



Crossrail Archaeology Framework

Archaeology West - Contract No.C254

Building Recording at 94 Dean Street,

Tottenham Court Road Station

Event Code XRY10

Final Fieldwork Report

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1 Executive Summary

- 1.1.1 A programme of building recording was undertaken at 94 Dean Street, Soho, London prior to its demolition in 2010 to enable the construction of a new Tottenham Court Road Station for Crossrail. The recording included an initial phase, undertaken in January 2009 by Scott Wilson while the building was still occupied, and a second phase undertaken during the soft-strip in 2010 by Oxford Archaeology (in partnership with Ramboll).
- 1.1.2 The building was Grade II listed and the work was undertaken as a requirement of a Heritage Deed Agreement between the City of Westminster and Crossrail (Part 2, 1, of Schedule 5).
- 1.1.3 It is known from cartographic and documentary evidence that this area was developed in the last quarter of the 17th century and it has previously been suggested that the building was a 19th-century refacing of an earlier structure. However, evidence recorded in the work, particularly during the soft-strip, indicated that the alterations were more substantial than previously thought and that the building was very probably largely (or entirely) rebuilt in the early to mid 19th century. The floor structures in the building appear to be almost entirely of 19th-century date and their construction is integral to the existing partitions within the building, confirming that the partitions must also be from this date. There are no doors or windows which pre-date the 19th century and evidence suggests that the staircase is also more likely to be Victorian than Georgian (albeit reusing some older members).
- 1.1.4 It may be that the building that was replaced in the mid 19th century was the original later 17th-century building and that the structure was not replaced in the 1730s when many other buildings in this area are known to have been rebuilt.
- 1.1.5 It appears that the only part of the building to have survived intact from the original structure were two vaulted stores in the basement which projected out beneath the street from the footprint of the building.
- 1.1.6 Examination of census information has been useful in demonstrating the cosmopolitan mix of inhabitants in the building in the later 19th and early 20th centuries. The building was clearly divided into a number of tenements with several families living there. Around the turn of the 20th century there was a large number of Italians living in the building, many of whom were working as cooks or waiters. In 1901, for instance, there were 12 people living in the building, apparently divided into 8 tenements, and all these people had been born in Italy other than a one year old who was born in Soho.
- 1.1.7 This provides an indication of the character of Soho at this time, as does a photograph from the 1970s showing No 94 Dean Street with a large sign over the shopfront advertising 'continuous sex films' for 10p entry.
- 1.1.8 The current work has provided a valuable opportunity to enhance our understanding of both this building and of the development of this part of London.

2 Introduction

2.1 Background and scope of work

- 2.1.1 In 2009-2010 a phased programme of building recording was undertaken at 94 Dean Street in Soho, London. This work took place in advance of the building's demolition in 2010 to enable construction of a new Tottenham Court Road Station for Crossrail to commence (Fig. 1). Number 94 Dean Street was a Grade II listed building and its recording was a requirement of a Heritage Deed Agreement between the Statutory Undertaker (the City of Westminster) and Crossrail (Part 2, 1, of Schedule 5). A specification for the recording work detailed the methods to be used (94 Dean Street: Specification for RCHME (English Heritage) Recordings: CR-SD-WES-CN-AE-000002, Version 5.0). Recording by Scott Wilson commenced in January 2009 (Crossrail document CR-DV-PAD-X-RT-00061 Rev 1.0) whilst the building was still occupied. This had the effect of limiting some elements of the work. For this reason, a second phase of recording was undertaken by Oxford Archaeology in partnership with Ramboll (OA Ramboll) during the soft-strip in July and August 2010. This work concentrated on the areas or features of the building which had previously been obscured or were inaccessible. The archaeological method statement for this work was Crossrail document C254-OXF-W-GMS-N105-50001 Rev 2.0 (dated 2 Jun 10).
- 2.1.2 The current report incorporates the research and recording undertaken by Scott Wilson in 2009, as well as the subsequent OA Ramboll recording. Although the main information from the Scott Wilson report has been incorporated into the current document there are many photographs from the initial phase of recording which have not been included here and reading the two reports together would therefore provide the fullest understanding of the structure.
- 2.1.3 In October 2010 OA Ramboll issued an Interim Statement on the recording of 94 Dean Street, as well as 96 Dean Street and 5a Great Chapel Street. This was intended to quickly disseminate the outline results of the investigation (Crossrail document C254-OXF-W-RGN-N105-50004).

2.2 Aims and objectives

General aims

2.2.2 The overall aim of the project was to produce for posterity an archive record of a building which was scheduled for demolition.

2.2.3 Specific objectives

2.2.4 Particular objectives of the project included:

- To enhance the existing records of 94 Dean Street by documenting previously obscured features;
- To record evidence of former features from each building;
- To record the main phased builds and blocked openings revealed by the soft strip; and
- To record joist patterns revealed by the soft strip.

2.3 Methodology

2.3.1 The recording of 94 Dean Street was undertaken to English Heritage Level 3 (as defined by English Heritage in *Understanding Historic Buildings: a Guide to Good Recording Practice*).

2.3.2 The English Heritage document defines Level 3 as an 'analytical record [that] will comprise an introductory description followed by a systematic account of the buildings origins development and use.... It will also include all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis'. A Level 3 record would include a plan of the building and other drawings such as elevations, sections, detail drawings and three-dimensional projections when they would be of use in interpreting the building'.

2.3.3 The project archive will be submitted to the Museum of London (LAARC) under the site code XRY10.

2.4 Historical Background

2.4.1 This historical background incorporates information from Scott Wilson's 2009 report on the initial recording of 94 Dean Street as well as the detailed account of the development of the area included in Wessex Archaeology's May 2010 report on the recording of the Non-listed Built Heritage Recording (including 96 Dean Street) at Tottenham Court Road (Crossrail document C134-XRL-T1-RGN-CRG03-50001) .

2.4.2 Post-medieval development

2.4.3 The part of London which later developed into Soho was farmland in the medieval period. It was owned by the Master of Burton Saint Lazar who was a custodian of the hospital of St Giles. In 1536 the area, then described as pasture, was surrendered by the hospital to the Crown for the formation of the Baliwick of St. James and for use as a royal park for the palace of Whitehall. Hogenberg's map of 1572 shows the area well outside the built-up city and confirms that in the later 16th century the area remained

undeveloped (Wessex Archaeology 2010). This situation does not appear to have greatly changed up until the last quarter of the 17th century.

- 2.4.4 The area which by then had become known as Soho Fields was granted to Henry Jermyn, the 1st Earl of St Albans, in the 17th century, and he then leased much of the land to Joseph Girle. Girle gained permission to build and in 1677 passed the permission onto a bricklayer called Richard Frith. It appears that the area was then developed very rapidly (as was common in this period) because Morgan's map of 1682 shows much of Soho laid out with a network of streets and well developed frontages. Dean Street, which is referred to in an Act of Parliament from 1678 (Wessex Archaeology, 2010) as marking the eastern boundary of St Anne's Church, had been partially developed. The northern part, including the site in the current study, and the southern end had been laid out but there was a large area towards the centre which had not yet been developed. This corresponds with other information contained in Wessex Archaeology's 2010 report (taken from Sheppard 1966) suggesting that the development of Dean Street was slower than in other parts of Soho, with only 15 rate payers listed by 1683. By 1691 this number had increased to over 40, with the central area apparently having been partially developed during the 1680s.
- 2.4.5 In the early 18th century Soho became home to a large number of French immigrants and the rate books from 1714 show a quarter of the entries had French names. In the mid 1730s Dean Street was almost entirely rebuilt, including the formation of a new street, Titchfield (now Fareham) Street to link Dean Street with Great Chapel Street. Nicholas Pevsner describes the street as having some of the best remaining houses from the Great Soho rebuilding of the 1730s (Scott Wilson 2009).
- 2.4.6 By the mid-1800s, however, many of the wealthy residents and respectable families who had been living in the area had moved away. In their place, many artistic residences including music halls and theatres emerged. The 1900s saw many foreign nationals migrating to the area, resulting in an influx of budget restaurants and cafés.
- 2.4.7 **94 Dean Street** is mentioned in Pevsner's survey of Westminster as being a re-fronted early 18th-century building (Scott Wilson 2009). It is first shown on Horwood's map of 1790 (then with the postal address of 69 Dean Street, see Fig. 2) and is listed in the Johnston directory of 1818 as being used by Dawes & Newton, 'Cabmak & Upholders'.
- 2.4.8 Dean Street was renumbered in the early 19th century and subsequent directories list 94 Dean Street with various uses including a book and shoemaker, a cobbler, a painter and a stationer. The post office directory of 1841 shows Miss Martia Case, a staymaker (a corset maker) in the building. Towards the end of the 19th century and into the 20th it is listed in directories as a restaurant, confectioner and tobacconists (see Fig. 4).
- 2.4.9 Valuable information has been gained from later 19th- and early 20th-century censuses (see Appendix 4). These show the very large number of people living in the building, and a high turnover of inhabitants, with no one person appearing in two consecutive censuses. In 1871 there appear to have been 19 people living at 94 Dean Street (including 7 children) divided between 7 tenements and these included people from France, Poland and Italy. Later censuses from around the turn of the 20th century show a concentration of Italians in the building, particularly in 1901 when of the 12 inhabitants all were born in Italy other than a 1 year old who was born in Soho. These people included waiters and cooks and it may be that at least some of them worked in

a restaurant in the building. A directory from 1915 shows a Victor Binz shown at the building, a café.

- 2.4.10 The London Metropolitan Archives holds a photograph from 1920 which is principally of the front of Numbers 92 and 93 Dean Street but also includes the southern edge of Number 94. The main feature that this shows is a decorative stone bracket above ground floor between Numbers 93 and 94 which had been lost prior to the recent programme of recording. This feature is similar to a bracket which remained *in situ* when the recording was undertaken between Numbers 94 and 95 as well as between Numbers 95 and 96. At this date the elevation was not painted.
- 2.4.11 A Goad fire insurance plan of 1938 (Fig. 5) also provides useful information. The symbols appear to show that there was a restaurant ('Rest') with a dwelling above ('D') and that the roof was of concrete ('C'). The plan shows the main two-storey rear extension present in 2010 and a further extension immediately south of this which had a large skylight.
- 2.4.12 A plan from 1945 prepared to accompany a planning application for the addition of a new bathroom shows an existing rear extension, which must have been constructed in the early to mid 20th century. This plan is useful in a number of ways and shows that in the mid 20th century the kitchen was located at the rear of the property at first floor level.
- 2.4.13 There is a useful photograph in the London Metropolitan Archives of the front of the building in 1976 (Fig. 6). This shows a number of interesting features relating to both the previous form and then current use of the building. A large sign over the shopfront shows that the ground floor was showing 'Continuous Adult Colour Movies' for 10p entrance and a smaller sign beneath states 'continuous sex films now showing'. The arrangement of the glazed shop front in 1976 was broadly similar to that which survives today with two doors to the southern half although the main door to the ground floor has either been altered or replaced. The photo shows that there was no cornice above the shop front in 1976. The arrangement of sashes on the upper floors appears to have been similar to that which survived when the recording was undertaken and at this date the elevation was not painted.
- 2.4.14 In its final form the building was in use as a café (the Pompidou Coffee Shop) on its ground floor and basement and provided residential accommodation above.

