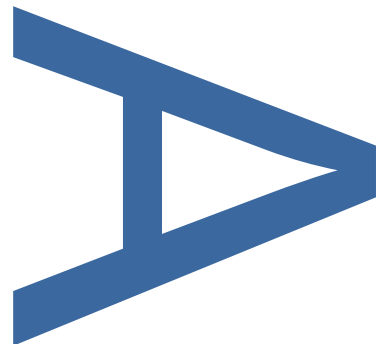
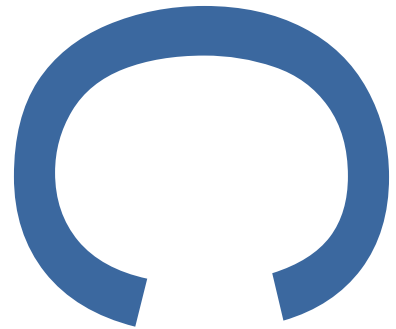


**THE OLD DAIRY  
7 WAKEFIELD STREET  
LONDON BOROUGH OF CAMDEN  
WC1**



**SUPPLEMENTARY WRITTEN SCHEME  
OF INVESTIGATION FOR AN  
ARCHAEOLOGICAL MITIGATION**



**SITE CODE: WAK15  
FEBRUARY 2017**

**PRE-CONSTRUCT ARCHAEOLOGY**

**THE OLD DAIRY, 7 WAKEFIELD STREET, LONDON BOROUGH OF CAMDEN WC1;  
SUPPLEMENTARY WRITTEN SCHEME OF INVESTIGATION FOR  
ARCHAEOLOGICAL MITIGATION**

**LOCAL PLANNING AUTHORITY: LONDON BOROUGH OF CAMDEN**

**CENTRAL NGR: TQ 3040 8247**

**COMMISSIONING CLIENT: CUDWORTH LTD. C/O LUTTI LTD.**

**PREPARED BY: TIM BRADLEY, PRE-CONSTRUCT ARCHAEOLOGY LTD  
17<sup>th</sup> JANUARY 2017;  
1<sup>st</sup> REVISION 31<sup>st</sup> JANUARY 2017  
2<sup>nd</sup> REVISION 2<sup>nd</sup> FEBRUARY 2017**

**VERSION 3**

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**February 2017**

## 1 INTRODUCTION

- 1.1 Pre-Construct Archaeology Limited has been commissioned by Cudworth Ltd. c/o Lutti Ltd. to undertake archaeological mitigation on land at the Old Dairy, 7 Wakefield Street, Bloomsbury, London Borough of Camden, WC1.
- 1.2 In accordance with the requirements of Historic England (formerly English Heritage) and the London Borough of Camden (see Appendix 1 this document forms a supplement to the submitted Written Scheme of Investigation (PCA 2014) detailing the methodology by which the mitigation will be undertaken.
- 1.3 The site is currently occupied by the Old Dairy, formerly a distribution warehouse, and most recently used as an art centre. The site is located at 7 Wakefield Street and covers 0.2 hectares. Its boundaries are defined by St George's Gardens to the east and south, Georgian terraced housing fronting the south side of Regent Square to the north and the Buddhist centre and a new building fronting Wakefield Street to the west. The National Grid Reference for the study site is TQ 3040 8247.
- 1.4 The redevelopment of site will provide a mixed residential/commercial development in 2 blocks. This written scheme of investigation covers the archaeological requirements for the site in accordance with Condition 20 of the planning permission (2011/6032/P).
- 1.5 Following the completion of an initial trial trench evaluation of the site which recorded an isolated area of archaeological survival (Cipin 2015 – see Section 2 below) Historic England Greater London Archaeological Advisory Service (GLAAS), the archaeological advisors to the London Borough of Camden, have recommended that further archaeological mitigation is required. Pre-Construct Archaeology Limited has discussed the scope of this work with the relevant Historic England advisor and has agreed a scheme whereby the area identified from the archaeological evaluation as exhibiting high archaeological potential is machine stripped, and the area fully archaeologically investigated prior to development of this area (Figure 2).
- 1.6 This Written Scheme of Investigation details the methodologies to be applied during this process.
- 1.7 All works will be undertaken in accordance with the following documents:
  - This Written Scheme of Investigation (pending approval from the Archaeology Advisor to the Local Planning Authority)
  - *Guidelines for Archaeological Projects in Greater London* (Greater London Archaeological Advisory Service, 2015)
  - *MoRPHE* (English Heritage, 2008). Greater London Archaeology Advisory Service: *Standards for Archaeological Work* (February 2014)
  - The Chartered Institute for Archaeologists *Standard and Guidance for Archaeological Excavation* (2014)
  - The *Treasure Act* (1996)

