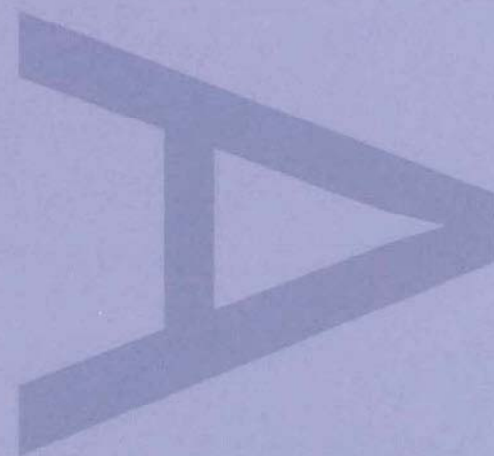
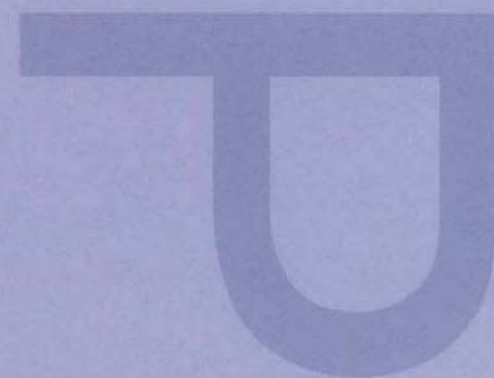


**HISTORIC BUILDING
RECORDING OF 11-13
PADDINGTON GREEN, CITY
OF WESTMINSTER, LONDON
W2 1LG**

SITE CODE: WEJ09

MAY 2010



PRE-CONSTRUCT ARCHAEOLOGY

DOCUMENT VERIFICATION

Site Name

11- 13 Paddington Green, City of Westminster, London W2 1LG

Type of project

Historic Building Recording

Quality Control

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Text Prepared by:	Guy Thompson and Malcolm Gould		27.05.10
Graphics Prepared by:	Mark Roughley and Amanda Hayhurst		27.05.10
Graphics Checked by:	Josephine Brown		27.05.10
Project Manager Sign-off:	Charlotte Matthews		27.05.10

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Pre-Construct Archaeology Ltd
Unit 54
Brockley Cross Business Centre
96 Endwell Road
London
SE4 2PD

**Historic Building Recording of 11- 13 Paddington Green, City of
Westminster, London W2 1LG**

**Researched and written by Guy Thompson and Malcolm Gould
Pre-Construct Archaeology Ltd
May 2010**

Project Manager: Charlotte Matthews

Commissioning Client: West End Green Properties Ltd

Contractor:

**Pre-Construct Archaeology Ltd
Unit 54, Brockley Cross Business Centre
96 Endwell Road, Brockley
London SE4 2PD**

Tel: 020 7732 3925

Fax: 020 7732 7896

Email: cmatthews@pre-construct.com

Web: www.pre-construct.com

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1 NON-TECHNICAL SUMMARY

- 1.1 Pre-Construct Archaeology Ltd (PCA) was commissioned by Richard Hughes of Arup on behalf of West End Green Properties Ltd, to undertake building recording of 11-13 Paddington Green, City of Westminster London W2 centred on NGR TQ 2687 8185. The work was requested by Richard Hughes of Arup in connection with planning permission for the demolition of these buildings and the redevelopment of the site.
- 1.2 Paddington Green is a remnant of an area of medieval common waste, around which a small settlement arose during the Middle Ages. During the 17th and 18th centuries the green shrank as a result of a gradual process of piecemeal enclosure by local landowners and tenants. The present green was enclosed with railings in the mid-18th century and the green was preserved for the benefit of the parish thereafter. Meanwhile the number of residential properties along the edges of the green grew as Paddington was transformed from secluded hamlet to crowded suburb during the first half of the 19th century. Residential development was stimulated by the opening of the Paddington branch of the Grand Junction Canal in 1801 and improvements made to the local road system at the turn of the new century. Paddington Green briefly became the western terminus of the fiercely competitive omnibus trade during the second quarter of the 19th century, and the proprietor of one omnibus company lived at 13 Paddington Green in the early 1850s.
- 1.3 Throughout much of the 19th century the properties along the eastern edge of Paddington Green remained predominantly residential, although evidence derived from census returns, directories and historic maps suggests that those to the south-east of no. 11 declined in socio-economic status as the century progressed. Though 11-13 Paddington Green were still comfortable private residences at the turn of the 1880s, the occupants of each managed successful businesses from their homes, the best known of which was Ignatius Pollaky's celebrated private investigation agency which operated from no. 13.
- 1.4 At some point between 1882 and 1891 13 Paddington Green became a charitable home for deaf and dumb children, whilst 11 and 12 were acquired by the Paddington Radical Working Men's Club between 1891 and 1895. Although the children's home seems to have closed around the beginning of the 20th century, the Paddington Radical Working Men's Club remained active until the second half of the 1950s, after which 11 and 12 became the premises of an electrical cable manufacturers named Aerialite Ltd.
- 1.5 The western half of 11-12 Paddington Green was rebuilt for its new occupants at the end of the 1950s. The new owners retained the yellow brick assembly hall built at the rear of the structure by the Working Men's Club during the early 20th century, and many of the original features of this building survive to the present. Interestingly the Paddington Green Conservation Area Audit 2003 erroneously identified the entirety of 11-12 as having been constructed in the post-war period.
- 1.6 The Paddington Green Conservation Area Audit identified 13 Paddington Green as an unlisted building of special architectural merit. The present 13 Paddington Green may have been rebuilt in the first few years of the 20th century, replacing the house depicted on the First and Second Edition Ordnance Survey maps. The present building is of steel frame construction and originally incorporated a driveway to a large yard at the rear of the property that took up virtually all of the ground floor. There was only enough space for a narrow entrance facing onto Paddington Green with an ornate staircase descending to the basement and rising to the upper three floors.
- 1.7 In 1966 the building was converted into eight self-contained bedsits. The principal rooms on the first and second floor rooms were partitioned, several internal doorways were repositioned, en-suite bathrooms were added on the third floor and the main entrance was relocated from the west elevation fronting onto the street to the north elevation, entering from what had previously been basement level. Although most of the original architectural details of the west façade and the original windows and staircase were retained, virtually all of its internal decoration, fireplaces and plasterwork were removed during or after the conversion.

2 INTRODUCTION

2.1 Background

- 2.1.1 Pre-Construct Archaeology Limited was commissioned by Arup on behalf of their client to undertake building recording of the buildings forming 11-13 Paddington Green, London W2, centred on NGR TQ 2687 8185. The work was required by Arup in connection with the planning and conservation area permissions for demolition of these buildings and redevelopment of this and surrounding land. The redevelopment would involve the construction of residential and hotel accommodation, including a high rise tower.
- 2.1.2 The buildings were located within the Paddington Green Conservation Area. This was formerly part of the Maida Vale Conservation Area and was separately designated in 1988. The site also lay within a designated Archaeological Priority Area (APA).
- 2.1.3 Paddington Green is a remnant of an area of medieval common waste, around which a small settlement arose during the Middle Ages. During the 17th and 18th centuries the green shrank as a result of a gradual process of piecemeal enclosure by local landowners and tenants. The present green was enclosed with railings in the mid-18th century and the green was preserved for the benefit of the parish thereafter. Meanwhile the number of residential properties along the edges of the green grew as Paddington was transformed from secluded hamlet to crowded suburb during the first half of the 19th century. Residential development was stimulated by the opening of the Paddington branch of the Grand Junction Canal in 1801 and improvements made to the local road system at the turn of the new century. The first properties on the site are thought to have been built at this time.
- 2.1.4 Significant alterations were made c.1959/1960 when the western half of 11-12 Paddington Green was rebuilt, although an earlier building adjoining the rear of this structure was retained. In 1966 13 Paddington Green was converted into eight self-contained bedsits, the conversion process involving the insertion of several internal partitions and the relocation of several doors, though the overall design and layout of the structure remained unchanged.
- 2.1.5 The building recording was undertaken in accordance with a Written Scheme of Investigation (Pre-Construct Archaeology, 2010), which was approved in advance of the work. The buildings were recorded in accordance with English Heritage Historic Building Recording Levels 1 and 2, as appropriate, as defined in English Heritage 2006 *Understanding Historic Buildings: A Guide to Good Recording Practice*.

2.2 Site Location

- 2.2.1 The site is located a short distance to the east of St. Mary's church, Paddington and within 500m of Paddington mainline railway station to the south-west. Close to the south, lies the Harrow Road and the site is adjacent to Paddington Green Police Station to the south east (Figure 1). The buildings themselves were located at the southern end of a row of 19th century properties facing westward onto the open space of Paddington Green. This row formed the west side of a block of land bounded by Church Street to the north, Edgware Road to the east, Newcastle Place to the south and Paddington Green to the west (Figure 2).

2.3 Geology and Topography

- 2.3.1 The British Geological Survey (BGS) map (Sheet 256, 'North London', 2006) shows that the site is immediately underlain by a layer of Langley Silt, a brickearth deposit of sandy clay and silt. This overlies a deposit of Lynch Hill Gravel that is part of a River Thames terrace of sandy gravel. This in turn overlies a thick layer of London Clay. The site was flat and level lying approximately 30m above sea level.

3 PLANNING BACKGROUND

3.1 Introduction

- 3.1.1 There is national legislation and guidance relating to the protection of historic buildings and structures within planning regulations as defined under the provisions of the *Town and Country Planning Act 1990*. In addition, local authorities are responsible for the protection of the historic environment within the planning system and policies for the historic environment are included in relevant regional and local plans.
- 3.1.2 This report on the building recording of 11-13 Paddington Green was required by the Arup in connection with the granted planning permission for demolition of these buildings and redevelopment of the site.

3.2 Legislation and Planning Guidance

- 3.1.3 Protection for historically important buildings and structures is principally based upon the *Planning (Listed and Conservation Areas) Act 1990*. Guidance on the approach of the planning authorities to development and historic buildings, conservation areas, historic parks and gardens and other elements of the historic environment is provided by Planning Policy Statement 5: *Planning for the Historic Environment* issued by the Department for Communities and Local Government (DCLG) in 2010.
- 3.1.4 Historic buildings are protected through the statutory systems for listing historic buildings and designating conservation areas. Listing is undertaken by the Secretary of State; designation of conservation areas is the responsibility of local planning authorities. The historic environment is protected through the development control system and, in the case of historic buildings and conservation areas, through the complementary systems of listed building and conservation area control.
- 3.1.5 11-13 Paddington Green were not listed. Locally listed buildings include 17-18 Paddington Green and Paddington Green Children's Hospital (no. 19) each of which are Grade II listed. The nearby St. Marys' Church on Paddington Green is listed Grade II*. Paddington Green is also protected by legislation under the London Squares Act 1931. The area around Paddington Green is designated as an Archaeological Priority Area (APA).
- 3.1.6 11-13 Paddington Green lie within the Paddington Green Conservation Area (Figure 1). Conservation Areas are the subject of detailed policies in the Unitary Development Plan 2007 and in Supplementary Planning Guidance. The latter comprises Conservation Area Appraisals, which inform local policies that protect the unique character of each area and are embodied in the Conservation Area Audit. The Conservation Area Audit for Paddington Green Conservation Area was adopted as Supplementary Planning Guidance by the Cabinet Member for City Development on 16th April 2003.
- 3.1.7 Whilst neither of the buildings in this study is listed, 13 Paddington Green is identified by the Conservation Area Audit as an unlisted building of special merit. This definition describes buildings that,

"may be considered for listing at a future date and are of local significance." 3.26

"This may be due to their townscape or group value, their contribution to the overall character of the area, their inherent architectural qualities or historic association. By definition these properties are of particular value to the character and appearance of the conservation area and their demolition or unsympathetic alteration will be resisted." 3.28

- 3.1.8 The Conservation Area Audit (City of Westminster, Department of Planning and City Development, 2003) highlights negative features within the Conservation Area which:

“...detract from the special character of an area and present the opportunity for change which will enhance the character and appearance of an area. It may be that simple maintenance works could remedy the situation or in some cases there may be the opportunity to redevelop a particular site.” 3.64

- 3.1.9 11-12 Paddington Green has been identified by the Conservation Area Audit as one such ‘negative feature’, which has a negative impact on the character and appearance of the Conservation Area. However, the Audit does not recognise the survival and existence of a very significant element of the Working Men’s Club adjoining the rear of the late 20th century façade, which is not visible from the street frontage. Indeed, the Audit erroneously identifies 11-12 Paddington Green as entirely constructed during the post-war period.
- 3.1.10 The Audit also identifies many good local views into and out of the open spaces which form the core of the Paddington Green Conservation Area. These included a preliminary list of views which were considered at the time of publication (2003) to be of Metropolitan importance, prior to full consultation and their adoption in Supplementary Planning Guidance. One of these specifically identified views is the *“View across the green of the built frontage to the eastern edge with mature trees in the foreground”* (3.37). This view includes the east elevations of both 11-12 and 13 Paddington Green (Plate 1).

4 METHODOLOGY

4.1 Aims and Objectives

- 4.1.1 The aim of the building recording as set out in the Written Scheme of Investigation (Pre-Construct Archaeology Limited 2010) was to make a Level 1 & 2 record (English Heritage, 2006) of 11-13 Paddington Green, as appropriate. This comprised a written description of all internal spaces and external elevations, a photographic survey, manually surveyed scale plans of all floors and a sectional elevation through the structure to the rear of 11-12 Paddington Green. Documentary research and a map regression also informed the writing of a chronology of the buildings use and alterations over time.

4.2 Documentary Research

- 4.2.1 Archival research was carried out at The National Archives at Kew and the City of Westminster Archives Centre. The results of this research are presented in Section 5 and throughout this report. Historic maps and plans were consulted in order to understand the development of the site over time, supplemented by contemporary census returns and trade directories.

4.3 On-Site Recording

- 4.3.1 The on-site analysis of the built heritage and photographic survey was carried out by three buildings archaeologists and a site photographer from the 22nd-26th March 2010. Access to rooms in 13 Paddington Green was extremely limited due to the lifting of floorboards by the owner to deter squatters and significant quantities of general detritus and avian guano found in the property. Observation, assessment and photography had to be limited to the hallways and doorways of each room that had been especially cleared.

4.4 Drawn Survey

- 4.4.1 Ground and first floor plans of the assembly hall and gymnasium above were created by on-site survey and were annotated with phasing and other details (in accordance with English Heritage guidance in the Level 2 recording of historic structures). A north-west-south-east section through the assembly hall of 11-12 Paddington Green was also created at this time. This showed the stage façade structure at the eastern end of the assembly hall and the details of the roof truss construction. Plans of all of the remaining floors in 11-13 Paddington Green (in accordance with English Heritage guidance in the Level 1 recording of historic structures) are provided and are based upon modified versions of plans originally drawn up in 1957 (Figure 12). The accuracy of these plans was verified by the on-site measurement of all rooms and they were annotated with phasing and other details or modern alterations not shown on these plans. A new plan of the basement of 13 Paddington Green was created as there was no existing plan of this part of the building.
- 4.4.2 All rooms were identified by a unique alphanumeric reference, where the prefix B denotes basement, G denotes ground floor, F denotes first floor, S denotes the second floor and T denotes the third floor (e.g.G1 identifies the large open space of the theatre). These references were used in the text of this report and in the register of the photographic recording survey and are shown on the all floor plans.

4.5 Photographic Survey

- 4.5.1 A photographic survey of the buildings and their wider setting was undertaken. The buildings were photographed externally and internally in 35mm black and white film, 35mm colour slide film and digitally. As many of the windows were blocked and the buildings were without a mains electrical supply, 110v lights powered by a diesel generator were used to illuminate some areas of the building for photography.
- 4.5.2 A selection of photographs is presented within this report (Plates 1 to 41). Archive quality prints will be provided with the archive. A register of all photographs taken on site will be included with the archive and is included in this report (Appendix 3). In order to avoid long descriptions, a site north (actually north-west) was used for orientation rather than true north.

4.6 Project Archive

- 4.6.1 The project archive is currently held at the offices of Pre-Construct Archaeology Limited in Brockley, London, under the site code WEJ09. It is anticipated that the archive (copies of the report, drawings and photographs) will be lodged with the London Archaeological Archive and Research Centre (LAARC). Copies of the report will be sent to City of Westminster Council Planning Department and English Heritage National Monuments Record at Swindon.

4.7 Guidance

- 4.7.1 All works were undertaken in accordance with standards set out in:
- Association of Local Government Archaeological Officers: Analysis and Recording for the Conservation and Control of Works to Historic Buildings (1997)
 - British Archaeologists and Developers Liaison Group: *Code of Practice* (1986)
 - British Standards Institution: *Guide to the Principles of the Conservation of Historic Buildings (BS 7913)* (1998)
 - English Heritage: *Guidance Paper 98: GLAAS: Guidance Paper 3-Standards and Practices in Archaeological Fieldwork in London*
 - English Heritage (Clark K): *Informed Conservation* (2001)
 - English Heritage: *The Presentation of Historic Building Survey in CAD* (2000)
 - IFA: *Standards and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (1999)
 - English Heritage *Understanding Historic Buildings; a guide to good recording practice* (2006)

5 HISTORICAL BACKGROUND

5.1 Introduction

- 5.1.1 A search of primary and secondary source materials was made at the City of Westminster Archives Centre in order to reconstruct the historical development of 11-13 Paddington Green. Historical maps were used to determine the phasing and development of the footprint of the properties. Trade directories and census returns were consulted in order to develop an understanding of the uses to which the buildings have been put over time.

5.2 Medieval and Post-Medieval Paddington Green

- 5.2.1 The present-day Paddington Green is the sole remnant of a much larger area of common waste around which a small settlement arose during the Middle Ages (Elrington *et al*, 1985: 181, 185). The manor of Paddington emerged in the century following the Norman Conquest and was first mentioned in a document drawn up towards the end of the 12th century, when the estate was conveyed to the Almoner of Westminster Abbey (Mitton *et al*, 1903: Walford, 1878).
- 5.2.2 It is unlikely that the late medieval hamlet of Paddington extended much further than the north and north-east fringes of the present green. A probable medieval chapel that stood a short distance to the north of the green was described as being “but small and... very old and ruinous” in the late 17th century, though the adjacent manor house seems to have been a post-medieval development, first mentioned in 1582 (Newcourt, cited in Mitton *et al*, 1903; Elrington *et al*, 1989: 185).
- 5.2.3 The settlement at Paddington remained relatively insignificant during the early post-medieval period. Just over fifty households were assessed for Hearth Tax in 1664, with a further eighteen recorded at the satellite settlement at Westbourne Green (Elrington *et al*, 1989: 181). Some development did take place on the fringes of the green during the 17th century; fines were levied upon the owners of a small number of new tenements built on the former common waste, while the neglected medieval chapel was demolished and replaced by the new church of St James at the end of the 1670s (*ibid*: 233; Walford, 1878).
- 5.2.4 The earliest accurately surveyed maps of Paddington Green were published in the 1740s. A map of Sir John Frederick’s Paddington estate surveyed in 1742 showed that the focus of settlement remained the 17th century church and the post-medieval manor house, to the north-west of which were the enclosed fields of Manor House Farm, bordered to the west by the Harrow Road and the east by the Edgware Road (not illustrated here). Both Sir John Frederick’s and John Rocque’s map of 1746 indicated that settlement in Paddington spread along the northern and eastern edges of the green, with development continuing to the south-east along an arc defined by the Harrow Road leading towards the junction with the Edgware Road (Figure 3).
- 5.2.5 Among the buildings standing on the eastern edge of the green was Paddington House, a “handsome brick structure” of three storeys built in the early 18th century by Denis Chirac, a retired jeweller to Queen Anne (Walford, 1878; Mitton *et al*, 1903; Elrington *et al*, 1989: 185). After Chirac’s death the house passed to his son (also Denis), who was granted permission in 1753 to enclose an area of the green in front of his house with posts and railings, in order that it be maintained as “an ornament to the parish” (Elrington *et al*, 1989: *ibid*). Following the death of the younger Chirac in the mid-1770s, the estate (including the enclosed green) passed into the stewardship of a trust headed by Baron Maseres, who was obliged to maintain it for the benefit of the parish (*ibid*). The trust subsequently leased the entire estate to John Symmons, who took up residence at Paddington House towards the end of the century.
- 5.2.6 Meanwhile an Act had been passed in 1788 permitting the parish to enlarge the churchyard and rebuild the church, which was described as being in “such a decayed state that it cannot be effectually repaired”, despite being little over one hundred years old (Walford, 1878). The new church (dedicated to St Mary and completed in 1791) was built some distance south of its predecessor on the north side of the

Harrow Road. The decision to build the church and churchyard on the west side of the old green effectively detached the entire west and north-west portions of the green from the plot enclosed by Chirac. Though responsible for the upkeep of the green, Symmons was reluctant to pay for the replacement of the fence and seats that Chirac had installed nearly fifty years earlier, and in 1808 he ceded management of the green to the parish vestry (Elrington *et al*, 1989: 185).

- 5.2.7 Maps surveyed a few years either side of 1800 suggest that the east side of Paddington Green and the north side of the Harrow Road curve may have become increasingly built up during the second half of the 18th century. A plan of the proposed London terminus of the Grand Junction Canal surveyed in 1799 depicted a near continuous terrace between the north-east corner of the green and the Edgware Road junction (Figure 4); however this representation may have been somewhat impressionistic given that the object of the survey was to show the proposed development south of the Harrow Road. Irrespective of the density of development at the time, the buildings on the north and east sides of the green appear to have been mainly if not entirely residential: a trade directory of 1808 listed only one business (a distiller) with a Paddington Green address (Post Office Annual Directory, 1808: 159).

5.3 Paddington Green, 1801 – 1850.

- 5.3.1 The development of the local transport infrastructure during the first half of the 19th century greatly contributed towards the transformation of Paddington from secluded hamlet to crowded suburb within the space of fifty years. In the late 1790s the Grand Junction Canal Company leased nearly fifty acres of land south of the Harrow Road in order to build a canal terminus at Paddington (Elrington *et al*, 1989: 174-180, 185, 233-241). The Paddington branch and basin were opened in 1801, the latter lined by wharves and warehouses on north and south banks. Several wharfingers, warehousemen and canal carriers who traded from premises beside the basin were listed in a trade directory of 1808 (Post Office Annual Directory, 1808). Though the vast market that the canal's sponsors proposed be built on the north bank of the basin never materialised, over the decades that followed a warren of densely populated streets and yards was built between the previously undeveloped south side of Paddington Green and the newly laid out North Wharf Road, which provided access to the basin from the Harrow Road. Having already been cut off by the Grand Junction from the prosperous and expanding suburb of Tyburnia to the south and the ancient hamlet of Westbourne Green to the west, Paddington became further detached from the semi-rural landscape of Maida Hill to the north following the opening of the western section of the Regent's Canal in 1816 (Elrington *et al*: 174-180).
- 5.3.2 In addition to the development between the Harrow Road and the canal basin, new residential streets were laid out on former nursery ground to the west of the green in the second decade of the 19th century. The intensification of residential development in the vicinity greatly stimulated the local service economy, and a number of businesses established premises in the streets surrounding the green during the 1820s and 1830s. Improvements made to the local road infrastructure during the late 18th and early 19th centuries, not least the construction of the New Road through Marylebone to the City, made commuting to work in the City a viable prospect for residents of the new suburb. In the late 1820s an entrepreneur named George Shillibeer capitalised upon this demand by establishing London's first omnibus service, which he ran from premises in St Albans Place, off Edgware Road (*ibid*: 174-181). From 1829 Shillibeer ran four services per day from Paddington Green to the Bank, and soon attracted competition from rival omnibus operators who flocked to the area.
- 5.3.3 Although Shillibeer left Paddington in the 1830s, the omnibus trade continued to stimulate the development of a range of ancillary trades such as carriage builders and provender merchants, several of whom opened premises in the area, including at least one on the east side of the Green. The 1851 census recorded that an 'omnibus proprietor' named Richard Carpenter lived at and traded from 7 Paddington Green, where he lived with his wife Phyllis, their six children and a clerk named Edward

Whitburn (TNA HO 107/1466/52, 1851 Census, Paddington St Mary District 1a). Carpenter was described in a trade directory of 1852 as an 'omnibus builder', and it is possible that he made use of the carriage road and yard between and behind 7 and 8 Paddington Green (Post Office London Directory, 1852: 652). The latter roadway led to a block of stables at the rear of no. 8 and a building variously known as 7A and 7½ Paddington Green (shown on Figures 5 and 6 a short distance to the south-east of the present site). Whilst no. 8 was the residence of a horse dealer named Edward Stuchfield in 1851, a trade directory of the following year listed Stuchfield's business premises as no. 7A (*ibid*: 1011). Although Carpenter's business does not appear to have escaped the mass merger of London omnibus operators that took place in the mid-1850s, no. 7 was still the residence of a carriage builder in 1861, while nos. 7½ and 8 remained a horse dealership until as late as the 1880s (Post Office London Directory, 1882: 519).