3 Description

3.1 Exterior (add plates)

- 3.1.1 Number 94 Dean Street was a two bay wide, four storey terraced building, constructed in London stock brick laid in Flemish bond and, in contrast to the neighbouring properties, was whitewashed (to the front). The original roof structure had been removed and replaced by a flat roof with a garden (Pls. 57 to 59).
- 3.1.2 The **east elevation** formed the front of the building and faced onto Dean Street (Fig.7, Pls. 1 and 4). There were two identical sash windows with horns, which were set on stone sills and were beneath flat brick-arch lintels at each end of the upper floors.

There was a parapet and dentilated eaves beneath a projecting moulded cornice (Pl. 2).

3.1.3 At ground floor there was a timber shopfront beneath a cornice and supported by Tuscan pilasters (Pls. 1, 3 and 5). The shop front had been substantially altered in the 20th century and the plate glass and panelled doors were modern. The shopfront incorporated a partially glazed door into Pompidou's café and, immediately adjacent to this, at the south edge of No.94, was a four-panel door which led to the corridor to the flat on the upper floors. There was a single uPVC rainwater downpipe recessed into the brickwork. The elevation was keyed into the adjacent property (No. 95) and they appeared contemporary with each other.

3.1.4 The **west elevation** (rear) of the building (Fig.8. Pl. 62), which was partially obscured by a modern extension, faced into a small, cramped yard hemmed in by relatively tall buildings on all sides. The elevation was of unpainted stock brick and it had a much less regular form than the front, with a variety of window styles including sashes at second and third floor (each 3-over-6 lights) and a four-over-four sash at first floor. There were also further sashes at the half landings. There was a single chimney stack with stepped brick coping and six terracotta chimney pots. The secondary flat roof was surrounded by a protective metal railing.

3.2 Interior

3.2.1 As stated above, the interior of the building had recently been divided into the lower part (ground floor and basement) which housed a café and an upper part (1st, 2nd and 3rd floors) which provided residential accommodation.

3.2.2 The **basement** of 94 Dean Street comprised a large central room which housed the main café area with smaller utility rooms at either end.

3.2.3 The main café and food preparation area had been entirely redecorated in the later 20th century with a dado, a wood floor, a modern ceiling *etc* and had lost any original features (Pls. 9 and 10). The food preparation area towards the eastern side of the room was divided from the café by a mid-height counter (Pls. 10 and 11). Behind this counter the outline of a blocked former doorway was visible (Pl. 10). This was aligned with the external wall of the building and would have led to two barrel-vaulted storerooms at the east end of the basement which projected beneath the street (Pl. 65). These storerooms were rendered and apparently rubble built, and they survived closer to their historic form than the rest of the redecorated basement (Pls. 13, 14 and 63).

3.2.4 At the rear (west) end of the building were two WCs, either side of a central lobby (Pls. 7 and 8). These rooms were situated within the 20th-century extension and evidence of where the former rear wall had been cut through, and replaced by a modern partition, was noted in the recording.

3.2.5 Access between the ground floor and basement was provided by a modern, dog-leg staircase of steel which was situated towards the south-west corner of the café (Pls. 15 and 16).

3.2.6 The **ground floor** was divided into three main areas:

- the main room, the café, which occupied almost the whole of the footprint of the original building;
 - to the south of the café, along the edge of the footprint, a separate corridor which provided access to the flat on the upper floors; and
 - to the west of the café a 20th-century extension.
- 3.2.1 As with the basement, the ground floor café area had been redecorated in the 20th-century and there were no significant historic features visible (Pls. 17 to 19). The original rear wall had been substantially removed in the first half of the 20th century (as at basement level) to allow access to the rear extension. At the south-western corner of the café were the modern metal stairs which linked the two parts of the coffee shop (Pl. 64), and adjacent to this the outline of a former doorway was visible in what had originally been the rear wall of the building (Pl. 20). This had been blocked by the construction of the 20th-century extension
- 3.2.2 The corridor along the southern edge of the property led from the four-panelled door in the front elevation to a historic (albeit much altered) staircase at the south-western corner of the building (Pls. 21 and 22).
- 3.2.3 The soft-strip works revealed that the corridor had an old ceiling beam (possibly re-used) and the later joists with scissors struts (probably mid 19th century) found widely throughout the building. There were east-to-west orientated softwood floorboards in the hall. The soft-strip also showed that the partition between the corridor and the café was modern, with apparently later 20th-century studs being revealed towards the west end near the stairs.
- 3.2.4 The lowest flight led to a WC with modern fixtures and fittings at the half landing within the 20th-century extension (Pl. 24).
- 3.2.5 The staircase itself is detailed separately below. Several sections of skirting board remained within this corridor but they did not appear to be original (Pl. 23).
- 3.2.6 The **first floor** remained closer to its original form than the ground floor and basement, with the historic building dividing into two main rooms and the enclosed stairwell towards the south-west. In addition there was a further room within the western 20th-century projection (a study, Pl. 32).
- 3.2.7 The relatively large room to the front of the building formed the lounge (Pl. 25) which retained two 2-over-2 sash windows (Pl. 26) with moulded architraves, timber sill and simple panelling beneath which was flush with the main face of the wall (ie beneath a sill at the base of the windows, (Pl. 27). This panelling is likely to be of mid or later 19th-century date. There was a blocked fireplace in the north wall (Pl. 28) for which no detailed evidence was visible, and a moulded skirting board around all four walls.
- 3.2.8 There was a wide recess in the west wall which suggests that at one time there was an opening between the two main rooms. This opening must, however, have been a secondary insertion (Pl. 28).
- 3.2.9 The recording undertaken during the soft-strip of the building and the removal of the ceiling in the lounge allowed a more detailed investigation of the floor joists above this room (ie the underside of the second floor, Pls. 67, 68 and 70). The common joists (E-W) in this area were found to be of probable 19th-century date and morticed and nailed

into an older central north-to-south beam between the main first floor rooms (Pl. 68). This older beam (18 cm deep x 25 cm wide) showed pegged diminished haunch mortices for a previous set of joists in different positions than the replacements. It is likely that this beam has been re-used (possibly from the previous building on this site); the empty mortices essentially relate to a use in a different building. The 19th-century common joists were 18 cm deep x c.8 cm wide and they were braced by a north-to-south line of scissors struts along the central line of the room (Pl. 70); there was a single small cross brace between each common joist. It was noted during the initial phase of recording (pre-soft-strip) that this ceiling had been lowered, due to the proximity to the tops of the windows, and the taller replacement joists confirms this.

- 3.2.10 Removal of the floor covering in this room showed that the floorboards were of secondary softwood of 16.5 cm width (same as at second floor level). They were cut around the partially surviving plate from the former north-to-south partition between lounge and kitchen (Pl. 69). It is clear from the floorboards that when they were inserted there was a wide opening within this partition, corresponding with the recess noted above in the initial phase of recording. The secondary boards extended over this opening and the historic doorway further to the south but respected the surviving partition plates between these openings.
- 3.2.11 The removal of the partition revealed small sections of brickwork at the north end (yellow stocks) and south end (red brick).
- 3.2.12 The soft strip also allowed an inspection of the nature of the east wall behind the removed panelling beneath the windows (Pl. 70). A long softwood beam (10 cm wide by 27 cm deep) was exposed in this area and this had presumably been inserted, possibly in the later 19th century, to allow the glazed shop front at ground floor to be installed (Pl. 71). The top of this beam was 13 cm above the floorboards. The simple panelling that had been recorded by Scott Wilson in the initial phase of works was fixed to this beam and must have been contemporary with it. The beam had the ghost marks of 10 vertical timbers (7 cm wide and c.35 cm apart) from which the panelling had been fixed, as well as two bolted iron coach straps extending down and turning under the floorboards.
- 3.2.13 Another partially exposed feature was a roller shutter (Pl. 71) which could have been pulled down over the shop front (possibly over a previous shop front).
- 3.2.14 Towards the northern end of the room there was a wider joist (10 cm) which supported a series of short north-to-south joists on which the hearth from the former fireplace rested. The two main short joists at each end of the hearth had tusk tenons (*ie* long projecting tenons and pegs) through the longer east-to-west joist.
- 3.2.15 The western room within the primary building was the kitchen (Pls. 30 and 31) and this had been more substantially altered than the lounge. A moulded skirting board and a narrow 4-over-4 sash window survived (Pl. 31). There would almost certainly have been a fireplace in the northern wall but this had been removed and infilled.
- 3.2.16 The removal of the ceiling from the kitchen confirmed that the joists above this room were secondary and of the same date as those in the lounge (19th-century). There was again a trimmer joist towards the north side and a set of short perpendicular joists that supported the hearth of the fireplace above (Pl. 72). The floor boards were similarly softwood replacements, of probable 20th-century date.

- 3.2.17 The most historically interesting feature in this area was the partition on the south side of the kitchen which had divided it from the stairwell (Pls. 67 and 74). This comprised softwood studs (7.5 cm x 5 cm) with a horizontal plate at floor level and two further shorter horizontals higher up to support parts of the adjacent staircase
- 3.2.18 The enclosed stairwell to the south of the kitchen was the one part of the first floor where a set of older common floor joists survive. There were three such short joists (E-W, Pls. 67 and 68) at the head of this flight of the stairs, immediately west of the main old beam across the building (dividing lounge from kitchen). They spanned between this beam and a short primary north-to-south trimmer joist at the edge of the stairs. The tenons of the east-to-west joists projected through the trimmer but they were not pegged. These joists were distinct from the later joists throughout the lounge and kitchen and they were less deep. However, it may be that these short joists were re-used from a previous dismantled building and they do not represent an intact surviving fragment from the former structure. The stairs themselves are discussed below.
- 3.2.19 The room within the 20th-century projection to the rear of the building was a study and had a 4-over-4 sash in the south wall (Pls. 32 and 34). This room is known to have been a kitchen in 1945 as it is shown as such in a planning application for other works to the building (detailed above in historical background section).
- 3.2.20 The **second floor** plan again survived broadly in line with the original layout of two rooms: a principal room to the front of the building and a smaller bedroom to the rear, adjacent to the staircase. The larger east room (Bedroom No. 1) had two 2-over-2 sashes (Pls. 36 to 39) but unlike its corresponding first floor room the window recess continued down to floor level (as opposed to having a internal sill as at first floor) with panelling following this recess (Pls. 38 and 75). Unlike the example at first floor level the panelling did not continue between the windows. Both the window and panelling were surrounded by a moulded architrave.
- 3.2.21 The former fireplace had again been removed from the east room and the opening infilled (Pl. 35). Removal of the floor covering in this room (2nd floor front room) showed that the floorboards were of softwood and 16.5 cm wide (same as at first floor). There was a four-panelled door at the south-western corner of the room allowing access from the stairwell.
- 3.2.22 The smaller western room (Bedroom No. 2) had been stripped of most of its historic features although there was a 3-over-6 sash in the west wall (Pls. 40 and 41). The former fireplace had again been removed and the opening infilled. The door to the west room from the stairwell was four-panelled and with a simple architrave around it. This is the room that was proposed for conversion to a bathroom in the planning application from 1945 (discussed above in the historical background section).
- 3.2.23 The ceiling joists above the second floor rooms were the same as those at first floor, spanning east-to-west, measuring 22 cm tall by 6 cm wide, and being suggestive of a 19th-century date (Pls. 76 to 80). They again had scissors struts (Pl. 73). The floorboards at second floor level were of softwood (16.5 cm wide).
- 3.2.24 The hearth joists in the floor above were not tusk-tenoned through the common joists as they were at first floor level but there were short north-to-south joists between the hearth which were tusk tenoned.

