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1-11 NEW SQUARE, LINCOLN'S INN
Historic Building Assessment
March 2012

NEW SQUARE, LINCOLN'S INN

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i. INTRODUCTION: BACKGROUND TO THE DOCUMENT

This Historic Buildings Assessment (HBA) was prepared by Donald Insall Associates for the Honourable Society of Lincoln's Inn.

The survey was completed in July 2010 by Francis Maude and Tanvir Hasan; and the research by Carrie Maude, Katrina Royall and Ayla Lepine, all of Donald Insall Associates.

The intention of this document is to inform the Society of Lincoln's Inn by providing:

- an analysis of the history and construction of the building.
- an assessment of the significance of the building and of its various component elements.
- a conservation briefing for future usage of the building.

ii. HISTORIC BUILDING ASSESSMENT METHODOLOGY – HOW THE DOCUMENT WORKS

The Historic Building Assessment seeks to both guide and advise proposals for the future usage of the buildings, and is divided into seven parts:

1. The Buildings

This section gives a basic introduction to New Square and the site, including chronology of development and use.

2. Assessment of Significance

This section addresses the aspects of New Square which contribute to their significance, and the hierarchy of the significance of its different parts and areas. A key part of this analysis is the Gazetteer, which is included in Section 4.

3. Vulnerability

This section addresses the various issues which make the building, and particularly its most significant elements vulnerable, highlighting global issues such as the increasing size of contemporary Barrister's chambers and firms of solicitors, the servicing requirements of modern offices (and residential units) and the need to maintain the use of the buildings in the light of particular matters such as fire safety, access requirements, and changing climate conditions.

4. Gazetteer

This section provides a description of the building part by part, room by room, giving an assessment of the construction, finishes, date of execution and significance in relation to the whole building.

5. Bibliography

This section gives a list of the key secondary sources consulted in the preparation of the Historic Building Assessment.

6. The Plate List and Plates

This section contains illustrations key to an understanding of the site and buildings.

7. The Drawing List and Drawings

This section contains reference plans with room numbers used in the report.

iii. ACKNOWLEDGEMENTS

We are indebted to Peter Spooner of the Honourable Society of Lincoln's Inn for sharing with us his knowledge of the building and archival material, and are grateful for the kind assistance of Guy Holborn, Librarian, and his colleagues. This document draws heavily on the work of Morgan Lear from 2004, which was kindly made available to us by the Honourable Society. Thanks also to Pamela Morgan for facilitating access, and to all the Chambers and individuals who allowed us access to their rooms during the surveys.

Sources Consulted

The research used in this Historic Building Assessment draws mainly on material held by the Society of Lincoln's Inn; other sources consulted were:

- The R.I.B.A Library, and Drawings Collection.
- The London Library
- The London Metropolitan Archive
- The Guildhall Library and Department of Maps and Prints
- The Victoria and Albert Museum Department of Sculpture, Metalwork, Ceramics and Glass.
- The National Art Library
- The National Monuments Record; English Heritage
- The Courtauld Institute

1.0 THE BUILDINGS

1.1 Introduction

New Square was built by Henry Serle, Nicholas Barbon and others, between c1691 and 1697 on land to the south of the buildings then existing at Lincoln's Inn. The buildings are arranged as a continuous terrace around three sides of a square, open to the north, where the rest of Lincoln's Inn is situated. Nos 1-2 are on the east side, 4-6 along the south, and 8-11 to the west. No 3, which incorporates a carriageway through to Carey Street, fills the southeast corner, and No 7, with a passage through to the Royal Courts of Justice, fills the southwest corner.

No 11A lies immediately north of No 11 at the northwest corner of New Square, and is covered with No 11.

Nos 12 and 13 New Square form part of the range of Medieval and Tudor buildings known collectively as Old Buildings, and are covered by that report.

Built speculatively as chambers to be let to Barristers, the nine double-fronted buildings were first built on three floors above a basement, arranged around a central staircase. For Nos 1-2, 4-6 and 8-11, each floor provided two sets of chambers, each of four rooms, three for the barrister and his clerks and one bedchamber. Nos 3 and 7, at the corners of the square, were arranged with three sets of chambers on each floor.

Communal lavatories were located behind Nos 1-2 New Square.

It is believed that from the 1720s onwards, the second floor tenants began to colonise the roofspace, adding dormer windows to provide light to the new rooms. These seem to have been reached by secondary staircases from the second floor sets, rather than by extending the central staircase upwards. This process was largely complete by the 1750s; later in that century, the facades began to be extended upwards, allowing third floor rooms to match the extent of the floors below. New roofs were constructed above. More recently, fourth floor rooms have been added to many of the houses within the newer roofs, particularly where houses have been extensively refurbished at 4, 5, 6 and 8 New Square.

Besides progressive re-development, many of the houses have been visited by fire or other disaster, necessitating extensive re-construction; Nos 10 and 11 in 1752, 3 and 4 in 1782, No 2 in 1849, No 9 around 1870, No 11 again after World War Two.

This report describes the history, significance and present arrangement of Nos 1-11 New Square.

1.2 The Basis of the Research

The desk-top research which has been undertaken to inform this Historic Building Assessment draws, in the main, on secondary sources which are listed in the Bibliography. Primary material such as maps and contemporary periodicals, and information held by the Estates Department and in the Archive has been sought to add

to the history of the buildings as detailed in the Chronologies. Historians of Lincoln's Inn are helped in their study by the existence of the magnificent Black Books.

1.3 A Building Chronology Drawn From Key Secondary Sources

Abbreviations used:

AH	Angela Holdsworth (ed) "A Portrait of Lincoln's Inn" – The Buildings, R Fookes and R Wallington, 2006
BBV	The Honourable Society of Lincoln's Inn – The Black Books Vol 1 1422-1586 (ed W P Baildon) Vol 2 1586-1660 (ed W P Baildon) Vol 3 1660-1775 (ed W P Baildon) Vol 4 1776-1845 (ed W P Baildon) Vol 5 1845-1914 (ed Sir R Roxburgh) Vol 6 1914-1965 (ed P V Baker)
EH	English Heritage listing description 1951 (available www.imagesofengland.org.uk)
ML	Morgan Lear "Building History and Estates Overview" 2004 Unpublished manuscript provided to Donald Insall Associates
RCHME	Royal Commission on the Historical Monuments of England London II West London (1925)

GENERAL: NEW SQUARE

1713

It appeared to the Council that a wall which made the partition between the Benchers' Garden and Serle's Court was pulled down under the auspices of Sir Thomas Coke, Mr Carey and Dr Barbon and replaced by a palisade fence. The fence was to be repaired by Mr Atwell.

[BBV3]

1714

It was noted that if Mr Atwell and the other proprietors of the New Square did not repair the palisade fence between the square and the Benchers' Gardens by the end of the Easter term, the shops under both gates in the square and all the other shops in the square would be shut.

[BBV3]

1720

It was ordered that the proprietors of Serle Court repair the pavements around the Court.

[BBV3]

1725

The owners of the chambers in New Square were to contribute £16 a year as half the cost of providing a porter and watchman for the gate and the cleaning of the Bog House. It was proposed to raise this sum by an "assessment" of 5s 6d a year on each ground chamber, and 4s 6d a year of each chamber up one and two pair of stairs.

An estimate was quoted for £109 for the gravelling and paving of Serle's Court which was to be raised by payments of £1 17s 6d for each ground floor chamber and £1 10s for each chamber one and two pair of stairs.

[BBV3]

1725

The shops in Serle's Court adjoining Mr Carew's chamber [17 Old Buildings?] are to be taken down and the rails continued.

[BBV3]

1800

A memorial was read from several owners and occupiers of chambers in Serle Court, calling the attention of the Benchers to the destructive effects of the late hurricane [on Sunday 9 November] and to the repeated accidents of the kind that have occurred in the Inn within a short space of time; the frequency of the accidents is due to the great height of the chimneys, most of which have at different times been raised above their original pitch; two persons have been crushed to death within a few years.

[BBV4]

1814

Ordered that a box or shed be erected near to the shop on the east side of Serle Court, for the convenience of the porters in bad weather.

[BBV4]

ONE NEW SQUARE

General Chronology

“Fickett’s Fields and New Square (Serle Court)”

South of the Inn was once an open space of about 15 acres, known as Fickett’s fields, or later, Little Lincoln’s Inn fields. It had once belonged to the Templars, and it was probably used for martial exercises by them, and also by the Knights of St. John, who later owned the fields. Part of it became the property of the Society, and was used as a kitchen garden, the rest of it was claimed by Henry Serle, a member of the Inn, who in 1682 entered into an agreement with the Society to build three ranges of buildings there, to be called Serle’s Court. One range was to extend southwards from the wall of the kitchen garden ; another was to run from the North end of the gardener’s house (which was to be pulled down) and to be in line with the Society’s wall running southwards from the Turnstile ; and the third was to join the first range to the second at the Southern end. Serle was to have the right to sell all the Chambers built upon his land, but only limited rights in those built upon the Society’s land. The Chambers were to be for the use of members of Lincoln’s Inn only, and to be regulated by the rules of the Society. The freehold title to Serle’s own land was to remain with him.

Disputes soon broke out between Serle and the Society about boundaries, and also between Serle and other persons who claimed to be interested in the project ; and they had not been resolved before Serle died in 1690, and Dr. Barbon stepped into his shoes. Nos. 1 to 11 Serle Court were built between 1691 and 1693. All of them except No. 11 were built upon Serle’s land, and tablets still on the walls of Nos. 1 and 11 record how the boundary disputes were settled. A carriage gateway was made leading into Carey Street, and a footway leading to Serle Street. The “Terrace Walk” was extended as far as No. 11 in 1694 by arrangement between Dr. Barbon and the Society. No. 11a was built as part of the Hall and Library project in 1845. Nos. 12 and 13 had formed part of Kitchen Garden Court, and merely accrued to Serle Court by change of address. Between No. 13 and No. 1 there was a wooden Porter’s Shelter and also a low building, let as a Stationer’s shop. Part of it was used as the orderly room of the Inns of Court Rifle Volunteers during part of the period. The shelter and the shop were pulled down in 1927, when “Garden House”, Nos. 14 and 15 were built on a new site at the back of the kitchen garden, and the Tomlin Gates and Railings were set up.

There were two serious fires in Serle Court during the 18th century. In 1752 Nos. 10 and 11 were involved. No. 11 was rebuilt in 1787, and again after the Second World War in 1951, when the Canadian Bar Association presented the panelling and doors which adorn the entrance. In 1782 there was a fire at Nos. 3 and 4.

[The] 1720 edition of Stow’s Survey of London [shows] “the Prospect of Lincoln’s Inn, looking towards the North”, and it affords a striking picture of Serle’s Court in its early days, and of the walks beyond, while the illustration looking to the South, pinpoints the Serle Gateway and the Serle Street Passage, though it propounds a remarkable degree of architectural symmetry.

Ralph, writing in 1734, allowed the Society to boast of one of the neatest squares in town, “though it is imperfect on one side, yet that very defect produces a beauty, by giving a prospect to the gardens, which fill the space to abundantly more advantage. I may safely add that no area anywhere is kept in better order, either for cleanliness and beauty by day, or

illumination and decorum by night". For a description of this Square in 1804 there is no need to look beyond Herbert. "In the midst of this Square, which is covered with gravel and neatly kept, is a fountain (as it is called) consisting of a small handsome column of the Corinthian order from a design of Inigo Jones : the top supported a sun-dial, and the four corners of the pedestal infant tritons holding shells, which formerly spouted water." The column was taken down as far as the pedestal, and mounted with "handsome" gas lamp, in 1817.

In 1804, Mary Andrews of Turnstile having twice fallen into an area, and broken first a leg, and then a thigh, directions were given for a lamp to be mounted over the arch of the passage into Serle Street, and for half-gates to be put up at the top of the areas on each side of the passage "in the same manner as the one erected at No. 4 in Serle Court". In 1807 the Society bought the shops in "Serle Passage", leading from the west side of Serle Court into Serle Street, and in 1845 closed it altogether and converted it into Chambers. The Society in 1818 made some alterations to the Serle Gateway, as appears from the tablet designating N.G. Clarke as Treasurer. In 1824 it bought the piece of ground below the Gate, and in 1848 modified it so as to exclude vehicular traffic, as by then the new principal entrance from Lincoln's Inn Fields was available.

A fire broke out at No. 2 Serle Court early in the morning of January 14th, 1849, at which a Badge Porter "meritoriously distinguished himself".

By 1860 the difficulties of managing and keeping in repair the common roofs, staircases, entrances and areas of the ranges of buildings still officially known as Serle's Court, but endowed by the public with the name of New Square, had become so acute that the Society promoted the Lincoln's Inn Act 1860. The short effect of this Act was to vest all the Chambers built on land which had belonged to Serle in the persons who owned them in 1860, subject to rent charges in favour of the Society to cover paving, lighting and watching charges, and to vest the garden and the rest of the Square in the Society's trustees.

Under this Act, which still constitutes the charter for the government of New Square, a Committee of Proprietors is appointed, which has power to execute or direct repair and other building work in the Square, to charge and apportion the cost of such work upon and among the Proprietors, and to settle disputes arising out of such work.

Section 13 of the Act provides that the Society "shall at their own proper cost... pave, light, watch, drain, cleanse, keep, repair and maintain the said uncovered piece of ground (i.e. the uncovered space of ground within the Quadrangle), ornamental garden, and all existing ways, paths and passages... except the iron railings enclosing the areas, and the stone coping thereof, and the railings on the entrance steps and area steps to the said several sets of Chambers" (Nos. 1-11), which were to be repaired by the Society at the expense of the Proprietors. No alteration can be made in the exterior of any of the buildings without the consent of the Society.

A difficulty occurred in 1908 over the rent-charges payable by the Proprietors under this Act. It was claimed that they had been absolved from paying them by the Borough of Holborn (Lincoln's Inn) Scheme 1901, made under the Local Government Act 1899. But in view of a Joint Opinion of Counsel in favour of the Society, the claim was not further pursued.

The passage from the South-west corner of New Square to the Law Courts, known as "More's Passage", was constructed under arrangements made with Messrs. Arnold and Co., between 1887 and 1889. Mr George Arnold built and owned 51 and 52 Carey Street, and he erected the statue of Sir Thomas More at the corner. In 1924 the Society bought these premises, and also the part of No. 7 New Square which Mr. Arnold owned.

[BBV5]

[no date]

Between No 1, 3 and No – there was a wooden Porter's shelter and also a low building let as a stationer's shop. Part of it was used as the orderly room of the Inns of Court Rifle Volunteers during part of the period.

[BBV5]

1693

End of terrace double fronted brick and timber building facing west over New Square.

[ML]

1693

Some original interiors from the 17th century survive in the basement. The common stair dates from 1693.

[ML]

1693-97

1-11 New Square was built as nine double fronted buildings on a basement and three floors, with two corresponding "L plan" form buildings (numbers 3 and 7) in the southeast and southwest corners.

The double fronted buildings contained two suites or sets of barristers' accommodation on each floor, with an entrance door onto a central timber common staircase to the rear of the building.

Each set had four rooms (a bed chamber and three rooms for barrister and his clerk).

[ML]

1693-1697

New Square was built between 1693 and 1697 on Ficket's Field to the south of Lincoln's Inn. It was built by Henry Serle and others as a speculative development and with the agreement of the Master of the Bench it was intended to be let to barristers.

The Square comprised three ranges laid out in a rectangle, numbers 1-3 to the southeast, numbers 4-6 to the south and numbers 7-11 to the west. The north was (and is) open and the northeast occupied by 16-19 Old Buildings.

[ML]

1693-1697

Communal privies or lavatories were sited behind 1 New Square.

[ML]

1693-1697

The structure was traditional, brick spreaders at basement level with walls rising and stepping back internally at each level to provide bearings for the internal timber structure and to reduce weight. The external basement walls are cellular with rubble infill, whilst the upper external and party walls are solid. Each building has a central brick spine wall running parallel with the front and rear elevations, cranked in the case of the corner buildings and which contains, as do the party walls, the chimney flues.

The entrance corridor from the front of the building to the rear common stair is constructed as a timber box beam with a central supporting wall at basement level. Much of the timber used in the construction was second hand ships' timber.

[ML]

1694

The Terrace Walk was extended as far as No 11 by 1694.

[BBV5]

1720

c1720 a further floor was added to all the buildings by their tenants. This work was carried out in a variety of styles and materials, mostly brick. Secondary staircases were built into the second floor sets to give access to the new third floor.

[ML]

1720

Addition of a third floor in timber.

[ML]

1720

The roofs principally date from the 1720 work, although there are some surviving examples of the 1693/7 roofs where those were incorporated into the extension or the rear of the building was not extended (as at No 4 New Square).

[ML]

1849

Mr Hardwick's statement included notice that:

"In January 1845 the Council decided to enclose New Square and the Old Gardens from the New Building as far as Stone Buildings with an iron railing". The cost was £1254.

... The double set of Chambers adjoining the South Entrance [No 11A New Square] was built in 1845 at the cost of £785. "Serle Street Passage was enclosed as had been always arranged to complete the scheme of making New Square as private as possible, and to remove the nuisance arising from the passage, the public having access to the Inn through the new Entrance. These works were done in January 1846."...

"In 1845 it was agreed that the Steward should have rooms in the New Building, and it was at first proposed to fit up the ground floor and basement under the Library ; but from insufficiency of the accommodation that could be obtained, it was determined to fit up the ground floor of the Library, and in addition to build some offices to the North of the Building, and the Works were executed."

[BBV5]

1885

Report by Richard Horton Smith Esq Q.C. upon the property of the Society including New Square states that:-

“In early times the Society seems to have exercised rights of ownership over a strip of land, 3 feet in width, running along outside, and to the north of, its north garden wall. These rights however appear in part to have been the subject of controversy between the Society and St. Bartholomew’s Hospital, the owners of the adjoining property, and to be now lost ; except as to the westernmost end abutting on the Great Turnstile and now called Garden Place ; where a strip of 72 feet or thereabouts in length and 3 feet in breadth was leased in 1711 by the Society to one Charles Lawton for 99 years at a Fine of One Guinea and a yearly rent of a “good fat turkey of 10 pounds weight” since commuted into a money payment of twelve shillings at Michaelmas in each year. This rent is still paid, although the lease has never been renewed.”...

After referring to the Agreement with Henry Serle, the Report continues:

“With reference to the name of the buildings erected by Mr. Serle the public has been stronger than the parties to the Agreement, and has given to them, their present name of New Square in preference to that of Serle Court, by which however so far as the Society is concerned they are still designated. The Agreement between Mr. Serle and the Society was confirmed by an Act of Parliament which received the Royal Assent on the 6th August, 1860 and which constitutes the existing Charter for the Government of New Square. The preamble to this Act give a minute history of what Mr. Serle did, and what he did not do, in connection with the Agreement of 1682, and what changes in the property had taken place in the interval between that year and 1860, and the effect of the Act, speaking shortly, is to vest the Chambers in Nos. 1 to 10 both inclusive and certain Chambers in No. 11 New Square in the then proprietors of them, subject to certain rent charges to the Society to cover the charges it would be at for paving, lighting and watching (which it undertook to do) and to vest the centre of the square, and all other parts of the property comprised in the Agreement of 1682, in the Trustees of the Society for the time being as part of their ancient property. The whole of the Chambers in Nos. 1 to 11 both inclusive were to be used for law purposes or private residences for gentlemen only ; and a Committee of proprietors was established, of whom the Treasurer of the Society for the time being was to be one, to regulate the affairs of the Community.”...

[BBV5]

1891

Vigorous persistence in the policy of acquiring chambers in New Square.

[BBV5]

1894

The Society owns ten sets of chambers in New Square, outside the ville... New Square is the most eligible site in Lincoln’s Inn from its proximity to the Law Courts...

[BBV5]

1925

“The late 17th-century chambers in New Square... are symmetrically designed and of four storeys with basements. The walls are of brick. The roofs are covered with slates or tiles. The top storey is a later addition and other additions have been built along the back of the S. range. Slightly projecting brick bands mark the levels of the first and second floors, but these have in places been cut back. The windows have square heads with flat brick arches, but the sashes, with few exceptions, are all 18th-century or modern. The doorways have moulded architraves with entablatures surmounted by broken curved pediments supported by curved console-brackets ; within the pediments are pedestals with balls, but many of the latter have been broken off. Under one of the first-floor windows of No. 11 is a rectangular boundary-stone panel with fruit swags carved at either side and a Latin inscription in the middle surmounted by a lion carved in low relief and the initials H.L. and date 1691... Below the fourth window to the N. of this is a smaller boundary-stone of St. Clement Danes with the initials S.C., an anchor, and the date 1693. At the E. end of the S. range is an archway... opening into Carey Street. It was altered in the 19th century, when the side footways were converted into shops ; it is covered on both sides with painted cement. The arch towards the square is semi-elliptical and of two orders, the inner plain, the outer with an eared architrave and grotesque keystone ; above the ears to the architrave are carved brackets supporting a broken curved pediment. The side openings are rusticated and are surmounted by scrolls rising to the main archway. Between the windows above are two cement panels with moulded cornices and curved pediments ; the face of each panel is ornamented with scroll-brackets, leaf, fruit and flower enrichments with a shield in the middle, the one charged with the arms of Henry de Lacy, Earl of Lincoln, the other with those of Serle ; below the panels are shaped aprons with the initials and date W.T.D., 1697. The passage between the square and Carey Street has a semi-elliptical groined barrel-vault of plaster divided into four bays by plain ribs ; it is possibly modern. The archway to Carey Street is semi-elliptical and of two orders, the inner plain and slightly wider than the opening below, which has small brackets, the outer rusticated and with grotesque keystone and moulded and enriched impost. Flanking the arch are panelled Doric pilasters with console-shaped triglyphs to the entablatures supporting a continuous cornice and a broken voluted pediment. The archway to the former E. footway has a segmental head with a rectangular panel above, but on the W. side it is covered by later additions. On the N. end of the W. range is a stone tablet... between the first-floor windows ; it bears an inscription recording the completion of “this terrace wall” in 1694, and has carved swags and moulded sill.

Interior – The entrance-hall to each block of chambers had a semicircular archway with moulded archivolt and key-blocks, responds with moulded caps and bases and panelled spandrels. The staircases, where original, rise in two flights to each floor and have panelled dados, moulded strings and handrails and turned balusters. On each landing solid panelled doors hung on heavy strap-hinges open into the chambers on either side. Most of the chambers retain their original staircases, which stop at the second floor, but some of the dados have been removed as has also much of the interior panelling and in some cases the archway in the entrance-hall.

Condition – Good.”

[RCHME]

1947

Recommendation of the purchase of chambers at No 1 New Square for £6200.

[BBV6]

2002

Roof overhauled and chimney stacks repaired.

[ML]

TWO NEW SQUARE

General Chronology

“Fickett’s Fields and New Square (Serle Court)”

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Disputes soon broke out between Serle and the Society about boundaries, and also between Serle and other persons who claimed to be interested in the project ; and they had not been resolved before Serle died in 1690, and Dr. Barbon stepped into his shoes. Nos. 1 to 11 Serle Court were built between 1691 and 1693. All of them except No. 11 were built upon Serle’s land, and tablets still on the walls of Nos. 1 and 11 record how the boundary disputes were settled. A carriage gateway was made leading into Carey Street, and a footway leading to Serle Street. The “Terrace Walk” was extended as far as No. 11 in 1694 by arrangement between Dr. Barbon and the Society. No. 11a was built as part of the Hall and Library project in 1845. Nos. 12 and 13 had formed part of Kitchen Garden Court, and merely accrued to Serle Court by change of address. Between No. 13 and No. 1 there was a wooden Porter’s Shelter and also a low building, let as a Stationer’s shop. Part of it was used as the orderly room of the Inns of Court Rifle Volunteers during part of the period. The shelter and the shop were pulled down in 1927, when “Garden House”, Nos. 14 and 15 were built on a new site at the back of the kitchen garden, and the Tomlin Gates and Railings were set up.

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Under this Act, which still constitutes the charter for the government of New Square, a Committee of Proprietors is appointed, which has power to execute or direct repair and other building work in the Square, to charge and apportion the cost of such work upon and among the Proprietors, and to settle disputes arising out of such work.

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A difficulty occurred in 1908 over the rent-charges payable by the Proprietors under this Act. It was claimed that they had been absolved from paying them by the Borough of Holborn (Lincoln's Inn) Scheme 1901, made under the Local Government Act 1899. But in view of a Joint Opinion of Counsel in favour of the Society, the claim was not further pursued.

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between 1887 and 1889. Mr George Arnold built and owned 51 and 52 Carey Street, and he erected the statue of Sir Thomas More at the corner. In 1924 the Society bought these premises, and also the part of No. 7 New Square which Mr. Arnold owned.

[BBV5]

1693-97

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The double fronted buildings contained two suites or sets of barristers' accommodation on each floor, with an entrance door onto a central timber common staircase to the rear of the building.

Each set had four rooms (a bed chamber and three rooms for barrister and his clerk).

[ML]

1693-1697

New Square was built between 1693 and 1697 on Ficket's Field to the south of Lincoln's Inn. It was built by Henry Serle and others as a speculative development and with the agreement of the Master of the Bench it was intended to be let to barristers.

The Square comprised three ranges laid out in a rectangle, numbers 1-3 to the southeast, numbers 4-6 to the south and numbers 7-11 to the west. The north was (and is) open and the northeast occupied by 16-19 Old Buildings.

[ML]

1693-1697

The structure was traditional, brick spreaders at basement level with walls rising and stepping back internally at each level to provide bearings for the internal timber structure and to reduce weight. The external basement walls are cellular with rubble infill, whilst the upper external and party walls are solid. Each building has a central brick spine wall running parallel with the front and rear elevations, cranked in the case of the corner buildings and which contains, as do the party walls, the chimney flues.

The entrance corridor from the front of the building to the rear common stair is constructed as a timber box beam with a central supporting wall at basement level. Much of the timber used in the construction was second hand ships' timber.

[ML]

1694

The Terrace Walk was extended as far as No 11 by 1694.

[BBV5]

1720

c1720 a further floor was added to all the buildings by their tenants. This work was carried out in a variety of styles and materials, mostly brick. Secondary staircases were built into the second floor sets to give access to the new third floor.

[ML]

1720

The roofs principally date from the 1720 work, although there are some surviving examples of the 1693/7 roofs where those were incorporated into the extension or the rear of the building was not extended (as at No 4 New Square).

[ML]

c1730

No 2 is different from the rest in having segment headed windows, the window frames set back from the wall surface and vertical bands of red brick, which suggest the front wall was re-built around 1730 in a more contemporary style.

[AH]

1840s

“DESTRUCTIVE FIRE IN LINCOLN’S-INN

On Sunday morning last, about half-past four o’clock, a fire broke out in New-square, Lincoln’s-inn, in the basement floor of No.2, New-square, occupied as chambers by various solicitors and barristers, two of whom only happened to sleep on the premises that night. Owing to the quantity of timber, and the walls being encased in oak, the fire spread with great rapidity. Many papers and books were saved by means of the exertions of the firemen, but these form a very small portion of those which were on the premises. The brigade men bravely attempted to carry the hose into the centre of the buildings, and had nearly accomplished their purpose, when the stone staircase fell with a frightful crash, burying everything in the way under its ruins. This event cut off all communication with the chambers above ; the flames raged uncontrolled throughout the building, and the greatest fears were entertained that the whole range of buildings would be consumed. By Mr. Braidwood’s directions, engines from the whole of the metropolitan stations were sent, and, on their arrival, the most complete measures were adopted for arresting the progress of the fire, which burst forth from every window with the roar as of many furnaces, and illuminated all the neighbouring objects and the sky with a red lurid glare, that was seen at a great distance. It was not until eight o’clock that apprehension was allayed. Between nine and ten o’clock several stacks of chimneys and a portion of the front wall, having fallen, left only one, between fifty and sixty feet in height, resting upon a very slender basis, which fell in shortly before two o’clock. The fire was burning the whole of Sunday and Monday, notwithstanding several of the engines were constantly engaged in playing upon the premises, and some of the burning flakes which had been wafted by the wind upon the roof of the law chambers, No. 77, Chancery-lane, having melted the gutter-plate, came in contact with the timber underneath, and fired the roof, which was discovered on Monday, and the flames were quickly subdued. Not fewer than nine fire-proof boxes were taken out of the basement of the destroyed building in New-square ; they had fallen from the first floor, and, upon opening them, the deeds and other documents were found uninjured. They had reference to property of considerable value. The account-books belonging to Messrs. Jones, Bateman, and Bennett, with several drawers filled with important writings, were also rescued only triflingly injured ; but a great number of tin boxes, containing legal parchments, &c., have been entirely destroyed. The present unfortunate circumstance will, probably, cause the question to be again agitated, to obtain a general registry of all deeds and mortgaged property, as is the case in Scotland, in Ireland, and most parts of the Continent. The destruction of property is variously estimated at from £15,000 to £20,000; but this is, probably, an exaggeration. Most of it was insured in the principal London fire-offices. The premises were built in 1666 [sic], immediately after the Great Fire of London, and were about 60 feet wide of corresponding depth, and four storeys high.”

14 Jan 1849

Fire broke out.

[BBV5]

1849

Fire consumed the chambers at No 2 New Square.

[BBV5]

1840s

2 New Square was re-built following a fire. The plan form is as before though the central wooden staircase was replaced with stone.

[ML]

1849

Mr Hardwick's statement included notice that:

"In January 1845 the Council decided to enclose New Square and the Old Gardens from the New Building as far as Stone Buildings with an iron railing". The cost was £1254.

... The double set of Chambers adjoining the South Entrance [No 11A New Square] was built in 1845 at the cost of £785. "Serle Street Passage was enclosed as had been always arranged to complete the scheme of making New Square as private as possible, and to remove the nuisance arising from the passage, the public having access to the Inn through the new Entrance. These works were done in January 1846."...

"In 1845 it was agreed that the Steward should have rooms in the New Building, and it was at first proposed to fit up the ground floor and basement under the Library ; but from insufficiency of the accommodation that could be obtained, it was determined to fit up the ground floor of the Library, and in addition to build some offices to the North of the Building, and the Works were executed."

[BBV5]

1885

Report by Richard Horton Smith Esq Q.C. upon the property of the Society including New Square states that:-

"In early times the Society seems to have exercised rights of ownership over a strip of land, 3 feet in width, running along outside, and to the north of, its north garden wall. These rights however appear in part to have been the subject of controversy between the Society and St. Bartholomew's Hospital, the owners of the adjoining property, and to be now lost ; except as to the westernmost end abutting on the Great Turnstile and now called Garden Place ; where a strip of 72 feet or thereabouts in length and 3 feet in breadth was leased in 1711 by the Society to one Charles Lawton for 99 years at a Fine of One Guinea and a yearly rent of a "good fat turkey of 10 pounds weight" since commuted into a money payment of twelve shillings at Michaelmas in each year. This rent is still paid, although the lease has never been renewed."...

After referring to the Agreement with Henry Serle, the Report continues:

“With reference to the name of the buildings erected by Mr. Serle the public has been stronger than the parties to the Agreement, and has given to them, their present name of New Square in preference to that of Serle Court, by which however so far as the Society is concerned they are still designated. The Agreement between Mr. Serle and the Society was confirmed by an Act of Parliament which received the Royal Assent on the 6th August, 1860 and which constitutes the existing Charter for the Government of New Square. The preamble to this Act give a minute history of what Mr. Serle did, and what he did not do, in connection with the Agreement of 1682, and what changes in the property had taken place in the interval between that year and 1860, and the effect of the Act, speaking shortly, is to vest the Chambers in Nos. 1 to 10 both inclusive and certain Chambers in No. 11 New Square in the then proprietors of them, subject to certain rent charges to the Society to cover the charges it would be at for paving, lighting and watching (which it undertook to do) and to vest the centre of the square, and all other parts of the property comprised in the Agreement of 1682, in the Trustees of the Society for the time being as part of their ancient property. The whole of the Chambers in Nos. 1 to 11 both inclusive were to be used for law purposes or private residences for gentlemen only ; and a Committee of proprietors was established, of whom the Treasurer of the Society for the time being was to be one, to regulate the affairs of the Community.”...”

[BBV5]

1891

Vigorous persistence in the policy of acquiring chambers in New Square.

[BBV5]

1894

Purchase of chambers on the third floor of 2 New Square offered to the Society for £500 was sanctioned.

[BBV5]

1894

The Society owns ten sets of chambers in New Square, outside the ville... New Square is the most eligible site in Lincoln's Inn from its proximity to the Law Courts...

[BBV5]

1897

Purchase of chambers on the second and third floors (north side) of 2 New Square and cellar in the area for £2500 was completed.

[BBV5]

1925

“The late 17th-century chambers in New Square... are symmetrically designed and of four storeys with basements. The walls are of brick. The roofs are covered with slates or tiles. The top storey is a later addition and other additions have been built along the back of the S. range. Slightly projecting brick bands mark the levels of the first and second floors, but these have in places been cut back. The windows have square heads with flat brick arches, but the sashes, with few exceptions, are all 18th-century or modern. The doorways have moulded architraves with entablatures surmounted by broken curved pediments supported by curved console-brackets ; within the pediments are pedestals with balls, but many of the latter have been broken off. Under one of the first-floor windows of No. 11 is a rectangular boundary-

stone panel with fruit swags carved at either side and a Latin inscription in the middle surmounted by a lion carved in low relief and the initials H.L. and date 1691... Below the fourth window to the N. of this is a smaller boundary-stone of St. Clement Danes with the initials S.C., an anchor, and the date 1693. At the E. end of the S. range is an archway... opening into Carey Street. It was altered in the 19th century, when the side footways were converted into shops ; it is covered on both sides with painted cement. The arch towards the square is semi-elliptical and of two orders, the inner plain, the outer with an eared architrave and grotesque keystone ; above the ears to the architrave are carved brackets supporting a broken curved pediment. The side openings are rusticated and are surmounted by scrolls rising to the main archway. Between the windows above are two cement panels with moulded cornices and curved pediments ; the face of each panel is ornamented with scroll-brackets, leaf, fruit and flower enrichments with a shield in the middle, the one charged with the arms of Henry de Lacy, Earl of Lincoln, the other with those of Serle ; below the panels are shaped aprons with the initials and date W.T.D., 1697. The passage between the square and Carey Street has a semi-elliptical groined barrel-vault of plaster divided into four bays by plain ribs ; it is possibly modern. The archway to Carey Street is semi-elliptical and of two orders, the inner plain and slightly wider than the opening below, which has small brackets, the outer rusticated and with grotesque keystone and moulded and enriched imposts. Flanking the arch are panelled Doric pilasters with console-shaped triglyphs to the entablatures supporting a continuous cornice and a broken voluted pediment. The archway to the former E. footway has a segmental head with a rectangular panel above, but on the W. side it is covered by later additions. On the N. end of the W. range is a stone tablet... between the first-floor windows ; it bears an inscription recording the completion of "this terrace wall" in 1694, and has carved swags and moulded sill.

Interior – The entrance-hall to each block of chambers had a semicircular archway with moulded archivolt and key-blocks, responds with moulded caps and bases and panelled spandrels. The staircases, where original, rise in two flights to each floor and have panelled dados, moulded strings and handrails and turned balusters. On each landing solid panelled doors hung on heavy strap-hinges open into the chambers on either side. Most of the chambers retain their original staircases, which stop at the second floor, but some of the dados have been removed as has also much of the interior panelling and in some cases the archway in the entrance-hall.

Condition – Good."

[RCHME]

1944

Completion of purchase of chambers on the ground floor and basement south of 2 New Square.

[BBV6]

1950s

A block of male and female lavatories built into the rear yard as a single storey linked directly with the basement floor.

A new staircase was built linking the ground floor common parts with the basement, thus giving access for the whole building to the communal lavatories at basement level.

[ML]

THREE NEW SQUARE

General Chronology

“Fickett’s Fields and New Square (Serle Court)

South of the Inn was once an open space of about 15 acres, known as Fickett’s fields, or later, Little Lincoln’s Inn fields. It had once belonged to the Templars, and it was probably used for martial exercises by them, and also by the Knights of St. John, who later owned the fields. Part of it became the property of the Society, and was used as a kitchen garden, the rest of it was claimed by Henry Serle, a member of the Inn, who in 1682 entered into an agreement with the Society to build three ranges of buildings there, to be called Serle’s Court. One range was to extend southwards from the wall of the kitchen garden ; another was to run from the North end of the gardener’s house (which was to be pulled down) and to be in line with the Society’s wall running southwards from the Turnstile ; and the third was to join the first range to the second at the Southern end. Serle was to have the right to sell all the Chambers built upon his land, but only limited rights in those built upon the Society’s land. The Chambers were to be for the use of members of Lincoln’s Inn only, and to be regulated by the rules of the Society. The freehold title to Serle’s own land was to remain with him.

Disputes soon broke out between Serle and the Society about boundaries, and also between Serle and other persons who claimed to be interested in the project ; and they had not been resolved before Serle died in 1690, and Dr. Barbon stepped into his shoes. Nos. 1 to 11 Serle Court were built between 1691 and 1693. All of them except No. 11 were built upon Serle’s land, and tablets still on the walls of Nos. 1 and 11 record how the boundary disputes were settled. A carriage gateway was made leading into Carey Street, and a footway leading to Serle Street. The “Terrace Walk” was extended as far as No. 11 in 1694 by arrangement between Dr. Barbon and the Society. No. 11a was built as part of the Hall and Library project in 1845. Nos. 12 and 13 had formed part of Kitchen Garden Court, and merely accrued to Serle Court by change of address. Between No. 13 and No. 1 there was a wooden Porter’s Shelter and also a low building, let as a Stationer’s shop. Part of it was used as the orderly room of the Inns of Court Rifle Volunteers during part of the period. The shelter and the shop were pulled down in 1927, when “Garden House”, Nos. 14 and 15 were built on a new site at the back of the kitchen garden, and the Tomlin Gates and Railings were set up.

There were two serious fires in Serle Court during the 18th century. In 1752 Nos. 10 and 11 were involved. No. 11 was rebuilt in 1787, and again after the Second World War in 1951, when the Canadian Bar Association presented the panelling and doors which adorn the entrance. In 1782 there was a fire at Nos. 3 and 4.

[The] 1720 edition of Stow’s Survey of London [shows] “the Prospect of Lincoln’s Inn, looking towards the North”, and it affords a striking picture of Serle’s Court in its early days, and of the walks beyond, while the illustration looking to the South, pinpoints the Serle Gateway and the Serle Street Passage, though it propounds a remarkable degree of architectural symmetry.

Ralph, writing in 1734, allowed the Society to boast of one of the neatest squares in town, “though it is imperfect on one side, yet that very defect produces a beauty, by giving a prospect to the gardens, which fill the space to abundantly more advantage. I may safely add that no area anywhere is kept in better order, either for cleanliness and beauty by day, or illumination and decorum by night”. For a description of this Square in 1804 there is no

need to look beyond Herbert. *“In the midst of this Square, which is covered with gravel and neatly kept, is a fountain (as it is called) consisting of a small handsome column of the Corinthian order from a design of Inigo Jones : the top supported a sun-dial, and the four corners of the pedestal infant tritons holding shells, which formerly spouted water.”* The column was taken down as far as the pedestal, and mounted with “handsome” gas lamp, in 1817.

In 1804, Mary Andrews of Turnstile having twice fallen into an area, and broken first a leg, and then a thigh, directions were given for a lamp to be mounted over the arch of the passage into Serle Street, and for half-gates to be put up at the top of the areas on each side of the passage “in the same manner as the one erected at No. 4 in Serle Court”. In 1807 the Society bought the shops in “Serle Passage”, leading from the west side of Serle Court into Serle Street, and in 1845 closed it altogether and converted it into Chambers. The Society in 1818 made some alterations to the Serle Gateway, as appears from the tablet designating N.G. Clarke as Treasurer. In 1824 it bought the piece of ground below the Gate, and in 1848 modified it so as to exclude vehicular traffic, as by then the new principal entrance from Lincoln’s Inn Fields was available.

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A difficulty occurred in 1908 over the rent-charges payable by the Proprietors under this Act. It was claimed that they had been absolved from paying them by the Borough of Holborn (Lincoln’s Inn) Scheme 1901, made under the Local Government Act 1899. But in view of a Joint Opinion of Counsel in favour of the Society, the claim was not further pursued.

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between 1887 and 1889. Mr George Arnold built and owned 51 and 52 Carey Street, and he erected the statue of Sir Thomas More at the corner. In 1924 the Society bought these premises, and also the part of No. 7 New Square which Mr. Arnold owned.

[BBV5]

1693

No 3 is an L-shaped corner block facing east, west, north and south. The typical floor plan contains three suites of rooms, the north suite of four rooms facing east west, the east suite of three rooms facing east and the south suite of three rooms facing north and south. They are accessed from a top-lit central stair accessed from a doorway in New Square.

[ML]

1693-97

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The double fronted buildings contained two suites or sets of barristers' accommodation on each floor, with an entrance door onto a central timber common staircase to the rear of the building.

Each set had four rooms (a bed chamber and three rooms for barrister and his clerk).

The corner buildings (No 3 and 7) had three sets of chambers on each floor opening off a central staircase with a secondary stair leading to the basement to facilitate access to the basement rear set of chambers.

[ML]

1693-1697

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The entrance corridor from the front of the building to the rear common stair is constructed as a timber box beam with a central supporting wall at basement level. Much of the timber used in the construction was second hand ships' timber.

[ML]

1694

The Terrace Walk was extended as far as No 11 by 1694.

[BBV5]

18th century

The timber staircase was replaced with stone some time in the 18th century.

[ML]

18th century

Original timber stair replaced in stone, with brick stair well.

[ML]

1720

c1720 a further floor was added to all the buildings by their tenants. This work was carried out in a variety of styles and materials, mostly brick. Secondary staircases were built into the second floor sets to give access to the new third floor.

[ML]

1720

Further floor added with internal secondary stairs.

[ML]

1720

The roofs principally date from the 1720 work, although there are some surviving examples of the 1693/7 roofs where those were incorporated into the extension or the rear of the building was not extended (as at No 4 New Square).

[ML]

1782

Fires at No 3 and 4 New Square.

[BBV5]

13 December 1782

Fire at 3 and 4 New Square.

[BBV4]

1783-84

“ Upon the petition of Tho^s Nedham, Esq., a Barrister of this Society, setting forth that he is the proprietor of a house in Carey Street and also of three sets of chambers at No. 3 in Serle Court, and the back windows of the said house and chambers looking into a piece of waste ground, called Base court, which has ever since the late fire laid in a ruinous state and condition, that your petitioner is desirous of planting with flowers, low shrubs, etc., so much of the said piece of ground as lies before his said house and chambers, extending from his said house to Serle’s Coffee House, containing in length 44 feet or thereabout, and to keep the same in a neat and garden-like manner at his own expence.” Two Benchers are to view the same, and report.”

[BBV4]

1792

A Christmas Box for Will's Coffee House which has been Serle's Coffee House which was at No 3 New Square.

[BBV4]

19th century

A further extension into the roof space took place to create attic rooms, probably for clerks or servants. These again were accessed by internal secondary stairs. Thus in 3 New Square there was a total of seven secondary stairs within the second, third and fourth floors, as well as the main central stair.

[ML]

19th century

The ground and basement north area linked by an internal stair dating from the 19th century.

[ML]

19th century

Further extension into the third floor roof space of the south suite.

[ML]

1849

Mr Hardwick's statement included notice that:

"In January 1845 the Council decided to enclose New Square and the Old Gardens from the New Building as far as Stone Buildings with an iron railing". The cost was £1254.

... The double set of Chambers adjoining the South Entrance [No 11A New Square] was built in 1845 at the cost of £785. "Serle Street Passage was enclosed as had been always arranged to complete the scheme of making New Square as private as possible, and to remove the nuisance arising from the passage, the public having access to the Inn through the new Entrance. These works were done in January 1846."...

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Report by Richard Horton Smith Esq Q.C. upon the property of the Society including New Square states that:-

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[BBV5]

1891

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[BBV5]

1894

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[BBV5]

20th century

Basement north and east gutted at the time of refurbishment. A new concrete floor with load bearing brick walls was built with lavatories and a kitchen.

A flat was built into the basement east with direct access from a walkway to the rear.

Refurbishment at higher levels.

[ML]

1905

Resolved to purchase chambers for £3400.

[BBV5]

1909

Purchase for £1000 of chambers on second and third floors of 3 New Square had now been completed.

[BBV5]

1910

Purchase of chambers on second and third floors of 3 New Square for £3000 had been completed.

[BBV5]

1925

“The late 17th-century chambers in New Square... are symmetrically designed and of four storeys with basements. The walls are of brick. The roofs are covered with slates or tiles. The top storey is a later addition and other additions have been built along the back of the S. range. Slightly projecting brick bands mark the levels of the first and second floors, but these have in places been cut back. The windows have square heads with flat brick arches, but the sashes, with few exceptions, are all 18th-century or modern. The doorways have moulded architraves with entablatures surmounted by broken curved pediments supported by curved console-brackets ; within the pediments are pedestals with balls, but many of the latter have been broken off. Under one of the first-floor windows of No. 11 is a rectangular boundary-stone panel with fruit swags carved at either side and a Latin inscription in the middle surmounted by a lion carved in low relief and the initials H.L. and date 1691... Below the fourth window to the N. of this is a smaller boundary-stone of St. Clement Danes with the initials S.C., an anchor, and the date 1693. At the E. end of the S. range is an archway... opening into Carey Street. It was altered in the 19th century, when the side footways were converted into shops ; it is covered on both sides with painted cement. The arch towards the square is semi-elliptical and of two orders, the inner plain, the outer with an eared architrave and grotesque keystone ; above the ears to the architrave are carved brackets supporting a broken curved pediment. The side openings are rusticated and are surmounted by scrolls rising to the main archway. Between the windows above are two cement panels with moulded cornices and curved pediments ; the face of each panel is ornamented with scroll-brackets, leaf, fruit and flower enrichments with a shield in the middle, the one charged with the arms of Henry de Lacy, Earl of Lincoln, the other with those of Serle ; below the panels are shaped aprons with the initials and date W.T.D., 1697. The passage between the square and Carey Street has a semi-elliptical groined barrel-vault of plaster divided into four bays by plain ribs ; it is possibly modern. The archway to Carey Street is semi-elliptical and of two orders, the inner plain and slightly wider than the opening below, which has small brackets, the outer rusticated and with grotesque keystone and moulded and enriched imposts. Flanking the arch are panelled Doric pilasters with console-shaped triglyphs to the entablatures supporting a continuous cornice and a broken voluted pediment. The archway to the former E. footway has a segmental head with a rectangular panel above, but on the W. side it is covered by later additions. On the N. end of the W. range is a stone tablet... between the first-floor windows ; it bears an inscription recording the completion of “this terrace wall” in 1694, and has carved swags and moulded sill.

Interior – The entrance-hall to each block of chambers had a semicircular archway with moulded archivolt and key-blocks, responds with moulded caps and bases and panelled spandrels. The staircases, where original, rise in two flights to each floor and have panelled dados, moulded strings and handrails and turned balusters. On each landing solid panelled doors hung on heavy strap-hinges open into the chambers on either side. Most of the

chambers retain their original staircases, which stop at the second floor, but some of the dados have been removed as has also much of the interior panelling and in some cases the archway in the entrance-hall.

Condition – Good.”

[RCHME]

1937

Referred to the Finance Committee an offer to sell to the Inn chambers on the ground floor and basement north and authority given to the Treasurer to enter into a contract at a price representing 18 years purchase of present rents ie £4860.

[BBV6]

1938

Purchase of late Sir Arthur Dryden's chambers for £4,860.

[BBV6]

FOUR NEW SQUARE

General Chronology

“Fickett’s Fields and New Square (Serle Court)

South of the Inn was once an open space of about 15 acres, known as Fickett’s fields, or later, Little Lincoln’s Inn fields. It had once belonged to the Templars, and it was probably used for martial exercises by them, and also by the Knights of St. John, who later owned the fields. Part of it became the property of the Society, and was used as a kitchen garden, the rest of it was claimed by Henry Serle, a member of the Inn, who in 1682 entered into an agreement with the Society to build three ranges of buildings there, to be called Serle’s Court. One range was to extend southwards from the wall of the kitchen garden ; another was to run from the North end of the gardener’s house (which was to be pulled down) and to be in line with the Society’s wall running southwards from the Turnstile ; and the third was to join the first range to the second at the Southern end. Serle was to have the right to sell all the Chambers built upon his land, but only limited rights in those built upon the Society’s land. The Chambers were to be for the use of members of Lincoln’s Inn only, and to be regulated by the rules of the Society. The freehold title to Serle’s own land was to remain with him.

Disputes soon broke out between Serle and the Society about boundaries, and also between Serle and other persons who claimed to be interested in the project ; and they had not been resolved before Serle died in 1690, and Dr. Barbon stepped into his shoes. Nos. 1 to 11 Serle Court were built between 1691 and 1693. All of them except No. 11 were built upon Serle’s land, and tablets still on the walls of Nos. 1 and 11 record how the boundary disputes were settled. A carriage gateway was made leading into Carey Street, and a footway leading to Serle Street. The “Terrace Walk” was extended as far as No. 11 in 1694 by arrangement between Dr. Barbon and the Society. No. 11a was built as part of the Hall and Library project in 1845. Nos. 12 and 13 had formed part of Kitchen Garden Court, and merely accrued to Serle Court by change of address. Between No. 13 and No. 1 there was a wooden Porter’s Shelter and also a low building, let as a Stationer’s shop. Part of it was used as the orderly room of the Inns of Court Rifle Volunteers during part of the period. The shelter and the shop were pulled down in 1927, when “Garden House”, Nos. 14 and 15 were built on a new site at the back of the kitchen garden, and the Tomlin Gates and Railings were set up.

There were two serious fires in Serle Court during the 18th century. In 1752 Nos. 10 and 11 were involved. No. 11 was rebuilt in 1787, and again after the Second World War in 1951, when the Canadian Bar Association presented the panelling and doors which adorn the entrance. In 1782 there was a fire at Nos. 3 and 4.

[The] 1720 edition of Stow’s Survey of London [shows] “the Prospect of Lincoln’s Inn, looking towards the North”, and it affords a striking picture of Serle’s Court in its early days, and of the walks beyond, while the illustration looking to the South, pinpoints the Serle Gateway and the Serle Street Passage, though it propounds a remarkable degree of architectural symmetry.

Ralph, writing in 1734, allowed the Society to boast of one of the neatest squares in town, “though it is imperfect on one side, yet that very defect produces a beauty, by giving a prospect to the gardens, which fill the space to abundantly more advantage. I may safely add that no area anywhere is kept in better order, either for cleanliness and beauty by day, or illumination and decorum by night”. For a description of this Square in 1804 there is no

need to look beyond Herbert. "In the midst of this Square, which is covered with gravel and neatly kept, is a fountain (as it is called) consisting of a small handsome column of the Corinthian order from a design of Inigo Jones : the top supported a sun-dial, and the four corners of the pedestal infant tritons holding shells, which formerly spouted water." The column was taken down as far as the pedestal, and mounted with "handsome" gas lamp, in 1817.

In 1804, Mary Andrews of Turnstile having twice fallen into an area, and broken first a leg, and then a thigh, directions were given for a lamp to be mounted over the arch of the passage into Serle Street, and for half-gates to be put up at the top of the areas on each side of the passage "in the same manner as the one erected at No. 4 in Serle Court". In 1807 the Society bought the shops in "Serle Passage", leading from the west side of Serle Court into Serle Street, and in 1845 closed it altogether and converted it into Chambers. The Society in 1818 made some alterations to the Serle Gateway, as appears from the tablet designating N.G. Clarke as Treasurer. In 1824 it bought the piece of ground below the Gate, and in 1848 modified it so as to exclude vehicular traffic, as by then the new principal entrance from Lincoln's Inn Fields was available.

A fire broke out at No. 2 Serle Court early in the morning of January 14th, 1849, at which a Badge Porter "meritoriously distinguished himself".

By 1860 the difficulties of managing and keeping in repair the common roofs, staircases, entrances and areas of the ranges of buildings still officially known as Serle's Court, but endowed by the public with the name of New Square, had become so acute that the Society promoted the Lincoln's Inn Act 1860. The short effect of this Act was to vest all the Chambers built on land which had belonged to Serle in the persons who owned them in 1860, subject to rent charges in favour of the Society to cover paving, lighting and watching charges, and to vest the garden and the rest of the Square in the Society's trustees.

Under this Act, which still constitutes the charter for the government of New Square, a Committee of Proprietors is appointed, which has power to execute or direct repair and other building work in the Square, to charge and apportion the cost of such work upon and among the Proprietors, and to settle disputes arising out of such work.

Section 13 of the Act provides that the Society "shall at their own proper cost... pave, light, watch, drain, cleanse, keep, repair and maintain the said uncovered piece of ground (i.e. the uncovered space of ground within the Quadrangle), ornamental garden, and all existing ways, paths and passages... except the iron railings enclosing the areas, and the stone coping thereof, and the railings on the entrance steps and area steps to the said several sets of Chambers" (Nos. 1-11), which were to be repaired by the Society at the expense of the Proprietors. No alteration can be made in the exterior of any of the buildings without the consent of the Society.

A difficulty occurred in 1908 over the rent-charges payable by the Proprietors under this Act. It was claimed that they had been absolved from paying them by the Borough of Holborn (Lincoln's Inn) Scheme 1901, made under the Local Government Act 1899. But in view of a Joint Opinion of Counsel in favour of the Society, the claim was not further pursued.

The passage from the South-west corner of New Square to the Law Courts, known as "More's Passage", was constructed under arrangements made with Messrs. Arnold and Co.,

between 1887 and 1889. Mr George Arnold built and owned 51 and 52 Carey Street, and he erected the statue of Sir Thomas More at the corner. In 1924 the Society bought these premises, and also the part of No. 7 New Square which Mr. Arnold owned.

[BBV5]

1693

The building, unlike the others in the Square, is seven window bays wide as compared with the usual nine bays. It has another unusual feature in that a carriageway was built at the time it was constructed through the ground floor east linking New Square and Carey Street. The basement, as a result, does not extend under the eastern half of the building. The net result is that the usable floor area is considerably smaller.

[ML]

1693-97

1-11 New Square was built as nine double fronted buildings on a basement and three floors, with two corresponding "L plan" form buildings (numbers 3 and 7) in the southeast and southwest corners.

The double fronted buildings contained two suites or sets of barristers' accommodation on each floor, with an entrance door onto a central timber common staircase to the rear of the building.

Each set had four rooms (a bed chamber and three rooms for barrister and his clerk).

[ML]

1693-1697

New Square was built between 1693 and 1697 on Ficket's Field to the south of Lincoln's Inn. It was built by Henry Serle and others as a speculative development and with the agreement of the Master of the Bench it was intended to be let to barristers.

The Square comprised three ranges laid out in a rectangle, numbers 1-3 to the southeast, numbers 4-6 to the south and numbers 7-11 to the west. The north was (and is) open and the northeast occupied by 16-19 Old Buildings.

[ML]

1693-1697

The structure was traditional, brick spreaders at basement level with walls rising and stepping back internally at each level to provide bearings for the internal timber structure and to reduce weight. The external basement walls are cellular with rubble infill, whilst the upper external and party walls are solid. Each building has a central brick spine wall running parallel with the front and rear elevations, cranked in the case of the corner buildings and which contains, as do the party walls, the chimney flues.

The entrance corridor from the front of the building to the rear common stair is constructed as a timber box beam with a central supporting wall at basement level. Much of the timber used in the construction was second hand ships' timber.

[ML]

1694

The Terrace Walk was extended as far as No 11 by 1694.

[BBV5]

1720

c1720 a further floor was added to all the buildings by their tenants. This work was carried out in a variety of styles and materials, mostly brick. Secondary staircases were built into the second floor sets to give access to the new third floor.

[ML]

1720

Addition of a third floor; third floor west was extended in timber frame with lath and plaster and only the chimney flues built in brick.

[ML]

1782

Fires at No 3 and 4 New Square.

[BBV5]

13 December 1782

Fire at 3 and 4 New Square.

[BBV4]

1783

Thomas Heath is admitted as tenant to the barber's shop in Serle's Court, late in the occupation of Peter Hurleston.

[BBV4]

19th century

A fourth floor was built into the roof space of the third floor east.

[ML]

1845

“ *Special Council held on June 9th, 1845.*

Fourteen Benchers present.

Report of Committee appointed on May 26th last.

The Report states that it is expedient to build a new set of chambers between the northern extremity of the western side of the New Square and the new gateway ; to convert the passage way into Portugal Street and the carriage part of the gateway into Carey Street, together with the shops in such passage and gateway, into chambers...

Confirmed.”

[BBV4]

1849

Mr Hardwick's statement included notice that:

“In January 1845 the Council decided to enclose New Square and the Old Gardens from the New Building as far as Stone Buildings with an iron railing”. The cost was £1254.

... The double set of Chambers adjoining the South Entrance [No 11A New Square] was built in 1845 at the cost of £785. “Serle Street Passage was enclosed as had been always arranged to complete the scheme of making New Square as private as possible, and to remove the nuisance arising from the passage, the public having access to the Inn through the new Entrance. These works were done in January 1846.”...

“In 1845 it was agreed that the Steward should have rooms in the New Building, and it was at first proposed to fit up the ground floor and basement under the Library ; but from insufficiency of the accommodation that could be obtained, it was determined to fit up the ground floor of the Library, and in addition to build some offices to the North of the Building, and the Works were executed.”

[BBV5]

1885

Report by Richard Horton Smith Esq Q.C. upon the property of the Society including New Square states that:-

“In early times the Society seems to have exercised rights of ownership over a strip of land, 3 feet in width, running along outside, and to the north of, its north garden wall. These rights however appear in part to have been the subject of controversy between the Society and St. Bartholomew’s Hospital, the owners of the adjoining property, and to be now lost ; except as to the westernmost end abutting on the Great Turnstile and now called Garden Place ; where a strip of 72 feet or thereabouts in length and 3 feet in breadth was leased in 1711 by the Society to one Charles Lawton for 99 years at a Fine of One Guinea and a yearly rent of a “good fat turkey of 10 pounds weight” since commuted into a money payment of twelve shillings at Michaelmas in each year. This rent is still paid, although the lease has never been renewed.”...

After referring to the Agreement with Henry Serle, the Report continues:

“With reference to the name of the buildings erected by Mr. Serle the public has been stronger than the parties to the Agreement, and has given to them, their present name of New Square in preference to that of Serle Court, by which however so far as the Society is concerned they are still designated. The Agreement between Mr. Serle and the Society was confirmed by an Act of Parliament which received the Royal Assent on the 6th August, 1860 and which constitutes the existing Charter for the Government of New Square. The preamble to this Act give a minute history of what Mr. Serle did, and what he did not do, in connection with the Agreement of 1682, and what changes in the property had taken place in the interval between that year and 1860, and the effect of the Act, speaking shortly, is to vest the Chambers in Nos. 1 to 10 both inclusive and certain Chambers in No. 11 New Square in the then proprietors of them, subject to certain rent charges to the Society to cover the charges it would be at for paving, lighting and watching (which it undertook to do) and to vest the centre of the square, and all other parts of the property comprised in the Agreement of 1682, in the Trustees of the Society for the time being as part of their ancient property. The whole of the Chambers in Nos. 1 to 11 both inclusive were to be used for law purposes or private residences for gentlemen only ; and a Committee of proprietors was established, of whom the Treasurer of the Society for the time being was to be one, to regulate the affairs of the Community.”... ”

[BBV5]

1891

Vigorous persistence in the policy of acquiring chambers in New Square.

[BBV5]

1894

The Society owns ten sets of chambers in New Square, outside the ville... New Square is the most eligible site in Lincoln's Inn from its proximity to the Law Courts...

[BBV5]

1923

Resolved to recommend the purchase of Mr Humphry's chambers on the second, third and fourth floors of 4 New Square for £3750.

[BBV6]

1925

"The late 17th-century chambers in New Square... are symmetrically designed and of four storeys with basements. The walls are of brick. The roofs are covered with slates or tiles. The top storey is a later addition and other additions have been built along the back of the S. range. Slightly projecting brick bands mark the levels of the first and second floors, but these have in places been cut back. The windows have square heads with flat brick arches, but the sashes, with few exceptions, are all 18th-century or modern. The doorways have moulded architraves with entablatures surmounted by broken curved pediments supported by curved console-brackets ; within the pediments are pedestals with balls, but many of the latter have been broken off. Under one of the first-floor windows of No. 11 is a rectangular boundary-stone panel with fruit swags carved at either side and a Latin inscription in the middle surmounted by a lion carved in low relief and the initials H.L. and date 1691... Below the fourth window to the N. of this is a smaller boundary-stone of St. Clement Danes with the initials S.C., an anchor, and the date 1693. At the E. end of the S. range is an archway... opening into Carey Street. It was altered in the 19th century, when the side footways were converted into shops ; it is covered on both sides with painted cement. The arch towards the square is semi-elliptical and of two orders, the inner plain, the outer with an eared architrave and grotesque keystone ; above the ears to the architrave are carved brackets supporting a broken curved pediment. The side openings are rusticated and are surmounted by scrolls rising to the main archway. Between the windows above are two cement panels with moulded cornices and curved pediments ; the face of each panel is ornamented with scroll-brackets, leaf, fruit and flower enrichments with a shield in the middle, the one charged with the arms of Henry de Lacy, Earl of Lincoln, the other with those of Serle ; below the panels are shaped aprons with the initials and date W.T.D., 1697. The passage between the square and Carey Street has a semi-elliptical groined barrel-vault of plaster divided into four bays by plain ribs ; it is possibly modern. The archway to Carey Street is semi-elliptical and of two orders, the inner plain and slightly wider than the opening below, which has small brackets, the outer rusticated and with grotesque keystone and moulded and enriched impost. Flanking the arch are panelled Doric pilasters with console-shaped triglyphs to the entablatures supporting a continuous cornice and a broken voluted pediment. The archway to the former E. footway has a segmental head with a rectangular panel above, but on the W. side it is covered by later additions. On the N. end of the W. range is a stone tablet... between the first-floor windows ; it bears an inscription recording the completion of "this terrace wall" in 1694, and has carved swags and moulded sill.

Interior – The entrance-hall to each block of chambers had a semicircular archway with moulded archivolt and key-blocks, responds with moulded caps and bases and panelled spandrels. The staircases, where original, rise in two flights to each floor and have panelled dados, moulded strings and handrails and turned balusters. On each landing solid panelled doors hung on heavy strap-hinges open into the chambers on either side. Most of the chambers retain their original staircases, which stop at the second floor, but some of the dados have been removed as has also much of the interior panelling and in some cases the archway in the entrance-hall.

Condition – Good.”

[RCHME]

1933

Buildings and Finance Committees recommend the offer for the purchase of Mr Justice Luxmoore's chambers on the first floor east at No 4 New Square without bookcases.

[BBV6]

1999

Extensive refurbishment to create a single set of chambers on all floors, including the basement east and west, and the ground, first, second and third floors east of number 5.

The building was stripped out, repairs and strengthening carried out and a new lift introduced.

The main stair, originally from ground to second floor, was extended to the new fourth floor. This new floor was built over third floor west and fourth floor east was re-built during the works.

[ML]

20th century

In the 20th century five buildings have had the roof removed entirely and a new fourth floor constructed with dormer windows to the rear.

[ML]

FIVE NEW SQUARE

General Chronology

“Fickett’s Fields and New Square (Serle Court)

South of the Inn was once an open space of about 15 acres, known as Fickett’s fields, or later, Little Lincoln’s Inn fields. It had once belonged to the Templars, and it was probably used for martial exercises by them, and also by the Knights of St. John, who later owned the fields. Part of it became the property of the Society, and was used as a kitchen garden, the rest of it was claimed by Henry Serle, a member of the Inn, who in 1682 entered into an agreement with the Society to build three ranges of buildings there, to be called Serle’s Court. One range was to extend southwards from the wall of the kitchen garden ; another was to run from the North end of the gardener’s house (which was to be pulled down) and to be in line with the Society’s wall running southwards from the Turnstile ; and the third was to join the first range to the second at the Southern end. Serle was to have the right to sell all the Chambers built upon his land, but only limited rights in those built upon the Society’s land. The Chambers were to be for the use of members of Lincoln’s Inn only, and to be regulated by the rules of the Society. The freehold title to Serle’s own land was to remain with him.

Disputes soon broke out between Serle and the Society about boundaries, and also between Serle and other persons who claimed to be interested in the project ; and they had not been resolved before Serle died in 1690, and Dr. Barbon stepped into his shoes. Nos. 1 to 11 Serle Court were built between 1691 and 1693. All of them except No. 11 were built upon Serle’s land, and tablets still on the walls of Nos. 1 and 11 record how the boundary disputes were settled. A carriage gateway was made leading into Carey Street, and a footway leading to Serle Street. The “Terrace Walk” was extended as far as No. 11 in 1694 by arrangement between Dr. Barbon and the Society. No. 11a was built as part of the Hall and Library project in 1845. Nos. 12 and 13 had formed part of Kitchen Garden Court, and merely accrued to Serle Court by change of address. Between No. 13 and No. 1 there was a wooden Porter’s Shelter and also a low building, let as a Stationer’s shop. Part of it was used as the orderly room of the Inns of Court Rifle Volunteers during part of the period. The shelter and the shop were pulled down in 1927, when “Garden House”, Nos. 14 and 15 were built on a new site at the back of the kitchen garden, and the Tomlin Gates and Railings were set up.

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[BBV5]

1693-97

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The double fronted buildings contained two suites or sets of barristers' accommodation on each floor, with an entrance door onto a central timber common staircase to the rear of the building.

Each set had four rooms (a bed chamber and three rooms for barrister and his clerk).

[ML]

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[ML]

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The structure was traditional, brick spreaders at basement level with walls rising and stepping back internally at each level to provide bearings for the internal timber structure and to reduce weight. The external basement walls are cellular with rubble infill, whilst the upper external and party walls are solid. Each building has a central brick spine wall running parallel with the front and rear elevations, cranked in the case of the corner buildings and which contains, as do the party walls, the chimney flues.

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[ML]

1694

The Terrace Walk was extended as far as No 11 by 1694.

[BBV5]

1720

c1720 a further floor was added to all the buildings by their tenants. This work was carried out in a variety of styles and materials, mostly brick. Secondary staircases were built into the second floor sets to give access to the new third floor.

[ML]

1720

Extended by another floor. The roof over the third floor east is uniquely the original 1693/7 roof, much adapted when rooms and dormers were inserted. The early roof remains mostly intact.

[ML]

1849

Mr Hardwick's statement included notice that:

"In January 1845 the Council decided to enclose New Square and the Old Gardens from the New Building as far as Stone Buildings with an iron railing". The cost was £1254.

... The double set of Chambers adjoining the South Entrance [No 11A New Square] was built in 1845 at the cost of £785. "Serle Street Passage was enclosed as had been always arranged to complete the scheme of making New Square as private as possible, and to remove the nuisance arising from the passage, the public having access to the Inn through the new Entrance. These works were done in January 1846."...

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[BBV5]

1885

Report by Richard Horton Smith Esq Q.C. upon the property of the Society including New Square states that:-

"In early times the Society seems to have exercised rights of ownership over a strip of land, 3 feet in width, running along outside, and to the north of, its north garden wall. These rights however appear in part to have been the subject of controversy between the Society and St. Bartholomew's Hospital, the owners of the adjoining property, and to be now lost ; except as to the westernmost end abutting on the Great Turnstile and now called Garden Place ; where a strip of 72 feet or thereabouts in length and 3 feet in breadth was leased in 1711 by the Society to one Charles Lawton for 99 years at a Fine of One Guinea and a yearly rent of a "good fat turkey of 10 pounds weight" since commuted into a money payment of twelve shillings at Michaelmas in each year. This rent is still paid, although the lease has never been renewed."...

After referring to the Agreement with Henry Serle, the Report continues:

"With reference to the name of the buildings erected by Mr. Serle the public has been stronger than the parties to the Agreement, and has given to them, their present name of New Square in preference to that of Serle Court, by which however so far as the Society is concerned they are still designated. The Agreement between Mr. Serle and the Society was confirmed by an Act of Parliament which received the Royal Assent on the 6th August, 1860 and which constitutes the existing Charter for the Government of New Square. The preamble to this Act give a minute history of what Mr. Serle did, and what he did not do, in connection with the Agreement of 1682, and what changes in the property had taken place in the interval

between that year and 1860, and the effect of the Act, speaking shortly, is to vest the Chambers in Nos. 1 to 10 both inclusive and certain Chambers in No. 11 New Square in the then proprietors of them, subject to certain rent charges to the Society to cover the charges it would be at for paving, lighting and watching (which it undertook to do) and to vest the centre of the square, and all other parts of the property comprised in the Agreement of 1682, in the Trustees of the Society for the time being as part of their ancient property. The whole of the Chambers in Nos. 1 to 11 both inclusive were to be used for law purposes or private residences for gentlemen only ; and a Committee of proprietors was established, of whom the Treasurer of the Society for the time being was to be one, to regulate the affairs of the Community.”...”

[BBV5]

1891

Vigorous persistence in the policy of acquiring chambers in New Square.

[BBV5]

1892

Purchase of set of chambers on the first floor of 5 New Square completed.

[BBV5]

1894

The Society owns ten sets of chambers in New Square, outside the ville... New Square is the most eligible site in Lincoln's Inn from its proximity to the Law Courts...

[BBV5]

1925

“The late 17th-century chambers in New Square... are symmetrically designed and of four storeys with basements. The walls are of brick. The roofs are covered with slates or tiles. The top storey is a later addition and other additions have been built along the back of the S. range. Slightly projecting brick bands mark the levels of the first and second floors, but these have in places been cut back. The windows have square heads with flat brick arches, but the sashes, with few exceptions, are all 18th-century or modern. The doorways have moulded architraves with entablatures surmounted by broken curved pediments supported by curved console-brackets ; within the pediments are pedestals with balls, but many of the latter have been broken off. Under one of the first-floor windows of No. 11 is a rectangular boundary-stone panel with fruit swags carved at either side and a Latin inscription in the middle surmounted by a lion carved in low relief and the initials H.L. and date 1691... Below the fourth window to the N. of this is a smaller boundary-stone of St. Clement Danes with the initials S.C., an anchor, and the date 1693. At the E. end of the S. range is an archway... opening into Carey Street. It was altered in the 19th century, when the side footways were converted into shops ; it is covered on both sides with painted cement. The arch towards the square is semi-elliptical and of two orders, the inner plain, the outer with an eared architrave and grotesque keystone ; above the ears to the architrave are carved brackets supporting a broken curved pediment. The side openings are rusticated and are surmounted by scrolls rising to the main archway. Between the windows above are two cement panels with moulded cornices and curved pediments ; the face of each panel is ornamented with scroll-brackets, leaf, fruit and flower enrichments with a shield in the middle, the one charged with the arms of Henry de Lacy, Earl of Lincoln, the other with those of Serle ; below the panels are shaped aprons with the initials and date W.T.D., 1697. The passage between the square and Carey Street has a semi-elliptical groined barrel-vault of plaster divided into four bays

by plain ribs ; it is possibly modern. The archway to Carey Street is semi-elliptical and of two orders, the inner plain and slightly wider than the opening below, which has small brackets, the outer rusticated and with grotesque keystone and moulded and enriched impost. Flanking the arch are panelled Doric pilasters with console-shaped triglyphs to the entablatures supporting a continuous cornice and a broken voluted pediment. The archway to the former E. footway has a segmental head with a rectangular panel above, but on the W. side it is covered by later additions. On the N. end of the W. range is a stone tablet... between the first-floor windows ; it bears an inscription recording the completion of "this terrace wall" in 1694, and has carved swags and moulded sill.

Interior – The entrance-hall to each block of chambers had a semicircular archway with moulded archivolt and key-blocks, responds with moulded caps and bases and panelled spandrels. The staircases, where original, rise in two flights to each floor and have panelled dados, moulded strings and handrails and turned balusters. On each landing solid panelled doors hung on heavy strap-hinges open into the chambers on either side. Most of the chambers retain their original staircases, which stop at the second floor, but some of the dados have been removed as has also much of the interior panelling and in some cases the archway in the entrance-hall.

Condition – Good.”

[RCHME]

1990-1999

The building has been structurally strengthened and refurbished in a series of contracts let from 1990. In 1999 the whole of the east side of the building and the basement west was refurbished as part of the 4 New Square contract.

1991

Third and fourth floors rear and front were refurbished.

[ML]

1992

First floor rear was refurbished.

[ML]

1998

Ground floor west was refurbished.

[ML]

1999

Extensive refurbishment to create a single set of chambers on all floors, including the basement east and west, and the ground, first, second and third floors east of number 5.

The building was stripped out, repairs and strengthening carried out and a new lift introduced.

The main stair, originally from ground to second floor, was extended to the new fourth floor. This new floor was built over third floor west and fourth floor east was re-built during the works.

[ML]

SIX NEW SQUARE

General Chronology

“Fickett’s Fields and New Square (Serle Court)

South of the Inn was once an open space of about 15 acres, known as Fickett’s fields, or later, Little Lincoln’s Inn fields. It had once belonged to the Templars, and it was probably used for martial exercises by them, and also by the Knights of St. John, who later owned the fields. Part of it became the property of the Society, and was used as a kitchen garden, the rest of it was claimed by Henry Serle, a member of the Inn, who in 1682 entered into an agreement with the Society to build three ranges of buildings there, to be called Serle’s Court. One range was to extend southwards from the wall of the kitchen garden ; another was to run from the North end of the gardener’s house (which was to be pulled down) and to be in line with the Society’s wall running southwards from the Turnstile ; and the third was to join the first range to the second at the Southern end. Serle was to have the right to sell all the Chambers built upon his land, but only limited rights in those built upon the Society’s land. The Chambers were to be for the use of members of Lincoln’s Inn only, and to be regulated by the rules of the Society. The freehold title to Serle’s own land was to remain with him.

Disputes soon broke out between Serle and the Society about boundaries, and also between Serle and other persons who claimed to be interested in the project ; and they had not been resolved before Serle died in 1690, and Dr. Barbon stepped into his shoes. Nos. 1 to 11 Serle Court were built between 1691 and 1693. All of them except No. 11 were built upon Serle’s land, and tablets still on the walls of Nos. 1 and 11 record how the boundary disputes were settled. A carriage gateway was made leading into Carey Street, and a footway leading to Serle Street. The “Terrace Walk” was extended as far as No. 11 in 1694 by arrangement between Dr. Barbon and the Society. No. 11a was built as part of the Hall and Library project in 1845. Nos. 12 and 13 had formed part of Kitchen Garden Court, and merely accrued to Serle Court by change of address. Between No. 13 and No. 1 there was a wooden Porter’s Shelter and also a low building, let as a Stationer’s shop. Part of it was used as the orderly room of the Inns of Court Rifle Volunteers during part of the period. The shelter and the shop were pulled down in 1927, when “Garden House”, Nos. 14 and 15 were built on a new site at the back of the kitchen garden, and the Tomlin Gates and Railings were set up.

There were two serious fires in Serle Court during the 18th century. In 1752 Nos. 10 and 11 were involved. No. 11 was rebuilt in 1787, and again after the Second World War in 1951, when the Canadian Bar Association presented the panelling and doors which adorn the entrance. In 1782 there was a fire at Nos. 3 and 4.

[The] 1720 edition of Stow’s Survey of London [shows] “the Prospect of Lincoln’s Inn, looking towards the North”, and it affords a striking picture of Serle’s Court in its early days, and of the walks beyond, while the illustration looking to the South, pinpoints the Serle Gateway and the Serle Street Passage, though it propounds a remarkable degree of architectural symmetry.

Ralph, writing in 1734, allowed the Society to boast of one of the neatest squares in town, “though it is imperfect on one side, yet that very defect produces a beauty, by giving a prospect to the gardens, which fill the space to abundantly more advantage. I may safely add that no area anywhere is kept in better order, either for cleanliness and beauty by day, or

illumination and decorum by night". For a description of this Square in 1804 there is no need to look beyond Herbert. "In the midst of this Square, which is covered with gravel and neatly kept, is a fountain (as it is called) consisting of a small handsome column of the Corinthian order from a design of Inigo Jones : the top supported a sun-dial, and the four corners of the pedestal infant tritons holding shells, which formerly spouted water." The column was taken down as far as the pedestal, and mounted with "handsome" gas lamp, in 1817.

In 1804, Mary Andrews of Turnstile having twice fallen into an area, and broken first a leg, and then a thigh, directions were given for a lamp to be mounted over the arch of the passage into Serle Street, and for half-gates to be put up at the top of the areas on each side of the passage "in the same manner as the one erected at No. 4 in Serle Court". In 1807 the Society bought the shops in "Serle Passage", leading from the west side of Serle Court into Serle Street, and in 1845 closed it altogether and converted it into Chambers. The Society in 1818 made some alterations to the Serle Gateway, as appears from the tablet designating N.G. Clarke as Treasurer. In 1824 it bought the piece of ground below the Gate, and in 1848 modified it so as to exclude vehicular traffic, as by then the new principal entrance from Lincoln's Inn Fields was available.

