

**BATTLE OF BRITAIN BUNKER
Wren Avenue
Uxbridge
London UB10**

WRITTEN SCHEME OF INVESTIGATION FOR AN ARCHAEOLOGICAL WATCHING BRIEF

Date 14/07/2023

Project Manager: Jim McKeon



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Wren Avenue
Uxbridge
UB10**

Written scheme of investigation for an archaeological watching brief

In support of Listed Building Consent application
Planning reference 585/APP/2022/2663

Sign-off History:

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1 Introduction

1.1 Project background

1.1.1 This Written Scheme of Investigation (or WSI) for an archaeological watching brief on the site of Battle of Britain Bunker, Wren Avenue, Uxbridge, UB10 has been commissioned from MOLA by the London Borough of Hillingdon.

1.1.2 The site comprises the Listed Grade Group Operations Room (Battle of Britain Bunker) along with a number of statutorily and locally listed structures within the boundary of former RAF Uxbridge. The centre of the site lies at National Grid reference 506573 183515 (Fig 1). The Group Operations Room, an underground structure that played a fundamentally important role in the air defence of Britain during the Second World War, was constructed from reinforced concrete and provided with entrances which are visible above ground level. The east entrance is located to the east of Wren Avenue. The structure is mainly located below ground level and has a flat roof covered with asphalt (MOLA 2022b Fig 13). The Bunker is accessed via stairs leading to the historic steel door (MOLA 2022b Figs 14 and 15).

1.1.3 The scheme comprises works for the refurbishment and water management of the existing structures, with a special regard to the Grade 1 listed 11 Group Operations Room (LEN 1392556). The scheme includes:

- Improvement of the existing surface water drainage system in order to direct the uphill Birch Crescent Estate flood water away from the bunker.
- Install land drains around the entrance and exit buildings, airshafts and across the site to intercept water before reaching vulnerable locations.
- Repair the leaking air shafts X1, X2 and Y2.
- Undertake local asphalt repairs to the entrance, exit and air shafts.
- Adjust the ground surface falls to encourage water away from current ingress locations.
- Removal of undergrowth and trees directly over bunker to prevent future tree root damage.

1.1.4 Martin Ashley Architects plan (dwg 2270/01/10, rev. A, July 2021) showing all proposed above ground refurbishments is reproduced within this WSI as Fig 2.

1.1.5 This WSI is being submitted in support of the London Borough of Hillingdon's application for Listed Building Consent for repairs to the Grade I Listed structure and improvement of the surrounding drainage. No work will be undertaken until a compliance condition has been granted.

1.1.6 The works requiring a watching brief are the:

- Excavation of a shored trench over the top of two parts of the bunker so the air vents, which are currently letting in water, can be re-waterproofed
- Excavation of new drainage runs

1.1.7 The potential archaeological interest on the site is detailed in the previously prepared Archaeological Desk Based Assessment (MOLA 2022a) and the accompanying Heritage Statement (MOLA 2022b). In summary, below

ground archaeological remains that may be affected by the proposals comprise:

- Early 20th military structures. There is a moderate potential for remains related to the earlier phases of the military development. Such remains would be heritage assets of medium to high significance, depending on their nature and condition as derived from their evidential and historical value.

1.1.8 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)

1.1.9 If during the course of the watching brief an area or group of features is identified which warrants 'controlled excavation', as determined on site by the local authority and/or their advisor, this will be dealt with under methodologies applicable to 'controlled excavation' as outlined in 2.2.7 below.

1.1.10 The results of the watching brief will be set out in a report to be issued within 6 weeks of completing the fieldwork. The site archive will be deposited with LAARC within 12 months of issuing the report.

1.1.11 This document sets out the methodologies which will be followed during the watching brief and reporting stages. These will follow the Standards and Code of Practice laid down by the Chartered Institute for Archaeologists (CIFA 2014), London region archaeological guidance from Historic England (GLAAS 2015), and Historic England Centre for Archaeology Guidelines where appropriate.

1.1.12 Other relevant documents include:

- Archaeological Desk Based Assessment (MOLA 2022a)
- Heritage Statement (MOLA 2022b).

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 2022a Section 9).

