



**CROSSRAIL EASTERN TICKET HALL  
12 Sutton Row – 12 Goslett Yard  
London WC2**

City of London

A Standing Building Report

February 2010

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Site Code: TCG09

National Grid Reference: 529817 181727

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## **SUMMARY (non technical)**

Museum of London Archaeology was commissioned by London Underground on behalf of Crossrail to analyse and record a block of buildings to the south of the site of the former Astoria Theatre on Charing Cross Road. These were 12 Goslett Yard, 12 Sutton Row, and the ground floor shops 135a–143, 145 and 147–155 Charing Cross Road.

The structures were to be demolished for a new Crossrail station concourse, and their archaeological investigation and a subsequent report were required under the Crossrail Written Scheme of Investigation for such works. The investigation took place between July and August 2009.

The structures within the site were not statutorily listed, and have been recorded to Level 2, of the English Heritage specifications, *Understanding historic buildings: a guide to good recording practice* (2006). Records comprise photographs, measured sketches and notes.

The site contained buildings that were formerly 19th century warehouses along with other 20th century buildings belonging to the Crosse & Blackwell company, that produced pickles and sauces in a factory in Soho Square. The building in Sutton Row is known to have been linked by a walkway over the street to the Astoria to the north, itself formerly a warehouse and part of the food factory, built in 1900 and converted to a cinema in 1927. The buildings on the site form an entire block, and two buildings (Buildings 2 and 3) were linked together in a recent phase of refurbishment to form 12 Goslett Yard.

All these non-listed built heritage resources, as identified in the WSI, have now been recorded to an appropriate English Heritage level, allowing demolition to proceed.

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# 1 Introduction

## 1.1 Site background

The buildings surveyed were situated on the west side of Charing Cross Road. They form the block of buildings directly to the south of the former Astoria Theatre and comprise 12 Sutton Row, 12 Goslett Yard and the shops on the ground floor fronting Charing Cross Road, numbers 135a, 137 139, 143, 145, 147, and 155. Ordnance Survey national grid reference to the approximate centre of the site: 529817 181727. Ground level in Charing Cross Road on the pavement in front of the building was at approximately 25.1m OD. The Museum of London site code, by which the records are indexed and archived, is TCG09.

The buildings were due to be demolished as part of the London Underground and Crossrail Eastern Ticket Hall (TCR) works at Tottenham Court Road. The boundary between the London Borough of Camden and the City of Westminster Council runs north to south along the line of Charing Cross Road, with the site falling within the bounds of the City of Westminster.

A *Deposit Survival Report* was previously prepared by MOL Archaeology, which covers the whole area of the site (MOLA, July 2009). This document should be referred to for information on the natural geology, archaeological and historical background of the site, and the initial assessment of its archaeological potential.

This document reports on the survey carried out on the above buildings as specified in the previous *Tottenham Court Road Station Site Specific Archaeological Written Scheme of Investigation (Document Number: CR-SD-TCR-EN-OT-00001)*. It also addresses the research questions and follows the methods laid out in the subsequent site specific WSI (MOLA, 2009), which defined the scope of standing building recording at this site in relation to the Tottenham Court Road Station Upgrade.

No previous description or investigation of the buildings is known, apart from Pevsner who states "...two recycled warehouses ...built for Crosse & Blackwell. Nos. 147–155, 1877–85, designed by R.L Roumieu, has whimsical angle turret and round headed windows; converted to showrooms 1925–26." (Pevsner's Buildings of England: London 6: Westminster, p 403).

## 1.2 Planning background

The legislative and planning framework in which the archaeological survey took place was summarised in the WSI (*Document Number: CR-SD-TCR-EN-OT-00001*), which formed the project design for the survey.

Proposed redevelopment of Tottenham Court Road Underground Station (Fig 1), will entail demolition of the existing buildings at 12 Goslett Yard, 12 Sutton Row, and the ground floor shops 135a–143, 145 and 147–155 Charing Cross Road, to enable the construction of the expanded underground station.

The site is not a Scheduled Monument, and contains no statutorily listed buildings of special architectural or historic interest.

The site is in the Soho Conservation Area, as designated by the City of Westminster.

## 1.3 Origin and scope of this report

The survey of non-listed built heritage and report were commissioned from Museum of London Archaeology by London Underground on behalf of Crossrail.

The work was carried out in accordance with the Method Statement (MOLA, 2009).

The survey was carried out to standards specified by the Institute for Archaeologists (IFA 2001) and corresponds to record and reporting at Levels 1 and 2, in the applicable English

Heritage specifications, *Understanding historic buildings: a guide to good recording practice* (2006).

This report presents the results of the survey undertaken between July and August 2009, combined with the available results of documentary research.

#### 1.4 Research aims and method of work

The research aims of this archaeological work were defined in the *Method Statement* (MOLA, 2009) in conformity with applicable planning policies and English Heritage guidelines (Archaeological Guidance Paper No. 3, revised June 1998).

The overall aim of the programme of work was to secure 'preservation by record' of those aspects of the standing buildings and the site that were of architectural, archaeological and historical interest. The work was to provide a detailed record and account of the historical development of this site prior to its loss by demolition, to establish its significance and record its survival. The following research aims and objectives were specified in the *Method Statement* (MOLA, 2009).

- Investigate specific fabric of the affected buildings, before and possibly during demolition, with the aim of elucidating its structural and historic significance by appropriate archaeological methods.
- Make a suitable record of the fabric and the buildings concerned, mainly by means of photography and drawings connected to an existing accurate survey of the buildings.
- Scan documentary sources for the history of the buildings and carry out a limited amount of documentary research, to interpret their fabric and understand their construction and use, and any subsequent modifications in structure and use.
- Report the results in suitable form, publish a summary of the results, submit a pro forma report to the Archaeological Data Service (ADS), copy the summary, report and records to the National Monuments Record (NMR), and archive the records. In this case suitable reporting includes (a) a single comprehensive report or possibly different reports for different buildings and (b) publication of selected results in a suitable form, possibly in a journal or in a volume in the MOL Archaeology studies series.

The survey and recording of the non-listed buildings were done in accordance with the *Method Statement* (MOLA, 2009), the Museum of London *Archaeological site manual* (1994) and MOL Archaeology *Health and safety policy* (2008). The locations of the standing buildings were determined in outline on the modern Ordnance Survey plan.

The site records comprise site drawings, the digital survey data, photographic images in digital format, site notes and notes on the documentary evidence. No objects or samples were collected. The Level 2 survey allowed the recording in measured plan of a single floor of the entire block. This was to provide a representative 'slice' of the building, the other floors being similar or identical to the recorded example. The 1st floor was chosen for this purpose and recorded with measured field drawings and photographs.

Further photographs were taken throughout all floors of the buildings to capture the buildings 'in use', prior to their vacation by tenants and subsequent demolition. This enables a record of their function to be included in the archive for future reference.

Fronting onto Charing Cross Road, the east facing façade of 12 Goslett Yard, (Building 2) was significantly more elaborate than the other buildings in the block. This was photographed in detail and measured section/elevation drawings were made on site, on a west to east line through the façade. A subsequent CAD drawing was produced showing this façade and the rest of Building 2.

Extensive photographs were taken externally of all the buildings and open spaces on the site. The ground floor areas of the site that formed the shops on Charing Cross Road,



numbers 135a–155, were initially photographed externally, their historic interest internally being reduced by the modern shop fittings that obscured evidence that may have existed for the building's history.

Further site visits were made during and after the soft strip process in order to observe and record features relating to the building's past that were previously hidden behind modern furnishings. In general the investigation satisfied the research aims, and it was determined that it would not be necessary to investigate the structures further during demolition.

## 1.5 Organisation of this report and conventions used

The buildings on the site were numbered 1 to 3 running clockwise around the site (Fig 2). These were 12 Sutton Row, number 1; 12 Goslett Yard (fronting onto Charing Cross Road), number 2; and 12 Goslett Yard, number 3. The ground floor shops fronting onto Charing Cross Road were referred to by their street number. Along with the buildings, two open areas were included in the survey, Open Area 1 and Open Area 2, situated to the west of Building 1 and the west of Building 2 respectively.

All dimensions are given in metres or millimetres, except possibly for certain brick and timber sizes, and heights are given where appropriate in metres above Ordnance Datum (mean sea level), abbreviated 'm OD'.

*Table 1 abbreviations used in this report*

BGS	British Geological Survey
DCMS	Department of Culture, Media and Sport
DoE	Department of the Environment
EH	English Heritage
GLAAS	Greater London Archaeological Advisory Service
MOLA	Museum of London Archaeology
OD	Ordnance Datum (mean sea level at Newlyn, Cornwall)
OS	Ordnance Survey
PFA	Pulverised fly ash
RSJ	Rolled steel joist
VCH	Victoria County History

The buildings were recorded to an enhanced level 2 in order to provide a basic visual record of the interior and exterior. The building was photographed internally and externally by the Standing Buildings team during the course of the survey and by the MOL Archaeology Photographic team. Along with photography the buildings were recorded on site with measured sketches and from these an overall plan of the 1st floor of all three buildings was produced, along with a sectional elevation, west to east through Building 2. This was done in order to further capture the detail and layout of the decorated façade. Further notes and annotated sketches were made in order to aid the interpretation of specific features.

Some documentary research into the buildings was carried out, appropriate to an enhanced level 2 record and the final results of the field survey and documentary research are presented in this report. Former Street names may be used during the description or historical analysis during this report. Where relevant the present street name (current at the time of survey) follows in brackets.

## 1.6 A Brief description of the standing buildings

The following brief outline description should be read in conjunction with the plans and sectional elevations (Fig 11 and Fig 12) and selected photographs taken in July and August, 2009 and January 2010 (Fig 13 to Fig 34) In plan the area covered by the all three buildings measures roughly 38m from west to east and 50m from north to south.

### **1.6.1 Building 1**

Building 1 was bounded by Charing Cross Road to the east, Sutton Row to the north, Open Area 1 and St Patrick's Church to the west and Open Area 2, Buildings 2 and 3 to the south (Fig 2). It was 5 storeys in height and also had a basement level and an additional modern floor and terrace on the roof (Fig 2, Fig 11 and Fig 13). The ground floor to the east housed shops, which were entered from the street, including a betting shop situated at basement level, entered via stairs from the street. The entrance to the remaining floors of the building was on the western side, via an open space, Open Area 1 (Fig 14), which was accessible from Sutton Row. A turret at roof level was situated in the north east corner of the building, with a conical roof of lead and slate (Fig 15). The facades on the east and north sides of the building presented a unified rendered and decorated front to the building, with tall windows, rounded arches and pilasters. However the west facing façade showed the exposed Flemish bonded brickwork of the building along with windows with segmental brick arches, whilst others had straight concrete lintels (Fig 16). There were two staircases within the building, one towards the northern end corner, the other in the south west corner, where the west facing windows were at a different levels from those elsewhere in the facade. The north east corner of the building was rounded beneath the conical turret roof and an earlier spiral staircase survived within this turret at roof level and on the 5th storey only.

### **1.6.2 Building 2**

Building 2 was four storeys in height and had a basement. It was bounded by Charing Cross road to the east, Open Area 2 to the west and Goslett Yard to the south (Fig 2). It possesses the most elaborate facade of the three buildings which fronts Charing Cross Road and continues around the corner with Goslett Yard (Fig 17). It was constructed of red brick in Flemish bond with drip moulded entablature complete with rounded consoles above the shops on the ground floor and scroll pediments and festoons over two groups of bay windows. These projecting windows were set within a bay at the northern and southern ends of the building, both being surrounded by ashlar blocks. At the centre of the northern façade was a stone plaque with the date 1905, set between two groups of windows. A staircase was situated in the north east corner of the building, linking all floors, from the 1st floor upwards. There was no access between the ground floor shops and the rest of the building. The building had a basement level that extends beneath the pavement of Charing Cross Road. Between Building 2 and Building 3 was a recent addition inserted between the two buildings, providing access and linking them together from the 1st floor upwards. The upper roof was flat and covered with felt, whilst the two projecting bays on the eastern side were joined to the flat roof by a small section of pitched roof. The western side of the roof had sloping skylights adjacent to an upper floor, external walkway that runs the length of the building and includes a small toilet cubicle at the northern end (Fig 18).

### **1.6.3 Building 3**

Building 3 was situated to the west of Open Area 2, to the south of Open Area 1 and Building 1 and the present south facing entrance was situated on Goslett Yard. In appearance the four storey building was the most modern of the three buildings within the site (Fig 19). The entrance doorway had a modest Art Deco style architrave and leads directly to the main staircase (Fig 20). A second, later spiral staircase had been added to the south west corner of the building. The building was generally of steel beam and concrete construction, with external walls of brick, in particular the east wall of the building that forms the west side of open area 2. Throughout the building's four storeys steel beams within concrete pillars provide structural support. Internally Building 3 was linked with Building 2 by a later narrow additional build, which also provides space for toilet cubicles on each floor as well as access to Open Area 2 on the 1st floor level. A disused staircase and lift shaft were situated in the north east corner of the building and a light well, also disused was present along the north wall of the building adjacent to Building 1. There

was no direct evidence to suggest that Building 1 shared this light well, however it is not unlikely.

A small basement area existed, at the south eastern corner of the building adjacent to the main staircase, but the remainder of the building was unbasemented. Windows throughout the building were simple and framed with steel. The roof was flat and covered with felt, with a sloped and windowed section on its eastern side extending over floors 3 and 4, down towards Open Area 2.

#### **1.6.4 Open Area 1**

Open Area 1 was accessible from Sutton Row and was bounded by St Patrick's Church to the west and buildings 1 and 3 to the east and south respectively (Fig 14). The area was approximately 22.0 m in length north to south and 11.0 m in width. The area had been recently paved and includes steps up towards the entrance to Building 1.

#### **1.6.5 Open Area 2**

Open Area 2 was situated to the west of Building 2, east of Building 3 and south of Building 1. At the time of the survey it was accessible only from the 1st floor of Building 2 and the modern link area of Building 3 and at 1st floor level the area was covered with decking (Fig 18). The area was wider at its northern end, where it was approximately 5.36m west to east, whilst the southern end was approximately 3.0m west to east. In overall length the area was approximately 13m.

## 2 Historical background

### 2.1 Early history of the site

The boundary between the parishes of St Martin in the Fields to the west and St Giles in the Fields to the east was until the 1880s marked by the street known as Crown Street, which ran south from Oxford Street to Cambridge Circus. This road had until the 18th century been known as Hog Lane, but probably changed its name gradually to Crown Street after the establishment of the Crown public house in 1759, which stood at its north eastern extremity. This thoroughfare was widened to the east in the 1880s by the Metropolitan Board of Works and its name changed to Charing Cross Road. The west side of Hog Lane appears to have been built up by the late 17th century although in 1720 John Strype described Hog Lane as “*very ordinary*” and “*a place not over well built or inhabited*”. However a large number of taverns or inns became established in Hog Lane as it was a line of communication from the north to Covent Garden and the Strand.

