

Lansdowne Road, Tottenham Archaeological Desk-based Assessment

AOC Project Number: 25808

April 2021



ARCHAEOLOGY

| HERITAGE

| CONSERVATION

Lansdowne Road, Tottenham

Archaeological Desk-based Assessment

On Behalf of:

Bidwells LLP
Bidwell House
Trumpington Road
Cambridge
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United Kingdom

National Grid Reference (NGR):

TQ 34187 90662 (centred)

AOC Project No:

25808

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1. NON-TECHNICAL SUMMARY

- 1.1. AOC Archaeology Group were commissioned by Bidwells LLP to undertake an Archaeological Desk-based Assessment in relation to the development of one and two bed dwellings at two opposite sites along Lansdowne Road. Both sites are included in the same planning application. The Site is located within the local authority administrative area of the London Borough of Haringey, whose archaeological advisors are the Greater London Archaeology Advisory Service (GLAAS). The main objective of this assessment is to identify the archaeological value of the Site proposed for redevelopment.
- 1.2. The proposed development consists of two Sites: along the northern side of Lansdowne Road, Arundel Court and along the southern side of Lansdowne Road, Baldewynne Court. This assessment has judged that there is a Low potential for Prehistoric, Roman and Early Historic remains to survive within the Site. The north-south Roman Road, Ermine Street (**Site 55**), linking London, Lincoln and York is located approximately 230m to the west of the Site, however there is a lack of Roman remains recorded within the Study Area. A settlement is indicated at Tottenham in the Domesday Book of 1086 and it could be suggested that the Medieval settlement had Early Historic origins. However, any remains associated with this settlement would be likely to be concentrated along the High Road and to the west where the later Castle (Grade I Listed Building – List Entry Number 1358861) is located.
- 1.3. The GLHER records three Archaeological Priority Areas (APA) (**Sites 19, 20 and 21**) defining areas of Medieval origins within the Study Area. The APA of Mocking moated manor (**Site 20**) approximately 330m to the north of the Site includes one of the early roads of Tottenham, Park Lane, initially Marsh Lane (**Site 31**). Archaeological works (**Sites 45, 50 and 51**) at 71 St Paul's Road 240m to the north-east of the Site have recorded building evidence probably associated with the Medieval manor house of Mockings Manor (**Site 34**) recorded from 1427 possibly on the grounds of an older building. The nearest APA (**Site 21**) has its eastern boundary 80m to the west of the Site and identifies a section of Tottenham with a Medieval and early Post-Medieval focus, evidenced by the presence of several Medieval assets (**Sites 26, 27, 28 and 30**). As such there is judged to be a Medium to High potential for Medieval remains to survive on the Site.
- 1.4. During the Post-Medieval period Tottenham developed eastwards, away from the High Road and the concentration of buildings along it. By the OS map of 1888 the Site, which appears to have been enclosed fields and meadows until then, has been developed with two rows of buildings and back gardens along an east-west road. As such, there is judged to be a Medium potential for Post-Medieval remains to survive on the Site. These are likely to relate to agricultural remains pre-dating the constructions of the buildings along Lansdowne Road as well as possible foundations remains of the afore-mentioned buildings.
- 1.5. There is judged to be a Medium potential for Modern remains to have survived within the Site, relating to the use and alterations of the buildings within the first half of the 20th century. These would relate to the foundation remains of the buildings which could have survived below the off-street parking area along Lansdowne Road in both Arundel Court and Baldewynne Court, although it is possible that these have been truncated by the mid -20th century alterations.
- 1.6. In accordance with national and local planning policies on heritage, it is advised that the London Borough of Haringey, as advised by the Greater London Archaeological Advisory Service (GLAAS), may require an archaeological investigation by intrusive means to enable the identification, assessment and recording of any surviving remains in advance of redevelopment at this Site. In particular, a watching brief may be required on ground-breaking works within the Site, along Lansdowne Road. These works would enable the identification, assessment and recording of any foundation remains which may survive on Site. If significant archaeological remains were encountered then further mitigation works could be required, depending on the impact of the proposal. If further mitigation is necessary, options for mitigation will be discussed and agreed with GLAAS and the local planning authority.

2. INTRODUCTION

2.1. Proposed Development Sites

- 2.1.1. The proposed development (hereafter “the Site”) consists of two sites located along Lansdowne Road, Tottenham (centred NGR: TQ 34187 90662). Arundel Court, Lansdowne Road, Tottenham, London N17 0LL along the northern side of Lansdowne Road, measures c.0.6ha; Baldewynne Court, Lansdowne Road, Tottenham, London N17 9XH along the southern side of Lansdowne Road, measures c.0.5ha. The Site is located within a residential area and is bordered on all sides by minor roads or residential buildings. Hartington Park is located to the south of Baldewynne Court separated by Stirling Road.

2.2. Topographical & Geological Conditions

- 2.2.1. According to the British Geological Survey GeoIndex (BGS 2021), the Site is underlain by London Clay Formation, a sedimentary bedrock composed of clay, silt and sand, formed approximately 48 to 56 million years ago in the Palaeogene period in a local environment dominated by deep seas.
- 2.2.2. The BGS (2021) records a superficial deposit underlying the Site of Enfield Silt Member, a superficial deposit composed of clay and silt and formed up to 2 million years ago in the Quaternary Period, in a local environment previously dominated by wind-blown deposits.
- 2.2.3. The BGS (2021) does not record any boreholes within the Site. Twenty-five boreholes are recorded within the 500m Study Area, the closest (TQ39SW94) approximately 280m to the north. Seven boreholes were sunk to a depth of 0-10m (TQ39SW121), (TQ39SW93), (TQ39SW97), (TQ39SW96), (TQ39SW381), (TQ39SW15/B), (TQ39SW15/A); 11 boreholes were sunk to a depth of 10-30m (TQ39SW115/A), (TQ39SW115/B), (TQ39SW667), (TQ39SW666), (TQ39SW665), (TQ39SW664), (TQ39SW94), (TQ39SW298), (TQ39SW28), (TQ39SW29), (TQ39SW380); a single borehole was sunk to a depth of over 30m (TQ39SW3); a single borehole did not indicate a total depth (TQ39SW357) and five boreholes were not freely available via the BGS website (TQ39SW692), (TQ39SW689), (TQ39SW690), (TQ39SW693), (TQ39SW688).
- 2.2.4. Five boreholes were sunk at St Pauls Church 280m to the north of the Site. The nearest two boreholes to the Site (TQ39SW97) and (TQ39SW94) recorded deposits of made-ground, silty clay, sand and gravel, brown clay, blue clay and sandy clay. Four boreholes (TQ39SW667) (TQ39SW666), (TQ39SW665), (TQ39SW664), were sunk along Penbury Road approximately 315m to the west of the Site and recorded a stratigraphy of made-ground/topsoil – clay – gravel – clay. The single borehole recorded to a depth of over 30m (TQ39SW3) was sunk for the purposes of a well and recorded deposits of earth and gravel to 4.5m, blue clay to 25m, Woolwich and Thanet beds to 44m and Chalk to 76m.

2.3. Development proposal

- 2.3.1. This Desk Based Assessment was requested by Bidwell LLP in relation to the development of additional one and two bed dwellings at two opposite sites along Lansdowne Road. Both sites are included on the same planning application.

2.4. Government and local planning policies and guidance

National Planning Policy Framework (NPPF)

- 2.4.1. The National Planning Policy Framework (NPPF) was published by the Ministry of Housing Communities and Local

Government (MHCLG) on 24th July 2018 and updated in February 2019. The NPPF sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for development can be produced and assessed. Chapter 16 of the document is concerned with 'Conserving and enhancing the historic environment'. It identifies heritage assets as 'an irreplaceable resource' and notes that 'they should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations' (MHCLG 2019, Para 184).

2.4.2. Where designated assets are concerned, great weight should be given to the asset's conservation. The more important the asset the greater that weight should be. Any harm to or loss of significance should require 'clear and convincing justification. Substantial harm to or loss of:

- grade II listed buildings or grade II registered parks or gardens should be exceptional;
- assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional' (MHCLG 2019, Para 194).

2.4.3. With regard to proposals that are predicted to lead to substantial harm or the total loss of significance to a designated asset, Paragraph 195 states that 'local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss' (MHCLG 2019, Para 195). Where 'a development proposal will lead to less than substantial harm to the significance of a designated asset' Paragraph 196 states that 'this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use' (MHCLG 2019, Para 196).

2.4.4. Impacts upon non-designated heritage assets are also a pertinent planning consideration; Paragraph 197 states that 'In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset' (MHCLG 2019, Para 197).

2.4.5. Where a heritage asset is to be lost, either in part or in whole, as a result of the development, the local planning authority should require developers to 'record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible' (MHCLG 2019, Para 199).

Planning Practice Guidance (PPG)

2.4.6. The MHCLG published Planning Practice Guidance in April 2014, and the section on the historic environment was last updated in July 2019. Section 18a of the guidance is concerned with 'Conserving and Enhancing the Historic Environment'. The Guidance notes that 'conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings to as yet undiscovered, undesignated buried remains of archaeological interest'.

2.4.7. PPG (2019, para 18) requires assessments to assess the harm of a proposed development on designated heritage assets in order to understand the impact on the significance of the heritage asset.

The London Plan – The Spatial Development Strategy For Greater London

2.4.8. The London Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital over the next 20-25 years. It forms part of each of London's borough's Development Plan. The London Plan, also known as a Replacement Plan, replaces all previous iterations.

2.4.9. Policy HC1 of the London Plan is relevant to this assessment and states the following:

'POLICY HC1 HERITAGE CONSERVATION AND GROWTH

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

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

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

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

D. Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection or undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated assets.

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

London Borough of Haringey

2.4.10. The Haringey development plan is made up of the Strategic Policies (2013, updated 2017), Development Management Policies (2017), Site Allocations (2017) and Tottenham Area Action Plan (2017). The Strategic Policies adopted in 2013 with alterations in 2017, replaced the Unitary Development Plan (UDP) and sets out the long-term vision of Haringey to 2026. The Development Management Development Plan Document, was adopted in July 2017 and sets out the planning policies used to determine planning permissions. The Site Allocations document was adopted in 2017 and sets out the locations where significant development is expected up to 2026. Tottenham Area Action Plan Development Plan Document adopted in 2017, presents guidelines and policies for development specific to Tottenham.

2.4.11. The following policy from Strategic Policies (2013, updated 2017) is relevant to this assessment.

'SP12 Conservation

The Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment. The borough's heritage assets include Statutory Listed Buildings, Conservation Areas, Registered Parks and Gardens, Archaeological Priority Areas, and other locally important heritage assets such as Locally Listed Buildings, Local Historic Green Spaces and Sites of Industrial Heritage Interest. Where archaeological excavation is required, findings should be published, disseminated, and used

as the basis for archaeological interpretation on site.

The Historic Environment should be used as the basis for heritage-led regeneration and as the basis for good design and positive change. Where possible, development should help increase accessibility to the historic environment. All development shall protect the Strategic view from Alexandra Palace to St Paul's Cathedral as protected in the London Mayoral "London View Management Framework" Revised SPG, July 2010, and key local views'.

2.4.12. The following policy from Development Management Policies (2017) is relevant to this assessment.

'POLICY DM9: MANAGEMENT OF THE HISTORIC ENVIRONMENT

Haringey's Heritage Assets

A. Development that conserves and enhances the significance of a heritage asset and its setting will be supported.

B. Proposals affecting a designated or non-designated heritage asset and its setting will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance. Applicants are required to submit with their planning application a statement describing the significance of the heritage asset(s) concerned, including any contribution made by its setting, along with an assessment and justification of the impact of the new development on the asset and its setting.

C. When considering the impact of proposals on the historic environment, the Council will have regard to:

- a. The priority given to sustaining and enhancing the significance of a heritage asset and its setting;*
- b. Character appraisals and management plans or other guidance, where they are available;*
- c. The preservation or reinstatement of original or historic form, fabric, function or character of the asset and its setting;*
- d. The relationship with adjoining and neighbouring uses, particularly where these are heritage assets of significance in their own right;*
- e. The desirability of securing a viable use for a heritage asset consistent with its conservation;*
- f. An understanding of and respect for significance of heritage assets as parts of measures to mitigate and adapt to climate change; and*
- g. The contribution that the sensitive utilisation of heritage assets can make to sustainable regeneration.*

Conservation Areas

D. Subject to (A-C) above the Council will give consideration to, and support where appropriate, proposals for the sensitive redevelopment of sites and buildings where these detract from the character and appearance of a Conservation Area and its setting, provided that they are compatible with and/or complement the special characteristics and significance of the area[...]

Listed and Locally Listed Buildings

F. In addition to (A-C) above, the Council will seek opportunities to secure the future of listed buildings particularly those on the 'Heritage at Risk' register, provided they:

- a. Do not lead to substantial harm or total loss of their significance [...]*

G. Subject to (A-C) above, the Council will seek to protect the local distinctiveness of the Borough by sustaining and enhancing the significance of locally listed buildings.

Archaeology

H. [...]

I. All proposals will be required to assess the potential impact on archaeological assets and where appropriate ensure adequate arrangements for the investigation, recording and archiving of assets of archaeological importance and engage with the relevant advisory organisations'.

Emerging New Local Plan

- 2.4.13. A New Local Plan is being prepared by the Council and is currently within the First Steps Engagement, which sets out the key issues to be addressed by the New Local Plan and does not yet contain draft policies.

2.5. Planning considerations pertaining to the Site

- 2.5.1. The Local Planning Authority is advised on all archaeological matters by the Greater London Archaeological Advisory Service (GLAAS). Any requirement for archaeological work either preceding or during development will be determined by the GLAAS acting as the London Borough of Haringey's advisor on archaeological matters.
- 2.5.2. One Grade II* Listed Building at 583 and 585 High Road (**Site 1**) is located 379m to the south-west of the Site. There are Seventeen Grade II Listed Buildings (**Sites 2-18**) within the Study Area, the closest of which is Site 14, located 130m to the west of the Site along Lansdowne Road. Designated assets are shown on Figure 2.
- 2.5.3. Within the 500m Study Area, there are three Conservation Areas, North Tottenham High Road (**Site 52**), Bruce Grove (**Site 53**) and Scotland Green (**Site 54**). The Site is located 35m to the east of North Tottenham High Road Conservation Area (**Site 52**). According to the North Tottenham High Road Conservation Area Appraisal (1990, p4), its special interest lies in having preserved *'until very recently, an almost intact 19th century townscape incorporating notable surviving examples of earlier periods, while its hinterland (the areas immediately to the east and west) has changed dramatically'*. All three Conservation Areas (**Sites 52, 53 and 54**) are located along the High Road, also Tottenham Street, which is the successor of a north-south Roman Road, Ermine Street (**Site 55**), linking London, Lincoln and York. The road's significance as a major thoroughfare to London, is evident from the number of inns along it (Haringey, North Tottenham High Road CAA, 1990, p11).
- 2.5.4. Within the 500m Study Area, there are three Archaeological Priority Areas (APA); Bruce Castle and All Hallow's Church (**Site 19**), 410m to the west of the Site, Mocking Moated Manor (**Site 20**), 250m to the north and a Saxon Settlement and Medieval Manor House (**Site 21**), 90m to the west. The closest APA to the Site, is the Saxon Settlement and Medieval Manor House (APA) (**Site 21**) located 90m to the west.
- 2.5.5. There are no World Heritage Sites, Scheduled Monuments, or Registered Battlefields within the Study Area.

