



Northamptonshire
County Council

Northamptonshire Archaeology

Archaeological Buildings Recording at

1-7 Howick Place

Victoria, Westminster

London SW1

March 2009



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May 2009

Report 09/52

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NORTHAMPTONSHIRE COUNTY COUNCIL

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ARCHAEOLOGICAL BUILDINGS RECORDING AT

1-7 HOWICK PLACE

VICTORIA, WESTMINSTER

LONDON SW1

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OASIS REPORT FORM

PROJECT DETAILS		
Project title	Archaeological building recording at 1-7 Howick Place, Victoria, London, SW1	
<p>Archaeological building recording was undertaken by Northamptonshire Archaeology for Howick Place Office Sarl, of the former House of Fraser department store at 1-7 Howick Place, Victoria.</p> <p>The recording comprised two parts. A level 2 survey was made for part of a warehouse built for the Army and Navy Co-operative Society in 1881 to a design by John Knowles Junior. A photographic survey of Howick Place Annex was carried out. This was a purpose-built department store containing extensive offices, that was physically linked to the principal Army and Navy Store on Victoria Street.</p> <p>House of Fraser Group acquired the Army and Navy Stores in 1996. The buildings continued to trade as a single retail unit until 2005, when they were closed to business.</p>		
Project type	Historic building recording	
Previous work	Desk-Based Assessment by Phoenix Consulting Archaeology Limited, 2008.	
Future work	Unknown	
Monument type and period	Victorian Warehouse (1880's), Modern Dept Store (c1938)	
Significant finds	N/A	
PROJECT LOCATION		
County	Westminster, London	
Site address (including postcode)	1-7 Howick Place, Victoria, London SW1	
Area	c 0.5ha	
Easting	T 529455	
Northing	Q 179155	
Height OD	5m	
PROJECT CREATORS		
Organisation	Northamptonshire Archaeology	
Project brief originator	Northamptonshire Archaeology	
Project Design originator	Phoenix Consulting Archaeology Ltd	
Director/Supervisor	Antony Walsh	
Project Manager	Antony Walsh	
Sponsor or funding body	Howick Place Office Sarl	
PROJECT DATE		
Start date	3rd March 2009	
End date	6th March 2009	
ARCHIVES	Location	Content
Physical		None
Paper		1 files of records, cXXsheets of plans 7 films B&W photos, Colour slide
Digital		Digital copy of report
BIBLIOGRAPHY		
Title	Archaeological building recording at 1-7 Howick Place, Victoria, London, March 2009	
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ARCHAEOLOGICAL BUILDINGS RECORDING AT

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Abstract

Archaeological building recording was undertaken by Northamptonshire Archaeology for Howick Place Office Sarl, of the former House of Fraser department store at 1-7 Howick Place, Victoria.

The recording undertaken comprised two parts. A level 2 survey was made for part of a warehouse built for the Army and Navy Co-operative Society in 1881 to a design by John Knowles Junior. A photographic survey of Howick Place Annex was carried out. This was a purpose built department store containing extensive offices, that was physically linked to the principal Army and Navy Store on Victoria Street.

House of Fraser Group acquired the Army and Navy Stores in 1996. The buildings continued to trade as a single retail unit until 2005, when they were closed to business.

1 INTRODUCTION

Northamptonshire Archaeology was commissioned by Phoenix Consulting on behalf of their client, Howick Place Office Sarl, to conduct archaeological building recording of 1-7 Howick Place, Victoria, City of Westminster, London (NGR TG 227092, Fig 1) in preparation for demolition and redevelopment of the site.

1.1 Topography and geology

Howick Place is located south of Victoria Street. The proposed development site is bounded to the north by Howick Place, to the east by properties fronting Artillery Row and Greencoat Place and to the west by Francis Street. At the south are Francis House and properties fronting onto Greencoat Place.

Howick Place lies c800m west of the River Thames, between the River Westbourne and the River Tyburn, at c5m AOD. The underlying geology is alluvium with localised gravel and sand islands.

2 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

A detailed desk-based assessment of the development area was undertaken by Phoenix Consulting in 2008 (Hallybone and Richmond 2008). To summarise:

The site lies within the historic City of Westminster. Approximately 200m to the south-west is Westminster Cathedral, c 600m to the north-west is Buckingham Palace and c 700m north-east is Westminster Abbey.

Historic map regression suggests development began on the site in the late 17th century, with the construction of the Bridewell 'house of correction' (Hallybone and Richmond 2008). This was extended to become Bridewell Prison in the 18th century with Greencoat School immediately to the south. Demolition of the prison took place in the 19th century and the site was developed with tenement housing, brick-built factories, a public house and a portion of St Margaret's Hospital School.

In the 1880's these were replaced by a purpose-built brick warehouse fronting Francis Street (surviving, the subject of this report) and Howick Place, designed by James Knowles Junior, built and used as the Army and Navy Stores warehouse. It had distinctive, segmental arched openings at three, principal levels above a deep basement. (Bradley and Pevsner 2003; Millar 2006 quoted in Hallybone and Richmond 2008). Development and infilling took place to the rear of Howick Place and Francis Street between 1923-28. Between 1938-40 the buildings fronting onto Howick Place were demolished and replaced by the present steel and glass building designed by the company architect Charles Rene Cathrow (Velluet 2009).

The Army and Navy Stores were acquired by the House of Fraser Group in 1976 but continued to operate under that name until 2005. Its latest use was as the head office of the House of Fraser department store group and the 'homewares' section of the Victoria Street store which adjoins the Howick Place building via a first floor internal bridge.

The site is currently unoccupied, and at the time of the survey was undergoing 'soft-strip out' and controlled clearance of asbestos. The ground floor of the Francis Street range (the 1880s brick warehouse) was used as site office and welfare facilities.

3 AIMS, OBJECTIVES AND METHODOLOGY

The general aim of the survey was to record the existing buildings prior to their demolition and redevelopment of the site. The survey meets the requirements for a photographic survey of the 1938-40 Howick Place and a level 2 survey of the late Victorian warehouse fronting onto Francis Street, as detailed in the Written Scheme of Investigation prepared by Phoenix Consultants (Richmond 2009):

The objective of the investigations will be to provide a visual record and identification of features of historic and/or archaeological interest associated with the fabric of the buildings, prior to any works/demolition likely to affect the historic fabric. This is to be supplemented by a written report. In addition research will be undertaken to place the buildings in their historical and geographical context.

3.1 Methodology

All work was conducted in accordance with the *Code of Conduct, Standards, Guidelines and Practices of the Institute of Field Archaeologists* (2006); *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*. (Institute of Field Archaeologists 2001) and *Understanding Historic Buildings. A Guide to Good Practice* (English Heritage 2006).

An initial walkover was made to identify the main elements and condition of the buildings, estimate angles of views and types of exposures required.

Pro-forma room record sheets were completed for the individual elements identified and/or by operating units.

Drawn survey

Detailed floor plans and elevations were provided by the client, Howick Place Office Sarl. The detail and dimensions on the plans provided were checked against the building. Field notes were made upon copies of the base plans and elevations of blocked doors and windows, and any changes of alignment that elucidates any potential phasing referred to on the record sheets. Copies of the annotated measured drawings (at 1:250 and 1:200) have been prepared for the project archive together with the original notes.

Photography

Photography was by 35mm black and white film negative, 35mm colour transparency and digital SLR camera. The positions and angles of view of each frame were recorded copies of the base plan provided.

Interior shots were lit by a combination of natural and strobe light from camera mounted flash units as appropriate.

