

WRITTEN SCHEME OF INVESTIGATION FOR ARCHAEOLOGICAL MONITORING OF SITE INVESTIGATION WORKS

The Hop Exchange 22-24 Southwark Street London SE1 1TY

Project
Code: JAC26397
The Hop Exchange 22-24
Southwark Street London
SE1 1TY
September 2020
NGR: TQ3252880186
Local Planning Authority:
London Borough of
Southwark

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1 Introduction

1.1 Project background

- 1.1.1 This Written Scheme of Investigation (or WSI) for an archaeological watching brief on geotechnical trial pits and boreholes at the site of the Hop Exchange, 22-24 Southwark Street (Fig. 1), London SE1 1TY has been commissioned from MOLA by RPS on behalf of the client.
- 1.1.2 The site is fully occupied by the Grade II listed Hop Exchange built in 1866, and is bounded by a railway viaduct, Southwark Street and Stoney Street. The centre of the site lies at NGR 532556 180169. Modern pavement level near to the site lies at c 4.7mOD. Previous archaeological works recorded the basement slab at c.0.4m AOD (MoLAS 2002).
- 1.1.3 The work is being undertaken at the client's request in advance of a planning application: development proposals are likely to include the construction of a 6 storey building with deepening and extension of the existing lower ground floor basement within the area of the lightwell. Details of the new foundations are yet to be confirmed, but an initial proposal can be found on the site DBA report (RSP 2020).
- 1.1.4 The aim of an archaeological monitoring prior to the determination of planning consent is to define – as far as reasonably possible – the nature of the archaeological resource within a specified area using appropriate methods and practices. The results should help to clarify the site's potential for archaeological remains and so inform the Local Planning Authority's (LPA's) consideration of the archaeological implications of the planning application. The predetermination investigation will enable the LPA – where necessary – to set out an appropriate strategy for any further investigation and/or mitigation which may form a condition as part of planning consent; or – where archaeological assets are thought to be of national or international significance, ie of schedulable quality – for preservation *in situ*.
- 1.1.5 The potential archaeological interest on the site is for post-medieval deposits and human remains, likely to be associated with its use as a burial ground between the mid-18th and early 19th century, known as the Cure's College burial ground and later as St Saviour's Almshouse ground (Fig. 2 and Fig. 3). There is also potential for Roman and Medieval archaeology, although this may have been completely or partially removed by later construction and burial ground activity.
- 1.1.6 An archaeological evaluation undertaken at the site by MOLA in 2002 revealed an archaeological horizon containing post-medieval deposits with disarticulated human remains observed at between c.0.0 to -0.2m AOD. No natural deposits were observed, even at a depth of -1.1mOD (Trial pit 2).
- 1.1.7 An archaeological watching brief as defined by the Chartered Institute for Archaeologists is *a formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons* (see below Section 2.1)
- 1.1.8 The archaeological watching brief will monitor the excavation of eleven geotechnical trial pits and 4 boreholes to be carried out in the basement of the Hop Exchange (Fig. 5).

- 1.1.9 Prior to the start of the watching brief, MOLA will apply for a Licence for the removal of human remains from the Ministry of Justice, as there is potential for disarticulated human remains to be revealed in the geotechnical works.
- 1.1.10 The results of the watching brief will be set out in a report to be issued within 6 weeks of completing the fieldwork. The site archive will be deposited with within 12 months of completing all fieldwork.
- 1.1.11 This document sets out the methodologies (including Health & Safety) which will be followed during the watching brief and reporting stages. These will follow the Standards and Code of Practice laid down by the Chartered Institute for Archaeologists (CIFA 2014), London region archaeological guidance from Historic England (GLAAS 2015), and Historic England Centre for Archaeology Guidelines where appropriate.
- 1.1.12 Other relevant documents include:
- the Archaeological desk-based assessment (RSP 2020). This presented the initial assessment of archaeological potential on the site.
 - 3rd party contractor documents (Price & Myers 2020, The Hop Exchange, Site investigation tender document)

1.2 Planning and legislative framework

- 1.2.1 The Planning and legislative background to the site has been adequately summarised in the previous Archaeological desk-based assessment (RSP 2020, Section 2).

1.3 Archaeological background

- 1.3.1 A detailed description of the geology, archaeology and history of the site was provided in the earlier Archaeological desk-based assessment (RSP 2020) and evaluation report (MOLA 2002). A brief resume is provided here:
- 1.3.2 The study site lies within the Roman settlement that developed in north Southwark during the 1st century AD and continued into the later Roman period. The course of Stane Street, the Roman Road from London to Chichester, follows Borough High Street to the east.
- 1.3.3 Excavation and monitoring immediately north of the Hop Exchange buildings revealed a stratified archaeological sequence c.1.87m thick, encountered from c.3.3m AOD. Within this sequence, timber buildings were identified, possibly destroyed by fire c.60-61AD during the Boudican revolt, replaced with several phases of buildings aligned on a north-south thoroughfare, including evidence of smithing in the late 1st Century AD. Subsequent mid-2nd Century AD rebuilding included masonry buildings on piled foundations with marble floors and stone columns indicating a high status use. Immediately to the east of the study site, excavation works revealed an archaeological sequence c.3.7m thick, commencing at 4.95m AOD and comprising a similar sequence: 1st Century AD timber buildings, a burnt horizon, followed by 2nd Century AD masonry structures (RSP 2020).
- 1.3.4 The crucial factor for this site is the apparent truncation of archaeological remains across the site to a probable level of c.1.2 m OD. Current archaeological knowledge of the area suggests that natural sand and gravel pertaining to the eyot or island known to have existed here, is at approximately the same level as the existing basement. However, a

watching brief at Borough Market (MoLAS 2001) revealed Roman and medieval features surviving below this level, the lowest recorded depth being –0.85m OD. The interpretation of these features is uncertain, and they may represent cut features into the natural island surface.