2.6. Limitations of Scope

- 2.6.1. This assessment is based upon data obtained from publicly accessible archives as described in the *Data Sources* in Section 4.2. All known heritage assets within 500m of the Site were identified (see Figures 2 & 3). Data from the Greater London Historic Environment Record was obtained in April 2021 (GLHER Report 16203). The information presented in the gazetteer (Appendix 2) regarding known heritage assets is current to this date. Data on designated heritage assets was also downloaded from Historic England in April 2021.
- 2.6.2. It should be noted that the report has been prepared under the express instructions and solely for the use of the Bidwell LLP and their partners. All the work carried out in this report is based upon AOC Archaeology Group's professional knowledge and understanding of current (April 2021) and relevant United Kingdom standards and codes, technology and legislation.
- 2.6.3. Changes in these areas may occur in the future and cause changes to the conclusions, advice and/or recommendations given. AOC Archaeology Group does not accept responsibility for advising Bidwell LLP or associated parties of the facts or implications of any such changes in the future.
- 2.6.4. Note only available online sources, and those that AOC Archaeology Group have subscriptions to, have been consulted for the production of this assessment. Following the restrictions in early 2021, museums and archives were in the process of reopening during the production of this assessment and working through a backlog dating

to December 2020. As such, no archives visits were conducted for this assessment.

3. OBJECTIVES

- 3.1. The main objective of this assessment is to identify the archaeological value of the Site proposed for redevelopment. The evidence presented and the conclusions offered will provide a comprehensive basis for further discussion and decisions regarding heritage constraints on the future development of this Site and for the formulation of a further mitigation strategy, should this be required. This will be done by examining a variety of evidence for upstanding and buried remains of heritage interest including designated and non-designated heritage assets within 500m of the Site. The assessment is based upon data obtained from publicly accessible archives as described in *Data Sources* (Section 4.2).

4 METHODOLOGY

4.1. Standards

- 4.1.1. The scope of this assessment meets the requirements of current planning regulations set out in the Planning Practice Guidance (2014, Updated 2019); National Planning Policy Framework (NPPF, MHCLG 2019a); the Ancient Monuments and Archaeological Areas Act, 1979; Planning (Listed Buildings and Conservation Areas) Act, 1990; and local planning policy.
- 4.1.2. AOC Archaeology Group conforms to the standards of professional conduct outlined in the Chartered Institute for Archaeologists (CIfA) Code of Conduct, the CIfA Standards and Guidance for commissioning work on or providing consultancy advice on archaeology and the historic environment, the CIfA Standard and Guidance for Historic Environment Desk-Based Assessment, and other relevant guidance.
- 4.1.3. AOC Archaeology Group is a Registered Organisation of the CIfA. This status ensures that there is regular monitoring and approval by external peers of our internal systems, standards and skills development.
- 4.1.4. AOC is ISO 9001:2015 accredited, in recognition of the Company's Quality Management System.

4.2. Data sources

- 4.2.1. The following data sources were consulted during preparation of this desk-based assessment:

- Greater London Historic Environment Record (GLHER- Report No. 16203)

For Historic Environment Record data;

- National Heritage List for England

For designated Heritage Asset data;

- The Genealogist website

For historic tithe maps and apportionments;

- National Map Library (National Library of Scotland, Causewayside, Edinburgh): Reference only

For old Ordnance Survey maps (1st & 2nd Edition, small- and large-scale) and pre-Ordnance Survey historical maps;

- Old Maps Online (www.oldmapsonline.org)

For pre-Ordnance Survey historical maps.

- Old Maps (www.old-maps.co.uk): Reference only

For Ordnance Survey maps (1st & 2nd Edition, small- and large-scale);

- Promap, Landmark Information Group Ltd

For Ordnance Survey maps.

4.3. Report structure

- 4.3.1. Each heritage asset referred to in the text is listed in the Gazetteer in Appendix 2. Each has been assigned a 'Site No.', these have been assigned from a gazetteer encompassing a 500m Study Area. The Gazetteer includes information regarding the type, period, grid reference, HER number, protective designation, and other descriptive information, as derived from the consulted sources.
- 4.3.2. Each heritage asset referred to in the text is plotted on the location maps (Figure 2 and 3) at the end of the report, using the assigned Site Nos. The Site is shown outlined in red on these figures.
- 4.3.3. All heritage assets located within a 500m radius of the Site have been included in the assessment. The aim of this is to identify known heritage assets which could be subject to impacts and to help predict whether any similar hitherto unknown archaeological remains may survive within the Site.
- 4.3.4. All sources consulted during the assessment, including publications, archived records, photographic and cartographic evidence, are listed amongst the *References* in Section 7.

4.4. Assessment Criteria

- 4.4.1. The assessment aims to identify the known and likely archaeological potential of the Site and the relative value or importance of such a resource / asset. The criteria for assessing these factors are laid out in detail in Appendix 2.
- 4.4.2. The criteria for assessing archaeological potential are expressed in this report as ranging between the scales of High, Medium, Low and Uncertain, criteria for which are also noted in Appendix 2.
- 4.4.3. Levels of importance in the report are expressed as ranging between the scales of High, Medium, Low, Negligible and Unknown. The importance of heritage assets is determined firstly by reference to existing designations – for example Scheduled Monuments are already classified as Nationally Important and therefore of High importance. For sites where no designation has previously been assigned, the likely importance of that resource has been based upon the available evidence and professional knowledge and judgement.
- 4.4.4. The likely magnitude of the impact of the Proposed Development works is determined by identifying the degree of change from the Proposed Development upon the 'baseline' conditions of the Site and the heritage resource identified in the assessment. This impact can be either adverse (negative) or beneficial (positive) and is ranked according to the scale of major, moderate, minor, and negligible.

5. ARCHAEOLOGICAL AND HISTORICAL EVIDENCE

5.1. Prehistoric (8000 BC-AD 43)

- 5.1.1. There are no Prehistoric remains recorded within the Site and the Study Area. Two undated pits (**Site 25**) were uncovered during an evaluation on the High Road in 2000. Although undated, a single sherd of residual Iron Age pottery was recovered from the overlying deposit. Due to the paucity of Prehistoric remains within the Study Area, there is judged to be a Low potential for Prehistoric remains to survive.

5.2. Roman (AD43-AD410)

- 5.2.1. There are no Roman remains recorded within the Site. The north-south Roman Road, Ermine Street (**Site 55**), linking London, Lincoln and York was replaced by the High Road, which crosses Tottenham from north to south and is located approximately 230m to the west of the Site. There is in general a scarcity of Roman remains recorded within the Study Area and as such there is judged to be a Low potential for Roman archaeology to be present on the Site.

5.3. Early Historic (AD 410-1066)

- 5.3.1. There are no Early Historic remains recorded within the Site. The GLHER records an Archaeological Priority Area (APA), 90m to the west of the Site for its potential as a Saxon settlement and Medieval manor house (**Site 21**). Although there is a paucity of evidence for Early Historic occupation within the Site, a settlement is indicated at Tottenham in the Domesday Book of 1086, under the Lordship of Countess Judith, who replaced her husband Earl Waltheof who is recorded as Lord in 1066 (Powell-Smith, 2021). As such it could be suggested that the Medieval settlement had Early Historic origins. Any remains associated with this settlement would be likely to be concentrated along the High Road and to the west where the later Bruce Castle (Grade I Listed Building – List Entry Number 1358861) would be located and as such there is judged to be a Low potential for Early Historic remains to survive on the Site.

5.4. Medieval (AD 1066-1600)

- 5.4.1. The Domesday Book of 1086 records a large settlement at Tottenham, in the hundred of Edmonton and the county of Middlesex (Powell-Smith, 2021). The name Tottenham, originally Toteham, may have originated from the location of a settlement along a main road (Place-name Society, 1923-2021). The Domesday Book records a population of 66 households in 1086 under the lordship of the Countess Judith, widow of Earl Waltheof, who owned the land in 1066. Her daughter and heir Maud, married first Simon de St. Liz and then David, son of Malcolm III, King of Scotland. In the following two centuries, the manor of Tottenham, annexed to the Earldom of Huntingdon, continued to be passed alternatively between the heirs of Simon of St. Liz and the Kings of Scotland (Lysons, 1795).
- 5.4.2. By 1254, the manor was divided into three portions and given to Robert de Brus, John de Baliol and Henry de Hastings as coheirs. Robert de Brus' portion was named Manor of Bruses. It is possible that his son Robert Earl of Annandale constructed the associated mansion house and used it as his residence, which would have become Bruce Castle. It must however be noted that the existing building (Grade I Bruce Castle – List Entry Number 1358861) dates to the 16th century, located on the site of the earlier manor house. The Manor continued within the Brus family until 1306 when it was seized by and stayed with the crown until 1335. Still bearing the same name, ownership of the manor alternated between the crown and various private individuals.
- 5.4.3. By 1429, all three manors: Bruses (including manor of Mockings (**Site 20**) which had been partitioned from the manor of Bruses), Baliols and Pembrokes were again united under the ownership of John Gedeney, alderman of London (Lysons, 1795).
- 5.4.4. The GLHER records an Archaeological Priority Area (APA) (**Site 19**) overlapping part of the Study Area to the west which includes the Grade I Bruce Castle (List Entry Number 1358861) and Grade II* Parish Church of All Hallows (List Entry Number 1188633), although both are outwith the Study Area. The buildings are of 16th century date and are built on the sites of 13th and 14th century buildings.
- 5.4.5. The manor of Mocking was divided from the manor of Bruses in the mid-14th century when it was bought by John Mocking (Lysons, 1795). Mocking moated manor house (**Site 34**) recorded by the GLHER within the APA (**Site 20**)

is recorded with that name from 1427, although possibly on the grounds of an older building, and the house was demolished prior to 1803. Park Lane, which was initially called Marsh Lane (**Site 31**) is one of the early roads of Tottenham running east-west from the High Road and 330m to the north of the Site. It was first recorded in 1467. A desk-based assessment (**Site 50**), archaeological evaluation (**Site 45**) and excavation (**Site 51**) conducted in 1997 at 71 St Paul's Road 240m to the north-east of the Site, recorded the masonry foundation and possible surface of farm buildings (**Site 33**) probably associated with the Medieval manor house of Mockings Manor (**Site 34**). Datable finds provided evidence for the occupation of the Site as early as the 13th century.

- 5.4.6. An Archaeological Priority Area (**Site 21**) is recorded along part of the Medieval road Lordship Lane (**Site 30**), continuing to the south and including the northern part of Scotland Green Conservation Area (**Site 54**), its eastern boundary stopping approximately 80m to the west of the Site. Approximately 135m to the south of the Site, a ditch (**Site 23**) initially named Garbell Ditch, and now Carbuncle Passage, is recorded running east-west from Scotland Green to the Tottenham Marshes from 1408. The ditch was intended to alleviate flooding and was culverted in 1906. The APA identifies a section of Tottenham with a Medieval and early Post-Medieval focus evidenced by the presence of the Medieval chapel of St Eloy (**Site 27**), the Medieval Lordship Bridge (**Site 28**), the truncated remains of a Medieval gully (**Site 26**) recorded during an evaluation and the spotfind of a 14th century Baluster jug (**Site 32**) 250m to the south-west of the Site. Several desk-based assessments (**Sites 46 and 49**) were conducted within the High Road within the APA (**Site 21**) approximately 280m to the south-west of the Site. An archaeological evaluation conducted in 2011 (**Site 37**) at the same place identified a gully 50m to the south of Site 23.
- 5.4.7. By the 16th century, Tottenham had become the destination for wealthy merchants who lined the High Road with their rural mansions (Haringey London 1972, 11), such as Site 24, 220m to the south-west of the Site which marks the location of a manor house bought in 1599 by Balthazar Sanchez, who was also in charge of the maintenance of the almshouse (**Site 22**) he set up at the same location.
- 5.4.8. A settlement has been recorded at Tottenham since at least 1086. The GLHER records three APAs (**Sites 19, 20 and 21**) which define areas of Medieval origins within the Study Area, located to the west and north-east of the Site. The nearest APA Site 21 with its eastern boundary 80m to the west of the Site, identifies a section of Tottenham with a Medieval and early Post-Medieval focus, evidenced by the presence of several Medieval buildings (**Sites 26, 27 and 28**), roads (**Site 30**) and find spots dated to the 14th century (**Site 32**). As such there is judged to be a Medium to High potential for Medieval remains to survive on the Site.

5.5. Post-Medieval (AD 1600-1900)

- 5.5.1. Historic maps tend to be schematic and not wholly accurate however they provide information about the location of historic settlements and broad land divisions. Blaeu's 1646 map of Middlesex (Figure 4) annotates the major settlements within proximity of the Site, including 'Tottenham Forest', 'Tottenham' and 'Mockings'.
- 5.5.2. Rocque's 1761 map (Figure 5) provides a more detailed view of Tottenham with the High Road aligned north-south and the Grade I Bruce Castle (List Entry Number 1358861) visible to the west of the Study Area. The Site is visible within arable land to the east of a row of buildings facing the High Road. The GLHER records five designated assets pre-dating Rocque's map of 1761 within the Study Area and lining the High Road, the Grade II* Listed Building at 583 and 585 High Road (**Site 1**), the Grade II Listed walls in front of 583 and 585 (**Site 3**), the Grade II Listed walls along the south boundary of 581 and back gardens of 581, 583 and 585 (**Site 17**) as well as the Grade II Listed buildings at 664 and 666 High Road (**Site 12**) and 662 High Road (**Site 15**). Although not identifiable from this map, the Quaker Meeting House (**Site 36**) and burial grounds (**Site 35**) are by this time set up approximately 300m to the south-west of the Site, fronting the High Road. A statement of significance for the meeting house was written in 2014 (**Site 42**).
- 5.5.3. The Site was located within the Parish of Tottenham by 1843 and the Tithe Map (Figure 6) depicts both Sites

overlapping four plots of land (Plots 395, 394, 533 and 352). Two ponds are depicted partially within the north-west corner of the northern Site and the south-east corner of the southern Site. By the early 19th century, daily coach services to London opened the area to 'less affluent sectors of the middle class' (Haringey London 1972, 13). By this time, six Grade II Listed Buildings are recorded by the GLHER along the High Road, Charlton Cottage (**Site 2**), 668 and 668A High Road (**Site 10**), 670 High Road (**Site 11**), the southern gate building at Whitbread's brewery (**Site 13**), 695 and 697 High Road (**Site 18**) and Warming house (**Site 16**). A further four Grade II Listed Buildings (**Sites 6, 7, 8 and 9**) are recorded within the Study Area along side streets.

