



DESIGN PACKAGE C132
BOND STREET STATION
65 DAVIES STREET
BOND STREET STATION
(WESTERN TICKET HALL)

Historic Building Recording PMI/C262/010

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65 DAVIES STREET BOND STREET STATION (WESTERN TICKET HALL)

Historic Building Recording

Executive Summary

Wessex Archaeology was commissioned by Crossrail to carry out a programme of historic building recording in advance of development for the proposed Crossrail Bond Street Station at 65 Davies Street. The Site lies within the footprint of the Western Ticket Hall of the proposed new station and the development has resulted in the demolition of the existing building at 65 Davies Street, London, centred on National Grid Reference (NGR) 528520, 181009.

Mitigation measures in the form of preservation by record comprising a programme of historic building record commensurate to English Heritage Level 2 was deemed necessary prior to demolition. This was to be achieved by Site visits where photography was principally used to make a record of the building. In addition, existing measured and drawn plans were adapted, annotated and presented at an appropriated scale.

An examination of the available sources indicates that the building was constructed on the site of the former of St Anselm's Church which was demolished in 1939. Designed under austerity conditions by Howard, Souster and Partners, the new offices of the British Council comprised a large H-plan office block which was constructed in 1948-50 in the Neo-Georgian style. The style of the building was initially much criticised by the architectural community as 'unambitious' in comparison with the 'new initiative' of modern design. Number 65 Davies Street functioned as the headquarters of the British Council until the late 20th century. In March 1993, the building was occupied by the London Institute (which changed its name to the University of the Arts London in 2003) vacating the premises in early 2010.

The historic building recording was undertaken on the 25th March and 24th June 2010.



65 DAVIES STREET BOND STREET STATION (WESTERN TICKET HALL)

Historic Building Recording

Acknowledgements

This project was commissioned by Crossrail and Wessex Archaeology is grateful to Crossrail in this regard and for their assistance in facilitating the Site work. Wessex Archaeology is especially grateful to Ian Barnes of WSP, the consultant archaeologist for Crossrail and John Brown, of the Greater London Archaeological Advisory Service (GLAAS) for their advice and assistance.

The project was managed for Wessex Archaeology by Damian De Rosa, BA, MIfA. The fieldwork was undertaken on the 25th March and the 24th June 2010 by Bob Davis and Matt Rous. The illustrations were prepared by Elizabeth James. This report was prepared by Matt Rous, AlfA.

1 Introduction

1.1 Project Background

- 1.1.1 Wessex Archaeology was commissioned by Crossrail to carry out a programme of building recording of 65 Davies Street, London, centred on National Grid Reference (NGR) 528522 181009 as illustrated in **Figure 1** (hereafter referred to as ‘the Site’).
- 1.1.2 The Site lies within the footprint of the Western Ticket Hall (WTH) of the proposed Crossrail Bond Street Station. The WTH will be located at street level at 65 Davies Street, linked to the underground platform tunnels by escalators and a lift. In order to build the proposed new ticket hall it was necessary to demolish the existing building on the Site, a seven story neo- Georgian office block occupying the whole block bounded by Davies Street to the east, St Anselm’s Place to the south, Gilbert Street to the west and Weighhouse Street to the north. Mitigation measures in the form of preservation by record comprising a programme of Historic Building Recording was deemed necessary prior to demolition.
- 1.1.3 The project background, construction details, research design, scope of work, programme and specification are detailed in full in the Bond Street Station Site Specific Archaeological Written Scheme of Investigation (WSI); (Document No. CR-SD-BOS-EN-00001) and should be referred to accordingly. The Site Specific WSI was prepared for the whole Bond Street Station scheme outlining the archaeological requirements in advance of development. A Detailed Desk-Based Assessment (DDBA) for the Bond Street Station Sites (Document no. CR-SD-BOS-EN-SR-00001) informed the preparation of the Site Specific WSI.
- 1.1.4 Following an assessment of Non-Listed Built Heritage, which determined the need for, and/or level of, mitigation works, a Method Statement (MS) was prepared by Wessex Archaeology for the recording of features identified within the assessment (Wessex Archaeology 2010i). This involved the recording of features prior to the soft internal strip of the building to a level of detail commensurate with a Level 2 ‘descriptive record’ as defined in Understanding Historic Buildings: a guide to good recording practice (English Heritage 2006).
- 1.1.5 The following features were identified as needing to be recorded:

Feature	Comments
Staircase – handrail	Photographs and written description required of unique sections (ends of handrail etc)
Staircase – tiles	Photographs of indicative sections of stair wells/dimensions of tiles
Door fittings	Photographs of potentially original fixtures
Window frames	Photographs of potentially original frames

- 1.1.6 These specific features were recorded following a Site visit on 25th March 2010 with the results detailed within the Interim Archaeological Statement (Wessex Archaeology 2010ii). Document C132-WSP-T1-QSV-C125-00007 stated that a second assessment of 65 Davies Street needed to be undertaken once the soft strip had got underway to establish if any original wall surfaces might be obscured by modern wall coverings. A second visit to the property took place on 24th June 2010 following the soft stripping of the building.
- 1.1.7 The results of the combined Site visits constitutes an English Heritage Level 2 building recording of the building. English Heritage guidance on building recording is provided within *Understanding Historic Buildings: A Guide to Good Recording Practice* (English Heritage 2006).

2 Aims and Objectives

2.1 General

- 2.1.1 The overall objective of the recording was to provide an English Heritage Level 2 record of the building prior to its demolition, which will be deposited in a publicly-accessible archive, where it will be available for consultation by future researchers. This was to be achieved by Site visits where photography was principally used to make a record of the building. In addition, existing measured and drawn plans were adapted, annotated and presented at an appropriated scale (**Figures 3-4**).

3 Methodology

- 3.1.1 The scope of the requirement for recording in this building comprises the recording of 65 Davies Street to a level of detail commensurate with a Level 2 'descriptive record' as defined in *Understanding Historic Buildings: a guide to good recording practice* (English Heritage 2006).
- 3.1.2 No pre-existing measured plans or elevations of the building were available. However, during the Site survey, fire evacuation plans for the ground and first floors were found. These were copied, digitised and then enhanced in accordance with English Heritage drawing conventions to produce the finished record drawings, which, in addition, show the location and direction of view (**Figures 3-4**) for a number of the photographs reproduced within this report.
- ### 3.2 Site visit
- 3.2.1 An initial Site visit was carried out on 25th March 2010 by two specialist buildings archaeologists from Wessex Archaeology during which the building was subject to investigation, analysis and photography. This was augmented by a second Site visit on 24th June 2010 following the soft stripping of the building in order to view the internal fabric of the building.
- 3.2.2 The building was recorded to level 2, as described in *Understanding Historic Buildings: a guide to good recording practice* (English Heritage, 2006) and carried out in accordance with guidance given in the document by the Institute for Archaeologists'

Standard and Guidance for the archaeological investigation and recording of standing buildings and structures (IFA 1996, revised 2001 and 2008).

Photography

- 3.2.3 During the Site visits, some 165 high quality digital images were taken using a Canon 5D digital camera (with 12 megapixel capability). These mainly concentrated on the principal external and internal elevations but also included all relevant details. The building was also photographed within its setting to achieve a general impression of the Site at the time of recording.
- 3.2.4 A selection of photographs from the full photographic archive has been reproduced in this report (**Plates 1 - 23**).

3.3 Health and Safety

- 3.3.1 All work was carried out in accordance with the Health and Safety at Work Act 1974 and the Management of Health and Safety Regulations 1992, and all other relevant Health and Safety legislation, regulations and codes of practice in force at the time.
- 3.3.2 All work was undertaken in accordance with and complied with the Health and Safety Policy of McGee's, the Principal Contractor (PC) including attendance at a Health and Safety Site induction provided by the PC prior the commencement of any fieldwork.
- 3.3.3 Wessex Archaeology prepared a Risk Assessment and this and a copy of their Health and Safety Policy was supplied to the Client and PC for approval before the commencement of the fieldwork.
- 3.3.4 The Risk Assessment was read and understood by all WA staff attending the Site and signed off to indicate such a briefing was received.

