

# Ninebanks Tower

*Ninebanks, Northumberland*

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Historic Building Survey: Data Structure Report

for

North Pennines AONB Partnership

*January 2012*



**NORTH PENNINES AONB PARTNERSHIP**

  
**Working together for the North Pennines**



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# Ninebanks Tower

*Ninebanks, Northumberland*

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Historic Building Survey

**Data Structure Report (January 2012)**

*by Thomas Addyman, Ross Cameron and Kenneth Macfadyen*

*A project supported by:*



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### *Acknowledgements*

The recording of Ninebanks Tower was undertaken by Tom Addyman and Kenneth Macfadyen of Addyman Archaeology. The project was developed in conjunction with the North Pennines Area of Outstanding Natural Beauty (AONB) Partnership, in particular Paul Frodsham and Jon Charlton to whom we give our gratitude for their support and patience.

Simpson and Brown Architects (John Sanders and Stuart Allen) provided specifications for the restoration works on site, which were undertaken by Historic Property Restoration of Hexham (contact, Lee Wall).

English Heritage deserve recognition and gratitude for their input and support during the project at Ninebanks Tower, with Rob Young playing an important role in the completion of the project. Peter Ryder has our gratitude for his input in the project and permission to use his findings from his research.

We wish to record our thanks especially to the Whitfield Estate, and to John Blackett-Ord and Jonathan Archer in particular, who played essential roles in planning and managing the project.

## *Executive Summary*

Addyman Archaeology were commissioned by the North Pennines Area of Outstanding Natural Beauty (AONB) Partnership to undertake archaeological monitoring during restoration works and compile a standing building record of Ninebanks Tower, Ninebanks, Northumberland.

The Tower, though only a surviving fragment of a much larger building, is itself a complex structure displaying a number of different phases of work. Ninebanks Tower originally stood at the SE angle of the former building, but today is abutted on its N side by the first of a row of later 19<sup>th</sup> century cottages.

The project successfully completed a new drawn record of the tower with its phasing mostly disentangled. In summary three principal episodes of early construction are represented. The earliest appears to be part of the E gable wall of a two-storied structure now incorporated into the W side of the tower, of probable late medieval date. To this was added the tower itself, of which the lower two stories remain of c.1500. Further works saw the addition of the existing upper stage of the tower and an associated stone turnpike stair to its NW, at the junction of the tower with a new range extending to the N, perhaps of the mid-late 16<sup>th</sup> century. Of the latter parts of ground and first floor windows in its eastern elevation can be seen where the later cottage now abuts. Evidently following the demolition of remainder of the building the western side of the now-freestanding tower saw considerable re-facing and making good.

A record of the evaluation has been deposited with the Online Access to the Index of Archaeological Investigations (OASIS) website hosted by the Archaeological Data Service (OASIS ID addymanal-136403).

### *1. Introduction*

#### *i. General*

Addyman Archaeology were contracted to undertake archaeological monitoring works and historic building recording as part of the Living North Pennines Project at Ninebanks Tower, Ninebanks, Northumberland – a property of the Whitfield Estate (contacts, John Blackett-Ord and Jonathan Archer). The Tower is protected as Grade II\* Listed building (List number 1156514) and as a Scheduled Ancient Monument (Number 1016813). The project is administered by the North Pennines Area of Outstanding Natural Beauty (AONB) Partnership (contacts, Jon Charlton and Paul Frodsham). The works to the tower principally involved masonry repairs, these undertaken by Historic Property Restoration of Hexham (contact, Lee Wall) according to the specifications provided by Simpson and Brown Architects (contacts, John Sanders and Stuart Allan). Archaeological works at Ninebanks were proposed on the basis of a project design developed in conjunction with the North Pennines AONB Partnership and Simpson and Brown Architects, see *Appendix A.i.*

#### *ii. The site (figure 1)*

Ninebanks Tower consists of the major surviving fragment of a once-extensive mansion house that may originally have been of semi-fortified character (*plates 1* and *2*). Centred on NY 78204 53201, the fragment consists of a single tower, approximately square in plan and of three stories that appears to have projected from the SE angle of the former building. At its own NW angle the tower contains a stone turnpike stair that rises to parapet level.

The tower itself embodies a number of phases of work and contains evidence for ranges running off to the W and N. The E side of the tower fronts onto the village street within Ninebanks village; it is abutted on its N side by an existing building – the first of a row of later 19<sup>th</sup> century cottages; and on its S side by the cottage garden boundary wall; its W side is only accessible from the cottage garden.



Some of the land forms and wall fragments within the cottage garden appear to relate to demolished parts of the former building – indeed a number of sections of garden wall clearly represent *in situ* standing lower wall sections, entrances, and other elements of the former complex. Unfortunately detailed study of these other remains, however desirable, lay outwith the brief of the present project.

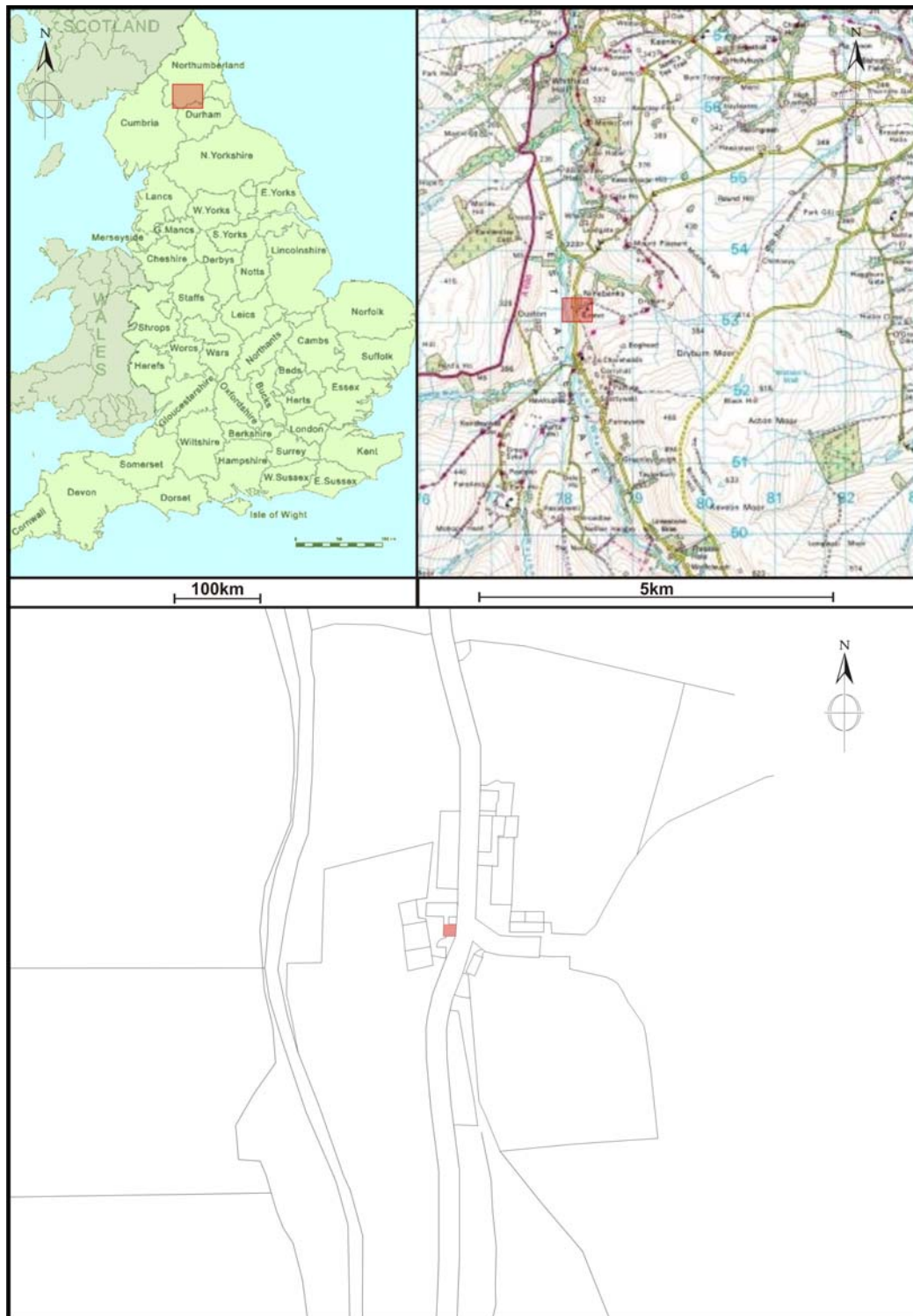


Figure 1 Location of Ninebanks Tower. Ordnance Survey © Crown copyright. All rights reserved.  
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*Plates 1 and 2: General views of the exterior of the tower from SE and SW*

*iii. Historical and earlier analysis*

It was not possible to undertake extensive historical research within the financial parameters of the present project other than an assessment of early Ordnance Survey maps. A more extensive historical exercise was recommended in the project design and it is hoped that this may be undertaken in due course.

The early Ordnance Survey maps show the wider settlement of Ninebanks in some detail. The First Edition of 1867 (*figure 2*), the earliest cartographic resource consulted, shows the tower quite clearly, offset to the E from a wall forming a compound to the W and before the existing cottages were erected. This ‘courtyard’ seems to be attached to a building recorded as the ‘Temperance Hotel’. It seems probable that the Temperance Hotel, the associated walling to the S and the enclosure to the W, which are all set at a slightly different orientation to the present street and other structures shown at that date, formed parts of the earlier building, ancillary structures and compounds.