5.3.4 Richard Carpenter lived and worked only a few doors away from the owner of a local omnibus company named George W. Millichip (?), who resided at 13 Paddington Green with his wife Margaret, their three children and two servants in 1851 (TNA HO 107/1466/57, 1851 Census, Paddington St Mary District 1a). Like the majority of the properties on the east side of Paddington Green in the mid-19th century, no. 13 was a private residence, occupied by professional families or individuals of reasonably secure means. Among the residents of 1 to 16 Paddington Green listed in 1851 were James Stephens, a 'Supervisor of the Excise' who lived at no. 2, Thomas H.W. Beaker (?) a dentist who lived at no. 4 William Andoe, a French-born Inspector in the Audit Office at no. 10 and Thomas Barlow, a 76 year-old Government Clerk who lived with his wife Jane, their son Richard and a servant at no. 12 (*ibid*). In 1851 no.14 was the residence of William Alderton, a 45 year-old house and estate agent. The house passed to his son (also William), in whose hands it remained until the 1870s (TNA RG 10/8/44, 1871 Census, Paddington St Mary District 19).

5.3.5 In addition to these private households, a number of properties overlooking the green had been converted into lodging houses by the middle of the century. Short- and medium term rented accommodation had flourished in the years since the Great Western Railway had opened its terminus at Paddington, and by 1850 there were as many as thirty lodging or boarding houses in Paddington alone (Elrington *et al*, 1989: 233-241). The 1851 census described Mary Parson of 6 Paddington Green as a lodging house keeper, while Maria Cliffe managed lodging house at no. 9 (TNA HO 107/1466/55). Residents of the latter included a GP/ surgeon named George Thomas Hammond, who appears to have kept a surgery at no. 6 (*ibid*; Post Office London Directory, 1852: 773). The Misses Chaffe were listed as residents of no. 9 in a court directory of the following year (*ibid*: 1589). A number of lodgers boarded in other households, including the Baptist Minister John Foreman, who lived at no. 8 with his own family and that of the horse dealer Edward Stuchfield.

5.3.6 A number of independent day and boarding schools were established in the vicinity of the green during the first half of the 19th century. The majority of these were comparatively short-lived and their number declined as the area became progressively less salubrious around the middle of the century (Elrington *et al*, 1989: 265-271). In 1851 Sophia Symmonds ran a small school for twelve pupils at 11 Paddington Green, whilst the four Eggbrecht sisters taught art, languages and music from their home at no. 15 from the early 1850s until the 1870s (TNA HO 107/1466/56, 57; Post Office London Directory, 1852: 1605).

5.4 Paddington Green, 1851 - 1900

5.4.1 The urbanisation of Paddington continued throughout the 1850s. By the end of the decade the green itself had become the venue for competing open-air preachers, while in 1861 a pedlar was reported to have been offering "offensive anatomical drawings" to passers-by (Elrington *et al*, 1989: 185-190). By the turn of the 1860s the junction of the Edgware and Harrow Roads had become increasingly congested, while the houses at the southern end of Paddington Green became progressively less attractive to potential residents. In 1861 1 and 2 Paddington Green were the premises of a draper named Robert Hann, who shared them with his wife and daughter, 16

live-in draper's assistants, four servants and two porters (TNA RG 9/3/318 1861 Census Paddington St Mary District 15). Though Hann remained at no. 2 until the 1870s, no. 1 appears to have been demolished at some point between 1861 and 1871. In the mid-1870s the antiquarian writer Edward Walford described the remaining properties at the southern extremity of Paddington Green (nos. 2, 3 and 4) as 'grimy looking houses', and they were cleared shortly thereafter in order to make way for the widening of the Harrow/ Edgware Road junction in 1877 (Walford, 1878: 204-224; Elrington *et al*, 1989: 174).

- 5.4.2 Aside from than the apparent decline in the status of the properties at the southern end of Paddington Green, in 1861 the socio-economic profile of the residents of the other houses in the terrace was similar to that of ten years earlier. A carriage builder named Samuel Jay occupied no. 7, while John Foreman and his family continued to reside next door at no. 8. The surgeon George Thomas Hammond still lived at no. 9, which remained a lodging house in all but name. No. 10 also appears to have been let as apartments, residents of which included a clergyman's wife, a land proprietor and a gentleman of independent means (TNA RG 9/3/321). Similarly nos. 12 and 13 remained residential, though the former had become noticeably more crowded than its neighbours. Residents of no. 12 in 1861 included a 37 year-old Ship Broker named John Cross, who lived with his wife Emma; a 52 year old Timber Merchant named James Tomlinson, who lived with his wife Jane, their seven children and their daughter-in-law, and 30 year-old Edward Ellison, an 'Agent of Woollens and Stuffs' who lived with his wife Isabella (*ibid*). In contrast to the apparent overcrowding at no. 12, the residents of no.13 comprised the five members of the Cook family and a single domestic servant (*ibid*).
- 5.4.3 By 1861 11 Paddington Green was the home of Richard Metcalfe (also spelt Medcalf), a 30 year-old Hydrotherapist from Yorkshire, who shared the house with his wife Lucy, their infant son Frederick and a couple of servants. Metcalfe both lived and practiced on the premises, which also included accommodation for patients who stayed overnight (*ibid*; TNA RG 10/8/44, 1871 Census Paddington St Mary District 19). Metcalfe was amongst the longest lasting of Paddington Green's 19th century residents, remaining at no. 11 until at least 1891, by which date he had also acquired nos. 10 and 12 (Post Office London Directory, 1882: 519; TNA RG 12/3/91, 1891 Census Paddington St Mary District 10).
- 5.4.4 The distinction between the increasingly commercial premises to the south-east of 9 Paddington Green and the residential properties between nos. 10 and 16 is visibly apparent from the First Edition Ordnance Survey map, surveyed at the end of the 1860s and published in 1872 (Figure 7). By the latter date the properties at the southern end of Paddington Green had been consolidated into blocks occupied by businesses such as Thomas Raybould's Lead and Glass Wholesalers at nos. 5, 6 and 7 and Thomas Deeks' horse dealership at nos. 7½ and 8 (TNA RG 10/8/43, 1871 Census, Paddington St Mary District 19). Acquired by Brooks Phillips & Co. in the early 1880s, the former Raybould's Lead and Glass Merchants would continue to occupy 5, 6, 7 and 7½ Paddington Green until the second decade of the 20th century, after which the company also took possession of nos. 8, 9 and 10, from which they continued to trade until the 1960s (Post Office London Directory, 1882: 519; Post Office London Directory, 1915: 533; Post Office London Directory 1962: 899).
- 5.4.5 In contrast to the business premises to the south-east, many of which had been enlarged by building over the former back gardens, 11, 12 and 13 Paddington Green still retained gardens at both front and back. Richard Metcalfe continued to live and work at no. 11, while no. 12 seems to have remained rented accommodation, home to the families of Jonathan Knight, a 53 year-old Whitesmith and Charles J. Warner, a 28 year-old actor (TNA RG 10/8/44). The slightly smaller property next door at no. 13 Paddington Green was both a home and an office. The 1871 census listed a 45 year-old boot maker named James Redding, who lived at the property with his wife Margaret, their three adult children and a general servant named Rebecca Marshall (*ibid*). However by this date part of the property was rented by Ignatius Paul Pollaky, an Austro-Hungarian subject generally regarded as one of the first private detectives in Britain and the subject of a popular ditty composed and written by Gilbert and

Sullivan (Elrington *et al*, 1989: 185-190). Pollaky opened his Private Inquiry Office at no. 13 in 1865, although he continued to live with his family nearby at 9 Portsdown Road until the 1870s (TNA RG 10/18/41, 1871 Census, Paddington St Mary District 29). Pollaky also used his office for his work as the London correspondent to the Foreign Police Gazette (Post Office London Directory, 1882: 519). By the early 1880s Pollaky, his wife Mary, their three daughters and two servants had moved into no. 13, though the family subsequently relocated to Brighton on his retirement from private investigation work the following year (*ibid*; TNA RG 11/5/6, 1881 Census, Paddington St Mary District 10b).

- 5.4.6 While there had been much continuity of occupancy during preceding decades, the 1880s and early 1890s witnessed a period of great and lasting change at 11, 12 and 13 Paddington Green. No. 13 appears to have been the first to change hands, having been acquired by the Reverend Doctor William Stainer, the founder and treasurer of the Stainer Homes for Deaf and Dumb Children at some point between Pollaky's departure in 1882 and the census of 1891 (TNA RG 12/3/91). The home was one of six run by Stainer's charity, the others being located on Pentonville Road and at Camberwell Green (Post Office London Directory, 1895: 1909). The Paddington Green Home was managed by Helen Ball, the organisation's Secretary, who was listed as one of the four resident staff recorded by the census enumerator in 1891. Ball and her colleagues cared for twenty boarders, aged between 6 and 11 years. A trade directory of 1895 listed no. 13 as the address of two charitable organisations: the College of Teachers of the Deaf and Dumb (Proprietor Rev. Dr. William Stainer) and the Charitable and Provident Society for Granting Pensions to the Aged and Infirm, Deaf and Dumb, presumably the same organisation as the Deaf and Dumb Charitable and Provident Society, which was based nearby at 46 Craven Street (*ibid*). The Charitable and Provident Society for Granting Pensions to the Aged and Infirm, Deaf and Dumb was listed as the sole resident business in a directory of 1899 (Post Office London Directory, 1899: 635).
- 5.4.7 By 1881 Richard Metcalfe occupied both 10 and 11 Paddington Green, from which he continued to practice as a Hydrotherapist. No. 12 was listed as the residence of John J. Thomas, a wire worker who shared the house with his wife Isabella, their six children and a domestic servant named Avis Bagnell (TNA RG 11/5/6). At some point between 1882 and 1891 Metcalfe acquired the lease of no. 12, which he appears to have let to a number of lodgers including a certain Robert Milne, a Minister of the Church of Scotland (TNA RG 12/3/91). However by the early 1890s Richard Metcalfe was approaching 60 years of age and his wife Lucy was in her mid-60s, and the 1891 census represented the last known record of the family at Paddington Green. Four years after the census was taken, a trade directory listed the occupants of nos. 11 and 12 as the Paddington Radical Club Ltd, an organisation which had originally been established as the John Bright Working Men's Club and Institute at an address on the Harrow Road in October 1884 (The Bayswater Annual, 1885: 15-16; Elrington *et al*, 1989: 221-226).
- 5.4.8 The club's prospectus described the Institute as "a place of resort after a hard day's toil, where the weariness of labour may cease by social intercourse and mutual change of opinion" (*ibid*: 16). The prospective member was left in little doubt about the radical political persuasion of the club, which should the need arise would "act unitedly on any great political emergency, and make it the true echo of the voice of the men of Paddington" (*ibid*). In the absence of great political emergencies, members could expect to participate in regular political discussions, and were free to take advantage of the Institute's library, billiards, bagatelle, chess and card rooms. The club also offered occasional social gatherings for members and their wives, including "concerts, dramatic performances and miscellaneous entertainments". The club also aimed to stimulate the physical fitness and intellectual development of members, through a programme of "educational and outdoor recreations" (*ibid*).
- 5.4.9 The club was renamed the Paddington Radical Working Men's Club by 1890, and relocated to 11 and 12 Paddington Green after Metcalfe's departure during the first half of the decade (Elrington *et al*, 1989: 221-226; Post Office London Directory, 1895: 635, 1931). During the early years of the club's existence the Club Steward

lived at no. 11 with his family, presumably fulfilling the role of a resident caretaker (TNA RG 13/1/6, 1901 Census, Paddington St Mary District 1). A map of the Metropolitan Borough of Paddington compiled for the Corporation in 1901 depicted the Institute's premises as a single unit, though the footprint of the building appears not to have been altered since the First Edition Ordnance Survey map was published thirty years earlier (Figure 8). In December 1898 Charles Booth observed that the residential properties at Paddington Green mainly comprised relatively prosperous furnished apartments, whilst noting that the Paddington Radical Club was "well conducted" (online at: <http://booth.lse.ac.uk/notebooks/b355/jpg/211.html>).

5.5 Nos 11, 12 and 13 Paddington Green 1901 - present

- 5.5.1 At the turn of the 20th century the Paddington Radical Working Men's Club offered radically inclined members of Paddington's working classes an after-work venue for relaxation and political debate. The headquarters of the Rev. Dr. William Stainer's charitable organisation was based next door at no. 13, though it is not clear for how long it remained at that address. The 1901 census recorded that the sole occupant was a night watchman named Samuel Smith, who may have been employed to keep an eye on the recently vacated property (TNA RG 13/1/6, 1901 Census, Paddington St Mary District No. 1).
- 5.5.2 While the Paddington Radical Working Men's Club remained active until the second half of the 1950s, 13 Paddington Green was not listed as a business address in trade directories after 1900. Mitton's assertion that the house was still one of Stainer's children's homes in 1903 is difficult to reconcile with the evidence from the 1901 census and with trade directories published after 1895 (Mitton, 1903). The first new map of the area to be published after the departure of Stainer's organisation was the revised edition of the Ordnance Survey, which was surveyed in 1914 and published two years later (Figure 9). This depicted a somewhat different structure on the site of no. 13 to that shown on earlier maps. Where there had previously been a fairly substantial terraced house there was now merely a covered passage, leading to a newly opened up yard area that occupied the site of the former gardens of nos. 13 to 17. It is conceivable that this yard was created by J.P. Barradell & Co. a bottle manufacturer and merchant which had acquired the site between 1891 and 1895 (Post Office London Directory, 1895: 574). Barradell & Co. was listed as the occupant of the site by every trade directory between 1895 and 1960, after which it became the premises of King Bees Bottlers (Post Office London Directory, 1960: 927; Post Office Directory, 1962: 899). It is reasonable to assume that the extensive glazed roofing shown covering the yard to the rear of nos. 13 to 17 on the 1962 Ordnance Survey map was associated with this business (Figure 10).
- 5.5.3 It is therefore conceivable that Barradells acquired 13 Paddington Green shortly after Stainer's organisation departed at the turn of the century in order to permit enlargement of their existing bottle works, and that the company may have been responsible for the demolition of the property, perhaps in order to create improved vehicular access to their yard and works.
- 5.5.4 The 1914 Ordnance Survey map also showed that the Paddington Radical Working Men's Club had undertaken considerable enlargement of its premises in the years since the Borough map was surveyed in 1901. A large rectangular block had been built over the former gardens of 11 and 12 Paddington Green, with ancillary structures between the new block and the rear of the former houses. The configuration of extension block and ancillary structures is strongly reminiscent of the club's Assembly Hall and Gymnasium depicted on a set of architect's drawings of the building produced in 1957 (Figure 13).
- 5.5.5 The Paddington Radical Working Men's Club finally closed its doors in 1956, more than sixty years after the organisation acquired 11 and 12 Paddington Green (Post Office London Directory, 1956: 576). The property was purchased the following year by Aerialite Ltd, an electrical cable manufacturers then based nearby at 20 and 22 Craven Road W2 (Post Office London Directory, 1959: 1349). Aerialite subsequently commissioned John N. Coleman RIBA of 66 Park Road NW1 to design a new warehouse and offices for the company, to be built on the recently acquired site

(Westminster Archive Centre, WDP 2/0184/01, 1957). Coleman submitted an application to alter the drainage arrangements of the site in February, before completing a set of drawings of the proposed development that May (some of which are reproduced in Figure 13). A formal application was submitted to Paddington Council for consideration before the end of the year. The application was approved the following year, although trade directories suggest that Aerialite may not have taken possession of the completed development until as late as 1961 (Post Office London Directory, 1962: 899). Aerialite and an electrical accessories manufacturer named Nettle Accessories continued to occupy the building until the 1970s, after which a radio accessories factors named E.R. (Factors) moved into the premises (Post Office London Directory 1980: 557).

- 5.5.6 Although trade and street directories give little indication as to the names of the occupants of 13 Paddington Green after its redevelopment at the beginning of the 20th century, it may be possible to establish the names of those who have occupied it in the decades since from electoral registers. It is likely that the rooms above the entrance passage to Barradells' yard and works were let as rented accommodation for much, if not all of that period. In September 1966 Hildebrand & Glicker Architects and Surveyors of 69, Gloucester Place W1 submitted an application to Westminster Council for the subdivision of the rooms on the first, second and third floors into one room bedsits/'flatlets' on behalf of the owners, a company named Anaid Estates. This company gave the Winton Hotel, 35 Inverness Terrace W2 as its postal address (Westminster Archive Centre, WDP 2/0184/01, 16/09/1966).
- 5.5.7 The proposed accommodation was at the very least somewhat spartan (Figure 12). It was intended that each flatlet would be heated by an electric fire, and would contain a 22" x 16" Braemar basin for ablutions together with a shower unit, with hot water provided by a gas water heater in the room. Food was to be stored in simple built-in cupboards. Permission for the redevelopment was granted the same year and the flatlets have remained basically unchanged ever since.

6 BUILDING DESCRIPTIONS

6.1 Introduction

- 6.1.1 For the purpose of these building descriptions the properties 11-12 and 13 Paddington Green are considered separately and described in two sections. The buildings themselves were not interlinked in any way, with the rebuilt western half of 11-12 Paddington Green being built against number 13 to the north.
- 6.1.2 11-12 Paddington Green was a structure of two distinct phases. The eastern two storey structure comprising a large hall with a stage at the eastern end and large open room above was built in the first decade of the 20th century, while the basement beneath the western half and the three storey building above were all constructed in the mid-20th century. The older part of the building was constructed from yellow stock bricks with a suspended timber ground floor and first floor floorboards supported by concrete and steel joists. The roof was constructed from a series of timber queen post trusses with brick gable walls at the east and west ends, two apex skylights and a slate roof.
- 6.1.3 The newer, western half of 11-12 Paddington Green was constructed from a steel frame encased in concrete with red brick outer walls and partition walls of timber or occasionally concrete block on the ground floor and in the basement. The building had several flat roofs over the single storey area at the front of the building, the three storey central section and the two and one storey section that joined the older structure to the rear.
- 6.1.4 13 Paddington Green was of a similar age to the rear of 11-12 Paddington Green being built in the first few years of the 20th century. It was designed with a small basement and a main entrance, narrow hallway and staircase on the ground floor. The majority of the width of the ground floor was taken up with vehicle access from the street passing to the rear of the property. The first, second and third floors were supported over this on a steel framework whose vertical columns were of the same manufacture as the steel framed canopy covering the yard to the rear. Horizontal steel I beams connected between the columns and on the first floor these were spanned by east-west orientated steel joists that supported the timber floor joists and brick walls.

6.2 11-12 Paddington Green

External Descriptions

West Elevation

- 6.2.1 The west elevation of 11-12 Paddington Green formed the end of a terrace of 19th and early 20th century buildings fronting onto Paddington Green itself (Plates 1 and 4). The three storey structure was brick faced on the upper two floors and laid in an English bond. The ground floor projected from the main part of the building and was divided into three equal sections. The northern two had large openings with folding steel shutters. On the south side of these the final third was divided into two with a doorway at the south end and a shop window. Both of these were infilled with breeze block walls. All of these openings were separated by floor to ceiling brick faced piers with bull nosed corners.
- 6.2.2 The upper two floors were identical in their design. Each floor had a series of five metal framed, single glazed windows aligned one above the other in vertical recessed panels. The windows of the first floor were slightly taller than those of the second and the panels below the windows were cement rendered. Each window was divided into three with a narrow horizontal pane above a projecting concrete sill. Above this were two panes with the southern being the larger. The inside face of all these windows

was blocked by a breeze block wall, so it was not possible to ascertain the opening mechanisms of any of these windows.

- 6.2.3 At the southern end of the elevation the last window on each floor was smaller, of a different design and did not have a recessed vertical panel. Here the opening had a projecting concrete surround and was divided in two by a vertical mullion, with a high transom creating two much smaller panes of glass at the top. The change in window style at the southern end of the building reflected an internal change use on both floors as these windows illuminated the men's toilets on the first floor and the ladies' toilets on the second. The elevation was topped by a horizontal course of projecting concrete coping stones.

North Elevation

- 6.2.4 The north elevation of 11-12 Paddington Green joined 13 Paddington Green. As this structure predated the western mid-20th century rebuild of 11-12 Paddington Green it is likely that a substantial element of this wall dates from this earlier period. Analysis of the interior face of the north elevation on the ground floor shows the steel and concrete frame of the structure built against this wall.
- 6.2.5 Where 11-12 Paddington Green extends beyond the building to the north it is noticeable that the older part of the north elevation is restricted to the ground floor. This yellow stock brick wall is topped by a course of slightly projecting tiles and course of bricks laid on their sides as an attempt at damp proofing. This shows that this wall was the north wall of a single storey structure that extended from the east elevation of 13 Paddington Green to the corner of the Working Men's assembly hall. The red bricks of the upper part of this wall were stepped back from the lower part and definitely date to the mid-20th century rebuild.
- 6.2.6 The older wall stepped down in height at the corner of the assembly hall and continued at a height of approximately two metres to the eastern end of the property. This wall created a narrow passage against the north elevation of the assembly hall. This elevation had five tall windows evenly spaced along its length and below the central window a small door had been inserted and subsequently blocked (Plate 6). The windows had segmental arched tops executed in two courses of red rubbed bricks. The timber framed windows were divided into two unequal parts by a horizontal member. The smaller upper part had eight glazed windows separated by timber glazing bars and a central mullion. The lower part of the window comprised two sashes each of eight glass panes, the upper sash having horned extensions to smooth its movement.
- 6.2.7 The elevation itself was flat apart from a projecting chimney breast between the first and second windows from the east. This showed a narrow step on its eastern side at the level of the first floor where the flues from fireplaces on the ground and first floors combined into a narrower stack. Unexpectedly this chimney breast did not extend above the roofline. Examination of the interior elevations showed that the original fireplaces had been removed and infilled with brick and a metal air vent. This event probably coincided with the removal of the chimney stack and reroofing.
- 6.2.8 The top of the elevation projected with an incremental stepping out of the uppermost three courses of brickwork which was over sailed by the slate roof and gutter. This detail was repeated on the south elevation and the western gable end wall of the assembly hall (Plate 12), but not on the eastern.

East Elevation

- 6.2.9 The east elevation of the assembly hall was visibly more archaeologically complex than other elevations (Plate 5). The wall had been constructed from yellow stock bricks laid in a Flemish bond and was not quite at right angles to the side walls as the rear property boundary, on which line this sat, was not parallel with the street frontage. The highest part of the gable wall projected above the roofline and had

been added or rebuilt as the yellow bricks were significantly less weathered and laid in a different (light grey) coloured mortar. Below this was the scar of a double pitched roofline that extended almost the entire width of the wall. Below this was a horizontal line of joists holes that had been deliberately built into the wall.

