

# Written Scheme of Investigation for an Archaeological Watching Brief

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## Building F1

King's Cross Central  
General Partner Ltd

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May 2023

**KINGS  
CROSS**



**Building F1  
King's Cross Central  
London N1C**

**WRITTEN SCHEME OF INVESTIGATION FOR AN ARCHAEOLOGICAL WATCHING BRIEF**

**April 2023**

Project Manager: Marit Leenstra



**Building F1  
King's Cross Central  
London N1C**

Written scheme of investigation for an archaeological watching brief

Planning reference: 2004/2307/P  
Condition number: 55 & 56  
Site code: TBC

**Sign-off History:**

<b>Issue No.</b>	<b>Date:</b>	<b>Prepared by:</b>	<b>Checked/ Approved by:</b>	<b>Reason for Issue:</b>
1	03/03/23	Marit Leenstra Project Manager	David Divers Senior Project Manager	First issue
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3	03/04/23	Marit Leenstra Project Manager	David Divers Senior Project Manager	Third issue minor comments

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with company registration number 07751831 and charity registration number 1143574.  
Registered office: Mortimer Wheeler House, 46 Eagle Wharf Road, London N1 7ED

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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 at Building F1, King's Cross Central, London N1 has been commissioned from MOLA by Kings Cross Central Limited Partnership.
- 1.1.2 The site comprises the development of an area (Building F1) at King's Cross Central which is being developed to create an office building with flexible retail at ground floor level. The new building will have a lower ground floor under only part of the ground floor as the western part is underlain by station approach/gasworks tunnels. The centre of the site lies at National Grid reference 530296 183478. Modern ground level lies at approximately 23.8m OD.
- 1.1.3 The site location and proposed development are shown in Fig 1 and Fig 2.
- 1.1.4 The site lies within the King's Cross Central development area which was granted Outline Planning Permission on 22 December 2006 (ref. 2004/2307/P); the Building F1 site boundary is shown in Fig 1.
- 1.1.5 The piled foundations and associated enabling works may have an impact on any archaeological remains in footprint of the new building; and any archaeological remains in the area of the lower ground floor would be entirely removed during construction.
- 1.1.6 The principal works requiring a watching brief are the initial ground reduction to approximately for the piling mat (and any other enabling groundworks), and then a second phase of watching brief following the installation of piles. This second phase of watching brief will include monitoring excavation to a general construction level of the excavations of new foundations for the ground floor, and ground reduction for the lower ground floor to approximately 18.8m OD.
- 1.1.7 The main potential archaeological interest on the site are the remains of two 19<sup>th</sup>-century flour mills and potentially rural activity from earlier periods. The gasworks tunnels on the western part of the site were most likely constructed by cut and cover excavation, although so close to the canal there is a chance they were tunnelled as some brickwork was noted during a watching brief on the site (see below); a watching brief on soil stripping for the piling mat may be able to confirm whether the area is indeed truncated. Furthermore, there are several buried petrol tanks associated with the site's former use as a petrol filling station. It is unlikely that archaeology survives in the locations of these tanks.
- 1.1.8 Previous archaeological work on Building F1 area consisted of a watching brief (KGK15) by MOLA in 2015 on several trenches to locate the defunct petrol tanks under the site. The watching brief showed that the petrol tanks have truncated the archaeology in their footprint and a bit beyond. Some 19<sup>th</sup> century brickwork was seen a trench to the western part of site.
- 1.1.9 An archaeological watching brief as defined by the Chartered Institute for Archaeologists as *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 six weeks of completing the fieldwork. The site archive will be deposited with the London Archaeological Archive (LAA) within 12 months of completion of all archaeological work on the site.
- 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 2020), 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:

- Volume 2, parts 9 and 10 of the Environmental Statement (ES) submitted with the KXC outline planning application comprise the Cultural Heritage Specialist Report and Archaeology Specialist Report, respectively. Part 10 includes an account of the known archaeological conditions within KXC, and determines archaeological potential.
- Report on the Gasholders Marketing Suite, Goods Way, King's Cross Central, London, N1C 4UZ (MOLA 2015); this presents the results of the watching brief in 2015 on the site.

