

**Archaeological report on the standing structure**

**17 – 22 York Place  
Leeds**

**NGR SE 295 355**

**January 2006**



Report prepared on behalf of  
**Michael Eyres Partnership**

by

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## **Archaeological and historical analysis of the building.**

This report has been prepared on behalf of the Michael Eyres Partnership (MEP). It has been prepared in accordance with the Specification for Archaeological Photographic Building Recording prepared by the West Yorkshire Archaeology Service.

### **1. Introduction**

- 1.1 17-22 York Place form part of a long terrace of houses occupying the south side of York Place. Within this wider terrace, 17-22 consist of a terrace of five uniform houses constructed in ranges to either side of the five-bay, double-fronted No. 21. All the houses are of three storeys in height over basements with, at the rear, a variety of extensions of different dates. The basements of all the houses have been converted into a single nightclub. No. 20 (LBS no. 465836) and No. 21 (LBS no. 465837) are listed as Grade II.
- 1.2 The site owners, through their agents (Brewster Bye Architects Ltd) have obtained planning consent (Panning Application No. 20/416/03/FU) for the construction of a 4- and 5-storey block of 34 flats and offices with undercroft parking.
- 1.3 The WYAS (on behalf of Leeds City Council) prepared the Specification fulfilled by this report in order to allow the developers to meet the terms of an archaeological condition placed on the consent..
- 1.4 Rapid map-regression exercise based on readily available maps and photographic evidence and photographic record were undertaken and form the basis of this report.

### **2. Site Location and description**

- 2.1 17-22 York Place lie at NGR SE 295 355, on the southern side of the street in a block defined by York Place, Queen Street, Britannia Street and Back York Place. They consist of a terrace of single-fronted late-Georgian or early-Victorian houses of identical plan flanking the much larger and architecturally pretentious No. 21.
- 2.2 Nos 17-20 and 22 have basic plans consisting of front and back rooms flanked on one side by entrance and staircase halls, with facades of two bays. No. 21 is a 5-bay structure with a more complex plan.
- 2.3 All the houses have undergone extensive alteration, of a broadly similar nature. In addition, the interior detailing and fenestration has undergone extensive renewal and most of what appears to be “Georgian” detail, with the exception of ceilings and skirtings, dates to the 20<sup>th</sup> century. Some of these alterations were to restore “Georgian” detail and remove later alterations.

### 3. Methodology

- 3.1 The buildings were recorded in December 2005 – January 2006, by the David Michelmore Consultancy and Conservation for Historic Buildings. The survey team consisted of David Michelmore B.A.,M.Phil., Vardan Mkrtchyan Dip.Arch. and Nabaraj Bohara.
- 3.2 Detail photographs were taken with medium-format and 35mm cameras with perspective control. A 50cm graduated photographic scale was used for detail photographs and a 2m ranging-rod for general shots. For black-and-white photographs, silver-based 60mm and 35mm films were used, and for colour slides - 35mm Kodak film.

### 4. Brief overall description

- 4.1 Nos 17-20 and 22 have identical plans and form part of a terrace which originally stretched from Britannia Street to Queen Street. It might at first appear that they were constructed by a single speculative building. However, there are differences in profile of details such as ceiling cornices and skirting boards and there is a straight joint No. 22 and No. 23 on the rear elevation, so this does not appear to be the case. No. 21 was constructed on a far grander scale and its history would repay further study.
- 4.2 York Place does not appear on Giles' map of 1815; on Fowler's map of 1831, the street has been laid out, but only a few houses constructed in the eastern section, between Britannia Street and King Street, including Nos 10 and 12, for which the design elevations survive. The 5ft : 1 mile map of 1850 shows the southern side of the street completely built up, so the houses which form the subject of this survey were constructed between 1831 and 1850.
- 4.3 The structures facing Back York Place are, without exception, not part of the original build. An aerial photograph of 1930 (right) clearly shows Back York Place still lined with small mews structures, with the exception of the warehouse blocks behind Nos 17 and 18.



4.4 The structure behind No. 19 can be fairly precisely dated; it does not appear on the OS 25" : 1 mile map of 1933, but a photograph of 1936 shows it as already standing and in use as a commercial garage and spirit store. Beyond can be seen surviving mews buildings behind Nos 20 and 21; the mews structure behind No. 21 being taller, as can also be seen on the 1930 aerial photo above.

4.5 The mews buildings behind Nos 20 and 21 were replaced by a single U-shaped concrete-framed building, probably in the 1950s, and the building behind No. 22 was built in the late 20<sup>th</sup> century.

4.6 The construction history of the buildings fronting Back York Place illustrates the consolidation of ownership of Nos 17-22. The warehouses behind Nos 17 and 18 were built as separate structures. The aerial photo of 1930 (previous page) shows them as still distinct, with the façade of the warehouse behind No. 17 extending significantly higher than that of No. 18. Subsequently, the attic storey of the warehouse behind No. 17 was removed and the façade unified over the two structures, while at the same time they were linked internally and connecting doors inserted between the two houses fronting York Place.



The single 1950s building behind Nos 20 and 21 also represents a consolidation of ownership reflected in the original houses fronting York Place, as Nos 20-22 now all have a linked plan. Only in the case of No. 19 is it not possible to pass through to the other houses, except at basement level.

4.7 The conversion of the basements into Digby's Nightclub involved extensive alterations to the basements and has made detailed interpretation extremely difficult. Only in the case of No. 22 is it possible to make a relatively firm interpretation of the plan, supported by an external examination of the houses in the same block fronting Queen Street, which appear to have undergone far less alteration.

## 5. Description of Nos 17-20 and 22

5.1 Because of the extent of the alteration to the basements of Nos 17-21, a meaningful room-by-room description of the basements proved impossible. It may be assumed, however, that they had a similar plan to the basement of No. 22, which is therefore described here. The basement was originally entered by a stair underneath the stair from the ground to the first floor. The original cellar stair has been removed, as in the case of all the houses. This was flanked at the rear of the building to the west by a narrow room, beyond which lay a wider room which was probably the scullery. The scullery in No. 22 retains the upper sash of its original  $\frac{4}{8}$ -light sash window. The narrow room between the scullery and the stair shows no evidence of an original window,

but there are openings in the rear walls of the basements in the other houses which suggest that this will also have had a window to the rear area.

- 5.2 The eastern section of the front part of the basement is a narrow room which appears to extend under the front step and which may have served as a larder. This is flanked to the west by a large room which was definitely the kitchen, as the range survives, although in a ruined state. Analogy with the houses facing Queen Street suggests that originally it was lit by a single sash window to the front area, although this has now been replaced by a door providing access to the steps down into the area. Although these steps are old, they do not appear to be part of the original design. Under these steps there is a door to a coal cellar which extends under the pavement. No. 2 Queen Street retains the manhole down which coal could be poured into the cellar, but these have been removed in the case of every other house in the block. It therefore seems that the original front areas were small and simply provided light to the kitchen window, which was flanked on either side by the flat roofs of storerooms/coal cellars extending forward into the basement area, roofed by a single massive sandstone block. The basements of Nos 17-20 probably had similar plans, but reversed.
- 5.3 The removal of these storerooms has also removed the buttressing to the retaining walls of the front areas, resulting in significant bowing, which can be seen particularly in the case of the retaining wall to the front area of No. 19. The staircases to the areas of Nos 17, 19 and 21 are modern and provided access to Digby's Nightclub and its associated bars.
- 5.4 Nos 17-20 and 22 have identical plans. Although only No. 20 is listed, presumably because of the "Georgian" bow window on the ground floor, in fact it is No. 22 which is arguably the best preserved.
- 5.5 The ground-floor plan consists of an entrance hall, lit by a fanlight over the front door and separated from the staircase hall behind by an archway. All the front doors are modern replacements and most of these archways have had the original mouldings removed. From the staircase hall, the stairs rose to the upper storeys. In all cases the original stair balustrades were replaced in the 20<sup>th</sup> century by identical "Georgian"-style turned balusters. A doorway in the entrance hall gave access to the front room, which were probably originally lit by a  $\frac{6}{6}$ -light sash window. The front room in No.



20 is lit by a “Georgian” bow, which is certainly of some age as it can be seen on a photo of 1955, but the present window appears to have been reconstructed and the sashes are much cruder than those of the original build. The bow windows of Nos 17 and 18 are modern.

- 5.5 The rear ground-floor room was originally entered by a doorway from the staircase hall, although many of these doorways have been walled up. In every case, an opening has been made between the front and rear ground-floor rooms, although that in No. 22 was subsequently walled up. Except in the case of No. 22, all the back walls have been removed to provide access to the rear buildings, resulting in the destruction of the original rear elevations. The Victorian warehouses behind Nos 17 and 18 have floors at the same level as the houses, but the rear buildings behind Nos 19 and 20 have floors at mezzanine level, reached by a short flight of stairs with balustrades identical to those which have replaced the original stair balustrades in the houses.
- 5.6 Both front and rear ground-floor rooms were heated; all the chimney breasts survive, but no chimney pieces.
- 5.7 The stairs were originally lit by a round-headed sash window spanning the upper two floors, but only No. 19 retains a historic stair window. In no case do the original sashes survive.
- 5.8 The front of the first floor was occupied by a drawing room reached through a doorway originally set within a slightly recessed archway on the first-floor landing. The drawing room was lit by two  $\frac{6}{6}$ -light sash windows in the front elevation. Every existing sash is a modern replacement. The rear first-floor back room was originally entered by a doorway off the landing, although in every case a new doorway has been formed between the front and rear rooms, except in the case of No. 22. The opening in No. 18 was later walled up. Both rooms were heated; in the rear room, the fireplace was originally flanked by shelved cupboards with full-height doors. All the chimney breasts survive, but no original chimney pieces.
- 5.9 The original plan of the top floor is not entirely clear. Probably there were originally two bedrooms on the front, one heated and one unheated, each lit by a  $\frac{3}{6}$ -light sash window, but all but two of these are modern replacements. The rear second-floor room, which was also heated, was originally entered by a doorway from the landing, but in the case of Nos 18-20, new doorways have been formed linking front and back rooms.
- 5.10 The warehouse behind No. 17 is a Victorian structure, originally with loading doors and flanking windows in the gable facing Back York Place and additional windows in the east elevation. Evidence for an original attic storey is provided by the jambs of a blocked doorway above the present top floor. The floor is supported by substantial transverse beams, supported in the middle of the span by cast-iron columns with simple tuscan capitals. The warehouse behind No. 18 originally had loading doors in the eastern side of the rear gable and narrow windows across the rest of the façade, separated by plain pilasters. All the window frames in the warehouses are later

replacements. Both warehouses predate 1891, as they are shown on the 25" : 1 mile OS map of that year. In 1936, the premises were occupied by L.J. Booth & Son.