A fire broke out at No. 2 Serle Court early in the morning of January 14th, 1849, at which a Badge Porter "meritoriously distinguished himself".

By 1860 the difficulties of managing and keeping in repair the common roofs, staircases, entrances and areas of the ranges of buildings still officially known as Serle's Court, but endowed by the public with the name of New Square, had become so acute that the Society promoted the Lincoln's Inn Act 1860. The short effect of this Act was to vest all the Chambers built on land which had belonged to Serle in the persons who owned them in 1860, subject to rent charges in favour of the Society to cover paving, lighting and watching charges, and to vest the garden and the rest of the Square in the Society's trustees.

Under this Act, which still constitutes the charter for the government of New Square, a Committee of Proprietors is appointed, which has power to execute or direct repair and other building work in the Square, to charge and apportion the cost of such work upon and among the Proprietors, and to settle disputes arising out of such work.

Section 13 of the Act provides that the Society "shall at their own proper cost... pave, light, watch, drain, cleanse, keep, repair and maintain the said uncovered piece of ground (i.e. the uncovered space of ground within the Quadrangle), ornamental garden, and all existing ways, paths and passages... except the iron railings enclosing the areas, and the stone coping thereof, and the railings on the entrance steps and area steps to the said several sets of Chambers" (Nos. 1-11), which were to be repaired by the Society at the expense of the Proprietors. No alteration can be made in the exterior of any of the buildings without the consent of the Society.

A difficulty occurred in 1908 over the rent-charges payable by the Proprietors under this Act. It was claimed that they had been absolved from paying them by the Borough of Holborn (Lincoln's Inn) Scheme 1901, made under the Local Government Act 1899. But in view of a Joint Opinion of Counsel in favour of the Society, the claim was not further pursued.

The passage from the South-west corner of New Square to the Law Courts, known as "More's Passage", was constructed under arrangements made with Messrs. Arnold and Co., between 1887 and 1889. Mr George Arnold built and owned 51 and 52 Carey Street, and he erected the statue of Sir Thomas More at the corner. In 1924 the Society bought these premises, and also the part of No. 7 New Square which Mr. Arnold owned.

[BBV5]

1693-97

1-11 New Square was built as nine double fronted buildings on a basement and three floors, with two corresponding "L plan" form buildings (numbers 3 and 7) in the southeast and southwest corners.

The double fronted buildings contained two suites or sets of barristers' accommodation on each floor, with an entrance door onto a central timber common staircase to the rear of the building.

Each set had four rooms (a bed chamber and three rooms for barrister and his clerk).

[ML]

1693-1697

New Square was built between 1693 and 1697 on Ficket's Field to the south of Lincoln's Inn. It was built by Henry Serle and others as a speculative development and with the agreement of the Master of the Bench it was intended to be let to barristers.

The Square comprised three ranges laid out in a rectangle, numbers 1-3 to the southeast, numbers 4-6 to the south and numbers 7-11 to the west. The north was (and is) open and the northeast occupied by 16-19 Old Buildings.

[ML]

1693-1697

The structure was traditional, brick spreaders at basement level with walls rising and stepping back internally at each level to provide bearings for the internal timber structure and to reduce weight. The external basement walls are cellular with rubble infill, whilst the upper external and party walls are solid. Each building has a central brick spine wall running parallel with the front and rear elevations, cranked in the case of the corner buildings and which contains, as do the party walls, the chimney flues.

The entrance corridor from the front of the building to the rear common stair is constructed as a timber box beam with a central supporting wall at basement level. Much of the timber used in the construction was second hand ships' timber.

[ML]

c1693 and 18th century

The original appearance of the buildings is best seen in Nos 6-9. Even then these were altered in the 18th century when the original casement windows were replaced by sash windows, the original wooden cornice was removed and an extra storey was added.

[AH]

1694

The Terrace Walk was extended as far as No 11 by 1694.

[BBV5]

1720

c1720 a further floor was added to all the buildings by their tenants. This work was carried out in a variety of styles and materials, mostly brick. Secondary staircases were built into the second floor sets to give access to the new third floor.

[ML]

1720

No 6 west was extended in timber frame and lath and plaster.

[ML]

c1693 and 18th century

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[AH]

1720

A third floor extension added.

[ML]

1849

Mr Hardwick's statement included notice that:

"In January 1845 the Council decided to enclose New Square and the Old Gardens from the New Building as far as Stone Buildings with an iron railing". The cost was £1254.

... The double set of Chambers adjoining the South Entrance [No 11A New Square] was built in 1845 at the cost of £785. "Serle Street Passage was enclosed as had been always arranged to complete the scheme of making New Square as private as possible, and to remove the nuisance arising from the passage, the public having access to the Inn through the new Entrance. These works were done in January 1846."...

"In 1845 it was agreed that the Steward should have rooms in the New Building, and it was at first proposed to fit up the ground floor and basement under the Library ; but from insufficiency of the accommodation that could be obtained, it was determined to fit up the ground floor of the Library, and in addition to build some offices to the North of the Building, and the Works were executed."

[BBV5]

1885

Report by Richard Horton Smith Esq Q.C. upon the property of the Society including New Square states that:-

"In early times the Society seems to have exercised rights of ownership over a strip of land, 3 feet in width, running along outside, and to the north of, its north garden wall. These rights however appear in part to have been the subject of controversy between the Society and St. Bartholomew's Hospital, the owners of the adjoining property, and to be now lost ; except as to the westernmost end abutting on the Great Turnstile and now called Garden Place ; where

a strip of 72 feet or thereabouts in length and 3 feet in breadth was leased in 1711 by the Society to one Charles Lawton for 99 years at a Fine of One Guinea and a yearly rent of a “good fat turkey of 10 pounds weight” since commuted into a money payment of twelve shillings at Michaelmas in each year. This rent is still paid, although the lease has never been renewed.”...

After referring to the Agreement with Henry Serle, the Report continues:

“With reference to the name of the buildings erected by Mr. Serle the public has been stronger than the parties to the Agreement, and has given to them, their present name of New Square in preference to that of Serle Court, by which however so far as the Society is concerned they are still designated. The Agreement between Mr. Serle and the Society was confirmed by an Act of Parliament which received the Royal Assent on the 6th August, 1860 and which constitutes the existing Charter for the Government of New Square. The preamble to this Act give a minute history of what Mr. Serle did, and what he did not do, in connection with the Agreement of 1682, and what changes in the property had taken place in the interval between that year and 1860, and the effect of the Act, speaking shortly, is to vest the Chambers in Nos. 1 to 10 both inclusive and certain Chambers in No. 11 New Square in the then proprietors of them, subject to certain rent charges to the Society to cover the charges it would be at for paving, lighting and watching (which it undertook to do) and to vest the centre of the square, and all other parts of the property comprised in the Agreement of 1682, in the Trustees of the Society for the time being as part of their ancient property. The whole of the Chambers in Nos. 1 to 11 both inclusive were to be used for law purposes or private residences for gentlemen only ; and a Committee of proprietors was established, of whom the Treasurer of the Society for the time being was to be one, to regulate the affairs of the Community.”...

[BBV5]

1891

Vigorous persistence in the policy of acquiring chambers in New Square.

[BBV5]

1894

The Society owns ten sets of chambers in New Square, outside the ville... New Square is the most eligible site in Lincoln’s Inn from its proximity to the Law Courts...

[BBV5]

20th century

In the 20th century five buildings have had the roof removed entirely and a new fourth floor constructed with dormer windows to the rear.

[ML]

1923

Under Treasurer authorised to make an offer up to £950 for chambers on the second floor of 6 New Square.

[BBV6]

1925

“The late 17th-century chambers in New Square... are symmetrically designed and of four storeys with basements. The walls are of brick. The roofs are covered with slates or tiles.

The top storey is a later addition and other additions have been built along the back of the S. range. Slightly projecting brick bands mark the levels of the first and second floors, but these have in places been cut back. The windows have square heads with flat brick arches, but the sashes, with few exceptions, are all 18th-century or modern. The doorways have moulded architraves with entablatures surmounted by broken curved pediments supported by curved console-brackets ; within the pediments are pedestals with balls, but many of the latter have been broken off. Under one of the first-floor windows of No. 11 is a rectangular boundary-stone panel with fruit swags carved at either side and a Latin inscription in the middle surmounted by a lion carved in low relief and the initials H.L. and date 1691... Below the fourth window to the N. of this is a smaller boundary-stone of St. Clement Danes with the initials S.C., an anchor, and the date 1693. At the E. end of the S. range is an archway... opening into Carey Street. It was altered in the 19th century, when the side footways were converted into shops ; it is covered on both sides with painted cement. The arch towards the square is semi-elliptical and of two orders, the inner plain, the outer with an eared architrave and grotesque keystone ; above the ears to the architrave are carved brackets supporting a broken curved pediment. The side openings are rusticated and are surmounted by scrolls rising to the main archway. Between the windows above are two cement panels with moulded cornices and curved pediments ; the face of each panel is ornamented with scroll-brackets, leaf, fruit and flower enrichments with a shield in the middle, the one charged with the arms of Henry de Lacy, Earl of Lincoln, the other with those of Serle ; below the panels are shaped aprons with the initials and date W.T.D., 1697. The passage between the square and Carey Street has a semi-elliptical groined barrel-vault of plaster divided into four bays by plain ribs ; it is possibly modern. The archway to Carey Street is semi-elliptical and of two orders, the inner plain and slightly wider than the opening below, which has small brackets, the outer rusticated and with grotesque keystone and moulded and enriched imposts. Flanking the arch are panelled Doric pilasters with console-shaped triglyphs to the entablatures supporting a continuous cornice and a broken voluted pediment. The archway to the former E. footway has a segmental head with a rectangular panel above, but on the W. side it is covered by later additions. On the N. end of the W. range is a stone tablet... between the first-floor windows ; it bears an inscription recording the completion of "this terrace wall" in 1694, and has carved swags and moulded sill.

Interior – The entrance-hall to each block of chambers had a semicircular archway with moulded archivolt and key-blocks, responds with moulded caps and bases and panelled spandrels. The staircases, where original, rise in two flights to each floor and have panelled dados, moulded strings and handrails and turned balusters. On each landing solid panelled doors hung on heavy strap-hinges open into the chambers on either side. Most of the chambers retain their original staircases, which stop at the second floor, but some of the dados have been removed as has also much of the interior panelling and in some cases the archway in the entrance-hall.

Condition – Good."

[RCHME]

1987

Linked at second and third level to the rebuilt accommodation at 7 New Square.

[ML]

1999

Refurbishment of the building, including the re-building of two thirds of the roof to provide south facing rooms.

Listed Building Consent could not be obtained to extend into the north gable roof as this is an original part of the 1693/7 roof, albeit at a higher level.

The original plan form of suites off the central stair was reinstated. The ground floor was re-planned and linked to the corresponding mews building at the rear.

[ML]

At first floor level a large seminar room was provided. The previous tenant had already removed the structural timber walls between three rooms at this level and therefore the original rooms were already lost.

[ML]

SEVEN NEW SQUARE

General Chronology

“Fickett’s Fields and New Square (Serle Court)

South of the Inn was once an open space of about 15 acres, known as Fickett’s fields, or later, Little Lincoln’s Inn fields. It had once belonged to the Templars, and it was probably used for martial exercises by them, and also by the Knights of St. John, who later owned the fields. Part of it became the property of the Society, and was used as a kitchen garden, the rest of it was claimed by Henry Serle, a member of the Inn, who in 1682 entered into an agreement with the Society to build three ranges of buildings there, to be called Serle’s Court. One range was to extend southwards from the wall of the kitchen garden ; another was to run from the North end of the gardener’s house (which was to be pulled down) and to be in line with the Society’s wall running southwards from the Turnstile ; and the third was to join the first range to the second at the Southern end. Serle was to have the right to sell all the Chambers built upon his land, but only limited rights in those built upon the Society’s land. The Chambers were to be for the use of members of Lincoln’s Inn only, and to be regulated by the rules of the Society. The freehold title to Serle’s own land was to remain with him.

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[BBV5]

1693-97

1-11 New Square was built as nine double fronted buildings on a basement and three floors, with two corresponding "L plan" form buildings (numbers 3 and 7) in the southeast and southwest corners.

The double fronted buildings contained two suites or sets of barristers' accommodation on each floor, with an entrance door onto a central timber common staircase to the rear of the building.

Each set had four rooms (a bed chamber and three rooms for barrister and his clerk).

The corner buildings (No 3 and 7) had three sets of chambers on each floor opening off a central staircase with a secondary stair leading to the basement to facilitate access to the basement rear set of chambers.

[ML]

1693-1697

New Square was built between 1693 and 1697 on Ficket's Field to the south of Lincoln's Inn. It was built by Henry Serle and others as a speculative development and with the agreement of the Master of the Bench it was intended to be let to barristers.

The Square comprised three ranges laid out in a rectangle, numbers 1-3 to the southeast, numbers 4-6 to the south and numbers 7-11 to the west. The north was (and is) open and the northeast occupied by 16-19 Old Buildings.

[ML]

1693-1697

The structure was traditional, brick spreaders at basement level with walls rising and stepping back internally at each level to provide bearings for the internal timber structure and to reduce weight. The external basement walls are cellular with rubble infill, whilst the upper external and party walls are solid. Each building has a central brick spine wall running parallel with the front and rear elevations, cranked in the case of the corner buildings and which contains, as do the party walls, the chimney flues.

The entrance corridor from the front of the building to the rear common stair is constructed as a timber box beam with a central supporting wall at basement level. Much of the timber used in the construction was second hand ships' timber.

[ML]

1693-97

7 New Square is in the opposite corner of the Square to number 3 and follows the latter's L-shaped plan form.

[ML]

c1693 and 18th century

The original appearance of the buildings is best seen in Nos 6-9. Even then these were altered in the 18th century when the original casement windows were replaced by sash windows, the original wooden cornice was removed and an extra storey was added.

[AH]

1694

The Terrace Walk was extended as far as No 11 by 1694.

[BBV5]

late 18th century

Second and third floor west divided vertically to form two separate units with their own internal stairs.

[ML]

1720

c1720 a further floor was added to all the buildings by their tenants. This work was carried out in a variety of styles and materials, mostly brick. Secondary staircases were built into the second floor sets to give access to the new third floor.

[ML]

1720

Extended by a third floor.

[ML]

The current (2009) roof is in part the original slate roof of 1720, though much altered.

1790

Second floor north contains a fine panelled room from this date with complete set of bookcases and fittings.

[ML]

19th century

Fourth floor being built over the third floor south.

[ML]

1849

Mr Hardwick's statement included notice that:

"In January 1845 the Council decided to enclose New Square and the Old Gardens from the New Building as far as Stone Buildings with an iron railing". The cost was £1254.

... The double set of Chambers adjoining the South Entrance [No 11A New Square] was built in 1845 at the cost of £785. "Serle Street Passage was enclosed as had been always arranged to complete the scheme of making New Square as private as possible, and to remove the nuisance arising from the passage, the public having access to the Inn through the new Entrance. These works were done in January 1846."...

"In 1845 it was agreed that the Steward should have rooms in the New Building, and it was at first proposed to fit up the ground floor and basement under the Library ; but from

insufficiency of the accommodation that could be obtained, it was determined to fit up the ground floor of the Library, and in addition to build some offices to the North of the Building, and the Works were executed.”

[BBV5]

1885

Report by Richard Horton Smith Esq Q.C. upon the property of the Society including New Square states that:-

“In early times the Society seems to have exercised rights of ownership over a strip of land, 3 feet in width, running along outside, and to the north of, its north garden wall. These rights however appear in part to have been the subject of controversy between the Society and St. Bartholomew’s Hospital, the owners of the adjoining property, and to be now lost ; except as to the westernmost end abutting on the Great Turnstile and now called Garden Place ; where a strip of 72 feet or thereabouts in length and 3 feet in breadth was leased in 1711 by the Society to one Charles Lawton for 99 years at a Fine of One Guinea and a yearly rent of a “good fat turkey of 10 pounds weight” since commuted into a money payment of twelve shillings at Michaelmas in each year. This rent is still paid, although the lease has never been renewed.”...

After referring to the Agreement with Henry Serle, the Report continues:

“With reference to the name of the buildings erected by Mr. Serle the public has been stronger than the parties to the Agreement, and has given to them, their present name of New Square in preference to that of Serle Court, by which however so far as the Society is concerned they are still designated. The Agreement between Mr. Serle and the Society was confirmed by an Act of Parliament which received the Royal Assent on the 6th August, 1860 and which constitutes the existing Charter for the Government of New Square. The preamble to this Act give a minute history of what Mr. Serle did, and what he did not do, in connection with the Agreement of 1682, and what changes in the property had taken place in the interval between that year and 1860, and the effect of the Act, speaking shortly, is to vest the Chambers in Nos. 1 to 10 both inclusive and certain Chambers in No. 11 New Square in the then proprietors of them, subject to certain rent charges to the Society to cover the charges it would be at for paving, lighting and watching (which it undertook to do) and to vest the centre of the square, and all other parts of the property comprised in the Agreement of 1682, in the Trustees of the Society for the time being as part of their ancient property. The whole of the Chambers in Nos. 1 to 11 both inclusive were to be used for law purposes or private residences for gentlemen only ; and a Committee of proprietors was established, of whom the Treasurer of the Society for the time being was to be one, to regulate the affairs of the Community.”...

[BBV5]

1890s

Thomas More House was built on land to the south of number 7 as a continuation of the terrace of mews buildings running along the back of numbers 3-7 New Square and fronting onto Carey Street and the Royal Courts of Justice. It was built as a ladywriters’ club and small retail unit. Part of the development included an archway into the Inn separating the retail unit and club. A passage approximately 2m wide was driven through the ground floor south of number 7 through the centre of the two pairs of rooms on the ground floor and

ending in the ground floor staircase lobby of number 7, from which you can exit from the 1693/7 doorcase into the Square.

The purpose of the passage was to create a more direct link between the Inn and the “back door” of the recently constructed Royal Courts of Justice.

[ML]

1891

Vigorous persistence in the policy of acquiring chambers in New Square.

[BBV5]

1892

Purchase of a set of chambers on the ground floor and basement of 7 New Square for £1750 approved.

[BBV5]

1894

The Society owns ten sets of chambers in New Square, outside the ville... New Square is the most eligible site in Lincoln’s Inn from its proximity to the Law Courts...

[BBV5]

1923

Under Treasurer authorised to make an offer up to £1300 for chambers on the second and third floors of 7 New Square.

[BBV6]

1924

Finance Committee recommend that sufficient 5pc War Loan be sold to pay £10,000 plus expenses and costs required for the purchase of chambers adjoining 7 New Square.

[BBV6]

1925

“The late 17th-century chambers in New Square... are symmetrically designed and of four storeys with basements. The walls are of brick. The roofs are covered with slates or tiles. The top storey is a later addition and other additions have been built along the back of the S. range. Slightly projecting brick bands mark the levels of the first and second floors, but these have in places been cut back. The windows have square heads with flat brick arches, but the sashes, with few exceptions, are all 18th-century or modern. The doorways have moulded architraves with entablatures surmounted by broken curved pediments supported by curved console-brackets ; within the pediments are pedestals with balls, but many of the latter have been broken off. Under one of the first-floor windows of No. 11 is a rectangular boundary-stone panel with fruit swags carved at either side and a Latin inscription in the middle surmounted by a lion carved in low relief and the initials H.L. and date 1691... Below the fourth window to the N. of this is a smaller boundary-stone of St. Clement Danes with the initials S.C., an anchor, and the date 1693. At the E. end of the S. range is an archway... opening into Carey Street. It was altered in the 19th century, when the side footways were converted into shops ; it is covered on both sides with painted cement. The arch towards the square is semi-elliptical and of two orders, the inner plain, the outer with an eared architrave and grotesque keystone ; above the ears to the architrave are carved brackets supporting a broken curved pediment. The side openings are rusticated and are surmounted by scrolls

rising to the main archway. Between the windows above are two cement panels with moulded cornices and curved pediments ; the face of each panel is ornamented with scroll-brackets, leaf, fruit and flower enrichments with a shield in the middle, the one charged with the arms of Henry de Lacy, Earl of Lincoln, the other with those of Serle ; below the panels are shaped aprons with the initials and date W.T.D., 1697. The passage between the square and Carey Street has a semi-elliptical groined barrel-vault of plaster divided into four bays by plain ribs ; it is possibly modern. The archway to Carey Street is semi-elliptical and of two orders, the inner plain and slightly wider than the opening below, which has small brackets, the outer rusticated and with grotesque keystone and moulded and enriched imposts. Flanking the arch are panelled Doric pilasters with console-shaped triglyphs to the entablatures supporting a continuous cornice and a broken voluted pediment. The archway to the former E. footway has a segmental head with a rectangular panel above, but on the W. side it is covered by later additions. On the N. end of the W. range is a stone tablet... between the first-floor windows ; it bears an inscription recording the completion of "this terrace wall" in 1694, and has carved swags and moulded sill.

Interior – The entrance-hall to each block of chambers had a semicircular archway with moulded archivolt and key-blocks, responds with moulded caps and bases and panelled spandrels. The staircases, where original, rise in two flights to each floor and have panelled dados, moulded strings and handrails and turned balusters. On each landing solid panelled doors hung on heavy strap-hinges open into the chambers on either side. Most of the chambers retain their original staircases, which stop at the second floor, but some of the dados have been removed as has also much of the interior panelling and in some cases the archway in the entrance-hall.

Condition – Good."

[RCHME]

1925

Sale of War Stock raised £8062 applied towards the purchase of chambers in or adjoining 7 New Square.

[BBV6]

1987

Proprietor of second, third and fourth floors south obtained permission to demolish their freehold and build new accommodation behind a retained façade. All the old structure was removed and a new steel frame introduced. The accommodation was custom-built for a solicitor's needs and linked to the proprietor's premises at number 6 at second and third floor levels.

[ML]

1988

Necessary to strengthen the staircase when it became apparent that it was in danger of imminent collapse. The 1693-7 stair extended from basement to second floor and was collapsing because of the failure of the timber beams at each landing level. New steel beams were inserted under the failed timber beams at each landing level and cranked steel beams under the centre of the carriage and quarter landings of the ground to second floor flights of stairs, hung off the new steel landing beams supporting and partly levelling the timber stairs.

[ML]

1990

Refurbishment of second and third floor west suite of rooms to follow their 1720 plan.

[ML]

1990

Ground floor north and west refurbished to include strengthening works and the forming of a self-contained suite of five rooms.

It contains some good panelled rooms of late 18th/early 19th century and three good chimney pieces.

[ML]

1990s

Second floor north; new lavatories introduced and the original 1720 internal stair re-located into the centre of the suite.

[ML]

1990s

Kitchen and shower room built on the third floor north and a doorway opened to link to the third floor of number 8 south.

[ML]

1991

Second floor north and west thoroughly refurbished. Strengthening carried out with the introduction of cleats on the secondary joists.

[ML]

1991

Third floor north refurbished and roof construction over the third floor north and west extensively repaired.

[ML]

1996

Complete refurbishment of the second floor west.

[ML]

1997

Slate roof over the third floor north and west and asphalt and slate roof over the fourth floor south overhauled.

[ML]

1998

First floor north, west and south: here two lavatories on pumped systems were installed and a tea making point.

[ML]

EIGHT NEW SQUARE

General Chronology

“Fickett’s Fields and New Square (Serle Court)

South of the Inn was once an open space of about 15 acres, known as Fickett’s fields, or later, Little Lincoln’s Inn fields. It had once belonged to the Templars, and it was probably used for martial exercises by them, and also by the Knights of St. John, who later owned the fields. Part of it became the property of the Society, and was used as a kitchen garden, the rest of it was claimed by Henry Serle, a member of the Inn, who in 1682 entered into an agreement with the Society to build three ranges of buildings there, to be called Serle’s Court. One range was to extend southwards from the wall of the kitchen garden ; another was to run from the North end of the gardener’s house (which was to be pulled down) and to be in line with the Society’s wall running southwards from the Turnstile ; and the third was to join the first range to the second at the Southern end. Serle was to have the right to sell all the Chambers built upon his land, but only limited rights in those built upon the Society’s land. The Chambers were to be for the use of members of Lincoln’s Inn only, and to be regulated by the rules of the Society. The freehold title to Serle’s own land was to remain with him.

Disputes soon broke out between Serle and the Society about boundaries, and also between Serle and other persons who claimed to be interested in the project ; and they had not been resolved before Serle died in 1690, and Dr. Barbon stepped into his shoes. Nos. 1 to 11 Serle Court were built between 1691 and 1693. All of them except No. 11 were built upon Serle’s land, and tablets still on the walls of Nos. 1 and 11 record how the boundary disputes were settled. A carriage gateway was made leading into Carey Street, and a footway leading to Serle Street. The “Terrace Walk” was extended as far as No. 11 in 1694 by arrangement between Dr. Barbon and the Society. No. 11a was built as part of the Hall and Library project in 1845. Nos. 12 and 13 had formed part of Kitchen Garden Court, and merely accrued to Serle Court by change of address. Between No. 13 and No. 1 there was a wooden Porter’s Shelter and also a low building, let as a Stationer’s shop. Part of it was used as the orderly room of the Inns of Court Rifle Volunteers during part of the period. The shelter and the shop were pulled down in 1927, when “Garden House”, Nos. 14 and 15 were built on a new site at the back of the kitchen garden, and the Tomlin Gates and Railings were set up.

There were two serious fires in Serle Court during the 18th century. In 1752 Nos. 10 and 11 were involved. No. 11 was rebuilt in 1787, and again after the Second World War in 1951, when the Canadian Bar Association presented the panelling and doors which adorn the entrance. In 1782 there was a fire at Nos. 3 and 4.

[The] 1720 edition of Stow’s Survey of London [shows] “the Prospect of Lincoln’s Inn, looking towards the North”, and it affords a striking picture of Serle’s Court in its early days, and of the walks beyond, while the illustration looking to the South, pinpoints the Serle Gateway and the Serle Street Passage, though it propounds a remarkable degree of architectural symmetry.

Ralph, writing in 1734, allowed the Society to boast of one of the neatest squares in town, “though it is imperfect on one side, yet that very defect produces a beauty, by giving a prospect to the gardens, which fill the space to abundantly more advantage. I may safely add that no area anywhere is kept in better order, either for cleanliness and beauty by day, or illumination and decorum by night”. For a description of this Square in 1804 there is no

need to look beyond Herbert. *“In the midst of this Square, which is covered with gravel and neatly kept, is a fountain (as it is called) consisting of a small handsome column of the Corinthian order from a design of Inigo Jones : the top supported a sun-dial, and the four corners of the pedestal infant tritons holding shells, which formerly spouted water.”* The column was taken down as far as the pedestal, and mounted with “handsome” gas lamp, in 1817.

In 1804, Mary Andrews of Turnstile having twice fallen into an area, and broken first a leg, and then a thigh, directions were given for a lamp to be mounted over the arch of the passage into Serle Street, and for half-gates to be put up at the top of the areas on each side of the passage “in the same manner as the one erected at No. 4 in Serle Court”. In 1807 the Society bought the shops in “Serle Passage”, leading from the west side of Serle Court into Serle Street, and in 1845 closed it altogether and converted it into Chambers. The Society in 1818 made some alterations to the Serle Gateway, as appears from the tablet designating N.G. Clarke as Treasurer. In 1824 it bought the piece of ground below the Gate, and in 1848 modified it so as to exclude vehicular traffic, as by then the new principal entrance from Lincoln’s Inn Fields was available.

A fire broke out at No. 2 Serle Court early in the morning of January 14th, 1849, at which a Badge Porter “meritoriously distinguished himself”.

By 1860 the difficulties of managing and keeping in repair the common roofs, staircases, entrances and areas of the ranges of buildings still officially known as Serle’s Court, but endowed by the public with the name of New Square, had become so acute that the Society promoted the Lincoln’s Inn Act 1860. The short effect of this Act was to vest all the Chambers built on land which had belonged to Serle in the persons who owned them in 1860, subject to rent charges in favour of the Society to cover paving, lighting and watching charges, and to vest the garden and the rest of the Square in the Society’s trustees.

Under this Act, which still constitutes the charter for the government of New Square, a Committee of Proprietors is appointed, which has power to execute or direct repair and other building work in the Square, to charge and apportion the cost of such work upon and among the Proprietors, and to settle disputes arising out of such work.

Section 13 of the Act provides that the Society “shall at their own proper cost... pave, light, watch, drain, cleanse, keep, repair and maintain the said uncovered piece of ground (i.e. the uncovered space of ground within the Quadrangle), ornamental garden, and all existing ways, paths and passages... except the iron railings enclosing the areas, and the stone coping thereof, and the railings on the entrance steps and area steps to the said several sets of Chambers” (Nos. 1-11), which were to be repaired by the Society at the expense of the Proprietors. No alteration can be made in the exterior of any of the buildings without the consent of the Society.

A difficulty occurred in 1908 over the rent-charges payable by the Proprietors under this Act. It was claimed that they had been absolved from paying them by the Borough of Holborn (Lincoln’s Inn) Scheme 1901, made under the Local Government Act 1899. But in view of a Joint Opinion of Counsel in favour of the Society, the claim was not further pursued.

The passage from the South-west corner of New Square to the Law Courts, known as “More’s Passage”, was constructed under arrangements made with Messrs. Arnold and Co.,

between 1887 and 1889. Mr George Arnold built and owned 51 and 52 Carey Street, and he erected the statue of Sir Thomas More at the corner. In 1924 the Society bought these premises, and also the part of No. 7 New Square which Mr. Arnold owned.

[BBV5]

1693-97

1-11 New Square was built as nine double fronted buildings on a basement and three floors, with two corresponding "L plan" form buildings (numbers 3 and 7) in the southeast and southwest corners.

The double fronted buildings contained two suites or sets of barristers' accommodation on each floor, with an entrance door onto a central timber common staircase to the rear of the building.

Each set had four rooms (a bed chamber and three rooms for barrister and his clerk).

[ML]

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[ML]

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[ML]

c1693 and 18th century

The original appearance of the buildings is best seen in Nos 6-9. Even then these were altered in the 18th century when the original casement windows were replaced by sash windows, the original wooden cornice was removed and an extra storey was added.

[AH]

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[BBV5]

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c1720 a further floor was added to all the buildings by their tenants. This work was carried out in a variety of styles and materials, mostly brick. Secondary staircases were built into the second floor sets to give access to the new third floor.

[ML]

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Third floor constructed.

[ML]

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[BBV5]

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Condition – Good.”

[RCHME]

1939

Purchase of Mr Mills chambers at 8 New Square has been completed for £5000.

[BBV6]

1945

Mr Heaton had agreed to sell the chambers on the ground floor and basement north of 8 New Square for £5,500.

Consideration of the offer to sell further chambers declined in the present circumstances.

[BBV6]

1954

Fourth floor constructed behind a mansard.

[ML]

1980s-1990s

8 New Square, identified as being structurally the poorest of any building in the Inn, collapse being not far away. Decision taken to, in effect, re-build behind the retained façade. Decision taken to divide vertically rather than horizontally as before. Internal joinery dismantled, stripped and repaired. The staircase was re-assembled with suitable strengthening, extended as a replica into the basement and in sympathetic form to the third and fourth floors.

[ML]

1990s

A new fourth floor under a portal frame roof was built to a slightly raised ridge height.

[ML]

1993-1994

Entire building was re-built.

[ML]

1994

Stair from second to fourth floors and ground to basement added when the building was re-built.

[ML]

1994

Rear rooms of basement re-built to provide lavatories, kitchens and amenities.

[ML]

NINE NEW SQUARE

General Chronology

“Fickett’s Fields and New Square (Serle Court)

South of the Inn was once an open space of about 15 acres, known as Fickett’s fields, or later, Little Lincoln’s Inn fields. It had once belonged to the Templars, and it was probably used for martial exercises by them, and also by the Knights of St. John, who later owned the fields. Part of it became the property of the Society, and was used as a kitchen garden, the rest of it was claimed by Henry Serle, a member of the Inn, who in 1682 entered into an agreement with the Society to build three ranges of buildings there, to be called Serle’s Court. One range was to extend southwards from the wall of the kitchen garden ; another was to run from the North end of the gardener’s house (which was to be pulled down) and to be in line with the Society’s wall running southwards from the Turnstile ; and the third was to join the first range to the second at the Southern end. Serle was to have the right to sell all the Chambers built upon his land, but only limited rights in those built upon the Society’s land. The Chambers were to be for the use of members of Lincoln’s Inn only, and to be regulated by the rules of the Society. The freehold title to Serle’s own land was to remain with him.

Disputes soon broke out between Serle and the Society about boundaries, and also between Serle and other persons who claimed to be interested in the project ; and they had not been resolved before Serle died in 1690, and Dr. Barbon stepped into his shoes. Nos. 1 to 11 Serle Court were built between 1691 and 1693. All of them except No. 11 were built upon Serle’s land, and tablets still on the walls of Nos. 1 and 11 record how the boundary disputes were settled. A carriage gateway was made leading into Carey Street, and a footway leading to Serle Street. The “Terrace Walk” was extended as far as No. 11 in 1694 by arrangement between Dr. Barbon and the Society. No. 11a was built as part of the Hall and Library project in 1845. Nos. 12 and 13 had formed part of Kitchen Garden Court, and merely accrued to Serle Court by change of address. Between No. 13 and No. 1 there was a wooden Porter’s Shelter and also a low building, let as a Stationer’s shop. Part of it was used as the orderly room of the Inns of Court Rifle Volunteers during part of the period. The shelter and the shop were pulled down in 1927, when “Garden House”, Nos. 14 and 15 were built on a new site at the back of the kitchen garden, and the Tomlin Gates and Railings were set up.

There were two serious fires in Serle Court during the 18th century. In 1752 Nos. 10 and 11 were involved. No. 11 was rebuilt in 1787, and again after the Second World War in 1951, when the Canadian Bar Association presented the panelling and doors which adorn the entrance. In 1782 there was a fire at Nos. 3 and 4.

[The] 1720 edition of Stow’s Survey of London [shows] “the Prospect of Lincoln’s Inn, looking towards the North”, and it affords a striking picture of Serle’s Court in its early days, and of the walks beyond, while the illustration looking to the South, pinpoints the Serle Gateway and the Serle Street Passage, though it propounds a remarkable degree of architectural symmetry.

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need to look beyond Herbert. *“In the midst of this Square, which is covered with gravel and neatly kept, is a fountain (as it is called) consisting of a small handsome column of the Corinthian order from a design of Inigo Jones : the top supported a sun-dial, and the four corners of the pedestal infant tritons holding shells, which formerly spouted water.”* The column was taken down as far as the pedestal, and mounted with “handsome” gas lamp, in 1817.

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A fire broke out at No. 2 Serle Court early in the morning of January 14th, 1849, at which a Badge Porter “meritoriously distinguished himself”.

By 1860 the difficulties of managing and keeping in repair the common roofs, staircases, entrances and areas of the ranges of buildings still officially known as Serle’s Court, but endowed by the public with the name of New Square, had become so acute that the Society promoted the Lincoln’s Inn Act 1860. The short effect of this Act was to vest all the Chambers built on land which had belonged to Serle in the persons who owned them in 1860, subject to rent charges in favour of the Society to cover paving, lighting and watching charges, and to vest the garden and the rest of the Square in the Society’s trustees.

Under this Act, which still constitutes the charter for the government of New Square, a Committee of Proprietors is appointed, which has power to execute or direct repair and other building work in the Square, to charge and apportion the cost of such work upon and among the Proprietors, and to settle disputes arising out of such work.

Section 13 of the Act provides that the Society “shall at their own proper cost... pave, light, watch, drain, cleanse, keep, repair and maintain the said uncovered piece of ground (i.e. the uncovered space of ground within the Quadrangle), ornamental garden, and all existing ways, paths and passages... except the iron railings enclosing the areas, and the stone coping thereof, and the railings on the entrance steps and area steps to the said several sets of Chambers” (Nos. 1-11), which were to be repaired by the Society at the expense of the Proprietors. No alteration can be made in the exterior of any of the buildings without the consent of the Society.

A difficulty occurred in 1908 over the rent-charges payable by the Proprietors under this Act. It was claimed that they had been absolved from paying them by the Borough of Holborn (Lincoln’s Inn) Scheme 1901, made under the Local Government Act 1899. But in view of a Joint Opinion of Counsel in favour of the Society, the claim was not further pursued.

The passage from the South-west corner of New Square to the Law Courts, known as “More’s Passage”, was constructed under arrangements made with Messrs. Arnold and Co.,

between 1887 and 1889. Mr George Arnold built and owned 51 and 52 Carey Street, and he erected the statue of Sir Thomas More at the corner. In 1924 the Society bought these premises, and also the part of No. 7 New Square which Mr. Arnold owned.

[BBV5]

1693-97

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The double fronted buildings contained two suites or sets of barristers' accommodation on each floor, with an entrance door onto a central timber common staircase to the rear of the building.

Each set had four rooms (a bed chamber and three rooms for barrister and his clerk).

[ML]

1693-1697

New Square was built between 1693 and 1697 on Ficket's Field to the south of Lincoln's Inn. It was built by Henry Serle and others as a speculative development and with the agreement of the Master of the Bench it was intended to be let to barristers.

The Square comprised three ranges laid out in a rectangle, numbers 1-3 to the southeast, numbers 4-6 to the south and numbers 7-11 to the west. The north was (and is) open and the northeast occupied by 16-19 Old Buildings.

[ML]

1693-1697

The structure was traditional, brick spreaders at basement level with walls rising and stepping back internally at each level to provide bearings for the internal timber structure and to reduce weight. The external basement walls are cellular with rubble infill, whilst the upper external and party walls are solid. Each building has a central brick spine wall running parallel with the front and rear elevations, cranked in the case of the corner buildings and which contains, as do the party walls, the chimney flues.

The entrance corridor from the front of the building to the rear common stair is constructed as a timber box beam with a central supporting wall at basement level. Much of the timber used in the construction was second hand ships' timber.

[ML]

c1693 and 18th century

The original appearance of the buildings is best seen in Nos 6-9. Even then these were altered in the 18th century when the original casement windows were replaced by sash windows, the original wooden cornice was removed and an extra storey was added.

[AH]

1694

The Terrace Walk was extended as far as No 11 by 1694.

[BBV5]

1720

c1720 a further floor was added to all the buildings by their tenants. This work was carried out in a variety of styles and materials, mostly brick. Secondary staircases were built into the second floor sets to give access to the new third floor.

[ML]

1720

The roofs principally date from the 1720 work, although there are some surviving examples of the 1693/7 roofs where those were incorporated into the extension or the rear of the building was not extended (as at No 4 New Square).

[ML]

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The original appearance of the buildings is best seen in Nos 6-9. Even then these were altered in the 18th century when the original casement windows were replaced by sash windows, the original wooden cornice was removed and an extra storey was added.

[AH]

19th century

Second and third floor northernmost two bays were re-built with a simple pitched slated hip roof running east west, at right angles to the earlier roofs over the other seven bays which run north south. The four windows onto the Square from this re-built are slightly different size from the others and have a lower cill.

[ML]

19th/early 20th century

The basement (north and south) originally served by doors onto the basement area to the east, but both linked to the ground floor by two internal stairs.

[ML]

1843-46

Chambers at No 9 New Square formed out of the closed Serle Street passage.

[BBV5]

1849

Mr Hardwick's statement included notice that:

"In January 1845 the Council decided to enclose New Square and the Old Gardens from the New Building as far as Stone Buildings with an iron railing". The cost was £1254.

... The double set of Chambers adjoining the South Entrance [No 11A New Square] was built in 1845 at the cost of £785. "Serle Street Passage was enclosed as had been always arranged to complete the scheme of making New Square as private as possible, and to remove the nuisance arising from the passage, the public having access to the Inn through the new Entrance. These works were done in January 1846."...

"In 1845 it was agreed that the Steward should have rooms in the New Building, and it was at first proposed to fit up the ground floor and basement under the Library ; but from insufficiency of the accommodation that could be obtained, it was determined to fit up the ground floor of the Library, and in addition to build some offices to the North of the Building, and the Works were executed."

[BBV5]

1870s

Partly re-built.

[ML]

1885

Report by Richard Horton Smith Esq Q.C. upon the property of the Society including New Square states that:-

“In early times the Society seems to have exercised rights of ownership over a strip of land, 3 feet in width, running along outside, and to the north of, its north garden wall. These rights however appear in part to have been the subject of controversy between the Society and St. Bartholomew’s Hospital, the owners of the adjoining property, and to be now lost ; except as to the westernmost end abutting on the Great Turnstile and now called Garden Place ; where a strip of 72 feet or thereabouts in length and 3 feet in breadth was leased in 1711 by the Society to one Charles Lawton for 99 years at a Fine of One Guinea and a yearly rent of a “good fat turkey of 10 pounds weight” since commuted into a money payment of twelve shillings at Michaelmas in each year. This rent is still paid, although the lease has never been renewed.”...

After referring to the Agreement with Henry Serle, the Report continues:

“With reference to the name of the buildings erected by Mr. Serle the public has been stronger than the parties to the Agreement, and has given to them, their present name of New Square in preference to that of Serle Court, by which however so far as the Society is concerned they are still designated. The Agreement between Mr. Serle and the Society was confirmed by an Act of Parliament which received the Royal Assent on the 6th August, 1860 and which constitutes the existing Charter for the Government of New Square. The preamble to this Act give a minute history of what Mr. Serle did, and what he did not do, in connection with the Agreement of 1682, and what changes in the property had taken place in the interval between that year and 1860, and the effect of the Act, speaking shortly, is to vest the Chambers in Nos. 1 to 10 both inclusive and certain Chambers in No. 11 New Square in the then proprietors of them, subject to certain rent charges to the Society to cover the charges it would be at for paving, lighting and watching (which it undertook to do) and to vest the centre of the square, and all other parts of the property comprised in the Agreement of 1682, in the Trustees of the Society for the time being as part of their ancient property. The whole of the Chambers in Nos. 1 to 11 both inclusive were to be used for law purposes or private residences for gentlemen only ; and a Committee of proprietors was established, of whom the Treasurer of the Society for the time being was to be one, to regulate the affairs of the Community.”...

[BBV5]

1891

Vigorous persistence in the policy of acquiring chambers in New Square.

[BBV5]

1894

The Society owns ten sets of chambers in New Square, outside the ville... New Square is the most eligible site in Lincoln’s Inn from its proximity to the Law Courts...

1925

“The late 17th-century chambers in New Square... are symmetrically designed and of four storeys with basements. The walls are of brick. The roofs are covered with slates or tiles. The top storey is a later addition and other additions have been built along the back of the S. range. Slightly projecting brick bands mark the levels of the first and second floors, but these have in places been cut back. The windows have square heads with flat brick arches, but the sashes, with few exceptions, are all 18th-century or modern. The doorways have moulded architraves with entablatures surmounted by broken curved pediments supported by curved console-brackets ; within the pediments are pedestals with balls, but many of the latter have been broken off. Under one of the first-floor windows of No. 11 is a rectangular boundary-stone panel with fruit swags carved at either side and a Latin inscription in the middle surmounted by a lion carved in low relief and the initials H.L. and date 1691... Below the fourth window to the N. of this is a smaller boundary-stone of St. Clement Danes with the initials S.C., an anchor, and the date 1693. At the E. end of the S. range is an archway... opening into Carey Street. It was altered in the 19th century, when the side footways were converted into shops ; it is covered on both sides with painted cement. The arch towards the square is semi-elliptical and of two orders, the inner plain, the outer with an eared architrave and grotesque keystone ; above the ears to the architrave are carved brackets supporting a broken curved pediment. The side openings are rusticated and are surmounted by scrolls rising to the main archway. Between the windows above are two cement panels with moulded cornices and curved pediments ; the face of each panel is ornamented with scroll-brackets, leaf, fruit and flower enrichments with a shield in the middle, the one charged with the arms of Henry de Lacy, Earl of Lincoln, the other with those of Serle ; below the panels are shaped aprons with the initials and date W.T.D., 1697. The passage between the square and Carey Street has a semi-elliptical groined barrel-vault of plaster divided into four bays by plain ribs ; it is possibly modern. The archway to Carey Street is semi-elliptical and of two orders, the inner plain and slightly wider than the opening below, which has small brackets, the outer rusticated and with grotesque keystone and moulded and enriched impost. Flanking the arch are panelled Doric pilasters with console-shaped triglyphs to the entablatures supporting a continuous cornice and a broken voluted pediment. The archway to the former E. footway has a segmental head with a rectangular panel above, but on the W. side it is covered by later additions. On the N. end of the W. range is a stone tablet... between the first-floor windows ; it bears an inscription recording the completion of “this terrace wall” in 1694, and has carved swags and moulded sill.

Interior – The entrance-hall to each block of chambers had a semicircular archway with moulded archivolt and key-blocks, responds with moulded caps and bases and panelled spandrels. The staircases, where original, rise in two flights to each floor and have panelled dados, moulded strings and handrails and turned balusters. On each landing solid panelled doors hung on heavy strap-hinges open into the chambers on either side. Most of the chambers retain their original staircases, which stop at the second floor, but some of the dados have been removed as has also much of the interior panelling and in some cases the archway in the entrance-hall.

Condition – Good.”

1939

Completion of purchase of Messrs Walters' chambers at 9 and 10 New Square for £8600.

[BBV6]

1944

Recommendation from the Building Committee that third floor south be converted for residence at an estimated cost of £275.

[BBV6]

1992

Cosmetic refurbishment undertaken to enable the space to be used on a relatively temporary basis.

[ML]

TEN NEW SQUARE

General Chronology

“Fickett’s Fields and New Square (Serle Court)”

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[BBV5]

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Each set had four rooms (a bed chamber and three rooms for barrister and his clerk).

[ML]

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[ML]

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The structure was traditional, brick spreaders at basement level with walls rising and stepping back internally at each level to provide bearings for the internal timber structure and to reduce weight. The external basement walls are cellular with rubble infill, whilst the upper external and party walls are solid. Each building has a central brick spine wall running parallel with the front and rear elevations, cranked in the case of the corner buildings and which contains, as do the party walls, the chimney flues.

The entrance corridor from the front of the building to the rear common stair is constructed as a timber box beam with a central supporting wall at basement level. Much of the timber used in the construction was second hand ships' timber.

[ML]

1693/97

When built, there was a carriageway through the building linking New Square and Serle Street. This occupied the two most southerly bays on the ground and basement floors, the basement containing a substantial brick vault to support the roadway. This entrance into the Square (similar to that which still exists in number 4).

1694

The Terrace Walk was extended as far as No 11 by 1694.

[BBV5]

late 18th century

Re-building with the introduction of a brick stair well.

[ML]

late 18th century

The building has several unique features which result from its plan form when built and its subsequent re-building in the late 18th century.

[ML]

1720

c1720 a further floor was added to all the buildings by their tenants. This work was carried out in a variety of styles and materials, mostly brick. Secondary staircases were built into the second floor sets to give access to the new third floor.

[ML]

1752

Serious fires.

[BBV5]

1752

“About one in the morning broke out a terrible fire in Lincoln’s Inn new square, by which No. 10 and 11 were entirely consumed, particularly the chambers of R. Wilbraham, the hon. Edward Harley, hon. Charles York, E Hoskyns, - Cholmley, Edmund Sawyer, master in chancery, and – Ansell, Esqs ; all in No.10, where the papers, books, plate, furniture, and wearing apparel were totally destroyed. The gentlemen in the next staircase No. 11, viz. John Sharpe, solicitor to the treasury, Edward Booth Esq ; Mess. Ambler, Fazakerly, Fellers, and Wilmot, had just time to save most things of consequence. The loss and difficulties in which many families are involved, the titles to whole properties were lodged with the above gentlemen, are not to be computed, Mr Wilbraham had lately purchased an estate of great value, the title deeds of which, among other numberless deeds, mortgages, etc. were burnt. His clerk, Mr Pickering, lost above 1100l. in money and bank notes of his own and others, and securities for 30,000l. more, also all the title-deeds of lord Leigh’s estate. When the fire was discover’d most of the watch were asleep or drunk, and the wife of an upholder in Carey Street, whose husband left his bed to assist the sufferers, hang’d herself in his absence.”

[untitled press cutting, June 27, 1752]

1790-91

*“ Council held on November 6th, 1790.
Six Benchers present.*

“Information being given to the Bench that a door-way is opened into Serle Street from a set of chambers at No. 10 in Serle Court – Ordered that the Steward do give immediate notice to the owner of these chambers to stop up the said door-way, it being contrary to the Rules of this Society, and contrary to the Agreement entered into between Serle and the Society.”

*Council held on November 29th, 1790.
Ten Benchers present.*

“Upon the petition of Giffin Wilson, Esquire, a Barrister of this Society, setting forth that he having, through ignorance of the tenor of the covenants originally made by and between this Society and the late Henry Serle, Esquire, opened a door-way from the back of his chambers at No. 10 in Serle Court into Serle Street, and having received notice from the Steward of this

Society to stop up the said door-way, it being contrary to the Agreement entered into between Serle and the Society, that he is ready and willing to comply with the said Order ; but as he has expended a considerable sum of money in making the said door-way, and that it is a convenience which would put him to a difficulty in dispensing with during his residence with his family in the said chambers, and praying that the Society would take the promises into their consideration, and allow him to suspend his obedience to the said Order untill he can suit himself with a house (which he hopes shortly to be able to do), or untill such time as this Society may think reasonable – It is ordered that the s^d M^r Wilson do brick up the said door-way at his own expence on or before the first day of Easter Term, 1791.”

[BBV4]

early 19th century

Re-built because of fire damage but retains some earlier interiors.

[ML]

1849

Mr Hardwick's statement included notice that:

“In January 1845 the Council decided to enclose New Square and the Old Gardens from the New Building as far as Stone Buildings with an iron railing”. The cost was £1254.

... The double set of Chambers adjoining the South Entrance [No 11A New Square] was built in 1845 at the cost of £785. “Serle Street Passage was enclosed as had been always arranged to complete the scheme of making New Square as private as possible, and to remove the nuisance arising from the passage, the public having access to the Inn through the new Entrance. These works were done in January 1846.”...

“In 1845 it was agreed that the Steward should have rooms in the New Building, and it was at first proposed to fit up the ground floor and basement under the Library ; but from insufficiency of the accommodation that could be obtained, it was determined to fit up the ground floor of the Library, and in addition to build some offices to the North of the Building, and the Works were executed.”

[BBV5]

1840s

The Inn re-built the present gateway into the Inn from Lincoln's Inn Fields and rendered the gateway through number 10 redundant.

[ML]

1885

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“good fat turkey of 10 pounds weight” since commuted into a money payment of twelve shillings at Michaelmas in each year. This rent is still paid, although the lease has never been renewed.”...

After referring to the Agreement with Henry Serle, the Report continues:

“With reference to the name of the buildings erected by Mr. Serle the public has been stronger than the parties to the Agreement, and has given to them, their present name of New Square in preference to that of Serle Court, by which however so far as the Society is concerned they are still designated. The Agreement between Mr. Serle and the Society was confirmed by an Act of Parliament which received the Royal Assent on the 6th August, 1860 and which constitutes the existing Charter for the Government of New Square. The preamble to this Act give a minute history of what Mr. Serle did, and what he did not do, in connection with the Agreement of 1682, and what changes in the property had taken place in the interval between that year and 1860, and the effect of the Act, speaking shortly, is to vest the Chambers in Nos. 1 to 10 both inclusive and certain Chambers in No. 11 New Square in the then proprietors of them, subject to certain rent charges to the Society to cover the charges it would be at for paving, lighting and watching (which it undertook to do) and to vest the centre of the square, and all other parts of the property comprised in the Agreement of 1682, in the Trustees of the Society for the time being as part of their ancient property. The whole of the Chambers in Nos. 1 to 11 both inclusive were to be used for law purposes or private residences for gentlemen only ; and a Committee of proprietors was established, of whom the Treasurer of the Society for the time being was to be one, to regulate the affairs of the Community.”... ”

[BBV5]

1891

Vigorous persistence in the policy of acquiring chambers in New Square.

[BBV5]

1894

The Society owns ten sets of chambers in New Square, outside the ville... New Square is the most eligible site in Lincoln's Inn from its proximity to the Law Courts...

[BBV5]

1925

“The late 17th-century chambers in New Square... are symmetrically designed and of four storeys with basements. The walls are of brick. The roofs are covered with slates or tiles. The top storey is a later addition and other additions have been built along the back of the S. range. Slightly projecting brick bands mark the levels of the first and second floors, but these have in places been cut back. The windows have square heads with flat brick arches, but the sashes, with few exceptions, are all 18th-century or modern. The doorways have moulded architraves with entablatures surmounted by broken curved pediments supported by curved console-brackets ; within the pediments are pedestals with balls, but many of the latter have been broken off. Under one of the first-floor windows of No. 11 is a rectangular boundary-stone panel with fruit swags carved at either side and a Latin inscription in the middle surmounted by a lion carved in low relief and the initials H.L. and date 1691... Below the fourth window to the N. of this is a smaller boundary-stone of St. Clement Danes with the initials S.C., an anchor, and the date 1693. At the E. end of the S. range is an archway... opening into Carey Street. It was altered in the 19th century, when the side footways were

converted into shops ; it is covered on both sides with painted cement. The arch towards the square is semi-elliptical and of two orders, the inner plain, the outer with an eared architrave and grotesque keystone ; above the ears to the architrave are carved brackets supporting a broken curved pediment. The side openings are rusticated and are surmounted by scrolls rising to the main archway. Between the windows above are two cement panels with moulded cornices and curved pediments ; the face of each panel is ornamented with scroll-brackets, leaf, fruit and flower enrichments with a shield in the middle, the one charged with the arms of Henry de Lacy, Earl of Lincoln, the other with those of Serle ; below the panels are shaped aprons with the initials and date W.T.D., 1697. The passage between the square and Carey Street has a semi-elliptical groined barrel-vault of plaster divided into four bays by plain ribs ; it is possibly modern. The archway to Carey Street is semi-elliptical and of two orders, the inner plain and slightly wider than the opening below, which has small brackets, the outer rusticated and with grotesque keystone and moulded and enriched impost. Flanking the arch are panelled Doric pilasters with console-shaped triglyphs to the entablatures supporting a continuous cornice and a broken voluted pediment. The archway to the former E. footway has a segmental head with a rectangular panel above, but on the W. side it is covered by later additions. On the N. end of the W. range is a stone tablet... between the first-floor windows ; it bears an inscription recording the completion of “this terrace wall” in 1694, and has carved swags and moulded sill.

Interior – The entrance-hall to each block of chambers had a semicircular archway with moulded archivolt and key-blocks, responds with moulded caps and bases and panelled spandrels. The staircases, where original, rise in two flights to each floor and have panelled dados, moulded strings and handrails and turned balusters. On each landing solid panelled doors hung on heavy strap-hinges open into the chambers on either side. Most of the chambers retain their original staircases, which stop at the second floor, but some of the dados have been removed as has also much of the interior panelling and in some cases the archway in the entrance-hall.

Condition – Good.”

[RCHME]

1939

Completion of purchase of Messrs Walters’ chambers at 9 and 10 New Square for £8600.

[BBV6]

2000

Detailed survey undertaken, during which investigation was made into the dating of the roof. The east roof dates from the late 18th century and contains three rooms lit by mansards under a copper roof to the north and south, and a bull’s eye contained within the brick pediment to the centre. These rooms are linked to a second central gable roof running north south which dates from the late 18th century re-build.

The third roof is of much lower pitch and span and also runs north south and would appear to date from the 1720 extension, or even in part from the earlier building, though how it survived is not known.

The existence of this third earlier roof was the reason why planning and listed building consent was refused in 2000 for the construction of a new fourth floor in the same style as number 8 New Square.

[ML]

2000

Consent given for a lift from basement to third floors.

[ML]

ELEVEN NEW SQUARE

General Chronology

“Fickett’s Fields and New Square (Serle Court)

South of the Inn was once an open space of about 15 acres, known as Fickett’s fields, or later, Little Lincoln’s Inn fields. It had once belonged to the Templars, and it was probably used for martial exercises by them, and also by the Knights of St. John, who later owned the fields. Part of it became the property of the Society, and was used as a kitchen garden, the rest of it was claimed by Henry Serle, a member of the Inn, who in 1682 entered into an agreement with the Society to build three ranges of buildings there, to be called Serle’s Court. One range was to extend southwards from the wall of the kitchen garden ; another was to run from the North end of the gardener’s house (which was to be pulled down) and to be in line with the Society’s wall running southwards from the Turnstile ; and the third was to join the first range to the second at the Southern end. Serle was to have the right to sell all the Chambers built upon his land, but only limited rights in those built upon the Society’s land. The Chambers were to be for the use of members of Lincoln’s Inn only, and to be regulated by the rules of the Society. The freehold title to Serle’s own land was to remain with him.

Disputes soon broke out between Serle and the Society about boundaries, and also between Serle and other persons who claimed to be interested in the project ; and they had not been resolved before Serle died in 1690, and Dr. Barbon stepped into his shoes. Nos. 1 to 11 Serle Court were built between 1691 and 1693. All of them except No. 11 were built upon Serle’s land, and tablets still on the walls of Nos. 1 and 11 record how the boundary disputes were settled. A carriage gateway was made leading into Carey Street, and a footway leading to Serle Street. The “Terrace Walk” was extended as far as No. 11 in 1694 by arrangement between Dr. Barbon and the Society. No. 11a was built as part of the Hall and Library project in 1845. Nos. 12 and 13 had formed part of Kitchen Garden Court, and merely accrued to Serle Court by change of address. Between No. 13 and No. 1 there was a wooden Porter’s Shelter and also a low building, let as a Stationer’s shop. Part of it was used as the orderly room of the Inns of Court Rifle Volunteers during part of the period. The shelter and the shop were pulled down in 1927, when “Garden House”, Nos. 14 and 15 were built on a new site at the back of the kitchen garden, and the Tomlin Gates and Railings were set up.

There were two serious fires in Serle Court during the 18th century. In 1752 Nos. 10 and 11 were involved. No. 11 was rebuilt in 1787, and again after the Second World War in 1951, when the Canadian Bar Association presented the panelling and doors which adorn the entrance. In 1782 there was a fire at Nos. 3 and 4.

[The] 1720 edition of Stow’s Survey of London [shows] “the Prospect of Lincoln’s Inn, looking towards the North”, and it affords a striking picture of Serle’s Court in its early days, and of the walks beyond, while the illustration looking to the South, pinpoints the Serle Gateway and the Serle Street Passage, though it propounds a remarkable degree of architectural symmetry.

Ralph, writing in 1734, allowed the Society to boast of one of the neatest squares in town, “though it is imperfect on one side, yet that very defect produces a beauty, by giving a prospect to the gardens, which fill the space to abundantly more advantage. I may safely add that no area anywhere is kept in better order, either for cleanliness and beauty by day, or illumination and decorum by night”. For a description of this Square in 1804 there is no

need to look beyond Herbert. "In the midst of this Square, which is covered with gravel and neatly kept, is a fountain (as it is called) consisting of a small handsome column of the Corinthian order from a design of Inigo Jones : the top supported a sun-dial, and the four corners of the pedestal infant tritons holding shells, which formerly spouted water." The column was taken down as far as the pedestal, and mounted with "handsome" gas lamp, in 1817.

In 1804, Mary Andrews of Turnstile having twice fallen into an area, and broken first a leg, and then a thigh, directions were given for a lamp to be mounted over the arch of the passage into Serle Street, and for half-gates to be put up at the top of the areas on each side of the passage "in the same manner as the one erected at No. 4 in Serle Court". In 1807 the Society bought the shops in "Serle Passage", leading from the west side of Serle Court into Serle Street, and in 1845 closed it altogether and converted it into Chambers. The Society in 1818 made some alterations to the Serle Gateway, as appears from the tablet designating N.G. Clarke as Treasurer. In 1824 it bought the piece of ground below the Gate, and in 1848 modified it so as to exclude vehicular traffic, as by then the new principal entrance from Lincoln's Inn Fields was available.

A fire broke out at No. 2 Serle Court early in the morning of January 14th, 1849, at which a Badge Porter "meritoriously distinguished himself".

By 1860 the difficulties of managing and keeping in repair the common roofs, staircases, entrances and areas of the ranges of buildings still officially known as Serle's Court, but endowed by the public with the name of New Square, had become so acute that the Society promoted the Lincoln's Inn Act 1860. The short effect of this Act was to vest all the Chambers built on land which had belonged to Serle in the persons who owned them in 1860, subject to rent charges in favour of the Society to cover paving, lighting and watching charges, and to vest the garden and the rest of the Square in the Society's trustees.

Under this Act, which still constitutes the charter for the government of New Square, a Committee of Proprietors is appointed, which has power to execute or direct repair and other building work in the Square, to charge and apportion the cost of such work upon and among the Proprietors, and to settle disputes arising out of such work.

Section 13 of the Act provides that the Society "shall at their own proper cost... pave, light, watch, drain, cleanse, keep, repair and maintain the said uncovered piece of ground (i.e. the uncovered space of ground within the Quadrangle), ornamental garden, and all existing ways, paths and passages... except the iron railings enclosing the areas, and the stone coping thereof, and the railings on the entrance steps and area steps to the said several sets of Chambers" (Nos. 1-11), which were to be repaired by the Society at the expense of the Proprietors. No alteration can be made in the exterior of any of the buildings without the consent of the Society.

A difficulty occurred in 1908 over the rent-charges payable by the Proprietors under this Act. It was claimed that they had been absolved from paying them by the Borough of Holborn (Lincoln's Inn) Scheme 1901, made under the Local Government Act 1899. But in view of a Joint Opinion of Counsel in favour of the Society, the claim was not further pursued.

The passage from the South-west corner of New Square to the Law Courts, known as "More's Passage", was constructed under arrangements made with Messrs. Arnold and Co.,

between 1887 and 1889. Mr George Arnold built and owned 51 and 52 Carey Street, and he erected the statue of Sir Thomas More at the corner. In 1924 the Society bought these premises, and also the part of No. 7 New Square which Mr. Arnold owned.

[BBV5]

1693-97

1-11 New Square was built as nine double fronted buildings on a basement and three floors, with two corresponding "L plan" form buildings (numbers 3 and 7) in the southeast and southwest corners.

The double fronted buildings contained two suites or sets of barristers' accommodation on each floor, with an entrance door onto a central timber common staircase to the rear of the building.

Each set had four rooms (a bed chamber and three rooms for barrister and his clerk).

[ML]

1693-1697

New Square was built between 1693 and 1697 on Ficket's Field to the south of Lincoln's Inn. It was built by Henry Serle and others as a speculative development and with the agreement of the Master of the Bench it was intended to be let to barristers.

The Square comprised three ranges laid out in a rectangle, numbers 1-3 to the southeast, numbers 4-6 to the south and numbers 7-11 to the west. The north was (and is) open and the northeast occupied by 16-19 Old Buildings.

[ML]

1693/7

There are fragments of the original building at basement and ground floor levels, principally brickwork, mantelpieces and some panelling, though this whilst early may not be from the original building.

[ML]

1693-1697

The structure was traditional, brick spreaders at basement level with walls rising and stepping back internally at each level to provide bearings for the internal timber structure and to reduce weight. The external basement walls are cellular with rubble infill, whilst the upper external and party walls are solid. Each building has a central brick spine wall running parallel with the front and rear elevations, cranked in the case of the corner buildings and which contains, as do the party walls, the chimney flues.

The entrance corridor from the front of the building to the rear common stair is constructed as a timber box beam with a central supporting wall at basement level. Much of the timber used in the construction was second hand ships' timber.

[ML]

1694

The Terrace Walk was extended as far as No 11 by 1694.

[BBV5]

1720

c1720 a further floor was added to all the buildings by their tenants. This work was carried out in a variety of styles and materials, mostly brick. Secondary staircases were built into the second floor sets to give access to the new third floor.

[ML]

1752

Serious fires.

[BBV5]

1752

“About one in the morning broke out a terrible fire in Lincoln’s Inn new square, by which No. 10 and 11 were entirely consumed, particularly the chambers of R. Wilbraham, the hon. Edward Harley, hon. Charles York, E Hoskyns, - Cholmley, Edmund Sawyer, master in chancery, and – Ansell, Esqs ; all in No.10, where the papers, books, plate, furniture, and wearing apparel were totally destroyed. The gentlemen in the next staircase No. 11, viz. John Sharpe, solicitor to the treasury, Edward Booth Esq ; Mess. Ambler, Fazakerly, Fellers, and Wilmot, had just time to save most things of consequence. The loss and difficulties in which many families are involved, the titles to whole properties were lodged with the above gentlemen, are not to be computed, Mr Wilbraham had lately purchased an estate of great value, the title deeds of which, among other numberless deeds, mortgages, etc. were burnt. His clerk, Mr Pickering, lost above 1100l. in money and bank notes of his own and others, and securities for 30,000l. more, also all the title-deeds of lord Leigh’s estate. When the fire was discover’d most of the watch were asleep or drunk, and the wife of an upholster in Carey Street, whose husband left his bed to assist the sufferers, hang’d herself in his absence.”

[untitled press cutting, June 27, 1752]

1787

House was re-built.

[BBV5]

1814

Upon the death of Mr Hale (one of the Fellows of the Society) a set of chambers on the ground floor and basement on the south side of the stair had fallen into the disposition of the Society.

[BBV4]

1849

Mr Hardwick’s statement included notice that:

“In January 1845 the Council decided to enclose New Square and the Old Gardens from the New Building as far as Stone Buildings with an iron railing”. The cost was £1254.

... The double set of Chambers adjoining the South Entrance [No 11A New Square] was built in 1845 at the cost of £785. “Serle Street Passage was enclosed as had been always arranged to complete the scheme of making New Square as private as possible, and to remove the nuisance arising from the passage, the public having access to the Inn through the new Entrance. These works were done in January 1846.”...

“In 1845 it was agreed that the Steward should have rooms in the New Building, and it was at first proposed to fit up the ground floor and basement under the Library ; but from insufficiency of the accommodation that could be obtained, it was determined to fit up the ground floor of the Library, and in addition to build some offices to the North of the Building, and the Works were executed.”

[BBV5]

1885

Report by Richard Horton Smith Esq Q.C. upon the property of the Society including New Square states that:-

“In early times the Society seems to have exercised rights of ownership over a strip of land, 3 feet in width, running along outside, and to the north of, its north garden wall. These rights however appear in part to have been the subject of controversy between the Society and St. Bartholomew’s Hospital, the owners of the adjoining property, and to be now lost ; except as to the westernmost end abutting on the Great Turnstile and now called Garden Place ; where a strip of 72 feet or thereabouts in length and 3 feet in breadth was leased in 1711 by the Society to one Charles Lawton for 99 years at a Fine of One Guinea and a yearly rent of a “good fat turkey of 10 pounds weight” since commuted into a money payment of twelve shillings at Michaelmas in each year. This rent is still paid, although the lease has never been renewed.”...

After referring to the Agreement with Henry Serle, the Report continues:

“With reference to the name of the buildings erected by Mr. Serle the public has been stronger than the parties to the Agreement, and has given to them, their present name of New Square in preference to that of Serle Court, by which however so far as the Society is concerned they are still designated. The Agreement between Mr. Serle and the Society was confirmed by an Act of Parliament which received the Royal Assent on the 6th August, 1860 and which constitutes the existing Charter for the Government of New Square. The preamble to this Act give a minute history of what Mr. Serle did, and what he did not do, in connection with the Agreement of 1682, and what changes in the property had taken place in the interval between that year and 1860, and the effect of the Act, speaking shortly, is to vest the Chambers in Nos. 1 to 10 both inclusive and certain Chambers in No. 11 New Square in the then proprietors of them, subject to certain rent charges to the Society to cover the charges it would be at for paving, lighting and watching (which it undertook to do) and to vest the centre of the square, and all other parts of the property comprised in the Agreement of 1682, in the Trustees of the Society for the time being as part of their ancient property. The whole of the Chambers in Nos. 1 to 11 both inclusive were to be used for law purposes or private residences for gentlemen only ; and a Committee of proprietors was established, of whom the Treasurer of the Society for the time being was to be one, to regulate the affairs of the Community.”... ”

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[BBV5]

1894

The Society owns ten sets of chambers in New Square, outside the ville... New Square is the most eligible site in Lincoln's Inn from its proximity to the Law Courts...

[BBV5]

1896

Verbal offer to sell to the Society chambers on the second and third floors of 11 New Square.

[BBV5]

1925

"The late 17th-century chambers in New Square... are symmetrically designed and of four storeys with basements. The walls are of brick. The roofs are covered with slates or tiles. The top storey is a later addition and other additions have been built along the back of the S. range. Slightly projecting brick bands mark the levels of the first and second floors, but these have in places been cut back. The windows have square heads with flat brick arches, but the sashes, with few exceptions, are all 18th-century or modern. The doorways have moulded architraves with entablatures surmounted by broken curved pediments supported by curved console-brackets ; within the pediments are pedestals with balls, but many of the latter have been broken off. Under one of the first-floor windows of No. 11 is a rectangular boundary-stone panel with fruit swags carved at either side and a Latin inscription in the middle surmounted by a lion carved in low relief and the initials H.L. and date 1691... Below the fourth window to the N. of this is a smaller boundary-stone of St. Clement Danes with the initials S.C., an anchor, and the date 1693. At the E. end of the S. range is an archway... opening into Carey Street. It was altered in the 19th century, when the side footways were converted into shops ; it is covered on both sides with painted cement. The arch towards the square is semi-elliptical and of two orders, the inner plain, the outer with an eared architrave and grotesque keystone ; above the ears to the architrave are carved brackets supporting a broken curved pediment. The side openings are rusticated and are surmounted by scrolls rising to the main archway. Between the windows above are two cement panels with moulded cornices and curved pediments ; the face of each panel is ornamented with scroll-brackets, leaf, fruit and flower enrichments with a shield in the middle, the one charged with the arms of Henry de Lacy, Earl of Lincoln, the other with those of Serle ; below the panels are shaped aprons with the initials and date W.T.D., 1697. The passage between the square and Carey Street has a semi-elliptical groined barrel-vault of plaster divided into four bays by plain ribs ; it is possibly modern. The archway to Carey Street is semi-elliptical and of two orders, the inner plain and slightly wider than the opening below, which has small brackets, the outer rusticated and with grotesque keystone and moulded and enriched impost. Flanking the arch are panelled Doric pilasters with console-shaped triglyphs to the entablatures supporting a continuous cornice and a broken voluted pediment. The archway to the former E. footway has a segmental head with a rectangular panel above, but on the W. side it is covered by later additions. On the N. end of the W. range is a stone tablet... between the first-floor windows ; it bears an inscription recording the completion of "this terrace wall" in 1694, and has carved swags and moulded sill.

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dados have been removed as has also much of the interior panelling and in some cases the archway in the entrance-hall.

Condition – Good.”

[RCHME]

1940s

Re-built following war damage, but retaining some original interiors and structures.

[ML]

1946-47

Post-war re-construction (following bomb damage), including some elements of the original building. First built in 1693/7, it was built on land owned by the Society not Henry Serle, though it was developed and let in the same way as the other ten buildings. The roof construction is distinctive in that the third floor is set behind a mansard unlike the rest of the Square, with an extended ridge to the east and west elevations to form a parapet to a flat asphalt roof which covers 75% of the third floor roof. This cannot have been an original feature.

[ML]

1947

Authorisation that a survey of 11 New Square be carried out by Messrs Cuthbert Lake & Sutton for a fee of 150 guineas.

[BBV6]

1951

House re-built when the Canadian Bar Association presented the panelling and doors which adorn the entrance.

ELEVEN A NEW SQUARE

1845

Built as part of the Hall and Library project.

[BBV5]

2.0 ASSESSMENT OF SIGNIFICANCE

2.1 An Overview of Significance

The assessment of the significance of these buildings has been grouped around assessments of the importance of the site, the nature of the client, designer, occupants and the value of the surviving architecture.

Attention is drawn to the age of some of the fabric of New Square, which survives from the original 17th century construction of the buildings. Subsequent alterations, however, have made to the buildings both to increase their size but also to upgrade and modernise the chambers. From about 1720 onwards a further floor was added to all the buildings by the tenants, initially by colonising the roofspace and fitting dormer windows to provide light. Later, roofs were re-built at a higher level, a full third floor being built from the later 18th century onwards. Secondary staircases were built within the second floor sets to provide access to the additional floor

Substantial reconstruction of some of the chambers have occurred over time, due to fires in the 18th and 19th centuries at numbers 2 (1849 almost entirely rebuilt), part of numbers 3 and 4 (1782), number 10 (1752 and 1790s), and again as a result of bombing in the 1940s in the case of number 11, which had previously been damaged in the 1752 fire. Later 20th century alterations most substantially affected numbers 4, 5, 6, 7, 8 and 9. A new or enlarged fourth floor was added onto the building at all these except number 9, which meant new dormer windows to the rear elevation.

All chambers, continue to be used for their original purposes, which increases their importance.

New Square is significant to architectural history because of the date and form of its layout and to a lesser extent the interiors of the buildings. These interiors, though much altered, are important because of the continuity of use by the legal profession. They are nationally rare survivals of 17th century architecture put to business/commercial use. The English Heritage listing description speaks of the houses as “*one of the most complete surviving 17th century set pieces in London*”.

The properties at New Square are also significant legally and to the history of urban building patterns because they represent early examples of the flying freehold in use. This pattern of ownership was untidy and without centralised regulation and the Inn took steps to control matters by promoting an Act of Parliament. The Lincoln's Inn Act of 1860 created a Committee of Proprietors to regulate disputes and control decision-making pertaining to the tenancies and upkeep not only of the buildings but also the surrounding footpaths, common areas, gardens etc.

2.2 The Significance of the Site

New Square was built in the 17th century on an area of land which was not at that date formally associated with Lincoln's Inn; the area within Holborn was, however, already associated with the law and its practitioners.

The Geographical Context: Holborn's History

Holborn's name may be derived from the Middle English words 'hol' meaning 'hollow' and 'bourne' meaning 'brook', in reference to the River Fleet's path through a nearby valley. As Walter Besant explained in 1903,

*There were Bridewell Bridge, Fleet Bridge, Fleet Lane Bridge, and Holborn Bridge across the Fleet River. Holborn Bridge was the most northerly of the four. It was a bridge of stone, serving for passengers from the west to the City by way of Newgate. The whole thoroughfare of Oxford Street and Holborn is the result of the diversion of the north highway into the City from the route by Westminster Marshes.*¹

The area has been associated with the legal profession since its earliest conception. The now defunct numerous Inns of Chancery, Gray's Inn, and Lincoln's Inn itself all lie within this small region. The foundations of St Andrew's, the oldest church in the parish, stretch back more than a millennium. William Camden described the area's geography in terms of its most important occupants, describing Holborn's place between the City and Westminster:

*At the West end of the Citie other Suburbs runne a great way in length, with goodley rowes of houses orderly ranged, as namely Holborne or rather more truly Oldborne, wherein stood anciently the first house of the Templers onely in the place now called Southampton House. But now there stand certaine Innes or Colleges of students in the Comon law, and a Citie-habitation of the Bishops of Ely...*²

In 1697 Celia Fiennes published her travel writing from a journey between London and Yorkshire. In it she uses Holborn as a comparison for central Nottingham, with 'Large and Long Streetes', the difference being that unlike Holborn, 'the buildings [are] ffine'.³ It is unlikely that Fiennes was referring to the area immediately surrounding the Inns of Court, as recent building schemes by Inigo Jones and others, such as the development of the perimeter of Lincoln's Inn Fields, were of a very high quality, if partially achieved. This square, based on the size of the Great Pyramid at Giza, is the largest in London. The Fields were in danger of being urbanized similarly to nearby Drury Lane, and a letter was sent to a number of Justices of the Peace by the Lords of King James' Privy Council, stating,

*You shall understand that complaint hath been made unto us by the students of Lincoln's Inn, that some do goe about to erect new buildings in a field near unto them, called Lincoln's Inn Fields, with an intent to convert the whole field into buildings, contrary to His Majesty's proclamation...*⁴

¹ W. Besant and G. E. Mitton, *The Fascination of London: Holborn and Bloomsbury*, 1903, p.5.

² *Vision of Britain*, William Camden, nd (www.visionofbritain.org.uk).

³ *Vision of Britain*, Celia Fiennes 1697 Tour (www.visionofbritain.org.uk).

⁴ R. Pearce, *A Guide to the Inns of Court and Chancery*, 1855, p.47.

