

ARCHAEOLOGICAL DESK BASED ASSESSMENT

Clarendon Road, Wood Green, London

794-PLN-HER-00662
Clarendon Road
Wood Green
London,
N8 0DD
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EXECUTIVE SUMMARY

This desk based assessment on the site of Clarendon Road, Wood Green, London, N8 0DD has been prepared by RPS on behalf of J Group to clarify its below ground archaeological potential prior to development.

In terms of relevant designated heritage assets of archaeological interest, no designated World Heritage Sites, Scheduled Monuments, Historic Battlefield sites or Protected Wreck sites lie within the study site or in its close proximity.

In terms of relevant local designations, the study site is not located within a locally defined Archaeological Priority Area.

Based on current evidence, the study site is considered to have a low potential for all periods of human activity.

Furthermore, the construction of the existing and former buildings, plus various phases of demolition over the course of the 19th and 20th century are likely to have had a widespread, negative impacts upon any potential, underlying archaeological assets.

If present, any assets are not anticipated to pre-date the 19th century and would be considered of low significance only, as seen in all archaeological investigations carried out in proximity of the site over recent years.

On the basis of this information, it is considered that the proposed development is unlikely to impact on any archaeological remains of significance and therefore, no further archaeological work is recommended. However, should any be required by the Archaeological Advisor for the LPA, these could follow the granting of planning consent and be secured by an appropriately worded condition.

Contents

EXECUTIVE SUMMARY	1
1 INTRODUCTION AND SCOPE OF STUDY	1
2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK.....	2
National Planning Policy.....	2
Regional Planning Policy.....	3
Local Planning Policy	4
3 GEOLOGY AND TOPOGRAPHY	7
4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE	8
Timescales used in this report.....	8
Introduction	8
Previous Archaeological Work	9
Prehistoric.....	9
Roman	9
Saxon-Early Medieval/Medieval	10
Post Medieval & Modern (including map regression exercise)	10
Assessment of Significance	11
5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS	13
Site Conditions	13
Proposed Development.....	13
Review of Potential Development Impacts on Archaeological Assets	13
6 SUMMARY AND CONCLUSIONS	14
FIGURES	1

Figures

- Figure 1: Site location
- Figure 2: HER plot (data received from GLHER)
- Figure 3: 1807 Ordnance Survey Drawing
- Figure 4: 1815 Hornsey Enclosure Map
- Figure 5: 1864 Ordnance Survey (1:2,500)
- Figure 6: 1896 Ordnance Survey (1:1056)
- Figure 7: 1914 Ordnance Survey (1:2,500)
- Figure 8: 1935 Ordnance Survey (1:2,500)
- Figure 9: 1973 Ordnance Survey (1:2,500)
- Figure 10: 1999 Aerial Photograph (Google Earth)
- Figure 11: 2022 Aerial Photograph (Google Earth)
- Figure 12: Proposed development Ground floor plan
- Figure 13: Proposed development Basement Plan

1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This archaeological desk based assessment has been researched by Alex Slater, prepared by Serena Ranieri on behalf of J Group.
- 1.2 The subject of this assessment, also known as the study site, is Clarendon Road, Wood Green, London. The site comprises an irregular plot of land currently occupied by two commercial buildings and an area of hardstanding, measuring approximately 0.15ha in extent. The site is located along Clarendon Road, 150m north of Turnpike Lane (Figures 1 and 11-12), within the administrative area of the London Borough of Haringey, is centred at National Grid Reference TQ 30865 8956 (Figure 1 and 2).
- 1.3 The Client, J Group, has commissioned RPS Heritage to establish the archaeological potential of the site and to provide guidance on ways to address any archaeological constraints identified.
- 1.4 The current planning application (Figures 12) proposes the demolition of existing buildings and delivery of a new co-living development and affordable workspace, alongside public realm improvements, soft and hard landscaping, cycle parking, servicing and delivery details and refuse and recycling provision. The new development will have a small basement (Figure 13).
- 1.5 In accordance with relevant policy and guidance on archaeology and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists October 2020), this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the site.
- 1.6 This desk based assessment comprises an examination of evidence on the Greater London Historic Environment Record (GLHER), and other sources, and includes the results of a comprehensive map regression exercise.
- 1.7 This assessment thus enables relevant parties to assess the archaeological potential of various parts of the site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

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

National Planning Policy

- 2.4 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition that heritage makes to our knowledge and understanding of the past.
- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 200 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.
- 2.8 A *Nationally Important Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.9 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

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

Regional Planning Policy

The London Plan 2021

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

Policy HC1 Heritage conservation and growth

- A. 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 in the design process.
- D. Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.
- E. Where heritage assets have been identified as being At Risk, 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.

Local Planning Policy

- 2.14 Haringey's Local Plan: Strategic Policies 2013-2026, adopted March 2013, contains the following policy relating to archaeology:

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.

- 2.15 The London Borough of Haringey is currently working on a New Local Plan 2024 - 2039.

Haringey's Development Management Plan DPD (Adopted July 2017)

- 2.16** The Development Management Plan Document (DPD), adopted in July 2017, gives effect to Haringey's spatial strategy and the key objectives of the Strategic Policies Local Plan by supporting proposals that contribute to the delivery of sustainable development in accordance with the strategy, and providing a clear framework for resisting development that would be at odds with the Local Plan. The below policy, DM9, regulates the management of the Historic Environment.

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

...

Listed and Locally Listed Buildings

...

Archaeology

- H. Proposals affecting a designated Archaeological Priority Area will be considered having regard to:
 - a The significance of an archaeological asset and its setting;
 - b The impact of the proposal on archaeological assets; and
 - c The priority given to preserving and managing the archaeological asset and its setting in situ.
- I. All proposals will be required to assess the potential impact on archaeological assets and where appropriate ensure adequate arrangements for the investigation, recording and

archiving of assets of archaeological importance and engage with the relevant advisory organisations.

