



**KING HENRY'S WHARF, PHOENIX WHARF AND SWAN
WHARF
Wapping High Street and the corner of Brewhouse
Lane
London E1W**

London Borough of Tower Hamlets

Report on an archaeological evaluation

July 2016



**King Henry's Wharf, Phoenix Wharf and Swan Wharf,
Wapping High Street and the corner of Brewhouse Lane
London
E1**

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Report on archaeological evaluation of the Landside Site

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Summary

This report presents the results of an archaeological evaluation carried out by MOLA on the Landside site of King Henry's Wharf, Phoenix Wharf, Swan Wharf and the corner of Wapping High Street and Brewhouse Lane, London, E1W. The report was commissioned from MOLA by CZWG Architects on behalf of the client.

In accordance with the Written Scheme of Investigation (MOLA 2016) two evaluation trenches were excavated on the Landside site between 27.06.2016 and 01.07.2016. Two further evaluation trenches on the Swan Wharf site will be investigated at a later date.

Evidence was found for extensive post-medieval structural remains, consisting of at least three phases of brick building. These buildings were dated circa 18th to 19th century and are associated with the development of the river frontage during that period.

The report concludes that post-medieval archaeological remains may be impacted by the redevelopment, specifically, in the pile and ground beam locations.

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1 Introduction

1.1 Site background

- 1.1.1 An archaeological evaluation was carried out by MOLA at on the corner of Wapping High Street and Brewhouse Lane, known as the Landside site, as part of a larger project comprising King Henry's Wharf, Phoenix Wharf, Swan Wharf and the corner of Wapping High Street and Brewhouse Lane, ('the site') between 27/06/16 and 01/07/16 (see *Fig 1*). This document is the Report on that work.
- 1.1.2 A written *Archaeological Assessment* was previously prepared, which covered the majority of the site (AOC 2012). This document should be referred to for information on the natural geology, archaeological and historical background of the site, and the initial interpretation of its archaeological potential.

1.2 Planning background

- 1.2.1 The legislative and planning framework in which the evaluation took place was fully set out in the *Written Scheme of Investigation* (see Section 1.2, MOLA 2016).
- 1.2.2 The evaluation was carried out to fulfil a condition attached to the Planning Consent given by the Local Authority (Planning consent PA/13/00982, condition number 15).

1.3 Scope of the evaluation

- 1.3.1 Evaluation is defined by Historic England as intended to provide information about the archaeological resource in order to contribute to the:
- - formulation of an appropriate response or mitigation strategy to planning applications or other proposals which may adversely affect such archaeological remains, or enhance them; and/or
 - - formulation of a proposal for further archaeological investigations within a programme of research
- 1.3.2 An archaeological evaluation is a limited fieldwork exercise designed to test the conclusions of preliminary desk based work. It is not the same as full excavation.
- 1.3.3 The evaluation was carried out within the terms of the relevant Standard for evaluation specified by the Chartered Institute for Archaeologists (CIFA, 2014).
- 1.3.4 All work has been undertaken within the research priorities established in the Museum of London's A research framework for London Archaeology, 2002.
- 1.3.5 All work was undertaken within research aims and objectives established in the *Written Scheme of Investigation* for the evaluation (Section 2)

2 Topographical and historical background

2.1 Topography

- 2.1.1 Highest natural type, brickearth etc; Underlying natural, gravels, clay etc; Natural levels; Slope?; Predominant neighbouring characteristics: ie near Fleet tributary, on top of hill, by Thames waterfront

2.2 Archaeology

- 2.2.1 A description of the geology, archaeology and history of the site was provided in the earlier Archaeological desk-based assessment and built heritage appraisal (AOC 2012). A brief resume is provided here:

Geology

- 2.2.2 British Geological Survey mapping indicates that the site is located on alluvial deposits. The site is located entirely on the alluvial floodplain of the River Thames, c 600m to the south of the terrace gravels.
- 2.2.3 This area was reclaimed in the later medieval period onwards, with a substantial depth of made ground consolidation deposits to form the current ground surface.
- 2.2.4 The made ground deposits were 1.75m to 3.2m thick recorded directly over the alluvium on the site (Ground Engineering Ltd 2012) with the thickest deposits located on the Landside site. Alluvial deposits were recorded up to a depth of 4.1m (BH5 in the southern area of Landside) and overlay river terrace gravel at this depth.

