

Archaeological Written Scheme of Investigation

Building S1

**Plot S1
King's Cross Central
London N1C**

WRITTEN SCHEME OF INVESTIGATION FOR AN ARCHAEOLOGICAL WATCHING BRIEF

Date 05/07/2017

Project Manager: David Divers



Plot S1
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: XKB16

Sign-off History:

Issue No.	Date:	Prepared by:	Checked/ Approved by:	Reason for Issue:
1	02.06.2017	Harry Clarke Assistant Project Manager	David Divers Project Manager	Draft issue
2	06.06.2017	Harry Clarke Assistant Project Manager	David Divers Project Manager	Second issue
3	05.07.2017	Harry Clarke Assistant Project Manager	David Divers Project Manager	Third issue

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Registered office: Mortimer Wheeler House, 46 Eagle Wharf Road, London N1 7ED

Contents

<u>1</u>	<u>Introduction</u>	<u>3</u>
<u>2</u>	<u>Objectives of the watching brief</u>	<u>7</u>
<u>3</u>	<u>Watching brief methodology</u>	<u>8</u>
<u>4</u>	<u>Programme, staffing and attendances</u>	<u>11</u>
<u>5</u>	<u>Funding</u>	<u>12</u>
<u>6</u>	<u>Bibliography</u>	<u>13</u>
<u>7</u>	<u>Appendix: Draft Transfer of finds ownership form</u>	<u>20</u>
<u>8</u>	<u>Health and Safety Risk Assessment and Method Statement (RAMS)</u>	<u>24</u>

Figures

Fig 1A	Location of S1 building	14
Fig 1B	Site Boundary	15
Fig 2	Basement level impacts	16
Fig 3	Basement level impacts (East zone)	17
Fig 4	Previous geotechnical works	18
Fig 5	Location of S1 building overlain on 1871 OS mapping	19

1 Introduction

1.1 Project background

- 1.1.1 This Written Scheme of Investigation (or WSI) for an archaeological watching brief at Plot S1, King's Cross Central, London N1 has been commissioned from MOLA by Kings Cross Central Limited Partnership.
- 1.1.2 The site comprises development Plot S1 at King's Cross Central which is being developed to create a new office building with basement. The building location is shown in Fig 1A). The centre of the site lies at National Grid reference 530000 1838000. Modern ground level/top of slab lies at c 26.8m OD.
- 1.1.3 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 S1 site boundary is shown in Fig 1B).
- 1.1.4 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 new basement would be removed during construction.
- 1.1.5 The principal works requiring a watching brief are the initial ground reduction for piling mat (and any other enabling works), and then a second phase of watching brief following the installation of piles. This second phase of watching brief will include monitoring excavation required for constructing the transfer structure and the ground reduction for the new basement. A plan of the basement and associated impacts is shown in Fig 2 and Fig 3.
- 1.1.6 The main potential archaeological interest on the site is the buried remains of 19th century railway tracks and ancillary railway structures associated with the former railway goods yard. The site also has a low potential for earlier archaeological remains below made ground deposits associated with the goods yard.
- 1.1.7 An archaeological watching brief as defined by the Chartered Institute for Archaeologists is a *formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons (see below Section 2.1)*
- 1.1.8 The 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 issuing the report.
- 1.1.9 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.
- 1.1.10 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.

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 within Plot S1 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

- 1.3.1 The findings of the KXC Environmental Impact assessment and other research indicate that no pre-industrial aged archaeological remains have 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 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.
- 1.3.3 The mid-19th century creation of the Great Northern Railway Goods Depot saw the following

activities develop in the northern part of the King's Cross Central site:

- In the north, the terracing back of the gentle south facing slopes to create a sub-horizontal ground surface.
- In the south, the raising of ground level with spoil from the north end of King's 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 Reference to historic plans and maps shows that Plot S1 was located within an extensive landscape of railway sidings oriented northeast-southwest, with the end of a long shed encroaching into the southwest corner of the site (Fig 5).
- 1.3.5 MOLA has undertaken a watching brief on the Plot S1 geotechnical test pits (MOLA 2016a). A plan of these investigations is shown in Fig 4. Natural London Clay was seen in seven test pits at levels between 22.5 – 23.4m OD. A dark, alluvial clay with partial organic content overlying the clay towards the base of the test pits may suggest an area of former marsh. The top of these deposits were recorded at between 23.2 and 24.2mOD. Two of the test pits (TP5 and TP13) contained concrete slab at 23.1 and 25.1m OD respectively, although the nature of the slab could not be determined. Up to 3m of make-up dumps were recorded in the test pits forming the current ground height of approximately 26.8m OD.
- 1.3.6 The watching brief on the adjacent Plot S2 during the construction of the new basement revealed London Clay at a slightly lower level of c. 21.5m OD (MOLA 2016b) below made ground deposits up to 2m thick, above which was a crushed brick layer, presumed to be associated with the Goods Yard.