Enabling development

- J. The Council will approve proposals for enabling development where it is demonstrated that:
 - a It is the only viable means of securing the long term future of the asset affected; and
 - b It is the optimum viable use, supported by an appropriate options appraisal; and
 - c The proposals address relevant policies (A-I) above.

- 2.17 In line with relevant planning policy and guidance, this desk-based assessment seeks to clarify the site's archaeological potential and the likely significance of that potential and the need or otherwise for additional mitigation measures.

3 GEOLOGY AND TOPOGRAPHY

- 3.1 The natural topography of the study site is generally flat and lies at circa 24m Above Ordnance Datum (AOD).
- 3.2 The nearest watercourse to the study site is the New River, located *circa* 120m to the west.
- 3.3 The Geology for the site is provided by the British Geological Survey (BGS Online 2024). This indicates the bedrock geology on the study site to be London Clay Formation (clay and silt). No superficial deposits are recorded.
- 3.4 No SI works (Site investigations) have been undertaken at the site to date.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

Timescales used in this report

Prehistoric

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

Historic

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

Introduction

- 4.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site.
- 4.2 What follows comprises a review of known archaeological assets within a 1km radius of the study site (Figure 2), also referred to as the study area, held on Greater London Historic Environment Record (GLHER), together with a historic map regression exercise charting the development of the study area from the eighteenth century onwards until the present day.
- 4.3 In terms of relevant, nationally significant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Protected Wrecks or Registered Battlefields lie within the study sites or in its immediate vicinity. The Registered Park and Garden of Alexandra Palace (77231) is located *circa* 600m north-west of the study site.
- 4.4 In terms of relevant local designations, the study site does not lie within an Archaeological Priority Area (APA). However, two Archaeological Priority Areas (APAs) are located *circa* 100m to the west and south-west of the study site, beyond the railway line. These are Tier II APAs: **2.17**, The New River and Hornsey Waterworks and **2.6** Hornsey Village. All other APAs within the study area can be found in Figure 2.
- 4.5 Chapter 5 subsequently considers the site conditions and whether the proposed development will impact the theoretical archaeological potential identified below.

Previous Archaeological Work

- 4.6 No archaeological works or geotechnical investigations have been carried out at the site to date. However, a series of archaeological investigations have been undertaken within the study area over recent years:
- An Archaeological Evaluation (166922; Figure 2) was carried out at the site of Hornsey Waterworks in December 2002, *circa* 120m west of the study site. The evaluation comprised 10 trenches located to the north, west and south of the site. No archaeological deposits or features were observed in any of the trenches. Natural clay was observed at a height of 25.522m AOD.
 - The Archaeological Evaluation at 7 Cross Lane (211645; Figure 2), *circa* 140m west of the study site, exposed an archaeological sequence that consisted exclusively of a deliberately backfilled channel, the New River, the northern edge of which was seen to be defined by a remnant of a revetment in one of the trenches. All finds from the channel's backfill dated to the late Post Medieval period. Natural clay deposits within both trenches were consistent with London Clay and were found at heights between 31.37-32.10m OD.
 - The Archaeological Evaluation carried out at Land behind 1-13 Hillfield Avenue (151997; Figure 2), *circa* 250m south-west of the study site, comprised of one trench located to the north of the site, this revealed no archaeological deposits. Natural clay was observed at 32.38m AOD.
 - An Archaeological Evaluation was carried out at Greig City Academy, Hillfield Avenue, Hornsey, *circa* 400m south-west of the study site (158138; Figure 2). Four trenches were excavated within the proposed development area and concluded that all areas investigated had been severely affected by 19th and 20th century developments that had removed any potential earlier deposits.

Prehistoric

- 4.7 The presence of Palaeolithic material can be notoriously difficult to predict and is typically dependent upon the presence of an appropriate underlying geology sequence (such as terrace gravels or brickearth), as well as suitable topography and access to nearby resources and water.
- 4.8 No finds of Palaeolithic date are recorded on the HER within the 1km study area which suggests that the archaeological potential at the study site for the Palaeolithic period is low. Similarly the HER for the study area has produced no evidence of Mesolithic, Bronze Age or Iron Age activity or finds.
- 4.9 The only find of Prehistoric date is associated with a single Neolithic Hand Axe found at Hornsey Vale, *circa* 1km south of the study site in 1908 (124270; Figure 2).
- 4.10 It is likely that during the Prehistoric periods the study site lay within a dense wooded landscape. The heavy clays at the site would have provided a hostile agrarian environment suggesting early woodland clearance and settlement within the area would have been doubtful.
- 4.11 Overall, it is therefore considered that the study site has a generally low archaeological potential for the Prehistoric periods.

Roman

- 4.12 The HER contains no evidence of Roman activity or finds within the 1km study area. The nearest major Roman road to the site runs along the line of Tottenham High Road, over 3km east of the study site. This road follows the line of Ermine Street, the principal Roman road between London and York (Margary Vol. 1 1955 p170).

- 4.13 It is likely that during this period the study site continued to lie within dense woodland, far away from any far from any known areas of human settlement or significant activity (VCH, 1980; Denford, 2008). The study site is therefore considered to have a low archaeological potential for the Roman period.

