



ALL SAINT'S HALL
Fulham High Street
SW6

London Borough of Hammersmith

An archaeological evaluation report

May 2007



MUSEUM OF LONDON

Archaeology Service

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Site Code: PDK07
National Grid Reference: 524368 176051

Project Manager	Chris Thomas
Author	Tony Mackinder
Graphics	Kenneth Lymer

Museum of London Archaeology Service
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Mortimer Wheeler House, 46 Eagle Wharf Road, London N1
7ED
tel 020 7410 2200 fax 020 7410 2201

Summary (non-technical)

This report presents the results of an archaeological evaluation carried out by the Museum of London Archaeology Service on the site of the paddock, All Saints' Hall, Fulham High Street, London, SW6. The report was commissioned from MoLAS by the client Barton Finch.

The investigation of the archaeological potential of this site was undertaken firstly by way of a Desk Based Assessment. Following discussion of this assessment with the English Heritage Inspector of Ancient Monuments for London, a Ground Penetrating Radar Survey was undertaken and on the further recommendations of the Inspector, one archaeological evaluation trench was excavated on the site primarily to establish whether any part of the course of the former moat surrounding Fulham Palace Scheduled Ancient Monument ran through the site.

The results of the field evaluation have helped to refine the initial assessment of the archaeological potential of the site. Waterlain deposits including a peat were found, these deposits were sealed by land raising dumps dated to the 19th century. Although the deposits dip towards Fulham High Street, the course of the former Fulham Palace moat that was infilled in the 1920's does not appear to exist in the paddock area adjacent to the hall and probably lies to the east of the site within the area developed in the early 1900's for Parkview Court. This conclusion on the line of the former moat is consistent with the archaeological excavation work undertaken to the north, adjoining the former King's Head PH

In the light of revised understanding of the archaeological potential of the site the report concludes the impact of the proposed redevelopment will only affect relatively low grade post-medieval deposits.

Contents

1	Introduction	1
1.1	Site background	1
1.2	Planning and legislative framework	4
1.3	Planning background	5
1.4	Origin and scope of the report	5
1.5	Aims and objectives	6
2	Topographical and historical background	8
2.1	Topography	8
2.2	Prehistoric	8
2.3	Roman	8
2.4	Saxon	9
2.5	Medieval	9
2.6	Post-medieval	9
3	The evaluation	11
3.1	Methodology	11
3.2	Results of the evaluation	11
3.3	Assessment of the evaluation	12
4	Archaeological potential	14
4.1	Realisation of original research aims	14
4.2	General discussion of potential	14
4.3	Significance	14
5	Proposed development impact and recommendations	15
6	Acknowledgements	15
7	Bibliography	16

8 NMR OASIS archaeological report form

18

List of Illustrations

Front cover: Rocque map of 1746

Fig 1 site location	2
Fig 2 area of investigation	3
Fig 3 section 1	13

1 Introduction

1.1 Site background

The evaluation took place at the paddock located north of All Saints Hall, Fulham High Street hereafter called 'the site'. This is part of a larger development site that is located on the west side of Fulham High Street and is bounded on the west by Steeple Close, All Saints Vicarage and allotment gardens (Fig 1). The centre of the site lies at National Grid reference 524368 176051. Modern pavement level near to the site lies at *c* 4.0m OD and the site code is PDK07.

A previous *Archaeological Assessment* (Howell, 2000, MoLAS) for the southern part of the development site (84-88 Fulham High Street) recommended the need for archaeological field evaluation. The evaluation of that part of site was subsequently carried out in 2003 (Harward 2003, MoLAS). This consisted of 4 evaluation trenches recorded as site code FHI03. The site was then sold in June 2004 and All Saints Hall is now included in the area of proposed re-development. This additional area includes part of the wider area defined as the Fulham Palace moated site which is a Scheduled Ancient Monument (SAM 134).

Evaluation of the archaeological potential of this site has been undertaken firstly by way of a Desk Based Assessment (AOC Archaeology 2005) and subsequently a Ground Penetrating Radar Survey (Stratascan 2006). The results of both these analyses have been discussed previously with the Inspector for Ancient Monuments and have helped defined the location and nature of the excavation to which this report is directed.