- 6.2.10 The rest of the elevation below this line was very coarse brickwork with extruded mortar. This showed that the assembly hall and the now demolished building that had extended eastward from this wall were constructed as one phase. Indeed, at ground level a short section of wall remained and was visibly built as part of the elevation. It extended for a short distance at 90° from the elevation and must have been the north wall of the adjoining building.
- 6.2.11 The northern part of this elevation not covered by this other contemporary building showed signs of structures built against it. Red brickwork was seen at first floor level. The north east corner of the assembly hall, also at first floor level had broken headers where a wall extending northward from this point had been demolished. At ground level this wall remained, to enclose the narrow space on the north side of the assembly hall and define the end of the yard to the rear of 13 Paddington Green. The south-east corner of the assembly hall showed similar evidence as there were broken headers suggesting the wall had originally continued to the south.
- 6.2.12 The assembly hall roof and the central flat roof were both overlooked by the east elevation of the second floor office suite at the front of 11-12 Paddington Green (Plate 11). This brick elevation had four windows and a central doorway providing access to the central flat roof and lift operating mechanism housed in a square red brick room above the lift shaft. All of these openings had been infilled with breeze block walls except a small window at the southern end of the elevation that illuminated the staircase. A horizontal band above the windows, the width of the elevation, was cement rendered probably to cover the steel framework of the structure. The top of the elevation had a narrow timber fascia board and gutter collecting water from the flat roof.
- 6.2.13 The east elevation of the first floor of the western part of 11-12 Paddington Green looked directly at the western end gable wall of the assembly hall. This elevation was not as wide as the elevation above as on the north side of the lift shaft the building joined the first floor of the assembly hall. The elevation had three windows and despite these being almost completely infilled with breeze block walls, it was just possible to see the upper part of the western gable wall of the assembly hall. The view afforded a glimpse of the brickwork infilling an original doorway and a blocked opening in the south wall of the lift shaft. The fact that this infilling brickwork was red in contrast to the yellow stock bricks of the lift shaft wall would suggest this wall to be contemporary with the assembly hall.
- 6.2.14 An inclined scar above the blocked door in the gable wall showed where a small roof had been attached to the gable wall, covering a rectangular space between the gable wall and the south wall of the present lift shaft. It is likely that this structure attached to the west end of the assembly hall contained a flight of stairs to the first floor room F1. This hypothesis would also mean that the north and west wall of the room G2 on the ground floor are likely to be part of this structure. This would explain the thickness of these brick walls and also the high windowless nature of the room, as it may well have originally been lit by windows in the north wall and an entrance doorway in the now removed south wall.
- 6.2.15 Where the west half of 11-12 Paddington Green joined the assembly hall at ground floor level there was a small toilet block G4. This room was positioned between the south elevation of the assembly hall and the tall southern boundary wall. The east elevation of these toilets consisted of a red brick wall with two opaque glass windows each with a narrow, top hung ventilator opening. In the east wall of room G3 that overlooked the flat roof of the toilet block there was a large square window of twelve panes in a metal frame that had horizontal bars fixed to the inside for security (Plate 10).

South Elevation

- 6.2.16 The south elevation of 11-12 Paddington Green was largely a blank brick wall. At the western end a red brick wall in Flemish bond was slightly higher and extended further to the west than the single storey ground floor front to the building (Plate 4). The south wall of the main mid-20th century block was cement rendered and painted white. The south elevation of the rear of the property visible from the street to the south was not the south wall of the assembly hall, but the north wall of the warehouse that had been 8-10 Paddington Green. With the extension of Newcastle Place in the late 20th century this building had been demolished and its north wall left standing as it stood on the property boundary between the two buildings. This wall was as tall as the south elevation of the assembly hall and enclosed the narrow yard on this side of the hall (Plate 11).
- 6.2.17 At the eastern end of the yard was a fire escape whose stairs rose from ground level to an inserted door at the eastern end of the first floor gymnasium F1 (Plate 9). At this level the stairs continued, rising again to the south where they would once have led to a door in the north elevation of 8-10 Paddington Green.
- 6.2.18 The south elevation of the assembly hall had two doorways at ground level. At the eastern end there was a segmental arched 'stage' door that led from the yard to the area behind the stage façade. The other doorway was in the centre of the elevation and consisted of a pair of panelled double doors beneath a chamfered lintel (Plate 10). Above and on either side of these doors were small square holes in the elevation where timber joists had once been supported and formed a canopy above the doorway. This is confirmed by the presence of white paint on the elevation in a very distinct area on either side of this entrance.
- 6.2.19 The elevation would originally have had five windows along its length. Like the north elevation there was a blank bay second from the western end where a chimney breast was built against the interior elevation. However, here the chimney breast did not protrude on the exterior elevation. The window at the western end had been blocked, doubtless at the time of the mid-20th century redevelopment of the western part of the property and as a direct result of the addition of the toilet block G4. The other windows were the same as those on the north elevation, except for a slightly shortened example found above the double doors. The only other detail to a flat elevation of yellow stock bricks laid in Flemish bond was a cornice detail also seen on the north and west elevations, of three incrementally stepped brick courses.

Roof

- 6.2.20 Differences in roofing style highlighted the contrast in age of the two halves of 11-12 Paddington Green. The roofing over the mid-20th century offices was divided into four flat roofs descending in height to the east. The highest was over the second floor to the west, then over first floor central area with four skylights (Figure 19). The first floor had a narrow flat roof adjoining the assembly hall which had a skylight over room G2. Just to the north of this was the lift shaft and the flat roof of the lift operating mechanism room which was at a height equal to the apex of the assembly hall roof. The lowest section of flat roof had a skylight and was over the toilet facility G4 on the south western end of the south elevation of the assembly hall (Plate 10).
- 6.2.21 The double pitched slate tiled roof of the assembly hall was aligned along the east-west axis of the building and the central terracotta tiled apex was intersected by two skylights. The eastern brick gable end wall projected above the height of the roof for a short distance and a visual inspection of the east elevation of this wall suggested that this top section had been rebuilt at some time. At the west end of the roof the tiling carried over the top of the gable wall finishing almost flush with the west elevation.

Internal Descriptions

Basement

- 6.2.22 The basement of 11-12 Paddington Green was found beneath the west side of the building (Figure 14). The west wall of the basement was in line with the western facade of the building before the ground floor was extended. Access was provided by a flight of concrete steps from the ground floor than ran against the south wall of the building. At the base of these stairs was a single step down to the north with a pair of timber double doors opening into the main room of the basement. These doors each had a single pane of wired glass in their upper half and presumably for increased security had a series of vertical steel bars fitted against the inside face of each window.
- 6.2.23 The main room of the basement B1 was approximately rectangular with small rectangular extensions in the east and west walls (Plate 14, Figure 14). The latter was to accommodate an inspection cover accessing a drain. In the top of the brick built west wall, above this recess, was a horizontal series of eight air vents. At ground level above, these vents were seen in a low wall that separated the front (extended) part, with a concrete floor at street level, from the main part of the building that had a higher floor level above the basement. The north wall was cement rendered while the west brick wall had a poured cement base. All walls were painted white. In the centre of the room there were two square concrete pillars, presumably encasing the steel frame that supported the building. In the ceiling steel joists were similarly cement rendered.
- 6.2.24 On the south side of the main room were two smaller brick built rooms. The eastern was a boiler room and the western contained an 800 gallon fuel tank. To the west of these and between the stairs and the main room was a rectangular space completely enclosed by a concrete block wall. A short, low concrete ramp extended northward from the west end of this wall adjacent to the entrance doors. The use of this ramp was related to a hoist mechanism on the ground floor that once operated between the two floors and on going out of use was walled up in the basement.

Ground Floor

- 6.2.25 The ground floor of 11-12 Paddington Green was arranged around two large open spaces, rooms G1 and G5. The latter was clearly part of a structure built against the pre-existing building of which G1 comprised the major part. G5 in the western half of the building was a rectangular space orientated east-west with a number of cement rendered steel columns supporting the upper floors (Figure 15, Plate 15). These were arranged in a layout of three bays north to south and five bays east to west.
- 6.2.26 The western most part of the ground floor was a single storey structure containing an entrance door and corridor against the south wall with a room G6 adjacent to the north. The northern two bays could be opened to the street by two sliding steel shutters. The northern bay had a concrete ramp rising to the raised ground floor level of the eastern four bays of G5. This was approximately 0.6m above the height of street level and was also accessed by a flight of three steps to the south of the ramp. To the side of these steps the short vertical wall that created the raised floor level had a series of metal grill vents providing fresh air to the basement.
- 6.2.27 Against the south wall of the central part of room G5 was a staircase of grey concrete steps descending to the basement with two tubular steel handrails fixed to both side walls. The flight rising to the first floor had two plastic coated flat steel handrails fixed to both side walls and the stairs themselves were a mottled beige concrete decorated with a black and white chequered strip at the edge of each tread (Plate 30). Against the wall that separated these stairs from the main room was a disused hoist mechanism for moving goods between the ground floor and the basement.
- 6.2.28 In the south east corner of room G5 was a small partitioned room G3. This had a large glass window in its western wall timber stud wall overlooking the main room and a window in the upper part of the east wall that illuminated the room from above the

toilet G4 (Plate 16). This small room had a door leading into the main room and also a door inserted through the west wall of the assembly hall building G1 that led to the toilet added to the south wall of this building. The toilet G4 was built as part of the mid-20th century rebuild of the west half of 11-12 Paddington Green. It had a sink, two toilet cubicles and was illuminated by a skylight and opaque glass windows in the east wall. Its entrance was separated from the hall G1 by an inserted partition wall with a doorway at its eastern end into the hall and three steps raising the ground level back to the height of the main room G5.

- 6.2.29 Against the east wall of the room G5, which was the west gable end wall of the assembly hall, were a lift and a small rectangular room G2. The lift had sliding steel shutter doors opening into both the assembly hall and the main room G5 and was contemporary with the mid-20th century redevelopment works. The room G2 had thick brick walls with a doorway inserted in its west wall and was only lit by a skylight in a flat roof that also extended over the room G3 to the south. The substantial thickness and fabric of these walls and their unity of construction with the west wall of the assembly hall suggests this room to be contemporary with this building and be early-20th century in date. Blocked openings (discussed previously) in the upper part of the gable wall and the north wall of this room visible at first floor level would suggest this room to have once housed a flight of stairs accessing the first floor gymnasium room F1. Scars on the wall above these blocked openings should seem to confirm this with the structure being protected by a double pitched roof sloping down to north and south.
- 6.2.30 In the north-east corner of the room G5 was a pair of double doors into the assembly hall. This opening was not original as it had a cement rendered lintel inserted above the opening. A similar lintel was seen above the inserted lift doors in the assembly hall G1, which would suggest the two alterations to be contemporary dating to the mid twentieth century. On the assembly hall side of these doors was a concrete ramp bridging the drop in floor level.
- 6.2.31 The assembly hall was a large, high ceilinged rectangular room orientated east west and arranged into six bays along the long axis of the room (Plate 17). These bays were related to five steel I beams that spanned the room and were supported by classically moulded corbels set into projecting brick pilasters on both the north and south walls (Plate 19). Between these pilasters were tall segmental arched windows with a timber sill set at head height. A faint horizontal scar on the brickwork below these sills extended around the entire room and showed where tongue and groove panelling had once been fixed to the wall. The only surviving section of this was found adjacent to the 'stage door' at the eastern end of the southern wall (Plate 21). A section of timber floorboards had been removed to reveal the floor construction and this consisted of brick plinths supporting north south aligned timber beams, upon which were timber floor joists aligned at 90°.
- 6.2.32 In the centre of the southern wall was a pair of four panelled double doors original to the construction of the building. The interior of these doors was not visible as they had been recently covered by a breeze block wall to prevent unauthorised access. The bay to the west of these doors did not have a window as there was a slightly projecting brick chimney breast built from floor to ceiling. There was no obvious evidence at the base of this chimney breast to suggest there had ever been a fireplace and so this structure may be solely to support a fireplace found directly above on the first floor. The window in the bay to the west of this had been blocked due to the addition of the toilet and a timber partition separated this inserted entrance from the hall (Plate 22).
- 6.2.33 The west wall of the hall had the lift and entrance doors discussed previously, but interestingly above these were two recessed segmental arched panels. The northern was of a similar size and shape to the windows, suggesting that the rebuilding of the western half of the building had caused this to be blocked and also that if this was indeed a window then the previous front half could not have been an integral structure with this part of the building. The second recessed arched panel above the lift doors was wider and the arch much flatter than the windows. The blocking of this

opening doubtless corresponded to the same phase of redevelopment and installation of the lift, indeed, the infilling brickwork of both openings is very similar. The purpose of such a wide opening is not immediately apparent; however, considering the original doors in the south wall are not terribly convenient as a main entrance and exit, their access to the west being through a narrow yard, it is possible that this tall opening was the original main entrance with a wide window above.

- 6.2.34 The north wall of the hall had windows in five of the six bays, the only exception being the bay second from the western end which had a chimney breast. Like that in the corresponding position in the south wall, there was no evidence to suggest a fireplace and it served to support a fireplace on the first floor above. Just below the ceiling there was a large square, metal grill in this chimney breast which probably helped to improve the draw of the flue above. Below the central window of the north wall a small, narrow door had been inserted.
- 6.2.35 At the eastern end of the hall, filling the last bay was a theatrical stage. Built of timber and sloping slightly from back to front the stage was framed by a decorated arched façade. On either side of the stage there were two doorways in this façade (Plate 18). The northern door led down a short flight of steps to a room beneath the length of the stage. This was divided in two by a timber partition with tongue and groove panelling, perhaps separating dressing rooms from a props and scenery store. At the time of survey this space was inaccessible so it was possible to ascertain the degree to which any other original features may have survived. The door to the south of the stage also had steps to the room below, but also steps up to the stage and access to the yard to the south of the building via a segmental arched doorway. This side of the stage had a basic timber framework that had an intermediate floor level and many fixings for stage scenery (Plate 20). The reverse of the stage façade had a wooden ladder for climbing to this intermediate level (Plate 21).
- 6.2.36 The stage façade itself was a very decorative design. The panelled doors on either side of the stage had moulded architraves with ornate broken pediments set above. They were positioned centrally between a pair of two stage pilasters with plinth, dado and capital mouldings. The southern most of the four pilasters had the only surviving element of the foliate plasterwork embellishment to the capitals, which took the form of a three dimensional scrolled acanthus leaves (Plate 19). Above each of the doors was a circular hole cut into the façade. Although now nothing covered these apertures, paint scars showed that something once had and they may have been for actors or the stage hands to observe the auditorium while not being seen themselves.

First Floor

- 6.2.37 The first floor of 11-12 Paddington Green was clearly differentiated into the eastern and western (older and newer) halves of the building. The eastern part was a single room F1 that was of exactly the same footprint as the assembly hall G1 below (Figure 18). The six bays were repeated as the timber roof trusses were directly above the steel floor joists and supported on brick pilasters in the north and south walls (Plate 23). The recessed panels between the pilasters were windowless and were topped by three courses of bricks that incrementally stepped out to make the top course flush with the pilasters.
- 6.2.38 Against the south wall there was a low platform stretching almost the length of the wall. It was constructed as an integral part of the timber floorboards and its purpose is unclear. Architects drawings produced in association with the late 1950s conversion suggest this large space was originally designed as a gymnasium for the Paddington Radical Working Men's Club, although apart from this platform there is no physical evidence surviving of an original use. At the eastern end of the south wall a doorway had been inserted and was used as a fire escape as it led to a steel flight of steps attached to the outside of the building.
- 6.2.39 The two chimney breasts first identified on the ground floor in the second bay from the west, in the north and south walls, do indeed widen and had fireplaces as suspected, although both had been removed. Neither chimney breast rises above the

roofline to become a chimney stack, and both had been removed and the building reroofed with slate tiles to obscure any evidence of their existence.

- 6.2.40 The western wall of the gymnasium F1 had a blocked segmental arched doorway at its southern end. The opening for the sliding steel shutter doors of the lift shaft had been inserted in the west wall and the present entrance at northern end of the wall had also been inserted as both had cement rendered lintels and modern brick surrounds (Plate 25). The blocked doorway at the south end of the west wall is therefore likely to be the original entrance to the gymnasium. Access to this must have come via an external staircase. Visible block jointing of brickwork shows how the lift shaft was tied into the existing north wall of the staircase structure and this wall became the south wall of the lift shaft. A blocked segmental arched opening was visible in this wall at first floor level which was probably a window illuminating the staircase. Similar block jointing was also identified on the north side of the present entrance into the gymnasium where the newer western half of the building was tied into the existing assembly hall building.
- 6.2.41 Above the inserted lintel of the lift shaft doors a blocked segmental arched opening was visible high in the western wall of the gymnasium. This probably represented a former window. This window could not be positioned in the centre of the gable end wall, as one may have expected; for the staircase building would have been in the way so it had to be set slightly to the north.
- 6.2.42 Therefore the only daylight in the gymnasium came from two large skylights. These were original to the roof construction and were located above the second and fifth roof trusses at the apex of the roof between the uppermost two purlins (Figure 20, Plates 23 and 24). Unlike the lower purlin this upper one was not set at 90° to the truss, but set vertically. This allowed for a horizontal band of timber panelling to be fixed to the side of each purlin between which the central section of the roof was flat. The centre of each panel housed a metal vent and small pulley wheels fixed below the glass panels of each skylight showed that originally these could be opened to further increase the ventilation.
- 6.2.43 The roof trusses were sturdily constructed from a timber tie beam arranged with two queen posts, diagonal bracing and a collar beam above. The joints at the base and top of the queen posts and the foot at each end of the truss were reinforced by metal straps and bolts. Two purlins on each slope of the roof ran the length of the room supported by the trusses. Rafters were not visible as they were covered by tongue and groove boards.
- 6.2.44 The western half of the first floor was approximately divided in two (Figure 17). The eastern part was a single room F2 and the western part was an arrangement of five offices and a toilet F5-10. The room F2 had several cement rendered columns supporting cement rendered beams running north south across the ceiling. The ceiling was otherwise flat with two large skylights.
- 6.2.45 The east wall of the room had three windows at its southern end, but these had been blocked by infilling walls of breeze blocks. This wall, although in the same position as the wall on the ground floor thought to be original to the early 20th century building of the assembly hall, was definitely a post war construction. Indeed, a block joint between this and the south wall of the lift shaft showed the change from new to old brickwork. At the north end of the east wall was a set of four concrete steps taking one up to the floor level of the gymnasium. The southern end of the room F2 had been partitioned into two small offices (Plate 27). The walls were quite insubstantial and had been glazed in their upper half.
- 6.2.46 The staircase from the ground floor was built against the south wall of the building close to the west elevation. At the top of the stairs there was a small vestibule F4 (Plate 28) and from here one could pass through a pair of double doors eastward in the large room F2, northward through a timber framed wired glass, four pane door into the offices or westward into a small toilet identified for the use of men only. The toilet had a single cubicle and sink and a window in the west elevation.

6.2.47 On leaving the vestibule and entering the door toward the offices there was a north-south corridor with doors on both sides leading to offices F5 to the east and F9 to the west. F5 was a small room lit by a skylight above. F9 was a larger room and had three windows in the west elevation (Plate 29). The partition wall between this room and the small office to the north F8 was glazed with nine opaque panes that covered two thirds of this wall. This small room had a window in the west elevation and was adjacent to the office F7 in the north-west corner of the floor. This room also had a large window in the west elevation; however, all of these windows in the west elevation had been blocked by a single skin breeze block wall. To the east of this room was the largest office F6, this did not have any windows but was lit with natural daylight from a large rectangular skylight overhead.

Second Floor

6.2.48 The second floor was considerably smaller than the floor below as it consisted of a single row of four offices facing onto Paddington Green with a toilet at the southern end S5 and a corridor connecting the rooms along the eastern side S4. The floor was accessed by a flight of stairs against the south and east walls with a simple plastic coated flat metal handrail (Plate 30). These grey concrete stairs did not have the decorative inlaid chequered strip that was seen on the stairs below. The corridor led from the top of the stairs along the east wall to the office that spanned the width of the floor at the northern end of the building S1 (Plate 31). The corridor had three wide windows in its east wall with the southernmost and smallest window shedding light down the stairs to the first floor. All of the windows on this floor, except the southernmost were infilled with breeze blocks. From this small window it was possible to look across the flat roof and skylights illuminating the first floor rooms to the east and toward the west gable end wall of the Working Men's Club assembly hall (Plate 13).

6.2.49 The other three offices S2, S3 and S6 were all of a similar size, smaller than the larger office at the northern end. All of the timber partition walls on this floor had opaque glass panels in their upper half. The only exception was between the southernmost office S3 and toilet, here the wall was solid. The toilet was identified as exclusively for women as it had a 'Ladies' sign on the door, and contained two partitioned toilet cubicles and a sink against the southern wall.

6.3 13 Paddington Green

External Descriptions

West Elevation

6.3.1 The west elevation of 13 Paddington Green directly overlooked the green and St Mary's Church beyond. The elevation consisted of a ground floor with three storeys above executed in a light beige brick laid in a Flemish bond, red rubbed bricks above the windows and details and ornamentation picked out in white painted stucco (Plate 1). The elevation was set back very slightly from 14 Paddington Green abutting to the north, but the façade was in line with all but the ground floor of 11-12 Paddington Green to the south, which projected several metres further forward (Plate 2).

6.3.2 The ground floor was slightly lower than the level of the pavement and road surface of Paddington Green and was dominated a modern wall of breeze blocks. This wall infilled a vehicle entrance that would once have passed completely through the structure providing access to a yard area at the rear. Examination of the side walls on the inside of this blocking showed there to be a series of hinges to support a large pair of gates across this entrance. At the beginning of the 20th century this yard also extended to the rear of the four properties to the north (namely 13-17 Paddington

Green inclusive), included several large light industrial buildings and a second vehicle access through 16 Paddington Green.

- 6.3.3 On the south side of this entrance the narrow ground floor of the building consisted of an entrance and staircase down to a basement and up to the first floor. The west elevation had the original pedestrian entrance. This narrow doorway was raised above ground level and the flight of original flight of steps had been removed. To the right of the doorway was a recessed circular bell pull. The doorway was flanked on either side by a pilaster with classically inspired capital supporting the first floor. There was no evidence any base or plinth to these columns, but these may have been removed with the stairs. The door itself was recessed, but was not visible due to the infilling breeze blocks which were flush with the exterior white painted cement render. The interior view of the door was also obscured by a timber board.
- 6.3.4 The first floor and second floors were both quite ornate in their architectural design and ornamentation. The corners of the building on both these levels had raised, rusticated stucco quoins and a broad projecting cornice separating each storey from the one above. First and second floor rooms were illuminated by a different size and style of window, set into a wide but shallow canted bay window. The three high first floor windows stretched almost from floor to ceiling and had a central timber mullion and high transom allowing for two tall casement openings in each window. These may have necessitated a balustrade around the edge of the bay giving the impression of a balcony. The two square glass panes above the transom did not appear to open. The bricks forming the angle of the bay in the pillars between the windows were highlighted in a subtly darker colour.
- 6.3.5 The three windows of the second floor differed in that they would all have originally been rectangular sash windows, with the sash box recessed behind the single brick width reveal. Each opening had a projecting white painted sill with two courses of red rubbed bricks forming the horizontal lintel across the top of the opening. The two outer windows survived in their original form with a single plate glass pane in each sash and the upper sash designed with moulded horns to give the frame extra rigidity. The sash window of the central opening had at some point been replaced by a timber transom and mullion window with four equally sized glass panes. This alteration more than likely took place at the same time as the room was divided in two during the late 1960s, so the timber partition wall could be fitted flush to the wall.
- 6.3.6 Above the windows of the second floor the wide, projecting cornice extended across the width of the building, unlike above the first floor where it ran into the face of the elevation on either side of the bay. The quoins of the first and second floors did not continue above this cornice which terminated with an ornate console brackets (Plate 3).
- 6.3.7 The third floor of the west elevation did not have a bay window, but had two evenly spaced rectangular openings with original recessed, horned sash windows. These were smaller than those on the second floor and each sash had a single vertical glazing bar. The top of the elevation was surmounted by a white painted cornice, not as large as those lower down, but which wrapped round the side elevations for a very short distance. This was possible as the top of the elevation was taller than both buildings on either side. Observation of the brickwork of the north and south facing elevations above 11-12 and 14 Paddington Green revealed that these were constructed from yellow stock bricks laid in a Flemish Bond. Only the façade and a single brick length down each side elevation were executed in beige brick. These bricks matched the west/front elevation of 14 Paddington Green and may possibly have been reused from the previous terraced house on this site that was contemporary with this adjacent structure and was demolished at the beginning of the 20th century. The south elevation was cement rendered with a large circle upon which had been painted the number thirteen in yellow (Plate 4).
- 6.3.8 The west elevation of 11-12 Paddington Green clearly abutted the earlier structure of 13 Paddington Green, while the northern end of the west elevation and the north wall of 13 Paddington Green rested on top of the older structure of 14 Paddington Green.