Saxon-Early Medieval/Medieval

- 4.14 Tottenham is the closest recorded settlement to the study site in the Domesday Survey of 1086 AD. It is likely that the settlement had been established by the late Saxon/Early Medieval period. Tottenham is recorded as comprising 66 households, a church, considerable ploughland, meadow and woodland, a comparatively large settlement for that time (Open Domesday, 2024). Hornsey is not mentioned in the Domesday Survey, but this is probably due to the lack of manor worth taxing in the area (Denford, 2008).
- 4.15 There is no recorded evidence relating the Early Medieval period within the 1km study area, although the 'Archaeological Priority Area' designation around the historic core of the Hornsey High Street alludes to a potential Saxon origin (76236; *circa* 150m south and south-west of the study site).
- 4.16 The core of Medieval Hornsey was located *circa* 150m south-west of the study site and developed around the parish church and manor house (140696; 102344; Figure 2). St Mary's Church was established in the early 14th century (VCH, 1980; 131464, *circa* 150m south of the site). Throughout the Medieval period, the land around Hornsey underwent a gradual clearance of woodland and intake of commons for the expansion of farmland in the area (VCH, 1980).
- 4.17 Entries for two Medieval Manors, one with a moat, are contained in the HER; one, located on Westbeech Road *circa* 600m east of the study site (119389) and one, near 200m east of the site, between Alexandra Road and Ravenstone Road, although this is not present in any of the historic maps (121832; Figure 2). The Medieval Hamlet of Wood Green Village, also an Archaeological Priority Area (136290; 78084; 96267; Figure 2) is located *circa* 900m north of the study. Ducketts Common, sited on former common land that had been within the Manor of Duckett's in 1293, *circa* 600m south-east of the study site, is all that remains of the 138-acre Ducketts Farm (125259; Figure 2).
- 4.18 Roads with Medieval antecedents within the study site include the line of the High Road and Green Lanes bordering the study area to the south-east (149474; Figure 2), Tottenham Lane (115168), West Green Road (148519; Figure 2) and Lordship Lane (96045; Figure 2).
- 4.19 The sole Medieval artefactual discovery identified within the 1km study area search radius comprises a gold ring recovered from Green Lanes, *circa* 800m south-east of the study site (96237; Figure 2). No evidence of Medieval activity or remains has been identified within any of the areas of investigations within the study area.
- 4.20 Based on this, we could conclude that during the Saxon and Medieval period, the study site is likely to have been located across open fields outside the core settlement of Hornsey. Therefore, a low potential is anticipated for any evidence of Saxon or Medieval occupation, although evidence of agricultural activity and land division cannot be completely excluded.

Post Medieval & Modern (including map regression exercise)

- 4.21 A number of the HER records within the study area refer to Post Medieval and Modern archaeological remains which are not discussed in detail here unless relevant to the study site.
- 4.22 During the later Post Medieval and Modern periods, our understanding of settlement, land-use and the utilisation of the landscape is enhanced by cartographic and documentary sources, which can give additional detail to data contained within the HER.

- 4.23 From the 16th century onwards, the land around Hornsey continued to be cleared of woodland. Much of the cleared land remained as grassland rather than arable which capped population rise and settlement expansion within the parish (VCH, 1980).
- 4.24 By the late 16th century, the need for a new freshwater conduit for London was recognised, with a Charter granted by James I in 1604 for the creation of the New River (77561; Figure 2). Construction began in 1609 and consisted of a channel 10ft wide and 4ft deep along a devised course between Hertfordshire and Clerkenwell (SoL 2008).
- 4.25 The earliest detailed cartographic source is the 1807 Ordnance Survey Drawing (Figure 3). This source depicts the study site within an area of open land, north-east of the settlement of Hornsey.
- 4.26 The Enclosure Map from 1815 (Figure 4) shows the study site still completely undeveloped and within open land. The old course of the New River is shown running to the south of the study site, with allotments associated with the properties on the High Street situated within an extended area to the north of the river.
- 4.27 Around 1847 the Great Northern Railway purchased the plots of land to the west of the study site for the construction of the railway line (VCH, 1980). Hornsey Station and the railway line were opened in 1850 (Brown, 2009). The 1864 Ordnance Survey Map (Figure 5) shows the study site located at the southern end of Clarendon Road. Those that once were open fields, have now been subdivided in a series of small, rectangular plots, each home to a terraced house, known collectively as “Clarendon Cottages”. During this period, the northern end of the site is occupied by two of those plots, whilst the rest of the site lies undeveloped. The Hornsey Waterworks, constructed in 1859, can be seen to the west of the study site, beyond the railway line.
- 4.28 The 1869 Ordnance Survey map (Figure 6) shows some changes. A few more properties can now be seen at the site fronting onto Clarendon Road, including some industrial buildings labelled as “Brewery”. The railway lines to the west of the site have now multiplied in number, with all areas surrounding the study site now fully developed, in a mix of industrial and residential buildings.
- 4.29 The 1914 and 1934 Ordnance Survey Maps (Figures 6 and 7) shows some alteration at the study site with the addition of one more building at the northern end of the site, possibly as a result of the Brewery expansion.
- 4.30 Major changes can be seen at the site in 1974 (Figure 8) with the demolition of the dwellings fronting onto Clarendon road at the centre and south of the site. The industrial buildings are still there, occupying the south, west and north of the site, but there is no more mention of the brewery. These are now labelled as “works”. Many private properties north of the site have also been demolished.
- 4.31 By 1999 all buildings at the site had been demolished (Figures 10) and the existing industrial units developed. Since then, no changes have occurred at the site (Figures 11).
- 4.32 Based on the above, the map regression has shown that the study site is likely to have lain within open land until the mid-19th century when it was partially developed with a row of terrace houses fronting onto Clarendon Road, followed by the erection of industrial buildings at the rear of the property at the beginning of the 20th century. These were all demolished over the second half of the 20th century and replaced with the existing industrial buildings which still lie on site today. The archaeological potential for Post-Medieval period is therefore considered to be low and high potential is anticipated for demolition deposits and buried foundations dating to the modern period.

Assessment of Significance

- 4.33 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the ‘significance’ of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its ‘heritage interest’ to this or future generations.

