

## Archaeological Desk-Based Assessment



**Bush Hill Park Tennis Club  
25-33 Abbey Road  
Enfield  
EN1 2QP**

On behalf of

**Mr Davidian**

**January 2021**

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*Cover: View looking northwest towards site of tennis courts at Abbey Road, Enfield*

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## Contents:

1	Non-Technical Summary.....	1
2	Introduction.....	2
	2.1 Site Location, Soils and Geology .....	2
3	Methodology .....	4
	3.1 Aims and Objectives .....	4
	3.2 Criteria for Assessment of Potential and Importance of Heritage Assets .....	4
	3.3 Consultation of Archaeological Records.....	5
4	Archaeological Assessment .....	6
	4.1 Prehistoric.....	6
	4.2 Romano-British.....	7
	4.3 Medieval .....	9
	4.4 Post-Medieval.....	10
5	Historic Environment Record Gazetteers and Maps .....	12
6	Site Visit .....	19
7	Conclusions.....	20
	7.1 Potential Impacts.....	20
	7.2 Overall Conclusion .....	20
8	Copyright .....	21
9	Bibliography.....	21
10	Cartography and Aerial Photography .....	22
11	Appendix 1: Historic Maps.....	23

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## 1 Non-Technical Summary

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Border Archaeology (BA) has been commissioned to carry out an Archaeological Desk Based Assessment (ADBA) regarding a proposed development of four residential properties (containing a total of nine residential apartments) on the site of disused tennis courts at 25-33 Abbey Road Enfield EN1 2QP. The results can be summarised thus:

**Prehistoric:** The potential for encountering archaeological remains of prehistoric date been assessed as **Moderate**. While limited evidence for late prehistoric activity has been recorded in the immediate vicinity of the site, its location on the interface between river terrace gravels and brickearth deposits close to a tributary of the River Lea suggests potential to reveal evidence of human habitation dating back to early prehistory. Within the wider locality, early prehistoric flint scatters have been recorded, as well as an Iron Age univallate hillfort at Bush Hill.

**Romano-British:** The potential to reveal Romano-British remains in the vicinity of the site has been assessed as **Moderate**. The site is located about 680m west of the probable line of the important Roman highway of Ermine Street and significant remains of a Romano-British roadside settlement have been recorded to the immediate west of this section of the road. Evidence of Romano-British settlement and burial activity appears to have extended well to the west of Ermine Street, with several discrete clusters of burials and occupation features identified to the west and northwest of the site. There would thus appear to be some potential for groundworks to reveal evidence of Romano-British burial activity and occupation features in this area, although a number of previous interventions carried out near to the site have yielded largely negative results.

**Medieval:** The potential to encounter evidence of medieval remains has been assessed as **Low to Moderate**. The site lies about 615m to the south of the former site of a moated manor house at Oldbury. Recorded evidence for medieval activity in close proximity to the site is limited, suggesting that it remained as sparsely-settled agricultural land throughout this period. It is possible that evidence of cultivation features of medieval date might be revealed.

**Post-Medieval:** The potential to reveal evidence of archaeological features of post-medieval date has been assessed as **Low to Moderate**. The site lay within an area of open common fields on the southern edge of Enfield parish prior to enclosure in the early 19<sup>th</sup> century. Later Ordnance Survey mapping shows that the site remained undeveloped until the early 20<sup>th</sup> century, when the residential street of Abbey Road was laid out (as part of the Bush Hill Park Estate) and the present tennis courts built.

**Summary Conclusion & Recommendations:** The overall potential of the site in archaeological terms has been assessed as Moderate, with particular reference to encountering evidence of Romano-British remains. The potential to encounter evidence of prehistoric, medieval and post-medieval remains has been assessed as Low to Moderate. However, it is BA's considered opinion that, *prima facie*, based on the available evidence, the archaeological potential of the site does not present an impediment to the development.

**Recommendations:** Given the Moderate archaeological potential of the site, it is recommended that an appropriate programme of archaeological work, the details of which to be agreed with the Greater London Archaeological Advisory Service, will be necessary to determine the extent, depth and significance of buried archaeological features and deposits across the site.

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## 2 Introduction

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Border Archaeology (BA) was instructed by MSK Design Ltd on behalf of Mr Davidian to undertake an Archaeological Desk Based Assessment with regard to a planning application relating to the removal of two disused tennis courts and the erection of four residential terraced properties; comprising a total of nine residential flats at Bush Hill Park Tennis Club, 25-33 Abbey Road Enfield EN1 2QP (*fig. 1*).

This ADBA assesses the impact of the proposed development on buried heritage assets (archaeological remains). It forms an initial stage of investigation of the proposed development site and may be required in relation to the planning process, so that the local planning authority can formulate an appropriate response in the light of the impact upon any known or potential heritage assets. These are parts of the historic environment which are considered to be significant because of their historic, evidential or aesthetic and/or communal interest.

### 2.1 Site Location, Soils and Geology

The site, which covers an approximate area of 1061 sq. m and stands at an approximate height of 21m AOD, consists of a pair of disused tennis courts (formerly part of the Bush Hill Tennis Club) situated on the W side of the residential street of Abbey Road (about 0.95km SE of Enfield Town) between two large semi-detached houses of early 20<sup>th</sup> century date. The site is located within the Bush Hill Park Conservation Area and an Archaeological Priority Area (APA) associated with the Roman road of Ermine Street and associated roadside settlement (DLO35154) as designated by the London Borough of Enfield and the Greater London Archaeology Advisory Service.

The British Geological Survey (BGS) lists the underlying solid geology within the E portion of the site as comprising-Clay, Silt and Sand of the London Clay Formation, formed about 48-56 million years ago in the Palaeogene Period. In terms of superficial deposits, the site is located partly within an extensive area of Clay and Silt deposits of the Enfield Silt Member, while the southernmost portion of the site is occupied by a discrete spur of sand and gravels of the Taplow Gravel Member (both of which were laid during the Quaternary period). According to the Lower Lea Valley Mapping Project, the site lies within Landscape Zone 5.7, (Terrain 6: tributary valleys), which is described as a tributary valley on the W side of the Lea Valley, cutting through the river terrace gravels which gradually descend from Enfield Town in the W to Ponders End in the E (Corcoran et al., 2011).

No records of geotechnical investigations have been identified within the site itself. An evaluation at 29 Park Avenue Bush Hill Enfield (360m SW of the site) revealed natural brickearth deposits at depths ranging between 0.40 and 0.70m below existing ground level (bgl) while an evaluation in 2004 at 22-24 Lincoln Road (c.390m NNW of the site) revealed brickearth deposits at 0.80m bgl overlying Taplow Gravels at a depth of 1.6m (Densem 2004).