- 3.2.25 The partition between the rooms at second floor (Pls. 76 to 80) was designed in the same way as that of the first floor, with diagonal bracing to form a triangle. It again had notched and tusk-tenoned door lintels
- 3.2.26 The layout of the **third floor** was the same as that of the second floor, with a larger room to the front (east) and a smaller room (now a bathroom) to the rear, adjacent to the stairwell. The form of the two windows and panelling in the east room at third floor level (Bedroom No. 3, Pls. 42, 44 and 45) matched that at second floor, with the recesses continuing down to floor level beneath the windows. There were moulded architraves and panelling within the recesses and there were moulded skirting boards around all four walls of the room. There was once again a four panelled door towards the south-west which provided access to the room from the stairwell and a blocked fireplace in the north wall. There was an arched alcove on the west side of the fireplace (Pl. 43) which had been clearly formed by the flues converging towards the central stack.
- 3.2.27 The soft strip confirmed that the wall between the two rooms was a stud partition matching those on the lower floors, with two diagonal braces mirroring each other and forming a triangle. The studs showed the marks of former lath and plaster but the most recent plaster had been modern plasterboard. The central post was cut to house the heads of the two sloped braces. This partition is more suggestive of a 19th-century date than an early 18th-century.
- 3.2.28 The floorboards were secondary (probably of 19th- or early 20th-century date) and the hearths of the former fireplaces were visible.
- 3.2.29 The bathroom (Pls. 46 and 47) retained few historical features although there was a sash window in the west wall and a moulded architrave.
- 3.2.30 A small hole was made in the third floor ceiling during the soft-strip and this confirmed that the joists in the current flat roof were of the same 19th-century type, with scissors struts, as those in the lower floors. The plaster in this ceiling was modern plasterboard but the marks from an older lath and plaster ceiling were clearly visible.
- 3.2.31 The **staircase** was located at the south-west corner of the main house, although as previously mentioned the flight between ground floor and the basement had been replaced by a modern metal structure. The modern lower flight is in the same location as the former staircase but it had been separated from it by the partition which formed the corridor to the stairs from the front door.
- 3.2.32 The staircase from ground floor up to the roof is older (pre-20th century) but it has a somewhat irregular form, principally resulting from numerous alterations but also possibly from being constructed from reused sections from several previous staircases. From the character of the remaining structure exposed it does not appear to be older than the 19th century.
- 3.2.33 The soft strip revealed that the stair treads, risers and joists were all of softwood and their character was not suggestive of an early Georgian building. The angled stair joists appeared to be nailed to the newel although the perpendicular ones were tenoned and the stair joists were seen to be socketed into the rear and side walls (Pls. 83 and 84).

- 3.2.34 The historic form of the first section between ground and first floor had been much altered by the construction of the partition between the corridor and the café and the associated removal of the banisters within this lowest flight (Pl. 48).
- 3.2.35 The staircase between the first floor and third floor had a more consistent form with turned balusters of a common form and newels with ball finials (Pls. 49 to 56). There was some subtle inconsistency in the precise forms of the handrails between flights, with some sections having a more raised profile than others (Pls. 49, 51, 53 and 54). The ball finial had been removed on the lower flight between first and second floors (Pl. 49).
- 3.2.36 The principal distinction in the staircase, other than the modern structure to the basement, was the uppermost flight which in the building's final form rose to the roof but which historically would have provided access to the attic floor. This attic would presumably have housed servants and the decorative hierarchy of the building was clearly apparent in the relatively plain stairs at this level (Pl. 55). The balusters had a simple square section, there was no ball finial to the newel and the handrail was rounded.
- 3.2.37 The **roof** was a flat structure with roof garden and timber decking (Pls. 57 to 59). As referred to above a hole was made in the underside of the ceiling at third floor level and this confirmed that the roof is constructed from the same softwood joists as the lower floors. This would previously have been the floor of a former attic accessed by the uppermost flight of the staircase. The staircase confirms that the flat roof was a secondary alteration, almost certainly undertaken in the mid or later 20th century.
- 3.2.38 There were two chimney stacks to the north and north-west: the western stack has six terracotta pots while the east stack has eight (Pls. 60 and 61). They were both set on stepped brickwork. The previous building would presumably have had a pitched roof but there was no evidence of this in scars to chimneys or neighbouring buildings.

4 Conclusions

- 4.1.1 94 Dean Street was an attractive building which added to the distinctive historical character of this interesting part of London. The recording reported here has added to our understanding of the building and, with the wider recording of heritage assets as part of Crossrail's development, has enhanced an understanding of the development of Soho.
- 4.1.2 Previous assessments of the building had suggested that it was essentially a Georgian structure, probably surviving from the great rebuilding of Soho in the 1730s, which had been re-fronted in the 19th century. The current recording suggests, however, that the secondary alterations were more extensive than a mere re-fronting, and it seems more likely that 94 Dean Street was effectively rebuilt, probably in the earlier or mid 19th century.
- 4.1.3 The works have shown that the floors throughout the building were almost entirely of 19th-century date, other than a small number of individual members and very localised areas where older joists survived together. These floors incorporated scissors struts to add some bracing to the joists. The extent of the 19th-century joists suggests that the

older members may simply have been re-used timbers from a previous building (possibly the previous building on this site).

- 4.1.4 The structures of various partitions, all similar, were exposed; these comprised studs with diagonal bracing. The partitions were also more suggestive of a 19th-century building than one from the early Georgian period. Since their structure was integral with that of the floors they must have been contemporary with them.
- 4.1.5 Similarly, none of the other internal features such as doors and windows pre-dated the 19th-century and the irregular structure of the staircase was also likely to have dated from the 19th century. It is possible that the original Georgian staircase was left intact, with the building being reconstructed around it in the 19th century, and some evidence suggests this. There were some older floor joists used in the enclosure immediately around the staircase and the joists of the stairs themselves did appear to be within sockets within the external walls.
- 4.1.6 However, the soft strip revealed that the stairs were constructed using members suggestive of a 19th-century date (albeit also with older members incorporated) and this, together with the fact that the stairs had various stylistic irregularities between the different flights makes it seem unlikely that they were retained *in situ* while the rest of the building was reconstructed. The older joists around the stairs could have been re-used and the wall sockets could have been from a previous structure or created in the later alterations.
- 4.1.7 All the fireplaces in the building had been removed before the surveys commenced.
- 4.1.8 In its final form the building divided into a café/coffee shop at ground floor and basement, with residential accommodation on the upper floors. It is likely that this general arrangement followed historical precedent from at least the mid 19th century and possibly from before that. Trade directories show that the building had had a series of commercial, trade or retail uses common to other buildings in the area, and censuses from the second half of the 19th and early 20th centuries also provide similar information. The 1851 census shows inhabitants, all from England, with various trades including a house decorator, a pearl form maker and a cabinet turner. Later censuses show a greater mix of nationalities, particularly Italians, and in 1901 the 12 inhabitants were entirely Italian, other than a one year old born in London. Many of these Italians are likely to have worked in a restaurant in the building and the censuses suggest the building had a high turnover of inhabitants.
- 4.1.9 The ground floor and basement areas had been greatly altered during the later 20th century (apparently following the Grade II listing of the building and without consent), but the upper floors remained closer to their historic form. Even here, however, the building appears to have retained almost no features from the Georgian period.

5 Appendix 1 Summary of Site Details

Client name: Crossrail

Site name: Tottenham Court Road built heritage recording

Site code: XRY10

Grid reference: TQ 2956 8131 Type of evaluation: Historic Building Recording

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

Area of site: 94 Dean Street (also work on 5a Great Chapel St and 96 Dean Street undertaken under the same site code).

Summary of results: 94 Dean Street appears to have been a Georgian building that underwent substantial alterations in the later 19th century.

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

6 Appendix 2 Listed Building Description

94, DEAN STREET, LONDON W1

Grade: II Date first listed: 23-Nov-1978

UID: 209465 National Grid Reference: TQ 29586 81258

TQ 2981 SE CITY OF WESTMINSTER DEAN STREET, W1 58/9 (West Side)

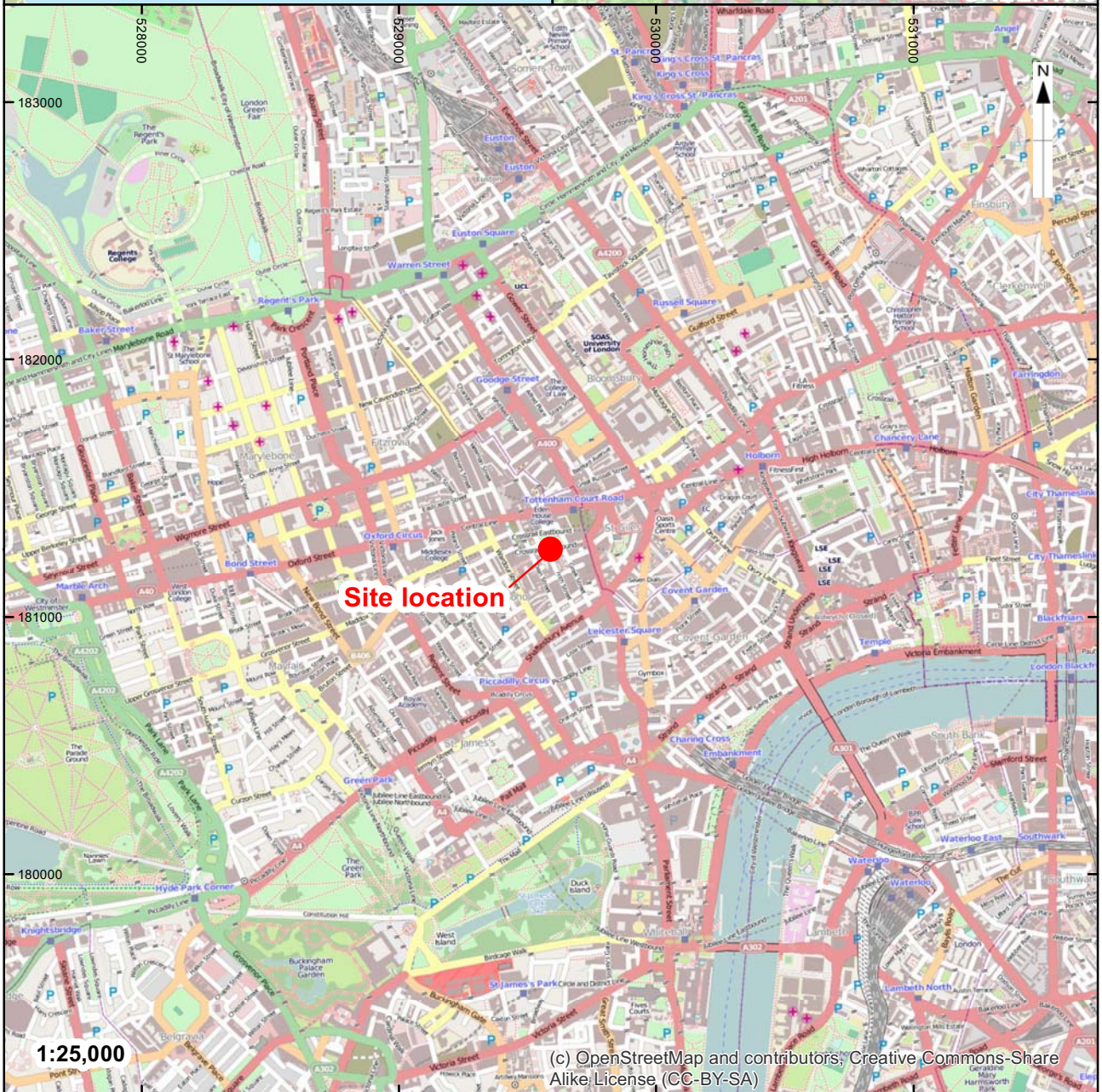
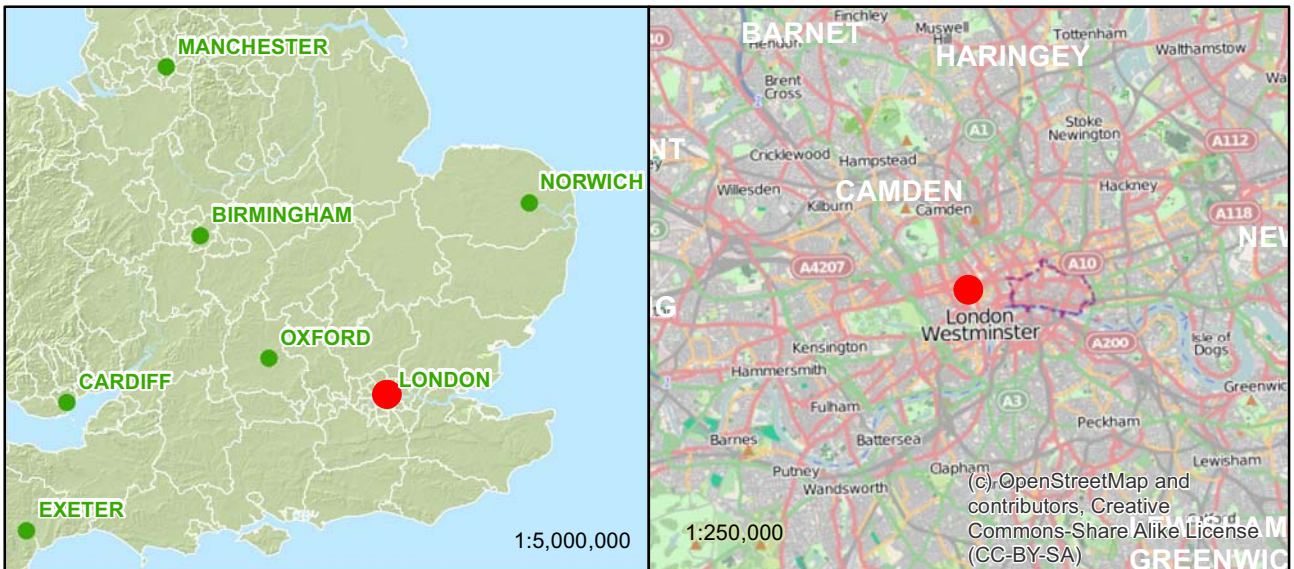
23.11.78 No. 94