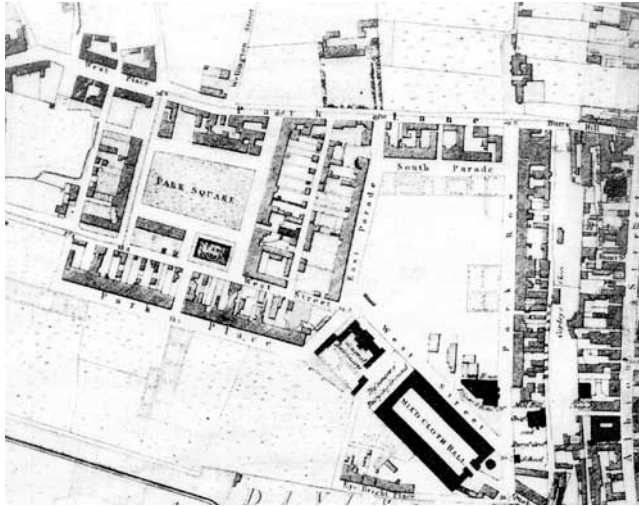
## 6. Description of No. 21

- 6.1 No. 21 is an impressive, 5-bay structure with some good internal detailing. It was, until recently, occupied by Shulmans Solicitors. The moulded plasterwork in the principal rooms has been extensively damaged by the introduction of steel joists to increase the loading capacity of the floors, but nevertheless some quality detailing survives. The house was altered not long after it was built – probably in the third quarter of the 19<sup>th</sup> century – to make some of the internal spaces more impressive. The massive interventions made to gain relatively little space reflect those carried out by Dr John Heaton (founder of the Leeds Medical School) at Claremont, Little Woodhouse (now the headquarters of the Yorkshire Archaeological Society) in the 1850s. Dr Heaton used the prominent Leeds architect George Corson to design his alterations; further research might reveal which architect was responsible for the original design and alterations to No. 21. The Post Office Directory of 1857 lists William Pepper Esq. as the occupier of No. 21. He may well have been responsible for the alterations in question, which also involved the removal of small-pane sash windows in the ground floor and their replacement by sashes glazed with large panes of polished plate, as was also the case at Claremont.
- 6.2 The front door and the ground-floor windows have stone surrounds. There are recessed panels in the brickwork between the first- and second-floor windows.
- 6.3 The basement has been extensively altered as a result of its conversion to the dancehall and a bar area of Digby's nightclub and cannot be completely interpreted. However, there are two chimney breasts in the east wall which have been converted into doorways. The north-west room also had a fireplace. Doorways in the south-west corner provided access to a rear area and to the basement of the rear wing.
- 6.4 The central entrance hall has a fine coffered ceiling, revealed by the removal of the modern false ceiling. To the west lay what was probably the dining room, which occupies more than half the depth of the building. It may well be, however, that the south wall has been moved to enlarge the room, as this part of the moulded ceiling – which is preserved, while the rest is not – is lower. To the north lay what was probably a service room, perhaps the butler's pantry.
- 6.5 What was another fine room lay to the east of the entrance hall, but the ceiling has been mostly destroyed to strengthen the floor above with steel joists. Behind this lay the largest room in the house, which must have been the drawing room. It was extended southwards by the addition of a lean-to to the original garden elevation of the building. Most of the moulded plasterwork of the ceiling survives.

- 6.6 A moulded archway separates the entrance hall from the staircase, which turns within a semi-circular extension to the rear elevation, lit by a tripartite sash window. Much of the plasterwork of the staircase survives, though there has been some water damage. The original sash windows survive and can still perform their function if overhauled.
- 6.7 The first floor originally had two, two-bay, rooms on either side of an upper entrance hall with a decorative cornice, although later alterations to the partitions have confused the original plan. The original  $\frac{6}{6}$ -light sash windows in the first-floor front elevation survive. Both rear rooms were reached by doors from the first-floor landing. Behind, the south-east room provides access to a small rear wing, which was probably a bathroom, perhaps part of the 19<sup>th</sup>-century alterations. The lower storey of this wing is part of the drawing room and it has no independent ground floor. The north-west room had two windows, a large sash window and a smaller window, which is now blocked. If this lit a servants' staircase, it is unclear how it worked within the original plan.
- 6.8 Most of the partitions on the second floor have been removed, destroying much of the evidence of the original plan. However, it is likely that two heated bedrooms on the front were separated by a narrower dressing room between. The south-east room may also have been a bedroom.
- 6.9 Most of the ceiling in the south-west room has been destroyed, apart from a section across the northern end, which provides evidence for a former closet, which probably had a door opening onto the landing, and a narrow room between this room and the front bedroom which may have been the space occupied by a servants' stair from first to second floors.
- 6.10 There is a two-storey rear wing against the western boundary. The 1850 5ft : 1 mile map shows the boundary line extending straight from front to back, as it still does at basement level, but the upper two storeys appear to have been rebuilt to extend the structure into what was originally part of the plot of No. 22. This is probably all part of the alterations carried out in the third quarter of the 19<sup>th</sup> century. The ground floor of this room, which is lit by two large sash windows, must have had an important service function. The first floor may have served as a dressing room.
- 6.11 *The archaeological recording of the complex has revealed the high quality and architectural interest of the original design and the mid-19<sup>th</sup>-century alterations to No. 21. Any further interpretation would require the limited removal of plaster finishes in critical places and the examination of areas of the floorframes. Such investigation lies outside the scope of the present study, but could be undertaken during the proposed alterations.*

## 7. Interpretation of the social background and urban form

- 7.1 Leeds owes its urban origins to a 13<sup>th</sup>-century planned extension to the village of Leeds and was the sister town of Bingley, although Leeds may have had twice as many burgage plots as Bingley. The main street of the medieval town



was Briggate, which continued to be the centre of the town until it was transformed by the Industrial Revolution. York Place forms part of the first attempt to develop a fashionable residential “West End” for Leeds, modelled on the westward expansion of London in the Georgian period. As in the capital, development was the result of speculative investment by

a landed family, in this case the Wilsons. Giles map of Leeds of 1815 (above left) shows Park Row, South Parade, East Parade and Park Square almost fully developed, but the site of York Place (at the south-east corner of the image) is still open gardens.

The attempt to develop the site of the medieval park of Leeds as a fashionable suburb was doomed to failure when Benjamin Gott, who had bought the land from the Wilsons, erected Park Mills in 1792 – the first multi-purpose modern factory,



powered by steam engines. The 19<sup>th</sup>-century illustration of this large complex (above right) shows the smoke from the mill chimneys blowing away from the town, but in reality the prevailing wind in West Yorkshire is from the south west, directly over the Park estate, as Park Mill (finally demolished in the mid 1960s) lay on the site of the present Yorkshire Evening Post building on Wellington Street.

- 7.1 The development of York Place started from the eastern end, where the surviving houses are notably larger and grander than those at the western end. A design survives (below) for a pair of houses (Nos 10-12) which are shown on Fowler’s map of 1831. These are houses of three bays, while the houses covered by the project are only of two bays.



Nos 10-12 York Place; the original design and in a photograph of 1955

7.2 The smaller size of Nos 17-20 and 22 illustrates the declining status of the Park estate, which was losing its richer inhabitants, first to Little Woodhouse and then to Headingley. The gentry, professional classes and rich merchants for whom it had originally been conceived would be replaced by inhabitants engaged in trade and the houses subsequently used for purely business purposes. No new large houses would be built and the areas of the estate which had not been successfully developed would be filled up with back-to-back housing of the workers of Park Mill and other industries, as can be seen on the OS map of 1905. Much of this housing survived until the middle of the 20<sup>th</sup> century.

7.3 The apparent anomaly of No. 21, a large and pretentious town house, in the middle of a row of smaller houses requires explanation. It was built centrally in a row of twelve identical houses, six on either side, starting at the



eastern end with No. 15 (now demolished), as No. 14 had a broader frontage to the street and the house beyond faced Britannia Street. The block survived until relatively recently, as can be seen in a photograph of 1974 (above).

7.4 The placing of No. 21 in the middle of the block may perhaps be explained by the fact that both York Place and the earlier Park Place were one-sided streets and faced each other over gardens, as can be clearly seen in the 5ft : 1 mils OS map of 1850 (below).

7.5 17-22 York Place form part of a block of houses defined on the east by Britannia Street and on the West by Queen Street. Across gardens, they faced a block of houses in Park Place, also ending at Queen Street on the west and Central Street on the east. In the middle of this block stands the impressive architectural composition of 17-19 Park Place, which consists of a large house with a pediment flanked by smaller houses on either side. Although less imposing than the houses in Park Place, No. 21 York Place still lent some grandeur to the York Place street frontage and balanced the composition of the earlier terrace of houses opposite (the houses in question are shown hatched, above).



7.6 The Park estate was easy to reach from all three of Victorian Leeds' railway stations, where buyers would arrive and walk to nearby warehouses to inspect the products of the local textile factories. With the exception of Park Square,



the gardens and parks originally envisaged were built over by warehouses and other commercial premises, although the eastern part of the area between Park Place and York Place remained open land until well into the last

century, as can be seen on an aerial photograph of 1930 (above), which clearly shows the contrast in scale between the large commercial infill buildings and the smaller size of the earlier houses in Park Place and York Place.

7.7 An examination of the trade and Post Office directories of the later 19<sup>th</sup> century confirms the rapid social changes evidenced by the buildings themselves. In 1853, White's Directory records that I. Blackburn, a 'manufacturer', lived in No. 17, Edward Wood, who is variously described as

an 'engraver' or a 'traveller' in No. 18, T.G. Wood, a 'manufacturer', in No. 19 and W. Perkin, an architect, in No. 22.