- 5.5.4. By the Ordnance Survey (OS) map of 1873 (Figure 7), the Site continues to be depicted across four fields bordered by tree lines and two ponds. To the south, the Carbuncle Ditch (**Site 23**) is annotated along the southern boundary of Plot 352 as recorded on the Tithe map (Figure 6). The Northern and Eastern Railway built in 1840 had begun to increase development away from the High Road. Development was further enabled in 1872 with the opening of the Liverpool Street-Edmonton branch of the Great Eastern Railway which provided reduced workmen's fares (Haringey London, 1972, 14). By the OS map of 1888 (Not Illustrated), Tottenham has become a growing urban centre with buildings extending away from the High Road, in particular to the east. The Site is built up, with L-shaped and square buildings set on north-west to south-east aligned rectangular plots fronting Lansdowne Road, with plots to the back. By this time, the surrounding streets are also established; the northern Site is bordered to the north by a row of buildings fronting Hampden Road similar to their current form and the southern Site is bordered to the south by three buildings fronting Stirling Road, again similar to their current form. The GLHER records two mid to late 19th century Grade II Listed Buildings within the Study Area, Tottenham Baptist Church (**Site 5**) and the Church of St Mary the Virgin (**Site 14**) which is located 130m to the west of the Site.
- 5.5.5. Previous archaeological works which recorded Post-Medieval activity within the Study Area, include a watching brief on the High Road (Site 44), which recorded Post-Medieval topsoil, a watching brief (Site 38) 150m to the north-east of the Site and a watching brief (Site 43) 200m to the south-west of the Site which recorded a Post-Medieval dump and two pits (Site 29).
- 5.5.6. During the Post-Medieval period, Tottenham developed eastwards, away from the High Road and the concentration of buildings along it. By the OS map of 1888 the Site, which appears to have been enclosed fields and meadows until then, has been developed with two rows of buildings and back gardens along an east-west road. As such, there is judged to be a Medium potential for Post-Medieval remains to survive on the Site. Any remains are likely to relate to agricultural remains pre-dating the constructions of the buildings along Lansdowne Road as well as possible foundations remains of the aforementioned buildings.

5.6. Modern (AD post 1900)

- 5.6.1. The OS map of 1913 (Figure 8) continues to show the Site within an expanding urban centre. The northern portion of the Site is divided into eight plots with L-shaped buildings fronting Lansdowne Road and enclosed gardens to the north. Two of these plots include a small rectangular structure along the northern end of the plot. The southern portion of the Site is divided into six plots. As with the northern portion, the southern plots include buildings fronting the road and gardens to the south. A single plot contains a small rectangular building to the south. The GLHER records a Grade II Listed Building at 639 High Road (**Site 4**) built in 1901. To the north of the Site, Tottenham Hotspur FC was set up in its current location in 1913. An evaluation (**Site 41**) was undertaken at Tottenham Hotspur FC in 2010 but did not record any archaeological features.
- 5.6.2. By the OS map of 1969 (Figure 9), the northern part of the Site is annotated as Arundel Court and the southern part as Baldewyne Court. The buildings on both parts of the Site are by this time depicted in their current form. Arundel Court, is accessed from Lansdowne Road to the south and includes road fronting parking as well as six large rectangular buildings within the northern portion of the Court which were previously the gardens. This area

does not appear to have been built up until this period. Baldewyne Court to the south is also accessed from Lansdowne Road and includes parking fronting the road as well as four large rectangular buildings to the south where the gardens were previously located. Again, the area previously depicted as gardens does not appear to have been built up until this period. Later OS mapping does not show any significant changes within the Site.

- 5.6.3. Given the above there is judged to be a Medium potential for Modern remains, relating to the use and alterations of the buildings within the first half of the 20th century to survive within the Site. As such, there is the possibility for foundation remains to have survived below the off-street parking area along Lansdowne Road in both Arundel Court and Baldewyne Court.

5.7. Previous Archaeological Works

- 5.7.1. Previous archaeological works have been discussed by period above and in relation to the heritage assets in question.
- 5.7.2. The GLHER records several desk-based assessment undertaken within the Study Area (**Sites 39, 40 and 48**) and a borehole survey (**Site 47**) within the Study Area.

5.8. Walkover Survey

- 5.8.1. A walkover survey of the Site was conducted on the 28th of April 2021 to assess the existing land use and potential for heritage constraints within the Site. Conditions were dry and overcast at the time of the visit.
- 5.8.2. The Site comprises two level plots on opposite sides of Lansdowne Road: Baldewyne Court, on the southern side of the road; and Arundel Court, on the northern side of the road. Both Baldewyne Court and Arundel Court comprise late-20th century housing developments with associated landscaping, parking, and storage.
- 5.8.3. The entrance to Baldewyne Court (Plate 1) leads to a paved parking area on the northern side of the buildings adjacent to Lansdowne Road. The area is paved in tarmac and concrete and is flanked by several late-20th century garages (Plate 2). Landscaped grounds with some mature trees surround the buildings in most of the remainder of Baldewyne Court (Plates 3 and 4). A paved area with numerous pram sheds (Plate 5) is in the southeast corner of Baldewyne Court, with further garages to the north (Plate 6).
- 5.8.4. Arundel Court (Plate 7) is laid out in a similar manner to Baldewyne Court, with a paved parking area adjacent to Lansdowne Road. The eastern part of the parking area is lined by late-20th century garages (Plate 8) and the western part of the parking area comprises open parking bays with an electrical sub-station adjacent to the western boundary (Plate 9). Landscaped areas of grass and trees surround the residential buildings to the north of the parking area (Plates 10 and 11), with areas of paving and numerous pram sheds to the north of the buildings (Plate 12).
- 5.8.5. No archaeological features were observed during the walkover survey. It is likely that the late-20th century development of the Site would have at least partially truncated any surviving below-ground archaeological remains, although the level of truncation cannot be assessed through a site visit.

6. CONCLUSION

6.1. Direct impacts

- 6.1.1. Potential impacts on known or unknown buried archaeological remains which may survive within the Site relate to the possibility of disturbing, removing or destroying *in situ* remains and artefacts during ground breaking works (including excavation, construction and other works) associated with the proposed developments.

- 6.1.2. The proposed development consists of two Sites: Arundel Court along the northern side of Lansdowne Road and Baldewynne Court, along the southern side of Lansdowne Road.
- 6.1.3. This assessment has judged that there is a Low potential for Prehistoric, Roman and Early Historic remains to survive within the Site. The north-south Roman Road, Ermine Street (**Site 55**), linking London, Lincoln and York is located approximately 230m to the west of the Site, however there is a lack of Roman remains recorded within the Study Area. A settlement is indicated at Tottenham in the Domesday Book of 1086 and it could be suggested that the Medieval settlement had Early Historic origins. However, any remains associated with this settlement would be likely to be concentrated along the High Road and to the west where the later Bruce Castle (Grade I Listed Building – List Entry Number 1358861) is located.
- 6.1.4. The GLHER records three APAs (**Sites 19, 20 and 21**) defining areas of Medieval origins within the Study Area. The APA of Mocking moated manor (**Site 20**) includes one of the early roads of Tottenham, Park Lane, initially Marsh Lane (**Site 31**) approximately 330m to the north of the Site. Archaeological works (**Sites 45, 50 and 51**) at 71 St Paul's Road 240m to the north-east of the Site have recorded building evidence probably associated with the Medieval manor house of Mockings Manor (**Site 34**) which is recorded from 1427 and is possibly on the grounds of an older building. The nearest APA (**Site 21**) has its eastern boundary 80m to the west of the Site and identifies a section of Tottenham with a Medieval and early Post-Medieval focus, evidenced by the presence of several Medieval assets (**Sites 26, 27, 28 and 30**). As such there is judged to be a Medium to High potential for Medieval remains to survive on the Site.
- 6.1.5. During the Post-Medieval period, Tottenham developed eastwards, away from the High Road and the concentration of buildings along it. By the OS map of 1888 the Site, which appears to have been enclosed fields and meadows until then, has been developed with two rows of buildings and back gardens along an east-west road. As such, there is judged to be a Medium potential for Post-Medieval remains to survive on the Site. These are likely to relate to agricultural remains pre-dating the constructions of the buildings along Lansdowne Road as well as possible foundations remains of the above-mentioned buildings.
- 6.1.6. There is also judged to be a Medium potential for Modern remains to have survived within the Site, relating to the use and alterations of the buildings within the first half of the 20th century. These would relate to the foundation remains of the previous buildings which could have survived below the off-street parking area along Lansdowne Road in both Arundel Court and Baldewynne Court, although it is possible that these have been truncated by the mid -20th century alterations.

6.2 Mitigation

- 6.2.1 National planning policies and planning guidance contained within the National Planning Policy Framework (MHCLG 2019) and its accompanying Planning Practice Guide (MHCLG 2014), as well as local planning policies contained within the London Plan (2021) and Haringey's Development Management Policies (2017) outlined in Section 2.4 of this report, require a mitigation response that is designed to take cognisance of the possible impacts upon heritage assets by a proposed development and avoid, minimise or offset any such impacts as appropriate.
- 6.2.2 The assessment has established there is a Low potential for Prehistoric to Early Historic remains; a Medium to High potential for Medieval remains and a Medium potential for Post-Medieval and Modern remains to survive on the Site. Any Post-Medieval and Modern remains are likely to be associated with the construction and demolition of the buildings on Site. Remains on the Site pre-dating the mid-20th century *may* have been truncated, damaged or destroyed following later development on the Site.
- 6.2.3 In accordance with national and local planning policies on heritage, it is advised that the London Borough of Haringey, as advised by the Greater London Archaeological Advisory Service (GLAAS), may require an archaeological investigation by intrusive means to enable the identification, assessment and recording of any

surviving remains in advance of redevelopment at this Site. In particular, a watching brief may be required on ground-breaking works within the Site, along Lansdowne Road. These works would enable the identification, assessment and recording of any foundation remains which may survive on Site. If significant archaeological remains were encountered, then further mitigation works could be required, depending on the impact of the proposal. If further mitigation is necessary, options for mitigation will be discussed and agreed with the Greater London Archaeological Advisory Service (GLAAS) and the local planning authority.

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Tithe Map from the Parish of Tottenham, 1843

Plot	Landowner	Occupier	Field
352	Holt Ann	Boon John	Meadow
394	Boon John	Boon John	Meadow
395	Holt Ann & Elizabeth	Boon John	Meadow
522	Chassareau James & Daniel	Delano William	Meadow