1.4 MOLA team and other responsibilities

In the document below the following terms should be understood:

- 1.4.1 *MOLA (Museum of London Archaeology)* is a company limited by guarantee registered in England and Wales with company registration number 07751831 and charity registration number 1143574. Registered office: Mortimer Wheeler House, 46 Eagle Wharf Road, London N1 7ED.
- 1.4.2 *Project Manager* - MOLA office based manager who is the client's principal point of contact and who has overall responsibility for the project budget and delivery.
- 1.4.3 *Site Supervisor* - MOLA site based manager who is responsible for the direction of the field team. Site supervisors on larger sites will tend to be Project Officers in grade, whilst on other sites they will be Senior Archaeologists. On some sites there may be both a Project Officer and/or one or more Senior Archaeologists.
- 1.4.4 *Archaeologists* - MOLA excavation staff responsible on site for archaeological excavation.
- 1.4.5 *Field Services Operations Manager* - MOLA office based manager responsible for allocation of staff and supply of equipment and resources.
- 1.4.6 *Health and Safety Compliance Manager* – The MOLA manager with sole responsibility for site inspections, reporting and issuing of recommendations for the Site Supervisor and Project Manager to implement. Reports directly to MOLA CEO.
- 1.4.7 *Principal Contractor* - appointed directly by the Client with overall responsibility for site H&S under CDM regulations.
- 1.4.8 *Attendance Contractor* - the contractor responsible for providing such attendances to MOLA as are deemed necessary to carry out their archaeological work (see section 4.2). These might for instance include but not be restricted to shoring, lighting, facilities, fencing, additional labour, spoil removal, etc The Attendance Contractor may be the same as the

Principal Contractor, or it may be subcontracted to the Principal Contractor or it may 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, 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 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 limited nature of the proposed works and the watching brief upon them makes it unreasonable to establish many specific archaeological research objectives. Nevertheless a few research questions can be outlined:
- What is the nature and level of natural topography?
 - What are the earliest and latest deposits identified?
 - Do any rail tracks or sleepers survive on the site?
 - Is there any evidence for ancillary railway structures such as control boxes or signal bases?
 - Is there any evidence for pre-railway archaeology?
 - 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 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 new basement
- 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 (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 (XKB16) has been agreed with the Museum of London Archaeological Archive (LAA).
- 3.2.2 The recording systems adopted during the investigations will be fully compatible with those most widely used elsewhere in London, and those required by the Archive Receiving Body, the Museum of London.

3.3 Treatment of finds and samples

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

3.4 Ownership of finds

- 3.4.1 Whereas ownership of any finds on the site lies with the landowner, it is necessary that the landowner gives the necessary approvals, licences and permissions to donate the finds to the Museum of London, to enable that body to carry out its obligations to curate the finds, in perpetuity, as part of the archaeological Archive from this site.
- 3.4.2 These approvals, licences and permissions shall be 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

- 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

- 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.

4.2 Attendances

- 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. 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.
- 4.2.2 Shoring: the need for the shoring of trenches will be determined by a competent person taking into account ground conditions, groundwater conditions, weather conditions, nature of work to be undertaken, how long the work will take, adjacent structures. The shoring will be installed and maintained in accordance with CDM 2015 and HSG 150 throughout the occupancy of the site by a competent person employed by the respective Principal Contractor/client or his agents. The shoring will be inspected by a competent contractor (Not MOLA) before each shift, any event which may have affected the strength of the shoring, or any un-intentional falls of material or equipment.
- 4.2.3 Where mechanical or electric hoists are to be used in shored shafts, MOLA Health and Safety policy requires staff working in shafts less than 4m x 4m to leave the shaft before hoisting of buckets takes place and not to re-enter until the bucket is lowered back into position. Time for such evacuation will not form part of excavation programme. Beyond a depth of 3m within such shafts gas monitoring equipment will be required to ensure appropriate air quality for those working there. Where mechanical or electrical hoists are in use in larger excavation trenches, the area in which the hoist is in use must be clearly demarcated and no staff will enter this area while the hoist is being raised or lowered.
- 4.2.4 Safety guard-rails and suitable access points into the site and areas of excavation, away from any site traffic and machinery.
- 4.2.5 Ladders into all areas of excavation when the excavated depth requires such access.
- 4.2.6 If ground-water is encountered in the trenches, adequate pumps will be required to remove it in order to complete the excavations.
- 4.2.7 If necessary, tungsten halogen lamps (500W minimum) with 110-volt transformer, adequate cabling, and power supply.
- 4.2.8 A suitable security system to operate overnight, weekends and holidays.
- 4.2.9 Labourers to assist in the removal of spoil from deeper areas of excavation.