ARCHAEOLOGICAL DESK BASED ASSESSMENT

- 4.34 In terms of relevant designated heritage assets of archaeological interest, no designated World Heritage Sites, Scheduled Monuments, Historic Battlefield sites or Protected Wreck sites lie within the study site or in its immediate vicinity.
- 4.35 In terms of relevant local designations, the study site is not located within a locally defined Archaeological Priority Area.
- 4.36 Based on current evidence, the study site is considered to have a low potential for all periods of human activity.
- 4.37 During the Prehistoric and Roman period, the site is likely to have been located within an area of dense woodland. Throughout the Saxon and Medieval period, the land around Hornsey underwent gradual woodland clearance for the expansion of farmland (VCH, 1980). During this period, the site lay outside the historic settlement of Hornsey, likely within open fields, until the first development occurred from the mid-19th century onward, followed by multiple phases of re-development and demolition over the course of the 20th century.
- 4.38 The significance of any archaeological remains which may be present would be derived from their evidential value and contributions that could be made towards local and regional research agendas.
- 4.39 Whilst it is possible that archaeological remains could be present within the site, on the basis of the above, any remains, should they occur on the study site, would in the context of the Secretary of State's non-statutory criteria for Scheduled Monuments (DCMS 2013) most likely be of local significance.
- 4.40 As identified by desk based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below:

Period:	Identified Archaeological Potential and Likely Significance (if present):
Prehistoric	Low potential, Low (Local) Significance;.
Roman	Low potential, Low (Local) Significance;
Saxon & Medieval	Low potential, although evidence of agricultural activity and land divisions cannot be excluded; Low (Local) Significance;
Post Medieval & Modern	Low potential for the Post Medieval Low (Local) Significance; Modern building foundations and demolition deposits are very likely to be present and are considered of negligible significance.

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

Site Conditions

- 5.1 The study site comprises an irregular plot of land currently occupied by two commercial buildings and an area of hardstanding, measuring approximately 0.15ha in extent.
- 5.2 The construction of the existing and former buildings, plus demolition, over the course of the 19th and 20th century is likely to have had a widespread, negative impacts upon any underlying archaeological remains that may have been on site.
- 5.3 Any past agricultural activity, if occurred, will have had a moderate, but shallow impacts on below ground deposits.
- 5.4 Overall, the site is considered to have only a limited archaeological potential and if any assets do survive, these are anticipated to date to the Modern period.
- 5.5 Archaeological investigations carried out over the past years in proximity of the study site have revealed no evidence of archaeological deposits pre-dating the 19th century in any of the areas of excavation. This has been attributed mostly to negative impacts occurred by multiple phases of development carried out in those areas during the 19th and 20th century which, in many cases, are likely to have removed any earlier archaeological deposits (see paragraph 4.6).

Proposed Development

- 5.6 The current planning application (Figures 12) proposes the demolition of existing buildings and delivery of a new co-living development and affordable workspace, alongside public realm improvements, soft and hard landscaping, cycle parking, servicing and delivery details and refuse and recycling provision. The new development will have a small basement (Figure 13).

Review of Potential Development Impacts on Archaeological Assets

- 5.7 In view of the study site's limited archaeological potential, combined with the multiple phases of negative impacts from current and previous modern developments, it is concluded that no archaeological assets pre-dating the 19th century should be expected at the site.
- 5.8 On the basis of this information, it is considered that the proposed development is unlikely to impact on any archaeological remains of significance and therefore, no further archaeological work is recommended. However, should any be required by the Archaeological Advisor for the LPA, these could follow the granting of planning consent and be secured by an appropriately worded condition.

6 SUMMARY AND CONCLUSIONS

- 6.1 This desk based assessment on the site of Clarendon Road, Wood Green, London, N8 0DD has been prepared by RPS on behalf of J Group to clarify its below ground archaeological potential prior to development.
- 6.2 In terms of relevant designated heritage assets of archaeological interest, no designated World Heritage Sites, Scheduled Monuments, Historic Battlefield sites or Protected Wreck sites lie within the study site or in its vicinity.
- 6.3 In terms of relevant local designations, the study site is not located within a locally defined Archaeological Priority Area.
- 6.4 Based on current evidence, the study site is considered to have a low potential for all periods of human activity.
- 6.5 Furthermore, the construction of the existing and former buildings, plus various phases of demolition over the course of the 19th and 20th century are likely to have had a widespread, negative impacts upon any potential, underlying archaeological assets.
- 6.6 If present, any assets are not anticipated to pre-date the 19th century and would be considered of low significance only, as seen in all archaeological investigations carried out in proximity of the site over recent years.
- 6.7 On the basis of this information, it is considered that the proposed development is unlikely to impact on any archaeological remains of significance and therefore, no further archaeological work is recommended. However, should any be required by the Archaeological Advisor for the LPA, these could follow the granting of planning consent and be secured by an appropriately worded condition.