Prehistoric period (800,000 BC–AD 43)

- 2.2.5 The site was located within the alluvial floodplain of the Thames during early prehistoric times. Following rising water levels in the later prehistoric period, the area of the site would have become marshy and not ideal for settlement.
- 2.2.6 Timber walkways and platforms used to access the marshes for hunting and fishing or ritual activity (such as the deposition of artefacts in the river) may have been constructed, as seen elsewhere along the Lower Thames estuary.

Roman period (AD 43–410)

- 2.2.7 Shortly after the arrival of the Romans, the town of *Londinium* was established 1.3km to the north-west of the site located where the modern City of London now stands. A major port and trading centre, it quickly rose to prominence, and was the hub of the Roman road system in Britain. The Highway, 650m to the north of the site, is thought to be Roman in origin, possibly associated with an early Roman settlement at Shadwell. During this period the site would have been in intertidal marshland prone to flooding and unsuitable for settlement.

Early medieval (Saxon) period (AD 410–1066)

- 2.2.8 Wapping is an Anglo-Saxon place name derived from the personal name *Waepa* (McDonnell 1978, 10) or the Anglo-Saxon word for marsh *wapol* (VCH *Middlesex* xi, 14) referring to the Thames marshes. The Greater London Historic Environment Records (GLHER) indicates that the early medieval settlement was located on the gravel terrace to the north of the marshes within what is now St George in the East, c 650m to the north-west of the site.
- 2.2.9 Throughout this period the site was located some distance from these settlements, within marsh that would have been prone to flooding.

Later medieval period (AD 1066–1485)

- 2.2.10 In the 12th and 13th centuries 100 acres of Wapping marsh were reclaimed by the Bishop of London (McDonnell 1978, 59). This encouraged development of the riverside including the properties of a small riverside hamlet constructed in the former marsh along Wapping High Street, 55m to the north-west of the site.
- 2.2.11 Several mills were located along the Thames at Wapping, including mills belonging to the Dean and Chapter of St Paul's, the house of St Thomas of Acon and Richard Ewell amongst others (VCH *Middlesex* xi, 60).
- 2.2.12 In the 14th and 15th centuries wharves began to be constructed on the riverside east of the city. During the later 15th-century wharfage increased dramatically eventually running from Hermitage Wharf, c 600m to the west of the site, along the south side of Wapping High Street towards Shadwell and Limehouse (McDonnell 1978, 96).
- 2.2.13 The GLHER identifies the location of a later medieval and post-medieval execution site (Execution Docks) close to or on the site (GLHER MLO1603/081579). This site was used for hanging pirates and sea-rovers at low watermark although its exact location is uncertain.

Post-medieval period (AD 1485–present)