5 Funding

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

6 Bibliography

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- Disused Burial Grounds (Amendment) Act 1981
- English Heritage, 1991 *Management of Archaeological Projects (MAP2)*
- English Heritage 2008 *SHAPE 2008: A Strategic framework for Historic environment Activities and Programmes in English Heritage. Guidance for external grant applicants*. Swindon English Heritage.
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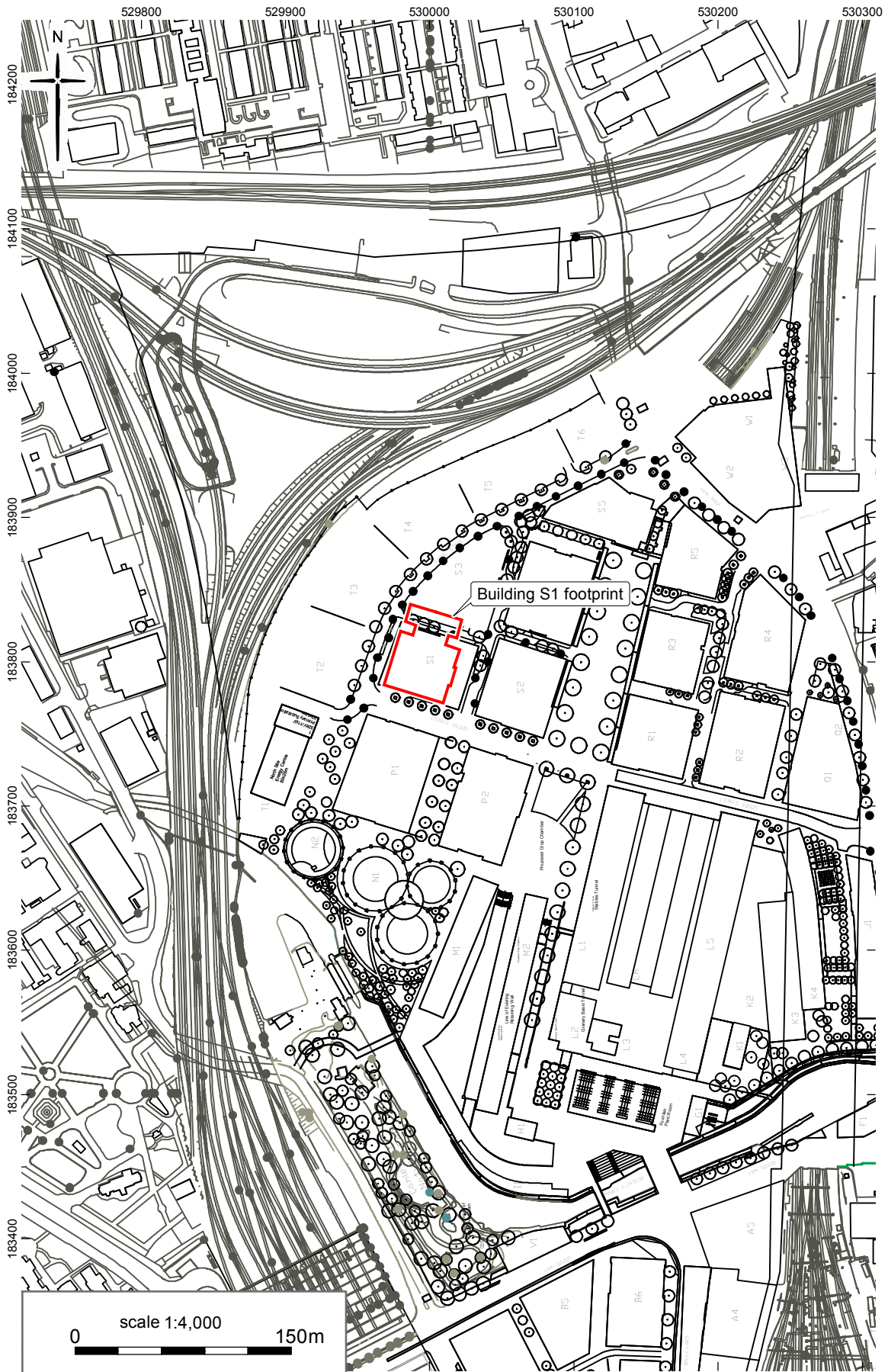