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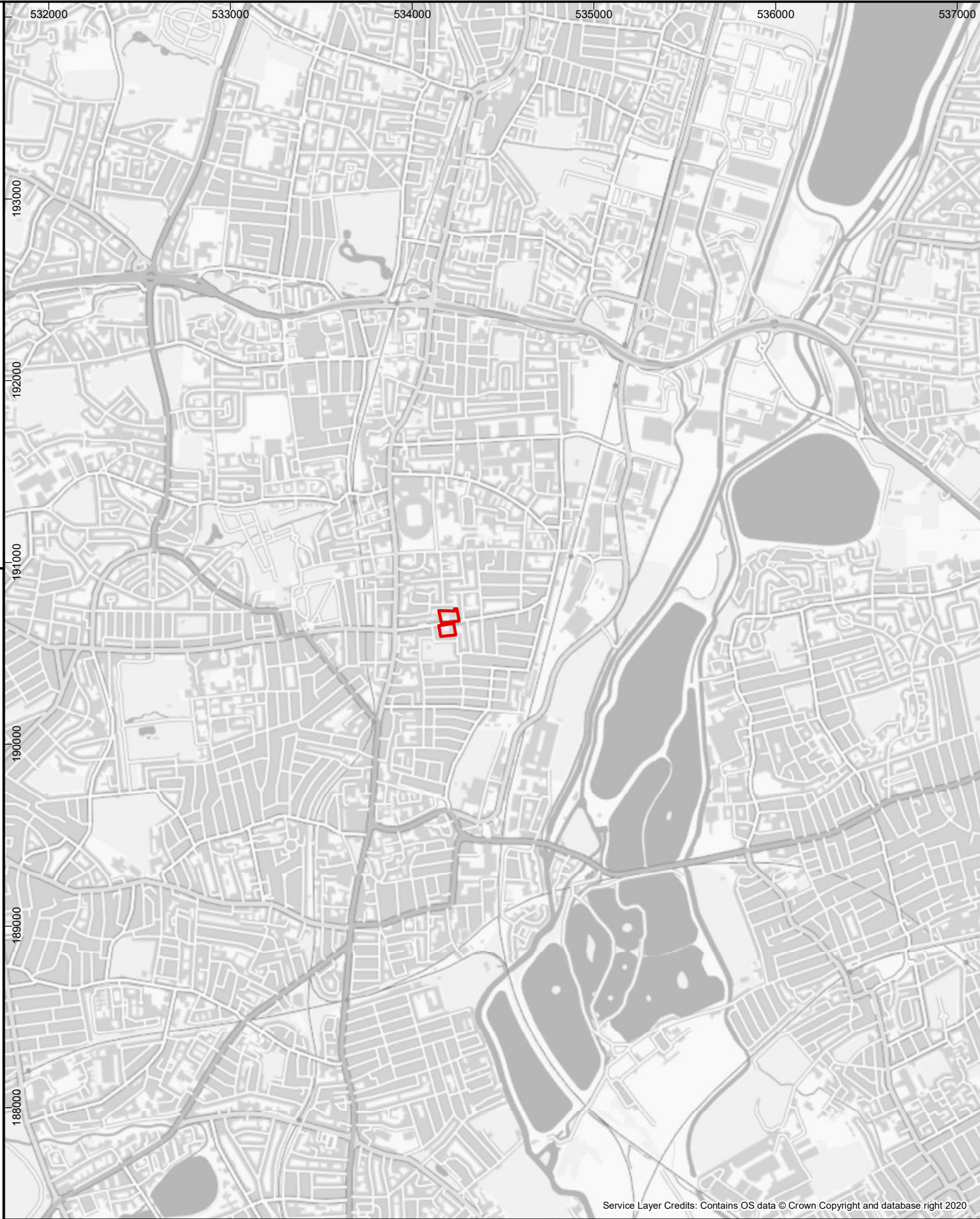
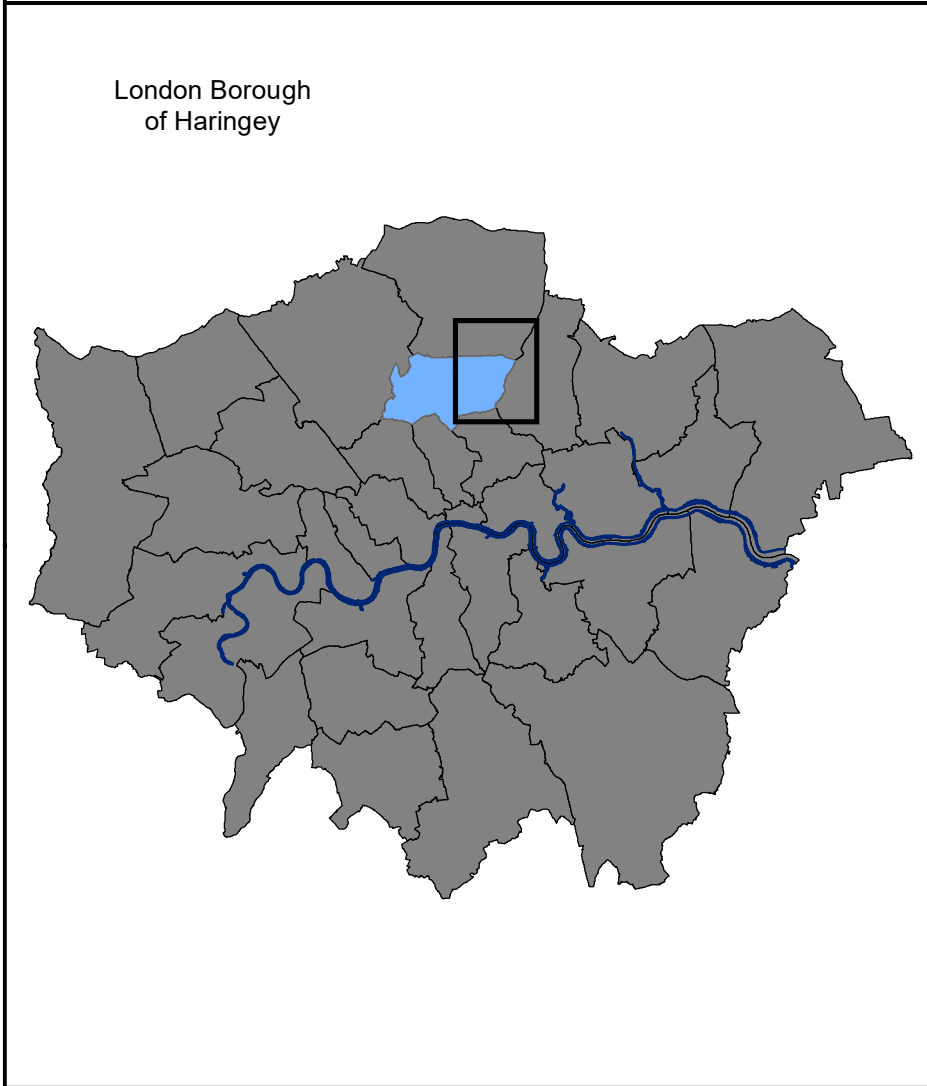
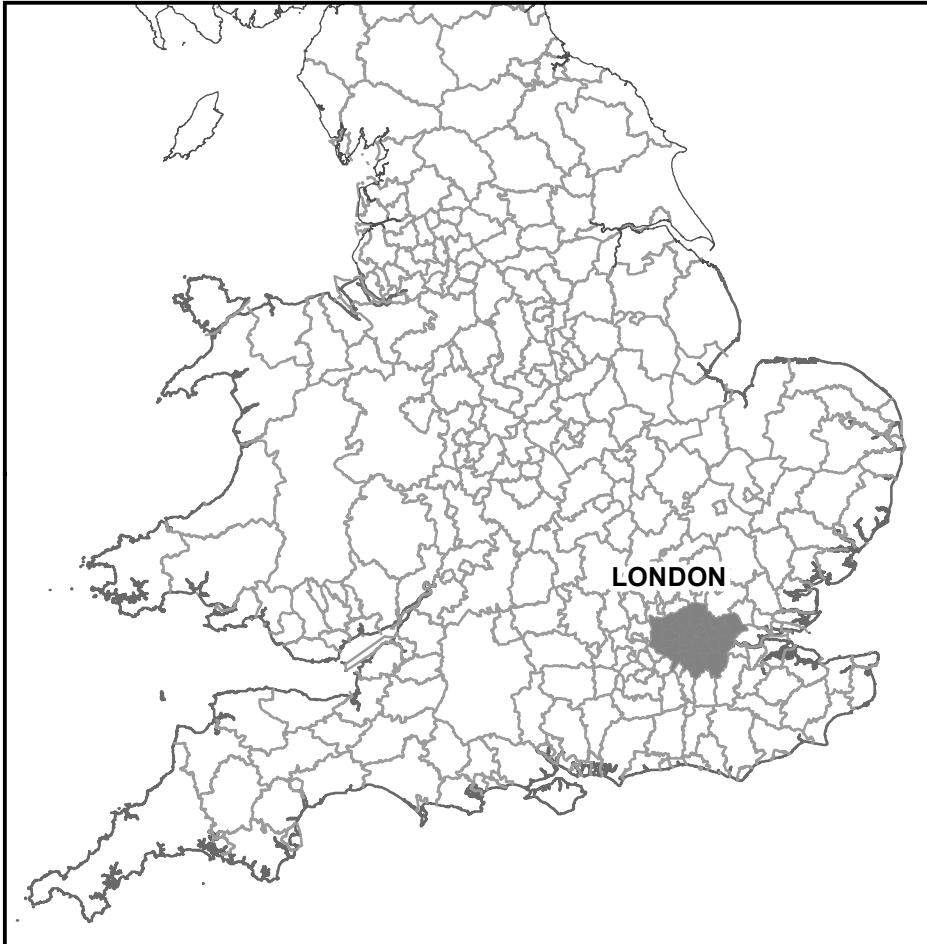
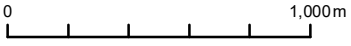


Figure		1
Site Location Map		
Legend [Red Square] Site Boundary		
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Drawn/checked:	AM/SO	
DWG no:	01/25808/DBA/01/01	
AOC Project No.:	25808	
 (C) AOC Archaeology Group 2021		
		
SYSTEM Coordinate System: British National Grid Projection: Transverse Mercator Datum: OSGB 1936		
SCALE 1:25,000 @ A3		
		

Service Layer Credits: Contains OS data © Crown Copyright and database right 2020

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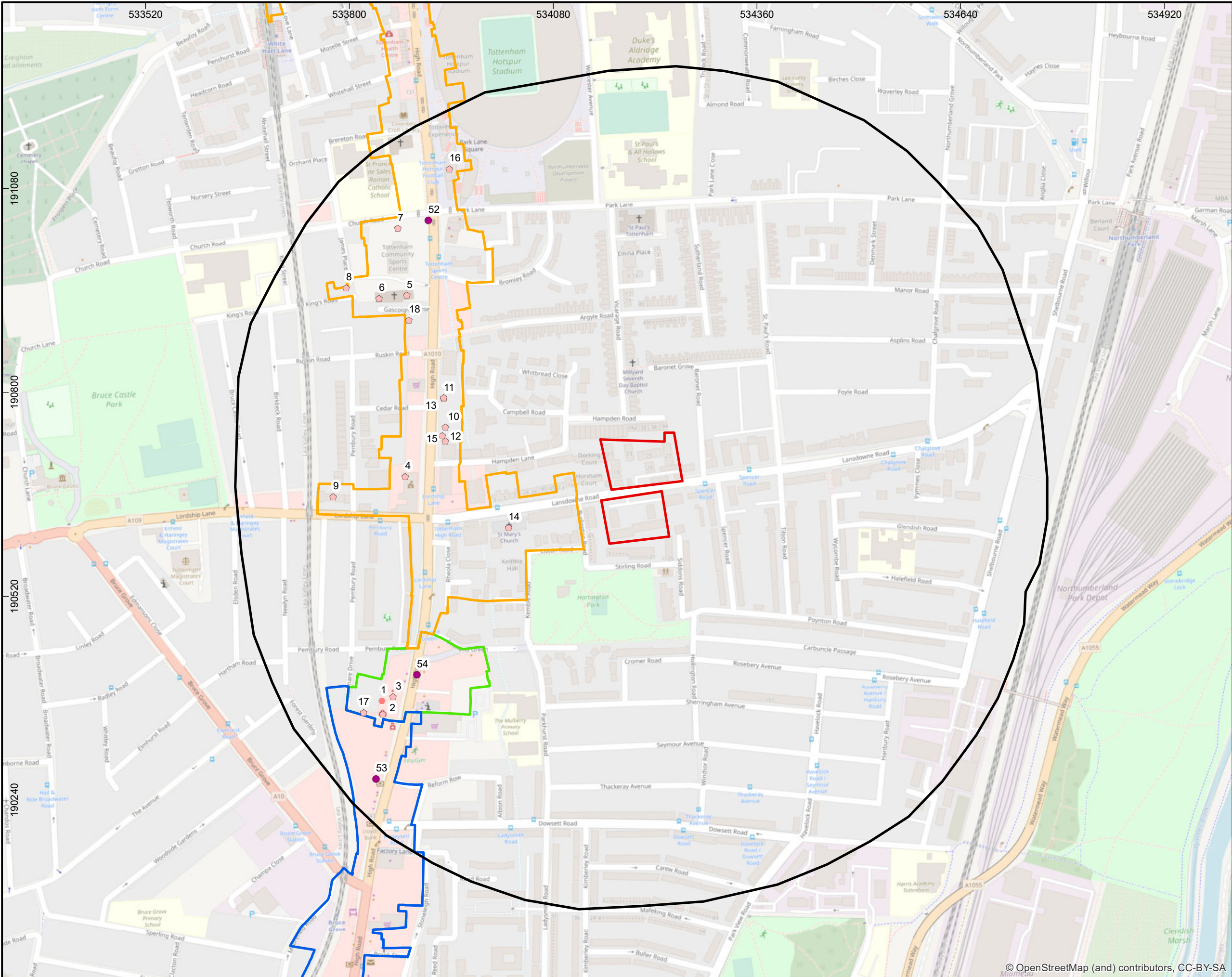


Figure		2
Designated Assets and Conservation Area		
Legend - Site Boundary 500m Study Area - Grade II* Listed Building - Grade II Listed Building - Conservation Area - North Tottenham High Road CA - Bruce Grove CA - Scotland Green CA		
FOR Bidwells 25 Old Burlington Street London W1S 3AN		
Drawn/checked:	AM/SO	
DWG no:	01/25808/DBA/02/01	
AOC Project No.:	25808	
AOC Archaeology Group (C) AOC Archaeology Group 2021		
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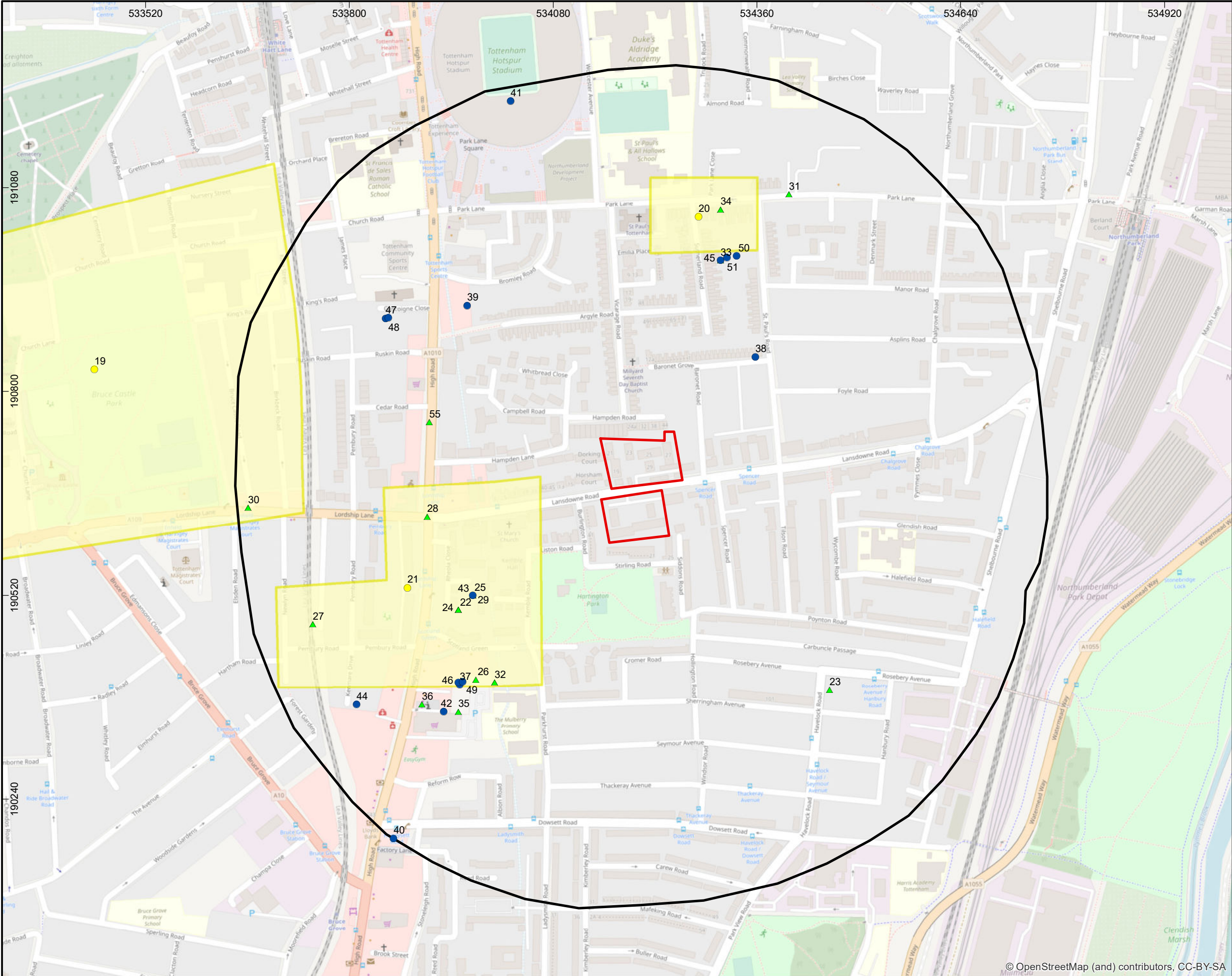