Sources Consulted

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Cartographic

1807 Ordnance Survey Drawing

1815 Hornsey Enclosure Map

1864 Ordnance Survey (1:2,500)

1896 Ordnance Survey (1:1056)

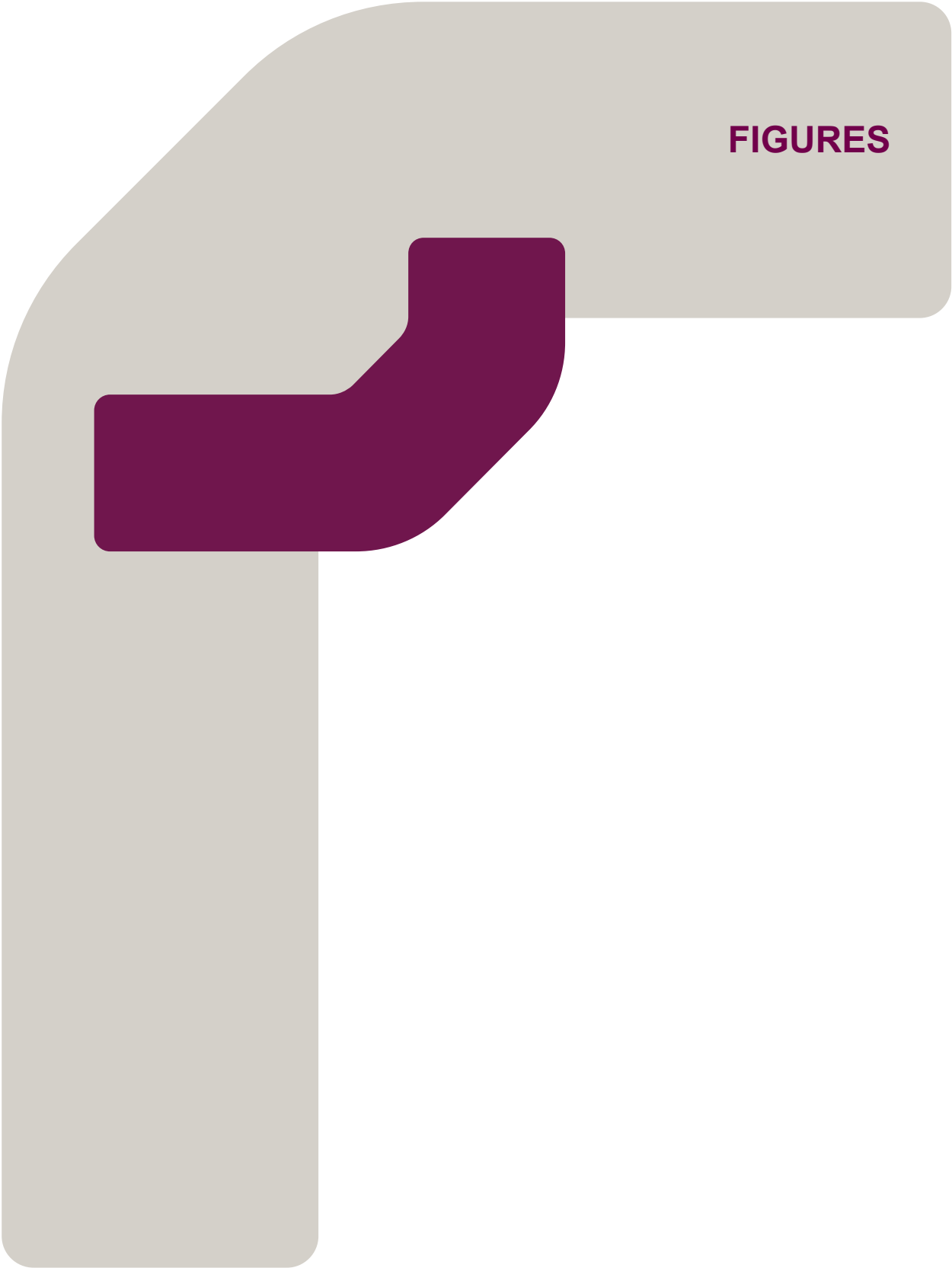
1914 Ordnance Survey (1:2,500)

1935 Ordnance Survey (1:2,500)

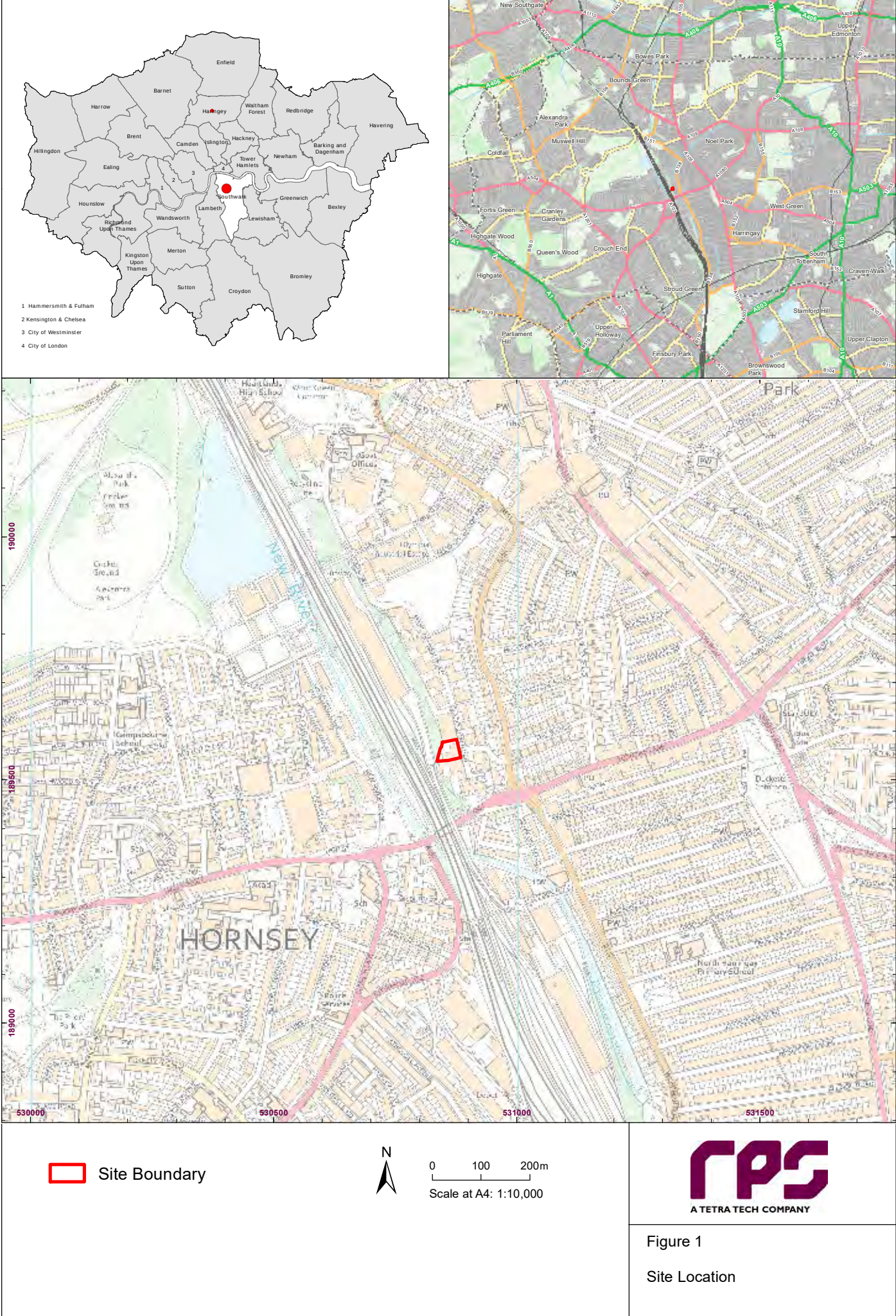
1973 Ordnance Survey (1:2,500)