By the publication of the First Revision in 1897 (*figure 3*), the tower is still clearly depicted, but the area to the N and the setting of the site has changed significantly. Whilst the fields and walled areas to the W have retained their shape and character, the ‘Temperance Hotel’ is no longer visible and the frontage of the village has become realigned to the E with the construction of the existing cottages, the frontage alignment now coinciding with that of the route of the road N. Construction of these buildings at some point during the thirty year hiatus between the production of the maps, provides the setting for the tower today, with the house to the N of the tower abutting onto the stairwell, *plate 3*.

The Second Revision of 1922 adds little of interest to understanding the history of the early site. It shows the village to have developed further, but with none of this directly impacting upon the immediate locality of Ninebanks Tower itself.



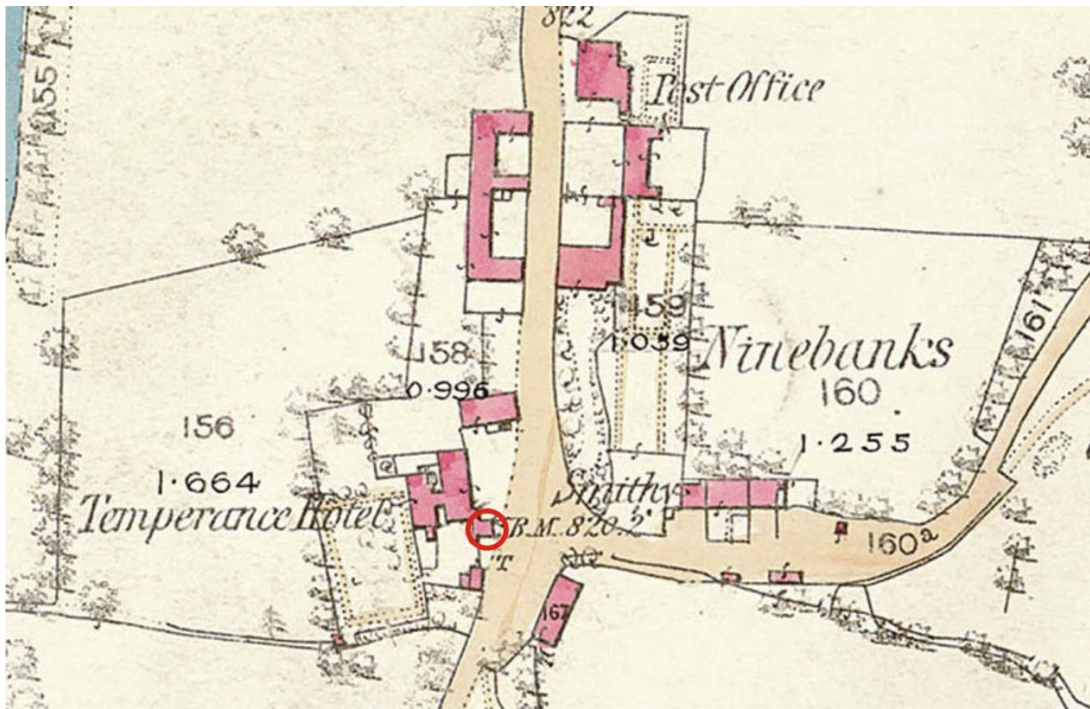


Figure 2 1867 OS 1<sup>st</sup> edition of Ninebanks with location of tower indicated (detail from map drawn at six inch to the mile) Ordnance Survey © Crown copyright 1867 All rights reserved. Licence number 1000 06772

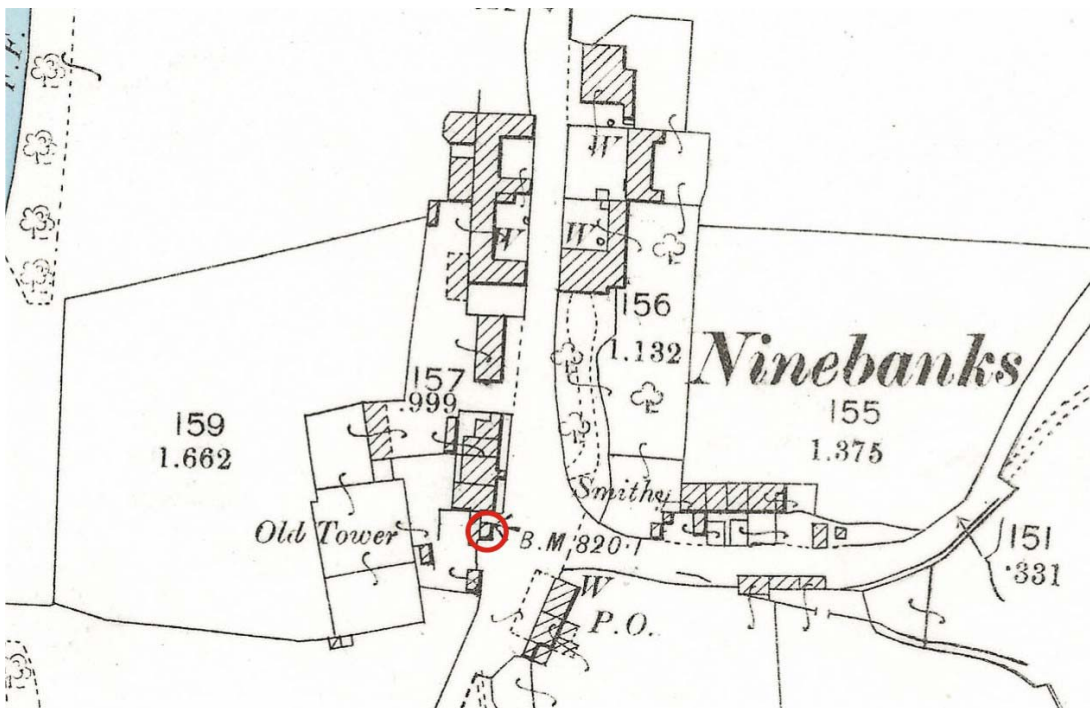


Figure 3 1897 OS 1<sup>st</sup> revision of Ninebanks with location of tower indicated (detail from map drawn at six inch to the mile) Ordnance Survey © Crown copyright 1897 All rights reserved. Licence number 1000 06772



One other early source was a photograph of later 19<sup>th</sup> century or early 20<sup>th</sup> century date, taken from the NE and showing the N and E sides of the tower, *plate 3*. The principal interest of this image is that at that stage the tower was surmounted by a slated roof of low pyramidal profile, evidently of comparatively recent date when the photograph was taken. Otherwise the tower seems to be much as it is today.



*Plate 3 Detail from early photograph showing Ninebanks tower roofed.  
(courtesy of the National Record Office – NRO 1876-F-3429)*

All that can be surmised regarding the date of this image is that it was taken after c.1867 as the buildings present today to the N of the tower were constructed between the production of the First Edition OS map in that year (*figure 2*), and the Second Revision in 1897 (*figure 3*).

Ninebanks Tower seems to have attracted little antiquarian attention or serious architectural analysis. The entry in *Buildings of England* notes,

*NINEBANKS TOWER, adjoining the village post office. An early C16 tower (defaced heraldry above a second-floor window relates to Sir Thomas Dacre, ruler of Hexamshire 1515-26) built into the E gable (all that now survives) of an earlier house. A N stair turret and an oversailing third floor were added to the tower in the same century. The tower walls are only 0.6 metre (2ft) thick. The windows are chamfered loops, except for one which has two pointed-arched lights.<sup>1</sup>*

In 1994, Peter Ryder examined this building while surveying all defensible buildings in Northumberland, jointly funded by English Heritage and Northumberland County Council. The building was scaffolded which enabled some features to be observed in more detail. He made sketch plans at ground and first-floor levels. He returned to the building in April 2010 and made the following assessment:

***The Gable End of the Phase I House*** [incorporated into the W side of the existing tower]

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<sup>1</sup> *The Buildings of England: Northumberland*, (Pevsner, N. & Richmond, I. 1957; revised Grundy, J., McCombie, G., Ryder, P., Welfare, H. 2001: Yale University Press, New Haven & London. p.521)

*The 1994 interpretation of the tower – that it was added to the eastern gable end of an older building, and then received a stair turret and an upper stage – remains in place. The window that now faces into the second floor of the tower is confirmed as a pre-tower feature, but so are the two upper doorways in this wall, one at first floor and one at second floor level [see illustrations in Appendix B]. Both have drawbar tunnels and were clearly external features in the gable end of the phase 1 building, before the addition of the tower. The present doorway into the tower at ground floor level, in the same wall, is recent, but alongside it remains of a phase 1 window were noted.*

*This means that the original house, standing gable-end to the road, had in its end wall a small window on the ground floor, a doorway at first-floor level, then (uniquely) another external doorway (quite a low one) to the second floor, with a window alongside. Thus when the lower part of the tower was added it was really a porch, containing a wooden ladder or stair to serve this pair of doorways.*

*The vertical pair of doorways at first and second floors is really interesting. High-level doorways, only accessible by ladder, in this area are almost invariably seen as a defensive feature. But why two, one above the other? Surely there was some internal communication between the floors? The arrangement brings to minds the gable-to-the-street elevations of some medieval merchant's houses in Baltic ports, which had high-level doorways with a hoist above, serving upper floors that served as warehouses.*