The new, wider Charing Cross Road opened in 1886–7 and shortly after Messrs Crosse & Blackwell had erected and expanded their food manufacturing business to the site of the Astoria, on the northern side of Sutton Row, then called Sutton Street. The site can be seen to the south of this warehouse building on the 1871 OS map (Fig 3). Interestingly both Open Area 1 and Open Area 2 were visible in proto-form, the first as a small yard off Sutton Street, behind the Roman Catholic Chapel (St Patrick’s), the second as back yards behind properties fronting onto Crown Street (Charing Cross Road). Their survival as open spaces reflects the persistence of property divisions, and indicates that the growth of Crosse & Blackwell within the site involved the gradual acquisition and piecemeal development of smaller units of property by the company, rather than one redevelopment all at once.

### 2.2 Development, function and occupants of the standing buildings

Crosse & Blackwell acquired their first premises at No. 20 Soho Square in 1858 and the growing success of their enterprise led to successive acquisitions of neighbouring properties (Survey of London vol 33 and 34). The company’s development contributed to the architectural character of the area bounded by Soho Square to the west, Goslett Yard to the south, Charing Cross Road to the east and Falconberg Court to the north; industrial premises became the norm built of stock bricks, 2–3 storeys high with loops, large windows and sometimes a striking difference between the imposing façade on Charing Cross Road and the stricter functionalism of the rear.

An inventory of goods of 1868 provides evidence of the possessions of Crosse & Blackwell in properties on Sutton Place, George Yard (Goslett Yard), Denmark Street, Stacey Street, Dean Street and Earl Street. The list for George Yard included:

*“a single purchase crab crane, with wrought iron and apparatus; two wire sieves; an iron pan with brick setting and furnace and earthen flue; the water supply pipe from Company’s main with cocks; a length of India rubber tube; four washing tubs and stands under; the enclosure of copper and glass bin; the enclosure of room adjoining; a stepping stage; 3 double gas burners; two single do.”*(LMA 1868 p.75).

The inventory also refers to stables in George Yard owned by the company, with “*burners, laundry stable utensils and pails, forks and brooms*”.

Amongst properties located on Sutton Street the inventory mentions a cooperage, along with a smiths shop, a ‘dry cask warehouse’, and the ‘basket and makers room’, all workshops associated with the storage and distribution of foodstuffs. These had replaced earlier activities on the site, listed in the 1841 postal directory as a shaft and timber bender at No 5 and a locksmith at No 9 (Table 2), whose workshops and tools could have been initially purchased by the Crosse & Blackwell and only later redeveloped as company

warehouses. However it is not possible to establish with certainty whether these earlier trades were located on the south side of Sutton Street, within the footprint of Building 1, or on the north side.

Table 2 occupants of Sutton Street and George Yard, from the 1841 postal directory.

<b>George Yard</b>	
1	Jones John, hotpresser
2	Walker William, couch spring maker
4	British Waterproofing Company
5	Byfeld Jas, composition ornament
<b>Sutton Street (no entry for Sutton Place)</b>	
3	<i>Falcon</i> , George Willden
4	Major Robert, bootmaker
5	James Andrew, shaft and timber bending
9	Wilshere John, locksmith &c
11	Allen Charles, organ builder
12	Curll & Glover coach wheelwrights

By 1877 Crosse & Blackwell had commissioned the architects R.L. Roumieu and A. Aitchinson to build new warehouse buildings and stables. The postal directory of 1882 has a gap in its listing between 14 Crown Street (to the north of Sutton Street) and 26 Crown Street (to the south of Sutton Street). The omission of warehouses from postal directories is understandable as they were not residential addresses and post to the Crosse & Blackwell Company would have gone to their Soho Square offices. However the new development was not without its problems, which may also contribute to the omission in the postal directory. Shortly after work began R.L. Roumieu died but his son R.A. Roumieu completed his designs. Complaints were raised about the height of the building and construction was not completed until 1885 (Survey of London). Table 3 below shows the entries in the 1882 post office directory, at a time when the new warehouse on the site were perhaps still under construction. The other properties listed were a mixture of shops, businesses and small scale manufacturers.

Table 3 1882 Post Office directory

<b>Crown Street (from north to south or From Oxford Street to Sutton Street)</b>	
2	Lamb Benj. Glass & lead merchant
4	King's Head (Public House)
8	Eddington Charles, brass finisher
10	Ginn Alfred, marine store dealer
14	Carr John, sawmaker
GAP	
<b>Crown Street (from north to south from Sutton Street to George Yard, now Goslett Yard)</b>	
GAP	
26	Smith Edwin, toy dealer
28	Knight Mrs. M.A., chandler's shop
30	Dukes John Palmer, umbrella maker
32	Read, Mrs. Mary, dining rooms
34	Fitch John, dairy
<b>Sutton Street</b>	
3	<i>Falcon (Public House?)</i> , Thomas Henry Watts
6	Jones George, tobacconist

7	Breman Mrs. Ann, chandler's shop
9	Hodges C.J., hat maker
12&13	St. Patrick's Church
<b>George Yard</b>	
1&2	Goslett Alf & Co.

The ownership of these properties is obviously not indicated by the postal directories, only the occupancy, so it could be conjectured that Crosse & Blackwell may have gradually acquired the ownership of these smaller business premises, ready for further expansion in the future when conditions allowed. The company of Alfred Goslett & Co, plate glass manufacturers was established in George Yard by this time, and remained there until the late 20th century, eventually giving Goslett Yard its name.

The 1894 OS map (Fig 4) shows the Crosse & Blackwell building on the southern side of Sutton Street linked to that on the northern side by a small bridge over the street. The northern building is itself linked by a similar structure to number 20 Soho Square, which again is linked to another building on the corner of Falconberg Court. Small business premises are shown in the area of Building 2, presumably shops fronting onto the new and wider Charing Cross Road, as there are today. Open Area 1 is clearly visible but Open Area 2 is not as clear, although small back yards to the properties still exist. The area where Building 3 now stands appears to be a separate property on the corner of George Yard, although by this time St Patrick's Church had expanded to its present size and shape and the Crosse & Blackwell warehouse appears to cover part of the area that was later to be filled by Building 3. The 1899 postal directory (Table 4) documents how Crosse & Blackwell warehouses were located alongside smaller manufacturers and shops.

*Table 4 1899 Post Office directory*

Charing Cross Road (from north to south from Sutton Street to George Yard)	
145	Crosse & Blackwell Lim. Export oilmen
143	Else Francis, hairdresser
141	Campbell Donald, bootmaker
139	Dukes Jn. Palmer, umbrella maker
137	Varley Alfred Claire, tobacconist
135	Fitch James, dairy
Sutton Street	
	St. Patrick's Church
	Crosse & Blackwell warehouses
George Yard	
1	Goslett Alf & Co. Glass manufacturer
2	Law WM & Geo, tea merchants

Building 2 was constructed in 1905 replacing the properties that were previously individual shops fronting onto Charing Cross Road, numbers 137–145, maintaining individual shops on the ground floor but providing a further three storeys above. The 1st, 2nd and 3rd floors were accessible from a ground floor street entrance facing Charing Cross Road, directly adjacent to the Crosse & Blackwell Building to the north (see section 3.2.2 below). This entrance can be identified as Number 143 Charing Cross Road which led to a staircase up to each floor. The Postal Directory of 1908 shows the change in occupiers of the shops on Charing Cross Road, with Crosse & Blackwell still maintaining a significant presence at this time. A close examination of the 1914 OS map (Fig 5) shows that their warehouse appears to extend from Sutton Street southwards, behind Building 2 onto George Yard (Goslett Yard), although a separate property exists on the corner of the right angle bend in

George Yard. This may have been workshops belonging to Alfred Goslett & Co, the plate Glass manufacturer.

*Table 5 Postal directory 1908*

Charing Cross Road (from north to south from Sutton Street to George Yard)	
145	Crosse & Blackwell
143	Tiller, John & Co. Teacher of Dancing
141	Simons Arthur Tobacconist
139	Cohen & Albert Trunk Makers
137	Meaker Bros. Hosier
135	Foyle, William, & Gilbert, Books
George Yard	
1-6	Alfred Goslett Plate Glass manufacturer
Sutton Street	
	St Patricks RC Church
	Crosse & Blackwell

It is interesting to note that number 143 above the shops was a dance school, indicating that internally the three floors of building were likely to have been open plan. It is also apparent that Building 2 had never been occupied as offices by Crosse & Blackwell. The former back yard area was probably unified as an open space at this time (Open Area 2) providing the shops and warehouse (Building 1) with a shared rear yard for deliveries.

Crosse & Blackwell's business continued to expand before and after the First World War with mergers and acquisitions and in the 1920s the company grew with a national transportation network including warehouses, and depots across the country. According to Pevsner the company's warehouse at 147-155 Charing Cross Road was converted to showrooms in between 1925-26 (Pevsner, 1991), and this probably resulted in the first remodelling of the façade of the former warehouse. At some time soon after the departure of Crosse & Blackwell the southern portion of their warehouse and the remaining properties in George Yard (Goslett Yard) were demolished and replaced by Building 3. Interestingly, the large scale and high detail of the 1871 OS map (Fig 3) shows that the shape of Building 3, with its slight kink along the north side of Goslett Yard (Fig 11) is a long running feature of the property boundary.

The conversion of the Crosse & Blackwell warehouse also saw the provision of new retail units on the ground floor, fronting Charing Cross Road. The Post Office directory for 1939 lists the occupants of the refurbished warehouse (Building 1), along with the other buildings (Buildings 2 and 3)

*Table 6 1939 postal directory*

Charing Cross Road (from north to south from Sutton Street to George Yard)	
155	Edison Swan Electric Co Ltd.
153	W. Jennings Taylor
151	Wards Surgical Supplier
149	C. Gordon confectioner
147	Fortes Milk Bars
145	Phillips Industrial electrical welding machinery
	Phillips Metalix, X-ray accessories
	Phillips Lamps Ltd. Electrical lamp manufacturers
143	Mecca Ltd Caterers
141	Surgical Rubber Goods Ltd

137	Meakers Ltd Hosier
135	Wholesale Watch Co.
135a	Alfred Hulbert Snack Bar
Goslett Yard	Alfred Goslett plate glass manufacturer
Sutton Street	
	St Patricks Church
5	Moore & Morley music dealers
9	Cerasuolo Salvatore V. Cafe



## 3 The standing building survey

### 3.1 Methodology

All archaeological analysis and recording during the investigation on site was done in accordance with the Method Statement produced by Museum of London Archaeology, (MOLA, 2009); the Museum of London *Archaeological Site Manual* (1994) and MOLA *Health and safety policy* (MOLA, July 2009). The location and exterior of the standing buildings were determined in outline on the modern Ordnance Survey plan.

Initial visits were made by MOLA in order to photograph the buildings whilst still in use, where possible. This exercise enabled the buildings specialist to make a record of the buildings, their occupants and functions in their existing state, for the benefit of those conducting historical research in the future. The photographs capture the types of shops along the Charing Cross Road, as well as open areas and the office spaces above, in 12 Goslett Yard, (Buildings 2 and 3) and in particular the unusual offices of Red Bull, who occupied the top three floors of 12 Sutton Row (Building 1). Their offices included a roof terrace with rooftop bar for corporate functions, small glass enclosures used as meeting rooms, bean bags, inflatable exercise balls and a slide between the third and fourth floors. These photographs will be stored at LAARC and contribute to the archive material relating to the site.

Following this initial photographic record, further site visits were made to analyse the buildings themselves. Dimensioned sketch plans of the building were drawn by hand on site, together with dimensioned drawings of selected elevations, sections and other details, with sufficient information to locate them accurately in plan. Further photographs were taken by both the MOL Standing Buildings and Photography teams, capturing elements, structures and features that were of interest, and that helped to illustrate the change in function, layout or datable character of the building.

Based on these site drawings a plan of the 1st floor of all three buildings across the site, along with the two open areas has been plotted (Fig 11). The 1st floor was chosen as a representative sample, in that the basic pattern was more or less repeated throughout the buildings on each floor. This plan drawing was also positioned so as to demonstrate the construction and layout of the building as clearly and economically as possible

The survey of the site also produced dimensioned drawings allowing a west to east section to be plotted in CAD, through the southern end of Building 2 (Fig 12). The location of this section was chosen due to the decorative west-facing façade of the building, which it was felt required more detailed recording than the other, more basic facades, prior to demolition.

The site records comprise a total of 10 site drawings, the supplied plans, 449 digital photographic colour images, and notes on the documentary evidence. No objects or samples were collected, except as noted below.

Finally, research was conducted into the relevant available archive material. Many sources were used such as published material, the internet, in particular the postal directories from 1841–1939 were very informative, along with maps and plans held at archive centres, such as the London Metropolitan Archive. The findings from this aspect of the work carried out by MOL Archaeology were given in the previous section 2 that covers the historical background to the site.

## 3.2 Archaeology of the buildings

### 3.2.1 Building 1

#### 3.2.1.1 Exterior

Much of Building 1 had been modified and refurbished during its use as office space, both internally and externally, although some clues as to its former use as a warehouse were evident. In general the facades of the building that were presented to public view had been obscured with a concrete-stucco or render. Tall arches had been moulded, spanning 1st, 2nd and 3rd floors with the arch, including a keystone over the top of the 3rd floor window (Fig 13). It is likely that the first redecoration of the exterior took place in 1925–26, when the building was converted to showrooms (Pevsner 1991).

However it can be clearly seen in a photograph of the building, taken c1920 (Fig 7), that the Crosse & Blackwell warehouse was relatively highly ornate and given a distinctly gothic flavour. The building was brick built with mullions and stringcourses in stone, or similar material. One surviving original aspect of the building's external appearance was the turret over the former spiral staircase in the north east corner (Fig 10 and Fig 15). The staircase still survives within this rounded corner of the building on the 5th floor and at roof level. When a comparison is made between Fig 7 and Fig 13, it can be seen that the basic proportions and symmetry of the western façade survived. Four arches survive on the third floor above the line of windows, although they each cover two smaller arched windows, separated by a stone pillar mullion and plate tracery with a rounded, possibly rose window or opening. Further, less elaborate arches on the 4th floor top the lines of loops, or loading bays. These openings from which goods could be loaded into the building from the street were traceable in the modern building and can be identified in the 1st floor plan (Fig 11), as the two, slightly narrower windows on the eastern side of the building. The stone string courses, mullions and arches were all removed (or at least covered over) in subsequent refurbishments of the building.