The BGS contains a record of a borehole dug in in 1989 at Wellington Street (about 90m NE of the site) at NGR TQ 33340 95620 which recorded the following sequence of deposits, namely:

0-0.65m: Made ground (tarmac, brick and rubble)

0.65-0.90m: Soft to firm bluish grey intact slightly sandy and silty organic clay with traces of fine angular gravel

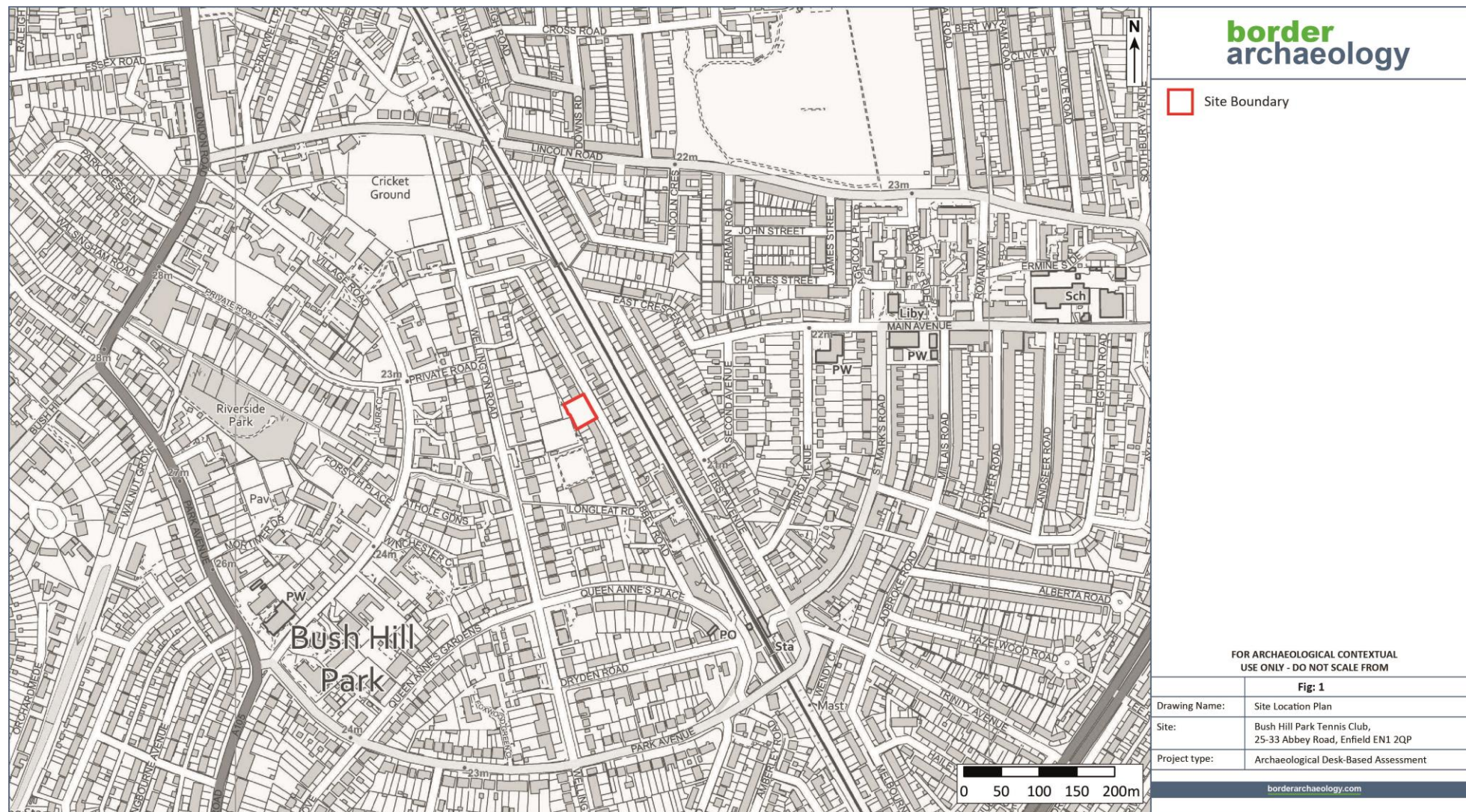
0.90m-3.90m: Dense light greyish brown sandy fine to coarse subangular/subrounded flint gravel

3.90m-4.40m: Firm greyish brown mottled slightly sandy to sandy silty clay

4.40m-6.00m: Stiff dark greyish brown extremely closely fissured sandy clay.

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## 3 Methodology

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### 3.1 Aims and Objectives

This ADBA seeks to identify any known or potential archaeological and built-heritage assets (both designated and undesignated) in the vicinity of the specific study area and to establish the importance of these archaeological and built heritage assets (including an assessment of their character, extent and quality) within a local, regional and national context.

### 3.2 Criteria for Assessment of Potential and Importance of Heritage Assets

- Potential

This assessment contains a record of the known and potential archaeological and built-heritage assets in the vicinity of the proposed development. The potential for encountering a particular resource in the vicinity of the site has been assessed according to the following scale:

**Low** – Very unlikely to be encountered.

**Moderate** – Possibility that features may be encountered in the vicinity of the site.

**High** – Remains highly likely to survive in the vicinity of the site.

- Importance (Value)

The criteria used to determine the importance of archaeological and built heritage assets in the vicinity of the proposed development (*Table 1*) has been informed by guidelines for assessing cultural heritage assets contained in *Design Manual for Roads and Bridges (DMRB) Sustainability and Environment Appraisal LA 106: Cultural Heritage Assessment* (revised January 2020) and informed by relevant Historic England guidance regarding the assessment of archaeological assets, including: *The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 2<sup>nd</sup> Edition* (Historic England 2017), *Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12* (Historic England 2019) and *Preserving Archaeological Remains* (Historic England 2016).

BA is also cognisant of general guidelines on the assessment of heritage assets within the *National Policy Planning Framework* Chapter 16, in particular paragraph 189 stating that ‘in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance (MCHLG 2019)’.

This Assessment also reflects local and regional planning policy guidance regarding the assessment of archaeological assets contained in the *London Plan* (Policy 7.8 Heritage Assets and Archaeology) and relevant policies contained in the *Enfield Core Strategy 2010-2025* (Adopted November 2010) in particular Core Policy 31 (Landscape and Built Heritage) and Policy DMD 44 (Conserving and Enhancing Heritage Assets) and Appendix 6 (Heritage Statements) contained in the *Adopted Development Management Document* (adopted November 2014).

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**Table 1: Factors for assessing the importance of archaeological and built heritage assets**

<b>Very High</b>	World Heritage Sites (including nominated sites). Assets of acknowledged international importance. Assets that can contribute significantly to acknowledged international research objectives.
<b>High</b>	Scheduled Monuments (including proposed sites). Undesignated assets of schedulable quality and importance. Assets that can contribute significantly to acknowledged national research objectives.
<b>Medium</b>	Designated or undesignated assets that contribute to regional research objectives.
<b>Low</b>	Designated and undesignated assets of local importance. Assets compromised by poor preservation and/or poor survival of contextual associations. Assets of limited value, but with potential to contribute to local research objectives.
<b>Negligible</b>	Assets with very little or no surviving archaeological interest.
<b>Unknown</b>	The importance of the resource has not been ascertained.

### 3.3 Consultation of Archaeological Records

In order to understand the full archaeological and historical context of the site, information was collected on the known cultural heritage features within a 500m study area around the site, the results of which are shown on a series of maps (*figs. 2-4; Tables 2-4*). These maps show the location of known archaeological and built heritage features (including SAMs, archaeological events and monuments) and previous archaeological interventions within the study area, which are listed in the gazetteer and referred to in the text.

