

One Lansdowne
Lansdowne Road
London
CR0

WRITTEN SCHEME OF INVESTIGATION FOR AN ARCHAEOLOGICAL WATCHING BRIEF

Date 31/10/2023

Project Manager: John Quarrell



**One Lansdowne
Lansdowne Road
London
CR0 2AD**

Written scheme of investigation for an archaeological watching brief

Planning reference and condition number 17/03457/FUL
Site code –LWC23

Sign-off History:

Issue No.	Date:	Prepared by:	Checked/ Approved by:	Reason for Issue:
1	[19/10/23]	Julian Carty	John Quarrell	Draft for internal review
2	[24.10.23]	Julian Carty	John Quarrell	Draft for client review
3	4/11/23	Julian Carty	Cornelius Barton	Re issued to client
4	7/03/24	Julian Carty	David Divers	Re issued to client

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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 the site of One Lansdowne, Croydon, has been commissioned from MOLA by Fizzy Lansdowne Propco LLP.
- 1.1.2 The site comprises 0.52ha and is bounded to the east by Wellesley Road (A212), to the south by Lansdowne Road, to the west by office buildings (Emerald House and Fifteen Lansdowne), and to the north by office buildings (Government Offices and Apollo House). The centre of the site lies at National Grid reference (NGR) 532504, 165912. The area of the site includes 1-5 Lansdowne Road (Lansdowne Hotel, Wellington Hostel and Marco Polo House) and 30-32 Wellesley Road (Voyager House). It is predominantly occupied by hotel and office buildings and surrounding hardstanding areas given over to external infrastructure such as walkways, car parks, cycle park and bin areas, interspersed with landscaping and amenity areas.
- 1.1.3 The site area is broadly flat at 56mOD.
- 1.1.4 The site is being developed to create two multi-storey multi-use buildings. The development is awarded planning on the 17th November 2017, condition 23 states:

A) No development other than demolition to existing ground level shall take place until the applicant has secured the implementation of a programme of archaeological evaluation in accordance with a written scheme which has been submitted by the applicant and approved by the local planning authority in writing and a report on that evaluation has been submitted to the local planning authority.

B) If heritage assets of archaeological interest are identified by the evaluation under Part A, then before development commences, other than demolition to existing ground level, the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which shall be submitted and approved by the local planning authority in writing shall have taken place.

C) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (B).

D) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (B), and the provision for analysis, publication and dissemination of the results and archive deposition has been secured.

- 1.1.5 MOLA has liaised with the GLAAS adviser for Croydon, Mark Stevenson and he recommended a watching brief as below. Mark confirmed on the 24/11/23 that the a watching brief was still appropriate for the site.

No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local

planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

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

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

- 1.1.6 If significant archaeological remains are observed by MOLA, these will be excavated under a stage 2 WSI.
- 1.1.7 Details of the consented development are available at <https://publicaccess3.croydon.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OSQ10HJLM5A00>
- 1.1.8 The works requiring a watching brief are the demolition of the foundations of the existing building and monitoring of any excavation below these foundations. Breaking of ground is only taking place within the existing foundations.
- 1.1.9 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)
- 1.1.10 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 the Museum of London within 12 months of issuing the report.
- 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 (MOLA 2023). This presented the initial assessment of archaeological potential on the site.

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 (MOLA 2023 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 (MOLA 2023). A brief resume is provided here:

- 1.3.2 GeolIndex (BGS 2023) identifies the bedrock geology of the site as Harwich Formation Crag Group (sand and gravel). The superficial geology is Lynch Hill Gravel Member, a silty clay deposit associated with the Thames and associated tributaries. The same deposit can be found intermittently along the Merstham Gap, a dry valley cutting through the North Downs to the south of the site. The data provided by GeolIndex is low resolution data and should only be considered as a rough guide to the geology of the site.