A further element to consider during the analysis of Building 1 was its relationship with the building to the north that was later to become the Astoria. This building can also be seen in the archive photograph, c1920 (Fig 7) and although constructed with similar materials its character, particularly in the roof area is more classical than gothic. This building was also part of the Crosse & Blackwell factory and according to the 1894 and 1914 OS maps (Fig 4 and Fig 5) was apparently linked to Building 1 by a bridge or walkway, spanning Sutton Row. On the north facing elevation of Building 1, no trace of this bridge survives, but from its location on the OS maps (Fig 4 and Fig 5) it is possible to suggest that its location may have been within the area of blocked off windows or loops on the right of the building in (Fig 21). These openings were likely to have been bricked up with the instillation of a lift into this area.

The conversion of the ground floor into shop space significantly altered the original appearance of the building at this level. Gone were the basement window lights that are just visible at pavement level in the archive photograph (Fig 7) and the ground floor façade was made featureless in order to accommodate the shop fronts (Fig 13). However the designers of the refurbishment felt it necessary to separate the ground floor shops from the 1st floor by inserting a moulded cornice around the east and north facades.

In contrast to the previous gothic façades of the building that were presented to the public the western and southern facades had a far plainer appearance, more in keeping with the building's function as a warehouse (Fig 16 and Fig 18). The windows of the west facing façade were topped with segmental brick arches, with the exception of the three northernmost on the 1st, 2nd and 3rd floors, which had been altered later and enlarged, the segmental brick arch being replaced with concrete lintels. Numerous scars existed on this wall, which may suggest lifting machinery such as wall cranes or cat's head hoists had been removed, and that many of the windows may once have been loading loops. The fact

that Open Area 1 was an open yard, behind the Crosse & Blackwell warehouse certainly makes the one time presence of such machinery very likely.

A further feature in the western façade can be seen on the left of the photograph in (Fig 16). Running up the building were a series of small brick semicircular arches, indicating the presence of blocked up windows. Each window was at a slightly lower level than the corresponding floor, suggesting that the windows once illuminated a staircase, possibly spiral. On the survey plan (Fig 11) within the interior of the north west corner of Building 1 a slight curve can be seen, similar to curve of the spiral staircase in the north east corner, so it is not unlikely that the spiral staircase was mirrored here. However it is unlikely that the north east staircase was also ever topped with an elaborate turret. However it does seem likely that the north west corner of Building 1 has been removed at some stage, as the OS maps of 1894 and 1914 (Fig 4 and Fig 5) do not show the slanted corner visible on the survey plan (Fig 11). A sketch drawing made prior to 1891 of the view looking west down Sutton Street (now Sutton Row), with Soho Square in the distance provides a glimpse of what may be the north west corner of building 1 (Fig 6). The sketch is of the small Catholic Chapel that was later to be replaced by St Patrick's Church, which was designed by John Kelly and built 1891–93 (Pevsner 1991). The Crosse & Blackwell building was completed in 1889 and therefore could be the brick building with arched windows on the left of the image. The style of the windows depicted could be seen to match those we might expect to see, although it is also possible that the building depicted is the predecessor of Building 1, shown on the 1871 OS map (Fig 3). The gated entrance to Open Area 1 can also be seen in the drawing as well as the slight change in the width of the street, which still exists today.

The southern façade of Building 1 (Fig 18) was less fully revealed, being partially obscured by Buildings 2 and 3. However, a section was visible at the north end of Open Area 2, where segmentally arched windows were seen, of two different widths, the smaller windows having been reduced in size, probably at the time of Building 2's construction. Evidence for this was visible internally where the original larger segmental arch of the window survived on the ground floor, and externally a slight difference in the bricks used in the arches for both windows was visible. The former presence of a wall crane may also be indicated by a scar in the brickwork on the top of the wall between the windows.

During the soft strip process prior to demolition a further area of Building 1's south wall was exposed on the ground floor (Fig 22). Here a bricked up window with a segmental was adjacent to a bricked up loading bay. This indicates that prior to being covered, Open Area 1 was another yard from where goods could enter or exit the warehouse; this will be discussed further in section 3.2.5.

### 3.2.1.2 Interior

Early alterations may have occurred whilst the building was still in use as a warehouse. These were perhaps the blocking up of windows in the southern wall on the eastern side, where Building 1 is abutted by the later Building 2 (Fig 23). With Building 2's construction in 1905, two windows may have been blocked on each floor, with one window on each floor, overlooking Open Area 2, being reduced in size to accommodate the neighbouring building. However this is not clear-cut as it is possible that the buildings that preceded Building 2, which can be seen in the 1894 OS map (Fig 4), may have negated continuous fenestration along the southern façade of Building 1 from its inception. The reduced arched window on each floor and the blocked arches on the southern façade may have been original to the design of the building, the latter as structural supports. This theory may be borne out by the fact that there is a central dividing wall, running north to south within Building 2, which also has blocked brick arches, apparently for structural support, forming alcoves throughout its length (Fig 11).

The interior of Building 1 was also much altered to provide modern office space. The first of these alterations was likely to have occurred shortly after Crosse & Blackwell vacated the building in the 1920s. It seems likely from the map evidence (Fig 4) that Building 1 originally continued to the south and east, forming an extensive warehouse complex. This

area was then demolished and Building 3 constructed in its place. The original floors of the warehouse building were likely to have been of timber and these were replaced throughout the building with steel joists, surrounded by concrete.

The warehouse is likely to have had a hydraulic power system, driving wall cranes and other lifting machinery. Hydraulic jiggers may have been incorporated into the building, running within shafts between floors. These were large pistons, powered by water under high pressure, that provided power for wall cranes and such arrangements are commonly found in warehouses and docks throughout the 19th century. However with the replacement of the floors throughout the building and the many refurbishments to the interior, no evidence of these was observed during the survey. No evidence for the bridge from Building 1, over Sutton Row to the warehouse to the north was noted during the survey. The likely location for this bridge had been much altered to accommodate a later stairwell and lift shaft.

As mentioned above (section 3.2.1.1) in the external description the north west corner of the building also showed internal signs of being rebuilt, where a change in the brickwork around the window within the slanted corner, indicated a rebuilding episode. It therefore seems highly likely that a spiral staircase, mirroring that in the north east corner had been removed from this area.

The basement of Building 1 had been much modified with modern partition walls throughout. However the external walls of the building were visible within the basement level, as a series of inverted arches (Fig 24). Two of the pavement level windows to the basement that can be seen in the photograph c1920 were observed, blocked up on the northern side of the building (Fig 25). An iron cover for a coal shoot, observed in the basement ceiling, close to the buildings southern perimeter was likely to be an original feature.

Alterations to Building 1 continued into recent times. From 2000 the building was extensively refurbished, most notably by the architects John McAslan and Partners (Carter 2008) providing office space for the Red Bull drink company. The roof of the building was removed and a roof terrace level was constructed, supported by large steel beams.

## **3.2.2 Building 2**

### *3.2.2.1 Exterior*

Above ground floor level Building 2 remained relatively unaltered at the time of the survey (Fig 17). The date of its construction is given as 1905, inscribed on a plaque at the front of the building. It had an elaborate façade and the decoration continued around the corner and onto the south facing elevation. It was constructed of red brick in Flemish bond with drip moulded entablature complete with rounded consoles above the shops on the ground floor and scroll pediments and festoons over two groups of bay windows, framed by ashlar blocks. The console on the south eastern corner of the building that can be seen in (Fig 17) had presumably at some time been damaged, leaving the exposed brick core. The ground floor was designed as shop space and remained so at the time of the survey. Some changes to the shop fronts were evident but the original street entrance to the upper floors of the building could be identified at the building's northern end (Fig 26), with a surviving architrave and a half rounded window, with iron scrolled railing above the former door. This entrance had originally led directly to the main staircase of the building, which had been removed, the area then incorporated into the layout below, enlarging the retail space.

The southern façade of the building had also remained relatively unchanged with the exception of the ground floor. Two consoles were present, either side of the former opening into Open Area 2, which had been converted to enlarge the shop space on the ground floor. Above this area was the link block, constructed in c2003, probably the same time as the ground floor enlargement. The elevation drawing produced by the architects at

the time, shows the area prior to this alteration, with an arch and what may be a set of double doors.

Like Building 1, Building 2 showed a striking difference between its public façade, the eastern side fronting Charing Cross Rd and its rear façade which was less elaborate and more functional. A former external iron staircase is likely to have existed at some time and such a structure can just be discerned from the elevation drawing prior to the 2003 changes (Fig 8). This led to a doorway on each level of the building (Fig 18) and up to an external walkway running the length of the building on the 3rd floor. Here skylights lit the top floor rooms, those at the southern end being partially covered by the 2003 link block. These skylights were interspersed by chimney flues, long since disused and a doorway midway along the walkway, also disused. A small outside toilet cubicle situated at the north end of the walkway remained relatively unaltered, though abandoned, and was decorated with white glazed tiles. With the stripping out of the buildings, areas within the 2003 link block were observed on the upper floors, and blocked windows of Building 2 that formerly overlooked the southern end of Open Area 2 were observed (Fig 27).

### 3.2.2.2 Interior

Internally the ground floor of the building had been much altered and only revealed information after the soft strip process had been completed. The lower portion of the original staircase was observed as a scar along with a dado of glazed tiles, leading down to the former street entrance to the building's upper floors.

This northern staircase survived intact on all other floors, apart from the section mentioned above that had formerly led to the ground floor street entrance. A floor had been inserted and a cupboard formed where the steps leading to the ground floor had previously been and the timber handrail had been sawn off. The staircase was dog leg in form with a dado of green glazed bricks that had later been painted over with white paint. On the top floor, the divider between the two flights of the staircase was topped with a twisted iron railing with a roundel on the end post (Fig 28).

On the 1st to 3d floors the buildings were generally open planned with parquet floors, with the exception of the top floor where a modern glass partition had been inserted separating the north bay, and another room separated by a masonry partition filled the southern bay of the building. There was some indication that the end bays on each floor may have been more separate, in particular those at the southern end, but the open planned nature of the building's layout may reflect its original intended character, as the documentary evidence discussed in section 2.2 (see Table 5) indicates that the upper floors were home to a dance school.

## 3.2.3 Building 3

### 3.2.3.1 Exterior

Building 3 was four storeys in height and the most modern of the three buildings on the site (Fig 19). It was likely to have been built not long after the departure of Crosse & Blackwell from the area in 1925 and it was located on the site of a former buildings, among them a warehouse that was connected to or adjacent to Building 1. Externally the public face of the building (southern façade) was characterised by tall steel framed windows on the 1st and 2nd floors with minimal decoration on the ground floor. This took the form of a cornice running below the 1st floor windows and a projecting architrave above the main entrance that led to an internal stairway. The ground floor of the southern façade underwent modifications in 2003 (Fig 8 and Fig 9), whereby the building was given a large ground floor window and a new entrance lobby, whilst a new link block was inserted between Buildings 2 and 3, blocking the entrance to Open Area 2.

The western side of the building had a sloped roof extending down from the 3rd floor to just above ground floor level (Fig 29) . Here the ground floor contains two roll shutter doors

in the south facing elevation. The western side of the building at this point abuts a narrow passageway, where the exposed brick of Building 3's western wall on the ground floor had three bricked up wide entrances, with concrete lintels (Fig 30). Their presence is curious as the boundary between the site of Building 3 and the adjacent property to the west consistently appears on the OS maps of 1871, 1894 and 1914 as a narrow passage not wide enough for vehicles.

The building's eastern side also had a sloped roof overlooking Open Area 2, although it extends only to include the 2nd floor. A light well was situated within the north side of Building 3, and abutting Building 1, which did not appear to have benefited from the natural light it provided as only Building 3 had windows into it (Fig 11). This light well had fallen out of use and at the time of the survey the windows into it were for the most part boarded over.

### 3.2.3.2 Interior

The interior of Building 3 was characterised by open plan spaces, with large windows, the 3rd floor having additional fenestration in the form of skylights which appeared to be a later addition. Structural support was provided on all floors by freestanding concrete pillars, encasing steel stanchions.

There was a main staircase and lift shaft in the south east corner of the building. This staircase was likely to be original to the design of the building. However there were signs that its orientation had been altered on the 3rd floor, where a plaster moulded skirting board that had consistently run up the stairwell, disappeared emerging again at a right angle in a cupboard adjacent to the stairs (Fig 31). It seems probable that these alterations could have been made as recently as 2005, when the lift was installed and the angle of the staircase altered on the 3rd floor.

In the north east corner of Building 3 adjacent to the light well was a disused staircase and possibly a central lift shaft, which served each floor of the building except the ground floor (Fig 11). Drawings of the building from 2005 supplied by the client appear to show that this staircase was still in use at this time, although a lift does not appear in the drawings. The closure of the staircase was likely to be as a result of its termination before reaching ground level, therefore its redundancy as a fire escape. This is possibly why the spiral staircase was installed in the south east corner of the building.

On the northern edge of the site the area between Building 3 and Building 2 a link block was inserted c2005, providing access between the two buildings and space for small toilet cubicles on each floor as well as access to Open Area 2 on the 1st floor level (see section 3.2.5).

### 3.2.4 Open Area 1

Open area 1 is likely to have remained an open space throughout the history of the buildings on the site. A sketch of the Roman Catholic Chapel in Sutton Street that was later to become St Patrick's Church shows a gated entrance into a yard space (Fig 6). The angle of the street and Open Area 1 were clearly identifiable. Open Area 1 had been extensively altered in that a basement area had been constructed, providing space for an electricity sub station. The surface of the area had been paved and a series of steps built for pedestrians, carrying them over the sub station and up to the modern entrance and reception area. Despite these changes the shape of Open Area 1 in plan had not changed and the use of this area for deliveries to the warehouse can be envisaged throughout the period of Crosse & Blackwell's occupation of the site.

### 3.2.5 Open Area 2

Open Area 2 had a more complex history of use than Open Area 1 and despite being built over or covered and even incorporated into the structure of Building 2, the evidence suggests it had remained, in essence an open space for a long period of time. The 1871

OS map (Fig 3) shows this area as being the rear yards of properties fronting Crown Street (later Charing Cross Road). Despite the crowded nature of this space, with small outhouses and dividing walls it remained open and continues to be shown as rear-yard space in the 1894 OS map. However the 1914 OS map appears to show a continuous building over the site, but this is a less detailed representation of Building 2 (see section 3.2.2), which omits the rear yard behind. The elevation drawing of 2003 (Fig 8) which depicts the building before the link block was inserted appear to show an arched entrance with a gate or double door into the space behind Building 2. Within this space appears a structure that may depict a fire escape or external iron staircase leading to each floor of Building 2. After the insertion of the link block this appears to have been removed and Open Area 2 covered at 1st floor level with a timber decking surface. From the construction of Building 1 in 1877–85, the area was surrounded on two sides by the Crosse & Blackwell warehouse. Its layout in relation to the warehouse and the warehouse loading bay seen on the ground floor, uncovered during the soft strip, indicate that this was a busy working yard in the late 19th to early 20th centuries, probably accessible from George Yard (Goslett Yard) to the south by a gated entrance, where deliveries or collections were made.