- 2.2.14 The lands at Wapping were conferred to the Bridewell Hospital by Elizabeth I on 12 April 1600. Throughout the post-medieval period the riverfront was increasingly developed as part of a maritime centre of wharves and warehouses, and by the mid-17th century this had extended northwards back from the river wall to include the open former marshland.
- 2.2.15 During the Civil War (1642–6), the Common Council undertook a comprehensive scheme for protecting the City of London, Liberties and outlying parishes against the Royalist forces. This included the construction of a 17km-long line of defences, the eastern extent of which lay just to the west of the site.
- 2.2.16 The exact location of a greater part of the circuit of Civil War defences is uncertain. A projection (Smith and Kelsey 1996) places the line of the defences 75m to the west of the site, extending south from what is labelled on Vertue's map '*A Bulwark and half only the Hill at the north end of Gravel Lane*'. Gravel Lane is located to the east and is the former name of Wapping Lane.
- 2.2.17 Faithorne and Newcourts' map of 1658 depicts the site area in some detail. The frontage onto Wapping High Street is built up and the Landside site also contains buildings along the Wapping High Street and Brewhouse Lane frontages. The river wall is also indicated on this rather schematic map. Morgan's' map of 1682 show the same pattern on the north side of Wapping High Street however to the south only the Phoenix Wharf site appears to be built up at this date.
- 2.2.18 Rocque's map of 1746 shows the street layout and development which largely survives to date, with development along the Thames foreshore and supporting industrial workshops and yards located to the north. Faden's 1813 revision of Horwood's map of 1799 shows smaller properties along the north and south frontages of Wapping High Street and building on the river frontage. Horwood map 1807 shows a large house on the corner of Brewhouse Lane and Wapping High Street with a smaller house to the west.
- 2.2.19 Nineteenth century Ordnance Survey mapping show warehouse buildings on the river frontage and small structures and a public house (The Gun Tavern) to the north of Wapping High Street on the Landside site, with Tower Buildings and the Brewhouse Elementary School further to the north. The Grade II listed buildings of King Henry's Wharf and Phoenix Wharf date to this period (their listings are not included in this report see WSI). The Gun Tavern before 1891 was at No 75 Wapping High Street, that existed from 1834 to 1938, later becoming No. 103

Wapping High Street (<http://www.pubology.co.uk/>, last accessed 05/07/16). The immediate area was affected by bombing during the war, though damaged the Gun Tavern survived to be demolished post-war.

- 2.2.20 The London County Council bomb damage maps indicate the site was affected by bomb damage. Neither of the surviving warehouses was affected but buildings on the Landside site were affected by minor blast though the school and part of Tower buildings were destroyed damage (London Topographic Society 2005, map 77). The Gun Tavern was still standing after the war, but probably unoccupied and later demolished. OS map of 1950-51 shows only two buildings on the Wapping High Street frontage one is possibly the Gun Tavern, with another building behind them. Twentieth century mapping shows buildings surviving on the Landside site until at least the 1970's. These buildings were demolished and this area of the site is now open ground.

3 Evaluation methodology

3.1 Field methodology

- 3.1.1 Two evaluation trenches were investigated.
- 3.1.2 The ground was broken out and any modern deposits were cleared by machine under MOLA supervision.
- 3.1.3 Archaeological excavation was carried out in accordance with the Written Scheme of Investigation (MOLA 2016). This generally comprised hand cleaning to expose walls and features to allow recording.
- 3.1.4 Trench locations were surveyed on site by MOLA surveyors and subsequently tied to the OS grid by MOLA Geomatics.

3.2 Recording methodology

- 3.2.1 A written and drawn record of all archaeological deposits encountered was carried out in accordance with the Written Scheme of Investigation (MOLA 2016).

3.3 Site archive

Number of trench record sheets	0
Number of overall location plans	0
Number of context sheets	23
Number of photographs	28
Number of plan sheets	6
Number of Sections	0

4 Results of the evaluation

For trench locations see *Fig 2*.

4.1 Trench 1 (see Fig 5)

Dimensions	12.50m NW/SE by 5.0m NE/SW by 2.40m deep
Modern ground level/top of slab	4.38m OD (SE) to 4.80m OD (NW)
Base of modern fill/slab/turf	4.00m OD to 4.50m OD
Depth of archaeological stratigraphy above natural (if any)	c 2.40m
Level of base of lowest features or deposits observed	c 2.28m OD
Top of surviving natural observed at	2.41m OD
Level of base of trench	c 2.28m OD

- 4.1.1 A naturally deposited grey alluvial clay [23] was recorded in a machine dug slot at 2.41m OD.
- 4.1.2 In the same slot a banded deposit [22] that was 0.70m thick overlay the clay. The bands appeared to be charcoal and orange silt suggesting an industrial deposit.
- 4.1.3 Most of the trench had a brick building with at least three rooms which probably dated from the late 18th or early 19th century. This building continued beyond the trench limits on all four sides. The most complete room was a cellar with a brick floor at c 2.28m OD and a fireplace along the north eastern wall. Remarkably, two timber joists for the ground floor remained in position at head height above this cellar. A gap between walls [12] and [13] was possibly for a doorway leading into another room fronting onto Wapping High Street to the south east. This gap was later filled in and another wall [11] was added sub-dividing this room.
- 4.1.4 Following the disuse of this building, when it was backfilled with silt and rubble deposits ([20] and [21]), further activity took place with a circular brick soakaway [15] being added.
- 4.1.5 The northern part of this building was disturbed by several ceramic drain pipes, presumably relating to later (20th century) buildings on the site.