The main items of equipment used in the survey were:

Nikon F80 Film SLR (x2)

Nikon D200 SLR, 10.2 million pixel sensor

Nikon 18-70mm wide angle lens

Sigma 17-35mm wide angle lens

Sigma 10-20mm wide angle lens

Sigma 100mm telephoto lens

Nikon SB800 Speedlight (digital), Nikon SB28 Speedlight (negative)

Ilford HP5 Black and White Film

Fuji Sensia Colour transparency

Sandisk Extreme III 2Gb Compact flash memory Cards

Manfrotto Neotec tripod and head with quick release

Sekonic 650036 L-308 S Flashmate Handheld Light meter

Plates are ordered exterior first and then by floor moving up the building. The location and direction of view of the images are given in Tables 3 and 4 and are shown on plans Figs 3-9)

Table 1: Archive

Record	Date/Description	
Negative	Ilford HP5 35mm Black & White Negative	4 Films
Positive	Fuji Sensia, 35mm colour transparency	3 x 36 frame
Digital files	Original JPEG and NEF Raw files	123 files, total 510Mb
	Processed files, JPEG, PDF	2 CDR
Paper	Annotated ground plan, showing number of frame and direction of shot	12 A3
	Management file, containing all correspondence, project administration, working notes	A4 file

The archive includes unprocessed digital files (Fine JPEG and RAW format) and film negatives with prints.

4 THE BUILDING RECORDING

The survey was undertaken between the 3rd and 6th of March 2009 by Antony Walsh and Paul Mason. The weather was generally dry but overcast, with occasional showers and with broken cloud.

It was noted during the initial walkover, that the level of the floors within the two buildings did not correspond, owing to differences in ceiling heights. Francis Street contained a basement level and four floors; whilst Howick Place Annex had one further floor (Fig 3-9).

4.1 Summary of phases

The main phases identified are listed in Table 2 below.

Table 2: Summary of phases

Phase	Date/Description	Main
1	1881	Construction of warehousing for Army and Navy Stores, designed by James Knowles Junior. Frontages on St Francis Street and Howick Place.
2	1923-28	Infill, between Army and Navy store on Victoria Rd and Francis Street warehouses, including construction of canteen-ballroom. Enlargement of stairwell at junction of Howick Place and Knowles warehouse.
3	1938-40	Demolition of range of warehouses along Howick Place. Building Howick Place Annex Store. Further integration of 3 northern bays of Knowles 'warehouse' space into department store function.
4	Post 1973-5 Demolition & subdivision 1976 1980's to present	Demolition and rebuilding of principal Army and Navy Store on Victoria Street. Acquisition by House of Fraser. New bridge constructed to link Victoria Street to Howick Place Annex. Refit of Department Store, restaurant/kitchens on ground floor. Use of ground floor Knowles warehouse space for data processing, HR and training functions.

4.2 Phase 1: Late Victorian Warehouse

The subject of the level 2 survey is only part of a larger warehouse built for the Army and Navy Co-operative Society in 1881 to a design by John Knowles Junior. The majority of the Knowles warehouse is adjacent to the south, known as Francis House, currently occupied by offices of Channel 4, the television media company. The internal division corresponds to a major wall between the third and fourth bay, marked by series of roller shutters and blocked openings (Plates 010 & 032).

Most of the late Victorian warehouses on Francis Street and Greencoat Row/Greencoat Place were converted to offices in the mid 1990's (Plates 059-062).

Francis Street Exterior (Fig 10)

The Francis Street elevation is of three storeys and basement (Figs 3-9, elevation Fig 10; Plate 1). It is a brick-walled structure constructed upon an iron frame with concrete floors. The windows are of wooden sash type, of 16 lights set within deep, shallow- arched openings (Plates 003 & 004). Each has a pair of ornate 'corbels'. The ground floor windows have a wooden pelmet. The upper floor windows have a thin horizontal iron safety rail.

The purpose of the corbels may have been to support light shutters (at least at ground floor level), however, they do not appear to be substantially affixed and may be primarily decorative.

There is a single entrance in the northernmost bay, with a plain double door set in a deep recess (Plate 005). Over the entrance is a deep-set half-window to light the corridor beyond.

Interior, ground floor (Fig 4)

Comprises rooms 2 and 17-23.

The main stairwell (room 2) was at the north-west, accessed by a short corridor front the Francis Street entrance. Secondary stairs were at the rear (south).

Rooms 17-23 have been subdivided by modern partitions, and decorated with carpet tiles, suspended ceilings and strip lights. Multiple computer network and power points and toilets had been inserted. The spaces were suitable for open plan office, and had been used for data processing and a Human Resources and training function.

Interior, first floor (Fig 6)

Comprises rooms 11 and 12. Access is from the stairwell, (room 2). From room 11 there is access to the ballroom. Square panel suspended ceiling and the suggestion of a cupboard reveal in the north wall of room 12.

Interior, second floor (Fig 7)

Comprises rooms 7 & 8. Access is from the stairwell, (room 2). From room 8 there is access to the 'Rotunda', which has small modern partition rooms along the east and west walls. In the north-east corner of room 8 is a lift shaft. Wooden sash windows room 7 onto Francis Street and in the north wall room 8 (Plate 029), with

'Crittal'-type at the south-east. Flooring is lino over floorboard, walls are of brick covered with painted plaster and are tiled in places. There are remnants of kitchen fittings.

Interior, third floor (Fig 9)

Comprises a single space, Room 1. Access is from the stairwell and out onto the roof walkway (Plates 038-040). Comprises a single long room, modern partitions had been removed. Generally replacement UPVC windows with a single 'Crittal'-type at south-east. Flooring is concrete, lino/carpet tile mostly removed. Walls are brick, skimmed with white painted plaster. Suspended strip lights on chains (two sets, modern replacement of earlier arrangement).

Roof (Fig 9)

Predominately a flat roof with skylights (Plates 038-041 & 101). Also glazed 'Rotunda' upon a steel frame.

4.3 Phase 2: Consolidation and Expansion, 1923-28

Between 1923 and 1928 the east end of the delivery/collection yard on Spencer Place, between the warehouses on Howick Place and the warehouses on Francis Street was infilled, to create a canteen, restroom and ballroom (see Goad plan 1928, Fig 2). The ballroom was constructed by suspending a floor below a steel frame, roofed with a 'rotunda' (Plates 023, 034 & 035, Fig 6).

Entrance to the ballroom from Francis Street was via a columned doorway (Plate 024).

This phase of work included the construction of a larger stairwell at the junction of the warehouses on Howick Place and Francis Street. It is interesting to note that the doorways of the stairwell as shown on the 1928 Goad plan may not have been their current width (Fig 2). By 1928 it is clear that the major function of this part of the Knowles warehouse was retail, containing a motor car showroom with furnishings above. There was also access through to the newly built canteen, cloakrooms and kitchens on the second floor (and rest rooms on the third floor).

The reduced Spencer Place was the main delivery and shipment area (Plates 054-058), with the shields containing 'AN' and 'CSL' declaring the buildings belonged to the Army and Navy Cooperative Society Limited.

4.4 Phase 3: Expansion, Howick Place 1938-40

Between 1938-40 the range of warehouses along Howick Place were demolished and Howick Place Annex, a department store, was built to the design of the company architect Charles Rennie Cathrow (Velluet 2009).

The building consists of seventeen bays along Howick Place and four bays on Francis Street, and is five stories high (Figs 10 & 11: Exterior views, Plates 046-051) with extensive basements (Plates 063-066). It is constructed of steel frame encased in concrete, with brick and concrete infill between (for example, on the second floor, Plates 083-085 & Cover). Most of the windows are original,

comprising large geometric pattern steel windows onto Howick Place and Francis Street, and smaller utility 'Crittall'-type windows elsewhere (Plates 092, 093 & 096). Windows on the fifth floor have been replaced with UPVC units (Plates 098 & 099). Floors are concrete, which were finished with wooden joists and boards. Sometimes geometric wood block flooring appears to have been used, although none were *in situ*, as all floor finishes had been removed.

As designed the ground floor, second floor and third floor were for retail showrooms and the fourth and fifth floors were offices (Velluet 2009). The original function of the first floor is not mentioned, although it later seems to have housed the children's department.

