HISTORIC BUILDING RECORDING WATCHING BRIEF DURING INVESTIGATIVE WORKS AT THE OLD DEANERY, DEAN'S COURT, CITY OF LONDON, EC4V 5AA

LOCAL PLANNING AUTHORITY: CITY OF LONDON

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PRE-CONSTRUCT ARCHAEOLOGY

Historic Building Recording Watching Brief during Investigation Works at the Old Deanery, Dean's Court, City Of London EC4V 5AA

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1 NON-TECHNICAL SUMMARY

1.1.1 Pre-Construct Archaeology was commissioned by Caroe Architecture Limited on behalf of the Church Commissioners to carry out building recording watching brief during investigation work at the Old Deanery, City of London. This Grade I listed building is the residence of the Bishop of London and lies within the St Paul's Cathedral Conservation Area. The Historic England Level 3 building recording watching brief was carried out at the request of the City of London Historic Environment Advisor. It included the recording of investigative openings made through pre-existing hatches into ceiling/roof voids and the lifting of floor coverings. The opening-up was carried out by building contractors on the instruction of Caroe Architecture Limited in order to understand the causes of some structural defects in advance of proposed refurbishment.

1.1.2 The Old Deanery was built in 1672-73 as the Deanery House for Dean Sancroft, the able cleric who helped guide Wren into the role of designer of St Paul's Cathedral. Whilst the Old Deanery remains a largely unaltered survivor of the Wren era, the present building is a reflection of campaigns of work carried out during the mid 18th century (1760s) and early 19th century (1820s). The 1760s saw the construction of the forecourt screen wall, while the 1820s saw the rendering of the front elevation using Roman cement, the addition of an orangery and the addition of an open-sided covered way (later adapted to a kitchen during the 1950s). The Roman Cement was removed after the war restoring the elevations to their original brickwork. A major 'restoration' was completed in 1981-2 for use of the building as a bank head-quarters. This involved the reconfiguration of the basement floor, the insertion of a lift shaft and the raising of the central valley of the roof to create an open-plan area and attic storey.

1.1.3 The opening up works showed that despite many alterations to the core building, much of its historic fabric still survived intact. The floor structures, common and bridging joists within the first floor drawing room and second floor bedrooms are characteristically sympathetic with a late 17th century date, using a mixture of soft and hardwood, double mortice and tenons and scribed inwardly opposed carpentry marks. Evidence of former windows in the south end wall of the 17th century house were identified within the roof and sub-floor voids of the southern covered way extension while the largest alterations to the historic fabric encountered were those associated with 1981 changes for the bank. These included the removal of inner roofs, lower rafters and hips, forming the central well of the historic roof. To accommodate these changes the entire roof was strengthened using a substantial and heavy steel sub-roof with supporting structures tied into the existing chimneystacks.

2 INTRODUCTION

2.1 Background

1.1.4 Pre-Construct Archaeology Limited was commissioned by Caroe Architecture Limited on behalf of the Church Commissioners to carry out historic building recording watching brief during site investigation works at the Old Deanery, Dean's Court, City of London, EC4V 5AA. The Old Deanery is the residence of the Bishop of London and is a Grade I listed building located close to St Paul's Cathedral and within the St Paul's Conservation Area.

1.1.5 The historic building recording watching brief was carried out at the request of Kathryn Stubbs (Curator), Historic Environment Advisor for the City of London. She advised that whilst planning permission or listed building consent were not required for the investigation works proposed by Caroe Architecture to investigate a number of structural issues, all investigative works should be the subject of historic building recording monitoring. The historic building recording watching brief was undertaken in accordance with a Method Statement (Matthews 2017), approved in advance of works by the Curator. It was completed in accordance with a Level 3 survey as set out in Historic England (2016) *Understanding Historic Buildings, A Guide to Good Recording Practice*.

1.1.6 These works included the observation and recording of a series of investigative openings made through pre-existing hatches into ceiling/roof voids and the lifting of floor coverings to reveal floor structures. The opening-up was carried out by the building contractors on the instruction of Caroe Architecture Limited in order to understand the causes of some structural defects within the building and in advance of the proposed refurbishments.

2.2 Site Location and Description

1.1.7 The Old Deanery is currently the residence of the Bishop of London. It is located about 50m to the west of St Paul's Cathedral and some 280m north of the river Thames. It lies to the west of Dean's Court, to the north of Carter Lane and to the south of St Paul's Churchyard (**Figures 1** and **2**) at Ordnance Survey NGR TQ 31912 81085.

1.1.8 The Old Deanery is principally 17th century in date and retains many of its original architectural and decorative features and treatments. The building was refurbished during the 1980s, when the attic space was substantially remodelled and other areas altered to incorporate an internal mechanical lift apparatus and new electrical services. The latter have come to the end of their lives and need replacing, while cracks in the walls in different areas and on all floors are visible and need investigating.

1.1.9 The Old Deanery is a Grade I listed building, recognised as the highest architectural significance. For such an important building the list description is however brief. It reads:

'St Paul's Deanery. 1670. Two main storeys above a basement. Five windows. Red brick. Hipped, tiled roof with carved eaves cornice and dormers. Double stairs to entrance supported by arch. Carved doorcase with hood. Rear elevation plainer. C18 west wing and later addition to southwest. Good interior; largely original'.

1.1.10 The screen wall and piers to the forecourt of St Paul's Deanery are also Grade I listed and are listed separately. The listing reads:

'Screen to forecourt of painted brick with stone capping. 2 carriage gateways with piers supporting pineapples and lamp irons. Central footway with flat arch and base of lamp iron above'.

1.1.11 Pevsner and Bradley in the Building of England: London I: The City (1997) more fully describes the house as:

'Then down DEAN'S COURT for the former DEANERY, the City's best surviving C17 mansion. It is set back in seclusion behind a massive brick wall with twin carriageways and carved pineapples on the parapet. No documentation supports the traditional attribution to Wren; Edward Woodroofe and John Oliver reported on the cost of a new deanery in 1669, and the former signed the building contract (1672). But Wren may well have been consulted: the Dean, William Sancroft, was a close associate, and the façade is more sophisticated than Woodroofe's workmanlike house-fronts in Amen-Court (q.v.) Of two storeys, in red brick with rubbed trim. The broad windows form a much higher proportion of the front of the Chapter House in which matter both buildings reflect the contemporary fashion. Eared surrounds. Dormers in a hipped roof above a wooden modillion cornice. Neat double stair on a shallow stone arch. Ornament is reserved for the door case: pilasters with carved drops, straight hood on lion-mask brackets. The plan is loose and empirical, the staircase opening symmetrically off the hall, r. Heavily twisted balusters. Answering, lesser staircase, l. Plain C17 panelling in other rooms. Restored as offices by Haslemere Estates, 1981-2, after the Dean moved to Amen Court, with a new SW wing, replacing a previous extension; in 1996 converted as the Bishop of London's palace. The first Deanery here was as early as 1145'.