The research carried out for this ADBA consists of the following elements:

- Greater London Historic Environment Record (GLHER) - information from past investigations, find spots and documentary and cartographic sources and aerial photographs. A total of 18 archaeological monuments, 13 events and three listed buildings were recorded within a 500m radius of the site, based on consultation of the Greater London Historic Environment Record.
- Historic England – information on statutory designations including SAMs, registered parks and gardens and listed buildings along with identified Heritage at Risk.
- British Geological Survey (BGS) – solid and drift geology digital map; BGS geological borehole record data.
- The British Library, the National Archives and the London Metropolitan Archives – historic maps, published and unpublished archaeological and historical accounts.
- Internet sources, including LPA local plan and information on conservation areas, archaeological priority areas and locally listed buildings.
- Historic England Archive – collections of vertical and oblique aerial photographs dating back to 1938 were consulted.

Please note that due to travel restrictions as a result of the Covid-19 pandemic, it has not been possible to undertake a detailed site visit as per usual practices. BA has endeavoured to use its experience in accessing alternative sources and methodologies to provide the relevant information and will look to carry out subsequent site visits at a later date once restrictions have lifted and if appropriate and so required.

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## 4 Archaeological Assessment

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This section analyses the information available from historical sources and records of archaeological work carried out in the vicinity of the specific study area and discusses its implications with regard to the nature and significance of the archaeological resource within the site and potential impact on archaeological features and deposits within the site.

### 4.1 Prehistoric

The site of the proposed development is located on the interface between a discrete spur of river terrace gravels of the Taplow Gravel Formation (also known as Leystonstone Gravels) and an extensive surrounding zone of Enfield Silts (brickearths), both overlying London Clay. The geoarchaeological evolution of the Lower Lea Valley and its tributaries during the Pleistocene has been intensively examined in recent years as part of the *Lower Lea Valley Mapping Project* (Corcoran et al., 2011) and in earlier studies (Gibbard 1994).

According to the Lower Lea Valley Mapping Project (LLVMP), the site is located within Landscape Zone 5.7 (Terrain 6: tributary valleys), which is described as a tributary valley on the W side of the Lea Valley, cutting through the river terrace gravels which gradually descend from Enfield Town in the W to Ponders End in the E. The course of this tributary valley, which may have originated during the Pleistocene era, may be represented by the present-day Saddlers Mill Stream which runs about 100m S of the development site (Corcoran et al. 2011, 125).

No recorded evidence of early prehistoric activity has been identified within the 500m search radius defined for this study; however, the presence of river terrace gravels suggests that there is some potential for the recovery of lithic finds of early prehistoric date in this area. Within the wider surrounding area, finds of Palaeolithic artefacts have been made including an assemblage of Palaeolithic and Mesolithic flint handaxes, flakes and cores found at an approximate depth of 45m AOD within Boyn Hill gravels at Bush Hill Park (about 850m W of the site) in 1883 (MLO20725; Roe 1968, 215).

Evidence of late prehistoric activity is slightly better attested in the archaeological record. An archaeological evaluation carried out in 1992 at 29 Park Avenue Bush Hill Enfield, about 360m SW of the site (ELO 9275) consisting of three trenches revealed evidence of two stake holes cut into the natural brickearth (which was sealed by topsoil at depths ranging between 0.40m and 0.70m bgl), one of which contained pottery of a probable Iron Age date (MoLA 1992; MLO 59958-59959). Some evidence for Iron Age activity has been identified in the wider surrounding area, represented by the earthworks of an oval univallate hill fort at Bush Hill, about 1.2km W of the site, which is designated as a Scheduled Ancient Monument.

**Conclusion:** The potential for encountering evidence of buried features, deposits and finds of prehistoric date has been assessed as **Low to Moderate**. Only limited evidence for prehistoric activity has been recorded in the immediate vicinity of the site, although its location on the interface between river terrace gravels and brickearth deposits close to a tributary of the River Lea suggests potential to reveal evidence of human habitation dating back to early prehistory. Within the wider locality of the study area, lithic finds of early prehistoric date have been

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recorded, as well as a focus of Iron Age activity represented by the univallate hillfort at Bush Hill. Evidence of prehistoric remains, if encountered, would be considered to be of **High** importance as the extent and chronology of prehistoric activity in this area remain poorly understood.

## 4.2 Romano-British

Significant evidence of Romano-British activity has been identified both in the immediate vicinity of the site and the wider surrounding area. The proposed development site is located about 680m W of the line of the Roman road of Ermine Street, a major routeway running from London (*Londinium*) to York (*Eboracum*) via Lincoln (*Lindum*). The course of this section of Ermine Street appears to have run on a N-S alignment slightly to the W of the modern A10 trunk road (Great Cambridge Road), crossing Main Avenue near to the junction with Lincoln Road (Margary 1973, 195). Evidence for its course further to the N was found during archaeological investigations on playing fields at Donkey Lane in 1976, which revealed evidence for a hard-compacted gravel surface (found at an approximate depth of 0.35m bgl and 0.45m in thickness) with traces of a side ditch; while its alignment to the S of Main Avenue was established by excavations carried out by the Enfield Archaeological Society (EAS) in gardens between Leighton Road and Ayley Croft in 1987-88 (Gentry et al. 1977, 124; Dearne 2008, 90-91).

Antiquarian discoveries and more recent archaeological investigations from the 19<sup>th</sup> century onwards have revealed significant evidence of associated roadside settlement and burial activity of Romano-British date extending both along the W side of Ermine Street and well to the W of the Roman road (Robinson 1823, 57; Gentry et al. 1977, 144; Dearne 2008, 90-95; Dearne et al., 2017). Occupation remains dating from the 1<sup>st</sup> to 4<sup>th</sup> century AD were found during the laying out of Landseer Road in 1902, including roofing and hypocaust tiles, brooches, *mortaria*, quern fragments and other artefacts including iron knives.

A substantial programme of excavation undertaken in 1975 by the Enfield Archaeological Society on land S of Lincoln Road (prior to the demolition of 19<sup>th</sup> century cottages in this area), followed by a watching brief in 1976 revealed further evidence of the roadside settlement to the immediate W of Ermine Street (Gentry et al., 1977, 101-89), including the remains of a large ditched enclosure measuring c. 30m × 50m and aligned parallel to the road, which appeared to have been occupied from the late 1<sup>st</sup> century through to the late 4<sup>th</sup> century AD. Within the enclosure, the remains of a metalled surface and several timber and masonry buildings were identified, as well as the remains of a timber-lined well and a corn drier, along with a series of pits associated with industrial activity.

The function and status of the ditched enclosure is uncertain, it has been suggested that it may represent a *mansio* or imperial posting station although it is possible that it may have been an industrial settlement (Gentry et al. 1977, 125; Dearne 2008, 90-91). The enclosure appears to have lain within the N half of a larger roadside settlement along Ermine Street which, based on the results of later investigations further to the S of the 1975 excavation site, appears to have covered an approximate area of 5.4ha (Dearne 2008, 90). A series of cremation burials found in the vicinity of Seventh Avenue may have denoted the W boundary of the settlement.

While the main focus of settlement activity was evidently focused to the immediate W of Ermine Street, the available evidence suggests that Romano-British occupation and burial activity extended well to W of this major

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roadway (Dearne 2008, 92). The site of the proposed development appears to lie within what may have been an extensively settled rural hinterland to the W of Ermine Street, which was initially revealed as a result of the intensive residential development of this area during the late 19<sup>th</sup>/early 20<sup>th</sup> century although more recent archaeological investigations have also yielded sporadic evidence of Romano-British activity.

