

**T H A M E S      V A L L E Y**

**ARCHAEOLOGICAL**

**S E R V I C E S**

**Townsend Yard, Highgate,  
London Borough of Haringey**

**Archaeological Evaluation**

**by Andy Taylor**

**Site Code: TYH22/135**

**(TQ 2854 8741)**

# **Townsend Yard, Highgate, London Borough of Haringey**

**An Archaeological Evaluation  
for PSP Consultants**

by Andy Taylor

Thames Valley Archaeological Services Ltd

Site Code TYH 22/135

**June 2022**

## Summary

**Site name:** Townsend Yard, Highgate, London Borough of Haringey

**Grid reference:** TQ 2854 8741

**Site activity:** Evaluation

**Date and duration of project:** 21st-22nd June 2022

**Project coordinator:** Danielle Milbank

**Site supervisor:** Andy Taylor

**Site code:** TWS22

**Project code:** TYH 22/135

**Area of site:** 0.07 hectares

**Summary of results:** No deposits or finds of any archaeological interest were encountered during the evaluation. The trenches all showed Victorian or later made ground to depths of at least 1.15m and a test pit showed these continued to below 2m. The natural geology was not observed. A dump of waste clay pipes dating to the mid 19<sup>th</sup> century was observed.

**Location and reference of archive:** The archive is presently held at Thames Valley Archaeological Services, Reading and will be deposited with the Museum of London in due course, with accession code TWS 22.

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[www.tvas.co.uk/reports/reports.asp](http://www.tvas.co.uk/reports/reports.asp).*

Report edited/checked by:	Steve Ford ✓ 30.06.22
	Steve Preston ✓ 30.06.22

# Townsend Yard, Highgate, London Borough of Haringey An Archaeological Evaluation

by Andy Taylor

Report 22/135

## Introduction

This report documents the results of an archaeological field evaluation carried out at Townsend Yard, Highgate, London Borough of Haringey (TQ 2854 8741) (Fig. 1). The work was commissioned by Mr Peter Stone of PSP Consultants, Bishops Park House, 25-29 Fulham High Street, London, SW6 3JH on behalf of Mead Building Contractors Ltd, Unit 29, The IO Centre, Hearle Way, Hatfield, AL10 9EW.

Planning consent (HGY/2020/1326) has been granted by the London Borough of Haringey for the construction of seven new dwellings on the site. The consent is subject to a condition (15) which requires a programme of archaeological work to be carried out prior to development.

This was in accordance with the Ministry of Housing, Communities and Local Government's *National Planning Policy Framework* (NPPF 2019), and the Borough Council's policies on archaeology. The field investigation was carried out to a specification approved by Mr Adam Single, Archaeology Adviser with the Greater London Archaeology Advisory Service (GLAAS), advisers to the Borough on matters relating to archaeology. The fieldwork was undertaken by Andy Taylor and Thomas Stewart between 21st and 22nd June 2022. The TVAS project code is TYH 22/135. The archive is presently held at Thames Valley Archaeological Services, Reading and will be deposited with the Museum of London or Archaeology Data Service in due course, with accession code TWS22.

## Location, topography and geology

The site is located to the rear of properties on the northern side of Highgate High Street and is set back further to the north. It is bounded by residential properties to the south with industrial units to the west and east and woodland to the north (Figs 1 and 2). It currently comprises rough areas of Tarmac with derelict garages dividing the site in two. The underlying geology is mapped as Claygate Member (Silt and fine grained sand) (BGS 1994) and the site lies at a height of *c.* 121m above Ordnance Datum (aOD) at the southern end of the site sloping down to *c.* 119m aOD to the north.

## **Archaeological background**

The archaeological potential of the site has been highlighted in a desk-based assessment (Archaeology Collective 2020). In summary the site lies close to a total of 36 non-designated archaeological heritage assets. Eleven parks of historical importance, a single Roman findspot and two Archaeological Priority Areas (APAs) have been recorded in the study area. The majority of these assets are associated with the occupation of a settlement at Highgate from the Medieval period onwards. The site lies just to the north of Highgate Archaeological Priority Area. There are no known designated or known non-designated heritage assets within the area of the site.

## **Objectives and methodology**

The purpose of the evaluation was to determine the presence/absence, extent, condition, character, quality and date of any archaeological deposits within the area of development.