3 PLANNING BACKGROUND

3.1 Introduction

1.1.12 National legislation and guidance relating to the protection of historic buildings and structures within planning regulations is defined by the provisions of the Town and Country Planning Act 1990. In addition, local planning 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.

3.2 Legislation and Planning Guidance

1.1.13 Statutory protection for historically important buildings and structures is derived from 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 the National Planning Policy Framework (NPPF), which was adopted on 27 March 2012. The requirement for archaeological work is in accordance with NPPF Paragraph 141.

3.3 LONDON PLAN POLICY 7.8 Heritage assets and archaeology strategic

A. London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, world heritage sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.

B. Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.

C. Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

D. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

E. New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.

4 METHODOLOGY

4.1 Aims and Objectives

1.1.14 The aim of the project as set out in the Method Statement (Matthews, 2017) was to carry out an Historic England Level 3 Building Recording targeted on historic fabric and structures that were exposed during the investigative opening up works to the building. The purpose was to record areas of historic fabric and structures, which were exposed and would be covered up again during the investigative opening up works. The objective was to add to our understanding of the historical structure and development of the building. The aim was to provide a better understanding of the building, to compile a lasting record and to analyse and disseminate the results.

4.2 Documentary Research

1.1.15 No further documentary research, additional to that carried out for the Conservation Statement (Musson, 2014) or the archaeological desk-based assessment (Banens and Gruszynski, 2017) has been completed.

4.3 On-Site Recording

1.1.16 The historic building recording watching brief was carried out on 17th and 31st July 2017 by the author. A photographic record comprising high resolution digital images was maintained recording all investigative openings. A selection of the images has been included in this report (**Plates 1** to **16**) and **Figures 2**, **7** to **10** show the location and direction of these photographs.

Drawn Survey

1.1.17 Scaled floor and roof plans of the building provided by Caroe Architecture (**Figures 7** to **10**) were annotated to show the location of the opening up works and the archaeological evidence revealed, such as building fabric, floor and ceiling structures. Other evidence such as construction joints, blocked windows or doorways, altered openings, inserted openings, additions, added partitions, removed partitions, uncovered fireplaces etc were also added.

Photographic Survey

1.1.18 A Level 3 photographic survey using high quality digital photographs was carried out recording the exposed historic building fabric and structures. The position that the photographs were taken was annotated on plans to show their location and orientation. The photographic record was accompanied by a photographic

register detailing (as a minimum) location and direction of shot. An appropriate scale(s) was used in all photographs.

4.4 Project Archive

1.1.19 A full and ordered archive that including any written, drawn and photographic records relating to this survey was completed as defined in CIfA (2014a); Taylor & Brown (2009) and UKIC and ADS guidelines for the preparation of archaeological archives for long term storage, and '*Archaeological Archives: A Guide to Best Practice in creation, compilation, transfer and curation*' (AAF 2007).

1.1.20 The archive is currently provisionally stored in Pre-Construct Archaeology's London Office in Brockley, before its deposition with the LAARC.

4.5 Guidance

1.1.21 All works were undertaken in accordance with standards set out in:

- City of London, *2017 Archaeology & Development Guidance SPD* Local Development Scheme Historic Environment Strategy
- Historic England 2015 *Guidelines for Archaeological Projects in Greater London*
- English Heritage (now Historic England): *The Presentation of Historic Building Survey in CAD* (2005)
- CIfA: *Standards and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (2014b)

5 HISTORICAL BACKGROUND

1.1.22 The following historical background is an extract taken from the *Old Deanery, Conservation Report and Statement of Heritage Significance* (Musson, 2014).

1.1.23 The Old Deanery was built in 1672-73 as the Deanery House for Dean Sancroft, the able cleric and administrator who helped guide Wren into the role of designer of St Paul's Cathedral (and who was himself soon after made Archbishop of Canterbury). He secured an Act of Parliament to allow him to rebuild (which specified £3,500 to be spent before September 1673). The architect responsible is thought to have been the surveyor Edward Woodroofe, assistant surveyor to Wren on the rebuilding of St Paul's, who was considered a highly experienced and capable architect.

1.1.24 The statement of accounts of August 20, 1673 refer to "Money expended by Wm Sancroft DD & Dean of the Cathedral Church of St Paul in London, in ye building for himself and his successors a convenient house of residence, with outhouses, stable, yards and other necessary easements upon a portion of the site of the old mansion house, heretofore belonging to the Dean aforesaid". The accounts name not only Woodroofe and John Oliver as surveyors, but also the carpenter and bricklayer, Isaac Knowles and Thomas Warren, respectively, and detail the phases of work. They suggest the main house was largely complete by 1672, at an estimated cost of £3004 12 shillings 10 pence, while the stables with lodgings above and coach-house were completed by the following year.

1.1.25 The new mansion was a category 4 house under the 1667 Rebuilding Act, being "a mansion of the greatest bigness not fronting upon any street", and is one of the largest City mansions from this era to survive into the modern age. "This was the premier division. The Act for the Rebuilding of the City included the first sort, which were fronting 'by-lanes', two storeys; second those fronting 'streets and lanes of note', three storeys; and the third sort, fronting principal streets, four storeys. This Act stipulated the exteriors of all buildings were to be brick or stone (post-Great Fire) and indeed set dimensions for all the categories, except the fourth sort, for which discretion was permitted.

1.1.26 The Old Deanery is an important and largely unaltered survivor of the Wren era, built with a principal staircase at the north end of the house and a secondary, although well-detailed, staircase at the south end. The seven-bay entrance elevation to the east is symmetrical (**Plate 1a**), the central door enters the main hall to one side, i.e. to the south side, and there is no attempt at a symmetrical plan within. The Old Deanery is in many ways in the typical late 17th century character of a double-pile house, with a cross passage going through the centre of the house on the raised ground floor and first floor. The ground floor rooms

provided an entrance hall and a principal room of reception to the south and two smaller rooms.

1.1.27 The house is built in brick, laid in Flemish bond, with windows set in fine red rubbed brick surrounds (of very fine bricks of small dimensions). There is a timber modillion cornice - with finely carved scrolled brackets. The main door case is framed by attractively carved brackets and decorative drops of carved fruit, below carved lions' heads. William Leybourns' survey of 1677 (**Figure 3**) shows that the front door originally had a shell-like hood porch, which has been replaced with a flat projecting hood (**Plate 1a**); the break in the string course is more noticeable on the surveys than it is from the ground. The 1677 survey (**Figure 3**) also shows a single-flight stair to the entrance door with curved balustrade.