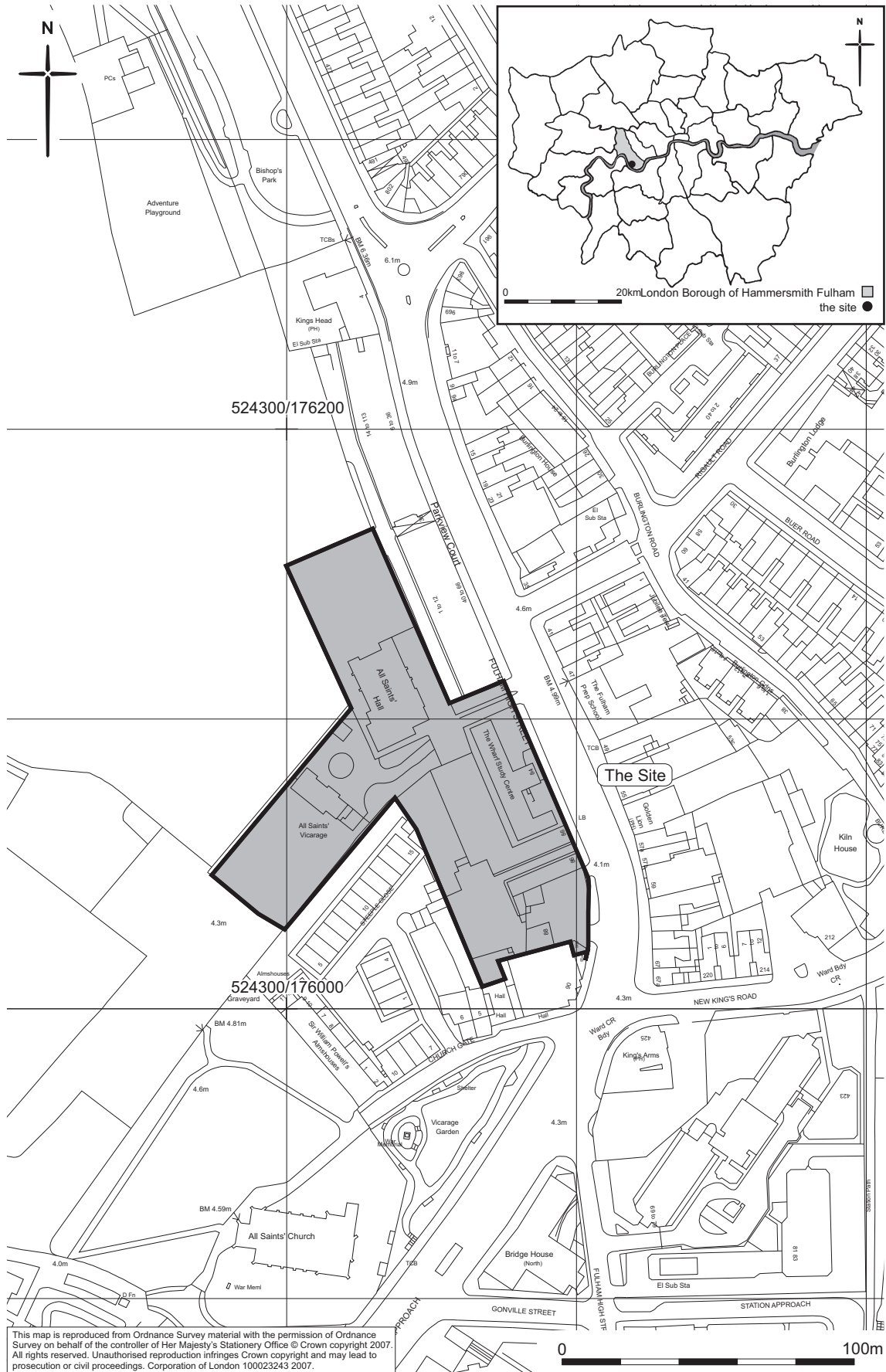


Fig 1 Site location

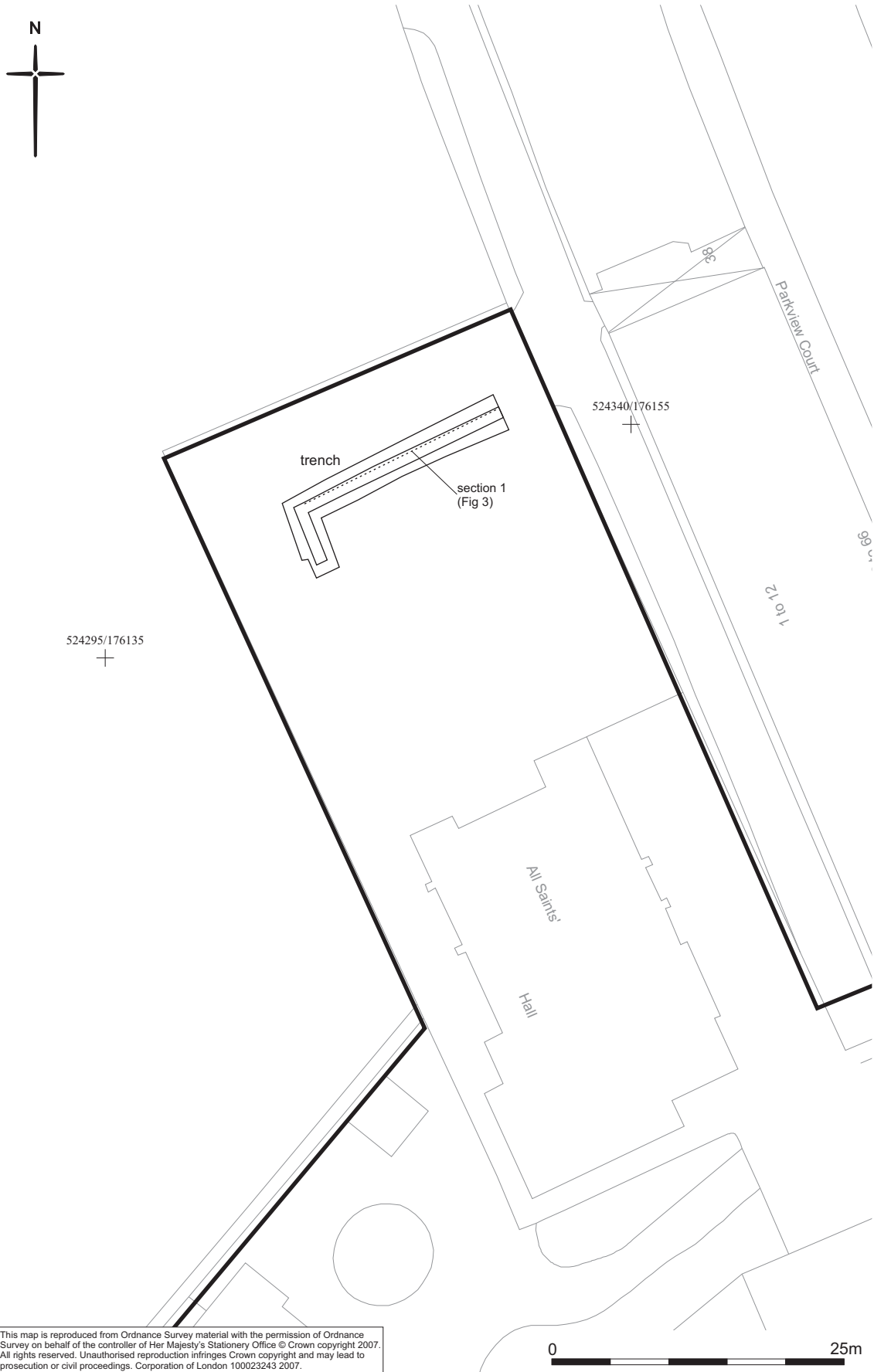


Fig 2 Area of investigation

1.2 Planning and legislative framework

The legislative and planning framework in which the archaeological exercise took place was summarised in the *Archaeological impact assessment* which formed the project design for the original evaluation (see Section 2, Howell, 2000). The site covered by this report, however, lies within the Fulham Palace Scheduled Ancient Monument.

1.2.1 Scheduled Ancient Monuments

Part One of the *Ancient Monuments and Archaeological Areas Act 1979*, as amended by the *National Heritage Act 1983*, enables the Secretary of State at the Department of Culture Media and Sport to maintain a schedule of nationally important sites or monuments for protection.¹

For the purposes of the Act a ‘monument’ is defined as:

- any building, structure or work, whether above or below the surface of the land, and any cave or excavation
- any site comprising the remains of any such building, structure or work or of any cave or excavation; and
- any site comprising, or comprising the remains of, any vehicle, vessel, aircraft or other moveable structure or part thereof which neither constitutes nor forms part of any work which is a monument as defined within paragraph a) above
- and any machinery attached to a monument shall be regarded as part of the monument if it could not be detached without being dismantled.