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 2022a) and the Heritage Statement (MOLA 2022b). A brief resume is provided here:

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 sub-contracted to MOLA.
- 1.4.9 *Sub-contractor* – where this term is used in this document it refers to any contractor employed directly by MOLA during the course of its work on the site.

2 Objectives of the watching brief

2.1 General considerations

- 2.1.1 The purpose of an archaeological watching brief as defined by the Chartered Institute for Archaeologists (CIFA, 2014) as ‘...a formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons....where there is the possibility that archaeological deposits may be disturbed or destroyed.’
- 2.1.2 A watching brief is not intended to reduce the requirement for excavation or preservation of known or inferred deposits, and it is intended to guide, not replace, any requirement for contingent excavation or preservation of possible deposits.
- 2.1.3 Further to para 2.1.2, if during the course of the watching brief it is determined by the local authority that ‘controlled excavation’ is the appropriate mitigation strategy for a given area the appropriate additional objectives and methodologies will be followed, see 2.2.7
- 2.1.4 The Standard also notes that a watching brief may be the appropriate archaeological response outside the planning process (eg ecclesiastical development, coastal erosion, agriculture, forestry, and countryside management, works by public utilities and statutory undertakers).

2.2 Site specific objectives

- 2.2.1 The archaeological brief is essentially limited to establishing where, if at all, archaeological deposits survive (presence/absence), recording where necessary, and to ensuring that the proposed groundworks do not involve the destruction of any archaeological deposits of national significance.
- 2.2.2 The watching brief will involve a MOLA Site Supervisor in attendance on the Principal Contractor’s (or any other contractor employed by them or the client) activities the repairs to leaking concrete intake shaft X1, X2 and Y2 which will involve deep excavations around the existing structures overlying areas of deep modern excavation, and improvements to the existing drainage system.
- 2.2.3 The initial upper excavation area to the top burster slab within the vicinity of the vent shaft Y2 will be c 3-3.5m from the existing vent on 3 sides and less on the four side, which will be shored. A detailed section through Y2 is shown on Fig 3 (Martin Ashley Architects plan, dwg 2270/01/16, rev. A, July 2021).
- 2.2.4 Within the vicinity of intake shafts X1 and X2, the current methodology is to excavate a an area around both vents and then break through the two burster slabs and excavate a smaller shored shaft to the plant room roof and add the waterproofing. A detailed section through X plant room is shown on Fig 4 (Martin Ashley Architects plan, dwg 2270/01/18, rev. A, July 2021).
- 2.2.5 Detailed designs for the drainage to direct water away from the bunker have yet to be submitted but it is understood that the work will comprise the excavation and instalment of Plastidrain drainage pipework or similar, c 15m long from the access to chamber S1 to the South boundary soakaway; and the instalment of new land drains around the air shafts and across the ground above the bunker roof.

2.2.6 The recording of the excavations (detailed in Section 3) will include taking photographs, and drawn and written records of deposits and features. While bulk finds are not normally recovered in a watching brief, due to the Group Operations Room's unique historic interest all finds will be retained. The finds retrieval methodology will also include metal detecting of all excavated material, with the metal detector set to detect all types of metal.

2.2.7 Where an agreed area is set aside for 'controlled excavation' the terms of limitations of paras 2.2.1, and 2.2.2 do not apply. Agreement must be reached on a) the research aims for 'controlled excavation'; b) the size and safe demarcation of any such agreed area; and c) appropriate time allocated by the client for the 'controlled excavation' to take place. Controlled excavation will then be carried out, finds will be recovered and samples taken in accordance and complying with the CIFA Standard and Guidance for Excavation (2014). The curator may decide that an additional WSI, or at least a supplement to the present document, is also required.

