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**Building Recording at Tottenham Court Road Station**  
**Event Code XRY10**  
 Archaeological Interim Report  
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## Summary

*In June, July and August 2010 Oxford Archaeology in partnership with Gifford (OA Gifford) carried out a programme of recording on three buildings at the Tottenham Court Road work site on behalf of Crossrail in advance of the construction of a new Crossrail station. The buildings were 94 and 96 Dean Street and 5a Great Chapel Street.*

*The work was intended to enhance and be complementary to a previous phase of recording on two of the buildings undertaken by Wessex Archaeology (on 96 Dean Street) and Scott Wilson (94 Dean Street).*

*The work enhanced understanding of the construction of the buildings and recorded a number of previously obscured features such as fragments of historic wall paper in 5a Great Chapel Street, hatches within floor structures, joist types and the widespread use of scissors struts between joists.*

*The work has allowed constructional comparisons and parallels to be drawn between these buildings and other neighbouring structures.*

*The large majority of the fabric recorded was of probable later 19th or early 20th century date but a staircase in 5a Great Chapel Street has been dated stylistically by Charles Brooking to the 1730s. This was recorded further in the current project.*

## 1. INTRODUCTION

### 1.1 Background and scope of work

- 1.1.1 In June, July and August 2010 Oxford Archaeology in partnership with Gifford (OA Gifford) carried out a programme of historic building recording on three buildings at the site of a proposed new Crossrail station at Tottenham Court Road (TCR), London.
- 1.1.2 Two of the buildings (96 Dean St and 5a Great Chapel Street) are unlisted whereas the third (94 Dean Street) is listed and therefore the recording of the two groups of structures followed a different set of agreements and conditions.
- 1.1.3 The recording of the listed 94 Dean St was required by a Heritage Agreement between the Statutory Undertaker the City of Westminster and English Heritage (Part 2, 1, of Schedule 5 of the Deed). A specification for the recording was prepared (94 Dean Street: Specification for RCHME (English Heritage) Recordings: CR-SD-SES-CN-AE-000002, Version 4.0) and initial recording was undertaken by Scott Wilson in line with this WSI (detailed further below). The current work forms the continuation of this recording.
- 1.1.4 The recording of 5a Great Chapel Street and 96 Dean Street was undertaken as part of the overall programme of archaeological mitigation for Crossrail and the framework for this is outlined in the Environmental Minimum Requirements (EMR) for Crossrail.

1.1.5 A site specific Written Scheme of Investigation (WSI) for the wider archaeological works at the site, including non-listed built heritage recording, was initially produced by H Glass in January 2008 with several subsequent updates (Doc No: CR-SD-TCR-EM-OT-00001 Final version 10/9/09).

1.1.6 This report is an Interim Statement, intended to quickly disseminate the outline results of the investigation. The details of its contents are commensurate with the limited time frame of production. A full report will be produced for the works.

## **1.2 Previous studies**

1.2.1 The recording undertaken in the current project forms part of wider programme of building recording undertaken in areas to be impacted by the construction of the new Tottenham Court Road Station.

1.2.2 In May 2010 Wessex Archaeology issued a report on a programme of building recording undertaken on two blocks of land at the north end of Dean Street and Great Chapel Street. This covered nine buildings including 96 Dean Street and it was undertaken to an agreed specification for the recording of historic (non-listed) buildings at the site.

1.2.3 In 2008-2009 historic building recording was undertaken by Scott Wilson on 94 Dean Street. The building was still occupied at this time and the scope of the possible recording was therefore limited.

1.2.4 The results of these previous pieces of work will be incorporated into the final report on the three buildings recorded in the current work.

1.2.5 In addition a series of archaeological works have also been undertaken at Tottenham Court Road Station.

## **1.3 Aims and objectives**

### **1.3.1 General aims**

1.3.2 The overall aim of the project was to produce for posterity an archive record of buildings, which will be demolished or impacted by the TCR Crossrail site.

### **1.3.3 Specific objectives**

**1.3.4** Particular objectives of the project were:

- Enhance the existing records of 94 and 96 Dean Street by documenting previously obscured features.
- Record evidence of former removed features from each building
- Record the main phased builds and blocked openings revealed by the soft strip
- Record joist patterns revealed by the soft strip

## 1.4 Methodology

### 94 Dean Street

1.4.1 The current investigation of 94 Dean Street has comprised two elements: 1) recording of the building after it has been vacated by the tenants who occupied it when Scott Wilson's recording was undertaken and; 2) recording after the soft strip to record previously obscured features. The recording broadly followed the previous methodology and was undertaken at Level III (as defined by English Heritage in *Understanding Historic Buildings: a Guide to Good Recording Practice*).