### **Other Contemporary Buildings**

*It is clear that the tower was added to the gable end of a block set at right angles to the street, but certainly by the time the stair turret was added there was a second block extending to the N; part of a round-arched mullioned window from its front elevation remains attached to the tower, and there is an 1826 drawing showing it. The present house on its site is set further forward, with its back wall more or less on the line of the original front wall, and has a re-used 1682 door head – this seems a little late for the round-arched mullioned windows, which in Cumbria at any rate are usually seen as evidence of a 16<sup>th</sup> rather than a 17<sup>th</sup> century date.*

*Martin Roberts (English Heritage/NEVAG) has commented that some of the garden walls to the W of the tower look as if they may be of some age, and indeed one N-S wall, which now acts as a retaining wall to the garden NW of the tower, seems to be the W side of an earlier N-S range, around 9m long; only its lower 1.5m or so survives, but there are substantial quoins at each end. This might suggest that the 16<sup>th</sup>/17<sup>th</sup> century house had three ranges, perhaps enclosing a small courtyard opening to the N.*

Peter F. Ryder  
5. 5. 2010

## **2. Methodology**

### **i. Survey of the ruin**

A principal aim of the archaeological work at Ninebanks was to complete as comprehensive an architectural record and analytical understanding of Ninebanks Tower as possible. In 2006 Johnston and Wright produced a Conservation Statement for the tower that included a rectified photographic survey of its interior and exterior. This was to be used as the basis for completing a set of measured drawings of the tower to include its four external and internal elevations. It was hoped that by new survey work on site that plans of the structure could also be produced at each stage and that analytical data, phasing information, etc. could be recorded on the drawings on site.



Survey work on site benefited from scaffolding access during the on-going repair works, *plate 4*. Site survey was undertaken by Kenneth Macfadyen on 25/01/09, 26/03/09 and 13/05/09. The existing rectified photographic survey proved to be of limited accuracy once the resulting drawing set was re-checked on site. Some attempt was made to remedy the distortion through correction on site (see individual notes on drawings).

Access issues and safety concerns restricted the opportunity to record sections through the stair tower and this was not completed as initially anticipated.



*Plate 4 View of consolidation work on site from the SW*



*Plates 5 and 6 View of upper window in S elevation from within, before and after consolidation*

*ii. Monitoring during works*

The conservation repairs to the tower were generally restricted to localised re-pointing. More extensive works, requiring an archaeological monitoring presence, included the clearance of debris from within the tower interior (particularly to identify significant carved stones or early architectural materials that may have fallen within), and the repair and re-bedding of the dressings at the existing wall head of the tower.

### 3. Results

#### i. Monitoring

Clearance of debris from the interior by the contractors was monitored by Tom Addyman; little of note was recovered during this process. General monitoring of the repair and consolidation works was undertaken by Kenneth Macfadyen during December 2010. As part of this process the wall heads were to be cleaned of vegetation and consolidated. It was anticipated that following this clearance the masonry of the wall heads would be found to be loose and its mortar degraded - extensive re-bedding was expected. In this area the archaeological watching brief was undertaken to record any *in situ* detail prior to the consolidation getting underway. This was undertaken by photography and a drawn plan of the wall head at 1:20 (*figure 7*).

However once cleaned back the wall heads were found to not be in the expected poor state of repair but were actually very solid. The wall head copes and some of the underlying masonry was found to have been re-bedded in a hard cement-based mortar, this evidently relating to earlier consolidation works (*plate 7*). This was perhaps associated with the construction of the pyramidal slated roof seen in the historic photograph of the structure discussed above, *plate 3*, or, possibly more likely, repair works undertaken to cap the wall heads following the removal of the roof – the character of the cementwork might suggest a 20<sup>th</sup> century date. Thus the stones of the upper wall head masonry were found not to be *in situ* though many individual stones were doubtless re-bedded in their pre-existing positions, particularly the moulded cope stones. Clearly some original details must have been lost (such as evidence for the construction of the early roof).



*Plate 7: Detail of the concrete mortar of the wall head after weeding*

#### ii. Survey and analysis

##### *General*

A new set of record drawings was completed for Ninebanks Tower (reproduced in *Appendix B*); these were generally at stone-by-stone level of detail, but with a caveat upon the level of accuracy (this in turn relating to the accuracy of the base rectified photographic survey). New survey work was undertaken to produce plans of the structure at ground, first and wall-head levels, *figures 5-7*. Phasing data and other analytical information was added to both the plans and the newly generated set of



digitised elevations, *figures 8-11* and sections, *figures 12-15*. The rectified photographic elevations are also included in Appendix B, *figures 16-23*.

The tower is of notable complexity, clearly embodying or incorporating a number of individual phases of construction. These are not always easy to read or understand; the evidence of the earlier phases in particular are in part obscured by both the later re-buildings and by repeated patching and, latterly, areas of consolidation. The dating indicated below is merely suggested

#### *Phase 1 (15<sup>th</sup> century?)*

As previously recognised the earliest remains appear to be parts of a substantial, rubble-built eastern gable wall of a 1½ or 2-storied structure that had extended westwards from the present tower. A buttress-like feature that now runs out southwards from the south-western angle of the existing tower represents part of the fabric of the earlier structure – its SE angle; here quoining is evident. There had been so much subsequent alteration and previous repair in cement that this early structure is not easily read. However within the tower interior at ground floor level can be seen the N jamb and sill of a small window, this detailed with a chamfered surround; at second floor level there is a further window of similar character, *figure 15*. At first floor level the S jamb and arched head of an entrance survives, this also detailed with a chamfered surround; at second floor level, off-set to the S, there is a further, less substantial entrance, *figure 15*. These features were subsequently blocked; at ground and first floor the early openings were substantially damaged by the slapping of a much later ground floor entrance. As an alternative interpretation to Peter Ryder's it is perhaps possible that both the first and second floor entrance is secondary, slapped through to provide access into the later tower – it is suggested that this is the more likely scenario at least for the second floor opening. The first floor entrance may be external, accessed by an exterior stair. With the extensive patching of the structure to the W exterior the evidence there is ambiguous at least, though the second floor opening *appears* to be secondary, cutting across the line of what seems likely to be the early gable head, *figure 11*.

#### *Phase 2 (later 15<sup>th</sup> - early 16<sup>th</sup> century?)*

To the earlier structure was added a small tower, perhaps functioning as a porch-stair tower as suggested by Peter Ryder. The tower had external access at the W end of its N wall, an arch-headed entrance that is now largely buried when seen from the exterior; it is also blocked and overlain by the masonry of the adjacent stair tower, *figure 8*. Centrally set on the E elevation there is a small ground floor window (now blocked with a secondary window slapped above), a two-light first floor window with arched beads, its mullion now missing, and a further rectangular window at second floor level, this with the armorial device over, *figure 9*. At first floor level there were also small centrally positioned rectangular windows to N and S, as elsewhere detailed with simple chamfered surrounds, *figures 8 and 10* respectively. At second floor level on the S elevation there is a further small light.

#### *Phase 3 (mid 16<sup>th</sup> century?)*

The phase 2 tower was itself remodelled. Whatever the detail of its uppermost parts this was dismantled and a full upper stage added, this slightly out-stepping above a continuous moulded course and rising to a more elaborately moulded cornice course, *figures 8-11*. From the latter project a pair of stone spouts on the S elevation, see *figure 7*, these suggesting a parapet detail is now missing. The point of the addition of the upper story can be made out at just below the level of the moulded course to N, E and W.

Coeval with the remodelling of the tower was the provision of the existing stone turnpike stair at the NW angle of the present tower. Its insertion necessitated the blocking off of pre-existing openings and the opening up of a new entrance, at first floor level, into the tower interior. A similar entrance was newly formed at second floor level. The upper chamber was provided with windows to the E and S, *figures 9 and 10*, and a fireplace in the N wall, this offset to the E and itself now blocked, *figure 12*.

That the provision of the turnpike and the remodelling of the tower was associated with wider works is demonstrated by the presence of a northwards returning wall stub emerging from the N side of the stair tower, just visible in the gap between it and the existing cottage. Here at ground and first floor levels exists the S jamb of early window openings, this perhaps of mid-late 16th century character. The windows reside within the southernmost part of what had evidently been a principal E-facing elevation of a range extending northwards from the tower.

#### *Later works*

As noted above there had been extensive repair on the exterior W side of the tower. The southern stub of the former gable wall saw considerable making-good, where early fabric was faced to form a buttress. At lower level the W side of the tower had been extensively re-faced, to the extent that the walling was realigned.

The existing parapet level stones at the present wall head (the parapet itself had been reduced) seem likely to be in their correct relative positions but most were re-bedded in cement during an earlier episode of repair. It is not clear whether this occurred in preparation for the installation of the roof structure seen in the early photograph or as a consolidation exercise after its removal; perhaps the latter is more likely.

## **Appendix A    Project documentation**

### *i.        Proposed scope of archaeological works*

## *Living North Pennines*

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### *Ninebanks Tower – proposed scope of archaeological works*

Addyman Archaeology, 14 December 2009

#### **1.        Introduction**

The present project of comprehensive repair of the upstanding walling of Ninebanks Tower affords the opportunity of scaffold access to otherwise inaccessible parts of the ruined structure the structure. The proposed works necessitate a degree of archaeological supervision and associated recording. It also affords an opportunity to create a comprehensive record and systematic analysis of this complex multi-phase structure. This work will generate considerable new information and better knowledge of the site that will directly inform its interpretation to the visiting public and, through publication, to a wider public and academic audience.