1.1.28 The windows are shown as cross-windows with small leaded panes on a 1677 drawing of the elevation (not illustrated here). They have later been extended on the raised ground floor to take sash windows with nine-over-six panes and the sills have been lowered to accommodate the larger windows (and thus breaking through the lower string course; **Plate 1a**). On the first floor there are six-over-six panes accommodated within the fine red brick surrounds of the 1670s. The attic dormers of the 1677 survey are shown with pediments, which have been removed. The windows were changed to sash in different campaigns of work.

1.1.29 The Deanery was largely finished in 1673, considerably before the completion of St Pauls Cathedral (in 1711), and thus must have stood as a reassuring symbol of order and governance close to the site of the great rebuilding (Wren's chapter house was not complete until 1712). Woodroofe was also the designer of the Canonry houses of Amen Court, which are of similar date to The Deanery but of more modest architectural character. This difference had led some to suggest that Wren may have had some role in advising Woodroofe or even Sancroft at the time.

1.1.30 The 1760s are thought to have been one of the principal periods of alteration at the Deanery. The listed front forecourt screen wall can be dated to around 1760. In addition, some of the plasterwork on the first floor is reminiscent of works by Robert Taylor who attended to several bishops' residences during this period.

1.1.31 The next major period of alteration appears to have been in the early 1820s, when Van Mildert, then Bishop of LLandaff, was appointed Dean. His accounts, in the Van Mildert papers at Durham University Library (GB33VMP 156-317), detail repairs and alterations to the Deanery, 1820-22, overseen by Messrs Wigg, Mansfield and Wigg. These include the installation of a water closet; adding Portland cills to windows; the fixing of several marble chimneypieces; painting and graining wainscot; and replacing the hearth in "the library". There

were also several works to the outbuildings, stables, harness room, hen house, dung pit and so on. Numerous minor repairs and alterations are listed to the butler's pantry, housekeeper's room, porter's lodge, wash house, bake house, scullery. There are references to "repairing" and "making good wainscotting". In 1821, a reference in the painter glazier's bill, include "48 yards supplied stained mahogany" for the library, seats in the hall and "2 oils grained wainscot."

1.1.32 It appears that the eastern elevation of The Deanery was rendered in Roman cement to appear like stone (and it remained so rendered until the late 1940s) during these early 19th century works. The orangery, which was demolished in the early 1980s, seems to have been a neo-classical work of the 1820s, although this is not referenced in the surviving accounts.

1.1.33 During the later years of the 19th century and the long occupations of, first, Dean Church and then Dean Gregory, little of substance seems to have been changed at The Deanery. When the house passed in 1911 to the occupation of Dean Inge and his wife, it was considered very dark and repainted to present a much lighter appearance, which fitted the prevailing "Queen Anne revival taste" of their generation. They carried out many cosmetic changes including changing some of the fireplaces and did much 'to restore its original features'.

1.1.34 It is documented that on 2 December 1948, the War Damage Commission awarded The Deanery £2,235 3 shillings 8 pence to repair War damage. Damage to the roof was the responsibility of the Commission, bearing 95% of the cost. A report of October 1949 stated: "It has recently been found necessary to remove the rendering (Roman Cement), which had loosened and cracked due to insufficient key", and presumably bomb blast damage. There are also plans that show modifications to the first floor to provide staff accommodation and allow the former servants' rooms to become flats for minor canons.

1.1.35 During the 1950s, works were carried out to modernise the house, adding bathrooms and a kitchen to the side of the house in what was described as an existing covered way (GF08 to GF11 on **Figure 7**). On the first floor, maids' bedrooms and bathrooms were created in the west wing. Decoration and minor repairs were also carried out on the instruction of the last Dean, Martin Sullivan, under architect Paul Paget of Seeley and Paget. After the retirement of Dean Sullivan, a leasehold of the Deanery was offered and acquired. Haslemere Estates and the Local Authorities Mutual Investment restored the building in 1981-82, and a major restoration (which included restoration work to the brickwork and mortar) and refurbishment for office use as a bank head-quarters, was carried out by their in-house architects. The main floors of the 1670s' house were little altered, although the basement floor was reconfigured to provide greater structural stability. In the attic storey the central valley of the roof was

raised to create an open-plan area (**Figure 6**). A new addition to the rear, running north-south at right-angles to the west wing was created, replacing a garden building described as an "unattractive Victorian conservatory".

1.1.36 The bank's occupation ended in the early 1990s, and the house was adapted for use as the See House, with a flat in the attic, rooms for entertainment on the first floor (including a private drawing for the bishop and his family), and offices for the bishop's staff, the Archdeacon of London and other officials. There were only minor architectural alterations at this time.

6 INVESTIGATIVE OPENINGS

6.1 Introduction

1.1.37 The project entailed the observation and recording of a series of investigative openings made through either pre-existing hatches or new openings into ceiling/roof voids and the lifting of floor coverings to reveal floor structures. The opening up was carried out by building contractors (Sykes) under the instruction of Caroe Architecture in order to understand causes of some structural defects within the building in advance of refurbishment works. For ease of reference each of the investigative openings have been given an identification number prefixed with G, F or S relating to Ground, First or Second floors (see **Figures 7** to **10**).

6.2 Ground Floor

1.1.38 The investigation of a floor void through a ceiling hatch (**G1**) in ground floor Corridor GF09 revealed the original external elevation of the 17th century south wall of the house to the north and the external elevation of the west wall of the stair bay of the 17th century house to the east. This area (GF08 to GF11; **Figure 7**) is thought to have been enclosed in the early 19th century (Musson, 2014, Fig.27) and is described in the 1955 Bill of Quantities as a 'covered way' (*ibid*. p.96). The very tops of the wide brick arches, seen externally as three in-line arches (**Plate 1b**), were also visible in the floor void in the south wall of this early 19th century 'covered way'.

1.1.39 The 17th century external south wall incorporated an original window opening (**Plate 1c**), which was located centrally within this section of wall and had latterly been blocked using modern blockwork. The window opening was built with a flat head of gauged brick voussoirs with deep skewbacks and is shown as a double mullioned window on William Leybourns' survey of 1677 (**Figure 3**). Evidence of plaster still adhering to the wall showed that this elevation had once been rendered and whitewashed in the past (perhaps when the early 19th century 'covered way' was added), which had subsequently been hacked off to reveal the brickwork beneath. This rendering may have been contemporary with the rendering of the facade, which is thought to have been undertaken in 1820. The 'covered way' is first depicted on the 1878 Ordnance Survey map (**Figure 4**) and is shown on the 1886 Goad Insurance Plan (**Figure 5**) as being three storeys high and 'open to 2nd'. The latter Plan shows that the 'covered way' provided access between the courtyard to the east and the stable yard to the west at the Dean's House (the Old Deanery).

