

**193-197 BROAD LANE,  
TOTTENHAM,  
LONDON BOROUGH OF HARINGEY,  
N15 4QS**

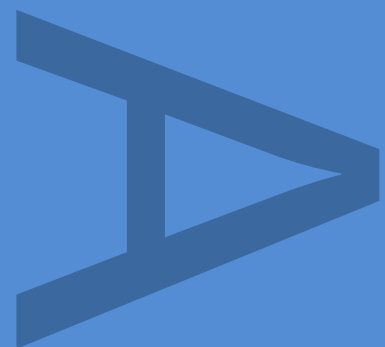
**AN ARCHAEOLOGICAL  
EVALUATION**

**LOCAL PLANNING AUTHORITY:  
LONDON BOROUGH OF HARINGEY**

**PCA REPORT NO: 11253**

**SITE CODE: BRL12**

**JULY 2012**



**PRE-CONSTRUCT ARCHAEOLOGY**

**DOCUMENT VERIFICATION**

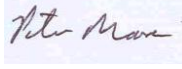
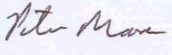
**Site Name**

193-197 Broad Lane, Tottenham, London Borough of Haringey,  
N15 4QS

**Type of project**

Archaeological Evaluation

Quality Control

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**An Archaeological Evaluation on Land at 193-197 Broad Lane, Tottenham,  
London Borough of Haringey, N15 4QS**

**Site Code: BRL 12**

**Central National Grid Reference: TQ 3423 8945**

**Written and Researched by Ireneo Grosso**

**Pre-Construct Archaeology Limited, May 2012**

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## **1 ABSTRACT**

- 1.1 This report details the results of an archaeological evaluation on Land at 193-197 Broad Lane, Grange Walk, Tottenham, London Borough of Haringey, N15 4QS, undertaken by Pre-Construct Archaeology Ltd. on behalf of Barnes Webster & Sons Limited. The project was managed by Peter Moore and supervised by the author, both of Pre-Construct Archaeology Ltd., and monitored by Kim Stabler, English Heritage Archaeological Officer.
- 1.2 Three trenches were opened during the evaluation. Trenches 1 and 2 were situated in the north area and Trench 3 in the south area of the study site. The position of the trenches was dictated by the position of LUL tunnels under the site, which also dictated the use of slab foundations for part of the proposed development, and by the petrol tank and contamination encountered across the site<sup>1</sup>. It was proposed to evaluate on either side of the tunnel extent, extrapolate the presence and absence of archaeological deposits in between and then assess the level of any archaeology with the proposed formation level for slab foundation.
- 1.3 Natural deposits were observed in the base of Trenches 1, 2 and 3. These comprised clayey coarse sand and gravels, which exhibited a general southerly inclination. The sandy gravels were in turn overlain by natural alluvial deposit interpreted as brickearth.
- 1.4 No evidence of Prehistoric, Roman, medieval or post-medieval activity was identified within the investigations. Trenches 1 to 3 however revealed extensive evidence of the modern development of the area. The study site appeared to have suffered extensive horizontal truncation as a result of terracing during the construction of an Agip petrol filling station during the 1960s and by the construction of the motor dealership during the 1980s<sup>2</sup>.

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<sup>1</sup> LBH Wembley "Geotechnical and land contamination assessment: Nos 193-197 Broad Lane, London N15", unpublished report December 2011

<sup>2</sup> Ibid.