## 1.2 Planning and legislative framework

- 1.2.1 Condition 55 of the Outline Planning Permission dated 22.12.06 (ref. 2004/2307/P) requires a programme of building recording and Analysis. Details of Condition 56 are as follows:

*No works shall take place in relation to each phase of the Development as notified under condition 21 until the applicant, their agent or successors in title has secured the implementation of a programme assessment, recording and historic analysis, which considers building structure, architectural detail and archaeological evidence. This shall be undertaken in accordance with a written scheme of investigation submitted by the applicant and approved by the local planning authority.*

*Reason: Important archaeological remains may exist on the site. The requirements of this condition are to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development and to minimise damage to them in accordance with the Environmental Impact Assessment, in accordance with the policy B8 of the London Borough of Camden Replacement Unitary Development Plan 2006.*

- 1.2.2 Condition 56 of the Outline Planning Permission dated 22/12/06 (ref. 2004/2307/P) requires a programme of 'Archaeological Investigation and Mitigation' to be carried out during the implementation of the scheme. Details of Condition 56 are as follows:

*No development shall take place in relation to each phase of Development as notified under condition 21 until the applicant, their agent or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme for investigation which has been submitted by the applicant and approved by the local planning authority.*

*Reason: Important archaeological remains may exist on the site. The requirements of this condition are to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development and to minimise damage to them in accordance with the Environmental Impact Assessment, in accordance with the policy B8 of the London Borough of Camden Replacement Unitary Development Plan 2006.*

- 1.2.3 There are no Historic Buildings still standing within Building F1 area and therefore no archaeological recording is required to address Condition 55, although there is potential for buried archaeological remains which are covered by Condition 56.
- 1.2.4 Condition 56 was imposed as a means of securing the mitigation measures identified and proposed within the KXC Environmental Impact Assessment and the resulting ES.
- 1.2.5 Generally for the Northern Area of the KXC development (as defined in the Cultural Heritage Specialist Report and Archaeology Specialist Report in the ES), an Archaeological Watching Brief process was determined to be the most appropriate mitigation measure, due to large areas having been just used as railway sidings.

## 1.3 Archaeological background

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- 1.3.1 The findings of the KXC Environmental Impact assessment and other research indicated that no pre-industrial aged archaeological remains had been found on site. Furthermore, the history of development shows the site to have 'no', or just local, archaeological potential related to all pre-industrial periods.
- 1.3.2 The character of activity on the Kings Cross Central site relating to the pre-industrial period can be summarised as follows:
- Wooded landscape in prehistoric times with increasing small scale clearance for farming from the Neolithic period onwards.
  - Agricultural landscape from the Roman through to the post-medieval period on the eastern flanking slope of the Fleet Valley.
  - Shallow quarrying for weathered clayey soils for brickmaking during the 17th and 18th century in the vicinity.
  - John Rocque's map of 1746 (not illustrated) shows the small hamlet of Battle Bridge, which had built up around an ancient crossing of the River Fleet. The site is shown on this map as an open field to the north of this.
- 1.3.3 The site lies directly to the south of the Regent's Canal. North of the Regents canal, The mid-19th century creation of the Great Northern Railway Goods Depot saw the following activities develop in the Kings Cross Central site:
- In the north, the terracing and levelling of the land to create a horizontal ground surface.
  - In the south, the raising of ground level with spoil from the north end of Kings Cross Central, to complete the level landscape as it approaches the Regent's Canal.
  - Construction of an arrangement of buildings servicing the railway industry.
  - Construction of a vast network of railway tracks throughout the northern part of the site.
- 1.3.4 Within the Filling Station site itself:
- The OS map of 1871 depicts two flour mills on the site.
  - The approach tunnels to King's Cross Station pass below the western part of the site – these were probably constructed by cut and cover and have truncated the area. A watching brief in 2015 noted some 19<sup>th</sup>-century brickwork in the western part of site, although this could be residual. Monitoring this area during the stripping for the piling mat would help establishing the extent of truncation.
  - There are several buried petrol tanks associated with the site's former use as a petrol filling station. It is unlikely that archaeology survives in the locations of these tanks.



