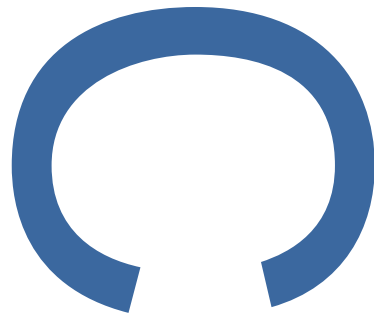
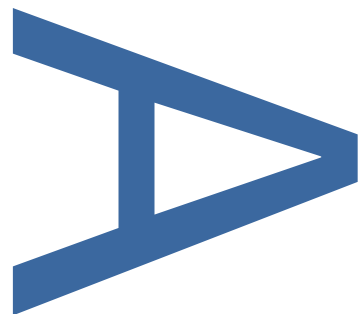


**Tottenham Hale Centre: Welbourne,  
Ashley Road West and Ashley Road  
East Sites**



**Archaeological Evaluation**



***Planning reference***                      n/a

***Local planning authority***              London Borough of Haringey

***Site Code***                                      WMD19

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**PRE-CONSTRUCT ARCHAEOLOGY LIMITED**

**[www.pre-construct.com](http://www.pre-construct.com)**

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Project type	Archaeological Evaluation
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NGR	TQ 34290 89573
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PCA Information			
PCA project code	K6288	PCA report number	R13917
PCA Project Manager	Helen Hawkins		
PCA office	London		
Address	Unit 54 Brockley Cross Business Centre, Endwell Road, London SE4 2PD		
Telephone	02077323925		
E-mail	<a href="mailto:hhawkins@pre-construct.com">hhawkins@pre-construct.com</a>	Internet	<a href="http://www.pre-construct.com">www.pre-construct.com</a>

Quality Control		
Written by:	Helen Hawkins	
Graphics by:	R Murphy	
Graphics checked by:	MR	
Project Manager approval:	HH	November 19
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## **1 ABSTRACT**

- 1.1 This report details the results of an archaeological evaluation undertaken by Pre-Construct Archaeology at the Welbourne and Ashley Road West sites, Tottenham Hale Centre, London, N17 9LB. The central grid reference for the site was TQ 34290 89573. Trenches are still to take place at the Ashley Road East site and will be incorporated into this report on completion. The fieldwork was undertaken between 3<sup>rd</sup> and 4<sup>th</sup> and 14<sup>th</sup> and 22<sup>nd</sup> October 2019. The work was commissioned by RPS on behalf of Argent.
- 1.2 Five evaluation trenches were excavated across the Welbourne and Ashley Road West sites. The earliest deposit encountered on site was natural brickearth.
- 1.3 A ditch with a north-west by south-east orientation, containing late Mesolithic or early Neolithic worked flints and medieval pottery was recorded in the south-eastern part of the Welbourne site. The ditch was interpreted as a medieval field boundary.
- 1.4 The medieval features on the Welbourne site were sealed by post-medieval agricultural horizons.
- 1.5 No archaeological finds or features of significance were identified on the Ashley Road West site. Trenches 3 and 5 on the Welbourne site were also devoid of archaeological material of significance.
- 1.6 Made ground, dated to the 20<sup>th</sup> century was found below the current ground surface level in all of the evaluation trenches.

## 2 INTRODUCTION

- 2.1 An archaeological evaluation was carried out at the Welbourne and Ashley Road West sites, Tottenham Hale Centre, London Borough of Haringey, by Pre-Construct Archaeology Ltd (PCA) in advance of a mixed-use redevelopment comprising residential, retail, leisure and office space.
- 2.2 Trenches are still to take place at the Ashley Road East site and will be incorporated into this report on completion.
- 2.3 The planning consent includes a planning condition for each plot relating to archaeology, Condition C23, D23 and E23 for the Welbourne, Ashley Road West and Ashley Road East sites respectively. The wording for the condition is the same for each plot and is replicated below:

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

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

*A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.*

*B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.*

- 2.4 The site as a whole is known as Tottenham Hale Centre and measures 2.25ha in extent. The site comprised five individual plots as follows:
- The site known as Welbourne (the 'Welbourne Site'), Tottenham Hale, London is centred at TQ 34167 89666 within the LBH.
  - The site known as North Island (the 'North Island Site'), Tottenham Hale, London is centred at TQ 34267 89579 within the LBH.
  - The site known as Ashley Road West (the 'ARW Site'), Tottenham Hale, London is centred at TQ 34339 89611 within the LBH.
  - The site known as Ashley Road East (the 'ARE Site'), Tottenham Hale, London is centred at TQ 34412 89610 within the LBH.
  - The site known as Ferry Island (the 'Ferry Island Site'), Tottenham Hale, London

- 2.5 The proposed methodology for the Welbourne, Ashley Road West (ARW) and Ashley Road East (ARE) sites was detailed in a site-specific Written Scheme of Investigation (Hawkins 2019). The methodology for the works at Welbourne and ARW were approved by the Local Planning Authority and their archaeological advisor. The works at ARE have not yet been approved and the trenches have yet to be excavated. Ferry Island and North Island are subject to separate archaeological strategies and are not further discussed here.
- 2.6 Two evaluation trenches were located in the Welbourne site and two trenches were located in the ARW site (Figure 2). An additional trench was undertaken at Welbourne with the agreement of the archaeological advisor to the Local Planning Authority.
- 2.7 The evaluation works were undertaken between 3<sup>rd</sup> and 4<sup>th</sup> October (Ashley Road West) and 14<sup>th</sup> and 22<sup>nd</sup> October 2019 (Welbourne) and were supervised by Neil Hawkins and Shane Maher of PCA.
- 2.8 The works were instructed by RPS on behalf of Argent. The project was managed for PCA by Helen Hawkins and was monitored for the local planning authority by Adam Single of Historic England.
- 2.9 Evaluation Objectives
- 2.9.1 All research is undertaken within the priorities established in the Museum of London's *A research framework for London Archaeology*, 2002. The general aims and objectives for the mitigation are as follows:
- The aim of the forthcoming archaeological work is to characterise and assess the archaeological resource within the site.
  - Insofar as possible within the methodological constraints, the aims and objectives will be to explain any chronological, spatial or functional relationships between the structures/remains identified, and to link the archaeological results with the data already recovered in the wider area.
  - To identify different levels of survival and truncation of archaeological deposits across the site.
- 2.9.2 Specific research objectives include the following:
- What evidence is there for prehistoric occupation of the site?
  - What evidence is there for Roman occupation of the site?
  - What evidence is there for the Saxon/early medieval occupation of the site?
  - What evidence is there for the medieval occupation and development of the site?
  - What evidence is there for the post-medieval development of the site?