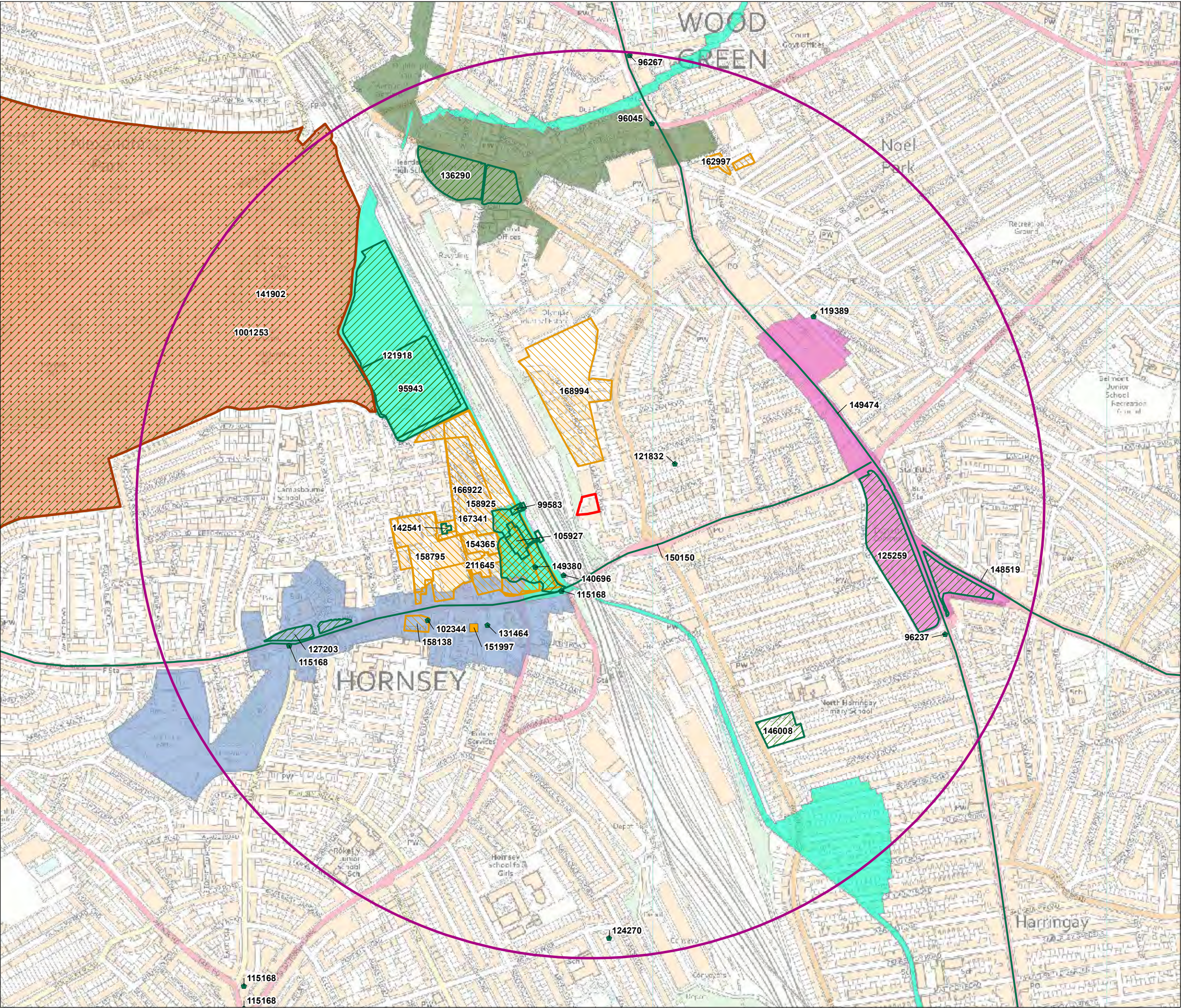
1999 Aerial Photograph (Google Earth)

2022 Aerial Photograph (Google Earth)



FIGURES





Legend

- Site Boundary
- 1km search radius

Designated Heritage Assets:

- Registered Parks and Gardens

Non-designated Heritage Assets:

- HER Records Points
- HER Records Lines
- HER Records Polygons

Archaeological Priority Areas

- Alexandra Palace
- Hornsey Village
- West Beech Moated Manor Site and Du... Common
- Wood Green Village
- The New River and Hornsey Waterworks

Previous Archaeological Work:

- HER Events Points
- HER Events Polygons

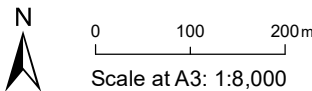


Figure 2
HER Plot (Data from GLHER)