## 1.4 MOLA team and other responsibilities

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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 4.1.1). 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 subcontracted 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 2020) 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 respective 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 and 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 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 and latest deposits identified?
  - To what extent have the approach/gasworks tunnels below the western half of the site truncated the area? If little truncation is established during the watching brief, was this stretch of the tunnels constructed through tunnelling?
  - Is there any evidence of activity pre-dating the first phase of industrial development in this part of the site?
  - Do remains associated with the two flour mills depicted on the 1871 Ordnance Survey map survive on the site?

## 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 ground clearance by the Principal Contractor, including enabling works such as the initial ground reduction for the piling mat, will be monitored by a MOLA archaeologist. Subsequent phases of watching brief will be conducted following piling, during ground reduction in advance of the transfer structure's construction, and in the area of the lower ground floor.
- 3.1.3 A MOLA Site Supervisor will monitor the groundworks 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 (ClfA 2020).
- 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 will be agreed with the Museum of London Archaeological Archive (LAA) in the year the watching brief will take place.
- 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

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- 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 done 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

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- 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 confirmed by the completion of the relevant Deed of Transfer form.
- 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 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

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- 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 6 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

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- 4.1.1 The timing and overall duration of the archaeological watching brief on the groundworks will be determined by the respective 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 Phase 1 of the watching brief will take place on the enabling works consisting of soil stripping for the pile mat.
- 4.1.3 Phase 2 of the watching brief will consist of monitoring the excavation of new foundations and the ground reduction for the lower ground floor.
- 4.1.4 It's the client's responsibility to notify MOLA and arrange watching brief attendance on the specified ground works.

### 4.2 Attendances

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- 4.2.1 For watching briefs, the attendances required by MOLA tend to be minimal as archaeologists are in fact attending the on-site works. The client/client's agent or principal contractor will be responsible for maintaining appropriate Health and Safety arrangements on site and allowing the MOLA archaeologist access to welfare. If archaeological remains are encountered that need recording, the archaeologist may require the following attendances to access the archaeology safely. This will be covered in more detail in a RAMS document:
  - Shoring
  - Edge protection
  - Spoil removal
  - Lighting
  - De-watering
  - Lifting
  - Additional labour

## 5 Funding

- 5.1.1 The developer will agree to fund the appropriate archaeological watching brief coverage and these costs will be agreed in a separate document.

## 6 Bibliography

- ACAO, 1993 *Model briefs and specifications for archaeological assessments and field evaluations*, Association of County Archaeological Officers
- Archaeological Archive Forum, 2011 *Archaeological Archives: a guide to best practice in creation, compilation transfer and curation*
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- English Heritage, 1991 *Management of Archaeological Projects (MAP2)*
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- Historic England Greater London Archaeology Advisory Service, *Standards for Archaeological Work*, 2015.
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- Museum of London, 1994 *Archaeological Site Manual 3rd edition*
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- Museums and Galleries Commission (1992) *Standards in the Museum Care of Archaeological Collections*.
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- Standing Conference of Archaeological Unit Managers, 1991 revised 1997 *Health and Safety in Field Archaeology, Manual*
- Treasure Act 1996 *Code of Practice* (2nd Revision) 1996, DCMS