4 Historical Background

4.1 Introduction

- 4.1.1 The archaeological and historical background and the archaeological potential of the Bond Street Sites was presented in the Detailed Desk Based Assessment (DDBA) (Document no. CR-SD-BOS-EN-SR-00001) and the Site Specific WSI (Document No. CR-SD-BOS-EN-00001) in full and both documents should be referred to accordingly. The historical background for 65 Davies Street is presented here in brief.

4.2 Early development of the Site: 1872-1939

- 4.2.1 An examination of the 1872 Ordnance Survey map shows that the Site of 65 Davies Street was occupied primarily by terraced housing and gardens with the present St Anselm's Place named as Cock Yard (**Figure 2**).
- 4.2.2 Following this date the entire Site was cleared of housing with the 1895 Ordnance Survey map depicting the south-western extent as being occupied by a school for

'Boys, Girls and Infants' (**Figure 2**). This parish school was a branch of the Hanover Schools, which was constructed between 1889-90 (British History online website). Although the north-eastern part of the site is shown as blank, this area was being developed as the site of St Anselm's Church, which was constructed in 1894-6 with design by Balfour and Turner. The Booth Poverty Map (not reproduced), indicating poverty levels in the late 19th Century, shows that the area of the Site was a middle class, well to do area to upper middle class to upper class, wealthy area.

- 4.2.3 The extent of the church and its vicarage are depicted in the Ordnance Survey map of 1910 (**Figure 2**). St Anselm's Church was a short-lived structure being demolished in 1939 along with the school at the south-western end of the Site. The decorative stonework elements of the church were reused in a new St Anselm's Church in Harrow, which was erected 1939-41.

4.3 Later development of the Site: 1948-present

- 4.3.1 Following the sale of the Site to the Duke of Westminster, preparations were put in hand for rebuilding on the large plot as a headquarters of the British Council to the designs of Howard, Souster and Partners. Following the outbreak of war, the present building, designed under austerity conditions, was not finally finished until 1948-50 (British History Online website).
- 4.3.2 The completed building comprised a large post-war office block in Neo-Georgian style. The building appears for the first time in the 1954 Ordnance Survey map (**Figure 2**). Initial responses to the building were negative as the design was considered 'unambitious' in comparison with the 'new initiative' of modern design advocated at the time. The *Architectural Review* was predictably scathing, but still had to look abroad for support for the new aesthetic: 'the many foreign visitors the Council entertains will not be impressed by the heavy Georgian-style office block illustrated herewith'.
- 4.3.3 Following the departure of the British Council during the late 20th century the building was occupied in March 1993 by the London Institute which changed its name to the University of the Arts London in 2003. The building was vacated by the university in early 2010.

5 Building Description

5.1 Exterior

- 5.1.1 Number 65 Davies Street comprised a large seven-storey Neo-Georgian office block, which, with the exception of the ground floor, was principally H-shaped in plan and orientated roughly north-east - south-west along its long axis (**Figure 1**). The building occupied a rectangular island plot which measures approximately 60m in length and 28m in width occupying an area of c.1680m².
- 5.1.2 Built in 1948-50, the building was constructed from a network of steel girders and posts encased in brick or concrete and supporting a series of reinforced concrete decks. The exterior facing was of red brick with pale stock brick used internally. The partition walls comprised Thermalight type blocks clad in modern finishes.