- 7.8 The Post Office Directory of 1857 lists Mr John Cooper as living in No. 18 and Mr William Green in No. 22, as well as William Pepper Esq. in the grand No. 21.
- 7.9 The Post Office Directory and White's Directory of 1861 shows a decline in status of the local inhabitants; George Smithson, a grocer, lived in No. 17, Andrew Buckland and Peter Stuart Mackie, both of whom were 'travelling drapers', in Nos 18 and 19 respectively, while William Green, a 'spinner' still lived in No. 22. The Post Office Directory lists Joseph Cooper as living in No. 21, but White's Directory lists Richard Hick, a well-to-do wine merchant, as living in the large house, an improvement on Ibbetson's Place, where he had been living in 1847. His commercial premises were in Briggate.
- 7.10 White's Directory of 1866 Lists John C.L. Fraser as living in No. 18, the draper P.S. Mackie still lived in No. 19, Albert Musgrave, 'dyer', was now listed for No. 21 and Jerome Reunert, a Professor of Languages, lived at No. 22.
- 7.11 By 1876, the street was acquiring a more markedly commercial character. Sykes, Ash & Co., tow and linen yarn merchants, had their premises in No. 17. They are also listed in directories of 1888, 1892 and 1904, and must therefore have been responsible for the construction of the existing warehouse.
- 7.12 In 1888, Myers Brothers, hat and cap manufacturers, shared No. 18 with John Holmes & Co., wholesale clothiers, who are also listed as having their premises there in 1892. They must have built the existing warehouse, which was already shown on the 1891 25" : 1 mile OS map, but in 1904 it was in use by Illingworth, Ingham & Co., timber merchants.
- 7.13 In 1876 No. 19 was occupied by two woollen manufacturers, by two different firms in 1888 and yet another in 1892, who then shared the premises with Nathaniel Ellis, a 'commission agent', but by 1904 its use had reverted to textiles.
- 7.14 In 1876 No. 20 served as the premises of A.C. Mackie, presumably the son of the previous occupier, listed as a 'commission agent', but also as the premises of five woollen manufacturers. In 1888 James Harper & Sons, woollen manufacturers, shared the premises with John Fowell, 'maker-up and packer', who in 1892 shared the house with two textile firms. In 1904 it served as the premises of Walter James Baxter, 'maker-up and packer', and a woollen manufacturer.
- 7.15 By the third quarter of the 19<sup>th</sup> century, No. 21 had ceased to be an imposing merchant's house, strongly suggesting that the alterations to make it even grander than it had been originally must have been made between c. 1850 and 1875, and more probably towards the beginning of this period. In 1876 it served as the premises of no less than five woollen manufacturers, in 1888

three woollen manufacturers and the manufacturer of aniline dyes. In 1904 the firms that had their premises there were more varied – a woollen merchant, a yeast merchant, a twine manufacturer, a manufacturers' agent and an umbrella manufacturer.

- 7.16 No. 22 was also used as commercial premises by 1876, the language professor who had lived there ten years before having moved to No. 23. In 1888 it was occupied by Joseph Marshall & Co., 'coffin cloth manufacturers and merchants', who are also listed there in 1892 and 1904, when their business had expanded to the manufacture of 'carriage cloths' as well.

**8. List of offices and major sources consulted:**

1. Local and Family History Library (Leeds Central Library, Calverley Street, Leeds)
2. Local History Library (Wakefield District Library [former West Riding County Library], Balne Lane, Wakefield)
3. Leodis: a Photographic Archive of Leeds (<http://www.leodis.net>)

**Appendix I: Room-by-room description**

**Room No. 1 (No. 17)**

**Room Description** Ground floor front room: the south wall, dividing the room from Room 2, has an opening with a wide, double-leaf flush door within a stud partition, but the two ends of the walls are brick. The "Georgian" bow window in the front elevation is modern.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	plaster on laths	19 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	wood and glass	20 <sup>th</sup> century		
Windows	timber	20 <sup>th</sup> century		
Partitioning/ panelling	-			
Fireplaces/ heating	chimney piece missing			
Decoration/ room finishes	wood skirting	20 <sup>th</sup> century		
Fixtures/fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** the room contains little of historic importance

**Room No. 2 (No. 17)**

**Room Description** Ground floor back room: the rear wall has been removed to throw the room open to the warehouse behind and subsequently divided by modern partitions to form a storeroom and WC/kitchenette

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	plaster on laths	19 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	wood and glass	20 <sup>th</sup> century		
Windows	rear wall removed			
Partitioning/ panelling	-			
Fireplaces/ heating	chimney piece missing			
Decoration/ room finishes	-			
Fixtures/ fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** the room contains little of historic importance

**Room No. 3 (No. 17)**

**Room Description** Entrance and staircase halls: the original arched entrance doorway has been replaced with a modern rectangular doorcase. The original archway between the two halls has been replaced with a rectangular opening. The staircase balustrade is a modern replacement. The rear wall has been removed to provide access to the warehouse.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	screed	20 <sup>th</sup> century		
Roof/Ceiling	plaster on laths	19 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	wood and glass	20 <sup>th</sup> century		
Windows	-			
Partitioning/ panelling	-			
Fireplaces/ heating	-			
Decoration/ room finishes	ceiling cornices wood skirting	19 <sup>th</sup> century 20 <sup>th</sup> century		
Fixtures/ fittings	staircase balustrade	20 <sup>th</sup> century		

**Recommended Research Strategy** none

**Overall Statement of Significance** the room contains little of historic importance

**Room No. 4 (No. 17)**

**Room Description** Ground-floor warehouse room: 5-bay warehouse spanned by substantial transverse beams supported centrally by cast-iron columns with tuscan capitals. The south gable has a low arched loading door which has a later blocking across the bottom flanked by windows.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	brick	original		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	plaster on laths	19 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	timber beams and cast-iron columns	original		
Doors	wood and glass	20 <sup>th</sup> century		
Windows	wooden sashes	20 <sup>th</sup> century		
Partitioning/ panelling	-			
Fireplaces/ heating	-			
Decoration/ room finishes	-			
Fixtures/ fittings	inserted lift	20 <sup>th</sup> century		

**Recommended Research Strategy** none

**Overall Statement of Significance** a well preserved Victorian warehouse room

**Room No. 5 (No. 17)**

**Room Description** First-floor front room: drawing room occupying the whole front of the house, lit by two <sup>6</sup>/<sub>6</sub>-light sash windows. Two new doors in the west wall link it to No. 18 and an opening in the south wall to Room 6.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	plaster on laths	19 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	timber	20 <sup>th</sup> century		
Windows	wooden sashes-	20 <sup>th</sup> century		
Partitioning/ panelling	-			
Fireplaces/ heating	chimney piece missing			
Decoration/ room finishes	ceiling cornices wood skirting	19 <sup>th</sup> century 19 <sup>th</sup> century	some missing	
Fixtures/ fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** the room contains little of historic importance

**Room No. 6 (No. 17)**

**Room Description** First-floor rear room: the back wall has been removed to open it to the warehouse behind.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	original		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	plaster on laths	19 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	wood and glass	20 <sup>th</sup> century		
Windows	back wall removed			
Partitioning/ panelling	-			
Fireplaces/ heating	chimney piece missing			
Decoration/ room finishes	-			
Fixtures/ fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** the room contains little of historic importance

**Room No. 7 (No. 17)**

**Room Description** First-floor landing: the doorway to the front room is within the original shallow arched recess. A later doorway links the landing to No. 18.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	plaster on laths	19 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	wood and glass	20 <sup>th</sup> century		
Windows	missing			
Partitioning/ panelling	-			
Fireplaces/ heating	-			
Decoration/ room finishes	ceiling cornices doorcase wood skirting	19 <sup>th</sup> century 1 19 <sup>th</sup> century 19 <sup>th</sup> century	other is modern	
Fixtures/ fittings	staircase balustrade	20 <sup>th</sup> century		

**Recommended Research Strategy** none

**Overall Statement of Significance** the room contains little of historic importance

**Room No. 8 (No. 17)**

**Room Description** First-floor warehouse room: 5-bay warehouse spanned by substantial transverse beams supported centrally by cast-iron columns with tuscan capitals.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	dry lining	20 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	plasterboard	20 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	5 cast-iron columns	original		
Doors	wood and glass	20 <sup>th</sup> century		
Windows	wooden sashes	20 <sup>th</sup> century		
Partitioning/ panelling	-			
Fireplaces/ heating	-			
Decoration/ room finishes	-			
Fixtures/ fittings	inserted lift	20 <sup>th</sup> century		

**Recommended Research Strategy** none

**Overall Statement of Significance** a well preserved Victorian warehouse room

**Room No. 9 (No. 17)**

**Room Description** Second-floor front room: divided by modern partitions. Lit by two <sup>3</sup>/<sub>6</sub>-light sash windows in the front elevation. A doorway in the west wall connects to No. 18

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick and laths	19 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	plasterboard	20 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	wood	20 <sup>th</sup> century		
Windows	wood sashes	20 <sup>th</sup> century		
Partitioning/ panelling	plasterboard	20 <sup>th</sup> century		
Fireplaces/ heating	chimney piece missing			
Decoration/ room finishes	wood skirting	20 <sup>th</sup> century		
Fixtures/ fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** the room contains little of historic importance

**Room No. 10 (No. 17)**

**Room Description** Second-floor back room: divided by modern partitions into a WC. The original back wall has been removed.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	dry lining	20 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	plasterboard	20 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	wood	20 <sup>th</sup> century		
Windows	back wall removed			
Partitioning/ panelling	plasterboard	20 <sup>th</sup> century		
Fireplaces/ heating	chimney piece missing			
Decoration/ room finishes	-			
Fixtures/ fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** the room contains little of historic importance

**Room No. 11 (No. 17)**

**Room Description** Second-floor landing: a doorway in the west wall connects to No. 18 and a door in the south wall to the lift mechanism.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	plasterboard	20 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	-			
Windows	-			
Partitioning/ panelling	-			
Fireplaces/ heating	-			
Decoration/ room finishes	doorcase wood skirting	1 19 <sup>th</sup> century 19 <sup>th</sup> century	other modern some original	
Fixtures/ fittings	staircase balustrade	20 <sup>th</sup> century		

**Recommended Research Strategy** none

**Overall Statement of Significance** the room contains little of historic importance

**Room No. 12 (No. 17)**

**Room Description** Second-floor warehouse room:

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	gypsum plaster on brick	20 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	Hardboard, beams boxed in	20 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	5 cast-iron columns	original		
Doors	wood	20 <sup>th</sup> century		
Windows	wooden sashes	20 <sup>th</sup> century		
Partitioning/ panelling	plasterboard	20 <sup>th</sup> century		
Fireplaces/ heating	-			
Decoration/ room finishes	-			
Fixtures/ fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** a well preserved Victorian warehouse room

**Room No. 13 - 16 (No. 17)**

**Room Description** The original basement rooms have been so extensively altered for conversion to Digby's Nightclub that individual descriptions are not possible.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls				
Floor				
Roof/Ceiling				
Roof Trusses				
Columns/posts/ other supports				
Doors				
Windows				
Partitioning/ panelling				
Fireplaces/ heating	ranges missing			
Decoration/ room finishes				
Fixtures/ fittings				

**Recommended Research Strategy** none

**Overall Statement of Significance** the rooms have been extensively altered

**Room No. 17 (No. 17)**

**Room Description** Basement warehouse room: the east window in the south gable has been narrowed and converted into a door.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	brick	original		
Floor	concrete	20 <sup>th</sup> century		
Roof/Ceiling	plasterboard	20 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	5 cast-iron columns	original	southernmost cased in brick	
Doors	wood	19 <sup>th</sup> century		
Windows	wood	20 <sup>th</sup> century		
Partitioning/ panelling	-	20 <sup>th</sup> century		
Fireplaces/ heating	-			
Decoration/ room finishes	-			
Fixtures/ fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** a well preserved Victorian warehouse room