Pearce claims that this action was instrumental in forming a Commission that eventually resulted in the landscaping of Lincoln's Inn Fields *'both for sweetness, conformity, comeliness, into such walks, partitions, or other plots, and in such sort, manner, and form both for public health and pleasure...'*⁵ The boundaries of the Inn have been historically debated. Its early delineations show that it was situated at the junction of three parishes:

*The Inn, though extra-parochial, was situate in three parishes – St Andrew in Holborn, St Dunstan in Fleet Street and St Giles in the fields. Only a small portion of the Garden was in the parish of St Giles. The line separating the parishes of St Andrew and St Dunstan ran through the middle of the Old Hall to the Chancery Lane Gatehouse. The buildings North of this line, "and the new fair garden plot towards Holborn" belonged to St Andrew's.*⁶

What was a mixture of arable land and stately Inns or palaces eventually through London's Georgian and Victorian expansion became highly populous. The area contains several surviving architectural examples from every major period of building history in Britain, and buildings replete with historical interest are Lincoln's Inn on every side. David Evans notes that *'If the Strand and Fleet Street are two threads, then the Inns of Court...define the "space" in which the knot that joins the two had been tied.'*⁷ Still predominantly a legal centre, Holborn also became known for its entertainments in the nineteenth century. There were twenty-two taverns in the 1860s, and in 1914 the first full-length feature film was shown at the Holborn Empire.⁸ Many of Holborn's buildings sustained significant bomb damage in the Second World War. Like much of central London, Holborn contains numerous sites with distinct heritage importance. In 1801 the total population of the area was 96,795. In 1901 it was 362,581. In 2001 – reflecting the growth of businesses in the area and the effects of suburbanization – the population had decreased to 198,027.⁹

The Early History of Lincoln's Inn

From 1292 onwards, when an Ordinance placed lawyers under judges' control, thirty Inns began to evolve around the western boundary of the City. Lincoln's Inn has occupied the same site for over six hundred years. Much has changed as the Inn expanded and developed. It is situated in the Borough of Camden, and is relatively close to the other three Inns of Court: Gray's Inn, Inner Temple, and Middle Temple. Holborn and Gray's Inn lie to the north. Chancery Lane is the Inn's eastern boundary, the Strand and the Temple are situated to the south towards the Thames, and Lincoln's Inn Fields lie to the west. The area is now home to numerous legal and educational institutions such as the Royal Courts of Justice, King's College, and the London School of Economics, but until as recently as the nineteenth century, the Inns of Court were the dominant educational institutions in central London. The founding of the Inn was a gradual process, and the term 'inn' in the medieval period referred to both a hostelry and a more formal set of buildings including a hall which were

⁵ Quoted in *ibid*, pp.48-9.

⁶ The Black Books, Vol. 5, 1845-1914, 1968, p.xiv.

⁷ D. Evans, 'The Very Peculiar Inns of Court', in "The Inns of Court", 1996, p.153.

⁸ 'Holborn' in <http://en.wikipedia.org/wiki/Holborn>.

⁹ Vision of Britain, 'A Vision of Camden' (www.visionofbritain.org.uk).

occupied by an important magnate. The practice of law students lodging informally in the area between the City and Westminster gradually developed into a more structured incorporated formation. William Richardson confirms that, *'The traditional theory that the Inns were once residential halls, or hospitia, rented by groups of students for their communal use remains a reasonable hypothesis.'*¹⁰ While the Inns were known as the third university and a range of comparisons can be made between the Inns of Court and Oxbridge, the initial process of conscious foundation was entirely different. However, it is useful to point out that William Dugdale referred to the Inns as *'Hostells being Nurseries or Seminaries of the Court, taking their denomination of the end wherefore they were so instituted'*.¹¹ The Inns provided accommodation, education, and were the site of the courts of justice themselves – particularly in the case of Lincoln's Inn and the later use of its Hall – and as such can be compared with earlier monastic architectural models of corporate living and semi-enclosure.

The Inn's earliest building scheme and architectural organization is visible today in the nucleus of buildings which comprise Gatehouse Court, now known as Old Square. The first of the Inn's buildings on this site were known as the Long Gallery, eleven chambers completed c.1455.¹² In about 1471 additional chambers were built *'next to the lane leading from Fletstrete to Holborne'*.¹³ The Gatehouse to the east, Old Buildings to the south, Old Hall to the west and Chapel on the northern side form a traditional plan that relates to the earlier occupancy of the Bishop of Chichester. Nearby Bishop's Court and Chichester's Rents testify to the ancient site's history. The palace was built by Chancellor Ralph de Neville, who was granted the property by Henry III in 1227. The Bishop's medieval palace was used by the Society of Lincoln's Inn for some time before 1422, the date of the first surviving Black Book records. The remains of a Romanesque dog-tooth pointed arch from the palace were discovered in the nineteenth century. This arch was later set into the Old Hall's exterior on the north wall. The presence of the Bishop of Chichester on this site affirms historical accounts that this area between Old Bourne and the Thames was popular with the nobility.

Prior to arriving at the Bishop of Chichester's palace as tenants, the Society were most likely lodged in Thomas de Lincoln's property on the south side of Holborn, referred to as Lyncolnesynne. This is the most compelling and reliable possible origin of the name Lincoln's Inn, rather than the hypothesis of association with the Earls of Lincoln.¹⁴ However, Henry de Lacy's arms of the lion rampant are used by the Inn their medieval association cannot be dismissed as de Lacy was Earl of Lincoln and King's Justice from 1289-92. The nature of the site of Lincoln's Inn is inseparable from its medieval origins, and David Evans believes that the sites where it has been produced, tested and maintained are physical manifestations of the Law itself:

The origin of the Inns in medieval times leads us to interpret its boundaries, not as simple conceptual conveniences, but as divisions marking a special expression of space and time: the world of the Law, a significant link between sacred and secular.

¹⁰ W. C. Richardson, *A History of the Inns of Court*, 1976, p.3.

¹¹ Quoted in J. Allibone, 'The Inns of Court', 1996, p.15.

¹² W. Paley Baildon, 'The Quincentenary of Lincoln's Inn', *Country Life*, 16 December 1922, p. 818.

¹³ *The Black Books*, Vol. 5, 1845-1914, 1968, p.xxii.

¹⁴ J. Allibone 1996 op cit p.9.

*The Inns represented a theatrum mundi, whose images are preserved in the precedents, creating by means of Law the ground as stage. Hence its architecture must inscribe on a specific and significant site...the possibility for Law to exist by vesting it with a material expression.*¹⁵

The Development of New Square in the 17th Century

New Square, originally named Serle Court, was built in c1691-97 as a private enterprise primarily on Henry Serle's land adjacent to the Inn. The buildings are an important example of late seventeenth century London institutional residential architecture, and are also legally interesting in their system of 'flying freeholds'. In addition to Serle, about whom little is known, New Square has played an important part in the lives of many notable figures including the builder and economist Nicholas Barbon, Sir Samuel Romilly, and Lord Eldon. The New Square chambers, gardens and fountain have all been much altered numerous times since the seventeenth century.

Amongst the Inns of Court the oldest brick building to survive is Lincoln's Inn's Old Hall, which was finished in 1492. Between this date and the late seventeenth century, timber construction prevailed. While the Great Fire of London did necessitate reliance on brick and stone instead of more vulnerable materials, the Inns' preference for brick dates to the 1630s, when both Inner and Middle Temple constructed large brick chambers noted for their '*graceful situation, convenience and uniformity*'¹⁶. These projects were stand-alone ranges and not squares or courts, however. New Square's architectural relationship to the other Inns is best shown in a contemporary building project at Gray's Inn. Gray's Inn Square was created from Coney Court and Chapel Court in the 1860s, the period between Henry Serle's agreement with Lincoln's Inn to build a new set of chambers and Nicholas Barbon's execution of the project after Serle's death. Both Gray's and Lincoln's courts are inward-facing and collegiate in appearance, and they were compared by John Strype in the 1720 volume of Stow's London engravings as two examples of Inn of Court three-sided plans. Strype claimed that Gray's Inn Square was '*the best situate, as to an open Air, especially the West and North sides, which look into the Garden and adjacent Fields*'¹⁷. New Square might also be compared with London's Bloomsbury Square and St. James' Square, both underway in the 1660s. Responding to its situation as both urban and collegiate in character, New Square is also stylistically linked with Oxford's Trinity and New College Garden Quadrangles, built in 1668 and 1682-1707 respectively. Like these Oxford examples, New Square is comprised of three ranges of relatively stylistically restrained classical chambers around a formal open garden space.

New Square's Flying Freeholds

When New Square was completed it was let on leases covering six consecutive lifetimes. Though the Inn has always had a particular interest and general oversight of the square, there was no overall landlord or centralised system of regulation. Nos. 3 and 10 were re-built by a joint effort of nine tenants; the vertical extension of the

¹⁵ D. Evans 1996 op cit, p.158.

¹⁶ Quoted in W. Prest 'The Inns of Court under Elizabeth I and the Early Stuarts', 1972, p.19.

¹⁷ J. Stow 'A Survey of the Cities of London and Westminster' ed by J. Strype 2 vols 1720 I p.253.

square to create further storeys meant that those tenants who occupied the second storey more or less had automatic rights to possession to those above. The flying freeholds date from the 1720s:

Two purchasers named Cooke bought the land from the trustees for sale and later sold it to a partnership of goldsmiths. The land remained vested in the partnership until 1721. In 1722 the sole survivor of the partnership was declared bankrupt and several merchants of the City of London became the assigns of the Commission of Bankrupt. A decree of the Court of Chancery dated December 10, 1722, ordered the sale of the Chambers, apartments and land of the partnership. The individual Chambers were sold off by these merchants over the period 1723 to 1725, often to the existing tenants who were in occupation by virtue of 99-year leases determinable on life... The fragmentation of ownership had become so great that in 1725 the proprietors of the Chambers presented a memorial to the Inn requesting that, as they all depended on one title, the title deeds might be deposited 'in a chest or box having four locks and keys' ...¹⁸

That the flying freeholds system was a unique historical accident is little better illuminated than in the question of fire protection. In the earliest documentation, despite Nicholas Barbon himself being a seventeenth-century exponent of fire insurance, there is no provision of insurance against fire in New Square. There were, as has been mentioned in the document, several instances of damaging fires in New Square. In the context of the flying freeholds, Mary Vitoria demonstrates this would present peculiar legal problems, explaining that,

Once destroyed, the rebuilding of flying freeholds is possible only through the combined agreement and solvency of the separate owners. Almost insuperable problems arise if the ground floor freeholder is unwilling or unable to rebuild his property, although possibly the freeholder of an upper floor would be entitled to build in the airspace which belonged to him, the new building being supported by stilts or walls on the site of the ground floor owner's land. Insurance coupled with an obligation to rebuild would be the obvious remedy against such risks.¹⁹

By the mid-nineteenth century rising frustration with the lack of regulation or functional conditions governing the leases met with the imminent expiration of a number of the six-lifetime leases. The Inn therefore decided that the best way to streamline the New Square flying freeholds into a workable position was to promote an Act of Parliament. In 1860 the Lincoln's Inn Act was passed in Parliament; its consequences were twofold: one, it vested the freehold of all parts of the Square then unoccupied by tenants to the Inn. This came to include the immediately surrounding land, roads, footpaths, gardens, and common areas, and also obliged the Inn to 'pave watch and light' the square. The Inn receives ten shillings per share per annum from the freeholders for this work. Two, the Act created the Committee of Proprietors of New Square. It has powers of dispute resolution, and is a decision-making body related to the tenancies, upkeep, and general strategies associated with New Square. Further details regarding the Act are in the section below. In 1860 none of the flying

¹⁸ M. Vitoria, 'New Square, Lincoln's Inn and Its Flying Freeholds', "The Conveyancer and Property Lawyer", Vol 41, 1977, p.13.

¹⁹ Ibid p14.

freeholds were owned by the Inn. The first was acquired in 1865; since then the Inn has come to own the majority of the freeholds in New Square.

2.3 The Significance of the Architecture

The buildings of New Square (numbers 1-11) were listed Grade II* in 1951 and have national importance as rare survivals of 17th century architecture put to business/commercial use. The houses which form New Square have of course been repaired and altered since the 17th century, but in many/most instances their original form is legible. The system of flying freeholds (see section 2.2) remains intact, also a survival from the 17th century. The nature of the architecture of New Square is outlined below, and an assessment of the significance of the 17th century buildings drawing on most current scholarly comment forms a conclusion to this account.

The Building of New Square

Henry Serle entered an agreement with the Inn to build three ranges of buildings, then called Serle's Court, in 1682. He had purchased the land three years earlier, in 1679¹. The initial agreement struck between Serle and the Inn was that Serle would have the right to sell the chambers on his land and would maintain freehold. Any structure erected on the Inn's land was more restrictive in relation to Serle's power. With the exception of No. 11, all the chambers were built on Serle's land². Both parties agreed that the chambers would be for the exclusive use of members of Lincoln's Inn and that the rules of the Society would apply. Serle and the Society disagreed over boundaries, other parties disputed their interests, and numerous legal and structural matters were left unresolved when Serle died in 1690. Tablets on the exterior of Nos. 1 and 11 relate how the boundaries were resolved. Mary Vitoria elaborates on dispute and its conclusion prior to Serle's death:

*...a dispute arose between Serle and the Society of Lincoln's Inn concerning the proposed erection of buildings which would have interfered with certain liberties and easements claimed by the Society over the land. A compromise was reached and Articles of Agreement were drawn up on July 11, 1682, between Sir Harbottle Grimston together with 11 other Masters of the Bench of the Society and Henry Serle. These Articles dealt not only with the proposed building plans but also how the land, thenceforth to be known as Serle's Court, was to be governed and regulated.*³

The Black Books entry on the seventeenth century delineates the square's proposed ground plan:

*One range was to extend southwards from the wall of the kitchen garden; another was to run from the North end of the gardener's house (which was to be pulled down) and to be in line with the Society's wall running southwards from the Turnstile; and the third was to join the first range to the second at the Southern end.*⁴

Nos. 1 to 11 were built between 1691 and 1693. The following year, a footpath leading to Serle Street, a carriage gateway leading into Carey Street, and the Terrace Walk's extension to No. 11, the only number built on Lincoln's Inn land, were

¹ A. Holdsworth (ed) 'A Portrait of Lincoln's Inn', 2006, p.28.

² The Honourable Society of Lincoln's Inn, The Black Books Vol 5 1845-1914, p.xxxiv.

³ M. Vitoria "New Square, Lincoln's Inn and its Flying Freeholds" in The Conveyancer and Property Lawyer vol 4, 1977, p.11.

⁴ The Black Books vol 5 op cit p.xxxiii.

completed. The Square was originally comprised of eleven double-fronted buildings in three ranges. Nos. 1-3 are on the southeast, 4-6 on the south and 7-11 are to the west. Each set of chambers was built with four rooms: a bedroom and three rooms for the barrister and his clerk. Communal lavatories were constructed behind No. 1. Nos. 3 and 7, the corner buildings, had three sets of chambers on each floor. New Square was essentially completed by 1697. Second-hand ships' timber is believed to have provided much of the square's necessary building materials. The external and party walls are of solid brick construction, while the basement level is supported by brick spreaders with cellular, rubble-infill walls. Internally, the walls are timber frame lath and plaster. A small fragment of the original 1690s roof survives at No 5.

Professor Geoffrey Tyack's paper, given to the 2006 conference on the Intellectual and Cultural World of the Early Modern Inns of Court, on the re-building undertaken by Inns between 1660 and 1700 is the most recent scholarly assessment of the importance of the architecture of this date.

Professor Tyack concludes that formal legal education was declining in post Restoration London, but there remained a demand for chambers for trainee and practising lawyers (and increasingly into the 18th century private individuals unconnected to the law). The Inns sought to build to meet this demand, but were constrained by their organisation and finances. Professor Tyack details the position of the Inns thus:

... Chambers did not belong to an Inn as a corporate entity – the Inns were never technically incorporated – but to individual benchers, who could rebuild and sub-let them. In this sense the Inns, as organisations, were somewhat like the aristocratic landlords of the rapidly expanding western suburbs of London or the City livery companies (or guilds) who owned land in London; they wanted to profit from their land, but with minimal financial outlay. They did not have large landed endowments like the Oxford or Cambridge colleges, depending instead on rents and fees. And they could not rebuild without the consent of all of the benchers. All this implied an architecture in which the principles of commodity and firmness prevailed over that of delight...⁵

Professor Tyack's account of the building undertaken by the Inns of Court in the years following the Great Fire focuses on the defining role of Nicholas Barbon and the restrained elegantly austere nature of the architecture chosen by the Benchers of the Inns during a period of expansion. The conclusion to this assertion is that:

... The late seventeenth-century rebuilding of the Inns of Court is revealing not only for what it tells us about the Inns as institutions but also for the light it throws on post-Restoration London, and England. London was a city in which commerce flourished as part of a dynamic, globalizing economy. Old institutions such as the Inns of Court had to adapt to a new economic and cultural climate in order to survive. The livery companies became in essence charitable institutions, and as such they continue to flourish. The universities of Oxford and Cambridge increasingly took on the character of finishing schools for the aristocracy, assuming some of the

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G. Tyack "The Rebuilding of the Inns of Court 1660-1700" in "The Intellectual and Cultural World of the Early Modern Inns of Court" J. Archer, E. Goldring and S. Knight (eds) draft copy 2009.

functions that had been performed by the Inns in their sixteenth and early seventeenth-century heyday. The post-Restoration Inns became residential compounds for lawyers, and their changing functions and aspirations are echoed and displayed in their architecture. Avoiding grandiose Baroque planning gestures, they opted to rebuild on their old sites, retaining their existing halls and chapels and, as we have seen, their existing haphazard plans and their jealously preserved garden settings. Their new residential buildings did not follow the fashions of the Court, the Church, or the aristocracy. They were plainer and more utilitarian in appearance than most contemporary buildings in the universities [compared, for example, with the west range of Clare College, Cambridge of 1669], and less exuberantly decorated than the public buildings of the City, such as Temple Bar or the post-fire Royal Exchange. With their air of restraint and their sober, almost minimalist Classicism, the post-Restoration buildings of the Inns of Court spoke the language of sober calculation that made London one of the fastest-expanding cities of its time. In that sense the law – that most pragmatic of professions – found in the buildings of Barbon and his contemporaries its ideal architectural embodiment...⁶

The architecture at the Inner and Middle Temple put up in the two decades preceding New Square established the form used in such buildings until the nineteenth century. The Great fire had spread from Whitefriars to the Inner Temple and re-building became necessary in the late 1660s. Professor Tyack describes the order of new buildings thus:

...The Master's House was rebuilt in 1667 as a neat brick Classically-proportioned box of the comfortable, instantly recognisable type that was to proliferate throughout England in succeeding decades. It was followed almost immediately by the Lamb Building, a severely plain four-storeyed block of chambers put up by the Middle Temple on a site between the church and Inner Temple Hall. Soon afterwards the fire-damaged buildings of the Inner Temple were rebuilt in a similar style, their frontages looking out onto the open spaces of Exchequer Court and King's Bench Walk, newly laid out with formal walks and avenues of Franco-Dutch inspiration, as shown in a birds-eye view of 1671... Of these buildings, the only survivor is Nos. 1-2 King's Bench Walk, possibly the block of chambers promoted in 1670 by Francis Phelps, a Bencher, and built by Edward Tasker, 'a skilful surveyor and contriver of buildings'. But no sooner were they completed than another fire of 1677 made it necessary to rebuild Nos. 3-6 King's Bench Walk again. The new buildings here were four rather than three storeys high, and their brickwork is of especially high quality, above all in the splendid Classical door-cases (i.e. frames) of specially cut gauged and rubbed red brick; they presumably reflect the tastes of the individual benchers who promoted the buildings, one of whom (at No.4) arranged to have the date, 1678, and the name of the Treasurer, Richard Powell, recorded over the doorway... The doorways lead to staircases which give access to the sets of chambers, the largest of which were made up of sets of four rooms – one for the clerk, an office/study, a sitting room, and a bedroom – panelled in wood, and with a heavy outer door for privacy.

The new buildings in the Temple established a new paradigm for architecture in the Inns of Court and Chancery, which remained unchallenged until the nineteenth century. Sober and undemonstrative, they showed the influence of the 1667

Rebuilding Act for the City of London, which stipulated the standardisation of façades and the external use of brick instead of timber to minimise fire risk. King's Bench Walk is the best example of post-Fire domestic architecture left in the City, its elevations anticipating later speculative developments such as Bedford Row on the fringe of Gray's Inn, begun circa 1690, and Queen Anne's Gate, Westminster (circa 1704). The staircase layout of the new buildings here and elsewhere in the Temple recalls the blocks for gentleman commoners that recently had been put up in Oxford and Cambridge colleges, such as the Fellows' Building at Christ's College, Cambridge (1640-43) and Sir Christopher Wren's new building at Trinity College, Oxford, of 1665-68. But the overall effect is generally more austere, and one early nineteenth-century writer on the buildings of the Inns was reminded not so much of the English universities as of the apartment buildings of Paris and Edinburgh.

We do not know who built most of the post-Restoration buildings in the Inner Temple, but we do know who was responsible for the exactly contemporary expansion of the Middle Temple. He was the most famous, or notorious, of all post-Restoration London builders: Nicholas Barbon. Born in about 1640, the son of the Puritan zealot Praise-God Barebones, who gave his name to one of Cromwell's short-lived parliaments, Barbon studied medicine at the University of Leiden before applying his talents to the development of fire insurance and, in the 1670s, to property development, especially around the fringes of the City. He lived in Crown Court, off Fleet Street, and in 1674 he began to plan the development of Essex Street on the site of Essex House and its garden, south of the Strand and immediately west of the Middle Temple. This led to an outcry from the benchers who feared the loss of amenity and 'the decay, if not the ruin, of the Society'. But Barbon was a persuasive and ruthless man – described by Roger North, one of the benchers of the Middle Temple, as 'full of law' – and the benchers clearly decided that if they could not beat him, they would do well to join him. So in 1676 Barbon was employed to build New Court, a detached four-storeyed block like the earlier Lamb Building, on part of Essex House garden, and this was followed in 1677 by Essex Court. Both have plainer elevations than Kings Bench Walk, though the external severity was belied by the elaborate decoration of some of the rooms...⁷

Barbon was also responsible for re-building following a fire of 1679 which devastated large areas of the Middle Temple's older buildings, but Barbon's re-building of Brick Court, Elm Court and Pump Court fell short of complete re-planning.

Lincoln's Inn was alone amongst the Inns in that it did not suffer such disastrous fires in the late 17th century, possibly because its older buildings were constructed of brick not timber. Demand for new chambers, as elsewhere, existed though and Henry Serle's original scheme of 1680 for a private development eventually came to fruition. The importance of the open square element of New Square is stressed by Professor Tyack. He observes that:

... The buildings are as plain as those of Gray's Inn, save for the inner face of the gateway to Carey Street, embellished like Temple Bar with a curved (segmental) pediment and scroll-like volutes: a far cry from the sober Classicism of the Middle Temple Gateway. The project was finished off by Barbon – yet again – after Serle's

death in 1690, and the first chambers were occupied in 1692, but Barbon did not succeed in persuading the lawyers to let him build an office for the Six Clerks of the Court of Chancery in the middle of the square, and the integrity of the open space has been maintained ever since.

*In some respects, Lincoln's New Square echoes the aristocratic squares of the burgeoning western and north-western parts of London, such as St James's Square and – closer at hand – Bloomsbury Square, both begun in the 1660s, though New Square is architecturally more uniform than they originally were. But a closer analogy is with the Garden Quadrangles at New College (1682-1707) and Trinity College, Oxford (1668), in both of which the buildings form three sides of a square. This was a different kind of urbanism to that espoused by Gray's Inn: less cellular and introverted, more attuned to the notion of an open, airy public space first formulated in the Renaissance. This effect is captured in the illustration in Strype's 1720 edition of John Stow's A Survey of the Cities of London and Westminster, showing a Corinthian column and sundial in the middle of the open space, with the Inn's formal garden to the north and the houses on the north side of Lincoln's Inn Fields in the distance...*⁸

Subsequent Alterations to the Seventeenth Century Fabric

In the early eighteenth century two doors were inserted on the ground floor of Nos. 16 and 18 Old Buildings to connect them to the square; these were then renumbered as 12 and 13 New Square. From 1720 onwards a third storey was added to New Square. Much of the roofing dates from this period. The Black books note that New Square '*propounds a remarkable degree of architectural symmetry*'⁹. Going on to cite Ralph's 1734 description of the Square, the summary of the site notes its crisp, ordered structure:

*...though it is imperfect on one side, yet that very defect produces a beauty, by giving a prospect to the gardens, which fill the space to abundantly more advantage. I may safely add that no area anywhere is kept in better order, either for cleanliness and beauty by day, or illumination and decorum by night.*¹⁰

In 1752 a devastating fire began in No. 10, which belonged to the Hon. Charles Yorke, and spread to numerous adjacent chambers. Unfortunately this destroyed many of the interior features of the properties and also resulted in the loss of a large number of Lord Somers' papers¹¹. No. 11 was rebuilt following a fire in 1787. Five years later, there was a serious fire at Nos. 3 and 4¹².

In 1804 a lamp was mounted over the passage to Serle Street and gates were erected on each side of the passage '*in the same manner as the one erected at No. 4 in Serle Court*'¹³. In 1845 the shops in Serle Street bought by the Society forty years earlier were converted into Chambers. 1845 also saw the completion of No. 11a. The

8 Ibid

9 Ibid

10 Ibid p.xxxiv.

11 B. Chancellor 'The Romance of Lincoln's Inn', 1932 p.245.

12 Black Books vol 5 op cit, p.xxxiii.

13 Ibid p.xxxv.

gateway was altered in 1818 and the Society modified the gateway to prevent traffic in 1848, when the gateway from Lincoln's Inn Fields was erected as an element of the Great Hall and Library development. A serious fire struck at No. 2 New Square in 1849, though the safes in occupants' chambers ensured some documents survived. The rebuilding conformed to the original plan but replaced the wooden staircase with a stone one. No. 9 was partially rebuilt in the 1870s. Sometime in this period six buildings were given attic rooms via internal secondary staircases. In No. 3 alone there were seven of these stairways within the second, third, and fourth floors.

In 1860 Lincoln's Inn found they were so regularly inconvenienced by the necessary upkeep of New Square – which was still known as Serle's Court – that they promoted the Lincoln's Inn Act. As has been stated above, that nothing short of an Act of Parliament was necessary to streamline and restructure the management of the New Square chambers demonstrates the complexities and idiosyncrasies thrown up by the historic establishment of the flying freeholds, as discussed in the previous section of this document. The Black Books are once again illuminating on the contents and impact of the 1860 Act:

The short effect of this Act was to vest all the Chambers built on land which had belonged to Serle in the persons who owned them in 1860, subject to rent charged in favour of the Society to cover paving, lighting and watching charges, and to vest the garden and the rest of the square in the Society's trustees.

Under this Act, which still constitutes a charter of the government for New Square, a Committee of Proprietors is appointed, which has the power to execute or direct repair and other building work in the Square, to charge and apportion the cost of such work and among the Proprietors, and to settle disputes arising out of such work.

Section 13 of the Act provides that the Society "shall at their own proper cost... pave, light, watch, drain, cleanse, keep, repair and maintain the said uncovered piece of ground (ie the uncovered space of ground within the Quadrangle: section 9), ornamental garden, and all existing ways, paths and passages... except the iron railings enclosing the areas, and the stone coping thereof, and the railings on the entrance steps and area steps to the said several sets of Chambers" (Nos. 1-11), which were to be repaired by the Society at the expense of the Proprietors. No alteration can be made to the exterior of any of the buildings without the consent of the Society.¹⁴

The Act improved and simplified the regulation of New Square and protected it from future alterations which could interfere with the overall character of the site. Between 1887 and 1889 Arnold & Company built 'More's Passage', which connects the southwest corner of New Square (No 7) to George Edmund Street's recently-completed Law Courts. This was the same Arnold who built Nos. 51 and 52 Carey Street nearby; he was also responsible for erecting the statue of Thomas More in the same street¹⁵.

¹⁴ Ibid

¹⁵ Ibid

The Inn's policy increasingly came to be to purchase the flying freeholds in New Square as they become available. In 1924 the Inn managed to buy the freehold of No. 7 New Square from George Arnold, the Carey Street builder who had constructed More's Passage some forty years before¹⁶. In the same decade, the Black Books explain that,

Between No. 13 and No. 1 there was a wooden Porter's Shelter and also a low building let as a stationer's shop. Part of it was used as the orderly room of the Inns of Court Rifle Volunteers... The shelter and the shop were pulled down in 1927, when 'Garden House', Nos. 14 and 15 were built on a new site at the back of the kitchen garden, and the Tomlin Gates and Railings were set up.¹⁷

The Inn suffered from serious bomb damage in the 1940s. Additionally, during WWII railings around a large portion of the garden were melted down for ammunition. Only the filigree wrought iron work on the gates at the north end of the square survive. New panelling and doors for No. 11 were presented by the Canadian Bar Association in 1951 as part of a general rebuilding following extensive bombing¹⁸. In the 20th century an additional storey was added to five of the buildings and new dormer windows were inserted in the rear elevations of Nos. 4-7 and 8. Since the 1980s five of New Square's eleven buildings have been extensively renovated and major structural refurbishment has been undertaken on a further two.

¹⁶ Ibid p.xxxv.

¹⁷ Ibid p.xxxiv.

¹⁸ Ibid p.xxxiv.

2.4 The Significance of Historical Figures associated with New Square

Prominent figures associated with New Square include the original developers of the houses and subsequent occupants. The figures which may now be considered the most significant include:

Henry Serle (? – c1690)

Very little is known about Henry Serle other than that he was a member of Lincoln's Inn and wealthy enough to purchase Fickett's Fields.

Beresford Chancellor looks to Sir John Bramston's autobiography, in which he only states that Serle died c.1690 and was heavily in debt. Additional biographical information has not come to light as yet, though his position as a bencher and his ambition in purchasing and developing the land to the south of the Inn in the midst of London's post-1666 property building and speculating boom does mean that Serle was certainly a notable figure whose influence probably stretched well beyond the life of Lincoln's Inn. Serle's coat of arms appears above the archway leading from Carey Street into New Square, and his name is also memorialised in a nearby street and an ancient coffee-house, which Andrew Goodman identifies as the site of the first informal establishment of what became the Law Society¹.

Nicholas Barbon (1637/40-1698/99)

Nicholas Barbon was a writer, doctor, economist, and builder whose extensive development of central London still characterises much of the urban environment. The Black Books explain how Nicholas Barbon came to be involved in the New Square development following Henry Serle's death: *'an Act of Parliament was carried in 1690 for the selling of Serle's estate and recognising the agreement between the Society and Serle. In the next year, Lord Chandos, Henry Vincent, and Dr. Barbon came before the Masters and it was agreed that Dr. Barbon should carry out Serle's agreement with the Society'*². Known for his industrial ruthlessness and radical ideology, Barbon stands amongst seventeenth-century London's most notable architectural figures. In "The Tyranny of Taste: The Politics of Architecture and Design in Britain, 1550-1960", Jules Lubbock cites Barbon's description of desire from his 1690 book, "A Discourse of Trade":

*Wares that have their Value from supplying the Wants of the Mind, are all such things that can saitisfie Desire: Desire implys Want; It is the Appetite of the Soul, and is as natural to the Soul as Hunger to the Body. The Wants of the Mind are infinite, Man naturally Aspires, and as his Mind is elevated, his Senses grew more refined, and more capable of Delight; his Desires are enlarged and his Wants increase with his Wishes, which is for everything that is rare, can gratifie his Sense, adorn his Body, and promote the Ease, Pleasure, and Pomp of Life.*³

¹ A. Goodman, "The Walking Guide to Lawyers' London" (London: Blackstone, 2000), p184.

² The Honourable Society of Lincoln's Inn, The Black Books, Vol 3, 1660-1775 (London: Lincoln's Inn, 1899), p.xxx.

³ N. Barbon, "A Discourse of Trade" 1690, pp.14-15, quoted in Jules Lubbock, "The Tyranny of Taste" (New Haven and London: Yale University Press, 1995), p.97.

Lubbock goes on to say that, *'This development in human wants and economic demand from the necessities of the body, such as basic food and shelter, to the Wants of the Mind in civilized nations is fundamental to subsequent theories of political economy, including William Jevon's theory of the diminishing marginal utility of goods'*⁴. "A Discourse on Trade" was published the same year that Barbon took over the development of what would become New Square. In total, he wrote three books: "An Apology for the Builder" (1685), "A Discourse on Trade" (1690) and "A Discourse Concerning Coining the New Money Lighter" (1696). He was also the MP for Bramber between 1690 and 1695⁵.

Nicholas Barbon was the son of the London leather merchant and politician, Praisegod Barbon. When parliament briefly sat in 1653, it was nicknamed 'Barebone's Parliament' as a play on Barbon's name. Educated at Leiden and Utrecht, Nicholas Barbon was admitted to the College of Physicians as an honorary fellow in 1664. However, the Great Fire of London in 1666 provided such lucrative and plentiful building opportunities that Barbon abandoned medicine in favour of rebuilding modern London. He was particularly active in the West End and the City and quickly gained the reputation for bypassing legislative obstacles and overvaluing his assets in radically optimistic speculation. Roger North claimed that Barbon's skill lay *'more in economising ground for advantage and the little contrivances of a family than the more noble aims of architecture, and all his aim was at profit'*⁶.

Lincoln's Inn may have considered Barbon's approach with some scepticism, as less than a decade earlier Barbon's workmen had been involved in a significant dispute with Gray's Inn over the development of Red Lion Fields. He had also been involved in structural additions to the Temple and was a force to be reckoned with in the London property world, often setting one group of creditors against another and employing whole teams of clerks and lawyers to ensure the success of his precarious business practices⁷. Barbon's first prominent home was one he built himself at nearby Crane Court; it exemplifies a type of seventeenth-century City house which was *'more richly ornamented than their plainer West End neighbours'*⁸ McKellar cites Summerson's assertion that City houses built after 1666 were *'rarely of a kind to satisfy educated taste'*, as they made florid, bold decorative statements over and above the seventeenth-century minimalist classical shell described above⁹. Later in life he moved to Osterley House, where he died in c.1699.

⁴ Ibid, p.97.

⁵ R Sheldon 'Nicholas Barbon', Oxford Dictionary of National Biography online version.

⁶ Ibid.

⁷ Ibid.

⁸ E. McKellar, "The Birth of Modern London: The Redevelopment and Design of the City, 1660-1720", 1999, p.178.

⁹ J. Summerson, "Architecture in Britain 1530-1830", p.59.

Notable Occupants of New Square

New Square's first resident was Cavendish Weedon, who was admitted to the Inn in 1692. Chancellor notes that Weedon took a great interest in the architecture and landscaping of New Square and may be responsible for its initial garden plan. The Society for the Promotion of Christian Knowledge met in New Square as early as 1714, and the Church Commissioners also held meetings there. In the 1740s Sir William Grant, Lord Advocate of Scotland and later Lord Prestongrange, occupied No. 3. From 1757 the writer Arthur Murray lived at No. 1. A friend of Samuel Johnson's, Walpole described Murray as '*very good company*'¹⁰. Sir Samuel Romilly was also resident at New Square in this period. Records from 1752 show that the Hon. Charles Yorke, who has the dubious distinction of holding the Lord Chancellorship for the shortest period in history – a single day – lived in No. 10. In 1794 Lord Eldon, formerly a Solicitor-General, lived in No. 11¹¹. Beneath No. 4 is the passageway next to Wildy's one of the world's most famous legal bookshops. From 1766-70 Lord Camden, the Lord Chancellor, was resident at No. 4. No. 5 houses Robert Raymond, Chief Justice of the King's Bench, from 1710-33. In 1694 No. 7 was briefly the home of the Stamp Office. Famous nineteenth century occupants include Prime Minister William Lamb, Lord Westbury, and Viscount Selbourne.

One other aspect of New Square's history has attracted recent comment; the bog houses behind number one were known in the 18th century as a notorious gay cruising ground.¹²

¹⁰ B. Chancellor 'The Romance of Lincoln's Inn', 1932, p.245.

¹¹ Ibid p.246.

¹² See the work of Rictor Norton, <http://rictornorton.co.uk>

3.0 VULNERABILITY- New Square

3.1 Vulnerability Overview

3.1.1 Statutory Framework

The buildings at New Square are listed Grade II*; this includes all of the built fabric, inside and out of the buildings around New Square known as New Square 1-11. The Listing description is included in Appendix 1. Any alterations to the exterior fabric will require Planning Consent, irrespective of whether the alteration is to modern or historic fabric, and should be made to Camden Council, who is the Planning Authority. Listed Building Consent will also be required, and should be made to Camden Council of London for all works to the fabric, internal or external. They will notify English Heritage and with buildings of this importance, it would be prudent to have discussed proposals with them in advance.

Listed Building Consent procedures are subject to the advice set out in Planning Policy Guidance Statement 5, 2010 – Planning in the Historic Environment (PPS 5). The entire site lies within the Bloomsbury Conservation Area. A Conservation Area Appraisal was published in 1995, and is available from Camden Council, priced £5.00.

3.1.2 Vulnerability Overview

The chambers are set in a “U” shape around a central square, and were always conceived as eleven separate units, Nos 1-11. Each unit was arranged with a central entrance leading to a staircase with two chambers of four rooms, one each side of the landing. (Nos 3 and 7, being corner plots, have three sets of chambers per floor). The chambers in New Square are well maintained, and are generally used as office accommodation for barristers’ chambers. As the sizes of the chambers increased the living accommodation has now disappeared.

The buildings around New Square were enlarged over time, with floors added to the original three storey plus basement structure soon after they were built, to accommodate more chambers. With the more recent increase in chamber sizes the expansion has been lateral with party walls broken between Nos 4 and 5, 7 and 8, and 10 and 11, as well as major alterations within the attic and basement floor levels, both to provide larger flexible space.

The lateral conversion of the buildings and the wider grander rooms of New Square Chambers have been successfully adapted to fulfil the needs of the contemporary chambers. However, the erosion of the cellular structure of the buildings to provide for larger rooms and horizontal circulation will need to be addressed. Larger openings in partitions, rather than their full removal is to be preferred. There has also been an opposite tendency, particularly on second and third floors, to sub-divide larger rooms to provide more but smaller individual barrister’s office rooms.

Although many of the chambers now have lifts, there are potential problems in adapting the raised entrances of the buildings to provide improved disabled access for the chambers, although a successful hoist installation has been made at No 4.

Other regularly arising difficulties include periodic re-wiring, particularly IT, leading to messy service installations, and the continuing expansion of some sets of chambers and the dissolution of others leading to illogical sub-division of buildings (eg No 7).

3.2 Vulnerability and Issues

3.2.1 The Setting of the Buildings

The Buildings around New Square form three sides of the Square, built in brick as eleven individual units, and set back from the pavements behind wide areas which allow light to the basement rooms. The square is connected to the street behind with entrances cut through the buildings at the corners – shown in the attached plans (section 9). The garden in the centre, originally railed, has been recently landscaped.

The façades of the building are well looked after and retain much of their original fabric from the seventeenth century and later eighteenth century at higher levels. The façades are homogenous in appearance although numbers 2, 3, 4, 10 and 11 have been partially or fully re-built after fires, and number 11 again after World War II. The occupation of the fourth floor attic levels in the 20th century, however, has necessitated the addition of dormer windows and skylights at roof level. These vary in design.

New Square numbers 1-3 have been expanded at basement and/or ground floor level to occupy extensions on their rear façades. A modern set of buildings has also been built behind numbers 1-3, and there is pressure to connect numbers 1-3 to these modern building with bridges at the upper levels.

There has also been some colonisation of buildings in Carey Street at ground and basement levels by numbers 4-6, and ugly bridges have been built across the basement areas.

As the chambers expand, the appearance and potential alterations to the external elevations could be a potential problem.

The close proximity of Serle Street to the rear of numbers 7-11 has prevented any significant rearwards extension here.

3.2.2 Legibility of the Building

The numbers on each door clearly identify individual building, boards with the names of the chambers and tenants at each entrance further assist in locating the occupants.

Chambers often occupy different buildings which are not necessarily contiguous, and this may lead to problems of internal connections.

3.2.3 Understanding the Buildings

The history of the building's construction, later repairs and enlargement are fully recorded in the Inn's "Black Books".

No detailed drawings of New Square complex showing its historic fabric exist prior to

the preparation of this document.

A lack of easily accessible plans showing the historical significance of the various parts of the building will have made protection of these significant parts more difficult, and will in large part be remedied by the present document.

3.2.4 **Uses of the Buildings**

- a) The New Square buildings remain in use for one of the purposes for which they were constructed. The size of the New Square “houses” has been successfully used to contain larger chambers which often occupy two units together.
- b) Increasing demand for larger chambers has resulted in the gradual decrease in living accommodation. This process has now reached its logical conclusion, with no residential units remaining.
- c) The need for interconnection between the buildings occupied by one set of chambers has also resulted in circuitous and often not very sensitive alterations to forge lateral connections between two contiguous buildings. The essentially fluid nature of the sizes of chambers makes this process of inter-connection likely to continue, so it should be managed in such a way as to minimise the sub-division of the original structure compartments or the insertion of additional partitions, as well as the need to make new openings through structural walls.

3.2.5 **Presentation Issues**

Some of the refurbishments may be insensitively carried out, and may therefore adversely affect the interiors by the removal or covering up of historic fabric, or by its mutilation – previous examples of this are identified in the Gazetteers.

3.2.6 **Refurbishment**

The chambers are routinely refurbished, upgraded and modernised. This brings with it the risk of destruction of fabric and loss of significance.

Some recent refurbishments (eg at number 6 and number 8) have been close to façade retention schemes, involving much loss of original structure.

3.2.7 **Conservation, Repair and Presentation**

3.2.7.1 Generally

All finishes, including robust fabric, are subject to wear and tear and will require repair and conservation, as indeed has already taken place in many areas. All such operations will involve risk to the fabric of the building and need to be properly managed by employing good conservation practice.

The gradual addition of floors above the original seventeenth century three storey plus basement structures also included extensive structural alteration, including the insertion of steel beams in more recent building works.

Under recent bouts of torrential rain many of the gutters and rainwater pipes have overflowed and caused damage, exacerbated by the lack of overflows and flood alarm systems. With the current predictions for climate change this trend is likely to continue, and the roof drainage systems of the building will be placed under increasing pressure.

Alterations at roof level should consider carefully the impact of this on the increased and existing roof rainwater drainage systems.

3.2.7.2 Stone Brickwork and Render Externally – Plain

The stonework brickwork is subject to weathering, impact damage at ground level, poor quality repairs in inappropriate materials and over-enthusiastic restoration.

3.2.7.3 Roofing Materials

The roof slates are subject to weather and impact damage. The lead roofs, flashings and dressings are subject to decay, weather and impact damage, as well as thermal movement. The asphalt roofs are subject to damage from impact and heat. Roof lights are subject to weathering and impact damage. Unsightly and badly located units and support frames and fixings for air conditioning and other plants is potentially damaging to the roofing if not considered carefully.

3.2.7.4 External Render and Paint in Basement External Areas and Third Floors at No 5 and 6 New Square

The render is subject to decay from salts leaching up from ground level, which may have been applied to melt snow and ice.

The render is also vulnerable to piecemeal repair in cement or other inappropriate materials.

3.2.7.5 External Paving Materials

The external “street” paving is made up of an asphalt road and stone flags to the pavements, all in reasonable condition, but vulnerable to being re-laid in the wrong materials following any repairs to buried services.

The ‘bridges’ and the basement areas are generally paved with York stone flags, which have in part been repaired in cement. This process mars the overall appearance, and should be guarded against.

The square is well looked after and has been re-landscaped with a new central water feature.

3.2.7.6 Non-Joinery Internal Wall and Ceiling Finishes

There is no high quality plasterwork in New Square, but some important contemporary cornicing is visible as noted in the Gazetteer. There is also some historic wall and ceiling plaster, all of which is vulnerable to damage or even total loss during various programmes of refurbishment.

3.2.6.7 Painted Decorations

Little, if anything, visible today dates from earlier than the late 19th century and the majority of the surfaces have been repainted. Nevertheless, some of the rooms and common parts are of interest in that their panelling is contemporary with various periods of construction or post-fire repair of the buildings (eg number 11).

In the 1960-70s some of the original panelling (New Square 8) was stripped of its original paint and varnished. Although this is now part of the aesthetic of these chambers the pine-panelling would have been painted in the 17th C, and the interior would be closer to its original appearance if the panelling was repainted.

3.2.7.8 Historic Metalwork – Painted and Polished

Very little of the original metal work survives, and this has been noted in the Gazetteer. Where hinges, locks and window fittings survive, it is likely to have become heavily overpainted (eg hinges to outer doors to sets of chambers at main stair floor landings), leading to the total loss of any detail. Surviving ironmongery is also liable to piecemeal replacement (particularly window catches and door knobs) in non-matching items leading to a loss of consistency.

3.2.7.10 Floors

Stone floors are largely confined to re-built stairs (eg number 2 and 10) and to entrances, as described in the Gazetteer, and are vulnerable to non-matching repairs.

Boarded floors within chambers are almost everywhere fully carpeted in modern carpet, none of which is of any significance. Visible boards remain on main staircases and landings, and have often become worn. Some renewals have been made; as the timber is stained, these are not conspicuous; this process must be expected to continue.

3.2.7.11 Windows

The majority of the windows in New Square are traditional timber sliding sash windows. Some timber casements also exist. All windows are in reasonable condition, as discussed in the Gazetteer. Modern metal skylights have been added.

Sash windows are vulnerable to broken sash cords. Poorly decorated and jammed sash windows are vulnerable to rot from trapped rainwater and should, therefore, be inspected regularly. Skylights require routine maintenance to ensure against leaks.

Windows generally are vulnerable to being painted up when re-decorated, and to being re-glazed in non-matching glass.

3.2.7.12 Door Furniture

The door furniture is described in the Gazetteer. For the main entrance doors replacement door furniture should be considered carefully to maintain consistency (see also item 3.2.7.8 above).

3.2.7.13 Historic Wooden Joinery and Cornices

The panelling and some of the doors and cornices which date back to the 17th and 18th C are of considerable historic interest and must be protected against loss or piecemeal renewal.

These elements have been identified in the gazetteers. Care must be taken to protect them from damage.

3.2.8 **Security**

The chambers are carefully monitored spaces but as requirements for security increase additional features to provide this should be considered carefully to avoid unsightly addition and loss of original historic fabric. The design of this should not compromise the architecture of the building.

3.2.9 **Lighting and Services**

Key issues in determining a better lighting strategy for the buildings are:-

- The appropriate colour temperature for the fittings: most modern ‘low energy’ fittings need shading to look in keeping with the interiors.
- Cabling should not require intrusive fittings and wiring.
- Cable routes should be considered in a manner which avoids surface run cables and large unsightly ducts.

3.2.10 **Fire Precautions**

Whilst fire precautions have an impact on the building, they are clearly of the utmost importance in the minimising the risk of losing the building in part or in whole.

Nevertheless, the installation of both active and passive measures can, if not carefully handled, involve irreversible loss or damage of historic fabric.

Implementation of the fire regulations should be carefully monitored to ensure that none of the architectural details are altered and provision made of placing signage etc in a sensitive manner suited for the building.

Materials such as intumescent paint, and perko door-closers should be considered, and fire compartments, if necessary, created sensitively.

3.2.11 **Accessibility**

Pressure to provide disabled access throughout the buildings is likely to remain, and unless carefully considered will be very disruptive of the historic plan layout; however, where the original set plan of four rooms plus a corridor on each side of the central stair has been preserved, there is a non-disruptive location available – as has been used at number 6.

The possibility of adapting the entrances to provide disabled access should be considered carefully to provide a cohesive solution, which would not distract from the

uniformity of the buildings. An overall approach for this problem, perhaps using the basement areas has to be considered to guard against haphazard and unsightly temporary solutions.

3.2.12 Mechanical and Electrical Services

In general the services within the recently upgraded buildings have been installed sensitively. This has not been achieved in the buildings which have been given piecemeal alterations – numbers 9 and 10 are obvious examples. The landings and corridors are particularly vulnerable to the unsightly addition of further wiring.

Some buildings (eg number 11) do not have full central heating, while others (number 9) have a partial installation; any new systems should not be put in at the expense of the historic fabric.

Windows are vulnerable to the installation of temporary free-standing air-conditioning units in some rooms, at the individual request of the occupant.

3.2.13 Environmental Issues

Over recent years there have been increasing calls for and legislation to ensure reduced energy consumption.

Pressure may be expected for implementation (or increasing the provision) in respect of the following:-

- Roof insulation.
- Secondary glazing / double glazing.
- Energy efficient lighting.
- Energy efficient heating.
- Insulated wall linings.

These measures will affect both the historic fabric and present – day appearance of interiors and indeed, the appearance of the buildings from the outside.

3.2.14 Incremental Degradation

Historic buildings suffer from degradation under the principles of ‘death by a thousand cuts’ or ‘Chinese whispers’. These changes are often the result of a lack of continuous memory of a building, due to poor documentation and/or rapid staff turnover, as well as demands that the buildings should be altered, and the willingness of others to accommodate this.

3.2.16 Disaster Planning

Fire, flood and physical attack can all result in catastrophic destruction of the buildings, as witnessed at Hampton Court and Windsor Castle. A disaster plan should be prepared to enable recovery following any cataclysm.

3.3 Area by Area

To avoid constant repetition, the general vulnerabilities described in section 3.2, above will not be repeated; this section will concentrate on the specific vulnerabilities of particular areas.

3.3.1 The Exteriors

The brick external walls of the buildings are at present well maintained, but are vulnerable to repairs in non-matching bricks, as may generally be seen at third floor level.

Increasing pressure for space has resulted in the occupation of the basement outhouses, light-wells and vaults in numbers 1-3, 6 and 8. The need to occupy these spaces will have to be considered on an individual basis to avoid damaging the exteriors of the buildings to which they are attached, an overall policy should be in place to ensure a homogenous approach to the minimize damage to the historic fabric and overall appearance of the buildings as group.

3.3.2 The Exteriors – Windows

To improve thermal and sound insulation secondary glazing should be the preferred option for the windows. Any new double glazed windows should take into account the thickness of the glazing units, to ensure that the depth of the sashes and mullions do not have to be altered.

3.3.3 The Interiors

The buildings around New Square were enlarged incrementally with the addition of floors above, increasing from three to four floors with a basement.

Much of the interior panelling has been heavily restored, stripped of its patina and mixed in with new material so that it is often difficult to distinguish between the old and new. Many of the doors and some of the window frames (though not the sashes) are 18th C, the original casements having been renewed everywhere.

Many of the interiors of New Square have been re-built. Number 2 New Square was completely re-built after 1849, and although re-constructed in the original style there is very little of the earlier 17th /18th century historic interiors remaining.

The ground floor of 4-5 New Square has been altered to provide a larger entrance foyer for which much of the original cellular structure was lost. Although the first and second floors do retain the original 18th century configuration some of the earlier panelling and the lateral conversion of the units has resulted in considerable loss fabric.

4.0 LINCOLN'S INN GAZETTEER – NEW SQUARE

NOTE: Within the Gazetteer the following definitions of significance are used: Highly Significant – e.g. important original fabric and alterations. Significant – e.g. other original fabric, interesting alterations. Limited Significance – e.g. alterations supporting design of original fabric. Neutral – e.g. new WCs and other modifications, if reasonably well designed. Detrimental – e.g. badly designed and/or unnecessary alterations.

Section: NEW SQUARE

Location: 1 NEW SQUARE

- Introduction and Brief History** Constructed in 1693 the building comprised a basement, ground, first and second floor. It was extended after 1720 to include a third floor (initially within the roofspace, though later the external walls, flues and gable were raised in height) with independent secondary stair. A further floor was added, (probably in the 19th C) on the west side above the central stairs, served by a third internal secondary stair. In the 19th C a secondary staircase was added at ground floor level connecting it to the basement, originally conceived as an independent unit, with a separate entrance. The building structure remains supported on the external walls and a brick central spine extending from basement to the second floor level. The third floor was built in timber off the ceiling joists of the original second floor. Number 1 New Square's ownership is divided between four freeholders each owning a different section of the building. Apart from barristers' chambers the building also houses a flat on the third floor, which remains only one of two residential accommodation units remaining in New Square.
- Vulnerability** The roof gutters should be maintained regularly as this building is vulnerable to flooding on account of insufficient rainwater outlets. The internal spaces are vulnerable to the changes required to adapt the rooms to accommodate larger chambers. The resultant alterations, if not undertaken sensitively, with a view to retaining the original fabric will be detrimental to the historic value of the building.
- Summary Significance** The exterior elevations are highly significant as unaltered 17th and 18th C constructions but are made more so by their townscape value. The interiors, although of varying significance, depending on the extent of conserved original 17th, 18th and 19th C fabric, retain most of the original partitions. Therefore as long as these rooms are capable of meeting their needs, they should be retained and where necessary upgraded with well considered and sympathetic interventions.
- Documentary Evidence** Lincoln's Inn Library:
E29: New Square Committee of Proprietors Correspondence:
E291 letter books 1905-1926
E292 letter books 1926-1928
E293 letter books 1929-1940
- Lincoln's Inn Library:
Floor Plans accompanying 1860 Lincoln's Inn Act
E5-35 New Square and Star Yard (pre-1845) showing Bog House area
E5-37 New Square Garden 31 plans (early to mid 20th century duplicates)
E5-40 New Square drainage plan (post 1937)
E2c – New Square Committee of Proprietors minutes
E2c1 1860-1904
E2c2 1905-1930
E2c3 1930-1944
E2c4 1946-1985
E2c5 1986-1993
E2c6 1994-1983
- E2d New Square Committee of Proprietors Bluejackets (including correspondence, plans, estimates, contracts, bills for maintenance and alterations)

E2f New Square Committee of Proprietors Accounts

E2f2 April 1877

E2f3 1862-1938

E2f4 1968-1949

E2f5 1964-1990

ROOF

Description/observation	Much of the roof is of historic construction, probably 18 th C, but incorporating some of the original late 17 th C timbers at the new higher level, and comprises two shallow slated pitches running north south with asphalted valley and parapet gutters and four chimney stacks. The roof is surrounded by parapets and chimney stacks with multiple flues. The gutters drain through down pipes on the east and west façades.
Condition	Sound.
Comments	This roof was modified in the 19 th C with the addition of roof hatches and has been repaired recently. The gutters should be lead-lined, and when repairs are next undertaken this material should be used.
Significance	Significant on account of the historic roof structure.

FRONT (WEST) ELEVATION

Description/observation	Basement, ground, first second and third floor, 9 bays with a central entrance. Building divided vertically into two sections on the second and third floor. The southern section / 5 bays including entrance door appears to have been re-faced after 1849 when the adjoining 2 New Square was rebuilt following a fire.
3 rd Floor:	North side purple red brick, with four shallow brick arches over six on six sliding sash windows with stone cills, and exposed sash boxes. Third floor projects out ½ brick beyond the second floor level and terminates with a stone coping. A circular cast iron pattress plate is visible in the centre bottom section, mostly 18 th C bricks. On the south side the five window openings are slightly lower with red rubbed red brick flat arches above and window surrounds matching those of No.2 New Square, probably mostly 19 th C brick, window boxes are recessed
2 nd Floor:	As above but with a brick string above the first floor, and timber canopy backs (18 th C) over the four windows on the north side.
1 st Floor:	Largely 17 th C brick purple red brick, tall flat arches in red rubbed brick over the six on six sliding sash window with stone cills. Canopy backs on the five northern windows with exposed boxes and 19 th C shutters on the four southern ones with recessed window boxes
Ground Floor:	As first floor, four bays each side of a central entrance with a central broken segmental pediment All windows with recessed boxes and shutters. Entrance door original 17 th C.
Basement:	All rendered – minor plinth projecting below Ground floor cills, door on the south side. Door under window in seventh bay from the north.
Area:	Wide paved York stone with cement repairs; Portland stone steps up, original iron handrails
Entrance:	Stone paved access on rendered brick arch; railing as area steps.
Condition	Sound.
Comments	
Significance	Highly significant for its historic fabric and equally so for its townscape value.

REAR (EAST) ELEVATION

Description/observation	Nine bays wide, plain, ground and basement floors part obscured by additional building, and some exposed parts are white washed. Sliding sash windows.
Condition	Sound.
Comments	
Significance	As front elevation.

NORTH ELEVATION

Description/observation	Purple red bricks with three window positions on each floor. All blind on the ground floor and first floor, western one open on the second floor, and middle one open on the third floor.
Condition	Sound.
Comments	
Significance	Significant for townscape value, and historic fabric.

BASEMENT

The basement in 1 New Square is divided into two sections accessed in the case of the southern side from the front area and in the case of the northern section from an internal staircase.

Leased to New Square

Southern Side

Description of the Rooms: 1BNS/B1

Description/observation	Library in B1 extending to modern kitchen in B6.
Ceiling:	This room has been completely refurbished with modern ceilings, new coved cornices and recessed lights.
Walls:	Wallpaper.
Windows:	One Victorian sash window.
Doors:	The two doors to this room are half-glazed Georgian doors. In the case of the door to B6, the glazed panel has been replaced with a solid one, modern architraves.
Fireplace:	With simple timber surround.
Floor:	Carpet on a solid floor.
Fixtures:	Fitted bookshelves, modern with cupboards below.
Comments	
Significance	Limited to doors and structural layout of room.

Description of the Rooms: 1BNS/B2, 3

Description/observation	Office.
Ceiling:	These rooms have been completely refurbished with modern ceilings, new coved cornices and recessed lights.
Walls:	Wallpaper.
Windows:	Two Victorian sash windows in each room.
Doors:	The two doors to this room are half-glazed Georgian doors – glass to B2 with frosted pattern, both in later frames and architraves.
Fireplace:	With simple timber surround.
Floor:	Carpet on a solid floor.
Fixtures:	Fitted bookshelves, modern with cupboards below.
Other:	
Comments	
Significance	Limited to doors and structural layout of room.

Description of the Rooms: 1BNS/B4

Description/observation	Office.
Ceiling:	Original 18 th C cornice on three walls, none on that with window.
Walls:	Plastered with simple Georgian panelling, dado rail and skirting. Panelling on west wall has been stripped and one window blocked up to form cupboard.
Windows:	One 19 th C sash in earlier frame with shutters. Panelled splayed reveals into recess, no architraves.
Doors:	One corner cupboard door, four panelled. To corridor modified Georgian half-glazed door. To window recess – jib formed as part of stripped panelling.
Fireplace:	Appears to be 18 th C with egg and dart motif surround in stripped timber and heavy raised wall panel above mantel – later Victorian fireplace and grate and slate hearth.
Floor:	Stripped pine floorboards.
Fixtures:	Fitted modern bookshelves.

Comments This is the only intact basement chamber, and B4 is one of the few fully fitted basement office rooms.
Significance Highly significant.

Description of the Rooms: 1BNS/B5

Description/observation Entrance corridor.
This entrance has been modernised and, apart from the doors mentioned before, it also retains some historic 17th/18th C panelling on the north wall, by front door.
Significance Limited to its original features, which include the 18th C front door, light and door lining, and 17th/18th C wall panelling on north wall by front door.

Description of the Rooms: 1BNS/B6

Description/observation Modern kitchen.
Doors: Half-glazed Georgian style doors.
Comments
Significance Neutral.

Northern Side

Leased to Payne Hicks and Beach and accessed from their ground floor offices.

Description of the Rooms: 1ANS/B1a

Description/observation Modern corridor.
Ceiling: New plaster and paint with recessed lights.
Walls: Replica panelling (20th C)
Windows: 18th C window with replica shutters.
Doors: Modern replica.
Floor: Carpet on solid.
Other: Nil
Comments Corridor formed by dividing original room which would have consisted of B1, B1a, B1b.
Significance Limited to historic features, in this case the windows.

Description of the Rooms: 1ANS/B2, B2b and B2c

Description/observation These are modern spaces constructed at the back of the block and contain no historic fabric. A 19th C staircase descends here connecting the basement to the ground floor.
Comments
Significance Neutral.

Description of the Rooms: 1ANS/B3

Description/observation Office
Ceiling: Modern and replica cornice.
Walls: Replica panelling. A small section of the wall contains some original Georgian panelling.
Windows: Two original sash windows with shutters.
Doors: Replica doors.
Floor: Carpet on solid.
Other: Blocked fireplace.
Comments Rooms have been sensitively modernised.
Significance Limited to historic features.

Description of the Rooms: 1ANS/B4

Description/observation

Ceiling: Plaster and paint with cornice.

Walls: Simple Georgian panelling on two sides and nil on modern partition side.

Windows: Nil.

Doors: Solid replica door to 1ANS/B1b and half-glazed door with door light above.

Floor: Carpet on solid floor.

Other: Nil.

Comments This room would have been joined with 1ANS/B5 to form a single space.
Significance Highly significant.

Description of the Rooms: 1ANS/B5

Description/observation

Ceiling: Plaster and paint – no cornice.

Walls: Simple Georgian panelling except for wall to 1ANS/B4.

Windows: Two 18th C sash windows with shutters and replica sashes.

Doors: Replica.

Floor: Carpet on solid floor.

Other: Simple 18th C timber fireplace.

Comments This room would have been joined with 1ANS/B4 to form a single space.
Significance Highly significant.

Description of the Rooms: 1ANS/B6

Description/observation

This room has been completely modernised and retains no historic features except for the original sash windows (with replica sashes) and no shutters.

Significance Limited to historic features.

GROUND FLOOR

Southern Side

Description of the Rooms: 1BNS/G1 and G1A

Description/observation	Entrance lobby (G1A – copier room)
Ceiling:	Modern plastered ceiling with recessed lights.
Walls:	Plaster and paint with modern skirting.
Windows:	Nil.
Doors:	18 th C doors with later architraves.
Floor:	Carpet on timber.
Comments	Modernised room.
Significance	Neutral significance.

Description of the Rooms: 1BNS/G2

Description/observation	Office.
	Modern finishes except:
Windows:	Two sash windows with 18 th C shutters fixed shut.
Fireplace:	18 th /19 th C timber surround to fireplace.
Comments	This room has been completely modernised with no significant historic features except for the joinery.
Significance	Limited to the historic joinery.

Description of the Rooms: 1BNS/G3

Description/observation	Office.
Ceiling:	Plastered ceiling, timber cornices (re-used) in stripped pine.
Walls:	Plastered with wallpaper – 18 th C panelling on window wall up to dado level on one section of wall by fireplace.
Windows:	18 th C window complete with architrave and shutters – all stripped.
Doors:	Two 18 th C doors and surrounds – moved to new position in front of modern bookcases and stripped of paint.
Fireplace:	19 th C stripped timber fire surround with outer marble fireplace.
Floor:	Carpet on timber.
Fixtures:	Replica cupboard under window cill.
Comments	This room has been much altered but still retains many of its original features.
Significance	Significance limited to original features.

Description of the Rooms: 1BNS/G4

Description/observation	Office.
Ceiling:	Modern plastered with replica cornices.
Walls:	Plastered and painted.
Windows:	Two 18 th C sash windows complete with shutters and replica sashes. Modern radiator cases under cills.
Doors:	18 th C six panelled door in modern replica architrave.
Fireplace:	19 th C fire surround with marble fireplace and tiled back.
Floor:	Carpet on timber.
Comments	This room has been heavily altered. Features of significance are limited to windows, fireplace and door.
Significance	Significance limited to original features.

Description of the Rooms: 1BNS/G5

Description/observation Office.
As G2, however, the window has lost its shutters.
Comments Completely modern.
Significance Neutral significance.

Description of the Rooms: 1BNS/G6

Description/observation Office.
As G3 and G2.
Comments Completely modernised.
Significance Neutral significance.

Northern Side

Description of the Rooms: 1ANS/G1

Description/observation Entrance and staircase to common areas of this building.
Staircases: Original 17th C timber staircase with handrail and balustrade with dado height panelling up to second floor level.
Staircase above second floor level is 19th C with much simpler balustrading.
Wall: Panelling has been stripped of its paint and wall above plastered and painted.
Windows: Sash windows at each landing. Original frames with replica sashes and no shutters.
Comments The ceiling and walls at landing areas have been compromised by modern services.
Significance Highly significant.

Description of the Rooms: 1ANS/G1a and G1b

Description/observation Entrance corridor.
Ceiling: Modern plaster and paint with recessed lights and replica cornice.
Wall: Replica panelling.
Windows: Nil.
Doors: Replica six panelled front door and doors between G1a and G1b in original surrounds and architraves. Door to G2-G4 original and upgraded.
Floor: Carpet on timber
Other: 19th C staircase leading to basement.
Comments This area has been modernised sympathetically retaining some of its original features.
Significance Neutral.

Description of the Rooms: 1ANS/G2

Description/observation Office.
Ceiling: Modern plaster with original cornice.
Wall: Some simple Georgian panelling survives.
Windows: Two 18th C sash windows complete with shutters fixed shut. 19th C replica sashes and modern secondary glazing. Two high level ventilator lights of a later date on the rear wall. The lower sections of these windows, which would have once formed the complete sash has been blocked up to an additional rear room (not entered), outside the main building.
Doors: A 19th C door leads to the rear extension. Door to entrance corridor is a modern replica door with a 19th C partition made up of re-used panelling, including a door light.
Floor: Carpet on timber.
Fireplace: 18th/19th C timber surround.

Comments Sympathetically modernised room with many original features.
Significance Significant.

Description of the Rooms: 1ANS/G3

Description/observation Office.
Ceiling: Repaired original ceiling.
Wall: The walls are lined with 18th C panelling complete with doors, cornice and architraves.
Windows: Two 18th C sash windows complete with shutters and 19th C replica of 18th C sashes.
Doors: 18th C six panelled doors to entrance lobby G1B. Gown cupboard in door recess fixed shut.
Floor: Carpet over timber with modern grilles for heating.
Other: Late 18th C/early 19th C fireplace with marble lining of a slightly later date and a decorative timber panel above.
Comments Room intact.
Significance Highly significant.

Description of the Rooms: 1ANS/G4

Description/observation Office
Ceiling: Repaired original ceiling.
Wall: 18th C panelling but more elaborate than that of Rm G3, complete with raised panel and bolection mould and cornice above.
Windows: Two 18th C sash windows complete with shutters.
Doors: 18th C replica six panelled doors set in 18th C frame and lining. Complete with gown cupboard.
Floor: Carpet over timber.
Comments An important room with most of its features intact.
Significance Highly significant.

Description of the Rooms: 1ANS/G5

Description/observation Office.
Ceiling: Original cornice, with 19th C mouldings covering a downstand beam in the centre.
Wall: Panelling on three walls, at dado level only on window wall. 19th C arched screen to west.
Windows: Two sash windows with no shutters or architraves. 19th C replica of 18th C sashes.
Doors: Replica six panelled door in replica frame and architrave.
Floor: Carpet over timber.
Other: Fireplace blocked off.
Comments This room was altered in the 19th C when staircase to basement was inserted. It appears that at that time, two rooms were joined to form a single one with a downstand beam – sympathetically modernised.
Significance Significance limited to original panelling.

FIRST FLOOR

Southern Side

Description of the Rooms: 1BNS/F1a and F1b

Description/observation	Entrance corridor.
Ceiling:	Plaster and paint with original cornices concealed behind ducting in places.
Walls:	Much of the original panelling is retained but is concealed behind bookcases in places.
Windows:	None.
Doors:	18 th C doors, some with glass panels in original frames, architraves and door lights.
Floor:	Carpet on timber.
Comments	This space retains many of its original features but has suffered from unsympathetic alterations.
Significance	Significant.

Description of the Rooms: 1BNS/F2

Description/observation	Office.
Ceiling:	Plastered and painted with replica cornice.
Walls:	Simple Georgian panelling.
Windows:	Two 18 th C sash windows complete with shutters and replica sashes.
Doors:	Replica door and architrave.
Fireplace:	18 th C timber fire surround stripped of paint.
Floor:	Carpet on timber.
Comments	This room still retains many of its original features.
Significance	Highly significant.

Description of the Rooms: 1BNS/F3

Description/observation	Office.
Ceiling:	Plaster and paint with some original and some replica cornices.
Walls:	18 th C panelling on some walls and replica on others.
Windows:	Two 18 th C sash windows with later (19 th C?) panelled reveals. Modern secondary glazing.
Doors:	Original 19 th C door frame and light, replica four panelled doors.
Fireplace:	Fireplace blocked up.
Floor:	Carpet on timber.
Comments	This room has been oddly assembled with original features inappropriately replicated.
Significance	Significance limited to original features.

Description of the Rooms: 1BNS/F4

Description/observation	Office.
Ceiling:	Plaster and paint with replica cornices.
Walls:	18 th C panelling and some 19 th C replicas of the same.
Windows:	Two 18 th C sash windows, the shutters have been replaced with 19 th C panelled reveals.
Doors:	Replica six panelled doors in original frame complete with door lights.
Fireplace:	18 th C timber surround.
Floor:	Carpet on timber.
Comments	This room has been sympathetically modernised, and its appears to have been altered in the 19 th C.
Significance	Highly significant.

Description of the Rooms: 1BNS/F5a-b

Description/observation	Offices.
Ceiling:	Plastered with replica cornices.
Walls:	18 th /19 th C panelling.
Windows:	One 18 th C sash window to each room with replica sashes and 19 th C panelled reveals. Modern cupboards under cill.
Doors:	Replica door frame and architrave.
Fireplace:	18 th C timber surround with modern marble fireplace (no fireplace in F5a).
Floor:	Carpet on timber.
Comments	These rooms have been divided into two forming F1a and F1b – to its detriment. They should be returned to the original configuration.
Significance	Highly significant.

Northern Side

Description of the Rooms: 1ANS/F1a

Description/observation	Landing and Corridor
Ceiling:	Modern with replica cornice.
Wall:	Simple replica panelling.
Windows:	Nil.
Doors:	Replica six panelled doors – two panelled door to 19 th C cupboard. Front door to landing is an 18 th C door.
Floor:	Carpet on timber.
Comments	This is a modern space but within an original plan and some original doors.
Significance	Neutral.

Description of the Rooms: 1ANS/F2

Description/observation	Office.
Ceiling:	Modern with 18 th C cornice.
Wall:	Simple Georgian panelling, and 19 th C panelled screen with a door to F1.
Windows:	18 th C style window with shutters.
Doors:	Replica six panelled doors.
Floor:	Carpet on timber.
Other:	Fireplace blocked off.
Comments	This room retains much of its original features.
Significance	Highly significant.

Description of the Rooms: 1ANS/F3

Description/observation	Office.
Ceiling:	Modern with 18 th C cornice.
Wall:	18 th C panelling altered in the 19 th C.
Windows:	18 th C style window with shutters.
Doors:	Replica six panelled doors.
Floor:	Carpet on timber.
Other:	Fireplace blocked off.
Comments	This room retains much of its original features.
Significance	Highly significant.

Description of the Rooms: 1ANS/F4

Description/observation	Office.
Ceiling:	Modern with replica cornice.

Wall: Simple Georgian panelling.
Windows: 18th C style window with no shutters or architraves.
Doors: Replica six panelled door.
Floor: Carpet on timber.
Other:
Comments The room retains its original form and much of its original panelling.
Significance Significant.

Description of the Rooms: 1ANS/F5-6

Description/observation Offices
Ceiling: Modern ceilings with replica timber cornice.
Wall: Late 18th C panelling repaired with replica where missing – panelling under windows.
Windows: 18th Century style sash windows (probably not original) complete with an ornate architrave and shutters.
The window which is the result of the division of F6 is a fixed window with a lining but no shutters.
Doors: Modern replica six panelled door. Door reveals stripped of the gown cupboard and boxed in.
Floor: Carpet on timber
Other: Modern fireplace in modern replica timber surround to fireplace.
Comments Well preserved rooms.
Significance Highly significant.

SECOND FLOOR

Southern Side

Leased to Cedillo Solicitors

Description of the Rooms: 1BNS/S1

Description/observation Entrance corridor
Ceiling: Plaster and paint.
Walls: Some surviving original panelling.
Windows: Nil.
Doors: Replica panelled doors – entrance door to stair lobby original 17th C.
Floor: Carpet on timber.
Comments Divided by a secondary entrance screen.
Significance Limited to original features.

Description of the Rooms: 1BNS/S2

Description/observation Office.
Ceiling: Plaster and painted.
Walls: Some walls with the original 17th C panelling, some with replica.
Windows: Sash windows in panelled lining (18th C).
Doors: Replica panelled door.
Fireplace: Fireplace with timber surround – 19th C.
Floor: Carpet on timber.
Comments Sympathetically modernised.
Significance Significant.

Description of the Rooms: 1BNS/S3-S4

Description/observation Offices.
Ceiling: Plaster and paint with original cornice replicated in places.
Walls: Simple panelling survives in places.
Windows: Sash with panelled lining.
Doors: Replica four panelled door.
Fireplace: Fireplace with timber surround 18th/19th C in no. S4 only.
Floor: Carpet on timber.
Comments These rooms, together with the southern end of 1BNS/S1 should form a single room.
Significance Significant for its original features.

Description of the Rooms: 1BNS/S5

Description/observation Office.
Ceiling: Plaster and paint with original cornice.
Walls: 18th C painted panelling.
Windows: Sash windows with panelled lining – 18th/19th C.
Doors: Replica door.
Fireplace: Marble fireplace (19th C).
Floor: Carpet on timber.
Comments This room retains many of its original features.
Significance Highly significant.

Northern Side

Leased to Dawsons

Description of the Rooms: 1ANS/S1

Description/observation Corridor.
Ceiling: Modern with replica cornice.
Wall: Simple Georgian panelling, some original mostly replica with part glazed screen to S2.
Windows: Nil.
Doors: Front door to landing is an original 17th C door.
Floor: Carpet on timber.
Comments
Significance Neutral.

Description of the Rooms: 1ANS/S2

Description/observation Office.
Ceiling: Modern with replica cornice.
Wall: Simple Georgian panelling with some replica in fill.
Windows: 18th C style window with no shutters or architraves.
Doors: Replica six panelled doors.
Floor: Carpet on timber.
Other: Fireplace blocked off.
Comments The room retains its original form and many of its original panelling.
Significance Highly significant.

Description of the Rooms: 1ANS/S3

Description/observation Office.
Ceiling: Modern with replica cornice.
Wall: Raised and fielded 18th C panelling, some original some replica.
Windows: 18th C style window with no shutters or architraves.
Doors: Replica six panelled doors with 18th C arched doorlight above.
Floor: Carpet on timber.
Other: Fireplace blocked off.
Comments The room retains its original form and much of the original panelling.
Significance Highly significant.

Description of the Rooms: 1ANS/S4

Description/observation Office.
Ceiling: Modern with recessed lights and replica cornice.
Wall: Raised and fielded 19th C panelling.
Windows: Two sash windows in 18th C style with 19th C lining.
Doors: Replica six panelled door in replica architraves. Original door to S3 fixed shut.
Floor: Carpet on timber.
Other: Fireplace with 18th C timber surround.
Comments This room retains most of its original features.
Significance Highly significant.

Description of the Rooms: 1ANS/S5

Description/observation Office.
Ceiling: Plaster and paint with original and part replica cornice.

Wall: Panelling retained on some walls, replicated on others.
Windows: Sash windows with shutters fixed shut.
Doors: Replica six panelled.
Floor: Carpet on timber.
Comments This room has been divided to form S5 and S6. It would improve by being returned to its original plan form.
Significance Highly significant (with S6).

Description of the Rooms: 1ANS/S6

Description/observation Corridor.
Ceiling: Plaster and paint.
Wall: 18th C/19th C panelling on fireplace wall side – modern glazed screen on side of S5.
Windows: Nil.
Doors: Replica six panelled doors.
Floor: Carpet on timber. Vinyl in section forming tea point.
Other: Fireplace in original timber surround.
Comments This room is part of S5 and has been carved out to form tea point and provide separate entrance to S5 and S4.
Significance Highly significant as part of S5. The modern glazed screen and doors are detrimental.

NEW CHAMBERS

Description of the Rooms: 1CNS/S1a

Description/observation Landing and entrance.
Ceiling: Plaster and paint.
Wall: Some simple panelling survives on the walls.
Windows: Nil.
Doors: Replica and original four panelled doors.
Floor: Carpet on timber.
Other: An early 19th or late 18th C staircase leading up to the third floor.
Comments This original chamber has been remodelled c1800.
Significance Significant for its historic features.

Description of the Rooms: 1CNS/S1b

Description/observation Small office at back of the stairs.
Ceiling: Plaster and paint.
Wall: 19th C panelling on the walls.
Windows: 18th C sash window with replica sashes and no shutters.
Doors: Replica door.
Floor: Carpet on timber.
Other: Nil.
Comments This room was formed in the 19th C when the stairs were inserted.
Significance Significant for its historic features.

