

156-164 Gray's Inn Road and Panther House London WC1

London Borough of Camden

Written scheme of investigation for an archaeological evaluation

Planning reference 2015/6955/P and condition number 26

Sign-off history:

Issue No.	Date:	Prepared by:	H&S signed off by:	Checked by	Approved by:	Reason for Issue:
1	06/03/2020	C Halsey	TBC	C Halsey	C Halsey (Senior Project Manager)	First issue
2	22/04/2020	C Halsey	TBC	C Halsey	M Leenstra (PM)	Covid-19 Statement and test pile plan update

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Mortimer Wheeler House, 46 Eagle Wharf Road, London N1 7ED
tel 0207 410 2200 email: business@mola.org.uk

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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 evaluation on the site of 156-164 Gray's Inn Road and Panther House has been commissioned from MOLA by Radcliffes on behalf of the client Panther House Developments Ltd.
- 1.1.2 The site is located at 156–164 Gray's Inn Road and Panther House (NGR 530998 182068: Fig 1). It comprises four different buildings. In the east there are three five-storey warehouse blocks which constitute Panther House, dating to 1905–06. Brain Yard, in the centre of the site, is a low building built in 1906–07 as an electricity substation for London Tramways. Number 156 Gray's Inn Road was also built in 1906–07 as a house for the supervisor on the tramways. Numbers 160–164 Gray's Inn Road are shop buildings built in 1926.
- 1.1.3 The site is bounded by Gray's Inn Road to the west, Tiverton Mansions and 11 Mount Pleasant to the south, Mount Pleasant to the East and Dulverton Mansions and Holsworthy Square to the north. The site falls within the historic parish of St Andrew Holborn, and lay within the county of Middlesex prior to being absorbed into the administration of the Greater London Borough of Camden. The ground level is recorded at 20.0m Ordnance Datum (OD) on Gray's Inn Road, immediately to the west of the site and is at 17.0m OD at the corner of Laystall Street and Mount Pleasant at the north-eastern corner of the site. Ground level in the open yard in the eastern part of the site is at 19.2m OD, reflecting a uniform level above the existing basement.
- 1.1.4 The site is being developed to create retail/restaurant uses at ground and basement levels with residential units at the upper levels. The proposal comprises the following elements.
- the demolition of the early 20th century 156 Gray's Inn Road, a tram master's house of 1906–07 in the south-western corner of the site. A multi-storey building would be constructed in its place, extending to the north over the retained early 20th century buildings at 160–164 Gray's Inn Road in the western third of the site;
 - the partial demolition of the early 20th century Panther House (locally listed) and Brain Yard building at ground floor level to provide a new through east-west pedestrian access route between Gray's Inn Road and Mount Pleasant;
 - Panther House would be partly demolished and reconfigured at ground level in the north-eastern corner of the site, and infill buildings constructed in the currently open yard between the three Panther House blocks;
 - Various multi-storey buildings would be constructed over the retained existing buildings. These would extend over the northern half of the currently open Brain Yard.
- 1.1.5 The existing single level basements in the eastern half and centre of the site would be retained, with the latter deepened by around 1.8m to make a uniform level. A number of piles are proposed within the basement area of Panther House. A single level would be excavated in the western third of the site (currently without a basement). The finished floor level of the basements would be at 16.0m OD. Considering an assumed slab thickness of 0.5m, formation level would be at 15.5m OD (c 4.5m below the ground level on Gray's Inn Road). The proposed basement plan and location of the piles within Panther House is illustrated on Fig 4 and Fig 5 respectively.

1.1.6 A test pile is due to be installed for the development early June. It consist of one 340/300 diameter CFA bearing pile to a depth to a depth of 21.0M. This method of piling is low impact and virtually vibration free. A trial pit will be dug to check for services, but will be dug from ground level and will remain in made ground (c. 2m bgl in this area). The test pile is important for the continuity of the planning condition. Due to Covid-19 restrictions fieldwork is advised to take place once the government eases or lifts the current restrictions (See 4.3) therefore completing an archaeological evaluation before early June is currently not feasible. It is proposed that if safe to do so, arisings from the borehole are monitored by an archaeologist from a safe distance or inspected post-piling. The method statement for the pile is appended to this report. The location of the test pile is indicated on Fig 6.