Terrace house. Early C18. Stock brick front probably mid C19 refronting, slate roof. 4 storeys. 2 windows wide. Slightly altered mid C19 plastered shop front with fascia. Upper floors have recessed sash windows, no glazing bars, under flat gauged arches. Parapet with coping. Original internal features include closed string staircase with turned balusters, remains of panelling and box cornices 1st floor etc.

7 Appendix 3 Table of Census Information for 94 Dean Street

Census date	Details on 94 Dean Street
1851	Henry Bird, a house decorator with wife and 6 children Richard Cox, a Pearl form maker, and his wife and 3 children and a servant Thomas Pryer, a cabinet turner (apparently in a separate tenement)
1861	Elizabeth Barritt, a widow (tobacconist) and 4 adult children (inc 2 engineers) and a servant.
1871	Apparently 7 tenements. 1) Alfred Dawson, (Head) who was born in France and his French wife (Gen Emise Gambier) and their son (also Alfred Dawson) who was born in France. 2) John Brown (an English chairmaker) and his wife (Annie) and son (John) 3) William Rolle, a tailor from Poland

	<p>4) Antoine Lagarde, a tailor from France and his wife and son</p> <p>5) Francis Ovella, an Italian liquor (?) maker and his wife and a boarder</p> <p>6) James Rodwell, a labourer, English and his son (13 year old errand boy)</p> <p>7) Sophia Chapman (English) and 3 children</p>
1891	<p>Four people:</p> <p>Lorneza Abba, an Italian restaurant keeper and Adolphine Abba, his French wife</p> <p>Raymona Cosson, a French lodger (cook)</p> <p>Benaimino Fraser, an Italian lodger (Inn waiter)</p>
1901	<p>There seems to have been c.8 tenements with 12 people all of whom were born in Italy except for a one year old who was born in Soho.</p> <p>The occupants included four hotel waiters, three hotel cooks, a housemaid, a commercial traveller and a solicitor (feeble minded).</p>
1911	<p>The property appears to be divided into 7 Tenements.</p> <p>1) Cesare Curti, and Italian wine merchant, born in Tranze</p> <p>2) Two sisters (Frances & Alice Marshall) who worked in a confectioners shop</p> <p>3) John Arquint, a Swiss clerk</p> <p>4) Anne Mary Guide, a theatre artist</p> <p>5) Celso Pellengo, an Italian waiter</p> <p>6) Natale Merati, an Italian cook and his wife (a seamstress) and son.</p> <p>7) Marty Mauris, a French cook</p>



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Contains Ordnance Survey data © Crown copyright and database right 2012