1.1.40 A projecting brick floor band was visible around the south-east corner of the 17th

century perpendicular rear range (referred to as GF12 Prayer Hall on **Figure 7**). A continuation of this band was visible along the south wall of this range when viewed from the southern yard area.

1.1.41 The very top of a brick arch was visible in the west wall of the early 19th century 'covered way'. It was built of two courses of on-edge brickwork and the opening was blocked internally with 20th century Fletton brickwork. Three similar arches are also present in the south wall of this 'covered way' and are visible from the southern yard (**Plate 1b**). The inner section of wall from which the arches spring (central arch and one side of the eastern and western arches) has been rebuilt in the mid-20th century. The arches no longer connect and pass their load to the ground and now rest upon a (mid-20th century) concrete slab, which forms the ceiling of the basement in this area.

1.1.42 During the 1950s, works were done to attempt to modernise the house, adding a kitchen to the side of the house to the 'covered way' at ground floor level. This is described in the June 1955: Bills of Quantities for the Alterations to The Deanery of St Paul's, which were drawn up for job architect Alister MacDonald. Alterations to The Deanery included 'a 6" reinforced concrete floor to the kitchen, building up openings to the covered way, building up window openings and cutting new window and door openings. The access to the kitchen door is by means of metal stairs and concrete path raised on brick walls on the south side of the building. There is also a new service lift running from ground to first floors'. Drawings for these works show the blocked-up arcading of the former covered way along its south elevation, which was filled-in for the new kitchen in 1955.

6.3 First Floor

1.1.43 Three openings F1-F3 (**Figure 8**) were observed on the first floor.

1.1.44 A section of the softwood floor boards (opening **F1**) was removed to investigate the floor structures in Drawing Room FF01 (**Figure 8**). This revealed three deep section common floor joists (11 x 2½-3 inch) running east-west across the shortest width of the room and a heavier north-south bridging joist, into which the common joists were tenoned. The bridging joist lies broadly central to the front east main building (i.e. Drawing Room FF01 and stair bay FF07). The common joists, laid at 15 inch centres, were both oak and softwood. They showed evidence of circular carpenter marks (scribed IIII; **Plate 2**) and were connected to the heavier bridging joist using a double tenon. The bridging joist was oak and still partly 'in the round', possibly suggesting a shortage of adequate scantling oak after the Great Fire. The observed floor structure is consistent with a 17th century date.

1.1.45 The opening of the hatch over FF07a (**F2**; **Figure 8**) provided restricted views

into a void. The discoloured and badly penny struck pointed brickwork of the 17th century former external south wall was observed along with a localised area of rebuilding to the east, using stock bricks in modern cement.

1.1.46 The hatch over FF08 (**F3**; **Figure 8**) provided access into the roof void of the early 19th century 'covered way', which had small rooms at first floor level as shown in the ground and first floor plans published by the Wren Society in 1936 (WS XIII, opp p54; not illustrated here). The present common rafters in the roof were modern replacements although they overlay and were built off a 19th century softwood, single side purlin roof structure (**Plate 3**), comprising a re-used purlin supported by crude raking struts.

1.1.47 The external 17th century south wall of the house was visible within the void above this hatch (**Plate 4**). The original brickwork of this wall incorporated a central window with a gauged brick flat head with a 1½ brick deep voussoir (identical to that recorded in **G1** at ground floor; **Plate 1c**). It was 'blocked' using very similar brickwork to the rest of the 17th century external south wall and may have originally been built blind (**Plate 4**). The wall and blind window were soot blackened and did not appear to have been rendered as at ground floor level (see **Plate 1c**). A north-south concrete beam with Fletton brickwork above had been inserted at right angles into the historic south wall on the east side of the blind window (**Plate 4**). This 1980s work is directly associated with the lift shaft and adjoining flat roofed access/hall space above.

6.4 Second Floor and Roof

1.1.48 A total of 14 new or existing openings were observed at second floor level (**Figure 9**).

1.1.49 Cupboard/boxing to the rear (north) of the WC in Ensuite SF05a (**S1**) revealed a section of 17th century roof purlin along the north wall of the rear (western) range, extending below the attic storey windows (**Figure 9**).

1.1.50 Hatch (**S2**; H03) over Study SF05 enabled observation of the north roof structure and the returning west roof as the hatch was located close to the hip and north-west chimneystack (**Figures 9** and **10**). The common rafters of the north roof structure were all heavy scantling oak timbers, pegged at the apex, with heavier principal rafters continuing down to the eaves, via butt purlins, along the outer roof line, and cut-off below the level of the butt purlins of the inner pitch to the former central well (**Plate 16**). A flat roof over SF07 and the western part of SF03 had replaced the former well in the 1980s (**Figures 9** and **10**). The demolition of the central roof well also involved the removal of the common rafters below the butt purlins (their positions seen by empty mortices in the purlins) and the truncation of the lower halves of the hip rafters to the well. This removal and the

creation of the flat roof also involved the strengthening of the roof structure, which was carried out using a considerable steel sub-roof structure inserted into the roof void above collar (ceiling) level. Plans for the construction of the roof, produced by Brian Griffiths & Associates (Structural Engineers) in 1981, graphically illustrates the inserted sub-roof (**Figure 6**). The north roof included a heavy axial RSJ (Rolled Steel Joist; **Plate 5**) extending along the length of the roof, between and supported by the two chimneystacks or additional support structures built around the chimneystacks. The roof was also braced from this axial beam to the north (diagonal braces) and from the north wall by three steel joists, following the internal pitch of the roof (like a principal rafter), also bolted into the axial beam (**Plate 6**). The western roof similarly retained its 17th century roof structure (as above) and also included a complete steel-framed pitched roof structure beneath (**Plate 7**). An identical steel sub-roof was present below the eastern historic roof (above SF01 to SF03) as seen from (**S6**; **Plate 9**) and (**S9**).

1.1.51 An opening (**S3**) cut through the plasterboard ceiling to the east of the north-west chimneystack and within SF06 also showed the steel structure inserted into the roof void of the western roof.

1.1.52 The removal of an area of plywood replacement of floor boards (**S4**) from the floor in SF06 revealed two deep section east-west common floor joists of a similar character and scantling as those recorded on the floor below in (**F1**; **Plate 2**). The joists were both softwood and measured 11 x 2-2½ inches and connected with a bridging joist to the west, using the same method (double tenon) as in (**F1**). The north-south bridging joist appears to continue to the east side of the chimneystack and, if not, is set into it (although not visible). These original floor structures were overlain by modern softwood joists into which the present plywood floor was nailed. The floor void is 45cm deep.

1.1.53 The removal of the top of an area of boxing (**S5**) to the east, and at the base, of the north-west chimneystack in SF06 revealed a short stub of north-east to south-west RSJ cantilevered out from the corner of the chimneystack (**Plate 8**). This stub of steelwork appears to support a vertical steel stanchion, which rises in elevation alongside the chimneystack to underpin the inner ‘plate‘ of the modern supporting steel structure within the western roof.