The nearest recorded findspot of Roman date is a bronze statuette found in 1902 during the laying out of First Avenue, about 125m E of the development site in Abbey Road (MLO2680). A recent watching brief on groundworks at No. 1 Second Avenue in 2010, just to the E of this findspot, revealed topsoil overlying natural brickearths with no evidence for any features, deposits or finds of Romano-British date (ELO11268; EAS 2010). To the SE of the site, an archaeological evaluation and watching brief undertaken in 2006 on land at Abbey Road Garage similarly produced negative results, revealing post-medieval/modern made ground deposits extending to a depth of 1.95m (Wessex Archaeology 2006).

While archaeological interventions in close proximity to the site have yielded limited evidence of Romano-British activity, it may be noted that several clusters of burial sites of Roman date have been identified within the 500m search radius chosen for this study. It is unclear whether these represent discrete groups of burials connected with one or more foci of high-status occupation nearby (possibly a villa site or several farmsteads) or form part of a larger area of burials associated with the nearby Roman road of Ermine Street (Dearne 2008, 92).

Located about 450m NNW of the site, a decorated lead coffin with the remains of an adult and two leaden canisters with cremated remains (one possibly of a child) contained within a tile cist and sealed by a dump of flint were found at an approximate depth of 0.60m bgl during the construction of terraced housing at Burleigh Road in 1902 (MLO57227; Smith 1903, 206-8). The interments have been tentatively dated to the 3<sup>rd</sup> century AD. More recently, an evaluation carried out in 2004 at 22-24 Lincoln Road (about 50m SW of the burial site at Burleigh Road) revealed two roughly parallel ditches aligned NNE-SSW which were cut into the natural brickearth (the top of which was identified at a depth of 0.80m bgl) and sealed by subsoil containing medieval pottery (MLO77564). One of the ditches contained a small quantity of Roman pottery dated to the 2<sup>nd</sup> century AD (ELO2365; Densem 2004).

The remains of another stone coffin of Roman date were found in the garden of No. 18 Wellington Street (about 260m NW of the site), possibly associated with finds of Roman pottery in this same location in 1967 (MLO2817; MLO24671). It has been suggested that this coffin may represent an outlier of a more extensive group of burials found further to the W in Private Road (about 335m W of the site) during the laying out of a garden in 1893-94 (MLO23284). These remains, which were found at a depth of c. 0.90m bgl within an area measuring 20 feet square (roughly 37 sq. m.), comprised a coffinless burial and several urned cremations, sealed by an artificial chalk mound and accompanied by various finds of glass and ceramic vessels (including fragments of amphorae) and a coin of the Emperor Vespasian (Ivens & Deal 1977, 59; Dearne 2008, 92).

To the NW of this burial site, further evidence of inhumation and cremation burials with associated finds of coins and iron nails had been made at an earlier date (in 1816) during the digging of a gravel pit (HER 080620; Robinson 1823, I, 57). These findings would seem to point to a significant focus of Romano-British occupation and associated burial activity located somewhere to the W and NW of the site. However, it may be noted that recent watching briefs undertaken at Nos. 10 and 25 Private Road have produced negative results (ELO14349; ELO17089).

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**Conclusion:** The potential to encounter Romano-British remains has been assessed as **Moderate**. The site is located about 680m W of the probable line of the important Roman highway of Ermine Street and significant remains of a Romano-British roadside settlement (possibly a *mansio* or an industrial settlement) have been recorded to the immediate W of this section of the road. Evidence of Romano-British occupation and (in particular) burial activity appears to have extended well to the W of Ermine Street, with several discrete clusters of burials (both cremations and inhumation features) and possible settlement features identified to the NW and W of the site. There would thus appear to be potential for groundworks to reveal evidence of Romano-British burial activity and occupation features in this area, although it may be noted previous interventions carried out in close proximity to the site have yielded largely negative results.

Evidence of Romano-British remains, if encountered, would be assessed as being of **High** importance as it could potentially contribute to the existing body of knowledge regarding the nature and extent of occupation sites and burial activity in Enfield lying to the W of the Roman road of Ermine Street.

### 4.3 Medieval

Evidence of early medieval occupation in the vicinity of the site is limited, perhaps suggesting that the site remained as densely wooded land throughout this period. A watching brief in 2010 on groundworks at No. 1 Second Avenue (about 140m E of the site) recovered a single residual sherd of early medieval pottery from topsoil overlying natural brickearth deposits (EAS 2010).

The site is located towards the S edge of the parish of Enfield, close to the historic boundary with the neighbouring parish of Edmonton, the course of which is marked by the Saddlers Mill Stream. The principal focus of medieval settlement was located about 950m to the NW at Enfield Town, a settlement of Anglo-Saxon origin first recorded in the Domesday Survey of 1086 as 'Enfelde', a place name of OE origin denoting either 'open land of a man named Eana' or 'a place where lambs are reared' (Gover, Mawer & Stenton 1942, 71). Located about 615m to the N of the proposed development is the site of a medieval manor house at Oldbury (HER 080678), comprising a rectangular moated enclosure covering some 3.25 acres which was largely infilled in the early 20<sup>th</sup> century; no trace of the site is now visible above ground.

Archaeological records relating to medieval occupation in the immediate vicinity of the site are limited in scope. Subsoil deposits containing a few sherds of medieval pottery and overlying ditch features of Roman date were found during an evaluation at Nos. 22-24 Lincoln Road in 2004 (MLO77811; Densem 2004). The limited available evidence would seem to suggest that this area remained as sparsely occupied agricultural land throughout this period. By the early post-medieval period, the site appears to have been located within one of the open common fields lying within the eastern half of Enfield parish, to the E of Enfield Chase.

**Conclusion:** The potential to encounter archaeological remains of medieval date in the immediate vicinity of the site has been assessed as **Low to Moderate**. The site lies about 615m S of a focus of medieval settlement represented by the former site of a moated manor house at Oldbury. Archaeological evidence for medieval occupation in the vicinity of the site is limited, suggesting that the site remained as agricultural land (probably lying

within open common fields) throughout this period. It is possible that evidence of cultivation or drainage features (ie. Ridge and furrow) of medieval date might be revealed. Evidence of medieval occupation and cultivation features, if encountered, may be considered to be of **Medium** importance, as they could potentially shed light on the extent and chronological phasing of medieval occupation and associated field systems in this area.

#### 4.4 Post-Medieval

Documentary records and historic mapping of the study area indicate that, during the early post-medieval period, the site lay within the S half of a large open common field on the S edge of Enfield parish; referred to as 'Joan Potter's Field', which extended from a lane referred to in late 16<sup>th</sup> century records as Bungeys Lane (later known variously as Joan Potter's Lane and Red Lane and now partially represented by present-day Lincoln Road) southwards towards the parish boundary with Edmonton, denoted by the Saddlers Mill Stream.

The name of this field was apparently derived from a family named Potter who are documented as holding land there during the 16<sup>th</sup> century (and possibly earlier); a deed of June 1562 mentions one Symon Potter granting a messuage and various parcels and closes of land in Enfield including 'a close lying by Joan Potter's' (Robinson 1823, 221). The reference to parcels and closes of land in this deed suggests that some enclosure of the common fields in the S half the parish had already begun by the mid-16<sup>th</sup> century.