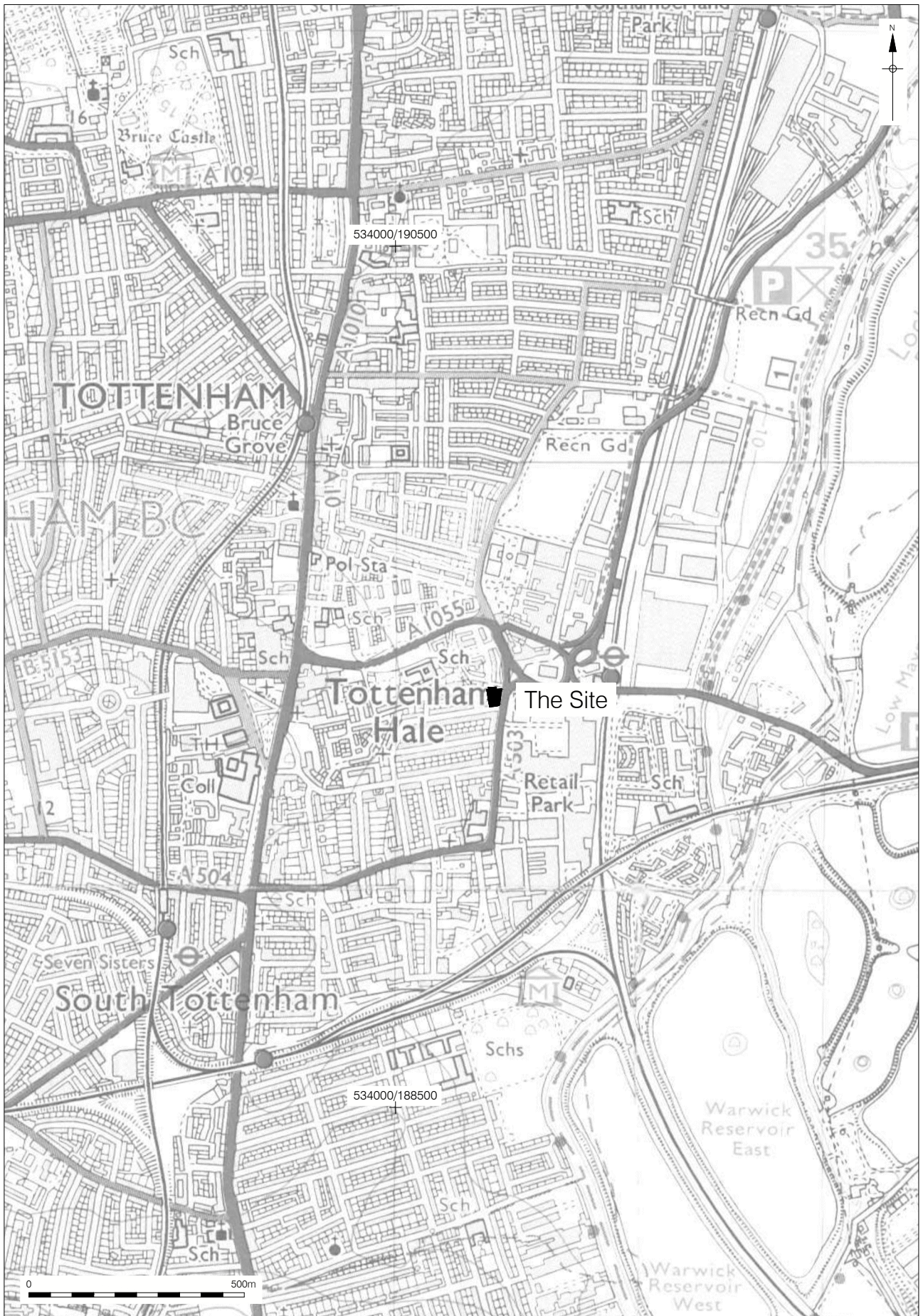
## 2 INTRODUCTION

- 2.1 Pre-Construct Archaeology Ltd.(PCA) conducted an archaeological evaluation on land at 193-197 Broad Lane, Tottenham, London Borough of Haringey, N15 4QS in order to satisfy a planning condition. The evaluation was conducted between 9<sup>th</sup> and 11<sup>th</sup> May 2012 on behalf of Barnes Webster & Sons Limited.
- 2.2 The work was carried out in accordance with a Written Scheme of Investigation prepared by Peter Moore of PCA<sup>3</sup>.
- 2.3 The subject site occupies a plot of land, covering a total area of 1250 square metres, bordered to the north and west by housing, to the south by Antill Road and to the east by Broad Lane. Several London Underground Limited tunnels converge and pass under the south of the site.
- 2.4 The study site lies within the Tottenham Hale Archaeological Priority Zone and its potential for all periods of human activity was discussed in detail in the desk-based assessment<sup>4</sup>
- 2.5 The purpose of the evaluation was:
- To establish the presence or otherwise of Prehistoric or Roman activity.
  - To establish the presence and survival of any Saxon to Post-medieval activities or settlement.
  - Evaluate the likely impact of past land use.
  - Provide sufficient information to construct an archaeological mitigation strategy.
- 2.6 The National Grid Reference of the site is TQ 3423 8945.
- 2.7 The site was assigned the code BRL 12.
- 2.8 The project was monitored by Kim Stabler, English Heritage Archaeological Officer, project managed by Peter Moore and supervised by the author.

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<sup>3</sup> Moore, P. 2012 “Written Scheme Of Investigation For An Archaeological Evaluation At 193-197 Broad Lane, Tottenham, London Borough Of Haringey, N15 4QS”, Pre-Construct Archaeology Limited unpublished report.

<sup>4</sup> Bright, I. 2008 “193-197 Broad Lane, Tottenham Hale, London Borough of Haringey: Archaeological Desktop Assessment”, Pre-Construct Archaeology Limited unpublished report.



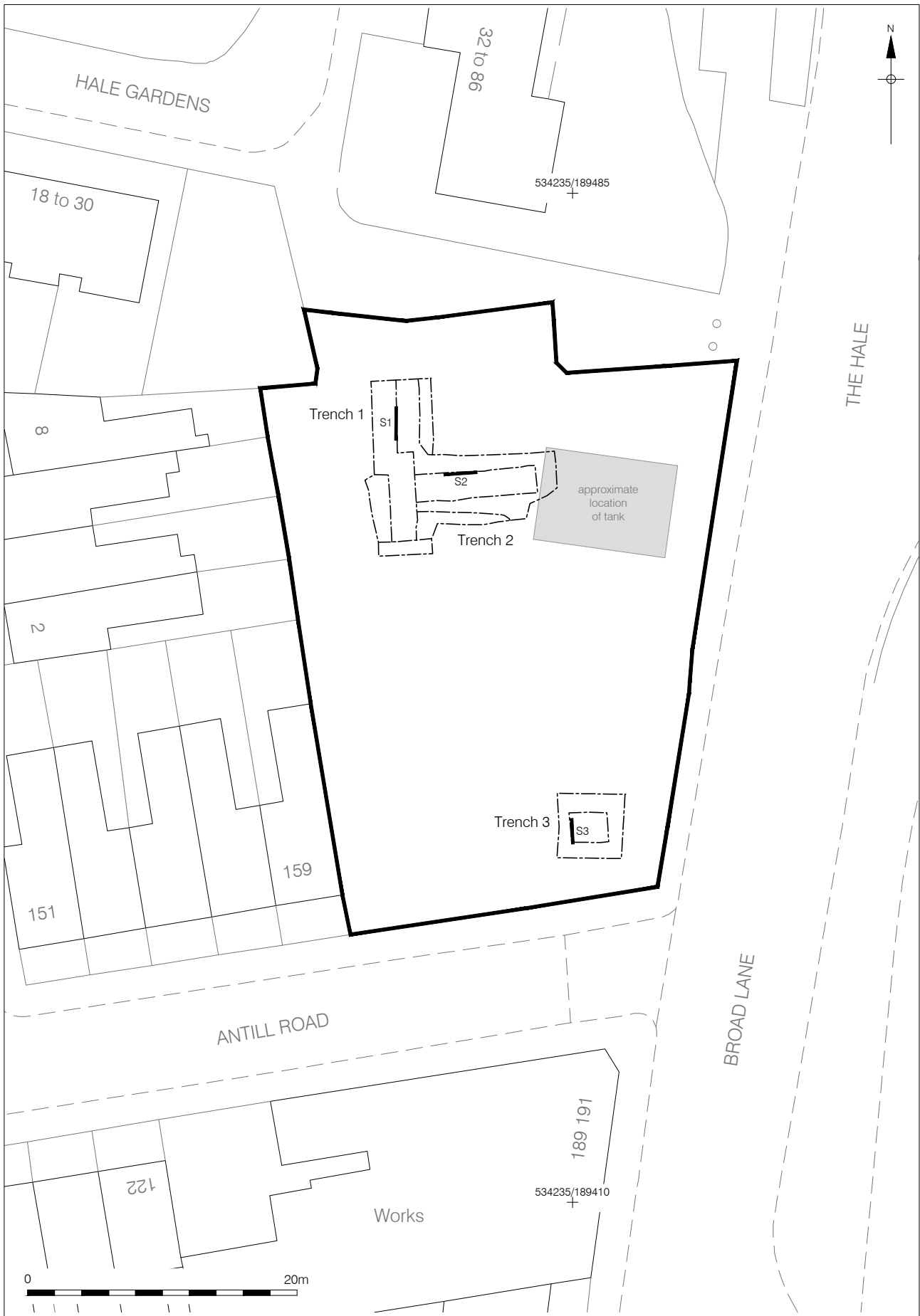
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Figure 1  
Site Location  
1:12,500 at A4