1.1.54 The removal of a section (**S6**) of plasterboard ceiling in front (south) of the north-east chimneystack in SF03 revealed the eastern end of the axial RSJ seen in (**S2**). It was supported by a brick and concrete structure (**Plate 10**) that encased the historic chimneystack on three sides. The original 17th century eastern roof structure remained (same as described in **S2**) although the inner hip at this junction was a composite modern softwood replacement. A pitched steel-framed sub roof, identical to that in the corresponding western range extended the full

length of this roof (**Plate 9**).

1.1.55 A small opening (**S7**) in the plywood floor on the western side of SF03 within the 17th century house revealed similar deep section common floor joists as those recorded in (**F1**; **Plate 2**) and (**S4**). The east-west joists measured 11 x 2½ inch and were overlain by modern softwood joists. The floor void was 43cm deep.

1.1.56 An opening (**S8**) cut through the plywood floor in SF02 revealed a similar floor structure (**Plate 11**) to that present in (**S7**) in SF03. Three east-west common joists were visible with one in plan. They were typically deep in section and comprised both oak and softwood. The oak joist was a slightly heavier scantling (11 x 3 inch) than the softwood joists. It was cleaved, not sawn, and was still slightly in the round at its 'corners'. The joists connected with a north-south bridging joist just visible some 82cm to the west, and close to the west side of the present wall between SF02 and SF07 (**Figure 9**).

1.1.57 An opening (**S9**) cut in the plasterboard ceiling of SF01 revealed the southernmost hipped end of the modern steel pitched sub-roof. This was tied into the structure of the south-east chimneystack in SF01 using the same method of partly encasing it within a support structure to the inserted roof. The southern roof, viewed from this opening, also retained much of its historic character. It did not incorporate the same style of pitched roof sub-structure as seen in the west and east roofs and is more similar in design to that observed in the north roof.

1.1.58 Observations from the hatch opening (**S10**; H01) in the lift hall looked north towards a section of the 17th century external south wall, partly rebuilt to the east associated with the insertion of the lift and a structural pier. A blockwork wall was visible to the west.

1.1.59 A hatch opening (**S11**; H04) over corridor SF08 was located immediately east of an internal Fletton brick wall within the roof space. The roof structure over this area was a modern construction built using softwood common rafters (**Plate 12**). Views east looked towards the upper register of the historic western roof structure, whose lower register (below purlin level) appears to have been omitted to integrate the double pile front with the perpendicular rear wing.

1.1.60 A hatch opening (**S12**; H05) over utility SF11 revealed that the roof over the perpendicular rear range (SF11-SF13) had been replaced using a modern steel and softwood roof (**Plate 13**). It had probably been replaced at the same time as the alterations to the main roof structure.

1.1.61 A section of plywood floor covering (**S13**) removed from the floor within SF13 revealed three deep section softwood common north-south floor joists of 8 x 2 ½ inch scantling. They were regular cut timbers with sharp arrises (**Plate 14**).

1.1.62 An opening (**S14**) removed from an area of plasterboard above a fitted cupboard in SF07 revealed the south-west junction of the butt purlin and collar and the

triangular section of the cut-off principal hip rafter to the former well (**Plate 15**) An opening (**S14**) removed from an area of plasterboard above a fitted cupboard in SF07 revealed the south-west junction of the butt purlin and collar and the triangular section of the cut-off principal hip rafter to the former well (**Plate 15**).

7 DISCUSSION

1.1.63 The Old Deanery was built in 1672-73 as the Deanery House for Dean Sancroft, the able cleric who helped guide Wren into the role of designer of St Paul's Cathedral and who was himself soon after made Archbishop of Canterbury. Whilst the Old Deanery remains as an important and largely unaltered survivor of the Wren era, the present building is a reflection of campaigns of work carried out during the mid 18th century (1760s) and again in the early 19th century (1820s). The 1760s saw the construction of the forecourt screen wall, while the 1820s saw the rendering of the front elevation using Roman cement and the addition of an orangery. The house was extended to the south, probably in the early 19th century with the addition of an open-sided range or covered way (later adapted to a kitchen during the 1950s) and thereafter underwent a series of mainly cosmetic changes to the interior. The Roman Cement was removed after the war restoring the elevations to their original brickwork, while following its acquisition by the Haslemere Estates, a major 'restoration' for use as a bank head-quarters, was completed in 1981-2. The latter involved the reconfiguring of the basement floor to provide greater structural stability, the insertion of a lift shaft and the raising of the central valley of the roof to create an open-plan area and attic storey.

1.1.64 The opening up works showed that despite the many alterations to the core building, much of its historic fabric still survived intact. The floor structures, common and bridging joists within the drawing room (FF01) at first floor and bedrooms (SF02, SF06 and SD14) on the second floor, are characteristically sympathetic with a late 17th century date, using a mix of soft and hardwood, double mortice and tenons and scribed inwardly opposed carpentry marks. Evidence of former windows in the south end wall of the 17th century house were identified within the roof and sub-floor voids of the southern extension while the largest alterations to the historic fabric encountered were those associated with 1981 changes for the bank. These included the removal of inner roofs, lower rafters and hips, forming the central well of the historic roof. To accommodate these changes the entire roof was strengthened using a substantial and heavy steel sub-roof with supporting structures tied into the existing chimneystacks.

8 ACKNOWLEDGEMENTS

1.1.65 Pre-Construct Archaeology Limited would like to thank Caroe Architecture Limited on behalf of the Church Commissioners for commissioning the building recording watching brief.

1.1.66 The project was managed for Pre-Construct Archaeology Limited by Charlotte Matthews. The building recording watching brief was carried out by Adam Garwood and Dan Britton. The report was written by Adam Garwood and the Illustrations were prepared by Ray Murphy.

