haringey, N17	Watching Brief	TQ 3381 9037	A watching brief took place at 579D High Road, Tottenham between the 12th and 15th April 1999 by Museum of London Archaeological Services. The monitoring was located on the foundation trenches for the new building, the only deposit of note was a post medieval top soil. * Natural was observed at a height of 10.38-10.46m OD *	Post-Medieval.	Excavation archive: Museum of London Archaeology Service. 1999. Archive for 579D High Road, Tottenham, An Archaeological Watching Brief.
ELO434	High Road (Nos 596-598 and 604)/Scotland Green (Nos 44-46)	Desk Based Assessment	TQ 3395 9040	An Archaeological Desk Based Assessment was carried out by Compass Archaeology for 596-598 and 604 High Road and 44-46 Scotland Green, Tottenham, Haringey in June 2003. The commission was related to a planning application to redevelop the site to provide residential accommodation in the form of 18 houses and 12 flats, as well as two shops. The site is thought to have low potential for prehistoric, Roman		Unpublished document: Compass Archaeology. 2003. An Archaeological Desktop Assessment of a Redevelopment Site at 596-598 and 604 High Road

Appendix 4: Events

				and Saxon to early medieval archaeological deposits, but has a moderate potential for medieval features and finds and a high potential for post-medieval archaeological remains		and 44-46 Scotland Green, Tottenham, N17
ELO5099	Bedwell Road [Risley Primary School], Haringey: G	GPR Survey	TQ 3325 9083	A ground probing radar survey was carried out at Risley Primary School, Bedwell Road, Haringey between the 19th and 20th April 2004 by Stratscan. A number of areas of disturbance and therefore potential archaeological deposits were identified.		Unpublished document: Pre-Construct Archaeology. 2004. Risley Primary School, Bedwell Road, London Borough of Haringey: Desk Based Assessment.
ELO5180	Tottenham High Road (Nos 691-693), Haringey, N17	Borehole Survey	TQ 3385 9090	A borehole survey was carried out at 691-693 Tottenham High Road by CgMs Consulting in 2004. Seven boreholes were investigated to determine the soil conditions of the site.		Unpublished document: CgMs Consulting. 2005. Archaeological Desk Based Assessment: 691-693 Tottenham High Road, London.
ELO6424	Tottenham High Road (Nos 691-693), Haringey, N17	Desk Based Assessment	TQ 33854 90901	A desk based assessment was carried out at 691-693 Tottenham High Road in 2005 by CgMs Consulting. The site was found to have a low potential for prehistoric deposits, a moderate potential for Roman remains and a low to moderate potential for the Anglo-Saxon, and medieval periods. The post medieval period was also considered to have a low potential.		Unpublished document: CgMs Consulting. 2005. Archaeological Desk Based Assessment: 691-693 Tottenham High Road, London.
ELO7388	Church Road, [Haringey Mortuary - Tottenham Cemetery], Haringey	Evaluation	TQ 33352 90917	An archaeological evaluation was undertaken in 2007 by Archaeological Solutions Ltd at the Haringey Mortuary, Tottenham Cemetery, Church Road, Haringey. Site code HMS07. The evaluation revealed a buried topsoil and subsoil of probable medieval date, sealing two undated gravel extraction pits. These layers were sealed by overburden associated with the construction of The Lodge. The northern area of the site was not developed until the 20th century, dumping of demolition material took place across the site. No evidence of human burials or activity associated with the nearby church was recorded. *natural terrace gravels between 16.46 ad 15.31m AOD*	Medieval	Unpublished document: Archaeological Solutions Ltd. 2007. Haringey Mortuary, Tottenham Cemetery, London: Archaeological Evaluation.
ELO7526	Tottenham High Road, (Nos 604-606), Haringey	Desk Based Assessment	TQ 33956 90401	An archaeological desk based assessment was conducted in October 2007 by CgMs Consulting on the site of 604-606 Tottenham High Road, Haringey. The development proposals include the demolition of the buildings currently occupying the study site, and their replacement with retail units fronting the High Road and three detached residential blocks across the rest of the site. The contractor concluded that the study site has a low potential for the prehistoric and Roman period, a moderate potential for the Saxon period, and a high potential to contain evidence from the medieval, post medieval and modern periods. Past post depositional impacts on the High Road frontage are likely to have been high, but the southern part of the site and particularly the rear of 598 Tottenham High Road appears to be undeveloped. As a result, the contractor recommended an evaluation on the site.		Unpublished document: CgMs Consulting. 2007. Archaeological Desk Based Assessment: 604-606 Tottenham High Road, London N17.
ELO7667	Church Road, [Tottenham Cemetery], Haringey	Desk Based Assessment	TQ 33354 90910	An archaeological desk based assessment was carried out in 2006 by Archaeological Solutions Ltd on the site of the proposed Haringey Mortuary, Tottenham Cemetery, Haringey. The site is adjacent to the church grounds of All Hallows and associated post medieval graveyard. The contractor considered it to be of low potential for the prehistoric and Roman periods. The site may have been at the centre of the Saxon		Digital Report: Archaeological Solutions Ltd. 2006. Proposed Haringey Mortuary, Tottenham Cemetery, London N17:

Appendix 4: Events

				settlement of Tottenham, and there is also potential for archaeological remains to dating to the medieval to post medieval period. It is also possible that early burials associated with the medieval church or its predecessor may extend into the site. The southern section may also reveal evidence of a medieval and a post medieval building which were demolished in the early 20th century.		Archaeological Desk-Based Assessment.
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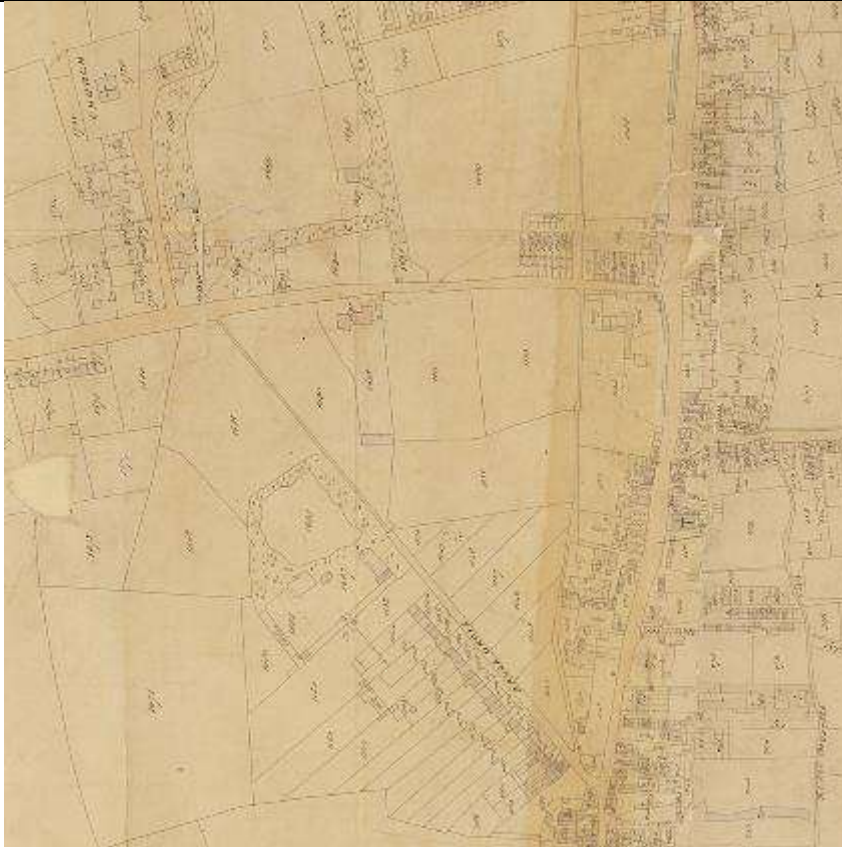
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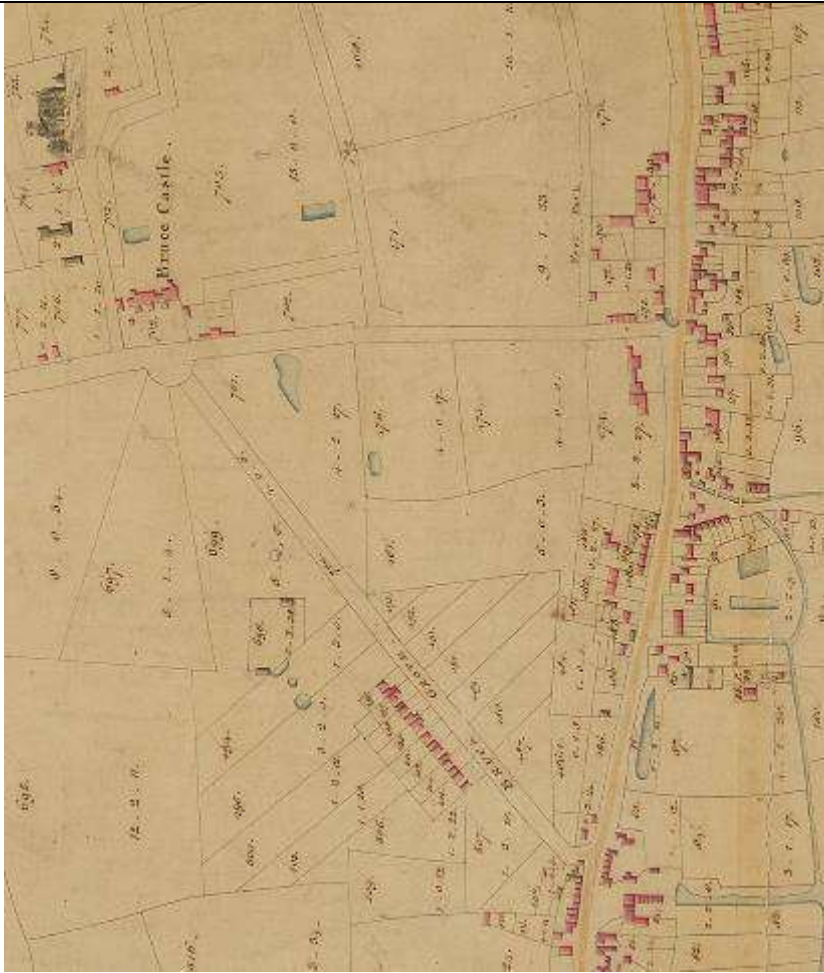
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Signed by [S Cakebread]
for Historic England:



Date

.....23/06/2022.....

Signed by [NAME]
Licensee/for the Licensee

.....
.....

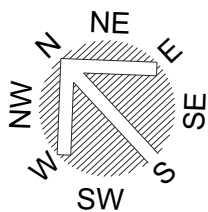
Date

.....23/06/22.....
.....


Appendix 7: Oasis

Summary for midlanda1-508358

OASIS ID (UID)	midlanda1-508358
Project Name	Non Archaeological Intervention at Edmanson's Close
Sitename	Edmanson's Close
Activity type	Non Archaeological Intervention
Project Identifier(s)	EDMO 22
Planning Id	
Reason For Investigation	Planning: Pre application
Organisation Responsible for work	Midland Archaeological Services
Project Dates	01-Jun-2022 - 01-Jun-2022
Location	Edmanson's Close NGR : TQ 33524 90534 LL : 51.5978318312132, -0.073615757486535 12 Fig : 533524,190534
Administrative Areas	Country : England County : Greater London District : Haringey Parish : Haringey, unparished area
Project Methodology	Archaeological Desk-Based Assessment.
Project Results	
Keywords	
Funder	
HER	Historic England review - unRev - STANDARD
Person Responsible for work	Steve, Williams
HER Identifiers	
Archives	



Drawing No: 633/6/22

Project: Edmanson's Close Tottenham.

Fig. 6: Photo Direction Plan

Scale: Not to Scale

Site Code: EDMO 22

Drm:

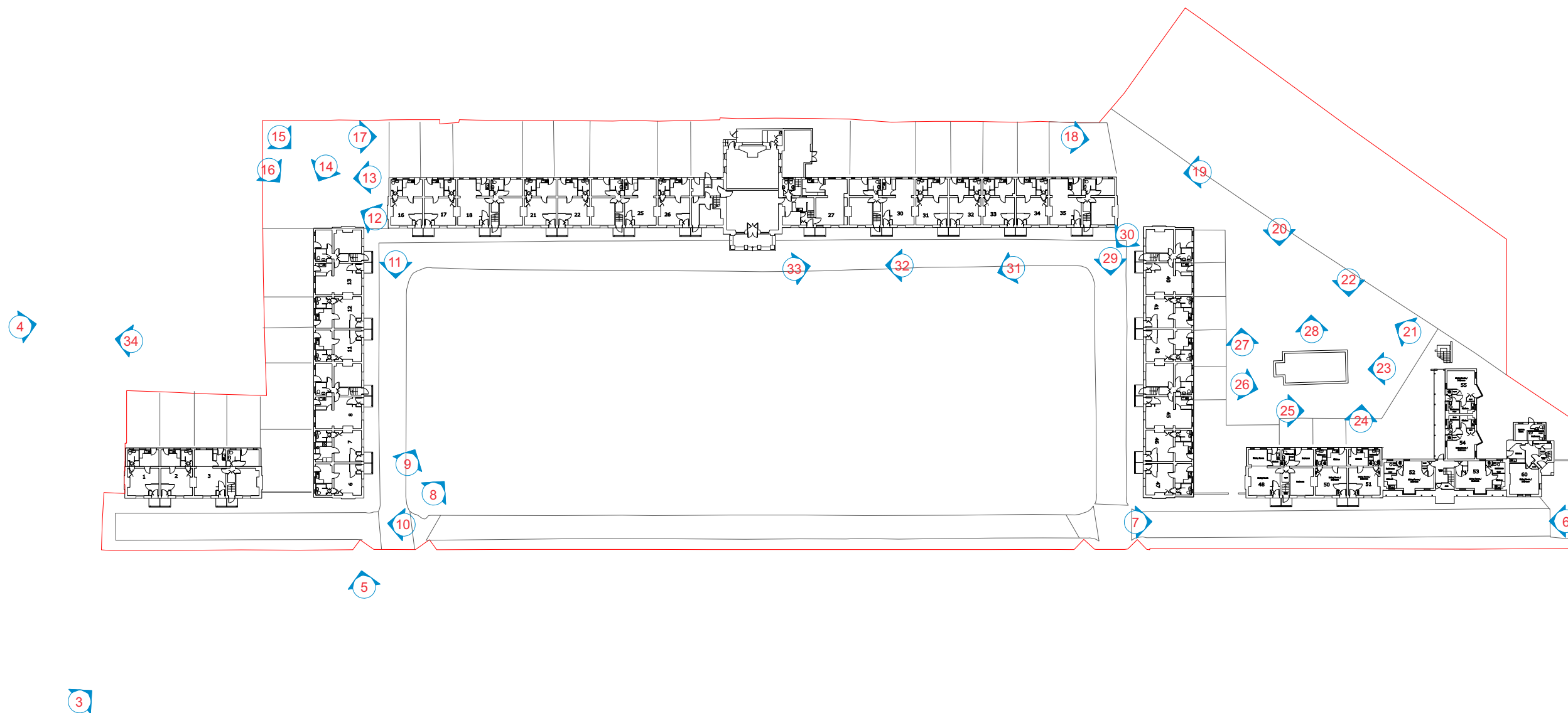
Annotated: SW

Chk:

Date 06/07/2022

Midland Archaeological Services
Old House
59 Church Street
Digby
Lincoln
LN 4 3LZ
Telephone: 01526 321 966
info@midarch.co.uk