1.8 Pre-Construct Archaeology Limited is a Registered Archaeological Organisation (number 23) with the Institute of Archaeologists and will operate within the Institute's 'Code of Practice'.

1.9 PCA has the following accreditations:

- ISO9001 registration
- ConstructionLine registration
- Achilles registration
- CHAS registration

## **2 BACKGROUND**

2.1 An archaeological evaluation of the site was undertaken in December 2014 and January 2015. A total of five trenches were excavated and were located in a manner so as to give a good spatial representation across the site. In addition, ten geotechnical test pits were monitored as part of an archaeological watching brief immediately prior to the archaeological evaluation.

2.2 This archaeological evaluation was designed to determine the presence or absence of surviving features at the site and, if present, to assist in formulating an appropriate archaeological mitigation strategy.

2.3 Trenches 2-5 revealed a sequence of naturally deposited clay where, apart from Trench 5, the gravels appeared to have been quarried out during the later post-medieval period (late 18<sup>th</sup>/early 19<sup>th</sup> century). Three of the trenches recorded evidence of accumulations of organic material overlying the clay, suggesting that the resulting pits has been left open for an extended period of time before being backfilled.

2.4 The land then appeared to have been subject to substantial reclamation, particularly in the 19<sup>th</sup> century, with repeated levels of made ground and dumping layers in evidence. This picture was also evident in all of the test pits monitored during the watching brief phase of the works. A single wall recorded in the eastern-most end of Trench 5 represented the only evidence of the development of the area in the later 19<sup>th</sup> century.

2.5 The evaluation therefore suggested that across the majority of the site, broadly demarcated by the footprint of the depot building, any archaeological features or deposits that may have been in existence prior to the post-medieval period had been truncated by gravel quarrying during the latter part of the 18<sup>th</sup> century/early 19<sup>th</sup> century.

2.6 A primary objective of the evaluation was also to establish whether there was any evidence for burials having extended onto the site from the burial grounds, now known as St George's Gardens, immediately to the south and east, or from the Baptist Chapel (west) or Presbyterian Chapel (north west). The evaluation did not record either articulated burials or disarticulated human remains during either the evaluation trenching or geotechnical test pits.

- 2.7 The map regression exercise contained within the previously produced desk based assessment for the site (Langthorne, 2010) showed the boundary of Bloomsbury Burying Ground and St George the Martyr Burying Ground as already well defined on Rocque's map of 1747. There is still clear evidence of this boundary in existence today with much of the original (now listed) wall to the burial grounds in existence. The boundaries of the adjoining chapels appear equally well defined, and on the basis of this and the archaeological evidence, it is considered very unlikely that human remains extend into the site.
- 2.8 Within Trench 1 in the south western area of the site, the sequence revealed was somewhat different. A number of discreet archaeological features were recorded in this trench which appeared to broadly form two post-built structures. Pottery and CBM retrieved from an excavated sample of the features suggested a date range of 1080-1350 AD for this activity.
- 2.9 No such contemporary find spots have previously been recorded within a 250m radius of the site, and the area of Bloomsbury is not known to have been within an area of settlement in the medieval period. The Domesday Book, originally published in 1086, recorded that the area that would become Bloomsbury contained vineyards and "wood for 100 pigs". It is therefore possible that the remains recorded within Trench 1 relate to a rural farmstead on the periphery of London rather than part of larger settlement activity.
- 2.10 The survival of archaeology in this area of the site is likely to be related to the local topography. Trench 1 is located in the western-most part of the site. Here the natural clay was recorded at 20.29m OD rather than between 19.40 and 19.80m OD across the remainder of the site. This would suggest this area lay outside the areas of gravel extraction recorded elsewhere. It is anticipated that the extent of survival of these remains is likely to be limited in its extent by the substation and associated services to the west, greater truncation through quarrying, services networks and a hotspot of hydrocarbon contamination (possibly including a buried tank) to the east, and the site boundaries to the north and south.
- 2.11 It is therefore proposed to undertake archaeological excavation of the proposed building footprint within the area of Trench 1 (Figure 2). The area of excavation currently excludes a small proportion of the proposed building footprint adjacent to the St George's Garden boundary wall to the south and a former electricity substation to the south west - these are currently excluded due to party wall and health and safety considerations. Should significant archaeological deposits be identified extending into these areas, these will be exposed and recorded in conjunction with the main construction groundwork.