Figure 1: Site location

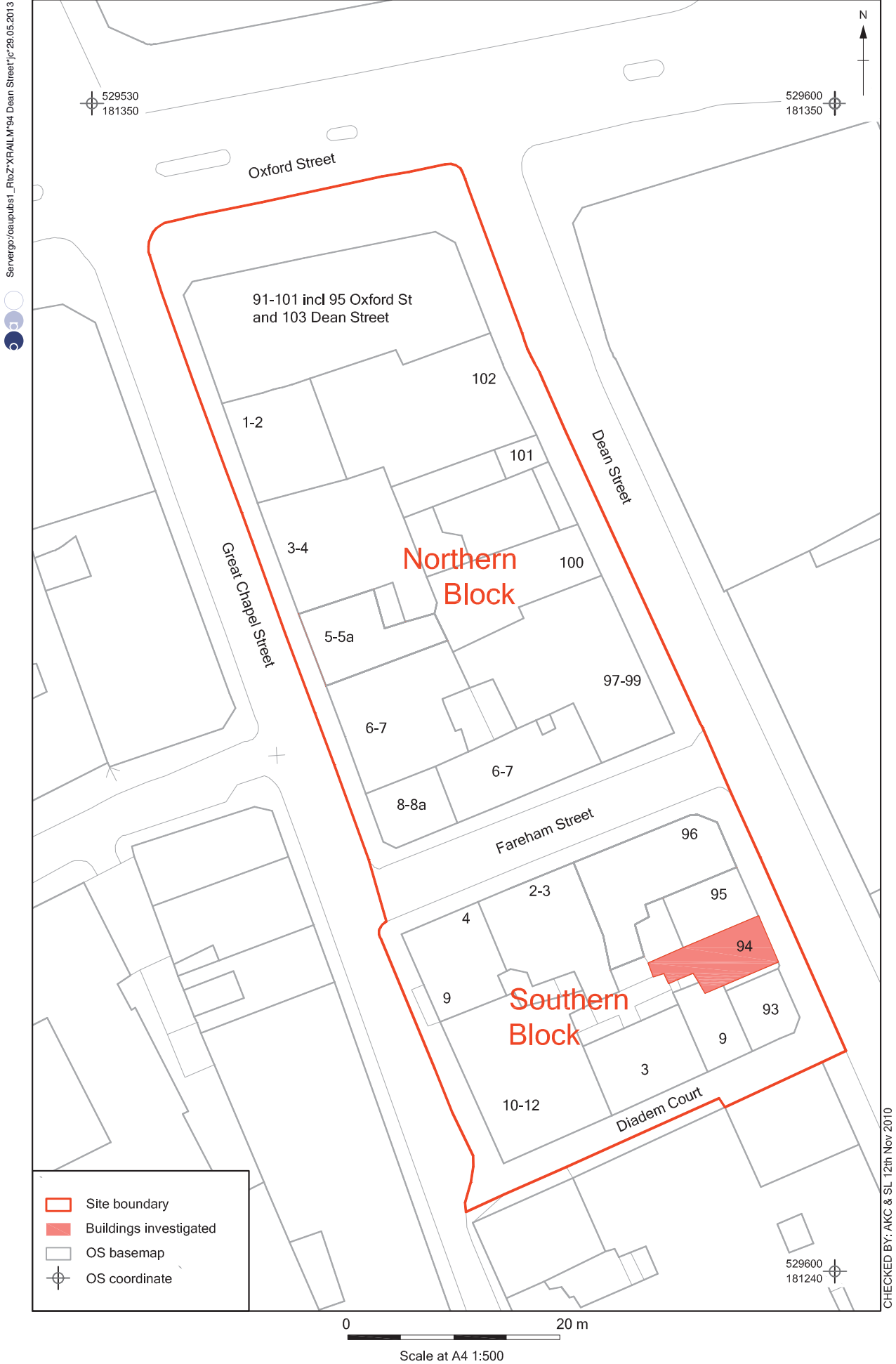


Figure 2: Location plan of 94 Dean Street



Figure 3: 1792 Howard Map showing 94 Dean St as No.69



Figure 4: 1870 Ordnance Survey map

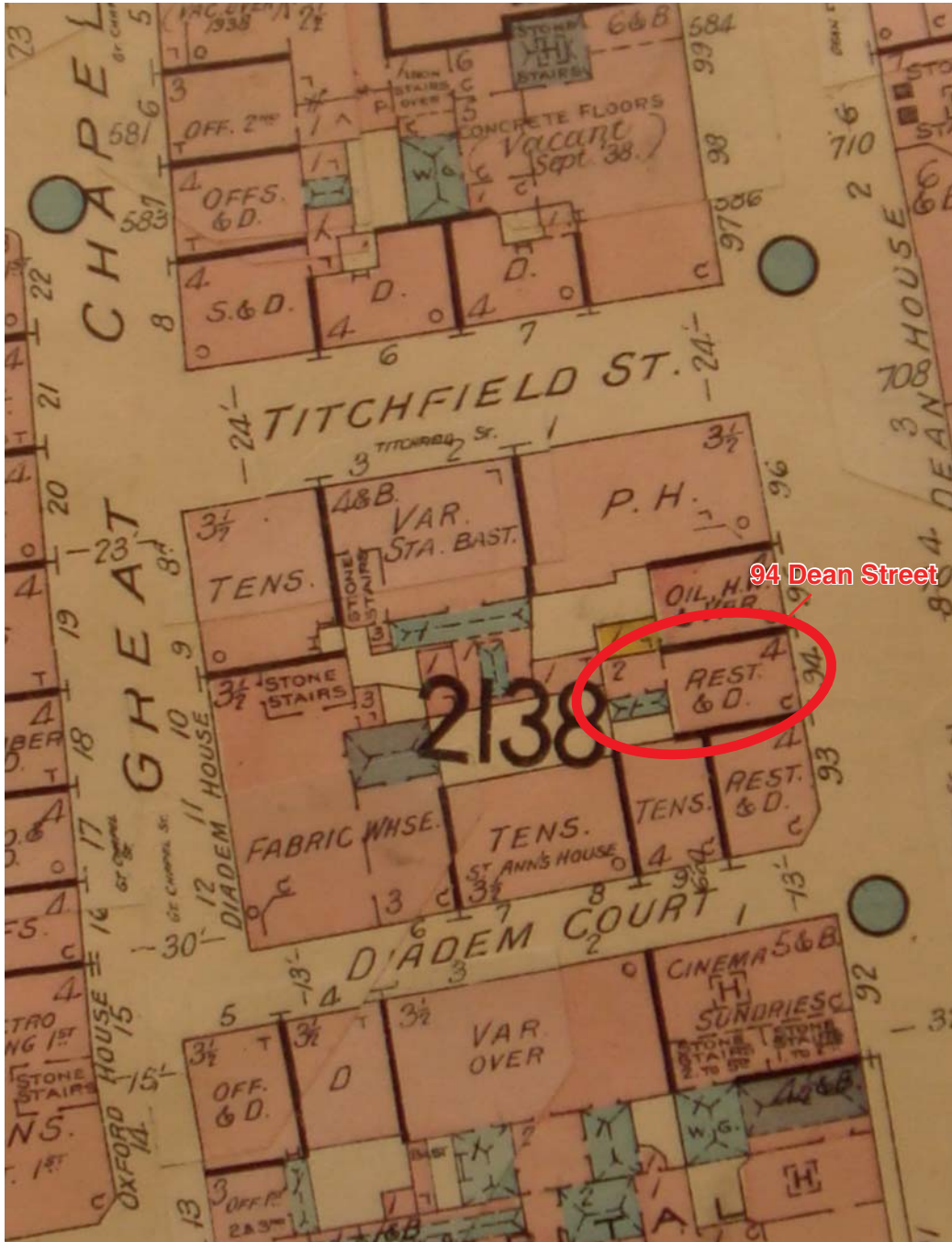


Figure 5: Goad fire insurance map 1938

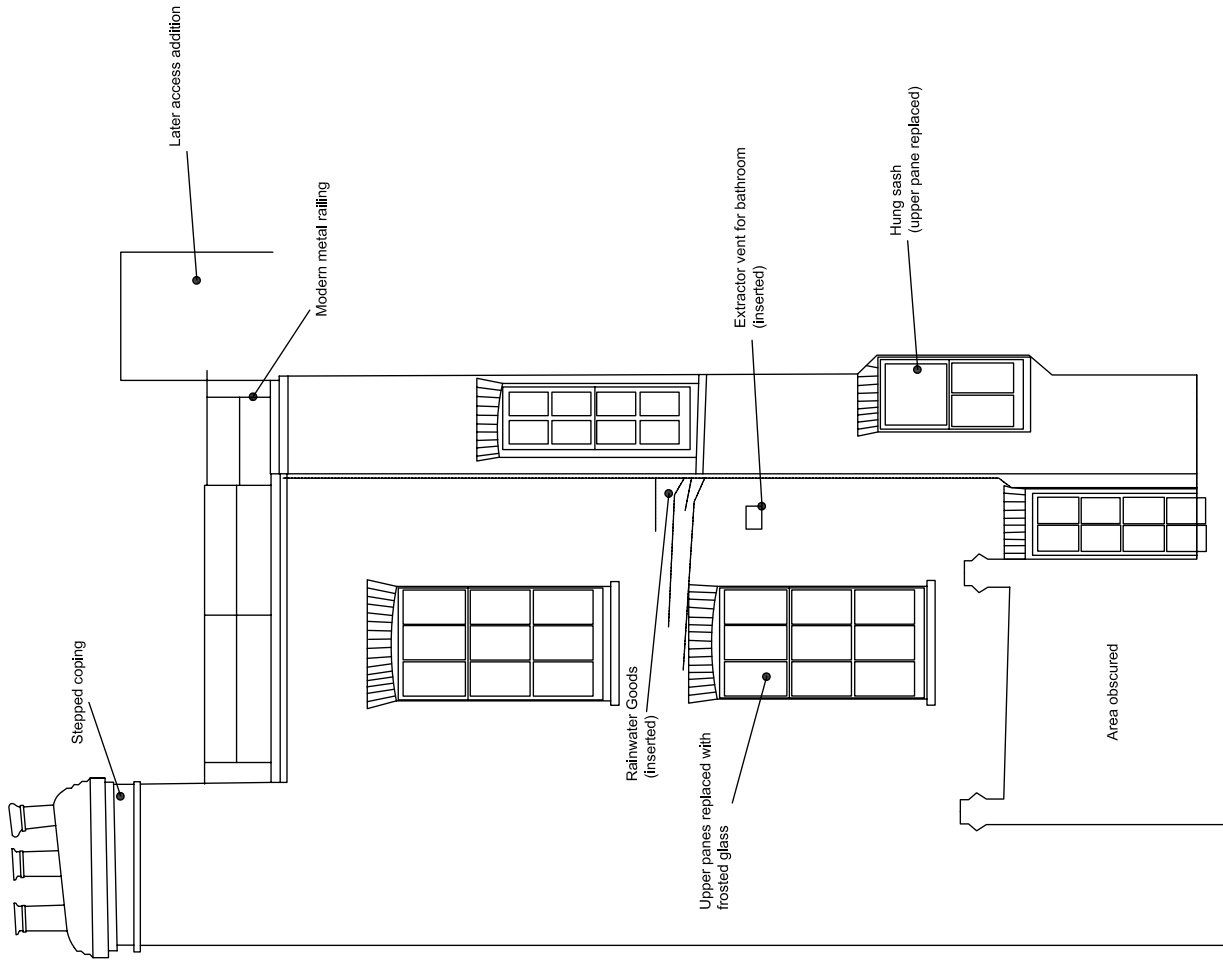


Figure 6: 94 Dean Street in 1976

REV	DATE	DESCRIPTION	BY	CHKD	APP	CAD	ACC
1	23.03.09	94 Dean Street front (east) elevation					
RL AJ AH			CI RL LTD PORTLAND HOUSE BRESSANEN PL. LONDON SW1E 5SH T: 020 3023 9100 www.criswell.co.uk © 2008				
CONTRACT NO./CONSULTANT: SCOTT WILSON			SCALE: 1:50				
TITLE: Figure 7: Front Elevation			DRAWING AND CAD FILE NO. : D117398/AR/DS/02				
REV: 1							



Figure 7: Front Elevation



REV	DATE	DESCRIPTION	BY	CHKD	APP	CAD	ACC
1	23.03.09	94 Dean Street rear (west) elevation	RL	AJ	AH		

Rear extension
 Ground floor obscured

Scale 1:50
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CONTRACT No. / CONSULTANT:
 SCOTT WILSON

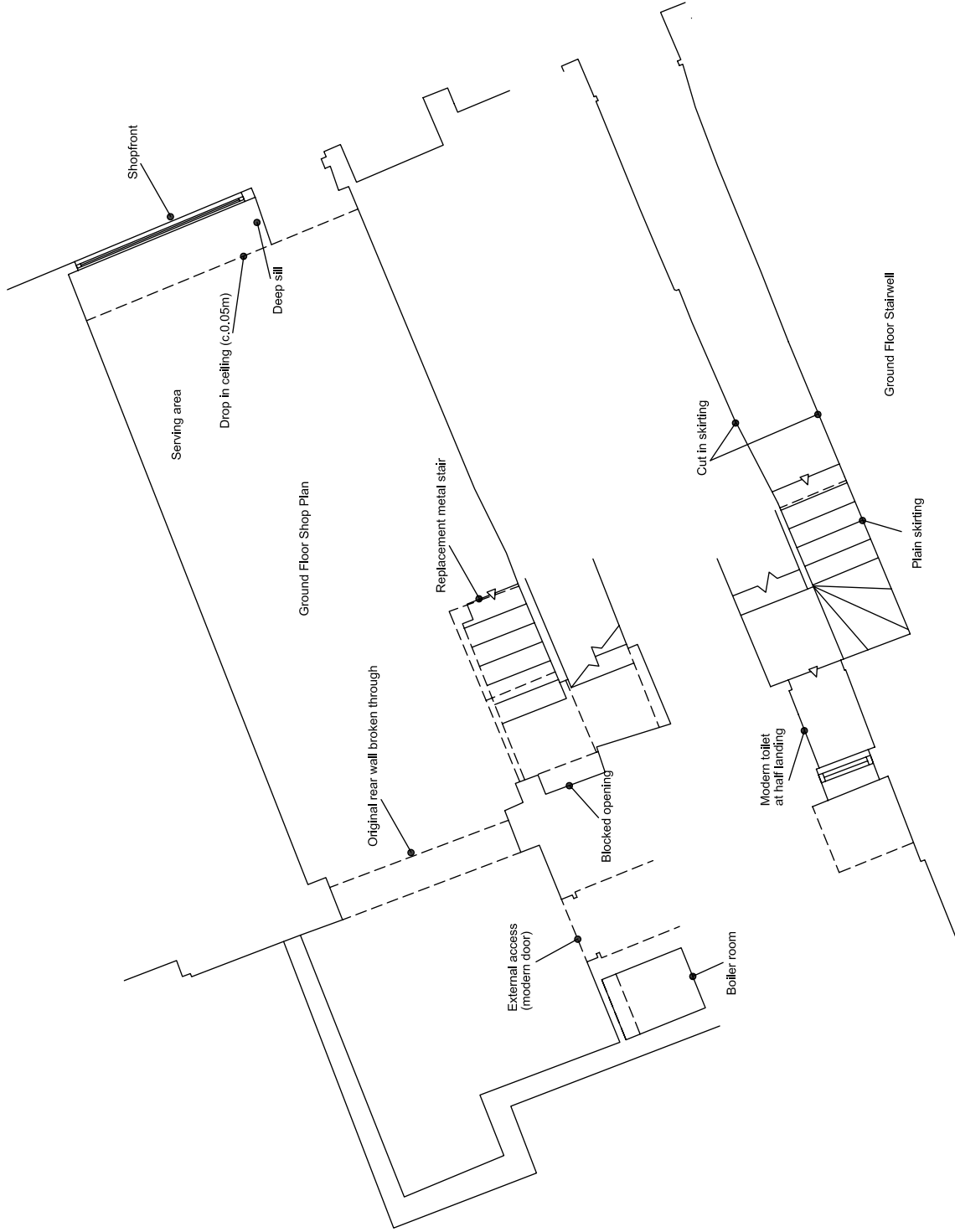
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TITLE:
Figure 8: Rear Elevation