MIDLAND ARCHAEOLOGICAL SERVICES



GROUND FLOOR - 1:500 @ A2



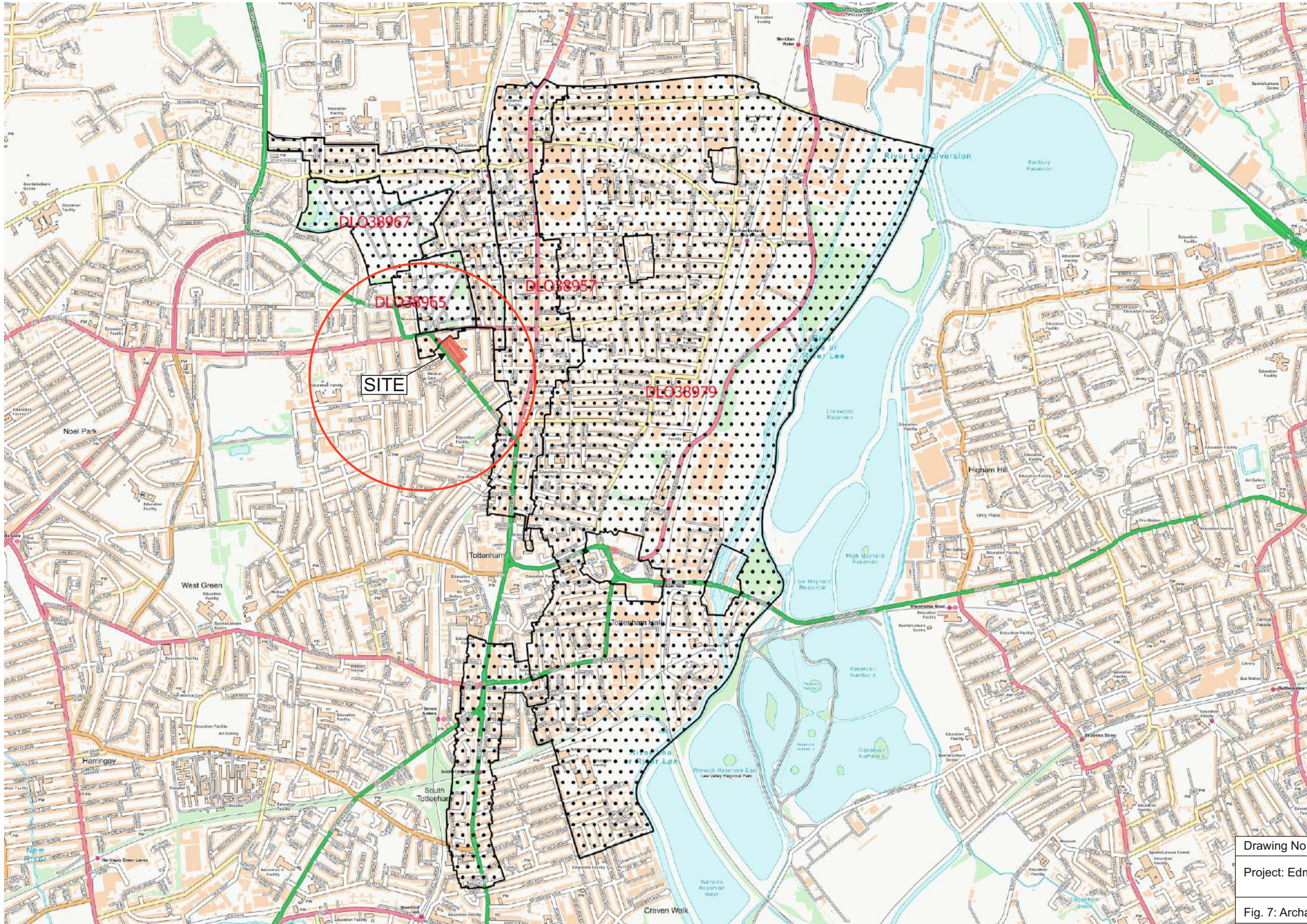
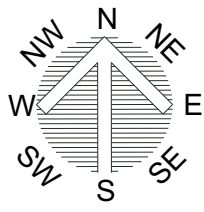
PROJECT
Edmanson's Close
Bruce Grove
Haringey

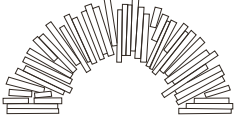
CLIENT
The Drapers'