Rocque's Map of Middlesex dated 1754 is the earliest cartographic source to show the study area in appreciable detail, although the depiction of field boundaries is somewhat schematic (*fig. 7*). The line of Joan Potter's Lane (renamed in the late 19<sup>th</sup> century as Lincoln Road) is shown as extending on a somewhat meandering, roughly E-W alignment while the stream demarcating the parish boundary between Enfield and Edmonton is clearly depicted. The fields in the immediate vicinity of the site are shown as having been subdivided into several enclosures although the depiction of field boundaries is somewhat sketchy in nature. A later Ordnance Survey drawing of Enfield and its environs dated 1799 (*fig. 8*) is similarly lacking detail in terms of its depiction of field boundaries but shows a footpath running close to the E site boundary which appears to have extended NW-SE from Enfield Town towards Edmonton.

The Enfield inclosure map of 1803 (*fig. 9*) provides more useful detail regarding the pattern of land ownership and field boundaries in the immediate vicinity of the site. The site is shown as lying within the SE quadrant of a large irregularly shaped field marked as Plot No. 1482 (Joan Potter's Field) with evidence of a footpath running on a slightly curvilinear NW-SE alignment close to the E site boundary which appears to be identifiable with that shown on the 1799 map.

Plot No. 1482, comprising 22 acres and 37 perches, is listed in the inclosure award as forming part of the extensive Bush Hill Park estate which then belonged to one William Mellish, a wealthy merchant and Member of Parliament (Robinson 1823, II, 327). The origins of the Bush Hill Park estate can be traced back to the late 17<sup>th</sup> century, it is first mentioned in 1671 when it was conveyed in 1671 by one John Harvey to John Shale of London and was subsequently sold to Sir Jeremiah Sambrook (d.1705) (Baker & Pugh 1976, 161). The estate passed through several

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hands before being acquired by the Mellish family in the mid-1760s; it remained in their possession until the death of William Mellish in 1839 (Baker & Pugh 1976, 161).

The Bush Hill Park was subsequently sold for building land in 1872, being acquired by the North London Estates Company, a speculative development company (Drury Mc Pherson Partnership 2014, 9-10). The OS 1<sup>st</sup> edition map of 1876 (*fig. 10*) shows that the site still remained as largely open fields at that date, the only significant change being the construction of the Great Eastern Railway branch line to Enfield Town (opened in 1849). A footpath is shown as running on a curvilinear NW-SE alignment close to the boundary of the site which appears to be identifiable with the trackway shown on the 1799 and 1803 maps, although its alignment appears to have been slightly modified, possibly as a result of the construction of the railway line to the immediate E.

The development of the Bush Hill Park Estate proceeded slowly at first; however, the construction of Bush Hill Railway Station in 1880 gave fresh impetus to building work and the western portion of the Estate and the easternmost portion (beyond the railway line) was mostly laid out between 1880 and 1886. The OS 2<sup>nd</sup> edition map of 1896 (*fig. 11*) still depicts the site as lying within a large trapezoidal-shaped field which, however, is now shown as bounded to the E by the railway, beyond which residential streets had been partially laid out including First Avenue, Main Avenue and several other side streets. The W side of the field is shown as bordered by Wellington Road and to the S by the Saddler's Mill Stream, beyond which further streets had been laid out, including Queen Anne's Place. The N extremity of the field is shown as being defined by a roadway running E from Wellington Road towards the railway line, which may represent the initial stages of the construction of Abbey Road.

After 1897, the pace of development on the Bush Hill Estate increased significantly (partly due to the expansion of the Royal Small Arms Factory at Enfield) and the remaining residential streets, including Abbey Road, were completed by no later than 1914 (with most of the houses probably being built between 1904 and 1908). The OS 3<sup>rd</sup> edition map of 1914 (*fig. 12*) shows that Abbey Road had been laid out and that both sides were partially lined with houses.

The Bush Hill Park Tennis Club was founded on the W side of Abbey Road in 1912 but the rectangular enclosure containing the site of the tennis courts was not established in its present form until at some point between 1914 and 1935, as shown on the OS 4<sup>th</sup> edition map (*fig. 13*). No discernible change to the layout of the tennis courts is depicted on later Ordnance Survey maps dated 1960 and 1974 respectively.

**Conclusion:** The potential for encountering evidence of archaeological remains of post-medieval date has been assessed as **Low to Moderate**. Prior to being enclosed in early 19<sup>th</sup> century, the site lay within the SE corner of an open common arable field known as Joan Potter's Field. Historic mapping shows that the site still lay within fields until the early 20<sup>th</sup> century when the surrounding area was intensively developed as a residential suburb (Bush Hill Park). There is limited potential to encounter evidence of post-medieval cultivation features and a possible trackway running close to the boundary of the site which is shown on historic mapping dating back to the early 19<sup>th</sup> century. These features would probably be considered to be of **Low** importance in archaeological terms.

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## 5 Historic Environment Record Gazetteers and Maps

BA Ref.	MonUID	PrefRef	Name	Date	NGR
1	MLO59958	082605/00/00	Prehistoric Stake Hole, 29 Park Avenue	Prehistoric	TQ 3335 9530
2	MLO59959	082606/00/00	Findspot: IA Pottery, 29 Park Avenue	Iron Age	TQ 3335 9530
3	MLO77564	MLO77564	RB Ditches, 22-24 Lincoln Road	Romano-British	TQ 3330 9607
4	MLO23284	080610/00/00	RB Cemetery, Private Road	Romano-British	TQ 3308 9575
5	MLO2860	080611/00/00	Findspot: Bronze Statuette, First Avenue	Romano-British	TQ 3360 9570
6	MLO57227	080621/00/00	RB Cemetery, Burleigh Road	Romano-British	TQ 3334 9615
7	MLO24671	080655/00/00	Findspot: RB Pottery, 18 Wellington Road	Romano-British	TQ 3323 9588
8	MLO2817	080656/00/00	RB Coffin, 18 Wellington Road	Romano-British	TQ 3323 9588
9	MLO77811	MLO77811	Medieval Deposits, 22-24 Lincoln Road	Medieval	TQ 3330 9607
10	MLO103266	MLO103266	Findspot: Copper Alloy Ring, Bush Hill Park	Med./PM	TQ 3380 9539
11	MLO107764	MLO107764	Bush Hill Park	Med./PM	TQ 3375 9621
12	MLO23108	081474/00/00	Garden, 11 Private Road	Post-med.	TQ 3300 9575
13	MLO59960	082607/00/00	PM Quarry, 29 Park Avenue	Post-med.	TQ 3335 9530
14	MLO77812	MLO77812	Possible Culvert, 22-24 Lincoln Road	Post-med.	TQ 3330 9607
15	MLO82694	MLO82694	13 Village Road	Post-med.	TQ 3317 9576
16	MLO82781	MLO82781	Brooklyn	Post-med.	TQ 3309 9579
17	MLO102698	MLO102698	2 Queen Anne's Place	Post-med.	TQ 3364 9539
18	MLO105264	MLO105264	WWI Civil Defence Organisation Secretary's House, 101 Fotheringham Road	Post-med.	TQ 3351 9618

*Table 2: Gazetteer of archaeological monuments recorded on the GLHER within a 500m radius of the site*