2.2.8 The limited nature of the proposed works and the watching brief upon them makes it unreasonable to establish many specific archaeological research objectives, however given the site's known historic importance the following research questions can be outlined:

- What are the earliest deposits identified?
- What evidence is there for the site's use during the 18th and 19th century when it was part of the Hillingdon House Estate?
- What evidence is there for the site's use post-1917 when the site was acquired by the War Office to establish the Royal Flying Corps Central School of Aerial Gunnery?
- What evidence is there for the construction, appearance, use and defence of Fighter Command's 11 Group operations bunker, with particular reference to structures and works on its upper surface?
- What evidence is there for the post-1939 construction and use of the underground operations room?
- What evidence is there for surface defences such as gun positions and barbed wire entanglements or camouflage?
- What do the 'garden features' visible on post-war aerial photographs really represent?
- Does evidence survive showing how the surface of the bunker looked during the war?
- Was there any surface vegetation, and if so was it deliberately introduced (i.e. for camouflage) or natural?
- Can it be established how the bunker's point defence was planned?
- Are any artefacts dating to wartime use present?
- What are the latest deposits identified?
- What is the extent of modern disturbance?

3 Watching brief methodology

3.1 Archaeological considerations

- 3.1.1 A watching brief will cause minimal disruption to site works and will take place within agreed constraints. Watching briefs are not recommended in circumstances where important or complex archaeological remains are liable to be discovered, resulting in a risk of conflict between the need to record archaeological finds and the need to allow building works to proceed.
- 3.1.2 A MOLA Site Supervisor will monitor the work and record any archaeological remains revealed in the appropriate manner (plans, sections, field notes and/or pro-forma 'context sheets'). Any necessary photographic records will be made using digital or conventional media as deemed appropriate. All recording will be carried out in accordance with national standards (CIFA 2014).
- 3.1.3 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.
- 3.1.4 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.
- 3.1.5 Archaeological monitoring and recording will be integrated with the construction works and 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 and any 'controlled excavation' deemed necessary under paragraph 2.2.7.
- 3.1.6 This would include archaeological control of areas where topsoil is to be removed in order to reveal any features or artefacts on or cut into the uppermost layer of the bunker. These would subsequently be recorded as per 3.1.2 and the ground then mechanically reduced in spits under archaeological direction.
- 3.1.7 In consultation with Historic England Science Advisor, Sylvia Warman, and based on documentary evidence detailing the planting that was used to camouflage the bunker, samples suitable for assessment and analysis of pollen shall be taken from any 'buried soil' layers overlaying the bunker (if present) that previously formed the surface of the bunker. Plant species identified in these samples can then be compared with those listed in the documentary records.
- 3.1.8 Each vent shaft shall be recorded and would include a section drawing.
- 3.1.9 The drainage works have not yet been designed in detail so the methodology for investigating these works will need to be confirmed at a later stage.
- 3.1.10 Subject to 2.2 above some areas might need to be re-scheduled in order to provide a safe environment for archaeological recording.
- 3.1.11 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.

3.1.12 Because MOLA is providing a monitoring service to an on-going construction programme, the timing of which can vary considerably, it remains the client's responsibility to ensure that their Principal Contractor informs MOLA no later than one week in advance of the start of any proposed groundworks where a watching brief is required.

3.2 Recording systems

3.2.1 A unique-number site code will be agreed with the Museum of London Archaeological Archive (LAA).

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, the Local Planning Authority and Science Advisor.

3.3.2 The Local Authority Science Adviser should be consulted before works commence to agree a strategy for environmental sampling related to the objective to understand wartime surface vegetation, appearance and camouflage. It may be appropriate to sample for modern plant remains or pollen not normally considered of archaeological interest.

3.3.3 Subsequent on-site work and analysis of the processed samples and remains will be undertaken by MOLA specialists.

3.3.4 All retained finds, including those retrieved using a metal detector, 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.

3.3.5 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.

3.3.6 Advice will be sought from the LPA Archaeological Advisor and the Historic England Regional Archaeological Science Advisor throughout the project, as appropriate.