- 1.3.5 The area of the study site continued to be occupied and developed throughout the Medieval period. Excavation and monitoring immediately to the north of the Hop Exchange buildings revealed a stratified archaeological sequence c.1.87m thick, encountered from c.3.3m AOD. Within this sequence, evidence of 12th Century AD pits was identified, including high status pottery (RPS 2020, ref 57). Immediately to the east of the study site, excavation works revealed an archaeological sequence c.3.7m thick, commencing at 4.95m AOD, including evidence of a large building possibly the Abbott of Waverley's townhouse, together with multiple large pits (RPS ref 57).
- 1.3.6 During the post-medieval period the site became partially occupied by the Cure's College burial ground, also known as St Saviour's Almshouse ground. This can be seen on both John Rocque's map of 1746 and Horwood's map of 1813 (Fig. 3 and Fig. 4). If the latter map is overlaid over the current street pattern it can be seen that the burial ground extended under the Hop Exchange (see Fig. 5). This may well be the source of the disarticulated human bone recovered during the evaluation (MoLAS 2002).
- 1.3.7 Between 2010 and 2011, MOLA undertook an excavation and monitoring to the north of the Hop Exchange buildings at Park Street, as part of the work for the Thameslink Project. This recorded 332 individual skeletons dated c.1730-1860, together with buildings possibly associated with an almshouse in Soap Yard (RPS 2020).
- 1.3.8 The Hop Exchange was built by RH Moore in 1866 as the commercial centre for the English hop trade (MoLAS 2002). The construction of this building must have removed the majority of the burials below it, although the author has as yet found no record of this having occurred. Mrs Basil Holmes's 1896 survey 'The London Burial Grounds' states that it was ~ acre in size and that the London, Brighton and South Coast Railway goes over it on arches. At that time it was the store yard of Messrs. Stone and Humphries, builders and most of it was roofed in. This is the area that is currently the yard at the back of the Hop Exchange.

1.4 MOLA team and other responsibilities

In the document below the following terms should be understood:

- 1.4.1 *MOLA (Museum of London Archaeology)* is a company limited by guarantee registered in England and Wales with company registration number 07751831 and charity registration number 1143574. Registered office: Mortimer Wheeler House, 46 Eagle Wharf Road, London N1 7ED.
- 1.4.2 *Project Manager* - MOLA office based manager who is the client's principal point of contact and who has overall responsibility for the project budget and delivery.
- 1.4.3 *Site Supervisor* - MOLA site based manager who is responsible for the direction of the field team. Site supervisors on larger sites will tend to be Project Officers in grade, whilst on other sites they will be Senior Archaeologists. On some sites there may be both a Project Officer and/or one or more Senior Archaeologists.
- 1.4.4 *Archaeologists* - MOLA excavation staff responsible on site for

archaeological excavation.

- 1.4.5 *Field Services Operations Manager* - MOLA office based manager responsible for allocation of staff and supply of equipment and resources.
- 1.4.6 *Health and Safety Compliance Manager* – The MOLA manager with sole responsibility for site inspections, reporting and issuing of recommendations for the Site Supervisor and Project Manager to implement. Reports directly to MOLA CEO
- 1.4.7 *Principal Contractor* - appointed directly by the Client with overall responsibility for site H&S under CDM regulations.
- 1.4.8 *Attendance Contractor* - the contractor responsible for providing such attendances to MOLA as are deemed necessary to carry out their archaeological work (see section 4.2). These might for instance include but not be restricted to shoring, lighting, facilities, fencing, additional labour, spoil removal, etc The Attendance Contractor may be the same as the Principal Contractor, or it may be subcontracted to the Principal Contractor or it may sub-contracted to MOLA.
- 1.4.9 *Sub-contractor* – where this term is used in this document it refers to any contractor employed directly by MOLA during the course of its work on the site.

2 Objectives of the watching brief

2.1 General considerations

- 2.1.1 The purpose of an archaeological watching brief as defined by the Chartered Institute for Archaeologists (CIFA, 2014) as ‘...a formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons....where there is the possibility that archaeological deposits may be disturbed or destroyed.’
- 2.1.2 A watching brief is not intended to reduce the requirement for excavation or preservation of known or inferred deposits, and it is intended to guide, not replace, any requirement for contingent excavation or preservation of possible deposits.
- 2.1.3 The Standard also notes that a watching brief may be the appropriate archaeological response outside the planning process (eg ecclesiastical development, coastal erosion, agriculture, forestry, and countryside management, works by public utilities and statutory undertakers).

2.2 Site specific objectives

- 2.2.1 The archaeological brief is essentially limited to establishing where, if at all, archaeological deposits survive (presence/absence), recording where necessary, and to ensuring that the proposed groundworks do not involve the destruction of any archaeological deposits of national significance.
- 2.2.2 The watching brief will involve a MOLA Site Supervisor in attendance on the Principal Contractor’s (or any other contractor employed by them or the client) activities and able to make such records as may be possible *without interrupting the progress of the contractors’ activities*.. This may typically include taking photographs, making quick sketches or written records, retrieval of finds and taking levels on observations. The primary purpose of watching briefs will normally be the identification of the limits of features – size, depth, alignment.
- 2.2.3 The limited nature of the proposed works and the watching brief upon them makes it unreasonable to establish many specific archaeological research objectives. Nevertheless a few research questions can be outlined:
- *What is the nature and level of natural topography ?*
 - *What are the earliest deposits identified?*
 - *Is there any evidence of Roman activity?*
 - *Is there any evidence of Medieval activity?*
 - *Is there any evidence of post-medieval deposits? If so, can these be associated with St Saviour’s Almshouse burial ground?*
 - *Is there any evidence of human remains? if so, can these be associated with St Saviour’s Almshouse burial ground?*
 - *What are the latest deposits identified?*
 - *What is the extent of modern disturbance?*