The specific research aims of this project are:

- to determine if archaeologically relevant levels have survived on this site;
- to determine if archaeological deposits of any period are present;
- to determine if any deposits of Medieval date are present; and
- to inform a strategy for mitigation if required

It was proposed to dig three trenches, each 8m long and 1.8m wide. These were to be dug using a JCB-type machine fitted with a toothless grading bucket under constant archaeological supervision. All spoilheaps were monitored for finds. Sufficient of any identified archaeological deposits would be investigated to satisfy the aims outlined above.

## **Results**

Three trenches were opened as close as possible to their intended locations, although space restrictions did result in some slight repositioning. The trenches measured between 2.70m and 8m long and between 1.15m and 2.10m deep.

A complete list of trenches giving lengths, breadths, depths and a description of sections and geology is given in Appendix 1.

### Trench 1 (Pl. 1)

This trench was aligned North-South and measured 2.70m long and was dug to a depth of 1.20m. The stratigraphy observed consisted of 0.60m of a dark brown grey sandy clay containing modern brick rubble,

overlying 0.30m of light brown sand, above 0.30m of a dark grey brown silty clay. This contained modern brick rubble and plastic and large amounts of asbestos were encountered. As such no further work was carried out on this trench and the natural geology was not observed.

#### Trench 2 (Pls 2-4)

This trench was aligned approximately North-South and measured 8m long and was dug to a depth of 1.15m. A test pit was dug at the northern end of the trench to a depth of 1.80m. The stratigraphy observed consisted of 0.23m of Tarmac overlying 0.37m of a mid red brown silty clay made ground containing modern brick rubble. This overlay 0.20m of a light brown yellow silty clay containing 'china' pottery, tile and bricks. This overlay a dark brown grey silty clay containing tile, 'china' and large dumps of clay pipes (dated to the mid 19<sup>th</sup> century) . The test pit was continued further into this layer down to 1.8m with no natural geology encountered. Again, immediately at the northern end of the trench, pieces of asbestos were encountered.

#### Trench 3 (Fig. 4)

This trench was aligned North West-South East and measured 5m long and was dug to a depth of 1.20m with a test pit at the south-eastern end to a depth of 2.10m. The stratigraphy observed consisted of 0.20m of Tarmac and rubble overlying 0.46m of a yellow brown sandy clay containing brick fragments. This overlay 0.34m of a light brown grey sandy silt containing Victorian brick and tile and 'china'. This overlay 0.20m of a dark brown grey sandy clay, which continued to a depth of 2.10m in the test pit. The section showed these layers sloping to the north east, reflecting the sloping nature of the site and likely represents make up layers. The level of the natural geology was not reached.

### **Finds**

No finds earlier than the Victorian period were observed during the course of the evaluation.

#### *The Claypipes* by Genni Elliott

A sample of three clay pipes were retained from those found in in trench 2. All three contained the bowl largely intact and a part of the stem. No mouth pieces were present. All were of a similar type with elongated bowls, narrow boreholes through the stem and makers initials on the spurs. They corresponded to Oswald type 12 (fig.

3G); dating to 1730-80. Two contained the makers mark 'CD' and were identical in type. The third contained the makers mark 'IS' and had a slightly narrower bowl.

The initials were looked up in Oswald (1975). 'CD' identifies as Charles Dickens of Spitalfields 1817-1828. For 'IS' there are a number of possibilities in the area, with the most likely ones being James Stockton (1850-9, Goswell Road), James Strutt (1856-76, Stepney), James Silk (1862-90, Globe Road), John Smith (1867-77, Old Ford Road) or John Stone (1886-99, Liverpool Road).

## **Conclusion**

Despite the potential for archaeology to be present on the site no deposits or finds of archaeological significance were observed. The depth and layers encountered in the trenches likely represent Victorian make up layers possibly either from quarrying on the site or from a levelling event, in-filling the natural slope of the site to allow for building. Based on the encountered evidence it seems unlikely that archaeological deposits exist on this site and it can be regarded as having a low archaeological potential.