**Room No. 18 (No. 18)**

**Room Description** Ground floor front room: the south wall has been removed to create a single space with Room 19. Modern double doors lead to the entrance hall. The "Georgian" bow window is modern. The coved ceiling cornice is 20<sup>th</sup>-century. The skirtings are cement.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	plasterboard	20 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	wood and glass	20 <sup>th</sup> century		
Windows	timber	20 <sup>th</sup> century		
Partitioning/ panelling	-			
Fireplaces/ heating	chimney piece missing			
Decoration/ room finishes	ceiling cornice	20 <sup>th</sup> century		
Fixtures/ fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** the room contains little of historic importance

**Room No. 19 (No. 18)**

**Room Description** Ground floor back room: the north wall has been removed to combine it with Room 18 and the back wall replaced with a plasterboard partition. The ceiling cornices are contemporary with inserted 20<sup>th</sup>-century timber beams, as is the chair rail and skirtings. The original doorway to the staircase hall has been blocked.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	plasterboard ?	20 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	-			
Windows	rear wall removed			
Partitioning/ panelling	wood-and-glass partitions	20 <sup>th</sup> century		
Fireplaces/ heating	chimney piece missing			
Decoration/ room finishes	ceiling cornice chair rail skirtings	20 <sup>th</sup> century 20 <sup>th</sup> century 20 <sup>th</sup> century		
Fixtures/fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** the room contains little of historic importance

**Room No. 20 (No. 18)**

**Room Description** Entrance and staircase halls: the original arched entrance doorway has been replaced with a modern rectangular doorcase. The original moulded archway between the two halls survives. The staircase balustrade is a modern replacement. The rear wall has an inserted doorway to provide access to the warehouse.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	screed	20 <sup>th</sup> century		
Roof/Ceiling	plaster on laths	19 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	wood and glass	20 <sup>th</sup> century		
Windows	-			
Partitioning/ panelling	-			
Fireplaces/ heating	-			
Decoration/ room finishes	ceiling ornament archway	19 <sup>th</sup> century	ceiling rose in staircase hall some missing	moulded archway is the only one to survive
Fixtures/fittings	wood skirting Stair balustrade	19 <sup>th</sup> century 20 <sup>th</sup> century		

**Recommended Research Strategy** none

**Overall Statement of Significance** the room contains little of historic importance

**Room No. 21 (No. 18)**

**Room Description** Ground-floor warehouse room: The south gable has a double sash window at the west end that replaced three narrow windows. The former loading door, which has a segmental-arched head, is at the east end of this elevation. The original walls were never plastered, but are now dry lined.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	dry lined	20 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	plasterboard	20 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	timber beams flanked by steel joists	original; 20 <sup>th</sup> century		
Doors	wood and glass	20 <sup>th</sup> century		
Windows	timber	20 <sup>th</sup> century		
Partitioning/ panelling	-			
Fireplaces/ heating	-			
Decoration/ room finishes	-			
Fixtures/fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** a Victorian warehouse room

**Room No. 22 (No. 18)**

**Room Description** First-floor front room: drawing room occupying the whole front of the house, lit by two <sup>6</sup>/<sub>6</sub>-light sash windows. The brickwork of the front elevation has been extensively reconstructed to restore the original elevation. Two new doors in the east wall link it to No. 17 and an opening in the south wall to Room 23 has been blocked. The skirtings are cement.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	20 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	plasterboard	20 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	wood and glass	20 <sup>th</sup> century		
Windows	wooden sashes-	20 <sup>th</sup> century		
Partitioning/ panelling	-			
Fireplaces/ heating	chimney piece missing			
Decoration/ room finishes	ceiling coving	20 <sup>th</sup> century		
Fixtures/ fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** no original architectural details survive

**Room No. 23 (No. 18)**

**Room Description** First-floor rear room: the back wall has been removed to open it to the warehouse behind.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19-20 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	plasterboard	20 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	wood and glass	20 <sup>th</sup> century		
Windows	back wall removed			
Partitioning/ panelling	-			
Fireplaces/ heating	chimney piece missing			
Decoration/ room finishes	ceiling cornice plain skirting	20 <sup>th</sup> century 20 <sup>th</sup> century		
Fixtures/ fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** the room contains little of historic importance

**Room No. 24 (No. 18)**

**Room Description** First-floor landing: the original ceiling cornice and skirtings survive.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	plaster on laths	19 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	wood and glass	20 <sup>th</sup> century		
Windows	missing			
Partitioning/ panelling	-			
Fireplaces/ heating	-			
Decoration/ room finishes	ceiling cornices wood skirting	19 <sup>th</sup> century 19 <sup>th</sup> century		
Fixtures/ fittings	staircase balustrade	20 <sup>th</sup> century		

**Recommended Research Strategy** none

**Overall Statement of Significance** the room contains little of historic importance

**Room No. 25 (No. 18)**

**Room Description** First-floor warehouse room: the single-pane sash windows are 20<sup>th</sup>-century replacements.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	dry lining	20 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	plasterboard	20 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	wood and glass	20 <sup>th</sup> century		
Windows	wooden sashes	20 <sup>th</sup> century		
Partitioning/ panelling	-			
Fireplaces/ heating	-			
Decoration/ room finishes	-			
Fixtures/ fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** a Victorian warehouse room

**Room No. 26 (No. 18)**

**Room Description** Second-floor front room: lit by two <sup>3</sup>/<sub>6</sub>-light sash windows in the front elevation. A small later window at the eastern end of the external elevation has been walled up. Before the insertion of a suspended ceiling, the room was plastered against the roof to show the queen-post truss. The skirtings are cement.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	plasterboard	20 <sup>th</sup> century		
Roof Trusses	queen-post truss	original		
Columns/posts/ other supports	-			
Doors	wood	20 <sup>th</sup> century		
Windows	wood sashes	20 <sup>th</sup> century		
Partitioning/ panelling	-			
Fireplaces/ heating	chimney piece missing			
Decoration/ room finishes	-			
Fixtures/ fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** the room contains little of historic importance

**Room No. 27 (No. 18)**

**Room Description** Second-floor back room: divided by modern partitions into a WC. The original back wall has been removed.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	tiles and plaster	20 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	plasterboard	20 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	wood and glass	20 <sup>th</sup> century		
Windows	back wall missing			
Partitioning/ panelling	modern materials	20 <sup>th</sup> century		
Fireplaces/ heating	chimney piece missing			
Decoration/ room finishes	-			
Fixtures/ fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** the room contains little surviving architectural detail

**Room No. 28 (No. 18)**

**Room Description** Second-floor landing: there is little surviving architectural detail.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	plasterboard	20 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	wood and glass	20 <sup>th</sup> century		
Windows	-			
Partitioning/ panelling	-			
Fireplaces/ heating	-			
Decoration/ room finishes	-			
Fixtures/ fittings	staircase balustrade	20 <sup>th</sup> century		

**Recommended Research Strategy** none

**Overall Statement of Significance** the room contains little of historic importance

**Room No. 29 (No. 18)**

**Room Description** 6-bay second-floor warehouse room: to top of the gable has been extended over the gable of the warehouse of No. 17 to unify the facade

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	gypsum plaster on brick	20 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	plasterboard against the roof	20 <sup>th</sup> century		
Roof Trusses	timber trusses	original		
Columns/posts/ other supports	5 cast-iron columns	original		
Doors	wood and glass	20 <sup>th</sup> century		
Windows	wooden sashes	20 <sup>th</sup> century		
Partitioning/ panelling	-			
Fireplaces/ heating	-			
Decoration/ room finishes	-			
Fixtures/ fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** a Victorian warehouse room

**Room No.** 30 - 34 (No. 18)

**Room Description** The original basement rooms and the basement of the warehouse have been so extensively altered for conversion to Digby's Nightclub that individual descriptions are not possible.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls				
Floor				
Roof/Ceiling				
Roof Trusses				
Columns/posts/ other supports				
Doors				
Windows				
Partitioning/ panelling				
Fireplaces/ heating	ranges missing			
Decoration/ room finishes				
Fixtures/ fittings				

**Recommended Research Strategy** none

**Overall Statement of Significance** the rooms have been extensively altered

**Room No. 35 (No. 19)**

**Room Description** Ground floor front room: the original fenestration has been replaced by a shop window. The rear wall has been removed to combine it with Room 36.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	plywood	20 <sup>th</sup> century		
Roof/Ceiling	plasterboard	20 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	aluminium	20 <sup>th</sup> century		
Windows	timber	20 <sup>th</sup> century		
Partitioning/ panelling	-			
Fireplaces/ heating	chimney piece missing			
Decoration/ room finishes	skirtings	20 <sup>th</sup> century		
Fixtures/ fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** the room contains little of historic importance

**Room No. 36 (No. 19)**

**Room Description** Ground floor back room: the north wall has been removed to combine it with Room 35. The original doorway to the staircase hall has been blocked.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	plywood	20 <sup>th</sup> century		
Roof/Ceiling	plasterboard	20 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	-			
Windows	rear wall removed			
Partitioning/ panelling	wood-and-glass partitions	20 <sup>th</sup> century		
Fireplaces/ heating	chimney piece missing			
Decoration/ room finishes	skirtings	20 <sup>th</sup> century		
Fixtures/fittings	Flight of stairs to warehouse	20 <sup>th</sup> century		

**Recommended Research Strategy** none

**Overall Statement of Significance** the room contains little of historic importance

**Room No. 37 (No. 19)**

**Room Description** Entrance and staircase halls: the original fanlight survives, but the front door is a replacement.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	stone flags	19 <sup>th</sup> century		
Roof/Ceiling	plasterboard	20 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	wood	20 <sup>th</sup> century		
Windows	fanlight	original		
Partitioning/ panelling	aluminium	20 <sup>th</sup> century		
Fireplaces/ heating	-			
Decoration/ room finishes	archway	19 <sup>th</sup> century	mouldings missing	
Fixtures/fittings	Stair balustrade	20 <sup>th</sup> century		

**Recommended Research Strategy** none

**Overall Statement of Significance** the room contains little of historic importance

**Room No. 38 (No. 19)**

**Room Description** 4-bay mezzanine warehouse room, reached by a short flight of stairs. The roof is hipped at the north end so as not to block the upper windows of the rear elevation of the house. In the south gable, two high-level Crittall windows flank a loading door that has been replaced with plate glass.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	dry lined	20 <sup>th</sup> century		
Floor	plywood	20 <sup>th</sup> century		
Roof/Ceiling	Insulation board against the rafters	20 <sup>th</sup> century		
Roof Trusses	3 steel trusses	20 <sup>th</sup> century		
Columns/posts/ other supports	-			
Doors	wood and glass	20 <sup>th</sup> century		
Windows	steel	20 <sup>th</sup> century		
Partitioning/ panelling	-			
Fireplaces/ heating	-			
Decoration/ room finishes	-			
Fixtures/fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** an undistinguished 20<sup>th</sup>-century commercial building