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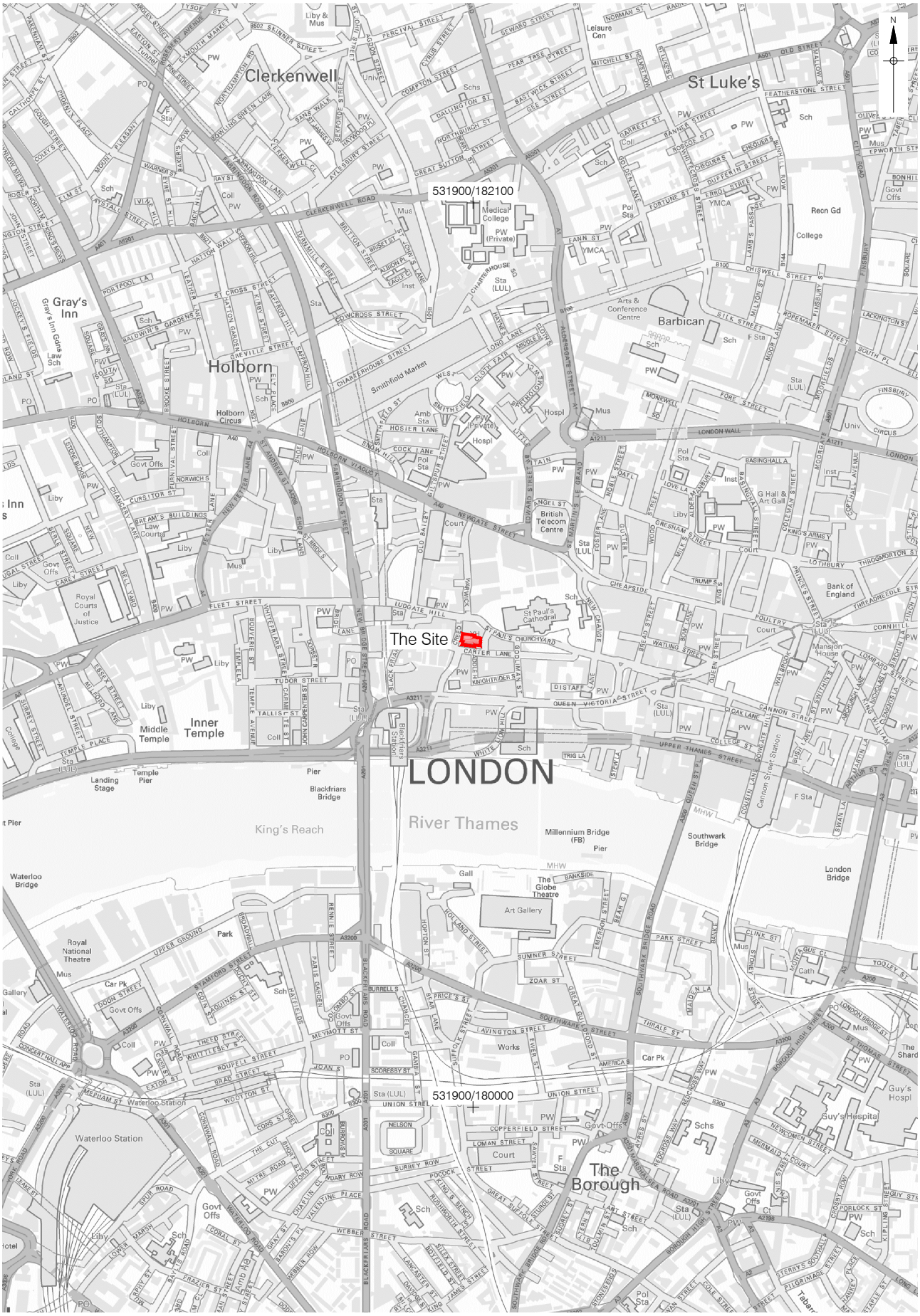
APPENDIX 1: OASIS FORM

OASIS ID: preconst1-302330

Project details	
Project name	Historic Building Recording Watching Brief during Investigation Works Old Deanery, City Of London
Short description of the project	Pre-Construct Archaeology was commissioned by Caroe Architecture Limited on behalf of the Church Commissioners to carry out building recording watching brief during investigation work at the Old Deanery, City of London. This Grade I listed building is the residence of the Bishop of London and lies within the St Paul's Cathedral Conservation Area. The Level 3 recording was undertaken on investigative openings made through pre-existing hatches into ceiling/roof voids and the lifting of floor coverings. The opening-up was carried out by building contractors on the instruction of Caroe Architecture Limited in order to understand the causes of some structural defects in advance of refurbishment. The Old Deanery was built in 1672-73. The opening up works showed that despite many alterations to the core building, much of its historic fabric still survived intact. The floor structures within the first floor drawing room and second floor bedrooms are characteristically sympathetic with a late 17th century date. Evidence of former windows in the south end wall of the 17th century house were identified within the roof and sub-floor voids of the southern covered way extension while the largest alterations to the historic fabric encountered were those associated with 1981 changes for the bank. These included the removal of inner roofs, lower rafters and hips, forming the central well of the historic roof. To accommodate these changes the entire roof was strengthened using a substantial and heavy steel sub-roof with supporting structures tied into the existing chimneystacks.
Project dates	Start: 17-07-2017 End: 31-07-2017
Previous/future work	No / Yes
Any associated project reference codes	ODN17 - Sitecode
Type of project	Building Recording
Site status	Listed Building
Monument type	HOUSE Post Medieval
Monument type	DEANERY Post Medieval
Methods & techniques	'"Photographic Survey"', '"Survey/Recording Of Fabric/Structure"'
Prompt	Planning condition
Project location	
Country	England
Site location	GREATER LONDON CITY OF LONDON CITY OF LONDON Old Deanery, Dean’s Court, City Of London
Postcode	EC4V 5AA

Site coordinates	TQ 31912 81085 51.512772829215 -0.098806142476 51 30 45 N 000 05 55 W Point
Project creators	
Name of Organisation	Pre-Construct Archaeology Limited
Project brief originator	Kathryn Stubbs
Project design originator	Charlotte Matthews
Project director/manager	Charlotte Matthews
Project supervisor	Adam Garwood
Name of sponsor/funding body	Church Commissioners
Project archives	
Physical Archive Exists?	No
Digital Archive recipient	LAARC
Digital Media available	"Images raster / digital photography","Text"
Paper Archive Exists?	No
Project bibliography 1	
Publication type	Grey literature (unpublished document/manuscript)
Title	Historic Building Recording Watching Brief during Investigation Works at the Old Deanery, Dean's Court, City Of London EC4V 5AA
Author(s)/Editor(s)	Garwood, A
Other bibliographic details	PCA Report No. R13121
Date	2017
Issuer or publisher	Pre-Construct Archaeology Limited
Place of issue or publication	London Office
Description	A4 pdf
Entered by	Charlotte Matthews (cmatthews@pre-construct.com)
Entered on	13 December 2017