Fig. 1A Location of S1 building

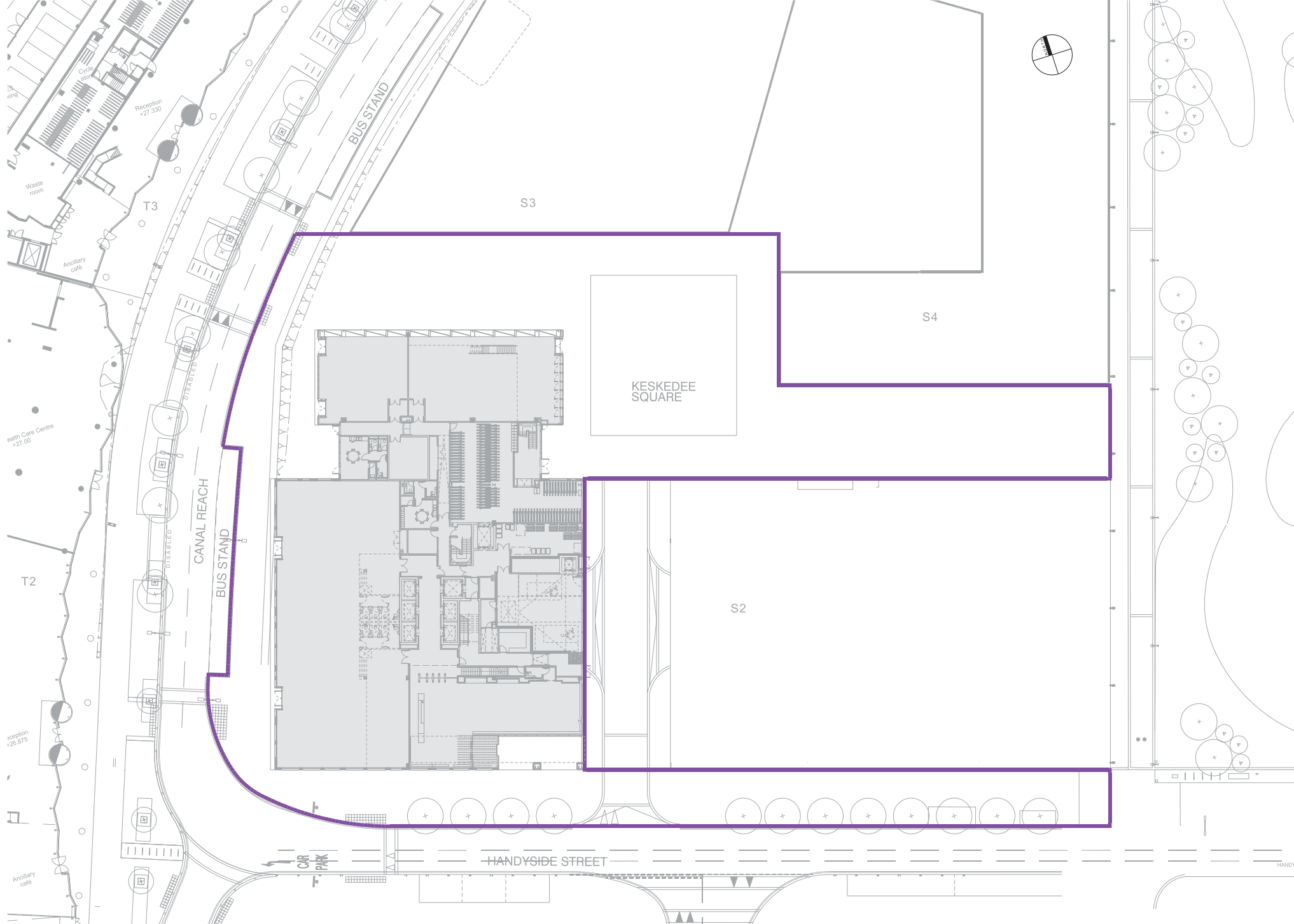
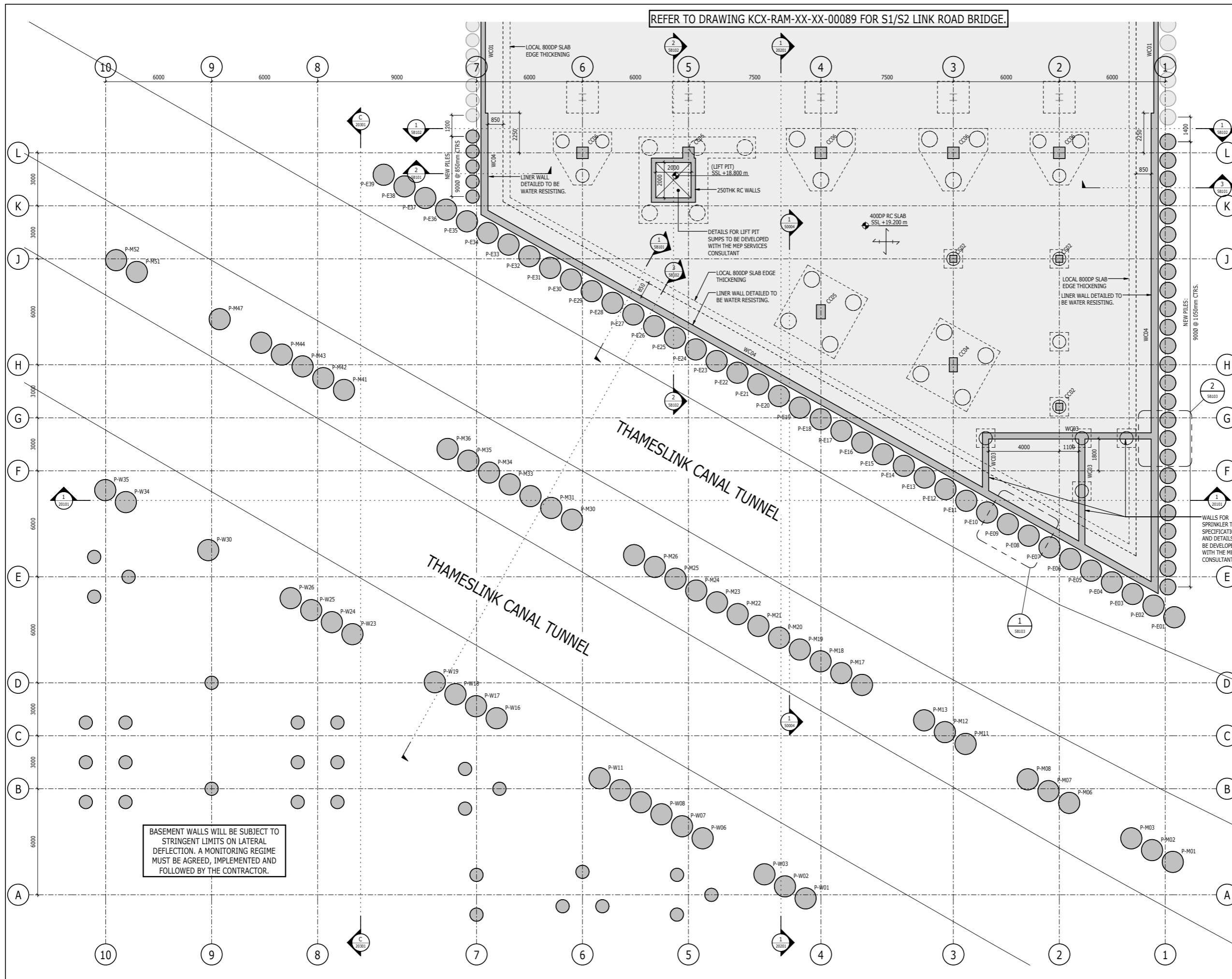