### **3 GEOLOGICAL AND TOPOGRAPHICAL BACKGROUND**

- 3.1 The following information is taken from the Written Scheme of Investigation (Hawkins 2019):
- 3.2 The British Geological Survey (BGS Online 2018) indicates that the solid geology of the site comprises London Clay deposits (Clay, Silt & Sand) forming the London Basin.
- 3.3 Superficial deposits of Enfield Silt Member (Clay & Silt) are recorded across the Site by the British Geological Survey.
- 3.4 The landscape zone within which Corcoran et al (2011) records the North Island, ARW, ARE and Ferry Island sites is characterised as an area of London Clay situated at a height of 2-3m Ordnance Datum ('OD'), with the surface of the Pleistocene gravel at c.6-7m OD, overlain by c.1-3m of Enfield Silts. It is also noted that it is difficult to differentiate between the Enfield Silts and Holocene alluvium/colluvium within the borehole logs used in the study.
- 3.5 Site investigation works were undertaken in early 2018 within the Welbourne, Ferry Island and North Island sites (Concept 2018). The geoarchaeological deposit model report was also produced for the three sites subject to this WSI (QUEST 2019).
- 3.6 A borehole (BH1), three test pits and three window samples were undertaken within the Welbourne site. A greater proportion of these works were undertaken within this plot as it is currently open land. The thickness of Made Ground varied across this plot between 0.8m and 2.35m. Deposits of Enfield Silts were recorded underlying the Made Ground in areas where the Made Ground is only circa 1m in thickness, and may have been removed elsewhere within the plot in thicker areas of Made Ground. The Enfield Silts overlie River Terrace Deposits, which in turn overlie the London Clay bedrock.
- 3.7 Corcoran et al (2011) records the Welbourne Site within an area characterised as an area of 'sloping valley side', comprising a ridge of higher ground representing a watershed separating two tributary valleys of the River Lea.
- 3.8 In addition, Corcoran et al (2011) records the remaining sites within an area characterised as an area of 'lower terrace', comprising a relatively level area at a slightly higher elevation than the main part of the River Lea floodplain to the east.
- 3.9 The deposit model report (QUEST 2019) concluded that the results of the geoarchaeological investigations indicate that the sedimentary sequence recorded within the Welbourne, the ARE and ARW sites is very similar to that described by Corcoran et al (2011) for Landscape Zone LZ3.3: a sequence of Kempton Park Gravel, the surface of which generally lies at between 6 and 7m OD, is overlain by 0.5 to 2m of Enfield Silt, and modern Made Ground, between 0.5 and 1.5m thick. In some (localised) areas of both the Ashley Road West and Welbourne site the Enfield Silt is entirely truncated, with associated thicker and deeper deposits of Made Ground.
- 3.10 Each site is broadly level at c.8m OD.
- 3.11 The River Lee or Lea flows from Leagroave Marsh near Luton in Bedfordshire to its confluence with the River Thames at Bow Creek. The Lee Navigation is a canalised river constructed during the 18th century, and incorporated into the existing River Lea.

- 3.12 The canalised element runs from Hertford to Bow Creek, and flows c.300-550m to the east of the site. The artificial elements of the river are referred to as Lee, as named by an Act of Parliament, and the natural features are referred to as Lea.



## **4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**

4.1 An archaeological desk-based assessment of the site has been carried out for the site (CgMs Heritage 2018). The following represents a summary of the findings of the report:

4.2 Welbourne

4.2.1 The Welbourne site is not located within an Archaeological Priority Area as defined by LBH.

4.2.2 The map regression demonstrates that the Welbourne site lay within the hinterland of the settlement at Tottenham Hale and would have likely been utilised for backland activity and pasture until development in the 19<sup>th</sup> century.

4.3 Prehistoric

4.3.1 No evidence dating to the Palaeolithic, Mesolithic or Neolithic periods is recorded by the GLHER within the Welbourne Study Area Search Radius.

4.3.2 Corcoran et al (2011) suggest that the landscape zone within which the Welbourne site is situated has a generally low archaeological potential for the prehistoric periods, as Prehistoric activity would have been more likely focused on the streams to the north and south.

4.3.3 A number of isolated Bronze Age finds were found within the marshland to the east of Tottenham Hale and are recorded within the area of the Maynard Reservoirs c.900m to the east of the Welbourne site. These include cauldrons, spearheads, a dagger and a knife.

4.3.4 A ditch containing Late Bronze Age to Early Iron Age pottery was identified during an archaeological evaluation at Town Hall Approach c.600m south west of the Welbourne site.

4.3.5 Building works within the area of the Low Maynard Reservoir c.900m east of the Welbourne site in 1869 revealed a series of timber piles interpreted as a pile dwelling site. Eight pottery vessels were found apparently in association with the piles, and these were variously dated to the Late Bronze/Early Iron Age and to the Roman period.

4.3.6 Isolated Iron Age findspots are recorded by the GLHER within the Maynard Reservoir c.900m to the east of the Welbourne site, including an axe and a spearhead.

4.3.7 Whilst the heavy London Clays underlying the Welbourne site would have most likely provided an unattractive location for prehistoric agricultural activity, the Lee Valley is generally considered to hold an archaeological potential for the Later Prehistoric periods.

4.4 Roman

4.4.1 The High Road (A10), c.350m west of the Welbourne site, has been suggested to lie on the route of Ermine Street, a Roman road, running north-south linking the Roman towns of London and Lincoln. Corcoran et al (2011) note that the archaeological potential for Roman evidence is likely to be limited to the area of Ermine Street.

4.4.2 The Welbourne site appears to have been located away from any known areas of settlement during the Roman period.

#### 4.5 Saxon and Medieval

- 4.5.1 The name 'Tottenham' may derive from the Saxon for Totta's village. This place name evidence is supported by an entry for the settlement in the Domesday Survey of 1086, strongly indicating that there was a settlement established in this area prior to 1066. In addition, the junction of Broad Lane and The Hale immediately south of the Welbourne site is thought to be the site of an Early Saxon settlement, which continued to grow during the later Medieval and Post-Medieval periods.
- 4.5.2 Isolated finds of Early Medieval date within the Welbourne Study Area Search Radius are limited to an early Viking sword found in the River Lea c.850m north east of the Welbourne site.
- 4.5.3 The GLHER records a further Saxon settlement at the High Road c.900m north west of the Welbourne site, which would later develop into a medieval manor. Medieval remains associated with this manor that have been identified comprise a 14<sup>th</sup> century jug and a shallow gully containing a single sherd of Late Medieval pottery.
- 4.5.4 The Domesday Survey also mentions a weir in the manor of Tottenham, possibly sited near to the later Tottenham Mills c.500m west of the Welbourne site. The first reference to mills in Tottenham is in AD1254, and the quay which served the village of Tottenham during the Medieval period is recorded in the same area.
- 4.5.5 During the Medieval period there is evidence that the settlements at Tottenham Hale and also along the High Road to the west had each expanded to become local focal points of activity. Evidence for this can be attributed to the number of Medieval roads which transect the area, primarily east to west. These are Phillip Lane, High Cross Lane, West Green Road, Broad Lane, Seven Sisters Road and Markfield Road to the west and south west of the Welbourne site, and Forest Road c.900m to the east.
- 4.5.6 Corcoran et al (2011) note that the area may hold a potential for evidence for Saxon archaeological remains associated with the known settlement at Tottenham Hale, especially within the area of a former tributary valley to the south of the Welbourne site.
- 4.5.7 It would appear that the Welbourne site would have been located within the agricultural hinterland of the settlement at Tottenham Hale during the Saxon and Medieval periods.