A ‘scheduled monument’ (or Scheduled Ancient Monument, ‘SAM’) is therefore any monument (as above) included in the Schedule to the Act, maintained by or on behalf of the Secretary of State.²

The Act further defines an ‘ancient monument’ as *...any Scheduled Monument; and any other monument which in the opinion of the Secretary of State is of public interest by reason of the historic, architectural, traditional, artistic or archaeological interest attaching to it.*

Not all ‘ancient monuments’ are scheduled. The term ‘ancient monument’ actually has a wider meaning which includes both Scheduled Ancient Monuments (SAMs) and any other monument which the Secretary of State decides is of national importance.

In order to decide which ‘ancient monuments’ thus defined are of ‘national importance’, and also deemed best managed by scheduling, there exist eight non-statutory criteria: Survival/condition, Period, Rarity, Fragility/vulnerability, Diversity, Documentation, Group value and Potential.

¹ The term ‘scheduled’ derives from the fact that the first ancient monuments were contained in a ‘schedule’ to the first Ancient Monuments Act of 1882.

² Most SAMs are archaeological sites or ruined buildings. Note however that ecclesiastical buildings still in use or inhabited buildings cannot be scheduled.

Once scheduled, consent for any works affecting the SAM and its site is required from the Secretary of State.³ The site of a SAM includes any adjoining land, which may be considered important to the monument's setting and well-being.

The DCMS has published guidance on SAM Consent application (http://www.culture.gov.uk/PDF/guidance_scheduled_monument_consent.pdf). This sets out the relationship with standard planning procedure: *the requirement for scheduled monument consent (SMC) is a specific requirement of the Ancient Monument and Archaeological Areas Act 1979, regardless of whether or not planning permission is needed or has been obtained.*

The Guidance also notes that *if a building is both a Scheduled Monument and a Listed Building, ancient monuments legislation takes precedence, by virtue of Section 61 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and SMC rather than Listed Building Consent is required for any works.*⁴

Finally, the Guidance points out that *...it is an offence to commence works of any description (as set out in Section 2(2) of the Ancient Monuments and Archaeological Areas Act 1979) before Scheduled Monument Consent has been formally granted. The only exceptions to this, is those works covered by one of the general consents set out in the Ancient Monuments (Class Consent) Order 1994.*⁵

1.3 Planning background

In order to advance a planning application, English Heritage advised that the site should be subject to a pre-determination evaluation. This evaluation, therefore, was carried out to provide information on the viability of new build, including a basement on this site, given that it lies within a Scheduled Ancient Monument. This report is thus intended to inform upon the planning application.

1.4 Origin and scope of the report

This report was commissioned by the client, Barton Finch, and produced by the Museum of London Archaeology Service (MoLAS). The report has been prepared within the terms of the relevant Standard specified by the Institute of Field Archaeologists (IFA, 2001).

Field evaluation, and the *Evaluation report* which comments on the results of that exercise, are defined in the most recent English Heritage guidelines (English Heritage, 1998) as intended to provide information about the archaeological resource in order to contribute to the:

- formulation of a strategy for the preservation or management of those remains; and/or

³ There exists a proforma application form for Scheduled Monument Consent which must be sent in to DCMS: http://www.culture.gov.uk/PDF/scheduled_monument_consent_application_form.pdf.

⁴ DCMS Guidance Note Para 1

⁵ DCMS Guidance Note Para 8. Note that it is important, once an SMC application form has been sent in to DCMS, to leave enough time for the approval procedure.

- 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

1.5 Aims and objectives

All research is undertaken within the priorities established in the Museum of London's *A research framework for London Archaeology, 2002*