Approximate site location



Not to Scale
Illustrative Only



Figure 3

1807 Ordnance Survey Drawing



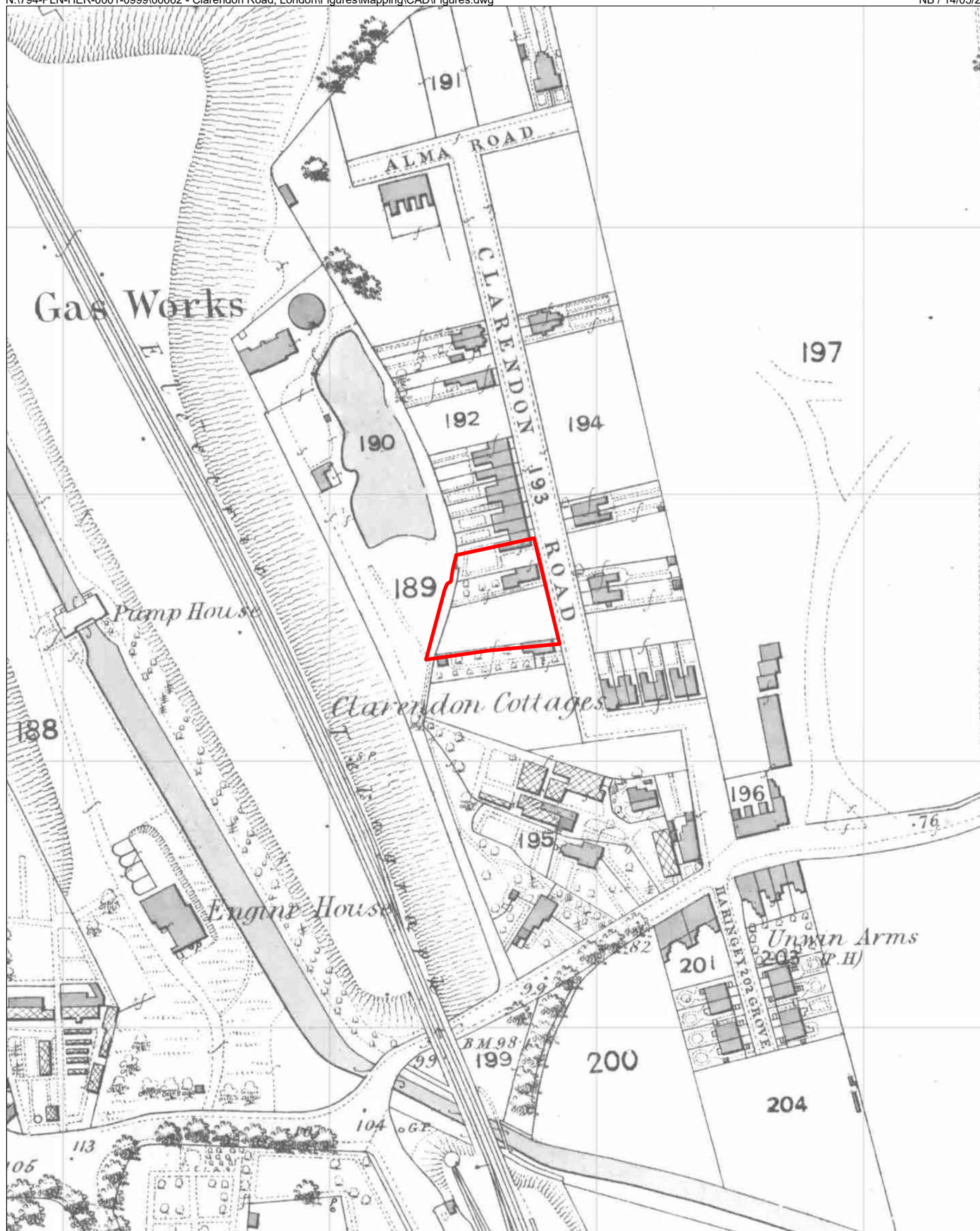
 Site Boundary



0 25 50m
Scale at A4: 1:2,000



Figure 4
1815 Hornsey Enclosure Map



 Site Boundary

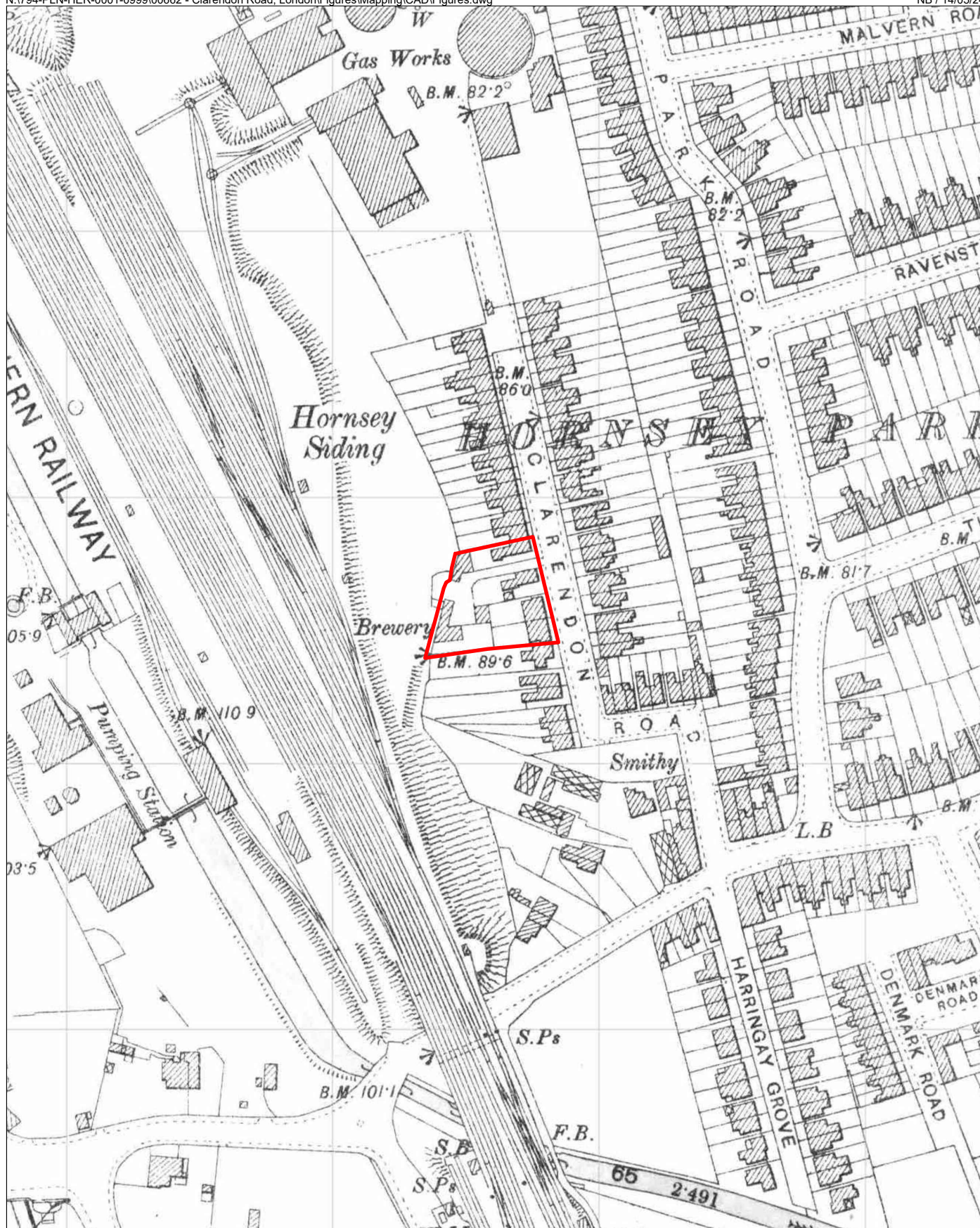


0 25 50m
Scale at A4: 1:2,000

rps
A TETRA TECH COMPANY

Figure 5

1864 Ordnance Survey Map



 Site Boundary



0 25 50m
Scale at A4: 1:2,000

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Figure 6

1896 Ordnance Survey Map



 Site Boundary



0 25 50m
Scale at A4: 1:2,000

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Figure 7