Prehistoric

- 1.3.3 A number of prehistoric findspots have been recorded to the south of the study area and although they are thought to be residual, their presence has been taken to suggest prehistoric activity in the area.
- 1.3.4 These include a number of residual findspots recorded at an evaluation, watching brief and open area excavation undertaken by Mola at 3-7 Park Street (PKT96), 300m to the south of the site. A few prehistoric finds (Bronze Age struck and burnt flint), were found during the evaluation. During the subsequent open area excavation a large amount of residual Late Iron Age pottery (the majority of sherds appearing to be from a single vessel), burnt bone and worked flints was recovered from the plough soil.
- 1.3.5 Struck flint and possible evidence of prehistoric activity was revealed 330m to the south west of the site in an evaluation undertaken by Mola at the Drummond Centre (156617, TAM96), during which 30 fragments of flint and 675g of burnt flint were retrieved from heavily disturbed deposits.
- 1.3.6 At an excavation at 3-11 High Street (162755, HSC94) 350m south west of the site burnt flint and 16 pieces of struck flint were recovered from later contexts.
- 1.3.7 Other records of residual prehistoric flint noted during archaeological work include isolated findspots of flint include a scrape, possible Mesolithic flakes.

Roman

- 1.3.8 The London to Brighton Roman Road passed near the site, and there is evidence of a Roman burial zone/cemetery and settlement to the south of the site.
- 1.3.9 Croydon is thought to have been a significant settlement on the Roman road. Its location approximately 10 miles south of the Roman city of Londinium would have made it a convenient stopping point for people making their way between the city and the North Downs and the quantity of Roman material recovered from Croydon town centre demonstrates that some form of settlement was situated there, although its precise nature and location is unknown. The route of parts of the London to Brighton road is also uncertain. It may have continued along London Road and then passed through what is now the centre of Croydon along the route of North End (230m to the west of the site) and the High Street before it continued south along the same path now followed by Brighton Road.
- 1.3.10 It is possible that the south west part of the study area is included within a zone where Roman roadside burial was being carried out. Roman inhumations were discovered during the 19th century at Park Street 330m to the south of the site. A lead coffin was found in 1848 with the shape of a skeleton impressed on its lid. Further investigation until 1849 revealed nine other skeletons with east-west orientation. Rusty bits of iron and two coins (a small brass and a coin of Magnentius) were also found. There are two other records nearby of Roman human remains encountered during the

19th century and a further record of Roman human remains found at Surrey Street (no further information is given). These probably all belong to the same Roman burial zone or cemetery.

- 1.3.11 There was probably Roman settlement nearby, and the London to Brighton Roman Road may even have passed through the study area itself. Evidence for Roman activity at the evaluation at PKT96 consisted of finds from a reworked soil horizon and two linear features, one of which contained a sherd of 1st or 2nd century pottery. These features were thought to indicate the presence of nearby Roman settlement. The ploughsoil encountered at the subsequent excavation containing an amount of Iron Age material was considered to be Roman. A probable Roman boundary ditch was also recorded.
- 1.3.12 Residual Roman findspots recorded at other excavations include a Roman coin, pottery and ceramic building material recorded at an excavation at the Whitgift Almshouses, and Roman pottery at excavations at Surrey Street and at 3-11 High Street.
- 1.3.13 Small coins of two or three late Roman emperors (identified as a hoard), were dug from a gravel pit 420m to the south east of the site in about 1860. The coins were contained in several bags or jars. Elsewhere there is an isolated findspot of a Roman coin.

Early Medieval

- 1.3.14 The Early Medieval period saw the development of small villages at strategic points through the Wandle valley. The earliest reference to the village at Croydon dates from 809 and it was known as *Crogedene* in 962 and *Croendene* in 1086. It is thought probable that an Early Medieval settlement would have been centred on the Old Town area of Croydon, 300m south west of the site. The manor was owned by the Archbishops of Canterbury. The settlement was relatively small, expanding beyond the Old Town area in the late Medieval period.
- 1.3.15 During this time the area of the site would have been put to agricultural use because of its proximity to the core settlement. In the Early Medieval period it was probably divided into strips according to the open field system, shared out on a proportional basis between the lord of the manor and his tenant farmers. By the period of the Black Death in the middle of the 14th century, this system had gradually fallen into disuse, when it became efficient to have larger fields for arable farming and fields enclosed by walls or hedges to contain animals. It would have been during this time that the site became part of a larger field.
- 1.3.16 Occasional Early Medieval finds have been made near Old Town, including two 19th century findspots within the study area: coins reputedly belonging to a Roman/Early Medieval coin hoard and an isolated Merovingian coin.
- 1.3.17 The village of Croydon grew in size and importance during the Medieval period. Croydon was adjacent to Lambeth, the London residence of the archbishops, and served as a resting place for journeys between Lambeth and Canterbury. At the time of Domesday, the Manor of Croydon was held by Archbishop Lanfranc and a residence for the Archbishop of Canterbury was built in Croydon in the late 11th or 12th century. By 1280 a weekly market and annual fair had been established, both of which were expanded in 1314 and 1343.
- 1.3.18 All of the Medieval features and findspots within the study area are located within the core area of the historic settlement at Croydon, enclosed within