- Is the Fulham Palace Moat located within the area of the proposed redevelopment? Specifically is it located on or near the eastern edge of the site?
- To what extent does the Fulham Palace Moat survive within the site?
- Can the profile of the Fulham Palace Moat, indicated by previous investigations, be confirmed?
- To what extent do 'original' medieval fills within the Fulham Palace Moat survive? Is there any evidence for a revetment edge?
- To what extent is the Fulham Palace Moat water logged?
- To what extent has the Fulham Palace Moat been scoured out and back filled with 20th century rubble?
- What is the nature of the land use within the area bounded by the Fulham Palace Moat?
- What are the origins of Fulham? Can evidence of Saxon remains be uncovered relating the moated site of the Palace and its earthworks or is there possible evidence of continuity from an earlier period?
- What is the general extent of truncation on the site?
- What is the natural topography of the area; in particular can evidence of the proposed stream which flowed along the west side of the current Fulham High Street be established and what influence would this have had on the natural deposits and later land use of the site?
- What is the nature of the environmental evidence? If there is a palaeochannel on the site is there any peat which can be dated?
- Can any evidence of prehistoric activity be defined on site and does this contribute to our understanding of the artefacts recovered from the Thames foreshore?

- Is there any further evidence for Roman occupation or land use? Is this evidence disturbed by later activity (such as ploughing)?
- What was the date, nature and function of medieval activity on the site?

2 Topographical and historical background

A detailed description of the geology, archaeology and history of the general site area was provided in the earlier *Archaeological Impact Assessment* (Howell, 2000, MoLAS) and the subsequent evaluation report (Harward 2003, MoLAS).

The line of Fulham High Street is thought to follow an ancient stream that runs into the Thames. This proposed stream may have been the source of water for the Fulham Palace moat and may have been incorporated as the eastern side of the moat. It may be shown as the remnant ponds and channel seen to lie inside the eastern part of the moat on Rocque's map of 1746. An inlet on the 1864 Ordnance Survey map, situated directly to the east of the foot of the 18th century bridge (and still evident today), may be a dock formed from the mouth of this stream as it entered the Thames. Further evidence for the stream theory, in the form of a culvert and ditch, was uncovered during excavations at the site of 84-88 Fulham High Street (Whitehouse 1974).

2.1 Topography

The site is situated on the north bank of the Thames some 330 metres to the north of the current position of the River Thames. The Ordnance Survey Geological Survey⁶ indicates it sits above Quaternary periglacial gravels identified as the First River Terrace gravels. Being near the river these gravels are often sealed by riverine deposits. A tributary of the Thames is thought to have ran under the present Fulham High Street. The site of Fulham Palace was probably originally an 'island' with the forks of the stream delineating the original moat.

2.2 Prehistoric

There is an abundance of material from the Mesolithic to the Bronze Age in the vicinity. Virtually all of this is represented by a foreshore survey in the area to the west of Putney Bridge (site code FHM07). The River Thames is a rich source of archaeological finds, possibly as the river regime at Fulham represents a deposition bank, but also with respect to the Bronze Age material that may represent votive offerings (Needham and Burgess, 1980). Such offerings are often concentrated where tributary streams meet the Thames (such as at Hammersmith and Vauxhall) and may give further weight to the Fulham High Street stream theory. Of note is the adjacent foreshore survey reference to a Late Iron Age coin hoard located to the east of Putney Bridge. The concentration of prehistoric finds have given rise to the theory that there was a crossing point on the Thames around the location of the present Putney Bridge, dating from the Bronze Age onwards. It would be usual for a small settlement to have developed around any crossing point associated communication route.

2.3 Roman

It is likely that, if there was a prehistoric crossing of the Thames in this area, that this would have continued into the Roman period. The recovery of Roman period pottery from sites in the vicinity does suggest some occupation in the area. However, this occupation may have been fairly limited in extent.

⁶ British Geological Survey 1:50,000 Series: sheet 270 South London

2.4 Saxon

Fulham as a Saxon town probably originated as meaning the homestead of “Fulla”, or possibly “foul town” if referring to marshy land. The Bishops of London acquired an estate in the early 8th century and their residence was originally built in the 11th century (the present Fulham Palace dates from the early 16th century). The Palace stands within a moat that may have originated as a medieval estate boundary, although an earlier (Roman or Viking) provenance has also been postulated (Whitehouse 1978). In fact it is likely that the moat and earthworks represent several phases of construction, and consequently varying uses of the site over time. The bishops finally left in 1973.

The proposed development site lies partly within the Scheduled Monument of Fulham Palace. Cartographic sources suggest the moat should cross the site and run close to the eastern boundary of the site. Previous excavations and auger surveys within the moat indicate that, in those places at least, it was at least 10m wide and 3.7m deep when it was infilled with brick rubble between 1921 and 1924. These investigations also confirm that it was cleared out on a regular basis and that the sides were not revetted or supported.