#### **2.        Proposed works**

##### *i.        Record of the standing ruin – based on rectified photography*

The ruined upstanding walls of the tower have already been subject to a rectified photographic survey. It is proposed that these images be digitised to form a standing building record to a stone-by-stone level of detail. After office-based digitising the drawings would then be reviewed and corrected in detail on site once the scaffold is erected – this at an early stage, i.e. in advance of / during repair works. To the images will be added analytical layering indicating phasing, changes in build, mortar types, and other details. The finalised survey drawings generated can also be used for interpretation at the site.

The proposed survey drawings would include:

- 4x external elevations
- 4x interior sections

##### *ii.       Additional site survey*

Further site survey works are required either for architectural purposes or in relation to monitoring of site works (eg. where the wall-heads stonework is being re-bedded); in both circumstances the necessary drawings will be produced from archaeological survey on site – thereby also allowing the extension of the formal record of the structure. Scaffold access will also permit drawn record of particular significant individual details – profiles of moulded stones, etc. These individual drawings will include:

- 2x sections through stair tower [required for architectural planning of possible access]
- general ground plan
- wall head plan drawn following removal of vegetation but before re-bedding takes place
- architectural details

It is anticipated that these additional site survey works can, in part, be combined with general monitoring of works – item *iii*.

*iii. Archaeological monitoring*

Some elements of the site works will require archaeological monitoring.

*a. Stabilisation of the masonry of the monument generally*

It is anticipated that some archaeological monitoring will be required during consolidation works to the upstanding ruined masonry – particularly where there may be more or less extensive re-bedding of stonework (e.g. at the wall heads), and the unblocking of window openings. Consolidation of the exposed wall core on the W side of the structure, which has been extensively pointed up in cement (to be removed and re-pointed), may also require monitoring. Any additional features of significance revealed during works will be added to the existing survey record.

It is anticipated that such monitoring might run concurrently with the marking-up of the digitised elevation drawings (see 2.i above).

*b. Clearance within the tower and recovery of dressed stones*

There will be a limited degree of clearance of fallen rubble and accumulations of debris within tower interior. This clearance will be monitored, and the rubble inspected as clearance progresses for the presence of carved stones or fragments of stones, or other finds that may be present. These will be recovered, each stone recorded photographically, numbered and catalogued.

If significant archaeological levels, features or deposits are encountered during clearance these will be left *in situ* and given suitable protection. Any consideration that these may need to be excavated will require prior consultation with English Heritage.

*iv. Access-related works*

A proposal – details still to be confirmed – to provide access to the tower by means of the turnpike stair at its NW angle requires the installation of access up to the base of the stair itself. If this proposal progresses any ground-works associated with the construction of the access stair will require to be undertaken archaeologically, or at least monitored archaeologically.

*v. Written description and analysis*

An analytical account of Ninebanks Tower will be written, this benefiting from the unusual access to all parts of the tower that is possible through the present project, and resulting from the detailed survey works proposed above. This will describe the structure in detail with particular assessment of the complex evidence for its evolution.

*vi. Historical research*

The understanding of this site may benefit from a commissioned historical study – this to establish what records may exist for the site, identify early views, and previous commentary or accounts of the ruin. It is recommended that this be coordinated with the archaeological works and findings, but undertaken as part of the interpretation relating to the site.

*vii. Reporting, dissemination and publication*

A formal Data Structure Report of the archaeological site works is a necessary requirement for work of this nature – required both by English Heritage and the County Archaeology service. This draws



together a general description of the works undertaken, the field observations made and will incorporate the records of the work – site plans, survey work, metrical data, etc.

It may also prove desirable to make provision for a formally published academic notice or account of the works and principal findings.

As with the other Living North Pennines projects, reporting of the site works can also be achieved through the Living North Pennines web-site and through the on-site interpretation, both of which can be up-dated as the works progress.