1.1.7 The development received planning permission on 1st November 2017 (planning reference 015/6955/P) and included Condition No 26 which states;
No demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

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

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

The written scheme of investigation will need to be prepared and implemented by a suitably professionally accredited heritage practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London.

Reason: Built heritage assets on this site will be affected by the development. The planning authority wishes to secure building recording in line with NPPF, and publication of results, in accordance with Section 12 of the NPPF and in order to ensure the identification of and minimise damage to important archaeological remains which may exist on this site, in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

1.1.8 Details of the consented development are available at the following website;
<https://planningrecords.camden.gov.uk/Northgate/PlanningExplorer/Generic/StdDetails.aspx?PT=Planning Applications On-Line&TYPE=PL/PlanningPK.xml&PARAM0=424197&XSLT=/Northgate/PlanningExp>

lorer/SiteFiles/Skins/camden/xslt/PL/PLDetails.xslt&FT=Planning Application Details&PUBLIC=Y&XMLSIDE=/Northgate/PlanningExplorer/SiteFiles/Skins/camden/Menu/PL.xml&DAURI=PLANNING

- 1.1.9 The site has high potential to contain remains dating to the 18th/19th Century, and low to moderate potential for remains dating to the Roman period. The potential for remains dating to any other period is low.
- 1.1.10 The purpose of archaeological evaluation as defined by the Chartered Institute for Archaeologists is to ‘determine, as far as is reasonably possible, the nature of the archaeological resource within a specified area using appropriate methods and practices’ (CIFA, 2014). The results of the evaluation will inform the construction design and allow the Project Team and Local Planning Authority to identify an appropriate mitigation strategy for any archaeological remains that would be affected by the development. Should any archaeological mitigation be necessary an additional written scheme of investigation will be prepared and submitted for approval, specifying the archaeological works and covering fieldwork, post-excavation analysis, publication and archiving
- 1.1.11 The evaluation works consist of excavating nine test pits of varying dimensions. The scope of works is outlined further in Section 3. MOLA will be in sole possession of the site and will be working with an Attendance Contractor who will undertake the breaking out of the slab, hand/machine excavation of the overburden and shoring where required.
- 1.1.12 The results of the evaluation will be set out in a report to be issued within 6 weeks of completing the fieldwork. The site archive will be deposited with the LAARC within 12 months of issuing the report.
- 1.1.13 This document sets out the methodologies which will be followed during the excavation of the test pits and during the post-excavation analysis and reporting stages. These will follow the Standards and Code of Practice laid down by the Chartered Institute for Archaeologists (CIFA 2014), and Historic England Centre for Archaeology Guidelines where appropriate. A separate RAMs document will be produced setting out the approach to Health & safety during the works
- 1.1.14 Other relevant documents include:
- the Archaeological desk-based assessment (MOLA, 2015). This presented the initial assessment of archaeological potential on the site.

1.2 Planning and legislative framework

- 1.2.1 The Planning and legislative background to the site has been adequately summarised in the previous Archaeological desk-based assessment (MOLA, 2015 section 9). The reader is referred to this document for further details.

1.3 Archaeological background

- 1.3.1 A detailed description of the geology, archaeology and history of the site was provided in the earlier Archaeological desk-based assessment (MOLA, 2015). In summary, buried heritage assets that may be affected by the development comprise;
- **Post-medieval remains.** Historic mapping shows that the site was first developed in the late 17th century. There is high potential for remains of buried footings of 18th century almshouses fronting Gray’s Inn Road in the western part of the site and an early (mid-18th century) workhouse with later (mid-19th century) additions in the central and eastern parts of the site. Any such remains are likely to be of low heritage significance.

- **Roman remains.** The site lies close to the possible course of a Roman road, and therefore has low to moderate potential for evidence of roadside activity. This could include agricultural ditches and, although considered unlikely, burials. Any residual finds would be of low significance, ditches would be of medium significance and burials of high significance.

The site has low potential for remains of other periods. No prehistoric remains have been found in the vicinity.