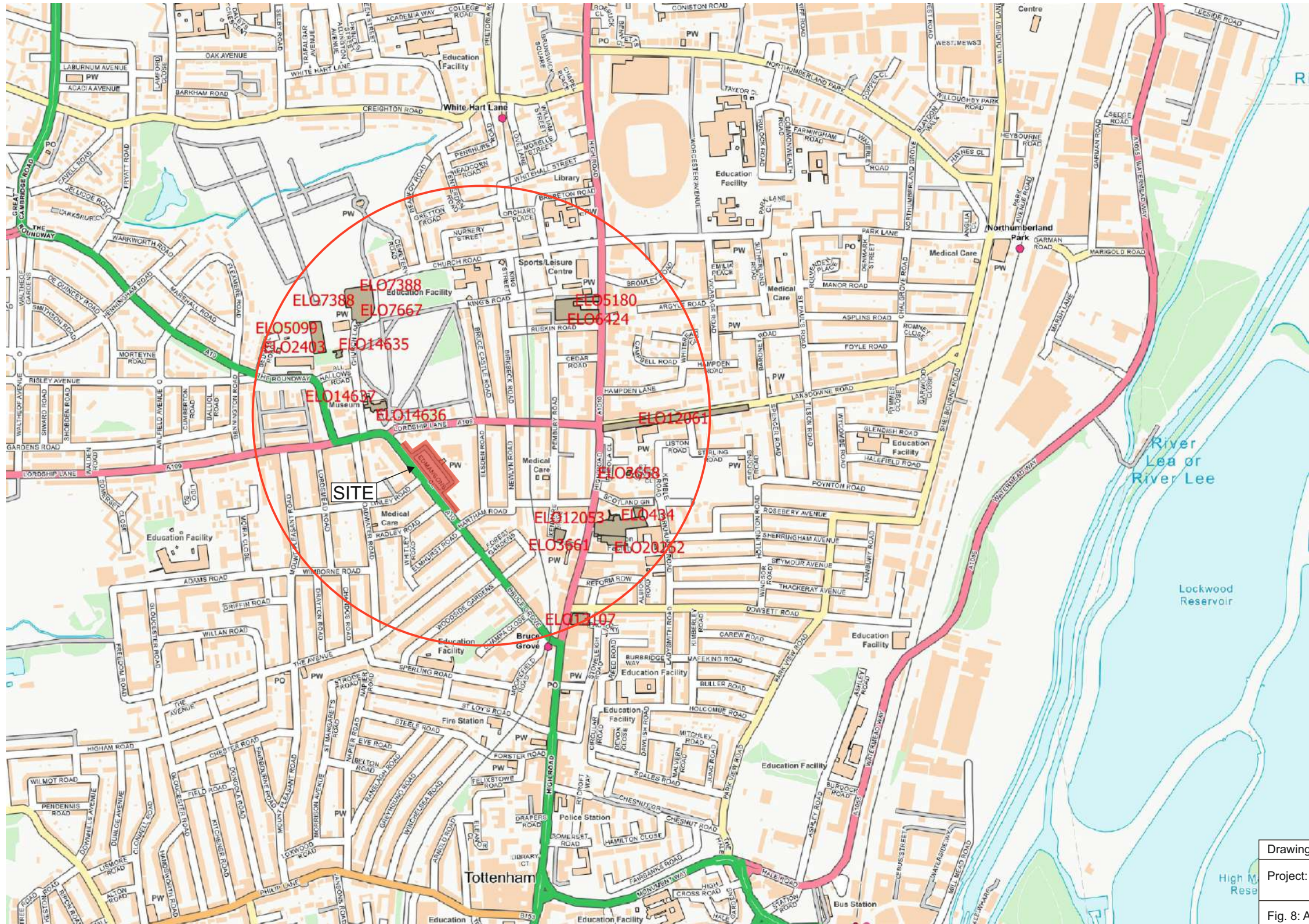
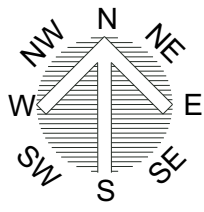
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DRAWING TITLE
Ground Floor
Existing

JOB NO db-001		SCALE 1:500 @ A2	DRAWN BY PD		ISSUE DATE JAN 2021		REVISION 00	
DRAWING STATUS Planning			CHECKED BY PD		PAPER SIZE A2			
PROJECT CODE	COMPANY CODE	DOC. CODE	PACKAGE NO CODE	LEVEL	ZONE / SUBZONE	SUB ZONE	DRAWING NUMBER	
EC	d+b	GA	XXX	00	XX	XXX	011	