2.5 Medieval

This area is clearly marked as a ferry crossing point of the Thames, and the basic road layout (Fulham High Street, Fulham Road, Kings Road, Burlington Road) was probably established in the medieval period. Recent excavations on Fulham High Street have uncovered remains of buildings dating to the 13th century.

2.6 Post-medieval

John Dwight established a pottery about 100m to the east of the site in 1672 making continental type salt-glazed domestic wares. By the 1880s the pottery was making commercial stoneware, such as drain pipes and water filters, a later sideline were white earthenware vases known as ‘Fulham Vases’. The pottery finally closed in the early 1970s. The grounds of Fulham Palace were now parkland, with examples of imported trees.

The site on Rocque’s 1746 map appears to be partially occupied by a row of properties; however the location of the evaluation trench was still open. In the late 19th century this area was forested parkland known as The Warren. The western side of Fulham High Street was widened significantly in 1909 leading to the clearing of all the adjacent houses. Sometime between 1894 and 1913 a riding school and drill hall were built, and the area of paddock being part of a parade ground. The land to the northwest remained open; this later became the site of a large (6 storey) block of residential flats (Parkview).

This redevelopment led to significant change to ground levels and conditions to accommodate the substantial foundations required for these buildings. The parade ground was separated from the drill hall in the 1920's to allow the current church hall to be constructed. The adjoining Vicarage was also constructed at this time.

3 The evaluation

3.1 Methodology

All archaeological excavation and monitoring during the evaluation was carried out in accordance with the preceding *Method Statement* (MoLAS, 2007), and the *MoLAS Archaeological Site Manual* (MoLAS, 1994).

One evaluation trench was excavated in the area of grassland located to the northeast of All Saints' hall.

One trench was investigated; this involved removing the grass and modern deposits by a JCB machine down to the top of archaeological deposits. This was monitored by a member of staff from MoLAS.

The locations of evaluation trenches were recorded by MoLAS, this information was then plotted onto the OS grid.

A written and drawn record of all archaeological deposits encountered was made in accordance with the principles set out in the MoLAS site recording manual (MoLAS, 1994). Levels were calculated by using the OS benchmark of 4.59m OD found on the tower of All Saints' Church.

The site has produced: 1 trench location plan; 9 context records; 1 section drawing at 1:20; and digital photographs. In addition 1 box of finds was recovered from the site.

The site finds and records can be found under the site code PDK07 in the MoL archive.

3.2 Results of the evaluation

For trench location see Fig 2.

Evaluation trench 1

<i>Evaluation Trench 1</i>	
Dimensions	19.0m (NE-SW) x 3.0m (NW-SE)
Modern ground level	4.49m OD (NE) – 4.55m OD (SW)
Topsoil	0.20-0.30m thick
Thickness of deposits seen	3.80m
Max depth at base of trench	0.85m OD
Natural observed	Waterlain deposits

The topsoil and later deposits were removed by machine and the trench was stepped at 1.20m for reasons of safety.

Beneath the topsoil deposits there was a mixed dump c 1.30m thick of silt, gravel and brick rubble [context 01]. This was used to level up the ground before the topsoil was laid.

This sealed a brown clay deposit [02]; this was only observed towards the northwest end of the trench. This dipped down to the northwest where the maximum thickness of 1.0m was observed. In the southwest part of the trench there was a very similar clay deposit [06] that dipped down to the southwest and its full depth was not established.

Running beneath both [02] and [06] and observed across the whole trench was a black silty deposit [03]. The thickness of the deposit varied from 0.70m in the centre of the trench to 0.20m to the northwest where it dipped down. This deposit included fragments of domestic pottery, stoneware and glass bottles. It maybe this deposit was a clearance dump from nearby demolished houses.

Beneath [03] there was a grey silty deposit [04] that appears to be either a plough soil or buried topsoil; this was 0.20-0.40m thick. The top of the natural deposits in the area was a brown clay [05] deposit that contained small shells. This dipped down towards the northeast and was a maximum of 0.40m thick. Beneath this the deposits observed in a machine dug slot became banded blue grey clays and silts with organic peat-like clay [09]. A similar waterlain deposit [08] was observed to the southwest in another machine cut slot.

Conclusions

The evaluation trench has revealed natural waterlain deposits that included a peat-like organic clay. The other deposits are deposits comprise clay and demolition material and are land raising events. The only finds recovered suggest these are dated to the late 19th/early 20th century. This land raising is probably connected with the nearby riding school and drill hall with the area being used as a parade ground.