THIRD FLOOR

Northern Side

Description of the Rooms: 1ANS/T1

Description/observation Corridor.
Ceiling: Modern plaster and paint with recessed lights.
Wall: Plaster and paint with modern skirting.
Windows: Nil.
Doors: Replica doors. Frame and architraves to T2, 3, 5+6 appear to be early replicas of 18th C frame and architraves. The inner architraves to these doors are modern.
Floor: Carpet on timber.
Comments This floor has been refurbished entirely.
Significance Neutral.

Description of the Rooms: 1ANS/T2

Description/observation Office.
Ceiling: Modern plaster and paint with recessed lights.
Wall: Plaster and paint with modern skirting.
Windows: Two modern sash windows with no architraves.
Doors: Replica doors in matching frame and architraves.
Floor: Carpet on timber.
Other: Modern replica fireplace.
Comments A modern space within older partitions.
Significance Neutral.

Description of the Rooms: 1ANS/T3

Description/observation Office.
Ceiling: Modern plaster and paint with recessed lights.
Wall: Plaster and paint with modern skirting.
Windows: Two modern sash windows with no architraves.
Doors: Replica doors in matching frame and architraves.
Floor: Carpet on timber.
Other: Modern replica fireplace.
Comments A modern space within older partitions.
Significance Neutral.

Description of the Rooms: 1ANS/T4/T5

Description/observation Office.
Ceiling: Modern plaster and paint.
Wall: Plaster and painted with modern skirtings.
Windows: Three modern double glazed sash windows in 19th C architraves.
Doors: Replica doors in matching frame and architraves.
Floor: Carpet on timber.
Other: 19th C fireplace.
Comments The partition with the adjoining room T5 has been moved making this a much larger space with three instead of the normal two windows. It is unclear when this alteration would be made and it could be a 19th C alteration.
Significance Limited to surviving old panelling.

Description of the Rooms: 1ANS/T6

Description/observation Office.
Ceiling: Modern plaster and paint with recessed lights.
Wall: Plaster and painted with some 18th C salvaged panelling visible in places.
Windows: Two modern double glazed sash windows in 19th C architraves.
Doors: Replica doors in matching frame and architraves.
Floor: Carpet on timber.
Other: Modern replica fireplace.
Significance Limited.

THIRD FLOOR

Sir Patrick Sinclair Apartment (Southern Side)

Description of the Rooms: 1BNS/T

Description/observation This flat has been completely modernised and the only significant features that remain are the sash windows and front door.

Description of the Rooms: 1BNS/T1 and T1a

Description/observation Entrance corridor and landing.
Ceiling: Modern plaster and paint with 2 rooflights.
Wall: Plaster and paint with modern skirtings.
Windows: Nil.
Doors: 18th C four panelled front door on second floor – all others replicas in 17th C frames and architraves.
Floor: Carpet on timber.
Other: 19th C staircase leading down to door on second floor with modern balustrade. 19th C timber fireplace.
Comments This is a modern space.
Significance Neutral.

Description of the Rooms: 1BNS/T2 and T2a

Description/observation Bedroom.
Comments Room modernised and partitions in one corner forming T2a as a bathroom. No original features except for door frame leading to T1 and T2a.
Significance Significant for its original features.

Description of the Rooms: 1BNS/T3 and T4

Description/observation Kitchen and study.
As T2.
Comments These rooms have been modernised to function as a kitchen and a study.
Significance Significant for its original features.

Description of the Rooms: 1BNS/T5

Description/observation This space has been completely modernised. The only significant items are the 19th C fireplace and sash windows.
Significance Limited

Description of the Rooms: 1CNS/T1a

Description/observation Staircase and landing.
Ceiling: Plastered and painted, no cornice (missing).
Wall: Single Georgian panelling on one wall.
Windows: Nil.
Floor: Carpet on timber.
Other: Late 18th C/early 19th C staircase.
Comments This is a much altered space with some original features.
Significance Significant for its original features.

Description of the Rooms: 1CNS/T1b

Description/observation Small office.
Ceiling: Plastered with 18th C mouldings.
Wall: 18th C panelling.
Windows: Sash windows in 18th C style – no shutters.
Doors: 18th C four panelled door.
Floor: Carpet on timber.
Other: 19th C staircase leading up to this room.
Comments This is a small room on top of an internal staircase.
Significance Significant (limited to original features).

Description of the Rooms: 1CNS/T2

Description/observation Office
Windows: The sash window frames and architraves are original.
Doors: Six panelled replica.
Fireplace: A simple timber late 18th C fireplace.
Comments This room has been completely modernised but retains some of its original features including simple panelling below the window cills.
Significance Significant for its original features.

FOURTH FLOOR

This floor is a new construction.

The new rooms have been arranged within the existing roof structure retaining the original timber support trusses.

Section: NEW SQUARE

Location: 2 NEW SQUARE

Introduction and Brief History

The building at 2 New Square was re-constructed in 1849, after a fire destroyed the original 1693 building. The 19th C building replicated the original plan with a central staircase – in stone, and chambers on both sides. The building comprised a basement, ground, first second and third floor. The third floor replicated the late 18th C extension of the adjoining 1 New Square. The basement chambers were linked to those on the ground floor and above in the re-building.

All the fabric within this building is therefore dated to the nineteenth century. The building has been modernised to improve the bathrooms in the basement.

A single storey block was built at basement level in the 1950s and the central staircase extended down to the basement.

Lease

The entire building of 2 New Square is currently occupied by a single chamber called Dawsons. The chamber is also connected to part of 3NS on the third floor level.

Vulnerability

The building is well kept and in good condition. However a routine maintenance regime for its roof gutters and downpipes will enhance the longevity of the structure.

The pressure to increase the number of individual barrister's chambers has resulted in the sub-division of existing original rooms, to the detriment of the building.

Summary Significance

The exterior elevations are highly significant for their townscape value. The interiors are largely 19th C and significant as 19th C chambers. Additions or alterations to these rooms, therefore, must to be undertaken with due care and sensitivity.

Documentary Evidence

Camden Planning Application 2007/1623/L
Roof renovations and minor alterations.

Camden Planning Application 8970039 (1989)

General refurbishment and removal of partitions at ground and first floor level.

See also: HB/1819 (1977)

Internal alterations to first floor office accommodation.

Lincoln's Inn Library:

E29: New Square Committee of Proprietors Correspondence:

E291 letter books 1905-1926

E292 letter books 1926-1928

E293 letter books 1929-1940

Lincoln's Inn Library:

Floor Plans accompanying 1860 Lincoln's Inn Act

E5-35 New Square and Star Yard (pre-1845) showing Bog House area

E5-37 New Square Garden 31 plans (early to mid 20th century duplicates)

E5-40 New Square drainage plan (post 1937)

E2c – New Square Committee of Proprietors minutes

E2c1 1860-1904

E2c2 1905-1930

E2c3 1930-1944

E2c4 1946-1985

E2c5 1986-1993

E2c6 1994-1983

E2d New Square Committee of Proprietors Bluejackets (including

correspondence, plans, estimates, contracts, bills for maintenance and alterations)

E2f New Square Committee of Proprietors Accounts

E2f2 April 1877

E2f3 1862-1938

E2f4 1968-1949

E2f5 1964-1990

ROOF

Description/observation	The roof as in number 1 New Square is made up of two slated pitched roofs running north south with valley and parapet gutters. The gutters drain through external rainwater pipes with hopper heads. The roof is enclosed within parapet walls with tall chimney stacks on the north and south sides. The roof was re-built in the 19 th C and has been recently renovated.
Condition	Good.
Comments	
Significance	Neutral.

FRONT (WEST) ELEVATION

Description/observation	Basement ground first second and third floor with an attic comprising a fourth floor extended into the roof space on the south side. Nine bays with a central entrance. The building constructed in purple red bricks with a rubbed brick vertical edge defining the joint with the adjoining number 1 and 3 New Square.
1 st -3 rd Floor:	All floors built as a cohesive façade with rubbed brick arches above the, six on six paned sliding sash windows, with stone cills and concealed sash boxes. The five first floor windows on the south side are provided with timber shutters which slide along rails. Shutters all painted green.
Ground Floor:	As the upper floors with shutters on all the windows. The central bay houses the entrance door with surround complete with a broken segmental pediment above, replicating the earlier late 17 th C one.
Basement:	All rendered – string defining edge between ground floor and basement. Door off centre, blocked
Area:	Paved York stone with cement repairs. Portland stone steps and nosing. 19 th C handrail.
Entrance:	Stone paved access bridge to entrance on rendered brick arch, railings as area steps. Perimeter railing 19 th C. Two rainwater pipes with hopper heads
Condition	Sound, windows recently redecorated and roof slates refurbished
Comments	
Significance	Highly significant for its townscape value. The actual fabric is also significant as good 19 th C reconstruction probably with some of the original 17 th /18 th C bricks re-used.

REAR (EAST) ELEVATION

Description/observation	Generally arranged as the front elevation, except that there is no front door. The rear 1950s extension to add the WC at basement level also reduces the size of the rear courtyard.
Condition	Good, this façade has been recently cleaned and re-decorated.
Comments	
Significance	As front elevation.

BASEMENT

The north and south basements to number 2 New Square have been combined so that it forms one unit accessible from the stairs. Originally this would have formed two chambers each accessible separately from external doors. To achieve this, the two rooms 2ANS/B4 2BNS/B4 shortened and the central wall opened up to form the two combined corridors 2ANS/B4a and 2BNS/B4a.

Description of the Rooms: 2ANS/B1

Description/observation	Office recently modernised.
Ceiling:	Plastered ceilings with replica cornices
Walls:	Plastered and painted, with replica dado rail and modern skirting
Windows:	2 x 6/6 19 th C timber windows in original frames complete with shutters.
Doors:	Replica door in original frame to corridor 2ANS/B4. New door, part of a modern glass and timber partition to room 2ANS/B2.
Fireplace:	Chimney breast visible but fireplace blocked up.
Floor:	Carpet on solid floor.
Fittings:	Two modern desk with some cabinets either sides of the chimney breast all modern.
Condition	Good.
Comments	-
Significance	Limited to this room's original layout and to the windows as part of the historic fabric.

Description of the Rooms: 2ANS/B2

Description/observation	Conference room. This room has been recently modernised.
Ceiling:	Plaster ceilings with recessed lights.
Walls:	Plastered and painted. Modern replica cornices. Modern dado rail and skirting.
Windows:	2 x 6/6 19 th C timber windows in original frames complete with shutters. Second window has been converted into a door leading out to the rear courtyard.
Doors:	New door, part of a modern glass and timber partition to room 2ANS/B1. Modern half-glazed door to yard in window opening.
Fireplace:	Chimney breast visible but fireplace blocked up with a safe.
Floor:	Carpet on solid floor
Fittings:	Fitted cupboards either sides of the fireplace.
Condition	Good, this room has been recently re-decorated.
Comments	-
Significance	Limited to this room's original layout and to windows as part of the historic fabric.

Description of the Rooms: 2ANS/B3

Description/observation	Reception/office.
Ceiling:	Plastered ceilings with modern lights, modern replica cornices.
Walls:	Plastered and painted. Room is provided with a dividing screen.
Windows:	2 x 6/6 19 th C timber windows in original frames complete with shutters.
Doors:	One four panelled replica door in replica frame and architrave.
Fireplace:	Chimney breast visible but fireplace blocked up.
Floor:	Carpet on solid floor.
Fittings:	A redundant modern dividing screen remains which would have once separated the front half of the room from the rear half.
Condition	Good.

Comments The remnants of the screen should be removed and the room restored back to its original proportions.
Significance Limited to this room's original layout and to the windows as part of the historic fabric.

Description of the Rooms: 2ANS/B4

Description/observation Office: This room was shortened on one side to form the corridor linking the two halves of this building.
Ceiling: Plaster; recessed lights and modern replica cornices.
Walls: Plastered and painted. Corridor side of the room is a new partition wall. Modern dado rail and skirting
Windows: 1x six-on-six paned 19th C timber sash windows in original frames complete with shutters.
Doors: One four panelled replica door in replica frame and architrave.
Fireplace: -
Floor: Carpet on solid floor.
Fittings: Fitted cupboards.
Condition Good, recently decorated.
Comments -
Significance Limited to the original sash window and shutters.

Description of the Rooms: 2BNS/B1a

Description/observation Staircase landing. The wall to the rear of the building has been opened up to lead to the WC in the rear block.
Ceiling: Plastered soffit below stairs.
Walls: Plastered and painted. Victorian panelled dado to landing and stairs.
Windows: -
Doors: Modern glazed door to WC B5. Victorian four panelled door to cupboard below stairs
Floor: Carpet on solid floor
Staircase: Carpet over solid stairs. Solid polished handrail.
Fittings: Cupboard formed with salvaged door fitted below upper flight of stairs.
Condition Good recently re-decorated.
Comments -
Significance Significant as part of the original staircase from the 1849 re-building.

Description of the Rooms: 2BNS/B1

Description/observation Facilities room and workshop.
Ceiling: Plaster; recessed lights and modern replica cornices.
Walls: Plastered and painted.
Windows: 1 x six-on-six paned 19th C timber sash window in original frame complete with shutters. Second window converted into a door existing to the rear courtyard.
Doors: 19th C four panelled half glazed door in original frame to corridor 2ANS/B1a, and corridor B4a. Door between B1 and B2 removed, and frame partly concealed by lowered ceilings.
Fireplace: Simple Victorian fire place blocked up.
Floor: Carpet on solid floor.
Fittings: Room fitted out with shelves.
Condition Good.
Comments -
Significance Limited to this room's original layout and to the window and door to B1a as part of the historic fabric.

Description of the Rooms: 2BNS/B2a and B2b

Description/observation	Computer room. This room has been divided into two sections B2a and B2b with a modern partition complete with new door. For the purposes of this survey the two areas are being treated as one.
Ceiling:	Plaster recessed lights and modern replica cornices and recessed lights.
Walls:	Plastered and painted.
Windows:	2 x six-on-six paned 19 th C timber windows as elsewhere in original frames complete with shutters, one in B2a and one in B2b.
Doors:	Modern four panelled door as part of the new partition forming 2BN2a/B2b.
Fireplace:	Chimney breast visible but fireplace blocked up.
Floor:	Carpet on solid floor.
Fittings:	
Condition	Good.
Comments	The room would benefit from being returned to its original proportions by the removal of the dividing screen.
Significance	Limited to the windows as part of the historic fabric.

Description of the Rooms: 2BNS/B3

Description/observation	Office.
Ceiling:	Plaster with replica cornices.
Walls:	Plastered and painted with dado rail and modern skirting.
Windows:	2 x six-on-six paned 19 th C timber windows as elsewhere in original frames complete with shutters.
Doors:	One four panelled Victorian door in original frame and replica architrave.
Fireplace:	Chimney breast visible but fireplace blocked up.
Floor:	Carpet on solid floor.
Fittings:	The walls fitted with fixed shelving either sides of the chimney breast.
Condition	Good.
Comments	-
Significance	Limited to this room's original layout and to the windows and door as part of the historic fabric.

Description of the Rooms: As 2BNS/B4

Description/observation	Office.
Ceiling:	Plaster with replica cornices.
Walls:	Plastered and painted with dado rail and modern skirting.
Windows:	1 x 6/6 19 th C timber windows in original frames complete with shutters.
Doors:	One four panelled Victorian door in original frame and replica architrave.
Fireplace:	-
Floor:	Carpet on solid floor.
Fittings:	The walls fitted cupboards either sides of the chimney breast.
Condition	Good recently re-decorated.
Comments	This room is currently used as a store.
Significance	Limited as B3.

Description of the Rooms: As 2BNS/B4a

Description/observation	Corridor.
Ceiling:	Plaster with replica cornices with recessed lights.
Walls:	Plastered and painted with dado rail and skirting.
Windows:	-
Doors:	As described for each room.

Fireplace: -
Floor: Carpet on solid floor.
Fittings: The walls fitted cupboards either sides of the chimney breast.
Condition Good recently re-decorated.
Comments This room is currently used as a store.
Significance Limited as B3.

Description of the Rooms: 2BNS/B5

Description/observation This is the rear 19th C WC block, built beyond the rear courtyard.
It has been modernised to a good standard. Two modern half-glazed doors lead to the rear either sides for the block
Condition Good.
Comments The area would benefit from improved ventilation.
Significance Neutral.

GROUND FLOOR

- Chambers** The ground floor of number 2 New Square like the rest of the building was reconstructed after the fire of 1849. It is not clear how much of the original 17/18th partitions were saved it is therefore assumed that the entire building was reconstructed in the 19th C. Very little of the earlier panelling was salvaged and where used has been specifically mentioned. Reference to the original fabric therefore refers to the 19th C.
- Staircase** The 19th C staircase is a stone staircase with a panelled dado running all the way to the third floor, with a polished mahogany handrail on cast iron balustrades.
The stairs are in good condition, but have been covered over with a fitted carpet.

Chambers on the Northern Side

Description of the Rooms: 2ANSG1

- Description/observation** Entrance and landing to staircase.
Ceiling: Plaster.
Walls: Plastered and painted.
Door: 19th C panelled door to the two chambers either sides. A modern half glazed entrance door.
Floor: Carpet on solid floor
Staircase: Stone staircase with timber railings and panelling to dado level.
Fittings: -
Condition Good.
Comments
Significance Significant on account of the original 19th C fabric.

Description of the Rooms: 2ANSG1a

- Description/observation** Small entrance/draught lobby to the offices on the north side of the stairs.
Ceiling: Plaster.
Walls: Modern timber partitions.
Windows: N/A
Doors: Six panelled door as front entrance, and modern half-glazed four panelled inner door in original frame and replica architrave.
Floor: Carpet on timber.
Condition Good.
Comments -
Significance Neutral.

Description of the Rooms: 2ANSG2

- Description/observation** Office: This room has an alcove along the wall with G3.
Ceiling: Plaster with some original and some replica Victorian cornices recessed lighting and picture rail.
Walls: Plastered and painted.
Window: 2 x six-on-six paned 19th C timber sash windows in original frames complete with shutters. Modern secondary glazing added.
Doors: One four panelled modern panelled door in replica architrave.
Fireplace: Carpet on solid floor.
Floor: Chimney breast visible but fireplace blocked up.
Fittings: The walls fitted with fixed shelving either sides of the chimney breast.
Condition Good.
Comments -

Significance Limited.

Description of the Rooms: 2ANSG3/4

Description/observation These are the two front offices of the north side of the building.
Ceiling: Plaster ceilings with Victorian cornices.
Walls: Plastered and painted.
Windows: 2 x six-on-six paned 19th C timber windows for each room in original frames complete with shutters. The windows also have external shutters.
Doors: One four panelled 19th C door for each room each in original frame and architrave.
Fireplace: 19th C fireplace in each room, with a marble mantle blocked up.
Floor: Carpet on solid floor.
Fittings: The walls fitted with fixed shelving either sides of the chimney breast. Radiators under the windows cills.
Condition Good, recently re-decorated.
Comments -
Significance Significant, on account of retained 19th C layout and fittings.

Description of the Rooms: 2ANSG5-G5a

Description/observation Office. The wall which would have once separated this room from the corridor has been removed creating an open plan area. The corridor wall to G2 has been splayed with a door in this portion of the wall. The space below the stairs forms a kitchen G5a accessed through a replica four panelled door.
Ceiling: Plastered with a mixture of Victorian and replica cornices and picture rail.
Walls: Plastered and painted. Modern stud partition on the wall with G2.
Window: 3 x 6/6 19thC timber windows in original frames complete with shutters on two of the windows both in G5.
Doors: One modern half glazed door to G2. Four panelled door to kitchen below stairs
Fireplace: Victorian fireplace blocked up, marble surround and shelf.
Floor: Carpet on solid floor.
Fittings: The walls fitted with fixed shelving either sides of the chimney breast.
Condition Some cracks in the ceilings.
Comments Currently the space is visually confusing and it would improve with the instatement of the original layout, distinguishing G5 from the corridor space.
Significance Limited on account of its 19th C layout and fittings.

Chambers on the Southern Side

Description of the Rooms: 2BNSG1-G5

The southern side of the ground floor similar to the northern side is made up of four offices G2-G5 with a central corridor G1. The rooms have all been recently redecorated and retain much of their Victorian fixtures and fittings including cornices doors architraves windows and in some cases skirting.
Description/observation Corridor, with splayed corner formed to provide entrance to G2 directly from the corridor. It is not clear if the splay is original to the 19th C or was instated later.
Ceiling: Plastered and painted with heavy Victorian cornices. These have been replicated with new to match in rooms G2 and G5.
Walls: Plastered with simple moulded skirting.
Windows: All the windows are 19th C six-on-six pane sashes complete with shutters and architraves.

Secondary glazing provided for windows in G2 and G5.

Doors: 19th C panelled doors to all the room complete with architraves and linings. The linings to G4 and G5 would have once contained gown closets, which no longer exist. A new replica four panelled door has been provided for the store G6.

Fireplace: 19th C fireplaces are present in all the rooms.
G2 with an Arts and Crafts carved timber surround and mantle.
G4 with plain timber surround and mantle fire place lines with blue and white Deflt tiles.
G5 with a simple marble surround and mantle.

Floor: Carpet on timber.

Fittings: Shelving units fitted either sides of fireplace in G2.
Fixed shelving has also been fitted in G3 and G4.
Fitted shelves and cupboards also exist in G5.
Radiators have been fitted under the windows.

Condition Good.

Comments -

Significance Significant on account of the substantial retained 19th C fabric.

FIRST FLOOR

Chambers on the Northern Side

Description of the Rooms: 2ANS/F1-F4

Description/observation	These consist of offices F1-F4, a central corridor F1a and entrance/draught lobby F1b and a WC F2a.
Ceiling:	Plastered ceilings with heavy 19 th C cornices throughout. Some of the cornices have been repaired and replicated to complete the rooms. Acoustic tiles in corridor F1a.
Walls:	Plastered and painted with simple flush skirting with quirk moulds, throughout and replica dado rails in some of the rooms.
Doors:	Door to the stair landing has an outer 19 th C four panelled door and an inner modern half-glazed four panelled door with a panelled timber lining in between. The doors to the offices are all four panelled 19 th C doors in original frames and architraves, and door lining on the doors to F3 and F4. The door and architrave to WC F2 is a replica. The doors to F2 and F2a have both been stripped exposing the pine.
Windows:	The windows throughout are 19 th C six-on-six pane sash windows with shutters and architraves.
Fireplace:	Fireplaces with simple Victorian marble surround and mantle exist in offices F1, F2 and F3. F4 has no fireplace.
Floor:	Carpet on timber throughout.
Fittings:	The offices F1 and F4 are fitted with fixed shelving.
Condition	Good.
Comments	The chambers are well maintained.
Significance	Significant on account of extensive surviving mid 19 th C fabric.

Chambers on the Southern Side

Description of the Rooms: 2BNS/F1-F5

Description/observation	Similar to the chambers on the northern side, these consist of offices F2-F4 a central corridor and reception F1 and a kitchenette F5. The office rooms in this part of the chambers are used as meeting and interview room. Alterations to the original layout include the following: The wall between the corridor and rear room has been removed to form a large reception area F1 with a modern curved partition wall dividing it from the adjoining room F2. F5, which would have been accessed directly from the stairs, is now connected to F1 through a curved corridor carved out of the corner of F4.
Ceiling:	Plastered ceilings with heavy 19 th C cornices throughout. Some of the cornices have been repaired and replicated to complete the room. Where new walls such as the curved wall between F1 and F2 were formed new replica cornices have been used.
Walls:	Plastered and painted with simple flush skirting with quirk moulds, throughout and replica dado rails in some of the rooms
Doors:	Similar to the chambers opposite, the door to the stair landing is a double door an outer 19 th C four panelled door and an inner modern half glazed four panelled door with a panelled timber lining in between. Both doors with modern ironmongery The doors to the offices are all four panelled 19 th C doors in original frames and architraves, and door lining on the doors to F3 and F4. The door and architrave to kitchenette F5 is a replica as is the door. The doors to F2, F3 and F4 have been stripped exposing the pine.

Windows: The windows throughout are 19th C six-on-six pane sash windows with shutters and architraves.

Fireplace: Fireplaces with simple Victorian marble surround and mantle exist in offices F1, F2 and F3.

The fireplace in F4 has a carved painted surround. This appears to be a modern replica, the fireplace also has a new fire cradle and grate.

Floor: Carpet on timber throughout.

Fittings: F5 is fitted out as a kitchenette.

Condition Good.

Comments The chambers are well maintained.

Significance Limited, due to extensive re-planning of the 19th C fabric.

SECOND FLOOR

Chambers on the Northern Side

Description of the Rooms: 2ANS S1-S6

Description/observation	Similar to the chambers below these rooms date to the 19 th C when there were refurbished after the fire of 1840. These consist of offices S1-S2 and S4-S6 a central corridor S1a and a WC S3 and S3a. Room S4 has been divided into three sections; offices S4 and S4a and a Tea room S4b. Room S6 has been shortened to leave a corridor linking the southern set of the chambers to the northern set.
Ceiling:	Plastered ceilings with a simple 19 th C cornice throughout. Some of the cornices have been repaired and replicated to complete the room The cornices throughout appear to have been slightly covered by a lowering of the ceiling.
Walls:	Plastered and painted with simple flush skirting with quirk moulds, throughout
Windows:	The windows throughout are 19 th C six-on-six pane sash windows with architraves. The shutters appear to have been fixed and are no longer operable.
Doors:	Door to the stair landing comprises 19 th C folding four panelled outer leaf and a modern half-glazed four panelled inner leaf with a panelled timber lining in between. The doors to the offices are all four panelled doors in original frames and architraves, and door lining on the doors to S4 and S5. The door and architrave to WC S3 and S3a are replicas as is the door.
Fireplace:	Fireplaces with simple Victorian marble surround and mantle exist in S2 and S4 The fireplace in S1 has been boxed up. S5 has no fireplace.
Floor:	Carpet on timber throughout.
Fittings:	All the offices are supplied with fixed shelving of various types.
Condition	Good.
Comments	Reinstatement of the S4 to its original proportion would improve the layout of this chamber.
Significance	Limited to the 19 th C fabric, which has been extensively re-planned.

Chambers on the Southern Side

Description of the Rooms: 2BNS S1-S4

Description/observation	Similar to the chambers on the northern side these consist of offices S1-S4, a draft lobby S1a and corridor S1b. This section retains the original layout of the chambers. S2, which would originally have been connected to S3, has been slightly altered to provide and entrance from the central corridor. The entrance to S4 from the corridor S1b is blocked off and this room is only accessible from S6a.
Ceiling:	As in the northern side the ceilings are plastered ceilings with a simple 19 th C cornice throughout. Some of the cornices have been repaired and replicated to complete the room The cornices throughout appear to have been slightly covered by a lowering of the ceiling.
Walls:	Plastered and painted with simple flush skirting with quirk moulds, throughout
Windows:	The windows throughout are 19 th C six-on-six pane sash windows with architraves. The shutters appear to have been fixed with their boxes and

are no longer operable.

Doors: Door to the stair landing is the same as for the northern set of chambers.
The doors to the offices are all four panelled doors in original frames and architraves, and door lining on the doors to S3.

Fireplace: Carpet on timber throughout.

Floor: All the offices are supplied with fixed shelving of various types.

Fittings: Fireplaces exits in all the four rooms.
The fireplace in S1 has been blocked up.
Victorian marble surround and mantle exist in S2 and S4.
Carved 19th C timber surround to fireplace in S3.

Condition Good.

Comments -

Significance Significant due to retained 19th C layout and fabric, although the limited later alterations are detrimental.

THIRD FLOOR

This floor of the chamber extends to include part of number 3 New Square.

Chambers on the Northern Side

Description of the Rooms: 2ANS T1-S6

Description/observation	Similar to the chambers below these rooms date to the 19 th C when they were refurbished after the fire of 1849. These consist of offices T1-T2 and T4-S6, a central corridor T1a and WCs T3 and T3a. Rooms T4 and T4 have been divided to form four smaller offices. Room T6 has been shortened to form a corridor linking the Southern set of the chambers to the northern set.
Ceiling:	Plastered ceilings with modern replica cornices. Skylight has been added to the internal room T4.
Walls:	Plastered and painted with simple flush skirting with quirk moulds, throughout.
Windows:	The windows throughout are 19 th C six-on-six pane sash windows with architraves. The shutters appear to have been fixed with their boxes and are no longer operable.
Doors:	Door to the stair landing is as the second floor. The doors to the offices are all four panelled doors in original frames and architraves, although some are good replicas.
Fireplace:	Fireplaces with simple Victorian timber surrounds exist in T1 and T2; the openings in T1 and T2 have been blocked. A marble surround for the fire place in T4. No fireplace in T5.
Floor:	Carpet on timber throughout.
Fittings:	All the offices are fitted with fixed shelving of various types.
Condition	Good, but would benefit if T3 and T5 were returned to their original layouts.
Comments	Well maintained.
Significance	Limited to surviving 19 th C fabric.

Chambers on the Southern Side

Description of the Rooms: 2BNS T1-T4

Description/observation	Similar to the chambers on the northern side, these consist of offices T1-T4 and corridor T1a. In this section only T3 and T4 retain their original layout. T1 has been carved to form a Tea room T1b opening onto the corridor T1a the T2 has been divided to form two offices. The corridor T1a also connects through the party wall to 3 New Square.
Ceiling:	Plastered ceilings with modern replica cornices.
Walls:	Plastered and painted with simple flush skirting with quirk moulds, throughout.
Windows:	The windows throughout are 19 th C six-on-six pane sash windows with architraves the shutters appear to have been fixed with their boxes and are no longer operable.
Doors:	Door to the stair landing is as the second floor. The doors to the offices T1 and T3 are all four panelled doors in original frames and architraves. Doors to T1b T2 and T2A are replica doors in modern frames and replica architraves.
Fireplace:	Fireplaces with simple Victorian timber surround and mantle exist in T1, and T4

The fireplace in T2 is being used for a safe, and as shelves in T3.
A marble surround for the fireplace in T4.
The fireplace in T4, also has carved over mantle with a central mirror.

Floor: Carpet on timber throughout.
Fittings: All the offices are supplied with fixed shelving of various types.

Condition Good.
Comments -
Significance Limited to surviving 19th C fabric.

Description of the Rooms: Third Floor 3 New Square connected to 2 New Square

Description/observation This floor has been completely re-built as a modern interior retaining nothing but the original timber structure of the roof.
It is of no historic significance except for the original timbers which are highly significant being part of the original historic fabric.

Section: NEW SQUARE

Location: 3 NEW SQUARE

Introduction and Brief History L shaped building at the southern corner of the square. Originally constructed in the 1690s century comprising basement ground, first and second floors. From 1720 a third floor was added on the northern leg of the building. A new stone staircase was constructed, replacing the original timber stairs and this is likely to date from restoration after a fire in 1782. In the 19th C the third floor was extended into the roof space of the southern section. Recently the fourth floor attic on part of the south section is being developed for potential use.

On the third floor an opening in the party wall with number 2 New Square was made in the 1950s – connecting the north side of number 3 with number 2 New Square.

It has been organised as chambers divided between floors as follows:-

Ground floor and Basement: One set of chambers with the staircase leading up to the floor above to separate sets of chambers, also connected through a lift opening into the stair hall.

First floor: Divided between two sets of chambers.

Second floor: One set of chambers

Third floor: Divided between two chambers, one of which extends through to number 2NS

Fourth Floor: The attic is limited to the south-west corner of 3NS and is occupied as a storage area by one set of chambers.

Leases Ground floor and basement: leased to Payne Hicks and Beach
First –Second: leased to Chambers of David Young
Third Floor: leased to Chambers of David Young and Dawsons of number 2NS
Fourth Floor: occupied by Chambers of David Young.

Vulnerability The building is sound and well kept. However, routine maintenance would assist in ensuring that the fabric is kept watertight.
The building is vulnerable to alteration to accommodate larger offices, resulting in the loss of the original fabric, as is the case on the third floor north side.
The main spine wall has suffered from subsidence in the past and should be monitored

Summary Significance The exterior elevations of the north end are highly significant as 17th and 18th C constructions as well as their townscape value, particularly with the 18th C passage linking New Square to Carey Street. Some of the interiors, as listed in the main gazetteer, retain their original 17th and later 18th C fabric. Therefore as long as these rooms are capable of meeting their needs, they should be retained and where necessary upgraded with well considered and sympathetic interventions.

Documentary Evidence Camden Planning Application 2007/1623/L
Roof renovations and minor alterations.

Camden Planning Application 9470071 (1994)
Comprehensive refurbishment including installation of lift.

Camden Planning Application 9400330 (1994)
Conversion at third floor level from residential flats to chambers – scheme appears only partially executed and a flat remains at basement level.

Camden Planning Application 9401551 (1994)
Erection of a “conservatory” at basement level.
See also 9476305 (1994).
See also 9170032 (1991) – new staircase from ground floor to basement.

Camden Planning Application P16/41/41HB1977
Proposed double doors to entrance lobby under retained Georgian fanlight.

Lincoln’s Inn Library:

E29: New Square Committee of Proprietors Correspondence:

E291 letter books 1905-1926

E292 letter books 1926-1928

E293 letter books 1929-1940

Lincoln’s Inn Library:

Floor Plans accompanying 1860 Lincoln’s Inn Act

E5-35 New Square and Star Yard (pre-1845) showing Bog House area

E5-37 New Square Garden 31 plans (early to mid 20th century duplicates)

E5-40 New Square drainage plan (post 1937)

E2c – New Square Committee of Proprietors minutes

E2c1 1860-1904

E2c2 1905-1930

E2c3 1930-1944

E2c4 1946-1985

E2c5 1986-1993

E2c6 1994-1983

E2d New Square Committee of Proprietors Bluejackets (including correspondence, plans, estimates, contracts, bills for maintenance and alterations)

E2f New Square Committee of Proprietors Accounts

E2f2 April 1877

E2f3 1862-1938

E2f4 1968-1949

E2f5 1964-1990

ROOF

Description/observation	<p>The roof is complex and is effectively divided into two sections over the northern and southern parts of the buildings. The roof is built on different levels with slated pitched roofs, lead and asphalt gutters, and a lower asphalted section housing the roof light above the main staircase at its original second floor level.</p> <p>The roof is punctured with modern flues and vents in a variety of materials including plastic and galvanised steel, with new plastic eaves gutter for the fourth floor extension.</p> <p>A walkway connects this roof to the adjoining building.</p>
Condition	Good.
Comments	
Significance	High on account of the historic roof structure.

FRONT (WEST AND NORTH-FACING) ELEVATION

Description/observation	The west-facing elevation is four bays wide, with the entrance at the ground floor southern bay; it continues round to the adjoining north-facing elevation for a single bay. The construction is of purple brown brick, penny-struck pointed, with red rubbed brick flat arches above all windows, on the ground to third floors; the third floor is a later addition.
3 rd Floor:	Six-on-six paned sash windows set just behind the wall face with externally exposed frames, over concrete/stone white painted cills. Modern stone coping to parapet, evidence of unsatisfactory pointing immediately below. Windows here are shorter than on lower floors; north-facing window is four panes wide (ie eight-on-eight paned sashes), and set one course lower.
2 nd Floor:	Six-on-six (and eight-on-eight) paned windows as third floor, though here the north-facing window is set three courses higher.
1 st Floor:	As second floor, but windows are here set level. There is a rubbed brick string course above the north-facing window.
Ground Floor:	The three east-facing windows have horizontally sliding external louvred shutters, similar to those at No 2 NS, and there is a string course above the flat arches. The doorcase (like those elsewhere) has a broken segmental pediment, supported by scroll console brackets over a pulvinated frieze. The north-facing window was at one time adapted to be a door, so the brickwork below is missing; the cill is now supported by metal railings filling the gap.
Basement:	Wall here is finished in white painted render; the windows are Victorian two-on-two paned sashes, and the basement entrance is under the front door.
Entrance:	Portland stone steps with ball finial iron railings bridge the area which is reached by concrete steps and is paved in York stone.
Rainwater Goods:	1no cast iron downpipe at northern end.
Condition	Good.
Comments	
Significance	Highly significant (townscape value)

REAR (SOUTH) ELEVATION

Description/observation	This is in two parts – the western part is four bays wide, corresponding to the western set of rooms, with an obvious vertical brick joint to the eastern set.
West Set:	Brown brick on first, second and third floors with red rubbed flat arches over first and second floor windows, and brown brick string band over first floor windows. Brick on edge parapet below fourth floor dormer windows (lead clad, white joinery).
Third Floor:	4no six-on-six pane sash windows, brown brick flat arches, white joinery, exposed sash boxes, stone cills.
Second Floor:	4no windows, originally six-on-six pane, but western two sashes have been replaced in four-on-four pane Victorian glazing.
Lower Floors:	Not visible behind William Simkins House.
East Set:	This elevation is largely invisible behind No 60 Carey Street; the western part is of brown brick with two blind openings at second and third floor levels; under a brick on edge parapet coping. The roof, where visible, does not appear to have any dormer windows.
Condition	Good
Comments	
Significance	Significant

REAR (EAST ELEVATION)

Description/observation	This is again in two parts – the southern part (five bays wide) corresponds to the east set, the northern part (four bays) to the north set. Construction is as noted for the south elevation, except that the east set windows have concealed sash boxes and are set lower than those to the north. There are two rainwater pipes and two soil vent pipes, all in cast iron.
Condition	Good.
Comments	The lower parts of the south elevation in particular have long been obscured by the buildings on Carey Street.
Significance	Significant.

BASEMENT

Leased to Payne Hicks and Beach

Description of the Rooms: **3ANS/B1-B6**

Description/observation This floor is accessed via the staircase in room 3ANS/G4a. It was stripped out and extensively refurbished with new kitchens and bathrooms. Very little of the original fabric was retained.

Ceiling: New plaster ceiling with recessed lights.
Walls: Plastered and painted.
Windows: 18th C sashes with no architraves or shutters.
Doors: Modern six panelled doors in modern frames and architraves.
Fireplace: One fireplace in B4 with timber surround, possibly 19th C. Chimney breasts incorporated in WC layouts off 3ANS/B6.

Floor:
Other:

Condition Good.
Comments
Significance Neutral.

Eastern Section

Description of the Rooms: **3CNS/B1-B7 Christopher McCall's flat**

Description/observation This basement flat, one of two residential units in the square, has been completely modernised. It consists of rooms B1-B7 and has nothing of historic interest.

Significance Neutral.

Western Section

Description of the Rooms: **Store Room**

Description/observation This room has no windows. Reached from the main stair hall. No access was available to this space.

GROUND FLOOR

Description of the Rooms: 3BNS/G1

Description/observation	Main staircase. This is a cantilevered stone stairs with curved mahogany handrail and straight balustrade. It extends from basement to second floor.
Ceiling:	
Walls:	Plaster, painted.
Windows:	Oval skylight on second floor recently restored with recessed lights inserted in downstand – newly refurbished. Two oval internal windows on second floor. One casement window on second floor.
Doors:	Four 18 th C six panelled doors on ground floor. One 18 th C six panelled door on first floor. Three 18 th C six panelled doors on second floor.
Fireplace:	
Floor:	Ground floor white marble with slate squares inset. Stone on all other landings.
Other:	
Condition	Good.
Comments	This stairs is a historic 18 th C staircase and is in good condition.
Significance	High.

GROUND FLOOR NORTH

Rooms 3ANS/G1-G4

Leased to This floor and the basement are leased to Payne Hicks and Beach.

Description of the Rooms: G4

Description/observation	Front Entrance This is the common entrance to the two sides of this building, the northern section and the eastern section each with a separate front door.
Ceiling:	Plastered with 18 th C cornices and central rosette for light fitting.
Walls:	Plastered and painted with simple Georgian panelling at dado level.
Windows:	
Doors:	North section door is a half-glazed inner door with half-glazed side light and flushed lower panels and outer six panelled double door (each leaf three panels). This door is fitted in three section painted timber frame over which is fixed an arched Georgian leaded fanlight dating to the 18 th C. Door to eastern section – half-glazed double door with flushed panelling in bottom section. Light above leaded, rectangular in form, frame and light 18 th C, door later.
Floor:	York paving.
Other:	
Condition	Good.
Comments	Presumably all dating from post 1782 fire restoration works.
Significance	High on account of 18 th C fittings.

Description of the Rooms: G1-G3

Description/observation	Offices. These rooms have undergone a complete refurbishment and apart from the original layout of G2 and G3 few of their original fixtures and fittings remain.
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Ceiling:	Plastered and painted with replica cornices.
Walls:	Plastered and painted with some 19 th C corner beads, dado and skirting. These are replicated where missing to complete room elevations.
Windows:	19 th C sashes in earlier frames with shutter boxes and architraves. Radiators in cases below windows.
Doors:	Doors are all modern replicas. That to G3 in original frame and replica architraves.
Fireplace:	Fireplaces in all three rooms. G1 and G2 – 18 th C timber surrounds to modern marble linings and 19 th C grate and hearth. G3 – more recent timber surround.
Floor:	Carpet on timber.
Fittings:	All rooms fitted with book shelves.
Other:	
Condition	Good.
Comments	
Significance	Limited significance arising from the retained original features.

Description of the Rooms: G4a

Description/observation	Waiting area and staircase. This is the entrance and waiting area for the chambers – the original layout of the room has been compromised by the removal of a wall and the insertion of stairs to the basement.
Ceiling:	Plain plastered with some earlier cornices on entrance and east wall. Rest of the cornices are replicas.
Walls:	Plastered and painted, remnants of simple Georgian style panelling visible either side of entrance door and on eastern/spine wall, complete with skirting to match.
Windows:	One 19 th C sash window pane and fixed shutters in replica architrave.
Doors:	As discussed for each room. Front door is very uncomfortably placed in architrave with side light cut and compromised. New opening cut into spine wall and a length of modern picture rail at base of fanlight.
Floor:	Carpet on timber.
Fittings:	Fitted shelves on eastern wall.
Staircase:	The stairs to the basement are modern concrete stairs with a simple timber handrail.
Other:	
Condition	Good.
Comments	
Significance	Neutral, limited to front door.

EASTERN SIDE

Rooms 3BNS/G1-G4

Description of the Rooms: G2-4, G1

Description/observation	G2-4 are offices, G1 is a corridor. This section of the chambers is connected to the north section through a new door in the spine wall, and also from a door in the main stair hall, which would have been the original entrance.
Ceiling:	Plain plastered. 18 th C cornice with simple acanthus leaf motif in G4; heavily over painted in G3. Replica cornice with dentils in G1 and G2 - simple 18 th C style cornice.

Walls:	The walls are all plaster and painted in G3 and part G1. Simple Georgian dado panelling remains. In G2-G4 a modern replica dado rail is applied.
Windows:	19 th C sash windows within earlier frames, architraves and shutters as follows: Two each in G3 and G4. One in G2. Boxed radiators below window cill in all cases.
Doors:	The doors in this area are a mixture of 18 th C and modern replicas. G4 – six panelled door 18 th C with arched fanlight above. G3 – six panelled door modified 18 th C door with glazed top two panels. G2 – modern replica six panelled door. It is difficult to tell if the frames are original – architraves are modern replicas.
Floor:	Carpet on timber.
Fireplace:	Fireplaces only exist in G2, G3 and G4. G2 – the fireplace has a simple timber surround and is part of the panelling (18 th C). G3 and G4 – the timber surround is a replica 18 th C one.
Other:	The corridor G1 is divided by an arched screen 18 th C but the side lights either side of the central door opening have been blocked up with plywood panelling.
Condition	Fair.
Comments	These chambers would benefit from a sympathetic refurbishment.
Significance	High on account of 18 th C fabric and layout of rooms which still retains the plan of the original chambers.

WESTERN SECTION

Description of the Rooms: 3CNS/G1-G4

Description/observation	This section of the building is occupied by a lawyers' book shop, Wildy and Sons. The shop has two entrances, one from the main staircase for the staff and one from the carriageway. The shop itself has been modernised with recessed lights and new shelving.
Ceiling:	Plaster with recessed lights.
Walls:	Some panelling visible but hidden behind bookcases, therefore difficult to ascertain extent of it. New modern partition between G1a and G1 – this would have been one room.
Windows:	Two 19 th C sashes in earlier frames and shutters in each of G1 and G2.
Doors:	Modern door with viewing panel to main stair hall. Modern doors in original frames to G1a, G2 and G3 and new frame between G1a and G1.
Fireplace:	Two fireplaces: G1a/G1 – blocked up. G2 – timber surround of unknown date.
Floor:	Timber boards.
Other:	Shop windows line the carriageway on both sides, the one to the east forms the façade of the shop and as wall to G4. Shutter rails visible on the outer frames of the shop window.
Condition	Fair.
Comments	
Significance	High on account of the historic shop window and layout of the shop behind it.

FIRST FLOOR : Chambers of David Young

Rooms 3ANS/F1-F4, 3BNS/F1-F3

Leased to David Young

Description of the Rooms: 3ANS/F1

Description/observation Reception.
This room was modernised about 12 years ago.
This section 3ANS/F1-F4a would have once formed an independent set of chambers with an independent entrance from the staircase. It is not clear if the entrance to this chamber would have been positioned directly from the stairs or from the lobby 3BNS/F2 as is the case today.

Ceiling: Modern plaster and paint, with some 19th C cornicing retained and extended in modern replica.

Walls: Modern plastered and painted, with replica skirting.

Windows: Two sash windows complete with shutters and architraves. Windows and shutters appear to be late 18th C but difficult to tell if they are 19th C replicas.

Radiators under window modern extended cill.

Doors: Modern doors in replica architraves.

Floor: Carpet on timber.

Other: Modern fireplace.

Condition Good.

Comments This space has been completely modernised but still retains its original plan, however the wall between F1 and F2 has a new connecting door in the centre.

Significance Neutral.

Description of the Rooms: 3ANS/F2

Description/observation Office.

Ceiling: Modern plaster and painted with some late 18th C cornicing retained and extended in replica. The slightly lower modern ceiling is finished a few inches away from the cornice.

Walls: Modern plaster and paint complete with modern replica skirting. Dado rail may be 19th C.

Windows: Two sash windows complete with shutters and architraves. Windows and shutters appear to be late 18th C.

Radiators under window cill.

Doors: One salvaged and one replica six panelled doors in replica frame and architrave. Door to F3 fixed shut.

Floor: Carpeted timber floor.

Other: Salvaged late 18th C bookcase with replica additions.
Modern fireplace with marble slips, replica timber surround.

Condition Good.

Comments The retained original elements would benefit from better restoration and a more sympathetic decorative scheme.

Significance Limited, due to some retained 18th C features.

Description of the Rooms: 3ANS/F3

Description/observation Office.

Ceiling: Modern painted plaster with modern replica cornicing.

Walls: Modern plaster and paint. The lines of the original timber frame support for the lost panelling is visible on one of the walls.

Windows: Two sash windows complete with shutters and architraves. Windows and shutters appear to be late 18th C but difficult to tell if they are 19th C replicas.
Radiators under window cill.

Doors: Good replica six panelled door complete with architrave.
Door to F2 fixed shut.

Floor: Carpet on timber floor.

Other: Modern fireplace with replica timber surround.
19th C dado.

Condition Good.

Comments This space has been completely modernised.

Significance Neutral – interest only on account of retained plan form.

Description of the Rooms: 3ANS/F4

Description/observation Office.

Ceiling: Some early cornice retained on the outer wall, continued in rest of the room in replica.

Walls: Salvaged simple late Georgian panelling on wall by fire place and the adjoining F3 and replica on the others.

Windows: Two sash windows complete with shutters and architraves. Windows and shutters appear to be 18th C.
Radiators under window cill.

Doors: Modern in modern frame and architrave. Door leading to the staircase landing is fixed shut.

Floor: Carpet on timber floor.

Other: Corner fireplace with painted timber surround late 18th C.

Condition Good.

Comments This space has been modernised but retains some of its original elements and its original plan.

Significance Limited except retained fireplace.

Description of the Rooms: 3ANS/F4a

Description/observation Tea room and service area, carved out of the original space.

Ceiling: Modern plaster and paint, and modern cornices.

Walls: Modern panelling.

Windows: Nil

Doors: Modern

Floor: Carpet on timber floor.

Other: Tea room fittings of basin etc.

Condition Good.

Comments This area has been totally refurbished as a modern space.

Significance Neutral.

Description of the Rooms: 3BNS/F1

Description/observation Entrance lobby leading to the stair landing.
This section of the building extends from 3BNS/F1-F3 would have once formed part of a separate chamber.

Ceiling: Modern plaster and paint, recessed lights and modern cornices.

Walls: Modern replica panelling.

Windows: Nil

Doors: Modern replica.

Floor: Carpet on (assumed) wooden floor.

Other: Tea point fittings of basin etc.
Condition
Comments This area has been totally refurbished as a modern space.
The service rooms which would have once been connected to it have been converted into service rooms and an elevator.
Significance Neutral.

Description of the Rooms: 3BNS/F2, F2a & F2b

Description/observation Offices.
This room was originally two rooms which have been combined to form one with a corridor F2 carved out on one side.
Ceiling: Repaired with some early retained cornices above fireplace in F2a and above the windows in F2a.
Walls: Late 18th C dado level panelling on the fireplace wall and on the outer wall of F2a. Replica panelling in rest of the room.
Windows: Three sash windows complete with shutters. The sashes to these windows appear to be 18th C, as also are the shutters, window frame and architraves. However the shutters to the window in F2a have been removed.
Doors: Modern replica complete with architrave.
Floor: Carpet on timber.
Other: Simple timber surrounds with marble lining to fireplace.
Condition Good.
Comments The rooms F2 and F2b would have originally been entirely separate as is apparent from the two fireplaces. The division appears to be in the correct position even if it is not the original partition.
There is more of the original fabric extant in F2a than F2b which has been modernised completely. F2 is a modern corridor with replica panelling, new doors and architraves
Significance F2a: limited; F2 and F2b: neutral.

Description of the Rooms: 3BNS/F3

Description/observation Library.
Ceiling: Repaired and painted ceiling. Original cornicing above fireplace and windows the rest of the room is replica
Walls: Plaster and painted. Sections of 18th C dado and skirting on fireplace wall.
Windows: Two sash windows no shutters. The sashes to these windows appear to be 18th C or early replicas of the same.
Doors: Replica door in original 18th C frame with replica architrave.
Floor: Carpet on timber.
Other: Fireplace with simple painted timber surround.
Condition Good
Comments The space of the room is original with some salvaged elements.
Significance Limited.

Description of the Rooms: 3CNS/F1-F3: access not available at time of inspection.

SECOND FLOOR

Leased to

Similar to the first floor below this floor was originally divided between three sets of chambers which have now been combined to form one set leased to David Young.

The various chambers have been numbered as A B and C to differentiate between them.

Description of the Rooms: 3ANS/S1

Description/observation	Office.
Floor:	Carpet on timber.
Walls:	Plastered and painted with a 19 th C dado and skirting.
Ceiling:	Repaired and painted with modern cornice.
Windows:	Two modern sash windows in 18 th C frame and shutters but with modern replica architraves.
Doors:	Salvaged 19 th C six panel door in salvaged frame and architrave.
Other:	19 th C timber painted fireplace surround with marble edge and metal fireplace with slate hearth.
Condition	
Comments	Although this room has lost its panelling there is enough salvaged material in terms of fireplace, windows and the basic layout of the room to provide an idea of the space. It seems that the partition between this room and S4a is in its original position, but this should be verified.
Significance	Limited.

Description of the Rooms: 3ANS/S2

Description/observation	Office.
Ceiling:	Repaired plastered and painted with some original cornices with the rest completed in replica.
Walls:	Plaster and painted with replica dado and skirting.
Windows:	2 Sash windows complete with shutters, probably modern replicas. Set within modern salvaged architraves.
Doors:	Salvaged 19 th C six panelled door within earlier frames and replica architraves to S3, blocked shut. Door to S4a is a replica six panelled door in earlier frame and replica architrave.
Floor:	Carpet on (assumed) wooden floor.
Other:	Replica stone surround with earlier metal fireplace.
Condition	
Comments	Apart from the basic layout of the room and door surround and windows this room has been modernised completely.
Significance	Neutral.

Description of the Rooms: 3ANS/S3

Description/observation	Office.
Ceiling:	Repaired ceiling. Original late 18 th /early 19 th C cornice with a replica upper section.
Walls:	Plaster, with replica dado and skirting.
Windows:	Two replica sash windows in original frame and shutters with new architraves.
Doors:	One replica door in earlier frame and modern replica architrave. Door to S2 has been blocked shut and papered over.
Floor:	Carpet on (assumed) wooden floor.
Other:	Fireplace with timber surround (probably late 18 th early 19 th C). An air conditioner has been fitted into the fireplace using the flue to vent.

Modern replica bookcase.
Condition
Comments Room space.
Significance Neutral.

Description of the Rooms: 3ANS/S4

Description/observation Office.
Ceiling: Repaired original ceiling with modern replica cornice.
Walls: Plaster and paint with modern replica dado and skirting.
Windows: Two sash windows with late 18th early 19th C shutters and frame but with new architraves.
Doors: Salvaged six panelled door in new frame and architrave.
Door to entrance lobby has been converted into a cupboard with replica double doors.
Floor: Carpet on (assumed) wooden floor.
Other: Modern replica timber and marble surround to corner fireplace.
Comments Room has been completely modernised except for the window and its original surrounding structure.
Significance Neutral.

Description of the Rooms: 3ANS/S4a

Description/observation Waiting area.
Ceiling: Modern lowered ceiling in front of S2 and S3 with recessed light.
Walls: Plaster on paint with some modern panelling.
Windows: Nil.
Doors: Some salvaged doors in salvaged frames with new architrave except for the door to S4, and S2 which are modern replica doors.
Floor: Carpet on (assumed) wooden floor.
Other: Fireplace in modern timber frame surround.
Condition
Comments This area is a modern space and has been created by removing the partitions to create a larger lobby area.
Significance Neutral.

Description of the Rooms: 3BNS/S1

Description/observation This is the corridor space, including lobby from staircase landing.
Ceiling: Repaired with recessed lights.
Walls: Plaster and painted, with some salvaged and some replica panelling.
Windows: Nil.
Doors: Some replica doors some salvaged.
Floor: Carpet on a (assumed) wooden floor.
Other: Elevator has been fitted into the service room between the corridor and the staircase.
Condition
Comments This is effectively a modern space which retains the basic outline of the original corridor.
Significance Neutral.

Description of the Rooms: 3BNS/S5a

Description/observation Office.
Ceiling: Repaired and painted with some sections of early cornice is visible in areas over the chimney, the rest is replica to match.

Walls: Painted plaster, with 19th C dado panelling either side of fireplace, and replica in rest of the room.
Windows: One sash window complete with 18th C shutters. Sashes appear to have been renewed.
Doors: Salvaged door frame and architrave.
Floor: Carpet on a (assumed) wooden floor.
Other: Simple 19th C painted timber surround to fireplace with marble edge and slate hearth.

Condition

Comments A little of the original fabric remains and this room has been modernised with some attention to the original details.

Significance Limited.

Description of the Rooms: 3BNS/S5b

Description/observation Office.

Ceiling: Repaired and painted with replica cornices.
Walls: Painted plaster.
Windows: Two sash windows complete with 18th C shutters. Sashes appear to have been renewed.
Doors: Salvaged doors frames and architraves.
Floor: Carpet on a (assumed) wooden floor.
Other: Simple 19th C painted timber surround to fireplace with marble edge and slate hearth.

Condition

Comments A little of the original fabric remains but this room has been heavily modernised.

Significance Limited.

Description of the Rooms: 3BNS/S6

Description/observation Chambers.

Ceiling: Repaired and painted with some sections of early cornice is visible in areas over the chimney and on the west wall, the rest is replica to match.
Walls: Plaster with modern dado and skirting.
Windows: Two sash windows complete with 18th C shutters. Sashes appear to have been renewed.
Doors: Salvaged door frame and architrave.
Floor: Carpet on a (assumed) wooden floor.
Other: Replica fireplace in timber surround with marble edge and slate hearth.

Condition

Comments This room retains its original form and some of its early features such as the cornices and windows, but has been modernised.

Significance Limited.

Description of the Rooms: 3CNS/S1a

Description/observation This is the corridor space, including lobby from staircase landing.

Ceiling: Repaired with recessed lights
Walls: Plaster, with some salvaged and some replica panelling.
Windows: Two small fixed Victorian windows have been fitted into the wall overlooking the staircase, one replica sash and one oval.
Doors: Some replica doors some salvaged.
Door to landing original appears to be 18th C.
Floor: Carpet on a (assumed) wooden floor.
Other: WCs have been fitted into the service rooms between staircase and corridor.

Modern staircase.

Condition
Comments This is the corridor space, appears to have been modified in the 1920s to accommodate an oval stair lobby and stairs to the third floor.
Significance Neutral.

Description of the Rooms: 3CNS/S1-2

Description/observation Office.
Ceiling: Plaster with replica cornices.
Walls: Plaster. The round bulge of the stair hall projects into S3 and is lined with bookshelves.
Windows: Two sash windows complete with shutters replica, set in modern replica architrave.
Doors: Replica doors, one of which is blocked.
Floor: Carpet on (assumed) timber.
Other: Two fireplaces with simple timber surround.

Condition
Comments These two rooms have been combined with an opening in the party wall to create a single chamber. Apart from the windows very little of the original fabric remains.
Significance Neutral.

Description of the Rooms: 3CNS/S3

Description/observation Chambers.
Ceiling: Repaired with replica cornices.
Walls: Painted and plastered.
Windows: One sash window in 18th C style complete with early frame and shutter and later architrave.
Doors: I curved replica door.
Floor: Carpet on (assumed) timber.
Other: A 1920s timber fireplace surround.

Condition
Comments This room retains its original form with the door leading from the staircase blocked off. But very little of the original internal fabric remains except of the window.
Significance Limited.

THIRD FLOOR

Description of the Rooms: 3ANS/T1-T5a

Leased to: Dawsons.

Description/observation Offices.
Part of 2NS. These rooms have been refurbished recently – built within the roof timbers. The rooms are divided with modern plaster and stud partitioning, glazed screens and doors, and retain little of the original fabric except of the structural timbers.
Central area T3 and T3a used by secretaries, surrounded by individual offices T1-2 and T4-T5a.

Ceiling: Plaster with an air conditioning unit in the ceiling and fluorescent lighting.
Walls: Plaster and paint.
Windows: Eight six over six modern sashes in earlier frames. No lining or architraves.
Doors:
Fireplace: Simple timber surrounds to 19th C cast iron fireplaces in Rooms T1, T2 and T4 and T5a.
Floor: Carpet on timber.
Other:
Condition Good.
Comments
Significance Neutral except for retained significant historic structure.

Description of the Rooms: 3BNS/T1a-T7

The floor consists of two corridors **T1c and T7**, staircase to second floor **T6**; offices **T1a-b, T2-T5**; a tea area, loft and two WCs and conference room in **T2**.

Leased to: New Square Properties

Description/observation Accessed from second floor via lift and secondary staircase. Common parts of this floor have been recently modernised with new cornices and skirting. However, its fixtures and fittings retain a mixture of 19th C features.
The area east of the light well over the main staircase roof light is the most altered; with the addition of service areas including a tea room, WCs and a lift. This would have originally been a single room.

Ceiling: New plaster ceiling with modern replica cornices in T1a and T3, T4 and T7. Early 19th C cornices in T1B and T2 and T5, to which a picture rail was added at a later date.
Walls: Plastered and painted with simple late Georgian type panelling visible on T4 chimney breast. New replica skirting throughout except for T1b and T2 where early 19th C torus skirting visible.
Windows: T1b and T2 each with two 19th C sash windows and architraves, no shutters. Modern architrave in T2. T5, T1b and T4 windows as above with 19th C shutters.
Doors: A variety of doors exist on this floor as follows:
T3 and T1a – 19th C four panelled in original frame, replica architrave.
T2 – 19th C four panelled door in original frame with 18th C panelled lining.
T1b and T4 – two doors 19th C architraves, one 19th C four panelled door, one six panelled door to cupboard perhaps also 19th C.
Fireplace: All the rooms T1-T5 have fireplaces as follows:
T4 and T1a – simple painted 18th C timber surround, slate hearth.

T1b – early 19th C timber surround stripped to stone fireplace.

T2 – modern replica timber surround to stone fireplace, slate hearth and gas heater.

T3 – modern replica timber surround – marble fireplace, cast iron modern wood burner, slate hearth.

T5 – early 19th C painted timber surround including lining, all painted.

Floor: Carpet on a timber floor.

Staircase: This is a modern timber staircase with modern handrail and balustrade.

Other:

Condition Good. Architraves to windows in T1b very badly over painted.

Comments

Significance Limited.

FOURTH FLOOR

Description of the Rooms: Attic extends over third floor rooms **3ANS/T7** and **3BNS/T4**; and it is accessed from stairs **3BNS/T6**.

Description/observation The attic space is a new addition extended recently and used as a storage area.

Ceiling: Plaster.

Walls: Plaster.

Windows: Four south-facing dormer windows have been inserted with new six over six sashes in new frames. Modern window opens onto the roof over the main staircase roof light.

Doors: Doors are all modern.

Floor: Timber boarding.

Other:

Condition Sound.

Comments

Significance Limited significance for its original 19th C structure and roof timbers, as a historic roof space, otherwise neutral.

Section: NEW SQUARE

Location: 4 and 5 NEW SQUARE

Introduction and Brief History Numbers 4 and 5 New Square are considered together as they are interconnected at all levels except for the fourth floor, where they are separated by the retained 17th C roof over the eastern part of number 5 New Square.

Currently the western half of 4 New Square extending from the ground to the fourth floors acts as one unit with a reception in 5NSG2. The rest of the building forms part of number 4 New Square.

The two sets of chambers at nos 4 and 5 New Square share service and WC facilities and have access to each other at all levels.

Vulnerability The roof gutters should be maintained regularly as this building is vulnerable to flooding on account of the few outlets.

The internal spaces have been recently refurbished when lifts were added to 4NS and a fourth floor added to the west side of 5NS. They should therefore not need much work to upgrade them.

These building, however, remain vulnerable to continual structural alterations which should be kept to a minimum.

Some of the original internal fabric of these building has been lost and if future alterations are undertaken sensitively, with a view to retaining the remaining original fabric they will not be detrimental to the historic value of the building.

Summary Significance The exterior elevations are highly significant as (altered) 17th and 18th C constructions but are made more so for their townscape value.

The interiors, although of varying significance, depending on the extent of conserved original 17th, 18th and 19th C fabric, retain most of the original partitions. Therefore as long as these rooms are capable of meeting their needs, they should be retained and where necessary upgraded with well considered and sympathetic interventions.

Documentary Evidence Camden Planning Application LS9805123 (1998)
Alterations to escape routes throughout the building, see also PS9805122 (1998)

Camden Planning Application LSX0005448 (2002)

Comprehensive re-planning throughout.

See also:

LS9904634 regarding roof details, dormers and internal fittings.

LS9804266R1 (1998) comprehensive refurbishment.

PR9804265R1 (1998) comprehensive refurbishment.

Camden Planning Application LS9904568 (2000)

Installation of disabled lift platform at entrance to number 4.

See also: PS9904567 (1999).

5 New Square:

Camden Planning Application 2007/3040/P, 2007/3042/L

Comprehensive refurbishment, western sets of chambers on all floors.

Camden Planning Application 2008/2300/L

Further details of staircase replacement at second floor level and above.

Lincoln's Inn Library:

E29: New Square Committee of Proprietors Correspondence:

E291 letter books 1905-1926

E292 letter books 1926-1928

E293 letter books 1929-1940

Lincoln's Inn Library:

Floor Plans accompanying 1860 Lincoln's Inn Act

E5-35 New Square and Star Yard (pre-1845) showing Bog House area

E5-37 New Square Garden 31 plans (early to mid 20th century duplicates)

E5-40 New Square drainage plan (post 1937)

E2c – New Square Committee of Proprietors minutes

E2c1 1860-1904

E2c2 1905-1930

E2c3 1930-1944

E2c4 1946-1985

E2c5 1986-1993

E2c6 1994-1983

E2d New Square Committee of Proprietors Bluejackets (including correspondence, plans, estimates, contracts, bills for maintenance and alterations)

E2f New Square Committee of Proprietors Accounts

E2f2 April 1877

E2f3 1862-1938

E2f4 1968-1949

E2f5 1964-1990

ROOFS

Description/observation	The roof over the south-east section of 5 New Square is the original and of great significance.
Condition	Good.
Comments	This roof was modified in the 19 th C with the addition of roof hatches and has been repaired recently.
Significance	High on account of the original roof structure.

ROOFS OVER 4 NEW SQUARE, 5 NEW SQUARE WEST

Description/observation	The fourth floor was re-built/added in 1999 and the roof was re-built at the same time.
Condition	Good.
Comments	
Significance	Significant.

4 NEW SQUARE

FRONT (NORTH FACING) ELEVATION

Description/observation	7 bays wide, purple/red brick with red brick dressings, floor re-built in brown brick with red dressings and parapet coping. Single cast iron rainwater pipe.
4 th Floor:	3 no lead clad dormers over three eastern bays.
3 rd Floor:	3 modern six-on-six paned sash windows with exposed box frames to east, 4 wider two-on-two paned sash windows with recessed frames to west.
2 nd Floor:	Ditto, except that the two westernmost windows have six-on-six pane sashes. The heads of the three eastern windows have been re-built.
1 st Floor:	3 two-on-two paned windows to east, all under a red rubbed brick string course; carved painted and enriched baroque shields between the windows commemorate W.D, the treasurer in 1697. The remaining windows are modern six-on-six panes; the string course above has been removed.
Ground Floor:	The three eastern bays have been re-planned (in 1818 and improved in 1848) to create the present carriageway flanked on each side by Wildy & Sons booksellers. The natural rhythm of all the other façades is broken to give a wide and high carriageway with arches to both end elevations, under a broken segmental pediment supported by console brackets; no frieze; scrolls to both sides over small lower level segmental headed windows to the bookshop, set in rusticated render. A large wrought iron lamp fills the upper part of the arch. The fourth bay contains the entrance, which matches that at No. 3, and the three western bays contain four-on-four paned windows.
Basement:	Rendered brickwork contains three windows to match those on the ground floor; exposed sash boxes.
Area:	Paved in stone; disabled access hoist by steps up to front door, which are enclosed at basement level to provide access to the basement; iron railings.
Rainwater Goods:	One cast iron rainwater pipe.
Condition	Good.
Comments	There is no logical explanation for the differing window levels. Claims that the third floor was added in 1720 are not supported by the physical evidence of the building which points to a late 18 th C date.
Significance	Basement, ground, first and second floors – highly significant. Third floor – significant. Fourth floor – limited significance.

REAR (SOUTH) ELEVATION

Description/observation	Seven bays wide on ground, first, second and third floors; in brown brick with red brick dressings under a parapet coping to which a wire safety balustrade has been fitted.
4 th Floor:	Six modern timber-framed lead-clad dormer windows.
3 rd Floor:	Almost entirely re-built – modern brown brick, rubbed red flat arches to all windows which are modern six-on-six paned with exposed sash boxes; third window from left adapted to contain lift motor room, with louvres. Circular iron pattress plates to three western bays.
2 nd Floor:	Generally as third floor, but original brickwork except for re-built arches over four western windows, which retain 18 th /19 th C joinery. Central window (to stair) has raised cill; others have been adapted to contain air-conditioning unit vents.
1 st Floor:	Three eastern bays match main elevation west bays, under string. The visible parts of the remaining four bays appear similar.
Ground Floor:	Only the eastern window to the bookshop and the arched opening to the passage are visible, the rest being concealed by 56 and 57 Carey Street. The arch surround is rusticated (3 centred), with pilasters to each side supporting the broken pediment; lamp as to main elevation, and studded

	timber gate.
Basement:	Not visible.
Area:	
Rainwater Goods:	One plastic downpipe.
Condition	Good.
Comments	Claims that the third floor was added in 1720 are not supported by the physical evidence of the building, which point to a later 18 th C or 19 th C date.
Significance	Ground, first and second floors: high. Third and fourth floors: limited.

5 NEW SQUARE

FRONT (NORTH) ELEVATION

Description/observation	Nine bays wide, with rendered basement, purple brown brick to ground, first and second floor with red rubbed dressings; brown brick above second floor window heads and to third floor of the five western bays under a parapet coping. The four eastern bays above third floor window cill level are of rendered timber frame, incised to resemble stonework, set back 9” behind the brickwork line, and terminating under a heavy lead-covered timber moulding. String courses over ground and first floor windows.
4 th Floor:	3no lead-clad timber-framed dormers, all modern, over western five bays.
Windows:	All windows are six-on-six paned sash windows with exposed sash boxes except: 3 rd floor third and fourth from east, which have single panes to each sash; 1 st floor central window (sub-divided to give 2 narrow two-on-two paned windows); ground floor large two-on-two paned sashes. At basement level the third window from east is taller than the others.
Doors:	Ground floor entrance in central bay has a broken segmental pediment supported by console brackets, over a pulvinated frieze with central “key stone”. No door leaf. Basement door is modern half-glazed four-panel door under the arched bridge to the ground floor entrance.
Area:	York stone paved; railings, except those on the bridge, appear to be 20 th C renewals.
Rainwater Goods:	Single plastic pipe to east of central bay serves roofs to east and west via separate hoppers.
Condition	Good.
Comments	Claims that the third floor was added in 1720 are not supported by the physical evidence of the buildings. As well as the obvious observation that it was built by two different methods in two phases, the quality and type of detailing suggests later 18 th C or 19 th C dates for the present external envelope at third floor level.
Significance	Basement to third floors: highly significant. Fourth floor: limited significance.

REAR (SOUTH) ELEVATION

Description/observation	Constructed in brown brick with red brick dressings, including string beads over first floor windows. Five western bays have attic (4no modern lead-clad timber-framed dormers), third floor under modern re-built parapet. All bays have full first and second floors visible from Carey Street. The four eastern bays, uniquely at New Square, retain the 1690s rear roof with early-mid 18 th C dormers at third floor level. These are now partly concealed behind a modern brick parapet.
Windows:	Six-on-six pane sliding sashes throughout (except dormers), set within exposed sash frames. These appear to be new at third floor level, and to have had the sashes largely renewed in the second half of the 19 th /early 20 th C elsewhere.

Rainwater Goods: 2no in cast iron with hoppers; 1no full height soil vent pipe.

Condition Good.

Comments Given that this elevation contains a unique survival of the original roof with post-1720 dormers, it would be nice to re-create the original eaves detail here too.

Significance Highly significant, except third and fourth floors to the western five bays, which are of limited significance.

BASEMENT

5 NEW SQUARE

Description of the Rooms: Rooms 5NS/B1-8

Description/observation	Main Building The Basement appears to have been refurbished as part of the works undertaken at number 4 New Square to which the basement of 5 New Square is connected. Rooms B1- B4, which face the square, are all used as conference and board rooms. Rooms B5 to B8 facing the court behind are used as offices. B5-6 is fitted out with modern shelving either side of the fireplaces. The main timber staircase leading to the ground floor is an extension downwards of the original timber stairs with a door onto the corridor.
Ceiling:	New plaster ceiling with simple cornices.
Walls:	The walls are all plastered and painted with simple timber skirting
Windows:	Traditional sash windows probably 19 th C, none of the shutters remain
Doors:	New doors throughout – with new architraves. The doors leading to the corridor in B1-4 have original frames and one door in each of B1/2 and B3 has been fixed shut. The frames to the doors at the rear of the corridor leading to Rooms B5-8 have modern frames. Modern fire doors have been fitted into window openings in B5 and B7 for escape to the rear basement courtyard.
Fireplaces:	Chimney breasts are still visible in all the rooms, all the fireplaces have been provided with modern surrounds.
Floors:	Carpeted on solid floors
Fittings:	Modern lighting and heating throughout.
Condition	All good.
Comments	
Significance	Significant on account of the original structure and basic room layout, the windows, original staircase; the general fit-out within the individual rooms is of neutral significance.

Description of the Rooms: 5NS/B9-13

Description/observation	Back block. This is the block is below the structures opening onto Carey Street. The building is a Victorian brick structure. The rooms retain their original configuration, with doors and windows opening onto the court. The basement lights onto Carey Street are bricked up.
Fittings:	Modern WC to B12, modern lighting.
Condition	Neglected.
Comments	If these rooms were better maintained they would form an interesting addition to the New Square block
Significance	Structure is significant.

BASEMENT

4 NEW SQUARE

Description of the Rooms: Rooms 4NS/B1-4

Description/observation	Basement to New Square building facing square. The basement is similar to that of the adjoining building 5 New Square and was refurbished as part of the works undertaken in 1999. Rooms B1-B2 which face the square are used as offices. The partition
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between these rooms has been removed and they read as one with a downstand beam where the partition once stood.

Rooms B3 and 3a form a back office and central corridor, with what would have been B4 occupied by a lift.

Ceiling: New plaster ceiling with simply profiled cornices.

Walls: The walls are all plastered and painted with simple timber skirting

Windows: Traditional sash windows probably 19th C, none of the shutters remain

Doors: New doors throughout – with new architraves.

The doors leading to the corridor in B1-2 have original frames.

The frames to the doors at the rear of the corridor leading to Rooms B3 have modern frames.

Fireplaces: Chimney breasts are still visible in the rooms. The fireplaces have been provided with modern surrounds.

Floors: Carpeted on solid floors

Fittings: Modern lighting and heating throughout.

Condition All good.

Comments

Significance Significant on account of the original structure and basic room layout, the windows, original staircase. The general fit-out within the rooms is of neutral significance.

GROUND FLOOR

5 NEW SQUARE

Description of the Rooms: 5NS/G1

Description/observation	Meeting room.
Ceiling:	Lath and plaster ceilings with ornate late 17 th C cornicing over the fireplace wall with good early replicas in the rest of the room.
Walls:	Simple Georgian panelling with raised and fielded grounds, a dado rail and small profiled skirting. A door (hidden behind the shelving) connects this room to G2. The panelling appears to be original on the wall with G2; in the rest of the room it is a mixture of original and replica. The walls of this room are lined with modern shelving fitted to all the walls except for the north wall with the windows facing the square.
Windows:	Two windows 6 on 6 pane sliding sashes, late 18 th C or early 19 th C complete with shutters, and architraves as part of the panelling. The window are fitted with modern cupboards below the cills.
Doors:	18 th C 6 panel in replica architraves but probably original frames.
Fireplaces:	The fire place is 19 th C with a carved timber surround and marble edged hearth.
Floor:	Carpet on timber.
Fittings:	
Condition:	Good.
Comments	This room appears to have been upgraded in the 19 th C when the fireplace was renewed and the damaged panelling may have been replicated.
Significance	Significant.

Description of the Rooms: 5NS/G2

Description/observation	Reception room.
Ceiling:	Lath and plaster ceilings with ornate late 18 th C cornicing.
Walls:	Heavy late 18 th C raised panelling on all the walls with a dado rail and profiled skirting. A door fixed shut connects this room to G1.
Windows:	Two windows 6 on 6 pane sliding sashes, late 18 th C or early 19 th C complete with shutters, and architraves as part of the panelling.
Doors:	18 th C 6 panelled doors to G1 and G6 with architraves, the door to G6 also has and gown cupboard in the lining. The door to the entrance corridor is modern replica door.
Fireplaces:	The fire place has been blocked off with modern replica panelling.
Floor:	Carpet on timber.
Fittings:	
Condition:	Good.
Comments	Access ramps have been fitted to this room.
Significance	Significant.

Description of the Rooms: 5NS/G9 and 9a

Description/observation	Entrance.
Ceiling:	Flat plaster, plaster cornices, probably 19 th C.

Walls: Painted plaster, modern skirting. The walls of the staircase are panelled with flat 18th C panelling.

Doors: Single door to G2 previously covered, replica half glazed door to main building. Original 6 panelled doors leading to G10 and G6 which would have been the doors to the two set of chambers

Floor: Stone paved outside and timber floors at stair landing.

Fittings: Large panel name board (modern) modern lights.
The original timber staircase complete with handrails. Cupboard below stairs provided with a replica door.

Condition Good.

Comments -

Significance Significant on account of the original structure and staircase (highly significant).

Description of the Rooms: 5NS/G3, G4

Description/observation Offices.

Ceiling: Lath and plaster ceilings with ornate 18th C cornicing.

Walls: Heavy 18th C raised panelling on all the walls with a dado rail and profiled skirting. A door fixed shut connects this room to G4.

Windows: Two windows 6 on 6 pane sliding sashes, late 18th C or early 19th C complete with shutters, and architraves as part of the panelling.

Doors: 18th C 6 panelled door between the two rooms with architraves, and gown cupboard in the lining. The door to the entrance corridor is modern replica door.

Fireplace: 19th C fireplaces with timber surrounds and marble hearths.

Floor: Carpet on timber.

Fittings:

Condition Good.

Comments Modern shelving fitted along the walls of both the rooms.

Significance Significant.

Description of the Rooms: 5NS G5

Description/observation Office.