4.2 Trench 2 (see Fig 4)

Dimensions	10.50m (NW/SE) by 5.0m (NE/SW) by 0.85m deep
Modern ground level/top of slab	4.30m OD
Base of modern fill/slab	4.00m OD (SE) to 4.10m OD (NW)
Depth of archaeological stratigraphy above natural (if any)	>0.60m
Level of base of lowest features or deposits observed	3.45m OD
Top of surviving natural observed at	N/A
Level of base of trench	3.45m OD

- 4.2.1 Natural deposits were not reached in this trench due to the high number of brick

walls and structures encountered that prevented deeper excavation.

- 4.2.2 There were three phases of brick buildings in this trench.
- 4.2.3 The earliest phase comprised several brick walls and structures and the bricks suggest this is 18th century in date. A truncated brick structure [6] may have been a well or soakaway. A larger brick structure [2] appeared to be lined with tiles which may suggest it had an industrial function. There was a wall [3] that appeared to have been relined [4] in one area, while [5] may be the base of a drain.
- 4.2.4 The next phase of construction definitely cut through at least one structure from the earlier phase. This was a substantial building or cellar [8] that was lined with tiles and had a concrete floor at 2.83m OD. This cellar is probably evidence of the 19th century public house known as The Gun Tavern which existed c 1834–1938 and can be seen on various maps on the corner of Wapping High Street and Brewhouse Lane. The actual building appears to have been demolished after the Second World War (1939–45).
- 4.2.5 The final phase was found to the northern end of the trench, with a brick wall [1] for a building that probably lay further to the north beyond the trench limits. The bricks may be 19th or early 20th century in date.

4.3 The finds

- 4.3.1 For the purposes of archaeological evaluation all finds assemblages have been assessed and spot dated by the relevant MOLA specialists. The results of this assessment are included in the summary table below:

Table 1 WPN16 Finds Summary

Context	Accession	Material	Sherds/ Fragments	Period	Date	Brief Comments
+	1	bone	1 Complete	Post- Med	1760–1900	tooth, without bristles. Inscribed 'EXTRA FINE, LONDON, WARRENTED'
+	2	composite copper- alloy and wood	N/A	Post- Med	1840–1900	fragments of an umbrella: copper-alloy ribs and ferrule with a wooden shaft
2	-	CBM	1 Complete	Post- Med	1750/1800– 1900	standard London made red brick
8	-	CBM	1 Complete	Post- Med	1750/1800– 1900	standard London made red brick
12	-	CBM	1 Complete	Post- Med	1750/1800– 1900	standard London made red brick
20	-	glass	6	Post- Med	1780–1820	Incomplete cylindrical bottle
20	-	pottery	4	Post- Med	1700–1800	context [20] contains sherds of Chinese porcelain that are characteristic of mid-18th-century production and export, together with an English stoneware squat shouldered jar for food storage with a

						red ware flower pot. As a whole the deposit is dated by this material to the mid to late 18th century
21	-	pottery	11	Post-Med	1820–1830	pottery in [21] is dated to the second decade of the 19th century, and largely comprises pearlware with blue transfer-printed decoration that present Chinoiserie designs in addition to a creamware wash bowl, plate and rounded bowl.

4.4 The site as a whole

- 4.4.1 Archaeological remains were found immediately below modern surfaces, c 300–400mm below ground level. The extent, character, levels and date of the archaeological deposits were all broadly consistent across both trenches.
- 4.4.2 Assessing the results from all the trenches in collaboration with the recovered finds data from across the site, it appears that there is substantial evidence for *in situ* archaeological deposit survival of post-medieval date (18th–19th centuries) within the site footprint.