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Figure 2  
Trench Location Plan  
1:400 at A4



### 3 PLANNING BACKGROUND

- 3.1 In March 2010 the Department for Communities and Local Government issued Planning Policy Statement 5: Planning for the Historic Environment (PPS5), which provides guidance for planning authorities, property owners, developers and others on the investigation and preservation of archaeological remains.
- 3.2 In short, government policies provide a framework which:
- Protect Scheduled Ancient Monuments
  - Protect the settings of these sites
  - Protect nationally important un-scheduled ancient monuments
  - Has a presumption in favour of in situ preservation
  - In appropriate circumstances, requires adequate information (from field evaluation) to enable informed decisions
  - Provides for the excavation and investigation of sites not important enough to merit *in situ* preservation
- 3.3 In considering any proposal for development, the local planning authority will be mindful of the policy framework set by government guidance, in this instance PPS 5, of existing development plan policy and of other material considerations.
- 3.4 Field evaluations should provide information of sufficient quality and detail that reasoned and informed decisions may be made with regard to the preservation, or not, of buried archaeological material, and therefore facilitate the compilation of sympathetic foundation designs.
- 3.5 National Planning Policy Framework (NPPF)
- 3.5.1 In March 2012 the Department for Communities and Local Government issued the National Planning Policy Framework (NPPF), replacing Planning Policy Statement 5 (PPS5) 'Planning for the Historic Environment' which itself replaced Planning Policy Guidance Note 16 (PPG16) 'Archaeology and Planning'. It provides guidance for planning authorities, property owners, developers and others on the investigation and preservation of heritage assets.
- 3.5.2 In considering any planning application for development, the local planning authority will be guided by the policy framework set by government guidance, in this instance NPPF, by current Unitary Development Plan policy and by other material considerations.
- 3.6 The objective of field evaluations are, as defined by English Heritage:

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- To determine, as far as is reasonably possible, the location, extent, date, character, condition, significance and quality of any surviving archaeological remains liable to be threatened by the proposed redevelopment. An adequate representative sample of all areas where archaeological remains are potentially threatened should be studied, and attention should be given to sites and remains of all periods (inclusive evidence of past environments).
- Where applicable the evaluation should also determine the relationship of any above ground structures to the surviving archaeological deposits below ground. Where such a relationship is demonstrable, the evaluation should encompass the character, condition, significance, and quality of the above ground remains on the same basis as those below.
- The evaluation should also seek to clarify the nature and extent of existing disturbance and intrusions (such as basements) and hence the degree of survival of buried archaeological deposits and structures of archaeological significance.

### 3.7 Archaeology in Haringey and the Unitary Development Plan

3.7.1 The study aims to satisfy the objectives of the London Borough of Haringey, which fully recognises the importance of the buried heritage for which they are the custodians. The Borough's 'Southwark Plan' (adopted in July 2007), and the draft Archaeology Policy, contains policy statements in respect of protecting the buried archaeological resource.

3.7.2 The relevant Strategic Development Plan framework is provided by the London Plan, published February 2004. It includes the following policy of relevance to archaeology within central London:

#### **Policy 4B.15 Archaeology**

The Mayor, in partnership with English Heritage, the Museum of London and Boroughs, will support the identification, protection, interpretation and presentation of London's archaeological resources. Boroughs in consultation with English Heritage and other relevant statutory organisations should include appropriate policies in their UDPs for protecting scheduled ancient monuments and archaeological assets within their area.

3.7.3 The proposed development of the site is subject to the Council's Archaeology Policies and justifications:

**Policy 3.19 Archaeology**

Planning applications affecting sites within Archaeological Priority Zones (APZs), as identified in Appendix 8, shall be accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development. There is a presumption in favour of preservation in situ, to protect and safeguard archaeological remains of national importance, including scheduled monuments and their settings. The in situ preservation of archaeological remains of local importance will also be sought, unless the importance of the development outweighs the local value of the remains. If planning permission is granted to develop any site where there are archaeological remains or there is good reason to believe that such remains exist, conditions will be attached to secure the excavation and recording or preservation in whole or in part, if justified, before development begins.

- 3.7.4 The study site falls within the Tottenham Hale Archaeological Priority Zone and was considered to have a low archaeological potential for the Prehistoric to Roman periods, moderate potential for the Anglo-Saxon to Medieval period and moderate to high potential for the Post-Medieval period<sup>5</sup>.
- 3.7.5 There are no Scheduled Ancient Monuments or Listed Buildings within the area of the development site.
- 3.7.6 In accordance with the conditions laid down in Haringey, a programme of evaluation by trial trenching was designed<sup>6</sup> and carried out in consultation with Kim Stabler, English Heritage Archaeological Officer.

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<sup>5</sup> Bright, I. 2008 "193-197 Broad Lane, Tottenham Hale, London Borough of Haringey: Archaeological Desktop Assessment", Pre-Construct Archaeology Limited unpublished report.

<sup>6</sup> Moore, P. 2012 "Written Scheme Of Investigation For An Archaeological Evaluation At 193-197 Broad Lane, Tottenham, London Borough Of Haringey, N15 4QS", Pre-Construct Archaeology Limited unpublished report.

## **4 GEOLOGY AND TOPOGRAPHY**

4.1 Unless referenced otherwise, the geological and topographical background information cited below was obtained from the Archaeological Desk Based Assessment previously carried out by PCA<sup>7</sup>.

### **4.2 Geology**

4.2.1 The Geological Survey of Great Britain 1:50 000 scale map of the area (Sheet 256), 'North London') indicates that the area consists of Enfield silt overlying Kempton Gravel that in turn overlies London Clay. The nearest watercourse comprises the River Lee, located approximately 500m to the east of the site.

### **4.3 Topography**

4.3.1 The site lies on relatively flat land. The current Ordnance Survey Map for the area shows the overall gradient is rising gently up from the east to west, rising away from the River Lee between the 10m-20m OD contours.

4.3.2 The site is located on relatively level land, with a slight northern inclination. The site slopes from 8.11m OD in the north down to 7.64m OD in the south.