1.4 MOLA Team and responsibilities

- 1.4.1 In the document below the following terms should be understood:
- 1.4.2 *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.
- 1.4.3 *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.
- 1.4.4 *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.
- 1.4.5 *Archaeologists* - MOLA excavation staff responsible on site for archaeological excavation.
- 1.4.6 *Field Services Operations Manager* - MOLA office based manager responsible for allocation of staff and supply of equipment and resources.
- 1.4.7 *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
- 1.4.8 *Principal Contractor* - appointed directly by the Client with overall responsibility for site H&S under CDM regulations.
- 1.4.9 *Attendance Contractor* - the contractor responsible for providing such attendances to MOLA as are deemed necessary to carry out their archaeological work (see section 4.2). These might for instance include but not be restricted to shoring, lighting, facilities, fencing, additional labour, spoil removal, etc The Attendance Contractor may be the same as the Principal Contractor, or it may be subcontracted to the Principal Contractor or it may sub-contracted to MOLA.

2 Objectives of the evaluation

2.1 General considerations

- 2.1.1 The purpose of an archaeological field evaluation as defined by the Chartered Institute for Archaeologists (CIFA, 2014) is to ‘determine, as far as is reasonably possible, the nature of the archaeological resource within a specified area using appropriate methods and practices.’
- 2.1.2 This is further explained as ‘a limited programme of non-intrusive and/or intrusive fieldwork which determines the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts within a specified area or site... . If such archaeological remains are present field evaluation defines their character, extent, quality and preservation, and enables an assessment of their worth in a local, regional, national or international context as appropriate.’
- 2.1.3 The CIFA guidelines also states that, where evaluation takes place in support of a planning application, the archaeological resource should not be ‘needlessly disturbed or damaged or inappropriate or excessive cost incurred’
- 2.1.4 An evaluation should thus augment any previous desk-based assessment, and provide all parties, particularly the Local Planning Authority, with sufficient material information upon which to base informed decisions regarding mitigation. An evaluation may therefore result in the need for further archaeological action and a further written scheme of investigation may be required in order to comply with planning conditions.
- 2.1.5 MOLA’s archaeological evaluation methodology will conform to best professional practice as summarised in the appropriate Chartered Institute for Archaeologists Guideline for Evaluation (CIFA 2014)

2.2 Site specific objectives

- 2.2.1 The redevelopment of the site may have an impact on deposits/structures of 18th/19th century or possibly Roman date. The primary objective of the evaluation is to confirm the extent, nature and significance of any surviving archaeological deposits or structures.
- 2.2.2 The assessment of significance of any surviving remains is undertaken in the context of the wider archaeological research priorities for London. These are set out in the Museum of London’s ‘*A research framework for Greater London*’ (MOL, 2002).
- 2.2.3 A number of broad objectives and research questions have been identified for this evaluation:
- What is the nature and level of natural topography?
 - What are the earliest deposits identified?
 - Is there any evidence for 18th century structures associated with the almshouses fronting Gray’s Inn Road, or the workhouse located in the central and eastern parts of the site?
 - Is there any evidence for Roman activity associated with Roman Road thought to run east-west approximately 150m south of the site?
 - What are the latest deposits identified?
 - What is the extent of modern disturbance?

3 Evaluation methodology

3.1 Archaeological considerations

3.1.1 The archaeological investigations are detailed in Table 1.

Investigation Type	Location	Dimensions	Approx. Depth	Purpose	Anticipated duration (days)
TP1	Panther House basement	1m x 1m	1.2m	To evaluate a pile cap position. Maximum depth of pile caps will c 1200mm.	1
TP2	Panther House basement	1m x 1m	1.2m	As above	1
TP2	Panther House basement	1m x 1m	1.2m	As above	1
TP4	Brain Yard	2m x 2m	1.8m (shored)	To evaluate proposed basement reduction of 1.8m	2
TP5	Brain Yard	1m x 1m	1.2m	As above	1
TP6	Brain Yard	1m x 1m	1.2m	As above	1
TP7	Brain Yard	1m x 1m	1.2m	As above	1
TP8	156-164 Gray's Inn Road	2m x 2m	3 m (shored)	To evaluate the area of the proposed basement. The basement will be excavated to a depth of c 4.5m bgl. Natural gravels (as indicated by previous geotechnical works) are anticipated to be encountered at 3m bgl	5
TP9	156-164 Gray's Inn Road	2m x 2m	3m (shored)	As above	5

Table 1 Archaeological investigations

3.1.2 The position of the test pits is illustrated on Fig 2 and Fig 3. The test pit positions have taken into consideration the location of known services and internal access. However, it should be noted that during the site visit (undertaken on the 5th March 2020) it was not possible to gain access to all areas (specifically TP' s1,2, 4, 5, and 9). Therefore, test pit locations or dimensions may need to be modified if unknown site constraints come to light.