## **References**

- AC, 2020, 'Archaeological Desk-based assessment: Townsend Yard, Highgate, London N6 5JF, London Borough of Haringey', Archaeological Collective project 1356a, London
- BGS, 1994, *British Geological Survey*, 1:50,000, Sheet 256, Solid and Drift Edition, Keyworth
- CIFA, 2020, *Standard and guidance for archaeological field evaluation*, Chartered Institute for Archaeologists, Reading
- NPPF, 2019, *National Planning Policy Framework (revised)*, Ministry for Housing, Communities and Local Government, London
- Oswald, A, 1975, *Clay Pipes for the Archaeologist*, BAR Brit Ser 14, Oxford

## APPENDIX 1: Trench details

**0m at S or W end. Natural geology was not observed in the trenches.**

<i>Trench</i>	<i>Length (m)</i>	<i>Breadth (m)</i>	<i>Depth (m)</i>	<i>Comment</i>
1	2.70	1.80	1.20	0-0.60m dark brown grey sandy clay; 0.60m-0.90m light brown sand; 0.90m-1.20m+ dark brown grey sandy clay. <b>[Pl. 1]</b>
2	8.00	1.80	1.15 (1.80 Test Pit)	0-0.23m tarmac and rubble; 0.23m-0.60m mid red brown silty clay; 0.60m-0.80m light brown yellow silty clay; 0.80m-1.80+ dark brown grey silty clay. <b>[Pls 2-4]</b>
3	5.00	1.80	1.20 (2.10 Test Pit)	0-0.20m-0.66m yellow brown sandy clay; 0.66m-1.00m light brown grey sandy clay; 1.00m-2.10m+ dark brown grey sandy clay.

## APPENDIX 2: OASiS Summary form

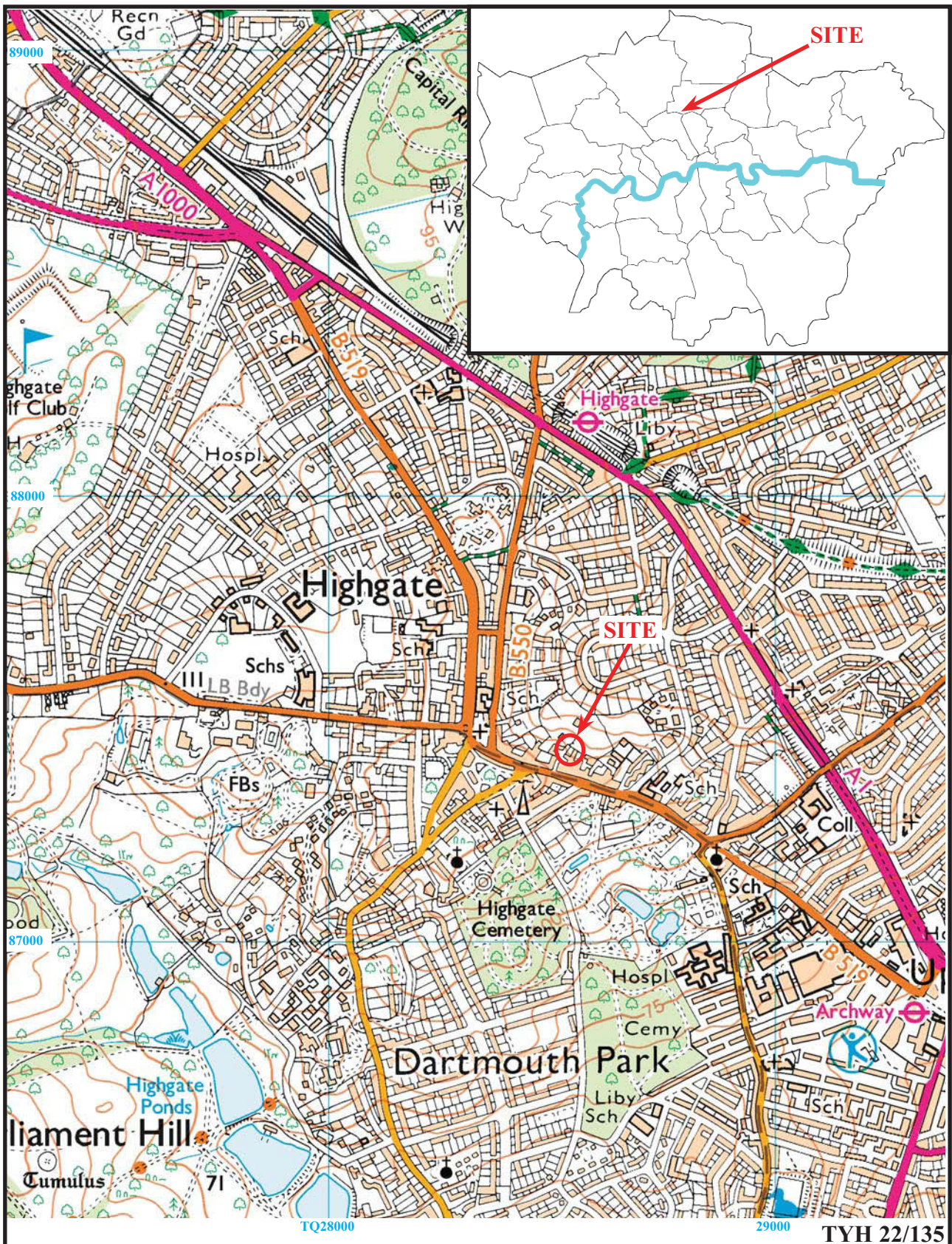
(over/)