DRAWING AND CAD FILE No.:
 D117398/AR/DS/03

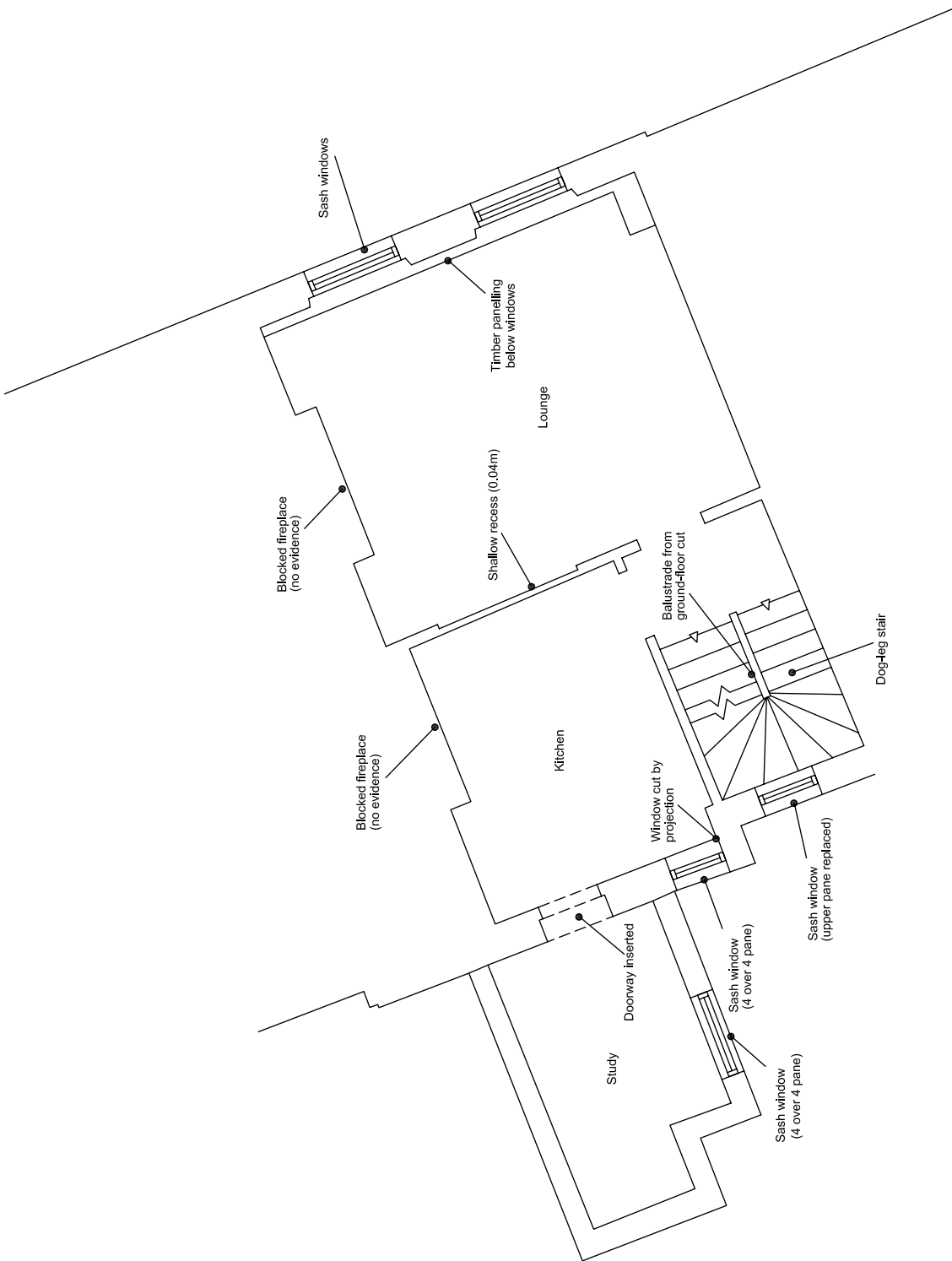
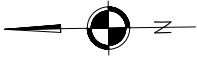
REV: 1

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 BRESSENDEN PL.
 LONDON
 SW1E 5BH
 T: 020 3023 9100
 © 2008
 www.crossfall.co.uk



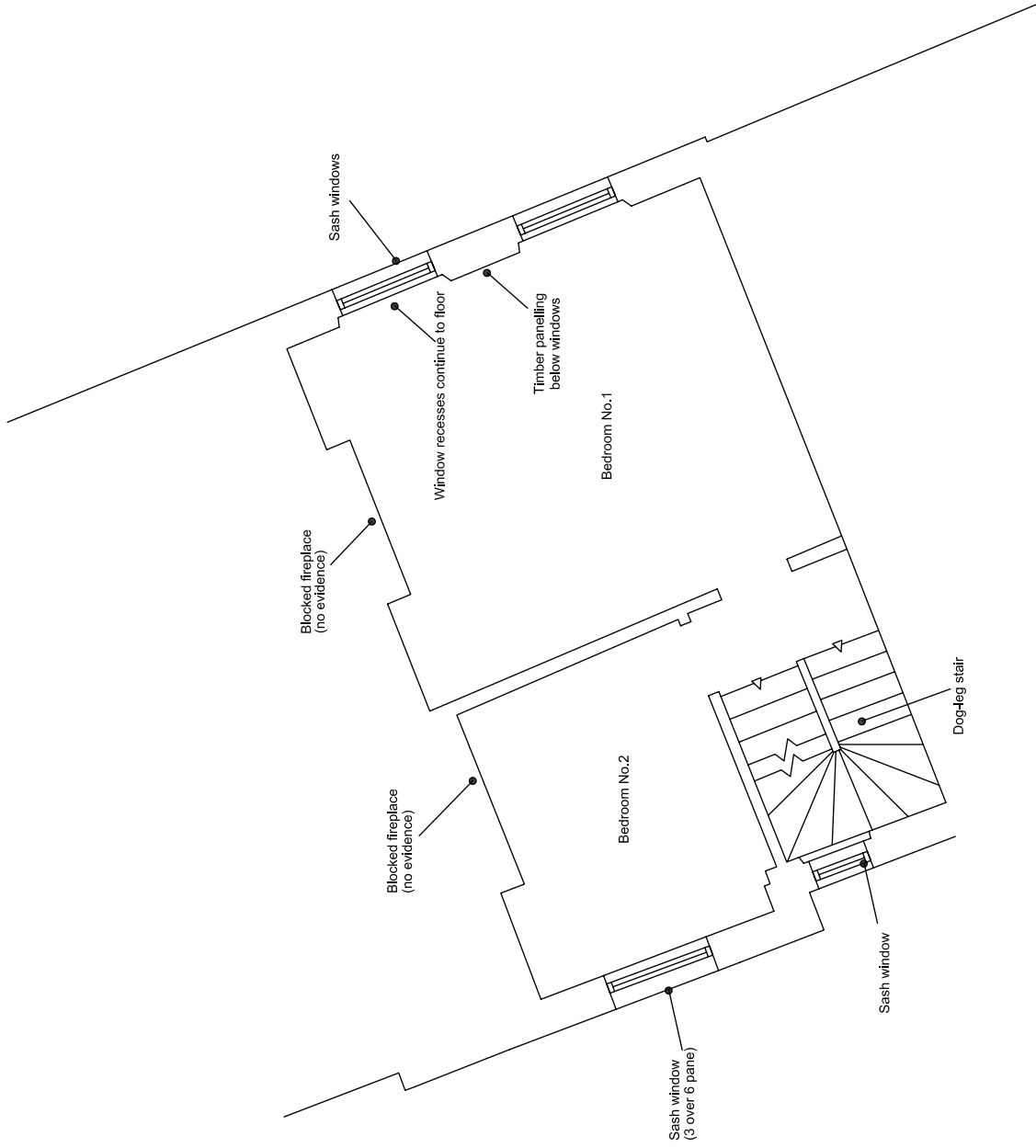
REV	DATE	DESCRIPTION	BY	CHKD	APP	CAD	ACC
1	23.03.09	94 Dean Street ground floor plan	RL	AJ	AH		ACC

CLRLTD PORTLAND HOUSE BRESSENDEN PL. LONDON SW1E 5BH T: 020 3023 9100 www.crsstaff.co.uk © 2008	CONTRACT No. / CONSULTANT: SCOTT WILSON	SCALE: 1:500	TITLE: Figure 10: Ground Floor Plan	DRAWING AND CAD FILE No.: D117398/AR/DS/05	REV: 1
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REV	DATE	DESCRIPTION	BY	CHKD	APP	CAD	ACC
1	23.03.09	94 Dean Street first floor plan	RL	AJ	AH		ACC

TITLE: Figure 11: First Floor Plan	
DRAWING AND CAD FILE No.: D117398/AR/DS/06	REV: 1
Scale 1:50 	SCALE: 1:50
CONTRACT No. / CONSULTANT: SCOTT WILSON	www.crsesall.co.uk © 2008 T: 020 3023 9100
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1 23.03.09 94 Dean Street second floor plan

REV	DATE	DESCRIPTION	BY	CHKD	APP	CAD	ACC

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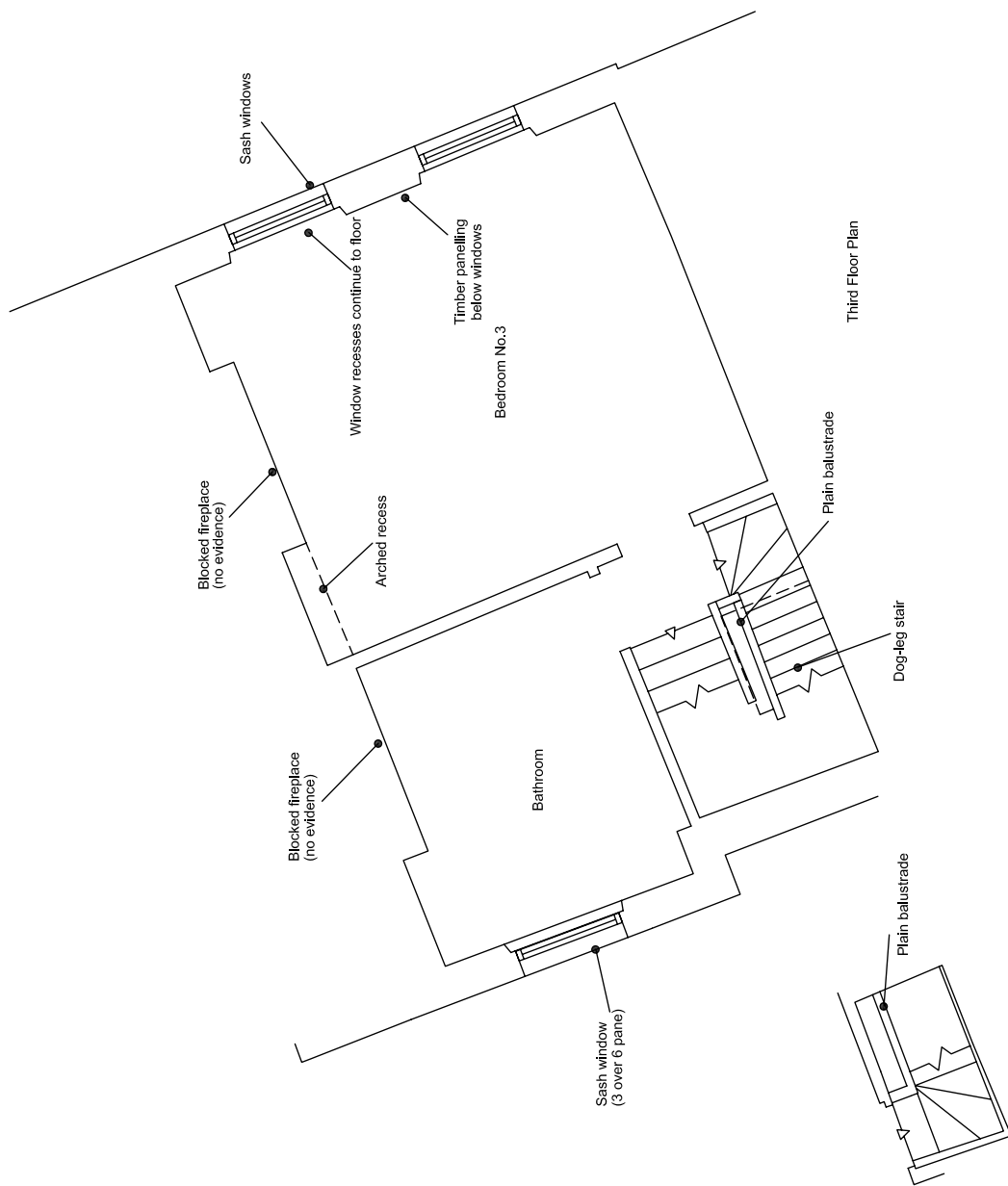
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Scale 1:50
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TITLE:
 Figure 12: Second Floor Plan