1.4.2 The recording of 94 Dean Street included:

- Enhancing Figure 3 of the previous report to show window arches.
- Enhancing Figure 9 (1:20 drawing of the staircase) to show sectional elevation to the edges of the staircase and landings.
- Producing large-scale detail drawings of the newel decoration and banister profiles.
- Producing a 1:50 section through the building.
- Further moulding profiles when/if appropriate.

### 96 Dean Street

1.4.3 As stated above a specification for undertaking the recording of buildings of historic (non-listed) interest was developed and the initial elements of this (including preliminary recording of 96 Dean Street) were undertaken by Wessex Archaeology. This required that a Level 3 record (as defined by English Heritage in *Understanding Historic Buildings: a Guide to Good Recording Practice*) should be undertaken on 96 Dean Street. The work in the current document has complemented this previous recording and was entirely undertaken after the soft-strip removal of surfaces such as ceilings and plastered walls.

## 1.5 Historical background

1.5.1 **Introduction:** an account of the historical background to this area has been covered in both Scott Wilson's report on the recording of 94 Dean Street and in Wessex Archaeology's report on the Non-listed Building Recording (including 96 Dean Street). A summary of the information from these documents is included below.

1.5.2 **General development of area:** the part of London which later developed into Soho remained as farmland in the medieval period and then it was taken by Henry VIII in 1536 for use as a Royal park for the palace of Whitehall. In the last quarter of the 17th century the area was leased for development and by Morgan's map of 1682 much of Soho had been laid out.

- 1.5.3 **Dean Street** is first mentioned in an Act of Parliament of 1678 although development along it in the 17th century was initially slower than that along other comparable streets in the area. An extensive redevelopment took place from c.1734, when Fareham Street was constructed, and although little survives in the area from the 17th century there are a significant number of buildings surviving in Dean Street from the 1730s work.
- 1.5.4 **94 Dean Street** is mentioned in Pevsner's survey of Westminster as being a refronted early 18th-century building. It is first shown on Horwood's map of 1790 (then with the postal address of 69 Dean Street) and it is listed in the Johnston directory of 1818 as being used by Dawes & Newton, Cabmak & Upholders'. Other 19th century directories list the building with various uses including a book and shoemaker, a cobbler, a painter and a stationer, restaurant, confectioner and tobacconists.
- 1.5.5 **96 Dean Street** (Bath House PH) was constructed in 1899 although there was previously a pub on the site called the Greenman and French Horn. This is known to have existed in the first half of the 18th century and it is still shown on an Ordnance Survey plan of 1870. This was a smaller building than the Bath House and prior to the rebuild the site also incorporated No. 1 Titchfield Street (renamed Fareham Street in 1950). The submitted proposal drawings from 1899 for the rebuilt pub show the building still named the Greenman and French Horn but when it was actually constructed it was renamed The Bath House (Wessex Archaeology, 2010).
- 1.5.6 **Great Chapel Street.** The first buildings on Great Chapel Street (initially known as Chapel Court) are first recorded in the parish rate books of 1694. Development was initially concentrated on the west side and part of the east side remained undeveloped until the later 1730s, following the construction of Fareham Street.

## 2. SUMMARY OF RESULTS

### 2.1 94 Dean Street

- 2.1.1 Number 94 Dean Street is a four storey tall, two bay wide building and as referred to elsewhere it had already been subject to a detailed programme of building recording prior to the start of soft-strip or demolition works.
- 2.1.2 Features exposed in the current work and recorded included floor structures, which largely appeared to be of 19th century date, and included scissors struts between joists. Some areas of older joists were exposed which almost certainly survive from the original early Georgian building.
- 2.1.3 A number of specific areas had been previously identified as requiring additional investigation or attention such as enhancement to the figures particularly in relation to the staircase.
- 2.1.4 The structures of various partitions were exposed throughout the building and these comprised studs with diagonal bracing. At first floor the staircase is supported by the adjacent partition but at second floor it is not, suggesting that at this level the partition may be a secondary insertion. It is old however, of broadly similar form to the other partitions in the building and clad in lath and plaster.

- 2.1.5 The first floor common joists largely comprise later replacements with empty mortices and nailed to the principal joist. There are diminished haunch mortices for the previous joists in different positions along the beam.
- 2.1.6 The current work has confirmed the existing belief that the building is a Georgian building which underwent alterations in the later 19th century but it suggests that the alterations were more extensive than merely a re-fronting and that large parts of the internal floor structure were also rebuilt at this time.