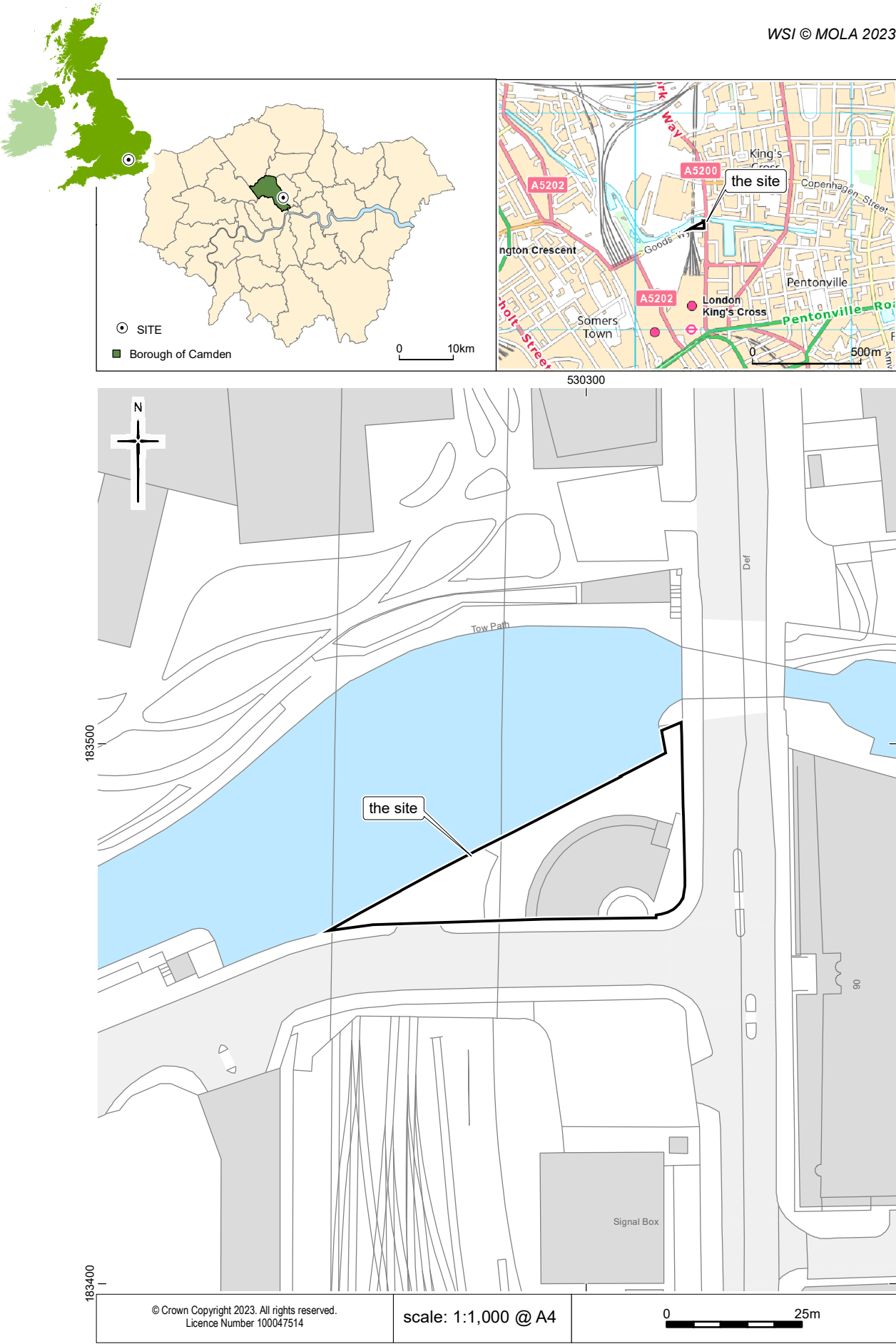


Fig 1 Site location

Fig 2 Proposed development

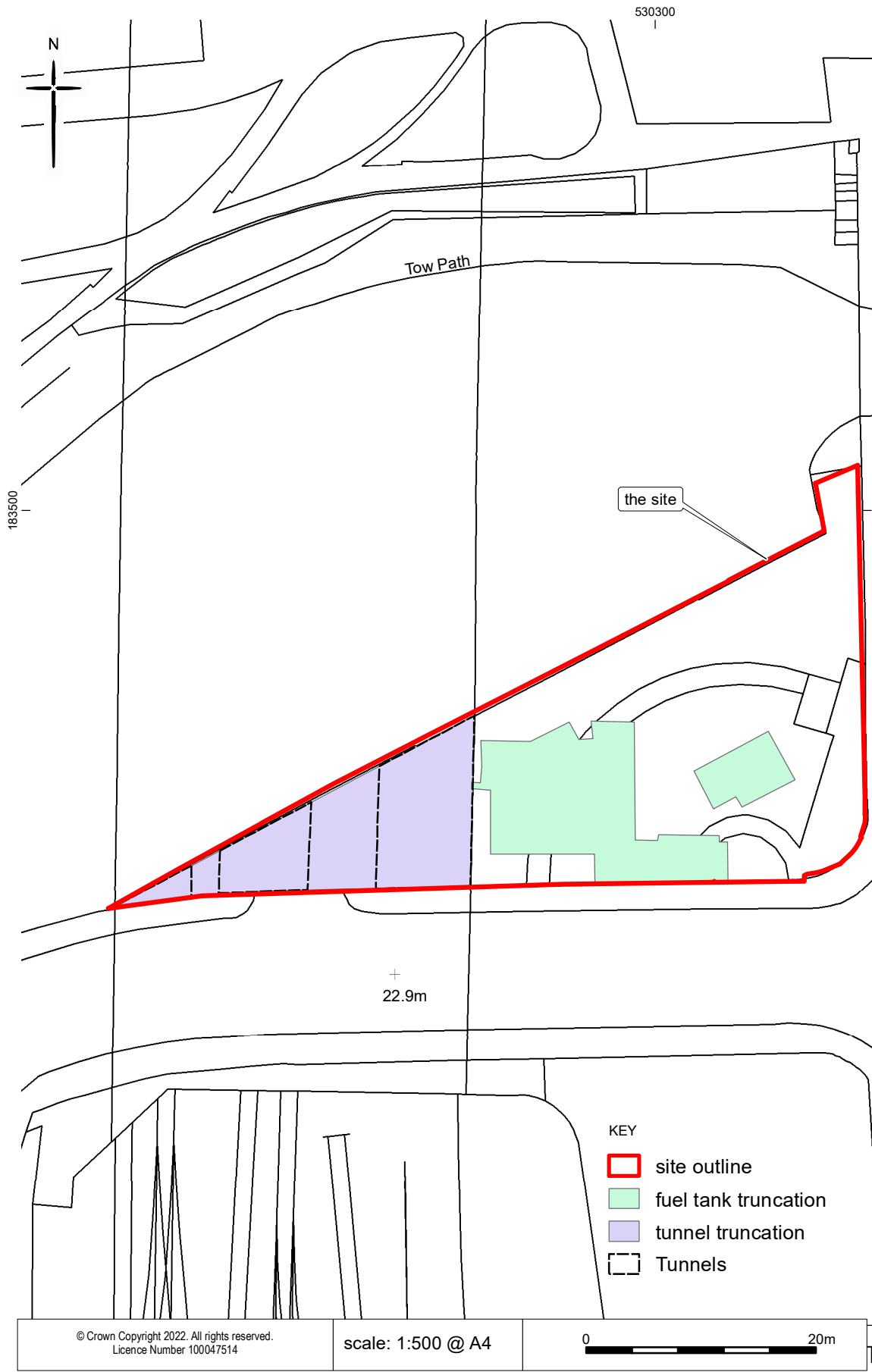


Fig 3 Known modern truncations on site

## 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 [ ]

---

- NOW IT IS HEREBY AGREED** as follows: -

- 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* will be prepared by MOLA to accompany this WSI but will be printed out and submitted separately as appropriate.





# KINGS CROSS

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