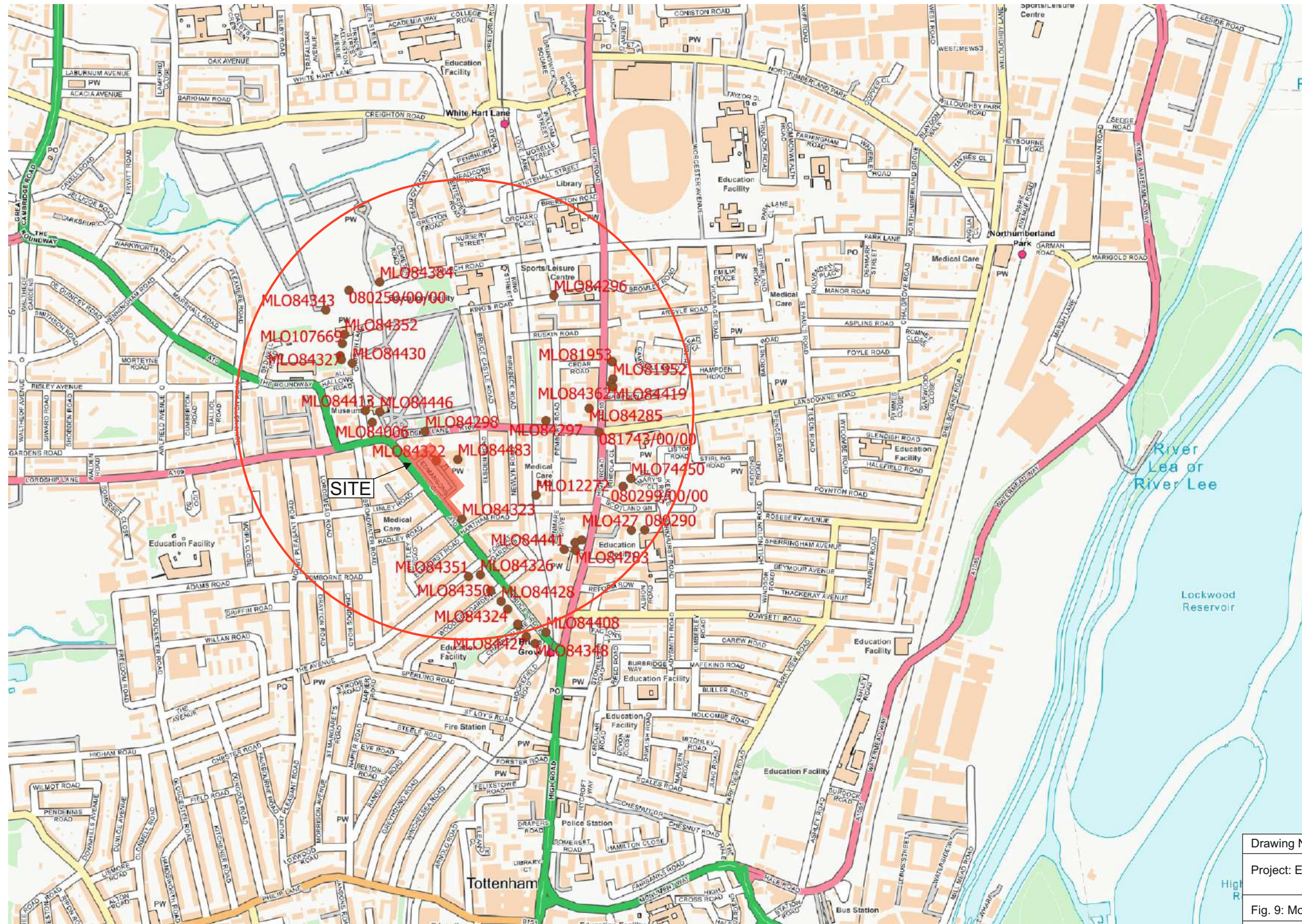


Drawing No: 633/7/22			
Project: Edmanson's Close.			
Fig. 7: Archaeological Priority Areas.			
Scale: Not to Scale		Site Code: EDMA 22	
Drn: SW	Annotated: SW	Chk:	Date 06/07/2022
Midland Archaeological Services Old House 59 Church Street Digby Lincoln LN 4 3LZ Telephone: 01526 321 966 info@midarch.co.uk		 MIDLAND ARCHAEOLOGICAL SERVICES	



Drawing No: 633/8/22			
Project: Edmansons Close.			
Fig. 8: Archaeological Events			
Scale: Not to Scale		Site Code: EDMA 22	
Drn: SW	Annotated: SW	Chk:	Date 06/07/2022
Midland Archaeological Services Old House 59 Church Street Digby Lincoln LN 4 3LZ Telephone: 01526 321 966 info@midarch.co.uk			





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