#### 4.6 Post-Medieval

- 4.6.1 By 1600 Tottenham was recorded as a prosperous area with numerous alms-houses and charities, and by 1724 the density of buildings was so great it was noted as appearing to be one continuous street.
- 4.6.2 Thomas Clay's 1619 Survey of Tottenham shows the Welbourne site occupying open land adjacent to the road leading north from Tottenham Hale, partially within land owned by John Hadden and partially within land owned by Sir James Price. A similar situation is shown on the Rocque map of 1754, and on Wyburd's Survey of 1798.
- 4.6.3 The 1843 Tottenham Tithe map shows the Welbourne site in a similar situation within two parcels of land adjacent to the road, whilst further development of Tottenham Hale is shown to the south.
- 4.6.4 By 1863 the internal field boundary has been removed, and the surrounding area has been widely

developed. The Welbourne site is now bounded to the north by 'Chestnut Road' and a row of trees, and to the west by a field boundary.

4.6.5 The Welbourne site was developed with residential housing by the 1894-6 Ordnance Survey Map and a further road passes through the southern area of the Welbourne site. No change is shown by 1955.

4.6.6 The 1975 Ordnance Survey map shows that the site was generally cleared of buildings and roads by this date, along with much of the area to the west. The site is then shown as redeveloped with a community building by 1999 and this has since been cleared as well.

#### 4.7 Ashley Road East

4.7.1 The ARE site is not located within an Archaeological Priority Area as defined by LBH.

4.7.2 The map regression demonstrates that the ARE site lay within the hinterland of the settlement at Tottenham Hale and would have likely been utilised for backland activity and pasture until development in the 20<sup>th</sup> century.

#### 4.8 Prehistoric

4.8.1 No evidence dating to the Palaeolithic, Mesolithic or Neolithic periods is recorded by the HER within the ARE Study Area Search Radius.

4.8.2 A number of isolated Bronze Age finds were found within the marshland to the east of Tottenham Hale and are recorded within the area of the Maynard Reservoirs c.700m to the east of the ARE site. These include cauldrons, spearheads, a dagger and a knife.

4.8.3 A ditch containing Late Bronze Age to Early Iron Age pottery was identified during an archaeological evaluation at Town Hall Approach c.800m south west of the ARE site.

4.8.4 Building works within the area of the Low Maynard Reservoir c.700m east of the ARE site in 1869 revealed a series of timber piles interpreted as a pile dwelling site. Eight pottery vessels were found apparently in association with the piles, and these were variously dated to the Late Bronze/Early Iron Age and to the Roman period. Isolated Iron Age findspots are recorded by the GLHER within the Maynard Reservoir c.700m to the east of the ARE site, including an axe and a spearhead.

#### 4.9 Roman

4.9.1 The High Road (A10), c.550m west of the ARE site, has been suggested to lie on the route of Ermine Street, a Roman road, running north-south linking the Roman towns of London and Lincoln. The ARE site appears to have been located away from any known areas of settlement during the Roman period.

#### 4.10 Saxon/Early Medieval & Medieval

4.10.1 The name 'Tottenham' may derive from the Saxon for Totta's village. This place name evidence is supported by an entry for the settlement in the Domesday Survey of 1086, strongly indicating that there was a settlement established in this area prior to 1066. In addition, the junction of Broad Lane and The Hale c.150m west of the ARE site is thought to be the site of an Early Saxon settlement, which continued to grow during the later Medieval and Post-Medieval periods.

4.10.2 Isolated finds of Early Medieval date within the ARE Study Area Search Radius are limited to an early

Viking sword found in the River Lea c.650m north east of the ARE site.

- 4.10.3 The HER records a further Saxon settlement at the High Road c.1km north west of the ARE site, which would later develop into a Medieval manor. Medieval remains associated with this manor that have been identified comprise a 14<sup>th</sup> century jug and a shallow gully containing a single sherd of Late Medieval pottery.
- 4.10.4 The Domesday Survey also mentions a weir in the manor of Tottenham, possibly sited near to the later Tottenham Mills c.350m west of the Ashley Road East Site. The first reference to mills in Tottenham is in AD1254, and the quay which served the village of Tottenham during the Medieval period is recorded in the same area.
- 4.10.5 During the Medieval period there is evidence that the settlements at Tottenham Hale and also along the High Road to the west had each expanded to become local focal points of activity. Evidence for this can be attributed to the number of Medieval roads which transect the area, primarily east to west. These are Phillip Lane, High Cross Lane, West Green Road, Broad Lane, Seven Sisters Road and Markfield Road to the west and south west of the ARE site, and Forest Road c.700m to the east.
- 4.10.6 It would appear that the ARE site would have been located within the agricultural hinterland of the settlement at Tottenham Hale during the Saxon and Medieval periods.
- 4.11 Post Medieval and Modern
- 4.11.1 By 1600 Tottenham was recorded as a prosperous area with numerous alms-houses and charities, and by 1724 the density of buildings was so great it was noted as appearing to be one continuous street.
- 4.11.2 Thomas Clay's 1619 Survey of Tottenham shows the ARE site occupying open land to the rear of properties forming part of the historic core of Tottenham Hale, within land labelled 'The Hale Field'. A similar situation is shown on the Rocque map of 1754, and on Wyburd's Survey of 1798. The 1843 Tottenham Tithe map shows the ARE site in a similar situation within a single parcel of land to the rear of properties to the west. The railway has been constructed to the east.
- 4.11.3 No change is shown to the ARE site by 1864 and by 1894-6 the ARE site was developed with residential properties and an access road labelled 'Brograve Road'. Ashley Road has been laid out to form the western boundary of the ARE site.
- 4.11.4 The 1915 Ordnance Survey Map shows the construction of further residential properties within the ARE site and the industrial development of the area to the north and north west. No change is shown to the ARE site by 1939 or 1955.
- 4.11.5 By 1975 the ARE site was cleared and by 1999 Watermead Way was constructed to form the curved south eastern boundary of the ARE site whilst commercial and industrial buildings were constructed within the ARE site.
- 4.12 Ashley Road West
- 4.12.1 The ARW site is not located within an Archaeological Priority Area as defined by LBH.
- 4.12.2 The map regression demonstrates that the ARW site lay within the hinterland of the settlement at

Tottenham Hale and would have likely been utilised for backland activity and pasture until development in the 20<sup>th</sup> century.

#### 4.13 Prehistoric

4.13.1 No evidence dating to the Palaeolithic, Mesolithic or Neolithic periods is recorded by the HER within the ARW Study Area Search Radius.

4.13.2 A number of isolated Bronze Age finds were found within the marshland to the east of Tottenham Hale and are recorded within the area of the Maynard Reservoirs c.800m to the east of the ARW site. These include cauldrons, spearheads, a dagger and a knife.

4.13.3 A ditch containing Late Bronze Age to Early Iron Age pottery was identified during an archaeological evaluation at Town Hall Approach c.700m south west of the ARW site.

4.13.4 Building works within the area of the Low Maynard Reservoir c.800m east of the ARW site in 1869 revealed a series of timber piles interpreted as a pile dwelling site. Eight pottery vessels were found apparently in association with the piles, and these were variously dated to the Late Bronze/Early Iron Age and to the Roman period. Isolated Iron Age findspots are recorded by the GLHER within the Maynard Reservoir c.800m to the east of the ARW site, including an axe and a spearhead.

#### 4.14 Roman

4.14.1 The High Road (A10), c.450m west of the ARW site, has been suggested to lie on the route of Ermine Street, a Roman road, running north-south linking the Roman towns of London and Lincoln. The ARW site appears to have been located away from any known areas of settlement during the Roman period. Therefore, the archaeological potential of the ARW site for this period can be defined as low.