During the soft strip process much of the walls enclosing Open Area 2 were exposed, such as the loading bay mentioned above. On the ground floor little survived as steel joists had been inserted to give structural support, whilst much of the original walling on the western and eastern sides of the area had been removed. However a small section survived, visible at ceiling level from the ground floor, above a later inserted steel beam (Fig 32). There were various features within this small area of brickwork indicating numerous possible changes. The top of an arched type structure was visible and appeared to have been bricked up. Above this was what may have been windowsill for a later window and possibly a further opening or doorway. This brickwork certainly pre-dates the construction of Building 3 and could have belonged to the previous building, the former warehouse that was the south-western extension of Building 1, demolished prior to Building 3's construction. There is also the less likely possibility that it may have been earlier still if it was the surviving remnant of the boundary wall between the rear yards of the buildings fronting Crown Street (Charing Cross Rd) and the long building visible on the 1871 OS map (Fig 3).

On the 1st and 2nd floors further evidence for the fragmentary survival of former buildings was evident. The former Goslett Yard entrance to Open Area 2 was located at its southern end. The western wall in this area revealed much about the sequence of buildings. Fig 33 shows an area of partially demolished wall in section, located in this southern area on the 1st floor. The earlier brickwork is the thickest area, with the light grey mortar, whilst the thinner skin wall of Building 3 can be seen on the left with the darker yellow mortar, built up and added onto the earlier masonry. The same section of wall can be seen in Fig 34, looking south west from the inserted link block area. There were traces of a chimney flue at the southern end, visible on the left of the photograph. The brickwork of the flue had been removed, leaving the rendered interior, still covered in black soot, whilst two flue shafts continued down towards ground level. The opening of a possible fireplace was visible directly in line with the flue, its opening bricked up with the masonry of Building 3. This fragment of wall had clearly been external as it showed signs of tarnish and weathering, except where fresh brick had been exposed by the removal of the flue. This is likely to have been the surviving traces of the former extension of Building 1, the Crosse & Blackwell warehouse, forming the southern wall of Open Area 2 at its entrance and incorporated into the later Building 3.

### **3.2.6 Street furniture.**

There was a requirement for the street furniture within the site area to be recorded. Within the area of the site there was only 1 item of street furniture that was of historic interest. On the southern corner of the intersection between Goslett Yard and Charing Cross Road was a double aperture, Type C pillar box, with the royal Cipher of Edward VII (born 1841, reigned 1901–1910), on the door (Fig 35) (grid reference 529838 181250). It was in good

condition with a small amount of graffiti above the Cipher. Photographs were taken and its position noted for archive purposes. Other elements of street furniture, such as lamp posts, telephone boxes, and street signs were all of recent type with little significance as heritage items.

### **3.3 Phases of development at the site**

#### **3.3.1 Phase 1: Buildings prior to Crosse & Blackwell, open areas 1 and 2 (mid 19th century – 1877)**

No buildings survive from the first phase described here although both Open Areas 1 and 2 were visible on the 1871 OS map (Fig 3), prior to the construction of Crosse & Blackwell's warehouse buildings. Open Area 1 can be seen to the east of the original St Patrick's Chapel, with a narrow entrance from Sutton Street, and comprised a crooked passage between two small buildings, probably single storey out-buildings, which then opened out onto a small courtyard area. Open Area 2 is visible on the same map as being divided up into rear yards, behind individual properties fronting Crown Street (now Charing Cross Road), again with smaller out-buildings. The eastern side of the site is shown as being covered by individual properties, however an unusually shaped building is visible on the western side. This building is long and narrow running north to south with a wing of similar width to the west. It is part of a group of buildings set behind those properties aligned along Crown Street (Charing Cross Road) and these may be the buildings depicted on the left hand edge of the 19th century sketch of the Catholic Chapel in Sutton Street (Fig 6). The exact date of this sketch is unclear although it must have been made prior to 1891, when the construction of the present St Patrick's Church began. However these buildings were demolished when construction began on Building 1 in 1877, so if the sketch is after this date then building 1 is depicted. The 1871 OS map (Fig 3) shows the south west corner of the site is occupied by a group of four individually outlined properties on the corner of George Yard (later Goslett Yard), which may have housed small manufacturers with independent workshops.

#### **3.3.2 Phase 2: The construction of Buildings 1 and open areas 1 and 2 (1877 - early 1905)**

In 1877 Crosse & Blackwell undertook the development of their warehouse on the site, although delays in the construction (see section 2.2) resulted in its final completion in 1885 (Survey of London). Building 1 was originally larger, extending south west to abut St Patrick's Chapel, itself re-built in 1891 ([www.british-history.ac.uk](http://www.british-history.ac.uk)), and to the south, occupying the space that is taken up by Building 3. The warehouse had a basement, 5 floors and loop openings along the street fronts to enable the unloading of goods, and a small yard existed to the west, abutting St Patrick's Chapel, probably with more loops and wall cranes. A conical turret occupies the north east corner at roof level and the building is executed in a gothic style with rounded stone arches and pillar mullions.

On the site of Building 2, individual properties still remained with shops on the ground floor, possibly basements and up to two floors above. Each property had a yard space at the rear, containing some small single story out buildings or sheds, later to be occupied by Open Area 2.

#### **3.3.3 Phase 3: The construction of Building 2, changes to Open area 2. (1905–1925)**

The remaining individual shops and properties along Charing Cross Road are demolished and Building 2 is constructed. The ground floor of the new building remains as separate retail units, whilst the 1st, 2nd and 3rd floors have a separate street access on Charing Cross Road. Open area 2 is converted into a yard, with an arched entrance in Goslett Yard, built in the same manner as Building 2 and incorporated into the design at street level. Open Area 2 provides further loading access to Building 1.



### **3.3.4 Phase 4. Crosse & Blackwell depart, partial demolition and refurbishment of warehouses and construction of Building 3. (1925–2000)**

With the departure of Crosse & Blackwell the warehouse buildings are redeveloped. The south-western portion of the warehouse is demolished and Building 3 constructed using brick, steel joists and concrete. The remaining former warehouse (Building 1) is refurbished, with the timber floors being removed and new floors of concrete and steel being inserted. The exterior façades to the north and east are modified to provide large window openings, with much of the original stone and brick either removed or covered up.

At some stage the spiral staircases in the north west and north east corners are removed, although the conical turret survives with a small section of staircase down to the floor below. A new staircase is built in the north of the building and a further staircase in the south west corner is modified, or replaced.

The ground floor of Building 1 is extensively modified to provide further retail units, forming a continuous line of shops with those below Building 2. Open Areas 1 and 2 remain open, although at some point an electrical sub station is built beneath Open Area 1.

### **3.3.5 Phase 5. Modern refurbishments. (2000–2009).**

A link block is built closing off Open Area 2 from Goslett Yard. The former entrance is incorporated into the ground floor retail unit. The other retail units beneath Building 2 are increased in size as a roof is built over the ground floor level of Open Area 2. The former street entrance of Building 2 is now obsolete and incorporated into the retail unit below, the staircase being demolished. Buildings 2 and 3 now share a common entrance, staircase and reception on the ground floor of Building 3, whilst at 1st floor level the newly roofed Open Area 2 provides a decked courtyard, shared by both buildings. The link block also provides toilet facilities on each floor. Building 3's staircase is altered on the top floor and a lift is inserted into the building. The staircase and lift in the north east corner of Building 3 falls out of use.

A new terrace and rooftop level are built over Building 1, whilst continued modifications are made internally on each floor, to adapt for continued use as rented office space.

## **4 Conclusions**

### **4.1 Significance of the data**

The standing buildings recorded were undoubtedly of local significance for the history of this part of London and also (in the case of the documented industrial history and comparative potential of Crosse and Blackwell) of wider regional importance. The survey has highlighted a little known aspect of the history of London's West End and in particular Soho Square, evident within the standing buildings recorded on the site; namely the area as a former centre of 19th century manufacturing, in particular the site of the Crosse & Blackwell factory, a name still famous today. The combination of the results of archive research, building recording and the below ground remains revealed in archaeological evaluation (MOLA, 2010) have the potential to significantly enhance understanding and appreciation of this aspect of London's past.

The vaulted basement discovered in the evaluation (MOLA, 2010) is likely to be part of the Crosse & Blackwell warehouse demolished after their departure. The study of ceramics in historical archaeology, in particular examples from a sealed context such as that found at Goslett Yard is a growing area of interest. The discarded 19th century Malling pottery from the Crosse & Blackwell era would help to catalogue a little known type of ceramic material and clarify its specific use at the site.

### **4.2 Salvaged fixtures, fittings and materials**

There was no archaeological requirement to salvage any of the materials or fittings from the site.

## 5 Publication and archiving

The mitigation strategy for these built heritage resources is preservation by record – the buildings are being demolished but an appropriate level of prior recording has been undertaken and the results will be placed in the public domain. These results are assessed as of local significance, increasing to regional once disseminated, because of the potential to correlate with historic maps and other documentary sources (including the history of Cross and Blackwell, a well-known Victorian industrial enterprise).

The results of the standing building survey will be made publicly available via this report and the supporting site archive of finds and records (including digital data). The site archive will be stored in accordance with the Method Statement (MOLA, 2009) initially at MOLA and subsequently at the selected public repository for Crossrail-related archaeological projects (probably the London Archaeological Archive and Research Centre).

In addition, the results if published have the potential to contribute to public understanding of both the built and buried heritage aspects of the Tottenham Court Road station site (including both the TCR and TCRSU development areas). For example, both buried archaeology and standing structures that relate to the former Crosse and Blackwell use of the site have been recorded. Any publication proposals will therefore be considered within the wider context of relevant archaeological results from the Crossrail project generally and the Tottenham Court Road station site(s) in particular. An integrated thematic approach to publication of the results would normally be recommended.

## **6 Acknowledgements**

The author would like to thank London Underground for commissioning the survey and report on the non-listed standing buildings. Particular thanks are reserved for Will Peters (LU Section Manager) and Frank Donohoe (McGee Ltd) for providing access to the site. Further thanks go to the staff at the London Metropolitan Archive for their assistance. Archaeological analysis, recording and pencil drawings were done by David Sorapure, Mike Tetreau and Valeria Boesso. The on site photography was done by Maggie Cox, with additional photographs taken by the author. Valeria Boesso produced the CAD drawings, the project officer was Elaine Eastbury and further thanks go to Julian Bowsher and Nigel Jeffries.

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### Archive image references and internet sources

Fig 6: British History online, Soho Square Area: Portland Estate, St. Patrick's Roman Catholic Church and Presbytery, Soho Square: <http://www.british-history.ac.uk/report>.

British History on line. Survey of London: 1966, volumes 33 and 34 F. H. W. Sheppard (General Editor)

Fig 7: The London Metropolitan Archive.

## 8 NMR OASIS archaeological report form

### 8.1 OASIS ID: molas1-72043

#### Project details

Project name Crossrail Eastern Ticket Hall, Goslett Yard and Sutton Row, Standing Building Survey

Short description of the project The Museum of London Archaeology was commissioned by London Underground on behalf of Crossrail to survey and record a block of buildings to the south of the site of the Astoria Theatre on Charing Cross Road. The non-listed buildings were 12 Goslett yard, 12 Sutton Row and the ground floor shops 135a-143, 145 and 147-155 Charing Cross Road. The structures were to be demolished in order to provide a new Crossrail station concourse, and their survey and recording were done in accordance with a Site Specific Written Scheme of Investigation (Document Number: CR-SD-TCR-EN-OT-00001). The survey took place in July to August 2009. The structures within the site were not statutorily listed, and have been recorded to Level 2', of the English Heritage specifications, Understanding historic buildings: a guide to good recording practice (2006); records comprise photographs, measured sketches and notes. The site contained buildings that were formerly 19th century warehouses belonging to Crosse and Blackwell (that produced pickles and food stuff in a factory on Sutton Row nearby), along with other 20th century buildings. The building in Sutton Row is known to have been linked by a walkway over the street to the Astoria Theatre to the north, itself formerly a warehouse and part of the food factory, built in 1900 and converted to a cinema in 1927. The buildings on the site form an entire block, and two buildings (Buildings 2 and 3) were linked together in a recent phase of refurbishment to form 12 Goslett Yard.