3 Watching brief methodology

3.1 Archaeological considerations

- 3.1.1 The archaeological watching brief will monitor the excavation of eight geotechnical trial pits and 4 boreholes to be carried out in the basement of the Hop Exchange (Fig. 5).
- 3.1.2 A watching brief will cause minimal disruption to site works and will take place within agreed constraints. Watching briefs are not recommended in circumstances where important or complex archaeological remains are liable to be discovered, resulting in a risk of conflict between the need to record archaeological finds and the need to allow building works to proceed.
- 3.1.3 Initial breaking out and/or ground clearance by the Principal Contractor will be monitored by MOLA staff.
- 3.1.4 A MOLA Site Supervisor will monitor the work and record any archaeological remains revealed in the appropriate manner (plans, sections, field notes and/or pro-forma 'context sheets'). Any necessary photographic records will be made using digital or conventional media as deemed appropriate. All recording will be carried out in accordance with national standards (CIFA 2014).
- 3.1.5 Subject to 2.2 and 3.1.1 above, where archaeological deposits survive in any area of the proposed groundworks, the contractors will allow the MOLA archaeologist(s) reasonable time and access to record deposits as required.
- 3.1.6 In areas of archaeological interest the excavation and removal of deposits by the Contractor will, as far as possible and subject to 2.2 above, proceed according to the reasonable advice and guidance given by the attending archaeologist.
- 3.1.7 Subject to 2.2 above some areas might need to be re-scheduled in order to provide a safe environment for archaeological recording.
- 3.1.8 Any finds of human remains will be left *in situ*, covered and protected. If removal is essential it can only take place under appropriate Faculty jurisdiction, Ministry of Justice (Coroner's Division) licence, environmental health regulations, coroner's permission, and if appropriate, in compliance with the Disused Burial Grounds (Amendment) Act 1981 or other local Act. Prior written notice will also be given to the local planning authority. It will be necessary to ensure that adequate security is provided.
- 3.1.9 Because MOLA is providing a monitoring service to an on-going site investigation programme, the timing of which can vary considerably, it remains the client's responsibility to ensure that their Principal Contractor informs MOLA no later than one week in advance of the start of any proposed groundworks where a watching brief is required.

3.2 Recording systems

- 3.2.1 A unique-number site code will be agreed with the Museum of London Archaeological Archive (LAA).
- 3.2.2 The recording systems adopted during the investigations will be fully compatible with those most widely used elsewhere in London, and those required by the Archive Receiving Body, the Museum of London.

3.3 Treatment of finds and samples

- 3.3.1 Where necessary, a strategy for sampling archaeological and environmental deposits and structures (which can include soils, timbers, animal bone and human burials) will be developed in consultation between MOLA, the client and the local Planning Authority. Subsequent on-site work and analysis of the processed samples and remains will be undertaken by MOLA specialists.
- 3.3.2 All retained finds and samples will be exposed, lifted, cleaned, conserved, marked, bagged and boxed in a proper manner and to standards agreed in advance with the Museum of London.
- 3.3.3 All finds of gold and silver, or other objects definable as 'treasure', will be removed to a safe place and reported to the local Coroner according to the procedures of the Treasure Act 1996 and the Treasure (Designation) Order 2002. Where removal cannot be effected on the same working day as the discovery suitable security measures will be taken to protect the finds from theft.
- 3.3.4 Advice will be sought from the LPA Archaeological Advisor and the Historic England Regional Archaeological Science Advisor throughout the project, as appropriate.

3.4 Ownership of finds

- 3.4.1 Whereas ownership of any finds on the site lies with the landowner, it is necessary that the landowner gives the necessary approvals, licences and permissions to donate the finds to the Museum of London, to enable that body to carry out its obligations to curate the finds, in perpetuity, as part of the archaeological Archive from this site.
- 3.4.2 These approvals, licences and permissions shall be *either* confirmed in the Agreement and Contract regulating the archaeological works *and/or* confirmed by the completion of the relevant Deed of Transfer form (draft appended).
- 3.4.3 The client (or their agent) will make arrangements for the signing of the Deed of Transfer Form by the client or, if the landowner is different to the client, by the landowner.
- 3.4.4 Notwithstanding the above, subsequent arrangements may be made if required between the landowner and/or the client and the Museum for the conservation, display, provision of access to or loan of selected finds in or near their original location.

3.5 Reports and archives

- 3.5.1 A *Watching Brief report* will be made available to the client and the Local Planning Authority within 6 weeks of the completion of fieldwork.
- 3.5.2 A short summary of the results of the watching brief will be submitted to the Greater London HER and NAR (using the appropriate OASIS archaeological report form) and for publication in an appropriate academic journal.
- 3.5.3 Details of the project will be submitted to the online database maintained by the Online Access to the Index of Archaeological Investigations (OASIS) Project
- 3.5.4 GIS data will also be made available to the GLHER.

3.5.5 Finds and records will be curated by the Museum of London and be available for public consultation in a site archive compatible with other archaeological archives in the Museum of London and adhering to standards set out in the following:

- Archaeological Archive Forum, Archaeological Archives: a guide to best practice in creation, compilation transfer and curation (2011)
- Museum of London, General Standards for the preparation of archaeological archives deposited with the Museum of London, (2009),
- Museums and Galleries Commission's Standards in the Museum Care of Archaeological Collections (1992),
- Society of Museum Archaeologists' draft Selection, Retention and Dispersal of Archaeological Collections (1992).
- Society of Museum Archaeologists (1995) Towards an Accessible Archive. The Transfer of Archaeological Archives to Museums: Guidelines for Use in England, Northern Ireland, Scotland and Wales.
- United Kingdom Institute for Conservation Guidelines for the preparation of excavation archives for long term storage (1990)

3.5.6 Copyright of the written archive will be vested in the Museum.

3.5.7 Pursuant to these agreements the archive will be presented to the archive officer or relevant curator of the Museum within 12 months of the completion of all fieldwork activity (unless alternative arrangements have been agreed in writing with the local planning authority).