The new annex was joined to the principal store by three bridges at second and third floor level. Entrance was also from the street level below the crossings (Plates 048 and 050). Access up the building for the public was via 1930s 'Jazz-style' stair and lift at the east, and at the west via the retained 1923-28 stairwell at the rear of the Francis Street range (Plates 074-077 & 067). The doorways in the stairwell appear to have been enlarged and fitted with similar glazed doors, with brass handles and push-plates, to those in the new Howick Place Annex (compare Plate 015 & 017 to 070 & 073). This reinforced the greater integration of the three northern bays of the 'warehouse' on Francis Street. The 'Warehouse' also contained kitchen facilities for the ballroom/canteen (Plates 023, 024 & 031).

Access between retail floor spaces, for movement of large items of stock was via wide openings with roller shutters. The openings shared a common design with pulvinated architrave (Plates 020, 021) and wheel-handled mechanism (Haskins, London, E17; Plate 016).

Remnants of decoration survived on the third floor. This consisted of square panel suspended ceiling and a cupboard reveal in room 12 (second floor, Plate 022) in room 7 and a fragment of Japanese patterned wallpaper on the north wall of Room 8 (Plate 033). It is difficult to date such fragments; however, they would be consistent with 1930s fashion.

4.5 Phase 4: Demolition/subdivision 1973-5 and post 1976

Between 1973-75 the principal Army and Navy Store on Victoria Street was demolished and rebuilt. A single new bridge was constructed to join the principal store on Victoria Street with the Howick Place annex, so the openings of the two crossings to east and west were blocked (Plate 088). At ground level a new aluminium door was inserted leading onto Francis Street (Plate 046).

In 1976 the Army and Navy Stores were acquired by House of Fraser. Most recently, the Department Store Annex was redecorated, and the office spaces were refitted, for example floor 5, UPVC windows both in Knowles warehouse and Howick Place Annex (Plates 038 & 099). Only a single 'Crittall'-type window and older exit door to the fire escape/roof walkway survived in room 1 (Plates 039 & 040).

Generally, the modern partitions for the latest phase of the building (indicated as green in the provided plans) had been removed. The clearest appearance of the building when in operation was given by the area of the bridged crossing, which was largely untouched (Plate 082).

The ground floor of Francis Street was subdivided by modern partitions creating rooms 17-23, with carpet tiles, suspended ceilings and strip lights (Fig 4, Plates 006-012). The work also involved extensive rewiring, including multiple computer networks and power points and toilets. The spaces were suitable for open plan office, i.e. data processing and a Human Resources and training function.

The Plates

The following tables (3 & 4) list the plates included in this report.

The plates are a large selection of the images taken. They are generally arranged by building, from exterior to interior, and ground floor upwards.

Locations of viewpoints are shown in Figures 3-9.

Table 3: Plates, Francis Street Warehouse

Plate	Digital ref	Description	Direction of view	Fig	Location (Floor)
1	dsc_0014	General Exterior Francis Street	NW	4	G
2	dsc_0137	Head of basement window with iron grill	NE	4	G
3	dsc_0138	Window Francis Street, ground floor. Showing remnant pelmet and pair of iron corbels.	NE	4	G
4	dsc_0139	As plate 3, oblique view	NE	4	G
5	dsc_0140	Francis Street entrance, concrete steps, with handrail, recessed double door in painted concrete surround. Recessed half-window above	NE	4	G
6	dsc_0116	Room 17, general view, note disused but functional roller shutter in far wall.	SW	4	G
7	dsc_0117	Modern corridor, room 20	SE	4	G
8	dsc_0118	Raised entrance lobby	N	4	G
9	dsc_0119	Room 18, modern office, note room 19 similar.	SW	4	G
10	dsc_0120	Room 21, washroom, toilets, ground floor	SW	4	G
11	dsc_0121	Room 22, internal raised lobby	NW	4	G
12	dsc_0122	Room 23, modern partition, general view	NW	4	G
13	dsc_0129	Room 2, stairs, general view looking up	E	5	Mid G-1st
14	dsc_0131	Window detail of stairwell	E	5	Mid G-1st
15	dsc_0079	Door, first floor, note shutter and landing cupboard impinging on right side	S	6	1
16	dsc_0081	Detail of name plate on shutter, 'HASKINS LONDON. E!7'	-	6	1

Plate	Digital ref	Description	Direction of view	Fig	Location (Floor)
17	dsc_0091	Room 11, door to main stairwell. Note panelled suspended ceiling, moulded cornice, door surround and mahogany glazed doors with brass push-plate. Large sash windows with radiator beneath to right and air conditioning unit on high stand to left.	N	6	1
18	dsc_0089	Room 11, general view. Note defunct roller shutter on right.	SE	6	1
19	dsc_0088	Room 11, general view.	NW	6	1
20	dsc_0090	Roller shutter and large sash window , room 12	SW	6	1
21	dsc_0091	Side view of roller shutter moulding.	W	6	1
22	dsc_0092	Room 12, view to top of stairwell and corner showing cupboard recess and roller shutter	NE	6	1
23	dsc_0082	General view of ballroom	NE	6	1
24	dsc_0086	Interior entrance of 'ballroom' /canteen	SW	6	1 from Francis Street
25	dsc_0065	Door, second floor, note landing cupboard impinging on right side	S	7	2
26	dsc_0053	Room 7, large sash window	W	7	2
27	dsc_0055	Room 7, stripped ceiling showing concrete/brick constrction.	-	7	2
28	dsc_0056	Room 8,.general view. Note blocked roller shutter space, breezeblock infill	SE	7	2
29	dsc_0057	Room 8, north wall, showing wooden sash windows, with half painted lower, overlooking enclosed yard space. Note half tiled wall and toilet.	N	7	2
30	dsc_0058	Room 8, north wall, showing blocked window arch above modern inserted door.	NE	7	2
31	dsc_0064	Room 8, west end, tiled with remnant of extraction system.	W	7	2
32	dsc_0060	Room 8, closer view of blocked shutter space, note mechanism in wall	SW	7	2
33	dsc_0062	Room 8, detail of Japanese-pattern wallpaper	NW	7	2
34	dsc_0133	General view of 'Rotunda' (1923-28) showing steel frame supporting second floor below and light above	W	7	2
35	dsc_0134	Detail view of steel frame	SW	7	2
36	dsc_0041	Room 2, third floor modern cupboard	S	8	3
37	dsc_0042	Cupboard interior showing door	S	8	3

Plate	Digital ref	Description	Direction of view	Fig	Location (Floor)
		moulding			
38	dsc_0015	Room 1, general view	SE	9	3
39	dsc_0021	Room 1, 'Crittall'-type window	NE	9	3
40	dsc_0022	Room 1, fire door to roof	NW	9	3
41	dsc_0027	Room 2, third floor, general view	NW	9	3
42	dsc_0037	Roof view from fire escape, room 2	SW	9	3
43	dsc_0023	Roof view	E	9	Roof
44	dsc_0024	Roof view	SE	9	roof
45	dsc_0025	Roof view	S	9	roof

Table 4: Plates, Howick Place Annex

Plate	Digital ref	Description	Direction of view	Fig	Location (Floor)
46	dsc_0141	External, 1938-40 annex, Francis Street	N	4	G
47	dsc_0142	Corner of Howick Place and Francis Street	SE	4	G
48	dsc_0143	Public Entrance, Howick Place, west	S	4	G
49	dsc_0144	Air grill, pavement level	S	4	G
50	dsc_0148	Public Entrance, Howick Place, east	S	4	G
51	dsc_0145	Oblique, eastern public entrance and central bridge crossing	SW	4	G
52	dsc_0152	Modern building adjacent east end of Howick Place	S	4	G
53	dsc_0153	Greencoat Boy, public house adjacent Spencer Place	S	4	G
54	dsc_0154	Entrance to Spencer Place yard, general view	W	4	G
55	dsc_0155	North side of Spencer Place elevation	N	4	G
56	dsc_0157	North-west corner of Spencer Place	NW	4	G
57	dsc_0158	West side of Spencer Place, elevation	W	4	G
58	dsc_0159	South side of Spencer Place, elevation	S	4	G
59	dsc_0162	Loading bays Greencoat Place	SW	4	G
60	dsc_0163	Converted loading bays, corner of Greencoat Place and Greencoat Row	N	4	G
61	dsc_0167	Converted loading bays, Greencoat Row	NW	4	G
62	dsc_0169	Offices south end of Francis Street	E	4	G
63	dsc_0125	Basement, enclosed space		3	B