5 Archaeological potential

5.1 Answering original research aims

5.1.1 The following archaeological research aims raised in the *Written Scheme of Investigation* (Section 2.2, MOLA 2016) have been answered by the evaluation of the Landside part of the site.

- *What is the nature and level of natural topography across the site?*

A waterlain clay was found in Trench 1 at 2.41m OD, but it was not reached in Trench 2.

- *What are the earliest deposits identified?*

A 0.70m thick banded deposit [22] which overlies clay in Trench 1 was undated but was likely formed by dumping and perhaps represents a late medieval or early post-medieval date reclamation event(s).

- *Is there any evidence of later medieval activity such as reclamation, drainage or early wharf structures present on the site?*

No archaeological remains were dated to the medieval period, although deposit [22] could be of that period (see above).

- *When were the individual sites first developed?*

The earliest structural remains identified appear to date from the 18th century.

- *Is there evidence of features that predate the 17th-century? If present what can they tell us about the site's land use?*

There was no evidence of features that predate the 17th-century, although this may have been due to the limited depth of excavation. However, dumped deposit [22] is potentially of that period (see above).

- *Do any post-medieval features predating the 19th-century survive on any of the individual areas and what can they tell us about the sites development?*

Excavation revealed extensive remains of buildings dated to the 18th and 19th centuries.

- *What are the latest deposits identified?*

The latest remains identified were a substantial building or cellar [8] which was probably part of the 19th century public house known as 'The Gun Tavern' which existed and in use c 1834–1938 and can be seen on various maps on the corner of Wapping High Street and Brewhouse Lane.

- *What is the extent of modern disturbance?*

Modern disturbance is limited to drainage features such as, ceramic pipes and brick chambers in Trench 1.

5.2 General discussion of potential

- 5.2.1 The extent and survival of the remains seen in Trenches 1 and 2 confirms a high potential for the remains of 18th to 19th century buildings on the Landside plot.
- 5.2.2 The evaluation suggests a low to moderate potential for ancient ground surfaces (horizontal archaeological stratification above natural ground) which pre-date the 18th century, although these are likely to have been truncated by the construction of 18th to 19th century buildings. There is also similar potential for survival of pre-18th century cut features.
- 5.2.3 Here, the average depth of stratified archaeological deposits where they do survive is likely to be c 2.40m, although cut features of all periods have the potential to be deeper and cut into natural deposits.

5.3 Significance

- 5.3.1 Based on this phase of the evaluation, the archaeological remains found so far are of local significance but there is nothing to suggest that they are of regional or national importance.

5.4 Assessment of the evaluation

- 5.4.1 The size and spatial distribution of the two trenches excavated on the Landside area of the site allowed a good coverage of that plot. However, the depth of these trenches was limited and natural deposits were only encountered in a relatively small area. The exposed c 18th to 19th century structural remains were fully recorded, but were not removed during the evaluation and, therefore, investigation of deeper/older deposits below was not possible. Thus, little can be said about any earlier features or horizontal activity, although there was no direct evidence of any structural remains or archaeological features at a lower level.

6 Proposed development impact and conclusions

- 6.1.1 Taking into account the results in all the trenches it appears that archaeological deposits (18th and 19th century structural remains) survive extensively across the Landside site at 300–400mm below the modern surface and to depths of c 2.4m.
- 6.1.2 The proposed redevelopment at the Landside site involves the construction of a new five-storey residential building. The new building will not have a new basement. The foundation design has not been finalised, however outline plans indicate foundations comprising piles and groundbeam with an anticipated penetration of about 0.9m along principle construction gridlines. The magnitude of impact of the development on is considered high on the upper structural remains but limited on deeper deposits.
- 6.1.3 In the light of the results of the evaluation MOLA considers that a sample area of excavation is undertaken in advance of development on the Landside site, as suggested by Historic England during a site visit on 29 June 2016.
- 6.1.4 The decision on the appropriate archaeological mitigation to the deposits revealed rests with the Local Planning Authority.