4 Programme, staffing and attendances

4.1 Timetable and staffing

- 4.1.1 The timing and overall duration of the archaeological watching brief on the groundworks will be determined by the contractor's programme and the nature and extent of any surviving remains.
- 4.1.2 It is envisaged that the Senior Archaeologist will monitor the groundworks over 5 working days. Other archaeological specialists may be called in if necessary.

4.2 Attendances

- 4.2.1 For watching briefs, the attendances required by MOLA tends to be minimal as archaeologists are in fact attending the on-site works. However, some provision for welfare and working conditions will need to be anticipated. Some or all of the following attendances may be required and supplied by the client, client's agent or MOLA.
- 4.2.2 Safety guard-rails and suitable access points into the site and areas of excavation, away from any site traffic and machinery.
- 4.2.3 Ladders into all areas of excavation when the excavated depth requires such access.
- 4.2.4 If ground-water is encountered in the trenches, adequate pumps will be required to remove it in order to complete the excavations.
- 4.2.5 If necessary, LED lamps (500W minimum) with 110-volt transformer, adequate cabling, and power supply will be required to provide adequate light to the investigations.
- 4.2.6 A suitable security system to operate overnight, weekends and holidays.
- 4.2.7 Labourers to assist in the removal of spoil from deeper areas of excavation.

5 Funding

- 5.1.1 The developer has already agreed to fund the appropriate archaeological watching brief coverage. The cost has been agreed in a separate document.

6 Bibliography

- BADLG, 1991 *Code of Practice, British Archaeologists and Developers Liaison Group*
- DCLG [Department of Communities and Local Government], March 2012 *National Planning Policy Framework*.
- Disused Burial Grounds (Amendment) Act 1981
- English Heritage, 1991 *Management of Archaeological Projects (MAP2)*
- English Heritage 2008 *SHAPE 2008: A Strategic framework for Historic environment Activities and Programmes in English Heritage. Guidance for external grant applicants*. Swindon English Heritage.
- G
- LA [Greater London Authority], July 2015 *The London Plan. Spatial Development Strategy for Greater London, Consolidated with Alterations since 2011*
- Historic England, Greater London Archaeology Advisory Service, 2015 *Guidelines for Archaeological Projects in Greater London*.
- MOLA, 2002. An Archaeological evaluation report, the Hop Exchange, 24 Southwark Street, SE1
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- Museum of London, 2002 *A research framework for London archaeology 2002*
- Museum of London, 2009 *General Standards for the preparation of archaeological archives deposited with the Museum of London*
- Price and Myers 2020, The Hope Exchange London, Site investigation Tender Document
- RSP 2020, Archaeological Desk-based assessment, The Hop Exchange 22-24 Southwark Street, SE1 1TY
- Schofield J with Maloney C (eds), 1998 *Archaeology in the City of London, 1907–91: a guide to records of excavations by the Museum of London and its predecessors*, MoL Archaeol Gazetteer Ser 1, London
- Society of Museum Archaeologists (1993) *Selection, Retention and Dispersal of Archaeological Collections. Guidelines for use in England, Wales and Northern Ireland*.
- Society of Museum Archaeologists (1995) *Towards an Accessible Archive. The Transfer of Archaeological Archives to Museums: Guidelines for Use in England, Northern Ireland, Scotland and Wales*.