Fig 1B Site boundary

REFER TO DRAWING KCX-RAM-XX-XX-00089 FOR S1/S2 LINK ROAD BRIDGE.



HEALTH AND SAFETY INFORMATION

IN ADDITION TO THE HAZARDS/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING:

CONSTRUCTION:
REFER TO RISK REGISTER

MAINTENANCE/CLEANING/OPERATION:
REFER TO RISK REGISTER

DECOMMISSIONING/DEMOLITION:
REFER TO RISK REGISTER

- Notes
- DO NOT SCALE FROM THIS DRAWING.
 - ALL DIMENSIONS ARE MILLIMETRES U.N.O.
 - ALL LEVELS ARE IN METRES ABOVE ORDNANCE DATUM U.N.O.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATION.
 - FOR GENERAL NOTES REFER TO DRAWING No. KXC-S2-001-33235-S-00-8X001.
 - FOR MEMBER AND PILE SCHEDULES REFER TO DRAWING No. KXC-S2-001-33235-S-00-7X002 TO 7X006.
 - BASEMENT SPACES ARE TO BE GRADE 2. BELOW GROUND WATERPROOFING REQUIREMENTS ARE ACHIEVED BY USING REINFORCED CONCRETE CONTAINING WATERPROOF ADDITIVES. REFER TO SECTIONS AND THE STAGE 3 REPORT FOR DEFINITION OF WHICH ELEMENTS CONTAIN THE ADDITIVE. IN ADDITION, ALLOW FOR ALL JOINTS BETWEEN CONCRETE ELEMENTS TO CONTAIN WATER BARS.

- INABEYANCE / TO BE CONFIRMED**
- BUILDERWORK HOLES
 - UPSTANDS
 - SERVICE HOLES THROUGH RC CORE WALLS
 - SERVICE HOLES THROUGH CAPPING BEAMS OR BETWEEN PILES

REFER TO BELOW GROUND DRAINAGE DRAWINGS FOR GULLY LOCATIONS AND CAST-IN DRAINAGE REQUIREMENTS.

FOR LIGHTNING PROTECTION AND EARTHING REQUIREMENTS THROUGH STRUCTURE REFER TO MEP ENGINEER'S DRAWINGS.