Ceiling: Lath and plaster ceilings with some of the original 18th C cornice above the fireplace wall and replica elsewhere to match.

Walls: Georgian panelling on the wall with the fireplace.

Windows: Two windows 6 on 6 pane sliding sashes, late 18th C or early 19th C complete with shutters, and architraves as part of the panelling.

Doors: A replica 18th C six panelled door connecting it to G6, and an original 6 panelled door to G1 mentioned previously.

Fireplace: 19th C with timber surrounds.

Floor: Carpet on timber.

Fittings: The partition between G5/6 is lined with modern fixed shelving and cupboards.

Condition Good.

Comments -

Significance Significant.

Description of the Rooms: 5NS/G6, G6a

Description/observation Waiting area.

This area has been partitioned off to form a small lobby leading to the entrance G9a, and door leading to a service space under the main stairs, which is currently used as a tea room G6a.

Ceiling: Lath and plaster ceiling heavily repaired.

Windows: Two windows 6 on 6 pane sliding sashes, late 18th C or early 19th C.
The other window has been converted into a door. The window under the stairs is modern replica.

Doors: A replica 18th C six panelled door connecting it to G5, and an original 6 panelled door to G2 mentioned previously.
A modern door connects this room to the building behind.

Fireplace: The fireplace has been blocked off.

Fittings:

Condition Carpet on timber.

Comments The partitioning of this room takes away from its proportions it would improve with the removal of this division.

Significance Limited on account of the original structure.

Description of the Rooms: 5NS/G7-8 and G8a, G10 and G10a

Description/observation Offices, with G8a and G10 being corridor, and G10a is a modern DDA compliant WC.

Ceiling: Modern plaster ceilings.

Walls: Plastered walls.
Simple Georgian timber panelling is visible in the corridor space G8a, and along the fireplace wall of G7

Windows: 6 on 6 pane sliding sashes late 18th C or early 19th C.
The window to G8a has been converted into a door connecting to the rear block.

Doors: Modern replica doors to G7 and G8. Original six panelled door to G9a G3 and G4. Door to G9a is fixed shut.

Fireplace: Fireplace in G8a is blocked off.
Fire place to G7 is 19th C with timber surrounds.

Floor: Carpet on timber.

Fittings: The partitions which form G7 and G8 are modern and take away from the proportion of the original space.

Condition Good.

Comments These rooms have been heavily modified in terms of their special arrangement and would benefit from being returned to their original layout.

Significance Limited; the new partitions are detrimental.

Description of the Rooms: 5NS/G11a

Description/observation Corridor connecting to rear block.
G11a is a modern (1990s) steel framed glass panelled 'bridge' across the rear block which opens to Carey Street. This bridge has steps leading down to the level of the rear block.

Condition Good.

Comments Whilst a bridge is useful, its design does not suit the building.

Significance Detrimental in present form.

Description of the Rooms: 5NS/G11-13

Description/observation Clerks Rooms located in this Victorian brick block at the rear of the New Square building.

Ceiling: Modern suspended plaster.

Walls: Plastered.

Windows: 19th C sash windows to G11, 12 and 13.

Doors: Modern.

Floors: Carpeted timber.

Condition Good.

Comments This space has been modernised but could improve with being upgraded.

Significance Neutral interiors. Limited significance to C19th structure.

GROUND FLOOR

4 NEW SQUARE

Description of the Rooms: 4NS/G1

Description/observation	Entrance. This chamber was refurbished in 1999 and again sometime in 2004/5.
Ceiling:	Modern plaster ceilings.
Walls:	Plastered walls.
Windows:	N/A
Doors:	Modern glass doors to G2.
Fireplace:	-
Floor:	Modern timber floor.
Fittings:	-
Condition	Good.
Comments	These rooms have been heavily modernised.
Significance	Neutral, within significant structure.

Description of the Rooms: 4NS/G2

Description/observation	Reception area.
Ceiling:	Modern plaster ceilings.
Walls:	Plastered walls.
Windows:	N/A
Doors:	Modern glass doors to G1.
Fireplace:	-
Floor:	Modern timber floor.
Fittings:	-
Condition	Good.
Comments	These rooms have been heavily modernised.
Significance	Neutral, within significant structure.

Description of the Rooms: 4NS/G3 and G3a-b

Description/observation	G3 is a corridor, G3a a WC, G3b a kitchenette.
Ceiling:	Modern plaster ceilings.
Walls:	Plastered walls.
Windows:	19 th C six on six pane sash windows but no shutters.
Doors:	Modern flush doors.
Fireplace:	-
Floor:	Modern timber floor.
Fittings:	A lift has been added to the corridor connecting the chambers from basement to the third floor level.
Condition	Good.
Comments	This part of the building has been heavily modernised to a very high standard, but as a result all the original fabric of these rooms has been lost.
Significance	Neutral.

Description of the Rooms: 4NS/G4

Description/observation	Staircase.
Ceiling:	Original soffits of the stair and its landing have been restored heavily.
Walls:	Plastered walls with panelling at dado level.
Windows:	N/A

Doors: N/A
Fireplace: N/A
Floor: Modern timber floor.
Fittings: The staircase is original but has been repaired and extended to the third floor and fourth.
Condition Good.
Comments This area, like the rest of the chambers, has been heavily modernised.
Significance Highly significant on account of the original staircase.

FIRST FLOOR

5 NEW SQUARE

Description of the Rooms: 5NS/F1/2

Description/observation	Office.
Ceiling:	Lath and plaster. Original heavy Georgian cornice, repaired and replicated to complete the room in F1. The cornices of F2 are simple and probably 19 th C.
Walls:	The panelling in these rooms is in a mixture of styles from the 18 th C with some later replicas.
Windows:	6-on-6 pane sashes to original 18 th C design in original frames, complete with shutters and architraves forming part of the wall panelling.
Doors:	6 panelled moulded plain panels matches wall panelling but looks later. Architrave runs to floor, probably contemporary with panelling.
Fireplace:	19 th C fireplace with a timber surround to F1 and 20 th C in F2.
Floor:	Carpeted timber.
Fittings:	Radiators under fitted window shelves.
Condition	Good.
Comments	
Significance	Significant.

Description of the Rooms: 5NS/F3, F4

Description/observation	Office.
Ceiling:	Lath and plaster. Heavy Georgian cornice with later repairs.
Walls:	The panelling in these rooms is a mixture from the early and late 18 th C with some later replicas. The panelling of F4 is raised with heavy moulding. In F3 such panelling only occurs above the fireplace with simpler moulded pattern used for the rest of the room.
Doors:	6 panelled moulded, plain panels, matches wall panelling but looks later. Architrave runs to floor, probably contemporary with panelling. 18 th C 6 panelled doors complete with gown cupboards in linings.
Windows:	6-on-6 pane sashes to original 18 th C design in original frames, complete with shutters and architraves forming part of the wall panelling.
Fireplaces:	19 th C fireplace with a carved marble surround to F3 and 20 th C marble fireplace in F4
Floor:	Carpeted timber.
Fittings:	Radiators under fitted window shelves.
Condition	Good; some sagging of the ceiling in F3.
Comments	These are good rooms which would benefit from careful repair of damaged panelling and a better more appropriate colour scheme.
Significance	Significant.

Description of the Rooms: 5NS/F5/6

Description/observation	Office.
Ceiling:	Lath and plaster with simple late 18 th C cornices.
Walls:	Panelled throughout made up of a simple flat late 18 th C details. The rooms have been completed where the panelling is missing with replica panelling to match.
Windows:	2 x 6 on 6 pane sashes in each room with shutters set within the panelling architraves.
Doors:	The doors to these rooms are replica 6 panelled doors as is the architrave.
Fireplace:	Modern.
Floor:	Carpeted timber, pronounced slope.

Fittings: Shelves have been fitted along the partition walls between the two rooms.
Condition Good.
Comments These rooms have been heavily restored.
Significance Significant.

Description of the Rooms: 5NS/F7

Description/observation Office.
Ceiling: Lath and plaster with a heavy 18th C style cornice some original and some replica.
Walls: Panelling above dado missing from south wall, and replica panelling used on the new partition wall with the corridor.
Windows: Replica 6/6 sash in original frame. With modern architrave but and simple replica shutters.
Doors: Modern 6-panel.
Fireplace: Blocked off.
Condition Good.
Comments
Significance Significant.

Description of the Rooms: 5NS/F8

Description/observation Office.
Ceiling: Lath and plaster, heavily repaired but no cornices.
Walls: Heavy 19th C beading has been added to the plain panelling and this is extended to all the walls of the room. The panel above the fireplace is a raised 18th C panel different from that of the surrounding walls. It seems that the beading was added to the rest of the panelling in the room to match this.
Windows: 6 on 6 pane sashes, architrave missing and the shutters are of simple 19th C style.
Doors: 6 panelled replica in a replica architrave.
Fireplace: 19th C timber mantle with a marble surround, early 20th C infill and grate.
Floor: Carpeted.
Fittings: Fitted shelves to the walls.
Condition Good.
Comments
Significance Significant.

Description of the Rooms: 5NS/F9

Description/observation Staircase.
Ceiling: Lath and plaster repaired.
Walls: Plaster walls with flat 18th C panelling.
Doors: Modern 6-panel, 1999 work in architrave of same date, steel furniture.
Windows: 6 on 6 pane sashes replica 18th C sashes in original frames
Fireplace: N/A
Fittings: WC has been fitted at the landing.
Condition Good.
Comments The staircase is a fine example of its type complete with the panelling.
Significance Highly significant.

Description of the Rooms: 5NS/F10+10a

Description/observation Corridor.
Ceiling: Lath and plaster with some original cornicing and some replica.

Walls: Plastered with panelling replica 18th C panelling up to dado level.
 Windows: N/A
 Doors: Door to the staircase is the original 6 panelled 18th C.
 Fireplace: N/A
 Floor: Carpeted over timber; floor slopes.
 Fittings: Lower radiators under windows, pendant light.
Condition Good.
Comments The southern end of the corridor has been partitioned off to form a store room F10a.
Significance Limited.

FIRST FLOOR

4 NEW SQUARE

Description of the Rooms: 4NS/F1/2

Description/observation Office.
 Ceiling: Modern flat plaster with simple moulded cornices.
 Walls: Early 18th C panelling which has been replicated where lost on the walls with the corridor. The panelling along the fireplace walls is obscured with fitted shelves.
 Doors: Six panelled replica doors in original frames and architraves complete with gown cupboards.
 Floor: Carpeted timber, slopes, incorporates fresh air vents.
 Fittings: Radiators under the window cills.
Condition Good, though some panels are distorted.
Comments These are sensitively modernised rooms.
Significance Significant.

Description of the Rooms: 4NS/F3

Description/observation Corridor.
 Ceiling: Modern plaster with recessed lights. The original cornice is replicated where damaged.
 Walls: Plain 18th C panelling with some replica sections complete with dado rail.
 Doors: Six panelled replica doors in original frames and architraves on the north side and replica doors on the south.
 Floor: Carpeted timber, slopes, incorporates fresh air vents.
 Fittings: Radiators under the window cills.
Condition Good, though some panels to F4 are distorted.
Comments This is a neat corridor retaining much of the original fabric if not the original layout of the space.
Significance Significant.

Description of the Rooms: 4NS/F3A – no access at time of inspection.

Description of the Rooms: 4NS/F4

Description/observation Staircase.
 Ceiling: Re-plastered soffit to flight above.
 Walls: Painted plaster throughout, mostly renewed.
 Windows: Victorian sliding sash in 18th C frame, sloping cill above half landing.
 Doors: Modern half glazed doors to F9 and F3.
 Floor: New timber floor to landing.
 Stairs: Treads, newels, balustrade, handrail and string original, repaired.

Condition Good.
Comments The stair was repaired and refurbished as part of the 1990s works and is in good condition
Significance Significant.

Description of the Rooms: 4NS/F5, F6

Description/observation Office.
Ceiling: Plaster ceilings with modern cornices.
Walls: Plain panelled walls.
Windows: 6/6 sashes in original frames with what appears to be 19th C shutters.
Doors: Modern replica 6 panelled doors.
Floor: Carpet on timber.
Fireplace: 20th C marble surrounds and hearth.
Fittings: Radiators under windows cills.
Condition Good.
Comments These rooms have been heavily altered with new partitions to the corridor.
Significance Significant on account of the original fabric.

Description of the Rooms: 4NS/F7/8

Description/observation Office.
Ceiling: Plaster the original lath and plaster ceilings appear to have been repaired heavily. Original 18th C cornice repaired and replicated on the partition between F1 and F2.
Walls: Plain panelled walls.
Windows: 6/6 replica 18th C sashes in original frames complete with shutters and architraves
Doors: Modern replica 6 panelled doors.
Floor: Carpet on timber.
Fireplace: 20th C marble surrounds and hearth.
Fittings: Radiators under windows cills. The walls either sides of the fireplaces have been fitted with shelving.
Condition Good.
Comments These rooms have been heavily altered and upgraded but some of the original panelling and cornices retained.
Significance Significant on account of the original fabric.

Description of the Rooms: 4NS/F9

Description/observation New lobby entrance.
Refurbished in the 1990 in good condition but of no significance.
Condition
Comments
Significance Neutral.

SECOND FLOOR

5 NEW SQUARE

Description/observation	The second floor has been more heavily altered as compared to the first floor. It is made up of offices and comprises office 5NS S1-S8, the main staircase S9 and a corridor S10 with its secondary staircase. All these spaces were refurbished in the late 1990s. Most of the rooms were reinstated to their original layout with the exception of S2 and S2a which were divided insensitively. Some historic fabric and finishes remain but much has been lost.
Ceiling:	Painted plaster, generally new with cornices in S2 and S2a. Some 18 th C cornice remains in S1 S3, S4 and S7. Modern style cornices have been fitted in S5, S6 and S8. Corridors S10 have no corncing.
Walls:	All walls are plastered over modern skirting except: S3, 4, 7 and 10 still retain some early-mid 18 th C panelling in places. S8: early-mid 18 th C panelling, above the fireplace
Windows:	A variety of replica 6 on 6 paned sashes in original frames with replica architraves and shutters to match the original 18 th C model, with various types of moulding presumably to match the panelling which would have existed in the room.
Doors:	6-panelled replica Georgian throughout. Original screen complete with arched door light complete with lamp is retained in S10.
Fireplaces:	Remain in some of the office rooms as described: S1: Replica 18 th C timber surround with marble lining S2: Victorian fireplace with timber surround and marble lining. This now in the corridor leading to S2a and S2. S3/4: As S2. S7: hidden behind shelving. S5,6 and 8: Victorian fireplace with a marble surround.
Floors:	Carpeted throughout on timber, except S9 which is a timber floor part of the stair landing.
Fittings:	
Condition	Good.
Comments	Rooms S2 and S2a should be returned to the original configuration.
Significance	The panelling in S3, 4, 7 and 10 is of significance, as it forms part of the original rooms, as is the arched screen door in the corridor S10. The rest of the rooms are of limited significance. Elsewhere except for the layout which is the original, the floor is of neutral significance.

SECOND FLOOR

4 NEW SQUARE

Description/observation	The second floor was heavily refurbished as part of the 1990s works and altered to reinstate the original layout of the building. The main stair was extended further from here to the new fourth floor. The second floor is made up of offices and comprises rooms 4NS/S1-8 WCs were added at the east end of the central corridor. Some of the historic fabric and finishes remain but much has been lost.
Ceiling:	Painted plaster, generally new. Some 18 th C cornice remains. Modern style cornices have been fitted in elsewhere. Corridors and WCs have no corncing.
Walls:	All walls are plastered over modern skirting except: S5, where some early-mid 18 th C panelling still remains.
Windows:	A variety of replica 6 on 6 paned sashes in original frames with replica architraves and shutters to match the original 18 th C model, with various

types of moulding presumably to match the panelling which would have existed in the room.

Doors: 6-panelled replica Georgian throughout.

Fireplaces: Remain in all of the office rooms but all have been provided with new modern marble surrounds.

Floors: Carpeted throughout on timber, except S5 which is a timber floor being part of the stair landing, and the WCs which are vinyl.

Fittings:

Condition Good.

Comments

Significance The panelling in S5 is of significance, as it is part of the original room. The rest of the rooms are of limited significance. Thus except for the structure of the building and the layout which is the original, this floor remains of limited significance.

THIRD FLOOR

The whole building was extensively refurbished relatively recently and much of the joinery, wall and ceiling plaster was renewed or heavily repaired at that time. Other 18th C and 19th C windows have been retained throughout; some panelling, fireplaces and other fittings also remain, as noted. Condition: good throughout except as noted otherwise.

FOUR NEW SQUARE

Description of the Rooms: 4NS/T1

Description/observation Office.
Ceiling: Painted plaster – modern.
Walls: Painted plaster – modern; note 2no. blocked openings to west wall.
Windows: Four on four pane Victorian sliding sashes.
Doors: Modern.
Fireplace: Modern.
Floor:
Fittings:
Condition Good.
Comments The modern doors do not match the quality of the retained window joinery.
Significance Limited, excepting retained historic structure and partition layout (significant).

Description of the Rooms: 4NS/T2

Description/observation Office.
Ceiling: Painted plaster – modern.
Walls: Painted plaster – modern; note 2no. blocked openings to east wall.
Windows: Four on four pane Victorian sliding sashes.
Doors: Modern.
Fireplace: Modern surround to (retained) mid 19th C grate.
Floor:
Fittings:
Condition Good.
Comments The modern doors do not match the quality of the retained window joinery.
Significance Limited, excepting retained historic structure and partition layout (significant).

Description of the Rooms: 4NS/T3 A, B, C, D

Description/observation Kitchenette, copier room, lift, lift motor room.
All modern fit-out and finishes except 19th C sliding sash windows.
Condition Good.
Comments
Significance Neutral.

Description of the Rooms: 4NS/T4

Description/observation Staircase and landing.
Fully re-built late 20th C in correct historic location; all done using modern standard joiners' mouldings. Modern half-glazed doors to corridors running east and west.
Condition Very good.
Comments It is disappointing that more effort was not made to achieve a higher

Significance quality of work.
Neutral.

Description of the Rooms: 4NS/T4a and T10

Description/observation Corridor.
Modern finishes and joinery throughout. Fire door at west end of T4a leads through party wall to 5NS, the eastern part of which is occupied jointly with 4NS.

Condition
Comments
Significance Neutral.

Description of the Rooms: 4NS/T5

Description/observation Office.
Refurbished room retains:
Walls: 18th C panelling.
Windows: 18th C shutters by windows re-fitted with 19th C sashes.
Fireplace: Late 19th C.
Floor: Historic joists (and boards?) retained under carpet – the floor slopes.

Condition
Comments
Significance Significant.

Description of the Rooms: 4NS/T6, T7, T8

Description/observation Offices.
All finishes, joinery etc are late 20th C except windows, which retain (late) 18th C shutters, and the fireplace surrounds which are probably Edwardian.

Condition Very good.
Comments The modern doors do not match the quality of the retained window joinery.
Significance Limited, excepting retained historic structure and partition layout (significant).

Description of the Rooms: 4NS/T10a and b

Description/observation These WCs have been combined to make a single wheelchair accessible facility.

Condition Very good.
Comments
Significance Neutral.

ROOMS WITHIN 5 NEW SQUARE ACCESSED FROM 4 NEW SQUARE

Description of the Rooms: 5NS/T4 and T5

Description/observation Offices.
Ceiling: Modern plaster.
Walls: Early 18th C panelling throughout, with associated cornice, dado and skirtings, plus contemporary fireplaces (which have been fitted with modern shelves).
Windows: 18th C shutters (go with wall panelling); 19th C sliding sash windows.
Doors: Modern four panel; there is a blocked door between the two rooms.

Fireplace: Modern.
Floor: Newly levelled floors.
Fittings: Extensive modern shelves, modern lighting.
Condition
Comments Whilst the modern shelves and lighting are inevitable concessions to modern usage of the rooms, the doors should be changed to something better suiting the historic panelling.
Significance Significant.

Description of the Rooms: 5NS/T9 and T10

Description/observation Offices.
Ceiling: Painted plaster shows exposed beams from late 17th C roof structure – these rooms are built into the roof space.
Walls: Painted plaster; north partitions are probably re-built to a new alignment. No cornice or dados.
Windows: Two-paned casements built into (presumably) early 18th C dormers; there should be two dormers in T10, which have been re-built as a single larger dormer window.
Doors: New four panel timber, painted.
Fireplace: Early 18th C surrounds; early 20th C grate fitted at T9.
Floor: Carpeted, probably newly levelled.
Fittings:
Condition
Comments These surviving third floor attic rooms are among the more interesting survivals of the early 18th C construction of the third floor, which clearly took the form of colonisation of the roof spaces as much as the construction of new full height rooms as shown by T4 and T5.
Significance Highly significant.

Description of the Rooms: 5NS/T11

Description/observation Corridor.
Generally refurbished, and with modern roof lights. Retains 18th C wall panelling.
Condition
Comments
Significance Significant.

5 NEW SQUARE (HOGARTH CHAMBERS)

Description of the Rooms: 5NS/T1-T3, T6-8, T12

Description/observation The third floor has been entirely re-built in 2007-8. Partitions were re-aligned, and the historic main staircase was extended upwards to serve the third (and fourth) floors.
Ceiling: Entirely renewed in plaster with small cornices.
Walls: Ditto; modern skirtings, dados etc.
Windows: 19th C sash boxes, architraves and panelled aprons remain. 19th C sashes remain to the rear elevation, but appear to have been renewed to the front.
Doors: Renewed throughout.
Fireplace: A Victorian grate remains at T12, without any surround. There is a complete early 20th C fireplace surround at T6.
Floor: Carpeted throughout on timber.
Fittings: All modern, including built-in shelves to rooms, tea station, WC and lighting.
Condition Very good.

Comments
Significance Neutral throughout.

FOURTH FLOOR

5 NEW SQUARE

Description/observation The fourth floor was extended over the west section of this building in 1990, designed to contain five rooms accessed from two secondary stairs. It however a modern floor.

Significance Neutral.

There is no fourth floor to the eastern section of this building, and the south (rear) part of this has the only surviving section of the late 17th C roof structure.

FOURTH FLOOR

4 NEW SQUARE

Description/observation The fourth floor was built in the 19th C and completely re-built during the 1999 refurbishments. It is for all intents and purposes a modern space.

Significance Neutral.

Section: **NEW SQUARE**

Location: **6 NEW SQUARE**
Entirely occupied by Serle Chambers.

Introduction and Brief History: The building at 6 New Square was first constructed (with the rest of the Square) in 1693-97, and comprised a basement, ground, first and second floors. The third floor, constructed in timber frame to the west side, was added after 1720, initially as rooms within the original roof space above the second floor, and from the later 18th C the full height third floor was added and the roof was re-built at the higher level. Various additional internal stairs were added to provide internal circulation, and the party wall was breached to No 7 in various piecemeal building programmes in the 19th and 20th centuries. Finally in 1999-2000, the building was fully refurbished, links to adjoining properties were closed, a south-facing fourth floor was built and the original plan form of sets of rooms each side of the central stair was reinstated. Secondary circulation was removed, the ground floor was re-planned and linked to the mews building at the rear, whilst a large seminar room was created at first floor level, where historic fabric had already been lost.

Vulnerability A remarkable job has been done in re-imposing the historic plan onto the building, though this means that much of the visible fabric (as opposed to the underlying structure) is modern. This should not be made an excuse for returning the building to the unplanned chaotic layout of pre 1999.

A considerable amount of historic joinery remains at ground, first and second floors, and to the windows at all levels except fourth floor, and this should not now be damaged by unnecessary alterations.

The care that was put into renewing the building services and wiring during the 1999-2000 refurbishment must be maintained, and the same service routes used, when further repairs or renewals become necessary.

Summary Significance The historic structure and room layout, main staircase and historic joinery, including panelling and cornices, are of significance or high significance. The modern work at third and fourth floor level, in the basement, and at various locations of the ground floor (eg G8 and G13) and the main first floor seminar room F2 and F3, plus F11 are generally neutral.

Documentary Evidence Camden Planning Application LSX0204389 (2002)
Installation of new glazed doors at ground floor level.

Camden Planning Applications LS9904635 (2000), LS9904706 (1999), LS9904720 (1999), LS9804264R1 (1998), PS9804263R1 (1998)

Comprehensive internal refurbishment of building and re-planning at ground and first and fourth floor levels.

LS990473 (1999) approval of samples.

LS99044633 (1999) re-planning of services.

PS9805120 (1998) alterations to form fire escape to Carey Street.

Lincoln's Inn Library:

E29: New Square Committee of Proprietors Correspondence:

E291 letter books 1905-1926

E292 letter books 1926-1928

E293 letter books 1929-1940

Lincoln's Inn Library:

Floor Plans accompanying 1860 Lincoln's Inn Act
E5-35 New Square and Star Yard (pre-1845) showing Bog House area
E5-37 New Square Garden 31 plans (early to mid 20th century duplicates)
E5-40 New Square drainage plan (post 1937)

E2c – New Square Committee of Proprietors minutes

E2c1 1860-1904

E2c2 1905-1930

E2c3 1930-1944

E2c4 1946-1985

E2c5 1986-1993

E2c6 1994-1983

E2d New Square Committee of Proprietors Bluejackets (including correspondence, plans, estimates, contracts, bills for maintenance and alterations)

E2f New Square Committee of Proprietors Accounts

E2f2 April 1877

E2f3 1862-1938

E2f4 1968-1949

E2f5 1964-1990

ROOF

Description/observation	Heavily modified 1999-2000 when 4 th floor rooms were added. <ul style="list-style-type: none">- Parapet gutter (lead lined) to north (front).- Slate monopitch to front slope, incorporates former “ridge” adapted to form a gutter – 30^o pitch.- Polymer felt crown flat.- 50° pitch south (rear) slate roof, has 5 no. lead clad dormers, all new, behind lead lined parapet gutter (all new).- E party wall has 20th C stack to no.5.- W party wall has N & S stacks (18th C) – purple/brown brick.- 2 further stacks E & W of stair –19th C stock brick.- 2 further stacks run E - W along spine of building – raised in 2000 to remain above new roof line.
Condition	Good.
Comments	None.
Significance	Only stacks and lower part of north slope to line of fake ridge are significant.

6 NEW SQUARE ELEVATIONS

Description/observation

- Front Elevation: Matches general layout of square – 9 bays wide, broken segmental pedimented door case reached via bridge across front area. Railings as elsewhere. 3rd floor is rendered timber structure, not brick faced as elsewhere. Original type sash frames as everywhere, though sashes all renewed. 6 on 6 panes except right hand 4 bays at 3rd floor level. Middle window at 2nd floor has raised cill (3 courses); evidence of brickwork shows this is not original. Roof described previously. Iron rainwater goods.
- Rear Elevation: General arrangement as front except for entrance; third floor again rendered, and all windows have been renewed here with balconettes outside. Lower floors concealed behind Carey Street 2-storey buildings, but where seen from rear area remain largely original, except where altered for basement escape doors and bridge to Post Room Block. Iron downpipes (2 no.).
- Post Room Block: Dirty stock brick under concrete parapet coping to Carey Street. 4 ‘bays’ wide align with main buildings eastern 4 bays – blind high level recess to eastern 3 bays, door with fanlight over to the western bay. Single cast iron downpipe, metal electrical trunking very unsightly at west end.
- Condition** Main elevations good. Post room block serviceable, but looks shabby by comparison.
- Comments** The bridge to the post room already looks very dated, though it was “modern” in 1999!
- Significance** Main front and rear elevations: high.
Post room block: limited
Bridge: neutral to detrimental.

BASEMENT

Description of the Rooms: Rooms 6NS/B1-12

Description/observation	Main Building basement. The rooms were comprehensively refurbished in 1999-2000, with subsequent redecoration. Rooms B1, B2, B3, B4, B7 and B10 are offices and have new plaster ceilings with plaster cyma moulded cornices, plastered walls and carpeted floors. B8 is similarly finished, but is used as a library annexe. B11 has been fitted out with modern kitchen units and a vinyl floor. B3 has been more elaborately fitted out with modern hardwood veneered shelving to form a library, has a plaster saucer dome ceiling, walls finished in veneered MDF to match the shelves, and an engineered board floor like rooms F2/3 and G1. B9 contains the stair, which is the continuation downwards of the flight described under G10, and is largely new.
Windows:	6 on 6 paned Victorian sashes, repaired. NB several to the rear have been replaced by doors.
Doors:	New doors throughout – with new architraves; 6 panelled to the main corridor B12. Rooms B2 and B3 have solid doors (B3 in an older frame) to the front area, whilst B7, B8, B10 and B11 have half glazed modern fire doors fitted into window positions to provide escape to the rear basement courtyard.
Fireplaces:	Chimney breasts intrude into rooms B1, B2, B3, B4, B7, B8, B10 and B11. Modern faux classical surrounds are fitted at B1, B2, B4, B7 and B10. B3 and B8 are invisible behind shelving, B11 is concealed by the fitted kitchen.
Fittings:	Modern lighting and heating throughout. B3 library shelving, B8 more basic shelving, B11 kitchen, B5 and B6 new WC fitting out to a “prestigious” standard.
Condition	All good.
Comments	1999-2000 refurbishment work remains of good standard.
Significance	Only the structure and front elevation windows are of any significance; otherwise neutral.

Description of the Rooms: 6NS/B15-16-17

Description/observation	Rear Block. This block appears to have been built circa 1800 of brick. B16 and 17 should be a single space, with a brick cross-vaulted ceiling, but B16 has been partitioned off to form a WC. The door from B15 (stairs) is a heavy iron safe door, now neglected, and the floor is of stone flags. B15 stairs are in stone, now faced up in concrete to give a level surface to each tread, with a simple iron handrail on stick balusters, typical of circa 1800. Walls are painted brick.
Fittings:	Modern WC to B16, modern lighting.
Condition	Neglected.
Comments	If B16 and 17 were recombined they would make an attractive room.
Significance	Structure is significant, as also are stone stairs. WC and partition are detrimental, otherwise all neutral.

GROUND FLOOR

Description of the Rooms: 6NS/G1, G2

Description/observation	Reception/Waiting.
Ceiling:	Modern flat plaster; small coved cornice, may be early 19 th C.
Walls:	G1 – modern raised and fielded panelling with dado; G2 – flat plaster over plain skirting 6” high.
Windows:	6 on 6 pane sliding sashes in (probably) original frames; early/mid 19 th C at G1, late 18 th /early 19 th C at G2. G1 has oak shutters with 18 th C pattern hinges; G2 shutters go with the windows. All have modern window seats to match F2/F3 Conference Room.
Doors:	All modern 6 panel (double doors to G3) in modern frames/architraves.
Fireplaces:	Both early 19 th C marble surround/shelves, no grates, modern hearths.
Floor:	Pale engineered hardwood, as F2/F3.
Fittings:	Recessed spotlights, radiators built into window seats.
Condition:	Floor beginning to wear.
Comments	Good quality modern refurbishment incorporating older features.
Significance	Limited significance except windows which are significant.

Description of the Rooms: 6NS/G3

Description/observation	Entrance
Ceiling:	Flat plaster, plaster cornices, 19 th C repaired.
Walls:	Painted plaster, modern bullnose skirting.
Doors:	Double to G2 previously covered, glass in steel frame to New Square – c2000. Fully glazed 20 th C to stair.
Floor:	Stone paved (pale limestone Hopton Wood?). Matwell outside steel/glass door.
Fittings:	Large panel radiators, stainless steel name board (modern), modern wall uplighters and ceiling spotlights.
Condition	Cracked plaster at door to stairs, ceiling spot damage.
Comments	-
Significance	Only the structure is significant.

Description of the Rooms: 6NS/G4

Description/observation	Office.
Ceiling:	Flat plaster; cornice correct pattern early 18 th C, timber.
Walls:	Raised panels above and below rail, small bullnose skirting – correct early 18 th C.
Windows:	Victorian 6 on 6 pane sashes in (probably) earlier frames, panelled reveals – no apron panel, later shelf fitted at cill level. Shutters fixed shut (no sign of hinges).
Doors:	Modern 6 panel in bolection architrave, probably not original.
Fireplace:	Bodged grey marble surround with curved inner head – probably early 18 th C, later 20 th C white marble shelf, late 19 th C /Edwardian cast iron insert (as F1?), no grate, slightly raised hearth.
Floor:	Carpeted timber, slopes.
Fittings:	Modern brass chandelier, radiators under window.
Condition	Good.
Comments	Panelling and cornice need rescuing from built-up paint, shelf on fireplace unsatisfactory, NB panel over the fireplace has lost heavy raised panel, now flat with minimal Soanian bead around – should revert to original pattern.
Significance	Significant.

Description of the Rooms: 6NS/G5

Description/observation Office
Ceiling: New flat plaster, cornice as G4.
Walls: Fully panelled, mouldings above and below dado, panels recessed some 1/2". Plain 7"x 1" skirting.
Windows: All as G4.
Fireplace: Later 18th C moulded surround seems to be pale grey marble, cast iron insert as F4, tiled hearth early 20th C; perhaps this dates the insert.
Floor: Carpeted timber, slopes.
Fittings: Modern brass chandelier, panel radiators under windows.
Condition Ceiling very uneven in relation to cornice – bits fell off in the summer. Thick paint clogs mouldings.
Comments This room could be improved if mouldings were cleaned of excess paint.
Significance Significant.

Description of the Rooms: 6NS/G6

Description/observation Office.
All generally as G5 but:
Ceiling: Even more uneven, conceals part of cornice at NE corner.
Windows: Each sash a single pane of sheet glass, reveals appear to be as G1 though shutters painted up; shelves as G4.
Doors: Modern 6 panel in older early 19th C frame with "Gothick" glazed laylight over.
Fireplace: As G1; panelling repaired above.
Fittings: Cat 2 batten fittings; radiators under windows.
Condition Good.
Comments Pity about the windows.
Significance Significant.

Description of the Rooms: 6NS/G7

Description/observation Office.
Ceiling: Modern flat plaster, cornice as G4, G5 and G6 generally, timber renewed to north.
Walls: Modern flat plaster.
Windows: As G6, but 6 on 6 pane sashes retained, note cover moulds over panelled shutters.
Doors: New 6 panel in new architrave.
Fireplace: 18th C grey marble surround, no insert or grate, modern non-matching grey marble hearth. Modern shelf over.
Floor: Carpet on timber.
Fittings: Modern iron chandelier, radiators under window, air-conditioning unit set into east window.
Condition Good, but some cracking at corners. NB S wall between windows has some old timber frames to old panelling built in.
Comments Room would be improved by better door, loss of mantel shelf and removal of air-conditioning unit.
Significance Significant.

Description of the Rooms: 6NS/G8 & G13

Description/observation Corridor.
G13 is a modern (c 1999) steel-framed glass-panelled 'bridge' across the rear basement area to the post room (which opens to Carey Street), via a

short flight of stone steps (early 19th C) faced up in concrete with a contemporary plain iron handrail and balustrade. Modern plaster and joinery throughout, floor is carpeted timber as elsewhere. The opening through the rear wall of the main building is not original. Fireplace in G8 has been opened, no surround, just plaster arch. G8 has been separated off from G9 by a new partition.

Condition Fair.
Comments The style of this intervention has dated very quickly.
Significance Neutral.

Description of the Rooms: 6NS/G9

Description/observation Clerks Room.
Ceiling: Modern suspended plaster with spotlights.
Walls: All faced in cherry veneered MDF.
Doors: Modern to match panelling to room G8, 6 panel to G1/G2.
Floors: Carpeted timber.
Lift: Built into NE corner, stainless steel doors.
Condition Good.
Comments Why the veneered MDF instead of plaster?
Significance Fit-out is neutral.

Description of the Rooms: 6NS/G10

Description/observation Staircase.
Ceiling: As F10, also plastered walls.
Windows: None at this level.
Doors: As F10 – bifold to west side still operates – glazed timber door to G3. Modern architraves generally, though incorporates older parts in frames.
Floor: Stone as G3.
Staircase: Flight up as F10, but with additional handrail fixed on top of original section. Flight down is new using faux early Georgian mouldings.
Condition Good.
Comments The stair would be better without the raised handrail.
Significance Highly significant.

Description of the Rooms: 6NS/G11

Description/observation Corridor.
Ceiling: Lowered plastered, recessed downlights.
Walls: Plastered over modern bullnose skirting.
Doors: All modern 6 panel except to cable duct cupboard (flush), with modern architraves. 18th C panelled reveals to doors into G4 and G5 contain cupboards (nice). Frame and laylight to G6 previously described.
Floor: Carpeted, not level.
Fittings: Radiators, lighting.
Condition Good.
Comments
Significance Structure/plan layout is significant, otherwise neutral.

Description of the Rooms: 6NS/G12

Description/observation WC.
All modern fit out – hardwood veneer wall linings.
Condition Good.
Comments
Significance Neutral.

Description of the Rooms: 6NS/G14

Description/observation	Post Room.
Ceiling:	Painted plaster, large rooflight to centre of space – not original.
Walls:	Painted plaster, basic skirting only.
Windows:	2 no. tripartite sashes, appear to be early-mid 19 th C.
Doors:	All modern replacements of no intrinsic interest, though a 19 th C architrave remains at the door to space G13.
Floor:	Carpeted timber.
Fittings:	Basic lighting and heating, air-conditioning unit to the eastern window.
Condition	Indifferent.
Comments	The construction of this modest building is of more interest than its present condition suggests – see 6NS/B16 &17 for the vaulted structure underneath.
Significance	Structure and windows are significant, present fit-out neutral.

FIRST FLOOR

Description of the Rooms: 6NS/F1

Description/observation	Office
Ceiling:	Flat plaster showing signs of earlier repair. Cornice reeded early 19 th C Soanian pattern – paint clogged.
Walls:	Moulded plain panels over later dado – flat panelling where visible below – later 18 th C /c1800. Torus moulded skirting probably later.
Windows:	6 on 6 pane sashes, renewed early 20 th C in older frames, linings, shutters and architraves match wall panelling and window recess run to floor.
Doors:	6 panel, moulded flat panels matches wall panelling but looks later. Architrave runs to floor, probably contemporary with panelling.
Fireplace:	Red marble mid 19 th C surround/shelf, later 19 th C cast iron insert, grate missing.
Floor:	Carpeted timber.
Fittings:	Modern brass chandelier, 2 stelrad radiators under fitted window shelves.
Condition	Good.
Comments	A complete early 19 th C room, except the fireplace.
Significance	Significant.

Description of the Rooms: 6NS/F2, F3, F11

Description/observation	Conference Rooms 1 & 2; F11 central lobby. F2 and F3 are divided from the central lobby area F11 by the retractable screens, which can be folded into a recess at the southern end of this space.
Ceiling:	Modern plaster, heavy cornice including along downstand beams at retractable screen positions.
Walls:	Painted flat plaster over 6" skirting.
Windows:	5 no., all as in room F1, but panelling below shutters in reveals and apron have been replaced by modern hardwood veneer seats concealing radiators – this is a pity.
Doors:	Early 19 th C (as F1), upgraded to give fire resistance to room side, mouldings lost, modern stainless steel furniture.
Fireplaces:	Have been removed completely.
Floor:	Modern wide engineered boards run E - W and reveal slight unevenness in structure beneath.
Fittings:	Recessed spotlights; the folding screen (acoustic type).
Condition	Good, except the recess into which the screen folds, which looks very tatty. This should have been re-decorated at the same time as the rest of the room.
Comments	The lobby (F11) seems under-used. The room overall is less attractive than the building as a whole.
Significance	Structure, doors and windows are significant, otherwise neutral.

Description of the Rooms: 6NS/F4

Description/observation	Office.
Ceiling:	Flat plaster, signs of renewal, timber cornice, early 18 th C heavy moulding, possibly original late 17 th C.
Walls:	Panelled throughout – later mouldings applied though all probably 18 th C. No mouldings over fireplace.
Windows:	2 no. Victorian 6 on 6 pane sashes, panelled and moulded shutters to slightly splayed reveals, apron panelling part renewed.
Doors:	18 th C in original type architrave – door seems to have been cut down as it sticks – door frame adjusted. Modern door furniture.
Fireplace:	Late 17 th C/early 18 th C marble flat surround, 20 th C shelf over, late 18 th C

style grate.
Floor: Carpeted timber, pronounced slope.
Fittings: Single modern small brass chandelier, radiators under window.
Condition Extensive shelves to all walls prevent full examination, but seems good with new decoration; cracks to E wall panelling.
Comments First 'correct' fireplace seen; shelf over is detrimental.
Significance Fireplace highly significant. Generally significant.

Description of the Rooms: 6NS/F5

Description/observation Office
Ceiling: Flat plaster, renewed; cornice plaster superficially similar to F4 but all new.
Walls: Panelled throughout, original 18th C to chimneybreast and window wall; note heavy mouldings to panels over fireplace, for a picture, later dado added. Other walls have modern plain panelling of 18th C pattern.
Windows: Early 19th C 6 on 6 pane sashes in older frames/boxes, original type slightly splayed shutters (no mouldings), panelled window seats.
Doors: Late 20th C 6 panel in contemporary architrave.
Fireplace: Late 20th C surround, "Adam" style.
Floor: Carpeted over timber; floor slopes.
Fittings: Lower radiators under windows, pendant light.
Condition Good, presently under redecoration.
Comments -
Significance Significant.

Description of the Rooms: 6NS/F6

Description/observation Conference Room 3.
Ceiling: Painted plaster (new); painted heavy plaster cornice of 18th C type, not original.
Walls: Plain unmoulded early 18th C panels throughout, much repaired to N and W sides. Window seats included.
Windows: 6 on 6 pane sashes, all Victorian. Shutters have plain unmoulded panels, probably early 18th C.
Doors: Modern 6-panel, 1999 work in architrave of same date, steel furniture.
Fireplace: Modern faux "Adam" surround, no insert or grate.
Fittings: Modern brass chandelier, low profile radiators by windows.
Condition Minor cracks to panelling at E & W wall by windows; also under windows, otherwise good.
Comments Room is let down by fireplace surround and door.
Significance Significant.

Description of the Rooms: 6NS/F7

Description/observation Office.
Similar as F5, except:
Walls: Panelling renewed to E and N wall only.
Windows: No seats, full depth aprons, panelled with radiators under.
Fireplace: New early 18th C type, whole opening exposed.
Condition Overheating has caused joinery shrinkage.
Comments -
Significance Significant.

Description of the Rooms: 6NS/F8

Description/observation Office

Ceiling: Modern plaster; cornice is modern plaster to simplified 18th C style.

Walls: Plain panelled, heavy dado, curved around entry door, panelling returns to full depth window reveals; raised and fielded at sash window. 18th C, much repair to north wall (renewed?).

Windows: 6 on 6 pane sashes, 19th C pattern.

Doors: 6 panel, moulded, curved on plan, modern stainless steel furniture – probably early 19th C, modern architrave.

Fireplace: Mid/late 19th C marble surround, early 20th C? infill and grate.

Floor: Carpeted.

Fittings: Repro Georgian light, panel radiators to windows, blinds.

Condition Minor cracks to panelling.

Comments Why does the room have a curved wall?

Significance Significant.

Description of the Rooms: 6NS/F9 & F12

Description/observation Corridors

Ceiling: Modern flat plaster with cyma moulded cornice – appears to be lowered below original level.

Walls: F9 – early 18th C panelling (19th C at SE corner where built to a curve), adjusted round lift, later dado.
F12 flat plaster over bullnose skirting.

Doors: As designed for the associated rooms; 18th C architrave to F3, 19th C to F8 and E door to F10, otherwise modern. Modern cupboard to NE corner of F12, modern glass doors as upper floors to F10 (both sides).

Floor: Carpeted timber, slopes, incorporates fresh air vents.

Fittings: Recessed spotlights, panel radiators.

Condition Good, though some panels to F9 are distorted.

Comments Covering up the ceiling and inserting cupboards, though necessary, does not improve the proportions of the space.

Significance Panelling in F9 and historic architraves are significant; otherwise limited.

Description of the Rooms: 6NS/F10

Description/observation Staircase

Ceiling: Re-plastered soffit to flight above; lowered at the main landing – cuts across panelling to door into F9.

Walls: Painted plaster throughout, mostly renewed; bullnose skirting to landing, boxed out skirting on stair flights/half landing.

Windows: Victorian sliding sash in 18th C frame, sloping cill above half landing.

Doors: 18th C heavy timber front doors to E & W sets of chambers - do not quite match: that to W (F12) made to fold in centre. Heavy plates over boxed locks to prevent picking. E door part stud nailed to inner face. Original type frames and surrounds to both doors, that to E extends to a panel above, lost on W side.

Floor: Wide boards to landing, worn, heavily painted, undetermined date.

Stairs: Treads as floor, newels, balustrade, handrail and string all correct for construction date, very heavily painted, note short section of balustrade across window.

Condition Good.

Comments Thick paint to staircase balustrade and front doors to chambers seems to have become an aesthetic preference of its own, despite total loss of detail of mouldings as a consequence. Part-lowered ceiling a pity.

Significance Staircase and doors are highly significant.

Description of the Rooms: 6NS/F13

Description/observation	WC All is from 1999-2000 re-fit.
Condition	Good.
Comments	-
Significance	Neutral.

SECOND FLOOR

Description of the Rooms: 6NS/S1-14

Description/observation	The second floor comprises office rooms 6NS/S1-8, corridors S9 and S12, staircase S10, cupboard S11, kitchenette S13, WC S14. The whole floor was comprehensively refurbished in 1999-2000, regaining the historic floor layout. Some historic finishes remain here, presumably in rooms which had not suffered wholesale alterations since first built.
Ceiling:	Painted plaster, generally appears new. Some fragments of 18 th C cornice remains in S1 and S7, with the rest of the room made up to match. Note historic downstand beams in S1 and S8. Modern "Adam" style cornices have been fitted in S2, S3, S4, S5, S6 and S8. Corridors S9 and S12 have a modern cyma curve cornice.
Walls:	All walls are plastered over modern skirtings except: S1: early-mid 18 th C panelling throughout; raised mouldings. S7: early-mid 18 th C panelling, very similar to S1. S5: modern plain unmoulded panelling incorporated an 18 th C fragment under the windows; shutters seem to match too. S6 as S5, but with no historic fragment below windows – shutters may be historic, though.
Windows:	North side, a variety of 19 th C 6 on 6 paned sashes; the same to the south except S5, where one lower sash has been renewed, and S6 where both have been renewed in single pane plate glass sashes. Shutters with a variety of panel mouldings survive in all windows except room S8, which has reveal panelling, and on the staircase.
Doors:	6-panelled faux Georgian throughout, except at S11 (flush) and original heavy 2-panel doors to the landing, where there are fully glazed inner fire doors. Historic frames/architraves remain on the 3 doors to the landing S10, though bodged to fit their inner leaves, and architraves to S1 and S7. A blocked arched opening remains where the recess in S3 backs onto S11.
Fireplaces:	Remain in all office rooms as described: S1: mid 19 th C grate and surround. S2: new surround. S3: new surround, lack of grate reveals original form of hearth with curved back. S4: mid 19 th C surround and grate. S5: modern bolection surround, small 20 th C coal burning grate remains in partly infilled opening. S6: new surround, no grate. S7: early 19 th C surround and grate. S8: new surround, no grate.
Floors:	Carpeted throughout on timber, except S13 & 14, and stairs/landing S10 which are painted timber, corridors S9 and S12 have been levelled up, giving slight steps at doors to stairs landing. Floors in some rooms sag, especially S5 and S6.
Fittings:	Generally as third floor.
Condition	Good.
Comments	-
Significance	The panelling in S1 and S7 is of significance, as is the original room layout and underlying structure. Remaining items noted above are of limited significance, otherwise neutral.

THIRD FLOOR

Description of the Rooms: 6NS/T1-15

Description/observation	The third floor comprises offices 6NS/T1-T5 facing the square, and 6NS/T6-T10 facing Carey Street, also WCs 6NS/T13 and T14, corridor 6NS/T11 and T15, and the stair 6NS/T12. All have been comprehensively refurbished in 1999-2000 to regain the historic floor layout. Whilst original structure remains, it is concealed under new finishes.
Ceiling:	Painted plaster throughout; cornices modern where present.
Walls:	Painted plaster, no dado, and modern skirtings (6NS/T4).
Windows:	North side, a variety of historic sash windows – some glazed 6 on 6 panes, others 2 on 2, all look late 19 th C. Folding shutters remain in 6NS/T3 and T5. South side: all appear to be new 6 on 6 pane sashes.
Doors:	Modern mock Georgian 6-panel throughout.
Fireplaces:	Present in 6NS/T2, T4, T5, which retain old grates of interest, T10 has an early 20 th C grate, sadly not very attractive. T1, T6, T7, and T8 all have new fake Georgian surrounds. The stacks behind the finishes are everywhere historic.
Floor:	Carpet on timber except WCs at T13/T14, and landing T12 (bare painted boards); the historic structure has been fixed up to give a level surface in many areas, though not in T4 and T5, where there is now a step down into the room.
Fittings:	Modern sanitaryware and recessed spotlights; panel radiators under most windows. A built-in cupboard in T3 has a Victorian door.
Condition	Good.
Comments	All the rooms now feel modern, despite dating from 19 th C.
Significance	Historic features noted above are of limited significance. Historic structure is significant, as is room layout.

FOURTH FLOOR

Description of the rooms: 6NS Frth 1-7, 10

Description/observation	Offices, Corridor, etc.
Ceilings/walls:	All new plaster (also applied to existing stacks), dating from construction of this floor in 2000. Minimal skirtings.
Windows:	New dormers to rooms Frth 1-4 have escape door of "Georgian" design.
Doors:	6 panel Georgian type.
Floors:	Carpeted timber.
Fittings:	All modern including WC/shower, lighting and air con.
Condition	Very good.
Comments	This is all new build.
Significance	Neutral, concealed historic structure is significant.

Description of the rooms: 6NS Frth 8

Description/observation	Void. Void over lead lined valley gutter, concealed by upper part of new slate slope. Lead remains in situ.
Condition	Good.
Comments	This space only exists because a fourth floor was added to the rear of the building.
Significance	Limited.

Description of the rooms: 6NS Frth 10

Description/observation	Staircase This extends route of historic central stair to new fourth floor.
Ceiling:	Painted plaster, including slope. Remains of historic roof structure is visible, though age blackened.
Walls:	Painted plaster.
Windows:	As 6NS Frth 1-4.
Doors:	Modern, fully glazed timber framed.
Stair:	Appears to be entirely painted softwood.
Landing floor:	Carpet over timber.
Fittings:	Lighting.
Condition	Good.
Comments	-
Significance	Neutral, only historic structure is significant.

Section: NEW SQUARE

Location: 7 NEW SQUARE

Introduction and Brief History

This is the building occupying the southwest corner of New Square. The building extends to include a fourth floor in the mansard. Two additional inner staircases connect the second, third and fourth floors. A separate set of chambers occupies one corner of the building at ground floor level, directly above the entrance to the street behind the square. This entrance is used as a short cut between New Square and the Courts behind, sometimes known as More's Passage. 7 New Square, forms part of the set of Buildings listed as Grade II* both as a set and individually.

It has been organised as follows:-

Basement: is occupied by two sets of chambers; a sub-basement to part of the floor contains WCs (public).
Ground floor: is occupied by two sets of chambers.
First floor: would have been divided between three sets of chambers but in now occupied by one set of chambers.
Second-third: originally designed as three chambers, is now occupied by two chambers, each with its own internal staircase in addition to the main stairs.
Fourth Floor: has been developed within the mansard and is accessed through internal stairs only.

Basement: leased to John Fitzgerald Chambers
Ground floor: leased to Wilberforce Chambers and Ambrose Applebe Solicitors
First- fourth: leased to Hicks Payne and Beach. Part of the second and third floors are occupied by Mark Platts Chambers and connected to number 8B New Square.

Vulnerability

This building is generally well maintained, and has been modernised sensitively.

Documentary Evidence

Camden Planning Application 2007/1623/L
Roof renovations and minor alterations.

Camden Planning Applications 9070058 (1990)
General refurbishment and alterations to ground, second and third floors (north), second and third floors (west).

Lincoln's Inn Library:

E29: New Square Committee of Proprietors Correspondence:
E291 letter books 1905-1926
E292 letter books 1926-1928
E293 letter books 1929-1940

Lincoln's Inn Library:

Floor Plans accompanying 1860 Lincoln's Inn Act
E5-35 New Square and Star Yard (pre-1845) showing Bog House area
E5-37 New Square Garden 31 plans (early to mid 20th century duplicates)
E5-40 New Square drainage plan (post 1937)
E2c – New Square Committee of Proprietors minutes
E2c1 1860-1904
E2c2 1905-1930
E2c3 1930-1944
E2c4 1946-1985
E2c5 1986-1993
E2c6 1994-1983

E2d New Square Committee of Proprietors Bluejackets (including correspondence, plans, estimates, contracts, bills for maintenance and alterations)

E2f New Square Committee of Proprietors Accounts

E2f2 April 1877

E2f3 1862-1938

E2f4 1968-1949

E2f5 1964-1990

FRONT (EAST) ELEVATION

Description/observation	<p>A corner building extending behind the visible façade on New Square, it is made up of basement, ground, first, second and third floors. Mostly original brickwork.</p> <p>Façade on New Square consists of 4 bays facing east with an entrance door in the fourth bay closest to the southern corner. A single bay faces north.</p>
3 rd Floor:	<p>Mostly original brickwork with stone coping above. Rubbed red brick flat arches over six on six pane sliding sash windows and a stone string below the window cills.</p> <p>Windows with visible sash boxes and stone cills.</p>
2 nd Floor:	<p>As third floor with a brick string in place of the stone one on the third floor.</p> <p>Last window closest to the southern corner is divided to for a bipartite sash with one side sash as four on four with the other as one on one.</p>
1 st Floor:	<p>As second floor but the two sashes on the north side have been converted into casements.</p>
Ground Floor:	<p>Mostly old brick except at 3rd bay from north closest to the corner. Entrance with surround and a broken segmental pediment above at southern bay.</p>
Basement:	<p>All rendered – Door under front entrance in second bay from north side.</p>
Area:	<p>Wide paved York stone with cement repairs; Portland stone steps up original iron handrail.</p>
Entrance:	<p>Stone paved access to entrance on rendered brick arch; railings as area steps.</p> <p>Perimeter area rails probably 19th/20th C replacements.</p> <p>Rainwater goods – 1950s cast iron, 2 no. large hoppers.</p>
North-facing bay by south corner:	<p>Generally matches the east elevation, which it continues. The ground and basement floors have windows rearranged (c1890) to serve: raised ground floor, basement and sub-basement.</p>
Condition	<p>Good.</p>
Comments	<p>Waste water and vent pipes should be removed from this elevation and run internally. They look particularly unsightly.</p>
Significance	<p>High on account of its townscape value and for its historic fabric.</p>

REAR (SOUTH) ELEVATION

Description/observation	<p>As front elevation, but with some of the upper level windows blind, and no strings dividing the floors.</p>
Condition	<p>Good</p>
Comments	<p>This elevation is partly concealed behind the 19th C building constructed in its gardens on Carey Street.</p>
Significance	<p>Significant for townscape value, and historic fabric.</p>

REAR (WEST) ELEVATION

Description/observation	<p>As south elevation, though without the blind openings.</p>
Condition	<p>Good.</p>
Comments	
Significance	<p>Significant.</p>

ROOF

Description/observation	<p>The roof is divided into two sections over the northern and southern parts of the buildings. The roof is built on different levels with slated pitched roofs, lead and asphalt gutters, and a walkway connecting it to number 8.</p>
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The roof is punctured with modern flues and vents in a variety of material including plastic and galvanised steel, with new plastic eaves gutter for the fourth floor extension.

A walkway connects this roof to the adjoining number 8.

Condition
Comments
Significance

Good.

Limited to any surviving historic roof structure.

BASEMENT CHAMBER

Leased to John Fitzgerald; chambers extends from 7NS/ B1-B10

Description of the Rooms: 7NS/B1-B1a-B1b

Description/observation Corridor, which runs from the entrance door opening into the front light well across the entire width of the chambers.

Ceiling: Modern with recessed lights.

Walls: Modern plaster and paint. Some 18th C panelling is visible on the entrance walls behind the front door.
The back section of the corridor retains more of the older fabric, an 18th C wooden post, along with sections of Victorian panelling.

Windows: N/A

Doors: External door Modern replica. Internal door is a Victorian glazed door with (reeded glass) the lower section being made up of flush timber panelling.
Some salvaged Victorian glazed doors have been used for rooms in the rear section of the corridor (B1a).

Floor: Carpet on a solid floor, which was probably timber but is no longer visible.

Other:

Condition: Fair.

Comments The front portion of the corridor has been completely modernised. The rest shows interesting historic development.

Significance Significant.

Description of the Rooms: 7NS/B2

Description/observation Office/Clerk's room.

Ceiling: Modern with recessed lights.

Walls: Modern plaster and paint.

Windows: Replica sash windows with no shutters or architraves, but bars on the outside.

Doors: Modern flush door.

Floor: Carpet on a solid floor.

Other: Fireplace has been blocked up. It has a painted timber surround, probably early 19th C.

Condition: Fair.

Comments Nil.

Significance Neutral.

Description of the Rooms: 7NS/B3

Description/observation Chambers meeting room.

Ceiling: Modern with recessed lights, this ceiling has been lowered.

Walls: Modern plaster and paint.

Windows: 2 Victorian sash windows with no mullions, shutters or architraves, but bars on the outside.

Doors: Replica 4 panelled door to cupboard. Four panelled raised and fielded modern door to corridor set in modern frame and architrave.

Floor: Carpet on a solid floor.

Other: Fireplace has been blocked up. It has a painted timber surround, probably early 19th C.

Condition: Fair.

Comments Nil.

Significance Neutral.

Description of the Rooms: 7NS/B4

Description/observation Chambers.
Ceiling: Modern with spot lights.
Walls: Modern plaster.
Windows: 1 Victorian sash window with no mullions, shutters or architraves, but bars on the outside, as B3.
Doors: Replica 4 panelled door to cupboard set in modern frame and architrave.
Floor: Carpet on a solid floor.
Other: Fireplace has been blocked up. It has a painted timber surround, probably early 19th C.
Condition: Fair.
Comments Nil.
Significance Neutral.

Description of the Rooms: 7NS/B5

Description/observation Chambers.
Ceiling: Modern with spot lights, this ceiling has been lowered.
Vault to ceiling visible at one end.
Walls: Modern plaster.
Windows: 2 Victorian sash windows with no mullions, shutters or architraves, but bars on the outside.
Doors: Fixed salvaged four panelled door to cellar below pavement with fan light above.
Doors to two cupboards: salvaged Georgian doors modified in one case with a lining applied to the inner face to cover vent holes.
Door to room: a modern raised and fielded door.
Floor: Carpet on a solid floor.
Other: Fireplace has been blocked up. It has a painted timber surround, probably early 19th C.
Condition: Fair.
Comments Nil.
Significance

Description of the Rooms: 7NS/B6

Description/observation Chambers.
Ceiling: Modern plaster.
Walls: Modern plaster.
Windows: 2 Victorian sash windows with no mullions, shutters or architraves.
Pavement lights over light well.
Doors: Salvaged Victorian four panelled door.
Floor: Carpet on a solid floor
Other: Nil.
Condition: Fair.
Comments Nil.
Significance Neutral.

Description of the Rooms: 7NS/B7

Description/observation Chambers.
Ceiling: Modern plaster.
Walls: Modern plaster.
Windows: 2 Victorian sash windows with no mullions, shutters or architraves.
Pavement lights over light well.

Doors: Salvaged Victorian four panelled door
Floor: Carpet on a solid floor.
Other: Nil.
Condition: Fair.
Comments Nil.
Significance Neutral.

Description of the Rooms: 7NS/B8

Description/observation WC and kitchen.
Ceiling: Modern.
Walls: Modern plaster, with tiles in some areas.
Windows: Modern roof light.
Doors: Modern.
Floor: Vinyl on a solid floor.
Other: Bathroom and kitchen fittings modern.
Condition: Fair.
Comments Nil.
Significance Neutral.

Description of the Rooms: 7NS/B9

Description/observation Chambers.
Ceiling: Modern with recessed lights, this ceiling has been lowered.
Walls: Plaster with Victorian dado rail and skirting.
Windows: Large casement window (1880s) set within a glazed vaulted bay, opening out into a lightwell.
Doors: Victorian panelled door set in matching frame and architraves.
Floor: Carpet on a solid floor.
Other: Tiled fireplace with simple painted timber surround, late 19th C. No hearth.
Condition: Fair.
Comments This room is an interesting example of the quirky room created by the geometry of the corner building refurbished in the late 19th C and modernised more recently.
Significance Limited.

Description of the Rooms: 7NS/B10

Description/observation WC and service corridor.
Ceiling: Plaster with cornice (late 19th C).
Walls: Plaster, with dado and skirting.
The bathroom areas have been tiled in parts
Windows: Nil.
Doors: Modern replica.
Floor: Carpet on a solid floor.
The bathroom floor is vinyl on a solid floor.
Other: Bathroom fittings in these areas.
Condition: Fair/poor.
Comments Nil.
Significance Limited.

Description of the Rooms: 7NS/B11 and B12

Description/observation Basement rooms B11 and B12 are occupied by Ambrose Appelbe solicitors who also occupy the raised ground floor rooms above (7NS/G10-

G13) and the adjoining building on Carey Street to the rear. The rooms are of restricted height, following their re-construction in 1887-89, to allow:

- i. a route from New Square through towards the Royal Courts of Justice at the corner of Serle Street and Carey Street
- ii. two storeys of office accommodation, set at raised ground floor and basement level
- iii. public WCs (male and female) at sub-basement level.

The positions of these unusual floor levels are revealed on the external elevation to the square, immediately east of the entrance.

Ceiling: Plaster with small cornice – 1880s.

Walls: Plaster with dado and skirting – 1880s.

Windows: Victorian sliding sash to B12, large casement (1880s) set in glazed vaulted bay, opening to rear light well in B11.

Doors: Modern flush doors (modern six panel to stairs up to G9) set within 1880s architraves.

Fireplace: Typical late 19th C in B10, missing in B11.

Floor:

Other:

Condition: Fair.

Comments See B9.

Significance Limited.

Description of the Rooms: Sub-basement WCs

Description/observation Ladies (to front basement) appear largely late 19th C with modifications.

Condition Tired.

Significance Limited.

GROUND FLOOR

Leased to Wilberforce Chambers (Rooms G1-G7)

Description of the Rooms: 7NS/G1a-c

Description/observation Corridor.
Ceiling: Modern with recessed lights and replica cornice.
Walls: Modern replica late 18th C panelling complete with dado rail and skirting, to resemble what would have been originally fitted in the higher ranking rooms of this building.
Windows: Nil.
Doors: Main door to the chambers is a salvaged outer door and a modern inner glazed door.
Modern replica doors and architraves.
In G1c door frames and some doors are salvaged. However these doors have been stripped and repainted, so it is difficult to judge if the doors are 18th C or later.
Floor: Carpet on (assumed) timber.
Other: Nil.
Condition: Fair.
Comments This corridor has been created by making some alterations to the original layout. However it has been undertaken sympathetically and generally in keeping with the feel of the 18th C interiors of the building.
This corridor has been created to link two original sets of chambers by cutting an opening through the dividing walls. Other modifications have been made to accommodate a tea space by joining the fireplace niche in room G6 into the corridor. The door to room G5 has been closed off and shelves housed in the recess.
Significance Neutral.

Description of the Rooms: 7NS/G2

Description/observation Office.
Ceiling: Repaired with some of the original upper cornice detail retained, but the rest is a modern replica.
Walls: Modern plaster and paint.
Windows: Three sash windows complete with shutters and architraves in the 18th C style. It is assumed that the architraves are replicas, as the walls would originally have been panelled.
Radiators under cill.
Doors: Stripped salvaged six panelled door, in 18th C reveal, case and architrave. This door frame would have had a cupboard for gowns which has been removed. A door to the back room (G3) has been sealed off.
Floor: Carpet on timber.
Other: Late 18th C marble fireplace.
Condition: Fair.
Comments This room has retained its original form and some of its basic features such as windows and fireplace, but has lost the panelling, which would have lined the walls.
Significance Significant, on account of the undisturbed shape of the room and the retained features; the replica features are of limited significance.

Description of the Rooms: 7NS/G3

Description/observation	Office.
Ceiling:	Some original cornice, rest replica to match.
Walls:	Simple Georgian panelling on walls
Windows:	Two sash windows in 18 th C style complete with shutters and architraves, as G2. Radiators under cill.
Doors:	Victorian doors in older 18 th C frame with a modern architrave. Door to front room (G2) is modern, sealed shut.
Floor:	Carpet on (assumed) timber.
Other:	Fireplace simple painted timber fireplace surround.
Condition:	Fair.
Comments	This room has not been altered much and retains many of its original features such as the panelling and windows.
Significance	Significant on account of the retained form of the room and the salvaged details including the panelling.

Description of the Rooms: 7NS/G4

Description/observation	This space has been modified to house a WC.
Ceiling:	Repaired original with some of the cornice remaining.
Walls:	Modern plaster and paint with some tiling.
Windows:	Sash window with shutters and window seat. Late 18 th C style with restored details.
Doors:	Modern replica.
Floor:	Tiled floor.
Other:	Bathroom fittings.
Condition:	Fair.
Comments	Nil except for the fact that the window and shutters have been retained.
Significance	Neutral.

Description of the Rooms: 7NS/G5

Description/observation	Office.
Ceiling:	Repaired original ceiling with some of the 18 th C cornices retained and replicated elsewhere.
Walls:	Modern plaster.
Windows:	Two sash windows in 18 th C style as G2, complete with shutters, architraves and secondary glazing.
Doors:	Salvaged 18 th C six panelled door complete with frame and architrave.
Floor:	Carpet on (assumed) timber.
Other:	Fireplace with painted stone lining and timber surround, all modern replica.
Condition:	Fair.
Comments	There are several original features in this room but it has been clearly modified with its entrance from the corridor blocked. It is unclear if this room was originally divided between the two sets of chambers which have now been joined together.
Significance	Limited.

Description of the Rooms: 7NS/G6

Description/observation	Office.
Ceiling:	Repaired original ceiling with some of the 18 th C cornices retained and replicated elsewhere.
Walls:	Modern plaster, some Georgian panelling visible below dado level.
Windows:	Two sash windows in 18 th C style complete with shutters architraves as G2, with secondary glazing.
Doors:	The door to the chambers from the corridor is a 19 th C salvaged external door complete with lay-light above.
Floor:	Carpet on (assumed) timber.
Other:	Fireplace with painted stone lining and timber surround, all modern replicas.
Comments	This room has been modified to accommodate the tea room, but remains largely intact, with some of the original features visible.
Significance	Significant on account of the windows, doors and panelling.

Description of the Rooms: 7NS/G7

Description/observation	Office.
Ceiling:	Repaired plaster with replica cornices.
Walls:	Simple Georgian panelling visible between the two windows and the wall opposite. The rest of the wall has been plastered and painted.
Windows:	Three sash windows with secondary glazing. Modern replica architraves but with 18 th C windows style windows complete with shutters.
Doors:	A salvaged six panel 18 th C door set within a modern frame and architrave
Floor:	Carpet on (assumed) timber.
Other:	The fireplace has been blocked up.
Condition:	Fair.
Comments	The room retains its original form and many of the original features.
Significance	Significant.

Description of the Rooms: 7NS/G8

Description/observation	Entrance and staircase.
Ceiling:	Mostly modern plaster following extensive strengthening works to the staircase in 1988, incorporating a number of beams set under the flights and spanning to structural walls.
Walls:	North: full height 18 th C panelling with services boxed in at high level. By stair flights: tall dado panelling with plaster above. Elsewhere: plastered. There is a timber-framed arched opening in the south wall, probably late 19 th C, leading to G9.
Windows:	None.
Doors:	Half-glazed 20 th C timber door to Wilberforce Chambers, G1a; no door leaf in opening to New Square.
Staircase:	Rises to first floor in three flights around an open well; late 17 th C details match dogleg stairs in other houses, though with numerous renewals and steels inserted under to strengthen. Also descends to Basement.
Floor:	Worn hardwood boards.
Other:	
Condition	Very tired.
Comments	This space is permanently open to outdoors and is used as a passage route. The high number of tenants on the many floors leaves the space belonging to no-one and looking like it.
Significance	High, despite dilapidated appearance.

Description of the Rooms: 7NS/G9

Description/observation	Corridor with steps through to Carey Street. This route, sometimes known as More's Passage, and the adjoining raised ground floor rooms G10-G13, semi-basement rooms B9-B11, and sub-basement rooms containing WCs were inserted 1887-89 – see description under B10 and B11.
Ceiling:	Plastered, large cornice to round area with steps; shallow panelling elsewhere.
Walls:	Plastered, heavy dado and skirtings.
Windows:	None within 7NS itself, though single paned casements provide light from the adjoining rooms to the round central area with steps.
Doors:	Large polished hardwood double doors where corridor leaves 7NS to enter the Carey Street building, with oval moulded feature to upper panel. Other doors covered under relevant rooms.
Staircase:	Six treads in stone with iron-framed glazed risers descend towards Carey Street across the whole width of the corridor in the centre of the circular section; the remaining "sides" of the circle have stone treads rising to ground floor rooms from the upper landing, and descending to the basement rooms B11 and B12 (east side), and to the sub-basement WCs (west side). Treads are all marble. Balustrade to raised ground floor rooms replicates main stair G8.
Floor:	Originally marble, which remains at steps and margins only, otherwise new black and white ceramic tiles.
Fittings:	Reproduction Victorian lighting.
Other:	
Condition	Fair.
Comments	A spatially ingenious solution with high quality materials used originally.
Significance	Limited.

Description of the Rooms: 7NS/G10-13
Leased to Ambrose Applebe

Description/observation	Offices. Four small rooms, 1880s, generally similar to B9, 11 and 12.
Ceiling:	Plaster with small cornice – 1880s.
Walls:	Plaster with dado and skirting – 1880s.
Windows:	G11 and G12 have large casements over window seats which conceal the upper parts of the glazed vaults to the windows to the basement rooms B9 and B11.
Doors:	Modern doors to G12 and G13.
Fireplace:	Good fireplaces at G10 and G11.
Floor:	Carpeted.
Fittings:	The party wall between G11 and G12 is fitted with modern cupboards over a raised base, which is in fact the top part of the corridor running to Carey Street.
Other:	
Condition	Fair.
Comments	As G9, though note that some of the spaces are a bit poky.
Significance	Limited.

FIRST FLOOR CHAMBER

Leased to **Payne Hicks and Beach**

Description of the Rooms: 7NS/F1a-b

Description/observation Corridor.
Ceiling: Modern with recessed lights and replica cornice.
Walls: Modern plaster. Some panelling visible in F1a around the entrance lobby. But this area has been modified to accommodate ducts and services etc.
Windows: Nil
Doors: Main door to the chambers is a historic outer door and a modern inner glazed door.
Modern replica doors and architraves to rooms.
Floor: Carpet on (assumed) timber.
Other: Nil.
Condition: Good.
Comments This corridor has been created by making some alterations to the original layout, and is a modern space. Very little of the original fabric remains in this corridor except for a few salvaged doors.
Significance Neutral.

Description of the Rooms: 7NS/F2

Description/observation Chamber.
Ceiling: Repaired with modern replica cornices
Walls: Simple Georgian panelling, some salvaged but mostly modern replica.
Windows: One sash window complete with shutters 18th C style.
Doors: Modern replica.
Floor: Carpet on timber.
Other: Nil.
Condition: Good.
Comments This room has been created by dividing up the larger front room and it retains some of its panelling, but it is a modern space.
Significance Neutral; retained window and panelling are of limited significance.

Description of the Rooms: 7NS/F3

Description/observation
Ceiling: Repaired with modern replica cornices.
Walls: Plastered and painted.
Windows: Two casement modern replica windows in 18th C style with shutters and architraves.
Doors: Modern replica. The door lining would have once contained a gown cupboard.
Floor: Carpet on (assumed) timber.
Other: Fireplace simple painted timber fireplace surround.
Condition: Good.
Comments This room has been much altered and retains few of its original features, and may once have formed a single room with F2.
Significance Neutral.

Description of the Rooms: 7NS/F4

Description/observation	Office. This room, with F5, has been re-divided across the middle of one of the windows. It is therefore a modern space.
Ceiling:	Repaired with modern replica cornices
Walls:	Simple Georgian panelling, some salvaged on the fireplace wall, but mostly modern replica.
Windows:	One and half sash windows complete with shutters 18 th C. The sashes have been replaced.
Doors:	Modern replica.
Floor:	Carpet on timber.
Other:	Fireplace.
Condition:	Good.
Comments	This room was always a separate room from F5, but the division across the window is almost certainly not in the original location, which is likely to have been matching that between F2 and F3.
Significance	Limited.

Description of the Rooms: 7NS/F5

Description/observation	Office.
Ceiling:	Repaired with modern replica cornices
Walls:	Modern plaster, but some simple Georgian panelling is visible below the dado level on window wall.
Windows:	One and half sash windows complete with shutters, 18 th C as F4.
Doors:	Modern replica.
Floor:	Carpet on timber.
Other:	Blocked up fireplace.
Condition:	Good.
Comments	As F4, there are several original features in this room but it has been clearly modified with its entrance from the corridor blocked.
Significance	Limited.

Description of the Rooms: 7NS/F6

Description/observation	This area has been divided up to form a kitchenette and WCs.
Ceiling:	Modern plaster and painted.
Walls:	Modern plastered and painted with some areas tiled.
Windows:	Sash window in 18 th C style.
Doors:	Modern replica.
Floor:	Vinyl on (assumed) timber.
Other:	Modern fittings throughout.
Condition:	Fair.
Comments	Nil.
Significance	Neutral.

Description of the Rooms: 7NS/F7

Description/observation	Office.
Ceiling:	Modern ceilings with recessed lights and replica cornices
Walls:	Simple Georgian panelling with some modern replica.
Windows:	Two 18 th C sash windows complete with shutters as F4.
Doors:	A historic door and architrave which is fixed shut and leads to F8. Modern replica door to corridor.
Floor:	Carpet on (assumed) timber.
Other:	The fireplace has been blocked up, but retains a simple timber surround.

Condition: Good.
Comments The room retains its original form and some of the original features.
Significance Significant.

Description of the Rooms: 7NS/F8

Description/observation Office.
Ceiling: Modern ceiling with recessed lights and replica cornices
Walls: Simple Georgian panelling on one side wall, the rest is modern replica. But judging from the surround to the fireplace this room may have had a more elaborate style of panelling, which has now been lost, and replaced with the simpler version salvaged from elsewhere.
Windows: Two sash 18th C windows style windows complete with shutters as F4 set within the panelling. Glass with bomb film. Secondary glazing has been added to these windows which obstructs the shutters. There are two drawers under the cill of one window.
Doors: An 18th C door and architrave, fixed shut, leading to F7. A simple salvaged Georgian four panelled door to cupboard and a replica door to the room from the corridor, complete with replica architrave.
Floor: Carpet on (assumed) timber.
Other: The fireplace has a simple 18th C timber style Bolection mould surround.
Condition: Good.
Comments The room retains its original form and many of the original features.
Significance Significant.

Description of the Rooms: 7NS/F9-10

Description/observation Office.
Ceiling: Modern ceiling with recessed lights and no cornices
Walls: 19th C replica of late 18th C panelling (some of these may be salvaged original but difficult to tell).
Windows: Three sash 18th C windows style windows complete with shutters set within the panelling – as F4. Glass with bomb film. Secondary glazing has been added to the two west windows.
Doors: A 19th C four panelled door and architrave, fixed shut, leading to F8. A replica door to the room from the corridor, complete with replica architrave.
Floor: Carpet on (assumed) timber.
Other: The fireplace has a simple 19th C timber style surround. One modern replica bookcase with glazed doors.
Condition: Good.
Comments The room retains its original form and many of the original features.
Significance Significant.

Description of the Rooms: 7NS/F11

Description/observation Office.
Ceiling: Modern with recessed lights and replica cornices.
Walls: Painted and plastered.
Windows: Two sash windows in 18th C style, with no shutters or architraves.
Doors: Modern replica.
Floor: Carpet on assumed timber.
Other: 18th C timber fireplace surround.
Condition: Good.
Comments An original room modernised, completely.
Significance Neutral, except for the windows and fireplace surround (limited).

Description of the Rooms: 7NS/F12-15

Description/observation	These are modern spaces.
Ceiling:	Modern plaster and painted with recessed lights.
Walls:	Modern plaster and painted.
Windows:	Sash windows, mostly 19 th C. The windows in F12 appear to 18 th C windows complete with shutters.
Doors:	Modern replica.
Floor:	Carpet on timber.
Other:	18 th C fireplace in F12.
Condition:	Good.
Comments	These set of rooms from F11-F15 would have been part of chambers accessed directly from the stair landing through a door in F14. The basic layout of the space is still intact but has been slightly modified to accommodate modern requirements. An opening in F15 has been made to link it to the corridor on the south side.
Significance	Neutral except for the windows and fireplace in F12 (limited).