#### 4.15 Saxon/Early Medieval & Medieval

4.15.1 The name 'Tottenham' may derive from the Anglo-Saxon for Totta's village. This place name evidence is supported by an entry for the settlement in the Domesday Survey of 1086, strongly indicating that there was a settlement established in this area prior to 1066. In addition, the junction of Broad Lane and The Hale c.100 south west of the ARW site is thought to be the site of an Early Saxon settlement, which continued to grow during the later Medieval and Post Medieval periods.

4.15.2 Isolated finds of Early Medieval date within the ARW Study Area Search Radius are limited to an early Viking sword found in the River Lea c.750m north east of the ARW site.

4.15.3 The GLHER records a further Saxon settlement at the High Road c.1km north west of the ARW site, which would later develop into a Medieval manor. Medieval remains associated with this manor that have been identified comprise a 14<sup>th</sup> century jug and a shallow gully containing a single sherd of Late Medieval pottery.

4.15.4 The Domesday Survey also mentions a weir in the manor of Tottenham, possibly sited near to the later Tottenham Mills c.400m west of the ARW site. The first reference to mills in Tottenham is in AD1254, and the quay which served the village of Tottenham during the Medieval period is recorded in the same area.

4.15.5 During the Medieval period there is evidence that the settlements at Tottenham Hale and also along

the High Road to the west had each expanded to become local focal points of activity. Evidence for this can be attributed to the number of Medieval roads which transect the area, primarily east to west. These are Phillip Lane, High Cross Lane, West Green Road, Broad Lane, Seven Sisters Road and Markfield Road to the west and south west of the Ashley Road West Site, and Forest Road c.800m to the east. A number of Medieval bridges are also recorded within the ARW Study Area Search Radius, including two c.800m to the east and c.1km to the south west.

- 4.15.6 The GLHER indicates that there is evidence for a reasonable number of Medieval structures in close proximity to the High Road c.450m west of the ARW site. These include various inns, a chapel, and location of a Medieval roadside cross, whilst further north along the High Road a well and a further inn are recorded.
- 4.15.7 It would appear that the ARW site would have been located within the agricultural hinterland of the settlement at Tottenham Hale during the Anglo-Saxon and Medieval periods.
- 4.16 Post Medieval and Modern
- 4.16.1 By 1600 Tottenham was recorded as a prosperous area with numerous alms-houses and charities, and by 1724 the density of buildings was so great it was noted as appearing to be one continuous street.
- 4.16.2 Thomas Clay's 1619 Survey of Tottenham shows the ARW site occupying open land to the rear of properties forming part of the historic core of Tottenham Hale, within land owned by 'Mrs Candler'. A similar situation is shown on the Rocque map of 1754 and on Wyburd's Survey of 1798.
- 4.16.3 The 1843 Tottenham Tithe map shows the ARW site in a similar situation within two parcels of land to the rear of properties to the south. The associated Tithe Award describes these two parcels as follows:
- • 564 – Meadow (Meadow)
  - • 565 – Garden
- 4.16.4 By 1864 the ARW site is shown occupied by an area of woodland to north, and a bowling green is located at the south west corner. The remainder of the Ashley Road West Site remains open land.
- 4.16.5 The ARW site is shown as cleared on the 1894-6 Ordnance Survey Map and it would appear that a trackway occupies the ARW site.
- 4.16.6 Much of Tottenham Hale has been developed by 1915, in particular with industrial buildings to the north of the ARW site, including a number of factories of which a Braid & Bootlace Factory partially extends into the ARW site. Generally, the ARW site comprises open yard area associated with this factory and open land within the southern half. The Braid & Bootlace Factory had become a Printing Ink & Varnish Factory by 1939 and the northern half of the ARW site was fully developed with extensions to this factory.
- 4.16.7 During World War II a high explosive bomb was recorded as landing adjacent to Hale Road, indicating that the bomb exploded immediately south of the ARW site.
- 4.16.8 By 1955 the factory in the ARW site was labelled 'Eclipse Works' and is shown extending into the eastern half of the ARW site.

4.16.9 The 1975 Ordnance Survey map shows that almost the entire plot of the ARW site was built on.

4.16.10 The 1999 Google Earth Image shows the demolition of all factory buildings within the ARW site, to be replaced with a petrol station and associated forecourt and canopy. There have been no further changes to the ARW site.

## 5 METHODOLOGY

- 5.1 The evaluation trenches were set out by Volker Fitzpatrick's site surveyor using a dGPS and the trenches were scanned with a CAT device to locate any buried services. A JCB excavator fitted with a toothless bucket, under the supervision of an attendant archaeologist, removed the modern overburden to reveal the archaeological deposits beneath.
- 5.2 The trenches were designed to be stepped as the geotechnical investigations suggested that the natural ground was below 1.2m below ground level. During machining it became clear that the natural ground was at c.1.00m below ground level, and therefore Trenches 3 and 4 were partially stepped. Trenches 1-4 were also therefore excavated to a width of c. 4m with natural deposits revealed throughout.
- 5.3 The two trenches at Ashley Road West were carried out first (Trenches 1 and 2), followed by the two trenches at Welbourne (Trenches 3 and 4). The second trench at Welbourne encountered a ditch and therefore a third trench (Trench 5) was requested by the archaeological adviser to establish if archaeology was present to the north of the ditch. Trenches were all located within areas of proposed impact from the new development
- 5.4 Trenches were left open at least overnight and for as long as possible to allow the brickearth to weather out.
- 5.5 Trench dimensions were as follows:

### **Ashley Road West:**

Trench 1 = 4m x 4 m

Trench 2 = 5m x 5 m

### **Welbourne:**

Trench 3 = 17m x 4m

Trench 4 = 17m x 4m

Trench 5 = 10m x 1.8 m



## 6 SUMMARY OF ARCHAEOLOGICAL SEQUENCE

- 6.1 The following sequence covers both the Ashley Road West site and the Welbourne site trenches.
- 6.2 Phase 1: Natural
- 6.2.1 Natural deposits [1]/[2]/[5]/[8]/[14], consisting of light brown sandy silty clay consistent with the Enfield Silt member (BGS Online 2018), were recorded as the basal layers in all five trenches.
- 6.2.2 Natural Enfield Silts were located at heights of 7.48m OD on the Ashley Road West site and between 7.43m OD and 7.57m OD on the Welbourne site
- 6.3 Phase 2: Undated reworked natural brick earth
- 6.3.1 Sealing the Enfield Silt in Trench 4 was a deposit [8/11] of light yellowish grey silty clay recorded at a maximum level of 7.50m OD which was 0.20m thick. This deposit, which appeared to represent redeposited natural brickearth, was probably formed by general bioturbation and possibly ploughing indicating that the site had been situated in open agricultural land.
- 6.4 Phase 3: Medieval ditch
- 6.4.1 In Trench 4 a ditch [10] measuring 1m wide by 0.25m deep was recorded with a north-west by south-east orientation. The ditch was filled with fill [9], a mid brownish grey silty clay from which a sherd of pottery dated c. AD1140-1300 was recovered (Appendix 5). The backfill of the ditch also contained an assemblage of redeposited prehistoric burnt flint which included a blade fragment dated to the late Mesolithic or early Neolithic period (see Appendix 4).
- 6.4.2 The cut of the ditch was recorded truncating earlier deposits from a maximum level of 7.42m OD. The ditch probably represents a field boundary located in the agricultural landscape surrounding the medieval village of Tottenham Hale, thought to have been located around the junction of Broad Lane and The Hale, located approximately c. 100m south of Trench 4.
- 6.5 Phase 4: Post-medieval agricultural horizon
- 6.5.1 Post-medieval agricultural horizons were recorded in Trenches 3 and 4.
- 6.5.2 Sealing natural deposits in Trench 3 was a 0.20m thick layer of mid yellowish-brown silty clay [4] containing fragments of post-medieval peg tile.
- 6.5.3 A similar deposit [7] – sealing the ditch recorded in Trench 4 – was found to contain a sherd of pottery dated c. AD1600-1710 and a late Mesolithic/early Neolithic flake fragment (see Appendix 4).
- 6.5.4 All the layers described above were probably formed by numerous iterations of ploughing and manuring throughout the post-medieval period.
- 6.5.5 Phase 5: 19<sup>th</sup> century made ground
- 1.1.1 Sealing the natural deposits in Trench 5 was a 0.35m thick layer of firm mid yellowish-brown silty clay [12] containing a fragment of pottery and clay tobacco pipe dated to the mid 19<sup>th</sup>-20<sup>th</sup> century. This layer probably represents a levelling layer deposited prior to the construction of terraced