NOTE:
ALLOW FOR THE TIE DOWN REINFORCEMENT CONNECTION SLAB TO PILE CAPS TO RESIST UPWARDS HYDROSTATIC PRESSURE.

NOTE:
THE ROADWAY SLAB, ASSOCIATED CAPPING BEAMS, SUPPORTING PILES AND SUPPORTING COLUMNS WERE CONSTRUCTED AS PART OF THE S2 BUILDING. THE S1 PROJECT INCLUDES WORKS BENEATH THIS AREA AND INTERFACES WITH THESE STRUCTURES.



002	STAGE 3 ISSUE	17/05/2017	DC	SB
001	STAGE 2 ISSUE	25/01/2017	RA	SB
Rev	Description	Date	By	App

STAGE 3

KING'S CROSS BUILDING S1



BASEMENT LEVEL GENERAL ARRANGEMENT

Scale:	1 : 100	Date:	JAN 2017	Drawn:	RA	Checked:	KP
Drawing No.:	KXC-S1-001-S-61033235-20-101B1	Rev:	002				

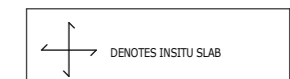
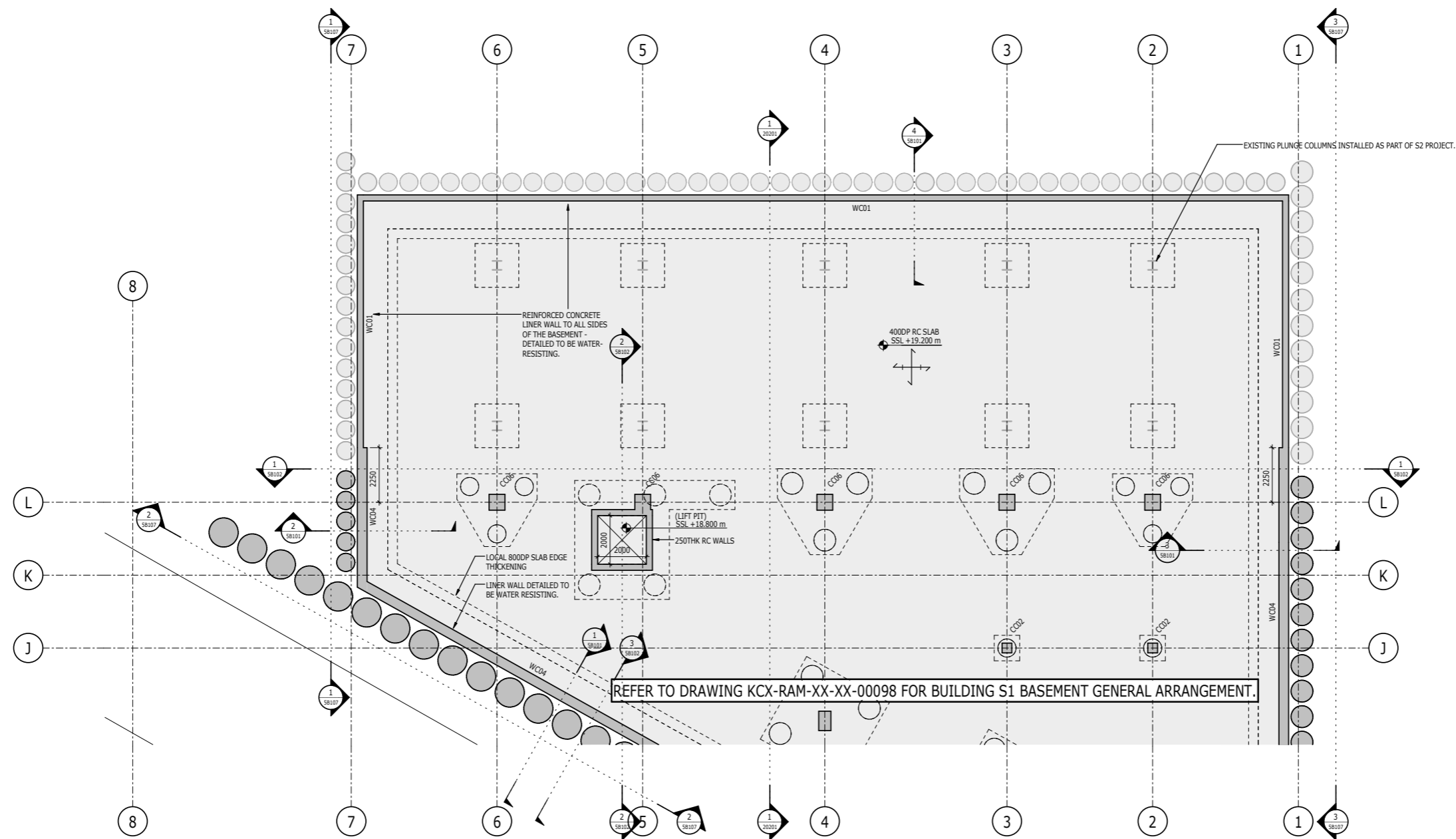
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CONSTRUCTION:	REFER TO RISK REGISTER
MAINTENANCE/CLEANING/OPERATION:	REFER TO RISK REGISTER
DECOMMISSIONING/DEMOLITION:	REFER TO RISK REGISTER

Notes

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- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATION.