SECOND FLOOR

Rooms 7NS/S1-S4

Leased to **Payne Hicks and Beach**

These chambers would have been one set of chambers with separate entrances from the stair landing.

Description of the Rooms: **7NS/S1a**

Description/observation	Corridor.
Ceiling:	Modern with recessed lights and replica cornice.
Walls:	Replica late 18 th C panelling complete with dado rail and cornice above.
Windows:	Small sash window 18 th C replica with no shutters, and a new cill with a cupboard below.
Doors:	Main door to the chambers is a salvaged outer door with a glazed fan light above, probably 18 th C.
Floor:	Carpet on (assumed) timber.
Other:	Nil.
Condition:	Good.
Comments	Despite the alterations this corridor is in its original form, and retains its character with panelled walls. However, very little of the original fabric remains in this corridor except for the salvaged doors, and the panelling style would have been simpler in the original.
Significance	Limited.

Description of the Rooms: **7NS/S1**

Description/observation	Secretary's room.
Ceiling:	Repaired with recessed lights and modern replica cornices.
Walls:	Late 18 th C panelling some salvaged but mostly modern replica.
Windows:	One fixed sash window into the staircase.
Doors:	Modern replica, with some salvaged doors to the three chambers leading off this space.
Floor:	Carpet on timber. The floor has been raised in parts to remedy the deflection of the original floor.
Other:	Fireplace has been blocked off to house a storage cupboard. A modern internal staircase has been inserted on the north side to access the two floors above.
Condition:	Good.
Comments	This room has been created by removing the partitions which would have once divided it up. The room has also been lined with modern panelling in the late 18 th C style to retain the character.
Significance	Limited on account of the retained window and panelling.

Description of the Rooms: **7NSS2**

Description/observation	Office.
Ceiling:	Repaired with modern replica cornices
Walls:	Simple Georgian panelling in modern replica. Some original panelling visible in places.
Windows:	One modern replica sash windows in 18 th C style.
Doors:	Salvaged door of uncertain age. The door lining would have once contained a gown cupboard, but still retains the front as a panelled section.
Fireplace:	Blocked.
Floor:	Carpet on (assumed) timber.
Condition:	Good.
Comments	This room has not been altered much and has been modernised

Significance sympathetically with replica panelling and doors.
Limited.

Description of the Rooms: 7NS/S3a

Description/observation Office.
This room, together with S3b and S3c, originally formed a single room.
Ceiling: Repaired ceilings with recessed lights and replica cornices
Walls: Late 18th C style panelling intact in small sections along north wall and, replicated in the rest of the room
Windows: One 18th C style sash window complete with shutters.
Doors: A replica door and architrave to room.
A historic door to room S2 has been fixed shut.
Floor: Carpet on timber.
Other: Nil.
Condition: Good.
Comments The room is part of the large room S3 and is therefore not original.
Significance Limited; the sub-divisions are neutral.

Description of the Rooms: 7NS/S3b

Description/observation Chambers.
Ceiling: Modern ceilings with replica cornices.
Walls: Late 18th C style panelling intact on fireplace recess and on window wall, replicated in the rest of the room.
Windows: One 18th C style sash window complete with shutters.
Doors: A replica door and architrave.
Floor: Carpet on (assumed) timber.
Other: Replica fireplace.
Condition: Good.
Comments
Significance Limited; the sub-divisions are neutral.

Description of the Rooms: 7NS/S3c

Description/observation This area forms the entrance lobby to the two room S3a and S3b.
Ceiling: Repaired with replica cornices.
Walls: Late 18th C style panelling intact on the north wall but rest replica.
Windows: Nil.
Doors: Doors to S3a and S3b are replica 6 panelled doors.
Floor: Carpet on (assumed) timber.
Other: Nil.
Condition: Good.
Comments Nil.
Significance Limited.

Description of the Rooms: 7NS/S4

Description/observation Chambers.
Ceiling: Modern ceilings with recessed lights and replica cornices.
Walls: Late 18th C style panelling intact on fireplace recess and on window wall, replicated in the rest of the room.
Windows: 18th C style sash windows complete with shutters.
Doors: A salvaged door and architrave.
Floor: Carpet on (assumed) timber.
Other: Replica fireplace

Condition: Good.
Comments The room retains its original form and some of the original features.
Significance Significant.

Description of the Rooms: 7NS/S5

Description/observation Main stair.
See 7NS/G8.

Rooms 7NS/S6-S15

Leased to Mark Platts Chambers

Description of the Rooms: 7NS/S6

Description/observation Office.
Ceiling: Flat plaster. Cornice underscaled and heavily enriched. No date.
Walls: Flat plaster, plain dado late 18th C on east wall, moulded skirting ditto elsewhere. Concave curved wall to west side.
Windows: 3no. six on six pane vertical sliding sash, apron filled by radiator boxing; Victorian shutters (operational). Shutter panels enriched.
Doors: 2no. six panel, applied moulds to panels – probably early 19th C but set in retained late 18th C architraves, copied for S10-15. Early 20th C brassware.
Fireplace: Fake Georgian surround, marble slips, no insert but a modern gas coal grate.
Floor: Carpet on timber.
Fittings: Adjustable shelves (late 18th C) left and right of fireplace and between doors to curved wall, full height over low level cupboards, all probably late 18th C.
Other:
Condition: Good.
Comments
Significance Significant.

Description of the Rooms: 7NS/S7

Description/observation Office.
Ceiling: Flat plaster. Cornice underscaled and heavily enriched. No date.
Walls: Flat plaster, short section plain dado late 18th C on east wall, moulded skirting ditto elsewhere.
Windows: 2no six on six pane vertical sliding sash, apron filled by radiator boxing; Victoria shutters (operational). Shutter panels enriched.
Doors: 3no six panel, applied moulds to panels – probably early 19th C but set in retained late 18th C architraves, copied for S10-15.
Fireplace: Fake Georgian surround, marble slips, no insert but a modern gas coal grate.
Floor: Carpet on timber.
Fittings:
Other:
Condition Good.
Comments One of the few largely intact rooms here.
Significance Limited.

Rooms 7NS/S8-S15 have been entirely refitted within the historic structure, which is the only item of significance.

Description of the Rooms: 7NS/S8

Description/observation Landing and stairs.
Ceiling: Flat plaster, modern "Soanian" reeded cornice.
Walls: Flat plaster, modern moulded skirting. Applied dado rail.
Windows: None.
Doors: Modern six panel.
Fireplace: None.
Floor: Carpeted.
Fittings: Radiator.
Staircase: A modern faux Victorian insertion rising to 3rd floor (thence gives access to adjoining offices in No 8).
Other: Kitchenette built under by WC.
Condition Good.
Comments
Significance Neutral.

Description of the Rooms: 7NS/S9

Description/observation WC.
All modern fit-out.
Windows: Six on six pane vertical sliding sash, apron filled by basin/vanity unit; Victorian shutters (operational).
Condition Fair.
Comments
Significance Neutral.

Description of the Rooms: 7NS/S10

Description/observation Corridor.
Ceiling: Flat plaster, modern "Soanian" reeded cornice.
Walls: Flat plaster, modern moulded skirting, picture rail.
Windows: None.
Doors: Modern six panel.
Fireplace: None.
Floor: Carpeted.
Fittings: Cupboards have modern doors etc at north end and by door to S15.
Other:
Condition Good.
Comments
Significance Neutral.

Description of the Rooms: 7NS/S11

Description/observation Office.
Ceiling: Flat plaster, modern "Soanian" reeded cornice.
Walls: Flat plaster, modern moulded skirting.
Windows: Six on six pane vertical sliding sash, apron filled by radiator boxing; Victorian shutters (operational).
Doors: Modern six panel.
Fireplace: None.
Floor: Carpeted.
Fittings: Unattractive built-in shelves near door.
Other:
Condition Good.
Comments
Significance Neutral.

Description of the Rooms: 7NS/S12

Description/observation Office.
Ceiling: Flat plaster, modern “Soanian” reeded cornice.
Walls: Flat plaster, modern moulded skirting.
Windows: Six on six pane vertical sliding sash, apron filled by radiator boxing;
Victorian shutters (operational).
Doors: Modern six panel.
Fireplace: None.
Floor: Carpeted.
Fittings: Built-in shelves – modern.
Other:
Condition Good.
Comments
Significance Neutral.

Description of the Rooms: 7NS/S13

Description/observation Office.
Ceiling: Flat plaster, modern “Soanian” reeded cornice.
Walls: Flat plaster, modern moulded skirting.
Windows: 2no six on six pane vertical sliding sash, apron filled by radiator boxing;
Victorian shutters (operational).
Doors: Modern six panel.
Fireplace: Retained early/mid 19th C surround and shelf, modern hearth and gas flame
stove.
Floor: Carpeted.
Fittings: Built-in shelves – modern.
Other:
Condition Good.
Comments
Significance Neutral.

Description of the Rooms: 7NS/S14

Description/observation Office.
Ceiling: Flat plaster, modern “Soanian” reeded cornice.
Walls: Flat plaster, modern moulded skirting.
Windows: 2no six on six pane vertical sliding sash, apron filled by radiator boxing;
Victorian shutters (operational).
Doors: Modern six panel.
Fireplace: None.
Floor: Carpeted.
Fittings: Built-in shelves– modern.
Other:
Condition Good.
Comments
Significance Neutral.

Description of the Rooms: 7NS/S15

Description/observation Office.
Ceiling: Flat plaster, modern “Soanian” reeded cornice.
Walls: Flat plaster, modern moulded skirting.
Windows: Six on six pane vertical sliding sash, apron filled by radiator boxing;

Victorian shutters (operational).
Doors: Modern six panel.
Fireplace: None.
Floor: Carpeted – levelled up structure.
Fittings: Built-in shelves to west wall – modern.
Other:
Condition Good.
Comments
Significance Neutral.

THIRD FLOOR CHAMBER SOUTHEAST AND WEST

Rooms 7NS/T1-T10

Leased to Payne Hicks and Beach

7NS/T1, T1a,b, T2-3 and T10 would have formed one set of chambers and 7NS/T4-T9 would have formed a second set of chambers, each with a separate entrance from a secondary stair.

Description of the Rooms: 7NS/T1, T1a

Description/observation Entrance lobby and secretary's hall.
Ceiling: Modern, with recessed lights and replica cornice.
Walls: Replica late 18th C panelling below dado rail, upper section plaster and painted.
Windows: Modern fixed window to stair hall.
Doors: Main door to the chambers is a salvaged outer door with an arched glazed fan light above. All other doors are replica raised and fielded door in modern replica architraves.
Floor: Carpet on (assumed) timber.
Other: Modern secondary staircase added to provide access to floors above and below.
Condition: Good.
Comments This is a modern space carved out of the original by removing partitions.
Significance Neutral.

Description of the Rooms: 7NS/T1b

Description/observation Service area, with tea room and WC.
Ceiling: Repaired with recess lights and modern replica cornices.
Walls: Plaster and painted with some tiling in WC.
Windows: One fixed sash window into the staircase.
Doors: Modern replica.
Floor: Carpet on timber.
Other: Bathroom and tea area fixtures.
Condition: Good.
Comments This is a modern space.
Significance Neutral.

Description of the Rooms: 7NS/T2-3, T10

Description/observation
Ceilings: Repaired with modern replica cornices.
Walls: Late 18th C style modern replica panelling below dado rail.
Windows: One Victorian sash window in each room with architrave.
Doors: Modern replica doors and architraves.
Floor: Carpet on (assumed) timber.
Other: Blocked up fireplace.
Condition: Good.
Comments This room has completely modernised.
Significance Neutral.

Description of the Rooms: 7NS/T4-5

Description/observation This would have been the entrance lobby to this set of chambers extending from T4-T9. It is now a lobby area.

Ceiling: Repaired ceilings with recessed lights and replica cornices
 Walls: Modern plaster and paint.
 Windows: Two skylights with replica dormers opening onto the internal roof slope above. Light recess lined with matchboard panelling with a quirk mould detail.
 A modern oval skylight above secondary staircase.
 Doors: Replica doors and architrave to room.
 Floor: Carpet on timber.
 Other: A secondary staircase leading to floor below with an oval light above.
Condition: Good.
Comments A modern space.
Significance Neutral.

Description of the Rooms: 7NS/T6-7

Description/observation Chambers.
 Ceiling: Modern ceilings with replica cornices.
 Walls: Modern plaster and paint.
 Windows: One Victorian sash window in each room complete with architrave.
 Doors: A replica door and architrave.
 Floor: Carpet on (assumed) timber.
 Other: Nil.
Condition: Good.
Comments Nil.
Significance Neutral.

Description of the Rooms: 7NS/T8-9

Description/observation
 Ceiling: Modern ceilings with replica cornices.
 Walls: Modern plaster and paint.
 Windows: Victorian sash windows with architrave.
 Doors: A replica door and architrave.
 Floor: Carpet on (assumed) timber.
 Other: In T9 a polished timber replica surround to fireplace.
Condition: Good.
Comments Nil.
Significance Neutral.

THIRD FLOOR (NORTH)
Rooms 7NS/T11-T19

Chambers of Platts Mills; accessed from 8NS third floor. These rooms have been extensively re-fitted at the same time as the second floor rooms occupied by Platts Mills.

Description of the Rooms: 7NS/T11, T12, T17

Description/observation Offices.
 Ceiling: New plaster, with small 19th C cornice.
 Walls: New plaster, new skirtings.
 Windows: Replacement sliding sashes within 19th C frames, architraves and linings which originally contained vertical sliding shutters concealed below the cill.
 Doors: Mid 19th C six panel door to landing T14; modern bi-fold double doors openings wall to T12.
 Fireplace: Mid 19th C marble surround and shelf, modern insert.

Floor: Carpeted timber.
Fittings:
Other:
Condition Good.
Comments
Significance Limited.

Description of the Rooms: 7NS/T13 (WC), T14 (landing), T15 (lobby), T16 (tea-point), T18 (staircase down) and T19 (WC)

Description/observation New wall and ceiling finishes throughout; new joinery, except window to T19 (matches T17); new staircase; new sanitaryware and tea-point fittings.
Condition Good.
Significance Limited.

FOURTH FLOOR

This floor consists of rooms 7NS/Frth1-4 and opens out onto the roof over 8 New Square.

The fourth floor is a modern insert with no significance – all fixtures and doors are modern, as are the replica sash windows in the dormer on the south side.

Section: NEW SQUARE

Location: 8 NEW SQUARE

This set of chambers has been divided into two sections either side of the staircase. The section on the north side is referred to as A and the section on the south side is referred to B.

Introduction and Brief History

Constructed in 1693 the building comprises basement, ground first and second floor. It was extended after 1720 to include a third floor, initially as rooms within the original roofspace above the second floor, and from the later 18th C a full height third floor was added, with the roof being re-built at a higher level. A fourth floor was added in 1993 when elevators were also introduced. The building was largely re-built behind retained façades at this time.

The ownership of building is divided between two separate chambers either side of the main staircase. Each chamber has its own lifts for vertical circulation. In the refurbishment, the historic joinery was stripped, repaired and reinstated where feasible. The staircase was re-assembled with suitable strengthening, with extensions in replica to the basement and in sympathetic form to the third and fourth floors.

At third floor level there exists a link between number 8 and number 7 New Square.

The two buildings are also connected at roof level where an escape route leads from one building to the other.

Number 8 New Square, forms part of the set of Buildings listed as Grade II* both as a set and individually.

It has been organised as follows:

Leases

North side is leased to Wilberforce Chambers, who occupy all floors from the basement to the fourth floor and have an internal access through an elevator.

South side is leased to Mark Platts Chambers, who similarly occupy all floors from the basement to the fourth floor. On the third floor there is a link to additional rooms on the second and third floors at 7 New Square.

Vulnerability

This building is in good condition and, having already been re-built internally, is not much vulnerable to erosion of historic fabric, except for the external elevations, staircase and re-instated joinery.

Summer of Significance

The exterior of the building is highly significant as largely original 17th and 18th C façade. It is also important for its townscape value. Following re-construction in the early 1990s, the interior of the building is of limited significance, though the retained historic joinery noted in the gazetteer and the staircase are of more significant value.

Documentary Evidence

Lincoln's Inn Library E5-46

Debenham, Tewson & Chinnocks 1971 (2 plans)

Camden Planning Application 9270149 (1992)

Comprehensive internal refurbishment including two lifts.

Camden Planning Application 8601263 (1986)

Change of use from residential to office accommodation.

Lincoln's Inn Library:

E29: New Square Committee of Proprietors Correspondence:

E291 letter books 1905-1926

E292 letter books 1926-1928

E293 letter books 1929-1940

Lincoln's Inn Library:

Floor Plans accompanying 1860 Lincoln's Inn Act

E5-35 New Square and Star Yard (pre-1845) showing Bog House area
E5-37 New Square Garden 31 plans (early to mid 20th century duplicates)
E5-40 New Square drainage plan (post 1937)

E2c – New Square Committee of Proprietors minutes

E2c1 1860-1904

E2c2 1905-1930

E2c3 1930-1944

E2c4 1946-1985

E2c5 1986-1993

E2c6 1994-1983

E2d New Square Committee of Proprietors Bluejackets (including correspondence, plans, estimates, contracts, bills for maintenance and alterations)

E2f New Square Committee of Proprietors Accounts

E2f2 April 1877

E2f3 1862-1938

E2f4 1968-1949

E2f5 1964-1990

ROOF

Description/observation	Completely re-built in 1993. Double pitched roof with valley and parapet gutters draining through rainwater pipes and hoppers on the front and rear elevations.
Condition	Sound.
Comments	A new roof with a ridge line higher than the original would have been. The roof drainage outlets should be regularly checked. The amount of downpipes may have to be increased in size or number due to heavier rainfall.
Significance	Neutral.

FRONT (EAST) ELEVATION

Description/observation	Basement, ground, first second and third floor, 9 bays with a central entrance.
3 rd Floor:	Brick with stone coping, flat rubbed red brick arches, over windows which are sliding six on six pane sashes, stone cills, exposed sash boxes. Much of the original brickwork replaced. A brick string course below the window cills divides the third floor from the second floor.
2 nd Floor:	Mostly original brick with rubbed brick flat arches over windows which are sliding six on six pane sashes, stone cills, sash boxes visible. Projecting brick string below the second floor separating it from the 1 st floor. The central window at this level is smaller in width aligned with the door at ground floor level but out of line with the third floor windows above
1 st Floor:	As second floor, retains much of its original brickwork. A plaque between the fifth and sixth bay
Ground Floor:	Original brickwork. Central bay has entrance door with surround, broken segmental pediment above.
Basement:	All rendered – small plinth projection below Ground floor cills. Door under front entrance.
Area:	Wide paved York stone with cement repairs; Portland stone steps have original iron handrail.
Entrance:	Stone paved access to entrance on rendered brick arch; railings as area steps. Perimeter area rails probably 19 th /20 th C replacements. Modern replica rainwater goods in cast iron, 2 no. large hoppers.
Condition	Sound.
Comments	
Significance	Highly significant for original fabric and townscape value.

REAR (WEST) ELEVATION

Description/observation	Generally matches front. Same layout. Original tall spiked railings south of rear extension. The pavement has been extended over the light well in areas Lots of ugly surface wiring in area.
Condition	Sound.
Comments	
Significance	As front elevation.

NORTH SIDE

Leased to Wilberforce Chambers

BASEMENT

The basement is divided into two sets of rooms, each of which has independent lift access from the ground floor; this continues the vertical division of the building which was perpetuated by the 1993 re-building of No 8 New Square behind retained façades. All finishes date from 1993 except as noted below; and generally are:

Ceiling: Modern plaster (with cornice to front rooms).
Walls: Modern plaster.
Windows: 19th C sliding sash windows retained.
Doors: Modern four panel.
Floor: Carpet on timber.

Description of the Rooms: 8ANS/B2

Description/observation Conference room.
Ceiling: Ceiling has been lowered.
Walls: Retained historic dado panelling on north, west and east walls, renewed in facsimile to south.
Fireplace: Late 18th C Adam pattern surround, plain opening with modern slips.

Description of the Rooms: 8ANS/B3

Description/observation No access, but assumed generally comparable to B2.

Description of the Rooms: 8ANS/B1 (store), B4, B5 (male and female WCs), B6 (tea station) and B7 (corridor)

Description/observation Modern fittings only. There is also a boiler room, and sub-pavement storage vaults under Serle Street.

Condition Good throughout.
Comments
Significance Neutral, except for retained fireplace and dado panelling in B2.

GROUND FLOOR

Description of the Rooms: 8ANS/G1-G3

Description/observation	Entrance and reception.
Ceiling:	Modern recessed lights and modern replica cornice.
Walls:	Some of the original panelling is retained in places and replicated elsewhere complete with dado and skirting.
Windows:	18 th C sashes to shutters intact, not working because of secondary glazing.
Doors:	Replica (modern) six panelled doors. Front door has a metal arched glazed fan light replica. New inner glass door. Outer door original 18 th C front door.
Floor:	Timber on timber.
Other:	Lift fitted in what would have been the closet area.
Condition:	Good.
Comments	This is a modern space created by removing most of the partitions but some of the details have been retained.
Significance	Limited.

Description of the Rooms: 8ANS/G4

Description/observation	Office.
Ceiling:	Plaster and paint.
Walls:	Simple stripped 18 th C panelling.
Windows:	Two 18 th C sash windows with no shutters. Replica panelling fixed to reveals.
Doors:	Inner door is an original door repaired and the outer door is a replica. Gown closet between inner and outer door has been lost.
Floor:	Carpet on timber.
Other:	Fireplace with a painted timber surround.
Condition:	Good.
Comments	This is a room retains its plan form, and some of its original panelling.
Significance	Limited.

Description of the Rooms: 8ANS/G5

Description/observation	Office.
Ceiling:	Modern ceiling with recessed lights
Walls:	Replica painted panelling.
Windows:	Modern windows with double glazing. Original shutters fixed shut. Modern architrave.
Doors:	Inner door is an original door repaired and the outer door is a replica. Gown closet inner and outer door has been lost.
Floor:	Modern timber on timber.
Other:	Ornate carved timber 18 th surround to the fireplace.
Condition:	Good.
Comments	
Significance	Limited.

FIRST FLOOR

Description of the Rooms: 8ANS/F1a

Description/observation

Ceiling: Modern with replica cornice.
Walls: Simple replica panelling.
Windows: Nil.
Doors: Replica six panelled doors.
Front door to landing is an 18th C door.
Floor: Carpet on timber.
Other: Lift fitted in what would have been the closet area.
Condition: Good.
Comments This is a modern room but within the original plan layout.
Significance Neutral.

Description of the Rooms: 8ANS/F2

Description/observation

Ceiling: Modern with replica cornice.
Walls: Simple Georgian panelling, which has been stripped.
Windows: 18th C style window with no shutters or architraves.
Doors: Replica six panelled doors.
Floor: Carpet on timber.
Other: Fireplace blocked off.
Condition: Good.
Comments This room retains some of its original features.
Significance Limited.

Description of the Rooms: 8ANS/F3

Description/observation

Ceiling: Modern with replica cornice.
Walls: Simple replica panelling.
Windows: 18th C style window with no shutters or architraves but with secondary glazing.
Doors: Replica six panelled doors.
Floor: Carpet on timber.
Other: Fireplace blocked off.
Condition: Good.
Comments This room retains some of its original features.
Significance Limited.

Description of the Rooms: 8ANS/F4

Description/observation

Carpet on timber.
Ceiling: 18th C style window with no shutters or architraves.
Walls: Modern with replica cornice.
Windows: Replica six panelled doors.
Doors: Fireplace blocked off.
Floor: Simple Georgian panelling.
Other: The room retains its original plan form and much of its original panelling.
Condition: Good.
Comments This room retains much of its original features.
Significance Significant.

Description of the Rooms: 8ANS/F5-6

Description/observation

Ceiling: Modern ceilings with replica timber cornice.

Walls: Late 18th C panelling stripped, and repaired with replica where missing.
Panelling under windows

Windows: 18th C style sash window complete with an ornate architrave and shutters.
The half window which is the result of the division of S6 is a fixed window with a lining but no shutters

Doors: Modern replica six panelled door. Door reveals stripped of the gown cupboard and boxed in.

Floor: Carpet on timber.

Other: Modern fireplace in modern replica timber surround to fireplace.

Condition: Good.

Comments This is a well preserved room.

Significance Significant.

SECOND FLOOR

Description of the Rooms: 8ANS/S1

Description/observation Corridor.
Ceiling: Modern with replica cornice.
Walls: Simple replica panelling.
Windows: Nil.
Doors: Replica six panelled doors.
Front door to landing is a Victorian door.
Floor: Carpet on timber.
Other: Lift fitted in what would have been the closet area.
Condition: Good.
Comments
Significance Neutral.

Description of the Rooms: 8ANS/S2

Description/observation Office.
Ceiling: Modern with replica cornice.
Walls: Simple Georgian panelling.
Windows: 18th C style window with no shutters or architraves.
Doors: Replica six panelled doors.
Floor: Carpet on timber.
Other: Fireplace blocked off.
Condition: Good.
Comments The room retains its original plan form and some of its original panelling.
Significance Limited.

Description of the Rooms: 8ANS/S3

Description/observation Office.
Ceiling: Modern with replica cornice.
Walls: Raised and fielded 18th C panelling some original, some replica.
Windows: 18th C style window with no shutters or architraves.
Doors: Replica six panelled doors.
Floor: Carpet on timber.
Other: Fireplace blocked off.
Condition: Good.
Comments The room retains its original plan form and some of its original panelling.
Significance Limited.

Description of the Rooms: 8ANS/S4

Description/observation Office.
Ceiling: Modern with recessed lights and replica cornice.
Walls: Plaster and painted.
Windows: Two sash windows in 18th C style with shutters but no architraves.
Doors: Replica six panelled door in replica architraves.
Floor: Carpet on timber.
Other: Fireplace has been removed.
Condition: Good.
Comments
Significance Neutral.

Description of the Rooms: 8ANS/S5+S6

Description/observation	Corridor and office.
Ceiling:	Modern with modern cornice.
Walls:	Simple panelling retained on some of the walls, rest plaster and painted.
Windows:	Two and half sash windows with shutters only on full windows, none on half window.
Doors:	Replica six panelled.
Floor:	Carpet on timber.
Other:	Timber surround to fireplace.
Condition:	Good.
Comments	This room has been altered and divided. It is made up of one and a half rooms by dividing the central room in front of the stair landing into two halves and giving a half out the each of two chambers either side of the landing. This division includes the window. The larger combined one and half rooms were then divided again to form a corridor with a window (S5) and an office (S6).
Significance	Neutral.

THIRD FLOOR

Description of the Rooms: 8ANS/T1a,b

Description/observation Corridor.
Ceiling: Modern plaster and paint with recessed lights.
Walls: Plaster and painted with modern skirting.
Windows: Nil.
Doors: Replica doors. Frame and architraves to T2, 3, 5+6 appear to be early replicas of 18th C frame and architraves. The inner architraves to these doors are modern.
Floor: Carpet on timber.
Other: Lift fitted in what would have been the closet area.
Condition: Good.
Comments This floor has been refurbished entirely.
Significance Neutral.

Description of the Rooms: 8ANS/T2

Description/observation Office.
Ceiling: Modern plaster and paint with recessed lights.
Walls: Plaster and painted with modern skirting.
Windows: Two modern sash windows with no architraves.
Doors: Replica doors in matching frame and architraves.
Floor: Carpet on timber.
Other: Modern replica fireplace.
Condition: Good.
Comments A modern space retaining historic layout.
Significance Neutral.

Description of the Rooms: 8ANS/T3

Description/observation Office.
Ceiling: Modern plaster and paint with recessed lights.
Walls: Plaster and painted with modern skirting.
Windows: Two modern sash windows with no architraves.
Doors: Replica doors in matching frame and architraves.
Floor: Carpet on timber.
Other: Modern replica fireplace.
Condition: Good.
Comments A modern space retaining historic layout.
Significance Neutral.

Description of the Rooms: 8ANS/T4a

Description/observation Office.
Ceiling: Modern plaster and paint with recessed lights
Walls: Plaster and paint with some salvaged 18th C panelling visible in places.
Windows: Three modern double glazed sash windows in 19th C architraves.
Doors: Replica doors in matching frame and architraves.
Floor: Carpet on timber.
Other: Modern replica fireplace.
Condition: Good.
Comments The partition with the adjoining room T6 has been moved making this a much larger space with three instead of the normal two windows.
Significance Limited.

Description of the Rooms: 8ANS/T4b

Description/observation WC and kitchenette.
Ceiling/walls/floor/fitings: Entirely modern finishes and fit-out arising from 1993 re-building work.
Condition: Good.
Comments No attempt to conform to original plan layout.
Significance Neutral.

Description of the Rooms: 8ANS/T6

Description/observation Office.
Ceiling: Modern plaster and paint with recessed lights.
Walls: Plaster and painted with some 18th C salvaged panelling visible in places.
Windows: Two modern double glazed sash windows in 19th C architraves.
Doors: Replica doors in matching frame and architraves.
Floor: Carpet on timber.
Other: Modern replica fireplace.
Condition: Good.
Comments
Significance Limited.

FOURTH FLOOR

This is a modern floor built into the mansard space. The staircase is extended complete with replica panelling to reach the fourth floor.

The new area is built within the existing roof spaces and retains the earlier structural timbers.

Description of the Rooms: 8ANS/Frth 1

Description/observation	Entrance lobby and library.
Ceiling:	Modern plaster with recessed lights.
Walls:	Plaster with modern skirting.
Windows:	Nil.
Doors:	Replica doors in matching frame and architraves.
Floor:	Carpet on timber.
Other:	Modern bookshelves and lift fitted in what would have been the closet area.
Condition:	Good.
Comments	
Significance	Neutral.

Description of the Rooms: 8ANS/Frth 2 a and b, Frth 3

Description/observation	Offices.
Ceiling:	Modern plaster with recessed lights.
Walls:	Plaster with modern skirting.
Windows:	Modern sash dormer windows.
Doors:	Replica doors in matching frame and architraves.
Floor:	Carpet on timber.
Other:	Fireplace with simple modern surround.
Condition:	Good.
Comments	
Significance	Neutral.

Description of the Rooms: 8ANS/Frth 4a,b,c

Description/observation	Service areas including WCs, tea room and store.
Ceiling:	Modern plaster and paint with recessed lights.
Walls:	Plaster and painted with modern skirting.
Windows:	Nil.
Doors:	Replica doors in matching frame and architraves.
Floor:	Carpet on timber, and vinyl on timber.
Other:	Nil
Condition:	Good.
Comments	
Significance	Neutral.

Description of the Rooms: 8ANS/Frth 5

Description/observation	Library.
Ceiling:	Modern plaster and paint with recessed lights.
Walls:	Plaster and painted with modern skirting.
Windows:	Two modern windows into a light well created opposite the stair landing area.
Doors:	Replica doors in matching frame and architraves.
Floor:	Carpet on timber.
Other:	Nil.

Condition: Good.
Comments
Significance Neutral.

SOUTH SIDE - 8 NEW SQUARE

Leased to Mark Platts Chambers

BASEMENT

The basement is divided into two sets of rooms, each of which has independent lift access from the ground floor; this continues the vertical division of the building which was perpetuated by the 1993 re-building of No 8 New Square behind retained façades. All finishes date from 1993 except as noted below; and generally are:

Ceiling: Modern plaster (with cornice to front rooms).
Walls: Modern plaster.
Windows: 19th C sliding sash windows retained.
Doors: Modern four panel.
Floor: Carpet on timber.

Description of the Rooms: 8BNS/B2

Description/observation Conference room.
Fireplace: Modern surround, no grate.

Description of the Rooms: 8BNS/B3

Description/observation
Walls: Plain stripped pine un-moulded Georgian type salvaged panelling to all walls. The cornice, dado and skirtings do not match on opposite walls.

Description of the Rooms: 8BNS/B1, B4, B5, B6, B7

Description/observation All entirely modern fit-out, matching the north set. B7 has an early-mid 19th C iron safe built into the wall, which retains a number of lockable boxes within.

Condition Good throughout.
Comments
Significance Neutral, except for re-used panelling in B3, and safe in B7, all of which are attractive features of some significance, though given the recent re-building there is no justification for retaining these elements in their present position in the event of any re-planning.

GROUND FLOOR

Description of the Rooms: 8BNS/G1-G3

Description/observation Clerks' room.
Ceiling: Modern plaster with recessed lights and replica cornice.
Walls: The walls are panelled in a simple Georgian panelling, some original, some replica.
Windows: Four replica sash windows complete with late 18th C shutters and simple beads for architraves to join the panelling.
Doors: The doors to the two front rooms are original 6 panelled 18th C doors, the rest are replicas, with a modern glazed inner front door.
Floor: Carpet on timber.
Other: Fireplace has been blocked off.
Lift fitted in what would have been the closet area.
Condition: Good.
Comments This area has been opened up by removing all the partitions, but still retains many of the early features.
Significance Limited to the retained panelling, doors and windows.

Description of the Rooms: 8BNS/G4

Description/observation Office.
Ceiling: Plaster.
Walls: The walls are lined with 18th C panelling complete with doors, cornice and architraves. The panelling was stripped in 1993, when it was also repaired and lost sections pieced in above the fireplace.
Windows: Two 18th C sash windows complete with shutters with new cupboard under cill.
Doors: 18th C six panelled doors with a modern inner door to entrance lobby. Gown cupboard in door recess fixed shut.
Floor: Carpet over timber with modern grilles for heating.
Other: Two new chandeliers.
Fireplace 19th C with marble lining of a slightly later date.
Condition: Good.
Comments Room intact, but has unfortunately lost its paint when it was stripped.
Significance High.

Description of the Rooms: 8BNS/G5

Description/observation
Ceiling: Repaired original ceiling.
Walls: Stripped 18th C panelling but more elaborate than that of Rm G4, complete with raised panel and bolection mould and cornice above.
Windows: Two sash windows complete with shutters and architraves. The architraves have a profile different from that of the panelling suggesting a later date.
Doors: 18th C six panelled doors stripped. Door to adjacent room fixed shut. Third door the lobby, set in recess complete to Gown cupboard.
Floor: Carpet over timber with grilles for heating.
Other: Simple marble fireplace and with a double panels as over mantle. Fireplace of a later date.
Condition: Good.
Comments An important room with all its features unfortunately stripped of the paint.
Significance High.

FIRST FLOOR

Description of the Rooms: 8BNS /F1

Description/observation	Corridor.
Ceiling:	Plaster and painted with recessed lights and modern replica cornice.
Walls:	Plaster and painted with modern replica panelling.
Windows:	Nil.
Doors:	Some salvaged and some replica.
Floor:	Carpet on timber.
Other:	Lift fitted in what would have been the closet area.
Condition:	Good.
Comments	
Significance	Neutral.

Description of the Rooms: 8BNS /F2 and F3

Description/observation	Access not available at time of survey.
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Description of the Rooms: 8BNS /F4

Description/observation	Office.
Ceiling:	Repaired and painted.
Walls:	Simple Georgian panelling, complete with architraves, which has all been stripped back to bare wood.
Windows:	Two 18 th C style sash windows complete with shutters set within the panelling.
Doors:	18 th C six panelled doors, one to the adjoining room fixed shut.
Floor:	Carpet on timber.
Other:	Timber fireplace with over-mantle and marble surround. This has been stripped and it is difficult to tell how much of it is original.
Condition:	Good.
Comments	A well re-constructed room.
Significance	Significant.

Description of the Rooms: 8BNS/F5-6

Description/observation	Office.
Ceiling:	Repaired original.
Walls:	Late 18 th C panelling stripped back to bare wood, complete with cornice, with some replica panelling where original has been lost.
Windows:	2 ½ sash 18 th C sash windows complete with shutters set in panelling but with no sills. Area below window boxed in – half window – see 8ANS/F5-6.
Doors:	One modern replica door to adjacent room F4 fixed shut. One replica six panelled door. The gown cupboard in the door reveal is intact but has lost its panelling.
Floor:	Carpet on timber.
Other:	Fireplace 18 th C carved wood with a modern timber surround and marble slips. Over mantle is lost.
Condition:	Good.
Comments	This is an oddly divided room across the central window. Given the opportunity presented by the 1993 re-building, it is difficult to understand why this arrangement was made.
Significance	Significant.

SECOND FLOOR

Description of the Rooms: 8BNS/S1

Description/observation	Lobby modernised, retaining the main historic features, such as the 19 th C arch to the front corridor formed by dividing S5, and the arched door light to Rm S2.
Ceiling:	Modern with recessed lights and modern replica cornices.
Walls:	Plaster and painted.
Windows:	Nil.
Doors:	18 th C six panelled doors to S4 and S5, but replicas of the same to all the other rooms. Original front door to stair landing.
Floor:	Carpet on timber.
Other:	Lift fitted in what would have been the closet area.
Condition:	Good.
Comments	The space has been altered by the opening up of S5 into a corridor, probably a 19 th C modification.
Significance	Limited.

Description of the Rooms: 8BNS/S2

Description/observation	Office.
Ceiling:	Cornice skirting all modern.
Walls:	Salvaged Georgian simple panelling on wall with fireplace, the rest of the room has been plastered and painted, with a modern replica skirting.
Windows:	Two windows, 18 th C replica sashes with no shutters or architraves and replica sills, window seats replica but probably in the original position.
Doors:	Raised and fielded six panelled door with replica architrave but probably salvaged from elsewhere.
Floor:	Carpet on timber.
Other:	Fireplace, with simple timber surround replica.
Condition:	Good.
Comments	This room retains a number of original features and its original layout.
Significance	Limited.

Description of the Rooms: 8BNS/S3

Description/observation	Office.
Ceiling:	Cornice skirting all modern.
Walls:	Salvaged Georgian simple panelling on wall with fireplace, the rest of the room has been plastered and painted, with a modern replica skirting.
Windows:	Two windows, 18 th C replica sashes with no shutters or architraves but with replica window seats probably in the original position.
Doors:	Raised and fielded six panelled door with replica architrave but probably salvaged frame.
Floor:	Carpet on timber.
Other:	Fireplace seems to have a salvaged late 18 th C surround with a bolection mould.
Condition:	Good.
Comments	This room retains a number of original features and its original layout.
Significance	Limited.

Description of the Rooms: 8BNS/S4

Description/observation Offices.
Ceiling: Cornice all modern.
Walls: Some salvaged simple Georgian panelling on wall with fireplace, the rest of the room has been plastered and painted, with a modern replica skirting.
Windows: Three windows, 18th C replica sashes with no shutters or architraves but with replica window seats probably in the original position.
Doors: Raised and fielded six panelled door with replica architrave but probably salvaged frame.
Floor: Carpet on timber.
Other: Fireplace seems to have a salvaged late 18th C surround with a bolection mould.
Condition: Good.
Comments This room has been shortened to allow for a service corridor at one end.
Significance Limited.

Description of the Rooms: 8BNS/S5

Description/observation Corridor and WC.
Fit-out entirely dating from 1993 refurbishment.
Condition: Good.
Significance Neutral.

Description of the Rooms: 8BNS/S6

Description/observation Office.
Ceiling: Modern along with cornice.
Walls: One small section of 17th C raised and fielded timber panelling remains but the rest of the wall is lined with simple Georgian salvaged panelling.
Dado: modern replica.
Windows: One and a half 18th C style windows with shutters fixed shut. Half window has no shutters.
Doors: Salvaged six panelled Georgian door in replica architrave and frame.
Floor: Carpet on timber.
Other: Fireplace with a simple timber surround.
Condition: Good.
Comments
Significance Limited.

THIRD FLOOR

This floor has been completely modernised and apart from the basic structure of the plan retains very little salvaged material.

Description of the Rooms: 8BNS/T1

Description/observation	Office. Ceiling: Modern plaster and paint with recessed lights. Walls: Plaster and painted with modern skirting. Windows: Nil. Doors: Replica doors in matching frame and architraves. Floor: Carpet on timber. Other: 19 th C arch divides the corridor. Lift fitted in what would have been the closet area.
Condition:	Good.
Comments	This space was altered in the 19 th C when an arched link was created in the middle of what would have been the entrance to the chambers. The corridor was extended more recently into the west part of room T4 (T4a) to create a connection through to the adjoining property number 7 New Square.
Significance	Limited.

Description of the Rooms: 8BNS/T2

Description/observation	Office. Ceiling: Modern plaster and paint with recessed lights. Walls: Plaster and painted with modern skirting. Windows: Two replica sash windows. Doors: Replica doors in matching frame and architraves. Floor: Carpet on timber. Other: Simple modern marble surround to fireplace.
Condition:	Good.
Comments	Nil.
Significance	Neutral.

Description of the Rooms: 8BNS/T3

Description/observation	Office. Ceiling: Modern plaster and paint with recessed lights. Walls: Plaster and painted with modern skirting. Windows: Two replica sash windows. Doors: Replica doors in matching frame and architraves. Floor: Carpet on timber. Other: Simple modern marble surround to fireplace.
Condition:	Good.
Comments	Nil.
Significance	Neutral.

Description of the Rooms: 8BNS/T4

Description/observation	Office. Ceiling: Modern plaster and paint with recessed lights. Walls: Plaster and painted with modern skirting. Windows: Two replica sash windows. Doors: Replica doors in matching frame and architraves
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Floor: Carpet on timber.
Other: Simple 19th C timber surround to fireplace.
Condition: Good.
Comments This room has been divided by partitioning off a portion to form the corridor linking number 7 New Square.
Significance Neutral.

Description of the Rooms: 8BNS/T5

Description/observation Chambers.
Ceiling: Modern plaster and paint with recessed lights.
Walls: Plaster and painted with modern skirting.
Windows: Two replica sash windows.
Doors: Replica doors in matching frame and architraves.
Floor: Carpet on timber.
Other: Simple 19th C timber surround to fireplace.
Condition: Good.
Comments
Significance Neutral.

FOURTH FLOOR

This floor is a new construction built recently into the mansard space. The main staircase has been extended up to it, and a light well created opposite the landing to provide light into the rooms on either side.

The new rooms have been arranged within the roof structure retaining the historic (19th C) timber support trusses.

Description of the Rooms: 8BNS/Frth1 - 4

Description/observation	Corridor and library area; store and service area; Tea Room; WCs.
Ceiling:	Modern plaster and paint with recessed lights.
Walls:	Plaster and painted with modern skirting.
Windows:	Nil.
Doors:	Replica doors in matching frame and architraves.
Floor:	Carpet on timber.
Other:	Lift fitted in what would have been the closet area.
Condition:	Good.
Comments	A modern space.
Significance	Neutral.

Description of the Rooms: 8BNS/Frth5

Description/observation	Library.
Ceiling:	Modern plaster and paint with recessed lights.
Walls:	Plaster and painted with modern skirting.
Windows:	Two modern windows into a light well created opposite the stair landing area.
Doors:	Replica doors in matching frame and architraves.
Floor:	Carpet on timber.
Other:	Nil.
Comments	New construction into the mansard replicated across on number 8A New Square.
Significance	Neutral.

Section: NEW SQUARE

Location: 9 NEW SQUARE

Introduction and Brief History: No fourth floor. First constructed 1693-97, with third floor added after 1720. Roof structure seems to be 1870s, when much of the building was re-planned, including the re-building of second and third floors north. Many features from this period and the following years remain, including built-in file boxes (essentially large pigeon holes with lockable cover flaps). There is also a quantity of what appears to be late 18th/19th C joinery and partition layouts, in the south side of the building in particular. Various 20th C partitions have complicated the circulation further throughout the building. Numerous additional staircases make the main stairs practically redundant except between the ground and first floors.

Leases Ground and basement floors: Wilberforce Chambers.

First, second and third floors: Hunters Solicitors.

Vulnerability For lovers of incremental development and internal alteration, this is a gold mine. However, the result is essentially chaotic and inconveniently laid out, with a lot of poky rooms. A brave owner would seek to regain the original plan layout, retaining attractive rooms where found (see Gazetteer listings below), and making better use of the main staircase. A generally successful example of this approach can be seen at No 6 New Square. The key vulnerability is that of an insensitive designer handling the job badly.

Summary Significance Significant, except for the front elevation to the Square, which is highly significant, and the late 20th C partitions which clumsily sub-divide rooms and are thus detrimental.

Documentary Evidence Camden Planning Application LSX0205004 (2002)
Renewal of sash windows with multi pane sashes (to rear elevation)

Camden Planning Application 2005/5372/L

Construction of internal partitions, air conditioning units and server room at Room 9NS/S5.

Camden Planning Application 9370067 (1993)

Removal of secondary stair between ground and first floors, installation of WCs at first floor level.

Camden Planning Application HB2183 (1979)

Third floor alterations.

Lincoln's Inn Library:

E29: New Square Committee of Proprietors Correspondence:

E291 letter books 1905-1926

E292 letter books 1926-1928

E293 letter books 1929-1940

Lincoln's Inn Library:

Floor Plans accompanying 1860 Lincoln's Inn Act

E5-35 New Square and Star Yard (pre-1845) showing Bog House area

E5-37 New Square Garden 31 plans (early to mid 20th century duplicates)

E5-40 New Square drainage plan (post 1937)

E2c – New Square Committee of Proprietors minutes

E2c1 1860-1904

E2c2 1905-1930

E2c3 1930-1944

E2c4 1946-1985

E2c5 1986-1993

E2c6 1994-1983

E2d New Square Committee of Proprietors Bluejackets (including correspondence, plans, estimates, contracts, bills for maintenance and alterations)

E2f New Square Committee of Proprietors Accounts

E2f2 April 1877

E2f3 1862-1938

E2f4 1968-1949

E2f5 1964-1990

9 NEW SQUARE ELEVATIONS

ROOF

Description/observation	The roof here is laid out differently from the others at New Square; a 19 th C re-build of the northern three bays left an east-west ridge, hipped at both ends. Elsewhere there are north-south ridges, the western of which links to the east-west roof. All coverings have been renewed in the later 20 th C to include slates (Welsh, probably), lead valleys, lead finished rooflights, clay ridges and hips, and plastic vents. Chimney stacks are of stock brick.
Condition	Good, except access hatch (rotten at base).
Comments	-
Significance	Limited.

FRONT ELEVATION

Description/observation	Details as elsewhere in New Square. No fourth floor. NB plate glass sashes in single panes to south side at basement level. Front and basement area steps re-faced in concrete. Railing plinths faced up above original stone in concrete. Area paved in York stone throughout. Sub-pavement vaults (4 no.) have floor some 3ft below area level. Basement – 2 nd floor 1693-97; 3 rd floor second half 18 th C or 19 th C, windows almost all Victorian.
Condition	Good.
Comments	-
Significance	Highly significant.

REAR ELEVATION

Description/observation	Generally as elsewhere, though northern half appears to have been re-built at 3 rd floor level, and much repaired to 2 nd floor bays below (probably 1870s). Extensive soil pipes both sides of central bay, surface wiring along string courses above and below ground floor, where windows have railings (19 th C to north; 20 th C to south). Windows much altered, as below, counting bays from north: 3 rd Floor: 1-3 modern sashes with recessed boxes; 4 & 5, modern rearranged to suit WCs behind; 6-9 modern sashes in exposed early 18 th C box frames. 2 nd Floor: 1-4 Modern/late 19 th C sashes and exposed boxes, with applied moulding. 5-9 – Victorian sashes in exposed early 18 th C box frames. 1 st Floor: 1-4 modern sashes in 18 th C exposed box frames, remains of jambs/heads for folding shutters visible; 5,6,9 as 5-9 2 nd floor; 7 & 8 Victorian paired 4-on4 pane sashes in recessed box frames. Ground Floor: 1-4, 6-9 all Victorian in 18 th C exposed frames; 5 deeper to suit stair. Basement: Nothing significant.
Condition	Reasonable.
Comments	General appearance compromised by pipework and wiring.
Significance	Significant.

BASEMENT

General Summary The usage of the basement has been compromised by the very limited amount of daylight reaching the rooms along the west side of the building, which has been arranged to provide support spaces. It is still divided into two halves, each of which is only accessible separately from either the north or south ground floor chambers.

Description of the Rooms: 9NS/B1

Description/observation Office.
Ceiling: Flat plaster with small cornice, broken at door where a new partition providing access to the adjoining room 9NS B2 has been inserted.
Walls: Flat plaster, to original alignment, except partition around door.
Windows: Large single pane glass sashes in historic frames with panelling to reveals.
Door: New from corridor, 2 blocked openings in north and south walls.
Fireplace: Georgian surround (mouldings very clogged by paint), early 19th C grate.
Floor: Carpeted, solid.
Condition Good.
Comments It is a pity to have lost the original door and to have inserted the new partition around the present door.
Significance Significant, except new door (detrimental).

Description of the Rooms: 9NS/B2

Description/observation Office.
Generally all as 9NS B1 but note:
Door: Has been inserted into the north wall, from the corner of room B1 where a lobby has been formed. The original opening complete with architrave, reveal panelling and so on is evident in the west wall.
Fireplace: Simple 19th C stone surround with cast iron grate.
Fittings: Built-in file boxes to the west walls – full height.
Condition Good.
Comments Re-arranged entrance compromises the integrity of the room.
Significance Significant, except for re-located door (detrimental).

Description of the Rooms: 9NS/B3

Description/observation Storage Room.
This is not an original feature, and has involved cutting back the basement corridor to increase its size, thus compromising access to B2 as described above.
Ceiling: Steel/blockwork ceiling structure.
Walls: Masonry structure has been drylined, but feels damp.
Windows: None.
Door: Late 19th C iron storage room door.
Fireplace: None, but structure remains visible.
Floor: York stone paving.
Condition Damp and dirty; room full of general rubbish.
Comments This room is not well used.
Significance Neutral.

Description of the Rooms: 9NS/B4

Description/observation WC (Ladies) and Kitchenette.
Modern fit-out throughout this area has entirely obliterated all historic

features except the 19th C sash windows; modern partitions have carved up the space to give the present layout.

Condition Good.
Comments -
Significance Neutral.

Description of the Rooms: 9NS/B5

Description/observation Corridor.
Much modern plaster finishes, though some historic joinery elements survive, such as beading around opening to the stair lobby 9NS B12.

Condition Good.
Comments -
Significance Limited.

Description of the Rooms: 9NS/B6

Description/observation Office.
General 19th C detailing as B1, with minor variations:

Walls: No modern entrance lobby partition.
Doors: Remain in original positions – historic architraves and lining, though sadly a new door leaf; there is also a blocked door opening in the north wall to room B7.
Fireplace: 18th C surround (mouldings paint clogged) with 19th C grate; modern cupboard built to side.

Condition Good.
Comments Room generally intact to original layout.
Significance Significant.

Description of the Rooms: 9NS/B7

Description/observation Office.
All generally as B6 except:

Fireplace: Modern (20th C) surround, grate blocked.
Fittings: Extensive range of built-in shelves to south wall; hideous lighting.

Condition Good.
Comments An intact room to original layout.
Significance Significant.

Description of the Rooms: 9NS/B8

Description/observation Staircase.
19th C partitioning has reduced this space to a single bay width.

Ceiling/Walls: New plaster; new partition with door at southeast corner giving access to corridor B10; new cupboard to northeast corner.

Windows: None.
Door: New (as above).
Staircase: 19th C – see description under 9NS/G10.

Condition Good.
Comments -
Significance Limited.

Description of the Rooms: 9NS/B9 A and B

Description/observation	Kitchenette, WCs, Store Room. The space has been sub-divided by modern partitions – new plaster finishes, modern joinery and fittings throughout, except for retained 19 th C fireplace in the south wall of the store room. The original door from the corridor G10 retains the historic architraves. Two 19 th C sash windows in the west wall of the store room.
Condition	Good.
Comments	-
Significance	Neutral, except historic features noted above (significant).

Description of the Rooms: 9NS/B10

Description/observation	Corridor.
Ceilings/Walls:	Much repaired historic finishes.
Doors:	As described for adjoining rooms B6-B9; historic architraves survive for the doors to B6 and B9.
Floor:	Carpeted.
Fittings:	In the south wall, a late 20 th C heavy steel safe door has been inserted. This replaces an earlier (early 19 th C?) safe door which is now seemingly fixed shut, and provided access from the bottom landing B12.
Condition	Good.
Comments	The safe is alleged to have contained Napoleon's will (I suspect Napoleon III?).
Significance	Limited.

Description of the Rooms: 9NS/B11

Description/observation	Server Room
Ceiling/Walls:	Modern plaster.
Window:	20 th C, quite out of keeping with all others, set into reduced opening which was previously a door.
Door:	20 th C flush door.
Floor:	Carpeted concrete.
Fittings:	Meter cupboard built into recess by window.
Condition	Fair.
Significance	Neutral, window is detrimental.

Description of the Rooms: 9NS/B12

Description/observation	Staircase.
	The whole area seems to be a product of 20 th C re-planning.
Ceiling:	Modern plaster, new recessed spotlights.
Walls:	Modern painted plaster.
Door:	18 th C panelled door in north wall by foot of stairs reveals a smaller 19 th C iron safe door – see note to room B10.
Stairs:	A mid 20 th C construction of no great merit; under the half landing, male WCs have been inserted – doors etc there look mid 20 th C, fittings have been updated.
Floor:	Carpeted.
Condition	Good.
Comments	-
Significance	Neutral except structure and 18 th C door (limited).

GROUND FLOOR

Description of the Rooms: 9NS/G1

Description/observation	Office. Ceiling: 19 th C plaster, woodchip, heavy palmate cornice, much clogged with paint. Walls: Painted plaster, dado, heavy skirting. Windows: Victorian sliding sash, panelled shutters and apron, lead lining – NB step up into window recess. Door: 6-panel, with mouldings and architraves, perhaps 1870s. Fireplace: No fireplace. Floor: Carpeted. Fittings: 2 modern chandeliers, built-in 19 th C glazed bookshelves to whole north wall, modern built-in shelves to west wall, all painted white.
Condition	Good.
Comments	-
Significance	Significant.

Description of the Rooms: 9NS/G2

Description/observation	Office. All as G1 except projecting chimney breast, Georgian surround, Edwardian cast iron insert and grate, modern built-in shelves to north and west.
Condition	Good, though cornice very paint clogged.
Comments	-
Significance	Significant.

Description of the Rooms: 9NS/G3

Description/observation	Office. Ceiling: Painted plaster, cornice early 19 th C, later to N where partition was inserted. Walls: Painted plaster, dado, skirting – late 18 th C? E wall ¾ panelled. Windows: As G1; modern northern one has cupboard under and is divided by partition, modern secondary glazing. Door: Modern 6-panel. Fireplace: Georgian, projecting heavy cast iron grate –20 th C? Floor: Stained carpet. Fittings: Cupboard to left hand of fireplace (19 th C), modern shelves to N wall.
Condition	Good.
Comments	Window not improved by partition.
Significance	Limited.

Description of the Rooms: 9NS/G4

Description/observation	Office. All modern plaster surfaces, internal windows and door, suspended ceiling with recessed tube lights and ceiling fans. Windows are sole historic feature.
Condition	Fair, except stained ceiling and carpet.
Comments	Very uninspired work.
Significance	Detrimental fit-out.

Description of the Rooms: 9NS/G5

Description/observation	A recently created corridor.
Ceiling:	Modern plaster, mostly lowered to 2.5m, cornice only at NW corner where full height.
Walls:	Modern plaster, new partition around G4, new “panelling” on E wall, dado and skirting here attempt to match historic fragments by door to landing.
Window:	As G4.
Doors:	As rooms; n.b architrave across passage, plain architraves and panelled linings to G1 & G2; 20 th C door and frame to landing.
Fireplace:	Has been removed, although vent flue remains.
Floor:	Carpeted.
Condition	Good.
Comments	Very uninspired work.
Significance	Detrimental fit-out.

Description of the Rooms: 9NS/G6

Description/observation	Office.
Ceiling:	As G1, very small cornice.
Walls:	Appear to be modern, with modern dado.
Windows:	Victorian sliding sashes, raised/fitted panelled reveals.
Door:	Modern 6-panel in repaired 18 th C architrave with original panelled linings.
Fireplace:	No fireplace.
Floor:	Modern oak boarded floor.
Condition	Good.
Comments	Pity about the floor.
Significance	Limited.

Description of the Rooms: 9NS/G7

Description/observation	Office.
	Generally as G6, although more elegant dado.
Windows:	Shutters as G6 but sashes are 6” too short and have blocks top and bottom to make air tight – why not renew? Glazing bars also very heavy; file boxes (as upper floors) built below internal cill.
Fireplace:	Modern fireplace surround fitted with a/c unit.
Fittings:	Modern cupboards/shelves to S & W walls.
Condition	Good.
Comments	-
Significance	Limited.

Description of the Rooms: 9NS/G8

Description/observation	Office.
	A product of 19 th C partitioning.
Ceilings/Walls:	Ceiling, walls much as G7.
Windows:	19 th C windows in panelled reveals has cupboard under.
Door:	Modern flush door (applied mouldings) in reduced openings.
Fittings:	20 th C built-in shelves to N wall.
Condition	Good.
Comments	-
Significance	Neutral.

Description of the Rooms: 9NS/G9

Description/observation Office.
Modern ceiling, cornice, door, window cupboards, built-in shelves. No reveal panels/shutters to windows, one of which seems narrower than usual; 4-on-4 pane glazing to sashes.

Condition Very messy.
Comments -
Significance Neutral.

Description of the Rooms: 9NS/G10

Description/observation Corridor with stairs in W “dogleg” extension of space.
W dogleg has finishes as adjoining rooms (windows, fitted shelves, 19th C stair to basement – stick balusters, oval hardwood handrail, turned bottom newel. Beaded t & g boarding around top landing is later). Suspended ceiling to middle part of space – why? Lobby by main stairs has 20th C doors (one part glazed) and a 19th C cupboard.

Condition Good.
Comments -
Significance Neutral.

Description of the Rooms: 9NS/G11

Description/observation Entrance.
Modern ceiling and wall plaster, name boards, older torus skirting to S side inaccurately copied to match on other side, modern concrete slab floor paving.

Condition Fair.
Comments -
Significance Plan layout is significant, otherwise neutral.

Description of the Rooms: 9NS/G12

Description/observation Staircase and Landing.
Staircase to original pattern rises up; flight down boxed-in. Frame to 19th/early 20th C opening visible where surfaces have cracked. Modern boxing-in/surface wiring obscures much of original architrave, especially to N. Heavy 19th C (?) replacement door (single leaf) to N, modern ironmongery. Bifold door to south probably early 19th C, again mutilated by ironmongery. Door mat to floor.

Condition Fair.
Comments With a bit of tidying up this could be a fine space to match others in the Square.
Significance Modern interventions are detrimental to what is otherwise a highly significant space.

FIRST FLOOR

Description of the rooms: 9NS/F1 & F2

Description/observation	Reception/Waiting Area. Single room formed by amalgamating 2 rooms to west side and the corridor; safe built late 19 th C at north end of original corridor area; stairs up to 2 nd floor inserted at the same time; the bottom of this has recently been re-built.
Ceiling:	Painted plaster with multiple recessed small spotlights. Late Victorian cornice to F1, none at F2, nor to F1 south partition enclosing stairs.
Walls:	N: modern painted plaster with new dado and torus skirting, including safe surround; Victorian dado and skirting to F1 west. F1 and F2 east have old plaster and skirting, with much boxed-in ducts in faux late Victorian panelling. S wall and F2 west all in faux Victorian panelling; a cupboard centred on the now hidden chimney breast conceals the boiler.
Windows:	New Victorian style sashes, panelled shutters/reveals/lead linings/aprons down to floor level (4 no.). Those in F2 have modern built-in cupboards below cill level.
Doors:	As described for F11 and F12; new door to main stair in clear finished oak.
Fireplaces:	None – blocked.
Floor:	Carpeted timber.
Staircase:	Late Victorian, balustrade renewed and enclosing partition to F1 lowered to reveal string line of stair – integrity of the panelling not maintained. Door to former under-stairs cupboard fixed shut, corresponding niche formed on F2 side.
Fittings:	Reception desk (modern), modern flat panel radiator in F1 below windows. Steel safe door (safe not accessed).
Condition	Good.
Comments	
Significance	Neutral.

Description of the rooms: 9NS/F3

Description/observation	Office.
Ceiling:	Flat, papered plaster, textured finish, small cornice N, E and W.
Walls:	N, E and W panelled to original alignment – plain unmoulded panelling. S wall a later partition, panelled to western half, bisects window at W wall.
Windows:	As elsewhere and as F5; cupboards built below internal cills to full reveal depth.
Door:	20 th C half glazed 4-panel door in S partition. Original door position in E wall now a cupboard; architrave, panelled linings and 6-panel leaf, all 18 th C pattern, remain inside; 3 rd door in N wall to stair landing is unmoulded 6-panel late 19 th C?
Fireplace:	Regency surround with replacement shelf over a blocked opening.
Floor:	Carpeted timber.
Fittings:	2 modern chandeliers, convactor radiators, lots of surface wiring.
Condition	Fair.
Comments	This room is a muddle, not helped by removal of the original east wall to the corridor.
Significance	Limited to 18 th C features, otherwise neutral.

Description of the rooms: 9NS/F4, A, B, C

Description/observation	WCs and Lobby with sink. All formed with modern partitioning; modern finishes and fittings throughout.
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Condition Good.
Comments An architectural eyesore.
Significance Detrimental.

Description of the rooms: 9NS/F5

Description/observation Office.
Ceiling: Modern painted fibreboard panel – no cornice.
Walls: Plain panelling, no mouldings – as S7 and S8. Woodchip with wallpaper applied within panels.
Windows: 19th C sashes – architraves and shutters, aprons and lining as upper floor, no mouldings. NB northern window divided just off centre by a partition.
Door: 20th C half glazed 4-panel, modern brass rimlock and knobs.
Fireplace: Stone surround painted over, opening blocked, heavy shelf above.
Floor: Carpeted timber, dips to middle of N wall.
Fittings: Fluorescent batten lighting, lots of surface wiring and trunking, shelves to window cills.
Condition Fair at best.
Comments Partition across window is detrimental.
Significance Neutral except partition across window (detrimental).

Description of rooms: 9NS/F6 & F7

Description/observation Corridors.
All formed by modern partitioning installed without regard to the original layout of the spaces. Only feature of interest is the panelled lining and architraves to the doorway between the two spaces, which has lost its leaf. The south side lining is hinged, giving into a former gown cupboard. F7 had a fireplace, now lost entirely – but a vent into the flue remains; original cornice and door at N end of space F7.
Condition Good.
Comments An unfortunate sequence of spaces, which could be improved and simplified by reinstating the corridor along the east side of F3 and enlarging F9 and F10 across the width of F7.
Significance Detrimental.

Description of the Rooms: 9NS/F8

Description/observation Office.
Ceiling: Plaster covered with embossed paper; elaborate early 18th C cornice, much clogged with paint (not N wall).
Walls: N – modern ‘panelled’ partition, cranked at E end to avoid bisecting the window; similar finishes to other walls, which incorporates an earlier skirting and dado (and cornice).
Windows: Victorian sashes, panelled reveals, apron and head (shutters painted up), plus early 19th C architrave.
Door: Modern 6-panel leaf and frame, applied moulding to a flush door.
Fireplace: Regency shelf and pilaster strip surround painted stone inserts, full size late 17th C fire opening, hearth is carpeted over.
Floor: Carpeted timber.
Fittings: Built-in shelves to S wall, 2 no. modern chandeliers.
Condition Good.
Comments Modern partition and wall linings all hideous.
Significance Neutral at best.

Description of the Rooms: 9NS/F9

Description/observation	Office. Generally as F8, though different panel system is used on the walls; same regency cornice to east wall as F8, other walls all later partitions. Modern cupboard built under window.
Condition	Good.
Comments	See F10.
Significance	Neutral at best.

Description of the Rooms: 9NS/F10

Description/observation	Office. Much as F9. North partition offset to avoid crashing into window, which has wide splayed reveals mid 19 th C. Downstand beams to centre. Cornice continues to E and N walls – very clogged to N wall.
Condition	Good.
Comments	Rooms F8 – F10 would be much improved by having the partitions put back where they were originally built.
Significance	Neutral at best.

Description of the Rooms: 9NS/F11

Description/observation	Office. Generally as F12 (ceilings, walls, windows, doors, floor) but paint not stripped. No fireplace, built-in file boxes to S wall, under cornice which is set forward as though for a bed, though this may be a consequence of re-alignment of partitions. (NB lower level file boxes set forward too). They differ from those at room S10 in that they are side hinged, not top hinged. Leaf to N wall door to F12 is new fire door – applied mouldings.
Condition	Plaster is flaking to external wall.
Comments	Shelving to N, E and W walls plus surface mounted wiring is detrimental.
Significance	Neutral.

Description of the Rooms: 9NS/F12

Description/observation	Conference Room.
Ceiling:	Painted plaster, late Regency style cornice.
Walls:	Painted plaster, stripped pine dado rail and skirting (probably new to S) perhaps late regency.
Windows:	Victorian sliding sashes, again all stripped pine; panelled shutters have applied panel moulds within, slightly splayed, reveals extend down to floor, also apron. Architraves match doors.
Door:	6-panel stripped pine, varnished a shade of orange. Fitted pilaster type architrave with roundels to top corners, all regency. Old mortice locks, inappropriate polished and lacquered brass knobs “Regency style” fitted with cross-head screws! Door to F1 has upper panels glazed in moulded fine reeded glass.
Fireplace:	Renewed to a Regency pattern, stripped pine surround, all does not quite match the window/door architraves – 1990s? Modern steel Regency style gas coal effect grate and slate hearth.
Floor:	Carpeted timber.
Fittings:	W wall has full length break fronted full height shelving above dado, cupboards below, all built-in. Shelving has glazed doors to front, “gothick” pattern glazing, doors below panelled much as window shutter. Shelves within have beaded front edges, retain traces of original finish (grained?). 2 6-light chandeliers, 2 cast iron radiators.

Condition Some of the stripped pine joinery has warped, the stain is unfortunate – it would look better painted.
Comments -
Significance Significant.

Description of the Rooms: 9NS/F13

Description/observation Main stair.
Ceiling: Plastered soffit to flight over.
Walls: Plaster, minimal skirting, no dado, vents in N wall to boiler cupboard in F2, boxing for wiring at NE corner.
Doors: N: 4-panel leaf mid 19th C outer door to chambers – architrave minimal, cut off at head by boxing-in, but frame probably 18th C. E and S: 20th C 6-panel outer doors in what look like 20th C frames and architraves. S door is fixed shut.
Floor: Carpeted timber to landing, waxed boards (oak) at half landing.
Staircase: 1690s pattern heavy balustrade and handrail, square newels and closed strings. Oak treads have all been renewed; circular iron handrail on bracket to wall side. Original features much clogged by build up of paint.
Condition Good.
Comments Bare boards would look better than carpet or varnish to floors/treads. Surface wiring and ducts, plus boxing in to services at landing are a mess.
Significance Highly significant staircase with later alterations neutral or detrimental.

SECOND FLOOR

Description of the Rooms: 9NS/S1

Description/observation	Conference Room.
Ceiling:	Flat plaster, cornice early – mid 19 th C with bands to the ceiling.
Walls:	Painted plaster over 9” quadrant skirting (part renewed).
Windows:	2 no. 6 on 6 pane sashes, both renewed late 20 th C to late Georgian pattern in older boxes; cupboards built under cills.
Door:	4-panel Victorian, 20 th C furniture.
Fireplace:	Victorian grey marble surround with shelf, cast iron late Victorian insert with tiles depicting characters from Arthurian legend; grate, also cast iron, has been repaired – all nice.
Floor:	Carpeted timber.
Fittings:	Modern small chandeliers, cast iron early 20 th C radiator.
Condition	Very good.
Comments	Modern cupboards and windows and skirtings do not match quality of earlier work; the room as a whole is 1870s work of good office quality.
Significance	Significant.

Description of the Rooms: 9NS/S2 & S13

Description/observation	Staircase down to first floor; Corridor and Stair up to 3 rd Floor.
Ceiling/Walls:	Painted plaster.
Partition to S3:	Late Victorian panelling – mouldings.
Windows:	As S1.
Doors:	See S1 and S3.
Floor:	Carpeted timber.
Staircase:	Presumably late Victorian from detailing of handrails and newels, also panelling at 1 st floor. Balusters look to have been replaced 20 th C.
Fittings:	Fluorescent batten.
S13:	Stair detail and general finishes match those at S2. Assume all work of same date – safe at northern end perhaps inserted then too.
Condition	Good.
Comments	-
Significance	Limited.

Description of the Rooms: 9NS/S3

Description/observation	Office.
	This must once have formed a single room with S2, prior to insertion of the stair.
Ceiling:	Ceiling and cornice as S1.
Walls:	Painted plaster except N side partition to S2.
Windows:	2 no. as S1, but only 1 cupboard under – original cills remain.
Door:	Half glazed, en suite with partition.
Fireplace:	Blocked.
Floor:	Carpeted timber.
Fittings:	Batten fluorescent lighting, cast iron radiators as S1.
Condition	Fair.
Comments	-
Significance	Limited.

Description of the Rooms: 9NS/S4

Description/observation	Office.
Ceiling:	Late 18 th C cornice plaster.
Walls:	Painted plaster, picture rail, 9" skirting.
Windows:	Victorian 6 on 6 pane sashes in earlier (?) boxes, late 18 th C panelled shutters painted shut (and part missing to northern window).
Door:	Half glazed panelled (early 20 th C) in late 18 th C pattern architrave.
Fireplace:	Covered over, but 20 th C shelf remains.
Floor:	Carpeted timber, dips to door at E side.
Fittings:	Shelves and high level cupboards to N wall, shelves under windows, high level laylight to E wall.
Condition	Good.
Comments	This room is a muddle – later shelves and laylight, as well as the door, compromise what should be a nice room.
Significance	Significant.

Description of the Rooms: 9NS/S5

Description/observation	Office.
Ceiling:	Flat plaster, heavy early Georgian box cornice.
Walls:	Panelled to S & W, raised mouldings, dado, small skirting, plaster elsewhere. NB new partition (full height) to SE corner for server room.
Windows:	As S4, reveal/apron panels run down to floor.
Door:	Moulded 6-panel in heavy architrave.
Fireplace:	Edwardian insertion, opening blocked.
Floor:	Carpeted timber, floor sags.
Fittings:	-
Condition:	Fair.
Comments	This could be made into a nice room.
Significance	Significant, except fireplace.

Description of the Rooms: 9NS/S6 A, B, C

Description/observation	Rooms divided by late 20 th C panel partition system into 2 small offices and a photocopier area.
Ceiling:	Flat plaster – 19 th C plaster cornice around the whole space.
Walls:	Lined with some kind of hardboard sheet between dado and cornice. Early 18 th C type dado and skirting.
Windows:	As S5, though panels to shutters are raised and fielded, and run down to floor.
Door:	Later ½ glazed door in late 18 th C frame and lined opening and architrave.
Fireplace:	(In S6C) basic Victorian surround, opening blocked, all painted over.
Floor:	Carpeted timber.
Fittings:	A lot of surface wiring.
Condition	Serviceable.
Comments	The later partitioning should be removed, and a better fireplace installed if any joy is to come out of this room.
Significance	Limited; inserted partitions are detrimental.

Description of the Rooms: 9NS/S7 & S8

Description/observation	Offices.
Ceiling:	Flat plaster, heavy box cornice, presumably a replacement.
Walls:	Unmoulded plain panelling to all walls, dado and plain skirting.
Windows:	Victorian sashes, plain moulded panelled reveals, no shutters, cupboards built under cills.

Door:	6-panel, early Georgian pattern, small panels to centre - drop pattern handle and engraved brass rimlock (floral swirls – date questionable as insufficient wear to be original).
Fireplace:	Blocked, shelf over as S4.
Floor:	Carpeted timber.
Fittings:	Modern chandeliers, cast iron radiator.
Condition	Good.
Comments	S8: Smaller room, same details as S7, but half glazed door as S3, no reeded glass. Window sashes a recent replacement. Surface wiring in S8 needs sorting out.
Significance	Limited.

Description of the Rooms: 9NS/S9

Description/observation	Conference Room and Corridor S11.
Ceiling:	Flat plaster, very heavy box cornice, presumably timber, looks much repaired if not partially renewed.
Walls:	S9: fully panelled early 18 th C type, raised and fielded above and below dado rail; small bead-moulded skirting. West wall is later following creation of corridor S11. There is a blocked door in the wall to S10 with bolection moulded architrave. 6 panelled (smaller panels to centre) and what appear to be original H pattern hinges, much painted over. S11: continues same pattern panelling to N and W walls (though missing by door to S13). Cornice has been renewed throughout. S wall to S12 has been removed.
Windows:	Sashes, boxes and shutters at S6. Panels below cill show that there was previously a window seat. A modern internal cill and cupboard have been inserted under the southern window.
Door:	Original door to S13 has been removed, though the opening and architrave remain. Door S11-S9 is a 20 th C half glazed door with a single panel below to match room panels, 20 th C door furniture – inoffensive but dull.
Fireplace:	(In S11) Original marble surround set into the panelling, opening has exposed brick and curved back; early 20 th C shelf above (best removed) and heavy raised moulding around upper panel above this to frame a picture.
Floor:	Modest chandelier, heavy early 20 th C cast iron radiator.
Condition	Very good.
Comments	Once more it would be nice to remove the later subdivisions to regain the proper extent of the room.
Significance	Significant, except later partition sub-dividing the original room, which is detrimental.

Description of the Rooms: 9NS/S10

Description/observation	Office.
Ceiling/Walls:	As S1, ditto cornice.
Windows:	6 on 6 pane sashes lately renewed, plain splayed reveals, unpanelled, no shutters, extend to floor.
Door:	4-panel as S1.
Fireplace:	Has been removed.
Floor:	Carpeted timber.
Fittings:	Fluorescent batten lighting, one cast iron radiator, range of built-in filing boxes with drop down doors to S wall.
Condition	Sound.
Comments	The filing boxes may be of interest to EH but unquestionably an eyesore – better to have room back and reinstate full cornice.
Significance	Limited.

Description of the Rooms: 9NS/S12

Description/observation	Corridor and stairs. Partitioned off from S8, late 19 th C detailing to stair, plaster ceiling and walls, cut out to 3 rd floor landing above. Built-in 20 th C cupboards (no merit) to W wall, panelling under stair to 18 th C pattern encloses another cupboard. Carpeted floor.
Condition	Good.
Comments	Contributes to the warren-like layout. Why is it necessary to have 3 staircases up to the 3 rd floor?
Significance	Limited.

Description of the Rooms: 9NS/S14

Description/observation	Library and stairs. Ceiling: Painted plaster, remains of heavy (original?) box section cornice on N & S walls over door to main stair S15 and around partition to office S5. Walls: N painted plaster, mostly 19 th C; E: fragment of panel visible over door to S6, otherwise shelving; S: plain panelling (no mouldings) with later dado and 5" plain skirting, perhaps 18 th C; W: plain plaster, with laylights to S4. Cupboard under stair which rises up this wall. Doors: Described under relevant room. The inner door to main stair S15 is 6-panel, moulded; ironmongery a mess, one panel has been glazed. This is set in an arched surround, heavy architrave with keystone, pilaster mouldings and capitals to sides, top part now glazed as a single sheet. Floor: Carpeted timber. Stairs: Typical regency/early Victorian pattern, 3" turned newels, open string, applied brackets under returned nosings, stick balusters (2 per tread), moulded mahogany handrail; carpeted, and a bit bashed about.
Condition	Fair.
Comments	This is the nicest of the three staircases between the second and third floors.
Significance	Significant.

Description of the Rooms: 9NS/S15

Description/observation	Main staircase. Ceiling: Painted plaster, lowered to N side. Walls: Ditto, boxing at high level to E side. Late 20 th C half glazed fire partition across top landing – has late Victorian style mouldings. Window: Victorian sash in older frame – internal beads have been re-fixed and painted in properly. Doors: N to S13: 6-panel moulded door, 20 th C in early (19 th C?) architrave, one panel now glazed rather crudely; E: a 4-panel bifold single door, old letter slot, fixed shut, probably 19 th C and not original; S: 19 th C 6-panel bifold single leaf to outer door set in arched headed frame described for S14; W: modern half glazed to match partition described above. Floor: Matwell matting to whole landing. Stairs: Original 1690s stairs survive intact under many coats of paint; oak treads have been renewed. Victorian gas lamp fitting is fixed to handrail on top landing, now electrified; one pane has been broken. Fittings: Plain circular section iron handrail on brackets to wall, letter box to half landing.
Comments	Can the modern part glazed fire partition be removed?
Significance	Highly significant.