3.1.3 Initial location of the test pits will be undertaken by MOLA surveyors. The Attendance Contractor will then break out the slab (anticipated to be 200m in

thickness).

- 3.1.4 All undifferentiated material of recent origin (normally defined as twentieth century and later) within the test pits will be removed down to the first significant archaeological horizon. This will be done by the Attendance Contractor under archaeological supervision by MOLA. The MOLA Site Supervisor will decide when remains of archaeological significance requiring recording are revealed.
- 3.1.5 Following initial exposure of archaeological horizons, investigation will be by hand, with cleaning, examination and recording both in plan and section. Any archaeological remains revealed will be recorded in the appropriate manner (see 3.2).
- 3.1.6 Archaeological excavation will proceed only until significant archaeological levels have been reached and will be sufficient to allow the nature and extent of these to be identified. The levels at which all excavations will cease will be determined by on-site consultations between the Archaeology & Planning Officer of the local Authority (or their agent), the MOLA Project Manager and a representative of the client or his agent.
- 3.1.7 Investigation will not be at the expense of any structures, features or finds which might reasonably be considered to merit preservation in-situ. Where archaeological remains are to be preserved in-situ they will be adequately protected from deterioration. This might involve for instance protective boxing; or wrapping deposits or features in a geo-textile such as Terram; or sealing with sand or other suitable soft materials; or other means as deemed suitable/appropriate at the time by the local authority.
- 3.1.8 Some features, such as pits and wells may merit excavation to a greater depth, and modern cut features will be used to provide a 'window' onto earlier levels.
- 3.1.9 In addition to the excavation of anthropogenic deposits some assessment of 'naturally deposited' levels may be necessary, especially when these are organically preserved and laid down within archaeological timescales; for example alluvial or peat deposits.
- 3.1.10 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. It will be necessary to ensure that adequate security is provided.
- 3.1.11 Because the timing of the evaluation is dependent on the client it remains the client's responsibility to give adequate notice to MOLA of when access is possible.

3.2 Recording systems

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

3.3 Treatment of finds and samples

- 3.3.1 All recovery, retention and treatment of finds and samples will be carried out mindful of the overall purpose of the exercise, i.e. to evaluate for further decision making, as expressed in CIFA (2014) guidelines. To this end, all artefactual and ecofactual material will be reviewed on site for its capability to inform the evaluation report.
- 3.3.2 Where necessary, a supplementary strategy for sampling archaeological and

environmental deposits and structures may be developed by MOLA in accordance with GLAAS and CIFA guidelines. Advice will be sought from the LPA Archaeological Advisor and the Historic England Regional Archaeological Science Advisor throughout the project, as appropriate. Subsequent off-site work and analysis of the processed samples and remains will be undertaken by MOLA Specialists

- 3.3.3 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.
- 3.3.4 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.

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

3.5 Reports and archives

- 3.5.1 On completion of the fieldwork an *Evaluation report* will be made available to the client and the Local Planning Authority within 6 weeks of the completion of fieldwork.
- 3.5.2 A short summary of the results of the evaluation will be submitted to the Greater London HER and NAR [using the appropriate archaeological report forms] and for publication in the appropriate academic journals.
- 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 a single organisation, and be available for public consultation in a site archive compatible with other archaeological archives in the Museum of London and adhering to standards set out in the following:
- Archaeological Archive Forum, *Archaeological Archives: a guide to best practice in creation, compilation transfer and curation* (2011)
 - Museum of London, *General Standards for the preparation of archaeological archives deposited with the Museum of London*, (2009),

- Museums and Galleries Commission's Standards in the Museum Care of Archaeological Collections (1992),
- Society of Museum Archaeologists' draft Selection, Retention and Dispersal of Archaeological Collections (1992).
- Society of Museum Archaeologists (1995) *Towards an Accessible Archive. The Transfer of Archaeological Archives to Museums: Guidelines for Use in England, Northern Ireland, Scotland and Wales.*
- United Kingdom Institute for Conservation Guidelines for the preparation of excavation archives for long term storage (1990)

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

3.5.7 Pursuant to these agreements the archive will be presented to the archive officer or relevant curator of the Museum within 12 months of the completion of fieldwork (unless alternative arrangements have been agreed in writing with the local planning authority). If there is further field work the archive for the evaluation will be presented with the archive for that field work.