### **3 RESEARCH DESIGN**

- 3.1 The overall objective of the excavation will be to improve our understanding of medieval settlement and land use in the immediate rural hinterland of the City of London, including refining the site chronology and establishing a phased plan of the archaeology revealed following the stripping of the area and investigating the function of the structural remains and the activities taking place.

Within the above parameters, the excavation will seek to address the following:

- Given that small quantities of both Roman pottery and CBM were recorded from later contexts within evaluation Trench 1, is there any direct evidence of Roman activity in the area of excavation?
- Is there any evidence to further elucidate the nature of the medieval activity previously recorded on the site?

## **4 SITE METHODOLOGY**

### **4.1 General**

- 4.1.1 With the exception of the current exclusion zones, the excavation trench is positioned to cover the proposed building footprint in the location of evaluation Trench 1 and will measure a maximum of 20m x 8m. The trench will be excavated to attain the top of the natural/archaeological deposits (approximately 1.2m below ground level). The archaeological machining will be undertaken using a mechanical excavator. The mechanical excavator will use a toothless ditching bucket to remove modern overburden under the constant supervision of an archaeologist. Spoil will be mounded at least 2m from the edges of the trench.
- 4.1.2 Machine excavation will continue in spits of 100mm at a time until either significant archaeological strata are found or natural ground exposed.
- 4.1.3 Following machine excavation, relevant faces of the trench that require examination or recording will be cleaned using appropriate hand tools. The majority of the investigation of archaeological levels will be by hand, with cleaning, examination and recording both in plan and in section.
- 4.1.4 Archaeological excavation require work by 'pick and shovel' or occasionally by further use of the machine. Such techniques will be used only for the removal of homogeneous and 'low grade' layers where it can reasonably be argued that more detailed attention would not produce information of value. They will not be employed on complex stratigraphy, and the deposits to be removed must have been properly recorded first.
- 4.1.5 All archaeological features (stratigraphical layers, cuts, fills, structures) will be excavated by hand tools and recorded in plan at 1:20 or in section at 1:10 using standard single context recording methods. Photographs will also be taken as appropriate.
- 4.1.6 The strategy for sampling archaeological and environmental deposits and structures will be developed by PCA as necessary. If appropriate, the Historic England Archaeological Advisor and the Historic England Regional Archaeological Science Advisor will be consulted.
- 4.1.7 The removal of human remains can only take place following the issuing of appropriate licenses from the Ministry of Justice. Should the removal of human remains not pose a risk to the completion of the excavation, and should further archaeological mitigation be necessary at the site, then any remains will be left in situ, with the agreement of the Historic England Archaeological Advisor to the London

Borough of Camden.

4.1.8 All gold and silver will be removed to a safe place and reported to the local coroner according to the procedures relating to the Treasure Act 1996. 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.

## 4.2 Access and Safety

4.2.1 The client will arrange access to the site on the notified start date (to be advised by PCA following approval of this document).

4.2.2 PCA will notify Historic England GLAAS in writing of the commencement of fieldwork in advance.

4.2.3 Reasonable access to the site will be granted to the Historic England Archaeological Advisor to the London Borough of Camden and other representatives of the Local Authority who wish to be satisfied, through site inspections, that the archaeological works are being conducted to proper professional standards and in accordance with the agreements made. Full access is also provided for the Client and its agents.