East Elevation and Yard

- 6.3.9 The east elevation of 13 Paddington Green did not possess any of the architectural decoration of the west elevation. Overlooking the narrow yard to the rear of the property the elevation was of yellow stock bricks laid in a Flemish bond (Plate 5). The first floor extended further to the east than the rest of the building and was not as wide (north-south) as the rest of the building. This allowed for a window in the first floor room F4 in the main part of the building. The first floor extension showed no evidence of being a later addition and its supporting steel frame appeared to be fully integrated with the structural frame of the main building (Plate 8). This is verified by the internal layout of the building whereby the main staircase rising from the ground floor extends into this space and has definitely not been modified since its installation. The proposition that this room was added after the initial construction of the building and the staircase throughout the entire building was modified to accommodate it would seem highly improbable.
- 6.3.10 The projecting first floor room was constructed in the same manner as the rest of the building with a steel frame of columns and horizontal I beams with east-west orientated steel joists on the first floor supporting timber floor joists. The frame supporting the rear first floor had two circular steel columns with classical style Doric capitals in the south east and north east corners. The decorative nature of these columns would suggest that the ground floor space below the first floor had always been open. The north east column was positioned at the northern limit of the property boundary, the same width as the main building and not beneath the corner of the structure. The I beam it supported extended northward from the brick wall of the room. This would seem an unusual design if it were not part of a wider intention to also provide support to the canopy that covers the entire yard (Plate 7).
- 6.3.11 This canopy would have originally had a double pitched roof of glass panels sloping down to north and south, only the frames of which survived. The paired steel columns were of exactly the same design as those supporting the main building (if slightly scaled down versions) and supported a simple truss of two diagonal bracing beams to the apex (Plate 6). The canopy also covered the space between the first floor extension and the northern property boundary.
- 6.3.12 Beneath the canopy there was a single storey brick built structure of two phases at the north eastern end of the yard (Plate 6). This older yellow stock brick half had two wide segmental arched openings with Crittall framed wired opaque glass windows with brick sills separated by a doorway. The western half was exactly the same although from several courses above ground level the walls were built in red brick, suggesting it had been rebuilt to the same plan reinstating the previous windows. The two halves were joined by a short section of concrete block walling.
- 6.3.13 The lower section of the second floor of the west elevation also slightly projected from the main body of the building to the same width as the first floor. This internally allowed for a landing to the main staircase with a window and skylight above, before the staircase turned 180° and rose a further five steps to the level of the second floor suite of rooms.
- 6.3.14 The third floor had a similar arrangement to the exterior with a window illuminating a small landing on the main staircase slightly lower than the window in the main rear bedroom. However, the wall did not project out. The windows of the east elevation were all very similar sash windows with a single vertical glazing bar to each sash set in a segmental arched opening. The window on the second floor landing the only one that significantly differed in size being slightly wider and shorter than the rest. The top of the elevation was surmounted by a wide but short integral chimney stack topped by two projecting brick courses. The north and south walls of the building also continued above the eaves level to approximately the height of the chimney stack.

Roof

- 6.3.15 The roof over the main part of 13 Paddington Green was divided into two sections, not entirely visible behind the raised walls of the north, west and south elevations. The western two thirds was a very low double pitched roof shedding rainwater to east and west. At the apex of this against the north wall was a low brick chimney stack containing the flues from fireplaces directly beneath on the first, second and third floors. The eastern third was flat with a slight fall to south, upon which were sited several water tanks and a chimney stack rising from the inside face of the east elevation wall, containing flues from directly beneath on the first, second and third floors.
- 6.3.16 The roof over the narrow second floor projection from the east elevation was also flat, apart from the skylight. This was timber framed and raised above the roof, sloping down to east with five glass panels on its upper surface.
- 6.3.17 The roof over the first floor room projecting from the east elevation was flat with a shallow step, resulting in the southern half being slightly higher than the northern. The roof covering was of fairly modern felt and grey stone chippings with a slight fall to north as a gutter ran along this edge of the roof. Rising as an integral part of the southern wall was a tall brick chimney stack (Plate 12). This had a projecting band of two brick courses close to its top and had three cylindrical terracotta chimney pots. This is of interest as it is directly above the single chimney breast and fireplace of projecting first floor room F3. The inference from this must be that it once also served two fireplaces in the building that stood adjacent to the south, namely 12 Paddington Green.

Internal Descriptions

Basement

- 6.3.18 The basement of 13 Paddington Green was of exactly the same footprint as the first floor (Figure 21). It was accessed from the east end of the ground floor by a flight of timber stairs. A modern timber partition and doorway had been erected to separate the ground floor hall from the basement stairs. The newel post at the top of these stairs was decoratively turned and topped by an acorn motif (Plate 32). The newel post at the base at the staircase was of a similar design and at the foot of the stairs there was a doorway that separated the basement into two rooms. Against the south wall could be seen the base of one of the steel columns that supported the upper floors, which sat upon a stepped brick footing.
- 6.3.19 The eastern of the two basement rooms B2 contained the staircase (Plate 33). The western room was considerably smaller and had been truncated in its westward length. The side walls became narrower and the west end wall sloped up toward the east. This work was executed in red brick with the sloping wall in concrete. The reason for this truncation was the relocation of the main entrance.
- 6.3.20 Originally, this had been in the west elevation up a short flight of steps. The steps had been removed leaving the doorway high and dry and this entrance was then blocked. A new doorway was inserted through the north wall of the ground floor, but as this entrance was in the vehicle access way it was at a much lower level than the ground floor hallway and there was no space to provide steps without blocking the driveway. The doorway therefore penetrated into the side of the basement room B1 and the floor level of the ground floor was lowered to accommodate a new set of stairs bringing the entrant up to ground floor level. This curtailed the westward extent of the basement and it is unclear exactly how far it would have gone. It is possible that it extended only slightly further than the west elevation of the building to allow for a coal hole.

Ground Floor

- 6.3.21 The ground floor of 13 Paddington Green was a single narrow space G1 (Figure 22). As discussed above the entrance was inserted through the brick north wall with a short flight of stairs up to ground level, a rearrangement undertaken in the late twentieth century (Plate 34). The original entrance door with glass panels remained in situ, marooned half way up the wall blocked by breeze blocks on the exterior and a timber board on the interior (Plate 35).
- 6.3.22 Midway along the south wall of the ground floor hall was a section of timber boxing that stretched from floor to ceiling. This concealed the structural steel pillar seen previously in the basement. The flight of stairs to the first floor rose against the south wall and a narrow passage separated them from the north wall that led to the basement access. The newel post was delicately carved and turned with a floral design. The balusters were paired on each stair and were plain and square. Considering the very ornately turned examples that were found on the rest of the staircase it is possible that on the ground floor they had been replaced. The bolection moulded skirting, bull nosed stair tread and deep ceiling cornice plasterwork would also seem to suggest the ground floor hallway was originally designed to impress.

First Floor

- 6.3.23 The staircase from the ground floor had a small half landing before turning 180° and dropping two stairs onto the main landing that led westward to the front of the building (Plate 36, Figure 23). The half landing had a small light well in the ceiling that would have originally been lit by the window and skylight on the second floor directly above. From this landing there was a small bathroom with sink, WC and bath to the north and a room F3 to the east. This room projected beyond the main building and was supported by two tall steel columns and horizontal steel I beams. It had a window in its east wall, but all original decorative elements and fixtures and fittings had been removed, including the blocking of a fireplace against the south wall.
- 6.3.24 The rest of the first floor would originally have been occupied by two rooms. The central room F4 was still its original size, although the chimney breast in the east wall had its fireplace removed. The window in the east wall retained its original sash window, timber sill and architrave. The original entrance had been through a doorway at the west end of its southern wall, but this had been infilled and the door moved to the west wall. This occurred at the same time as the other main room was divided into two (F6 and F7) and a short corridor provided between the three rooms. In virtually all cases original decorative details and architectural features such as doors, moulded architraves, plaster cornices, skirting and fireplaces had been removed.
- 6.3.25 The partitioning of the west room divided the bay window exactly in two. This meant the almost floor to ceiling casements of the central window had to be permanently fixed shut. Whilst all three windows of the bay retained their original joinery and moulded architrave it is likely the outer two were also fixed shut with the partitioning of the room. At the time of survey, room F6 appeared to have been previously used as a kitchen, as it contained several electric cookers (Plate 37), while F7 had been fitted out as a bed sitting room, with a sink unit and plastic shower cubicle in the north east corner.

Second Floor

- 6.3.26 The staircase from the first floor retained the ornate balusters and curvilinear timber handrail seen on the first floor (Plate 38). At the top of the main flight at the eastern end of the floor was a half landing with a handrail and balusters protecting a light well through the floor to the landing below (Figure 24). The half landing was illuminated by a skylight overhead and would also have been flooded with light from a wide window in the east wall, but this had recently been boarded over. The architrave surround to this window had been replaced and was late twentieth century in date, but it was not

possible to verify the age of the window. On the north side of the landing was a small WC with window in the north elevation.

- 6.3.27 The staircase then turned 180°, dropped down four steps onto the main second floor landing. The original room layout was exactly the same as the first floor with two large rooms, one to the north of the staircase S3 and the other to the west of it with a wide bay window facing onto Paddington Green (S5 and S6).
- 6.3.28 Like the first floor, the central room S3 retained its original sash window, the fireplace had been infilled and the doorway moved from the south to the west wall. Where north-south orientated timber floorboards had been lifted it was possible to observe the east-west orientated floor joists. It was also noticeable that marks on these joists showed that the first floor ceiling had originally been formed of lathes and plaster, but this work had subsequently been replaced by plaster boards.
- 6.3.29 The western room with the bay window had been partitioned to exactly the same plan as the first floor with a short corridor providing access to all three rooms. The bay window in the two rooms S5 and S6 retained its original sash windows, although the architrave surround had been replaced (Plate 39). All other original features had been replaced and the fireplace in the chimney breast against the north wall of room S5 had been removed and the opening infilled. All three of the main rooms on this floor had previously been used as bed sitting rooms with each room having been fitted with wall mounted radiators, pendant electric light fittings and a telephone intercom system to the main entrance.

Third Floor

- 6.3.30 The staircase from the second to the third floor was slightly steeper than the two lower floors as it did not have the additional space at the east side of the building provided below. However, there was no loss of ornamentation or craftsmanship in the execution of the handrail and balusters. Indeed, the 180° turn of the stairs to the west was expertly achieved with a twisted and unbroken timber handrail (Plate 40).
- 6.3.31 From the main landing T1, room T2 is accessible through what is possibly the original door opening, although the architrave and surround have been replaced (Figure 25). The original sash window in the east wall remained in situ, but all other original features had been removed and the fireplace in the chimney breast against the east wall had been infilled. The west end of the room had been partitioned by timber stud walls to create an en-suite bathroom with sink, bath and toilet. These fittings were of a style typical of the second half of the 20th century.
- 6.3.32 The partitioning also created a second en-suite bathroom, this time for the bedroom at the front of the building T5. To access this bathroom, a new doorway had been inserted through the existing wall separating the two main rooms on this floor. The landing at the top of the stairs had been partitioned to create a new room T4. This had previously been used as a kitchen as it contained a cooker, fridge and cupboards against the south wall. This wall also had a boarded over area, that may well have been a window inserted to illuminate this space when it was converted in the mid-20th century. The exterior elevation of this wall had been specifically cement rendered in this area, which may suggest the blocking of a window (Plate 4).
- 6.3.33 The front room T5 did not have the same bay window overlooking Paddington Green as the two floors below, but had a flat elevation with two equally spaced original sash windows (Plate 41). The cornice and skirting were both modern additions but the room did retain its original proportions and was not partitioned. The floor to ceiling height of this room and all rooms on this floor was considerably less than on the first and second floors.

7 CONCLUSION

- 7.1 A 1901 plan of the Metropolitan Borough of Paddington (Figure 8) showed 11-12 Paddington Green as one building with a large wide open space to the rear and not as deep (east-west) as 13 Paddington Green to the north. Thirteen years later the Third Edition Ordnance Survey map showed 13 Paddington Green as a covered access route into a large yard behind properties 13-16. This transformation suggests that the terraced house that had previously stood at 13 had been removed and replaced by the existing building during the first decade of the 20th century. Contemporary trade directories suggest that this may have been associated with business activities carried out in a large yard to the rear of the houses fronting onto Paddington Green. The new building was designed as a dwelling with a steel frame construction and incorporated a driveway to a large yard at the rear of the property that took up virtually all of the ground floor. There was only enough space for a narrow entrance facing onto Paddington Green with an ornate staircase descending to the basement and rising to the upper three floors.
- 7.2 In 1966 the building was converted into eight self-contained bedsits. The principal rooms on the first and second floor rooms were partitioned, several internal doorways were repositioned, en-suite bathrooms were added on the third floor and the main entrance was relocated from the west elevation fronting onto the street to the north elevation, entering from what had previously been basement level. Although most of the original architectural details of the west façade and the original windows and staircase were retained, virtually all of its internal decoration, fireplaces and plasterwork were removed during or after the conversion.
- 7.3 The 1914 Ordnance Survey map showed a large building inserted to the rear of 11-12 Paddington Green, which was attached to the main building by a narrow structure at the north side of the property. The Paddington Radical Working Men's Club had occupied 11 and 12 since the 1890s and had built this new assembly hall during the first decade of the 20th century or very shortly thereafter. The 1914 Ordnance Survey map depicted a small extension at the south-west corner of the hall that corresponded with archaeological evidence in the fabric of the remaining building that suggested this was a staircase providing access to the large first floor room. Part of the narrow strip of open yard on the south side of the theatre was also shown as part of the building, which again correlates with scars observed on this elevation in the position of the double doors.
- 7.4 The 1962 Ordnance Survey map depicted the access to the rear of 13 Paddington Green with greater clarity, showing the narrow entrance hall, suspended first floor and covered yard, although the division between 13 and the yard behind 14-16 had been reinstated by this date. This map also showed the front of 11-12 has been extended westward; examination of the fabric of the building and contemporary plans and local authority correspondence confirmed that this work involved the demolition of the former terraced houses that stood at 11 and 12 Paddington Green and their replacement with the existing structure in the late 1950s/ early 1960s. The early 20th century yellow brick assembly hall building adjoining the rear of this structure was retained and still exhibits many original features. Interestingly the Paddington Green Conservation Area Audit 2003 erroneously identified the entirety of nos. 11-12 as having been constructed in the post-war period.

8 ACKNOWLEDGEMENTS

- 8.1 Pre-Construct Archaeology Limited would like to thank Richard Hughes of Arup and West End Green Properties Ltd for commissioning this report.
- 8.2 The authors would like to thank Charlotte Matthews for project management and Kari Bower and Amanda Hayhurst for their recording work on-site. Thanks are also due to Strephon Duckering for the photographic building survey. Thanks are also given to the staff of the City of Westminster Archive Centre for their assistance during the course of the documentary research. This report was written by Guy Thompson (Historical Background) and Malcolm Gould (Building Descriptions), and the figures were prepared by Mark Roughley and Amanda Hayhurst.

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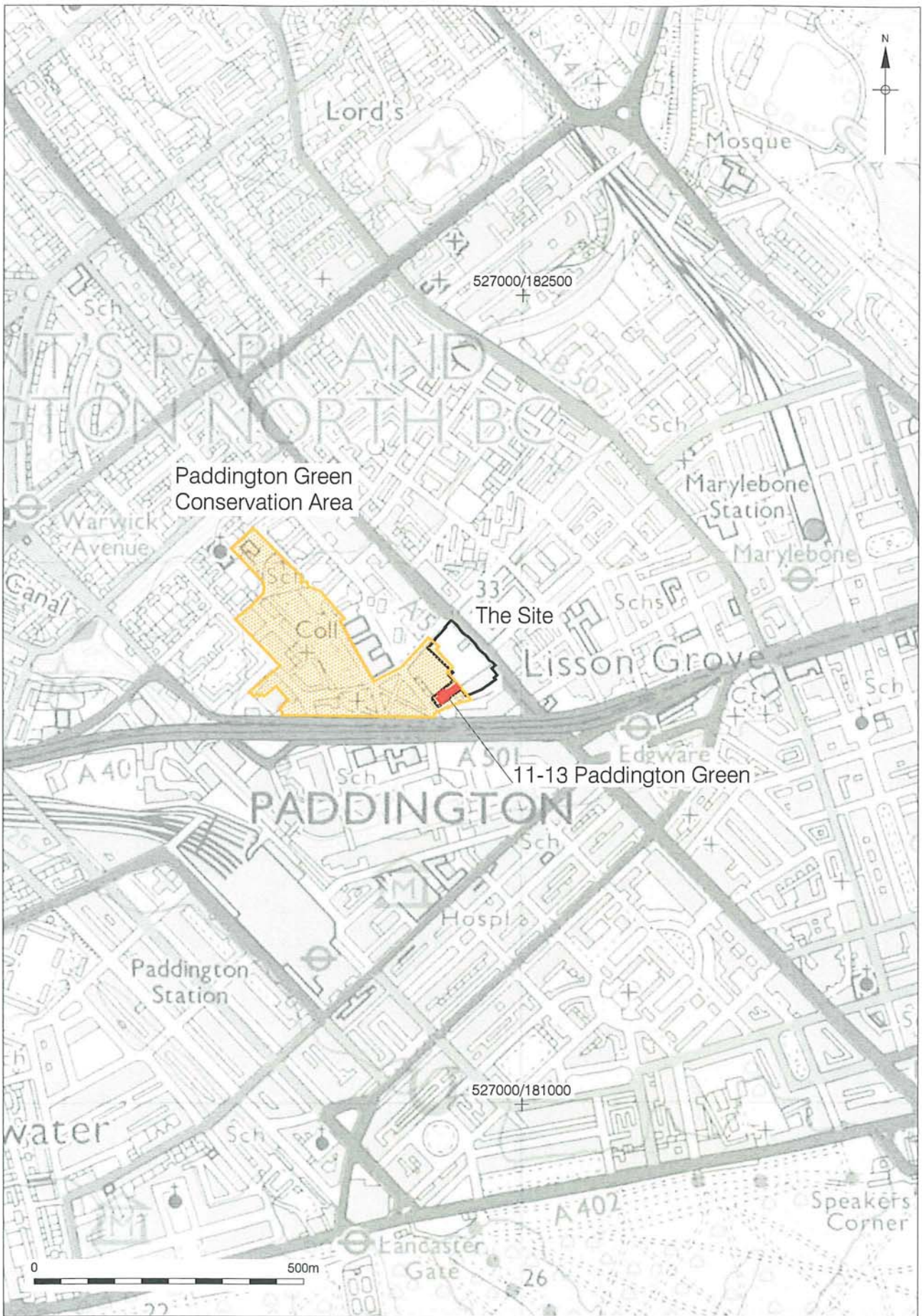
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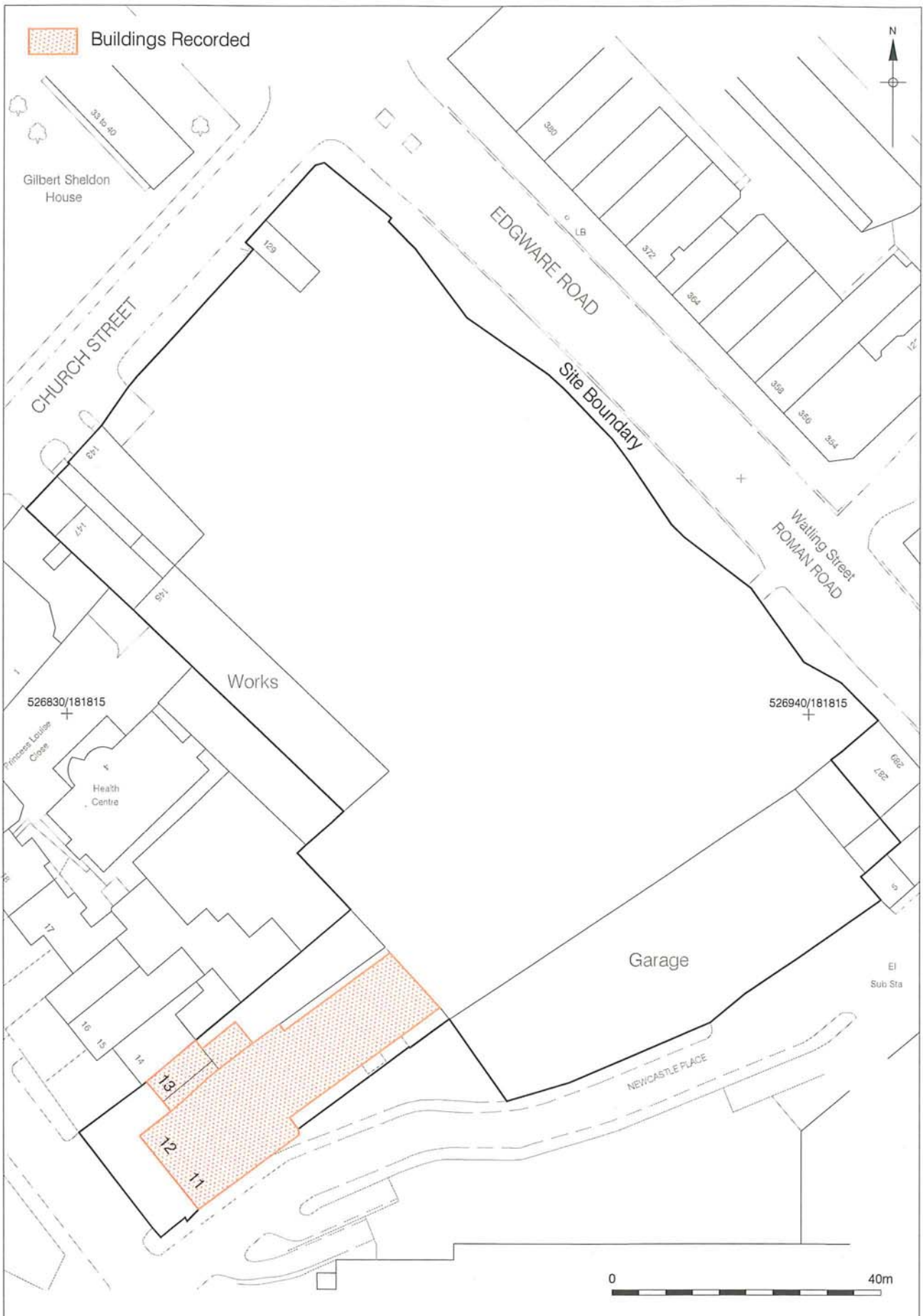
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APPENDIX 1. FIGURES (HISTORIC MAPS AND ARCHITECTURAL DRAWINGS)



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Figure 1
 Site Location showing 11-13 Paddington Green and Paddington Green Conservation Area
 1:10,000 at A4



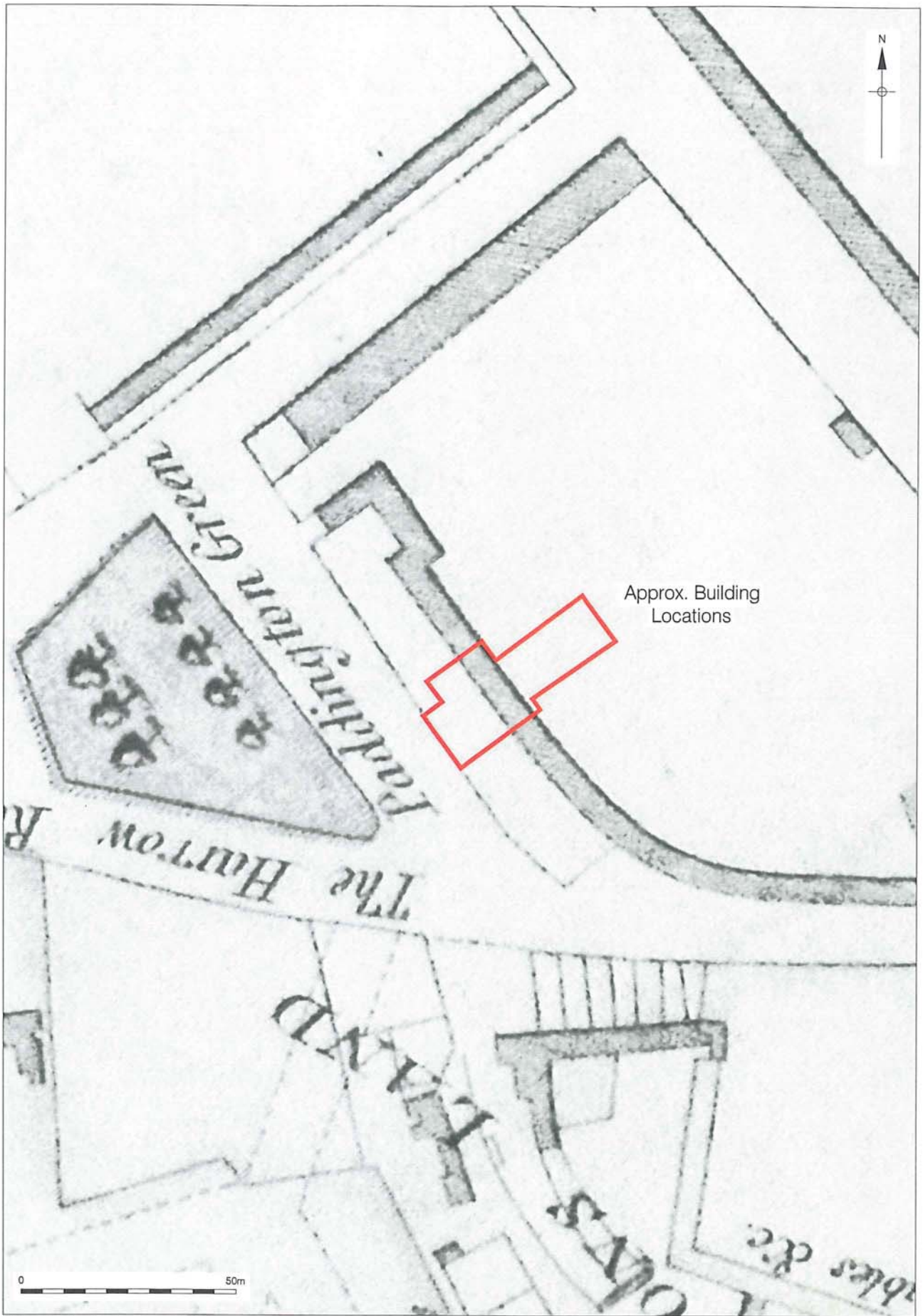
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Figure 2
 Detailed Site Location showing 11-13 Paddington Green
 1:800 at A4