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<sup>7</sup> Bright, I. 2008 "193-197 Broad Lane, Tottenham Hale, London Borough of Haringey: Archaeological Desktop Assessment", Pre-Construct Archaeology Limited unpublished report.

## 5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

5.1 Unless referenced otherwise, the archaeological and historical background information cited below was obtained from the Archaeological Desk Based Assessment previously carried out by PCA<sup>8</sup>.

### 5.2 Prehistoric (450,000BC - 43 AD)

5.2.1 The site lies within 250m of the Lee Valley conservation area where alluvial floodplains and resources have been exploited since the earliest times. Remains from the pre-historic periods, including wooden structures and a dug out canoe have been recovered, as has evidence for early occupation areas<sup>9</sup>. Despite this no evidence of activity of this period has been recorded in the immediate vicinity of the site.

### 5.3 Roman (43 AD – 410 AD)

5.3.1 Tottenham High road follows the course of Ermine Street, the Roman road that ran north from London to Lincoln and York. In addition to this the nearby River Lee was used as a navigation route during the Roman period and remains along its course are common<sup>10</sup>. However no archaeological evidence has been recovered specifically from within the study area that relates to activity taking place during the Roman period and there are not references to such activity in subsequent historical sources.

### 5.4 Saxon (410 – 1066 AD)

5.4.1 Daniel Lyson's 'Environs of London' states that ancient record refer to the area as Toteha or Totham<sup>11</sup>. The Old English word 'ham' signifies a dwelling or village. It is likely that 'Tot' or 'Totta' was the name of an individual thus translating to 'Totta's village' which in Saxon times likely consisted of clearing in the forest that was gradually felled until the 17<sup>th</sup> century, with all that remained of said forest later

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<sup>8</sup> Bright, I. 2008 "193-197 Broad Lane, Tottenham Hale, London Borough of Haringey: Archaeological Desktop Assessment", Pre-Construct Archaeology Limited unpublished report.

<sup>9</sup> London Borough of Haringey: Unitary Development Plan 2006, online at: <http://www.haringey.gov.uk/conservation-3.pdf>

<sup>10</sup> Ibid.

<sup>11</sup> Lysons, D. 1795, *The Environs of London: volume 3: County of Middlesex*. Online at :<http://www.british-history.ac.uk/report.asp?compid=45450&strquery=tottingham>

becoming known as Wood Green<sup>12</sup>. Archaeological evidence for Saxon occupancy for the area is limited. Despite this, however, it is believed that the Saxon village known to have existed by the 11<sup>th</sup> century may have been situated either at the junction of Tottenham High Road and Lordship Lane approximately 1km to the north of the development site or around the location of Tottenham High Cross within 500m of the site<sup>13</sup>. The settlement of Hale is believed to have been centred very close to the site; at the junction of Broad Lane and The Hale<sup>14</sup>. However no material of this period has yet been identified within the study area.

5.4.2 The Domesday Book provides the earliest historical mention of Tottenham which, prior to the Norman conquest was known to be a manor in its own right, situated in the southern division of Edmonton Hundred and held by Waltheof, Earl of Huntingdon from 1065<sup>15</sup>. A weir, worth 3 S, is also referenced in Domesday, within the Tottenham manor and most likely sited near the later Tottenham mill (SMR ref. 080280).

## 5.5 Medieval (1066 – 1539)

5.5.1 Medieval habitations within the Tottenham Hale area are suggested by the existence of the mill by 1254 (SMR ref. 080305) although the name Hale first occurs in 1318 in a reference to John of Hale<sup>16</sup>. The old manor of Tottenham was divided into three separate manor-houses in 1254<sup>17</sup>. The 12<sup>th</sup> century saw an influx of citizens and religious houses into the area – such as the chapel and hermitage located on the High Road (SMR ref. 080294) – acquiring property due to the areas accessibility from London. This was taking place from the time of Ughtred of London, who by 1152 held land that was subsequently passed to the nuns of Clerkewell. Despite onslaught of the Black Death during the late 14<sup>th</sup> century, it appears that considerable pressure of population continued in these lands<sup>18</sup>.

5.5.2 The centre of the village was marked by the high cross and the green (SMR ref. 080296). The cross was first mentioned in 1409 as little more than a wayside cross,

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<sup>12</sup> Weinreb, B. & Hibbert, C. 1983, *The London Encyclopaedia*, London: MacMillan

<sup>13</sup> Thompson, G. 2007 “Archaeological Desktop Assessment of Land at Woodside School, White Hart Lane, London Borough of Haringey N22”, Pre-Construct Archaeology limited unpublished report.

<sup>14</sup> London Borough of Haringey: Unitary Development Plan 2006, online at: <http://www.haringey.gov.uk/conservation-3.pdf>

<sup>15</sup> Baker, T.F.T. & Pugh, R.B. (eds) 1976, *A History of the County of Middlesex, Volume 5*, Oxford University Press. Online at <http://www.british-history.ac.uk/report.asp?compid=26998&strquery=tottenham>

<sup>16</sup> Ibid.

<sup>17</sup> Ibid.

<sup>18</sup> Ibid.

was said to be associated with the funeral cortège of Eleanor of Castile<sup>19</sup>. The green, known as Page Green, was mentioned as early as 1348 and stretched eastward from the High Road a short way south of Tottenham Green, along Broad Lane towards a crossing of the Lea close to Tottenham mill. It is known to have belonged to the Page family (who are recorded from 1319) who still held there in 1395<sup>20</sup>. By the mid 15<sup>th</sup> century as many as six inns were recorded; all of them, it is assumed, were positioned along the High Road. They would have been constructed as large timber-framed buildings, the last of which survived until the 19<sup>th</sup> century<sup>21</sup>.

## 5.6 Post-Medieval and Modern (1539 to present)

5.6.1 According to Lysons survey, the wooden cross which was located on the east side of the high road consisted of 'a columne of wood covered with a square sheet of leade to shoote the water off every way, underset by four spurres'<sup>22</sup>. By 1600 the wood was so decayed that it was replaced by one Dean Wood who erected an octongular brick column 9ending 'pyramidically') in its place<sup>23</sup>. Also recorded in Lysons work is an incident that occurred between John Nelham and John Whiston whereby a quarrel resulted in a dual taking place in Baldwin's field. The field in question, which was owned by Edward Barkham, is shown on the 1619 Earl of Dorset survey and is of note due to the fact that the site boundary lies in the north-east corner of the enclosure. Bedwell also described a walnut tree encircled by elms, located at the end of Page Green beside the High Road. Apparently the walnut tree itself was still present in 1724 and the clump of elms that surrounded it had become known as the Seven Sisters by 1732<sup>24</sup>.