4.2.4 All relevant health and safety legislation, CDM, COSHH regulations and codes of practice will be respected. This requirement constitutes one of the non-archaeological requirements on the excavation design.

4.2.5 Information on contamination has been provided to PCA. At the time of writing PCA are informed that no information is currently available on the location of services, although it is understood that the electricity substation in the far south of the excavation area has been decommissioned and the services cut.

4.2.6 Upon completion of the archaeological trenches and approval from the Historic England Archaeological Advisor to the London Borough of Camden, they will be backfilled using the same excavated material.

4.2.7 Provision will be made by PCA for on-site for welfare, tool storage and office facilities.

4.2.8 PCA's Health and Safety Policy will be followed at all times. A Risk Assessment will be prepared by PCA.

4.2.9 All machine movements onto and within the site will be monitored by an assigned banksman.

4.2.10 The trench location will be surveyed by a suitably qualified person provided by PCA using a Cable Avoidance Tool prior to excavation. Should services be encountered during excavation, it will be the assumption of PCA that they are live and will be avoided at all costs. This may require the abandonment or repositioning of trenches in order to accommodate them safely.

4.2.11 PCA have not been informed that there are any listed buildings, areas of ecological importance

public rights of way on the site. PCA has been provided with information demonstrating that no TPOs are present on the site.



## 5 RECORDING SYSTEMS

### 5.1 Site Code

5.1.1 A unique-number site code has been obtained from the Museum of London and notified to Historic England GLAAS – the site code is WAK15.

### 5.2 Site Records

5.2.1 The recording systems adopted during the investigations will be fully compatible with those most widely used elsewhere in the London Borough of Camden, that is those developed out of the Department of Urban Archaeology Site Manual, now published by the Museum of London Archaeology Service (MoLAS 1994). No alternative recording system will be adopted without the prior agreement with the Historic England Archaeological Advisor to the London Borough of Camden.

5.2.2 The site archive will be so organised as to be compatible with the other archaeological archives produced in the Local Authority area. Individual descriptions of all archaeological strata and features excavated and exposed will be entered onto prepared *pro-forma* recording sheets which include the same fields of entry as are found on the recording sheets of the Museum of London. Sample recording sheets, sample registers, finds recording sheets, accession catalogues, and the photography record cards will follow the Museum of London equivalents. This requirement for archival compatibility extends to the use of computerised databases.

5.2.3 A 'site location plan' indicating the site north and based on the current Ordnance Survey 1:1250 map (reproduced with the permission of the Controller of HMSO) will be prepared. This will be supplemented by a trench plan at 1:200 (or 1:100), which will show the location of the areas investigated in relation to the investigation area and National Grid Reference. All sections should be located on plan with OS co-ordinates. The location of the OS bench marks used and the site TBM will also be indicated. GIS site and trench location data will be supplied to GLHER.

5.2.4 A record of the full extent in plan of all archaeological deposits as revealed in the investigation will be made; these plans will be on polyester based drawing film, will be related to the site grid and at a scale of 1:10 or 1:20. 'Single context planning' will be used on site, and the information will be digitised for eventual CAD application.

5.2.5 At least one long section will be drawn or a representative part including a profile of the top of the natural deposits (extrapolated from cut features etc., if the trench has not been fully excavated). Other sections, including the half-sections of individual layers or features may be drawn as appropriate to 1:10 or 1:20.

5.2.6 The OD height of all principal strata and features will be calculated and indicated on the appropriate plans and sections.

### 5.3 **Stratigraphic Matrix**

5.3.1 A 'Harris Matrix' stratification diagram will be used to record stratigraphic relationships. This record will be compiled and fully checked during the course of the excavations. Spot dating should be incorporated where applicable during the course of the excavation.

### 5.4 **Photographic Record**

5.4.1 A full photographic record of the investigations will be prepared. This will include black and white prints and colour transparencies (on 35mm film), illustrating in both detail and general context the principal features and finds discovered. The photographic record will also include 'working shots' to illustrate more generally the nature of the archaeological investigation. The transparencies will be mounted in suitable frames for long-term curation in preparation for deposition with the archive.