Figure		3
Non-Designated Assets and Archaeological Priority Area		
Legend - Site Boundary 500m Study Area - Archaeological Priority Area - Archaeological Priority Area - Non-Designated Asset - Event		
FOR Bidwells 25 Old Burlington Street London W1S 3AN		
Drawn/checked:	AM/SO	
DWG no:	01/25808/DBA/03/01	
AOC Project No.:	25808	
AOC Archaeology Group (C) AOC Archaeology Group 2021		
SYSTEM Coordinate System: British National Grid Projection: Transverse Mercator Datum: OSGB 1936		
SCALE	1:5,000 @ A3	
SCALE		
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Figure

4

Extract from Blaeu's map of 1646

Legend
 Approximate Site Location

FOR Bidwells
25 Old Burlington Street
London
W1S 3AN

Drawn/checked:	AM/SO
DWG no:	01/25808/DBA/04/01
AOC Project No.:	25808

AOC
Archaeology
Group
(C) AOC Archaeology Group 2021

SYSTEM
Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936

NOT TO SCALE

Reproduced from Universitat und PH Bern



Figure	5
Extract from Rocque's map of 1761	
Legend Approximate Site Location	
FOR Bidwells 25 Old Burlington Street London W1S 3AN	
Drawn/checked:	AM/SO
DWG no:	01/25808/DBA/05/01
AOC Project No.:	25808
AOC Archaeology Group (C) AOC Archaeology Group 2021	
SYSTEM Coordinate System: British National Grid Projection: Transverse Mercator Datum: OSGB 1936	
NOT TO SCALE	

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Figure 6

Extract from the
Parish of Tottenham
Tithe Map and Apportionment
of 1843

Legend
Approximate Site Boundary

FOR Bidwells
25 Old Burlington Street
London
W1S 3AN

Drawn/checked:	AM/SO
DWG no:	01/25808/DBA/06/01
AOC Project No.:	25808

AOC
Archaeology
Group
(C) AOC Archaeology Group 2021



SYSTEM
Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936

SCALE
1:4,000 @ A3

SCALE
0 200m

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Figure		7
Extract from the Ordnance Survey (OS) map of 1873		
Legend Site Boundary		
FOR Bidwells 25 Old Burlington Street London W1S 3AN		
Drawn/checked:	AM/SO	
DWG no:	01/25808/DBA/07/01	
AOC Project No.:	25808	
AOC Archaeology Group (C) AOC Archaeology Group 2021		
N		
SYSTEM	Coordinate System: British National Grid Projection: Transverse Mercator Datum: OSGB 1936	
SCALE	1:3,000 @ A3	
SCALE	0 100m	

Reproduced from Landmark Information Group (c) Ordnance Survey

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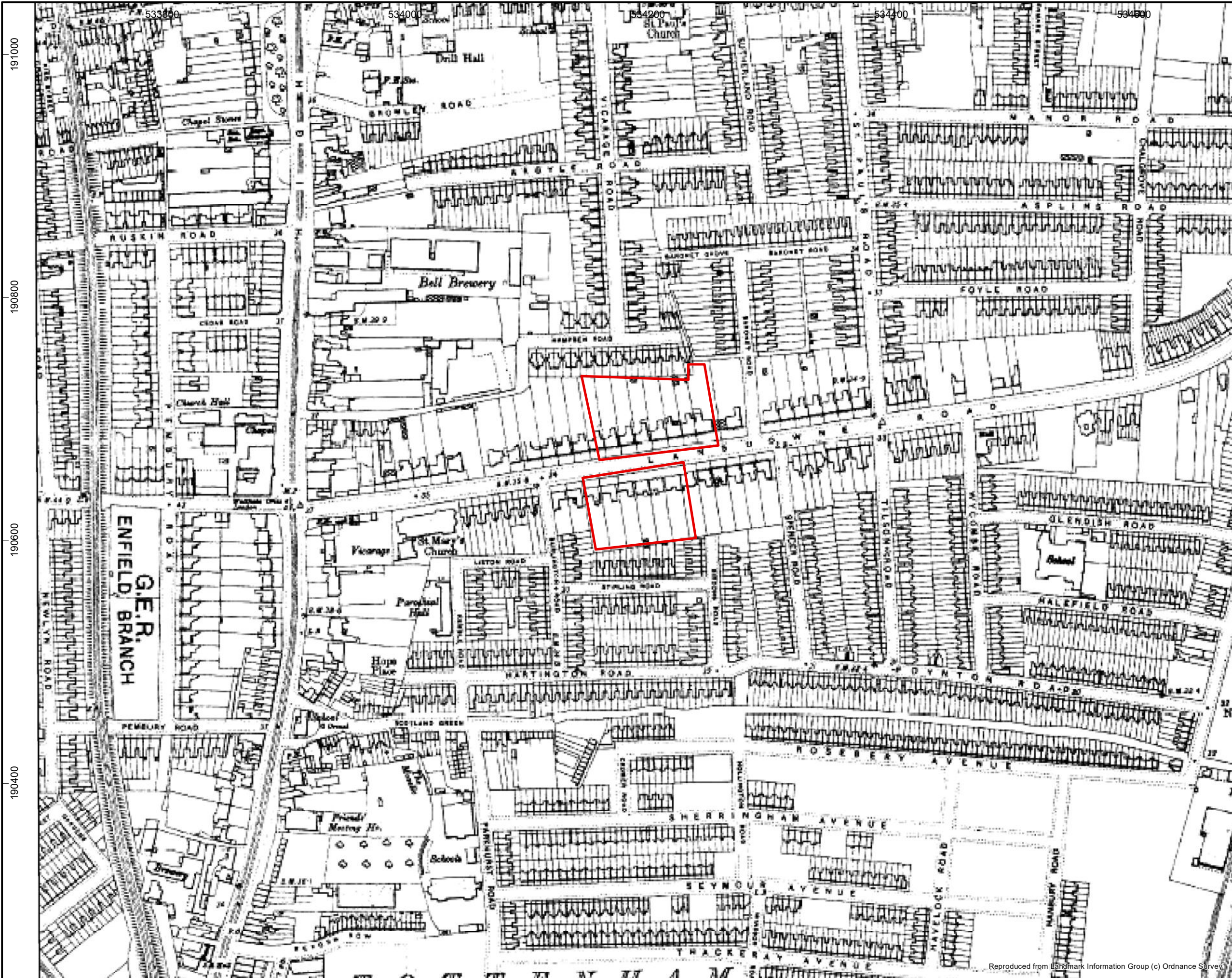
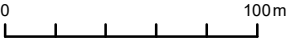


Figure	8
Extract from the Ordnance Survey (OS) map of 1913	
Legend □ Site Boundary	
FOR Bidwells 25 Old Burlington Street London W1S 3AN	
Drawn/checked:	AM/SO
DWG no:	01/25808/DBA/08/01
AOC Project No.:	25808
 (C) AOC Archaeology Group 2021	
	
SYSTEM Coordinate System: British National Grid Projection: Transverse Mercator Datum: OSGB 1936	
SCALE 1:3,000 @ A3	
	

Reproduced from Landmark Information Group (c) Ordnance Survey

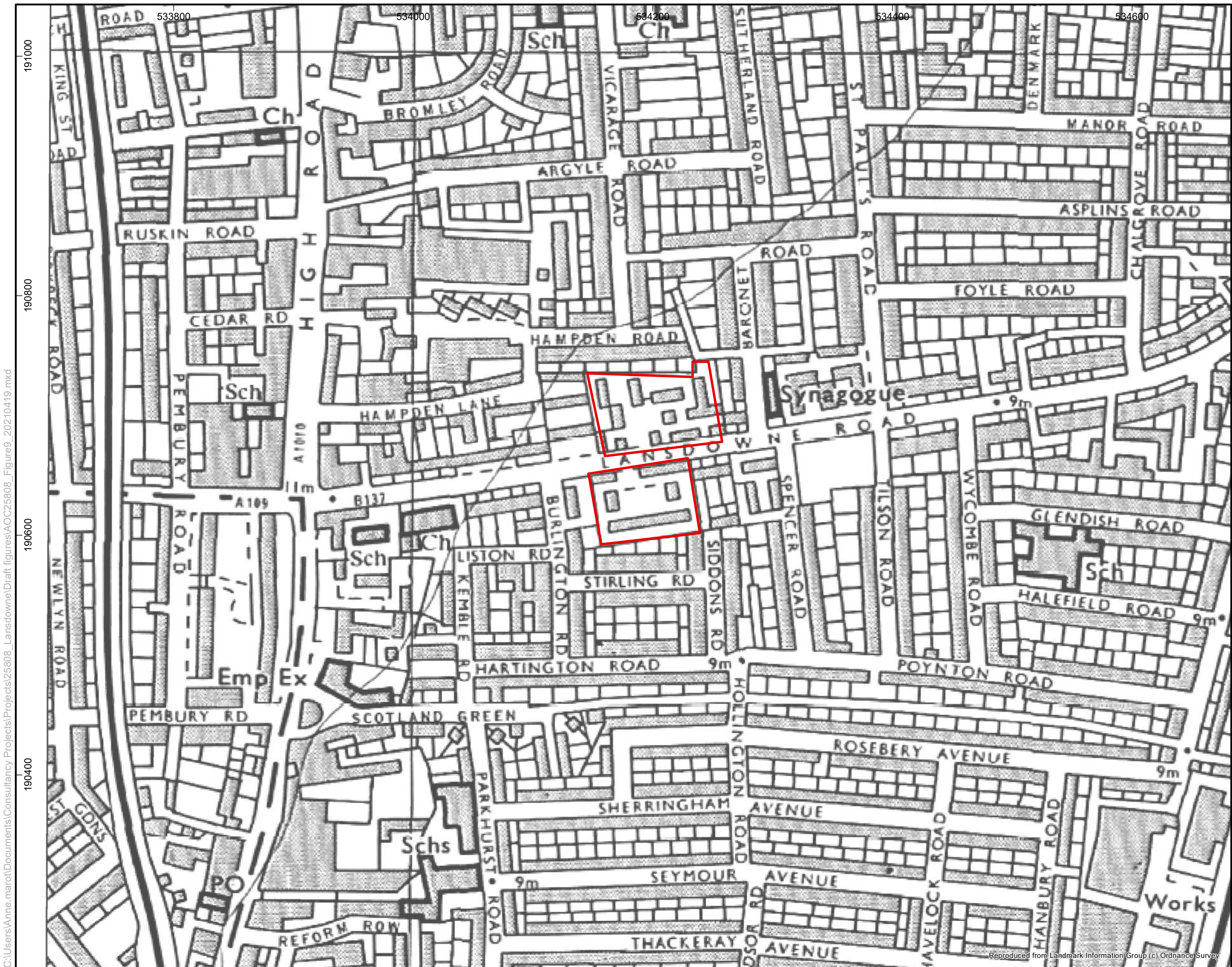


Figure		9	
Extract from the Ordnance Survey (OS) map of 1975			
Legend Site Boundary			
FOR Bidwells 25 Old Burlington Street London W1S 3AN			
Drawn/checked:		AM/SO	
DWG no:		01/25808/DBA/09/01	
AOC Project No.:		25808	
AOC Archaeology Group (C) AOC Archaeology Group 2021			
N			
SYSTEM Coordinate System: British National Grid Projection: Transverse Mercator Datum: OSGB 1936			
SCALE 1:3,000 @ A3			
SCALE 0 100m			

Reproduced from Landmark Information Group (c) Ordnance Survey



Plate 1: South facing view towards Baldewyne Court from Lansdown Road



Plate 2: East facing view of parking area on the north side of Baldewyne Court



Plate 3: South facing view along the west boundary of Baldewyne Court

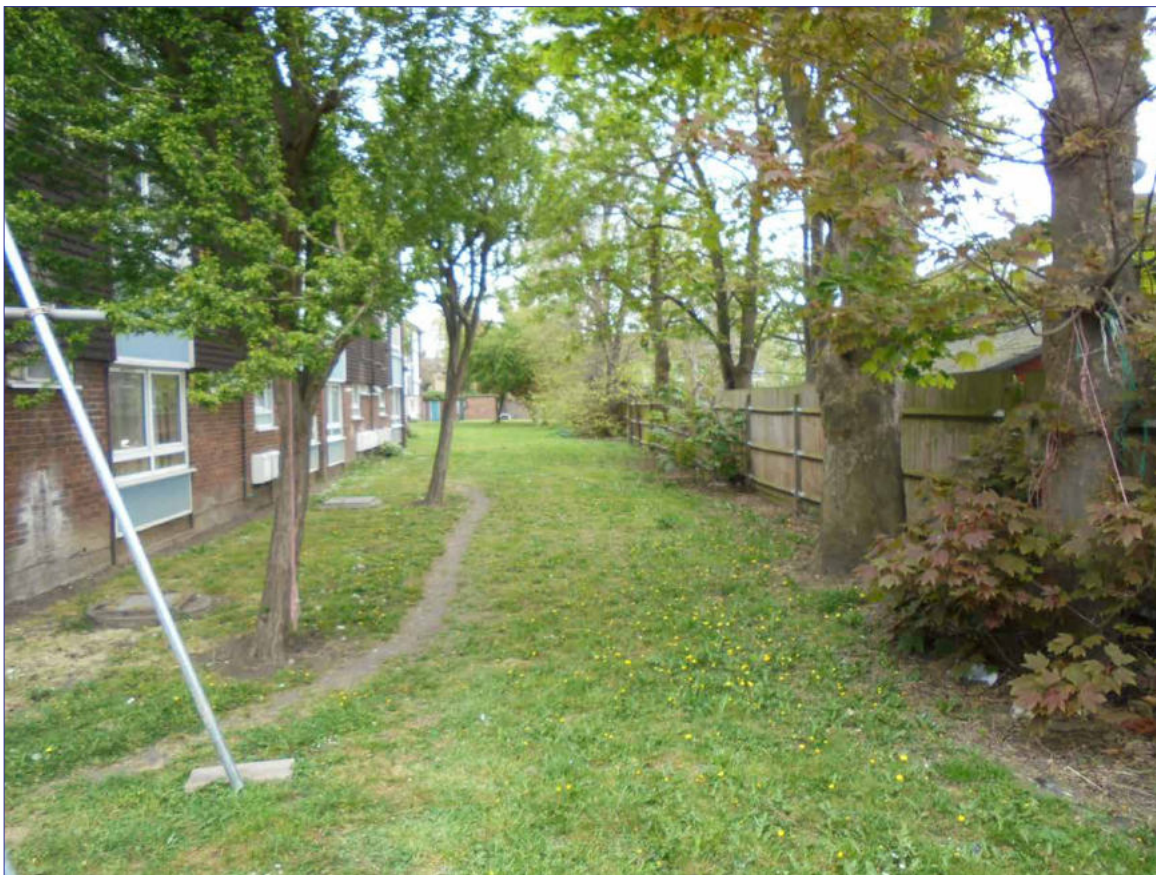


Plate 4: East facing view along the south boundary of Baldewyne Court



Plate 5: South facing view towards the south-east corner of Baldewyne Court



Plate 6: North facing view towards the north-east corner of Baldewyne Court



Plate 7: North facing view towards Arundel Court from Lansdowne Road



Plate 8: West facing view of garages on the south side of Arundel Court



Plate 9: West facing view of car park in the south-west corner of Arundel Court



Plate 10: North facing view along the west boundary of Arundel Court



Plate 11: North facing view of grounds in the north-west part of Arundel Court



Plate 12: East facing view along the northern boundary of Arundel Court

**Lansdowne Road,
Tottenham:
Archaeological Desk-based Assessment**

Appendix 1: Assessment Scope and Criteria

ASSESSMENT SCOPE & CRITERIA

Scope of the Assessment

This report details the results of an archaeological desk-based assessment and aims to identify and map the nature of the heritage resource within the site and surrounding study area. Where possible, the assessment will evaluate the likely impact from Proposed Development scheme, upon the known and potential heritage resource.