DRAWING AND CAD FILE No.:
 D117398/AR/DS/07

REV: 1



TITLE: **Figure 13: Third Floor Plan**

DRAWING AND CAD FILE No.: D117398/AR/DS/08

REV: 1

Scale: 1:50

CONTRACT No. / CONSULTANT: SCOTT WILSON

SCALE: 1:50

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REV	DATE	DESCRIPTION	BY	CHKD	APP	CAD	ACC
1	23.03.09	94 Dean Street third floor plan	RL	AJ	AH		

REV	DATE	DESCRIPTION	BY	CHKD	APP	CAD	ACC
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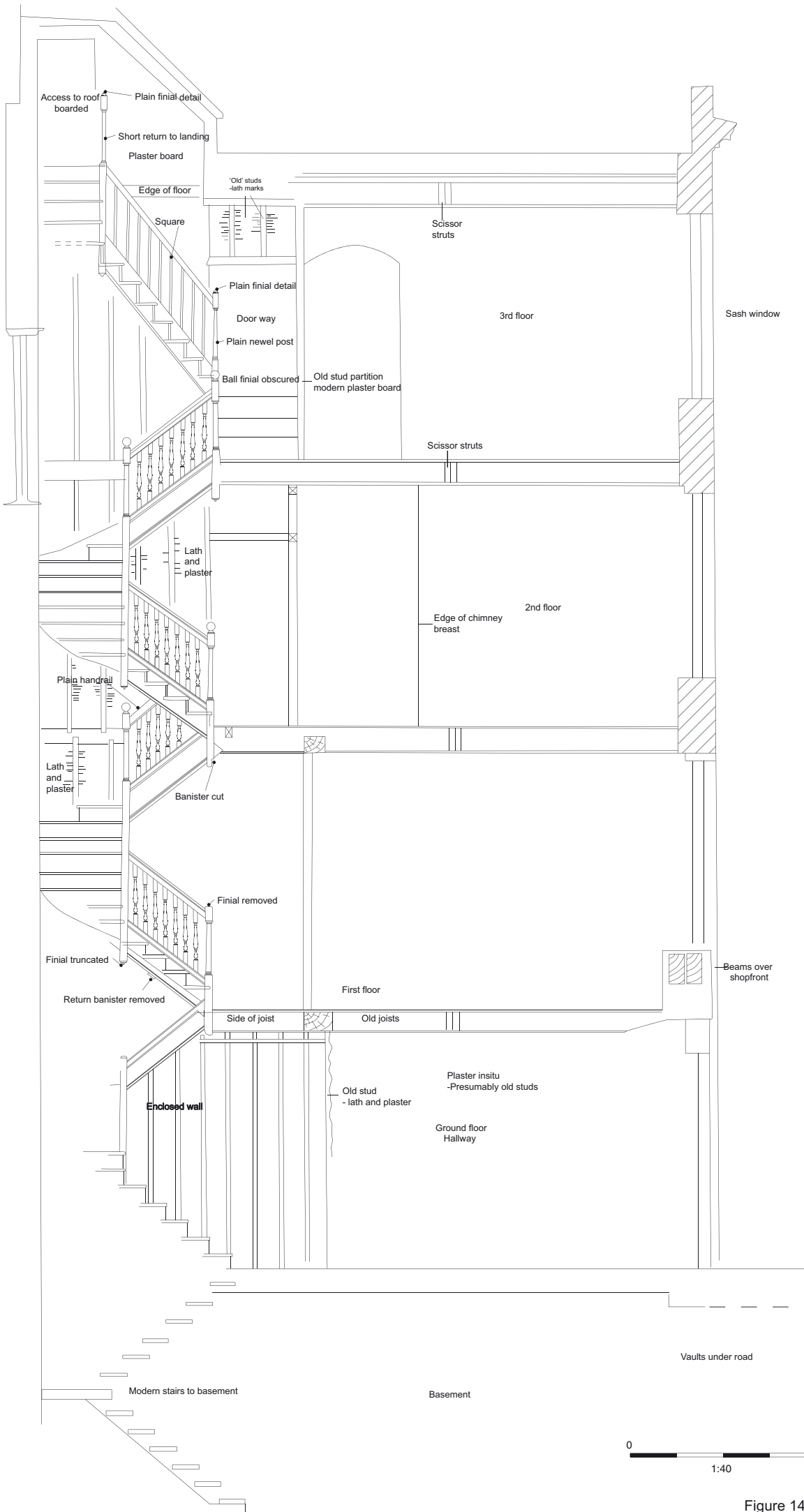
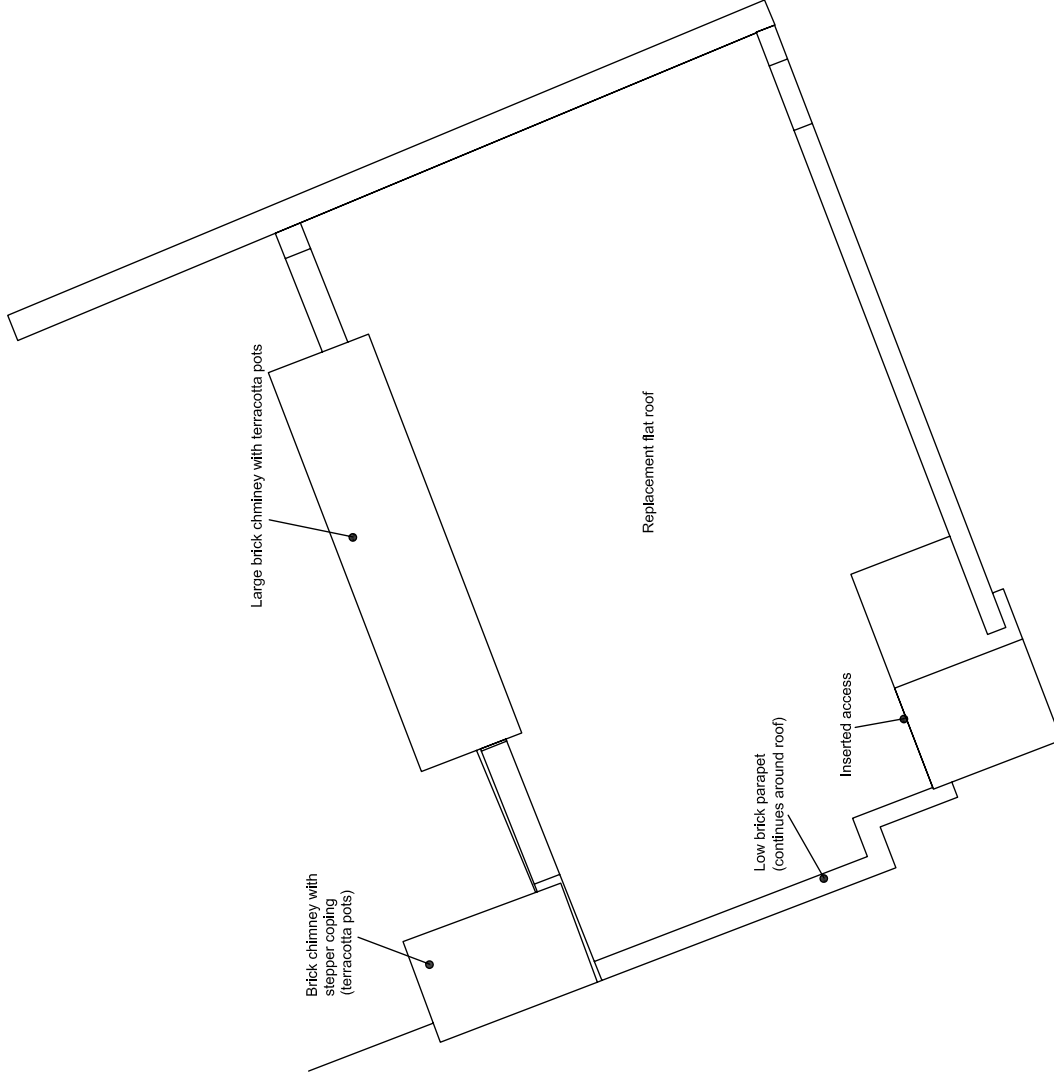


Figure 14: Section through stairwell



1 23.03.09 94 Dean Street roof plan

REV	DATE	DESCRIPTION	BY	CHKD	APP	CAD	ACC

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 LONDON
 SW1E 5BH
 T: 020 3023 9100
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Scale: 1:50

Scale: 1:50

CONTRACT No. 7 CONSULTANT:
 SCOTT WILSON

TITLE:
Figure 15: Roof Plan

DRAWING AND CAD FILE No.:
 D117398/AR/DS/10

REV:
 1



Plate 1 : Facade fronting onto Dean Street (Jan 09)



Plate 2: Cornice with dentillation detail & masonry cut by rainwater goods (Jan 09)



Plate 3: Stone shopfront cornice detail (Jan 09)



Plate 4: 2x2 timber sash with gauged brickwork above (Jan 09)



Plate 5: 19th-century shopfront with 20th-century alterations (Jan 09)



Plate 6: Modern washroom foyer basement (Jan 09)

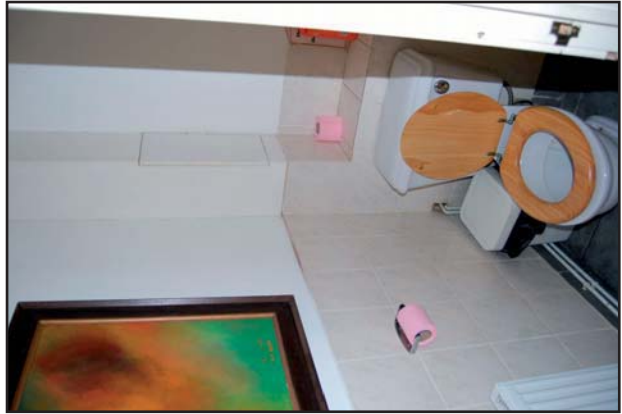


Plate 7: Modern southern toilet block, basement (Jan 09)



Plate 8: Modern northern toilet block basement (Jan 09)



Plate 9: Restaurant area looking toward washrooms with modern partition wall between original external wall, basement (Jan 09)



Plate 10: Restaurant area looking toward food preparation area, basement, (the blocked doorway can be seen to the rear right of the picture) (Jan 09)



Plate 11: Modern food preparation area (Jan 09)

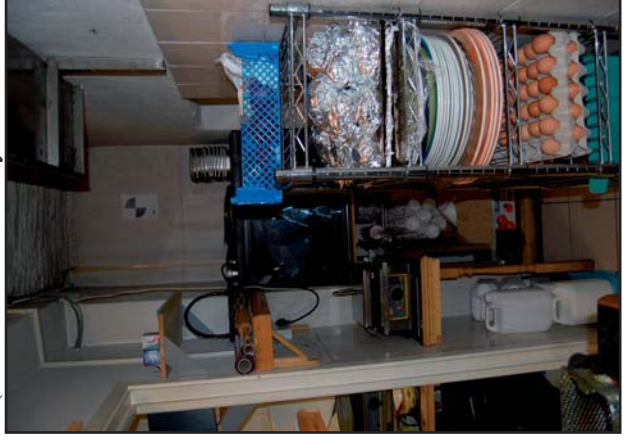


Plate 12: Modern food storage area (Jan 09)