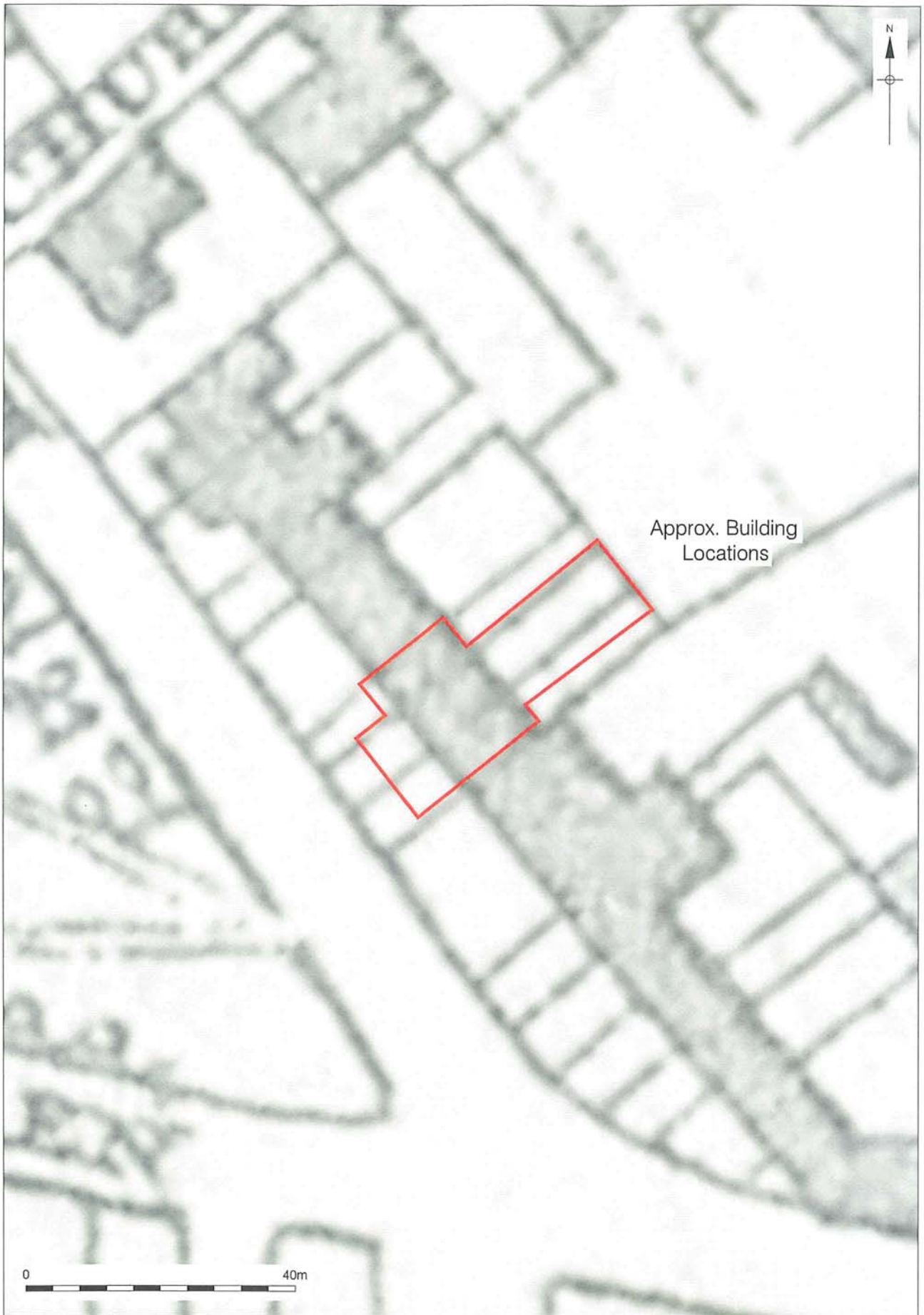
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Figure 3
John Rocque's plan of London and its Environs, 1741-1745
1:2,500 at A4



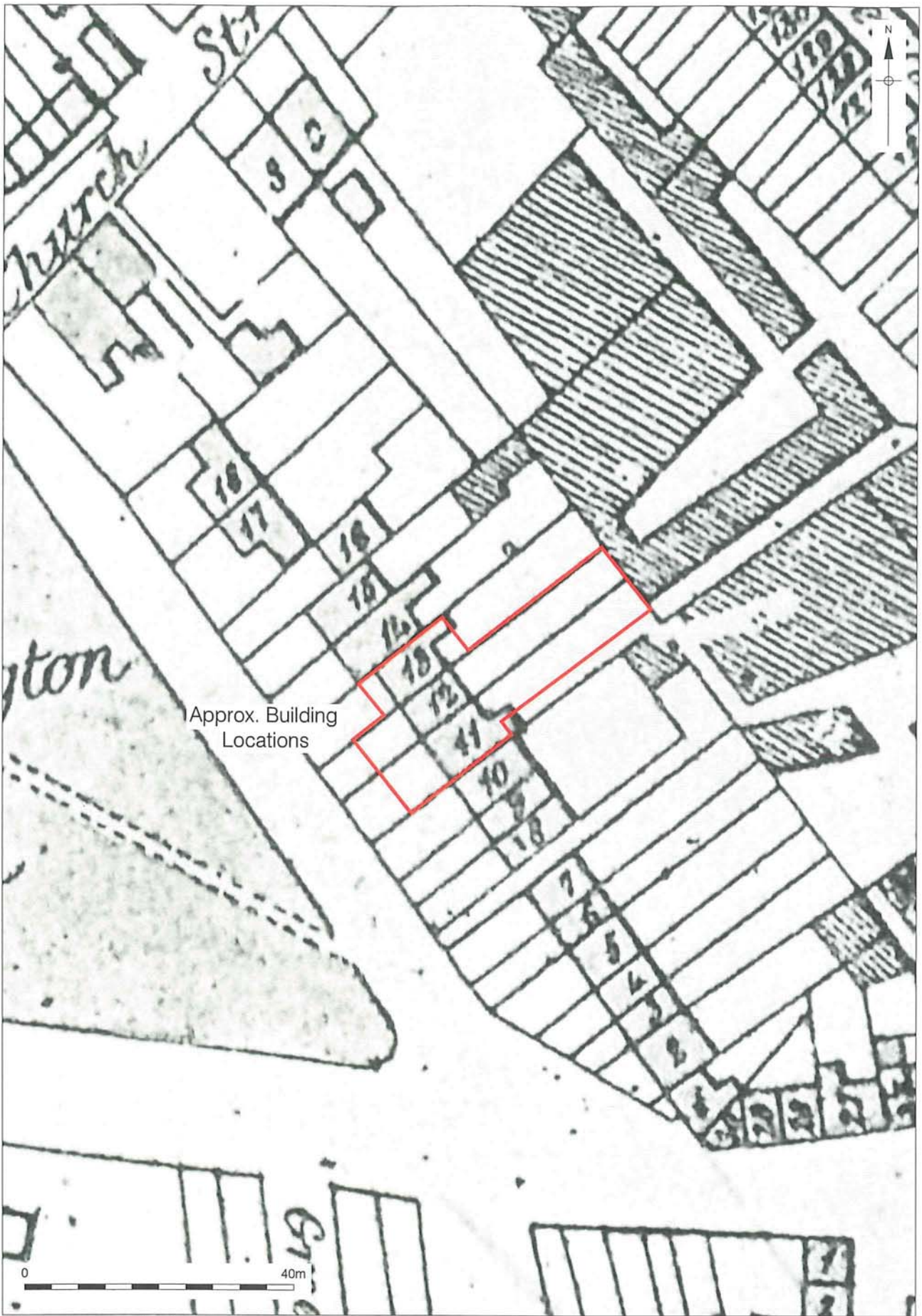
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Figure 4
Plan of the Termination of the Grand Junction Canal, 1799
1:1,250 at A4



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Figure 5
George Gutch's Plan of the Parish of Paddington, 1840
1:800 at A4



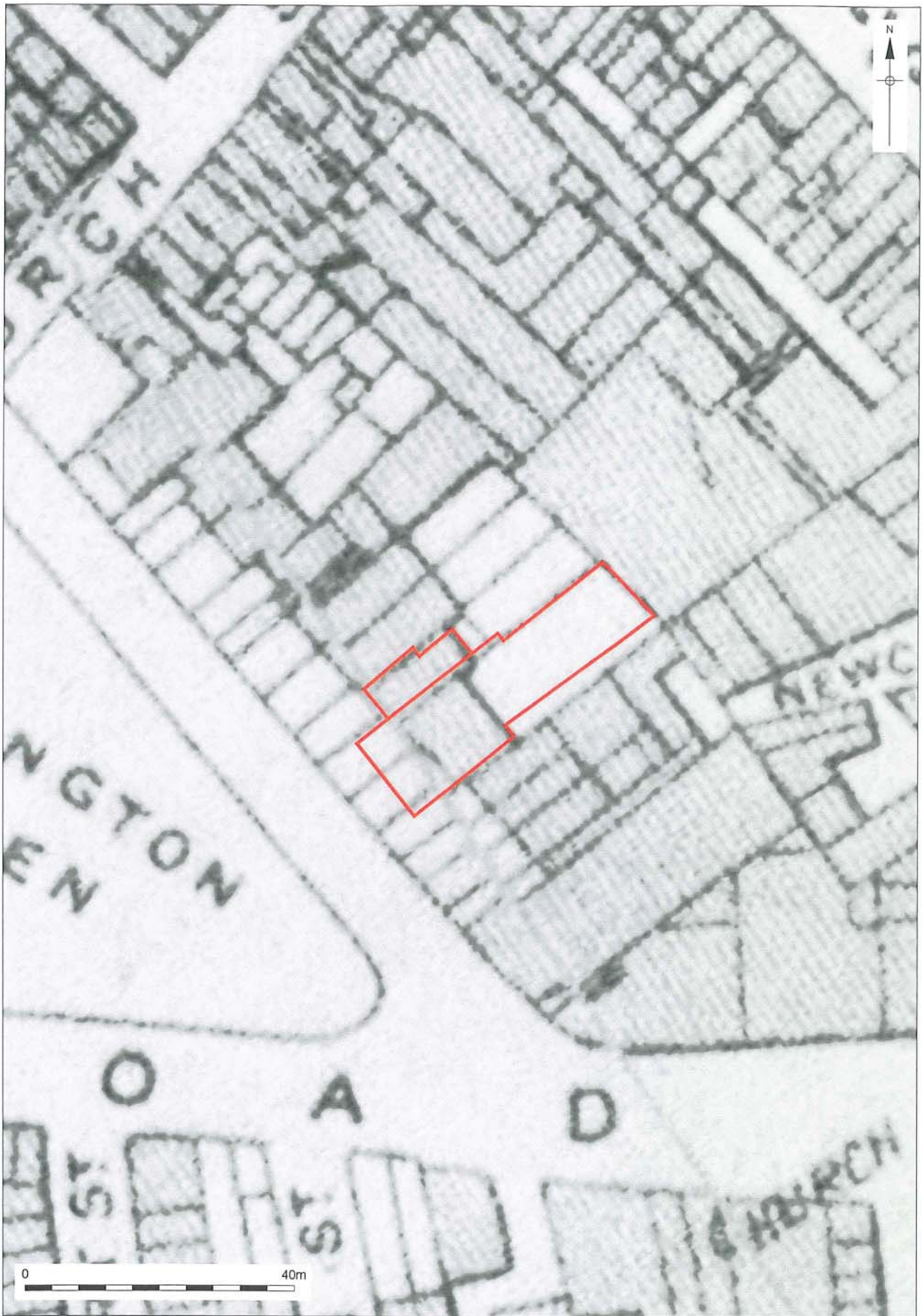
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Figure 6
George Lucas' plan of the Parish of Paddington, 1847
1:800 at A4



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Figure 7
Ordnance Survey, First Edition, 1869-1872
1:800 at A4



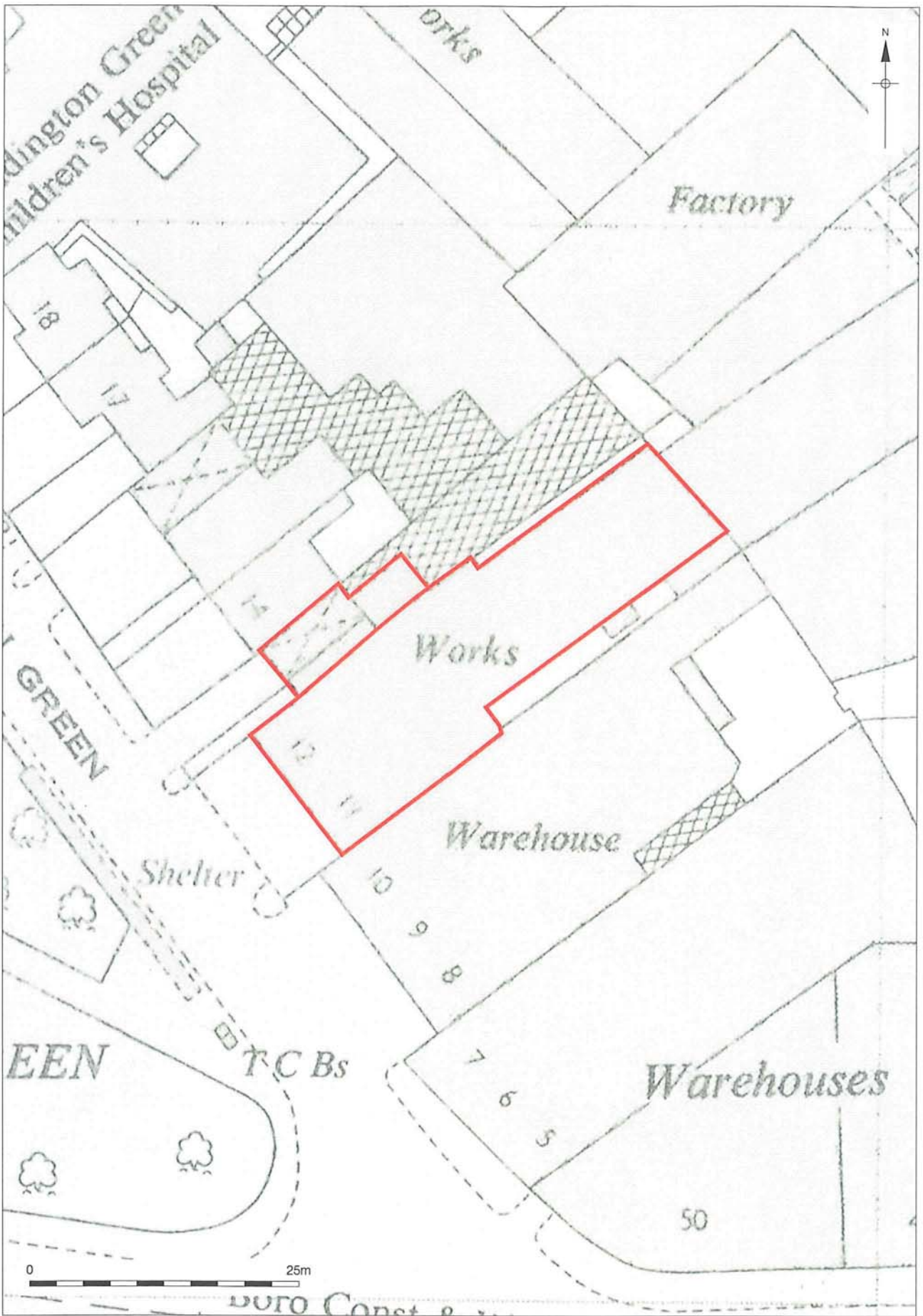
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Figure 8
Plan of the Metropolitan Borough of Paddington, 1901
1:800 at A4



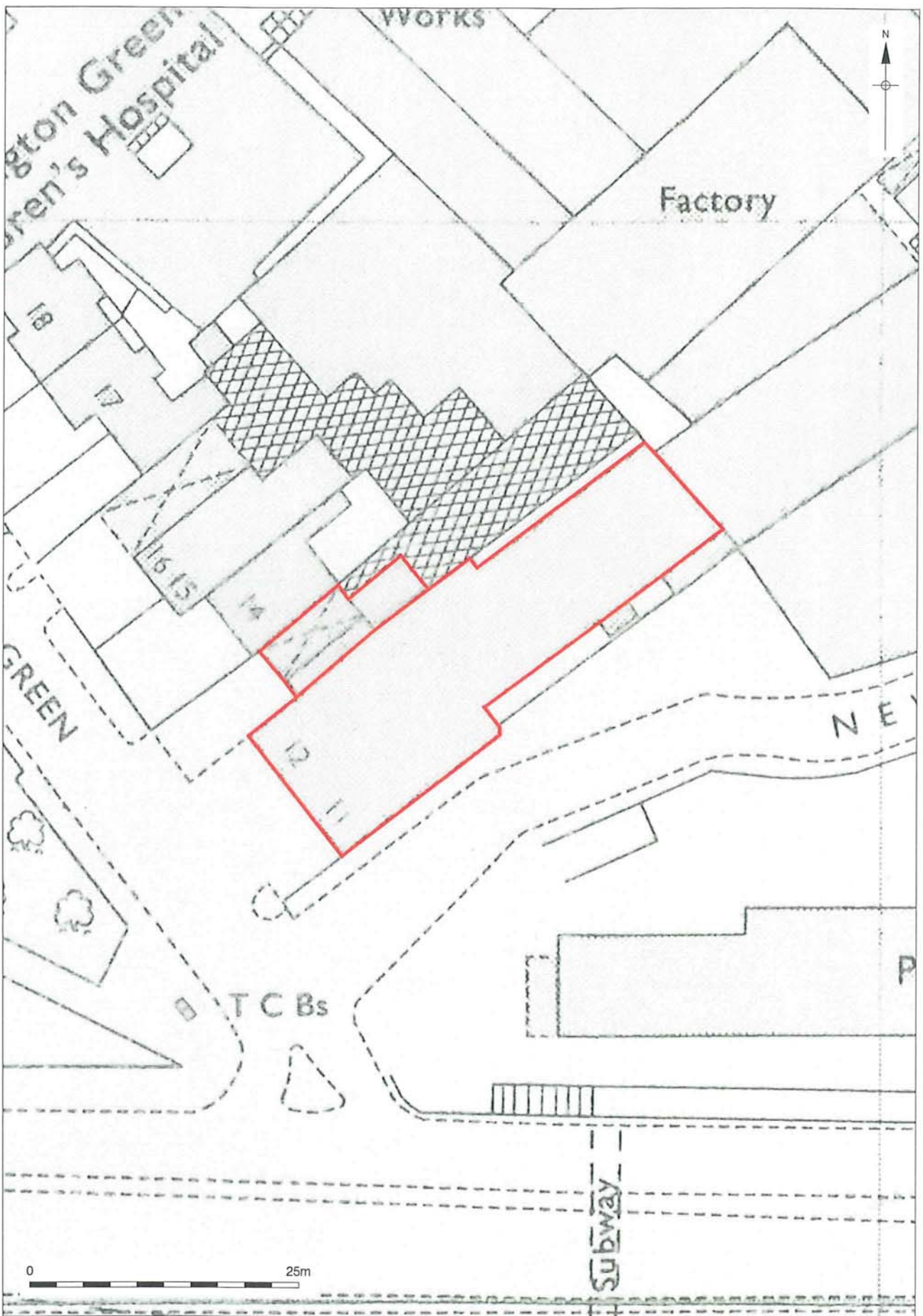
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Figure 9
Ordnance Survey, Revised Edition, 1914-1916
1:800 at A4



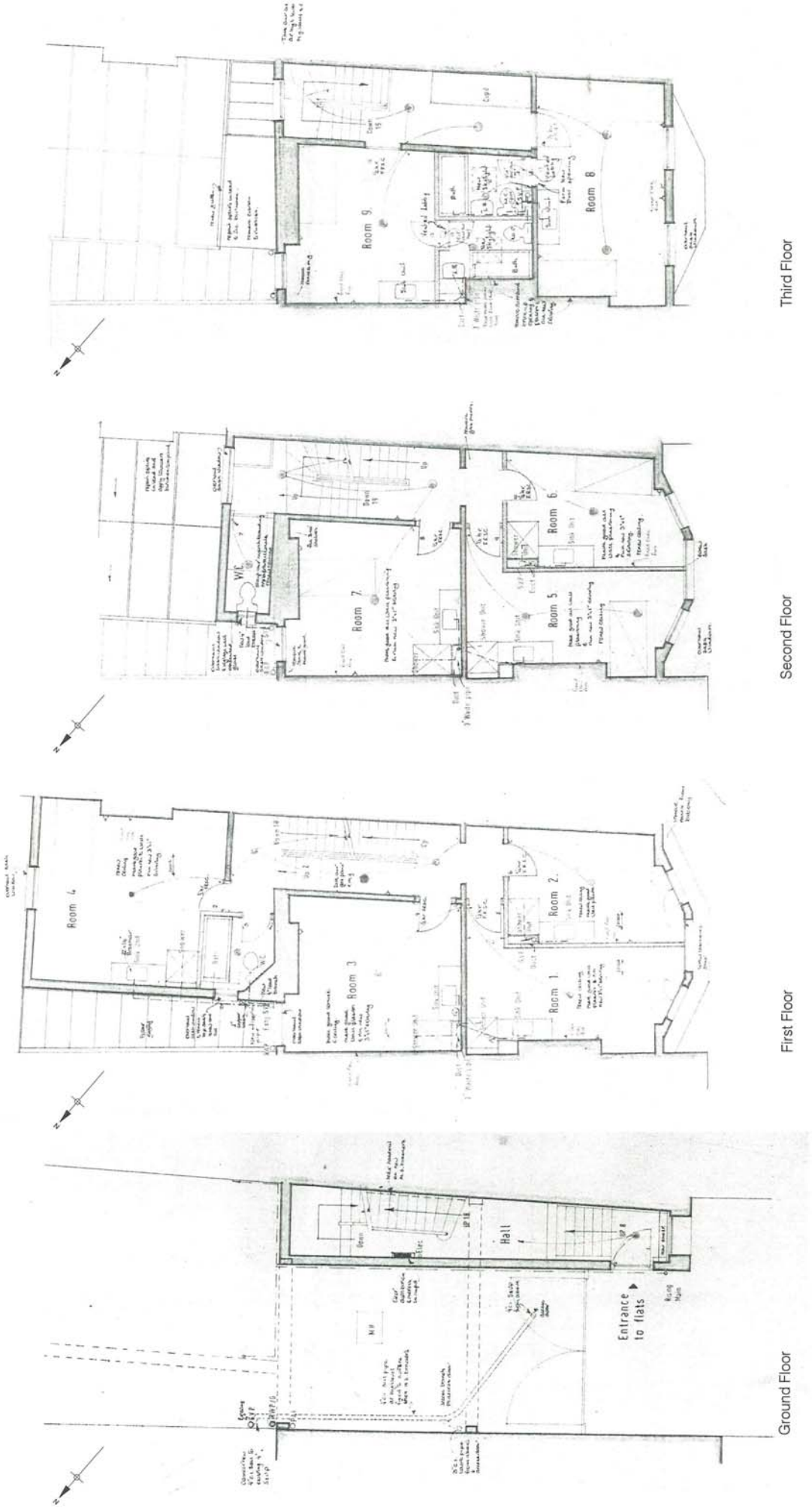
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Figure 10
 Ordnance Survey, 1962
 1:500 at A4