This report will include recommendations for mitigation measures and / or further archaeological works; where the archaeological potential of the site warrants, or where additional information on the site is required.

Further works could include additional research, monitoring of geotechnical investigations, programmes of archaeological surveying and / or field evaluation. The results of any further studies can be used to inform the nature of any subsequent mitigation measures (if required) and provide advice upon the scope and design of the Proposed Development.

The assessment has used the sources listed in the main text to identify and map heritage assets and other relevant find spots or evidence within the site and defined study area. Heritage assets are defined in national planning guidance and can include designated assets (Scheduled Monuments, Listed Buildings etc.), standing, buried or submerged remains, historic buildings and structures, parks and gardens and areas, sites and landscapes - whether designated or not.

Assessment Criteria

The potential for surviving archaeological evidence of past activity within the site is expressed in the report as ranging between the scales of:

- High – The available evidence suggests a high likelihood for past activity within the site and a strong potential for archaeological evidence to survive intact or reasonably intact;
- Medium – The available evidence suggests a reasonable likelihood for past activity within the site and consequently there is a potential that archaeological evidence could survive.
- Low – The available evidence suggests archaeological evidence of activity is unlikely to survive within the site, although some minor land-use may have occurred.
- Uncertain - Insufficient information to assess.

Buried archaeological evidence is, by its very nature, an unknown quantity which can never be 100% identified during a desk-based assessment. The assessed potential is based on available evidence but the physical nature and extent of any archaeological resource surviving within the site cannot be confirmed without detailed information on the below ground deposits or results of on-site fieldwork.

Where known heritage assets are identified, the heritage significance of such assets is determined by reference to existing designations where available. For previously unidentified sites where no designation has been assigned, an estimate has been made of the likely historic, artistic, or archaeological importance of that resource based on professional knowledge and judgement.

Adjustments to the classification (Table 2, below) are occasionally made, where appropriate; for some types of finds or sites where there is no consistent value, and the importance may vary from local to national. Levels of importance for any such areas are generally assigned on an individual basis, based on professional judgement and advice.

TABLE 1: Assessing the Importance of a Heritage Assets

IMPORTANCE OF HERITAGE ASSET	
HIGH	Assets of high importance and rarity and those considered to be important at a national level., e.g. Scheduled Monuments (or non-designated assets of schedulable quality and importance), Grade I and II* Listed Buildings, Grade I and II* Registered Parks and Garden and Registered Battlefields. Well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s)
MEDIUM	Assets of medium or high importance and rarity and those considered to be important at a regional level. Designated or non-designated assets including Grade II Listed Buildings and Conservation Areas; well preserved structures or buildings of historical significance, historic landscapes or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOW	Assets of low or medium importance and rarity and those considered to be important at a local level. Locally listed buildings or non-designated assets with some evidence of human activity which have the potential to contribute to local research objectives, structures or buildings of potential historical merit. Examples include assets such as historic field systems and boundaries, agricultural features such as ridge and furrow, etc.
NEGLECTIBLE	Assets of very low importance which are common. Heritage assets with very little or no surviving archaeological interest or buildings and landscapes of no historical significance. Examples include destroyed antiquities, buildings of no architectural merit, or relatively modern landscape features such as quarries, field boundaries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

The likely magnitude of the impact of the Proposed Development works is determined by identifying the level of change from the Proposed Development upon the 'baseline' conditions of the site and the heritage resource identified in the assessment. This effect can be either adverse (negative) or beneficial (positive). The criteria for assessing the magnitude of impact are set out in Table 2 below.

TABLE 2: Criteria for Determining Magnitude of Impact

LEVEL OF MAGNITUDE	DEFINITION
ADVERSE	

HIGH	Considerable impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of character or setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into a historic landscape element; adverse change to the setting or visual amenity of the feature/asset; significant increase in noise or changes in sound quality; extensive changes to use or access. Considerable impacts to or loss of designated heritage assets of the highest significance, notably Scheduled Monuments, Protected Wreck Sites, Registered Battlefields, Listed Buildings, Registered Parks and Gardens, and World Heritage Sites.
MEDIUM	Impacts changing the baseline condition of the receptor materially but not entirely, leading to partial alteration of character or setting – e.g. a large proportion of the archaeological resource damaged or destroyed; visual intrusion into key aspects of the historic landscape; and changes in noise levels or use of an asset that would result in detrimental changes to character.
LOW	Detectable impacts which alter the baseline condition of the receptor to a small degree – e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape.
NEGLIGIBLE	Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable impact on a known asset, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
BENEFICIAL	
NEGLIGIBLE	Barely distinguishable beneficial change from baseline conditions, where there would be very little appreciable effect on a known asset and little long term effect on the historic value of a resource.
LOW	Minimal enhancement to key historic landscape elements, parcels or components, such as limited visual improvements or reduction in severance; slight changes in noise or sound quality; minor changes to use or access; resulting in a small improvement in historic landscape character.
MEDIUM	Changes to key historic elements resulting in welcome changes to historic landscape character. For example, a major reduction of severance or substantial reductions in noise or disturbance such that the value of known assets would be enhanced.
HIGH	Positive changes to most or all key historic landscape elements, parcels or components; visual changes to many key aspects of the historic landscape; significant decrease in noise or changes in sound quality; changes to use or access; resulting in considerable welcome changes to historic landscape character.

In certain cases, it is not possible to confirm the magnitude of impact upon a heritage resource, especially where anticipated buried deposits exist. In such circumstances a professional judgement as to the scale of such impacts is applied.

Appendix 2: Site Gazetteer

Site Number	1
Site Name	583 AND 585, HIGH ROAD N17
Type of Site	Grade II* Listed Building
Listing No./NRHE Number	1358855
HER Number	
Status	Grade II* Listed Building
Easting	533845
Northing	190376
Parish	Tottenham
Council	Haringey
Description	Early-mid C18 house 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 585 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. Nos 581 to 585 (odd) and walls form a group From Historic England

Site Number	2
Site Name	CHARLTON COTTAGE
Type of Site	Grade II Listed Building
Listing No./NRHE Number	1079203
HER Number	
Status	Grade II Listed Building
Easting	533846
Northing	190358
Parish	Tottenham
Council	Haringey
Description	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. Nos 581 to 585 (odd) and walls form a group. From Historic England

Site Number	3
Site Name	WALLS IN FRONT OF NUMBERS 583 AND 585
Type of Site	Grade II Listed Building
Listing No./NRHE Number	1079204
HER Number	
Status	Grade II Listed Building
Easting	533860
Northing	190382
Parish	Tottenham
Council	Haringey
Description	Early C18 HIGH ROAD 117(West Side) Tottenham Walls in front of Nos 583 & 585 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. From Historic England

Site Number	4
Site Name	639, HIGH ROAD N17
Type of Site	Grade II Listed Building
Listing No./NRHE Number	1079205
HER Number	
Status	Grade II Listed Building
Easting	533877
Northing	190684
Parish	Tottenham
Council	Haringey
Description	Modern Dated 1901 and 1914 in gable ends. 2 storey and attic building 14 windows length in neo-Jacobean style. Red brick with plentiful term-cotta 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. From Historic England

Site Number	5
-------------	---

Site Name	TOTTENHAM BAPTIST CHURCH
Type of Site	Grade II Listed Building
Listing No./NRHE Number	1079206
HER Number	
Status	Grade II Listed Building
Easting	533879
Northing	190933
Parish	Tottenham
Council	Haringey
Description	Mid C19 2 storey building of 3 bays. Yellow brick, stone plinth and stone frieze, cornice and parapet with lout, pedimented centre over slightly projecting centre bay. Round arched 1st floor openings with moulded stone architraves and impost band. The centre opening is larger and contains a recessed Venetian window. On ground floor a tetrastyle Doric porch flanked by segment-headed windows 4 stone steps to porch; within it a double door of 10 panels. All windows have small panes and delicate bars. 5 bay returns have round headed 1st floor windows with architrave and impost string. Segment headed ground floor windows. Stone cills on both floors. From Historic England

Site Number	6
Site Name	FRONTING TO CHAPEL STORES
Type of Site	Grade II Listed Building
Listing No./NRHE Number	1079207
HER Number	
Status	Grade II Listed Building
Easting	533841
Northing	190929
Parish	Tottenham
Council	Haringey
Description	Early C19 house of 3 storeys, 3 windows, all but the left ones blank panels. Main front on right return, irregular. Gauged flat brick arches to sash windows with glazing bars. Stock brick with parapet. 4 panel door with flanking pilasters and radial fanlight under elliptical gauged brick arch. 2 storey left extension with 1st floor band and modern ground floor windows. From Historic England

Site Number	7
Site Name	FRONTING TO CHURCH ROAD
Type of Site	Grade II Listed Building

Listing No./NRHE Number 1079208

HER Number

Status Grade II Listed Building

Easting 533867

Northing 191025

Parish Tottenham

Council Haringey

Description Early c19

Early c19 house of 3 storeys, 2 windows. Stock brick with stone coped parapet. Gauged flat brick arches to sash windows with glazing bars in stucco lined reveals, those on 2nd floor with wrought iron guards, oval plaque at 2nd floor level: MOSELIE HOUSE. Enclosed Doric porch has door of 6 beaded panels with patterned fanlight, 1 storey left extension in similar style.

From Historic England

Site Number 8

Site Name 2, KING'S ROAD N17

Type of Site Grade II Listed Building

Listing No./NRHE Number 1079216

HER Number

Status Grade II Listed Building

Easting 533796

Northing 190943

Parish Tottenham

Council Haringey

Description Early/mid C19

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".

From Historic England

Site Number 9

Site Name 8-18, LORDSHIP LANE N17

Type of Site Grade II Listed Building

Listing No./NRHE Number 1079217

HER Number

Status Grade II Listed Building

Easting 533778

Northing 190656

Parish	Tottenham
Council	Haringey
Description	Early C19
	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.
	From Historic England

Site Number	10
Site Name	668 AND 668A, HIGH ROAD N17
Type of Site	Grade II Listed Building
Listing No./NRHE Number	1079239
HER Number	
Status	Grade II Listed Building
Easting	533932
Northing	190752
Parish	Tottenham
Council	Haringey
Description	Late C18
	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. Included for group value.
	Nos 662 to 670 (even) form a group.
	From Historic England

Site Number	11
Site Name	670, HIGH ROAD N17
Type of Site	Grade II Listed Building
Listing No./NRHE Number	1079240
HER Number	
Status	Grade II Listed Building
Easting	533930
Northing	190791
Parish	Tottenham

Council	Haringey
Description	Late C18 or early C19 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 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. Included for group value. From Historic England

Site Number	12
Site Name	664 AND 666, HIGH ROAD N17
Type of Site	Grade II Listed Building
Listing No./NRHE Number	1188865
HER Number	
Status	Grade II Listed Building
Easting	533928
Northing	190740
Parish	Tottenham
Council	Haringey
Description	Early C18 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. Nos 662 to 670 (even) form a group. From Historic England

Site Number	13
Site Name	SOUTHERN GATE BUILDING AT WHITBREAD'S BREWERY
Type of Site	Grade II Listed Building
Listing No./NRHE Number	1188909
HER Number	
Status	Grade II Listed Building
Easting	533930
Northing	190792
Parish	Tottenham
Council	Haringey

Description	Early-mid C19 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 "BREWERY" 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. Listing NGR: TQ3393090792 From Historic England
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Site Number	14
Site Name	CHURCH OF ST MARY THE VIRGIN
Type of Site	Grade II Listed Building
Listing No./NRHE Number	1189206
HER Number	
Status	Grade II Listed Building
Easting	534019
Northing	190614
Parish	Tottenham
Council	Haringey
Description	1886-7 by J E K Cutts.

MATERIALS: Red Suffolk brick with Bath dressings. Slate roofs.

PLAN: Nave, chancel, N and S aisles, small NE porch, NW and SW porches with baptistery between, W meeting room, N chapel, SE transept/organ chamber and vestry.

EXTERIOR: St Mary's is built in the Early English style. Its main façade is that on the N side parallel with Lansdowne Road. This shows the five-bay nave, its lean-to aisle, the round-apsed N chapel under its separate gable, the roof of the chancel just slightly lower than that of the nave, and the complex set of structures at the W end, viz. the N porch leading to the baptistery, and the gable of the meeting room placed immediately to the W. The W end of the nave has square corner buttresses-cum-turrets which have slit openings at the top and are crowned by small pyramidal stone spirelets (similar turrets are placed at the E end of the nave). The W wall has pairs of tall narrow windows (each pair with a circular opening over them) flanking an even taller one which is set in a raised projection. This projection rises to turn into an octagonal bell turret which begins in brick and turns into a stone bell-stage with small single-light openings on each face: it is capped by a stone spirelet. The aisle bays are demarcated by buttresses with offsets, each bay having two small lancet windows. The nave clerestory, however, has three tall lancets per bay and flat pilasters marking out the bays. The N chapel has a single-light bellcote and a series of lancet windows. The chancel terminates in a three-sided apse each side of which has three graded lancets. The E face, in line with the chapel E end, bears the foundation stone recording its laying on 8 May 1886 by the Duchess of Albany. The S elevation is similar to that on the N except that the place of the chapel is taken by a large transept/organ chamber and, to the E of this, a small vestry with its own doorway under a shouldered lintel. At the E end of the aisle a doorway corresponds to the small NE porch.