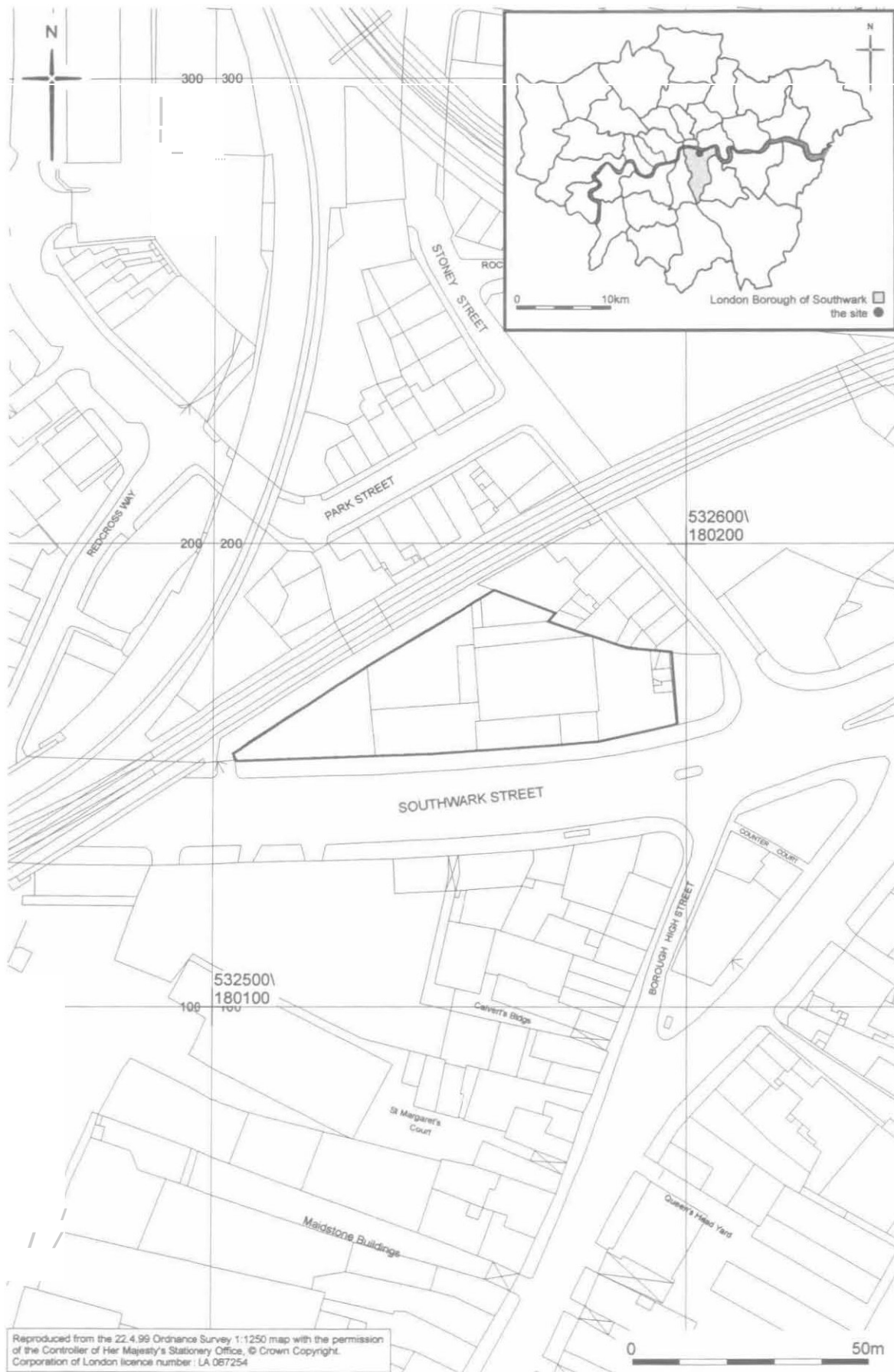


Fig. 1 Site location

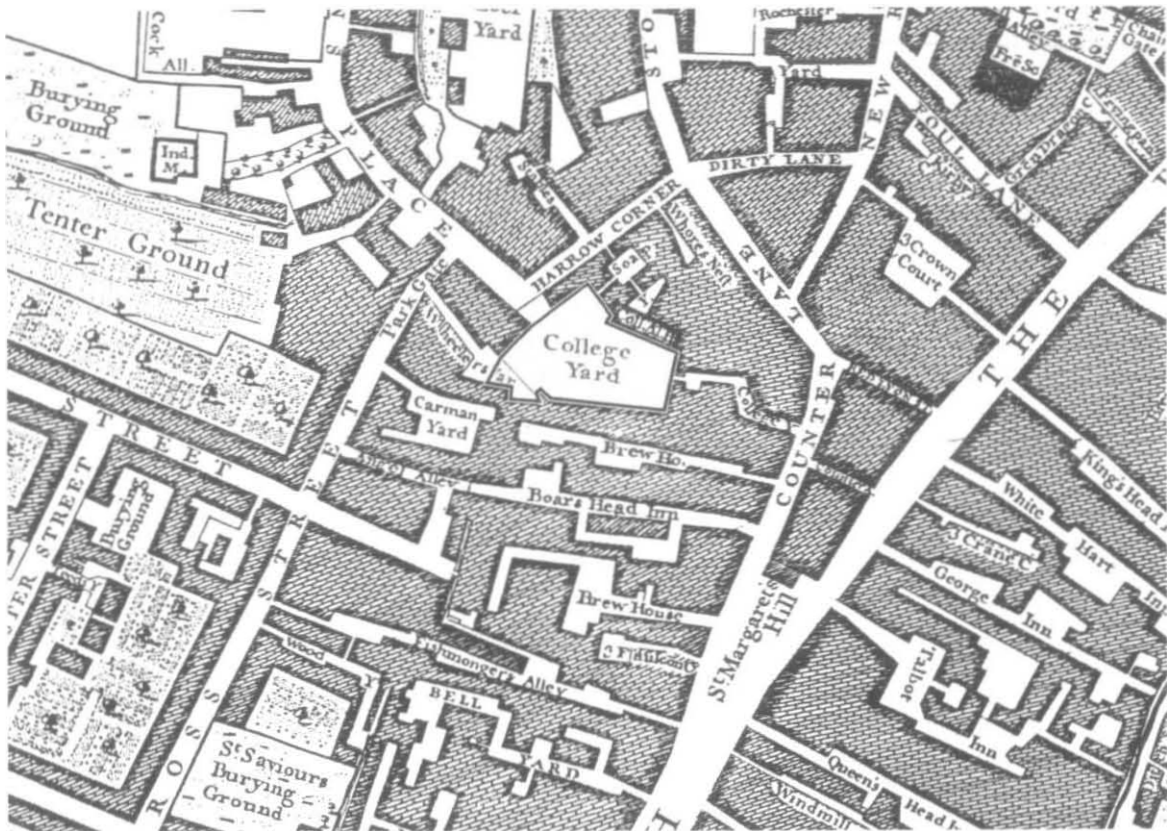


Fig. 2 Rocque's maps, showing the College burial ground

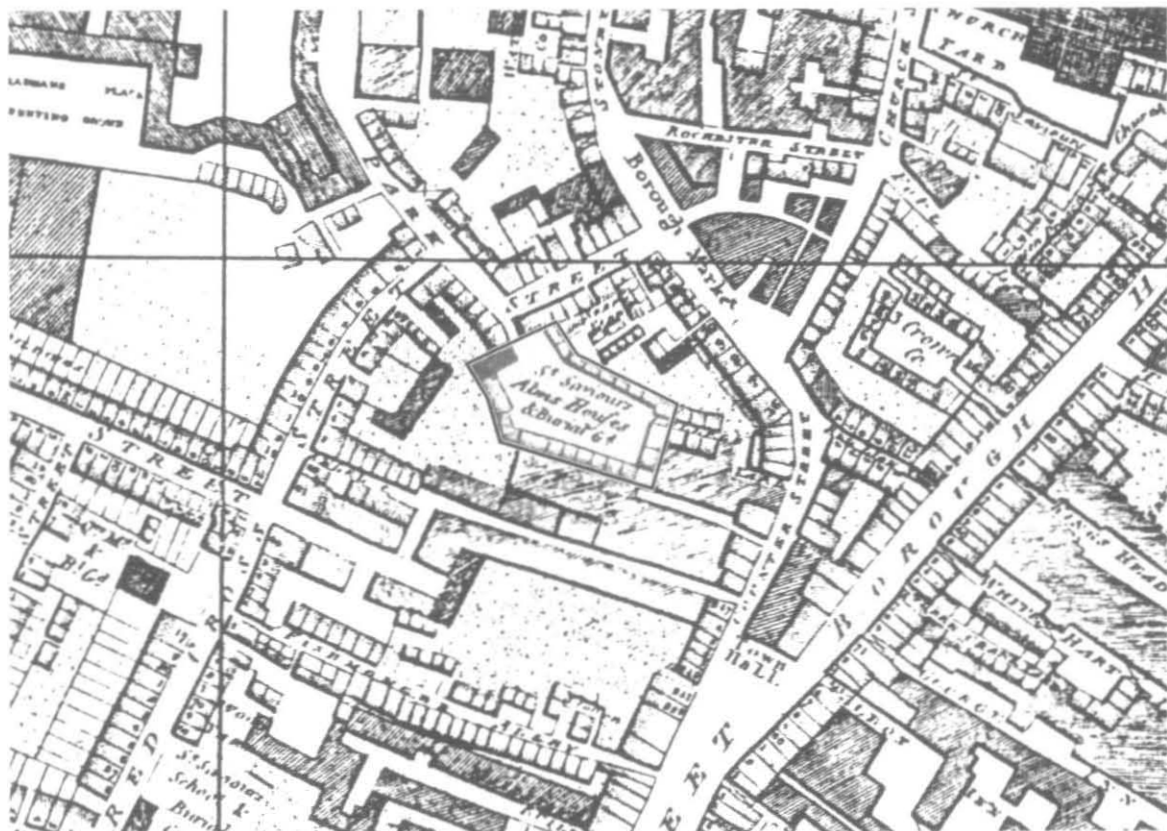