1-7 HOWICK PLACE, WESTMINSTER, ARCHAEOLOGICAL BUILDING RECORDING

Plate	Digital ref	Description	Direction of view	Fig	Location (Floor)
		containing sprinkler pump			
64	dsc_0126	Basement, lobby, general view		3	B
65	dsc_0127	Basement, corridor		3	B
66	dsc_0128	Basement, corridor		3	B
67	dsc_0101	West door interior	N	4	G
68	dsc_0100	North-west corner	NW	4	G
69	dsc_0099	General view of ground floor	E	4	G
70	dsc_0105	Stair and door to base of stairwell	S	4	G
71	dsc_0104	South wall with marble facing, entrance to former kitchen area	SW	4	G
72	dsc_0106	General view of ground floor	W	4	G
73	dsc_0109	East door interior		4	G
74	dsc_0111	Base of 'Jazz' stairs,	S	4	G
75	dsc_0112	Base of 'Jazz' stairs	E	4	G
76	dsc_0113	First floor landing of 'Jazz stairs'	E	5	1
77	dsc_0114	Lift, first floor	W	5	1
78	dsc_0097	Head of stairs, lifts, general view from main shopfloor	N	5	1
79	dsc_0095	First floor, general view	W	5	1
80	dsc_0094	First floor, general view	E	5	1
81	dsc_0096	Interior doorway to 1923-28 infill. (Note fall in floor level c 1m)	SW	5	1
82	dsc_0098	Bridge crossing interior	SE	5	1
83	dsc_0073	Second floor, general view	E	6	2
84	dsc_0076	Remnant of flooring	NE	6	2
85	dsc_0077	Detail of construction at floor level, concrete enclosed steel, with brick infill, concrete floor beams	W	6	2
86	dsc_0069	Third floor, general view	E	7	3
87	dsc_0068	Third floor, north-west corner	NW	7	3
88	dsc_0070	Blocked west crossing, third floor	NE	7	3
89	dsc_0071	Third floor, general view	W	7	3
90	dsc_0072	Original iron 'Crittall'-type windows, overlooking enclosed space	S	7	3
91	dsc_0044	Fourth floor, street view, overlooking Francis Street, to Westminster Cathedral	W	8	4
92	dsc_0043	Fourth floor, north-west corner	NW	8	4
93	dsc_0047	Geometric iron windows, north-west corner, fourth floor	NW	8	4
94	dsc_0045	Fourth floor, general view	E	8	4
95	dsc_0050	Head of service stairs and service lift	SE	8	4
96	dsc_0051	Original iron 'Crittall'-type windows, overlooking enclosed roof/yard space	S	8	4

1-7 HOWICK PLACE, WESTMINSTER, ARCHAEOLOGICAL BUILDING RECORDING

Plate	Digital ref	Description	Direction of view	Fig	Location (Floor)
97	dsc_0052	Fourth floor, east end, general view	W	8	4
98	dsc_0028	Fifth floor, general view	E	9	5
99	dsc_0030	Fifth floor, general view	W	9	5
100	dsc_0033	Concrete encased steel column with simple square detailed capital	W	9	5
101	dsc_0035	Skylight, fifth floor	N/A	9	5
102	dsc_0036	Toilets, fifth floor	SE	9	5
103	dsc_0132	Kitchens within infill building	N	4	G

5 DISCUSSION

The buildings were designed for the Army and Navy Cooperative Society which occupied the site between 1872 and 1976 and continued in use as House of Fraser until 2005.

The buildings surveyed were of two periods, consisting of part of a late Victorian brick-built warehouse fronting onto Francis Street, which was adjoined on the north to Howick Place Annex, which was constructed of steel, concrete and glass in a modernist style between 1938-40.

It is possible to elucidate three general phases of construction and two subsequent phases of demolition and subdivision (Table 2, above).

The earliest of the surveyed buildings was built as warehousing for the Army and Navy Stores in 1881. It employed materials and method of construction similar to the other warehouses built for the Army and Navy Stores on the same city block. Aside from the frame of the building, windows and the roof almost none of the fixtures and fittings associated with its original use survive. The three bays that are the subject of the survey were only a small part of a larger block which continued along Francis Street (Francis House) and other warehouses constructed by J Bull for the Army and Navy stores 1983-85, which were converted to offices in the 1990's. The Goad plans of 1901 shows that it held meat and furnishings. By the Goad Plan of 1928 it was more clearly a retail space, with a motor car showroom with furnishings above. There was also access through to the newly-built canteen, cloakrooms and kitchens on the second floor (and rest rooms on the third floor) which occupied the buildings constructed between 1923-28, infilling the east end of Spencer Place.

The three bays on Francis Street were closely integrated into the new retail annex on Howick Place (constructed 1938-40), employing a common decorative scheme, which most clearly survives in the mouldings around the shutter and door openings. The investment made perhaps reflects the recovery of a cautious optimism, following the years of the Great Depression, and the perceived opportunity for a larger customer base in the later 1930s, before the trauma of the Second World War. It also reflects the opening of the Army and Navy operation to the public after the First World War.

The scale of Howick Place was similar to the scheme that had been proposed by Maurice Webb ten years earlier, but less ornate, and employed lower quality materials. Its Art-Deco inspired theme was consistent throughout the building. Very little of the internal detail was surviving at the time of the survey, but a general impression was clear from the remaining doors, and remnants of decoration in the stairwells.

The definition of working areas, including offices, retail spaces and services (catering for staff and customers) within the buildings had been largely removed. However, it is possible, by a study of the elements of the plan, to follow the general flow of Customers through the building. Entering from the north (Howick Place) via doors at ground floor and the bridged crossings at second and third floor, they were distributed upwards via the main stairway, at the west, secondary stairs and lift at the east, and an escalator adjoining the west door. The walkways through would

perhaps have been marked by wood block flooring, although no original floor surface survived at the time of the survey. There was some separation of staff and customers using secondary stairs and at least one central service lift shaft.

During the 1970s the main department store on Victoria Street was demolished and replaced by the current House of Fraser store. The earlier bridge links to the Howick Place Annex were removed and replaced by a single central crossing. Most recently the offices on the upper floor of Howick Place and Francis Street appear to have been refitted with new suspended ceilings and replacement UPVC windows. The ground floor of Francis Street had modern partitions, forming corridors and rooms with large numbers of power and data points, suitable for data networks and training purposes.