5.6.2 From the end of the 16<sup>th</sup> century a number of large houses in the area began to be leased to Londoners as county treats, amongst them several that bordered High Cross or Tottenham Green and The Hale (later Tottenham Hale, SMR ref. 081534), further north and along the high road<sup>25</sup>. The population was apparently still rather

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<sup>19</sup> Ibid.

<sup>20</sup> Baker, T.F.T. & Pugh, R.B. (eds) 1976, *A History of the County of Middlesex, Volume 5*, Oxford University Press. Online at <http://www.british-history.ac.uk/report.asp?compid=26998&strquery=tottenham>

<sup>21</sup> Ibid.

<sup>22</sup> Lysons, D. 1795, *The Environs of London: volume 3: County of Middlesex*. Online at :<http://www.british-history.ac.uk/report.asp?compid=45450&strquery=tottenham>

<sup>23</sup> Ibid.

<sup>24</sup> Baker, T.F.T. & Pugh, R.B. (eds) 1976, *A History of the County of Middlesex, Volume 5*, Oxford University Press. Online at <http://www.british-history.ac.uk/report.asp?compid=26998&strquery=tottenham>

<sup>25</sup> Ibid.



evenly distributed between the wards towards the middle of the 17<sup>th</sup> century, when Bedwell still found the air wholesome and temperate and described the marshes as pleasant meadows and although they had a tendency to flood on occasion they were considered too remote to be of any serious threat<sup>26</sup>. The area became increasingly desirable, attracting at least two select academies by 1686 followed by a local grammar school for boys. The pattern of development remained essentially the same with builders tending to concentrate on the areas of the High Road that were already popular. It is believed that the hermitage located of the High Road was replaced by the Bull Inn sometime after 1619 and remained there until the early 20<sup>th</sup> century (SMR ref. 080298). Small settlements further away from the High Road were slower in developing, with Tottenham Hale itself retaining the characteristics of moderately sized hamlet between the late 1700's – early 1800's<sup>27</sup>. The Wyburd Survey of 1798 shows that that land within the vicinity of the site was occupied by a three plots owned and occupied by John Mayo, comprising three tenements, a barn and a yard on an area of 23 perches. In addition two fields (plots 71 and 72 on the Wyburd map) are present on the site covering an area of 2 acres and 2 rods combined and described as being of meadow and arable quality respectively. Around this time a series of building construction, alteration and landscaping took place, with earlier houses being replaced by villas around the Page Green area and cottages on the south side being replaced c1806<sup>28</sup>.

5.6.3 Apparently the residential nature of a majority of the new buildings gave the late 18<sup>th</sup> century Tottenham the appearance of an extended, semi-rural suburb as opposed to a town in its own right<sup>29</sup>. Until 1810, what little industry the area had was confined to the riverside mills. After this, however, the construction of lace and silk factories along with a tanyard in the grounds of White Hall represented the slow start of industrial growth in the area. In actual fact, the tanyard was a short-lived venture and the factories located close to the High road in Love and Factory Lanes respectively, passed through several hands before 1837<sup>30</sup>. The opening of a railway station in 1840 and a church in Wood Green precipitated the establishment of a local board in 1848 and despite not obviously improving communications with London it marked the start of an eastward spread of building development. The tithe map of 1844 shows the area of the site still consist of likely arable farmland, with the exception of the area at

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<sup>26</sup> Ibid.

<sup>27</sup> Baker, T.F.T. & Pugh, R.B. (eds) 1976, A History of the County of Middlesex, Volume 5, Oxford University Press. Online at <http://www.british-history.ac.uk/report.asp?compid=26998&strquery=tottenham>

<sup>28</sup> Ibid.

<sup>29</sup> Ibid.

<sup>30</sup> Ibid.

the northern most boundary of the site which now has a string of buildings running E-W and parallel with a small road that would later be known as Hale Gardens. The size and shape of the buildings suggest that they were not intended for habitation and may serve as storehouses or small warehouses. Tottenham Hale had, by 1863, been integrated with the village around the high cross by buildings along the south of High Cross Lane, although a stretch of Broad lane still approached Tottenham Hale through fields<sup>31</sup>. Indeed the OS map of 1864 shows the site unoccupied at this time except for the aforementioned buildings to the north. Most of the premises along the eastern edge of High Road, still backed onto open countryside north on Tottenham Hale and south of Marsh Lane, indeed beyond the railway line the marshes contained little aside from Ferry lane, leading past Tottenham lock onto the recently gutted mills<sup>32</sup>. However, the increased building activity on the side of the parish led to a population rise by nearly 10,000 in the 1869's, in turn leading to problems concerning water supply and sewerage – something for which Tottenham became notorious<sup>33</sup>.

5.6.4 Growth for the eastern area of Tottenham occurred after the arrival of the Great Eastern Railway that ultimately ran from Liverpool Street to Enfield by 1872. The line had a negative impact on the rural nature of the area and the cheap early morning tickets to London attracted a large influx of working-class immigrants<sup>34</sup>. As a consequence, the population of the area more than doubled and by 1888 Tottenham, with West Green, separated from Wood Green, with Tottenham being described by 1894 as being the most populous of all London's outlying districts<sup>35</sup>. Most of the new building development covered the sites of former mansions, many of which were also demolished for road widening. On occasion, large private houses were adapted to serve institutions such as those of the Evangelical Protestant Deaconess or, in another instance, the Drapers' Company of London purchasing Elmslea for Thomas Corney's school<sup>36</sup>. By the mid 1890's Tottenham Hale, West Green and St Ann's had effectively merged into one another, with buildings covering almost the whole area between the High Road and G.E.R. line. The OS map of 1894 shows that the remainder of the site has now building activity with the construction of three premises with gardens to the south and two large rectangular/sub-rectangular buildings of

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<sup>31</sup> Baker, T.F.T. & Pugh, R.B. (eds) 1976, A History of the County of Middlesex, Volume 5, Oxford University Press. Online at <http://www.british-history.ac.uk/report.asp?compid=26998&strquery=tottenham>

<sup>32</sup> Ibid.

<sup>33</sup> Ibid.

<sup>34</sup> Ibid.

<sup>35</sup> Ibid.

<sup>36</sup> Ibid.