INTERIOR: The interior walls have a plastered and whitened dado below sill level in the aisles and chapel, and elsewhere mostly exposed red brick or extensive wall paintings. The five-bay arcade to the nave has moulded red brick arches, round stone piers, reeded and fluted capitals

and moulded bases. There are three arches on either side of the chancel again with moulded arches but with octagonal piers, moulded capitals and bases. At the W end three similar arches separate the nave from the baptistery, although the central arch is higher and wider than the side ones. The nave roof has tie-beams and crown posts.

St Mary's contains an extensive series of wall paintings by Heaton, Butler and Bayne and executed over a long period extending into the early 20th century. In the nave the main scheme on the N and S spandrels, painted between 1888 and 1911, depicts Old and New Testament Types and Anti-types in quattrocento style and with figures standing under arches. Over the arcade to the baptistery is the Presentation which was 'almost complete' on the opening of the church in 1887. Over the chancel arch is a Crucifixion scene dating from shortly after the opening of the church. Further paintings in the chancel continue the biblical scenes: the Annunciation and Nativity were 'nearly finished' when the church was opened. In the baptistery is a picture of Christ and the Children. The roof of the chapel apse was decorated over a number of years with biblical scenes in the Edwardian years.

PRINCIPAL FIXTURES: The most impressive feature is the alabaster reredos which was designed by J E K Cutts in 1908 and carved by Harry Hems of Exeter. It was given in memory of the first vicar, E Noel Smith (d 1908). The main panels show the Crucifixion and Entombment which are flanked by numerous saints. To the N of the sanctuary is the tomb chest and effigy of Noel Smith. The figure is of alabaster and the chest is of stone. It was also sculpted by Hems. The circular font is a fine piece with an alabaster bowl and base with a Purbeck marble stem: the bowl is carved with large quatrefoils which include foliage and a dove descending. Between the nave and chancel is a First World War memorial timber screen of 1921 with wide, open lights and a loft on top. The square timber pulpit with traceried sides and standing on legs was brought here from Marlborough College. The stalls have pierced, traceried fronts and backs. The nave and S aisle seating has good, chaste detail: it has open backs and kneeling boards but no enclosing ends. The benches have been removed from the N aisle, much of the S aisle and the E part of the nave. The Stations of the Cross came from St Paul, Dock Street, in Whitechapel which closed in 1990. There is extensive stained glass by Heaton, Butler and Bayne. The E lancet in the chapel was given by J E K and J P Cutts, 1887, as the inscription records.

HISTORY: The archdeacon of Middlesex, signing the application for funds from the Incorporated Church Building Society in 1885, remarked that he knew of no place in England that had increased in population as much as Tottenham. In 1861 it had 13,000 people, in 1871 23,000 and now 'quite 70,000'. The need for church accommodation was pressing and St Mary's was one of several (usually, as here, Anglo-Catholic) churches in London established with assistance from a public school. In this case it was Marlborough College. The Marlborough mission originated after a visit by the bishop of Bedford, William Walsham How, to the college when the masters and boys agreed to provide £150 a year for the maintenance of a missionary clergyman in Tottenham. Around 1882 they came up with £1,800 for a permanent church site on which a permanent church was to be built to replace a temporary iron church. The foundation stone was laid on 8 May 1886 and the consecration took place on 28 April the following year. Practically the whole of the front page of the Marlborough Times for 7 May 1887 was taken up with the event and a report of the building. It noted that the builder was J Holloway of Lavender Hill and that the clerk of works was a W J Llewellyn Wilson. An extensive scheme of painting was evidently intended from the outset as the paper said that it was 'hoped to paint fresco pictures in the spandrels of the various arches and over the chancel arch'.

The architect, John Edward Knight Cutts (1847-1938), was articled to the well-known and prolific church architect Ewan Christian from 1865 to 1870 after which he set up in independent practice. His younger brother, John Priston (1854-1935), was articled to him in 1877, remained as an assistant and became a partner about 1890. Cutts senior was diocesan surveyor for St Albans in 1881-7. The firm developed a busy church architecture practice in and around London and specialised in generously proportioned economical buildings, often of red brick as here, to meet the great demand for new churches in the area at the end of the C19.

SOURCES: Incorporated Church Building Society papers, Lambeth Palace Library, file 9043 (includes a copy of the Marlborough Times front page for 7 May 1887). Bridget Cherry and

Nikolaus Pevsner, The Buildings of England: London 4: North, 1999, pp 573-4. Anon., The Parish Church of S. Mary the Virgin, Lansdowne Road, Tottenham, typescript, c2008.

REASONS FOR DESIGNATION: The church of St Mary the Virgin is designated at Grade II for the following principal reasons: * It is of special interest as a red-brick, Early English, late Victorian church built to supply urgently needed Anglican church accommodation in a rapidly expanding suburb. It was built economically but is still a building of some distinction, the architect being J E K Cutts who specialised in such churches in late 19th- and early 20th-century London. * The fittings were added over a long period of time and there are a number of very good items, notably the reredos and font, and tomb effigy. * There is also an unusually extensive set of wall and roof paintings in the nave, baptistry, chancel and chapel, and well executed by the leading church decoration firm of Heaton, Butler and Bayne: It is of sufficient note to warrant listing the church (which is otherwise of special, but not higher, interest) in an upper grade. * It is also of interest as being one of a number of Anglo-Catholic missionary endeavours by leading public schools in London, in this case Marlborough College.

From Historic England

Site Number	15
Site Name	662, HIGH ROAD N17
Type of Site	Grade II Listed Building
Listing No./NRHE Number	1358832
HER Number	
Status	Grade II Listed Building
Easting	533932
Northing	190733
Parish	Tottenham
Council	Haringey
Description	Early C18

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.

Nos 662 to 670 (even) form a group.

From Historic England

Site Number	16
Site Name	WARMINGTON HOUSE
Type of Site	Grade II Listed Building
Listing No./NRHE Number	1358833
HER Number	
Status	Grade II Listed Building
Easting	533938
Northing	191107

Parish Tottenham
Council Haringey
Description 1828

House. 1828, extended to rear in C20. Stock brick with stucco dressings. Clay tile roof.

PLAN: 3 storeys high, 3 bays wide. Ground-floor is 2 rooms deep to either side of central hall and rear stair leading to first-floor. First and second floors rooms arranged around longitudinal landing. Secondary stair at N end of first-floor landing.

EXTERIOR: Symmetrical façade, partly obscured on N side by No. 744(A). Banded rusticated stucco ground-floor up to first-floor cill band, frieze; cornice band and parapet. Central 4-panel half-glazed door under rectangular fanlight. Sash windows with glazing bars (replaced) on ground and first floors and plain sash windows on second-floor. Moulded architrave to entrance (top section removed). Moulded architraves and unmoulded pediments to first-floor windows. Gauged brick arches to second-floor windows. Stair window on N side elevation; Diocletian window to attic on S side. Some original sashes to rear elevation, including tall round-headed stair window with margin lights. 6-panelled door; modern shallow brick porch (not of special interest). Pitched roof. Single-storey rear extensions are not of special interest.

INTERIOR: Interior retains original room plan form. Hall has cornice with paterae. Double-door openings between front and rear rooms in S ground and first-floor rooms. Stair with mahogany handrail and swept rail to inner string, stick balusters (balustrade currently boxed in); ground floor newel replaced. Round-headed stair window has margin lights, panelled reveals and shutters. Secondary stair also has mahogany handrail, square balusters (a number missing) and turned newels. Elliptical moulded arch across second-floor landing. Other features of interest include some cornices (those to ground-floor S rooms with elaborate mouldings), some simple chimneypieces and grates, ceiling roses (ground-floor). Most door and window architraves survive, vertical sliding shutters to N ground-floor rear room and original six-panelled door, some panelled doors (a number may survive beneath modern flush panels), moulded skirtings and dado rails.

HISTORY: Warmington House is recorded in the Poor Rate books for Tottenham as being built in 1828. Its name derives from James Warmington, farmer, coal merchant and skin salesman, who occupied the property from 1851-76. A later occupant of some note was John Alfred Prestwich, manufacturer of cine cameras, who lived there from 1888-98 and went on to invent the JAP motor cycle petrol engine and to found the JAP Engineering Company. The house was a restaurant from 1911-23. The building was most recently the supporters' club and offices to Tottenham Hotspur FC.

REASONS FOR DESIGNATION: Warmington House is designated at Grade II for the following principal reasons:

* Of special architectural interest as a house of 1828 retaining its internal plan form, staircases, and a number of original features.

* Of historic interest as an important survival of the once-numerous Georgian houses that lined Tottenham High Road, one of the principal historic corridors into the capital.

SOURCES Victoria County History, A History of the County of Middlesex, Vol 5, pp 315-324
English Heritage Historians' file HAR/17

From Historic England

Site Number 17
Site Name WALLS ALONG SOUTH BOUNDARY OF NUMBER 581 AND AROUND BACK GARDENS OF NUMBER

Type of Site	Grade II Listed Building
Listing No./NRHE Number	1358856
HER Number	
Status	Grade II Listed Building
Easting	533820
Northing	190360
Parish	Tottenham
Council	Haringey
Description	Early C18 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. From Historic England

Site Number	18
Site Name	695 AND 697, HIGH ROAD N17
Type of Site	Grade II Listed Building
Listing No./NRHE Number	1358857
HER Number	
Status	Grade II Listed Building
Easting	533882
Northing	190899
Parish	Tottenham
Council	Haringey
Description	Early C19 pair, each 3 storeys and basement, 3 windows. Stock brick, with lost cornice and renewed stuccoed parapet. Ground floor stuccoed. Gauged flat brick arches to sash windows with glazing bars and original shutters. Basement plinth. Double doors of 4 panels under patterned radial fanlights. Doric porches with fluted columns. From Historic England

Site Number	19
Site Name	Bruce Castle and All Hallow's Church
Type of Site	Archaeological Priority Area
Listing No./NRHE Number	
HER Number	DLO35752
Status	APA
Easting	533450

Northings	190830
Parish	Tottenham
Council	Haringey
Description	13th century

Although the present building on the site dates to the 16th century, Bruce Castle also is the site of an earlier manor house, dating before 1254, at which time it was described as having a hall, rooms, granges, fishponds and a garden, which would have extended throughout the park. At one point the manor was surrounded by ditches and ramparts.

The AAI also includes the grounds of All Hallow's Church, which dates to the 14th century but likely had an earlier foundation, as a priest for Tottenham is recorded in the Domesday Book. The present vicarage is on the site of a 16th century tenement house, known as Awfield Farm.

From GLHER

Site Number	20
Site Name	Mocking Moated Manor
Type of Site	Archaeological Priority Area
Listing No./NRHE Number	
HER Number	DLO35756
Status	APA
Easting	534280
Northings	191040
Parish	Tottenham
Council	Haringey
Description	15th century

Mocking Manor was first referred to in 1427, although it may have been an earlier foundation. It was a modest manor, consisting of a house, moat and drawbridge, and was demolished prior to 1803. The moat, however, was still visible when the 1873 Ordnance Survey map was drawn.

From GLHER

Site Number	21
Site Name	Saxon Settlement and Medieval Manor House
Type of Site	Archaeological Priority Area
Listing No./NRHE Number	
HER Number	DLO35754
Status	APA
Easting	533880
Northings	190530
Parish	Tottenham
Council	Haringey

Description	Medieval period The area around Lordship Land and Scotland Green appears to have been a focus of medieval and early postmedieval occupation. This includes a medieval chapel, a manor house, tenements and almshouses. An early stone bridge crossed the Moselle River at this point. The AAI also includes the Roman road, which runs to the west of the High Road, and Iron Age pottery has also been found in the vicinity. From GLHER
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Site Number	22
Site Name	578-592 HIGH RD
Type of Site	ALMSHOUSE
Listing No./NRHE Number	
HER Number	080299/00/00 - MLO216
Status	Non-Designated
Easting	533950
Northing	190500
Parish	Tottenham
Council	Haringey
Description	ALMSHOUSE (Post Medieval - 1540 AD to 1900 AD) EIGHT TENEMENTS SET UP & ENDOWED BY BALTHAZAR SANCHEZ, A SPANISH CONFECTIONER, FOR TOTTENHAM POOR. MAY HAVE REPLACED EARLIER HOSPITAL OF ST LOY (FISK)? From GLHER

Site Number	23
Site Name	Carbuncle Passage
Type of Site	DITCH
Listing No./NRHE Number	
HER Number	MLO118407
Status	Non-Designated
Easting	534460
Northing	190390
Parish	Tottenham
Council	Haringey
Description	DITCH ((at some time) Medieval to Edwardian - 1401 AD? to 1906 AD) 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 Carbuncle Ditch is first known from 1408 and is referred to as Garbell Ditch. The ditch was intended to alleviate flooding further upstream by the River Moselle. The ditch was also

referred to as Garbell Ditch in 1619 but by the 19th century was known as Carbuncle Ditch. The origin of these names is unknown. The ditch was largely culverted by 1906, with the course of the ditch commemorated by the name 'Carbuncle Passage'.

Today the ditch splits from the River Moselle at Scotland Green and follows the southern boundary of Hartington Park and goes along Carbuncle Passage. The ditch then crosses the Tottenham Marsh to meet Pymmes Brook.

From GLHER

Site Number	24
Site Name	HIGH RD (EAST SIDE OF)
Type of Site	MANOR HOUSE
Listing No./NRHE Number	
HER Number	080327/00/00 - MLO4905
Status	Non-Designated
Easting	533950
Northing	190500
Parish	Tottenham
Council	Haringey
Description	(Medieval - 1066 AD to 1539 AD) (Post Medieval - 1540 AD to 1900 AD)

BOUGHT BY BALTHAZAR SANCHEZ BY 1599 & CHARGED WITH MAINTAINANCE OF HIS ALMESHUSES

From GLHER

Site Number	25
Site Name	High Road (No 628)
Type of Site	PIT
Listing No./NRHE Number	
HER Number	MLO74450
Status	Non-Designated
Easting	533970
Northing	190520
Parish	Tottenham
Council	Haringey
Description	(Unknown date)

Two undated pits were located at 628 High Street, Tottenham during an evaluation by Pre-Construct Archaeology in 2000.

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.

From GLHER

Site Number	26
Site Name	High Road (Nos 596-606)
Type of Site	GULLY
Listing No./NRHE Number	
HER Number	MLO427
Status	Non-Designated
Easting	533974
Northing	190404
Parish	Tottenham
Council	Haringey
Description	(Medieval - 1066 AD to 1539 AD)

The truncated remains of a medieval gully were identified during an evaluation in 2011 by L-P Archaeology.

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.