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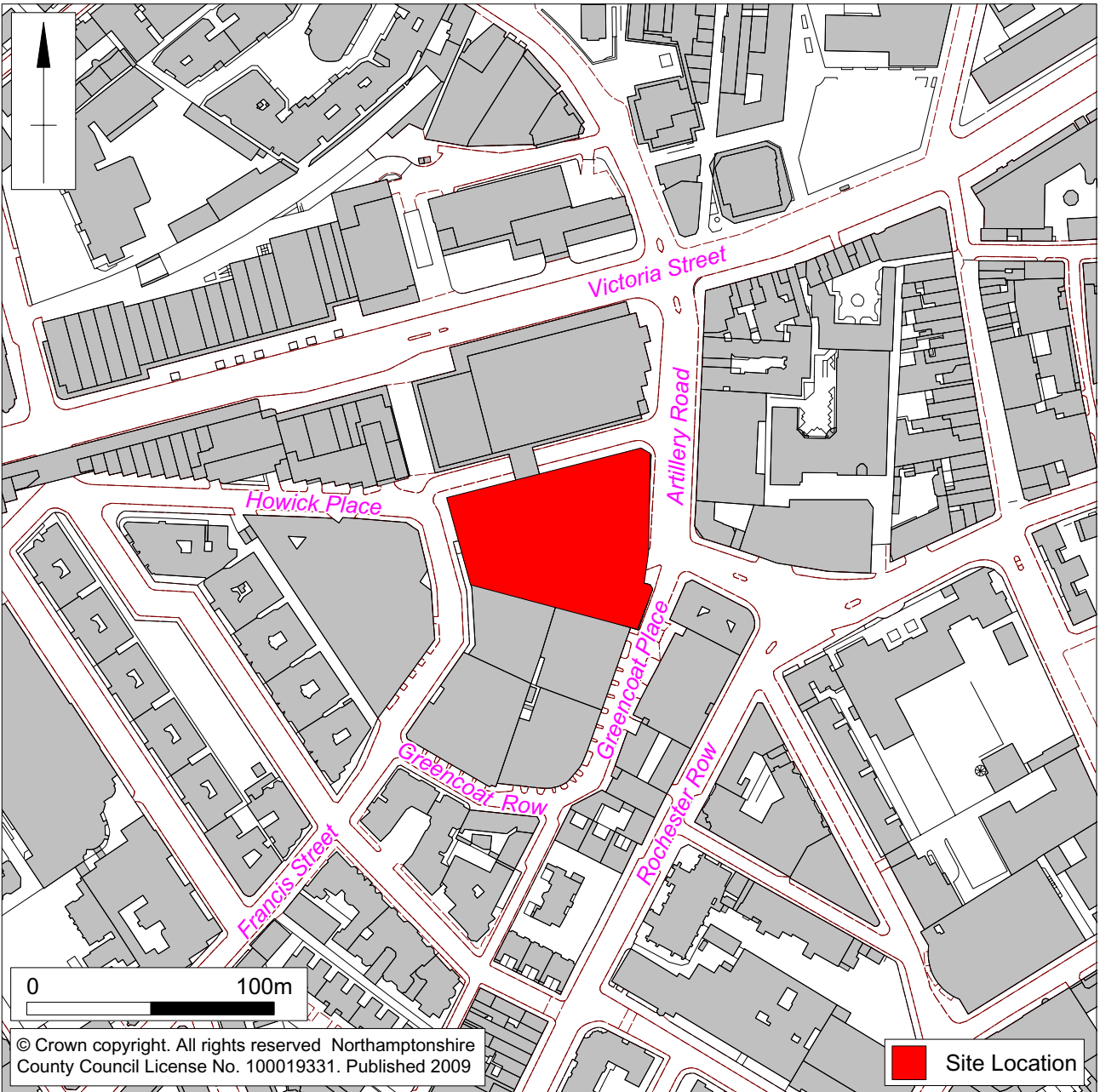
Wikipedia

http://en.wikipedia.org/wiki/Army_%26_Navy_Stores_%28United_Kingdom%29

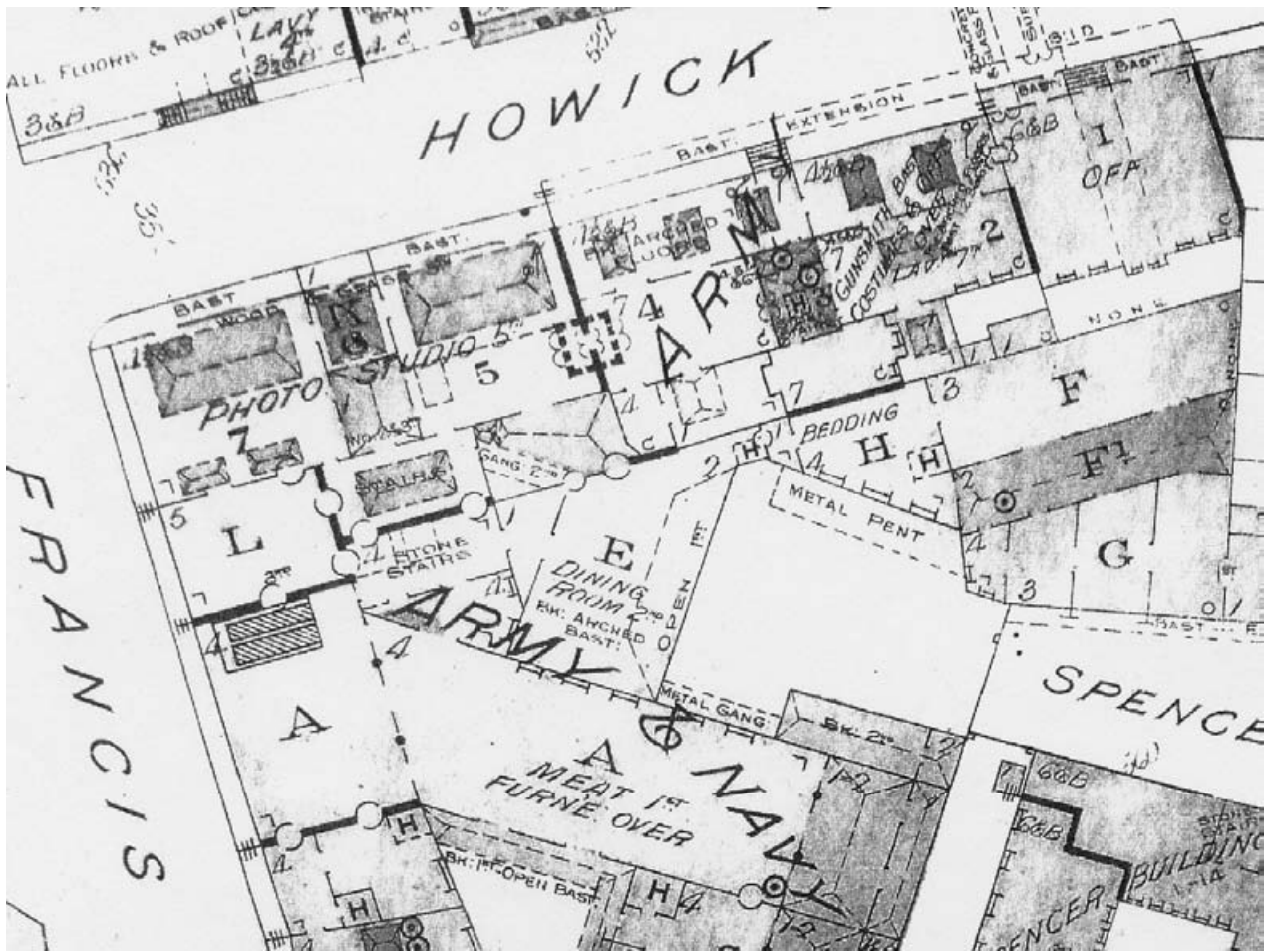
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May 2009