Plate 1: Partition frame in 94 Dean Street

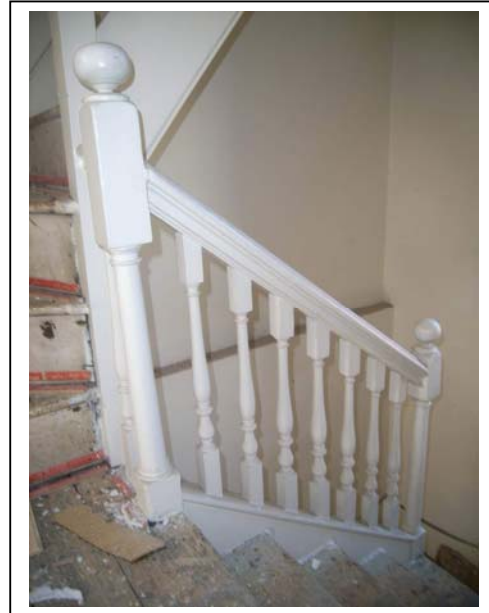


Plate 2: stairs in 94 Dean Street

## 2.2 96 Dean Street

- 2.2.1 The Bath House Public House (96 Dean Street) has previously been recorded and the current work purely concentrated on recording previously obscured features or parts of the building that were exposed in the softstrip that preceded the main demolition work. The main areas exposed were floor structures, which were revealed by the removal of ceilings.
- 2.2.2 At second floor level the underside of the floor above (i.e. third floor) was visible and of relatively consistent construction comprising tall softwood joists spanning the building north to south. The structure comprises two main types of joist: the main common joists which are 23 cm tall by 8 cm wide and seven slightly thicker joists (10 cm wide) which are used either side of features such as fireplaces, staircases and hatches, which require an east to west trimmer between them.
- 2.2.3 The underside of the flat roof is visible at third floor level and it follows a broadly similar arrangement as that of the floor below with thin common joists (5 cm wide) and slightly wider (7.5 cm wide) joists where these support east to west trimmers. Directly on top of these joists are placed later members with a very shallow taper. This provides the roof with a gentle slope towards the north.

- 2.2.4 Less was exposed of the lower floor structures but a limited number of floorboards were lifted and sample areas of ceiling removed. These areas revealed a number of steel joists within the largely timber first and second floors. This composite floor is believed to be primary to the late 19th century building.
- 2.2.5 Other parts of the building which had been removed include the first floor windows and these revealed concrete jambs immediately behind the facing brickwork. These were probably part of the original late 19th-century building. Several partitions at first floor were partially demolished and this work revealed that these were constructed with unusual hollow bricks, probably used for sound insulation purposes.
- 2.2.6 The fabric that was exposed in the works appears to be very largely primary to the late 19th century building and there was no indication that the building incorporates elements of an older structure. It is clear that the 1890s building entirely replaced the previous structures on the site and did not, as is often the case in urban sites such as this, incorporate substantial elements of a previous building.

Plate 3 exposed joists in 96 Dean St



Plate 4: steel joists within floor at north-east corner of 96 Dean St supporting projecting bay





## 2.3 5a Great Chapel Street

2.3.1 5a Great Chapel Street is a four-storey building with a rectangular plan and the general layout is similar on each of the floors. The demolition and soft-strip works had already commenced when the recording was undertaken and the work was limited by the fact that only one days site work was possible prior to full demolition.

2.3.2 The fabric exposed in the current work appears to be largely of late 19th or early 20th-century date. This includes the floor structures each of which are exposed and are visible from the underside. Each one appears to be very similar at first, second and third floor comprising tall joists of probable late 19th or early 20th-century date, braced by scissors struts and with no evidence of paintwork. The lack of paint to the joists is in contrast to adjacent buildings and it appears that in 5a Great Chapel Street the joists would always have been hidden behind the joists. There is evidence of a hatch at each floor level, towards the south-west corner of the building, which would have allowed vertical movement (presumably for goods etc) through the building. This evidence comprises trimmers and distinct areas of slightly later joists without lath marks to their underside, within the area of the former hatch.

2.3.3 The main focus of the work at 5a Great Chapel Street was the surviving staircase which has been dated by Charles Brooking to the 1730s and it either appears that the building was almost entirely reconstructed around it or the staircase was dismantled and re-erected within the late 19th-century building. The uppermost section of the staircase (up to 3rd floor) is plainer than the staircase below, presumably reflecting the lower status of the rooms in the upper part of the house. At this level the balusters have a square section unlike the turned balusters in the lower flights. The plainer upper section of staircase is believed to be primary and shares some similar detailing to the main stairs, such as the same handrail and newel post.



Plate 5: stairs in 5a Great Chapel St

2.3.4 There is also an attractive and distinctive 'M' written on the uppermost side rail. This has recently been exposed by the removal of a covering board and it has an elaborate form with curled flourishes (see Pl.6). The structural rail would have been behind a facing board and would almost certainly never have been visible so it may well be that this 'M' is the initial of the original carpenter who wanted to add his signature.