Fig. 3 Horwood's maps, showing the College burial ground

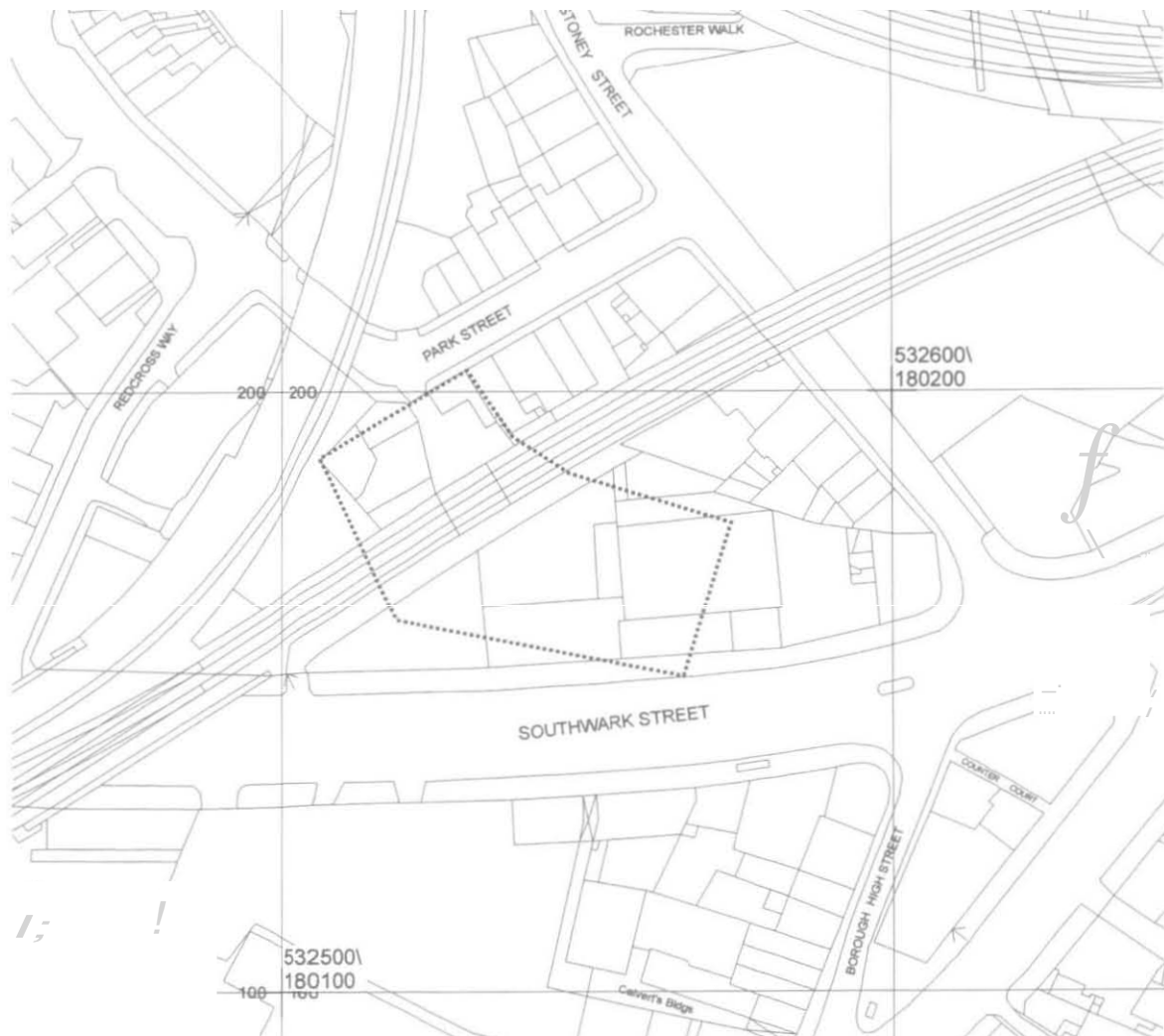


Fig 4. The College burial ground outline projected onto the current street pattern