3.4 Ownership of finds

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

- 3.4.2 These approvals, licences and permissions shall be *either* confirmed in the Agreement and Contract regulating the archaeological works *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 Engagement, reporting and archives

Engagement

- 3.5.1 The site is adjacent to the Battle of Britain Bunker and Visitor Centre which showcases the bunker and comprehensively explains and displays the history of the site and its role in WWII, including physical and virtual tours of the bunker <http://battleofbritainbunker.co.uk/>
- 3.5.2 While community engagement during the watching brief is desirable, the nature of the works, particularly with regards to the necessary use of plant and deep excavations, community involvement during the excavations is impracticable and poses potential safety risks.
- 3.5.3 The possibility of a small focused community archaeology project, however, could be explored following the Watching Brief works, if 'controlled excavation' (see 2.2.7) or further archaeological mitigation works are deemed necessary or appropriate. A potential location for this would be in the 'garden' area.
- 3.5.4 Further options of how best to present the results should be explored and could include, but not limited to:
 - Information boards to be erected on the hoardings around the site during the works
 - A blog hosted on both the Battle of Britain Bunker and Visitor Centre and MOLA websites
 - An evening lecture
 - A temporary exhibition within the Battle of Britain Bunker and Visitor Centre showcasing the results including finds, this option would be subject to a conservation assessment and agreement by the Visitor Centre.
- 3.5.5 These activities could be designed to show how the overall project has both conserved and enhanced our understanding of the bunker rather than focussing purely on the watching brief.

Reporting

- 3.5.6 A *Watching Brief report* will be made available to the client and the Local Planning Authority within six weeks of the completion of fieldwork.
- 3.5.7 If further to paras 2.1.3 and 2.2.7 the need for further 'controlled excavation' is identified during the course of the watching brief, any additional such controlled excavation carried out by MOLA will normally lead to a post-

excavation assessment report as per MAP2 (English Heritage 1991). The need for a post-excavation assessment report may also be determined by the local authority if significant finds or environmental samples have been recovered during the watching brief, even if an area of 'controlled excavation' has not been defined during the fieldwork. Any post-excavation assessment report will normally subsume the overall watching brief report.

- 3.5.8 In addition to a short summary of the watching brief results submitted to the Greater London HER and NAR (using the appropriate OASIS archaeological report form), the results of the watching brief may warrant dissemination to a wider audience via an illustrated article in an appropriate popular publication.
- 3.5.9 Details of the project will be submitted to the online database maintained by the Online Access to the Index of Archaeological Investigations (OASIS) Project.
- 3.5.10 GIS data will also be made available to the GLHER.

Archives

- 3.5.11 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)
- 3.5.12 Copyright of the written archive will be vested in the Museum.
- 3.5.13 Pursuant to these agreements the archive will be presented to the archive officer or relevant curator of the Museum within 12 months of the completion of fieldwork (unless alternative arrangements have been agreed in writing with the local planning authority).

4 Programme, staffing and attendances

4.1 Timetable and staffing

- 4.1.1 The timing and overall duration of the archaeological watching brief on the groundworks will be determined by the contractor's programme and the nature and extent of any surviving remains. It is envisaged that a Senior Archaeologist will monitor the groundworks, with an Archaeologist to assist with any recording work if required. Other archaeological specialists may be called in if necessary.
- 4.1.2 GLAAS must be informed of the start of works and afforded suitable opportunities to monitor fieldwork. GLAAS should also be consulted on how to manage significant discoveries or changes to working methods.

4.2 Attendances

- 4.2.1 For watching briefs, the attendances required by MOLA tends to be minimal as archaeologists are in fact attending the on-site works. However, some provision for welfare and working conditions will need to be anticipated. Some or all of the following attendances may be required and supplied by the client.
- 4.2.2 If additional 'controlled excavation' is required as per para 2.2.7 there may be a need for additional or more extensive attendances. These will have to be discussed and agreed between the client and MOLA but will be as appropriate to and necessary for safe working conditions and adequate site facilities for any additional staff required.
- 4.2.3 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 Principal Contractor/client or their agents.
- 4.2.4 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.
- 4.2.5 Safety guard-rails and suitable access points into the site and areas of excavation, away from any site traffic and machinery.
- 4.2.6 Ladders into all areas of excavation when the excavated depth requires such access.
- 4.2.7 If ground-water is encountered in the trenches, adequate pumps will be required to remove it in order to complete the excavations.
- 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 London Borough of Hillingdon has already agreed to fund the appropriate archaeological watching brief and any 'controlled excavation' which may become necessary.