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Figure 11
 Ordnance Survey, 1972
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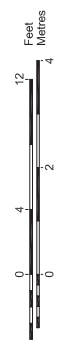
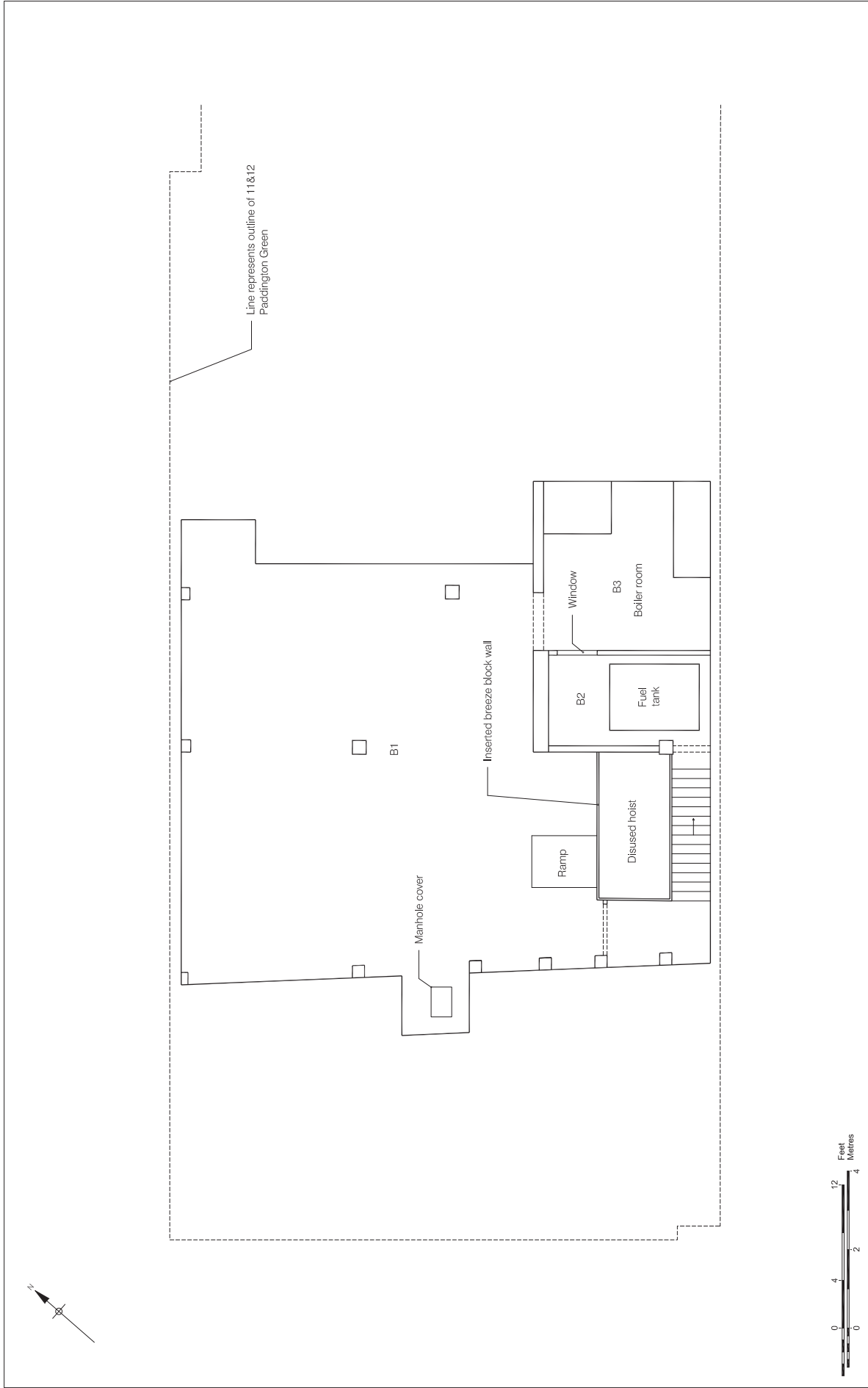
Third Floor

Second Floor

First Floor

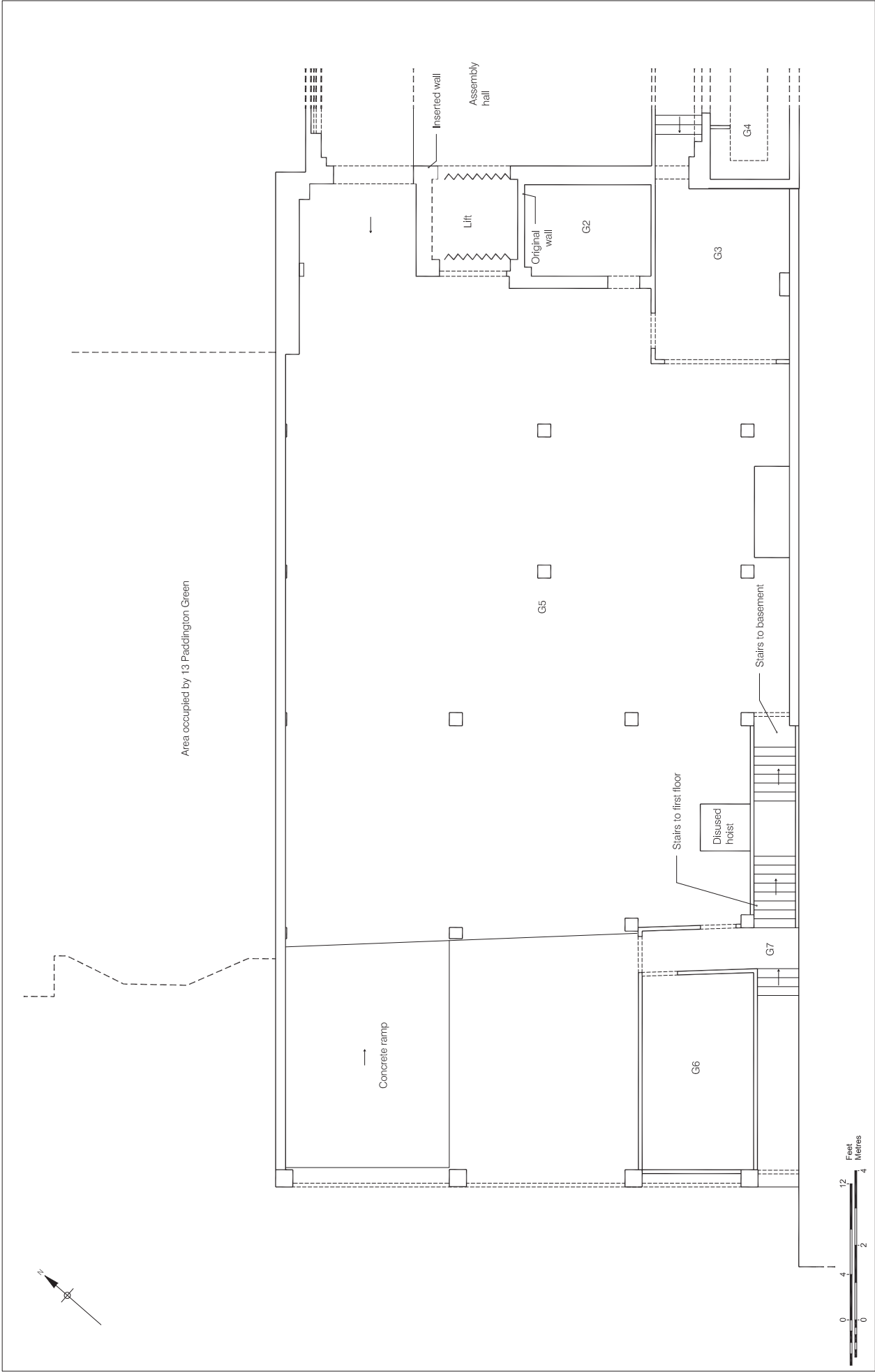
Ground Floor

Figure 13
Ground, First, Second and Third Floor Plans of no. 13 Paddington Green, 1957
not to scale



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Figure 14
Basement Floor Plan
11&12 Paddington Green
1:100 at A3



Area occupied by 13 Paddington Green

Figure 15
Ground Floor Plan (West)
11&12 Paddington Green
1:100 at A3

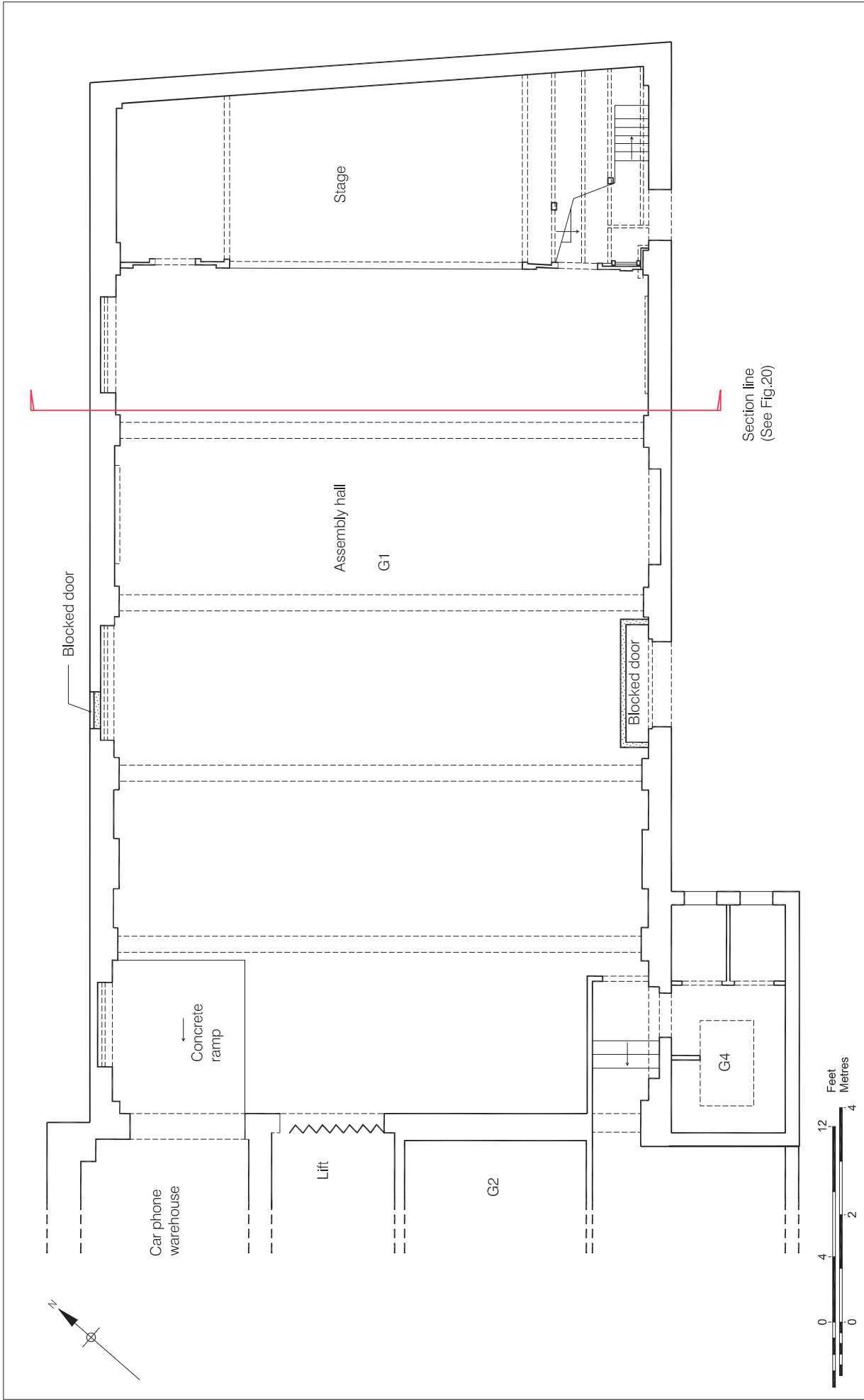


Figure 16
 Ground Floor Plan (East)
 11 & 12 Paddington Green
 1:100 at A4

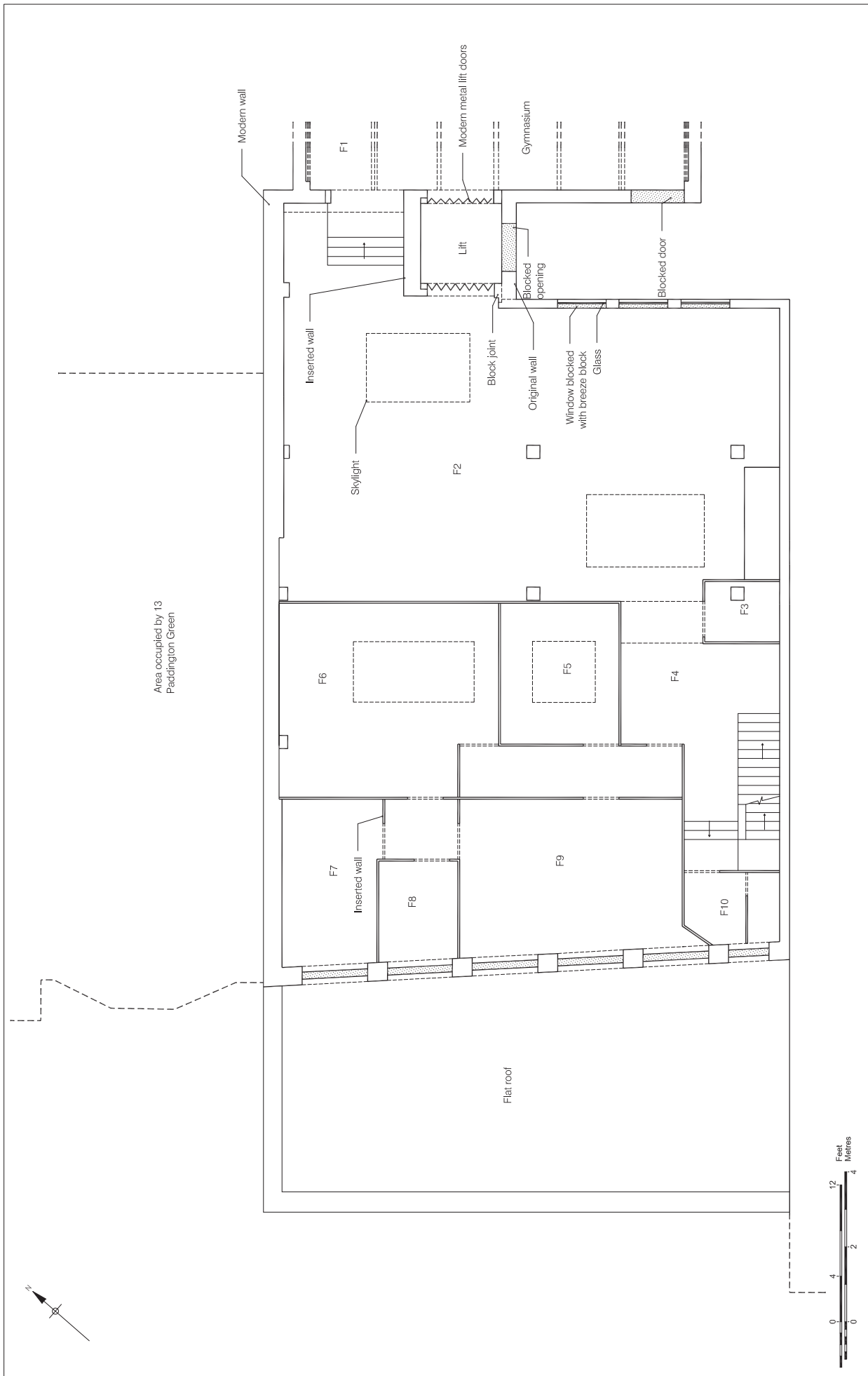


Figure 17
 First Floor Plan (West)
 11 & 12 Paddington Green
 1:100 at A3

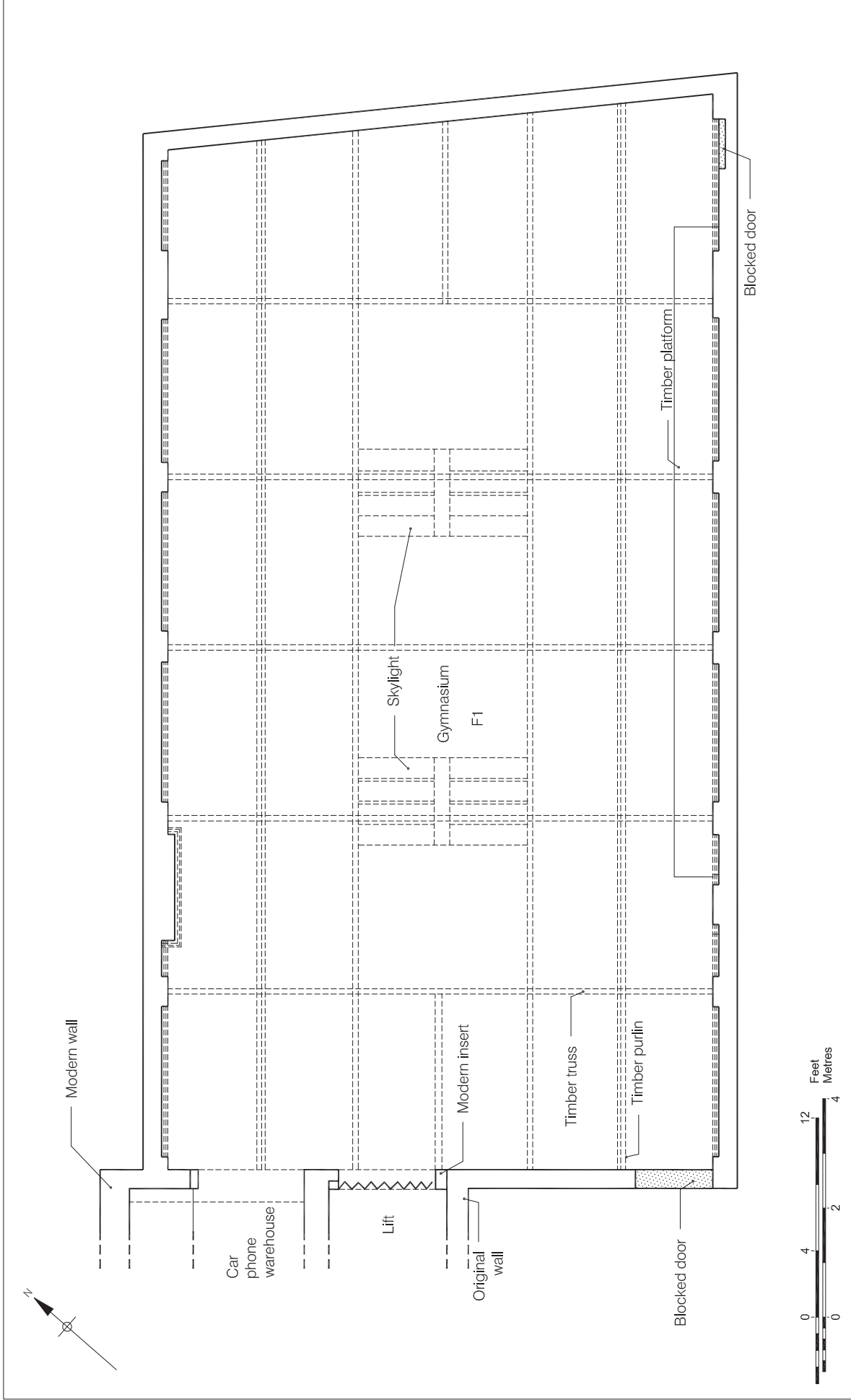


Figure 18
 First Floor Plan (East)
 11&12 Paddington Green
 1:100 at A4

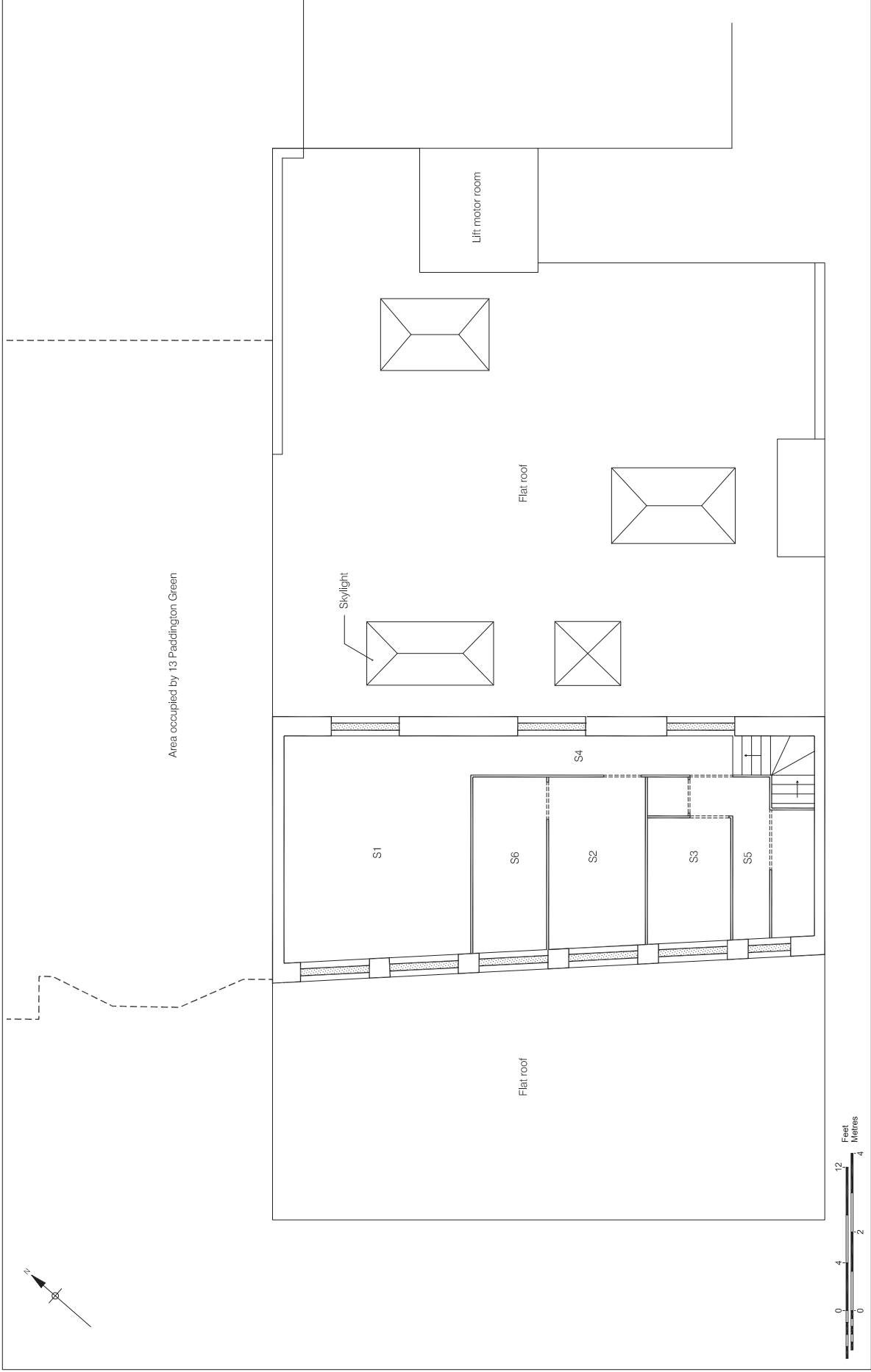
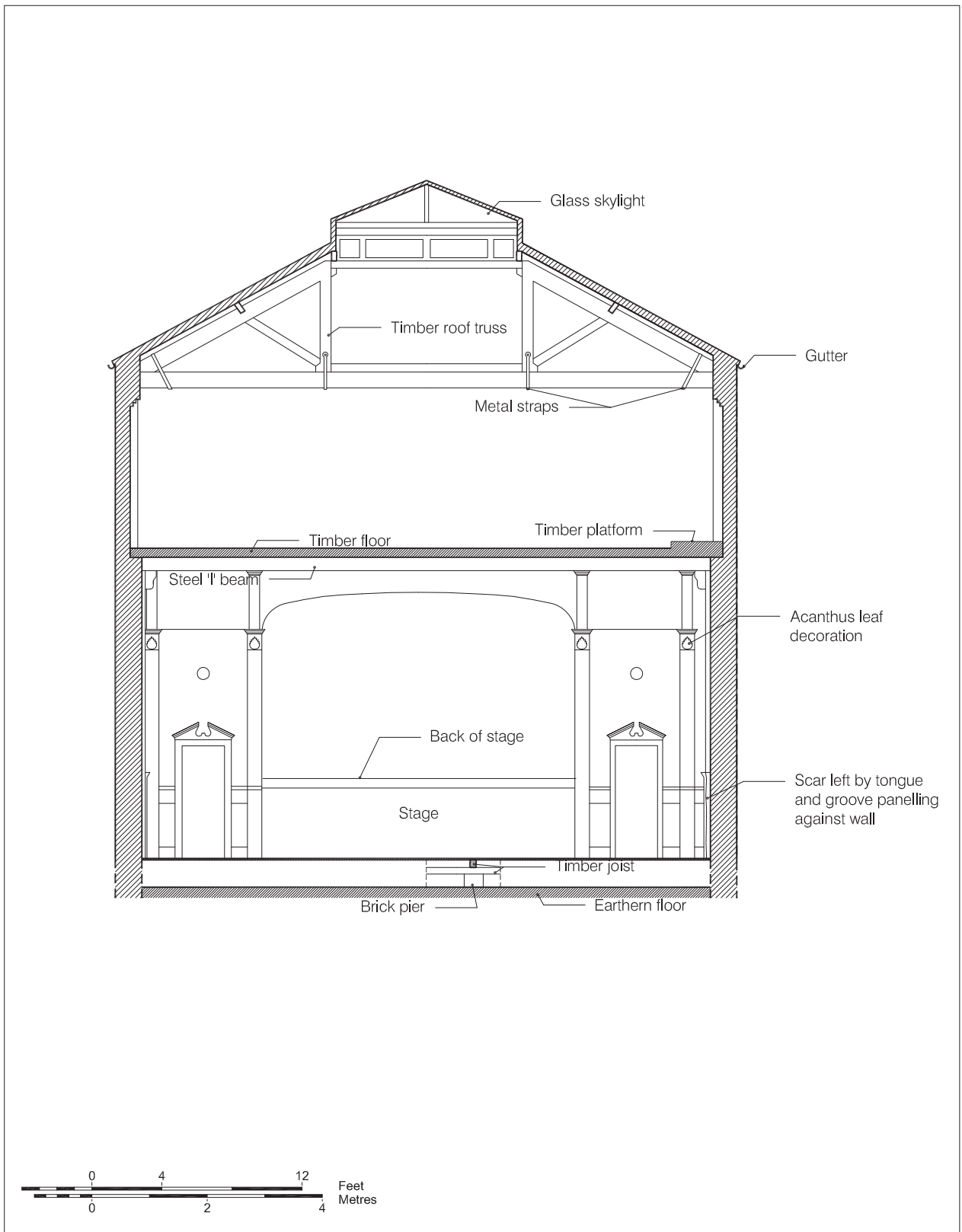