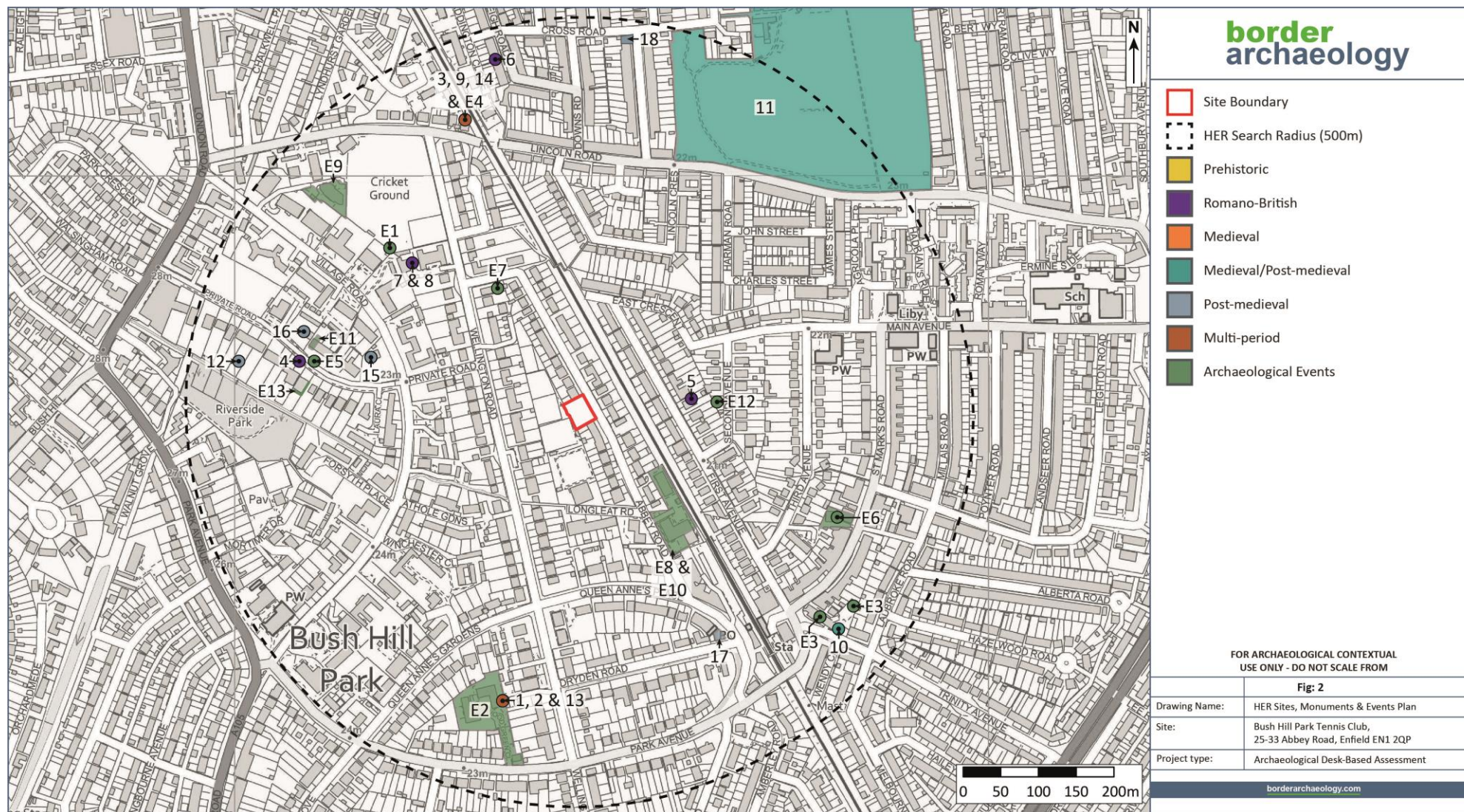
BA Ref.	EvUID	Name	Date	NGR
E1	ELO4678	Eval.: Turkey Brook	1992	TQ 3440 9890
E1	ELO3245	Eval.: 20 Village Road	1986	TQ 3320 9590
E2	ELO9275	Eval.: 29 Park Avenue	1992	TQ 3333 9528
E3	ELO457	Eval.: Westley House, Trinity Avenue & St Mark's Road	2002	TQ 3379 9542
E4	ELO2365	Eval.: 22-24 Lincoln Road	2004	TQ 3330 9607
E5	ELO5016	WB: 25 Private Road	2004	TQ 3310 9575
E6	ELO6438	WB: Land to the Rear of 83-85 St Marks Road	2005	TQ 3379 9554
E7	ELO5673	Eval.: 17 Wellington Road	2006	TQ 3334 9585
E8	ELO6666	Eval.: Abbey Road Garage	2006	TQ 3357 9557
E9	ELO7182	Eval.: 8a Village Road	2006	TQ 3311 9596
E10	ELO8180	Boreholes & Test Pits: Abbey Road Garage	2006	TQ 3357 9555
E11	ELO14349	WB: 10 Private Road	2014	TQ 3310 9578
E12	ELO11268	WB: 1 Second Avenue	2010	TQ 3360 9570
E13	ELO17089	WB: 27 Private Road	2016	TQ 3308 9571

*Table 3: Gazetteer of archaeological events recorded on the GLHER within a 500m radius of the site*

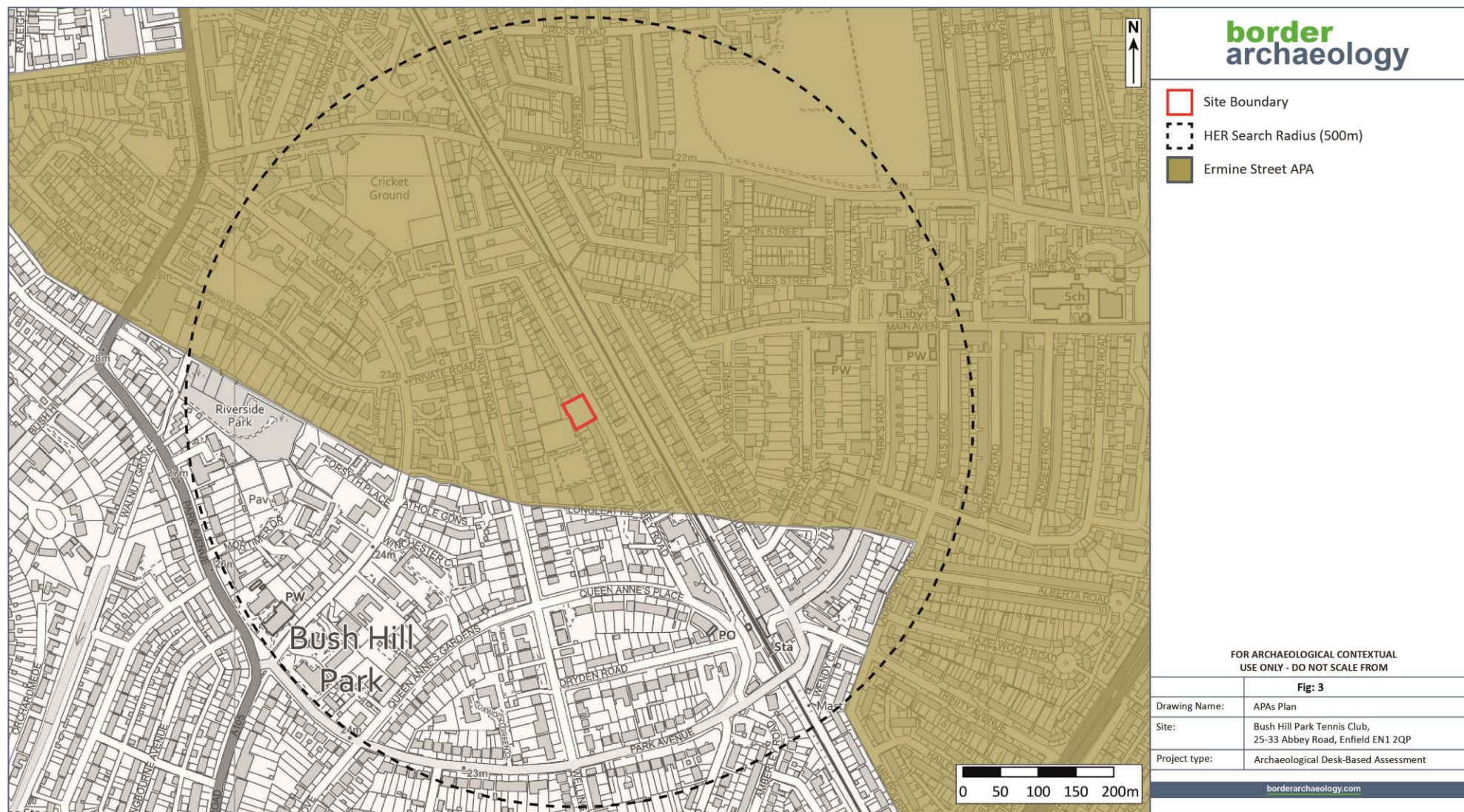
#	PrefRef	Name	Grade	NGR
B1	1079515	13 Village Road	II	TQ 3317 9576
B2	1189207	Brooklyn	II	TQ 3309 9579
B3	1392545	2 Queen Anne's Place	II	TQ 3364 9539