7 Acknowledgements

- 7.1.1 The fieldwork was carried out by Tony Mackinder and Simon Stevens. MOLA would like to thank CZWG Architects LLP for commissioning the evaluation and this report, in particular Luigi Beltrandi for his assistance.

8 Bibliography

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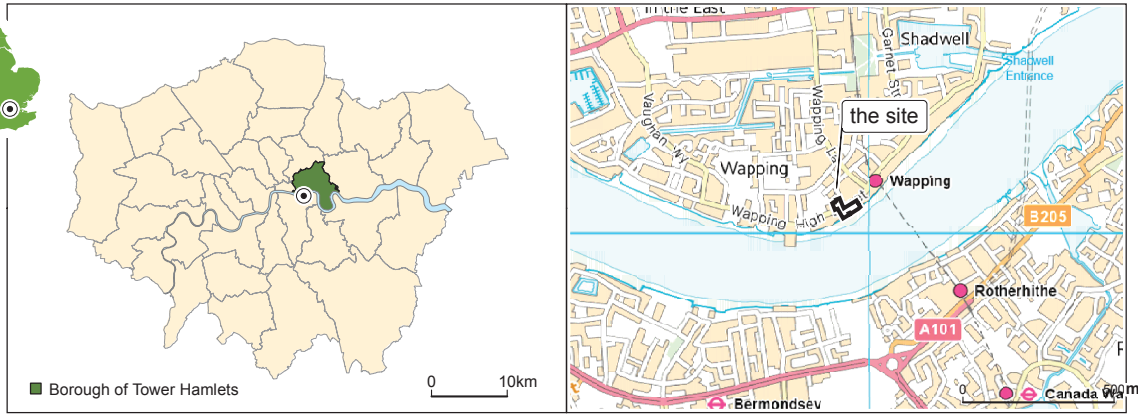
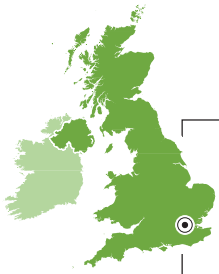