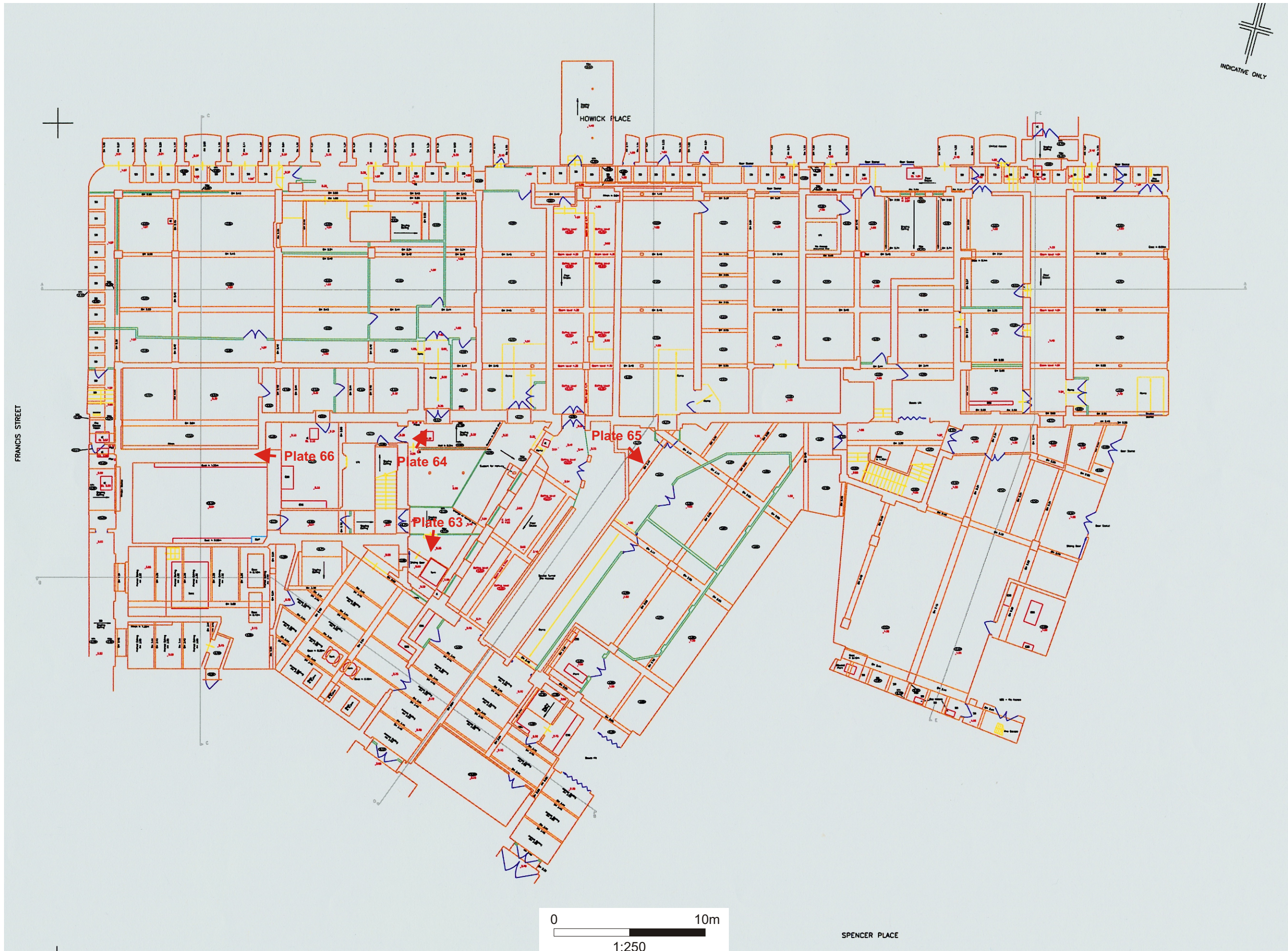
Site Location Fig 1



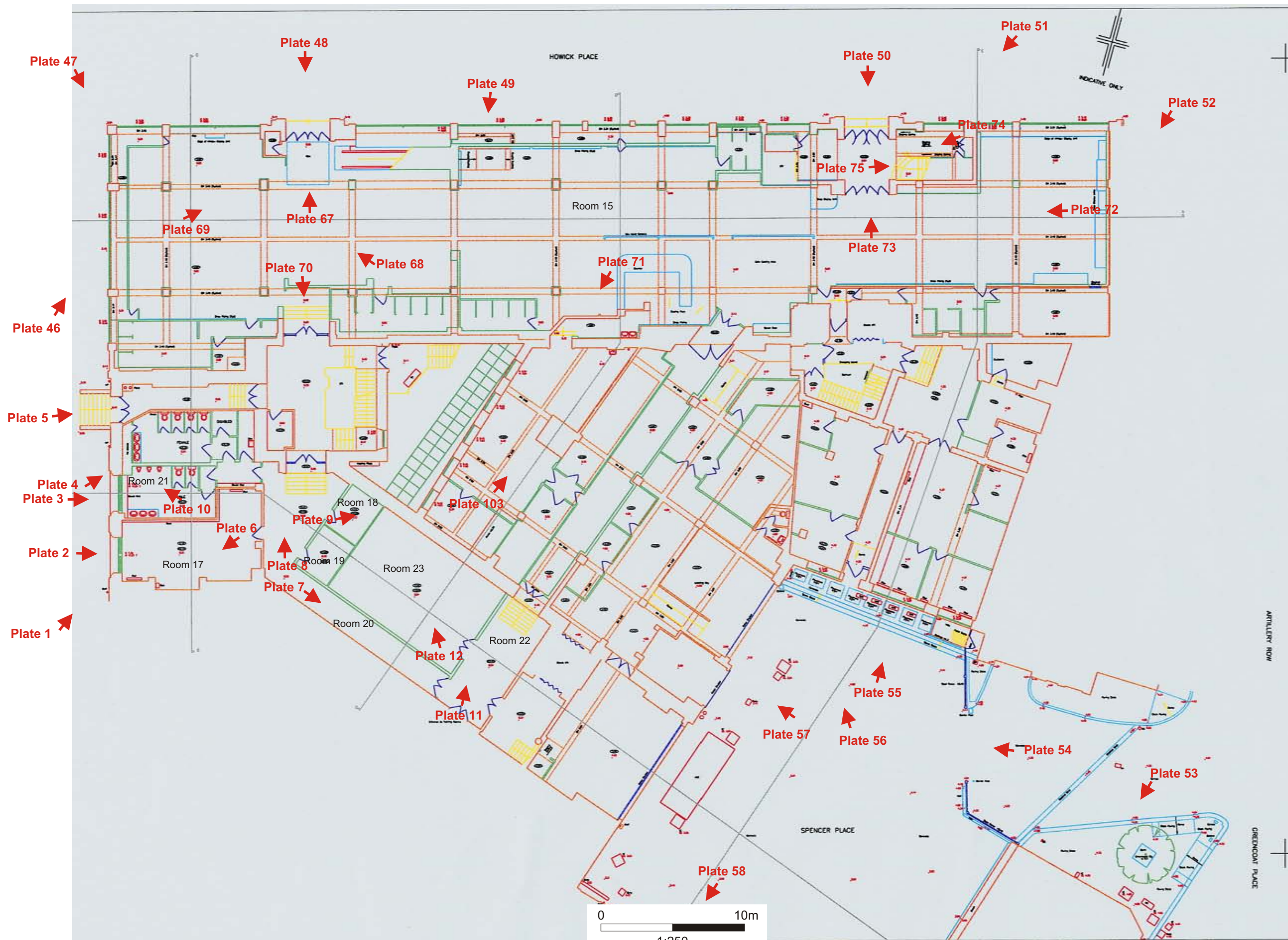
1901 Goad Insurance Plan



1928 Goad Insurance Plan



Basement plan with interior photo locations (scale 1:250) Fig 3



Ground floor plan, Francis Street warehouse and Howick Place Annex with exterior and interior photo locations (scale 1:250) Fig 4



Plan of first floor Howick Place Annex with interior photo locations (scale 1:250) Fig 5