*Table 4: Gazetteer of listed buildings recorded on the GLHER within a 500m radius of the site*

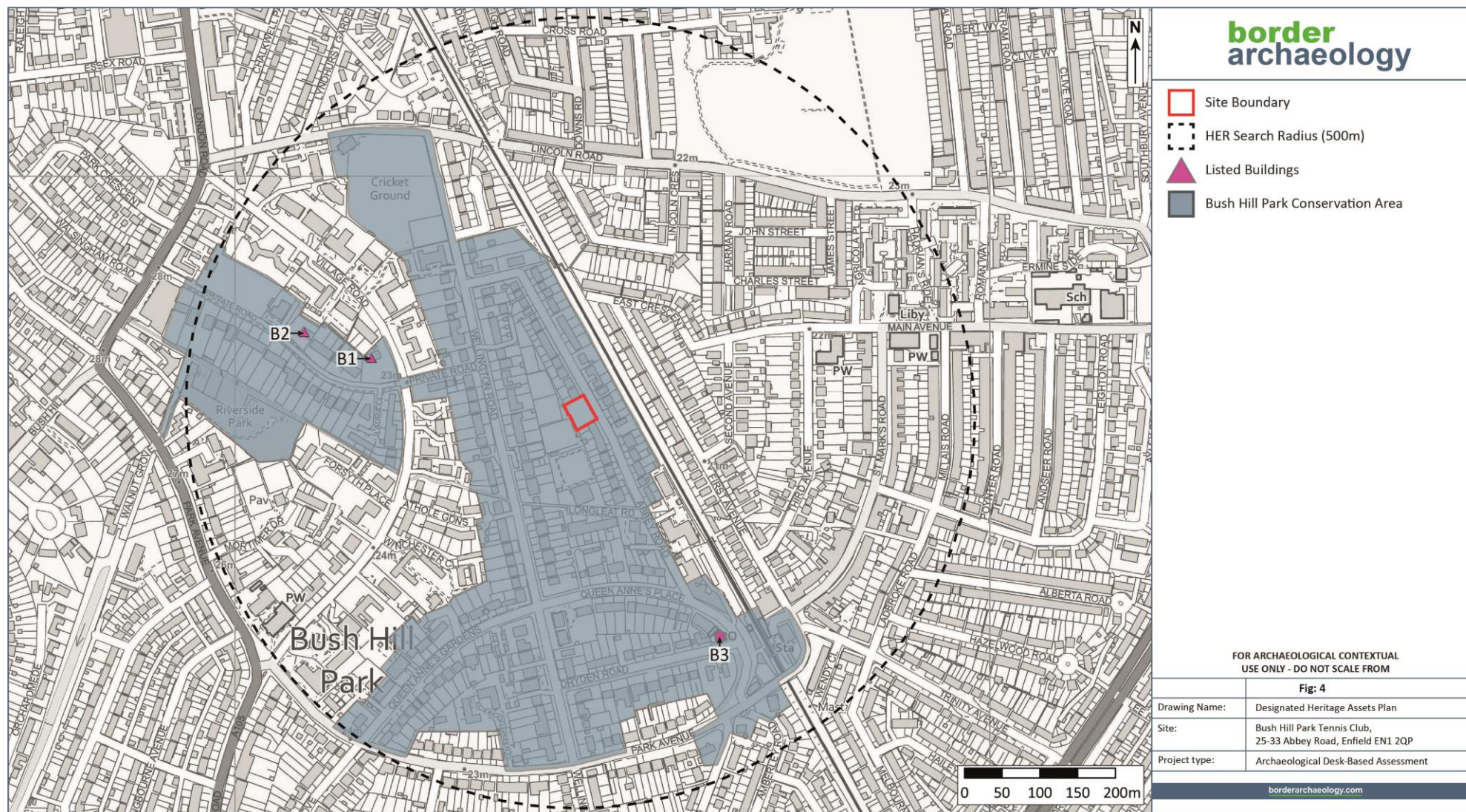












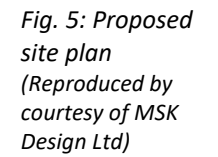






Fig. 6: Proposed elevations of new houses (Reproduced by courtesy of MSK Design Ltd)

## 6 Site Visit

The proposed development site comprises a pair of disused tennis courts (formerly part of the Bush Hill Tennis Club) on the W side of the residential street of Abbey Road, bounded to the N and S by large semi-detached houses (*Plates 1 & 2*). The houses to the N were built prior to 1914 while the pair to the immediate S were added at some time between 1914 and 1935. To the W of the site are further tennis courts forming part of the Bush Hill Tennis Club which were laid out prior to 1935. No features of archaeological interest were identified within the site.



*Plate 1: View looking NW from Abbey Road towards tennis courts*



*Plate 2: View looking SW across Abbey Road towards disused tennis courts*

## 7 Conclusions

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### 7.1 Potential Impacts

The following description of the proposed development is based on design drawings supplied by MSK Design Ltd in January 2020. Subsequent publication of more detailed, revised proposals and specifications, together with updated plans and elevation drawings, may necessitate revisions to this report and the conclusions reached.

In brief, the proposed works will involve the construction of four residential properties, comprising 9 flats (2 × 3-bedroom apartments and 7 × 2-bedroom apartments) on the site of the disused tennis courts. No basements are proposed for the new residential properties (*figs. 5 & 6*).

Details of the foundation strategy (including depth and type of foundations) for the proposed new dwellings were unavailable at time of writing. Potential impacts on sub-surface remains could include excavations of foundations for the proposed new building, and trenching for new services, including drainage, which could potentially extend to depths of 1.0-1.5m below existing ground level, as assumed for the purposes of this Assessment.

### 7.2 Overall Conclusion

The overall potential of the site in archaeological terms has been assessed as **Moderate**, which primarily reflects the location of the site within an Archaeological Priority Area associated with the major Roman routeway of Ermine Street and its associated roadside settlement.