From GLHER

Site Number	27
Site Name	Medieval chapel of St Eloy
Type of Site	CHAPEL
Listing No./NRHE Number	
HER Number	MLO12272
Status	Non-Designated
Easting	533750
Northing	190480
Parish	Tottenham
Council	Haringey
Description	CHAPEL (Medieval to Stuart - 1066 AD to 1650 AD?) ALMSHOUSE (Stuart to Victorian - 1650 AD? to 1900 AD?)

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). House of St Eloy mentioned in 15th century in ownership of St Mary without Bishopsgate?

Sanchez's almhouses later near site?

From GLHER

Site Number	28
Site Name	Medieval bridge
Type of Site	BRIDGE
Listing No./NRHE Number	
HER Number	MLO19764
Status	Non-Designated
Easting	533907
Northing	190628
Parish	Tottenham
Council	Haringey
Description	(Medieval to Post Medieval - 1066 AD to 1900 AD)

The site of Lordship Bridge which crossed the River Moselle

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.

From GLHER

Site Number	29
Site Name	Post medieval dump and pits
Type of Site	DUMP
Listing No./NRHE Number	
HER Number	MLO74451
Status	Non-Designated
Easting	533970
Northing	190520
Parish	Tottenham
Council	Haringey
Description	DUMP (Post Medieval - 1540 AD to 1900 AD) PIT (Stuart to Victorian - 1701 AD to 1900 AD)

A post medieval dump and two pits were located at 628 High Street Tottenham, during a watching brief by Pre-Construct Archaeology in 2000.

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.

From GLHER

Site Number	30
Site Name	LORDSHIP LANE
Type of Site	ROAD
Listing No./NRHE Number	
HER Number	081743/00/00 - MLO1019
Status	Non-Designated
Easting	533661
Northing	190640
Parish	Tottenham
Council	Haringey
Description	(Medieval - 1066 AD to 1539 AD) (Post Medieval - 1540 AD to 1900 AD)
	From GLHER

Site Number	31
Site Name	Park Lane/Marsh Lane
Type of Site	ROAD
Listing No./NRHE Number	
HER Number	MLO10194
Status	Non-Designated
Easting	534404
Northing	191071
Parish	Tottenham
Council	Haringey
Description	Park Lane, was originally called Marsh Lane. It is one of the early roads established across Tottenham. By 1619 most of the roads across Tottenham had been laid out. Eastwards from the High Road, Marsh Lane, later Park Lane which was first recorded in 1467. Only the eastern part of the road is still called Marsh Lane.
	From GLHER

Site Number	32
Site Name	Scotland Green
Type of Site	Find Spot

Listing No./NRHE Number

HER Number	080290 - MLO210
Status	Non-Designated
Easting	534000
Northing	190400
Parish	Tottenham
Council	Haringey
Description	Baluster Jug, 14th century from Scotland Green. From GLHER

Site Number	33
Site Name	St Pauls Road (No 71)
Type of Site	Medieval to post medieval structures

Listing No./NRHE Number

HER Number	MLO71314
Status	Non-Designated
Easting	534310
Northing	190980
Parish	Tottenham
Council	Haringey
Description	Medieval to early post medieval structures and surfaces were located at St Paul's Road, Haringey during investigations by AOC Archaeology in 1997 - 1998. Foundations for buildings were uncovered that were believed to be associated with the farm buildings associated with the farm buildings of Mockings Manor.

AOC Archaeology in 1997 - 1998. The evaluation uncovered a foundation to the south of the site which was 0.5m wide, containing flint and ragstone in a limey sand mortar, and appeared to have been constructed within a cut. It was on a northsouth orientation with an eastern return to the south end, and it had survived to a height of two courses. Another foundation was 5.40m long with a width of 0.6m and was comprised of chalk and ragstone; it was also on a north-south alignment. In the north of the site a further foundation was present; it was 0.7m deep and constructed in the same manner the previous foundations. It was also on a north-alignment and was dated by tile to the late 15th century.

A layer of compacted chalk, to the south, contained a small amount of brick and flint; it was interpreted as a surface and may be contemporary with the foundations. Above this layer is a hard stoney deposit which is interpreted as a repair of the surface, over this was a silty deposit believed to be associated with the disuse of this surface. Two pits were also present in the north of

the site, they were dated to the post medieval period by a small assemblage of finds.

The site was later subjected to a full excavation which revealed further evidence of the farm buildings associated with the manor. The earliest building was a 3m long rectangle comprising three separate phases of construction. It was interpreted as possibly being the base of a latrine shoot and was backfilled with humic material, and 13th to 14th century finds. The most extensive feature was a broad north-south aligned ditch which was over 5m wide, and up to 1.20m deep. Its size indicated that it was probably a boundary ditch and finds indicated a long period of use throughout the medieval period. Prior to the complete back filling of the ditch north-south construction cuts were cut into the fills. The cuts contained a 10m long chalk wall, a 6m wall and the possible remains of a 4m long mortared stone wall. It is thought that the final backfilling of the ditch probably occurred after the buildings had gone out of use, however

none of the walls could be linked to the same structure.

The brick structures on site were thought to date to after the construction of the stone structures. The most significant brick structure was a well in the south-west corner, from which numerous 17th-18th century vessels were recovered. A brick lined sub basement was located to the east of the well, and had steps leading into its northwest corner. South of one of the walls was the base of a brick and tile drain. These later feature are all associated with the use of the site as a farm, prior to the modern garage located on the site.

From GLHER

Site Number	34
Site Name	SUTHERLAND RD
Type of Site	MANOR HOUSE
Listing No./NRHE Number	
HER Number	080315/00/00 - MLO2001
Status	Non-Designated
Easting	534310
Northing	191050
Parish	Tottenham
Council	Haringey
Description	(Medieval - 1066 AD to 1539 AD) (Post Medieval - 1540 AD to 1900 AD) MOCKING MANOR HOUSE MOATED SITE. MODEST BUILDING, MOAT & DRAWBRIDGE, DEMOLISHED AFTER 1803. (ILAU)GRANTED C 1335 TO RICHARD SPIGURNEL 1/3 PART OF BRUCES.IN 1340 HELD BY JOHN DE MOCKING. FIRST CALLED MOCKING MANOR 1427. REUNITED WITH TOTTENHAM MANOR, & DESCRIBED AS ON THE SOUTH SIDE OF MARSH LANE.THE HOUSE WAS DEMOLISHED EARLY 19th century ALTHOUGH REMAINS OF MOAT MAY APPEAR ON OS MAP OF 1873.

From GLHER

Site Number	35
Site Name	Tottenham High Road (No 594)
Type of Site	18th century Quaker Burial Grounds
Listing No./NRHE Number	
HER Number	MLO107386
Status	Non-Designated
Easting	533950
Northing	190360
Parish	Tottenham
Council	Haringey
Description	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 associated burial ground appears to have been within orchards directly to the east of the building, however the true extent of this is unclear.

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.

From GLHER

Site Number	36
Site Name	Tottenham High Road (No 594)
Type of Site	18th century Quaker Meeting House
Listing No./NRHE Number	
HER Number	MLO107387
Status	Non-Designated
Easting	533900
Northing	190370
Parish	Tottenham
Council	Haringey
Description	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. From GLHER

Site Number	37
Site Name	High Road (Nos 596-606)
Type of Site	Archaeological Evaluation
Listing No./NRHE Number	
HER Number	ELO12053
Status	Event
Easting	533952
Northing	190397

Parish	Tottenham
Council	Haringey
Description	21/03/2011 - 24/03/2011, throughout (2011) Archaeological Intervention / Excavation / Trial Trench 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. From GLHER

Site Number	38
Site Name	St Pauls Road/Shelbourne Road/Landsdowne Road
Type of Site	Watching Brief
Listing No./NRHE Number	
HER Number	ELO12061
Status	Event
Easting	534358
Northing	190847
Parish	Tottenham
Council	Haringey
Description	26/05/2011 - 14/07/2011, between (2011) An archaeological watching brief undertaken by Compass Archaeology during Thames Water Victorian mains replacment 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. From GLHER

Site Number	39
Site Name	Tottenham High Road (Nos 700-702)
Type of Site	Desk Based Assessment
Listing No./NRHE Number	
HER Number	ELO12470
Status	Event
Easting	533962
Northing	190918
Parish	Tottenham

Council	Haringey
Description	01/08/2012 - 31/08/2012, at some time (2012) A desk based assessment was undertaken at 700-702 Tottenham High Road by CgMs Consulting in August 2012. The site was considered to have a low to medium potential for archaeological remains of any period. From GLHER
Site Number	40
Site Name	High Road (Nos 530-536)
Type of Site	Desk Based Assessment
Listing No./NRHE Number	
HER Number	ELO13107
Status	Event
Easting	533861
Northing	190186
Parish	Tottenham
Council	Haringey
Description	01/11/2012 - 30/11/2012, at some time (2012) 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. From GLHER
Site Number	41
Site Name	Worcester Avenue/High Road
Type of Site	Evaluation
Listing No./NRHE Number	
HER Number	ELO14076
Status	Event
Easting	534022
Northing	191199
Parish	Tottenham
Council	Haringey
Description	01/06/2010 - 31/07/2010, throughout (2010) An evaluation was undertaken at Tottenham Hotspur Football Club between the 1st June and the 31st July 2010 by L-P Archaeology. The site comprised seven trial trenches. No archaeological finds or features were observed.

From GLHER

Site Number	42
Site Name	Tottenham High Road (No. 594)
Type of Site	Desk Based Assessment
Listing No./NRHE Number	
HER Number	ELO20252
Status	Event
Easting	533930
Northing	190360
Parish	Tottenham
Council	Haringey
Description	01/01/2014 - 31/12/2014, at some time (2014) 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.

From GLHER

Site Number	43
Site Name	High Road (No 628)
Type of Site	Watching Brief
Listing No./NRHE Number	
HER Number	ELO3658
Status	Event
Easting	533970
Northing	190520
Parish	Tottenham
Council	Haringey
Description	05/01/2000 - 10/01/2000, throughout (2000) 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.

Natural was observed at a height of 9.48m AOD

From GLHER

Site Number	44
Site Name	High Road (No 579D)
Type of Site	Watching Brief
Listing No./NRHE Number	
HER Number	ELO3661
Status	Event
Easting	533810
Northing	190370
Parish	Tottenham
Council	Haringey
Description	12/04/1999 - 15/04/1999, throughout (1999) 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 *

From GLHER

Site Number	45
Site Name	St Pauls Road (No 71)
Type of Site	Evaluation
Listing No./NRHE Number	
HER Number	ELO4247
Status	Event
Easting	534310
Northing	190980
Parish	Tottenham
Council	Haringey
Description	12/08/1997 - 13/08/1997, throughout (1997) An evaluation took place at 71 St Paul's Road, Haringey between the 12th and 13th August 1997 by AOC Archaeology. The site comprised of two trenches, located to the north and south of the site, both off which revealed masonry foundations and a possible surface. The features were thought to be associated with the medieval moated manor site of Mockings Manor. *Natural was observed at a height of 9.44m OD*

From GLHER

Site Number	46
Site Name	High Road (Nos 596-598 and 604)
Type of Site	Desk Based Assessment
Listing No./NRHE Number	
HER Number	ELO434
Status	Event
Easting	533950
Northing	190400
Parish	Tottenham
Council	Haringey
Description	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 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. From GLHER

Site Number	47
Site Name	Tottenham High Road (Nos 691-693)
Type of Site	Borehole Survey
Listing No./NRHE Number	
HER Number	ELO5180
Status	Event
Easting	533850
Northing	190900
Parish	Tottenham
Council	Haringey
Description	01/12/2004 - 31/12/2004, between (2004) 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. From GLHER

Site Number	48
Site Name	Tottenham High Road (Nos 691-693)
Type of Site	Desk Based Assessment

Listing No./NRHE Number**HER Number** ELO6424**Status** Event**Easting** 533854**Northing** 190901**Parish** Tottenham**Council** Haringey**Description** 01/07/2005 - 31/07/2005, between (2005)

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.

From GLHER

Site Number 49**Site Name** Tottenham High Road, (Nos 604-606)**Type of Site** Desk Based Assessment**Listing No./NRHE Number****HER Number** ELO7526**Status** Event**Easting** 533956**Northing** 190401**Parish** Tottenham**Council** Haringey**Description** 01/10/2007 - 31/10/2007, at some time (2007)

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.

From GLHER

Site Number 50**Site Name** St Pauls Road (No 71)**Type of Site** Desk Based Assessment

Listing No./NRHE Number**HER Number** ELO9456**Status** Event**Easting** 534332**Northing** 190986**Parish** Tottenham**Council** Haringey**Description** 01/07/1997 - 31/07/1997, at some time (1997)

A desk based assessment was carried out at St Pauls Road, Haringey in 1997 by AOC Archaeology. The development was located next to a moated site and is believed to be within an area of associated farm buildings. As such the site was considered to have a high potential for medieval remains.

From GLHER

Site Number 51**Site Name** St Pauls Road (No 71)**Type of Site** Excavation**Listing No./NRHE Number****HER Number** ELO9457**Status** Event**Easting** 534319**Northing** 190984**Parish** Tottenham**Council** Haringey**Description** 01/12/1997 - 24/12/1997, throughout (1997)

An excavation took place at St Paul's Road, Tottenham between the 1st and 24th December 1997 by AOC Archaeology. No complete structures were recovered during the excavation but most of the structures were thought to be associated with the farm associated with Mockings Manor. To the west of the site was a ditch which had been backfilled and was overlain with a surface. Post medieval masonry was also present on site.

From GLHER

Site Number 52**Site Name** North Tottenham High Road**Type of Site** Conservation Area**Listing No./NRHE Number****HER Number****Status** Conservation Area**Easting** 533909

Site Gazetteer

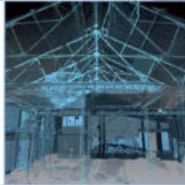
Northings	191036
Parish	Tottenham
Council	Haringey
Description	

Site Number	53
Site Name	Bruce Grove
Type of Site	Conservation Area
Listing No./NRHE Number	
HER Number	
Status	Conservation Area
Easting	533837
Northings	190269
Parish	Tottenham
Council	Haringey
Description	

Site Number	54
Site Name	Scotland Green
Type of Site	Conservation Area
Listing No./NRHE Number	
HER Number	
Status	Conservation Area
Easting	533893
Northings	190412
Parish	Tottenham
Council	Haringey
Description	

Site Number	55
Site Name	Ermine Street
Type of Site	Roman Road
Listing No./NRHE Number	
HER Number	
Status	Non-Designated
Easting	533910
Northings	190758

Parish	Tottenham
Council	Haringey
Description	North-south Roman Road, linking London, Lincoln and York. (Tottenham) High Road probably follows the general line of Ermine Street, which crosses Tottenham from north to south.



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