Plate 6: Exposed 'signature' on stair rail in 5a Great Chapel Street

2.3.5 Other interesting features exposed by the works include fragments of attractive floral wallpaper, exposed by the removal of later abutting partitions, at ground, first and 2nd floor level within the hall adjacent to the stairs. There is no evidence of the wallpaper continuing up to third floor, which again may be evidence of the upper storey's relatively low status.



Plate 7: exposed fragment of wall paper in 5a Great Chapel Street

## 2.4 Further reporting and other outstanding project requirements

2.4.1 The current document forms an interim report and will be part of a wider phase of reporting on the project. Further reporting, archiving and other works to complete the project are required to satisfy the methods statements and WSI. Outstanding works are detailed in the table below.

Building	Item
<b>94 Dean Street</b>	Enhance Scott Wilson Fig 3 to show arches etc
	Extend and enhance previous Fig 9 with further detail
	Finalise 1:50 section through building
	Prepare final fieldwork report incorporating information from previous Scott Wilson report
	Copies of final report to be lodged with Local Studies Library and NMR
	Summary sheet for the Greater London Sites and Monuments Record
	500 word summary report for publication within London Archaeologist or other appropriate publication
	Complete OASIS form and issued to EH
	Submit project archive to the Museum of London (LAARC)
<b>96 Dean Street</b>	Prepare final fieldwork report incorporating information from previous Wessex report
	Copies of final report to be lodged with Local Studies Library and NMR
	Summary sheet for the Greater London Sites and Monuments Record
	500 word summary report for publication within London Archaeologist or other appropriate publication
	Complete OASIS form and issued to EH
	Submit project archive to the Museum of London (LAARC)
<b>5a Great Chapel Street</b>	Final fieldwork report.
	Copies of final report to be lodged with Local Studies Library and NMR
	Summary sheet for the Greater London Sites and Monuments Record
	500 word summary report for publication within London Archaeologist or other appropriate publication
	Complete OASIS form and issued to EH
	Submit project archive to the Museum of London (LAARC)

### **3. CONCLUSION**

- 3.1.1 The current project has enhanced our understanding of the development of both the three buildings in the current study as well as this part of Soho more generally. The work has added valuable data to the existing records of the three buildings and it has broadly confirmed our previous understanding of the structures.
- 3.1.2 94 Dean Street is essentially a Georgian building, which underwent considerable alterations in the later 19th century while 96 Dean Street (The BathHouse Public House) was entirely of later 19th or 20th century date and showed no evidence of an early building.
- 3.1.3 The structure and fabric of Number 5a Great Chapel Street which was exposed in the current project appears to have been almost entirely of later 19th or early 20th century date but the building incorporates a staircase which almost certainly survives from the early Georgian period (probably 1730s). It is likely that the building was almost entirely reconstructed around this staircase.

## APPENDIX 2 BIBLIOGRAPHY AND REFERENCES

- |                    |      |  |
|--------------------|------|--|
| Crossrail          | 2010 | Tottenham Court Road Station - Site-Specific Archaeological Written Scheme of Investigation Document Number: CR-SD-TCR-EN-OT-00001 |
| Scott Wilson       | 2009 | City of Westminster Heritage Agreement Building Recording of 94 Dean Street (Document Number: CR-DV-PAD-X-RT-00061)                |
| Wessex Archaeology | 2010 | Tottenham Court Road Station: Non-Listed Built Heritage Recording WA Document Number: 72213.07)                                    |
| Crossrail          | 2008 | 94 Dean Street: Specification for RCHME (English Heritage) Recordings: CR-SD-SES-CN-AE-000002, Version 4.0                         |

## APPENDIX 3 SUMMARY OF SITE DETAILS

**Client name:** Crossrail

**Site name:** Tottenham Court Road built heritage recording

**Site code:** XRY10

**Grid reference:** TQ 2956 8131

**Type of evaluation:** Historic Building Recording

**Date and duration of project:** The work was undertaken intermittently on several days over the course of a month (12 July 2010 - 12 August 2010)

**Area of site:** 5a Great Chapel St, 94-96 Dean St

**Summary of results:** 5a Great Chapel Street appears to have been an early Georgian building (1730s) which was almost entirely rebuilt in the later 19th century around the retained primary staircase. 94 Dean Street appears to have been a Georgian building that underwent substantial alterations in the later 19th century and 96 Dean Street appears to have been entirely of later 19th century date.

**Location of archive:** The archive is currently held at OA, Janus House, Osney Mead, Oxford, OX2 0ES, and will be deposited with the Museum of London in due course.