housing on the site which Ordnance Survey maps show were constructed between 1864 and 1894-6.

6.6 Phase 6: 20<sup>th</sup> century made ground

6.6.1 Layers of 20<sup>th</sup> century made ground [3]/[6]/[12] sealed post-medieval deposits in Trenches 3 and 4, and the 19<sup>th</sup> century levelling layer in Trench 5. The 20<sup>th</sup> century made ground, which comprised brick rubble, cobbles, fragments of concrete and iron bars, was likely formed from material created by the demolition in the 1970s of 19<sup>th</sup> century terraced houses occupying the site. The demolition material was capped by a layer of crush which formed the current ground level at c. 8.2m OD.

6.6.2 In Trenches 1 and 2 natural deposits were capped by made ground [+] dating to the 20<sup>th</sup> century forming the current ground surface level at c. 8.2m OD. An early modern brick wall ran roughly north-south through Trench 2 and presumably related to the former buildings on the site

## **7 CONCLUSIONS**

- 7.1 The archaeological sequence was found to remain largely extant in both sites. The archaeological sequences recorded in the trenches located in the ARW site were characterised by natural brickearth horizons sealed by 20<sup>th</sup> century made ground which varied between 0.30m and 0.60m in thickness. Truncation by modern buildings was present in Trench 2 and Trench 5.
- 7.2 In the Welbourne site a medieval field boundary ditch oriented north-west by south-east containing medieval pottery and residual prehistoric lithic artefacts was recorded. This is a low significance land boundary feature located to the north of historic core of settlement at Tottenham.

## 8 BIBLIOGRAPHY

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<http://mapapps.bgs.ac.uk/geologyofbritain/home.html?> (accessed 30-10-2019)

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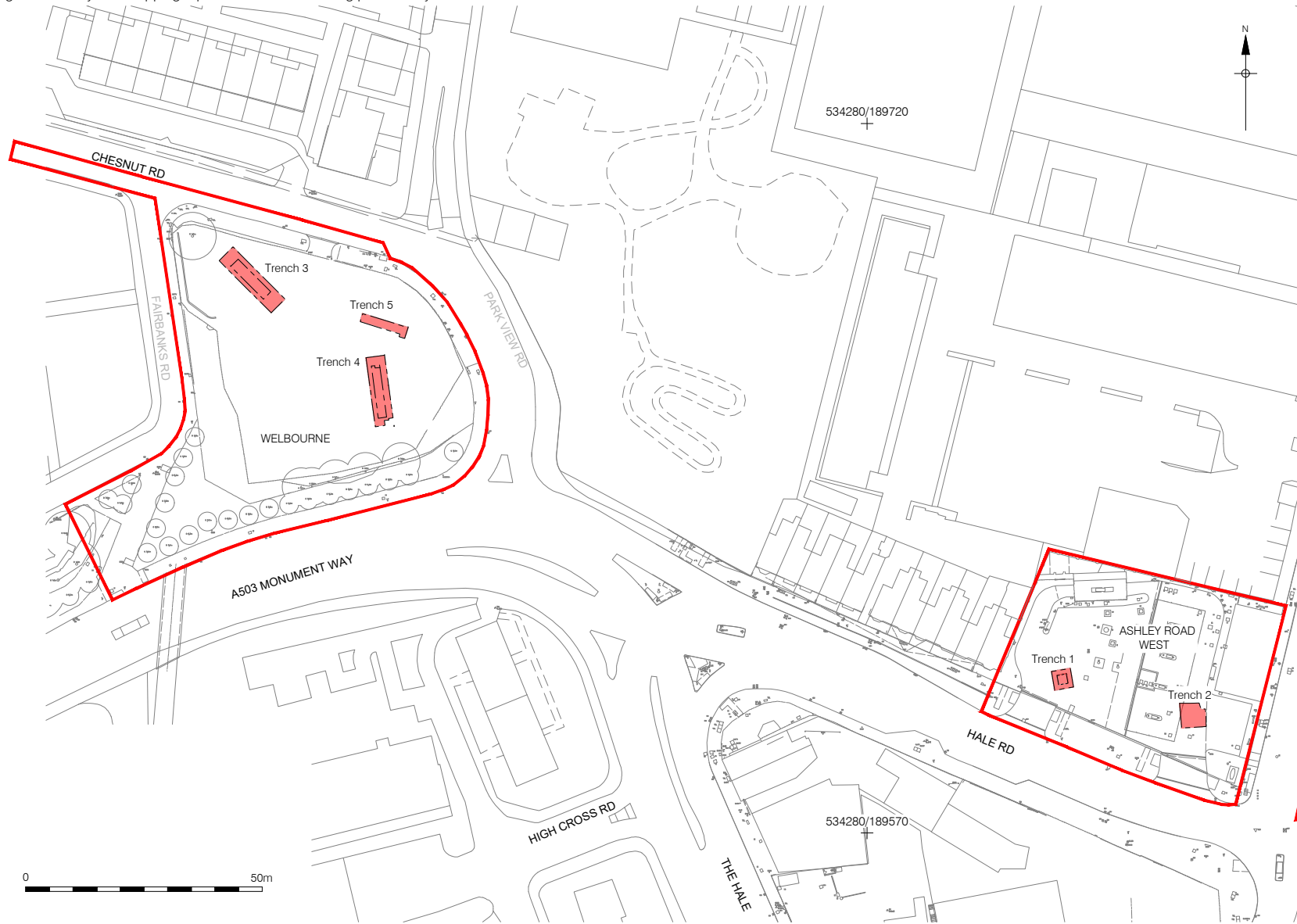
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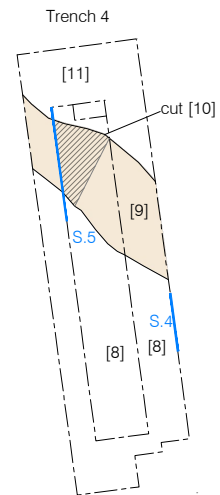
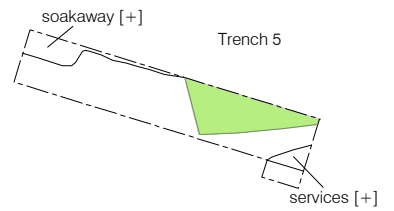
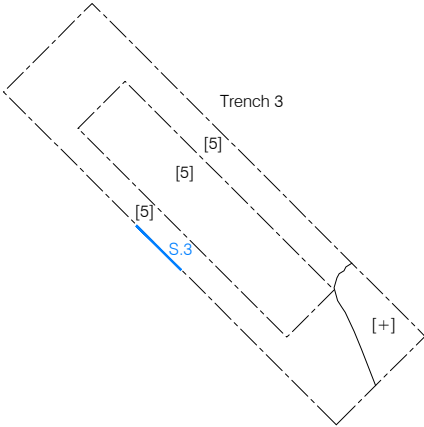
*For An Archaeological Evaluation* Pre-Construct Archaeology Unpublished Client Report