Although some of the deposits have a definite dip towards the northeast, suggesting there is an existing low area, there was no evidence of the moat on the site.

3.3 Assessment of the evaluation

GLAAS guidelines (English Heritage, 1998) require an assessment of the success of the evaluation 'in order to illustrate what level of confidence can be placed on the information which will provide the basis of the mitigation strategy'. In the case of this site the evaluation trench has established the moat of Fulham Palace probably runs further to the northeast; under the access road behind the flats known as Parkview. Only a very small area remained between the evaluation trench and the site boundary since any further excavation would have undermined the access road.

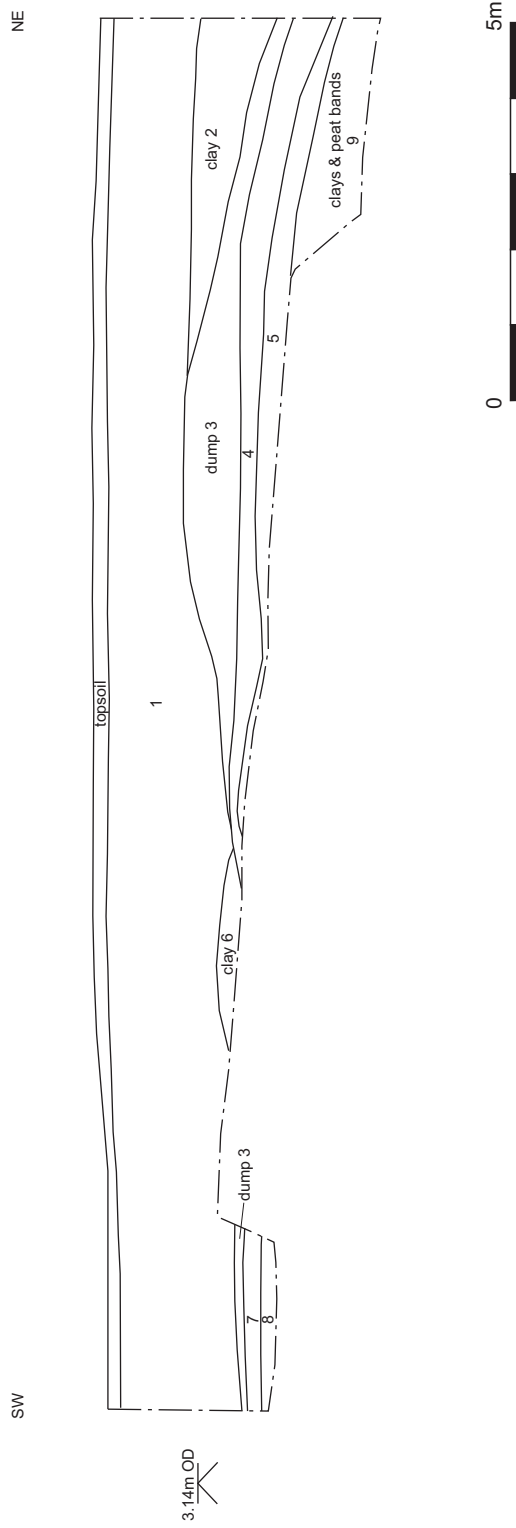


Fig 3 Section 1

4 Archaeological potential

4.1 Realisation of original research aims

Most of the research aims relate to Fulham Palace moat, the only ones that can be answered are the following;

- *What is the general extent of truncation on the site?*

The site does not appear to have been truncated; the ground level has been raised by c 2.40m with natural clay at c 1.25m OD.

- *What is the natural topography of the area; in particular can evidence of the proposed stream which flowed along the west side of the current Fulham High Street be established and what influence would this have had on the natural deposits and later landuse of the site?*

The deposits and topography dip down to the northeast strongly suggesting there was a pre-existing low area. This would tend to support the theory of a proposed palaeochannel running under Fulham High Street.

- *What is the nature of the environmental evidence? If there is a palaeochannel on the site is there any peat which can be dated?*

A peat-like deposit was found at the extreme eastern end of the trench within the waterlain deposits and a sample was taken that could be dateable by carbon 14.