the Central Croydon APA.

- 1.3.19 Built structural features include a Medieval manor house, thought to have stood 250m to the west of the site on North End; the sites of two Medieval public houses; and the remains of an earlier Medieval house, floor, building, possible smithy, inn and kitchen at the Whitgift Almshouses 280m to the south west of the site. Chalk wall footings have been excavated together with a chalk lined cess pit.

Post Medieval

- 1.3.20 During this period Croydon developed both as an important ecclesiastical manor and as a market town and had expanded to a population of 6000 by 1801, making it the largest town anywhere in London. During the 19th century Croydon began to lose its rural character as an increasing number of settlements developed and expanded while the population of the area also increased dramatically, largely due to the development of the steam railways. In 1842 East Croydon Station was built 350m to the south east of the site, placing Croydon on the main line between London and Brighton.
- 1.3.21 Throughout the majority of the Post Medieval period the site area remained open land. At 1763 it was part of a field whose boundaries remained unchanged through the Enclosure Act of 1797, Tithe Survey of 1838 until its development in c.1862.
- 1.3.22 Residential areas of the town centre began to expand from the 1860s and the areas of Wellesley Road, Sydenham Road and Chatsworth Road to the east of the core settlement became increasingly subject to urban development, typically with the construction of large Victorian villas. Lansdowne Road was laid out between 1861 and 1862. In 1866 the properties occupying Nos.28, 30 and 32 Wellesley Road were listed as Lansdowne Villa, Claremont House and No.2 Hampshire Villas. The villas occupying nos. 1, 3 and 5 Lansdowne Road were listed as Hanover Villa, Montague Villa and Wyvol's Lodge. In 1870 there was a building at the rear of the garden at Hanover Villa, which was possibly a shed.

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 4.1.3). 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 Bulk finds will not normally be recovered in the watching brief areas, though finds of specific and unique intrinsic interest may be.
- 2.2.4 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:
- Are there any Prehistoric remains and what is the nature of any remains?
 - What is the nature of any early medieval remains?
 - What is the nature of any post medieval remains?
 - What is the nature and level of natural topography?
 - What are the earliest deposits identified?
 - What are the latest deposits identified?
 - What is the extent of modern disturbance?

3 Watching brief methodology

3.1 Archaeological considerations

- 3.1.1 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.
- 3.1.2 Initial breaking out and/or ground clearance by the Principal Contractor will be monitored by MOLA staff.
- 3.1.3 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).
- 3.1.4 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.
- 3.1.5 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.
- 3.1.6 Subject to 2.2 above some areas might need to be re-scheduled in order to provide a safe environment for archaeological recording.
- 3.1.7 Provision will be made, at the earliest stage of development programming, for specified blocks of time to be made available for unrestricted archaeological access to areas of groundworks to carry out the watching brief.
- 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 construction 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 has been agreed with the Museum of London Archaeological Archive (LAA).
- 3.2.2 The site code: LWC23
- 3.2.3 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 *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 six 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 fieldwork (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 Once the WSI is approved we can deploy someone to site within 15 days. 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. It is envisaged that a Senior Archaeologist will monitor the groundworks, with Archaeologists to assist with any recording work if required. Other archaeological specialists may be called in if necessary.
- 4.1.2 Demolition is due to be completed by April 2024.
- 4.1.3 The Watching Brief report will be made available to the client and the Local Planning Authority within six weeks of the completion of fieldwork.

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 or 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.