Project dates Start: 01-07-2009 End: 09-02-2010

Previous/future work Yes / Not known

Any associated project reference codes TCG09 - Sitecode

Type of project Building Recording

Site status Conservation Area

Current Land use Other 2 - In use as a building

Monument type WAREHOUSE Post Medieval

Monument type WAREHOUSE Modern

Significant Finds	NONE None
Methods & techniques	'Annotated Sketch','Measured Survey','Photographic Survey'
Prompt	Planning condition

#### Project location

Country	England
Site location	GREATER LONDON CAMDEN HOLBORN Tottenham Court Road Station Upgrade
Postcode	WC2
Study area	240.00 Square metres
Site coordinates	TQ 29817 81727 51.5190292253 -0.128746578049 51 31 08 N 000 07 43 W Point

#### Project creators

Name of Organisation	MoL Archaeology
Project brief originator	Crossrail
Project design originator	Consultant
Project director/manager	[REDACTED]
Project supervisor	[REDACTED]
Type of sponsor/funding body	Transport Infrastructure Body
Name of sponsor/funding body	London Underground

#### Project archives

Physical Archive Exists?	No
Digital Archive recipient	To be designated
Digital Media available	'Images raster / digital photography'
Paper Archive recipient	To be designated
Paper Media available	'Correspondence', 'Drawing', 'Map', 'Miscellaneous Material', 'Photograph', 'Plan', 'Report', 'Section', 'Survey', 'Unpublished Text'

**Project bibliography 1**

Publication type	Grey literature (unpublished document/manuscript)
Title	Crossrail Eastern Ticket Hall (TCR), Goslett Yard and Sutton Row , A Standing Building Report
Author(s)/Editor(s)	██████████
Date	2010
Issuer or publisher	MOL Archaeology
Place of issue or publication	London
Description	Unpublished client report

Entered by	██
Entered on	19 February 2010



## 9 Appendix 1: list of archaeological photographs

Photos taken during site visits tot 12 Sutton Row and 12 Goslett Yard on 13th & 14th July 2009 by the MOLA Standing Buildings (SB) team

Photo ID	Description	Direction of view
DSCN8139	Rear view of 12 Goslett Yard	N
8140	Rear view of 12 Goslett Yard	N
8141	Rear view of 12 Goslett Yard	N
8142	Rear view of 12 Goslett Yard	NE
8143	Rear view of 12 Goslett Yard	E
8144	Rear view of 12 Goslett Yard , down alley towards RC church	N
8145	Rear view of 12 Goslett Yard , down alley towards RC church	N
8146	Rear view of 12 Goslett Yard , detail of change in brick bond down alley towards RC church	E
8147	RC Church back entrance adjacent to Rear of 12 Goslett Yard	E
8148	Rear view of 12 Goslett Yard , down alley	S
8149	Rear view of 12 Goslett Yard	N
8150	Rear view of 12 Goslett Yard	NE
8151	Rear view of 12 Goslett Yard	NE
8152	South facing elevation of 12 Goslett Yard	N
8153	South facing elevation of 12 Goslett Yard	N
8154	South facing elevation of 12 Goslett Yard	NW
8155	Café Uno (GF) in Goslett Yard	N
8156	Café Uno (GF) & adjoining area of 12 Goslett Yard	N
8157	Corner of Goslett Yard & TCR , part of east facing façade of block	W
8158	Corner of Goslett Yard & TCR , part of east facing façade of block	W
8159	Corner of Goslett Yard & TCR , detail of upper floor of south east corner of block	W
8160	TCR , part of east facing façade of block	W
8161	TCR , part of east facing façade of block	W
8162	Sutton Row, north facing façade of No 12	SE
8163	Sutton Row, north facing façade of No 12	S
8164	Sutton Row, north facing façade of No 12	S
8165	Sutton Row, north facing façade of No 12	SE
8166	View down Sutton Row, towards RC Church	W
8167	Rear of No 12 Sutton Row	E
8168	Rear of No 12 Sutton Row	E
8169	View up Sutton Row towards No 12	E
8170	RC Church	SE
8171	View up Sutton Row towards No 12	E
8172	SOHO Sq	S
8173	SOHO Sq	E
8174	SOHO Sq	S
8176	TCR , part of east facing façade of block	W
8177	TCR , part of east facing façade of block	W
8178	TCR , part of east facing façade of block	SW
8179	TCR , part of east facing façade of block, 1234 floors of	NW

	No 12 Sutton Row	
8180	TCR , part of east facing façade of block & No 12 Sutton Row	W
8181	North East corner of block & No 12	SW
8182	North East corner of block & No 12	SW
8183	Internal, 1st floor, 12 Goslett Yard	S
8184	Internal, 1st floor, 12 Goslett Yard	E
8185	Internal, 1st floor, 12 Goslett Yard	S
8186	Internal, 1st floor, 12 Goslett Yard	W
8187	Internal, 1st floor, 12 Goslett Yard	W
8188	Internal, 1st floor, 12 Goslett Yard, spiral staircase in SW corner	S
8189	Internal, 1st floor, 12 Goslett Yard, western room	NW
8190	Internal, 1st floor, 12 Goslett Yard	E
8191	Internal, 1st floor, 12 Goslett Yard	S
8192	Internal, 1st floor, 12 Goslett Yard	S
8193	Internal, 1st floor, 12 Goslett Yard	N
8194	Internal, 1st floor, 12 Goslett Yard	N
8195	Internal, 1st floor, 12 Goslett Yard	N
8196	Internal, 1st floor, 12 Goslett Yard, change in wall angle & thickness at window	N
8197	Internal, 1st floor, 12 Goslett Yard	N
8198	Internal, 1st floor, 12 Goslett Yard	NW
8199	Internal, 1st floor, 12 Goslett Yard, Void/light well behind 2Xfrosted glass	NW
8200	Yard area between buildings	N
8201	Yard area between buildings	N
8202	Yard area between buildings	SE
8203	Yard area between buildings	S
8204	Yard area between buildings	SW
8205	Internal, 1st floor 12 Sutton Row	SW
8206	Internal, 1st floor 12 Sutton Row	S
8207	Window, Internal, 1st floor 12 Sutton Row	W
8208	Window Internal, 1st floor 12 Sutton Row	W
8209	Internal, 1st floor 12 Sutton Row	S
8210	Internal, 1st floor 12 Sutton Row	N
8211	Rounded window in NE corner Internal, 1st floor 12 Sutton Row	NE
8212	NE corner Internal, 1st floor 12 Sutton Row	N
8213	Internal, 1st floor 12 Sutton Row	NE
8214	Internal, 1st floor 12 Sutton Row	S

*List of photos taken by MOLA photography team, 15th July 2009.*

1460 9001	1st floor Building 1	south
9002	1st floor Building 1	north east
9003	1st floor Building 1	south
9004	1st floor Building 1	north east
9005	1st floor Building 1	north east
9006	1st floor Building 1	north east
9007	1st floor Building 1	south
9008	1st floor Building 1	north
9009	1st floor Building 1	east
9010	1st floor Building 1	west
9011	Open area 1	south
9012	Open area 1	South
9013	Open area 1	North west

9014	Open area 1	North west
9015	Open area 1	South
9016	Open area 1	East
9017	Open area 1	East
9018	Building 1 from Sutton Row	east
9019	north east corner of Building 1 from Sutton Row	south
9020	Building 2	west
9021	Building 2	west
9022	Building 2 & Building 1	north
9023	Building 2 former entrance	north west
9024	Building 1,2 & 3	north west
9025	Building 1,2 & 3	north west
9026	Building 1 & 2	north west
9027	Building 1 & 2	north west
9028	Building 2, south east corner	north west
9029	Building 2, south east corner	north west
9030	Building 2, south east corner	north west
9031	Building 2, south east corner	north west
9032	Building 2, south east corner	north west
9033	Building 2, south east corner & facade	west
9034	Building 2 south east corner	west
9035	Building 2 south east corner	west
9036	Building 2 north end	north west
9037	Building 2	north
9038	Building 2	north
9039	Building 2	west
9040	Building 2	north
9041	Building 3	west
9042	Building 3 & 2	west
9043	Building 3	north
9044	Building 3	north
9045	Building 3	north
9046	Building 3	north
9047	Alley behind Building 3	north
9048	Alley behind Building 3	north
9049	Open Area 2	north
9050	Open Area 2	north
9051	Open Area 2	north east
9052	Open Area 2 & Building 2	north east
9053	Open Area 2	south
9054	Open Area 2	south east
9055	Open Area 2	south west
9056	Building 3 1st floor	south
9057	Building 3 1st Floor	south west
9058	Building 3 1st Floor	north
9059	Building 3 1st Floor view from window	north
9060	Building 3 1st Floor view from window	north
9061	Building 3 1st Floor, towards light well	north
9062	Building 3 external	north
9063	Building 3 external	north
9064	Building 2 external	north east
9065	Building 3	north
	<b>Taken 1st Oct 2009</b>	
2180 9001	View from Building 2	north east
9002	View from Building 2	north east

9003	View from Building 2	south east
9004	View from Building 2	south east
9005	View from Building 2	east
9006	View from Building 2	north east
9007	Building 2, 3rd floor	north
9008	Building 2, 3rd floor	south
9009	Building 2, 3rd floor window	east
9010	Building 2, 3rd floor	east
9011	View from Building 2	south east
9012	Building 3 from Building 2	west
9013	Open Area 2	north west
9014	Open Area 2	north
9015	Toilet door, 3rd floor balcony Building 2	north
9016	Window Building 2, 3rd floor	east
9017	Stairwell, Building 2, 3rd floor	east
9018	Stairwell, Building 2, 3rd floor mezzanine	north west
9019	Detail stairwell, Building 2, 3rd floor mezzanine	north west
9020	Building 2, 2nd floor	North east
9021	Building 2, 2nd floor	south west
9022	Building 2, 1st floor stairwell/cupboard	north
9023	Building 2, 1st floor	south east
9024	Building 2, 1st floor window	north east
9025	Building 2 working shot	north east
9026	Building 2 working shot	north east
9027	View from Building 2, 1st floor	east
9028	View from Building 2, 1st floor	east

*A list of photographs taken by the SB team during site visits carried out on the 19th and 20th of August 2009.*

<b>Photo ID</b>	<b>Description</b>	<b>Direction of view</b>
DSCN 2746	12 Goslett Yard (1905 building) Building 2	North west
2747	12 Goslett Yard (1905 building) detail Building 2	North west
2748	12 Goslett Yard (1905 building) detail Building 2	North west
2749	12 Goslett Yard (1905 building) detail Building 2	North west
2750	12 Goslett Yard (1905 building) detail	North west
2751	12 Goslett Yard (1905 building) detail	North west
2752	12 Goslett Yard (1905 building) detail	North west
2753	12 Goslett Yard (1905 building) detail	North west
2754	12 Goslett Yard (1905 building) detail Charing Cross facade	North west
2755	12 Goslett Yard (1905 building) detail, original entrance, north end	North west
2756	12 Goslett Yard (1905 building) detail above original entrance	North west
2757	12 Goslett Yard (1905 building) detail north end	North west
2758	12 Goslett Yard (1905 building) detail, top floor north end	North west
2759	12 Goslett Yard (1905 building) detail Charing Cross facade	North west
2760	12 Goslett Yard (1905 building) detail Charing Cross façade, with date.	North west
2761	12 Goslett Yard (1905 building) detail Charing Cross	North west

	facade	
2762	12 Goslett Yard (1905 building) detail Charing Cross facade	North west
2763	12 Goslett Yard (1905 building) detail Charing Cross facade, original entrance	North west
2764	12 Goslett Yard (1905 building) detail Charing Cross facade	North west
2765	12 Goslett Yard (1905 building) detail Charing Cross facade	North west
2766	12 Goslett Yard (1905 building), south facing facade	West
2767	Spire atop 12 Sutton Row's north east corner Building 1	North West
2768	12 Goslett Yard & 12 Sutton Row, Charing Cross Facade	North West
2769	Café Nero, GF south facing façade	North
2770	Café Nero, GF south facing façade	North
2771	Scroll detail behind Ch X façade at south of bldg	North east
2772	South end of 1905 bldg	North east
2773	West external 3rd floor 1905 bldg,	looking south
2774	West external 3rd floor 1905 bldg,	north
2775	West external 3rd floor 1905 bldg,	north
2776	12 Goslett/Sutton bldgs from top of 1905 bldg	North west
2777	12 Goslett from top of 1905 bldg	North west
2778	External of former staircase/lift 12 Goslett Yard	west
2779	Yard area (Open Area 2)	South
2780	West external 3rd floor 1905 bldg,	South
2781	1905 bldg, roof	south
2782	1905 bldg, roof	south
2783	1905 bldg, roof	north
2784	Detail, scroll behind façade, 1905 bldg, south end	south
2785	Detail behind façade, 1905 bldg, south end	south
2786	12 Sutton Row, from roof of 1905 bldg	North west
2787	Spite of 12 Sutton Row from roof of 1905 bldg	north
2788	Court yard from roof of 12 Goslett	North east
2789	4th floor windows 12 Sutton row, courtyard	North
2790	Roof of 12 Sutton row	North
2791	West façade of 12 Sutton row	North east
2792	View over courtyard from roof of 12 Goslett (Open Area 2)	North
2793	Gap in 12 Goslett, from roof	Down south
2794	Roof of 12 Sutton row	North
2795	Rear of 1905 bldg	East
2796	Top floor toilet, 1905 bldg	North
2797	North end & rear of 1905 building	North east
2798	Detail drainpipe bracket 1905 bldg	East
2799	Basement 12 goslett yard	North
2800	Basement 12 goslett yard	East
2801	Basement 12 goslett yard	South
2802	3rd floor window, 1905 bldg, south end	East
2803	Detail of décor, above 3rd floor window, 1905 bldg, south end	up
2804	Detail of décor, above 3rd floor window, 1905 bldg, south end	up
2805	3rd floor window, 1905 bldg, south end	East
2806	Detail of décor, above 3rd floor window, 1905 bldg, south end	up
2807	3rd floor room, south end of 1905 bldg	West

2808	3rd floor room, 1905 bldg	North
2809	3rd floor room, south end of 1905 bldg	East
2810	Façade at south end of 1905 bldg	South
2811	View over courtyard from roof of 12 Goslett	North west
2812	Chimney on roof, 12 goslett yard	West
2813	Roof 12 goslett yard	South east
2814	Curved ashlar blocks, 1st floor, south end, 1905 bldg	North east
2815	1st floor 1905 bldg	North
2816	Meeting room 1905 bldg 1st floor	South east
2817	Reception 1905 bldg 1st floor	North west
2818	Reception 1905 bldg 1st floor	South east
2819	1st floor 1905 bldg	South
2820	1st floor 1905 bldg	West
2821	1st floor 1905 bldg	East
2822	Former steps to GF entrance, now cupboard	South east
2823	1st/2nd floor stairs	east
2824	Crittle window 1st/2nd floor mez, north end of 1905 bldg	North east
2825	Stairs & handrail to 2nd floor, 1905 bldg	east
2826	Window, 2nd floor, north end 1905 bldg	East
2827	2nd floor 1905 bldg	South
2828	2nd floor 1905 bldg	north
2829	2nd floor 1905 bldg	South
2830	2nd floor 1905 bldg, north end bay window	East
2831	Detail, handrail & steps	
2832	3rd (top) floor, staircase & railings	East
2833	Computer room, top floor, north end, 1905 bldg	South
2834	Detail, exposed original glazed bricks on staircase	East
2835	Detail, exposed original glazed bricks on staircase	north
2836	Kitchen, 1st floor, north end 1905 bldg	South
2837	Detail, stairwell, north end 1905 bldg	West
2838	Curved ashlar blocks, south end 1st floor	North
2839	Curved ashlar blocks, south end 1st floor	up
2840	Balustrade above GF level,	North
2841	Curved ashlar blocks, south end & decoration	Up
2842	East façade 1905 bldg	North
2843	12 Sutton row, 2nd floor	South east
2844	12 Sutton row	North west
2845	12 Sutton row	south
2846	12 Sutton row	south
2847	12 Sutton row	east
2848	12 Sutton row	north
2849	12 Sutton row, Red Bull offices roof terrace (east) with spire	North
2850	12 Sutton row, Red Bull offices roof terrace with spire	North
2851	Demolition in progress at Astoria	North
2852	12 Sutton row, Red Bull offices interior of spire	
2853	12 Sutton row, Red Bull offices	South
2854	12 Sutton row, Red Bull offices 5th floor roof bar	West
2855	12 Sutton row, Red Bull offices 5th floor	East
2856	12 Sutton row, Red Bull offices 5th floor	North east
2857	12 Sutton row, Red Bull offices rear of reception meeting room structure, 5th floor	West
2858	12 Sutton row, Red Bull offices, view over 12 Goslett yard roof	East
2859	12 Sutton row, Red Bull offices, roof terrace (west)	North