- 5.1.3 The exterior of the building was Neo-Georgian in style constructed principally of red brick in English bond with the exception of the ground floor, which was primarily faced in rusticated Portland stone cladding, particularly on its principal (north-east) elevation facing onto Davies Street (**Plate 1**). Other classical architectural features comprised two stone string courses and rusticated brickwork at First floor height.
- 5.1.4 On the main elevations the windows comprised large rectangular 20-light double-hung sashes which sat within rectangular openings topped by flat arches of rubbed brick with moulded stone sills. Large principal entrances were situated centrally on the north-east and south-west elevations in classical style. The principal north-eastern entrance was topped with a plain triangular pediment supported by a single central scrolled bracket (**Plate 2**).
- 5.1.5 In a number of locations at Second floor level, the central window of the elevation had been adorned with a Portland stone surround in classical style with a variety of decorative features including a number of balconies/balconettes situated below a bracketed canopy (**Plates 1 and 4**).
- 5.1.6 The H-shape plan form of the building did not apply on the Ground floor where the area to the north-west of the Central link block was infilled with a Refectory/café (**Figure 3 and Plate 3**). On the south-east side of the Central link block the ground sloped down towards the north-west where two garage entrances led into the Basement floor (**Plate 4**).
- 5.1.7 The building featured a mansard style roof on the Seventh floor with the red tiled slopes pierced by twelve-light double-hung sash dormer windows. The roof slopes extended upwards above the Seventh floor enclosing a flat roof deck with brick parapets (**Plate 5**).

5.2 Interior - Ground Floor

- 5.2.1 Principal access into 65 Davies Street was via the front entrance on the north-east elevation of the north-east Block (**Figure 3 and Plates 1 and 2**). A set of modern double doors led into a small entrance vestibule with a further set of double doors leading into the main Reception via a short flight of stairs (**Plate 6**). The Reception comprised a large, plain room with modern finishes throughout including a linoleum clad concrete floor and white painted walls. Following the departure of the University of the Arts London the room was empty where formerly it would have been filled with desks, partitions and screens - evident from markings on the floor. To the north-west and south-east of the Reception were a series of small and large modern offices of little architectural merit (**Figure 3**).
- 5.2.2 A central north-east - south-west aligned corridor led from the Reception to the south-west passing an open well staircase (Staircase 1) to the north-west and double lift shaft to the south-east (**Figure 3**). The broad concrete staircase, which extended to all floors, featured a stylish art deco cast iron balustrade with polished brass covered handrails (**Plate 7**). The floor of the staircases (including quarterpieces and landings), corridors and toilets featured polished stone-coloured terrazzo flooring with a green marble border. In addition, each tread contained decorative inlaid tesserae, which were obscured beneath later applied anti-slip stair treads. Unfortunately, on the Basement, Ground and First floors the stairwells and stairs were entirely obscured beneath modern non-slip linoleum flooring with aluminium nosings (**Plate 8**).

- 5.2.3 Each stairwell was illuminated by tall mild-steel multi-light windows situated on the exterior wall. Each window featured a combination of vertical and horizontal pivot casements of Georgian wired glass (**Plate 9**).
- 5.2.4 To the south-west of Staircase 1, a short stretch of corridor lead up a straight flight of steps and into the Gallery, which comprised a large rectangular open space illuminated by windows situated on the south-east wall. During March 2010, the room was entirely covered in striking modern finishes (**Plate 10**), however, following the soft strip of the building in May-June 2010 the original fabric of the Gallery was exposed revealing plain, white painted walls and ceiling comprising a concrete deck supported by a network of encased beams. The floor comprised a hardwood parquet floor in herringbone pattern over concrete.
- 5.2.5 A large double-door entrance in the north-west wall lead to the Refectory, which comprised a long narrow rectangular space occupying the area between the north-east and south-west blocks to the north-west of the Central Link block. In addition to the windows on the north-west wall the room was illuminated by a regular arrangement of cellar lights set within the roof (**Plate 11**). As with the Gallery, the floor comprised a hardwood parquet floor in herringbone pattern over a concrete deck covered in some areas by modern carpet. To the south-west of the Refectory was an entrance leading out onto Weighhouse Street, which lies adjacent to the modern Kitchen and Servery.
- 5.2.6 To the west of the Gallery, a corridor continued to the south-west to the rear entrance on Gilbert Street (**Figure 3**). The corridor passed a large modern toilet block to the north-west with open-plan office to the south-east. An identical staircase (Staircase 2) to that observed in the North-east Block was situated to the south-west of the modern toilet block opposite a single lift shaft. In addition to Staircase 2, the south-western block was occupied by a large, open-plan office (formerly the Student Union office) to the south-east with a Lecture Theatre situated to the north-west of the corridor (**Plate 12**). Both rooms were similarly furnished to the Gallery with plain painted walls. Beneath the modern carpet was a hardwood parquet floor in herringbone pattern over concrete.