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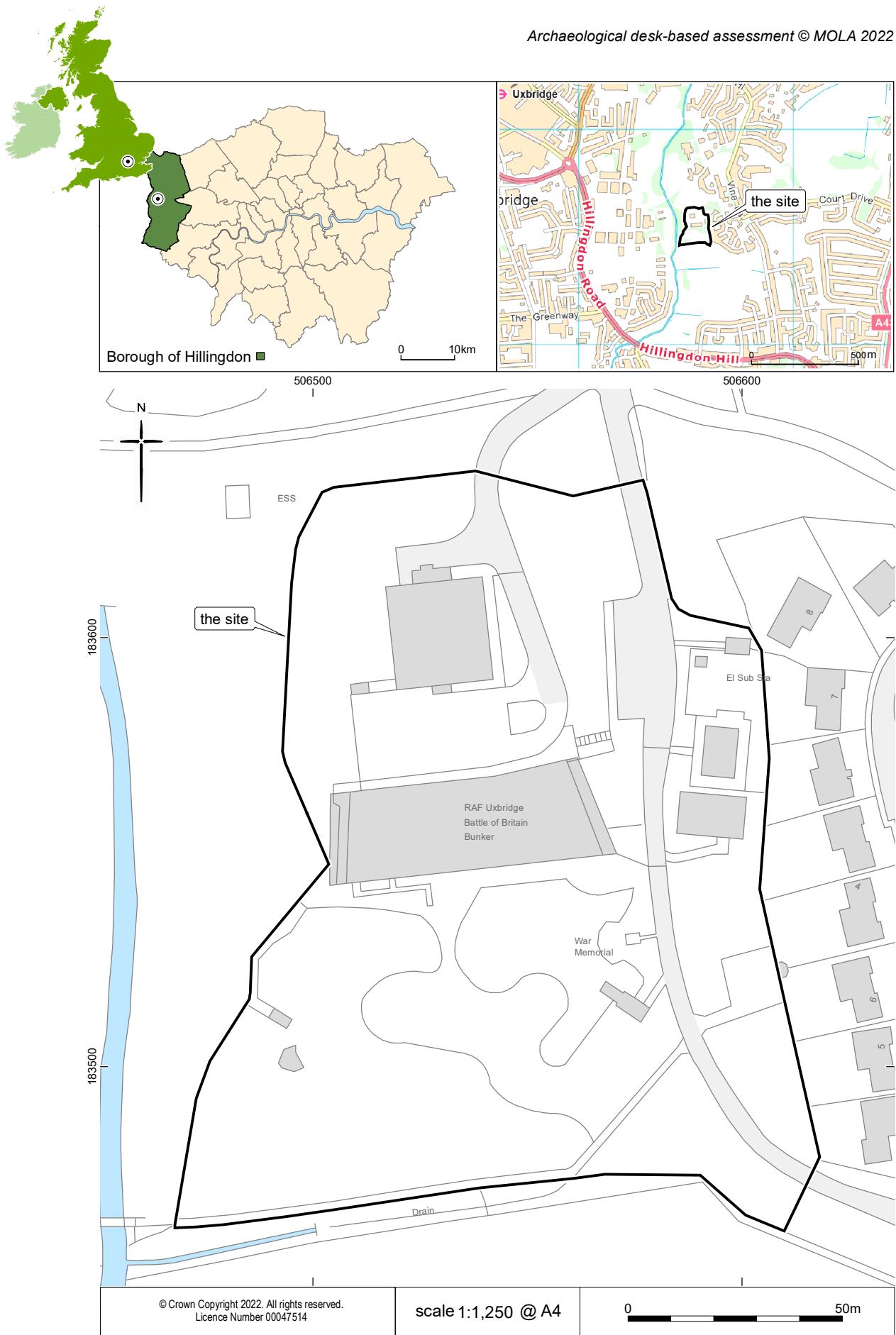
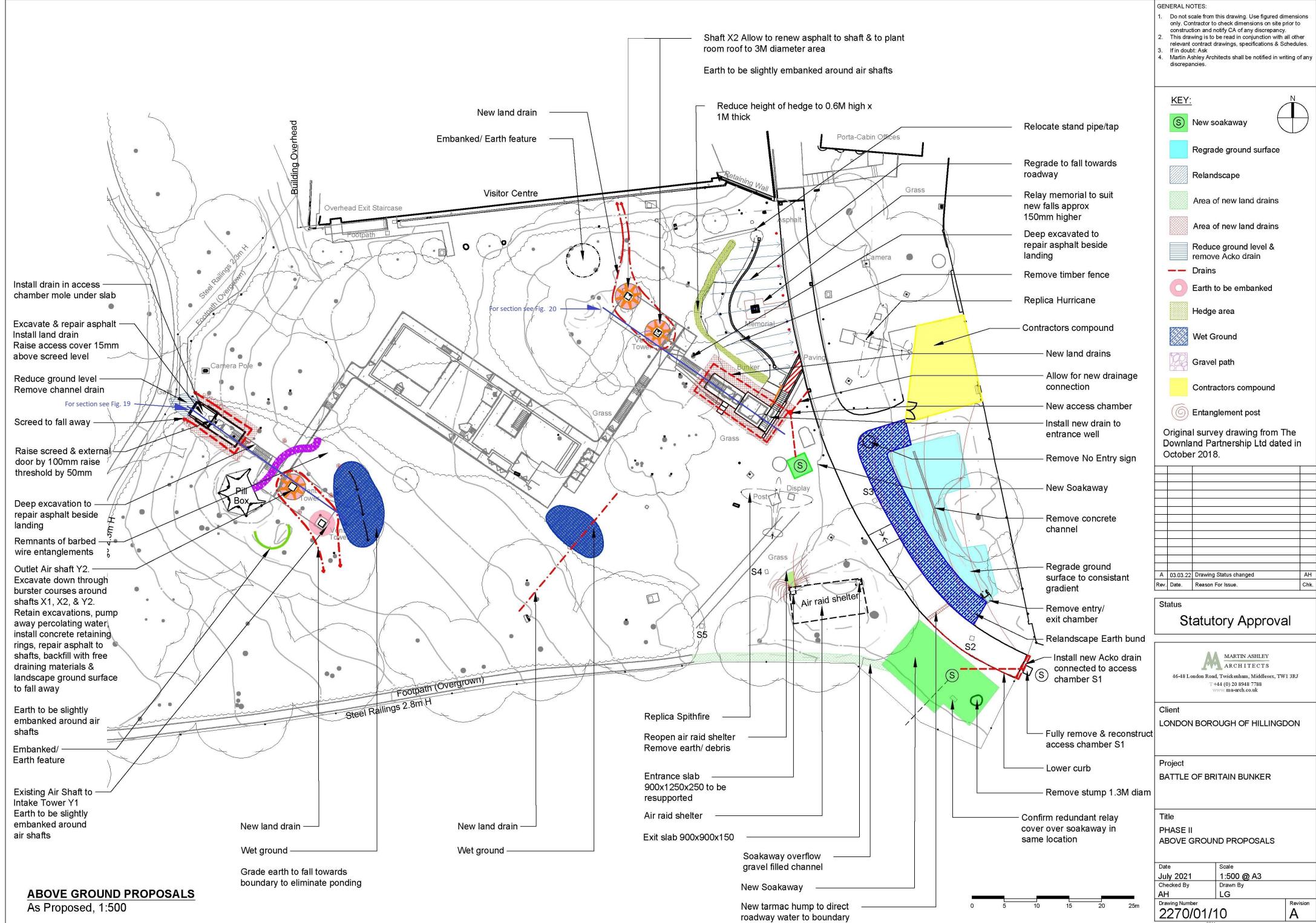
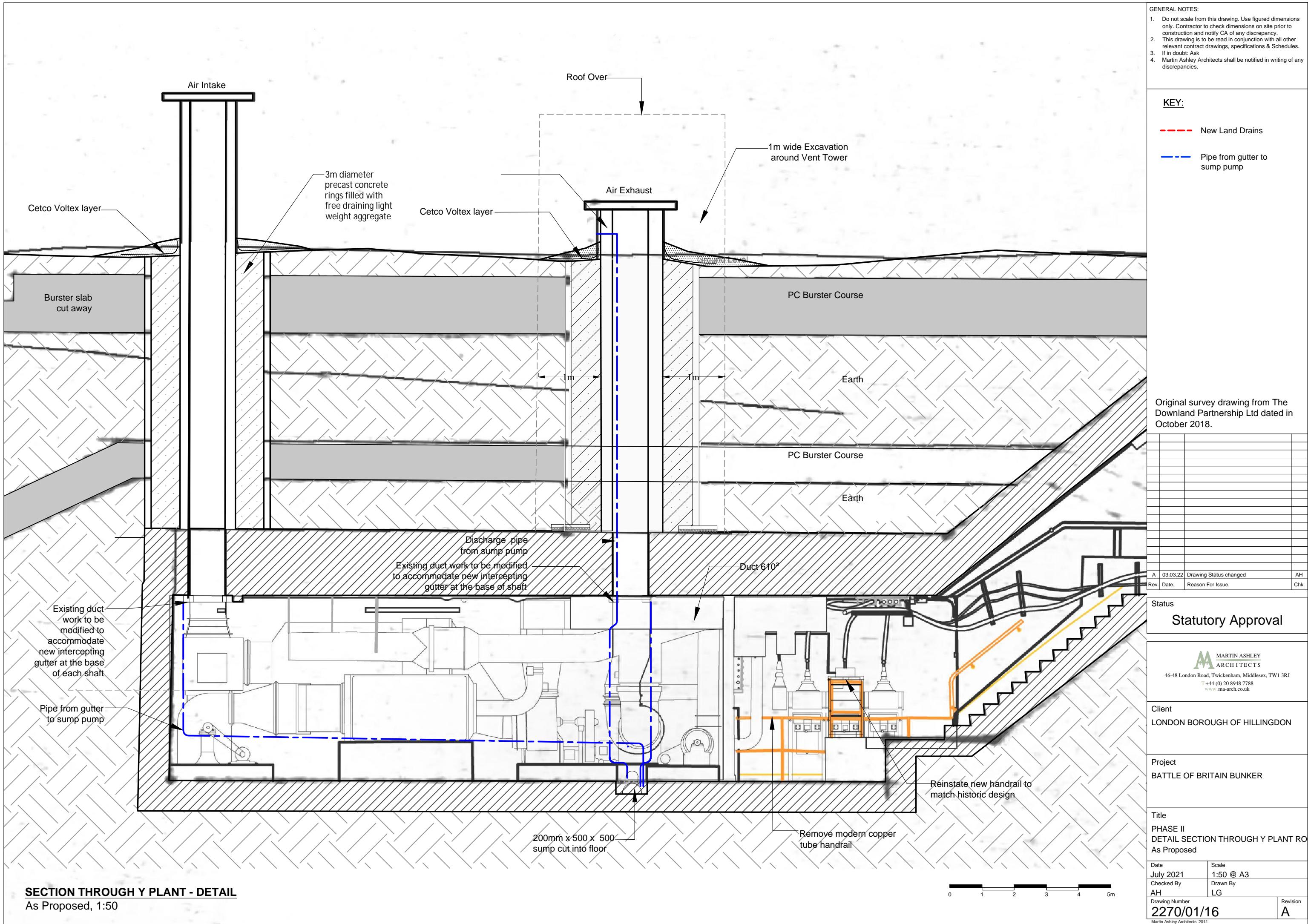
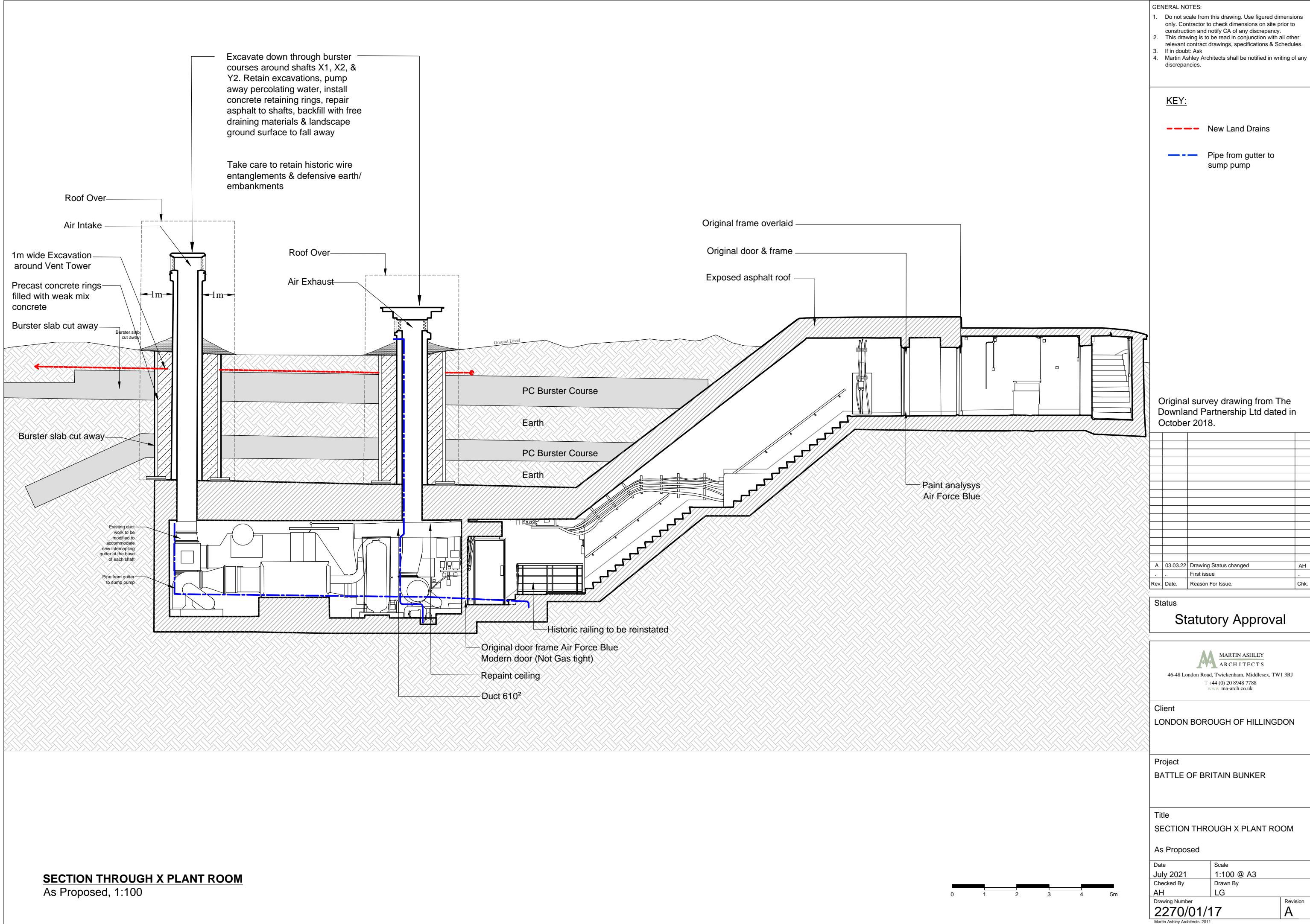


Fig 1 Site location







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 []

20

THIS DEED OF TRANSFER is made on the

day of

20

BETWEEN: -

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

AND

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

WHEREAS

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

NOW IT IS HEREBY AGREED as follows: -

1. PREPARATION AND DELIVERY OF THE ARCHIVE

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

2. WARRANTIES

- 2.1 The Site Owner warrants to the Museum that:

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

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

- 2.1.3 [to the best of its knowledge and belief **delete as appropriate**] at the date of this Deed the Site Owner has the unfettered right to transfer ownership and possession of the Finds to the Museum;
- 2.1.4 the Site Owner will at its own cost take all steps which are or may be necessary at any time to cure any defects in the title to the Finds; and
- 2.1.5 the Site Owner warrants that it or its contractors have complied with all of the requirements of the Treasure Act 1996 and any statutory modification or re-enactment of that Act, and all other legislative requirements relating to the Excavation.

2.2 The Site Owner will indemnify the Museum against any and all claims, demands, proceedings, costs, expenses, loss or damage, of whatever nature which may be made or brought against or incurred by the Museum arising out of or in connection with any breach of the warranties given respectively by the Site Owner in clause 2.1.

3. INTERPRETATION; GOVERNING LAW AND JURISDICTION

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

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

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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