5.4.2 Digital shots of the excavation will also be taken to augment the above record.

## 6 **TREATMENT OF FINDS AND SAMPLES**

### 6.1 **General**

6.1.1 All processing will take place at PCA's Brockley premises, or, if appropriate, those of our environmental consultants.

### 6.2 **Environmental**

6.2.1 Different sampling strategies may be employed according to the perceived importance of the deposit or feature under investigation. Close attention will be given to sampling for date, structure and environment. Sample size should be taken into account the frequency with which material is likely to occur. Bulk sieving should be employed both for recovery of environmental evidence to ensure that complete samples of artefactual evidence are collected for significant deposits.

6.2.2 The strategy for sampling archaeological and environmental deposits and structures (which can include soils, timbers, pollen, diatoms, animal bone and human burials) will be developed in consultation with the Historic England Archaeological Advisor to the London Borough of Camden, and if necessary, the Historic England Regional Archaeological Science Advisor. Subsequent on site work and analysis of the processed samples and remains will be undertaken by our own consultants and specialist sub-contractors.

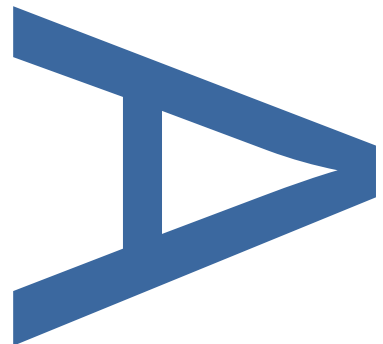
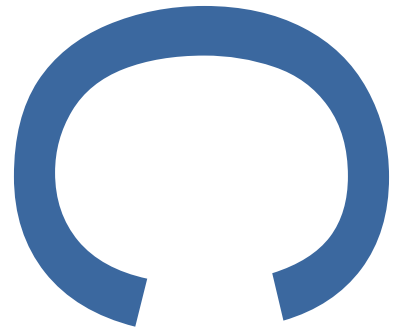
6.2.3 A high priority will be given to sampling river and other anaerobic deposits, such as peat, where organic materials may be preserved. Organic samples will be subject to appropriate specialist analysis.

6.2.4 All finds retrieval policies of the Museum of London will be adopted and all identified finds and artefacts will be retained according to the stated selection retention and retrieval policy appropriate to the material type and date. No finds will be discarded without the prior approval of the Historic

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**SITE CODE: WAK15  
FEBRUARY 2017**

**PRE-CONSTRUCT ARCHAEOLOGY**

England Archaeological Advisor to the London Borough of Camden.

- 6.2.5 All finds will be treated in a proper manner and to standards agreed in advance with the recipient museum. They will be exposed, lifted, cleaned, conserved, marked, bagged and boxed in accordance with the guidelines set out in the United Kingdom Institute for Conservation's 'Conservation Guidelines No.2' and the Museum of London's 'Standards for the Preparation of Finds to be Permanently Retained by the Museum of London'. All metal objects will be x-rayed and then selected for conservation (except in those cases where the Historic England Archaeological Advisor to the London Borough of Camden agrees that this will not be necessary).
- 6.2.6 Ceramic (pottery, clay tobacco, building material fabric and brick form) reference collections, housed at the Museum of London should be referred to for descriptive and analytical purposes in order to ensure that terminology is consistent.
- 6.2.7 Before commencing the excavation the PCA will confirm in writing to the Historic England Archaeological Advisor to the London Borough of Camden that arrangements are in hand to cover all necessary processing, conservation, and specialist analysis and storage of finds and samples.