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unknown purpose, with an open space or yard, to the north. The store/warehouse buildings to the extreme north of the site appeared to have undergone some alteration in size and shape, as they now appeared to comprise of approximately 6 separate buildings, the nature or purpose of which are still uncertain.

5.6.5 During the early 20<sup>th</sup> century the cheaper less desirable land started to become utilised for the building of factories. New buildings along the High Road included extensive offices for the Tottenham and Edmonton Gas & Coke Co. and within the vicinity of the site itself the OS map of 1915 shows a Braid & Boothlace Factory, a Boot & Shoe Factory, a stationery works and a printing works amongst others. The abundance of new factories, offices and shops that appeared, together with the railways and their yards, tended to lend a more suburban appearance to much of Tottenham<sup>37</sup>. Many of the older features of the area disappeared with piecemeal rebuilding along Tottenham High Road in the 1920's and 1930's. The OS map of 1936 shows an additional N-S aligned building on the western side of the aforementioned 'yard' and a small outhouse has appeared to the rear of southern most premises, although little else has changed since the previous survey.

5.6.6 As with neighbouring areas, the population fell during and after the Second World War<sup>38</sup>. The Bomb Incident map for Tottenham shows that approximately 43 bombs exploded within the study area, however none of them are reported to have struck the buildings located on the site in question. However it should be noted that a number of bombs were reported to have struck the Boot \* & Shoe Factory across the road from the site, and by 1955 the OS survey appears to indicate that the southernmost property is now substantially smaller. Whether this is the result of bomb damage or for any other cause or reason is uncertain. The northern part of the site is now listed as a garage. By 1964 revised OS map shows that by this time the area previously comprising of the three premises has substantially changed. The remains of the southernmost premises have completely gone and the remaining two properties have been renamed as Ward Terrace, with number two now retaining a large yard/garden area comprising of its previously allocated area and that of the property that is now absent. 3 Wards Terrace appears to have had its garden area substantially reduced. The northern part of the site has also seen a substantial change, with the N-S aligned building now absent, and the northern most building has been reduced and is annotated on the map as now comprising of public lavatories. Additionally, the buildings that ran parallel with Hale Gardens are now absent and indeed the road itself has been redirected north with a small passageway now connecting to it to the

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<sup>37</sup> Baker, T.F.T. & Pugh, R.B. (eds) 1976, A History of the County of Middlesex, Volume 5, Oxford University Press. Online at <http://www.british-history.ac.uk/report.asp?compid=26998&strquery=tottenham>

<sup>38</sup> Ibid.

Tottenham Hale Gyratory. It is possible that this modification could have been undertaken to ease traffic congestion in the area.

5.6.7 By the later half of the 20<sup>th</sup> century very few pre-Victorian buildings survived demolition or renovation, although some instances remained such as the stuccoed 18<sup>th</sup> century façade of the Ferry Boat Inn, east of Tottenham Hale<sup>39</sup>. The 1977 OS map shows that the two properties on the southern half of the site have been converted into flats and a small building/outhouse has appeared in the back yard area. The northern half of the site has once again been altered. Although the lavatories remain, the central part of the site appears to have been occupied by a petrol/service station. The site remained unchanged by the time of the 1986 OS map. However at some point in the past twenty years the 19<sup>th</sup> century housing has been demolished and replaced with a showroom for the Ford motors dealership that currently occupies the site. The northern area of the site serves as a forecourt for the business. It appears that the building that once houses the public lavatories remains in the north-west corner of the site.

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<sup>39</sup> Ibid.

## 6 ARCHAEOLOGICAL METHODOLOGY

6.1 In accordance with the Written Scheme of Investigation<sup>40</sup>, the trenches were arranged to fully investigate the underlying drift geology and the presence or absence of significant archaeological remains across the site.

6.2 Three archaeological trial trenches were excavated, the dimensions of which, at ground level, were:

Trench 1	13m N-S, 4.5m E-W, 1.69m deep
Trench 2	5m N-S, 10.5m E-W, 1.61m deep
Trench 3	4.75m N-S, 5m E-W, 1.51m deep

6.3 The trenches were machine excavated to a maximum depth of 1m below the current ground surface, or to the top of archaeological horizons. The trenches were subsequently stepped to enable excavation to the top of natural horizons. Potential features were then hand cleaned and partially excavated.

6.4 Trenches were excavated using a 13 tonne 360 degree excavator with a flat bladed ditching bucket, under the supervision of the attendant archaeologist. Once recorded, the trenches were backfilled with the material removed from them.

6.5 One representative sample sections was cleaned and recorded in each trench. The base of each trench was also hand-cleaned before recording, along with any potential archaeological features.

6.6 The recording systems employed during the evaluation were fully compatible with those most widely used elsewhere in London; that is those developed out of the Department of Urban Archaeology Site Manual, now published by the Museum of London Archaeology Service (MoLAS 1994). Individual descriptions of all archaeological strata and features excavated and exposed were entered onto pro-forma recording sheets. All plans and sections of archaeological deposits were recorded on polyester based drawing film, the plans being drawn at a scale of 1:50 or 1:20 as appropriate and the sections at 1:10. The OD heights of all principal strata were calculated and indicated on the appropriate plans and sections. A full photographic record of the investigation was prepared, including both black and white prints and colour transparencies on 35mm film.

6.7 Levels were taken from a Temporary Bench Mark established on the top of the southern peg for N-S baseline for Trench 1. The OD level was verified using GPS,

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<sup>40</sup> Moore, P. 2012 "Written Scheme Of Investigation For An Archaeological Evaluation At 193-197 Broad Lane, Tottenham, London Borough Of Haringey, N15 4QS", Pre-Construct Archaeology Limited unpublished report.

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Pre-Construct Archaeology Ltd. 2012

with the values 7.84m OD. Each baseline and section in Trenches 1 to 3 was located using GPS and tied into the Ordnance Survey grid.