THIRD FLOOR

General Summary: The present arrangement of the third floor is largely a consequence of Victorian rearrangement of rooms which seem to have been originally set out in the 18th C. Most of the surviving detailing is Victorian, though this has become overlaid with more recent alterations. A lot of the spaces at present are not really shown to their best advantage, a particular problem being blocked fireplaces, loss of detail due to multiple thickness of paint, surface wiring, and rather dreary choice of colours.

Condition Some new paint, but best described as depressing.

Comments A candidate for re-planning.

Significance Taken as a whole, significances are:

Highly Significant: Historic structure with window openings, flue stacks, floors.

Significant: Roof structure, Victorian interventions (the three staircases and associated realignment of partitions, T5 cupboard, safe).

Neutral: Modern WC fit out.

Detrimental: Later partitions (T8 Store), T9A/B/C, T10A/B, T13 A/B, surface mounted wiring.

The rooms generally have:

Ceiling: Flat plaster, no cornice.

Walls: Flat plaster, no dado rail, 7" torus moulded skirting.

Windows: New sashes in older frames to west elevation rooms T1, T2B, T3, T4, T6 and T8, Victorian sashes to east elevation rooms T9B & C, T10A, T12, T13A, and T14. No shutters or panelled reveals anywhere.

Doors: Late 19th C 4-panel in architrave of same date.

Floor: Carpeted timber.

Fittings: Cast iron radiators to northern half of the floor only. Light fittings entirely without merit.

Additional points specific to various rooms are noted below.

Description of the Rooms: 9NS/T1

Description/observation Office.
Has late 19th C fireplace, now blocked.

Condition Fair.

Significance Limited.

Description of the Rooms: 9NS/T2A

Description/observation Landing.
Contains a set of filing boxes.

Significance Filing boxes may be of significance to English Heritage.

Description of the Rooms: 9NS/T2B

Description/observation Kitchen.
Kitchen fit-out has been renewed.

Condition Good.

Significance Limited/neutral.

Description of the Rooms: 9NS/T3, T4

Description/observation Male and female WCs.
Entirely new high quality fit-out.

Condition Very good.
Significance Neutral – Realignment of partition between T3 and T4 is detrimental.

Description of the Rooms: 9NS/T5

Description/observation Staircase and landing.
Contains built-in Victorian safe, and cupboard to S end has historic interior – appears to be of regency period design (cf F12); rooflight is a relatively modern renewal.

Condition Fair.
Significance Significant.

Description of the Rooms: 9NS/T6

Description/observation Office.
The cupboard, window architraves, cornice and door are of Regency detailing similar to the cupboard in T5, the fireplace is Edwardian.

Condition The ceiling plaster is cracked, the lining paper is peeling on the W wall.
Significance Significant.

Description of the Rooms: 9NS/T7

Description/observation Staircase and landing.
The stair flight down, doors, and cornice to the ceiling are all of regency pattern; the flight up to the roofspace is similar to that going down but probably later Victorian. It leads to a disused WC. The positioning of the downstand beam shows that the southern part of this space and the store were originally one volume. The roof structure above appears to be all later 19th C. There is a modern replacement rooflight.

Comments As noted elsewhere (9NS/S14), this is the nicest of the three staircases at this level.
Significance Significant.

Description of the Rooms: 9NS/T8

Description/observation Office.
The cornice looks early/mid 19th C; the door is 6-panelled ‘Regency’ pattern seen in T6 and T7. The window architraves are later 19th C. The fireplace is standard 19th C type with stone slips and shelf over; the opening is blocked.

Significance Significant.

Description of the Rooms: 9NS/T9 A/B/C

Description/observation Offices and lobby.
Late 20th C panel partitions have carved up this room, which retains a 19th C cornice around the whole space. The main door to landing T7 is 19th C; the window architraves are early/mid 19th C. The fireplace is invisible behind filing cabinet.

Condition Fair.
Comments The modern partitions are of extraordinarily insensitive design.
Significance Partitions detrimental, otherwise limited significance.

Description of the Rooms: 9NS/T10A and B

Description/observation Office and corridor.
A mid 20th C part glazed partition subdivides this room; it has a 4-panel door of matching date; the door to landing T7 is also 20th C. The fireplace in T7 is blocked.

Condition Fair.

Significance Detrimental, except main structure and windows.

Description of the Rooms: 9NS/T11

Description/observation Landing/stairs.
Late 19th C stairs rise from 2nd floor; a narrow and steep flight rises to the loft, and retains historic paint finishes.

Condition Good.

Significance Structure is significant, fit-out neutral.

Description of the Rooms: 9NS/T12

Description/observation Office.
Late 19th C door and window, iron radiator, new cove cornice.

Condition Fair.

Significance Limited.

Description of the Rooms: 9NS/T13 A & B

Description/observation Office and photocopier bBay.
Windows and door joinery all late 19th C (match T12). Door in T13 B is half glazed. An Art Nouveau insert and grate (blocked) to the fireplace in T13 B, which has vertically beaded matchboarding to the N and W walls. The main defect of this space is the new partition dividing it into the office and photocopier areas. Cast iron radiator.

Condition Fair.

Significance Limited, except partition which is detrimental.

Description of the Rooms: 9NS/T14

Description/observation Office.
No cornice; late 19th C window and door (half glazed) joinery. Two cast iron radiators. Fireplace not visible.

Significance Limited.

Description of the Rooms: Roofspace accessed from 9NS/T11

Description/observation 19th C roof structure, fibre-board linings, hardboard floor coverings, lightweight softwood racking for files, hatch to roof.

Condition Roof hatch is rotting.

Significance Structure is significant, fit-out is neutral.

Section: NEW SQUARE

Location: 10 NEW SQUARE

Introduction and Brief History: Built between 1693 and 1697 as were the other buildings in New Square; initially it had three floors over a basement, under a pitched roof with a central valley; after 1720 the roof space was colonised, and dormer windows were added to create a third floor, which was eventually enlarged to occupy the full footprint of the building when the external walls were raised in the mid-late 18th C, probably after the fire of 1752. The main stair was re-built in masonry in the early 19th C following further fire damage. A fourth floor was added to the central bays. When first built, the southernmost bay at ground floor level formed a passageway through to Serle Street. This was made redundant by the construction of the gateway to Lincoln's Inn Fields in 1846, and the space was absorbed into the ground floor chambers by 1870; this also affected the basement area below.

Leases The building is leased by Payne Hicks and Beach, who have been in the building since the mid 18th C.

Vulnerability Externally the building is well kept but roofs should be kept clean and so that gutters remain free of blockages.

Internally the building is well built but it is vulnerable internally to haphazard division of space. Changes made within the building should be undertaken with an overall understanding of the original layout, with sufficient attention to retention of the historic interiors.

Summary Significance The building is highly significant externally as part of the historic urban landscape of New Square, and for its surviving 18th C structure, interiors and roofs, the importance of which led to refusal of a planning application to build a fourth floor to match No 8 NS.

Documentary Evidence Camden Planning Application 2003/0530/L
Fourth floor office refurbishment with additional rooflights, further details at PSX0304331/P

Camden Planning Application HB2347R (1979)
New internal front door.

Lincoln's Inn Library:

E29: New Square Committee of Proprietors Correspondence:

E291 letter books 1905-1926

E292 letter books 1926-1928

E293 letter books 1929-1940

Lincoln's Inn Library:

Floor Plans accompanying 1860 Lincoln's Inn Act

E5-35 New Square and Star Yard (pre-1845) showing Bog House area

E5-37 New Square Garden 31 plans (early to mid 20th century duplicates)

E5-40 New Square drainage plan (post 1937)

E2c – New Square Committee of Proprietors minutes

E2c1 1860-1904

E2c2 1905-1930

E2c3 1930-1944

E2c4 1946-1985

E2c5 1986-1993

E2c6 1994-1983

E2d New Square Committee of Proprietors Bluejackets (including correspondence, plans, estimates, contracts, bills for maintenance and alterations)

E2f New Square Committee of Proprietors Accounts

E2f2 April 1877
E2f3 1862-1938
E2f4 1968-1949
E2f5 1964-1990

ROOF

Description/observation	<p>The roof consists of three slated pitches running north south with lead gutters.</p> <p>The eastern section contains a central pediment with dormers and skylights providing light to the attic and fourth floor rooms within.</p> <p>The central ridge is dated to the late 18th C, with a dormer and roof light to illuminate the access stairs and attic space. The western pitch is also dated to the 18th C but it is a much shallower one with roof light for the rooms below.</p> <p>Tall party walls with flues either sides adjoining numbers 9 and 11 and brick chimney stacks punctuate the roof.</p>
Condition	Good. Some of the roof light required cleaning.
Comments	-
Significance	High on account of the original 18 th C roof.

FRONT (EAST) ELEVATION

Description/observation	Built to extend from basement, ground and three floors above with an attic. Nine bays with a central entrance. The southern half of the building was re-built in the mid to late 19 th C when a passage through to Serle Street (Serle's Passage) which passed through this section of the building was closed.
3 rd Floor Attic:	A brick pediment with window marks the centre at fourth floor level. The habitable rooms in the attic were built recently in the central section of the east roof pitch – the rest of the pitched roof is used for a storage area.
2 nd Floor:	Part re-built in the 19 th C, Flemish bond brick façade with stone coping. Brick arches over vertical sliding sashes.
1 st Floor:	As 2 nd floor.
Ground Floor:	Ground floor entrance in central bay has a broken segmental pediment supported by console brackets, over a pulvinated frieze.
Basement:	Rendered plinth up to ground floor level. Windows all sashes. Door below bridge.
Area:	York stone pavings. Portland stone plinths to railings.
Entrance:	Bridge connecting pavement to front door. York stone paving within Portland stone margins.
Condition	Sound.
Comments	
Significance	High on account of building fabric and townscape.

REAR (WEST) ELEVATION

Description/observation	As front, but no door and basement level lights provided in light well in front glazed over.
Condition	Sound.
Comments	
Significance	As Front Elevation.

BASEMENT- Southern Half

Leased to Payne, Hicks and Beach

A non-original staircase connects the basement to the ground floor.

Description of the Rooms: 10ANS/B1

Description/observation	Corridor leading to B4. This basement area has been completely modernised and has lost almost all of its fixtures and fittings.
Ceiling:	Vaulted ceiling plastered and painted.
Walls:	Plastered and painted. Simple panelling retained in section of wall between 10ANS/B6c and 10ANS/B1.
Doors:	Doors to B5 19 th C half glazed four panelled door in 18 th C frame and replica architrave. Doors to B2 18 th C four panelled door frame and architrave. 18 th C frame and lining to the opening between 10ANS/B6s and 10ANS/B1.
Staircase:	-
Floor:	Carpet on solid floor.
Fittings:	-
Condition	Good
Comments	This section has been completely re-organised to form a service area for the chambers above. It has lost all its original layout out except for the two rooms B5 and B2
Significance	Limited to the original historic fabric and structure of the building.

Description of the Rooms: 10ANS/B2

Description/observation	Office.
Ceiling:	Repaired lath and plaster with late 17 th /early 18 th C cornices, repaired and replicated where damaged. Modern tube light fittings in ceilings with exposed conduits.
Walls:	Simple panelling on all walls with dado rails and skirting to match.
Windows:	2x six-on-six pane sash windows in original frames. Shutters fixed in their boxes.
Doors:	Two four panelled door in original frame and architrave.
Fireplace:	Polished timber surround 18 th C style.
Floor:	Carpet on solid floor.
Fittings:	Fixed shelving to one side of the fireplace.
Condition	Good.
Comments	This is a fine room and would benefit from removal of modern light fittings and surface-fixed wiring.
Significance	Significant on account of its historic fabric, panelling, fireplace, doors and windows.

Description of the Rooms: 10ANS/B3a-b

Description/observation	This was re-built following the closure of Serle's Passage in 1846. The room, however, has been divided up to form two storage areas B3a and B3b.
Ceiling:	Lath and plaster repaired. Modern tube light fittings in ceilings with exposed conduits.
Walls:	Plaster.
Windows:	2x six-on-six pane 19 th C sash windows in original frames. Shutters fixed in their boxes.

Doors: Four panelled 18th C type door connects B3b to B2, probably not original.
Fireplace: Fireplace concealed behind boxing.
Floor: Carpet on solid floor.
Fittings: Fixed shelving.
Condition Good.
Comments This room would benefit being returned to its original proportions by removal of later partitions.
Significance Significance limited to the fireplace and windows; later partitions etc neutral.

Description of the Rooms: 10ANS/B4

Description/observation This is being used as photocopying area.
Ceiling: Lath and plaster with some remnants of the original cornice.
Walls: Plastered and painted.
Windows: 2x three-on-three pane 19th C sash windows in original frames. No shutters or architraves.
Doors: -
Fireplace: Boxed in.
Floor: Carpet on solid floor.
Fittings: Fixed shelving and service wiring for the machines.
Condition Good.
Comments This is now a service area and bears no resemblance to its original layout.
Significance Neutral.

Description of the Rooms: 10ANS/B5

Description/observation Office.
Ceiling: Lath and plaster repaired with replica late 17th/early 18th C cornices along one wall above fireplace.
Modern tube light fittings in ceilings with exposed conduits.
Walls: Simple panelling on wall where fireplace is located.
Windows: 2x three-on-three pane sash 19th C windows in original frames. No shutters or architraves.
Doors: One four panelled half glazed door in original frame and architrave.
Fireplace: Boxed in.
Floor: Carpet on solid floor.
Fittings: Shelving unit fixed to one wall.
Condition Good.
Comments This room has lost all but a small fraction of its original fittings, and would benefit from rationalising services and the removal of surface mounted wiring and lights on the ceiling.
Significance Limited.

Description of the Rooms: 10ANS/B6a-b

Description/observation Storage space.
Ceiling: Plastered vaulted ceilings.
Walls: Plastered and painted.
Windows: -
Doors: Four panelled door to B2 in original frame.
Fireplace: -
Floor: Carpet on solid floor.
Fittings: Shelving unit.
Condition Damp stains on the walls and cracks in the plaster.
Comments This vaulted space would improve if attention was paid to its damp proofing.

Significance Significant.

Description of the Rooms: 10ANS/B7

Description/observation Office.
Ceiling: Jack vaults. With modern fluorescent light fittings.
Walls: Plastered and painted, some remnants of panelling visible on one of the walls.
Windows: Three-on-three pane 19th C sash windows in original frame. No shutters or architraves.
Doors: Modern glazed door made up of two sections each with 3/3 lights.
Fireplace: -
Floor: Carpet on solid floor.
Condition Good.
Comments -
Significance Significant on account of its historic structure particularly the jack vaults.

BASEMENT- Northern Half

Description of the Rooms: 10BNS/B1

Description/observation Corridor.
Ceiling: Modern ceilings with recessed lights.
Walls: Plastered.
Windows: -
Doors: Four panelled door in original 18th C frame and architrave to B5 and B3. Modern doors to B6 and B4.
Fireplace: -
Floor: Carpet on solid floor.
Fittings: Modern cupboards fitted along corridor leading to 10BNS/B6.
Condition Good.
Comments This corridor has been completely modernised.
Significance Neutral.

Description of the Rooms: 10BNS/B2

Description/observation Office for computer and maintenance services.
Ceiling: Modern acoustic ceilings with recessed lights and modern cornices.
Walls: Plastered.
Windows: 2x six-on-six pane 19th C sash windows in original frames. No shutters or architraves.
Doors: Heavy solid steel door to 10ANS/B6b.
Four panelled door to B3.
Fireplace: Blocked.
Floor: Carpet on solid floor.
Fittings: Cupboard and shelving fitted along the walls.
Condition Very untidy.
Comments The door to the corridor B1 has been blocked and the room would become more useful if it could be accessed directly from the corridor.
Significance Neutral.

Description of the Rooms: 10BNS/B3

Description/observation
Ceiling: Modern acoustic ceilings with modern florescent light fittings. Original cornices.

Walls: Simple panelling on all walls with dado rails and skirting to match.
 Windows: 2x six-on-six pane 19th C sash windows in original frames. No shutters or architraves.
 Doors: Two four panelled door in original frame and architrave.
 Fireplace: Blocked off.
 Floor: Carpet on solid floor.
 Fittings: Fixed shelving to one side of the fireplace.
Condition Good.
Comments The room would improve if the fireplace was opened up and the ceilings returned to plaster, the light fittings replaced with more sympathetic ones.
Significance Significant on account of the original fabric.

Description of the Rooms: B4

Description/observation Store.
 Ceiling: Modern ceilings with recessed lights.
 Walls: Plastered.
 Windows: 1x three-on-three pane sash window.
 Doors: Modern flush door.
 Fireplace: -
 Floor: Carpet on solid floor.
 Fittings: -
Condition Good.
Comments
Significance Neutral.

Description of the Rooms: B5

Description/observation Maintenance store and workspace.
 Ceiling: Plastered with florescent lights, with wiring clipped to the ceilings and walls.
 Walls: Painted brick.
 Windows: Three-on-three pane 19th C sash windows in original frame.
 Doors: Modern flush door with viewing panel.
 Fireplace: -
 Floor: York stone pavers.
 Fittings: Fitted worktop and shelves.
Condition Poor, the walls are damp and peeling, and the ceiling is cracked in places.
Comments This room should be refurbished and provided with better ventilation.
Significance Neutral.

Description of the Rooms: 10BNS/B6

Description/observation Modern WCs.
 Ceiling: Modern ceilings with recessed lights.
 Walls: Plastered.
 Windows: -
 Doors: Modern flush.
 Floor: Vinyl on solid.
Condition Good.
Comments -
Significance Neutral.

Description of the Rooms: 10BNS/B7-B9

Description/observation Sub-pavement vaults – not used.

Ceiling/walls: Brick vault; waterproofed to B9 (defective).

Doors: Modern.

Floor: Solid.

Condition: Poor: extensive movement cracks.

Significance: Significant.

GROUND FLOOR

Leased to Payne Hicks and Beach

Description of the Rooms: Entrance and Stairs

Description/observation Main entrance and staircase landing. The staircase was re-built in the late 18th C as a stone stairs, with simple painted iron balustrades of square bars and a mahogany handrail.
The stairs rise to the second floor level with the upper floors accessible through secondary stairs.

Ceiling: Stair soffit painted
Wall: Plastered and painted.
Windows: Six-on-six pane 19th C sash window at stair landing in original frame with replica 18th C sashes.
Doors: Original 18th C folding six panelled door to the chambers either sides of the stairs complete with lining and architraves.
Floor: Carpet on a solid floor.

Comments The stair landing is compromised by surface mounted conduits and various services haphazardly fixed to the walls.

Significance Highly significant on account of historic fabric.

Southern Side

Description of the Rooms: 10ANS/G1

Description/observation Corridor.

Ceiling: Modern with recessed lights and modern coved cornice.
Wall: Where the original panelling has survived on the east wall it is retained. Where this is lost as on of the west side it has been replicated at low level only on the new partition wall.

Windows: -
Doors: Modern inner six panelled half glazed door inner front door.
Six panelled replica doors in original frames to the rooms leading off the corridor.

Fireplace: -
Floor: Carpet on timber.
Fittings: Fitted bookshelves on the west wall and at the end of the corridor.

Comments This is a modern space created by rearranging the rooms on the west side, but some of the original details have been retained.

Significance Neutral.

Description of the Rooms: 10ANS/G2

Description/observation Office.

Ceiling: Painted jack vaults.
Walls: Simple panelling complete with dado rail and high profiled skirting.
Windows: 2x 6/6 19th C sash windows in original frames complete with shutters and architraves and window seats below.

Doors: Raised and fielded six panelled 18th C type door with architrave and door lining.

Fireplace: 19th C carved timber surround to fireplace with marble hearth.
Floor: Carpet on timber.
Fittings: -

Condition Good.

Comments The room is in a good condition and well maintained.

Significance Significant on account of its ceilings structure and layout of the room.

Description of the Rooms: 10ANS/G3

Description/observation	Office. This is one of the rooms that would have fallen within the carriageway which ran through this building up to the 1840s, and the jack vaulted ceiling of this room bears witness to its earlier function, and the 19 th C conversion works.
Ceiling:	Modern ceiling with modern coved cornice.
Walls:	Plaster and paint.
Windows:	2x six-on-six pane sash windows 19 th C complete with shutters and architraves.
Doors:	Raised and fielded six panelled door with architrave and door lining.
Fireplace:	19 th C carved timber surround to fireplace with marble hearth. Currently fitted with an electric heater.
Floor:	Carpet on timber.
Fittings:	-
Condition	Good.
Comments	Heater should be removed and fireplace restored.
Significance	Significant on account of the concealed jack vault ceilings behind the modern one and layout of the room.

Description of the Rooms: G4and 4a

Description/observation	Office. This room also previously formed part of the passage to Serle Street.
Ceiling:	Modern ceiling (presumably concealing jack vaults) with modern ornate cornice across opening to G4a. Florescent light fittings.
Walls:	Plaster and paint.
Windows:	2x six-on-six pane sash windows 19 th C complete with shutters and architraves.
Doors:	Raised and fielded six panelled 18 th C type door with architrave. A four pane door light above the door is odd in this context.
Fireplace:	19 th C carved timber surround to fireplace with marble hearth. Currently fitted with an electric heater.
Floor:	Carpet on timber.
Fittings:	-
Condition	Good
Comments	This room has been denuded of all its original features.
Significance	Neutral.

Description of the Rooms: G5a-b

Description/observation	Offices. B5a-b were originally a single room and have been divided recently.
Ceiling:	Painted jack vaults.
Walls:	Plaster painted. Panelling visible on the wall with the fireplace in G5b, with dado and skirting.
Window:	2x six-on-six pane sash windows 19 th C complete with shutters and architraves.
Doors:	Raised and fielded six panelled 18 th C type door with architrave. A four pane laylight above the door is odd in this context.
Fireplace:	In G5b blocked but the timber surround is visible.
Floor:	Carpet on timber.
Fittings:	Fitted shelf.
Condition	Good.
Comments	These rooms should be combined to form a unit.
Significance	Limited on account of the vaulted ceilings, the panelling and layout of the

rooms if brought together; partition is detrimental.

Northern Side

Description of the Rooms: 10BNS/G1

Description/observation Corridor and reception room. The wall between the corridor and what would have been a room to its west has been removed to create an open reception area.

Two small offices G5a-b have been created at the back of the reception.

Ceiling: Modern plaster ceiling with modern cornices.

Walls: Original corridor lined with simple panelling visible on the east wall of the corridor.

Walls around the reception area have been fitted with applied moulding to create the illusion of panelling.

Windows: -

Doors: Arched door light above a half glazed door set within a arched opening divides the corridor into two sections separating the reception area from the rest of the chamber.

A half glazed four panelled timber inner entrance door with an 18th C outer front door.

Six panelled door in original architrave and lining connects to G2.

Fireplace: -

Floor: Carpet on timber.

Fittings: Fixed reception desk.

Condition Good.

Comments The present layout, though convenient, does detract from the logic of the original layout of the chambers.

Significance Limited to the original panelling on the east wall and the arched glazed door; otherwise neutral at best.

Description of the Rooms: 10BNS/G2a-b

Description/observation Offices.

Originally a single room, this area is now divided into two separate rooms.

Ceiling: The ceiling is an ornate plaster ceiling with a wide egg and dart cornice.

Walls: Panelled in 18th C style with dado rails and skirting. Bad replicas have been used on the partition between the two room.

Windows: 2x six-on-six pane sash windows in original frames complete with shutters and architraves.

Doors: Main door to G2 is a six panelled 18th C type door with in original frame and architrave. The two inner doors leading to G2a and G2b are replicas.

Fireplace: Fireplace in G2b has been boxed in.

Floor: Carpet on timber floor.

Fittings: Fitted cupboard in recess.

Condition Good.

Comments It is a shame that the room is divided.

The fireplace should be opened up to see how much of it is intact.

Significance Significant on account of the panelling and ceilings; partition is detrimental.

Description of the Rooms: 10BNS/G3

Description/observation Waiting area.

Ceiling: Ornate plaster ceiling similar to that in G2. The heavy cornice profile is more in keeping with the ceiling pattern.

Walls: Panelled on all walls. Some original some repaired and replicated to complete the room.

Windows: 2x six-on-six pane sash windows in original frames complete with shutters and architraves.

Doors: Six panelled 18th C type door in original frame and architrave, the door lining which would have also housed the gown closet has been removed. Door interconnecting with G2 has been fixed shut.

Fireplaces: Carved painted timber surround in a late 18th C style with a modern fireplace grate and hearth.

Floor: Carpet on timber.

Fittings: Fitted cupboard, probably Victorian.

Condition Good.

Comments This room is well maintained.

Significance High on account of the historic fabric including ceiling panelling fittings fireplace and windows.

Description of the Rooms: 10BNS G4

Description/observation Library.

Ceiling: Plaster with modern replica cornices.

Walls: Panelled (but panelling concealed behind bookcases).

Windows: 2x six-on-six pane sash windows in original frame with sashes and architraves.

Door: Six panelled door in original frame and architrave.

Fireplace: 18th C painted timber surround.

Floor: Carpet on timber.

Fittings: Fitted bookshelves.

Condition Good – but in need of some re-decoration.

Comments This room would benefit if the shelves were rationalised.

Significance Significant.

Description of the Rooms: 10BNS/G5a/b

Description/observation These are two modern rooms carved out within the original scheme.

Ceiling: Modern plaster ceiling with recessed lights.

Walls: Plaster, a section of panelling is visible on the side of G5b.

Doors/windows: High level window in G5b and four-on-four pane sash window in G5a with secondary glazing on inner face.

Fireplace: -

Fittings: Shelving fixed to walls.

Condition Requires re-decoration.

Comments These rooms detract from the layout of the original space.

Significance Detrimental.

FIRST FLOOR

Description of the Rooms: Staircase

Description/observation	Main entrance and staircase landing. The landing has been recently furnished with modern fitted cabinets.
Ceiling:	Stair soffit, painted
Walls:	Plastered and painted.
Windows:	Six-on-six pane sash window at stair landing in original frame with replica 18 th C sashes.
Doors:	Original 18 th C folding six panelled door to the chambers either sides of the stairs complete with lining and architraves. The third central door has been blocked shut.
Floor:	Solid floor.
Condition	Good.
Comments	
Significance	High on account of historic fabric.

Southern Section

Description of the Rooms: 10ANS/F1

Description/observation	Corridor.
Ceiling:	Plastered with recessed lights and modern cornices. A small section of the original cornice from the rear room is visible in the southern end of the corridor.
Walls:	Plastered and painted.
Windows:	-
Doors:	As described above. The southern end of the corridor has been designed with modern replica arches and pilasters to provide access to rooms F3-5.
Floor:	Carpet on timber.
Fittings:	-
Condition	
Comments	This is a recently refurbished modern space with salvaged doors and architraves.
Significance	Limited to the original doors and architraves and to the layout of the corridor.

Description of the Rooms: 10ANS/F2

Description/observation	Conference room. This is one of the more important rooms of the chambers and appears to have retained most of its original fixtures and fittings.
Ceiling:	Lath and plaster. Heavy late 18 th C cornices repaired and replaced in places to complete the room.
Walls:	Simple 18 th C beaded panelling with dado rail moulded with a scroll pattern and torus skirting to match. Heavier raised panel above mantle
Windows:	2x six-on-six pane sash windows in original frames shutters. The sashes are 19 th C replacement.
Doors:	Six panelled 18 th C door in original frame and architrave, with ornate door head above. The original door lining would have contained a gown closet, but this has been lost.
Fireplace:	18 th C carved timber surround to the marble fireplace.
Floor:	Carpet on timber.

Fittings: -
Condition Good – recently re-decorated.
Comments This is a fine room and has been modernised sympathetically.
Significance High.

Description of the Rooms: 10ANS/F3

Description/observation Office.
Ceiling: Lath and plastered. Heavy late 18th C cornices repaired and replaced in places to complete the room.
Walls: Simple 18th C beaded panelling with dado rail moulded with a scroll pattern and torus skirting to match. The outer corners of the panelling are articulated with a moulded bead, and the architraves are similarly detailed.
Windows: 2x six-on-six pane sash windows in original frames shutters. The sashes are 19th C replacement
Doors: Six panelled 18th C type door in original frame and architrave.
Fireplace: Carved timber surround to marble fireplace appears to be 18th C.
Floor: Carpet on timber.
Fittings: Cupboards either side of the chimney breast surface articulated so that these appear as part of the panelling.
Condition Looking tired and would benefit from re-decoration.
Comments A surface mounted pipe runs along the bottom edge of the cornice and the room would benefit from its removal.
Significance High.

Description of the Rooms: 10ANS/F4-5

Description/observation Offices.
These rooms would have formed a single chamber with a door linking it to F6.
Ceiling: Plastered with cornices.
Portions of the original cornice, matching that of F7 is visible in both rooms, but these are not continuous.
Walls: Plastered and painted.
Windows: 2x six-on-six pane sash windows in original frames shutters. The sashes are 19th C replacement.
Doors: F4 – Replica door.
F5 – Salvaged six panelled door.
Fireplace: Replica fireplace matching that of F2 in F4.
Floor: Carpet on timber.
Fittings: Free standing 18th C bookcase on the western wall.
Condition Good – recently re-decorated.
Comments The panelling on the northern wall of F5 has been altered and is missing the dado rail.
Significance Limited to original cornices and doors.

Description of the Rooms: 10ANS/F6-F7

Description/observation Offices.
This was originally a single room which has now been sub-divided.
Ceiling: Plastered ceilings.
Portion of the earlier cornice visible on one wall in F6.
New replica cornices throughout F7.
Walls: F6 plastered, panelled on wall with F5.
F7 plastered and painted.
Windows: 2x six-on-six pane sash windows in original frames and shutters. The sashes are 19th C replacement.

Doors: F6-7- Replicas of the six panelled door, frame and architrave found elsewhere.

Fireplace: Chimney breast visible in F7 but no fireplace.
No fireplace in F6.

Floor: Carpet on timber.

Fittings:

Condition: Good.

Comments: A laylight has been fitted above the door in F6.

Significance: Limited, due to extension rebuilding and alteration.

Northern Section

Description of the Rooms: 10BNS/F1

Description/observation: Corridor.

Ceiling: Plastered with recessed lights and modern cornices.

Walls: Plastered and painted with replica panelling up to dado height, and a picture rail above.
19th C arched openings leading to F3 and F4.

Windows: -

Doors: As described above for F3 and F4.
Painted 18th C architrave to F2 and salvaged polished timber architrave to F5.

Floor: Carpet on timber.

Fittings:

Condition: Fair.

Comments: Section of wall above picture rail is pulled forward, presumably to conceal services. This however over-sails the architrave to F2 and would benefit from being raised to expose the full architrave.

Significance: Significance limited to the original doors and architraves and to the layout of the corridor.

Description of the Rooms: 10BNS/F2

Description/observation: Conference room. This is one of the more important rooms of the chambers and appears to have retained most of its original fixtures and fittings.

Ceiling: Lath and plastered. Heavy late 18th C cornices repaired, and replaced in places to complete the room. The lower section of the cornice in particular appears to have been cleaned and replaced in part

Walls: Simple 18th C beaded panelling with dado rail moulded with a scroll pattern and torus skirting to match. The outer corners of the panelling are articulated with a moulded bead, and the architraves are similarly detailed.

Windows: 3x six-on-six pane sash windows in original frames shutters. The sashes are 19th C replacement.

Doors: 2 x polished (mahogany) 6 panelled raised and fielded timber 18th C type doors, in painted architrave matching the dado rails and beading of the panelling. Ironmongery 19th C. It is unclear if the original door lining would have contained a gown closet.
The door leading to the stair landing has been fixed shut.

Fireplace: 18th C two toned marble fire fireplace.

Floor: Carpet on timber.

Fittings:

Condition: Good – recently re-decorated.

Comments: This room has been extended to include what would have been a separate room on the southern side (see second floor layout). However, it is not clear when this change took place.

Significance: High on account of the historic interiors.

Description of the Rooms: 10BNS/F3

Description/observation	Meeting room.
Ceiling:	
Walls:	Simple 18 th C panelling and painted walls with dado rail and simple profiled skirting.
Windows:	2x six-on-six pane 6/6 sash windows in original frames shutters. The sashes are 19 th C replacement.
Doors:	Polished (mahogany) 6 panelled raised and fielded timber 18 th C type doors, in polished architraves, appear to be original to the room.
Fireplace:	Replica fireplace matching that of F2.
Floor:	Carpet on timber.
Fittings:	Free standing 18 th C bookcase on the western wall.
Condition	Good – recently re-decorated.
Comments	The panelling on the northern wall of this room has been altered and is missing the dado rail.
Significance	High on account of the historic interior features.

Description of the Rooms: 10BNS/F4-F5

Description/observation	F4: waiting room connected to F5 with a door. F5: meeting room.
Ceiling:	Plastered with replica cornice in F4. Simple 19 th C cornices in F5.
Walls:	F4 Plastered and lined with wall paper. F5 lined with replica panelling.
Windows:	2x six-on-six pane sash windows in original frames shutters per room. The sashes are 19 th C replacement.
Doors:	F4 – 1 salvaged and one replica 6 panelled raised and fielded doors, in original frames and polished architrave. Door to corridor with 19 th C arched door light above. F5- Replica of the door in F5 with salvaged architraves of an earlier period.
Fireplace:	Chimney breast visible in F4 but no fireplace. No fireplace in F5.
Floor:	Carpet on timber.
Fittings:	F4 shelves under window cill. F5 fitted cupboards under window cill.
Condition:	Good.
Comments	These rooms are modern rooms with a few retained fittings from the original space.
Significance	Limited to historic fabric.

SECOND FLOOR

Description of the Rooms: 10ANS/S1

Description/observation	Corridor. Generally 18 th C fit-out with plaster ceiling, cornice, wall panelling etc. An archway divides off the southernmost bay serving rooms 10ANS/S3, S4 and S5. Door openings retain some original joinery made up with modern reproductions – see relevant room descriptions for each door.
Condition	Good.
Comments	
Significance	Significant.

Description of the Rooms: 10ANS/S2A and B

Description/observation	Offices. The original room S2 has been sub-divided by modern partitions to give two smaller rooms and a lobby.
Ceiling:	Plaster, flat. Early-mid 18 th C pattern egg and dart cornice in timber.
Walls:	Early-mid 18 th C pattern under cornice noted above.
Windows:	Sliding sashes of late 18 th C pattern in earlier box frames with shutters.
Doors:	North wall contains fine 18 th C six panelled door in a good door case, now fixed shut. Access doors to the sub-divided rooms are modern six panel. The door leaf to the corridor A/S1 has been removed, though the opening remains providing access to the lobby.
Fireplace:	Entirely removed and opening filled.
Floor:	Carpet on timber boards.
Fittings:	
Condition	Good.
Comments	
Significance	Significant, except modern partitions (detrimental).

Description of the Rooms: 10ANS/S3

Description/observation	Office.
Ceiling:	Plaster, flat. Early-mid 18 th C pattern egg and dart cornice in timber.
Walls:	Early-mid 18 th C panelling under cornice noted above.
Windows:	Sliding sashes of late 18 th C pattern in earlier box frames with shutters.
Doors:	Mid-late 18 th C six panel door leaf retained.
Fireplace:	Victorian grate in Edwardian surround.
Floor:	Carpet on timber boards.
Fittings:	
Condition	Good.
Comments	
Significance	Significant.

Description of the Rooms: 10ANS/S4

Description/observation	Photocopy bay. Entirely modern finishes.
Condition	Good.
Comments	
Significance	Neutral.

Description of the Rooms: 10ANS/S5

Description/observation	Office. Ceiling: Plaster, flat. Heavy plain cornice, no enrichments. Walls: Mid 18 th C pattern panelling under cornice noted above. Windows: Sliding sashes of late 18 th C pattern in earlier box frames with shutters. Doors: Mid-late 18 th C six panel door leaf retained, top two panels glazed. Fireplace: Opening blocked within 18 th C surround. Floor: Carpet on timber boards. Fittings:
Condition	Good.
Comments	A slightly lower status room than those facing the square.
Significance	Significant.

Description of the Rooms: 10ANS/S6a, b and c

Description/observation	Office (a), lobby and WCs (b and c). Modern rooms created by sub-dividing an original space; some earlier partitions have been removed to achieve the present layout; modern doors; fireplace entirely removed and opening blocked; new floor coverings on timber.
Condition	Good.
Comments	The removal of all original features has effectively made the present arrangement and sub-division of the original room irreversible.
Significance	Neutral.

Description of the Rooms: 10NS/S7

Description/observation	Staircase and landing. Ceiling: Painted soffit, roof light above. Walls: Plaster. Windows: Sliding sashes of late 18 th C pattern in earlier box frames with shutters. Doors: 3no. 18 th C bi-fold outer doors with letter slots, heavy pattern. Fireplace: Floor: Staircase: Stone treads and landings (where a textured cement screed has been applied; iron stick balusters support an oak handrail; another iron rail runs up the wall. All very utilitarian. General appearance is late 18 th C/early 19 th C. Fittings: 19 th C boot scraper to right hand side of door to B/S1.
Condition	Good.
Comments	The date of this staircase does not appear to correspond directly to the post 1752 fire re-building, but may relate to the 1790s programme of work which included the addition of the fourth floor front room.
Significance	Significant.

Description of the Rooms: 10NS/S8

Description/observation	Office. Generally as S2, but: Walls: Plain panelling (18 th C) with small timber cornice; modern flat panels laid on top on south wall conceals part of the cornice here. Doors: Modern six panel. Fittings: Early 20 th C cupboard built into arched opening which formerly connected to room B/S2.
Condition	Fair.
Comments	There is no obvious explanation for the south wall lining.

Significance Significant.

Description of the Rooms: 10BNS/S1

Description/observation Corridor; includes link through party wall to 11 New Square.
Ceiling: Plaster; sections of cornice to area outside 10BNS/S3 and S4.
Walls: Retained 18th C panelling (including door linings to 10BNS/S2 and S3) and arch across the middle of the corridor; early 20th C partition to 10BNS/S5 appears to have been part glazed when built.
Windows: None.
Doors: See details for rooms.
Fireplace:
Floor: Carpeted timber.
Fittings:
Condition Good.
Comments The partition to 10BNS/S5 is unlike any others in the building.
Significance Limited.

Description of the Rooms: 10BNS/S2, S3

Description/observation Offices.
Ceiling: Plaster, flat, with heavy plain cornice, with dentils added at S3.
Walls: 18th C/early 19th C panelling with moulded dado; south wall in S2 has two blocked door openings and a large central arched feature, though the purpose of this is not clear.
Windows: As 10ANS/S2, but with modern cupboards filling the recess below cill level.
Doors: Six panel, probably mid-late 19th C – does not quite go with the panelling.
Fireplace: Blocked and surrounds removed.
Floor:
Fittings: 19th C iron safe built into west wall of 10BNS/S3.
Condition Good.
Comments
Significance Significant.

Description of the Rooms: 10BNS/S4

Description/observation Office.
Ceiling: Modern plain plaster. 18th C cornice as at 10ANS/S5 to south wall, with a modern cornice to the other walls.
Walls: Ditto, except south wall which appears to be a modern lining over older fabric; partition to corridor is new.
Windows: As 10ANS/S2; no shutters.
Doors: As 10BNS/S2.
Fireplace: Entirely removed, opening blocked.
Floor: Carpeted timber.
Fittings:
Condition
Comments Largely a new room.
Significance Limited.

Description of the Rooms: 10BNS/S5

Description/observation Office.
Generally as 10BNS/S4, but there is retained panelling as at 10ANS/S5 to the south and west wall. Modern linings have been fitted to the other two

walls.
Condition
Comments
Significance Limited.

THIRD FLOOR

The floor retains the expected layout over its nine-bay width, with the main stair rising in the central rear bay, a space a single bay wide to the front centre, and elsewhere rooms front and rear off a central corridor to both north and south. However, many of the partitions forming the rear rooms are modern.

Description of the Rooms: 10ANS/T1

Description/observation	Corridor.
Ceiling:	Painted plaster, retains 19 th C cornice.
Walls:	Plaster finish.
Windows:	
Doors:	Modern throughout; retained early 18 th C linings to openings to front rooms.
Fireplace:	
Floor:	Carpeted.
Staircase:	Late 19 th C/early 20 th C stairs lead up to fourth floor attic (used for storage).
Fittings:	
Condition	
Comments	
Significance	Limited.

Description of the Rooms: 10ANS/T2

Description/observation	Office.
Ceiling:	19 th C plaster with associated cornice.
Walls:	Plastered – doorway to T7 is blocked.
Windows:	19 th C sliding sash, linings and architraves, no shutters.
Doors:	Modern.
Fireplace:	Has been removed and opening filled.
Floor:	Carpeted timber.
Fittings:	
Condition	Fair.
Comments	
Significance	Limited.

Description of the Rooms: 10ANS/T3

Description/observation	Offices. The single former room has been sub-divided by modern partitions to form two small offices, a lobby and a connecting route through to No 11. Finishes generally as T2, but note:
Ceiling:	Has large egg and dart cornice.
Walls:	Retained 19 th C skirtings.
Floor:	Carpeted, and has a slope.
Condition	Fair.
Comments	
Significance	Limited; the partitions are detrimental.

Description of the Rooms: 10ANS/T5 and T6

Description/observation	Offices. The door to the corridor serving T5 has been blocked; the room is now
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reached via a large opening from T6.
 Modern finishes throughout include suspended ceiling, plastered walls and a carpeted floor.

Windows: 19th C sliding sashes have cills, no apron recess down to floor; no shutters; secondary glazing fitted.

Fireplace: Edwardian fitting at T5, all removed and opening blocked at T6.

Condition Fair.

Comments This room has been stripped of all its original features.

Significance Neutral.

Description of the Rooms: 10NS/T7

Description/observation A 19th C room, originally connected to the rooms on each side. Generally all as 10ANS/T2; there was once a small fireplace at the southeast corner of the room.

Condition Fair.

Comments

Significance Significant.

Description of the Rooms: 10NS/T8

Description/observation Access stair.
 This small stair which serves the fourth floor front was sub-divided from T7 in 19th C, and has typical detailing of that period.

Condition Fair.

Comments

Significance Significant.

Description of the Rooms: 10NS/T9

Description/observation Main stair.
 Matches the design of the flights up from ground floor. Doors to sets of rooms north and south have late 18th C six panel outer leafs, and six panel inner leafs, now mutilated by being part glazed.

Condition Good.

Comments

Significance Significant.

Description of the Rooms: 10BNS/T1

Description/observation Corridor.
 Generally modern finishes, except surviving 18th C architraves to rooms T2, T3 and T9; the door leaf to T2 is of the same period, the others being modern.

Condition Good.

Comments

Significance Limited.

Description of the Rooms: 10BNS/T2

Description/observation Office.

Ceiling: Lowered plaster ceiling incorporates spot lighting.

Walls: Plastered; modern built-in shelves to south wall.

Windows: As 10ANS/T2, T3 and T7.

Doors: To T1 – see T1.

To T7 – modern half-glazed door.
Fireplace: Entirely removed and opening blocked.
Floor: Carpet on timber.
Fittings:
Condition Fair.
Comments Modern door to T7 is a disappointment.
Significance Limited.

Description of the Rooms: 10BNS/T3

Description/observation Office.
As 10BNS/T2 except:
Doors: Modern six panel door leaf.
Fireplace: Large and curious Edwardian fitting.
Condition Fair.
Comments
Significance Limited.

Description of the Rooms: 10BNS/T4

Description/observation Kitchenette.
Entirely modern fit-out; modern roof light.
Condition Tired.
Comments
Significance Neutral.

Description of the Rooms: 10BNS/T5

Description/observation Office.
Ceiling: Plaster; lower than rooms facing the square eg 10BNS/T3.
Walls: Modern plaster except to east side, which retains 18th C plain panelling and architrave to door.
Windows: As 10ANS/T5 and T6.
Doors: Modern six panel.
Fireplace: Modern faux Georgian surround, opening blocked.
Floor: Carpeted timber.
Fittings:
Condition Fair.
Comments
Significance Limited.

Description of the Rooms: 10BNS/T6

Description/observation Office.
Generally as 10BNS/T5 except:
Walls: Entirely plain plaster.
Fireplace: 18th C plain surround still exists.
Condition Fair.
Comments
Significance Limited except fireplace (significant).

FOURTH FLOOR

The three rooms on the fourth floor are built within the 19th C roof space facing the square.

Description of the Rooms: 10NS Frth 1-3

Description/observation	Offices
Ceiling:	Plastered soffit of the roof slope.
Structure:	The roof timbers are exposed and act as dividers between the spaces.
Windows:	Arched window in central pediment with a central opening casement. Two 3/6 sash windows set within the dormers facing the square. Two smaller casements and a rooflight along the rear slope. Large modern roof light over the entrance stairs and along the rear slope of the roof.
Doors:	Entrance door to the space is a four panelled door with flush panelling opening onto the curved stairs.
Floors:	Carpet on timber.
Stairs:	Curved.
Fittings:	-
Condition	Good.
Comments	This space has been recently modernised and is in good condition. The attic extends further and is used for storage (see 10ANS/T1). The central pitch of the roof is accessible from a second staircase, but it is too low to be habitable and is used only for storage.
Significance	High on account of the historic structure. The other two pitches are 18 th C roofs and these are of higher significance.

Section: NEW SQUARE

Location: 11 NEW SQUARE

Introduction and Brief History: The buildings at 11 New Square were first constructed in 1693-97, and comprised a basement, ground, first and second floors. A third floor was added after 1720. Following a fire in 1752, the building was partly re-built. In 1845-46, 11A was added, forming a Porter's Lodge at ground floor level, with accommodation on the first floor above. The upper floor was incorporated into the Chambers at No. 11 after WW2. Following extensive bomb damage in WW2, the building was substantially re-built in 1947-49. The entrance panelling and doors were presented by the Canadian Bar Association. At the same time, the second floor party wall to No. 10 was opened up.

Leases Basement, ground, second floor north, third floor north and the fourth floor north are occupied by Radcliffe Chambers. Payne Hicks Beach occupy the remaining parts of the second and third floors (which are accessed from 10 New Square). The first floor is occupied by John Moore Chambers.

Vulnerability Being essentially newly built post-war, few changes have yet been made to the layout, though this risk remains. The now redundant fireplaces have often been neglected and remain vulnerable to loss. At the same time, the building has not been fitted with a more modern central heating system, relying on convector heaters in most rooms. If a more effective system is installed, the joinery will become vulnerable to shrinkage cracks. The installation of additional wiring and other electrical equipment is also likely to be intrusive if not carried out carefully.

Summary Significance The exterior elevations are highly significant for their townscape value. The interiors, whilst well presented and in good condition generally, are of limited architectural significance. However, it would be a pity to destroy them wantonly as long as they remain fit for purpose, or capable of meeting that need with only modest intervention such as the renewal of electrical services which is currently in progress.

Documentary Evidence Lincoln's Inn Library:

E29: New Square Committee of Proprietors Correspondence:

E291 letter books 1905-1926

E292 letter books 1926-1928

E293 letter books 1929-1940

Lincoln's Inn Library:

Floor Plans accompanying 1860 Lincoln's Inn Act

E5-35 New Square and Star Yard (pre-1845) showing Bog House area

E5-37 New Square Garden 31 plans (early to mid 20th century duplicates)

E5-40 New Square drainage plan (post 1937)

E2c – New Square Committee of Proprietors minutes

E2c1 1860-1904

E2c2 1905-1930

E2c3 1930-1944

E2c4 1946-1985

E2c5 1986-1993

E2c6 1994-1983

E2d New Square Committee of Proprietors Bluejackets (including correspondence, plans, estimates, contracts, bills for maintenance and alterations)

E2f New Square Committee of Proprietors Accounts

E2f2 April 1877

E2f3 1862-1938

E2f4 1968-1949

E2f5 1964-1990

11 New Square:

Lincoln's Inn Library

E5-41: War damage plans 1948 (10 plans)

E5-42: War damage plans 1948 (11 plans)

E5-43: War damage re-construction 1949 (7 plans)

E5-44: War damage re-construction 1949 (7 plans)

E5-45: Details of entrance hall and staircase 1950 (2 plans)

Camden Planning Application 900281 (1990)

Alteration of WCs at basement level and framed extension to fire escape at roof level.

See also 9070101 (1990)

London Metropolitan Archive

Drainage Plan, Cuthbert Lake 1937

Cuthbert Lake 1940

Plans of room usage, basement, ground floor, first floor, second floor, third floor, front elevation.

Cuthbert Lake 1950

Ground floor plan, first, second floors plans, three sections, details of entrance hall and panelling.

11A New Square:

Camden Planning Application 9401074 (1994)

Conversion of residential space above Porter's Lodge to chambers linked to No 11 New Square.

ROOF

Description/observation	Completely re-built post war. Steep pitches E and W contain 4 no. third floor dormers E, and 6 dormers W, all lead clad. Roof slopes tiled, short inner pitch to asphalt flat roof over the third floor rooms. Solar reflective paint applied. Roof is penetrated by escape stairs from N & S chambers – brick enclosure, asphalt roofs, and 4 no. stacks. Higher party walls to S (10 NS) and N (11A NS) also contain multiple flues.
Condition	Sound.
Comments	I do not understand why 11NS was not re-built with three full storeys and a fourth floor within the roof like the other buildings.
Significance	Neutral.

FRONT (EAST) ELEVATION

Description/observation	Basement, ground, two upper storeys and attic, 8 bays – entrance offset to south.
3 rd Floor Attic:	Described under roof – all post war.
2 nd Floor:	Re-built in full post war – purple red brick Flemish bond under Portland stone coping; rubbed brick flat arches over windows which are sliding sashes, stone cills, boxes visible (not recessed ½ brick). Projecting string band below 2 nd floor windows separates from 1 st floor.
1 st Floor:	Generally as 2 nd , retains some historic brick, plus plaques under 2 nd , 4 th and 6 th windows from south. Another string band below.
Ground Floor:	Mostly old brick except at 3 rd bay from south, 4 th bay has entrance door with surround, broken segmental pediment above.
Basement:	All rendered – minor plinth projection below G floor cills. Door under front entrance.
Area:	Wide paved York stone with cement repairs; Portland stone steps up (nosings repaired in cement) have original iron handrail.
Entrance:	Stone paved access to entrance on rendered brick arch; railings as area steps. Perimeter area rails probably 19 th /20 th C replacements. Rainwater goods – 1940s cast iron, 2 no. large hoppers.
Condition	Sound.
Comments	
Significance	Highly significant for townscape value; actual fabric itself at 2 nd floor and above is of limited significance.

REAR (WEST) ELEVATION

Description/observation	Generally matches front – re-built post war, 2 nd floor and roof. Same layout. Bays 5 & 4 have rear projection across back area at ground floor level in stock brick containing WCs – very ugly. Historic tall spiked railings south of rear extension, post war replacements to north. Lots of ugly surface wiring in area.
Condition	Sound.
Comments	
Significance	As front elevation.

NORTH ELEVATION

Description/observation	Visible only at 2 nd and 3 rd floor levels above NS11A where re-built post war in purple brown brick. 2 large projecting stacks; single window at 3 rd floor, 3 no. at 2 nd floor, inscribed stone plaque (reclaimed) between 2 nd and 3 rd floor windows.
Condition	Sound.
Comments	The plaque is too high up to be legible.
Significance	Significant for townscape value, though fabric itself is of limited significance.

11A NEW SQUARE ELEVATIONS

Description/observation	Two storeys high Porter's Lodge, built in 1846, flat originally to upper floor now part of chambers at no.11. Red brick with dark headers in diaper pattern, Bath stone dressings to quoins and windows, flat lead covered roof behind brick parapet with "Tudor" stone coping. Tudor stone window surrounds contain timber sliding sash windows. Rectangular lead rainwater pipes. Lead roof covering to porch, accessed by short flight of stone steps.
Condition	Moderate – brick decaying at flat roof level.
Comments	Not having been re-built post WW2, this building retains more original fabric than no.11.
Significance	Highly significant.

BASEMENT
(All occupied by Radcliffe Chambers)

Description of the Rooms: 11NS/B1

Description/observation Basement Entrance.
Undecorated archway under bridge across to front door above provides access from front area. Walls and ceiling all plain plaster. 1950s wired glass half glazed timber doors to front, later half glazed timber fire doors to stairs. Cement screed floor; built-in modern cupboards to both long walls make the space narrow.

Condition Scruffy.
Comments -
Significance Limited.

Description of the Rooms: 11NS/B2

Description/observation Stairs.
Ceiling: Plastered soffit to flight/landing above.
Walls: Plaster over modern dado.
Doors: Solid panel softwood to chambers north and south presumably 1950s to earlier pattern.
Staircase: Modern undersized barley sugar twist balusters and cheap hardwood handrail.
Floor: Carpeted concrete.
Fittings: Radiator – being rewired at time of writing.
Condition Messy due to ongoing works.
Comments Staircase balustrade is poor quality work.
Significance Neutral.

Description of the Rooms: 11NS/B3

Description/observation Corridor.
Same finishes as rooms B4-B6, built-in shelves to S end recess.

Condition Good.
Comments -
Significance Limited.

Description of the Rooms: 11NS/B4

Description/observation Office.
Ceiling: Flat plaster.
Walls: Flat plaster, skirting.
Windows: 6 on 6 pane sash as upper floors.
Door: Modern 6 panel moulded hardboard.
Fireplace: Small 1950 bolection surround, cast iron insert, new gas flue inserted, concrete hearth.
Floor: Carpet on concrete.
Fittings: String and wall lights all modern, radiator cabinet under window.
Condition Good.
Comments -
Significance Limited.

Description of the Rooms: 11NS/B5

Description/observation Office.
All as B4, except new carpet, no fireplace, extensive low level cupboards and shelves to N (full length), W (ditto) and S to both sides of chimney breast.

Condition Very good.
Comments -
Significance Limited.

Description of the Rooms: 11NS/B6

Description/observation Office.
All as B4, including fireplace grate and insert, timber surround has shelf, security shutters to windows, extension built-in modern hardwood shelves.

Condition OK.
Comments -
Significance Limited.

Description of the Rooms: 11NS/B7

Description/observation Kitchen
As B4. Altro floor, no fireplace, kitchen fittings all new-ish.

Condition Beginning to wear.
Comments -
Significance Neutral.

Description of the Rooms: 11NS/B8

Description/observation Corridor.
As B3, but door openings off mostly 20th C softwood (except to B12); 6 panel door to B2, raised and fielded. Extensive built-in shelves to walls, radiator cabinet.

Condition Needs re-decoration.
Comments -
Significance Limited.

Description of the Rooms: 11NS/B9

Description/observation Office.
As B3, fireplace has been renewed with neo-Regency item; downstand E-W beam to ceiling, full height/length shelves to S wall.

Condition Good.
Comments Fireplace a poor quality reproduction.
Significance Limited.

Description of the Rooms: 11NS/B10

Description/observation Office.
As B3, though different new gas flame grate; downstand E-W beam, full height shelves N & W walls, modern built-in mahogany to S as B6. Re-used mid 19th C door with good furniture.

Condition Good.
Comments -
Significance Limited.

Description of the Rooms: 11NS/B11

Description/observation Office.
As B3, plus aluminium secondary glazing, lots of built-in shelves, full height. Fireplace nearly invisible. Door similar to B10.

Condition Good.

Comments A very dreary room.

Significance Limited.

Description of the Rooms: 11NS/B12

Description/observation Office.
Entirely modern fit out, basic room as B11.

Condition Good.

Comments Nothing of merit.

Significance Limited.

Description of the Rooms: 11NS/B13

Description/observation Vault (under 11A New Square).
Plastered surfaces, area for storage. Small high level window to E – vault is in fact only a “half” vault – full height to south, curving down to north. Modern partitions to E side contain shower room and boilers.

Condition Good.

Comments -

Significance Significant structure, otherwise neutral.

Description of the Rooms: 11NS/B14

Description/observation Ladies WC.
In rear block – built across rear area, under renovation.

Condition n/a

Comments -

Significance Limited/neutral.

GROUND FLOOR
(all occupied by Radcliffe Chambers)

Description of the Rooms: 11NS/G1

Description/observation Entrance.
Re-built post war – all 1940s work unless stated.
Ceiling: Flat plaster, heavy cornice – plaster with dentils.
Walls: Upper part plaster over $\frac{3}{4}$ height mid Georgian style panelling inscribed as gift from Canadian Bar Association – all unpainted pine.
Door: Double door with fixed fanlight over to stair hall G2.
Floor: Black/white marble paving.
Fittings: Being re-wired; name board at opening to square, matwell.
Condition Plaster cracked to square side – damp? Door scuffed.
Comments -
Significance Panelling is significant, otherwise limited.

Description of the Rooms: 11NS/G2

Description/observation Stairs.
Ceiling: Soffit to flight above, no cornice.
Walls: Painted plaster, later dado, panelling to stairs up and rear passage to WCs.
Windows: A small “fanlight” to half landing in top part of proper window location.
Door: Outer doors to N & S chamber are bi-fold, inner lead to G3 fully glazed, modern, to G7 1950s 6 panel.
Floor: Modern marble – not very nice.
Stairs: Up, as described for first floor; Down – later panels and handrail.
Condition Presently being rewired – a mess.
Comments Staircase is apparently part recycled from elsewhere.
Significance Limited.

Description of the Rooms: 11NS/G3

Description/observation Reception.
All generally as 11B NS S6; larger skirting, later high level cupboard – southern end knocked through.
Condition Worn.
Comments -
Significance Limited.

Description of the Rooms: 11NS/G4

Description/observation Photocopier bay.
Ceiling: Painted plaster and plaster cornice (18th C style).
Walls: 18th C style panelling – moulded and recessed panels – flat below dado, simple skirting, top part flat above ‘picture rail’ moulding.
Window: 6 on 6 pane sliding sash in panelled reveals, seat.
Door: 5 panel – raised and fielded 1950s, brass furniture, modern closer.
Fireplace: At corner splay, bracketed surround in softwood, reeded iron insert, steel trim to missing grate.
Floor: Carpeted timber.
Fittings: Modern spotlights, convector heater by window, built in ‘Georgian’ shelving with low level cupboards.
Condition Good – pity about IT ducts to N wall; paint worn by door.
Comments -
Significance Limited.

Description of the Rooms: 11NS/G5

Description/observation	Office.
Ceiling:	Flat plaster, elaborately moulded cornice.
Walls:	Full height panelling, integral bookshelves to south wall. Dado rail, basic skirting.
Window:	As G4.
Door:	6 panel raised and fielded, correct furniture.
Fireplace:	Heavy bolection surround, cast iron insert, steel trim, no grate, slate hearth.
Floor:	Carpeted timber.
Fittings:	Lighting, convector heater.
Condition	Good.
Comments	-
Significance	Limited.

Description of the Rooms: 11NS/G6 and G12

Description/observation	Office.
	2 rooms knocked together, original walls project.
Ceiling:	Painted plaster, heavy dentil and egg and dart cornice (cove in G12).
Walls:	Painted plaster, small skirting.
Windows:	3 no. sliding sashes as elsewhere; seats under.
Doors:	6 panel as elsewhere.
Fireplace:	Dark grey marble surround, shelf over, reeded iron insert, steel frame but no grate.
Fittings:	Built-in cupboard – newish.
Floor:	Carpeted timber.
Condition	Needs re-decorating.
Comments	The room would be enhanced if the built-in cupboard were removed.
Significance	Limited.

Description of the Rooms: 11NS/G7 and G8

Description/observation	Conference Rooms.
Ceiling:	Painted plaster, heavy cornice as 11NS/G6.
Walls:	Panelled as 11NS/G5.
Windows:	As G5.
Doors:	5 panel, otherwise as G5.
Fireplaces:	G7: bracketed timber surround with marble slips and cast iron insert; G8: pale grey veined marble bolection moulding, reeded cast iron insert, steel trim to missing grate. No hearth to either.
Floor:	Carpeted timber.
Fittings:	Modern lighting, radiator cabinets.
Condition	Good.
Comments	Is marble to fireplaces a re-use of older material?
Significance	Limited.

Description of the Rooms: 11NS/G9

Description/observation	Office.
Ceiling:	Flat plaster, cornice as G7 and G8.
Walls:	Flat plaster, small skirting.
Windows:	Sashes as elsewhere, seats under as G6.
Door:	6 panel as elsewhere.
Fireplace:	Modern faux “Adam” surround. Slips, cast iron insert and steel trim to

opening as elsewhere, no grate or hearth.
Floor: Carpeted timber.
Fittings: Built-in shelves to N & W walls, central pendant light.
Condition Reasonable.
Comments Fireplace not well suited to room.
Significance Limited.

Description of the Rooms: 11NS/G10

Description/observation Office.
Ceiling: Flat plaster, cornice as G12.
Walls: Painted plaster, minimal skirting.
Door/Window: As G9.
Fireplace: Removed – not re-built after war?
Fittings: Central light, radiator cabinet, built in shelves (1990s), 1940s cupboard to recess in S wall.
Condition Needs re-decorating.
Comments Room lacks focus without fireplace.
Significance Limited.

Description of the Rooms: 11NS/G11

Description/observation WCs (Gents).
New fitting out in 19th C rear block – plaster ceiling and upper walls, marble tile below to floor, hardwood doors to cubicles.
Condition Reasonable.
Comments -
Significance Neutral.

FIRST FLOOR
(all occupied by John Moore Chambers)

Description of the Rooms: 11ANS/F1, F4, F8, F9

Description/observation	Corridor and Landing (F9: WC).
Ceiling:	Painted plaster with coved cornice.
Walls:	Painted plaster, applied dado rail and skirting.
Windows:	3 light sliding sash, 4-centred lead in 11A, (1846).
Door:	Numerous, 6 panel, various 18 th /19 th C patterns, 20 th C furniture.
Floor:	Carpeted timber; 3 steps rise to 11A through the 11/11A party wall.
Fittings:	Modern chandeliers, radiator cabinets and built-in shelving in F4; built-in cupboards at F1. Modern WC built-in at F9 with concealed cistern and plumbing, hand wash basin all with marble top around.
Condition	Very good throughout.
Comments	-
Significance	Limited.

Description of the Rooms: 11ANS/F2

Description/observation	Conference Room.
Ceiling:	Plaster, painted, flat, cornice as 11B NS/F2.
Walls:	Panelled full height, as 11B NS/F2.
Windows:	As 11BNS/F2, in panelled reveals with window seats built in.
Door:	6 panelled in heavy architrave, raised and fielded panels, bronze post war ironmongery.
Fireplace:	Marble surround under timber shelf, gas fire as 11B NS/F2.
Floor:	Carpeted timber.
Fittings:	Central chandelier (modern), curtains under pelmet (modern), fitted shelves along all of north wall, 1 no. radiator cabinet.
Condition	Very good except wiring which looks tired.
Comments	-
Significance	Limited.

Description of the Rooms: 11ANS/F3

Description/observation	Generally as previous rooms; but NB.
Walls:	Very heavy cornice – modillions, egg and dart, dentils.
Windows:	Egg and dart to reveal panels to windows, which have window seats.
Door:	Reclaimed early 18 th C surround.
Fireplace:	Has early 19 th C grate (burns coal).
Floor:	Very heavy skirting (early 18 th C pattern).
Fittings:	Built in shelves to west wall.
Condition	Sound.
Comments	Are the fireplace, door and skirtings survivors of the WW2 bombing?
Significance	Limited.

Description of the Rooms: 11ANS/F5

Description/observation	Clerk's Room.
Ceiling:	Painted plaster, heavy cornice (1940s repair).
Walls:	Painted plaster, timber dado and minimal skirting.
Windows:	Plastered reveals, sliding sash as elsewhere, internal timber framed secondary casements.
Door:	6 panel, modern in small architrave.

Fireplace: Gone – breast only.
Floor: Carpeted timber.
Fittings: Built-in shelves to north, strip lighting, modern heating and wiring.
Condition: Ramshackle.
Comments -
Significance Limited.

Description of the Rooms: 11ANS/F6

Description/observation Reception.
Generally as F5 but simple coved cornice, shelves to north and east walls, recess to south wall has half height cupboard, radiator cabinets under windows, central chandelier.
Condition Good.
Comments -
Significance Limited.

Description of the Rooms: 11ANS/F7

Description/observation Office room within 11A (1846 Hardwick building)..
Ceiling: Painted plaster with coved cornice.
Walls: Plain plaster with small skirting.
Windows: North: single light sliding sash, 4-centred head in mid 19th C architrave;
East: 3-light similar, later architrave.
Door: 6 panel, modern furniture.
Fireplace: Typical mid 19th C marble surround, no grate, modern concrete hearth.
Floor: Carpet on timber.
Fittings: Modern built-in shelves to south and west, radiator cabinet (west), modern chandelier.
Comments Whole of first floor at 11A New Square seems to have been re-configured when the space was absorbed into the barrister's chambers at 11 New Square.
Significance Limited, except windows (significant).

Description of the Rooms: 11ANS/F10

Description/observation Office.
Part of same building as F7: differences only noted.
Windows: 4 light to west has secondary glazing of timber casements; heavy architrave to west single light window.
Door: 6 panels, small panels at centre – unusual.
Fireplace: Has been removed.
Condition Needs re-decorating. Cracks to plasterboard ceiling.
Comments As for F7.
Significance Limited, except windows.

Description of the Rooms: Main Stairs and Landing

Description/observation Main stairs at 1st Floor.
Ceiling: Plaster soffit to flight above.
Walls: Painted plaster (modern), modern dado panels and skirting.
Windows: As elsewhere.
Doors: Black painted flat panelled, with outer leaves to north and south chambers.
Floor: Narrow oak boards at landings.
Stairs: Oak treads, softwood square newels and handrail, turned balusters look 20th C.

Condition Undergoing re-wiring and other repairs at time of writing.
Comments Some have suggested that the staircase was brought from another building and incorporated into the post-war re-build. I have not seen documentary evidence to support this.
Significance Limited.

Description of the Rooms: 11BNS/F1

Description/observation Corridor.
Ceiling: Painted plaster, carved cornice.
Walls: Painted plaster, applied dado and skirting.
Doors: 6 no., all 6 panelled except to 11BNS/F3 (5 panels) wood linings as required, small architraves – different pattern to stairs.
Floor: Carpeted timber.
Fittings: Light (pendant), radiator cabinet.
Built-in cupboard to north wall.
Condition Good.
Comments -
Significance Limited.

Description of the Rooms: 11BNS/F2

Description/observation Office.
Ceiling: Painted plaster, downstand beam – post-war re-build with earlier fragments – cornice heavy, moulded, dentils.
Walls: Panelled with dado, 18th C style, but 1950s.
Windows: 6 on 6 pane vertically sliding sash, seats under, mid 20th C bronze fasteners.
Doors: 2 no. both panelled early/mid Georgian style, one opens to cupboard at NW corner, mid 20th C bronze furniture.
Fireplace: Large projecting stack, panelled as room, timber shelf, early Georgian heavy moulded marble surround, gas fire set into reeded cast iron insert to opening.
Floor: Carpeted on boards.
Fittings: Gilded chandelier. 2 no. radiator cabinets (MDF?), shelves to north wall, heavy pelmets and curtains.
Condition Good
Comments -
Significance Limited.

Description of the Rooms: 11BNS/F3

Description/observation Conference Room.
Ceiling: Flat painted plaster; cornice smaller than F2, dentils.
Walls: Panelled with dado and plain skirting; flat panels over (blocked) doors to F2 and below dado – looks more 18th C.
Windows: 2 no., 6 on 6 sliding sashes, recess runs to floor.
Doors: 3 no., 5/6 panelled, correct architraves except at skirting.
Floor: Carpeted timber.
Features: 2 no. modern radiator cabinets under windows, shelves to west wall.
Fireplace in south wall – post war steel grate in stone surround under post-war shelf.
Condition Good.
Comments -
Significance Limited.

Description of the Rooms: 11BNS/F4

Description/observation Kitchenette.
Ceiling/Walls: Painted plaster.
Floor: Parquet on concrete.
Fittings: Modern shelving and kitchen units in poor condition.
Condition Poor.
Comments This room requires updating.
Significance Neutral.

Description of the Rooms: 11BNS/F5

Description/observation Office.
Ceiling: Painted plaster, flat. Heavy cornice with dentils and egg and dart moulding.
Walls: Painted plaster; very small skirting.
Windows: As F3, but reveals not panelled, and fitted with sliding aluminium framed secondary glazing.
Door: 6 panel, 1940s, bronze furniture.
Fireplace: No grate, gas grate previously removed, marble slips, slate hearth, timber moulding around, all post war or later.
Floor: Carpeted on timber.
Fittings: Central and 2 wall lights, curtains on rail to windows, shelves built under windows, 2 no. radiator cabinets to north wall.
Condition Sound, but needs redecorating.
Comments -
Significance Limited.

Description of the Rooms: 11BNS/F6

Description/observation Administrator's Office.
Ceiling: Flat plaster, painted, carved cornice.
Walls: Painted plaster, minimal skirting.
Windows: As F5, no secondary glazing.
Door: 6 panel as F5.
Fireplace: Removed, vent to flue only.
Floor: Carpeted timber.
Fittings: Strip lighting, built-in cupboard to north wall, radiator cabinet under window.
Condition Sound, needs re-decorating.
Comments -
Significance Limited.

SECOND FLOOR

South rooms 11NS/S4, 5, 7, 10, 11, 12 occupied by Payne Hicks Beach and accessed from 10NS.

Description of the Rooms: 11NS/S4

Description/observation Office.
All modern surfaces – was previously a lavatory. Window/door as elsewhere.

Condition Sound.

Comments -

Significance Neutral.

Description of the Rooms: 11NS/S5

Description/observation Office.

Ceiling: Flat plaster, downstand beam has dentilled cornice matching most of walls.

Walls: Painted plaster, minimal skirting.

Windows: Doors as elsewhere.

Fireplace: Blocked and removed.

Floor: Carpeted timber.

Comments Was a partition removed from under the downstand beam?

Significance Limited.

Description of the Rooms: 11NS/S7

Description/observation Second floor corridor.

Ceiling: New painted plaster.

Walls: Painted plaster, minimal skirting.

Doors: To stair as first floor – 6 panel generally.

Floor: Carpeted timber.

Fittings: Shelves to north and east walls, also in recess at northeast, staircase to 3rd floor – all post war.

Condition Tired.

Comments -

Significance Limited.

Description of the Rooms: 11NS/S10, 11 and 12

Description/observation Offices.

All post war re-built:

Ceiling: Flat plaster, heavy cornice, dentil and egg/dart.

Walls: Flat plaster, minimal skirting.

Windows: 6 on 6 pane sliding sashes, plastered reveals.

Door: 6 panel in architraves – all 1940s, modern ironmongery.

Fireplace: S12 only – modern timber surround with convector heater.

Floor: Carpeted on board.

Fittings: Modern lighting, convector heaters, curtain poles, modern shelves.

Condition Reasonable.

Comments -

Significance Limited.

Description of the Rooms: 11NS/S1-S3, S6, S8, S9
All rooms here occupied by Radcliffe Chambers.

Description/observation Offices, Landing and WC.
All re-built 1947-49 post-war damage, four office rooms S1, S3, S8 and S9 off landing S6 with WC at S2.

Ceiling: Painted plaster, corniced with dentils at S1 and S3, plus grander egg and dart at S8 and S9, coved plus mouldings at S6. Central plaster roundel (modern) at S9.

Walls: Painted plaster, skirting, no dado except S3.

Doors: As elsewhere in building 6 panel in architrave, brass furniture except to S3 (3 panel door) and S8 (has replacement door furniture).

Fireplaces: S1 has 1940s bolection wood surround with shelf over, later marble insert and gas grate; S3 is smaller (like T1), grate is broken; S4 larger surround and shelf, S5 ditto.

Floor: Carpeted timber throughout.

Fittings: Late 20th C radiator cabinets and chandeliers, built in shelving with cupboards attractive but not original (esp S8 and S9). Modern sanitaryware to WC (as T2) and teapoint cupboard.

Stairs: As Frth 2. Tenant at no. S9 thinks stair is 1970s but style of work does not bear this out, though stripped pine may indicate further work at this date.

Condition Good.

Comments Good quality 1940s work. It would be senseless to strip it out – fireplaces a nice feature but vulnerable to loss of grates and inserts.

Significance Limited.

THIRD FLOOR

Rooms 11ANS/T7-T11 occupied by Payne Hicks Beach

(these rooms are numbered with 10NS as they can only be reached from there)

Description of the Rooms: 11ANS/T9, T10

Description/observation	Landing and Gents WC. Entirely post-war re-built.
Ceiling:	All painted plaster.
Walls:	All painted plaster, minimal skirting.
Doors:	6 panel as elsewhere.
Floors:	Carpet/lino on board.
Stairs:	Up to 4 th floor – typical 1940s – oak treads/handrail.
Fittings:	Modern cupboard to north wall. Modern mid 90s WC fit out.
Condition	Tired, unsightly wiring to many surfaces.
Comments	-
Significance	Limited.

Description of the Rooms: 11NS/T7, T8, T11

Description/observation	Offices.
Ceiling/Walls:	Painted plaster, minimal skirting – walls slope where within mansard roof.
Windows:	Tripartite sashes, all 1950s. One window per room.
Doors:	All 6-panel modern in modern architrave, modern door furniture.
Floor:	Carpeted on board.
Fittings:	Surface mounted ceiling fan and light fittings, along with lots of surface wiring, convector heaters, some shelves.
Condition	Very dreary – need re-presentation and integration of services.
Comments	-
Significance	Limited.

Description of the Rooms: 11BNS/T1-7 All occupied by Radcliffe Chambers

Description/observation	Third Floor. Stair and landing T7 connect 5 office rooms T1, T3-6 and ladies WC T2 – all re-built after WW2.
Ceiling:	Painted plaster – cornices to T4 (with dentils) and T7 (coved plus mouldings) only. NB all rooms except T7 have sloping walls due to being within a mansard roof.
Walls:	Painted plaster throughout, 3½” bead moulded skirting throughout T7, otherwise small plain; dado rail 1950s to T4.
Windows:	Dormers to all rooms except T7, tripartite sashes to T1, T5, and T6, single sashes to T2, T3 and T4 – all 1940s.
Doors:	All moulded 6 panel, 1950s brass furniture, correct architraves.
Fireplaces:	To T1, T4, T5 and T6 all 1940s with moulded surrounds, shelf at T6 only, tiled infill, original grates at T1 and T4, gas fire at T5, no grate at T6.
Floors:	Carpeted timber throughout.
Fittings:	Various 20 th C brass chandeliers, late 20 th C radiator cabinets, faux Georgian shelving to T7 (built-in cupboard here too), basic shelving elsewhere, late 20 th C WC and basin in T2.
Stairs:	All as Frth 2.
Condition	Good.
Comments	See Second Floor 11BNS/S1-6.
Significance	Limited.

FOURTH FLOOR

Occupied by Radcliffe Chambers

Description of the Rooms: 11NS/Frth 1, Frth 2

Description/observation Stairs and Escape route.
Escape stair onto roof and top landing now a library and photocopier bay.
All built after WW2 bombing.

Ceiling: Flat plaster.
Walls: Flat plaster, plain 6" skirting to Frth 1, small beaded softwood to Frth 2.
Window: 1980s sliding sash to Frth 1, 1940s to Frth 2 (to heavy "early Georgian" pattern).
Doors: Modern ½ glazed flush to roof, fully glazed timber to room.
Floor: Carpeted – concrete to Frth 1.
Fittings: Modern lighting, built-in shelves (neo Georgian) to Frth 1.
Stairs: 1950s softwood, closed string, sq. stick balusters, 4" sq. newels, shallow current top, oak handrail – a fair example of this type.

Condition Needs redecorating – wall plaster bubbling at flat roof level, perhaps a result of defective flashings externally.

Comments Staircase worthy but dull.

Significance Staircase limited, otherwise neutral.