**Room No. 39 (No. 19)**

**Room Description** First-floor front room: the original window embrasure over the front door survives, but the other window has been replaced by two adjoining <sup>3</sup>/<sub>6</sub>-light sash windows. There appears to have been an opening into No. 20 at the south-east corner of the room. The rococco plaster chimney piece is modern.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	plaster on laths	19 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	wood	20 <sup>th</sup> century		
Windows	wooden sashes-	20 <sup>th</sup> century		
Partitioning/ panelling	-			
Fireplaces/ heating	plaster chimney piece	20 <sup>th</sup> century		
Decoration/ room finishes	ceiling coving skirtings	19 <sup>th</sup> century 19 <sup>th</sup> century		
Fixtures/ fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** the room contains little of historic importance

**Room No. 40 (No. 19)**

**Room Description** First-floor rear room: in the rear elevation, two <sup>3</sup>/<sub>6</sub>-light sash windows have replaced the original window. Two shelved cupboards flanking the chimney breast have later doors.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	Plaster on laths	19 <sup>th</sup> century	cracked	
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	wood	20 <sup>th</sup> century		
Windows	wood sashes	20 <sup>th</sup> century		
Partitioning/ panelling	-			
Fireplaces/ heating	chimney piece missing			
Decoration/ room finishes	ceiling cornice skirtings	19 <sup>th</sup> century 19 <sup>th</sup> century		
Fixtures/ fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** the room contains little of historic importance

**Room No. 41 (No. 19)**

**Room Description** First-floor landing: the arched window embrasure of the staircase window survives, but the joinery is later. The skirting boards survive, as does the arched recess enclosing the door to the front room.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	plasterboard	20 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	wood and glass	20 <sup>th</sup> century		
Windows	arched staircase window	19 <sup>th</sup> and 20 <sup>th</sup> century	later window in original opening	the only surviving staircase window
Partitioning/ panelling	-			
Fireplaces/ heating	-			
Decoration/ room finishes	wood skirting	19 <sup>th</sup> century		
Fixtures/ fittings	staircase balustrade	20 <sup>th</sup> century		

**Recommended Research Strategy** none

**Overall Statement of Significance** the room contains little of historic importance

**Room No. 42 (No. 19)**

**Room Description** Second-floor front room: lit by two <sup>3</sup>/<sub>6</sub>-light sash windows in the front elevation, divided in two to form WCs reached directly from the landing, but probably originally two rooms divided by a central partition.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	plaster on laths	19 <sup>th</sup> century		
Roof Trusses	queen-post truss	original		
Columns/posts/ other supports	-			
Doors	wood	20 <sup>th</sup> century		
Windows	wood sashes	20 <sup>th</sup> century		
Partitioning/ panelling	-			
Fireplaces/ heating	chimney piece missing			
Decoration/ room finishes	skirtings	19 <sup>th</sup> and 20 <sup>th</sup> century		
Fixtures/fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** the room contains little of historic importance

**Room No. 43 (No. 19)**

**Room Description** Second-floor back room: lit by a <sup>3</sup>/<sub>6</sub>-light sash window in the rear elevation. A later doorway connects it with No. 42.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	plaster on laths	19 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	wood	20 <sup>th</sup> century		
Windows	wooden sash	20 <sup>th</sup> century		
Partitioning/ panelling	-			
Fireplaces/ heating	chimney piece missing			
Decoration/ room finishes	skirtings	19 <sup>th</sup> century		
Fixtures/ fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** the room contains little surviving architectural detail

**Room No. 44 (No. 19)**

**Room Description** Second-floor landing: the archway which originally framed the doorway to the front room has been opened up to form an entrance to the WCs. Some original skirting survives.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	plasterboard	20 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	wood	20 <sup>th</sup> century		
Windows	-			
Partitioning/ panelling	-			
Fireplaces/ heating	-			
Decoration/ room finishes	skirtings-	19 <sup>th</sup> century	part survives	
Fixtures/ fittings	staircase balustrade	20 <sup>th</sup> century		

**Recommended Research Strategy** none

**Overall Statement of Significance** the room contains little of historic importance

**Room No.** 45 - 47 (No. 19)

**Room Description** The original basement rooms and the basement of the warehouse have been so extensively altered for conversion to Digby's Nightclub that individual descriptions are not possible.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls				
Floor				
Roof/Ceiling				
Roof Trusses				
Columns/posts/ other supports				
Doors				
Windows				
Partitioning/ panelling				
Fireplaces/ heating				
Decoration/ room finishes				
Fixtures/ fittings				

**Recommended Research Strategy** none

**Overall Statement of Significance** the rooms have been extensively altered

**Room No. 48 (No. 20)**

**Room Description** Ground floor front room: the original fenestration has been replaced by a "Georgian" bow with crude sashes; it is unlikely to be original. The rear wall has been largely removed to combine it with Room 49.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	Plaster on laths	19 <sup>th</sup> century	partly replaced by boarding	
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	Aluminium and glass	20 <sup>th</sup> century		
Windows	"Georgian" bow	20 <sup>th</sup> century		
Partitioning/ panelling	-			
Fireplaces/ heating	chimney piece missing			
Decoration/ room finishes	ceiling cornices picture rail skirtings	19 <sup>th</sup> century 20 <sup>th</sup> century 19 <sup>th</sup> century		
Fixtures/fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** the room contains little of historic importance

**Room No. 49 (No. 20)**

**Room Description** Ground floor back room: the rear wall has been replaced by a flight to steps up to the mezzanine-level warehouse. The doorway to the staircase hall has been blocked.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	Plaster on laths	19 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	-			
Windows	rear wall removed			
Partitioning/ panelling				
Fireplaces/ heating	chimney piece missing			
Decoration/ room finishes	ceiling cornice skirtings	19 <sup>th</sup> century 19 <sup>th</sup> century		
Fixtures/fittings	Flight of stairs to warehouse	20 <sup>th</sup> century		

**Recommended Research Strategy** none

**Overall Statement of Significance** the room contains little of historic importance

**Room No. 50 (No. 20)**

**Room Description** Entrance and staircase halls: the jambs of the entrance doorcase survives but the arched top is missing. The arched opening between the entrance and staircase halls has been replaced by a flat-topped opening.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	screed	20 <sup>th</sup> century		
Roof/Ceiling	plaster on laths	19 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	wood	20 <sup>th</sup> century		
Windows	fanlight	original	glass modern	
Partitioning/ panelling	-			
Fireplaces/ heating	-			
Decoration/ room finishes	ceiling cornices skirtings	19 <sup>th</sup> century 19 <sup>th</sup> century		
Fixtures/fittings	Stair balustrade	20 <sup>th</sup> century		

**Recommended Research Strategy** none

**Overall Statement of Significance** the room contains little of historic importance

**Room No. 51 (No. 20)**

**Room Description** mezzanine warehouse room, reached by a short flight of stairs. Reinforced concrete structure lit by rooflights. The windows are timber top-opening casements.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	20 <sup>th</sup> century		
Floor	concrete	20 <sup>th</sup> century		
Roof/Ceiling	flat roof	20 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	wood	20 <sup>th</sup> century		
Windows	timber	20 <sup>th</sup> century		
Partitioning/ panelling	partition to stairs	20 <sup>th</sup> century		
Fireplaces/ heating	-			
Decoration/ room finishes	skirtings	20 <sup>th</sup> century		
Fixtures/fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** a 20<sup>th</sup>-century commercial building

**Room No. 52 (No. 20)**

**Room Description** First-floor front room: Of the two <sup>6</sup>/<sub>6</sub>-light sash windows, one has original sashes and is the only original window of this size in the smaller houses. A later door in the south-west corner gives access to No. 21 and there is a later blocked opening in the opposite corner that formerly led to No. 19.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	plaster on laths	19 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	flush	20 <sup>th</sup> century		
Windows	2 no. wooden sashes-	1 19 <sup>th</sup> century 1 20 <sup>th</sup> century	good	unusual survival for the group
Partitioning/ panelling	-			
Fireplaces/ heating	chimney piece missing			
Decoration/ room finishes	ceiling coving skirtings	19 <sup>th</sup> century 19 <sup>th</sup> century		
Fixtures/fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** the room contains little of historic importance

**Room No. 53 (No. 20)**

**Room Description** First-floor rear room: in the rear elevation, lit by a Crittall window in the rear elevation. One of the two shelved cupboards flanking the chimney breast has a 19<sup>th</sup>-century door. A later doorway provides a link to Room 52.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	Plaster on laths	19 <sup>th</sup> century	cracked	
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	wood flush	1 19 <sup>th</sup> century 20 <sup>th</sup> century		
Windows	steel	20 <sup>th</sup> century		
Partitioning/ panelling	-			
Fireplaces/ heating	chimney piece missing			
Decoration/ room finishes	ceiling cornice picture rail skirtings	19 <sup>th</sup> century 20 <sup>th</sup> century 19 <sup>th</sup> century		
Fixtures/fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** the room contains little of historic importance

**Room No. 54 (No. 20)**

**Room Description** First-floor landing: the arched recess enclosing the door to the front room survives and the two doorcases are original; most others in the group have been replaced.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	Plaster on laths	19 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	flush	20 <sup>th</sup> century		
Windows	-			
Partitioning/ panelling	-			
Fireplaces/ heating	-			
Decoration/ room finishes	ceiling cornice wood skirting	19 <sup>th</sup> century 19 <sup>th</sup> century		
Fixtures/ fittings	staircase balustrade	20 <sup>th</sup> century		

**Recommended Research Strategy** none

**Overall Statement of Significance** the room contains little of historic importance

**Room No. 55 (No. 20)**

**Room Description** Second-floor front room: divided by later partitions and lit by two original <sup>3</sup>/<sub>6</sub>-light sash windows in the front elevation (the only original windows of this size to survive in the group) and a later roof light.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	plaster on laths	19 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	flush	20 <sup>th</sup> century		
Windows	original <sup>3</sup> / <sub>6</sub> -light wood sashes	19 <sup>th</sup> century	West window has slight damage	unusual survival for the group
Partitioning/ panelling	-			
Fireplaces/ heating	chimney piece missing			
Decoration/ room finishes	picture rail skirtings	20 <sup>th</sup> century 20 <sup>th</sup> century		
Fixtures/fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** the room contains little of historic importance

**Room No. 56 (No. 20)**

**Room Description** Second-floor back room: lit by a modern top-opening casement window in the rear elevation. A later doorway with a 19<sup>th</sup>-century 4-pannelled door connects it with No. 55.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	plaster on laths	19 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	1 wood 1 flush	19 <sup>th</sup> century 20 <sup>th</sup> century		not original
Windows	wood casement	20 <sup>th</sup> century		
Partitioning/ panelling	-			
Fireplaces/ heating	chimney piece missing			
Decoration/ room finishes	skirtings	19 <sup>th</sup> century		
Fixtures/ fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** the room contains little surviving architectural detail

**Room No. 57 (No. 20)**

**Room Description** Second-floor landing: the doorcase of the doorway to the rear room is original. The stair window has been replaced by the doorway to later WCs, with a Crittal window above.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	plasterboard	20 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	flush	20 <sup>th</sup> century		
Windows	steel	20 <sup>th</sup> century		
Partitioning/ panelling	-			
Fireplaces/ heating	-			
Decoration/ room finishes	skirtings-	19 <sup>th</sup> century		
Fixtures/ fittings	staircase balustrade	20 <sup>th</sup> century		

**Recommended Research Strategy** none

**Overall Statement of Significance** the room contains little of historic importance

**Room No.** 58 - 62 (No. 20)

**Room Description** The original basement rooms and the basement of the warehouse have been so extensively altered for conversion to Digby's Nightclub that individual descriptions are not possible, although both chimney breasts in the basements can be identified.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls				
Floor				
Roof/Ceiling				
Roof Trusses				
Columns/posts/ other supports				
Doors				
Windows				
Partitioning/ panelling				
Fireplaces/ heating	ranges missing			
Decoration/ room finishes				
Fixtures/ fittings				

**Recommended Research Strategy** none

**Overall Statement of Significance** the rooms have been extensively altered

**Room No. 63 (No. 21)**

**Room Description** Ground-floor east front room: the original fenestration has been replaced by a single-pane sashes. The rear wall has been removed to combine it with Room 64. The original ceiling was destroyed to insert steel joists, but the original cornice survives.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	missing			
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	missing			
Windows	wood sashes	20 <sup>th</sup> century		
Partitioning/ panelling	-			
Fireplaces/ heating	chimney piece missing			
Decoration/ room finishes	ceiling cornices skirtings	19 <sup>th</sup> century 19 <sup>th</sup> century	damaged	important survival
Fixtures/fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** the ceiling cornice provides evidence for the original ornamentation.