## **7 ARCHAEOLOGICAL PHASE DISCUSSION**

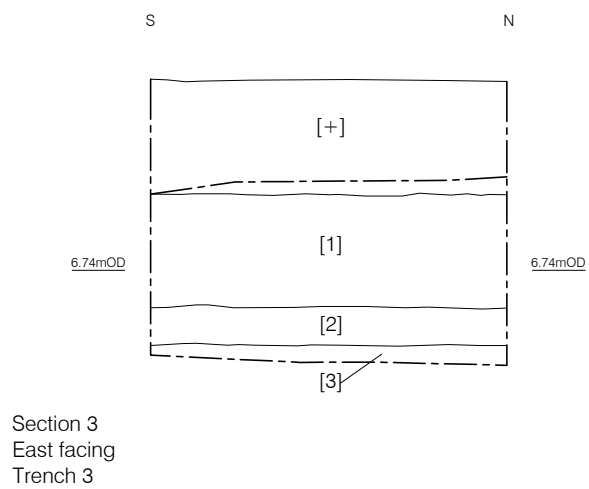
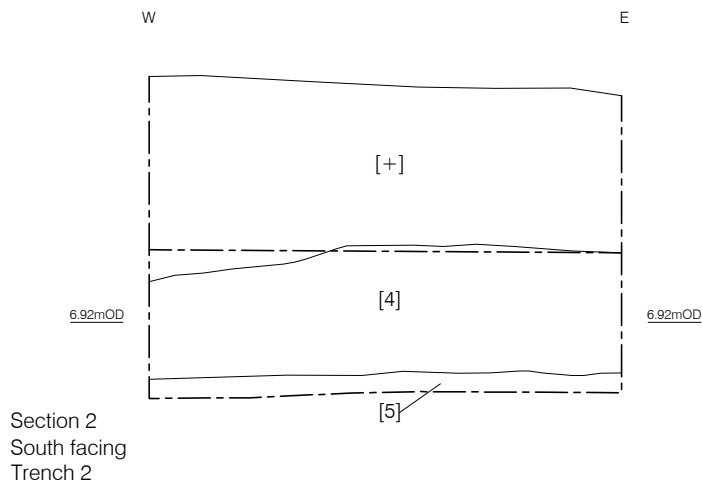
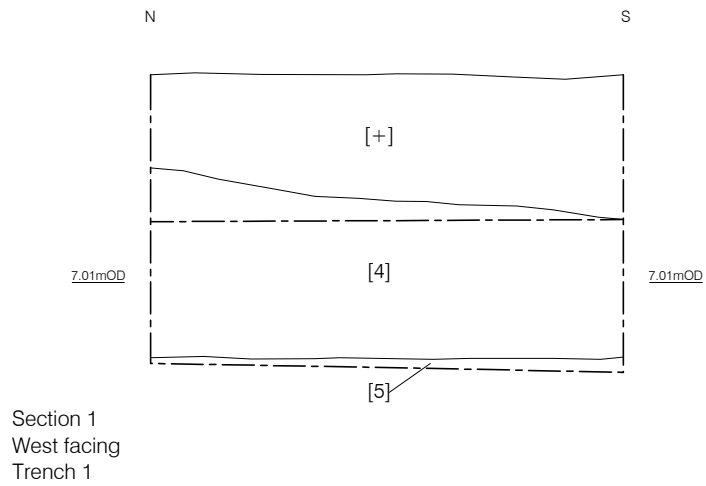
### **7.1 Phase 1: Natural**

- 7.1.1 The earliest deposit encountered was light to mid yellowish brown sandy gravel [3] and [5] recorded in Trenches 3 and in Trenches 1 and 2 respectively. Context [3] was found at 6.34m OD and measured 1.88m N-S, 2.5m E-W and extended beyond the limits of excavation Trench 3. Its thickness, partially recorded in south facing section 3, was 0.10m. Context [5], found at 6.61m OD and 6.66m OD in Trenches 1 and 2 respectively, extended beyond the limits of excavation of the trenches and was partially excavated as shown in sections 1 and 2. Both deposits extended beyond the limits of excavation to an unknown depth.
- 7.1.2 In Trench 3, sandy gravel [3] was sealed at 6.54m OD by a 0.20m thick deposit of very compacted mid reddish brown clayey sandy gravel, denoted as [2]. The gravels were observed to vary between medium, angular fragments towards the base of the deposit, and small, sub-angular fragments towards the top.
- 7.1.3 In Trench 3 clayey sandy gravel [2] was overlaid by a 0.60m thick very compacted light to mid brown silt clay deposit recorded as [1] at 7.15m OD. It was interpreted as natural brickearth and extended beyond the limits of excavation of Trench 3.
- 7.1.4 In Trenches 1 and 2 at 7.61m OD, sandy gravel [3] was sealed by *circa* 1m thick deposit of light to mid yellow brown silt clay, denoted as [4], which. Context [3], observed across Trenches 1 and 2, was recorded in sections 1 and 2 respectively. Deposit [3] was interpreted as natural brickearth.
- 7.1.5 In Trench 3 the clayey sandy gravel [2] was sealed at 7.15m by 0.60m thick deposit of very compacted light to mid brown silt clay, denoted as [1]. This natural deposit was interpreted as natural brickearth and, with context [4] in Trenches 1 and 2, represents the upper horizon of the natural deposits observed in the study site.

### **7.2 Phase 2: 21<sup>st</sup> Century Levelling**

- 7.2.1 Natural brickearth [4] and [1] was sealed by a *circa* 1m thick mix demolition rubble deposit found at 8.11m OD, 8.22m OD and 7.74m OD in Trenches 1, 2 and 3 respectively. This demolition deposit is most likely associated with the demolition of the showroom for the Ford motors dealership and the building that once houses the public lavatories located within the study site.





## 8 INTERPRETATIONS AND CONCLUSIONS

- 8.1 The principal objectives of the archaeological evaluation were to:
- To establish the presence or otherwise of Prehistoric or Roman activity;
  - To establish the presence and survival of any Saxon to Post-medieval activity or settlement;
  - Evaluate the likely impact of past land use;
  - Provide sufficient information to construct an archaeological mitigation strategy;
- 8.2 These objectives were achieved and the results are summarised below.
- 8.3 Natural sand gravel was recorded from an uppermost elevation of 6.67m OD, in Trench 2 to a level of 6.34m OD in Trench 3. This deposit exhibited a general southern inclination and was in turn sealed by a deposit of alluvial material recorded at 7.61m OD in Trench 1 and at 7.15m OD in Trench 3 which also follow the same north to south inclination. The alluvial deposit (brickearth [1] and [4]) appeared to have been horizontally truncated as a result of modern activity associated with the demolition of the 19<sup>th</sup> century housing its replacement with a showroom for the Ford motors dealership that occupied the site and which was in turn demolished. The northern area of the site serves as a forecourt for the business and was build above the modern levelling deposit which sealed the alluvial deposit.
- 8.4 Despite the vicinity of the study site to Tottenham High Road which follows the course of Ermine Street, the Roman road that ran north from London to Lincoln and York, no features or horizons were identified as being of Roman in date during the evaluation. It is likely that the cultivation and subsequent redevelopment and industrialisation of the area during the post-medieval and modern period truncated any traces of Prehistoric and Roman horizons within the study site.
- 8.5 The investigation did not revealed evidence of Saxon or Medieval activity, within the evaluation. Similarly to the lack of Prehistoric and Roman evidence, and despite the cartographic evidence, it is likely that the redevelopment and industrialization of the area during the modern period truncated any traces of Saxon to post-medieval activity or settlement within the study site.
- 8.6 The results of the investigation would suggest that the site has suffered significant, post depositional impacts upon the underlying palaeoenvironmental horizons. These impacts have comprised post-medieval construction and industrialisation and are likely to affect all possible archaeological horizons including the natural deposits of the site.