Figure 19
 Second Floor Plan
 11&12 Paddington Green
 1:100 at A3



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Figure 20
 Cross-sectional Elevation Looking North-east
 Ground Floor
 11-12 Paddington Green
 1:100 at A4

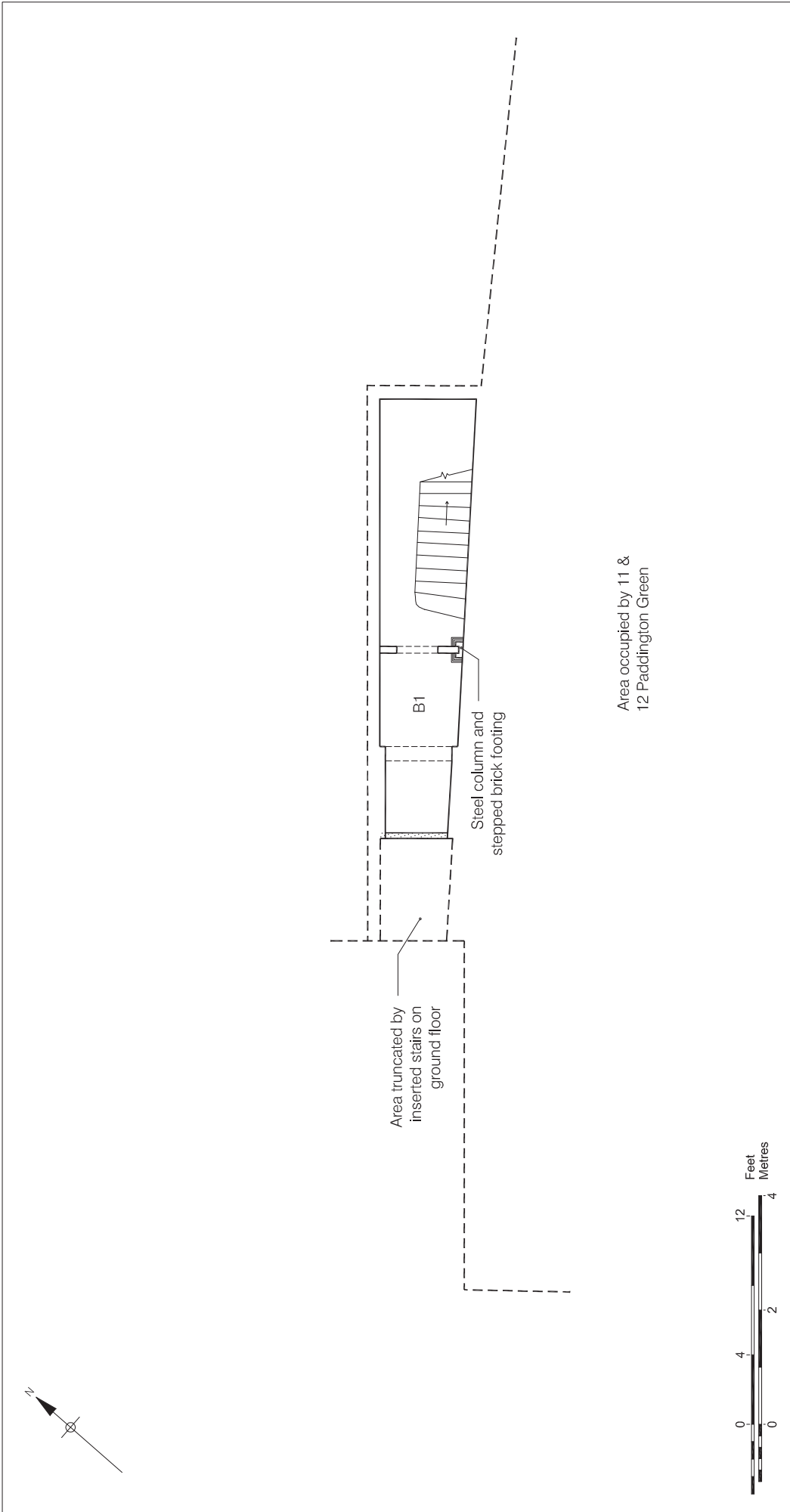


Figure 21
Basement Floor Plan
13 Paddington Green
1:100 at A4

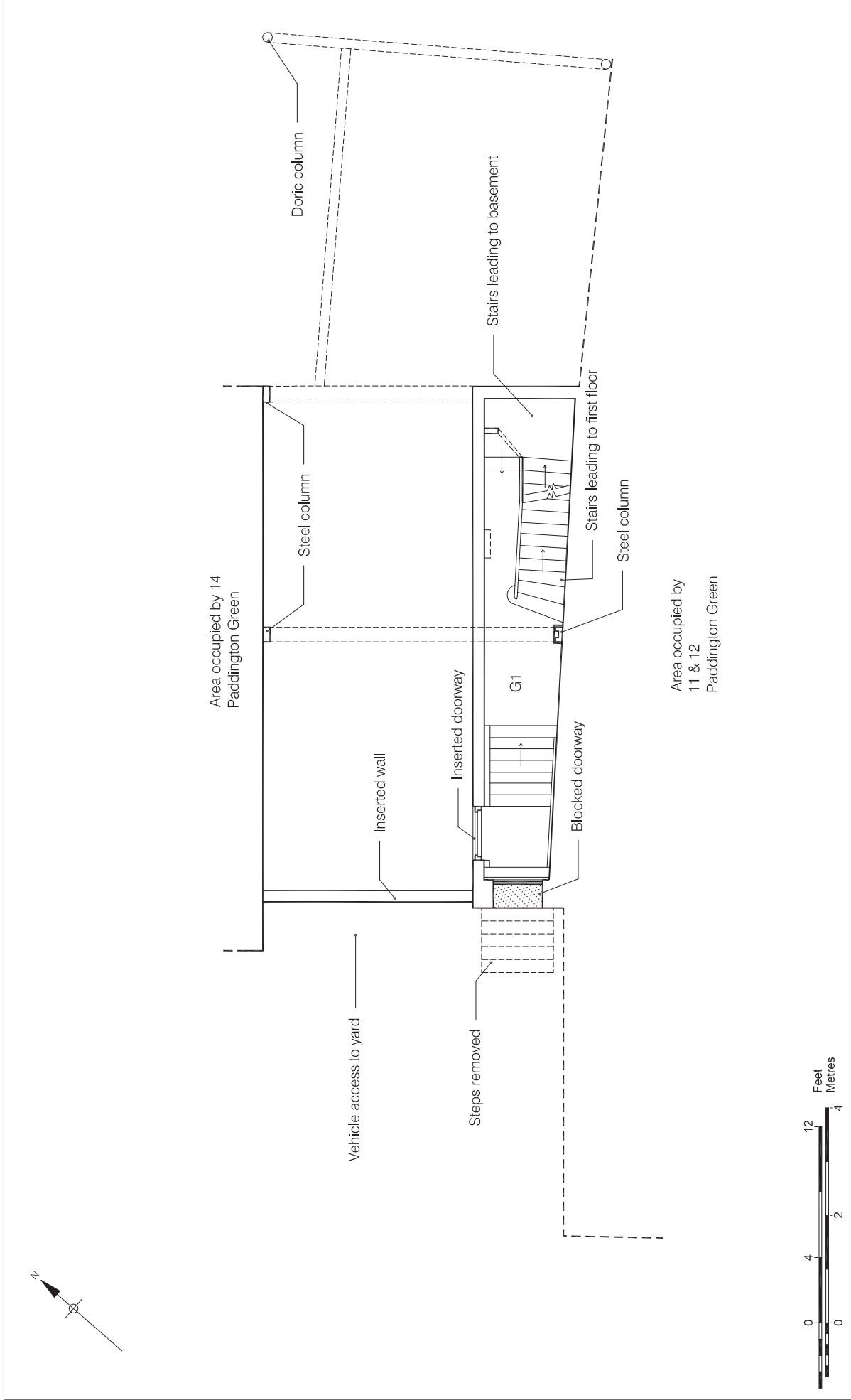


Figure 22
Ground Floor Plan
13 Paddington Green
1:100 at A4

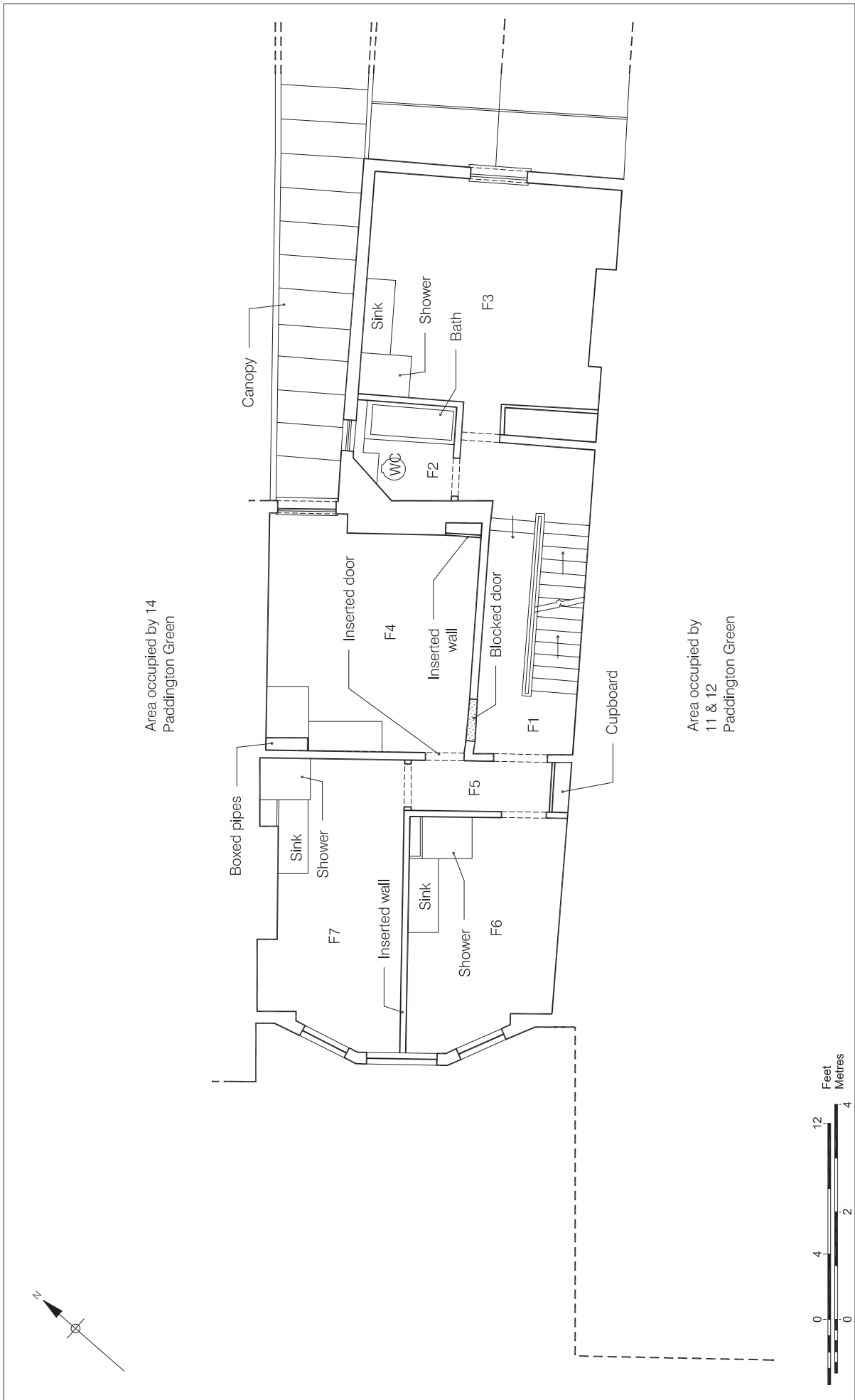


Figure 23
 First Floor Plan
 13 Paddington Green
 1:100 at A4

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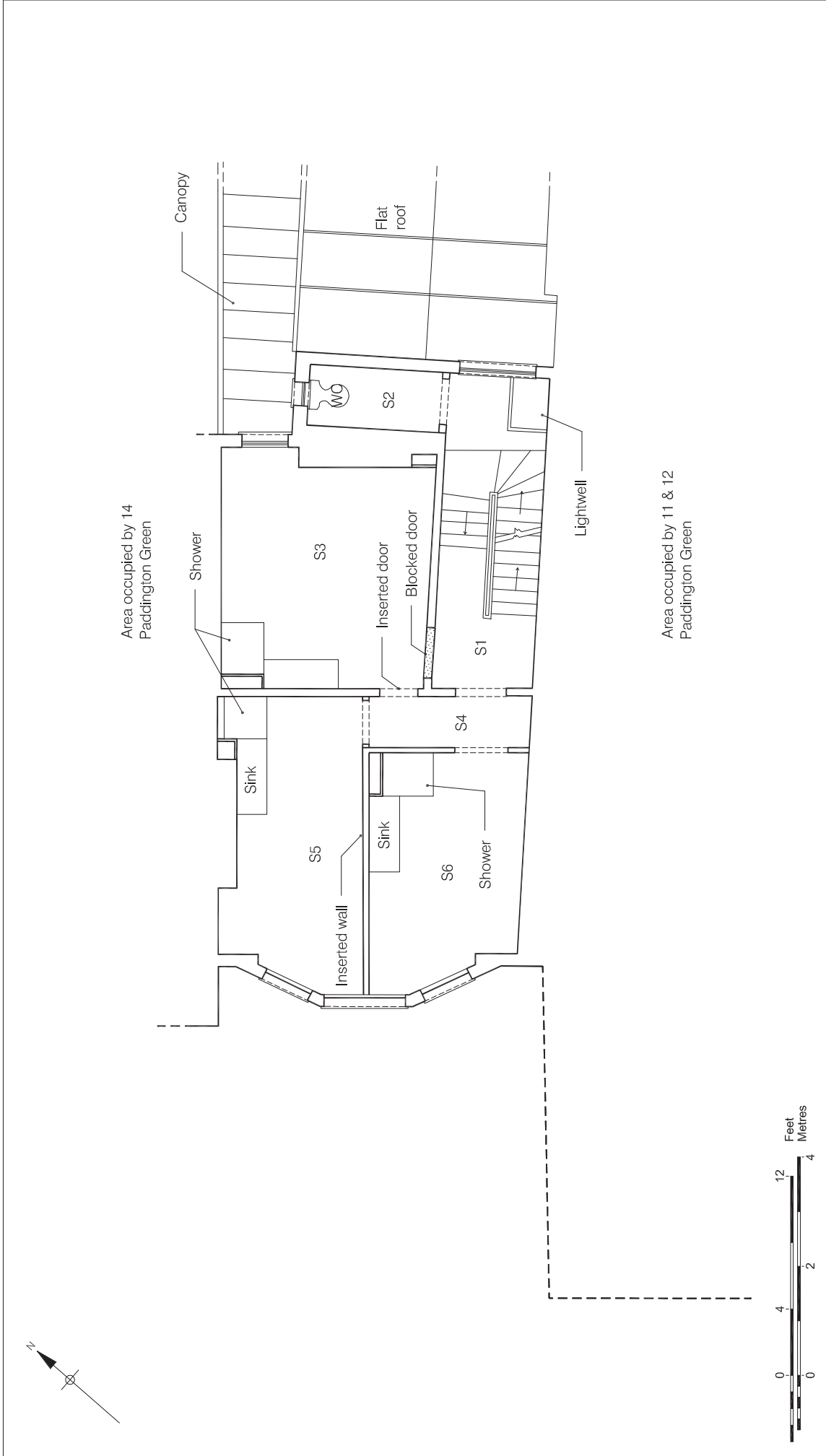


Figure 24
 Second Floor Plan
 13 Paddington Green
 1:100 at A4

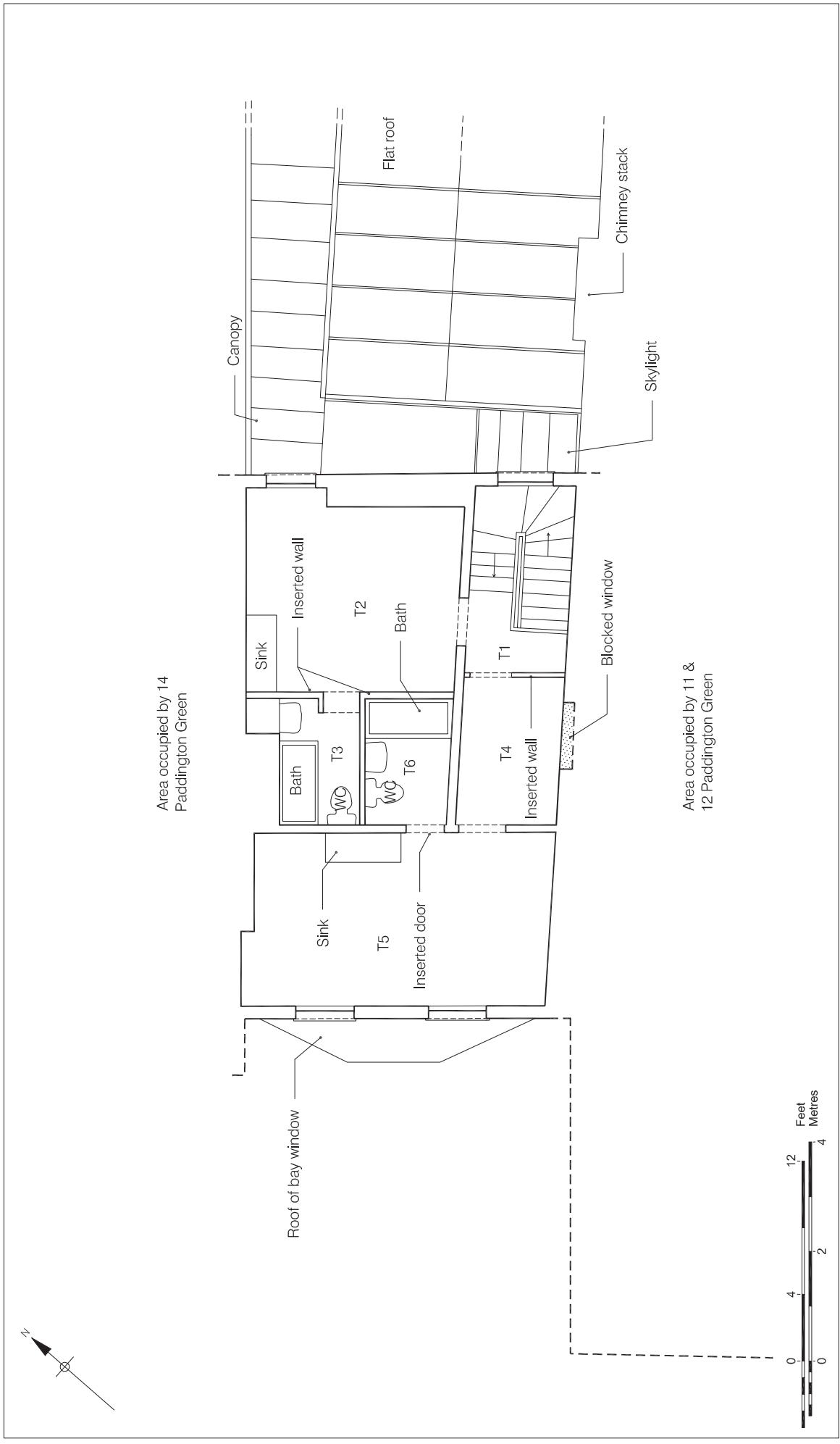


Figure 25
Third Floor Plan
13 Paddington Green
1:100 at A4

APPENDIX 2. PLATES

APPENDIX 2. PLATES



Plate 1. West elevations of 11-13 Paddington Green (centre and right).



Plate 2. West elevations of 11-13 Paddington Green looking south east.



Plate 3. West elevation of 13 Paddington Green.



Plate 4. West and south elevations of 11-12 Paddington Green.



Plate 5. East/rear elevations of 11-13 Paddington Green.



Plate 6. Derelict canopy over rear yard of 13 Paddington Green, theatre windows visible on left.



Plate 7. East/rear elevation of 13 Paddington Green, blocked gateway to street beyond and projecting first floor.



Plate 8. Detail view of underside of projecting first floor of 13 Paddington Green.



Plate 9. South elevation of theatre to rear of 11-12 Paddington Green, looking west.



Plate 10. South elevation of theatre to rear of 11-12 Paddington Green, showing double doors.



Plate 11. South elevation of 11-12 Paddington Green fronting onto Newcastle Place.



Plate 12. View looking southeast of theatre and flat roof to rear of 11-12 Paddington Green.



Plate 13. Skylight and flat roof over first floor of 11-12 Paddington Green, with gable end wall of theatre beyond showing added red brick lift shaft and scar from previous roof structure.



Plate 14. Basement of 11-12 Paddington Green looking south west.



Plate 15. Ground floor of 11-12 Paddington Green, looking west.



Plate 16. Ground floor of 11-12 Paddington Green, looking east, with entrance to theatre on left.