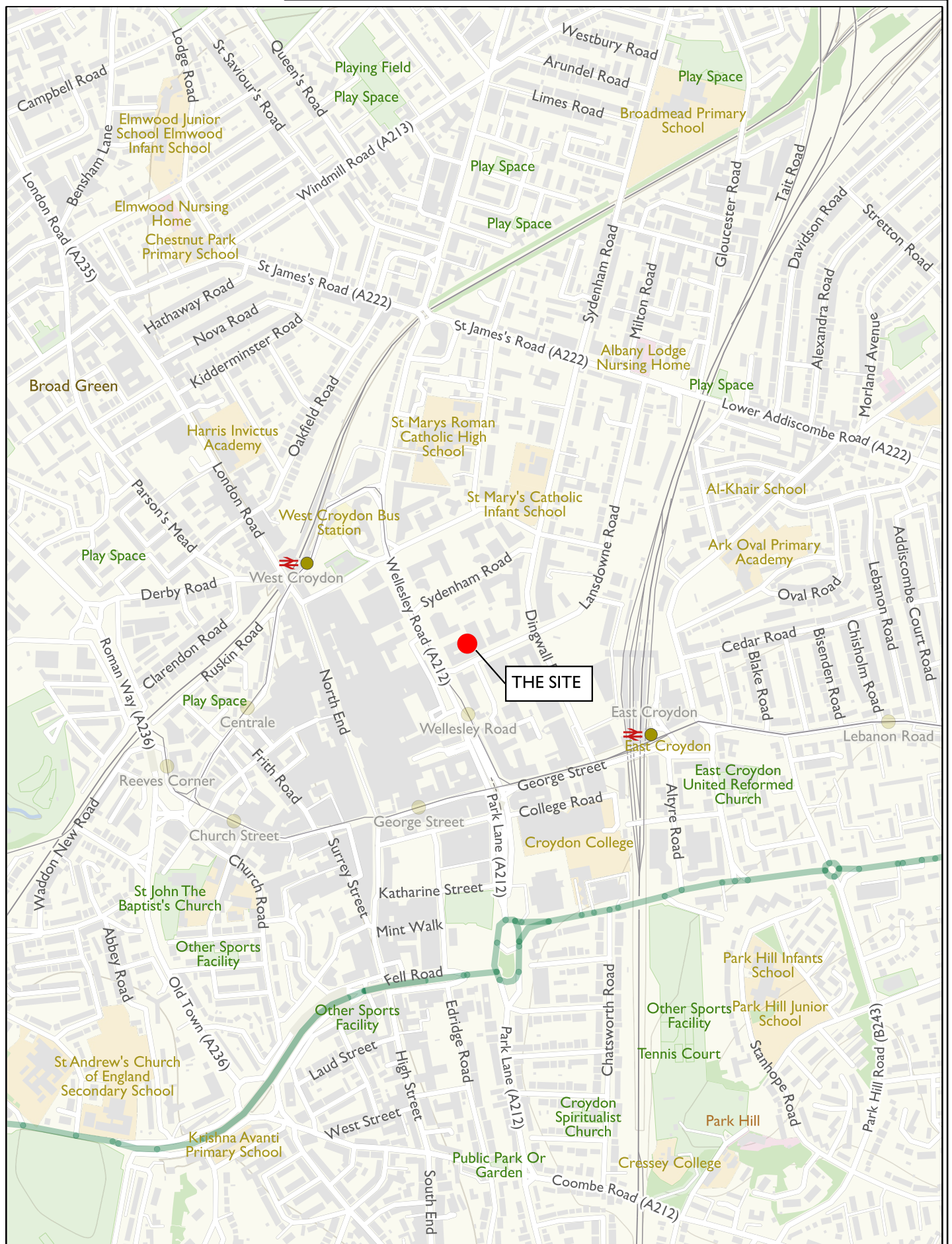
5 Funding

- 5.1.1 The developer has already agreed to fund the appropriate archaeological watching brief coverage.