2860	12 Sutton row, Red Bull offices 5th floor reception	
2861	12 Sutton row, Red Bull offices model of Battersea? 5th floor	North
2862	12 Sutton row, Red Bull offices 5th floor	North
2863	12 Sutton row, Red Bull offices view down to 4th & 3rd floors	
2864	12 Sutton row, Red Bull offices reception, 5th floor	South
2865	12 Sutton row, Red Bull offices reception	South west
2866	12 Sutton row, Red Bull offices reception	North west
2867	12 Sutton row, Red Bull offices 4th floor lifts	South
2868	12 Sutton row, Red Bull offices, 4th floor	South
2869	12 Sutton row, Red Bull offices 4th floor	South east
2870	12 Sutton row, Red Bull offices 4th floor with slide to 3rd floor	North
2871	12 Sutton row, Red Bull offices slide	north
2872	12 Sutton row, Red Bull offices slide to 3rd floor	North
2873	12 Sutton row, Red Bull offices 4th floor	North
2874	12 Sutton row, Red Bull offices 4th floor slide entrance	South
2875	12 Sutton row, Red Bull offices 4th floor	South east
2876	12 Sutton row, Red Bull offices interior of spire, 4th floor	North
2877	12 Sutton row, Red Bull offices bottom of slide, 3rd floor	North
2878	12 Sutton row, Red Bull offices small meeting room, 3rd floor (yard beyond window)	South west
2879	12 Sutton row, Red Bull offices	
2880	12 Sutton row, Red Bull offices	
2881	12 Sutton row, Red Bull offices	
2882	12 Sutton row, Red Bull offices	
2883	12 Sutton row, Red Bull offices	
2884	12 Sutton row, Red Bull offices	
2885	12 Sutton row, Red Bull offices	
2886	12 Sutton row, Foyer & reception	south
2887	12 Sutton row, Foyer & reception	south
2888	Open Area 1	south
2889	north east corner of 12 Sutton row	west
2890	View down Charing Cross Rd	south
2891	Building 1 2nd Floor office 12 Goslett Yard	west
2892	2nd Floor office 12 Goslett Yard	west
2893	2nd Floor office 12 Goslett Yard	west
2894	Light well 2nd Floor office 12 Goslett Yard	north west
2895	Light well 2nd Floor office 12 Goslett Yard	north west
2896	2nd Floor office 12 Goslett Yard	south west
2897	2nd Floor office 12 Goslett Yard	north east
2898	2nd Floor office 12 Goslett Yard	north east
2899	2nd Floor office 12 Goslett Yard	south east
2900	2nd Floor office 12 Goslett Yard	north west
2901	2nd Floor office 12 Goslett Yard	north east
2902	2nd Floor office 12 Goslett Yard	north west
2903	2nd Floor office 12 Goslett Yard	south
2904	2nd Floor office 12 Goslett Yard	south
2905	2nd Floor office 12 Goslett Yard	south west
2906	2nd Floor office 12 Goslett Yard	north west
2907	Stairwell 12 Goslett Yard	north
2908	Roof area, 12 Goslett Yard	north west
2909	Top floor stairwell 12 Goslett Yard	North east
2910	12 Goslett yard (Building 3) 3rd floor	north

2911	12 Goslett Yard (Building 3) 3rd floor	north
2912	Light well(Building 3) 3rd floor	north
2913	Towards redundant staircase, 3rd Floor Building 3	north
2914	12 Goslett Yard (Building 3) 3rd floor	west
2915	12 Goslett Yard (Building 3) 3rd floor	north
2916	12 Goslett Yard (Building 3) 3rd floor	west
2917	12 Goslett Yard (Building 3) 3rd floor	south west
2918	12 Goslett Yard (Building 3) 3rd floor	west
2919	12 Goslett Yard (Building 3) 3rd floor	north
2920	12 Goslett Yard (Building 3) 3rd floor	west
2921	12 Goslett Yard (Building 3) 3rd floor	south east
2922	Redundant stairwell taken through window in Open Area 2	west
2923	Redundant stairwell	west
2924	Top of redundant stairwell, 3rd floor Building 3	east

Photos taken 1st Oct 2009 by SB team

2926	Continuation of coving within cupboard at top of stairs, 12 Goslett yard	south
2927	Continuation of coving within cupboard at top of stairs, 12 Goslett yard	south
2928	Continuation of coving within cupboard at top of stairs, 12 Goslett yard	south

Photos taken by the standing buildings team, post soft strip, January 2010.

3771	Building 1, 2nd floor	south east
3772	Building 1, 2nd floor	south
3773	Building 1, 2nd floor	north west
3774	Ceiling beams Building 1, 2nd floor	west
3775	Ceiling beams Building 1, 2nd floor	west
3776	Ceiling beams Building 1, 2nd floor	west
3777	Turret interior, Building 1	west
3778	Turret interior Building 1	east
3779	Turret interior Building 1	east
3780	Turret interior Building 1	east
3781	Turret interior Building 1	east
3782	Turret interior Building 1	up
3783	south west corner of Building 1, Ground floor	north west
3784	south west corner of Building 1, Ground floor	north west
3785	south west corner of Building 1, Ground floor	north west
3786	Ground floor Building 1, arch in former shop area	east
3787	Ground floor Building 1, arch in former shop area	south
3788	Building 1 basement west wall	north
3789	Building 1 basement west wall	south
3790	Building 1 basement Plant room beneath Open Area 1	west
3791	Building 1 basement beneath Open Area 1	north
3792	Building 1 basement beneath Open Area 1	south
3793	Building 1 basement view of light well	Up
3794	Building 1 basement view of light well	up
3795	Building 1 basement view of light well	up
3796	Building 1 basement view of light well	Up
3797	Building 1 basement view of light well	up



3798	Building 1 basement Iron cover to coal shoot	up
3799	Building 1 basement iron cover to coal shoot	Up
3800	Building 1 basement former pavement light	north
3801	Building 1 basement former pavement light	north
3802	Building 1 basement inverted arches	south
3803	Building 1 basement wall with stair scar & wallpaper traces	west
3804	Building 1 basement wall with stair scar & wallpaper traces	west
3805	Building 1 basement wall with stair scar & wallpaper traces	west
3806	Building 1 basement wall with stair scar & wallpaper traces	west
3807	Building 1 basement wall with stair scar & wallpaper traces	west
3808	Building 1 basement wall with stair scar	west
3809	Beneath Open Area 2, Ground floor exposed brickwork	west
3810	Beneath Open Area 2, Ground floor exposed brickwork	west
3812	Beneath Open Area 2, Ground floor exposed brickwork	west
3813	Beneath Open Area 2, Ground floor exposed brickwork	west
3814	Beneath Open Area 2, Ground floor exposed brickwork	west
3815	Open Area 2, 1st F exposed brickwork	south west
3816	Open Area 2, 1st F exposed brickwork	west
3817	Open Area 2, 1st F exposed brickwork & flue	west
3818	Open Area 2, 1st F exposed brickwork & Flue	west
3819	Open Area 2, 1st F exposed brickwork Building 3 skin wall	west
3820	Open Area 2, 1st F exposed brickwork, Building 3 skin wall	south
3821	Open Area 2, 1st F exposed brickwork, Building 3 skin wall	north west
3822	Open Area 2, 1st F exposed brickwork facing Open Area 2, 1st F exposed brickwork,	north west
3823	Building 2,	east
3824	Building 2, exposed brickwork facing Open Area 2 top floor	east
3825	Building 2, top floor skylights & fireplace	south west
3826	Building 2, top floor skylights & fireplace	south west
3827	Building 2, top floor	west
3828	Building 2, top floor	north
3829	Building 2, 2nd floor	west
3830	Building 2, 2nd floor fireplace	west
3831	Building 2, 2nd floor, blocked door	west
3832	Building 2, 2nd floor	north west

Fig 1 The site location

Fig 2 The site layout showing the three buildings and two open areas.

Fig 3.1871 OS map

Fig 4 1894 OS map

Fig 5 1914 OS map

*Fig 6. A sketch made before 1891, looking west down Sutton Row, towards Soho Square. The predecessor of St Patrick's is on the left, as is the entrance to Open Area 1 and possibly the north-west corner of Building 1.*

*Fig 7 A photograph of the eastern façade of Building 1, when occupied by Crosse and Blackwell taken c1920 looking north-west. Compare with fig 13.*

Fig 8 South elevation of Building 3, onto Goslett Yard, before the addition of the link block c2003

Fig 9 South elevation of Building 3 c2003, onto Goslett Yard, showing the proposed link block

Fig 10 The west elevation of Building 1 showing the north eastern turret, the angled north west corner and the Red Bull roof terrace, c2005

Fig 11 A plan showing the 1st floor layout of the three buildings on the site as recorded by MOL Archaeology, July 2009

Fig 12 Sectional elevation west to east through building 2 as recorded by MOL Archaeology 2009

Fig 13 The east facing façade of Building 1, looking west.

Fig 14 Open Area 1, looking south from Sutton Street.

Fig 15 The turret in the north east corner of the roof of Building 1, looking north.

Fig 16 The western façade of Building 1, looking east.

Fig 17 Building 2, looking north west.

Fig 18 The view north east from the roof of Building 3, over Open Area 2 towards Buildings 1 and 2

Fig 19 Building 3, looking north west. Note the recent link block between Buildings 2 and 3.

Fig 20 The original entrance to Building 3, looking north.

Fig 21 The North facing elevation of Building 1, looking south, after the demolition of the Astoria.

Fig 22 A loading bay and bricked up window in the south wall of Building 1, ground floor, looking north

Fig 23 Two blocked and one reduced window arch in Building 1, 2nd floor, south wall, looking east.

Fig 24 The west wall of Building 1 at basement level, looking north.

Fig 25 A blocked former basement window, Building 1, north perimeter, looking north.

Fig 26 The original Charing Cross Road entrance to the upper floors of Building 2, looking north west.

Fig 27 Blocked windows in the western wall of Building 2's 1st floor, at the southern end

Fig 28 The top of the staircase within Building 1, looking east

Fig 29 The western end of Building 2, looking north.

Fig 30 Blocked openings in the western wall of Building 3, looking north.

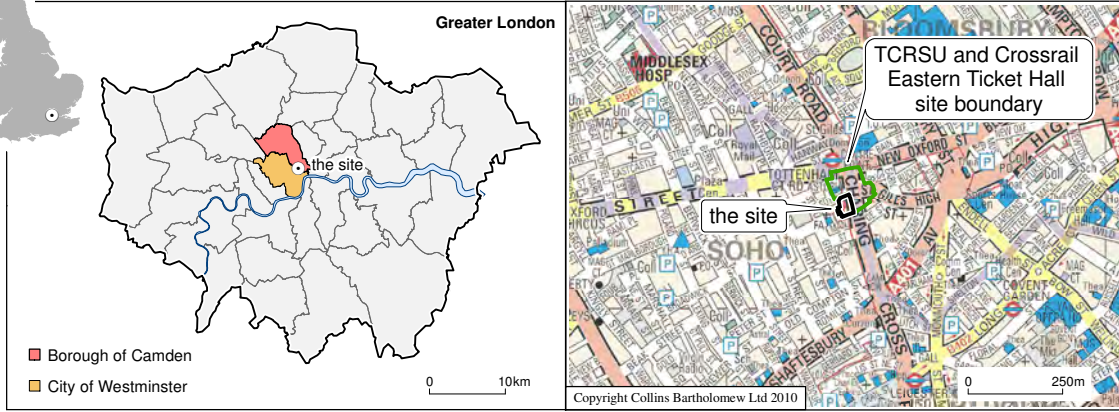
Fig 31 The top of the main staircase of Building 3, showing the change in direction of the moulded coving, into a cupboard, indicating the original direction of the stairs.

Fig 32 A small section of 19th century brickwork, likely to be the extension of the Building 1 warehouse, exposed during soft strip on the ground floor of Open Area 2, looking west

Fig 33 Partially demolished wall between Open Area 2 and Building 3 on the 1st floor, showing the skin wall of Building 3 abutting earlier masonry, looking south.

Fig 34 The same section of wall, looking south west at the older masonry, with traces of a flue and an opening.

Fig 35 The Edward VIII pillar box on the corner of Goslett Yard.

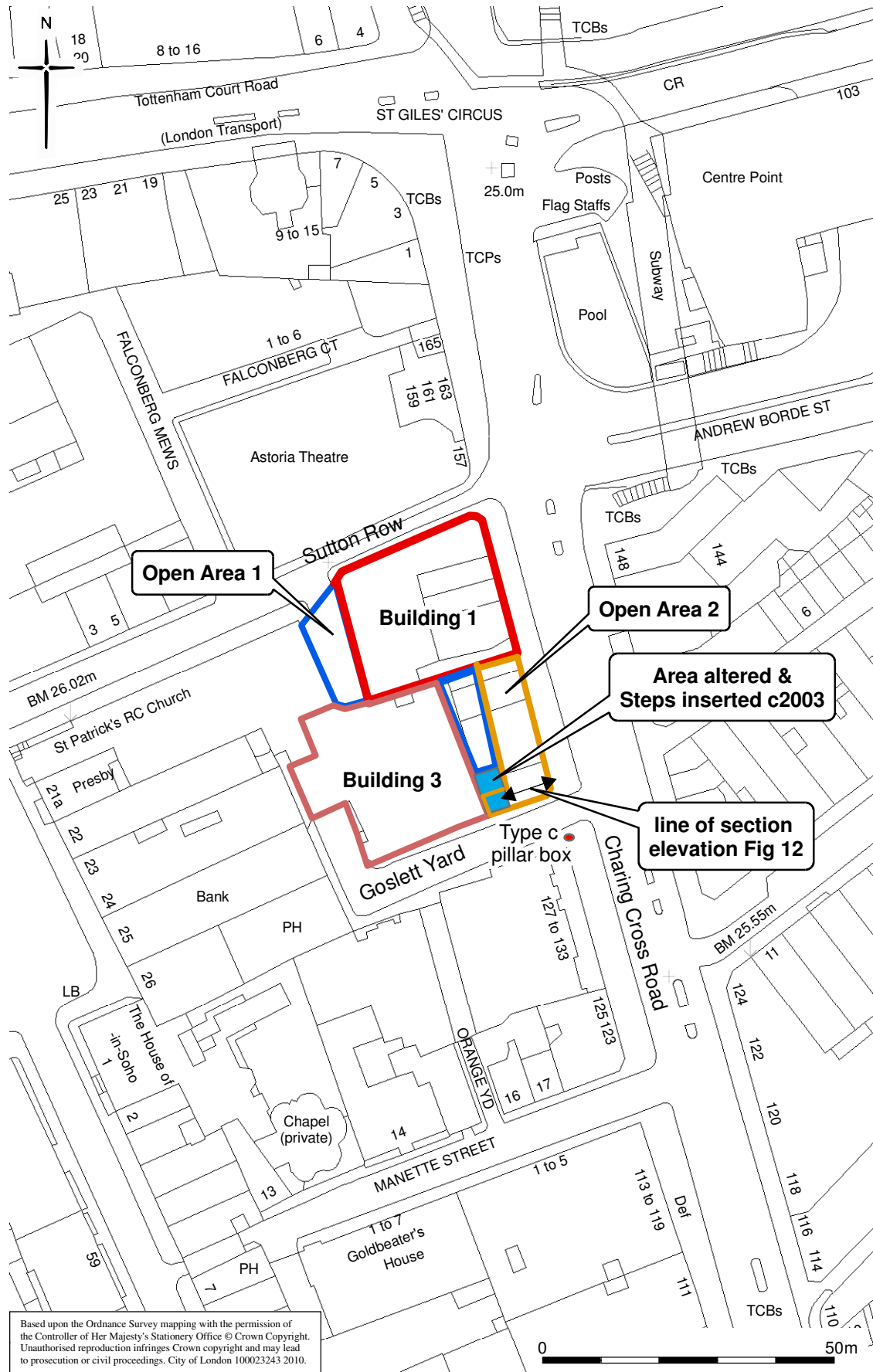


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Scale 1:2,000 @ A4

0 100m

Fig 1 Site location



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Fig 2 Site layout showing the locations of the buildings and open areas