## Summary for thamesva1-507734

OASIS ID (UID)	thamesva1-507734
Project Name	Evaluation at Townsend Yard, Highgate, London Borough of Haringey
Sitename	Townsend Yard, Highgate, London Borough of Haringey
Activity type	Evaluation
Project Identifier(s)	TYH22/135
Planning Id	HGY/2020/1326
Reason For Investigation	Planning: Post determination
Organisation Responsible for work	Thames Valley Archaeological Services Ltd
Project Dates	21-Jun-2022 - 22-Jun-2022
Location	Townsend Yard, Highgate, London Borough of Haringey NGR : TQ 28540 87410 LL : 51.5709159518181, -0.146674648685583 12 Fig : 528540,187410
Administrative Areas	Country : England County : Greater London District : Haringey Parish : Haringey, unparished area
Project Methodology	Three trenches were opened mechanically under archaeological supervision.
Project Results	The three trenches encountered only Victorian (or later) made ground deposits to depths of at least 1.15m and a test pit showed this continuing to 2.1m. The natural geology was not reached. There were no deposits of archaeological interest and only 19thcentur and later finds.
Keywords	
Funder	
HER	Greater London HER - unRev - STANDARD
Person Responsible for work	A, Taylor
HER Identifiers	
Archives	Documentary Archive, Digital Archive - to be deposited with Museum of London;





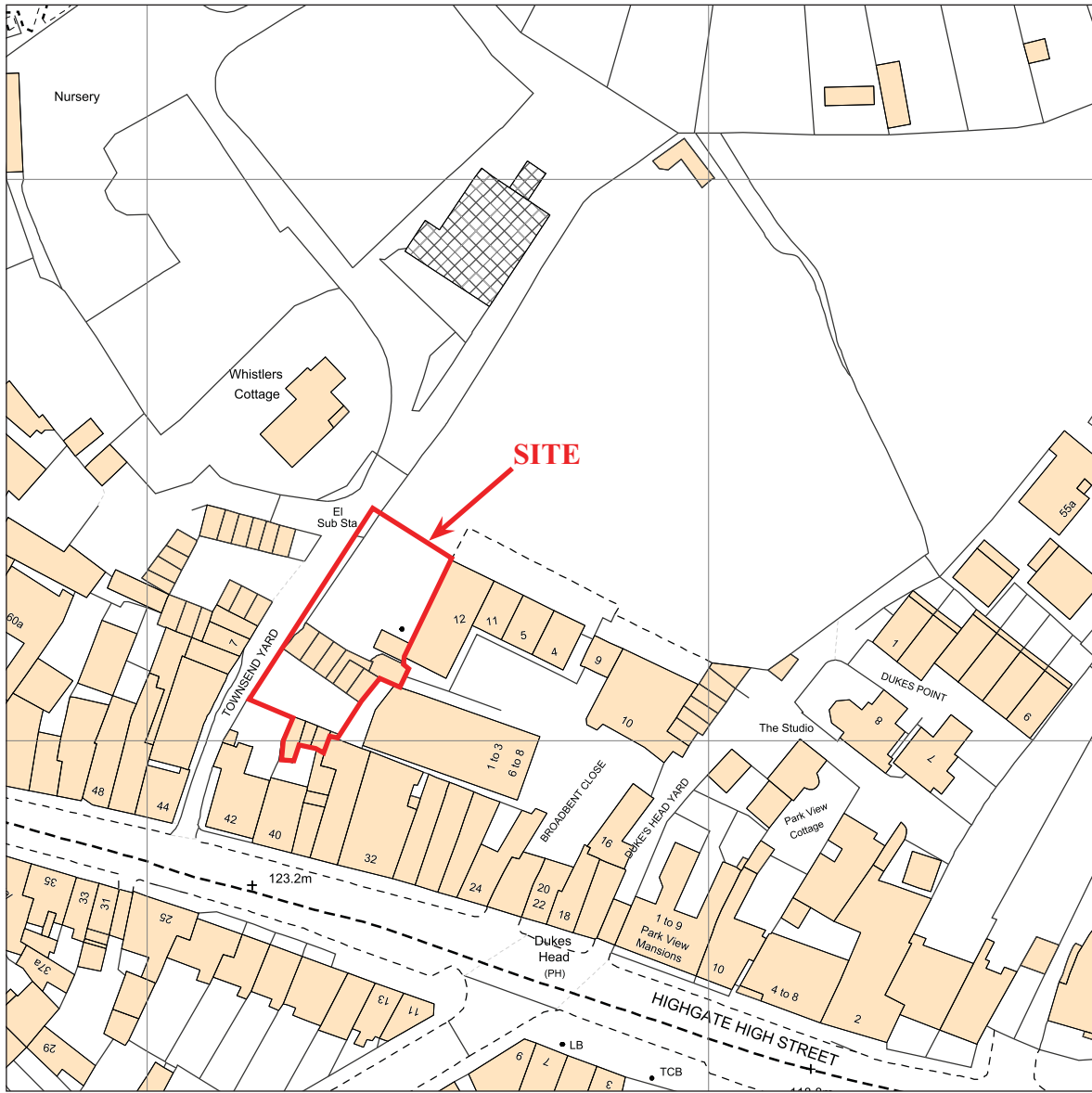
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Figure 1. Location of site within Highgate and  
Greater London.