5.0 BIBLIOGRAPHY

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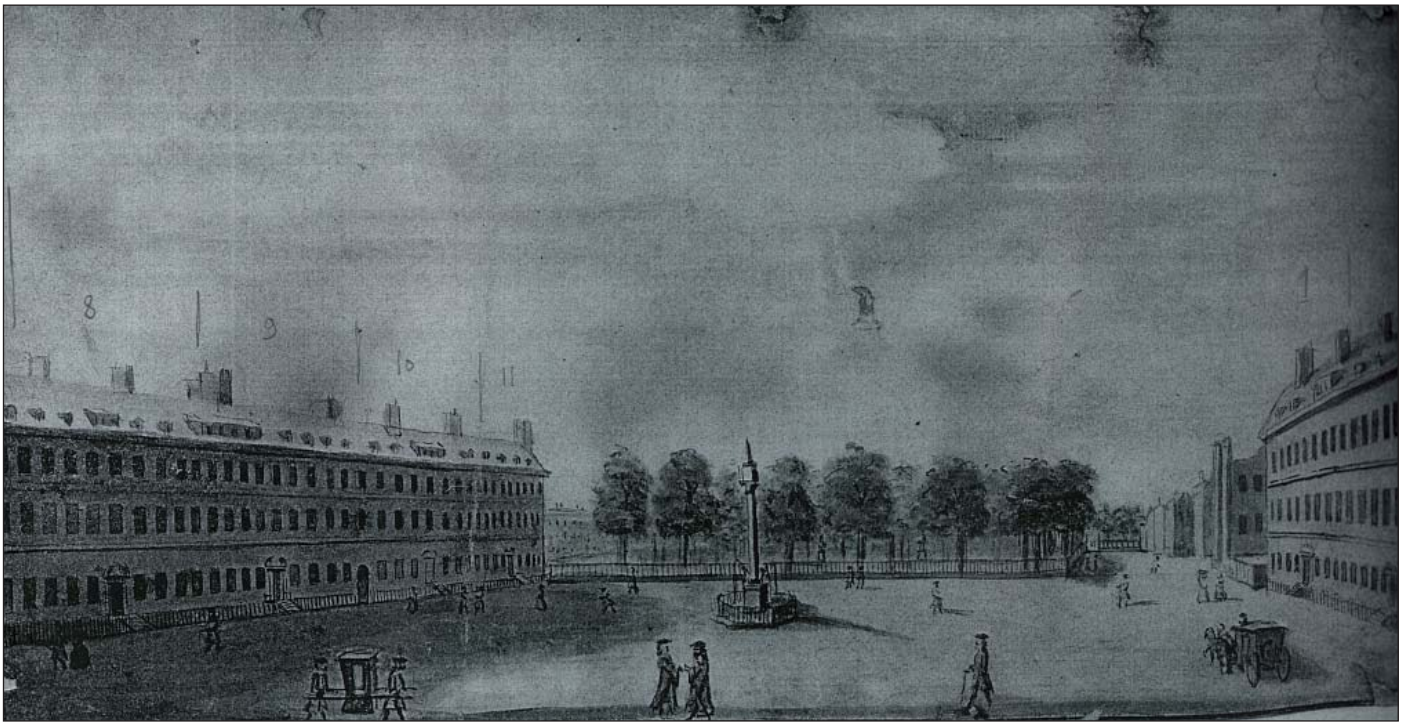
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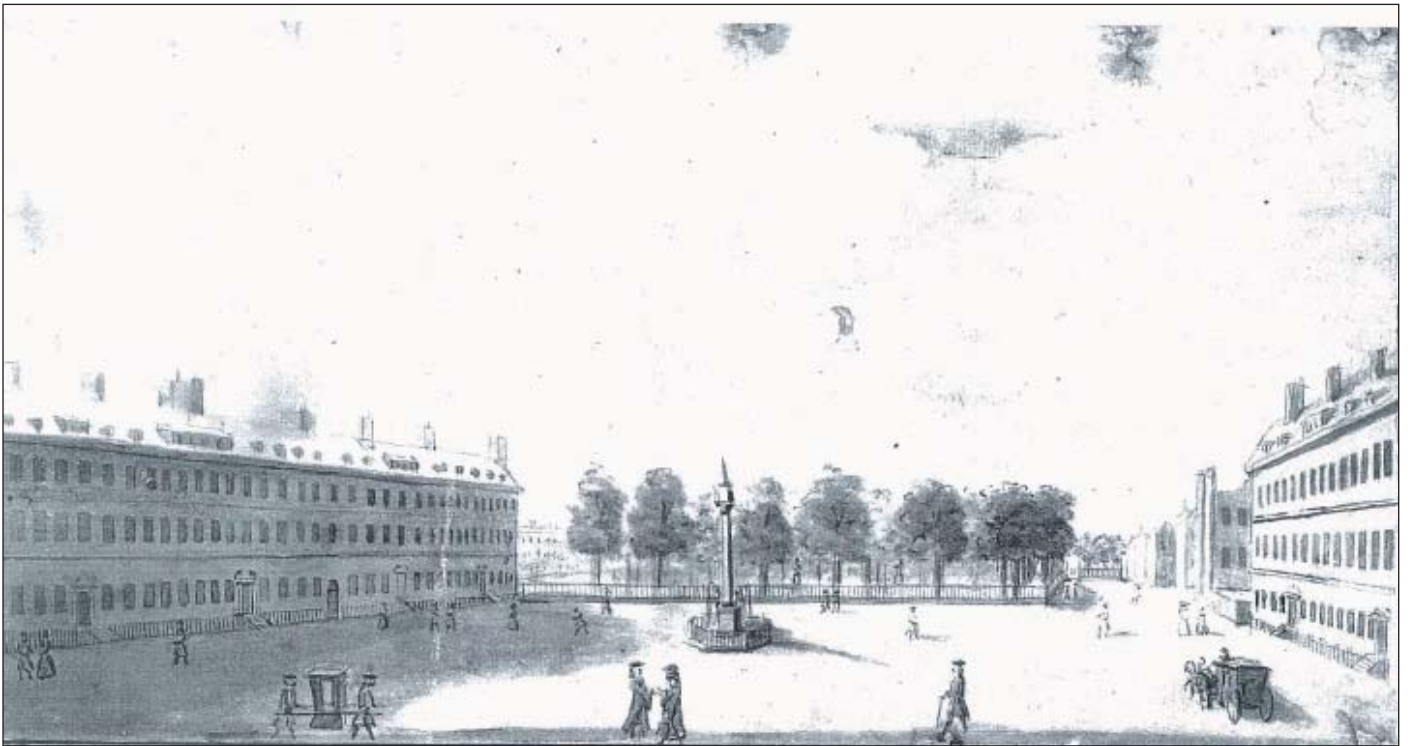
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6.0 THE PLATE LIST AND PLATES

1. A sketch of New Square c1740.
2. New Square in the mid-18th century.
3. New Square c1804.
4. A Plan of 2 New Square accompanying the 1860 Act of Parliament.



1. A sketch of New Square c1740.



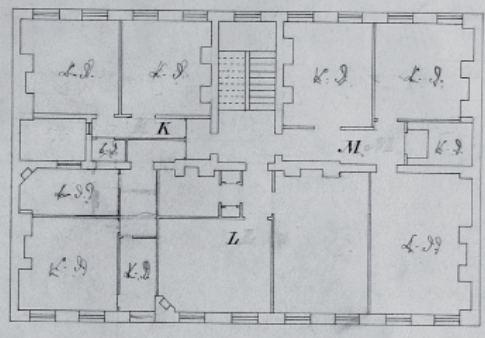
2. New Square in the mid-18th century.



3. New Square c1804.

N^o 11

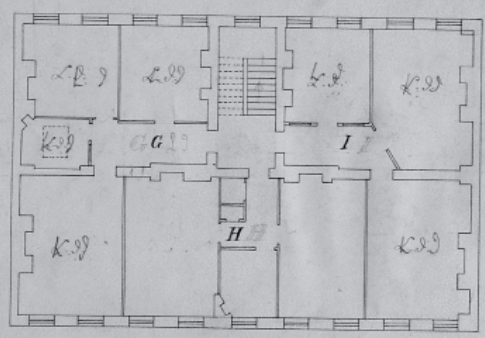
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Three Pair Floor

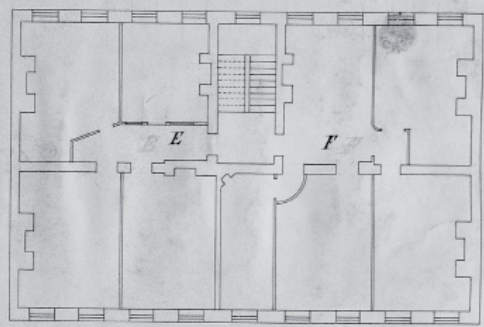
Column
10. 11

N

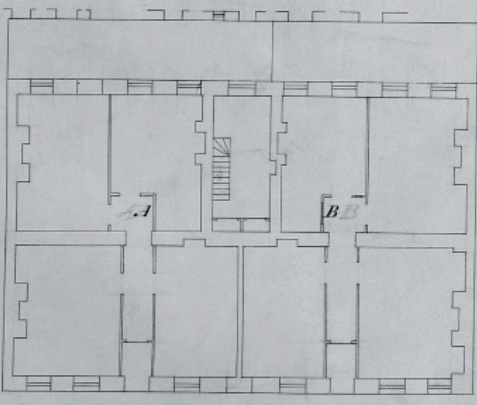


Two Pair Floor

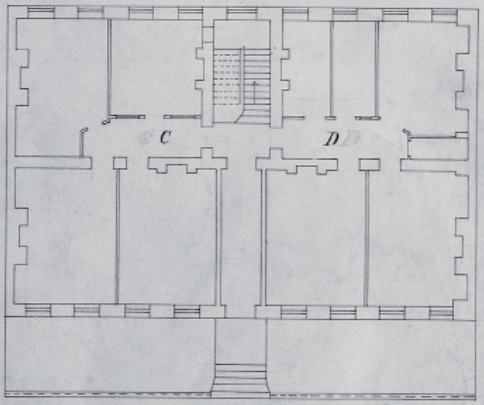
S



One Pair Floor



Basement



Ground Floor

W

J. M. ...
London

4. A plan of 2 New Square accompanying the 1860 Act of Parliament.

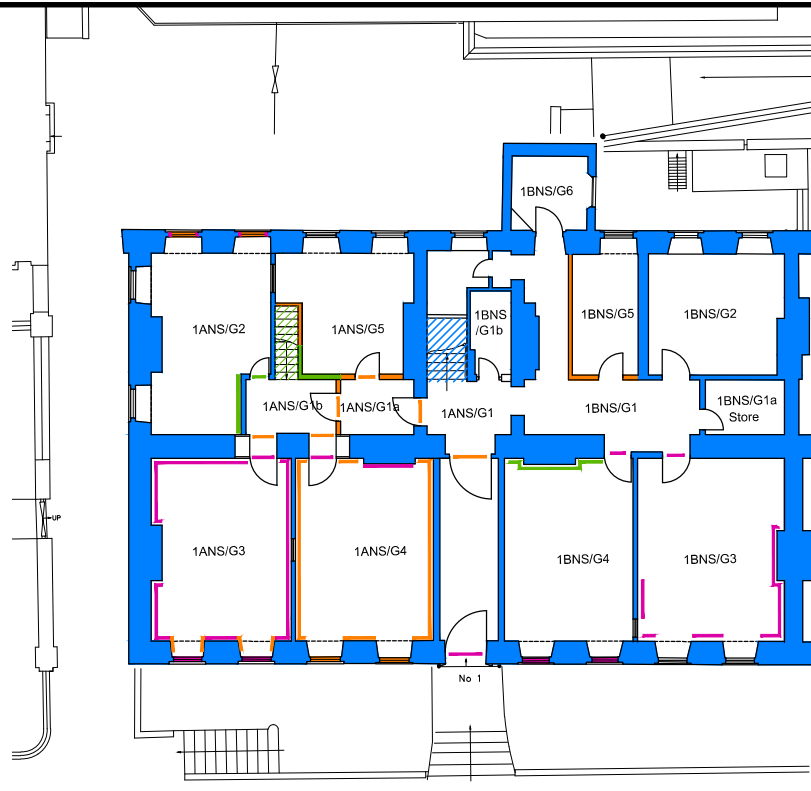
7.0 THE DRAWING LIST AND DRAWINGS

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1003	No. 3	New Square
1004	No. 4	New Square
1005	No. 5	New Square
1006	No. 6	New Square
1007	No. 7	New Square
1008	No. 8	New Square
1009	No. 9	New Square
1010	No. 10	New Square
1011	No. 11	New Square

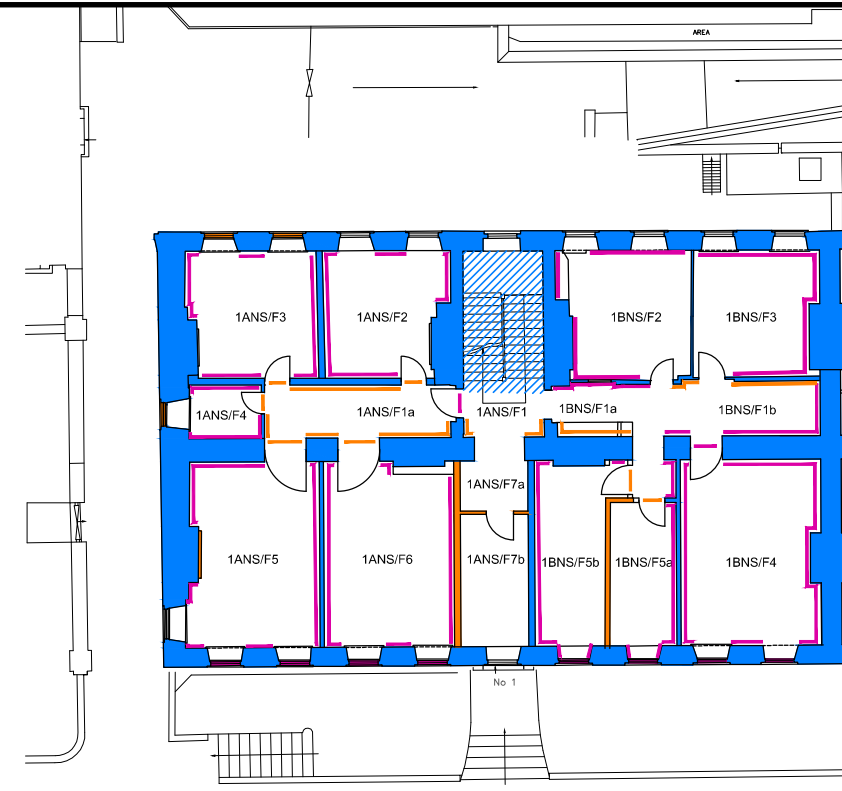
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Basement



Ground Floor



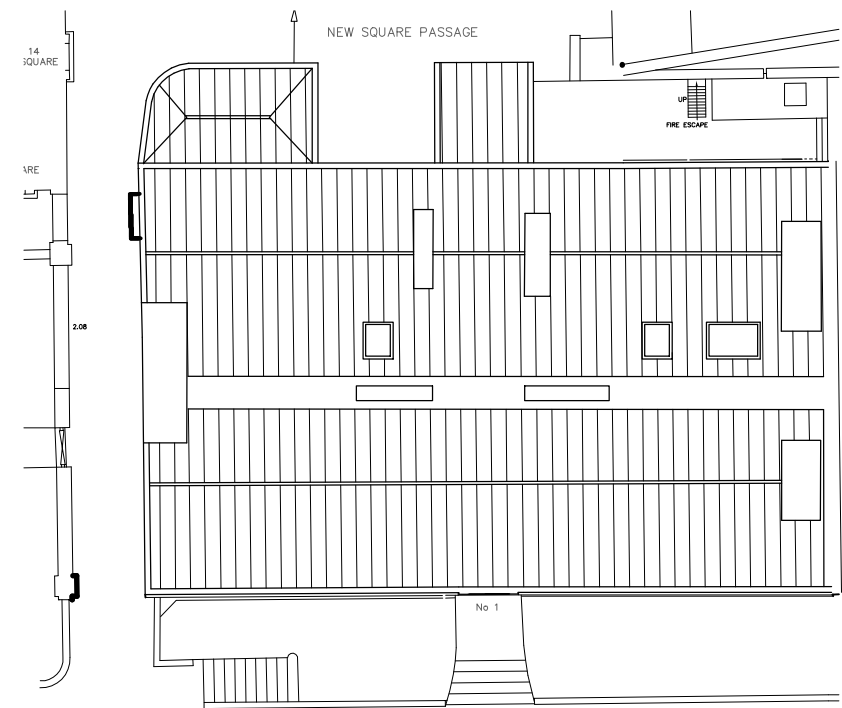
First Floor



Second Floor



Third Floor



Key

- C17th
- C18th
- C19th
- C20th

No.	NOTES (STATUS: F. FEASIBILITY S. SKETCH DESIGN P. PLANNING B. BUILDING CONTROL D. DESIGN DEV / PRELIM M. MEASUREMENT T. TENDER C. CONTRACT R. RECORD W. WORKING DRAWING)	Rev	Date	Dwn	Auth	REVISIONS
1	For construction use only if status 'C' and checked against current revision					
2	All dimensions to be checked on site by contractor					
3	Do not scale from this drawing					
4	Unless otherwise indicated all dimensions are in millimetres					
		A	07.03.12	HEP	x	Changes as 1860 lease plans
		-	01.12.10	HEP	x	Initial Issue

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19 West Eaton Place Eaton Square London SW1X 8LT Tel: 020 7245 9888 Fax: 020 7235 4370 Email: london@insall-architects.co.uk

Job LINCOLN'S INN

Title No. 1 New Square

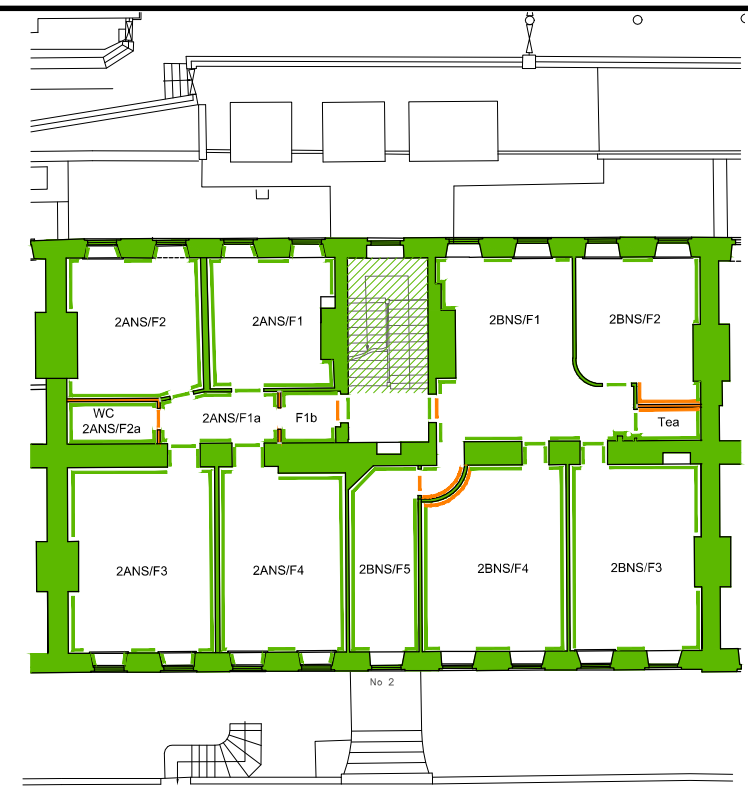
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Basement



Ground Floor



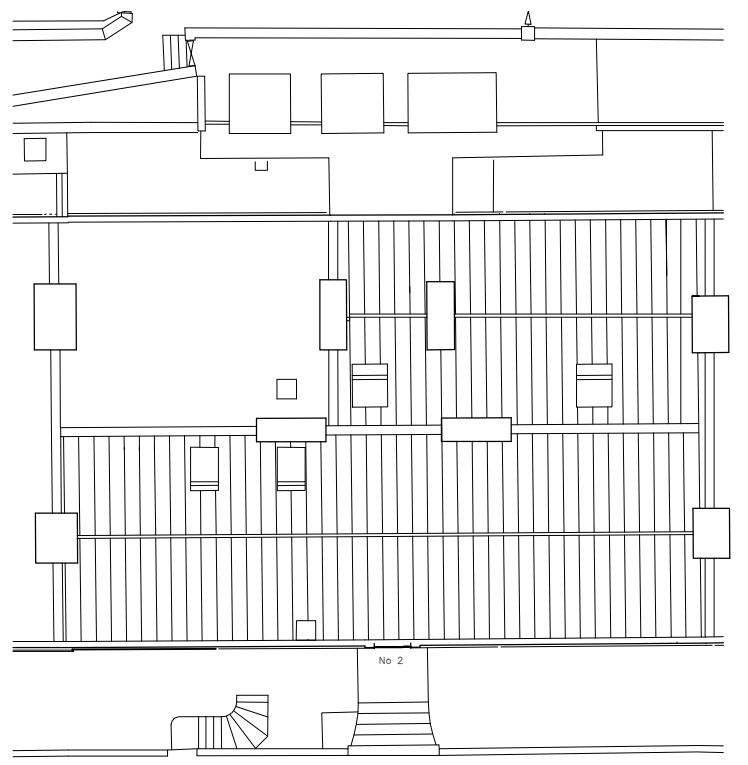
First Floor



Second Floor



Third Floor



Roof

Key

- C17th
- C18th
- C19th
- C20th

No.	NOTES (STATUS: F. FEASIBILITY S. SKETCH DESIGN P. PLANNING B. BUILDING CONTROL D. DESIGN DEV / PRELIM M. MEASUREMENT T. TENDER C. CONTRACT R. RECORD W. WORKING DRAWING)	Rev	Date	Dwn	Auth	REVISIONS
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2	All dimensions to be checked on site by contractor					
3	Do not scale from this drawing					
4	Unless otherwise indicated all dimensions are in millimetres					
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		-	01.12.10	HEP	FM	Initial Issue

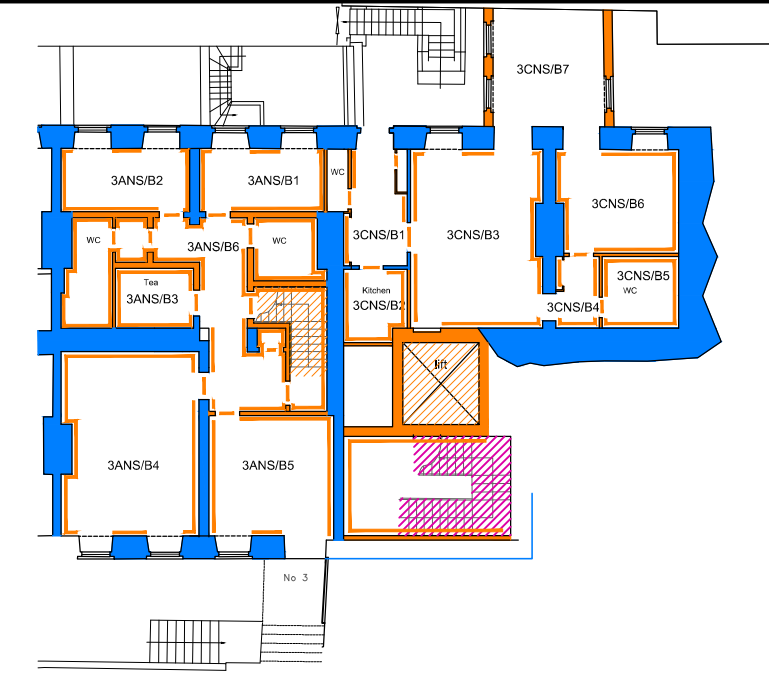
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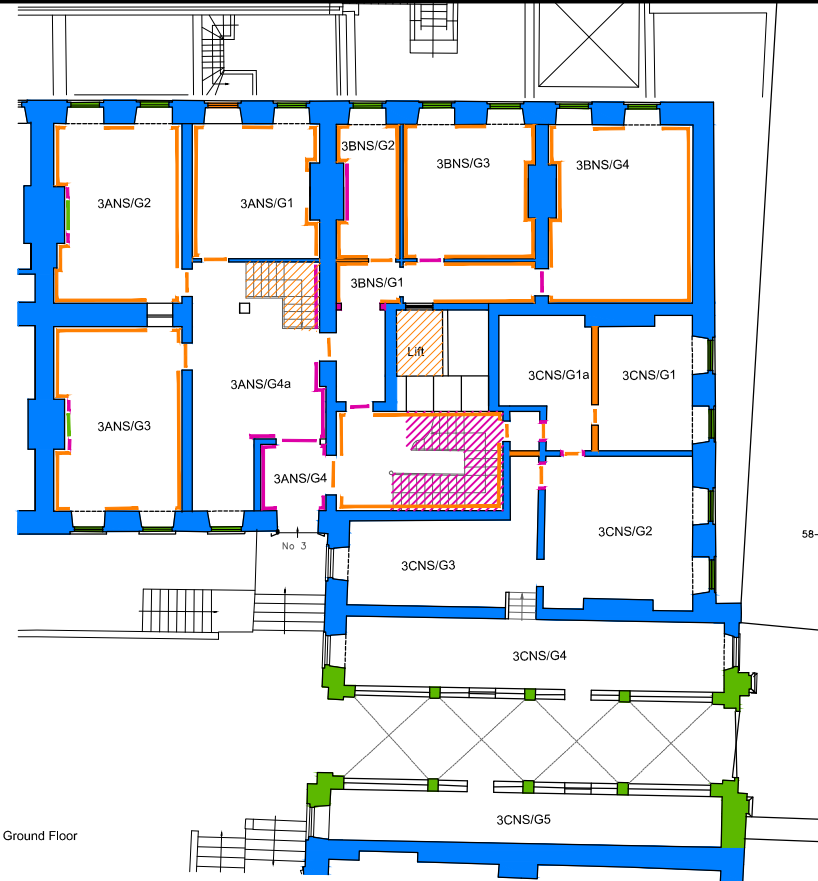
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Title No. 2 New Square

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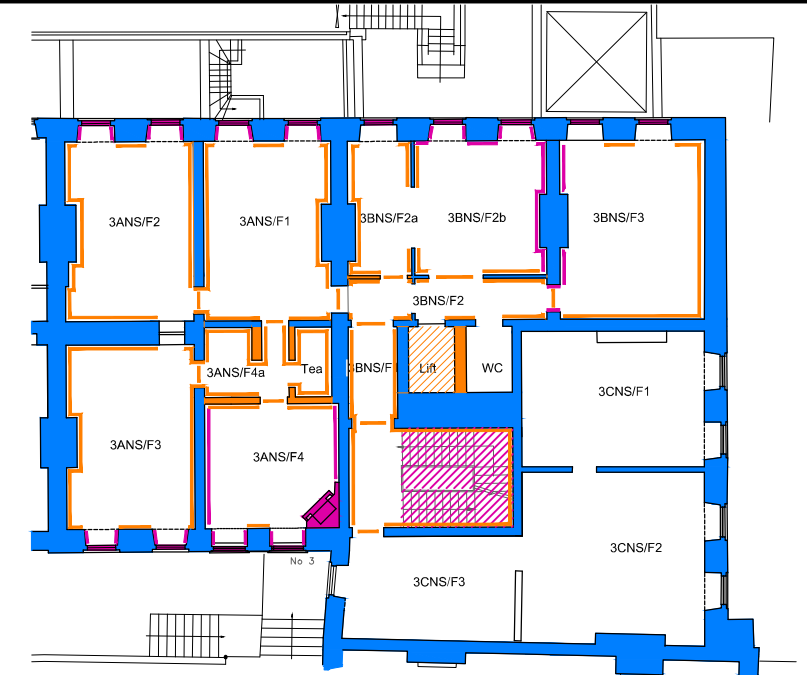
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basement



Ground Floor



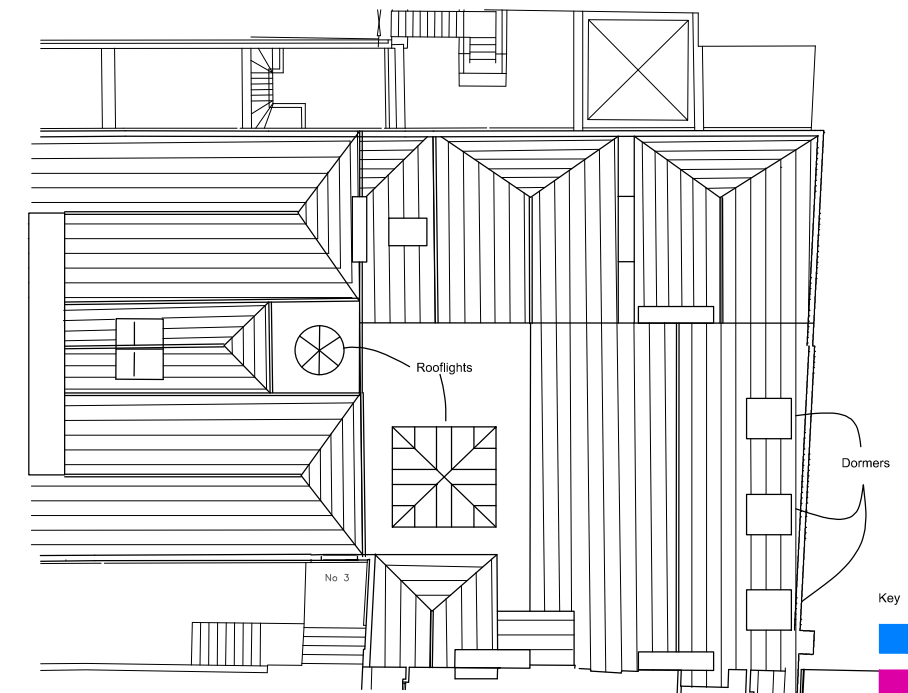
First Floor



Second Floor



Third Floor



Roof Plan

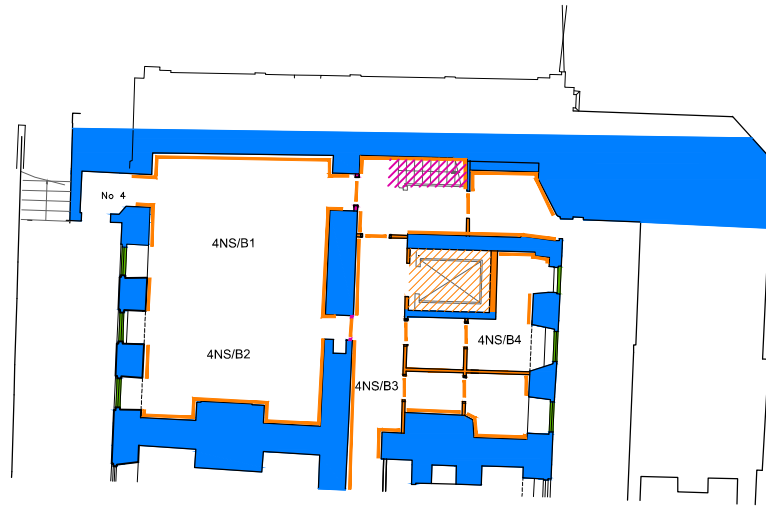
Key

- C17th
- C18th
- C19th
- C20th

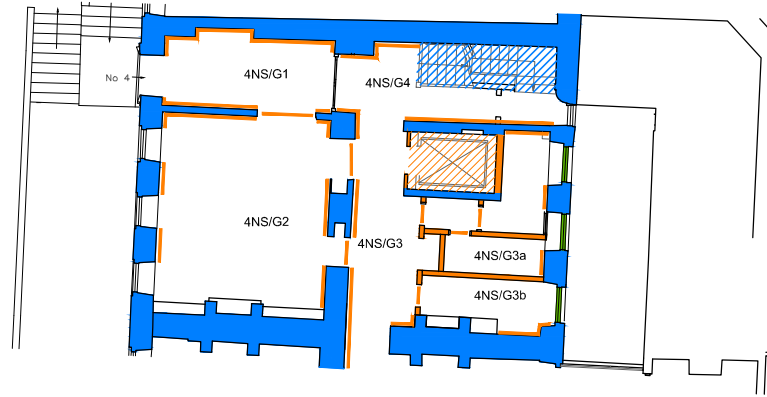
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3	Do not scale from this drawing					
4	Unless otherwise indicated all dimensions are in millimetres					
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		-	01.12.10	HEP	X	Initial Issue

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Job LINCOLN'S INN
Title No. 3 New Square

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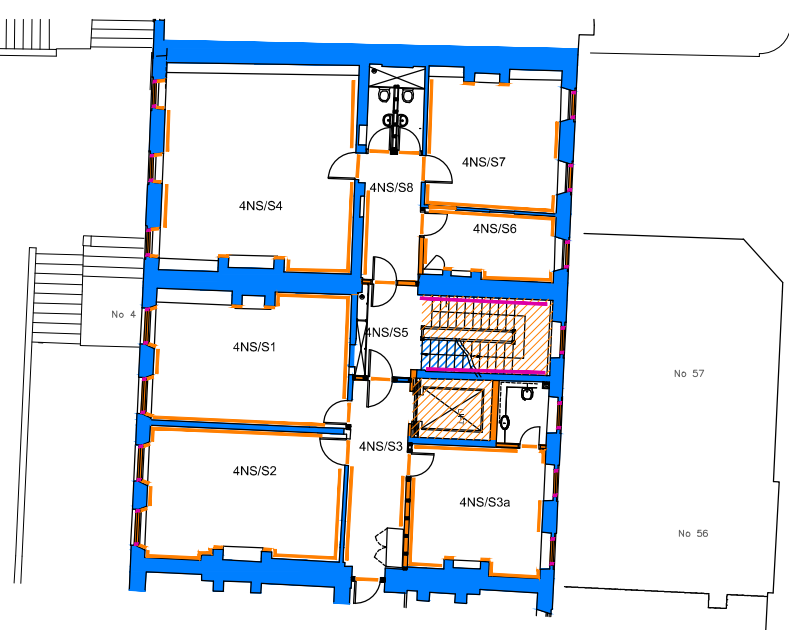
Basement



Ground Floor



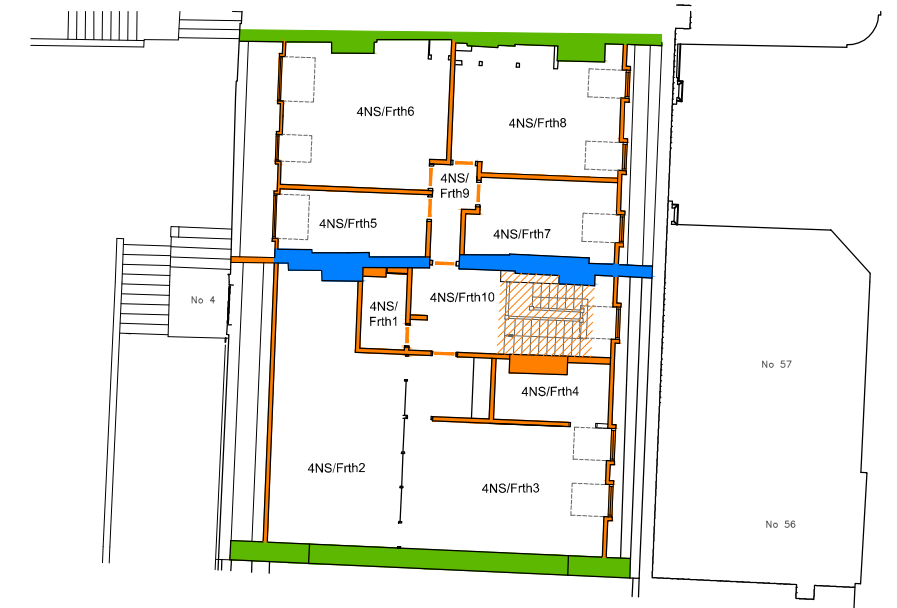
First Floor



Second Floor



Third Floor



Fourth Floor

Key

- C17th
- C18th
- C19th
- C20th

No.	NOTES (STATUS: F. FEASIBILITY S. SKETCH DESIGN P. PLANNING B. BUILDING CONTROL D. DESIGN DEV / PRELIM M. MEASUREMENT T. TENDER C. CONTRACT R. RECORD W. WORKING DRAWING)	Rev	Date	Dwn	Auth	REVISIONS
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		-	01.12.10	HEP	X	Initial Issue

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Job LINCOLN'S INN

Title No. 4 New Square

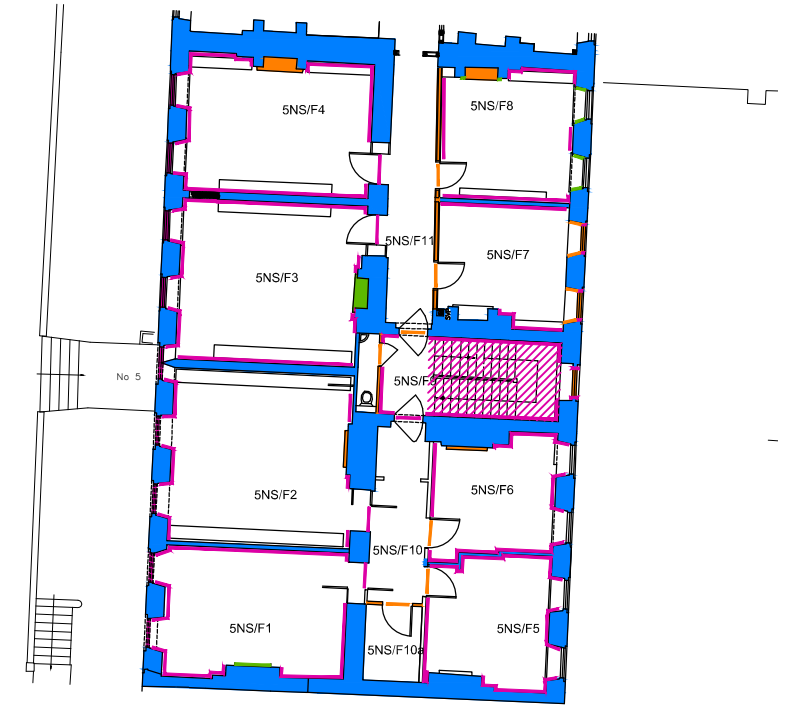
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Basement



Ground Floor



First Floor



Second Floor



Third Floor



Fourth Floor

- Key
- C17th
 - C18th
 - C19th
 - C20th

No.	NOTES (STATUS: F. FEASIBILITY S. SKETCH DESIGN P. PLANNING B. BUILDING CONTROL D. DESIGN DEV / PRELIM M. MEASUREMENT T. TENDER C. CONTRACT R. RECORD W. WORKING DRAWING)	Rev	Date	Dwn	Auth	REVISIONS
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		-	01.12.10	HEP	X	Initial Issue

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Job LINCOLNS INN

Title No. 5 New Square

Job	Status
Li.hba	R
No	Rev
1005	A
Scale (A3) 1: 2 5 0	



Basement



Ground Floor



First Floor



Second Floor



Third Floor



Fourth Floor

Key
 C17th
 C18th
 C19th
 C20th

No.	NOTES (STATUS: F. FEASIBILITY S. SKETCH DESIGN P. PLANNING B. BUILDING CONTROL D. DESIGN DEV / PRELIM M. MEASUREMENT T. TENDER C. CONTRACT R. RECORD W. WORKING DRAWING)	Rev	Date	Dwn	Auth	REVISIONS
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4	Unless otherwise indicated all dimensions are in millimetres					
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		-	01.12.10	HEP	X	Initial Issue

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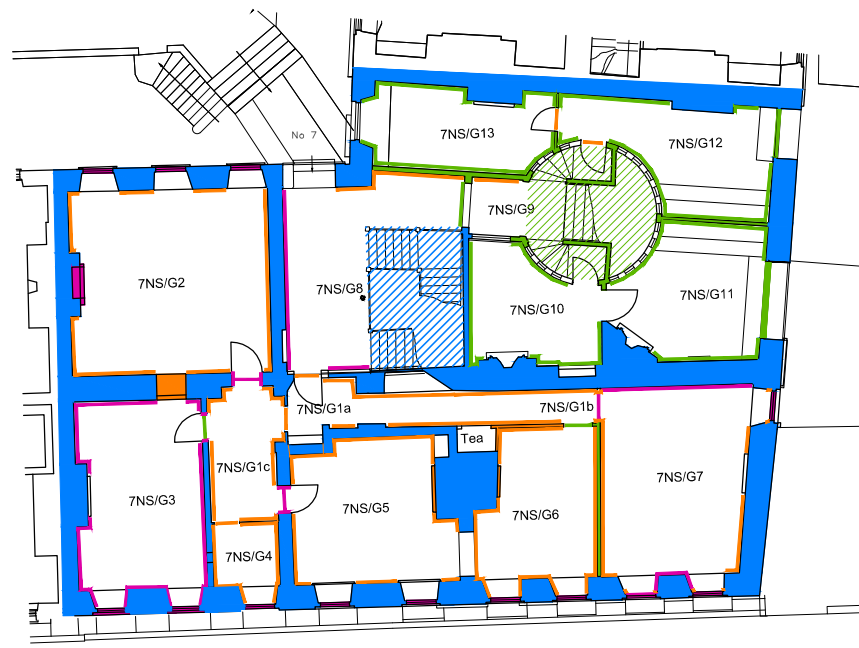
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Basement



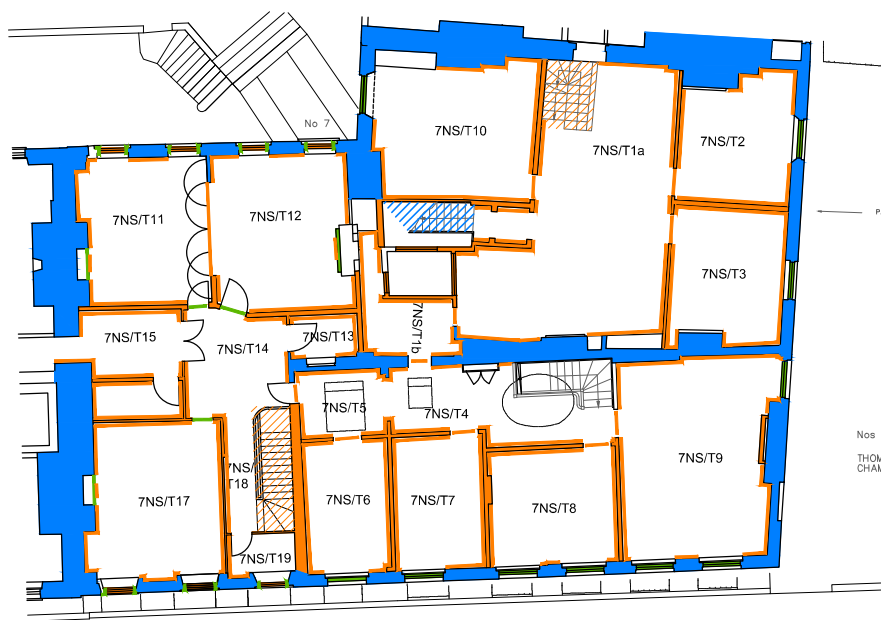
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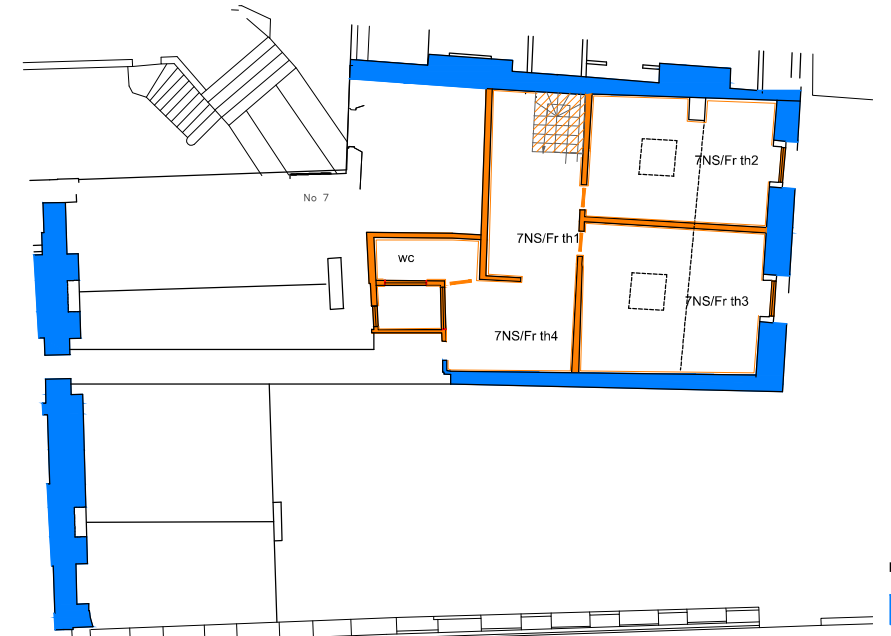
First Floor



Second Floor



Third Floor



Key

- C17th
- C18th
- C19th
- C20th

No.	NOTES (STATUS: F. FEASIBILITY S. SKETCH DESIGN P. PLANNING B. BUILDING CONTROL D. DESIGN DEV / PRELIM M. MEASUREMENT T. TENDER C. CONTRACT R. RECORD W. WORKING DRAWING)	Rev	Date	Dwn	Auth	REVISIONS
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		-	01.12.10	HEP	X	Initial Issue

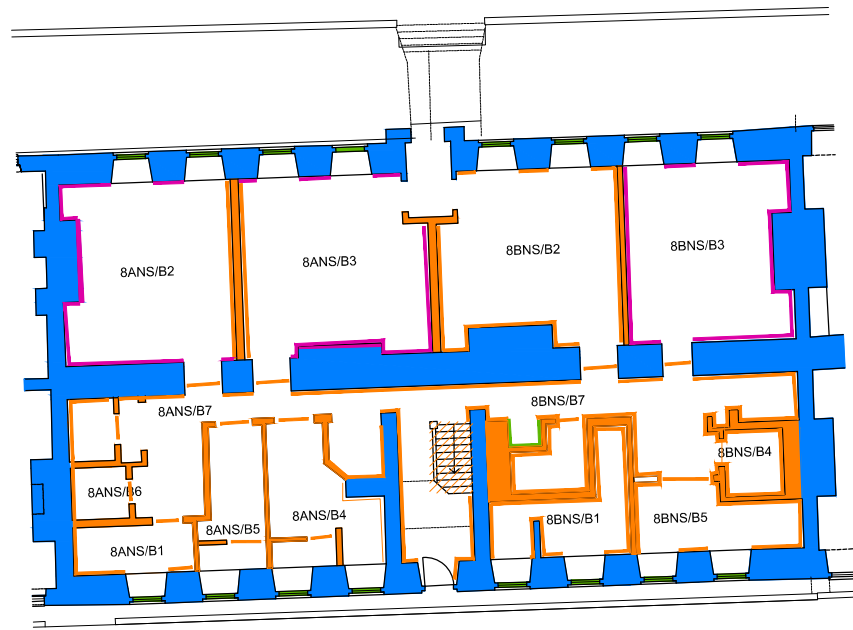
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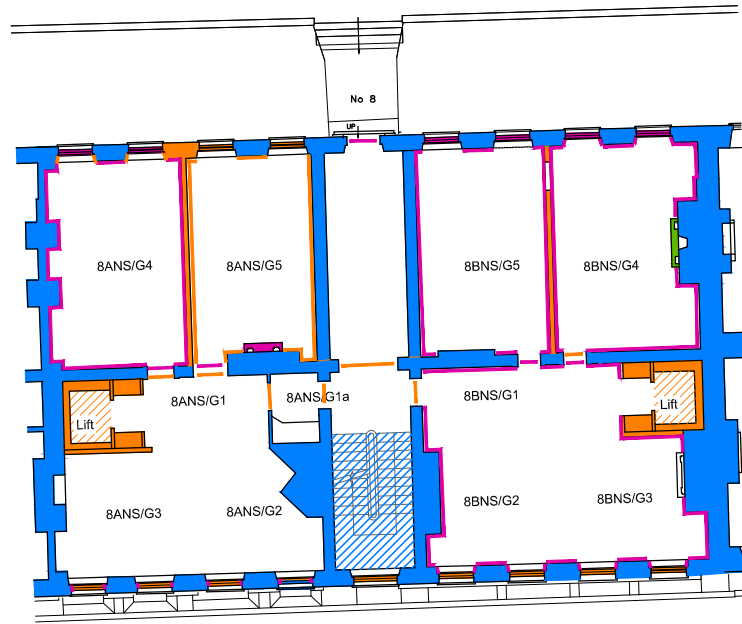
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Title No. 7 New Square

Job	Status
Li.hba	R
No	Rev
1007	A
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Basement



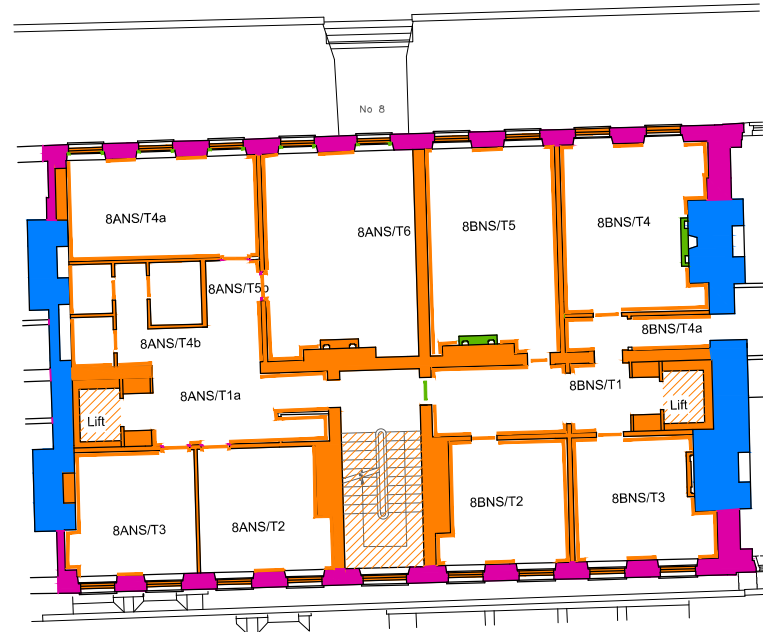
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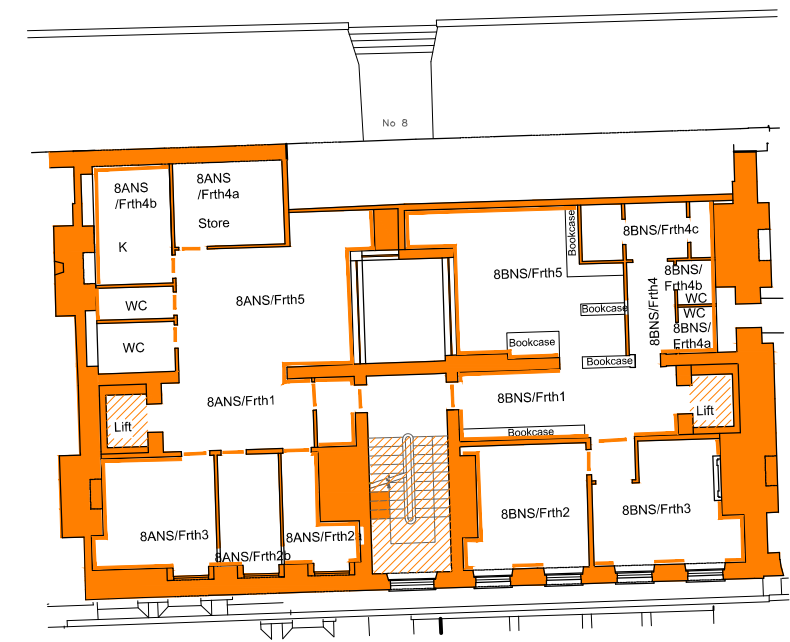
First Floor



Second Floor



Third Floor



Fourth Floor

Key

- C17th
- C18th
- C19th
- C20th

No.	NOTES (STATUS: F. FEASIBILITY S. SKETCH DESIGN P. PLANNING B. BUILDING CONTROL D. DESIGN DEV / PRELIM M. MEASUREMENT T. TENDER C. CONTRACT R. RECORD W. WORKING DRAWING)	Rev	Date	Dwn/ Auth	REVISIONS
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3	Do not scale from this drawing				
4	Unless otherwise indicated all dimensions are in millimetres				
		A	07.03.12	HEP X	Changes to chronology of internal walls
		-	01.12.10	HEP X	Initial Issue

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Job LINCOLN'S INN

Title No. 8 New Square

Job	Li.hba	Status	R
No	1008	Rev	A
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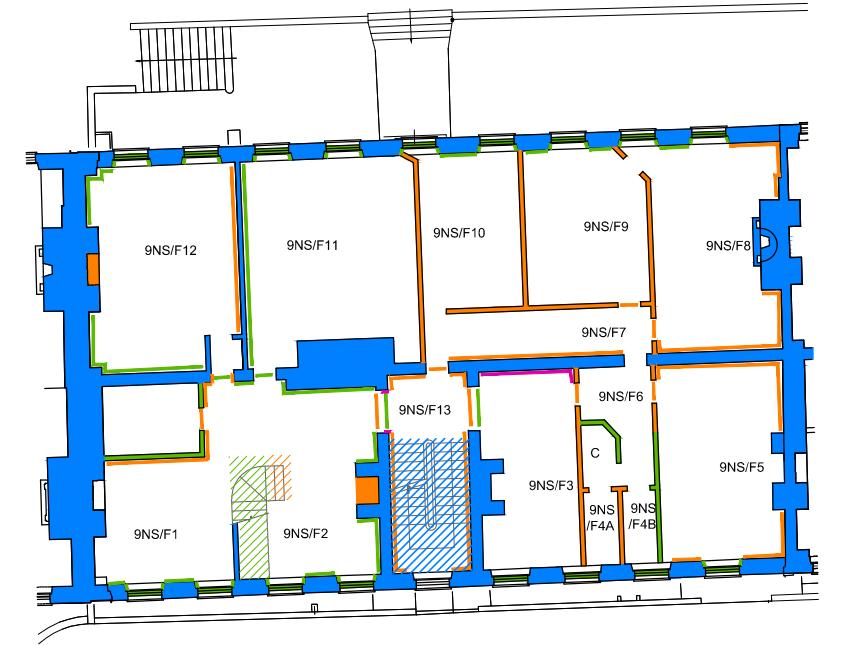
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basement



Ground Floor



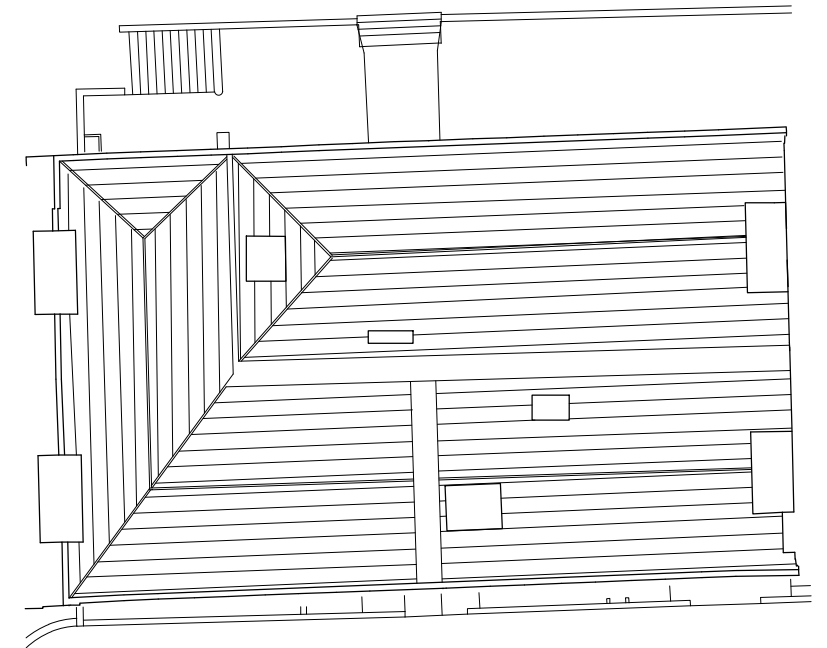
First Floor



Second Floor



Third Floor



Roof

- Key
- C17th
 - C18th
 - C19th
 - C20th

No.	NOTES (STATUS: F. FEASIBILITY S. SKETCH DESIGN P. PLANNING B. BUILDING CONTROL D. DESIGN DEV / PRELIM M. MEASUREMENT T. TENDER C. CONTRACT R. RECORD W. WORKING DRAWING)					
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3	Do not scale from this drawing					
4	Unless otherwise indicated all dimensions are in millimetres					
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		-	01.12.10	HEP	X	Initial Issue
		Rev	Date	Dwn/ Auth		REVISIONS

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Job LINCOLN'S INN

Title No. 9 New Square

Job	Li.hba	Status	R
No	1009	Rev	A
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Note: Indicative layouts only, for room reference numbers



Basement



Ground Floor



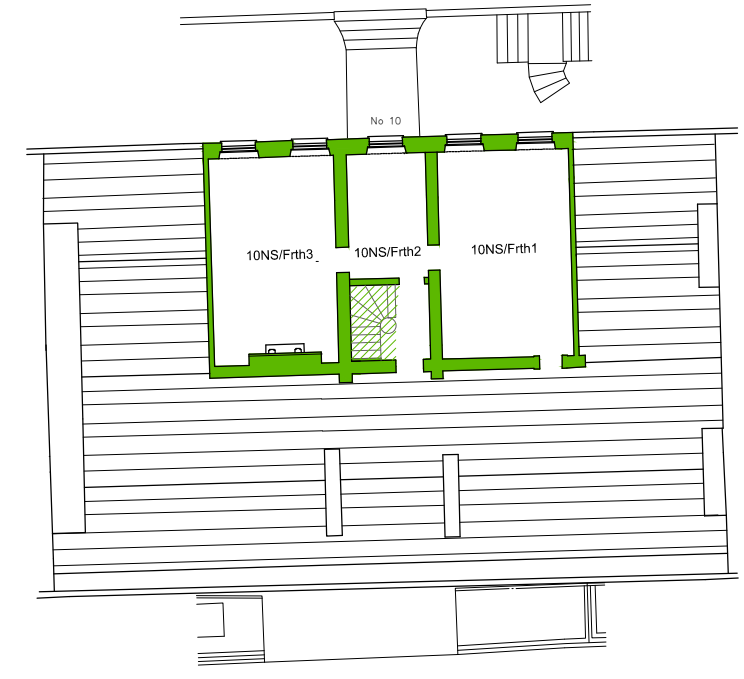
First Floor



Second Floor



Third Floor



Fourth Floor

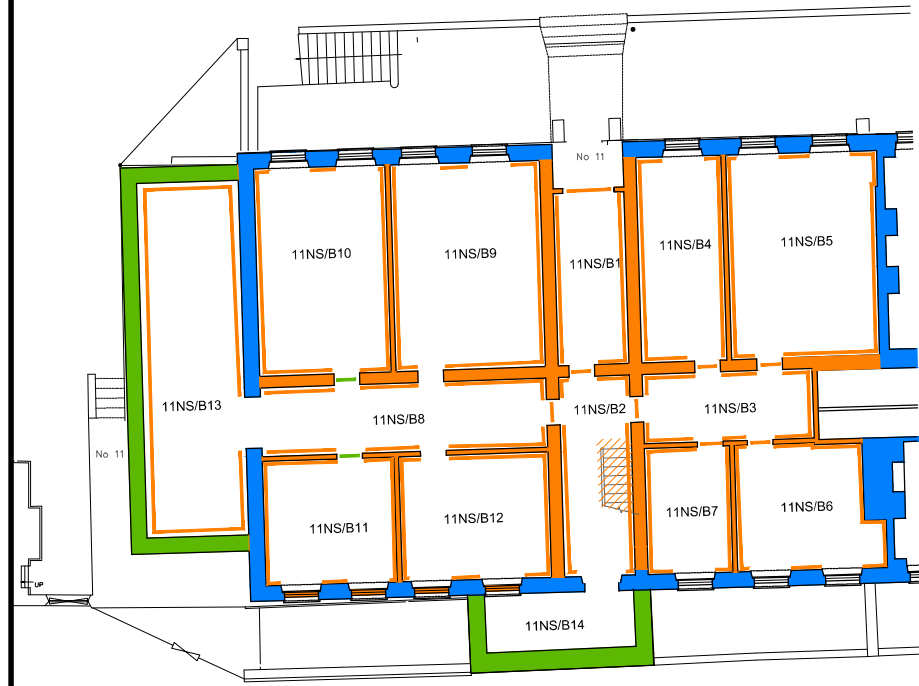
- Key
- C17th
 - C18th
 - C19th
 - C20th

No.	NOTES (STATUS: F. FEASIBILITY S. SKETCH DESIGN P. PLANNING B. BUILDING CONTROL D. DESIGN DEV / PRELIM M. MEASUREMENT T. TENDER C. CONTRACT R. RECORD W. WORKING DRAWING)	Rev	Date	Dwn	Auth	REVISIONS
1	For construction use only if status 'C' and checked against current revision					
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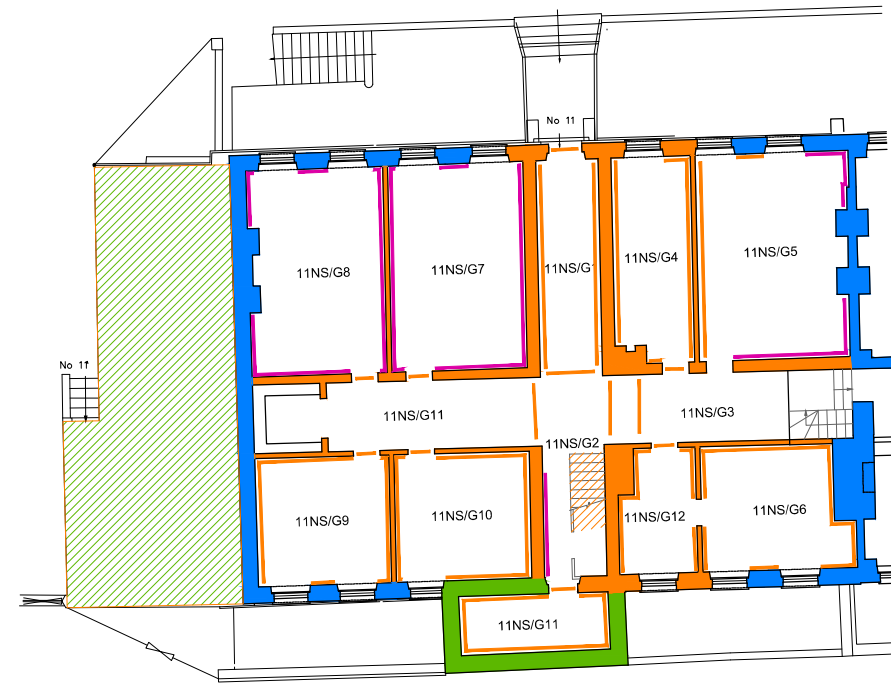
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 PLANNING CONSULTANTS
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Job LINCOLN'S INN
Title No. 10 New Square

Job	Li.hba	Status	R
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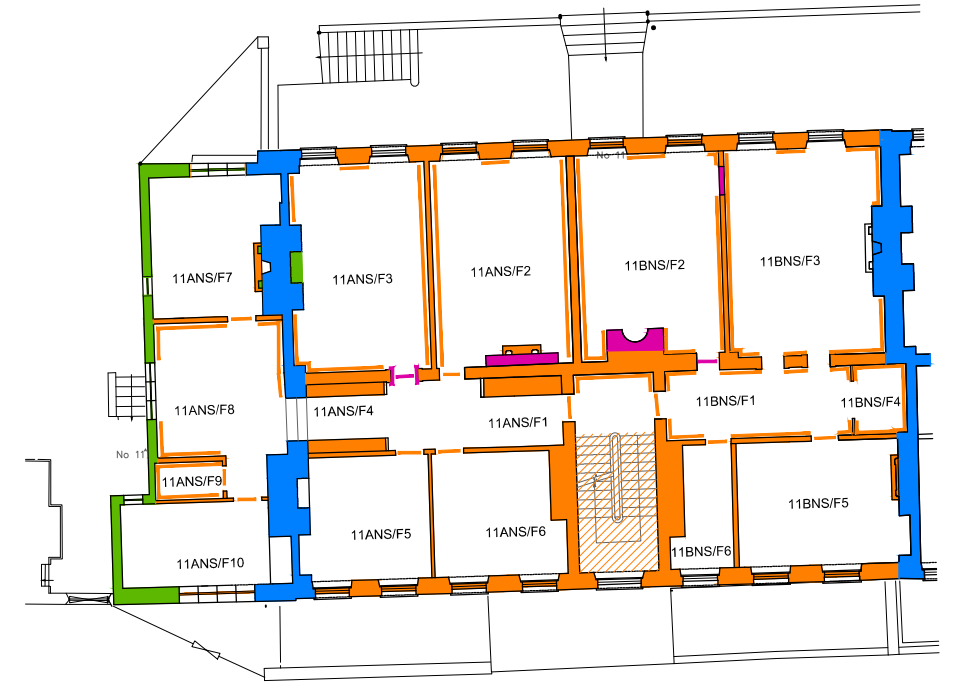
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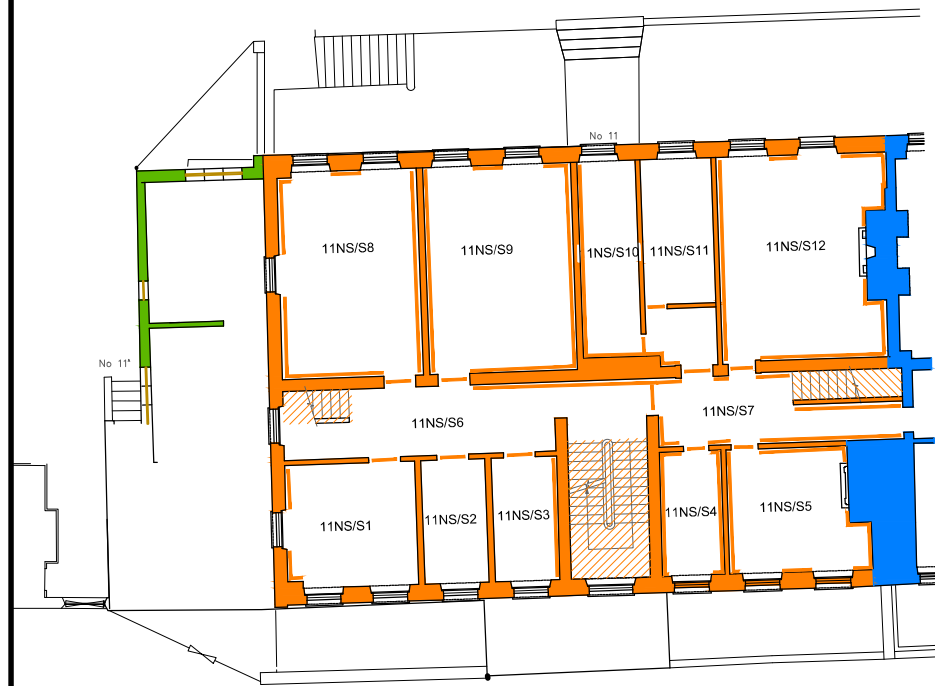
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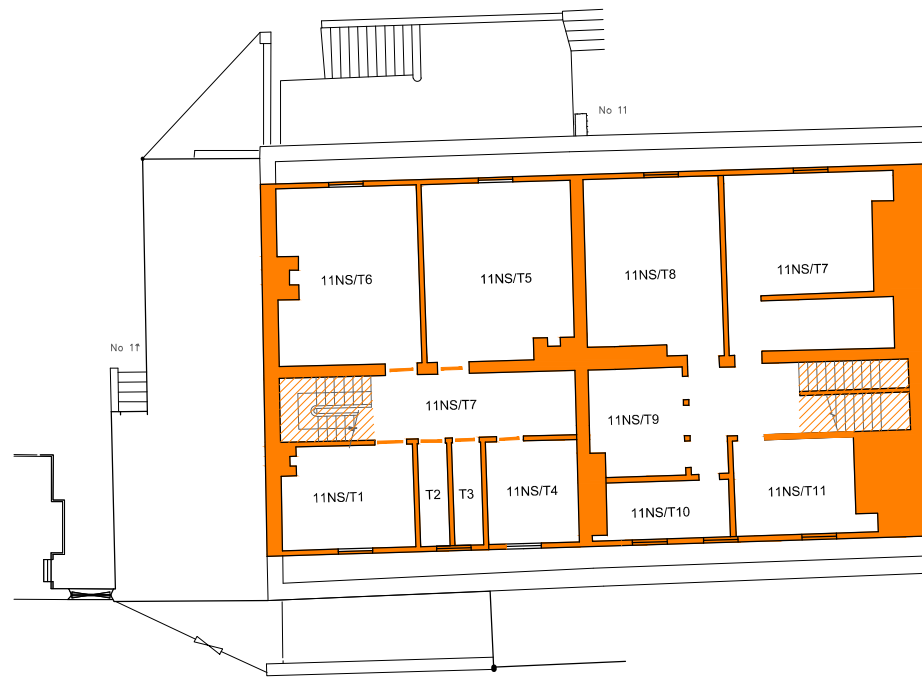
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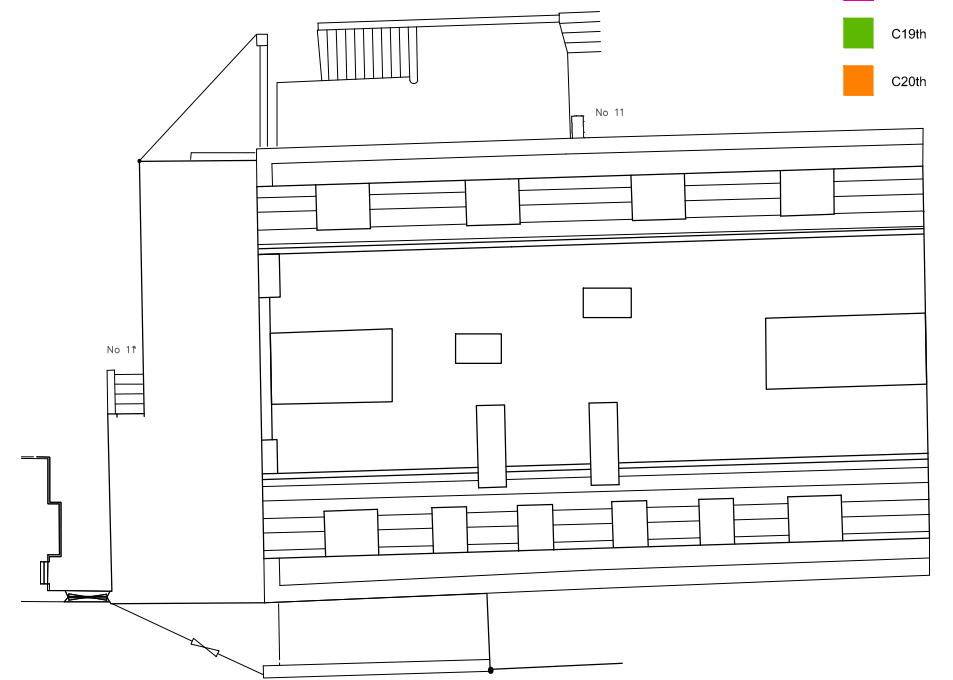
First Floor



Second Floor



Third Floor



Roof

Key

	C17th
	C18th
	C19th
	C20th

No.	NOTES (STATUS: F. FEASIBILITY S. SKETCH DESIGN P. PLANNING B. BUILDING CONTROL D. DESIGN DEV / PRELIM M. MEASUREMENT T. TENDER C. CONTRACT R. RECORD W. WORKING DRAWING)	Rev	Date	Dwn/ Auth	REVISIONS
1	For construction use only if status 'C' and checked against current revision				
2	All dimensions to be checked on site by contractor				
3	Do not scale from this drawing				
4	Unless otherwise indicated all dimensions are in millimetres				
		A	07.03.12	HEP X	Changes to chronology of internal walls
		-	01.12.10	HEP X	Initial Issue

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Job LINCOLN'S INN Status R

Title No. 11 New Square

No	1011	Rev	A
Scale (A3)	1:	2	5
			0

Appendix I

The Statutory Listing Description

IoE Number: 478672
Location: NUMBERS 1-11 AND ATTACHED RAILINGS, 1-11
NEW SQUARE (east side)
CAMDEN TOWN, CAMDEN, GREATER LONDON
Date listed: 24 October 1951
Date of last amendment: 24 October 1951
Grade: II*

CAMDEN TQ3081 SE LINCOLN'S INN 798-1/106/1027 (East side) 24/10/51 Nos.1-11 (consec) New Square and attached railings GV II* 11 chambers. c1690-97. By Dr Nicholas Barbon. For Henry Vincent, Lord Chandos of Sudeley. The form of New Square established 1682 and foundations probably dug 1685 by Henry Serle, with whom Barbon had been involved through the former's partner, Robert Clerke, but who died in 1690. Brown brick with red brick dressings, basements now stuccoed. Slated roofs behind parapets. EXTERIOR: 4 storeys and basements, the top storey being added in C18. Stone, architraved doorcases with pulvinated frieze, console-bracketed cornice and curved, broken pediment with ball in centre, with the exception of No.10 with a triangular pediment and No.11 without a ball. No.1: red brick bands at 1st and 2nd floor levels; 3rd floor with multi-coloured stock brick band. 9 windows. Gauged red brick flat arches to slightly recessed sash windows most with exposed boxing and most with C18 glazing bars. Ground and some 1st floor windows with shutters. Some 1st and 2nd floor windows with C19 blind boxes. On left return, a stone tablet set up by John Greene, Treasurer of Lincoln's Inn in 1693, inscribed "This wall is built upon the ground of Linconles Inne. No windows are to be broken out without leave". INTERIOR: with original panelling to the hall and some of the rooms. Original dog-leg stair with turned balusters and square reveals. No.2: red brick band at 2nd floor level. 9 windows. Gauged red brick segmental arches to slightly recessed sash windows. Ground floor and 5 windows of 1st floor with shutters. INTERIOR: with some panelling. Round iron balusters to stone stairs. RCHM (West London) suggests that No.2 was rebuilt during the C18 and C19. No.3: brick band at 1st floor level. 4 windows and 1 window on right hand forward return. Gauged red brick flat arches to flush frame sash windows with exposed boxing. Shutters to 3 ground floor windows. INTERIOR: round iron balusters to stone stairs. No.4: 3rd floor partly rebuilt in yellow stock brick. 4 windows and attic dormers. Ground floor with door to right and to left the Back Gate to Carey Street. 4 centred arch to New Square with grotesque keystone, carved brackets supporting broken segmental pediment with scrolls at sides. Above, 2 segmental pedimented enriched panels with coats-of-arms dated 1697 of De Lacy and Serle. The back gate originally consisted of a carriage-way and 2 flanking pedestrian passages. The footways were converted into shops c1843. Each footway of 4 bays with pilasters carrying groined vault. Shop fronts in bays with large panes. The 4-centred arch to Carey Street is flanked by panelled Doric pilasters with cornice, broken scroll pediment and elaborately panelled gates. Both arches are of painted cement. Below arches at both ends of the passage, C19 lamps of Nico type supported by scroll work. INTERIOR: altered; turned balusters and square newels to dog leg stair with closed string. No.5: brick bands at 1st and 2nd floor. 4 bays of the 3rd floor stuccoed with architraved sashes and a cornice. 9 windows. Gauged red brick flat arches to flush framed sashes with exposed boxing. INTERIOR: turned balusters and square reveals to dog leg stairs. No.6: brick bands at 1st and 2nd floor. 6 bays of the 3rd floor stuccoed with architraved sashes and a rudimentary cornice. 9 windows. Gauged red brick flat arches to flush framed sashes with exposed boxing. INTERIOR: turned balusters and square reveals to dog leg stairs. No.7: brick bands at 1st and 2nd floor. On return, 3rd floor moulded brick band. 3 1/2 bays of 3rd floor stuccoed with architraved sashes and a rudimentary cornice. Rest of 3rd floor partly

rebuilt. 4 windows and 1 window to right hand forward return. Gauged red brick flat arches to flush framed sashes. INTERIOR: turned balusters and square reveals to dog leg stairs. No.8: moulded brick band to 2 left hand 3rd floor bays. Centre bays, 3rd and 4th floor yellow stock brick with red brick dressings. 11 windows. Gauged red brick flat arches to flush framed sashes with exposed boxing. INTERIOR: turned balusters and square reveals to dog leg stairs. No.9: brick bands at 1st, 2nd and 3rd floor levels. 4th storey in yellow stock brick. 9 windows. Gauged red brick flat arches to flush framed sashes with exposed boxing. INTERIOR: turned balusters and square reveals to dog leg stairs. No.10: frontage rebuilt after a fire in 1752 and partly re-faced and re-roofed c1951 after war damage. Yellow stock brick. Stone bands at ground and 1st floor level. Stone 1st floor sill band and stone bracketed cornice at 3rd floor level. 9 windows. Flat brick arches to recessed sashes. 3 formers form central roof line feature with central window in arched recess with pediment. INTERIOR: dog leg stair with square iron balusters. No.11: frontage partly re-faced and re-roofed c1951 after war damage. Red brick with plain brick band at 1st floor level and moulded brick band at 2nd floor. Tiled roof with dormers. 3 storeys, basement and attic. 8 windows. Gauged red brick flat arches to flush frame sashes with exposed boxing. At 1st floor level a carved and inscribed plaque dated 1691; also date plaques inscribed DSC 1693, FSG 1787 and TS 1951. SUBSIDIARY FEATURES: attached cast-iron railings to areas with urn finials. HISTORICAL NOTE: New Square is important as a very well preserved and early example of a set of early legal chambers, remarkably spacious and with good panelled interiors not seen. It is also one of the most complete surviving C17 set pieces in London.