3.6 Evaluation method agreement

3.6.1 An adequate archaeological methodology and trench layout for the evaluation must be approved by the Local Planning Authority prior to the start of work on site.

3.6.2 This recommended format attempts to define best practice but cannot fully anticipate conditions encountered as the evaluation progresses. Material changes to the approved evaluation format are however only to be made with the prior written approval of the Local Planning Authority.

4 Programme, staffing and attendances

4.1 Timetable and staffing

- 4.1.1 It is anticipated that the programme will not be longer than 18 days. A Site Supervisor will monitor the archaeological works, with two Archaeologists to assist with the hand excavation and recording of any archaeological remains encountered. Other specialists may be called in if necessary. The works will be supported with at least two labourers supplied by the Attendance Contractor.

4.2 Attendances

- 4.2.1 For evaluations the attendances required by MOLA tend to be minimal. 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, the client's agent or MOLA on behalf of the client.
- 4.2.2 The shoring of test pits (TP's 4, 8 and 9) 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 MOLA. 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 (supplied by MOLA).
- 4.2.5 Ladders into all areas of excavation when the excavated depth requires such access (supplied by MOLA).
- 4.2.6 If necessary, up to 3 tungsten halogen lamps (500W minimum) with 110-volt transformer, adequate cabling, and power supply (supplied by MOLA)
- 4.2.7 Labourers to assist in the removal of spoil from deeper areas of excavation (supplied by MOLA).
- 4.2.8 It is anticipated that suitable welfare facilities (i.e. canteen area, toilets, with hot and cold running water) will be available within the existing building.

4.3 Covid-19 Statement

- 4.3.1 There is currently no planned start date or intention to undertake the archaeological works in the immediate future, and it is envisaged that government guidance relating to safe working practice will have been lifted before works are started.

- 4.3.2 However, if this changes and works are to be undertaken before current government regulations relating to Covid 19 have been lifted, then the works will comply with current government and industry standard relating to Covid 19 and MOLA will provide GLAAS with copies of the intended work's SOP, RAMS and other relevant documentation to demonstrate full compliance with current government guidance relating to Covid 19 at the time of the fieldwork. Details for effective remote monitoring by GLAAS will also be agreed with GLAAS before the commencement of any fieldwork.

5 Funding

- 5.1.1 Agreement on funding for the archaeological field evaluation will be sought via 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*
- BADLG, 1991 Code of Practice, British Archaeologists and Developers Liaison Group
- Chartered Institute for Archaeologists, (CIFA), 2014 *By-Laws, Standards and Policy Statements of the Chartered Institute for Archaeologists, Standards and guidance*
- DCLG [Department of Communities and Local Government], March 2012 *National Planning Policy Framework*.
- 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.
- GLA [Greater London Authority], July 2015 *The London Plan. Spatial Development Strategy for Greater London, Consolidated with Alterations since 2011*.
- Historic England Greater London Archaeology Advisory Service, 2015 *Guidelines for Archaeological Projects in Greater London*.
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- Schofield J with Maloney C (eds), 1998 *Archaeology in the City of London, 1907–91: a guide to records of excavations by the Museum of London and its predecessors*, MoL Archaeol Gazetteer Ser 1, London
- Society of Museum Archaeologists (1993) *Selection, Retention and Dispersal of Archaeological Collections. Guidelines for use in England, Wales and Northern Ireland*.
- Society of Museum Archaeologists (1995) *Towards an Accessible Archive. The Transfer of Archaeological Archives to Museums: Guidelines for Use in England, Northern Ireland, Scotland and Wales*.
- 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
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Fig 2 Test pit locations within the basement area of Panther House and Brain Yard

[placeholder page]

Fig 3 Test pit locations within the ground floor area of 156-164 Gray's Inn Road

Fig 4 Proposed basement plan

Fig 5 Location of proposed piles within Panther House

Fig 6 Test pile location

[place holder]

7 Appendix: Draft Transfer of finds ownership form

DATED

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[]

-AND-

THE BOARD OF GOVERNORS OF
THE MUSEUM OF LONDON

DEED OF TRANSFER
of Finds excavated at
[]

Site Code []

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

9 Test-piling method statement (GSS piling Ltd. March 2020)