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Figure 2. Detailed location of site at Townsend Yard.

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Figure 3. Location of trenches.



Trench 3

121m aOD

Tarmac/Rubble

Yellow Brown Sandy Clay

Light Brown Grey Sandy Clay

Dark Brown Grey Sandy Clay

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Figure 4. Representative section



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Plate 1. Trench 1, looking North East, Scales: horizontal 2m and 0.5m, vertical 1m.



Plate 2. Trench 2, looking North, Scales: horizontal 2m and 1m, vertical 0.5m.

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**Townsend Yard, Highgate,  
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Plates 1 and 2.**

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Plate 3. Trench 2, looking North West, Scales: 2m and 1m.



Plate 4. Trench 2, looking North West, Scales: 2m and 1m.

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**Townsend Yard, Highgate,  
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Plates 3 and 4.**

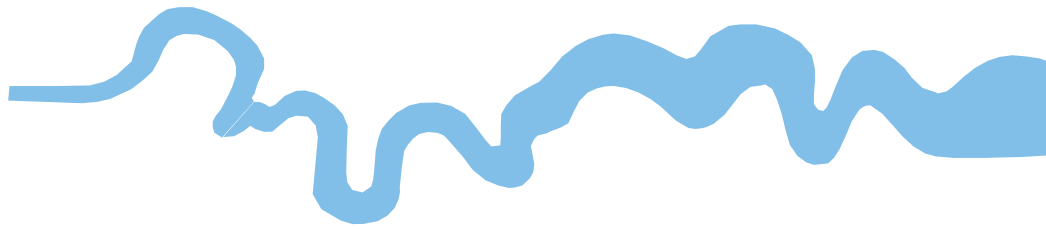
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## TIME CHART

	Calendar Years
Modern _____	AD 1901
Victorian _____	AD 1837
Post Medieval _____	AD 1500
Medieval _____	AD 1066
Saxon _____	AD 410
Roman _____	AD 43 AD 0 BC
Iron Age _____	750 BC
Bronze Age: Late _____	1300 BC
Bronze Age: Middle _____	1700 BC
Bronze Age: Early _____	2100 BC
Neolithic: Late .....	3300 BC
Neolithic: Early .....	4300 BC
Mesolithic: Late .....	6000 BC
Mesolithic: Early .....	10000 BC
Palaeolithic: Upper .....	30000 BC
Palaeolithic: Middle .....	70000 BC
Palaeolithic: Lower .....	2,000,000 BC







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