Taylor, J with Brown, G 2009, *Fieldwork Induction Manual: Operations Manual 1*, Pre-Construct Archaeology Limited



Background survey and mapping reproduced from a drawing provided by the client





- Archaeological Feature
- Modern Truncation
- Excavated Slot

0 10m

Figure 3  
Plan of Welbourne Trenches 3-5  
1:250 at A4

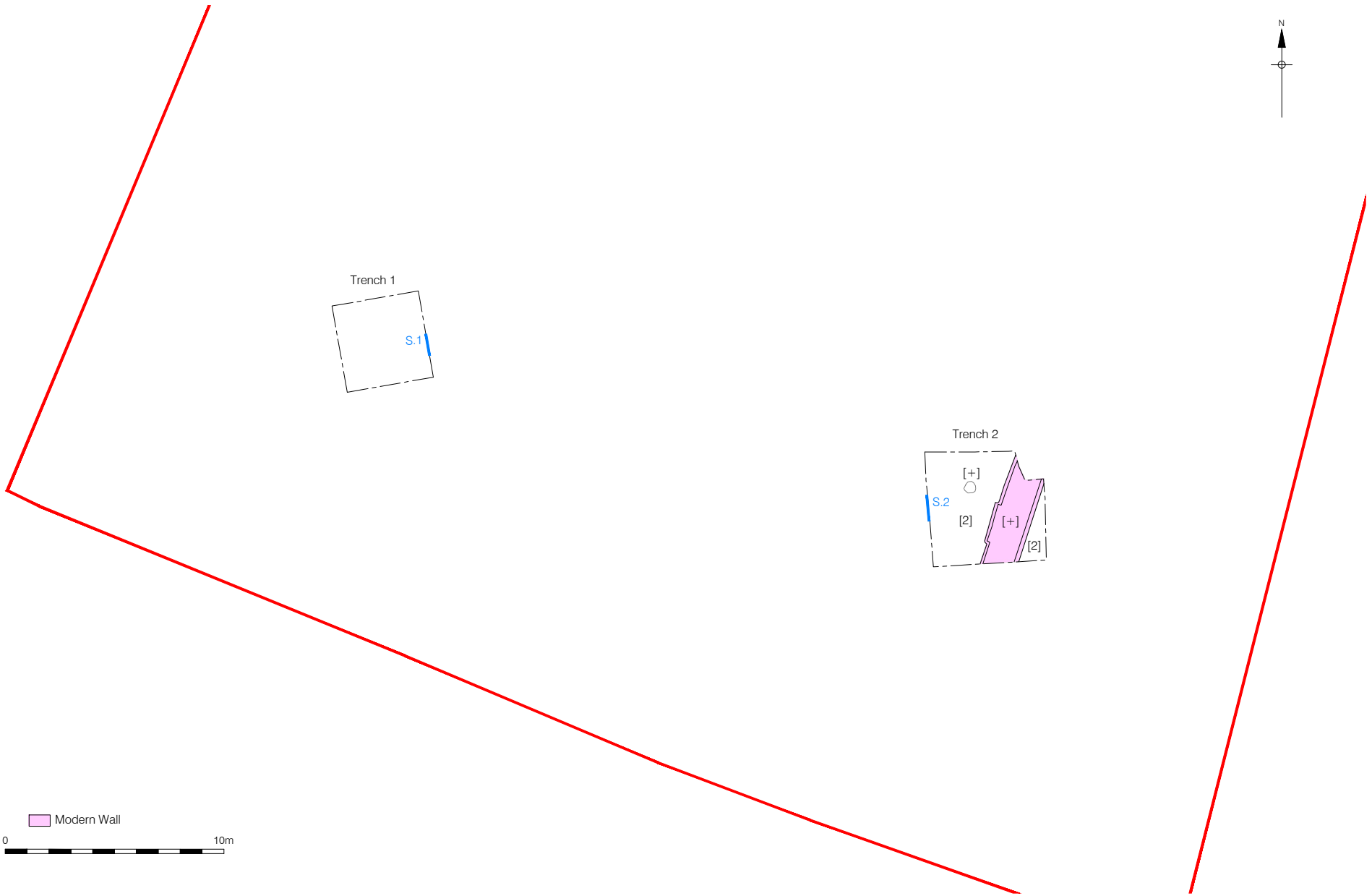
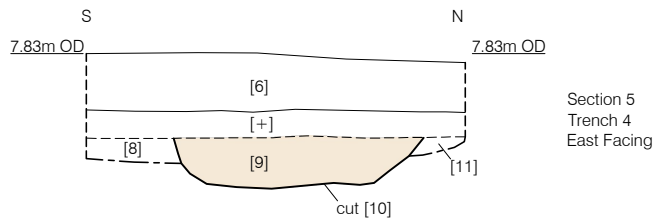
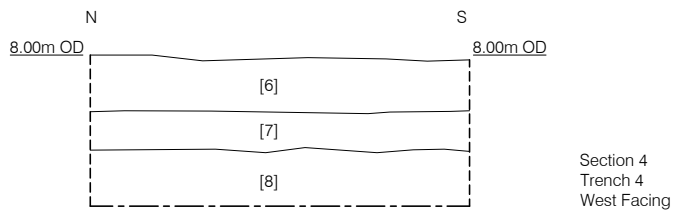
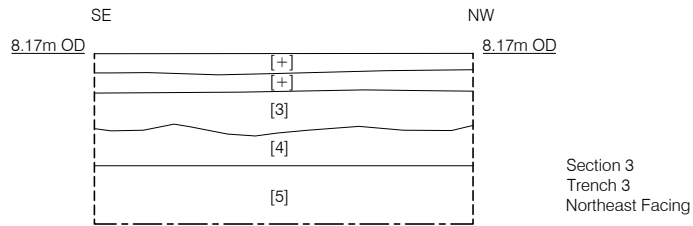
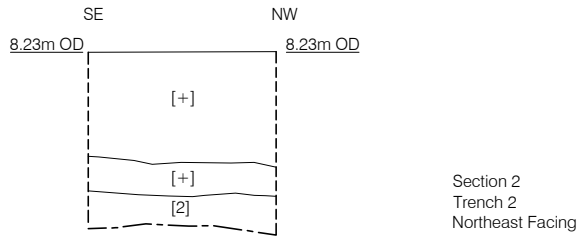
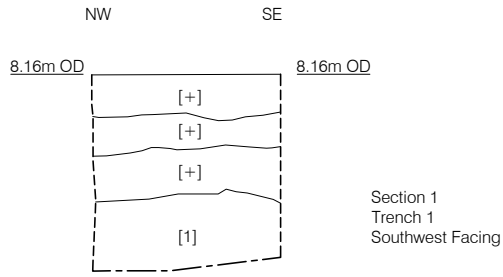