## Appendix B: Illustrations

### *Plans*

*Figure 5 : ground floor plan*

*Figure 6 : first floor plan*

*Figure 7 : wall head plan*

### *Phased elevations*

*Figure 8 : North exterior elevation phased*

*Figure 9 : East exterior elevation phased*

*Figure 10 : South exterior elevation phased*

*Figure 11 : West exterior elevation phased*

*Figure 12 : North interior section phased*

*Figure 13 : East interior section phased*

*Figure 14 : South interior section phased*

*Figure 15 : West interior section phased*

### *Photographic elevations*

*Figure 16 : North exterior elevation*

*Figure 17 : East exterior elevation*

*Figure 18 : South exterior elevation*

*Figure 19 : West exterior elevation*

*Figure 20 : North interior section*

*Figure 21 : East interior section*

*Figure 22 : South interior section*

*Figure 23 : West interior section*

*Figure 24 : South stub wall and south buttress*

*Figure 25 : North end of west elevation not to scale*

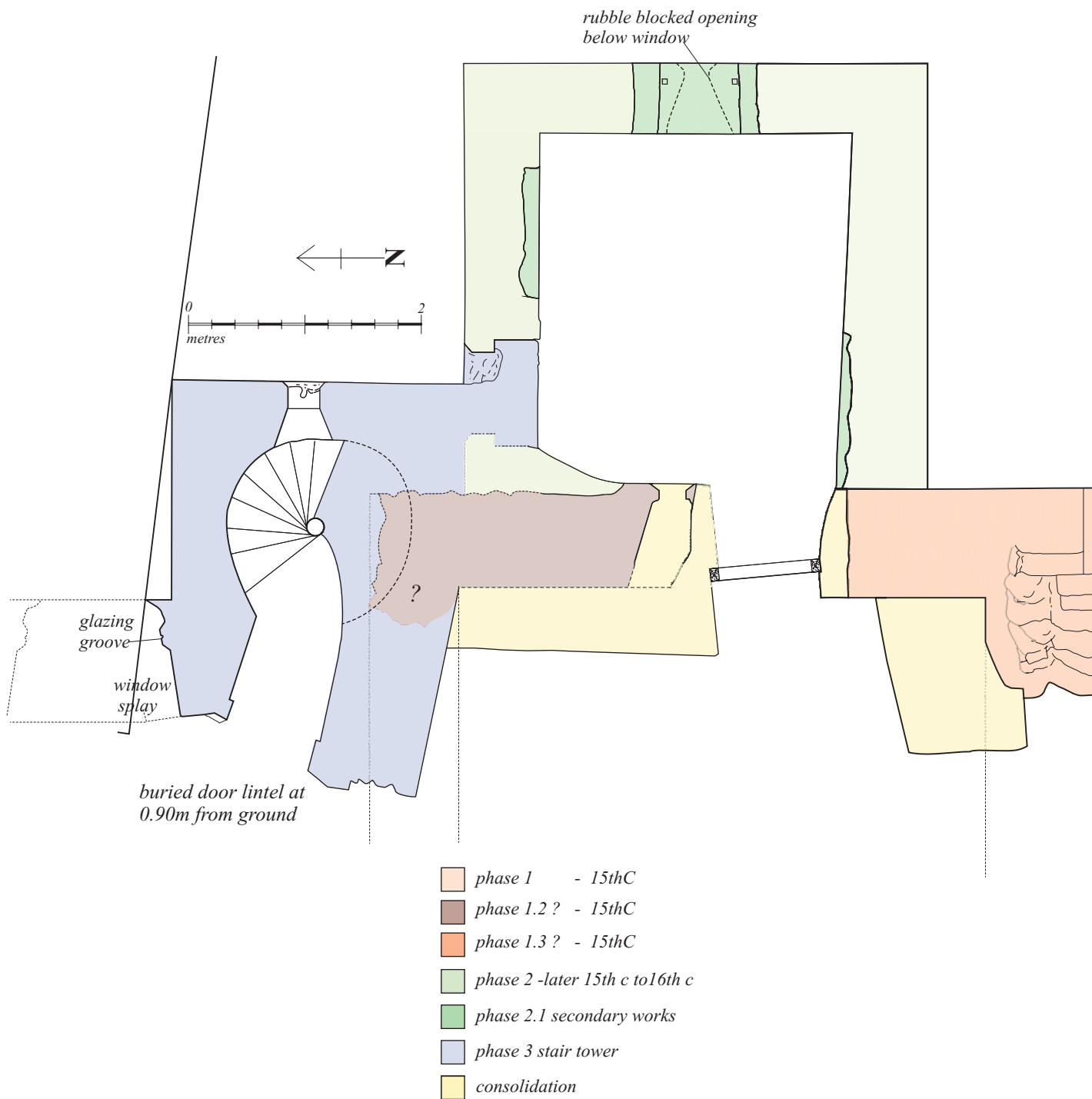


Figure 5 : ground floor plan

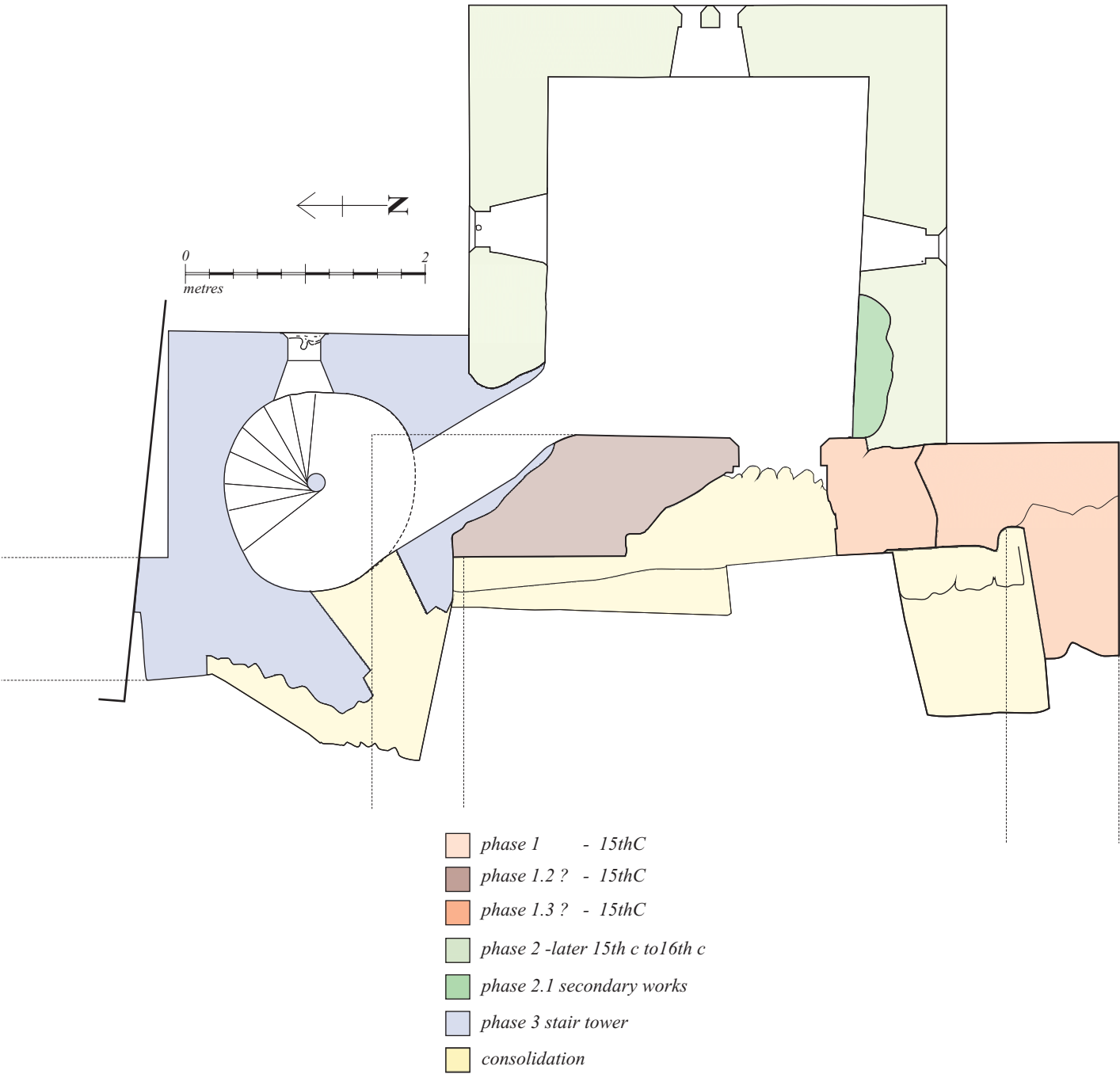


Figure 6 : first floor plan



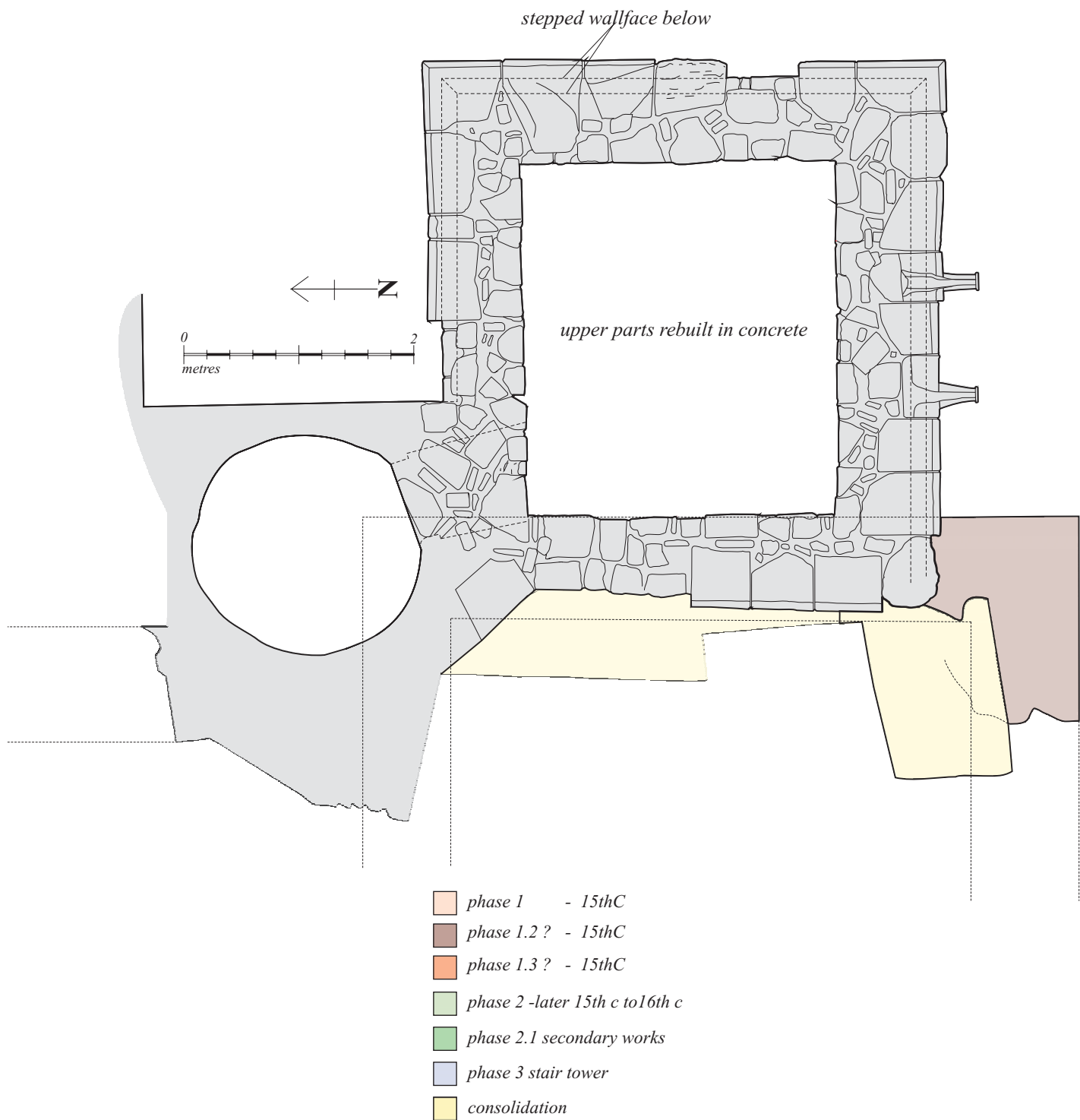


Figure 7 : wall head plan

Ninebanks Tower Exterior elevations: phased



Ninebanks Tower Exterior elevations: phased

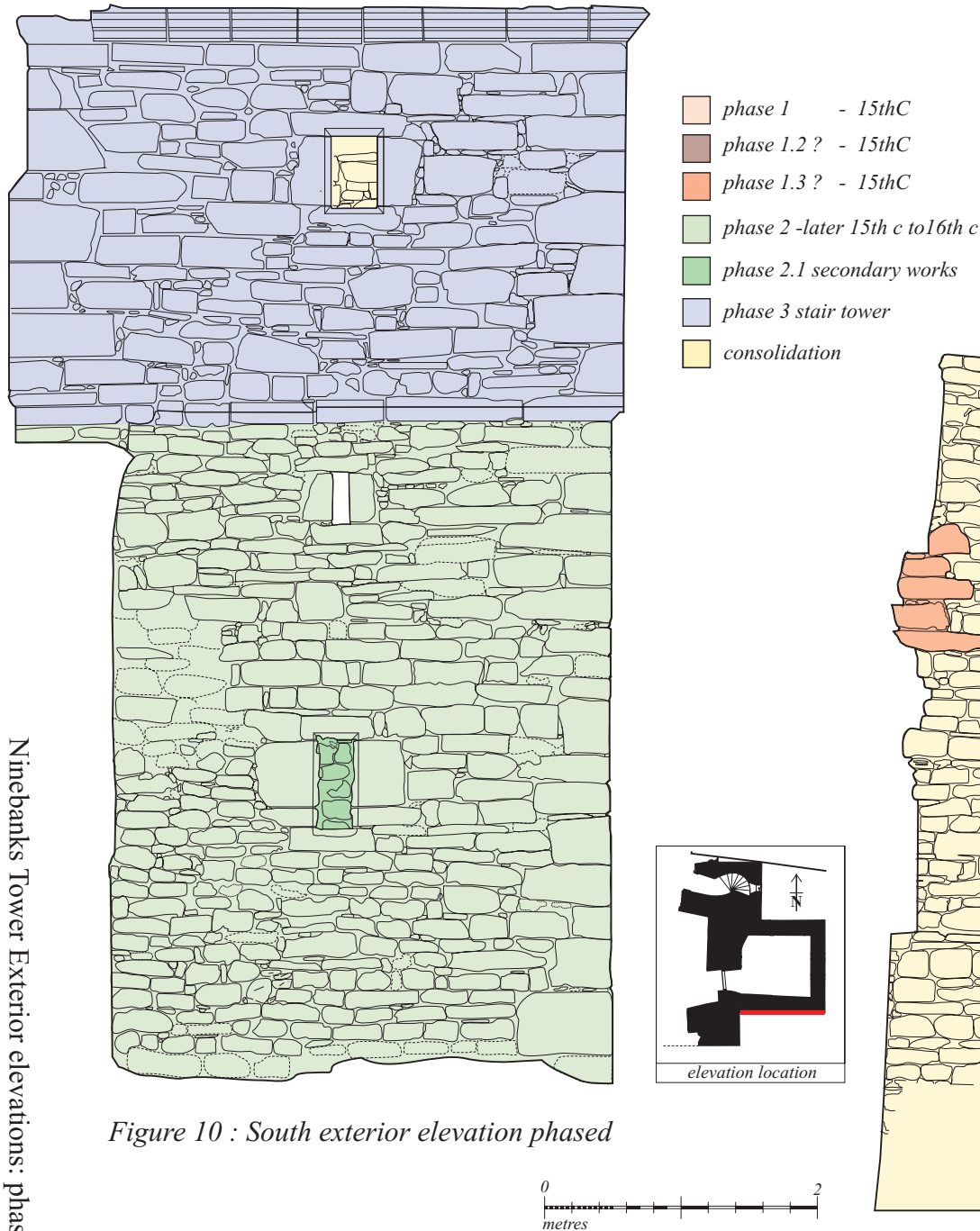


Figure 10 : South exterior elevation phased

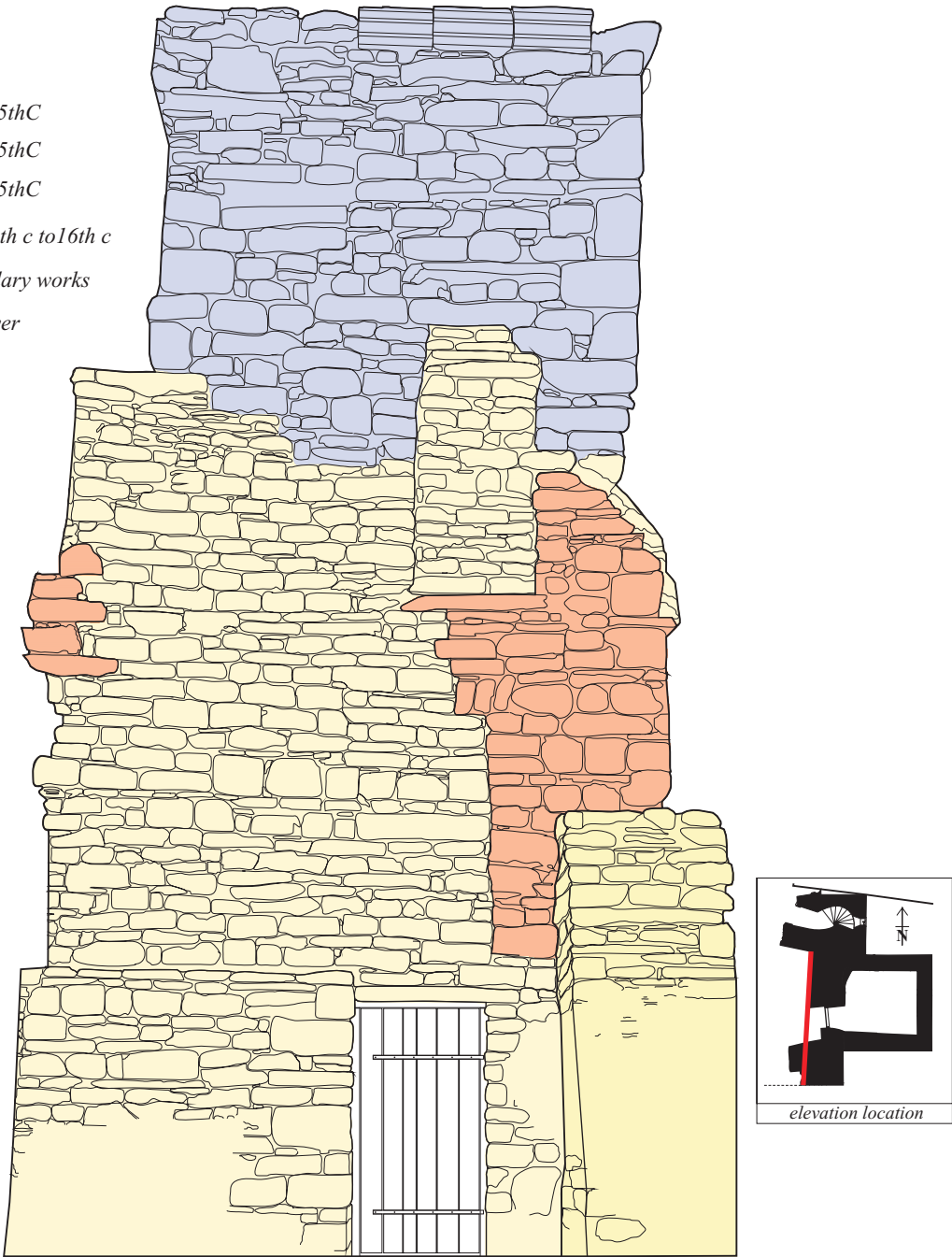


Figure 11 : West exterior elevation phased

Ninebanks Tower Exterior elevations: phased

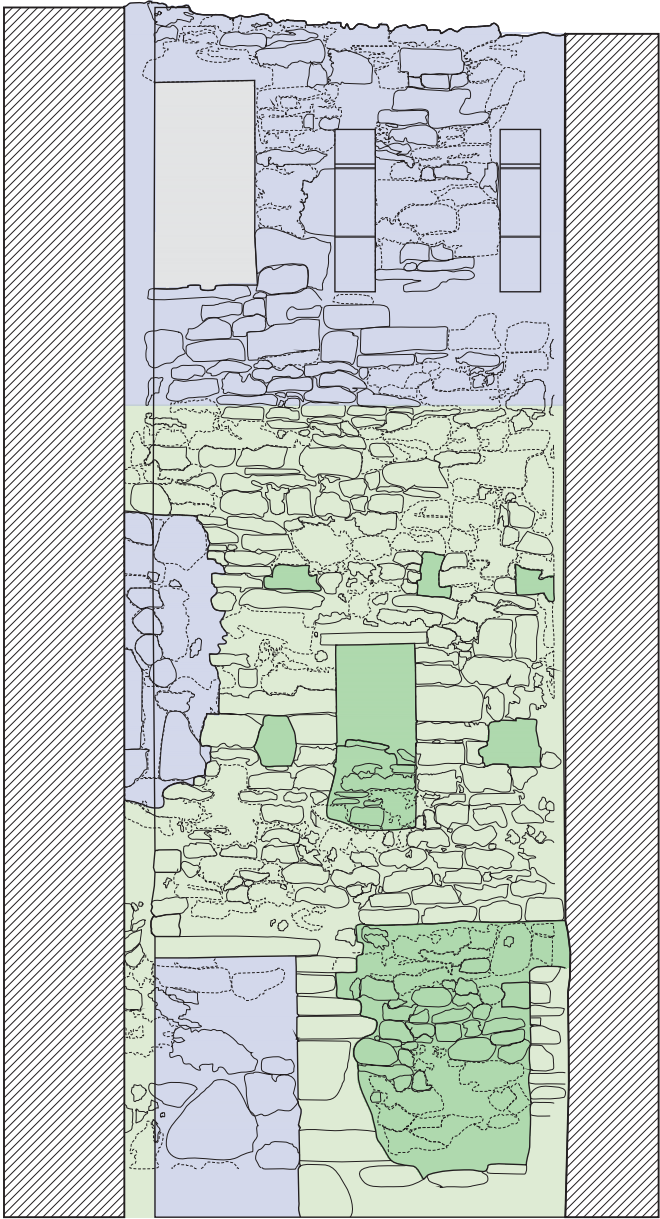


Figure 12 : North interior section phased

- phase 1 - 15thC
- phase 1.2 ? - 15thC
- phase 1.3 ? - 15thC
- phase 2 -later 15th c to 16th c
- phase 2.1 secondary works
- phase 3 stair tower
- consolidation