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09/08/17 RM

Figure 1
Site Location
1:12,500 at A4

09/08/17 RM

Figure 2
Detailed Site Location and Plate Location
1:500 at A4

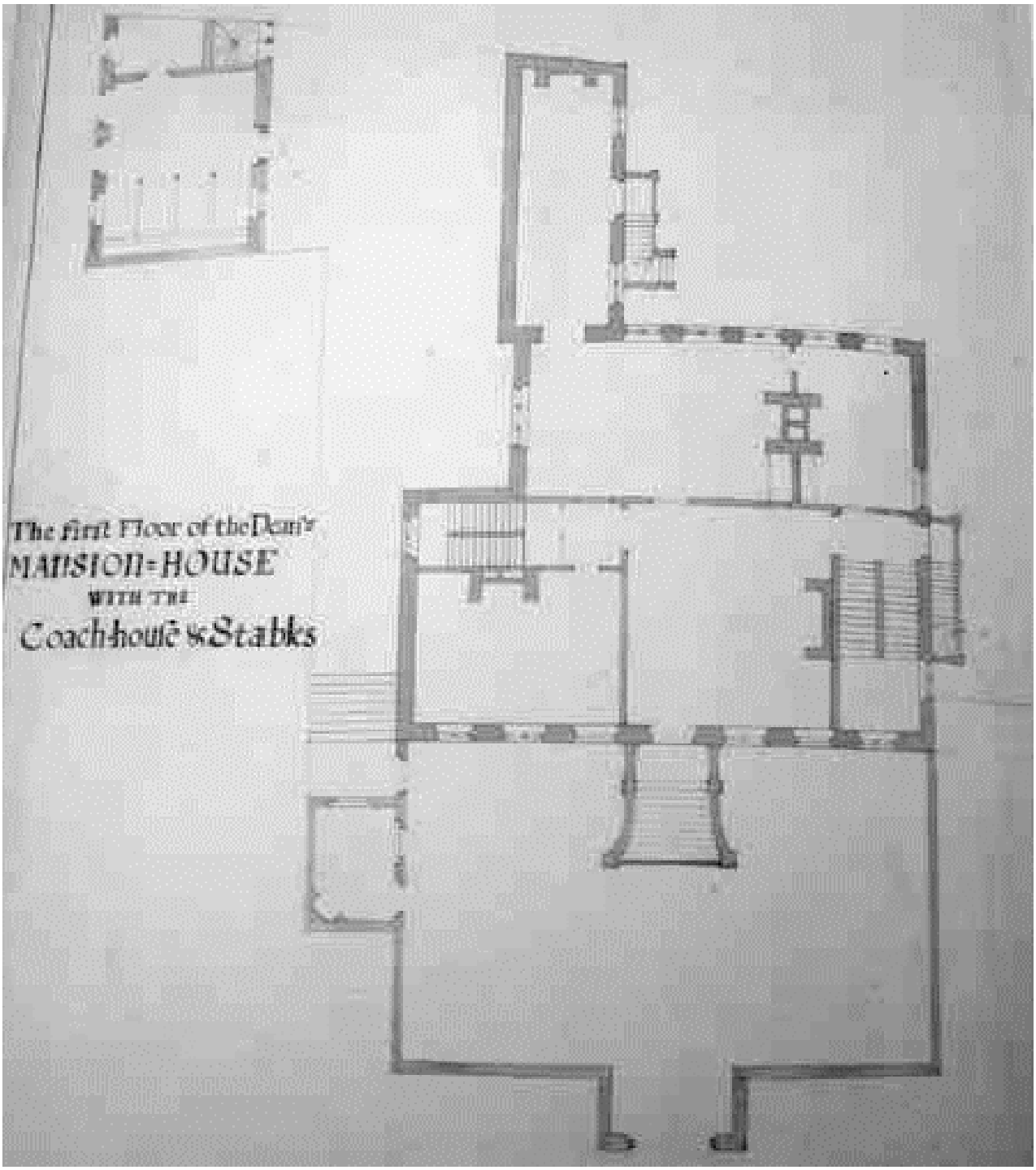


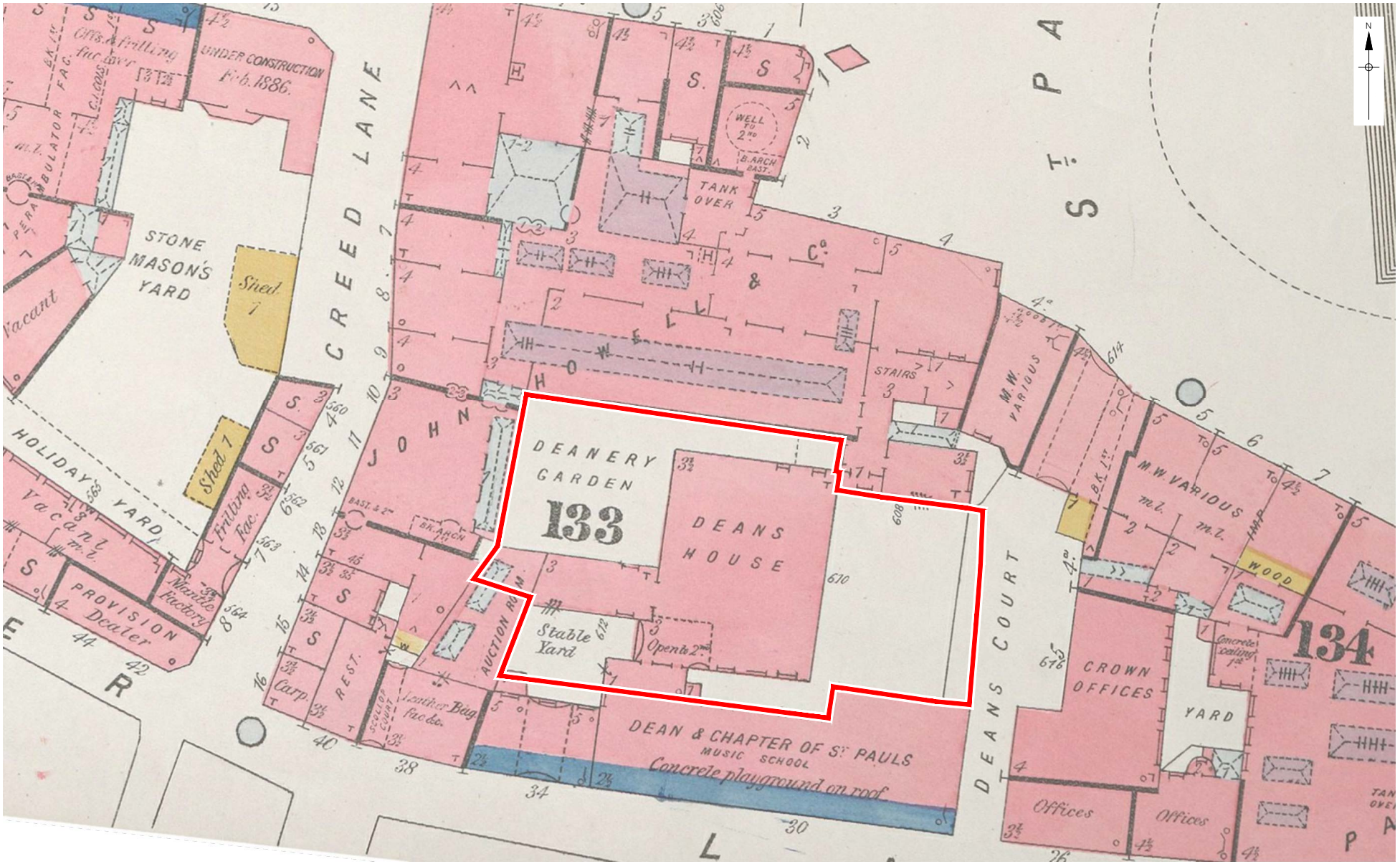
Figure 3
William Leybourn's survey of Deanery House, 1677
(not to scale)