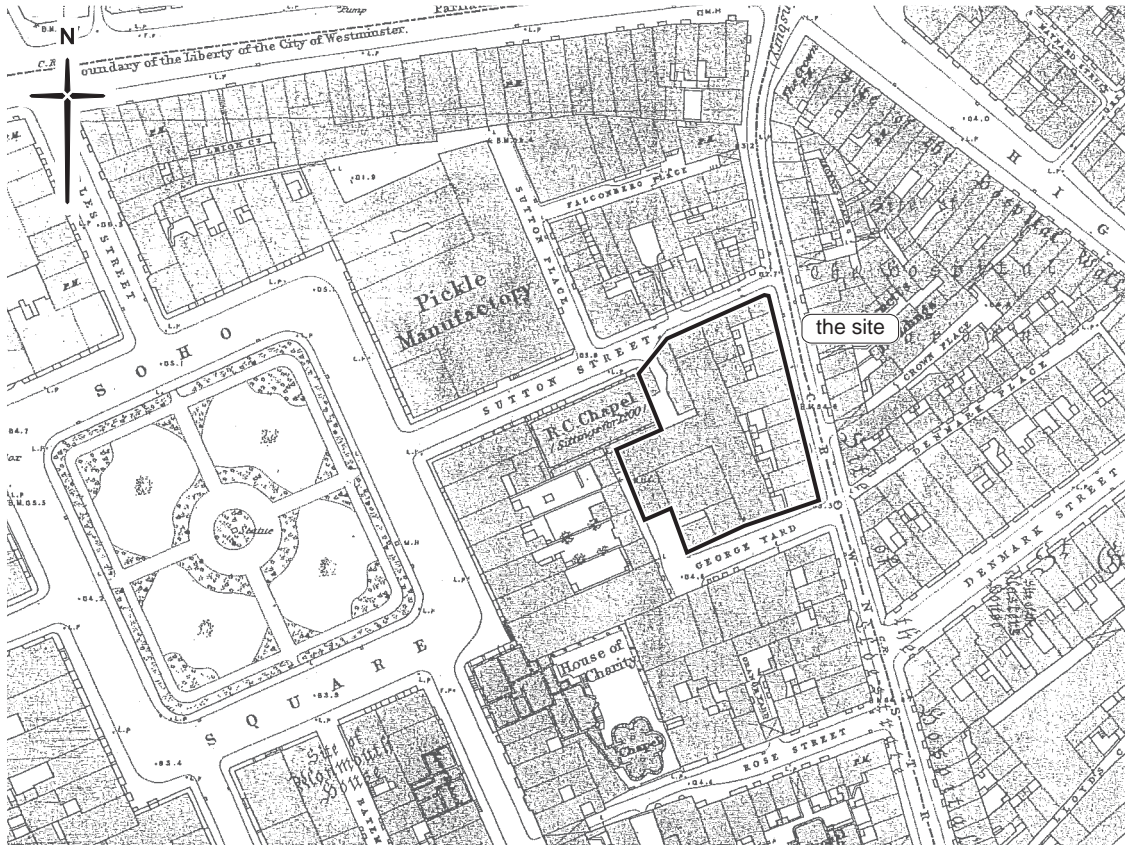


Fig 3 1871 OS map

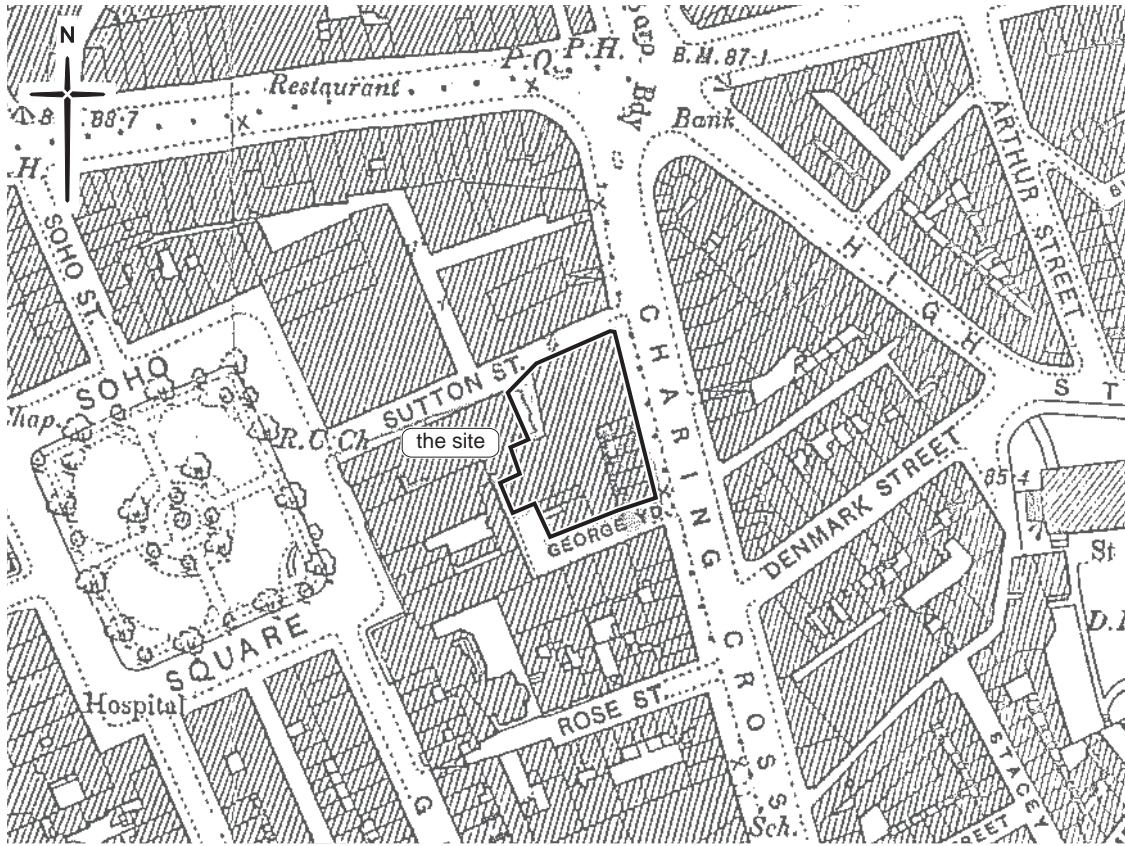


Fig 4 1894 OS map



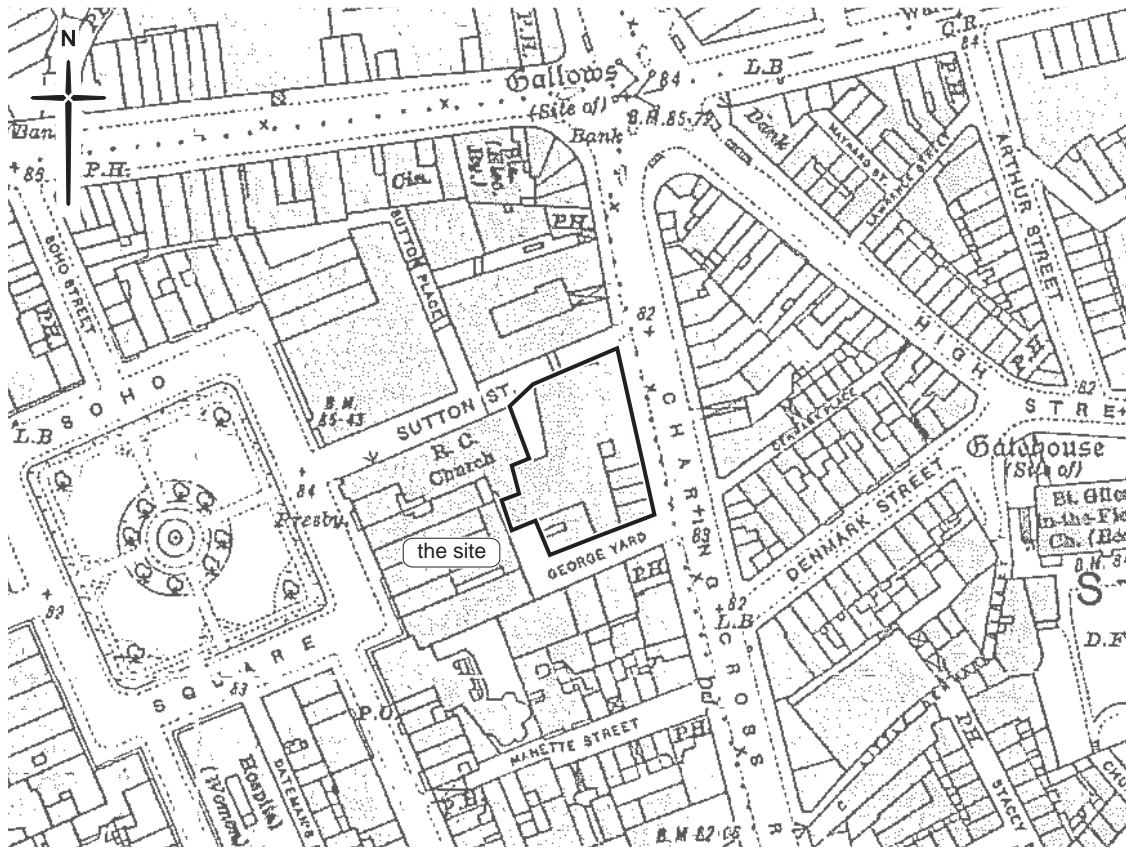


Fig 5 1914 OS map



Fig 6 A sketch made before 1991, looking west down towards Soho Square. The predecessor of St Patrick's is on the left, as is the entrance to Open Area 1 and possibly the north west corner of Building 1





Fig 7 A photograph of the eastern façade of Building 1, when occupied by Crosse and Blackwell taken c 1920 looking north west. Compare with Fig 13



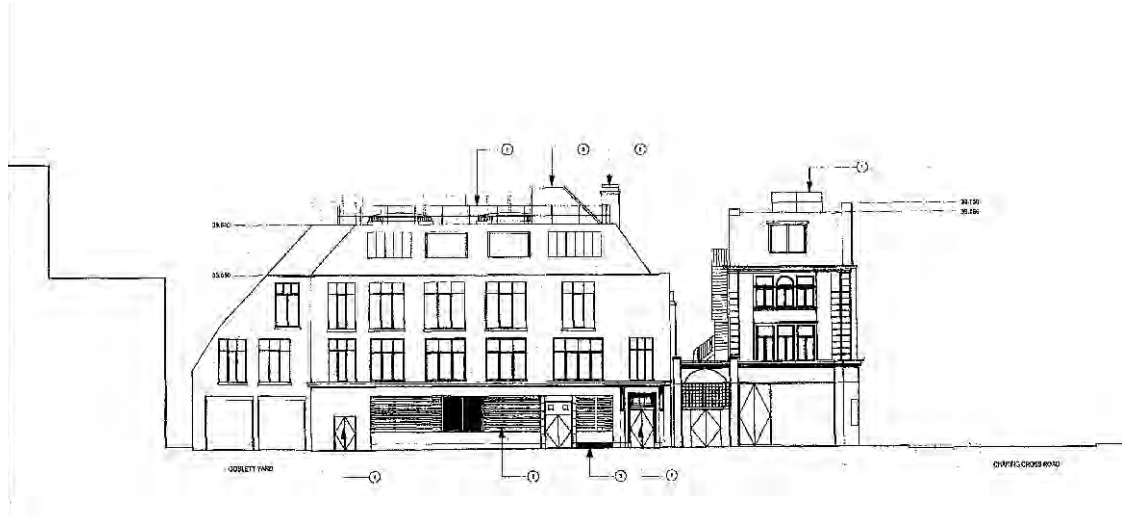


Fig 8 South elevation of Building 3, onto Goslett Yard, before the addition of the link block c 2003

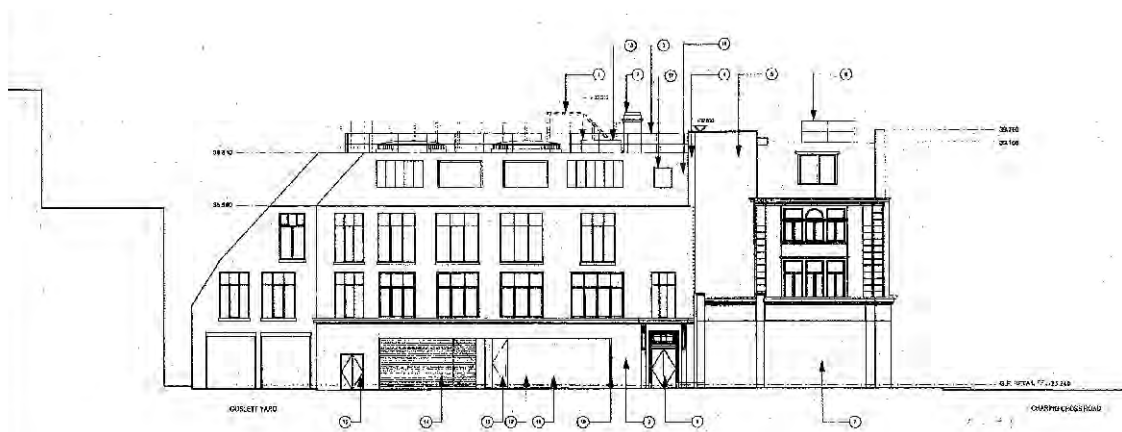


Fig 9 South elevation of Building 3 c 2003, onto Goslett Yard, showing the proposed link