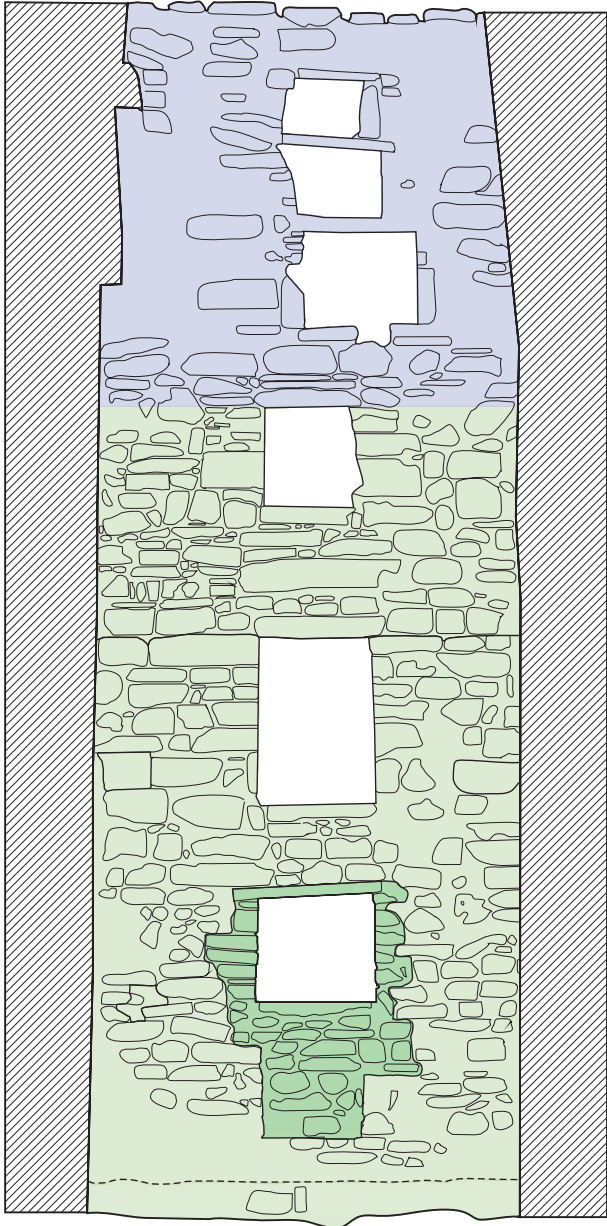
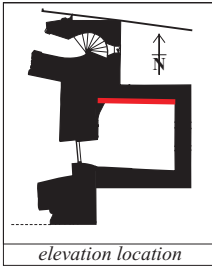
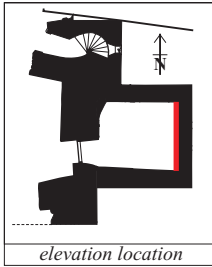