002	STAGE 3 ISSUE	17/05/2017	DC	SB
001	STAGE 2 ISSUE	25/01/2017	RA	SB
Rev	Description	Date	By	App
			Chk	

STAGE 3

KING'S CROSS
BUILDING S1



tel 020 7631 5291 fax 020 7323 4645 london@ramboll.co.uk
www.ramboll.co.uk

BASEMENT
EAST ZONE
GENERAL ARRANGEMENT

Scale:	Date:	Drawn:	Checked:
1 : 100	JAN 2017	RA	KP
Drawing No.:	rev:		
KXC-S1-001-S-61033235-20-106B1	002		

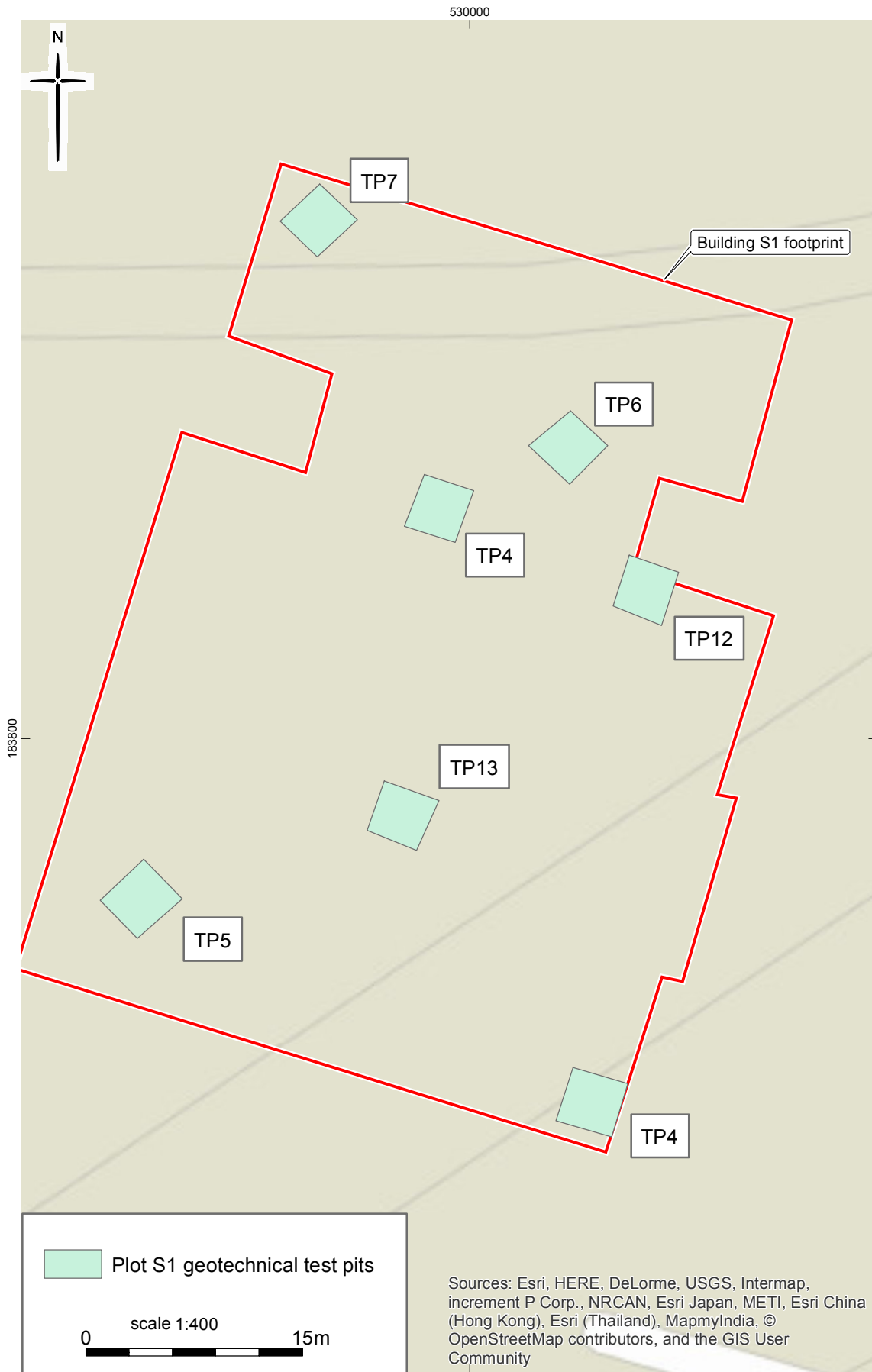


Fig. 4 Previous geotechnical works

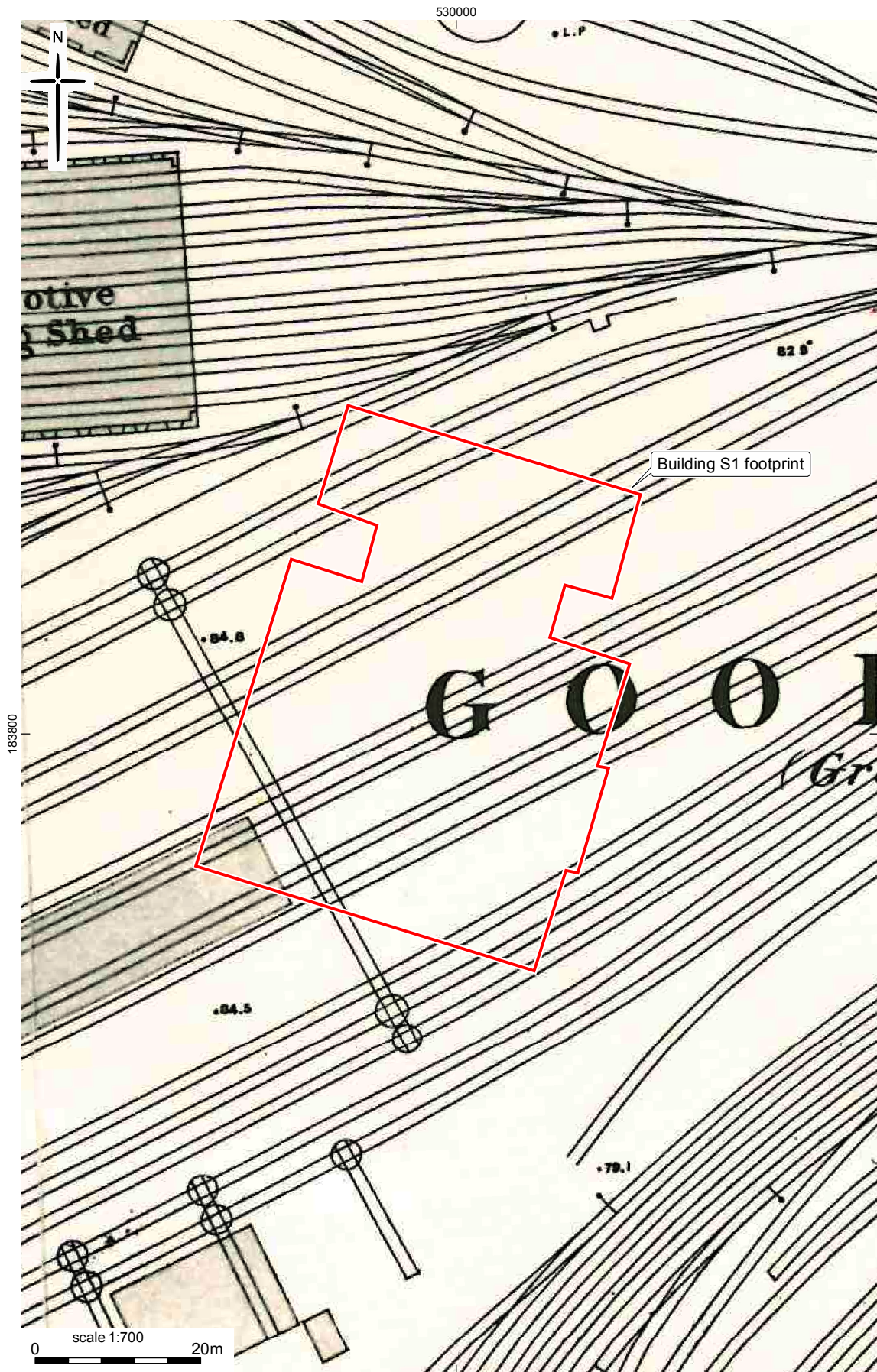


Fig 5 Location of building S2 overlain on 1871 OS mapping

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 []

BETWEEN: -

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

AND

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

WHEREAS

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

NOW IT IS HEREBY AGREED as follows: -

1. PREPARATION AND DELIVERY OF THE ARCHIVE

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

2. WARRANTIES

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

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

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

3. INTERPRETATION; GOVERNING LAW AND JURISDICTION

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

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

[]
By means of these signatures:

Director

Director/Secretary

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

Chairman

Secretary

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

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

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