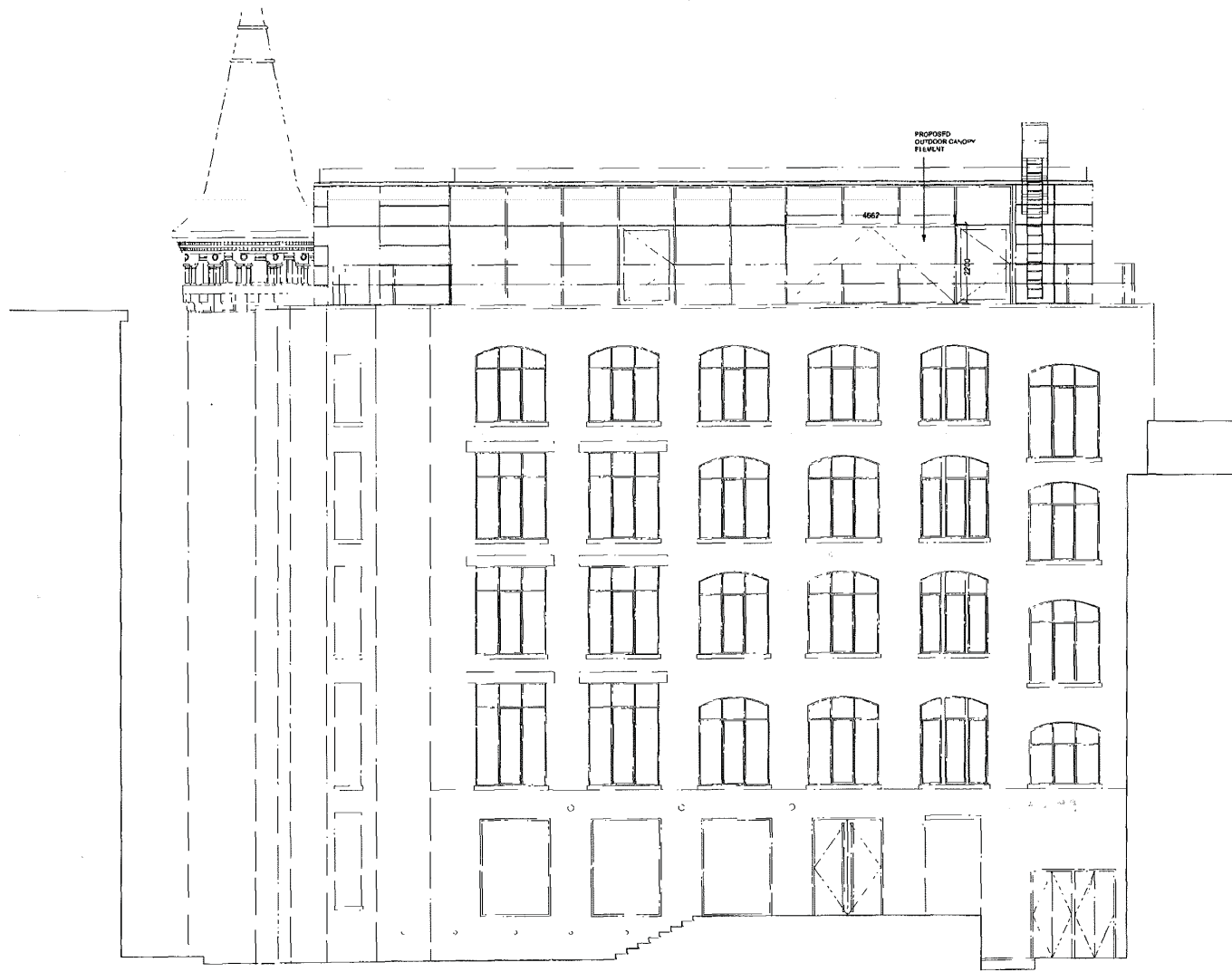
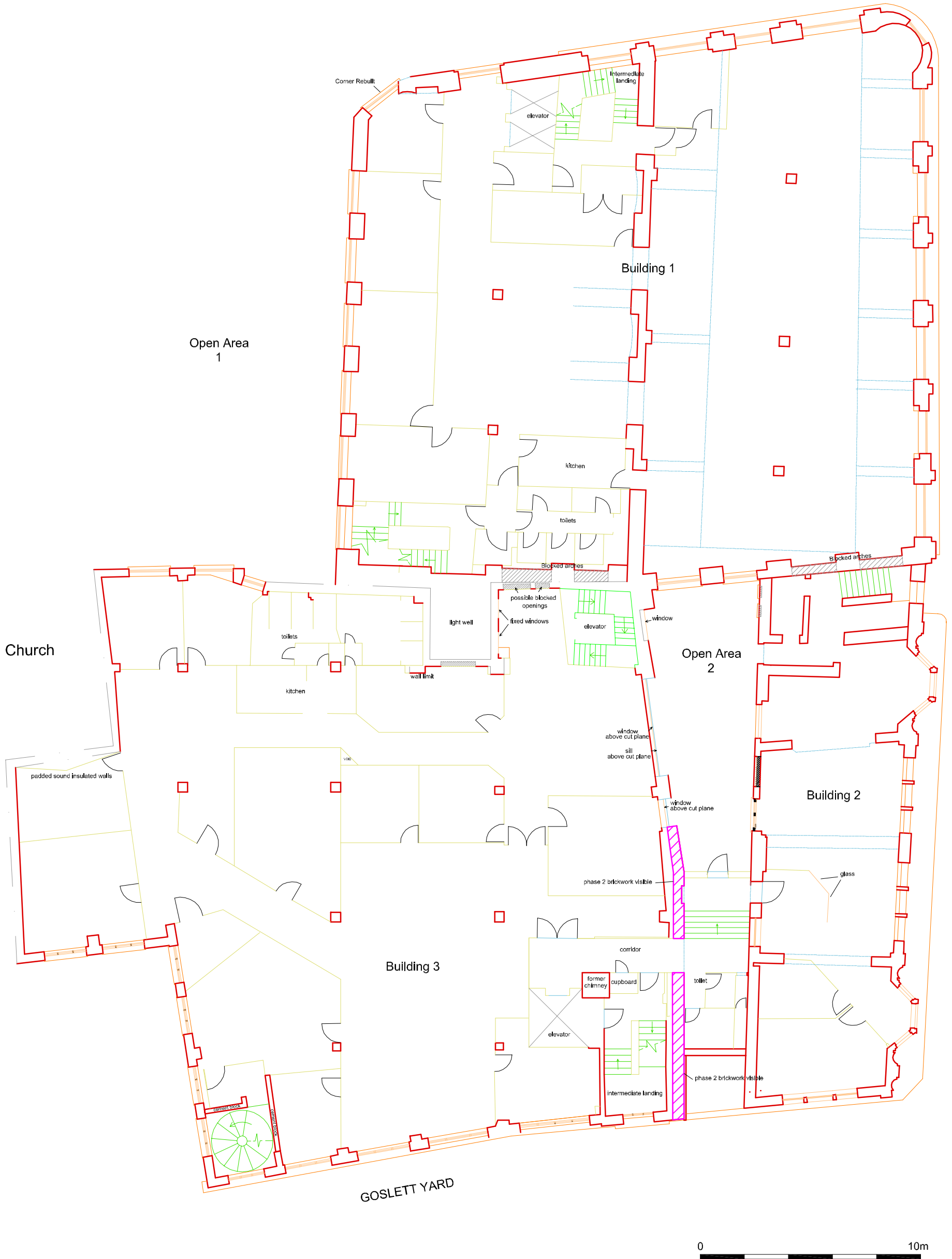
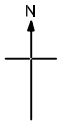


Fig 10 The west elevation of Building 1 showing the north eastern turret, the angled north west corner and the Red Bull roof terrace, c 2005



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Fig 11 Plan showing the 1st floor of the three buildings on the site, as recorded by MOL Archaeology

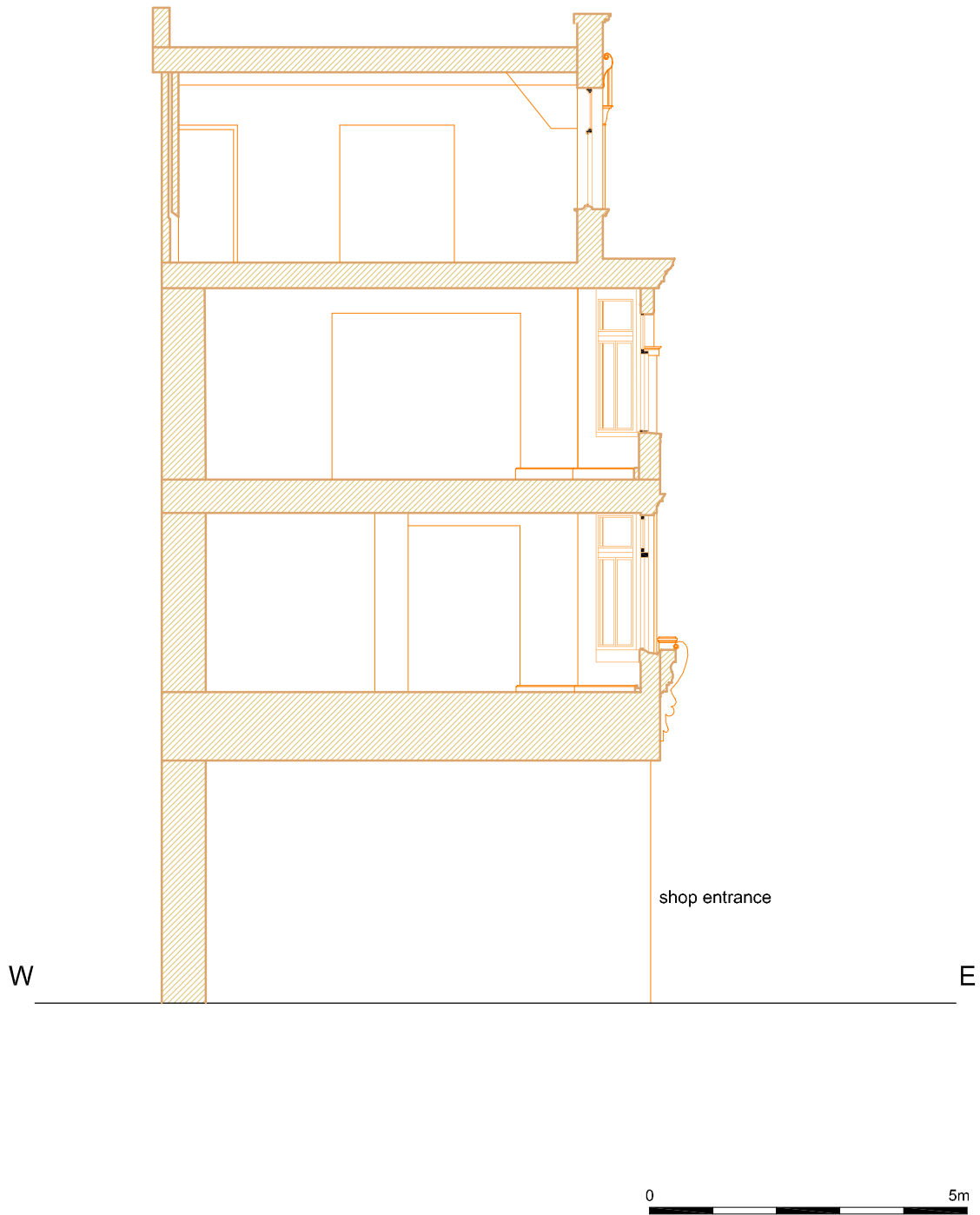


Fig 12 Sectional elevation west to east through the south end of Building 2, as recorded by MOL Archaeology



Fig 13 The east facing façade of Building 1, looking west



Fig 14 Open Area 1, looking south from Sutton Street





Fig 15 The turret on the north east corner of the roof of Building 1, looking north



Fig 16 The western façade of Building 1, looking east





Fig 17 Building 2, looking north west



Fig 18 The view north east from the roof of Building 3, over Open Area 2 towards Buildings 1 and 2





Fig 19 Building 3, looking north west. Note the recent link block between Buildings 2 and 3



Fig 20 The original entrance to Building 3, looking north





Fig 21 The North facing elevation of Building 1, looking south, after the demolition of the Astoria



Fig 22 A loading bay and bricked up window in the south wall of Building 1, ground floor, looking north



Fig 23 Two blocked and one reduced window arch in Building 1, 2nd floor, south wall, looking east



Fig 24 The west wall of Building 1 at basement level, looking north



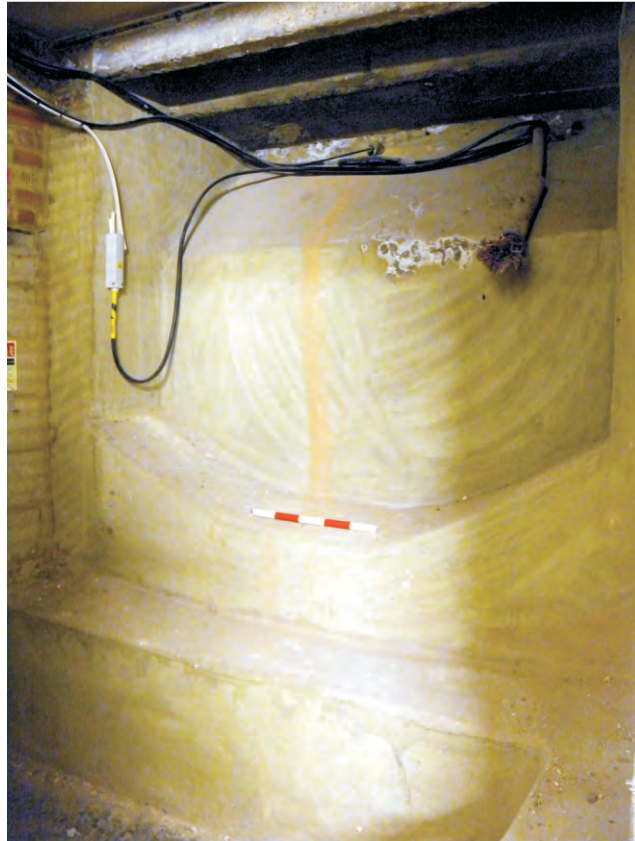


Fig 25 A blocked former basement window, Building 1, north perimeter, looking north



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Fig 35 The Edward VIII pillar box on the corner of Goslett Yard