PARK STREET

KEY

Suggested Trial Pit location, approx. 900mm sq to reveal superficial make-up of ground and existing underground structure. To be dug to a depth 150mm lower than the existing foundations.

Approximate location of 30m deep borehole (Depth advised by Geo Engineer and to be approved by LUL and Network Rail) or window sample location approx 5m deep and advised by Geo Engineer, to record ground conditions and ground water levels (Allow for monitoring of levels)



ALL SUGGESTED LOCATIONS TO BE AGREED ON SITE.

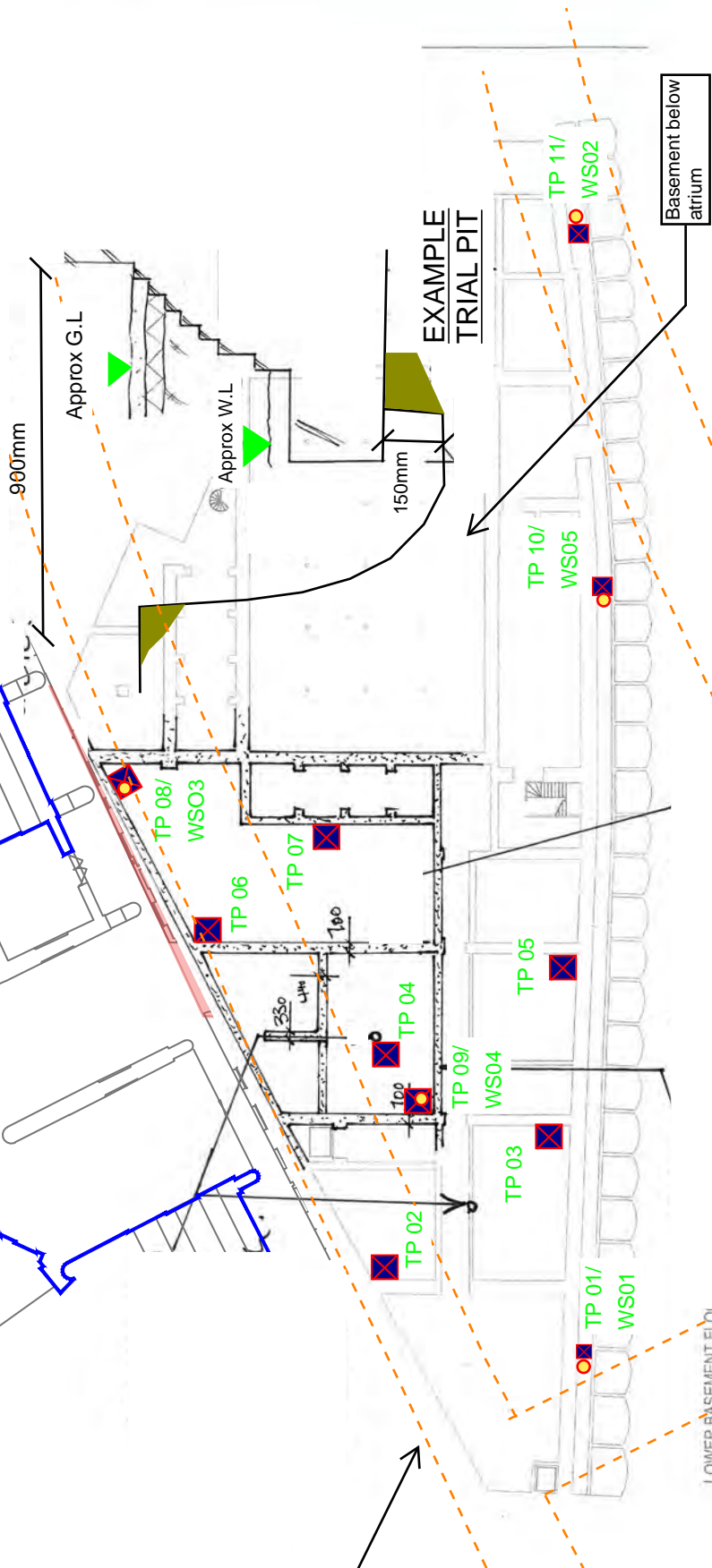
ALL BOREHOLES TO BE APPROVED BY LONDON UNDERGROUND LTD AND NETWORK RAIL

ACCESSIBLE AREAS TO BE CONFIRMED BY CLIENT

Approx location of Jubilee tunnels. Require min 5m exclusion zone to any boreholes. (tunnels are 22m below basement)

Location of existing statutory services to be confirmed and overlaid to inform possible borehole locations

Access requirements for boreholes rig capable of achieving 30m borehole to be confirmed by geotechnical engineer



BASEMENT PLAN

Fig 5 Proposed location of trial pits and boreholes (Price & Myers 2020)

7 Appendix: Draft Transfer of finds ownership form

DATED

20

[]

-AND-

**THE BOARD OF GOVERNORS OF
THE MUSEUM OF LONDON**

DEED OF TRANSFER
of Finds excavated at
[]

Site Code []

THIS DEED OF TRANSFER is made on the

day of

20

BETWEEN: -

[] a company registered in England under Reg. No [] whose registered office is situate at [] (“the Site Owner”);

AND

THE BOARD OF GOVERNORS OF THE MUSEUM OF LONDON an exempt charity established under the Museum of London Acts 1965-1986, whose principal place of business is located at 150 London Wall, London EC2Y 5HN, (“the Museum”) which expression shall include any Governors appointed from time to time acting in accordance with the powers vested in them under the Museum of London Acts 1965-1986.