Figure 4  
 Plan of Ashley Road Trenches 1 and 2  
 1:250 at A4





□ Ditch





*Plate 1: Trench 1 looking north*



*Plate 2: Trench 2 looking north. Feature to right of scale was modern*

*Plate 3: Trench 3 looking north*



*Plate 4: Trench 4 looking north*



*Plate 5: Trench 4 looking north-west with medieval ditch*



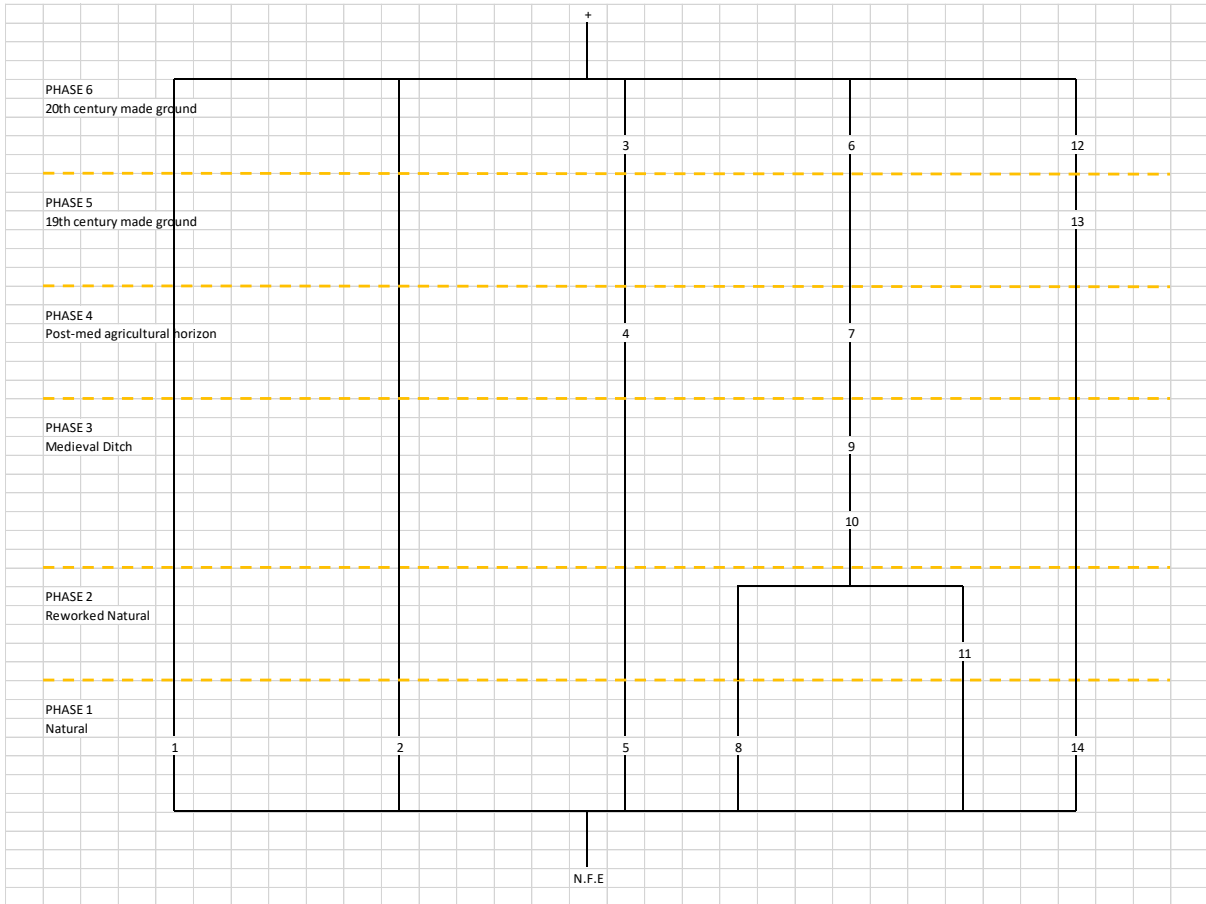
Plate 6: Trench 5 looking west



## 9 APPENDIX 1: CONTEXT LIST

Context	CTX_Type	Trench	CTX_ Interpretation	TX_Catego	CTX_Length	CTX_Width	CTX_Depth	Levels	Levels	Phase
1	Layer	Trench 1	Natural brickearth	Natural	4	4		7.48	7.48	WMD19_PH1
2	Layer	Trench 2	Natural brickearth	Natural	4	4		7.48		WMD19_PH2
3	Layer	Trench 3	Late 20th century made ground	Make-up	15	4	0.2	7.97		WMD19_PH6
4	Layer	Trench 3	Redeposited natural brickearth	Agricultural	15	4	0.2	7.77		WMD19_PH2
5	Natural	Trench 3	Natural brickearth	Natural	15	4		7.57	7.23	WMD19_PH1
6	Layer	Trench 4	Modern made ground	Make-up	15	1	0.6	8.26	7.97	WMD19_PH6
7	Layer	Trench 4	Redeposited brickearth	Agricultural	15	1	0.4	7.7	7.7	WMD19_PH4
8	Natural	Trench 4	Natural brickearth	Natural	15	1	0.3	7.5		WMD19_PH1
9	Fill	Trench 4	Backfill of medieval ditch	Backfill	2.3	1	0.5	7.42	7.38	WMD19_PH3
10	Cut	Trench 4	Medieval ditch	Ditch	2.3	1	0.25	7.42	6.88	WMD19_PH3
11	Layer	Trench 4	Redeposited brickearth	Agricultural	1.4	1.6	0.2	7.38		WMD19_PH2
12	Layer	Trench 5	Late 20th century made ground	Levelling	10	1.82	0.3	8.14		WMD19_PH6
13	Layer	Trench 5	Modified brick earth	Agricultural	1.8	10	0.35	7.69		WMD19_PH5
14	Natural	Trench 5	Natural alluvial clay	Natural	10	1.8		7.34		WMD19_PH1

## 10 APPENDIX 2: STRATIGRAPHIC MATRIX





## 11 APPENDIX 3: OASIS FORM

OASIS ID: preconst1-372849

### Project details

Project name Tottenham Hale Centre

Short description of the project An archaeological evaluation was undertaken by Pre-Construct Archaeology at the Ashley Road East and West and Welbourne sites, part of the Tottenham Hale Centre redevelopment, London, N17 9LB. The work was commissioned by RPS on behalf of Argent. Seven evaluation trenches were excavated. The earliest deposit encountered on site was natural brickearth. Levels taken on the natural deposits suggested the natural topography of the site slopes downwards slightly to the southeast in the direction of the River Lea. A ditch dated to the medieval period with a north-west by south-east orientation, also containing late Mesolithic or early Neolithic worked flints was recorded in the west of the site. The medieval features were sealed by post-medieval agricultural horizons. Made ground, dated to the 20th century was found to form the current ground surface level.