It is considered that there is **Moderate** potential for groundworks to reveal evidence of Romano-British occupation and burial activity, based on the results of nearby investigations to the NW and W of the site. It may be noted that the site appears to have remained as undeveloped fields until the establishment of the tennis courts in the early 20<sup>th</sup> century and thus there would appear to be good potential for the survival of undisturbed archaeological features and deposits, although landscaping activity associated with the construction of the modern tennis courts may have caused a degree of disturbance to sub-surface remains. In view of the fact that previous investigations in the surrounding area have identified natural brickearth deposits at depths between 0.40 and 0.80m bgl, it is possible that significant archaeological remains may be encountered at a relatively shallow depth.

The potential to encounter evidence of prehistoric, medieval and post-medieval remains has been assessed as **Low to Moderate**, chiefly reflecting the limited archaeological evidence for occupation from these periods in close proximity to the site, based on available records.

**Recommendations:** Given the **Moderate** archaeological potential of the site (with particular reference to encountering Romano-British remains) it is recommended that an appropriate programme of archaeological work, the details of which to be agreed with the Greater London Archaeological Advisory Service, will be necessary to determine the extent, depth and significance of buried archaeological features and deposits across the site.

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## 10 Cartography and Aerial Photography

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(All maps were obtained from the National Archives unless otherwise stated)

1754: Rocque's Map of Middlesex

1799: Ordnance Survey drawing of Enfield and district surveyed by Charles Budgen (British Library)

1803: Inclosure map of the parish of Enfield (London Metropolitan Archives)

1876- OS 1<sup>st</sup> edition 25-inch Map

1896: OS 2<sup>nd</sup> edition 25-inch Map

1914: OS 3<sup>rd</sup> edition 25-inch Map

1935: OS 4<sup>th</sup> edition 25-inch Map

1960: OS 1:2500 Map

1974: OS 1:10000 Map

(Aerial photographs of the study area dating back to 1946 were consulted using records held at the Historic England Archive).

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## 11 Appendix 1: Historic Maps



Fig.7: Extract from John Rocque's Map of Middlesex (1754) with site circled in red  
(Reproduced by courtesy of the National Archives)



Fig.8: Extract from an Ordnance Survey drawing of Enfield and district (1799) with site circled in red  
(Reproduced by courtesy of the British Library)



Fig.9: Extract from a photocopy of the Enfield inclosure map (1803) with site marked in red  
(Reproduced by courtesy of the London Metropolitan Archives)



Fig.10: Extract from the OS 1<sup>st</sup> edition 25-inch map (1868) with site marked in red  
(Reproduced by courtesy of the National Archives)



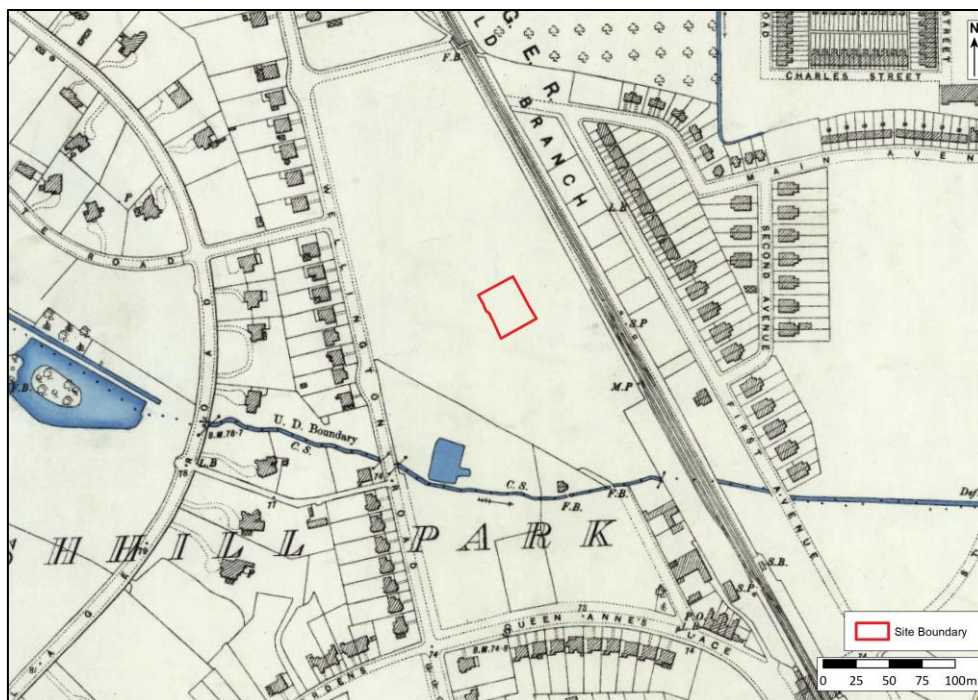


Fig.11: Extract from the OS 2<sup>nd</sup> edition 25-inch map (1896) with site marked in red  
(Reproduced by courtesy of the National Archives)

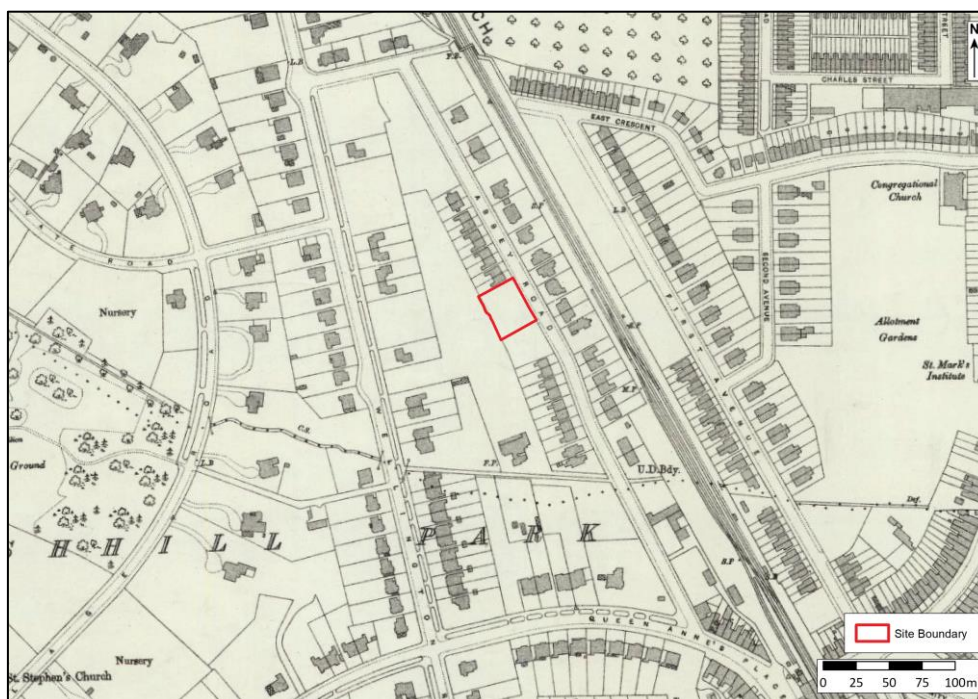


Fig.12: Extract from the OS 3<sup>rd</sup> edition 6-inch map (1914) with site marked in red  
(Reproduced by courtesy of the National Archives)





*Fig.13: Extract from the OS 4<sup>th</sup> edition 25-inch map (1935) with site marked in red  
(Reproduced by courtesy of the National Archives)*

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