4.2 General discussion of potential

Although this trench has shown there is some potential for ancient ground surfaces (horizontal archaeological stratification), the expected cut feature – the Fulham Palace moat was not found. In general, taking into account the earlier evaluation (FHI03), it would appear that archaeological survival is more likely to be found to the east of the subject site, closer to Fulham High Street.

4.3 Significance

The archaeological remains are not of regional or national importance. Locally, they add little of significance to what has been found in previous excavations.

5 Proposed development impact and recommendations

The proposed development at All Saint's Hall, Fulham High Street, entails the excavation of a basement below the area of the present church hall and paddock, which would remove all of the archaeological deposits within this footprint.

To achieve this, Scheduled Monument Consent must be granted by the DCMS after consultation with the English Heritage Inspector for Ancient Monuments for London.

The route of the former Fulham Palace moat does not lie under the site and would appear to lie under the adjacent access road to the rear of Parkview Court which appears to align well with earlier works done to the north (Compass Archaeology 2005). It would appear from cartographic evidence that the line of the former moat turned south-west across the site and a short length of this would be removed were any evidence of it to exist. Whilst it was agreed that it was impractical to evaluate this part of the site at this time as it lies under open roadways and the area is likely to have been significantly disturbed by services. The assessment above does not suggest that preservation *in situ* would be the appropriate mitigation strategy. MoLAS considers that the remaining archaeological deposits of value should be excavated archaeologically in advance of any further ground reduction (i.e. preservation by record).

The decision on the appropriate archaeological response to the deposits revealed in the archaeological evaluation rests with the DCMS and their advisers, English Heritage.

6 Acknowledgements

The author would like to thank the parish office of All Saint's Fulham for their help during the evaluation. MoLAS would also like to thank; Peter Edwards and Katy Atkinson of Planning Perspectives, Steven Brindle and Jane Sidell of English Heritage and members of the London Archaeological Archive and Research Centre for holding an open day during the works.

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8 NMR OASIS archaeological report form

OASIS ID: molas1-26981

Project details

Project name	The Paddock, All Saints' Hall, Fulham High Street SW6
Short description of the project	Following the recommendations of the Inspector of Ancient Monuments one archaeological evaluation trench was excavated on the site primarily to establish the course of the moat surrounding Fulham Palace Scheduled Ancient Monument. Waterlain deposits including a peat were found, these deposits were sealed by land raising dumps dated to the 19th century. Although the deposits dip towards Fulham High Street, the Fulham Palace moat that was infilled in the 1920's does not appear to exist in the paddock area adjacent to the hall and probably lies to the east of the site.
Project dates	Start: 10-04-2007 End: 20-04-2007
Previous/future work	Yes / Yes
Any associated project reference codes	PDK07 - Sitecode
Any associated project reference codes	FHI03 - Sitecode
Type of project	Field evaluation
Site status	Scheduled Monument (SM)
Current Land use	Other 14 - Recreational usage
Monument type	PADDOCK Post Medieval
Significant Finds	NONE None
Methods & techniques	"Sample Trenches"
Development type	Urban commercial (e.g. offices, shops, banks, etc.)
Prompt	Scheduled Monument Consent
Position in the planning process	Not known / Not recorded

Project location

Country	England
Site location	GREATER LONDON HAMMERSMITH AND FULHAM FULHAM The

	Paddock, All Saints' Hall, Fulham High Street
Postcode	SW6
Study area	3250 Square metres
Site coordinates	TQ 24368 76051 51 0 51 28 09 N 000 12 33 W Point
Height OD / Depth	Min: 2m Max: 2m

Project creators

Name of Organisation	Molas
Project brief originator	English Heritage/Department of Environment
Project design originator	Inspector of ancient monuments
Project director/manager	David Lakin
Project supervisor	Tony Mackinder
Name of sponsor/funding body	Barton Finch

Project archives

Physical Archive Exists?	No
Physical Archive notes	Finds discarded
Digital Archive recipient	LAARC
Digital Archive ID	PDK07
Digital Contents	"Stratigraphic"
Digital Media available	"Images raster / digital photography", "Images vector", "Spreadsheets", "Text"
Paper Archive recipient	LAARC
Paper Archive ID	PDK07
Paper Contents	"Stratigraphic"
Paper Media available	"Context sheet", "Microfilm", "Photograph", "Report", "Section"

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	All Saints' Hall, Fulham High Street, SW6: An archaeological evaluation report
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