Project dates Start: 15-10-2019 End: 22-10-2019

Previous/future work No / Yes

Type of project Field evaluation

Site status Local Authority Designated Archaeological Area

Current Land use Industry and Commerce 3 - Retailing

Current Land use Community Service 1 - Community Buildings

Monument type DITCH Medieval

Monument type PLOUGH SOIL Post Medieval

Significant Finds POTTERY Medieval

Significant Finds      WORKED FLINT Early Neolithic

Methods                & "Test Pits"  
techniques

Development type    Housing estate

Prompt                 National Planning Policy Framework - NPPF

Position    in    the    After full determination (eg. As a condition)  
planning process

---

### Project location

Country                England

Site location         GREATER LONDON HARINGEY TOTTENHAM Tottenham Hale Centre

Postcode             N17 9LB

Study area            2.25 Hectares

Site coordinates    TQ 34290 89573 51.588495309369 -0.06131286024 51 35 18 N 000 03 40  
W Point

Height OD / Depth    Min: 7.34m Max: 7.48m

---

### Project creators

Name                 of Pre-Construct Archaeology Ltd.  
Organisation

Project                brief Argent Limited  
originator

Project                design Helen Hawkins  
originator

Project director/manager Helen Hawkins

Project supervisor Neil Hawkins

Project supervisor Shane Maher

Type of Private developer  
sponsor/funding  
body

Name of Argent  
sponsor/funding  
body

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Entered by Helen Hawkins (hhawkins@pre-construct.com)

Entered on 6 November 2019

## 12 APPENDIX 4: LITHIC ASSESSMENT

Dr Barry Bishop

### A1.1 Introduction

A1.1.1 The archaeological investigations at the Welbourne site resulted in the recovery of two struck flints and a burnt unworked flint fragment. This report describes the struck flint and assesses its archaeological significance. The lithic material was recovered from the fill of a ditch dated to the medieval period (fill [07]) and a post-medieval agricultural soil (context [09]). All metrical descriptions follow the methodology established by Saville (1980).

### A1.2 Quantification

Context	Blade-like flake	Flake fragment	Burnt stone (no.)	Burnt stone (wt:g)
7		1		
9	1		1	46

Table L01: Quantification of the lithic material from Tottenham Hale

### A1.3 Description

A1.3.1 Both of the pieces of struck flint are technologically comparable and comprise heavily burnt fragments of blades or blade-like flakes (Table L01; Appendix L01). Neither appears to be retouched or show any evidence of utilization, although the burning has caused their edges to disintegrate which would preclude identifying any finer traces. The burning has also altered the flints' original colour and as no cortex remains, the source of the raw materials cannot be established. Technologically they are the product of a considered, blade-based, reduction strategy that can be dated to the Mesolithic or Early Neolithic periods.

A1.3.2 The burnt stone is unworked and comprises the larger part of a rounded flint alluvial pebble. It has been heated to a moderate extent, causing it to become reddened and fire-crazed, most probably from being in close proximity to a ground-set hearth or similar fire. Burnt flint is difficult to date and the heating could have occurred during any period prior to its deposition.

### A1.4 Significance and Recommendations

A1.4.1 The struck flint indicates prehistoric activity at the site that can be dated to the Mesolithic or Early Neolithic periods. However, by themselves they can contribute little to understandings of the precise

chronology or nature of the activities represented. Due to the size of the assemblage no further analytical work is warranted although it should be recorded in the Historic Environment Record and a brief mention included in any published account of the fieldwork. Should further work be considered, the assemblage reported here should be re-documented in conjunction with any additional material found following the completion of the archaeological programmes. From the point of view of the lithic material, any further fieldwork should focus on obtaining as large and closely contextually defined lithic assemblage as possible, in order to attempt to understand the nature, extent and chronology of any prehistoric lithic-based activities. Should sufficient quantities of lithic artefacts be procured from any future work, full metrical, typological and technological analysis may be warranted.

#### Bibliography

Saville, A. 1980 *On the Measurement of Struck Flakes and Flake Tools*. *Lithics* 1, 16-20.

## 13 APPENDIX 5 POTTERY ASSESSMENT

Chris Jarrett

- A1.5 A total of five sherds (29g) of pottery was collected by hand from the archaeological work and was found in two contexts. Deposit [9] produced four sherds (26g) of medieval coarseware (MCW), dated c. 1140–1300 and includes the expanded, squared wheel-thrown rim of a probable jar. Context [13] contained a single sherd (3g) of refined whiteware with transfer-printed decoration (TPW) with a design that probably dates to the late 19th-early 20th century.
- A1.6 The pottery has significance and potential at a local level for demonstrating c. 1140–1300 dated medieval activity on the study area. There are no recommendations for further work on the pottery at this stage, although if further archaeological work is undertaken on the study area then its importance should be reviewed

## 14 APPENDIX 6: CLAY TOBACCO PIPE ASSESSMENT

Chris Jarrett

- A1.7 A total of two fragments of clay tobacco pipe were recovered by hand from the archaeological work. Deposit [7] produced the heel and stem of a clay tobacco pipe broadly dated c. 1660–1710. Context [13] contained a very thin stem with a fine bore that can only be broadly dated c. 1730–1910.
- A1.8 The clay tobacco pipes have no significance as the finds occur in a small quantity with little meaning. The finds do have the potential to broadly date the contexts they were found in. There are no recommendations for further work on the clay tobacco pipes.

# PCA

## **PCA CAMBRIDGE**

THE GRANARY, RECTORY FARM  
BREWERY ROAD, PAMPISFORD  
CAMBRIDGESHIRE CB22 3EN

t: 01223 845 522

e: [cambridge@pre-construct.com](mailto:cambridge@pre-construct.com)

## **PCA DURHAM**

THE ROPE WORKS, BROADWOOD VIEW  
CHESTER-LE-STREET  
DURHAM DH3 3AF

t: 0191 377 1111

e: [durham@pre-construct.com](mailto:durham@pre-construct.com)

## **PCA LONDON**

UNIT 54, BROCKLEY CROSS BUSINESS CENTRE  
96 ENDWELL ROAD, BROCKLEY  
LONDON SE4 2PD

t: 020 7732 3925

e: [london@pre-construct.com](mailto:london@pre-construct.com)

## **PCA NEWARK**

OFFICE 8, ROEWOOD COURTYARD  
WINKBURN, NEWARK  
NOTTINGHAMSHIRE NG22 8PG

t: 01636 370 410

e: [newark@pre-construct.com](mailto:newark@pre-construct.com)

## **PCA NORWICH**

QUARRY WORKS, DEREHAM ROAD  
HONINGHAM  
NORWICH NR9 5AP

T: 01603 863 108

e: [norwich@pre-construct.com](mailto:norwich@pre-construct.com)

## **PCA WARWICK**

UNIT 9, THE MILL, MILL LANE  
LITTLE SHREWLEY, WARWICK  
WARWICKSHIRE CV35 7HN

t: 01926 485 490

e: [warwick@pre-construct.com](mailto:warwick@pre-construct.com)

## **PCA WINCHESTER**

5 RED DEER COURT, ELM ROAD  
WINCHESTER  
HAMPSHIRE SO22 5LX

t: 01962 849 549

e: [winchester@pre-construct.com](mailto:winchester@pre-construct.com)