6 Bibliography

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FIGURE I // Site Location - General



0 500 m



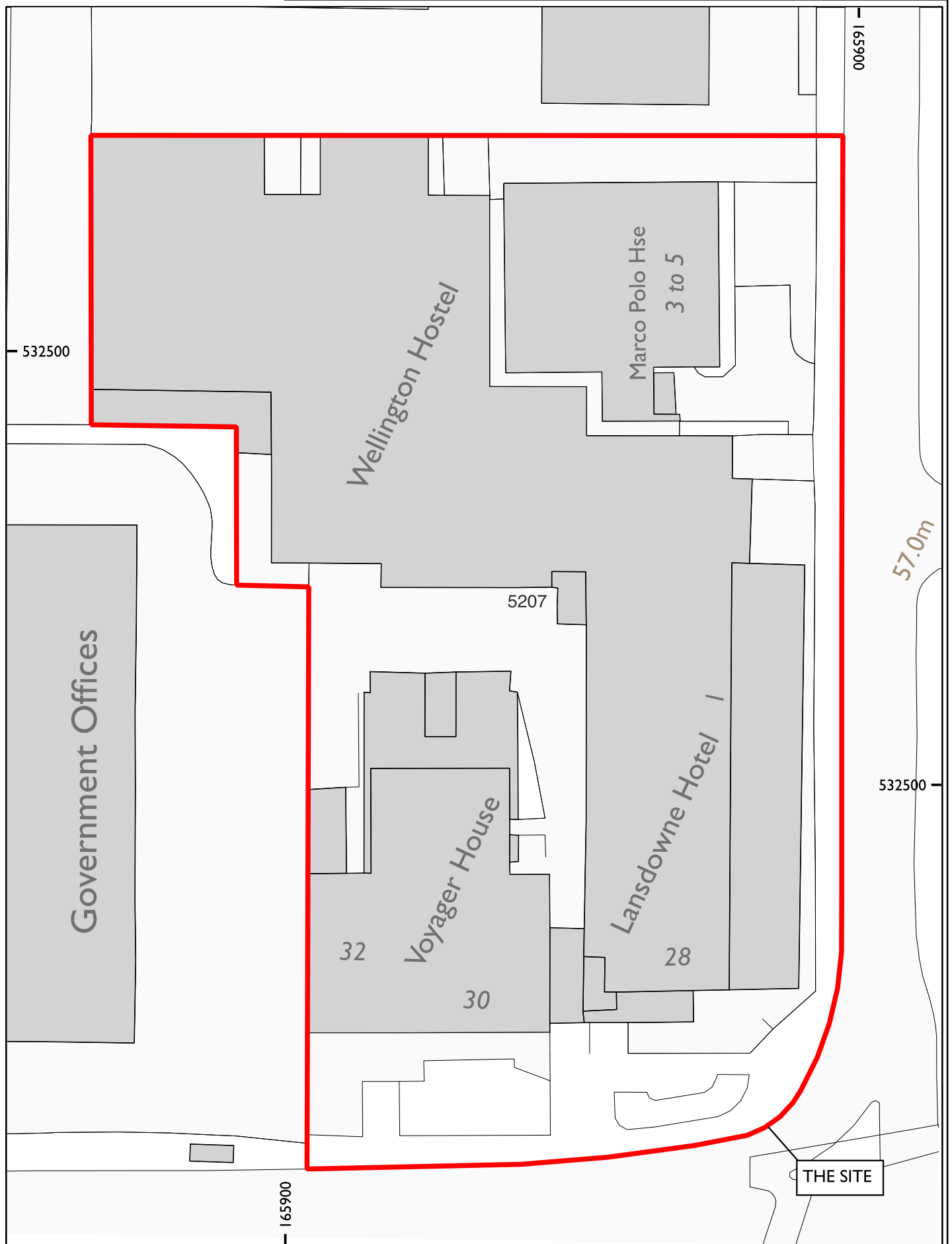
PROJECT // 4790L - One Lansdowne, Croydon

DESCRIPTION // Site Location

Contains OS data © Crown Copyright 2023 Open Government Licence 3.0

DOC REF: LP4790L-WSI-v1

FIGURE 2 // Site Location - Detail



PROJECT // 4790L - One Lansdowne, Croydon

DESCRIPTION // Site Location

Contains OS data © Crown Copyright 2023 Ordnance Survey 100041041

DOC REF: LP4790L-WSI-v1

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