1914 Ordnance Survey Map



 Site Boundary



0 25 50m
Scale at A4: 1:2,000

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Figure 8

1935 Ordnance Survey Map



 Site Boundary



0 25 50m
Scale at A4: 1:2,000

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Figure 9

1973 Ordnance Survey Map



 Site Boundary

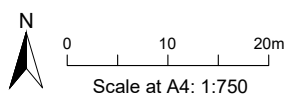
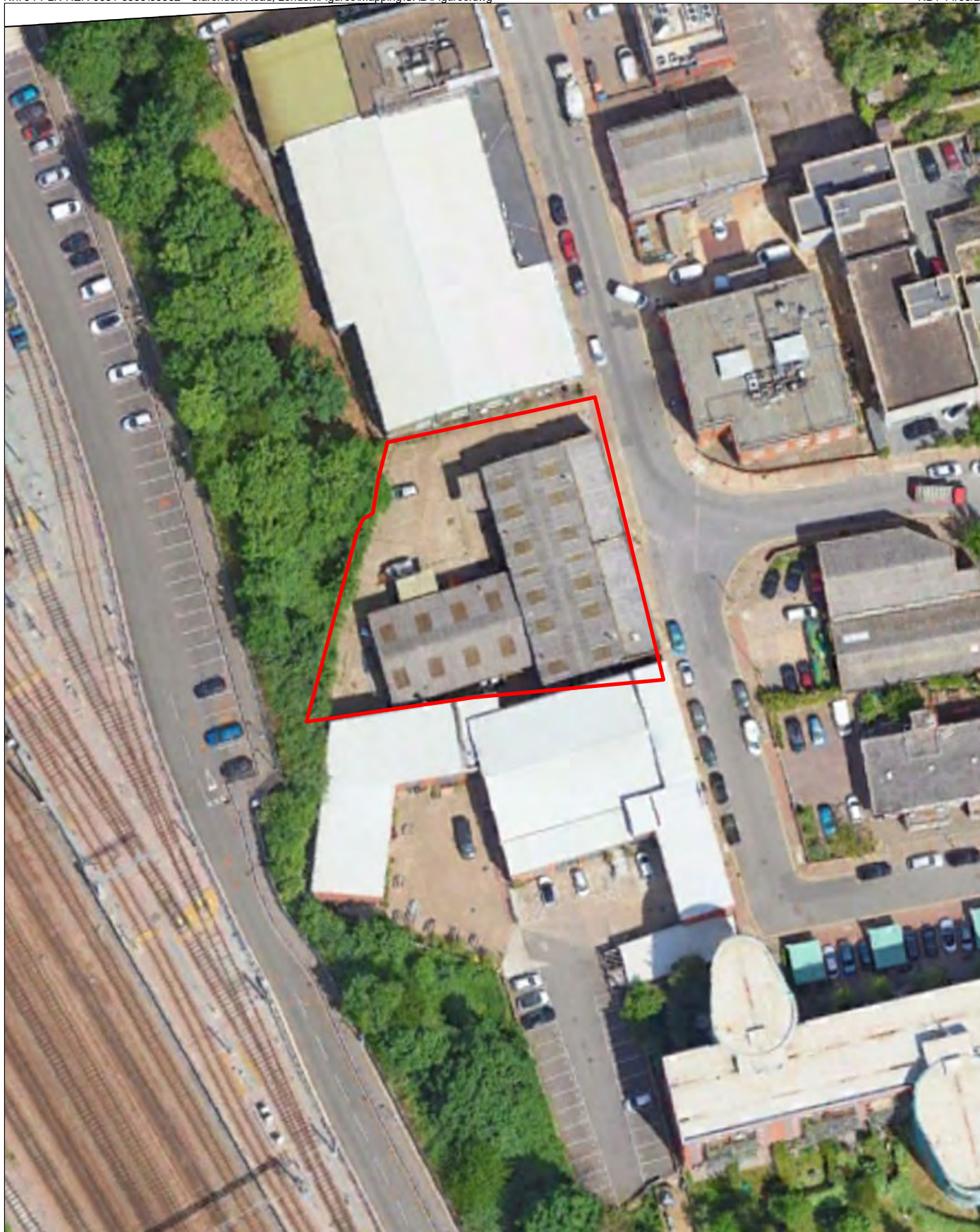


Figure 10

1999 Aerial Photograph (Google Earth)



 Site Boundary

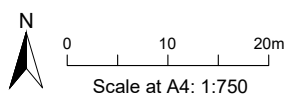


Figure 11

2022 Aerial Photograph (Google Earth)





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