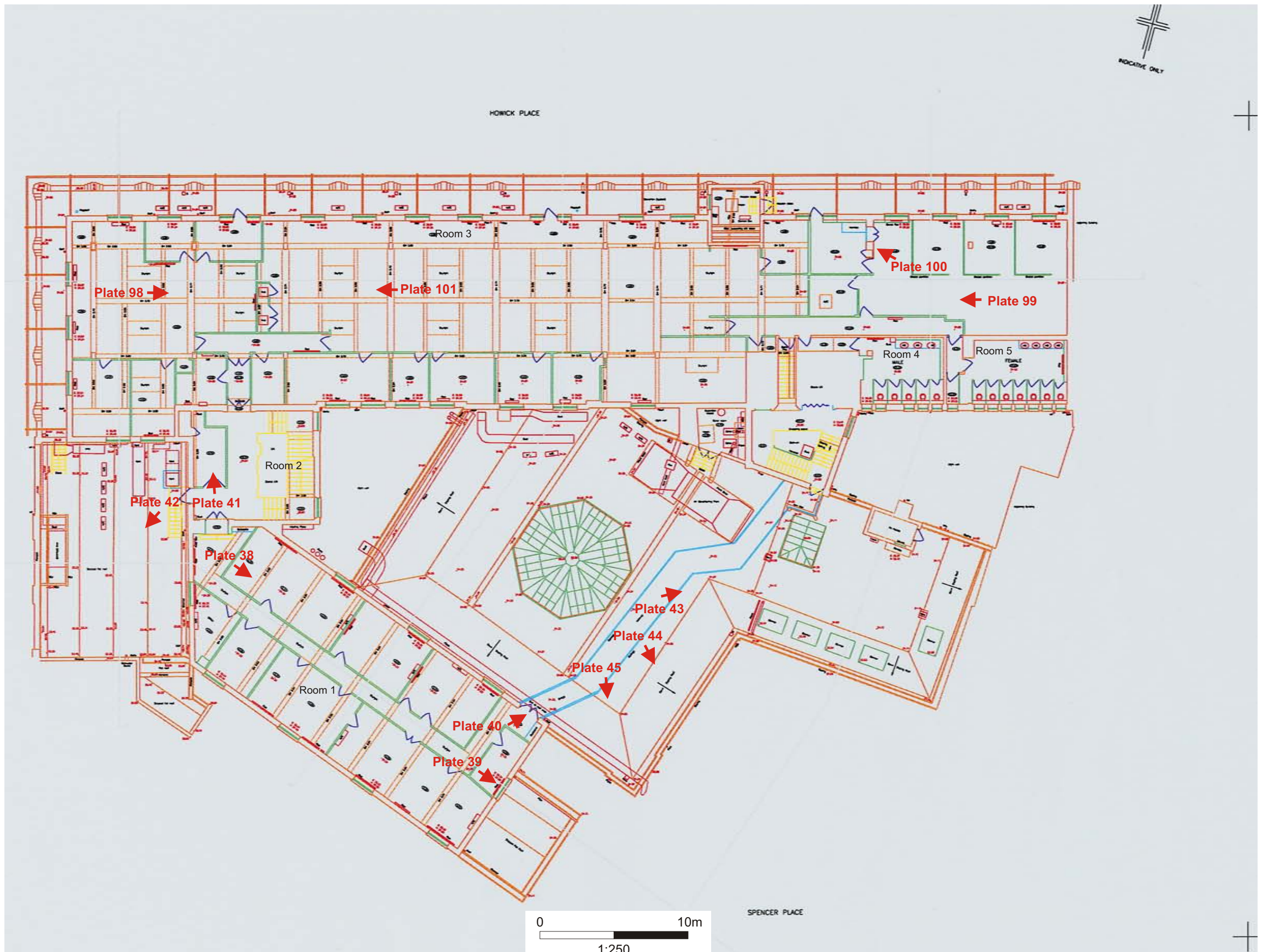
Plan of first floor Francis Street warehouse and second floor Howick Place Annex with interior photo locations (scale 1:250) Fig 6



Plan of second floor Francis Street warehouse and third floor Howick Place Annex with interior photo locations (scale 1:250) Fig 7



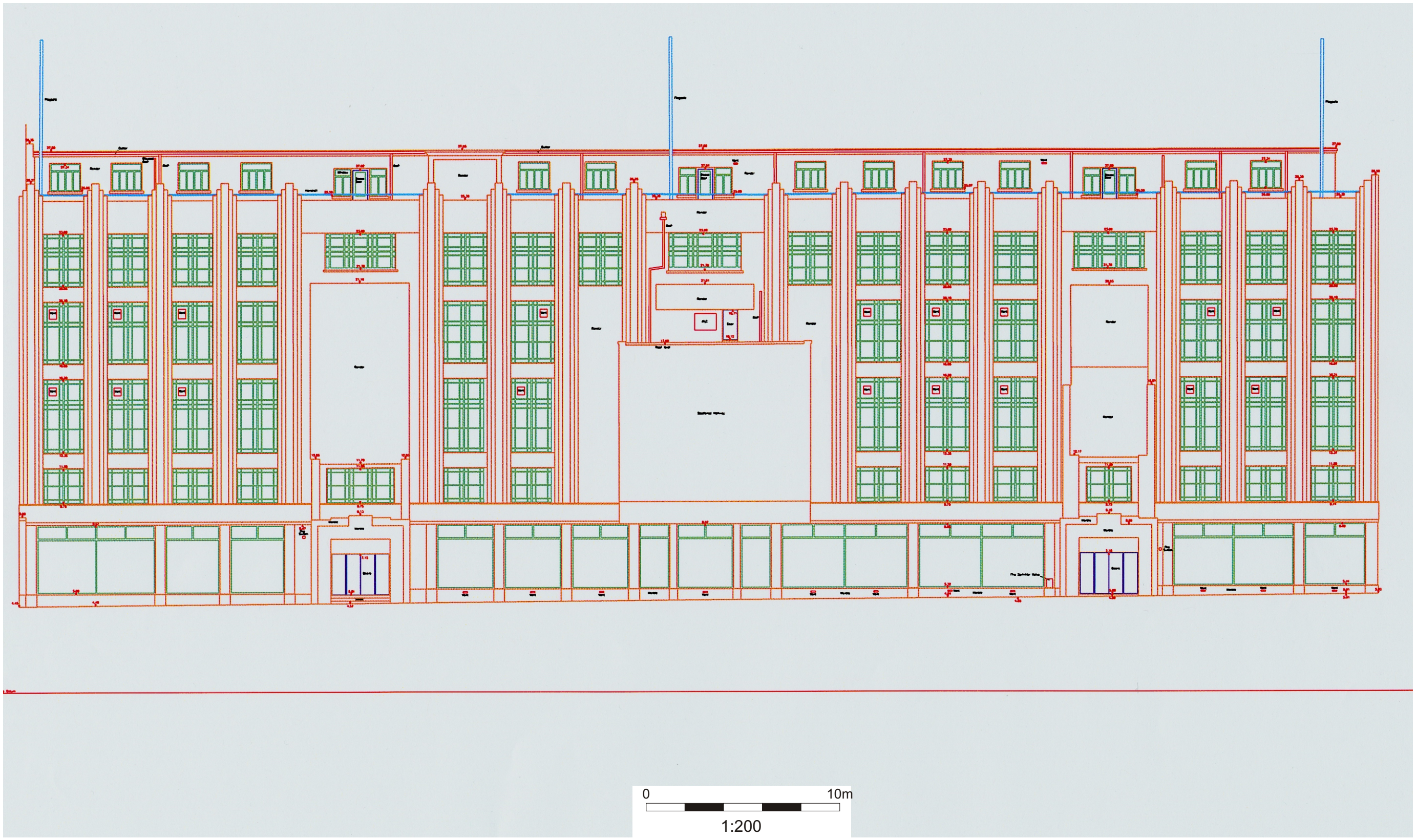
Plan of fourth floor Howick Place Annex with interior photo locations (scale 1:250) Fig 8



Plan of third floor Francis Street warehouse and fifth floor Howick Place Annex with interior photo locations (scale 1:250) Fig 9



