

LINCOLN'S INN GAZETTEER

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), 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 covered 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 (neutral).

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.

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 19 th 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 19 th 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 as room B7.
Fireplace:	18 th C surround (mouldings paint clogged) with 19 th 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 (20 th 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. 19 th 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:	19 th C – see description under 9NS/G10.
Condition	Good.
Comments	-
Significance	Limited.

Description of the Rooms: 9NS/B9

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.
Comments	What is it about IT installations that makes people lose all aesthetic sensibility?
Significance	Limited, 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	OK, except stained ceiling and carpet.
Comments	Very uninspired work.
Significance	Detrimental.

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.

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, vile 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	Limited.

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 un moulded 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 un moulded 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.

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 19 th C outer door to chambers – architrave minimal, cut off at head by boxing-in, but frame probably 18 th C. E and S: 20 th C 6-panel outer doors in what look like 20 th 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.
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:	Vile Edwardian insertion, opening blocked.
Floor:	Carpeted timber, drops to floor.
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	Contribute 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 20 th C part glazed partition subdivides this room; it has a 4-panel door of matching date; the door to landing T7 is also 20 th 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 19 th C stairs rise from 2 nd 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 19 th 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 19 th 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 19 th 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	19 th 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.