- 8.7 No further work within the study site is necessary, as no archaeological deposits or features were observed during the evaluation.

## **9 ACKNOWLEDGEMENTS**

- 9.1 Pre-Construct Archaeology Ltd would like to thank Barnes Webster & Sons Limited for commissioning the work and Kim Stabler, English Heritage Archaeological Officer, for monitoring the evaluation on behalf of the London Borough of Haringey.
- 9.2 The author would like to thank Peter Moore for his project management and editing, Mark Roughley for the illustrations and Shane Maher for his on-site assistance with the fieldwork. The author would also like to thank Richard Archer for the surveying and Chris Cooper for technical and logistical support.

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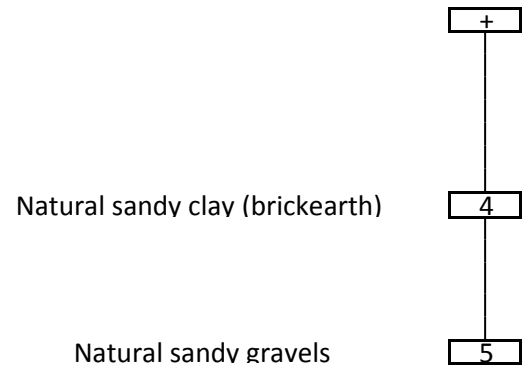
**Appendix 1: Context Index**

Context No	Trench No	Phase	Plan	Section	Type	Description	Highest Level	Lowest Level	Same As
1	3	1		3	Layer	Natural brickearth	7.15m OD	7.14m OD	4
2	3	1		3	Layer	Natural clay and gravels	6.54m OD	6.53m OD	
3	3	1	Pre-ex/Post-ex	3	Layer	Natural sandy gravels	6.34m OD	6.33m OD	5
4	1, 2	1		1, 2	Layer	Natural brickearth	7.61m OD	7.14m OD	1
5	1, 2	1	Pre-ex/Post-ex	1, 2	Layer	Natural sandy gravels	6.71m OD	6.01m OD	3

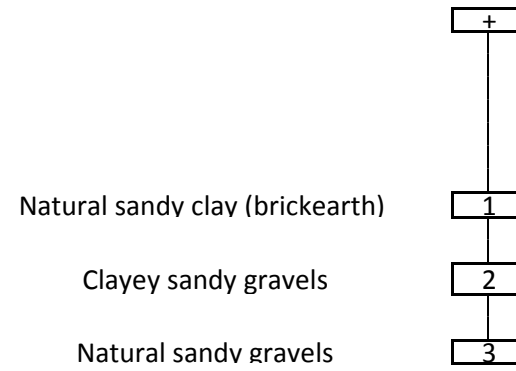
## Appendix 2: Site Matrix



**Trenches 1 and 2**



**Trench 3**



Land at 193-197 Broad Lane, Tottenham, London N15 4QS: Archaeological Evaluation

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**Appendix 3: Oasis Collection Form**

## 11 OASIS DATA COLLECTION FORM: ENGLAND

[List of Projects](#) | [Manage Projects](#) | [Search Projects](#) | [New project](#) | [Change your details](#) | [HER coverage](#) | [Change country](#) | [Log out](#)

### 11.1.1 Printable version

### 11.2 OASIS ID: preconst1-129600

#### Project details

Project name	193-197 Broad Lane, Tottenham
Short description of the project	Three trenches were opened during the evaluation, the positions dictated by the position of LUL tunnels under the site. Natural deposits were observed in the trench bases comprising clayey coarse sand and gravels overlain by natural alluvial deposit interpreted as brickearth. No evidence of Prehistoric, Roman, medieval or post-medieval activity was identified within the investigations.
Project dates	Start: 09-05-2012 End: 11-05-2012
Previous/future work	Yes / No
Any associated project reference codes	BRL12 - Sitecode
Type of project	Field evaluation
Site status	Local Authority Designated Archaeological Area
Current Land use	Industry and Commerce 3 - Retailing
Monument type	NONE None
Significant Finds	NONE None
Methods & techniques	"Sample Trenches"
Development type	Housing estate
Prompt	Planning condition
Position in the planning process	After full determination (eg. As a condition)

#### Project location

Country	England
Site location	GREATER LONDON HARINGEY TOTTENHAM 193-197 Broad Lane
Postcode	N15 4QS

## Land at 193-197 Broad Lane, Tottenham, London N15 4QS: Archaeological Evaluation

### Pre-Construct Archaeology Ltd. 2012

Study area	1250.00 Square metres
Site coordinates	TQ 3423 8945 51 0 51 35 14 N 000 03 44 W Point
Height OD / Depth	Min: 6.00m Max: 8.00m

---

#### Project creators

Name of Organisation	Pre-Construct Archaeology Limited
Project brief originator	Pre-Construct Archaeology Ltd
Project design originator	Pre-Construct Archaeology Ltd
Project director/manager	Peter Moore
Project supervisor	Ireneo Grosso
Type of sponsor/funding body	Developer
Name of sponsor/funding body	Barnes Webster & Sons Limited

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#### Project archives

Physical Archive Exists?	No
Digital Archive recipient	LAARC
Digital Contents	"Stratigraphic"
Digital Media available	"Images raster / digital photography","Survey","Text"
Paper Archive recipient	LAARC
Paper Contents	"Stratigraphic"
Paper Media available	"Context sheet","Photograph","Plan","Report"

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#### Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	An Archaeological Evaluation on Land at 193-197 Broad Lane, Tottenham, London Borough of Haringey, N15 4QS

Land at 193-197 Broad Lane, Tottenham, London N15 4QS: Archaeological Evaluation

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