04/12/17 RM

0 100m

14/12/17 RM

Figure 4
Ordnance Survey map, 1878
1:2,500 at A4



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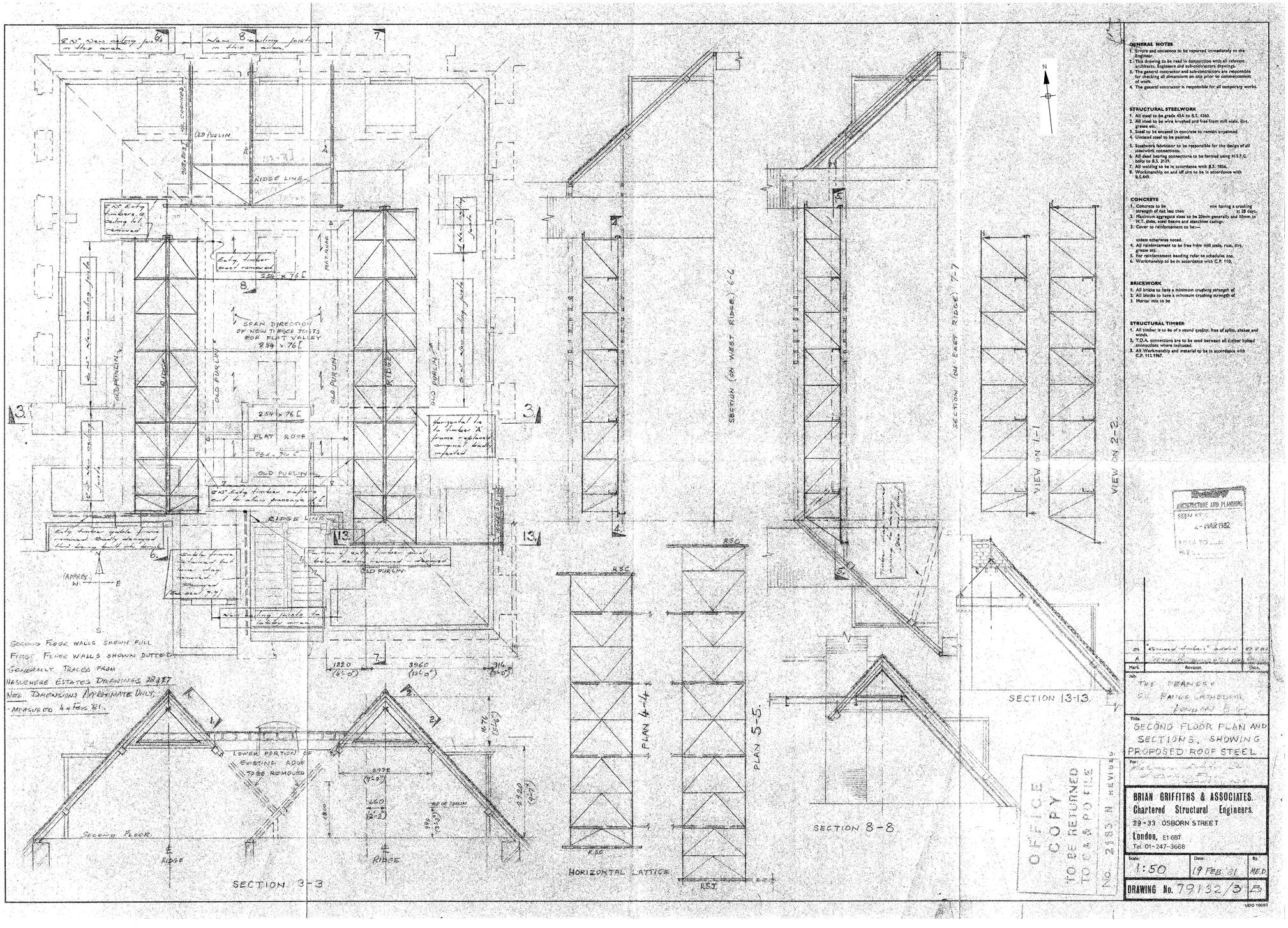
14/12/17 RM

Figure 5
Goad Fire Insurance Plan, City of London Vol. 1: Sheet 9, 1886
1:500 at A4



0 5m

04/12/17 RM

Figure 6
Second Floor Plan and Sections, showing Proposed Steel Roof
1:125 at A3

Figure 7
Second Floor Plan
1:125 at A3

04/12/17 RM

04/12/17 RM

Figure 8
First Floor Plan
1:125 at A3

Investigative Opening

1 Location and Direction of Plate

0 4 12 Feet
0 2 4 Metres

04/12/17 RM

Figure 9
Ground Floor Plan
1:125 at A3

04/12/17 RM

Figure 10
Roof Plan
1:125 at A3

Plate 1a Principal Elevation, looking west

Plate 1b Rebuilt and blocked arches of early 19th century ‘covered way’ extension, looking north-west

Plate 1c Blocked window in former external south wall visible in void above hatch (G1) above GF09, looking north-east

Plate 2 Floor Joist and bridging beam showing carpenters marks (scribed IIII) following removal of floorboards (F1) in FF01, looking north-west

Plate 3 19th century and modern roofs over FF09 seen through hatch (F3), looking south-east

Plate 4 Blocked 17th century window in former 17th century former south wall (over FF09) seen through hatch (F3), looking north-east

Plate 5 North roof and RSJ (from S2), looking east

Plate 6 North roof and steel ‘principal’ bracing (from S2), looking north-east

Plate 7 West roof and steel sub-structure, looking south

Plate 8 Steelwork carrying post, seen in (S5), looking south-west

Plate 9 East roof and sub-structure, looking south from (S6)

Plate 10 Supporting concrete structure tied into chimneystack looking north-west from (S6)

Plate 11 Floor joists seen in opening S8 (SF02), looking north

Plate 12 View east from (S11) showing modern roof over (SF08) towards the historic western roof

Plate 13 Roof over (SF11-SF13) looking west from (S12)

Plate 14 Floor joists in (SF13) within SF13

Plate 15 Collar, purlin and cut-off hip rafter over cupboard (S14) in SF07, looking south

Plate 16 East roof with cut off principal rafters and butt purlins to former central roof well in SF03, looking north-east

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