## **7 ARCHIVES AND REPORTS**

### **7.1 General**

- 7.1.1 The integrity of the site archive will be maintained. The finds and records will be available for public consultation. Appropriate guidance is set out in the Museum and Galleries Commission's *Standards in the Museum Care of Archaeological Collections* (1992) and *Towards an Accessible Archaeological Archive. The Transfer of Archaeological Archives to Museums: Guidelines for Use in England, Northern Ireland Scotland and Wales* (SMA 1995). For deposition with the Museum of London (LAARC), the *Guidelines for the Preparation of Archaeological Archives* will be followed.
- 7.1.2 If the finds are not to be donated to the appropriate Museum (LAARC), arrangements will be made for a comprehensive record of all relevant materials (including detailed drawings, photographs and descriptions of individual finds), which can instead constitute the archaeological archive.
- 7.1.3 The minimum acceptable standard for the site archive is defined in the *Management of Recording Projects in the Historic Environment 2008*. It will include all materials recovered, (or the comprehensive records of such materials as referred to above) and all written, drawn, and photographic records, including a copy of all reports relating to the investigations undertaken. It will be quantified, ordered, indexed, and internally consistent before transfer to LAARC. It will also contain a site matrix, a site summary and brief written observations on the artefactual and environmental data.
- 7.1.4 United Kingdom Institute for Conservation guidelines for the preparation of excavation archives for long term storage (1990) will be followed.
- 7.1.5 A short summary of the results of the work, even if negative, will be bound into the client report for

submission to the LPA and the Greater London HER along with the GLHER report form as soon as possible after the completion of archaeological works.

7.1.6 Minimum requirements for public dissemination is for OASIS report forms to be submitted to the OASIS Project as soon as possible of within 6 months of completion of fieldwork, and the provision of a short paragraph summary of the results for publication in the *London Archaeologist: Excavation Round-Up*. Such publications will meet the minimum requirements set out in *Management of Recording Projects in the Historic Environment 2008*, and derive from a 'phase 2 review' as defined in the same document. There is a need to format reports so that the details of the proposed development impact can be separated from the information and enable all archaeological information to be made available to the GLHER within 6 months of the completion of fieldwork.

7.1.7 Where the mentioned 'phase 2' review indicates the need for further assessment and analysis the recommendations set out in the *Management of Recording Projects in the Historic Environment 2008* will be followed.

## 7.2 **Rapid Assessment**

The fieldwork phase will be followed by a rapid review of the artefactual, environmental and stratigraphic findings, including a summary report and proposals for analysis and publication of the results. Full analysis, publication and archiving will follow the methodologies outlined in the rapid assessment.

## 7.3 **Publication and Dissemination**

7.3.1 The minimum requirement for public dissemination is the preparation and submission of OASIS report forms, which will be submitted to the OASIS Project within 6 months of completion of fieldwork. The rapid assessment will detail the publication routes to be followed once analysis of the results has been undertaken, but it is likely that the results will appear in a regional or specialist journal. Additionally, a fieldwork report will be submitted to the LPA, Greater London HER and Local Studies Library and a short summary of the results will be submitted to the appropriate local or regional publication for inclusion in its fieldwork round-up section.

## **8 SIZE AND STRUCTURE OF EXCAVATION TEAM**

- 8.1 The day to day direction of the fieldwork will be undertaken by a member of staff who has considerable experience of working in the urban environment and with an understanding of the landscape issues associated with this site.
- 8.2 The excavation team will be selected from current staff and will total the supervisor and up to two archaeologists. The on-site archaeological fieldwork is programmed to take an anticipated maximum of 10 days to complete. Machinery will be provided by the PCA.
- 8.3 A standard working day is 08.00 - 16.30. A morning and afternoon tea break and 45-minute lunch break are included within this period. Any workings outside of these times are considered to be overtime. Overtime rates are 150% Monday-Friday & all day Saturday, 200% Sunday and Bank Holidays.

## **9 PUBLIC ENGAGEMENT**

- 9.1 Should significant archaeological remains be present then provision for public engagement and the dissemination of appropriate information to the local and wider community will be made.
- 9.2 The Pre-Construct Archaeology Ltd website ([www.pre-construct.com](http://www.pre-construct.com)), particularly the 'News' section therein, can be used to bring rapid visual and textual updates into the public domain.