5.3 Interior - First floor

- 5.3.1 Access to the First floor (and subsequent floors) was via the staircases and lifts located on the Ground floor, described previously. The circulation of the First floor comprised a central north-east - south-west orientated corridor, which ran through the Central link block to the two staircases and lifts situated in the north-east and south-west blocks (**Figure 4**). The central corridor was illuminated from borrowed light situated at the top of the corridor walls (**Plate 13**) and featured original timber and glass double-doors at either end (**Plate 14**). Either side of the central corridor were several offices including a number which retained their original dimensions (**Plate 15**). A number of larger modern offices were also in existence, which appeared to have been created by the amalgamation of two or three smaller offices. On this floor a few original mid-20th century doors remained comprising plain timber pieces with tropical hardwood veneers and solid brass doorknobs (**Plate 16**).
- 5.3.2 On the north-west side of the central corridor were the Male and Female toilets situated at opposite ends of the Central link block. The toilets on the First floor remained largely unaltered from their original layout and decoration retaining their original cubicles, partitions and polished terrazzo and marble floors (**Plate 17**).

5.3.3 The offices situated within the north-east and south-west blocks were accessed via short sections of north-west - south-east orientated corridor which, in turn connected to the main north-east - south-west corridor of the Central link block (**Figure 3**). Although a number of smaller offices survived from the original 1950s layout, there had been much later amalgamation of offices to make larger open-plan offices. Despite this, the First floor retained the most original layout of any of the floors within the building.

5.4 Interior - Second floor - Seventh floor

5.4.1 From the Second floor to the Sixth floor (no plans available), the layout of the building was almost identical to the First floor with the main difference being the smaller number of original offices and lack of original features. The Male and Female toilets were located every other floor – appearing on the First, Third and Fifth floors only. The north-east and south-west blocks had been amalgamated to form large open-plan offices or galleries. In addition, many of the original small offices within the Central link block had been amalgamated into larger Workshops or Lecture rooms (**Plate 18**) during the late 20th century following the change of ownership of the building.

5.4.2 The Seventh floor was different in that it has sloping exterior walls with dormer windows. Here, the Central link block comprised a single, large open-plan office with modern suspended ceiling (**Plate 19**).

5.5 Interior - Roof

5.5.1 The top of Staircases 1 and 2 lead into two separate Lift houses for the lift mechanisms, which comprised two small rectangular brick structures situated on the roof deck (**Plate 20**). Single doorways in the Lift houses opened out onto the flat roof deck (**Plate 21**) retained within brick parapet walls.

5.6 Interior - Basement

5.6.1 Access via Staircase 2 and its opposing Lift lead down to the Basement, which occupied the area below the south-western block and the Central link block (no plans available). The space below the south-western block was occupied by a small number of large modern offices/computer suites whereas the area below the Central link block was mostly occupied by a large open space supported by pillars which constituted a garage area, loading bays and general maintenance workshop (**Plate 22**). Access to St Anselm's Place was via two vehicle entrances situated on the south-east wall. Smaller rooms situated off this main space appear to have been used as storerooms or workshops. The basement comprised painted brickwork walls and pillars with a concrete floor. The office area situated within the south-western block had been refurbished in recent years with modern partition walls, plain painted walls and modern finishes throughout (**Plate 23**).

6 Discussion

6.1.1 A study of the documentary sources for the building has shown that 65 Davies Street was a mid-20th century large office block constructed as the purpose-built offices of the British Council until its abandonment in the late 20th century. Following the departure of the British Council the building became the headquarters of the London Institute (latterly the University of the Arts London) until early 2010. Prior to the mid 20th century,

the Site was occupied by St Anselm's Church, which was constructed in 1894 on a former well-to-do housing site.