Fig 1 Site location

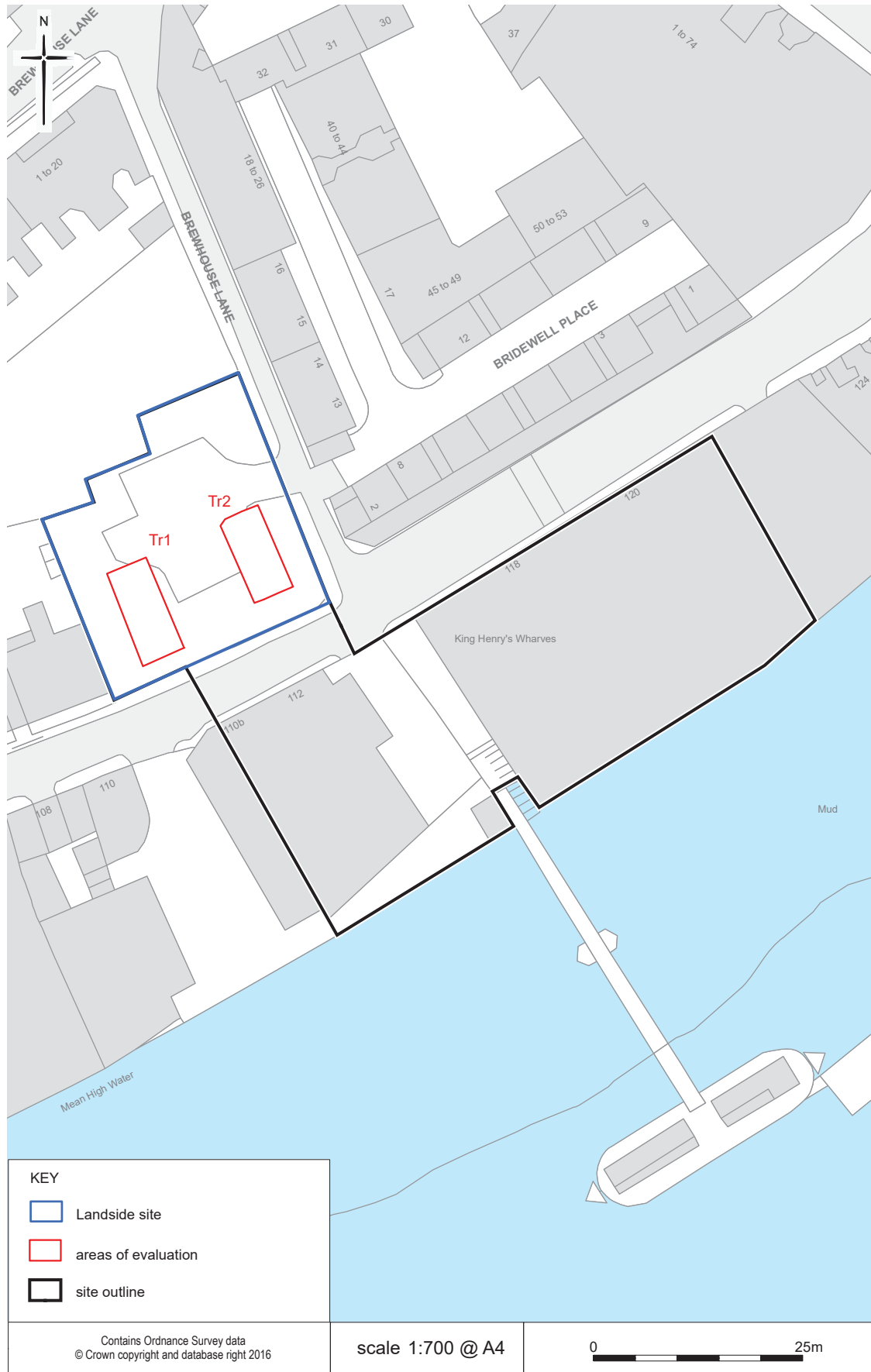


Fig 2 Areas of evaluation

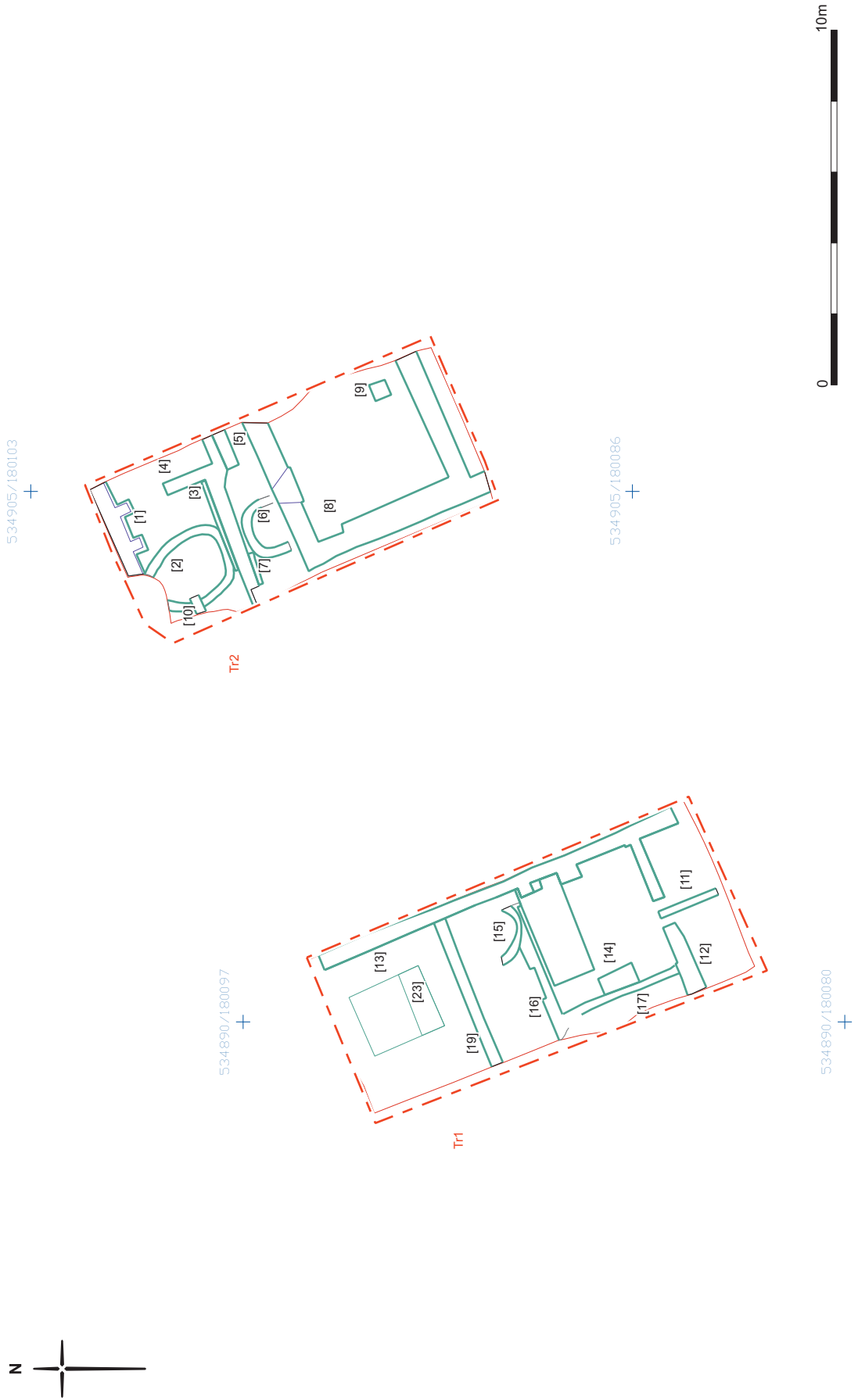


Fig 3 Trench plans



Fig 4 Photograph of Trench 2 showing brick features with brick cellar [8] in background, looking SE, with 0.5m scale



Fig 5 Photograph of Trench 1 showing backfilled cellar with fireplace, looking NE

9 OASIS archaeological report form

OASIS ID: molas1-258328

Project details

Project name	King Henry's Wharf, E1W
Short description of the project	An archaeological evaluation carried out by MOLA on the Landside site of King Henry's Wharf, Phoenix Wharf, Swan Wharf and the corner of Wapping High Street and Brewhouse Lane, London, E1W. Two evaluation trenches were excavated on the Landside site between 27.06.2016 and 01.07.2016. Extensive post-medieval structural remains were found, consisting of at least three phases of brick building. These buildings were dated circa 18th to 19th century and are associated with the development of the river frontage during that period.
Project dates	Start: 27-06-2016 End: 01-07-2016
Previous/future work	No / Yes
Any associated project reference codes	WPN16 - Sitecode
Type of project	Field evaluation
Site status	Area of Archaeological Importance (AAI)
Current Land use	Industry and Commerce 4 - Storage and warehousing
Development type	Urban residential (e.g. flats, houses, etc.)
Prompt	Planning condition

Project location

Country	England
Site location	GREATER LONDON TOWER HAMLETS TOWER HAMLETS King Henry's Wharf, Phoenix Wharf and Swan Wharf, Wapping High Street and the corner of Brewhouse Lane London E1
Postcode	E1W
Site coordinates	TQ 34926 80086 51.503081185817 -0.055775485052 51 30 11 N 000 03 20 W Point
Height OD / Depth	Min: 2.28m Max: 2.28m

Project creators

Name of Organisation	MOLA
Project brief originator	CZWG Architects
Project director/manager	David Divers
Project supervisor	Tony Mackinder
Type of	Client

sponsor/funding
body

Project archives

Physical Archive recipient	LAARC
Physical Contents	"Ceramics", "Glass", "Metal", "Wood", "Worked bone"
Digital Archive recipient	LAARC
Digital Media available	"Images raster / digital photography"
Paper Archive recipient	LAARC
Paper Media available	"Context sheet", "Drawing", "Matrices", "Plan", "Report", "Unpublished Text"

Project bibliography 1

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Description	unpublished site report

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