**Room No. 64 (No. 21)**

**Room Description** Ground-floor back room, former drawingroom: the rear wall was removed in the 19<sup>th</sup> century to extend the room southwards under a lean-to and small bathroom wing, lit by two <sup>2</sup>/<sub>2</sub>-light sash windows. The elaborate ceiling cornice of palmettes, corner ornament and ceiling rose survive. The room probably opened off the staircase hall originally.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	moulded plaster on laths	19 <sup>th</sup> century	minor damage	important survival
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	missing			
Windows	wood sashes	19 <sup>th</sup> century		part of the 19 <sup>th</sup> - century alterations
Partitioning/ panelling	-			
Fireplaces/ heating	chimney piece missing			
Decoration/ room finishes	ceiling cornice skirtings	19 <sup>th</sup> century 19 <sup>th</sup> century		Important survival
Fixtures/fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** an important though incomplete interior

**Room No. 65 (No. 21)**

**Room Description** Entrance and staircase halls: the elaborate coffered ceiling of the entrance hall has just been revealed. The moulded arched opening between the entrance and staircase halls survives. The stair balustrade is a poor-quality 20<sup>th</sup>-century alteration.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	stone flags	19 <sup>th</sup> century		
Roof/Ceiling	moulded plaster	19 <sup>th</sup> century	some damage	important survival
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	wood	20 <sup>th</sup> century		
Windows	architrave original, but fanlight missing	19 <sup>th</sup> century		
Partitioning/ panelling	-			
Fireplaces/ heating	-			
Decoration/ room finishes	ceiling ornament skirtings	19 <sup>th</sup> century 19 <sup>th</sup> century		important survival
Fixtures/fittings	Stair balustrade	20 <sup>th</sup> century		

**Recommended Research Strategy** none

**Overall Statement of Significance** an important though damaged interior

**Room No. 66 (No. 21)**

**Room Description** Ground-floor west front room, probable dining room: the original fenestration has been replaced by a single-pane sashes. The original ceiling was destroyed to insert steel joists except over the rear section, which is lower and may represent an enlargement of the room southwards in the 1850s, but the dentil cornice with key pattern survives.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	moulded plaster	19 <sup>th</sup> century	fragmentary	important survival
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	wood	20 <sup>th</sup> century		
Windows	wood sashes	20 <sup>th</sup> century		
Partitioning/ panelling	-			
Fireplaces/ heating	chimney piece missing			
Decoration/ room finishes	ceiling cornices skirtings	19 <sup>th</sup> century 19 <sup>th</sup> century	damaged	important survival
Fixtures/fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** an important though fragmentary interior.

**Room No. 67 (No. 21)**

**Room Description** Ground-floor back room, probably a service room: lit by a <sup>2</sup>/<sub>2</sub>-light sash window. Further investigation might provide evidence of a servants' staircase.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	plaster on laths	19 <sup>th</sup> century	poor	
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	flush	20 <sup>th</sup> century		
Windows	wood sashes	19 <sup>th</sup> century		part of the 19 <sup>th</sup> - century alterations
Partitioning/ panelling	-			
Fireplaces/ heating	chimney piece missing			
Decoration/ room finishes	ceiling cornice skirtings	19 <sup>th</sup> century 19 <sup>th</sup> century		
Fixtures/fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** may contain concealed evidence of the original plan.

**Room No. 68 (No. 21)**

**Room Description** Ground-floor room in rear wing, probably with original service function: lit by two large <sup>2</sup>/<sub>2</sub>-light sash window. The room may have been extended westwards in the 19<sup>th</sup> century. A later doorway provides access to No. 22.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	plaster on laths	19 <sup>th</sup> century	2 holes	
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	-			
Windows	wood sashes	19 <sup>th</sup> century		part of the 19 <sup>th</sup> - century alterations
Partitioning/ panelling	-			
Fireplaces/ heating	range/chimney piece missing			
Decoration/ room finishes	ceiling cornice skirtings	19 <sup>th</sup> century 19 <sup>th</sup> century		
Fixtures/fittings				

**Recommended Research Strategy** none

**Overall Statement of Significance** the room contains little of historic importance

**Room No. 69 (No. 21)**

**Room Description** modern corridor bridging structure lit by a 2-light fixed window in the west elevation.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	20 <sup>th</sup> century		
Floor	concrete	20 <sup>th</sup> century		
Roof/Ceiling	plasterboard	20 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	flush	20 <sup>th</sup> century		
Windows	wooden	20 <sup>th</sup> century		
Partitioning/ panelling	-			
Fireplaces/ heating	-			
Decoration/ room finishes	-			
Fixtures/fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** a minor 20<sup>th</sup>-century structure of no importance

**Room No. 70 (No. 21)**

**Room Description** mid-20<sup>th</sup>-century projection to warehouse extension, containing WCs, lit by two top-hung sashes.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	20 <sup>th</sup> century		
Floor	concrete	20 <sup>th</sup> century		
Roof/Ceiling	plasterboard	20 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	wood	20 <sup>th</sup> century		
Windows	wood-	20 <sup>th</sup> century		
Partitioning/ panelling	partition to WCs	20 <sup>th</sup> century		
Fireplaces/ heating	-			
Decoration/ room finishes	-			
Fixtures/fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** a minor 20<sup>th</sup>-century structure, part of the larger warehouse.

**Room No. 71 (No. 21)**

**Room Description** a large L-shaped, four-bay, reinforced concrete structure (contemporary with Room 51), divided by later partitions. The windows are timber top-opening casements. A staircase leads down to the former garden of No. 21, now an enclosed courtyard.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	20 <sup>th</sup> century		
Floor	concrete	20 <sup>th</sup> century		
Roof/Ceiling	plasterboard	20 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	wood	20 <sup>th</sup> century		
Windows	wood	20 <sup>th</sup> century		
Partitioning/ panelling	later partitions	20 <sup>th</sup> century		
Fireplaces/ heating	-			
Decoration/ room finishes	-			
Fixtures/fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** a 20<sup>th</sup>-century commercial building, some external art-deco detailing on elevation to Back York Place

**Room No. 72 (No. 21)**

**Room Description** First-floor east front room: lit by two original <sup>6</sup>/<sub>6</sub>-light sash windows. The ceiling was removed to insert additional steel joists. A later door in the south wall gives access to Room 73 and in the south-east corner to No. 20. There is a blocked opening to Room 75.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	missing			
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	wood	20 <sup>th</sup> century		
Windows	wooden sashes-	19 <sup>th</sup> century	good	important survival
Partitioning/ panelling	-			
Fireplaces/ heating	chimney piece missing			
Decoration/ room finishes	ceiling cornice skirtings	19 <sup>th</sup> century 19 <sup>th</sup> century	fragmentary	
Fixtures/fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** too fragmentary to be of great historic importance

**Room No. 73 (No. 21)**

**Room Description** First-floor east rear room: divided for WCs. One of the two shelved cupboards flanking the chimney breast has a 19<sup>th</sup>-century door. A later doorway provides a link to Room 52.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	missing			
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	wood	20 <sup>th</sup> century		
Windows	wood	20 <sup>th</sup> century		
Partitioning/ panelling	partitions for WCs	20 <sup>th</sup> century		
Fireplaces/ heating	chimney piece missing			
Decoration/ room finishes	ceiling cornice	19 <sup>th</sup> century	fragmentary	
Fixtures/fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** the room contains little of historic importance

**Room No. 74 (No. 21)**

**Room Description** First-floor room in projecting rear wing, probably originally a bathroom. The wing, which appears to encroach on the original rear plot of No. 20, lies over part of the southwards extension of the drawing room and probably forms part of the same series of alterations.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	plaster on laths	19 <sup>th</sup> century	some water damage	
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	missing			
Windows	wood	20 <sup>th</sup> century		
Partitioning/ panelling	-	20 <sup>th</sup> century		
Fireplaces/ heating	-			
Decoration/ room finishes	ceiling cornice	19 <sup>th</sup> century	some water damage	
Fixtures/fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** too altered to be of great historic importance

**Room No. 75 (No. 21)**

**Room Description** First-floor hall: lit by an original <sup>6</sup>/<sub>6</sub>-light sash window. The elaborate cornice suggests that this was a public space between two bedrooms rather than a dressing room. The original walls have been largely removed by later alterations.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century	largely removed	
Floor	wood	19 <sup>th</sup> century		
Roof/Ceiling	plaster on laths	19 <sup>th</sup> century	badly damaged	
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	wood	20 <sup>th</sup> century		
Windows	wood sashes	19 <sup>th</sup> century		important survival
Partitioning/ panelling	-			
Fireplaces/ heating	-			
Decoration/ room finishes	ornamental cornice skirtings	19 <sup>th</sup> century	damaged	important survival
Fixtures/fittings	-	19 <sup>th</sup> century	Partly missing	

**Recommended Research Strategy** none

**Overall Statement of Significance** fragmentary, but part of an important overall interior

**Room No. 76 (No. 21)**

**Room Description** First-floor landing: lit by a tripartite staircase window. A moulded archway leads to the former upper hall (Room 75) and the landing has an elaborate cornice and ceiling rose. The staircase balustrade is a poor-quality 20<sup>th</sup>-century replacement.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	moulded plaster	19 <sup>th</sup> century		important survival
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	wood	20 <sup>th</sup> century		
Windows	tripartite sash window	19 <sup>th</sup> century	requires some repairs	important survival
Partitioning/ panelling	-			
Fireplaces/ heating	-			
Decoration/ room finishes	ceiling cornice wood skirting	19 <sup>th</sup> century 19 <sup>th</sup> century	Paint-filled	important survival
Fixtures/ fittings	staircase balustrade	20 <sup>th</sup> century		

**Recommended Research Strategy** none

**Overall Statement of Significance** part of an important historic interior.

**Room No. 77 (No. 21)**

**Room Description** First-floor west front room: lit by two original  $\frac{6}{6}$ -light sash windows. The ceiling was removed to insert additional steel joists. Most of the east wall has been removed to combine the space with the former upper hall (Room 75).