- 6.1.2 The building was recorded to English Heritage Level 2 standard prior to demolition. This was achieved during two Site visits where photography was principally used to make a record of the building. In addition, existing measured and drawn plans were adapted, annotated and presented at an appropriated scale.
- 6.1.3 An examination of 65 Davies Street found that the building comprised a typical mid 20th century large office block which, despite adaptation of many of the original small offices into larger open-plan offices and lecture rooms in the late 20th century, retained much of its original form and circulation. Designed under austerity conditions the lack of decorative internal features is immediately apparent although the features that are present including doorways, windows and floor surfaces are of a scale, solidity and quality of construction which is seldom seen today in comparable modern office blocks.

7 Archive

7.1 Preparation and Deposition

- 7.1.1 The complete project archive will be prepared in accordance with Wessex Archaeology's Guidelines for Archive Preparation and in accordance with *Guidelines for the preparation of excavation archives for long-term storage* (Walker 1990) and following nationally recommended guidelines (SMA 1995). On completion of the project, the archive will be deposited with a suitable local Museum.
- 7.1.2 The project archive including plans, photographs and written records are currently held at the offices of Wessex Archaeology in Salisbury under the Site code **CXG10**. The project archive on completion of all work will be deposited with the Museum of London.

7.2 Copyright

- 7.2.1 The full copyright of the written and illustrative archive relating to the site will be retained by Wessex Archaeology Ltd under the Copyright, Designs and Patents Act 1988 with all rights reserved. The recipient museum, however, will be granted an exclusive license for the use of the archive for educational purposes, including academic research, providing that such use shall be non-profit making, and conforms to the Copyright and Related Rights regulations 2003.

7.3 Security Copy

- 7.3.1 In line with current best practice, on completion of the project a security copy of the paper records will be prepared, in the form of microfilm. The master jackets and one diazo copy of the microfilm will be submitted to the National Monuments Record Centre (NMR) (English Heritage) in Swindon; a second diazo copy will be deposited with the paper records at the Museum of London, and a third diazo copy will be retained by Wessex Archaeology.

8 References

8.1 Secondary sources

Crossrail *Bond Street Site Specific Archaeological Written Scheme of Investigation (Document CR-SD-BOS-EN-OT-00001)*. Unpub

Institute for Archaeologists (IfA) (2008). *Standards and Guidance for Archaeological Evaluations*

Wessex Archaeology. 2010i, *Crossrail 65 Davies Street, Bond Street Station (Western Ticket Hall) Method Statement for Non-Listed Built Heritage*, Unpub Document

Wessex Archaeology. 2010ii, *Crossrail Bond Street Station, 65 Davies Street, Non-Listed Built Heritage Recording, Interim Archaeological Statement*, WA Ref: 72215.05, MoL Site Code: CXG10, Unpub Report

8.2 Cartographic Sources

Year	Name	Scale	Seen	Reproduced
1872	Ordnance Survey	50" : 1 mile	Yes	Yes
1895	Ordnance Survey	50" : 1 mile	Yes	Yes
1910	Ordnance Survey	50" : 1 mile	Yes	Yes
1954	Ordnance Survey	50" : 1 mile	Yes	Yes

8.3 Online resources

Multi-Agency Geographic Initiative for the Countryside

<http://www.magic.gov.uk> Date accessed: June 2010

British History online

From: 'Davies Street Area: Davies Street: West Side', Survey of London: volume 40: The Grosvenor Estate in Mayfair, Part 2 (The Buildings) (1980), pp. 76-80. URL: <http://www.british-history.ac.uk/report.aspx?compid=42109>

Date accessed: October 2010

British History online

From: 'The Architecture of the Estate: Modern Times', Survey of London: volume 39: The Grosvenor Estate in Mayfair, Part 1 (General History) (1977), pp. 161-170. URL: <http://www.british-history.ac.uk/report.aspx?compid=41849>

Date accessed: October 2010