Francis Street elevation (scale 1:200) Fig 10



Howick Place Annex elevation (scale 1:200) Fig 11



Plate 001 DSC_0014.jpg



Plate 002 DSC_0137.JPG



Plate 003 DSC_0138.jpg

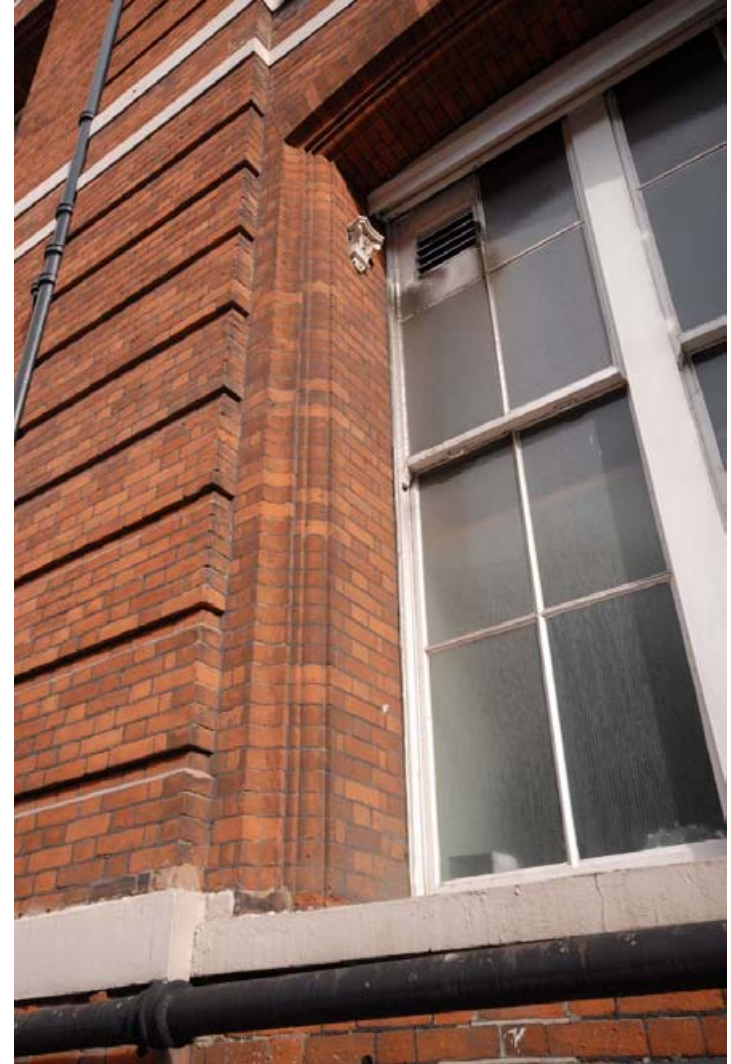


Plate 004 DSC_0139.JPG



Plate 005 DSC_0140.jpg



Plate 006 DSC_0116.JPG



Plate 007 DSC_0117.JPG



Plate 008 DSC_0118.JPG



Plate 009 DSC_0119.JPG



Plate 010 DSC_0120.JPG



Plate 011 DSC_0121.JPG



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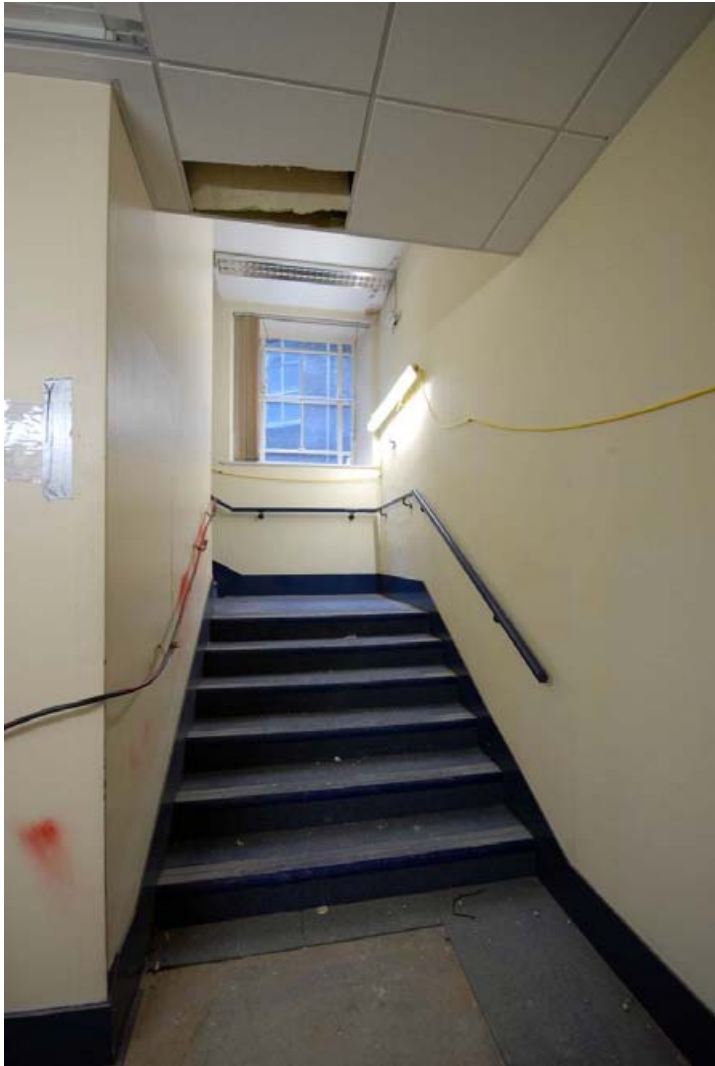


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Plate 021 DSC_0092.JPG



Plate 022 DSC_0093.JPG



Plate 023 DSC_0082.JPG



Plate 024 DSC_0086.JPG



Plate 025 DSC_0065.JPG



Plate 026 DSC_0053.JPG



Plate 027 DSC_0055.JPG



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Plate 038 DSC_0015.JPG



Plate 039 DSC_0021.jpg



Plate 040 DSC_0022.jpg



Plate 041 DSC_0027.JPG



Plate 042 DSC_0037.JPG



Plate 043 DSC_0038.JPG



Plate 044 DSC_0039.JPG



Plate 045 DSC_0040.JPG



Plate 046 DSC_0141.JPG



Plate 047 DSC_0142.jpg



Plate 048 DSC_0143.jpg

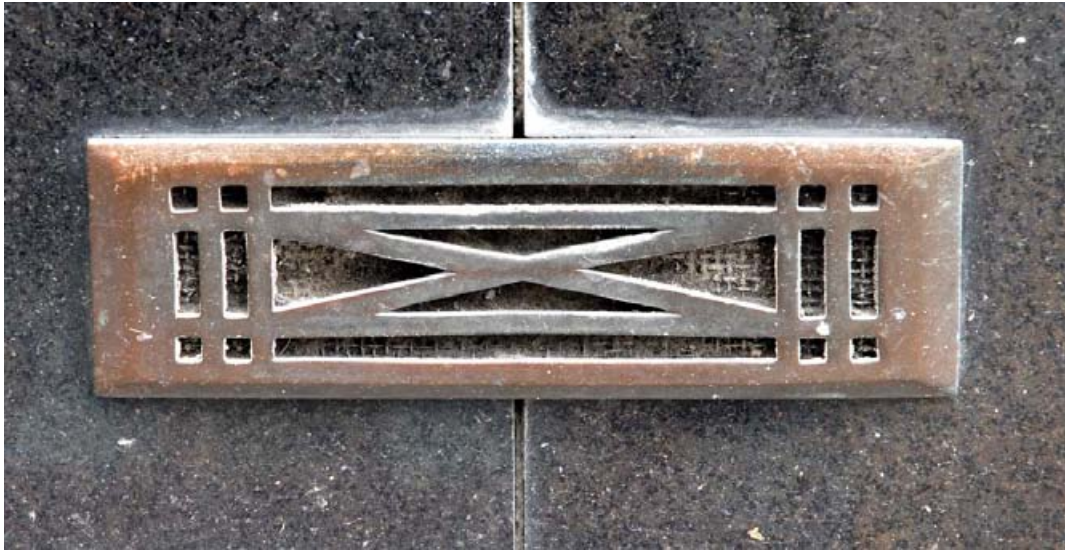


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Plate 050 DSC_0148.jpg



Plate 051 DSC_0145.jpg



Plate 052 DSC_0152.jpg



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Plate 054 DSC_0154.jpg



Plate 055 DSC_0155.jpg



Plate 056 DSC_0157.jpg



Plate 057 DSC_0158.jpg



Plate 058 DSC_0159.jpg



Plate 059 DSC_0162.jpg



Plate 060 DSC_0163.jpg



Plate 061 DSC_0167.jpg



Plate 062 DSC_0169.jpg



Plate 063 DSC_0125.jpg



Plate 064 DSC_0126.jpg



Plate 065 DSC_0127.jpg



Plate 066 DSC_0128.jpg



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plate 073 DSC_0109.JPG



Plate 074 DSC_0111.jpg



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Plate 076 DSC_0113.JPG



Plate 077 DSC_0114.jpg



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Plate 097 DSC_0052.JPG



Plate 098 DSC_0028.jpg



Plate 099 DSC_0030.JPG



Plate 100 DSC_0033.JPG



Plate 101 DSC_0035.jpg



Plate 102 DSC_0036.JPG



Plate 103 DSC_0132.jpg



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