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	missing			
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	wood	20 <sup>th</sup> century		
Windows	wooden sashes	19 <sup>th</sup> century	good	important survival
Partitioning/ panelling	-			
Fireplaces/ heating	chimney piece missing			
Decoration/ room finishes	ceiling cornice	19 <sup>th</sup> century	badly damaged	
Fixtures/fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** too fragmentary to be of great historic importance

**Room No. 78 (No. 21)**

**Room Description** First-floor west rear room: lit by one  $\frac{2}{2}$ -light sash window; the bottom sash has been altered to swing inwards. There is a small blocked window to the east of the large window which may have lit a servants' stair.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	plaster on laths	19 <sup>th</sup> century	badly damaged	
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	wood	20 <sup>th</sup> century		
Windows	wood sashes	19 <sup>th</sup> century		part of the 19 <sup>th</sup> - century alterations
Partitioning/ panelling	partitions for WCs	20 <sup>th</sup> century		
Fireplaces/ heating	chimney piece missing			
Decoration/ room finishes	ceiling cornice	19 <sup>th</sup> century	some damage	
Fixtures/fittings	-			

**Recommended Research Strategy** limited removal of plaster and examination of the floor joists might reveal details of the earlier plan and the significance of the small blocked window.

**Overall Statement of Significance** significant for the overall development history of the house

**Room No. 79 (No. 21)**

**Room Description** First-floor room in rear wing, perhaps originally a dressing room: lit by two <sup>2</sup>/<sub>2</sub>-light sash window. The room may have been extended westwards in the 19<sup>th</sup> century.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	plaster on laths	19 <sup>th</sup> century	1 hole	
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	wood	20 <sup>th</sup> century		
Windows	wood sashes	19 <sup>th</sup> century		part of the 19 <sup>th</sup> - century alterations
Partitioning/ panelling	-			
Fireplaces/ heating	chimney piece missing			
Decoration/ room finishes	ceiling cornice skirtings	19 <sup>th</sup> century 19 <sup>th</sup> century	Some water damage	
Fixtures/fittings				

**Recommended Research Strategy** none

**Overall Statement of Significance** the room contains little of historic importance

**Room No. 80 (No. 21)**

**Room Description** Second-floor east front room: lit by two modern casements. The west and south walls have been removed to combine it with Rooms 83 and 81. A door in the south-east corner leads to No. 20.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	plywood	20 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	flush	20 <sup>th</sup> century		
Windows	wood	20 <sup>th</sup> century		
Partitioning/ panelling	-			
Fireplaces/ heating	chimney piece missing			
Decoration/ room finishes	skirtings	19 <sup>th</sup> century	2 short lengths	
Fixtures/fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** the room contains little of historic importance

**Room No. 81 (No. 21)**

**Room Description** Second-floor east rear room: lit by two modern casements. A recessed archway enclosing the door to the landing. The north wall has been removed to combine it with Room 80.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	plywood	20 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	flush	20 <sup>th</sup> century		
Windows	wood	20 <sup>th</sup> century		
Partitioning/ panelling	-			
Fireplaces/ heating	chimney piece missing			
Decoration/ room finishes	skirtings	19 <sup>th</sup> century	60% survival	
Fixtures/fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** the room contains little of historic importance

**Room No. 82 (No. 21)**

**Room Description** First-floor landing: lit by a tripartite staircase window with a semi-circular arched head. Pilasters with moulded capitals define the entrance to a possible former upper hall (Room 83). The landing ceiling is richly moulded with an ornate cornice, but the cornice over the stairs is plain. The section at the south end has been replaced with plasterboard. The staircase balustrade is a 20<sup>th</sup>-century replacement.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	moulded plaster plasterboard	19 <sup>th</sup> century 20 <sup>th</sup> century	25% missing	important survival
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	flush	20 <sup>th</sup> century		
Windows	tripartite sash window	19 <sup>th</sup> century	fair	important survival
Partitions &c	-			
Fireplaces/ heating	-			
Decoration/ room finishes	ceiling cornice plasterwork round window	19 <sup>th</sup> century 19 <sup>th</sup> century	some water damage to plasterwork	important survival important survival
Fixtures/ fittings	staircase balustrade	early 20 <sup>th</sup> century		

**Recommended Research Strategy** none

**Overall Statement of Significance** part of an important historic interior.

**Room No. 83 (No. 21)**

**Room Description** Second-floor west front room, probably originally two rooms – a bedroom and upper hall. Lit by three modern casements. The east wall has been removed to combine the space with Room 80. A blocked later doorway in the south-west corner led to No. 22.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	plywood	20 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	flush	20 <sup>th</sup> century		
Windows	wood	20 <sup>th</sup> century		
Partitioning/ panelling	-			
Fireplaces/ heating	chimney piece missing			
Decoration/ room finishes	skirtings	19 <sup>th</sup> century	60% survival	
Fixtures/fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** too fragmentary to be of great historic importance

**Room No. 84 (No. 21)**

**Room Description** Second-floor west rear room: lit by two modern casements. The remains of a partition across the north end may define a closet entered from the landing and a servants' stair from second to first floor. The simpler detailing of the room may indicate it was the nursery or had some other mundane function.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	plaster on laths raw plasterboard	19 <sup>th</sup> century 20 <sup>th</sup> century	15% survival	
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	flush	20 <sup>th</sup> century		
Windows	wood	20 <sup>th</sup> century		
Partitioning/ panelling	-			
Fireplaces/ heating	chimney piece missing			
Decoration/ room finishes	skirtings	19 <sup>th</sup> century		
Fixtures/fittings	-			

**Recommended Research Strategy** limited removal of plaster and examination of the floor joists might reveal details of the earlier plan and the significance of the possible servants' stair.

**Overall Statement of Significance** significant for the overall interpretation of the house

**Room No. 85 - 89 (No. 21)**

**Room Description** The original basement rooms have been so extensively altered for conversion to Digby's Nightclub that individual descriptions are not possible. Both chimney breasts on the east wall can be identified, converted into openings, and the northern chimney breast on the west wall. A door in the south elevation leads to a rear area and an adjacent door to Room 90.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls				
Floor				
Roof/Ceiling				
Roof Trusses				
Columns/posts/ other supports				
Doors				
Windows				
Partitioning/ panelling				
Fireplaces/ heating	ranges missing			
Decoration/ room finishes				
Fixtures/ fittings				

**Recommended Research Strategy** none

**Overall Statement of Significance** the rooms have been extensively altered

**Room No. 90 (No. 21) – missed off architect's drawing**

**Room Description** Basement room of the rear wing, perhaps originally the laundry. Unlike the first and second storeys, the west wall appears to respect the property boundary shown on the 1850 5ft : 1 mile OS map. There is an external door to the rear area and a blocked doorway to the other basement rooms.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century	poor	
Floor	concrete	20 <sup>th</sup> century		
Roof/Ceiling	plasterboard	20 <sup>th</sup> century		
Roof Trusses				
Columns/posts/ other supports	added steel joists under floor	20 <sup>th</sup> century		
Doors	flush	20 <sup>th</sup> century		
Windows	replaced by grille	20 <sup>th</sup> century		
Partitioning/ panelling	-			
Fireplaces/ heating	range missing			
Decoration/ room finishes	-			
Fixtures/ fittings	boiler	20 <sup>th</sup> century		

**Recommended Research Strategy** none

**Overall Statement of Significance** the room contains little of historic importance

**Room No. 91 (No. 21) – missed off architect's drawing**

**Room Description** mid-20<sup>th</sup>-century projection to warehouse extension, containing WCs, extended further with a canted timber front.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster & wood	20 <sup>th</sup> century		
Floor	concrete	20 <sup>th</sup> century		
Roof/Ceiling	cement & plywood	20 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	flush	20 <sup>th</sup> century		
Windows	wood-	20 <sup>th</sup> century		
Partitioning/ panelling	plywood	20 <sup>th</sup> century		
Fireplaces/ heating	-			
Decoration/ room finishes	-			
Fixtures/fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** a minor 20<sup>th</sup>-century structure, with alterations.

**Room No. 92 (No. 21)**

**Room Description** Ground floor of a four-bay, reinforced concrete structure, probably a garage, with a portioned-off office. The windows are timber top-opening casements. A staircase leads down to the former garden of No. 21, now an enclosed courtyard.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	20 <sup>th</sup> century		
Floor	concrete	20 <sup>th</sup> century		
Roof/Ceiling	plasterboard	20 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	wood	20 <sup>th</sup> century		
Windows	Boarded over	20 <sup>th</sup> century		
Partitioning/ panelling	office partition	20 <sup>th</sup> century		
Fireplaces/ heating	-			
Decoration/ room finishes	-			
Fixtures/fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** a 20<sup>th</sup>-century commercial building, some external art-deco detailing on elevation to Back York Place

**Room No. 93 (No. 22)**

**Room Description** Entrance and staircase halls: the outer doorcase of the entrance door is original, but the door and fanlight are modern. The arched opening between the entrance and staircase halls survives, but the mouldings have been removed.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	screed	20 <sup>th</sup> century		
Roof/Ceiling	plaster on laths	19 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	wood	20 <sup>th</sup> century		
Windows	fanlight	20 <sup>th</sup> century		
Partitioning/ panelling	-			
Fireplaces/ heating	-			
Decoration/ room finishes	ceiling cornices	19 <sup>th</sup> century		
	dado rail	20 <sup>th</sup> century		
	skirtings	19-20 <sup>th</sup> century		
Fixtures/fittings	Stair balustrade	20 <sup>th</sup> century		

**Recommended Research Strategy** none

**Overall Statement of Significance** the room contains little of historic importance

**Room No. 94 (No. 22)**

**Room Description** Ground floor front room: the original fenestration has been replaced by a modern top-hung sash. There are later blocked openings to the entrance hall and Room 93.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	gypsum plaster	20 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	plaster on laths	19 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	wood	20 <sup>th</sup> century		
Windows	top-hung sash	20 <sup>th</sup> century		
Partitioning/ panelling	-			
Fireplaces/ heating	chimney piece missing			
Decoration/ room finishes	ceiling cornices	19 <sup>th</sup> century		
	skirtings	19-20 <sup>th</sup> century		
Fixtures/fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** the room contains little of historic importance