Plate 13: Northern historic store room (Jan 09)



Plate 14: Southern historic store room (Jan 09)



Plate 15: Modern metal staircase leading to basement (Jan 09)



Plate 16: Modern metal staircase leading from the ground floor to the basement (Jan 09)



Plate 17: Modern restaurant, looking toward the rear of the building, ground floor (Jan 09)



Plate 18: Modern restaurant looking toward Dean Street (Jan 09)



Plate 19: Modern door to the left of the picture, part of the early 20th-century extension, ground floor (Jan 09)



Plate 20: Blocked-up doorway which could have originally provided access to the rear yard (Jan 09)



Plate 21 : Hallway, ground floor (Jan 09)



Plate 22: Hallway, looking to front door, ground floor (Jan 09)

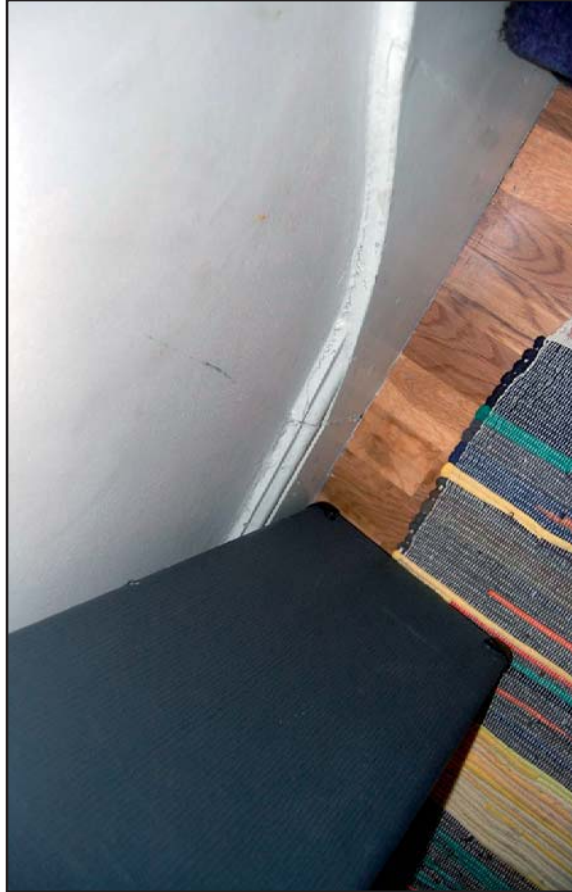


Plate 23: Skirting board showing scarf joint, ground floor (Jan 09)



Plate 24: Modern toilet in between ground floor and first floor (Jan 09)



Plate 26: 2 x 2 timber sash with timber panelling below, lounge, first floor (Jan 09)



Plate 25: Lounge, first floor (Jan 09)



Plate 27: Timber panelling below sash, lounge, first floor (Jan 09)



Plate 28: Lounge with recess detail to the left and chimney flue projection to right, first floor (Jan 09)



Plate 30: Modern kitchen, first floor (Jan 09)



Plate 29: Panelled door with architrave surround, lounge, first floor (Jan 09)



Plate 31: 4-over-4 timber sash, kitchen, first floor (Jan 09)



Plate 32: Early/mid 20th-century extension, study. First floor (Jan 09)



Plate 34: 4 x 4 timber sash, study,
first floor (Jan 09)



Plate 35: Bedroom No.1, second floor, showing chimney flu (Jan 09)



Plate 36: Pair of 2 x 2 timber sashes, bedroom No.1, second floor (Jan 09)



Plate 33: Potential location of former
window opening prior to extension
(Jan 09)



Plate 38: Recessed timber panelling below 2 x 2 sash, bedroom No. 1 second floor (Jan 09)



Plate 37: Recessed 2 x 2 timber sash with panelling below, bedroom No. 1, second floor (Jan 09)



Plate 40: Bedroom No. 2, second floor (Jan 09)



Plate 39: Horn detailing on 2 x 2 sash, bedroom No. 1, second floor. (Jan 09)



Plate 42: Bedroom No. 3, third floor (Jan 09)



Plate 44: Pair of recessed 2 x 2 timber sashes, bedroom No. 3, third floor (Jan 09)



Plate 41: 3 x 6 timber sash, bedroom No. 2, second floor (Jan 09)



Plate 43: Arched recess and chimney flue projection, bedroom No. 3, third floor (Jan 09)

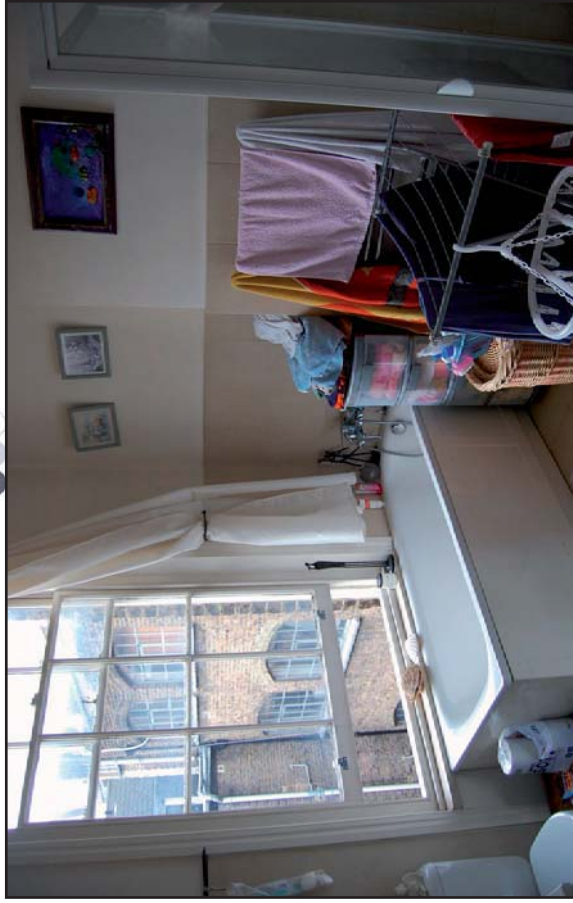


Plate 46: Modern bathroom, third floor (Jan 09)



Plate 48: Removed bannisters between ground and first floor stairwell (Jan 09)

Plate 45: Recessed 2 x 2 with panelling below, bedroom No. 3, third floor (Jan 09)



Plate 47: 3 x 6 timber sash, bathroom, third floor (Jan 09)





Plate 49: First floor staircase, showing newel post with its ball finial removed and handrail with raised central profile (Jan 09)



Plate 51: Staircase leading to second floor showing decorative newel with ball finial, bannisters and handrail with only slightly raised profile (Jan 09)



Plate 50: First floor staircase, leading to second floor, showing newel post cut at the base (Jan 09)



Plate 52: Bannisters clearly tied into second floor staircase above (Jan 09)



Plate 53: Staircase showing ball finial to newel post, bannisters and handrail with raised central profile, second floor (Jan 09)



Plate 54: Staircase with newel post featuring ball finials and handrail with raised profile, third floor (Jan 09)



Plate 55: Non-decorative bannisters, handrail and newel post leading to roof, third floor (Jan 09)

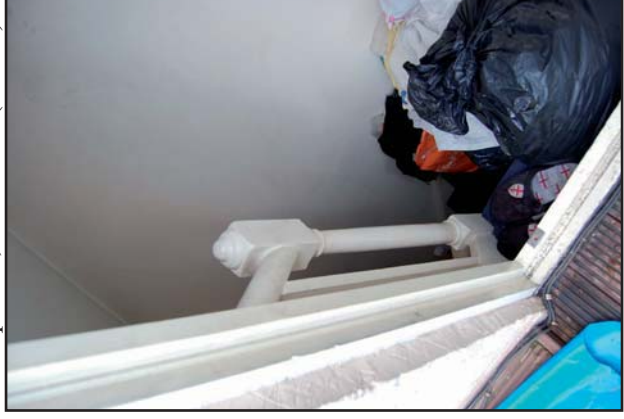


Plate 56: Non-decorative bannisters and newel post, roof (Jan 09)



Plate 58: Roof, looking towards rear of property (Jan 09)



Plate 60: Stepped brick chimney with terracotta pots (Jan 09)



Plate 57: Roof looking towards Dean Street (Jan 09)



Plate 59: Inserted brick access, roof (Jan 09)



Plate 61: Central stepped brick chimney with terracotta pots (Jan 09)



Plate 62: Rear elevation (July 2010)



Plate 63: Vaults beneath road (July 2010)



Plate 64: Ground floor general after soft strip (July 2010)



Plate 66: Basement general (July 2010)



Plate 68: First floor general (July 2010)



Plate 65: Basement, view towards vaults beneath road (July 2010)



Plate 67: First floor general (July 2010)



Plate 70: View to front of building at first floor (July 2010)



Plate 69: Mortices from removed partition at 1st floor (July 2010)



Plate 72: Underside of 2nd floor hearth detail (July 2010)



Plate 71: Detail of shop front roller shutters (July 2010)



Plate 74: Stairs at 1st floor (July 2010)



Plate 73: Scissors struts in 2nd floor structure (July 2010)



Plate 76: Partition at 2nd floor (July 2010)



Plate 75: Panelling beneath window at 2nd floor (July 2010)



Plate 78: Partitions at 2nd floor (July 2010)



Plate 77: Partition at 2nd floor (July 2010)



Plate 80: Partition at 2nd floor after soft strip (July 2010)



Plate 79: Partition at 2nd floor after soft strip (July 2010)



Plate 82: Staircase detail during soft strip (July 2010)

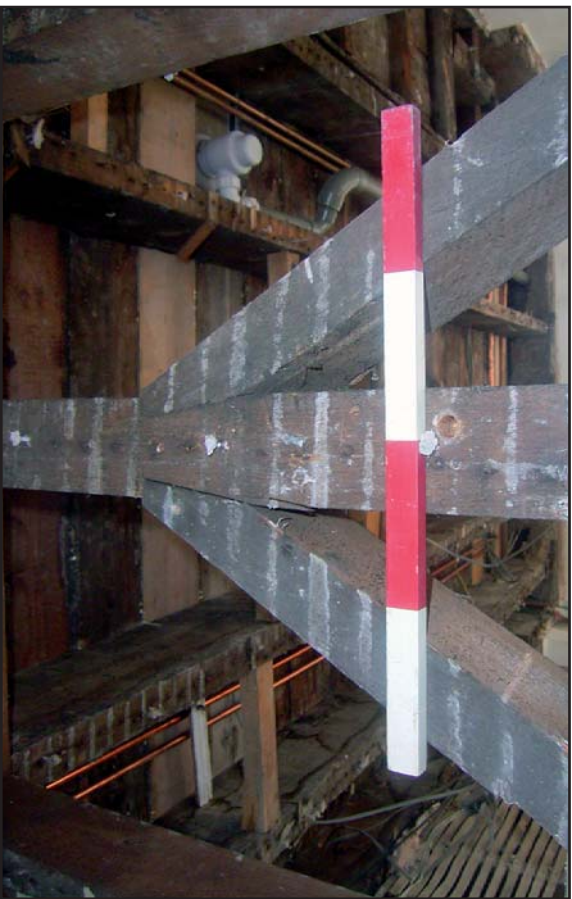


Plate 81: Partition carpentry detail (July 2010)



Plate 84: Staircase detail during soft strip (July 2010)



Plate 83: Staircase detail during soft strip (July 2010)