**APPENDIX 1: GLASS ADVICE LETTER, 13 FEBRUARY 2015**



530350/182475  
+

530350/182450  
+

- Archaeological features
- Excavated Evaluation Trenches
- Proposed Excavation Area
- Footprint of Proposed Development
- Exclusion Zone







## ENGLISH HERITAGE

Mr Charles Thuaire  
London Borough of Camden  
Town Hall,  
Camden Town Hall Extension,  
Argyle Street,  
Camden,  
London,  
WC1H 8ND

Your Ref: 2014/7896/P

Our Ref: CLO15862

Contact: Sandy Kidd

Direct Dial: 0207 973 3215

Email: [sandy.kidd@english-heritage.org.uk](mailto:sandy.kidd@english-heritage.org.uk)

13 February 2015

Dear Mr Thuaire

### **TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED) NATIONAL PLANNING POLICY FRAMEWORK 2012**

**The Old Dairy, 7 Wakefield Street, London  
,C1N 1PG**

*Details required by condition 20a (archaeological evaluation) of 2011/6032/P dated 14/03/2014 for: Redevelopment of site to provide a mixed residential/commercial development in 2 blocks, comprising: 1102 sqm business space (Class B1) in 2x basement and 2 storey units at western end of site; 5 dwellinghouses (Class C3) in 5x basement and 2 storey units at eastern end of site, comprising of 1x 2-bedroom house with garden and 4x 3-bedroom houses with roof terraces; plus associated landscaping, courtyard servicing and vehicular access from Wakefield Street, and retention of existing northern boundary wall and gable end walls of warehouse adjoining Regent Square.*

### **Recommend Approval of Archaeological Written Scheme of Investigation**

Thank you for your consultation dated 29 January 2015.

The Greater London Archaeological Advisory Service (GLAAS) provides archaeological advice to boroughs in accordance with the National Planning Policy Framework and GLAAS Charter.

Having considered the submitted document I confirm it accords with relevant standards and guidance and that it is in compliance with the condition.



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Please note that English Heritage operates an access to information policy.

Correspondence or information which you send us may therefore become publicly available

The first stage of the archaeological work (trial trenching) has in fact now been completed and a report submitted to GLAAS - copy attached. The report shows that most of the site was quarried in the 18th/19th centuries removing earlier archaeological interest and that there is no indication that either of the adjacent post-medieval burial grounds ever extended into the site. However in one trench it also revealed unexpected remains of timber buildings in the form of postholes and a floor. These are probably of medieval date but are not related to any known medieval settlement so represent an entirely new discovery which has the potential to advance understanding of land use in the immediate hinterland of the medieval city of London. Later disturbance by quarries and the adjacent burial grounds means that there is apparently only a localised area of survival in the southwest corner of the development site. Under the terms of the submitted WSI (para 3.1) if surviving features are found an appropriate mitigation strategy should be formulated. In this case I understand that the proposed lower ground floor would remove the medieval remains. Whilst redesign to preserve the remains in-situ could be an option, given the small area involved and nature of the remains an acceptable alternative would be full archaeological investigation of the area of interest prior to development - this would be the area around trench 1 in the southwest corner of the site. No further investigation would be warranted over the rest of the site. The applicant should therefore be asked to submit a supplement to the submitted WSI to specify their proposed mitigation.

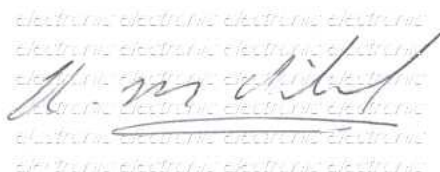
The start date when known should be communicated by the archaeological practice to this office. I will conduct monitoring visits on behalf of your office.

The archaeological condition will not be fully satisfied until all works are complete, including any post-excavation assessment/analysis leading to publication.

Please do not hesitate to contact me should you require further information. This response relates solely to archaeological issues.

Please note that this response relates solely to archaeological considerations. If necessary my Inspector of Historic Buildings and Areas colleagues should be consulted separately regarding statutory matters or Borough Conservation Officer as appropriate.

Yours sincerely



Sandy Kidd

**Archaeology Advisor**

**Greater London Archaeological Advisory Service**



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