**Room No.** 95 (No. 22)

**Room Description** Ground floor back room: the rear wall has been rebuilt in modern brick.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	modern render	20 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	plaster on laths	19 <sup>th</sup> century	fair	
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	wood	20 <sup>th</sup> century		
Windows	rear wall rebuilt			
Partitioning/ panelling				
Fireplaces/ heating	chimney piece missing			
Decoration/ room finishes	skirtings	19-20 <sup>th</sup> century	part of the original survives	
Fixtures/fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** the room contains little of historic importance

**Room No.** 96 (No. 22)

**Room Description** modern link structure, passage and WCs.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	gypsum plaster	20 <sup>th</sup> century		
Floor	wood	20 <sup>th</sup> century		
Roof/Ceiling	suspended ceiling	20 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	wood	20 <sup>th</sup> century		
Windows	-			
Partitioning/ panelling	partition to WCs	20 <sup>th</sup> century		
Fireplaces/ heating	-			
Decoration/ room finishes	-			
Fixtures/fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** a 20<sup>th</sup>-century structure of no value

**Room No. 97 (No. 22)**

**Room Description** late 20<sup>th</sup>-century extension of a domestic character, lit by two <sup>3</sup>/<sub>6</sub>-light sash windows in the rear elevation.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	grey gypsum plaster on breezeblock	20 <sup>th</sup> century		
Floor	wood	20 <sup>th</sup> century		
Roof/Ceiling	suspended ceiling	20 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	wood	20 <sup>th</sup> century		
Windows	-			
Partitioning/ panelling	-			
Fireplaces/ heating	-			
Decoration/ room finishes	-			
Fixtures/fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** a 20<sup>th</sup>-century structure of no historical importance

**Room No. 98 (No. 22)**

**Room Description** First-floor front room: the sash boxes and the panelling below the windows is original, but the architraves and the two <sup>6</sup>/<sub>6</sub>-light sash windows are modern.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	plaster on laths	19 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	timber	20 <sup>th</sup> century		
Windows	wood sashes-	20 <sup>th</sup> century		
Partitioning/ panelling	-			
Fireplaces/ heating	chimney piece missing			
Decoration/ room finishes	ceiling cornice skirtings	19 <sup>th</sup> century 19 <sup>th</sup> century		
Fixtures/fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** the room contains little of historic importance

**Room No. 99 (No. 22)**

**Room Description** First-floor landing: the architraves and dado rail are modern.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	Plaster on laths	19 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	wood	20 <sup>th</sup> century		
Windows	-			
Partitioning/ panelling	-			
Fireplaces/ heating	-			
Decoration/ room finishes	ceiling cornice	19 <sup>th</sup> century		
	dado rail	20 <sup>th</sup> century		
	wood skirting	19 <sup>th</sup> century		
Fixtures/ fittings	staircase	20 <sup>th</sup> century		
	balustrade			

**Recommended Research Strategy** none

**Overall Statement of Significance** the room contains little of historic importance

**Room No. 100 (No. 22)**

**Room Description** First-floor rear room: lit by a <sup>6</sup>/<sub>6</sub>-light sash window in the rear elevation.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	plaster on laths	19 <sup>th</sup> century	fair	
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	wood	20 <sup>th</sup> century		
Windows	wood sashes	20 <sup>th</sup> century		
Partitioning/ panelling	-			
Fireplaces/ heating	chimney piece missing			
Decoration/ room finishes	ceiling cornice	19 <sup>th</sup> century		
	skirtings	19 <sup>th</sup> century		
Fixtures/fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** the room contains little of historic importance

**Room No. 101 (No. 22)**

**Room Description** modern corridor link structure lit by a <sup>3</sup>/<sub>6</sub>-light sash window in the west elevation.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	gypsum plaster	20 <sup>th</sup> century		
Floor	wood	20 <sup>th</sup> century		
Roof/Ceiling	plasterboard	20 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	wood	20 <sup>th</sup> century		
Windows	wooden sash	20 <sup>th</sup> century		
Partitioning/ panelling	-			
Fireplaces/ heating	-			
Decoration/ room finishes	dado rail skirtings	20 <sup>th</sup> century 20 <sup>th</sup> century		
Fixtures/fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** a minor 20<sup>th</sup>-century structure of no importance

**Room No. 102 (No. 22)**

**Room Description** upper storey of a late 20<sup>th</sup>-century extension of a domestic character, lit by three <sup>3</sup>/<sub>6</sub>-light sash windows in the rear and north elevations.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	gypsum plaster	20 <sup>th</sup> century		
Floor	wood	20 <sup>th</sup> century		
Roof/Ceiling	plasterboard	20 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	wood	20 <sup>th</sup> century		
Windows	wooden sashes	20 <sup>th</sup> century		
Partitioning/ panelling	-			
Fireplaces/ heating	-			
Decoration/ room finishes	-			
Fixtures/fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** a 20<sup>th</sup>-century structure of no historical importance

**Room No. 103 (No. 22)**

**Room Description** Second-floor front room: lit by two  $\frac{3}{6}$ -light sash windows; the panelling below the windows is original, but the windows are modern. A later blocked doorway in the south-east corner led to No. 21.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	plaster on laths	19 <sup>th</sup> century	poor	
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	wood	20 <sup>th</sup> century		
Windows	wood sashes	20 <sup>th</sup> century		
Partitioning/ panelling	-			
Fireplaces/ heating	chimney piece missing			
Decoration/ room finishes	skirtings	19 <sup>th</sup> century		
Fixtures/fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** the room contains little of historic importance

**Room No. 104 (No. 22)**

**Room Description** Second-floor landing: the stair window has been destroyed by later extensions.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	plasterboard	20 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	wood	20 <sup>th</sup> century		
Windows	blocked			
Partitioning/ panelling	-			
Fireplaces/ heating	-			
Decoration/ room finishes	ceiling cornice skirtings-	20 <sup>th</sup> century 19 <sup>th</sup> century		
Fixtures/ fittings	staircase balustrade	20 <sup>th</sup> century		

**Recommended Research Strategy** none

**Overall Statement of Significance** the room contains little of historic importance

**Room No. 105 (No. 22)**

**Room Description** Second-floor back room: lit by a <sup>3</sup>/<sub>6</sub>-light sash window not shown on the architect's drawing.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century	fair	
Floor	timber	19 <sup>th</sup> century		
Roof/Ceiling	plaster on laths	19 <sup>th</sup> century	poor	
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	wood	20 <sup>th</sup> century		
Windows	wood sash	20 <sup>th</sup> century		
Partitioning/ panelling	-			
Fireplaces/ heating	chimney piece missing			
Decoration/ room finishes	skirtings	19 <sup>th</sup> century		
Fixtures/ fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** the room contains little surviving architectural detail

**Room No. 106 (No. 22)**

**Room Description** Basement room extending under front step, possibly a larder. The raised concrete floor is modern. The northern end is walled off by a modern partition.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	cement	20 <sup>th</sup> century		
Roof/Ceiling	plasterboard	20 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	missing			
Windows	-			
Partitioning/ panelling	-			
Fireplaces/ heating	-			
Decoration/ room finishes	-			
Fixtures/ fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** the room contains little surviving architectural detail

**Room No. 107 (No. 22)**

**Room Description** Basement room, former basement stair. The east wall has been removed to combine the space with Room 88. The stair trap in the floorframe above provides evidence for the original function.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century		
Floor	raised timber floor	20 <sup>th</sup> century		
Roof/Ceiling	lime plaster and stair trap	19 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors				
Windows	-			
Partitioning/ panelling	-			
Fireplaces/ heating	-			
Decoration/ room finishes	-			
Fixtures/ fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** the room contains little surviving architectural detail

**Room No. 108 (No. 22)**

**Room Description** Basement room, former coal cellar. The room extends beneath the steps down into the area and underneath the pavement of the street.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	brick	19 <sup>th</sup> century		
Floor	cement	20 <sup>th</sup> century		
Roof/Ceiling	sandstone flag	19 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors				
Windows	-			
Partitioning/ panelling	-			
Fireplaces/ heating	-			
Decoration/ room finishes	-			
Fixtures/ fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** the room provides evidence of original domestic arrangements

**Room No. 109 (No. 22)**

**Room Description** Front basement room, former kitchen. The original window to the area has been replaced by a later doorway giving access to steps down into the area. The board for the bell run survives behind later matchboarding.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plaster on brick	19 <sup>th</sup> century	poor	
Floor	cement	20 <sup>th</sup> century		
Roof/Ceiling	missing			
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	flush	20 <sup>th</sup> century		
Windows	-			
Partitioning/ panelling	matchboarding	19 <sup>th</sup> century	fragmentary	not original
Fireplaces/ heating	kitchen range	19 <sup>th</sup> century	poor	the only survival in the group
Decoration/ room finishes	-			
Fixtures/ fittings	board for bell run	19 <sup>th</sup> century		the only survival in the group

**Recommended Research Strategy** none

**Overall Statement of Significance** the room provides important evidence of original domestic arrangements

**Room No. 110 (No. 22)**

**Room Description** Rear basement room. the walls are dry-lined with plasterboard.

FEATURE	MATERIAL/ NATURE	POSSIBLE DATE	CONDITION	SIGNIFICANCE
Walls	plasterboard	20 <sup>th</sup> century		
Floor	cement	20 <sup>th</sup> century		
Roof/Ceiling	plaster on laths	19 <sup>th</sup> century		
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	flush	20 <sup>th</sup> century		
Windows	-			
Partitioning/ panelling	-			
Fireplaces/ heating	-			
Decoration/ room finishes	-			
Fixtures/ fittings	-			

**Recommended Research Strategy** none

**Overall Statement of Significance** the room contains little surviving architectural detail

<b>Room No.</b>	<b>111 (No. 22)</b>			
<b>Room Description</b>	Rear basement room, former scullery. The upper sash of the original <sup>4</sup> / <sub>8</sub> -light sash window to the rear area survives.			
<b>FEATURE</b>	<b>MATERIAL/ NATURE</b>	<b>POSSIBLE DATE</b>	<b>CONDITION</b>	<b>SIGNIFICANCE</b>
Walls	plaster on brick	19 <sup>th</sup> century	poor	
Floor	cement	20 <sup>th</sup> century		
Roof/Ceiling	missing			
Roof Trusses	-			
Columns/posts/ other supports	-			
Doors	flush	20 <sup>th</sup> century		
Windows	wooden sash	19 <sup>th</sup> century	only upper sash survives	sole surviving cellar window
Partitioning/ panelling	matchboarding	19 <sup>th</sup> century	fragmentary	not original
Fireplaces/ heating	later grate in original opening	20 <sup>th</sup> century	poor	
Decoration/ room finishes	-			
Fixtures/ fittings	board for bell run	19 <sup>th</sup> century	bells missing	the only survival in the group
<b>Recommended Research Strategy</b>	none			
<b>Overall Statement of Significance</b>	the room provides evidence of original domestic arrangements			