WHEREAS

- A. The Site Owner is the owner of a property at [] known by its site code [] whereupon an archaeological intervention has been carried out (“Excavation”).
- B. The Site Owner is the owner of any items of archaeological interest found during the Excavation.
- ~~C.~~ The Site Owner wishes to transfer to the Museum title to the items referred to in Recital B.
- D. The Museum has agreed to provide facilities for the accommodation and, at its discretion, the display of the items referred to in Recital B on condition that the same are assembled as an archive in accordance with the provisions of this Deed.

NOW IT IS HEREBY AGREED as follows: -

1. PREPARATION AND DELIVERY OF THE ARCHIVE

- 1.1 The Site Owner will procure the preparation of the items of archaeological interest found during the Excavation in accordance with the requirements of the Museum’s *General Standards for the Preparation of Archaeological Archives deposited with the Museum of London*, a copy of which is available to the Site Owner for inspection, and generally in accordance with best archaeological practice. The Site Owner will also procure to be prepared a full inventory of the items so prepared (“the Finds Inventory”) and a list of the boxes and other containers in which those items will be transported to the Museum (“the Final Transfer Summary”). The items of archaeological interest listed in the Finds Inventory are hereinafter referred to as “the Finds”.
- 1.2 The Site Owner will arrange for delivery of the Finds, Finds Inventory and the Final Transfer Summary to the Museum without cost to the Museum, after consultation with the Museum as to the method and time of delivery.
- 1.3 Title to and risk in the Finds will pass to the Museum on delivery of the Finds to the Museum in accordance with clause 1.2.

2. WARRANTIES

- 2.1 The Site Owner warrants to the Museum that:
 - 2.1.1 [to the best of its knowledge and belief ***delete as appropriate***] at the date of this Deed ownership of the Finds is vested exclusively in the Site Owner;
 - 2.1.2 [to the best of its knowledge and belief ***delete as appropriate***] at the date of this Deed the Finds are free of all charges, encumbrances and third party rights and no right has been granted in respect of them which would affect the transfer of

title to the Finds by the Site Owner to the Museum or otherwise give rise to any conflict with the provisions of this Deed;

- 2.1.3 [to the best of its knowledge and belief ***delete as appropriate***] at the date of this Deed the Site Owner has the unfettered right to transfer ownership and possession of the Finds to the Museum;
 - 2.1.4 the Site Owner will at its own cost take all steps which are or may be necessary at any time to cure any defects in the title to the Finds; and
 - 2.1.5 the Site Owner warrants that it or its contractors have complied with all of the requirements of the Treasure Act 1996 and any statutory modification or re-enactment of that Act, and all other legislative requirements relating to the Excavation.
- 2.2 The Site Owner will indemnify the Museum against any and all claims, demands, proceedings, costs, expenses, loss or damage, of whatever nature which may be made or brought against or incurred by the Museum arising out of or in connection with any breach of the warranties given respectively by the Site Owner in clause 2.1.

3. INTERPRETATION; GOVERNING LAW AND JURISDICTION

- 3.1 This Deed will be governed by and construed in accordance with the Laws of England and Wales regardless of the place of execution or performance. The English Courts will have exclusive jurisdiction to deal with any dispute or other difference arising out of or in connection with this Deed, unless the Museum chooses to invoke, or voluntarily submits to, the jurisdiction of some other tribunal.

IN WITNESS of which the parties hereto have executed this document as a Deed on the date first written above

[]
By means of these signatures:

Director

Director/Secretary

The **COMMON SEAL** of
THE BOARD OF GOVERNORS
OF THE MUSEUM OF LONDON
was hereunto affixed in the presence of:

Chairman

Secretary

8 Health and Safety Risk Assessment and Method Statement (RAMS)

A Health & Safety Risk Assessment and Method Statement has been prepared by MOLA to accompany this WSI but will be printed out and submitted separately as appropriate.



LICENCE FOR THE REMOVAL OF HUMAN REMAINS

The Secretary of State, in exercise of the power vested in him by section 25 of the Burial Act 1857 (20 & 21 Vic., cap.81), grants a licence for the removal of the remains of **persons unknown** from or within the place in which they are now interred at **The Hop Exchange, 22-24 Southwark Street, London, SE1 1TY.**

2. It is a condition of this licence that the following precautions shall be observed:
 - (a) Any removal or disturbance of the remains shall be affected with due care and attention to decency;
 - (b) The ground in which the remains are interred shall be screened from the public gaze while the work is in progress;
 - (c) The remains shall, no later than 21 July 2025, be reinterred in a burial ground in which interments may legally take place or be left in situ. In the meantime, they shall be kept safely, privately and decently by RPS under the control of a competent member of staff.
3. This licence merely exempts those from the penalties, which would be incurred if the removal took place without a licence. It does not in any way alter civil rights. It does not confer the right to bury the remains in any place where such right does not already exist.
4. This licence expires on **21 July 2025.**

A handwritten signature in black ink, appearing to read 'Dipal Patel'.

Dipal Patel
On behalf of the Secretary of State for Justice

Ministry of Justice

Licence Number: **20-0140**
Date: **22 July 2020**





rpsgroup.com