Plate 17. Working Men's theatre, looking east, with blocked doorway on right.



Plate 18. Detail of timber stage façade and door to under stage room, visible on the left is a shadow and scar where tongue and groove panelling once ran the length of the side wall.



Plate 19. Detail of pilaster of stage façade showing classical mouldings and remnants of acanthus leaf embellishment to capital. Note the moulded corbel supporting a steel ceiling joist.



Plate 20. Stage and timber framing for stage scenery with intermediate floor level.



Plate 21. Ladder to intermediate floor level in wings, tongue and groove panelling and arched exit door to south elevation of theatre, view from the stage.



Plate 22. West end of theatre.



Plate 23. First floor gymnasium above theatre, looking south east.



Plate 24. Detail of roof truss with skylight, first floor gymnasium.



Plate 25. First floor gymnasium above theatre, looking south west.



Plate 26. First floor room F2 with steps to gymnasium.



Plate 27. First floor room F2 looking south.



Plate 28. First floor landing F4, looking west.



Plate 29. First floor office F9, looking north, with glass partition between offices.



Plate 30. View of first floor landing F4, from stairs to second floor.



Plate 31. Second floor office S1 with glass partitions between offices.



Plate 32. Decorative banister from ground floor to basement.



Plate 33. 13 Paddington Green basement looking east.



Plate 34. Entrance hall with corridor to basement to the left, stairs to first floor above and inserted stairs in the foreground..



Plate 35. 13 Paddington Green entrance hall showing relocated front door and inserted steps up to ground floor level, the original floor level can be seen on the wall.



Plate 36. First floor landing 13 Paddington Green, looking west.



Plate 37. First floor room F2, full height original windows and partition wall on right.

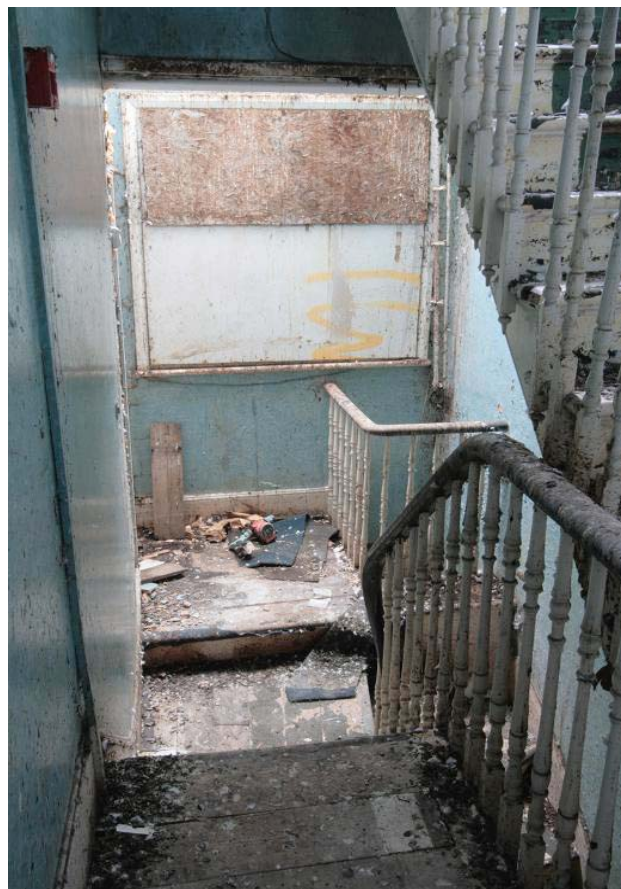


Plate 38. 13 Paddington Green second floor landing.



Plate 39. 13 Paddington Green second floor room S6 bay window looking west.



Plate 40. 13 Paddington Green curvilinear banister from third to second floor.



Plate 41. 13 Paddington Green third floor bedroom T5, looking southwest.

APPENDIX 3. PHOTOGRAPHIC REGISTER

APPENDIX 3. PHOTOGRAPHIC REGISTER

SITE CODE	SITE NAME	FILM TYPE FRAME & FILM NUMBER			DATE	DIRECTION	IDENTIFIER	COMMENTS
		Col. Slide	B/W	Digital				
WEJ09	West End Green	1-3. 100	1-3. 101	1. D1	22/3/2010	NNE	Blue roller shutters West elevation of 11-13 Paddington Green	
WEJ09	West End Green	4-6. 100	4-6. 101	2. D1	22/3/2010	NE	Blue roller shutters West elevation of 11-13 Paddington Green	
WEJ09	West End Green	7-9. 100	7-9. 101	3. D1	22/3/2010	E	Blue roller shutters West elevation of 11-13 Paddington Green	
WEJ09	West End Green	10-12. 100	10-12. 101	4. D1	22/3/2010	NE	Bay window Grnd flr & Bay 13 Paddington Green	
WEJ09	West End Green	13-15. 100	13-15. 101	5. D1	22/3/2010	NNE	Red brick wall SE elevation 11-12 Paddington Green	
WEJ09	West End Green	16-18. 100	1-3. 103	6. D1	22/3/2010	N	Street scene SE elevation 11-12 Paddington Green	
WEJ09	West End Green	19-21. 100	4-6. 103	7-8. D1	22/3/2010	E	Street & Green View of west elevation of 11-13 Paddington Green	
WEJ09	West End Green	-	-	9. D1	22/3/2010	SSE	Street & Green View of west elevation of 11-13 Paddington Green	
WEJ09	West End Green	22-24. 100	7-9. 103	10. D1	22/3/2010	SW	Brick gable wall NE elevation 11-12 Paddington Green	
WEJ09	West End Green	25-27. 100	10-12. 103	11-13. D1	22/3/2010	SW	Canopy Rear/east elevation 11-13 Paddington Green	
WEJ09	West End Green	28-30. 100	1-3. 105	14. D1	22/3/2010	E	Square columns East end 11-12 Paddington Green . Room G5	
WEJ09	West End Green	31-33. 100	-	15. D1	22/3/2010	E	Square columns East end 11-12 Paddington Green . Room G5	
WEJ09	West End Green	34-36. 100	4-6. 105	-	22/3/2010	E	Square columns East end 11-12 Paddington Green . Room G5	
WEJ09	West End Green	1-3. 102	7-9. 105	16-18. D1	22/3/2010	S	Door & hoist cage South end 11-12 Paddington Green . Room G5	
WEJ09	West End Green	4-6. 102	10-12. 105	19. D1	22/3/2010	ESE	Door, ramp, steps SW corner 11-12 Paddington Green . Room G5	
WEJ09	West End Green	7-9. 102	1-3. 111	20. D1	23/3/2010	W	Car park Rear/east elevation 11-13 Paddington Green	
WEJ09	West End Green	10-12. 102	1-3. 107	21-22. D1	23/3/2010	E	Lift & office East end 11-12 Paddington Green . Room G5	
WEJ09	West End Green	13-15. 102	4-6. 107	23. D1	23/3/2010	WSW	Entrance doors West end 11-12 Paddington Green . Room G5	
WEJ09	West End Green	16-18. 102	7-9. 107	24. D1	23/3/2010	NE	Office 11-12 Paddington Green . Room G3- G1	
WEJ09	West End Green	19-21. 102	4-6. 111	25-27. D1	23/3/2010	NW	Skylight Skylight 11-12 Paddington Green . Room G2	
WEJ09	West End Green	22-24. 102	10-12. 107	28-29. D1	23/3/2010	E	Theatre stage Stage 11-12 Paddington Green . Room G1	
WEJ09	West End Green	25-27. 102	13-15. 107	30. D1	23/3/2010	N	Theatre stage Stage 11-12 Paddington Green . Room G1	
WEJ09	West End Green	28-30. 102	1-3. 109	31. D1	23/3/2010	SW	Lift & entrance West end 11-12 Paddington Green . Room G1	
WEJ09	West End Green	31-33. 102	-	-	23/3/2010	SW	Lift & entrance West end 11-12 Paddington Green . Room G1	
WEJ09	West End Green	34-36. 102	4-6. 109	32. D1	23/3/2010	WNW	Lift & entrance West end 11-12 Paddington Green . Room G1	
WEJ09	West End Green	1-3. 104	7-9. 109	33. D1	23/3/2010	ENE	Corbel & acanthus Stage front detail 11-12 Paddington Green . Room G1	
WEJ09	West End Green	4-6. 104	10-12. 109	34. D1	23/3/2010	SE	Timber gallery Backstage (south) 11-12 Paddington Green . Room G1	
WEJ09	West End Green	7-9. 104	13-15. 109	35. D1	23/3/2010	SE	Timber supports Below stage 11-12 Paddington Green . Room G1	
WEJ09	West End Green	10-12. 104	1-3. 113	36. D1	23/3/2010	S	Columns Basement 11-12 Paddington Green . Room B1	
WEJ09	West End Green	13-15. 104	4-6. 113	1. D2	23/3/2010	SSE	Diesel Generator Boiler room 11-12 Paddington Green . Room B3	

SITE CODE	SITE NAME	FILM TYPE FRAME & FILM NUMBER		DATE	DIRECTION	IDENTIFIER	COMMENTS
		Col. Slide	B/W				
WEJ09	West End Green	16-18. 104	7-9. 113	2. D2	SW	Stairwell	Stairs to 1 st flr 11-12 Paddington Green . Room F4
WEJ09	West End Green	19-21. 104	10-12. 113	3. D2	E	Stairwell	Stairs to 1 st flr 11-12 Paddington Green . Room F4
WEJ09	West End Green	22-24. 104	13-15. 113	4. D2	NW	Blocked windows	Office 1 st flr 11-12 Paddington Green . Room F9
WEJ09	West End Green	25-27. 104	1-3. 115	5. D2	S	Blocked windows	Office 1 st flr 11-12 Paddington Green . Room F7
WEJ09	West End Green	28-30. 104	4-6. 115	6. D2	S	Skylight, partition	Office 1 st flr 11-12 Paddington Green . Room F6
WEJ09	West End Green	31-33. 104	-	7. D2	S	Glazed partition	Office 1 st flr 11-12 Paddington Green . Room F6
WEJ09	West End Green	34-36. 104	7-9. 115	8. D2	W	Doorway	Office 1 st flr 11-12 Paddington Green . Room F5
WEJ09	West End Green	1-3. 106	10-12. 115	9. D2	NW	Corridor	Office corridor 11-12 Paddington Green. Room F4
WEJ09	West End Green	4-6. 106	13-15. 115	10. D2	SE	Large room	Storage area 11-12 Paddington Green. Room F2
WEJ09	West End Green	7-9. 106	1-3. 117	11. D2	SE	Large room	Storage area 11-12 Paddington Green. Room F2
WEJ09	West End Green	10-12. 106	4-6. 117	12. D2	NE	Stairs	Roof truss & stairs 11-12 Paddington Green. Room F1
WEJ09	West End Green	13-15. 106	7-9. 111	13-14. D2	W	Exterior yard	South elevation theatre 11-12 Paddington Green
WEJ09	West End Green	16-18. 106	10-12. 111	15. D2	NNE	Window	Detail se corner theatre 11-12 Paddington Green.
WEJ09	West End Green	-	-	16-17. D2	NE	Larger window	Detail s. elevation theatre 11-12 Paddington Green.
WEJ09	West End Green	19-21. 106	7-9. 117	18. D2	S	Wooden ladder	Paneling, backstage exit 11-12 Paddington Green. G1
WEJ09	West End Green	22-24. 106	-	19. D2	S	Wooden ladder	Paneling, backstage exit 11-12 Paddington Green. G1
WEJ09	West End Green	25-27. 106	10-12. 117	20. D2	E	Truss & skylight	1 st flr gymnasium 11-12 Paddington Green. F1
WEJ09	West End Green	28-30. 106	13-15. 117	21. D2	NNE	Truss & skylight	1 st flr gymnasium 11-12 Paddington Green. F1
WEJ09	West End Green	31-33. 106	1-3. 119	22. D2	WNW	Truss & skylight	1 st flr gymnasium 11-12 Paddington Green. F1
WEJ09	West End Green	34-36. 106	4-6. 119	23. D2	SW	Truss & skylight	1 st flr gymnasium 11-12 Paddington Green. F1
WEJ09	West End Green	1-3. 108	7-9. 119	24. D2	NNE	Truss & skylight	1 st flr gymnasium 11-12 Paddington Green. F1
WEJ09	West End Green	4-6. 108	13-15. 111	25-26. D2	N	Skylight	Skylight 1 st flr gymnasium 11-12 Paddington Green. F1
WEJ09	West End Green	7-9. 108	10-12. 119	27. D2	NE	Truss foot	Rooftruss 1 st flr gymnasium 11-12 Paddington Green. F1
WEJ09	West End Green	10-12. 108	13-15. 119	28. D2	SW	Blocked window	West end 1 st flr gymnasium 11-12 Paddington Green. F1
WEJ09	West End Green	13-15. 108	1-3. 121	29. D2	SW	Blocked door	West end 1 st flr gymnasium 11-12 Paddington Green. F1
WEJ09	West End Green	-	-	30. D2	S	Stairs	Stairs down to 1st flr 11-12 Paddington Green. Room S4
WEJ09	West End Green	-	-	31. D2	SW	Flakey paint	Office 2 nd flr 11-12 Paddington Green. Room S1
WEJ09	West End Green	-	-	32. D2	S	Corridor	n-s corridor 2 nd flr 11-12 Paddington Green. Room S4
WEJ09	West End Green	-	-	33. D2	NW	Glazed partition	Office 11-12 Paddington Green. Room S2
WEJ09	West End Green	-	-	34. D2	W	Blocked window	Office 11-12 Paddington Green. Room S5
WEJ09	West End Green	-	-	35. D2	SW	Tiled wall	Toilet 2 nd flr 11-12 Paddington Green. Room S5
WEJ09	West End Green	16-18. 108	1-3. 123	1. D3	SW	Canopy	Rear/east elevation 13 Paddington Green

SITE CODE	SITE NAME	FILM TYPE FRAME & FILM NUMBER		2. D3	25/3/2010	DIRECTION	IDENTIFIER	COMMENTS
WEJ09	West End Green	19-21. 108	4-6. 123	2. D3	25/3/2010	NE	Canopy	Rear/east elevation 13 Paddington Green
WEJ09	West End Green	Col. Slide	B/W	Digital				
WEJ09	West End Green	22-24. 108	7-9. 123	3-4. D3	25/3/2010	NW	Canopy	Rear/east elevation 13 Paddington Green
WEJ09	West End Green	25-27. 108	10-12. 123	5. D3	25/3/2010	SW	Corner yard	Rear/east elevation 13 Paddington Green
WEJ09	West End Green	28-30. 108	13-15. 123	6. D3	25/3/2010	SSE	Sash windows	Windows 13 Paddington Green. Room T5
WEJ09	West End Green	31-33. 108	1-3. 125	7. D3	25/3/2010	NE	Bathroom	Bathroom T4 & T6 3 rd flr 13 Paddington Green. Room T5
WEJ09	West End Green	34-36. 108	4-6. 125	-	25/3/2010	NW	Bedroom	Bedroom 3 rd flr 13 Paddington Green. Room T2
WEJ09	West End Green	1-3. 110		8. D3	25/3/2010	NW	Bedroom	Bedroom 3 rd flr 13 Paddington Green. Room T2
WEJ09	West End Green	4-6. 110	7-9. 125	9. D3	25/3/2010	ENE	Canopy & theatre	Roofs to rear of 11-13 Paddington Green
WEJ09	West End Green	7-9. 110	10-12. 125	10. D3	26/3/2010	SW	Stairwell	2 nd -3 rd flr stairs 13 Paddington Green. Room T1
WEJ09	West End Green	10-12. 110	13-15. 125	11. D3	26/3/2010	W	Divided window	Bedroom 2 nd flr 13 Paddington Green. Room S6
WEJ09	West End Green	13-15. 110	1-3. 127	12. D3	26/3/2010	NNE	Chimney breast	Bedroom 2 nd flr 13 Paddington Green. Room S5
WEJ09	West End Green	16-18. 110	4-6. 127	13. D3	26/3/2010	NNE	Chimney breast	Bedroom 2 nd flr 13 Paddington Green. Room S3
WEJ09	West End Green	19-21. 110	7-9. 127	14-15. D3	26/3/2010	NE	Stairs & light well	Stairs 2 nd 3 rd flr 13 Paddington Green. Room S1
WEJ09	West End Green	22-24. 110	4-6. 121	16. D3	26/3/2010	ENE	Stair well	Gmd - 1 st flr stairs 13 Paddington Green. Room G1
WEJ09	West End Green	25-27. 110	10-12. 127	17. D3	26/3/2010	S	Doorway	Bedroom 1 st flr 13 Paddington Green. Room F4
WEJ09	West End Green	28-30. 110	13-15. 127	18. D3	26/3/2010	NNE	Canopy & columns	Canopy/yard rear 13 Paddington Green
WEJ09	West End Green	31-33. 110	7-9. 121	19. D3	26/3/2010	NE	Doorway	Bedroom 1 st flr 13 Paddington Green. Room F3
WEJ09	West End Green	34-36. 110	10-12. 121	20. D3	26/3/2010	SW	Stairs & door	Stairs/hallway grd flr 13 Paddington Green. Room G1
WEJ09	West End Green	1-3. 112	13-15. 121	21. D3	26/3/2010	SW	Stairs	Gmd flr stairs 13 Paddington Green. G1
WEJ09	West End Green	4-6. 112	-	22. D3	26/3/2010	E	Green & terrace	View of buildings from St. Mary's church
WEJ09	West End Green	7-9. 112	-	23. D3	26/3/2010	E	Green & terrace	View of buildings from St. Mary's church
WEJ09	West End Green	-	-	24. D3	26/3/2010	E	Green & terrace	View of buildings from St. Mary's church
WEJ09	West End Green	-	-	1. D4	24/3/2010	NE	Blue doors	Entrance doors south side theatre G1
WEJ09	West End Green	-	-	2. D4	24/3/2010	W	Blue doors	Entrance doors south side theatre G1
WEJ09	West End Green	-	-	3. D4	24/3/2010	E	Stage door	Interior view stage door G1
WEJ09	West End Green	-	-	4. D4	25/3/2010	NW	Exterior wall	11-12 Paddington Green south elevation
WEJ09	West End Green	-	-	5. D4	25/3/2010	N	Exterior wall	11-12 Paddington Green south elevation
WEJ09	West End Green	-	-	6. D4	25/3/2010	E	Bowser	West elevation 13 Paddington Green
WEJ09	West End Green	-	-	7. D4	25/3/2010	NE	Cornice	Cornice detail 13 Paddington Green
WEJ09	West End Green	-	-	8. D4	25/3/2010	SE	Roof truss	Gymnasium roof and skylight F1
WEJ09	West End Green	-	-	9. D4	25/3/2010	S	Office	Second floor office 11-12 Paddington Green S1 & S4
WEJ09	West End Green	-	-	10. D4	25/3/2010	E	Skylight	Flat roof rear 11-12 Paddington Green

SITE CODE	SITE NAME	FILM TYPE FRAME & FILM NUMBER			DATE	DIRECTION	IDENTIFIER	COMMENTS
		Col. Slide	B/W	Digital				
WEJ09	West End Green	-	-	11. D4	W	Blue walls	Modified entrance hall 13 Paddington Green G1	
WEJ09	West End Green	-	-	12. D4	W	Steps down	Modified main entrance 13 Paddington Green G1	
WEJ09	West End Green	-	-	13. D4	E	Steps up	Ground floor newel post 13 Paddington Green G1	
WEJ09	West End Green	-	-	14. D4	E	Banister	Doorway to basement 13 Paddington Green G1	
WEJ09	West End Green	-	-	15. D4	NW	Handrail	Basement stairs 13 Paddington Green B2	
WEJ09	West End Green	-	-	16. D4	NE	Steps up	Basement stairs 13 Paddington Green B2	
WEJ09	West End Green	-	-	17. D4	W	Steps down	Basement stairs 13 Paddington Green B2	
WEJ09	West End Green	-	-	18. D4	SW	Newel post	Brick plinth in basement 13 Paddington Green B2	
WEJ09	West End Green	-	-	19. D4	W	Handrail on left	Basement room 13 Paddington Green B1	
WEJ09	West End Green	-	-	20. D4	W	Gas meter	Basement room 13 Paddington Green B1	
WEJ09	West End Green	-	-	21. D4	E	Steps up	Basement room 13 Paddington Green B2	
WEJ09	West End Green	-	-	22. D4	SE	Floor joists	Basement ceiling joists 13 Paddington Green B2	
WEJ09	West End Green	-	-	23. D4	E	Trees	West elevations from Green, 11-13 Paddington Green	
WEJ09	West End Green	-	-	24. D4	NW	Balusters	3 rd floor landing 13 Paddington Green T1	
WEJ09	West End Green	-	-	25. D4	E	Far window	3 rd floor corridor kitchen 13 Paddington Green T4	
WEJ09	West End Green	-	-	26. D4	E	Skylight	2 nd floor half landing & skylight 13 Paddington Green S1	
WEJ09	West End Green	-	-	27. D4	NW	Boarded window	1 st floor front room 13 Paddington Green F6	
WEJ09	West End Green	-	-	28. D4	W	Blue wall	1 st floor landing & hall 13 Paddington Green F1	

APPENDIX 4. NMR OASIS FORM

OASIS ID: preconst1-77843

Project details

Project name	11-13 Paddington Green Westminster Building Recording
Short description of the project	<p>Pre-Construct Archaeology Ltd was commissioned by Arup on behalf of West End Green Properties Ltd to undertake building recording of 11-13 Paddington Green, City of Westminster, London centred on NGR TQ 2687 8185. The work was requested by Arup in connection with planning permission for their demolition and the redevelopment of the site. Between 1882 and 1891 13 Paddington Green became a charitable home for deaf and dumb children, whilst 11 and 12 were acquired by the Paddington Radical Working Men's Club between 1891 and 1895. Although the children's home closed around the beginning of the 20th century, the Paddington Radical Working Men's Club remained active until the second half of the 1950s. The western half of 11-12 Paddington Green was rebuilt at the end of the 1950s. The assembly hall built at the rear of the structure by the Working Men's Club during the early 20th century was retained. The present 13 Paddington Green was rebuilt in the first few years of the 20th century, replacing the house depicted on 19th century maps. The building is of steel frame construction and originally incorporated a driveway to a large yard at the rear. In 1966 the building was converted into eight self-contained bedsits. Although most of the original architectural details of the west façade and the original windows and staircase were retained, virtually all of its internal decoration, fireplaces and plasterwork were removed during or after the conversion.</p>
Project dates	Start: 22-03-2010 End: 26-05-2010
Previous/future work	Yes / Yes
Any associated project reference codes	K2243 - Contracting Unit No.
Any associated project reference codes	WEJ09 - Sitecode
Type of project	Building Recording
Site status	Conservation Area
Current Land use	Industry and Commerce 4 - Storage and warehousing
Monument type	WORKING MEN'S CLUB Post Medieval
Monument type	HOUSE Modern
Significant Finds	NONE None

Methods & techniques 'Annotated Sketch','Measured Survey','Photographic Survey','Survey/Recording Of Fabric/Structure'

Prompt Request from consultant

Project location

Country England
Site location GREATER LONDON CITY OF WESTMINSTER
PADDINGTON BAYSWATER AND KNIGHTSBRIDGE 11-
13 Paddington Green
Postcode W2 1ED
Study area 900.00 Square metres
Site coordinates TQ 2687 8185 51.5208057487 -0.171158432002 51 31
14 N 000 10 16 W Point

Project creators

Name of Organisation Pre-Construct Archaeology Ltd
Project brief originator Arup
Project design originator Peter Moore
Project director/manager Charlotte Matthews
Project supervisor Malcom Gould
Type of sponsor/funding body Developer
Name of sponsor/funding body West End Green Properties Ltd

Project archives

Physical Archive Exists? No
Digital Archive recipient LAARC
Digital Archive ID WEJ09
Digital Contents 'Survey'
Digital Media available 'Images raster / digital photography','Survey','Text'
Paper Archive LAARC

recipient

Paper Archive ID WEJ09

Paper Contents 'Survey'

Paper available Media 'Drawing','Report','Survey ','Unpublished Text'

**Project
bibliography 1**

Publication type Grey literature (unpublished document/manuscript)

Title Historic Building Recording of 11- 13 Paddington Green,
City of Westminster, London W2 1LG

Author(s)/Editor(s) Thompson, G. and Gould, M.

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