Figure 13 : East interior section phased





Ninebanks Tower Exterior elevations: phased

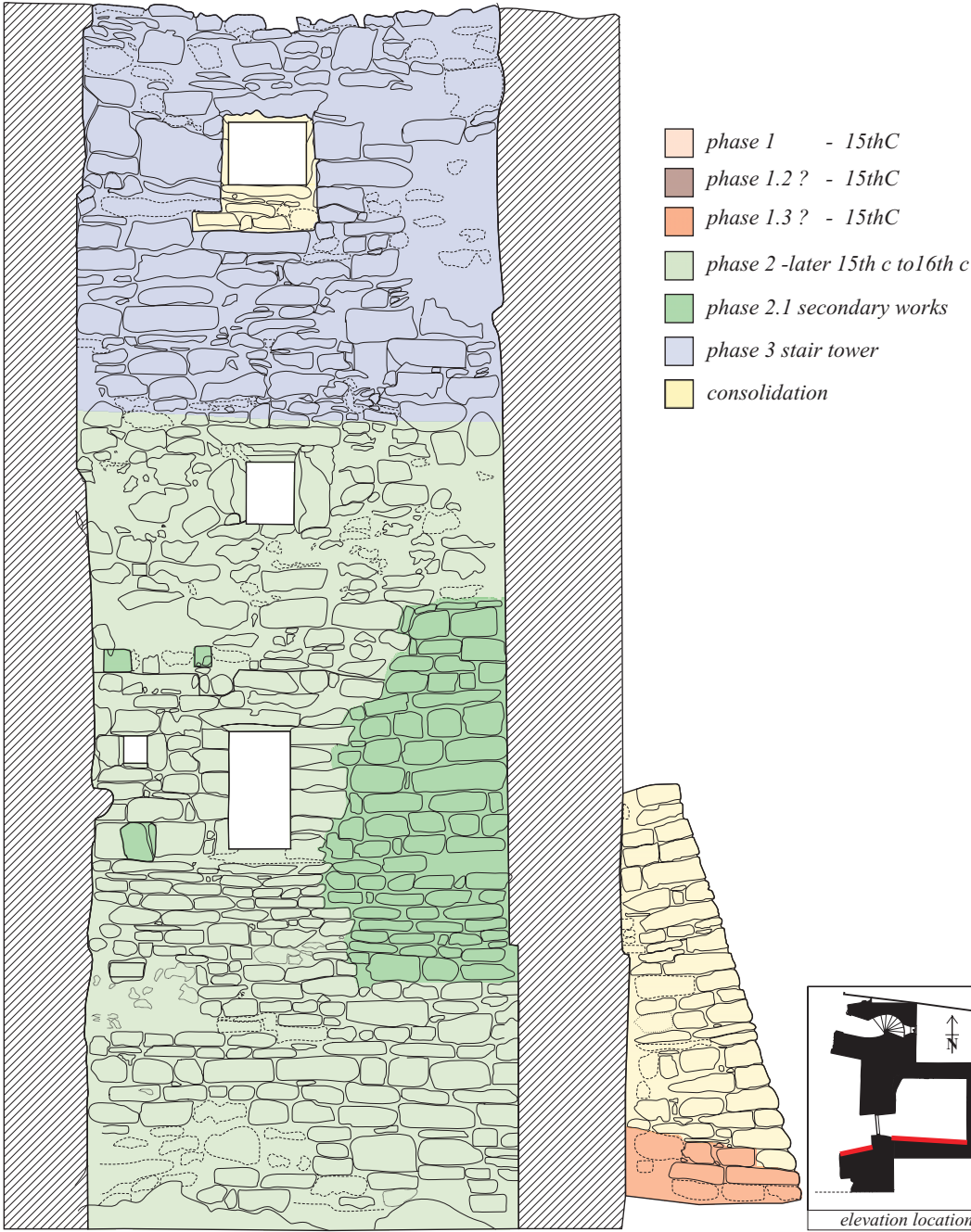


Figure 14 : South interior section phased

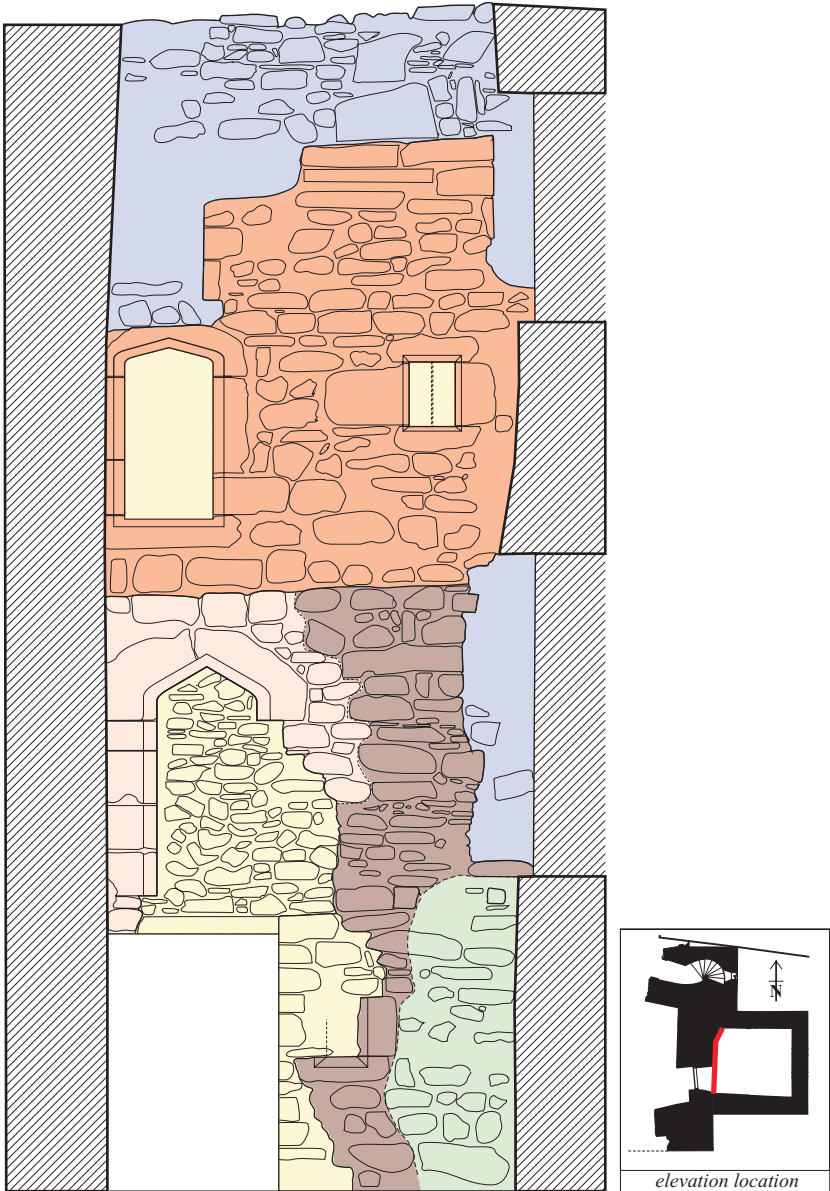


Figure 15 : West interior section phased



Figure 16 : North exterior elevation

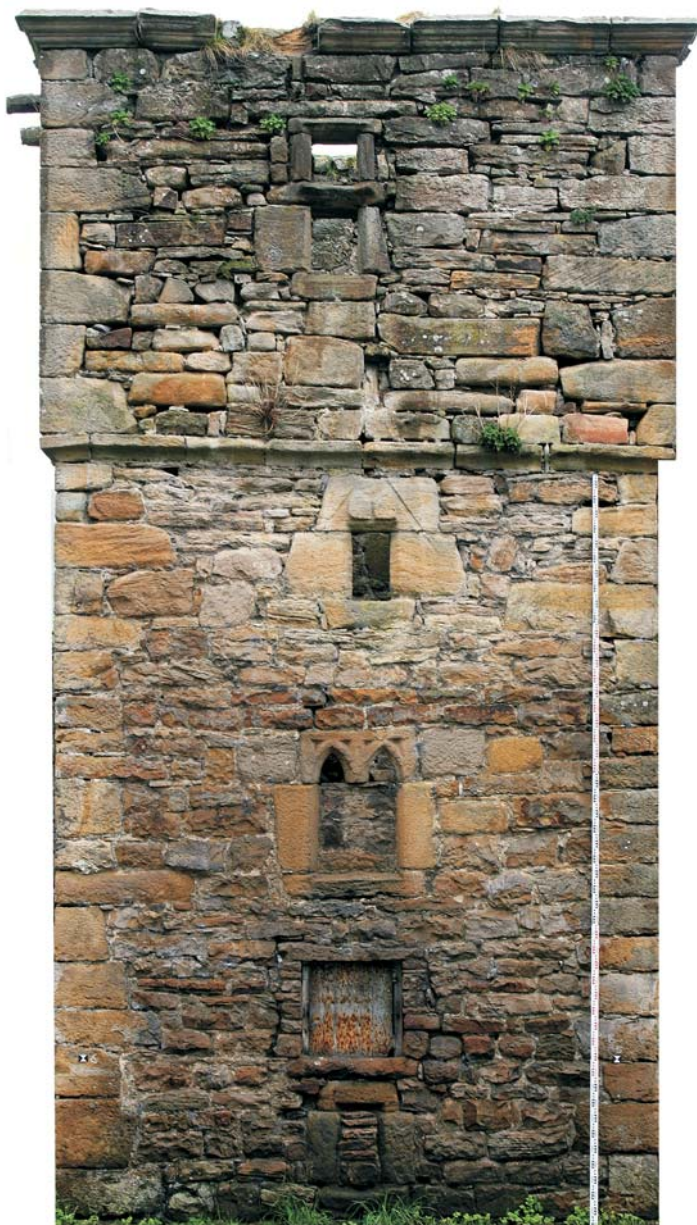


Figure 17 : East exterior elevation





Figure 18 : South exterior elevation



Figure 19 : West exterior elevation





Figure 20 : North interior section



Figure 21 : East interior section

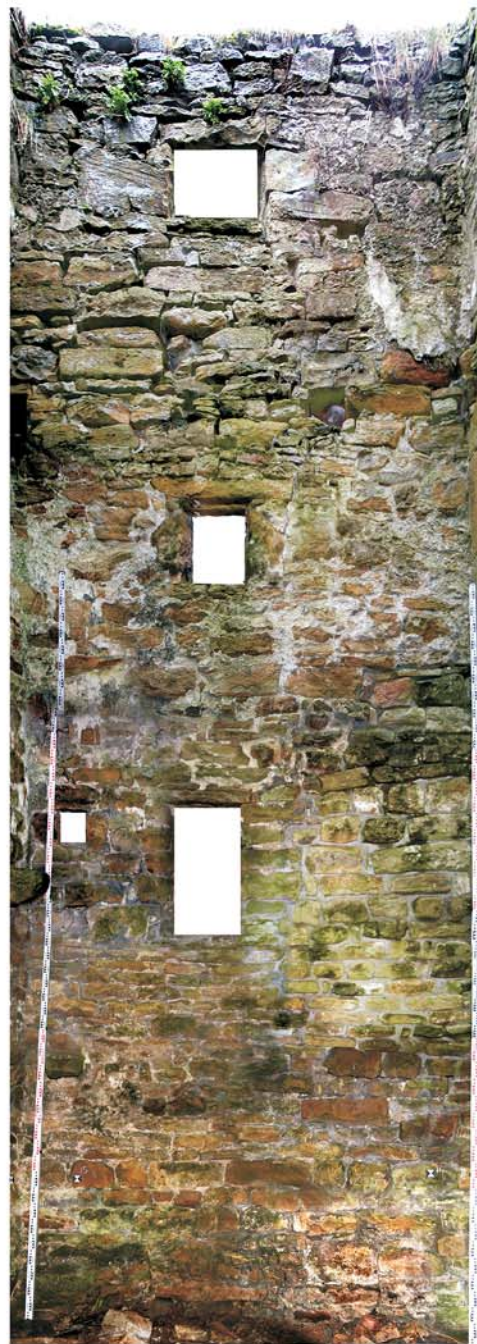


Figure 22 : South interior section



Figure 23 : West interior section





*Figure 24 : South stub wall and south buttress*



*Figure 25 : North end of west elevation not to scale*

**Appendix C Photographic Record****1804 Ninebanks Tower - Digital Shots****08/05/2****009**

<b>Frame</b>	<b>Direction Facing</b>	<b>Film Type</b>	<b>Date</b>	<b>Description</b>	<b>Taken by</b>
001	W	Digital	08/05/2008	General view	
002	N	Digital	08/05/2008	General view	
003	NE	Digital	08/05/2008	General view	
004	NW	Digital	08/05/2008	General view	

**11/03/2****009**

<b>Frame</b>	<b>Direction Facing</b>	<b>Film Type</b>	<b>Date</b>	<b>Description</b>	<b>Taken by</b>
005	SW	Digital	11/03/2009	General view of Ninebanks Tower	TOA
006				General view of Ninebanks Tower - E facing external elevation	TOA
007	W	Digital	11/03/2009	E facing external elevation - detail of lower end	TOA
008	W	Digital	11/03/2009	Detail of blocked window on E facing elevation	TOA
009				View upwards towards top half of E facing elevation of Ninebanks Tower	TOA
010	W	Digital	11/03/2009	Lower E facing elevation of staircase tower	TOA
011	W	Digital	11/03/2009	Upper E facing elevation of staircase tower	TOA
012	NW	Digital	11/03/2009	General view of Ninebanks Tower	TOA
013	NW	Digital	11/03/2009	General view of Ninebanks Tower	TOA
014	N	Digital	11/03/2009	S facing external elevation of Ninebanks Tower	TOA
015	NE	Digital	11/03/2009	General view of Ninebanks Tower	TOA
016	ENE	Digital	11/03/2009	General view of Ninebanks Tower	TOA
017	E	Digital	11/03/2009	SW corner of Ninebanks Tower - detail	TOA
018				NW corner of Ninebanks Tower - detail at base of stair tower	TOA
019	E	Digital	11/03/2009	NW corner of Ninebanks Tower - detail of upper stair tower	TOA
020	NE	Digital	11/03/2009	Opening within stair tower - detail	TOA
021	N	Digital	11/03/2009	Detail of internal elevations	TOA
022	-	Digital	11/03/2009	Detail of internal elevations	TOA
023	-	Digital	11/03/2009	Detail of internal elevations	TOA
024	-	Digital	11/03/2009	Detail of internal elevations	TOA
025	-	Digital	11/03/2009	Detail of internal elevations	TOA
026	-	Digital	11/03/2009	Detail of internal elevations	TOA
027	-	Digital	11/03/2009	Detail of internal elevations	TOA
028	-	Digital	11/03/2009	Detail of internal elevations	TOA
029	-	Digital	11/03/2009	Detail of internal elevations	TOA
030	-	Digital	11/03/2009	Detail of internal elevations	TOA
031	-	Digital	11/03/2009	Detail of internal elevations	TOA
032	-	Digital	11/03/2009	Detail of internal elevations	TOA
033	-	Digital	11/03/2009	Detail of internal elevations	TOA
034	-	Digital	11/03/2009	Working shot - View from tower top	TOA
035	-	Digital	11/03/2009	Detail of internal elevations	TOA
036	-	Digital	11/03/2009	Detail of internal elevations	TOA
037	E	Digital	11/03/2009	Buried window abutting later building - detail	TOA
038	E	Digital	11/03/2009	Buried window abutting later building - detail	TOA
039	E	Digital	11/03/2009	Buried window abutting later building - detail	TOA



040	E	Digital	11/03/2009	Modern building abutting the stair tower - upper area - detail	TOA
041	NW	Digital	11/03/2009	General view	TOA
042	NW	Digital	11/03/2009	General view	TOA
043	-	Digital	11/03/2009	Detail of masonry	TOA
044	-	Digital	11/03/2009	Detail of masonry	TOA
<b>16/12/2009</b>					
Frame	Directi on Facing	Film Type	Date	Description	Taken by
045	N	Digital	16/12/2009	View of consolidated wall head at NE corner of tower	KMF
046	N	Digital	16/12/2009	View of consolidated wall head at NW corner of tower	KMF
047	W	Digital	16/12/2009	View of consolidated wall head at NW corner of tower	KMF
048	W	Digital	16/12/2009	View of consolidated wall head at SW corner of tower	KMF
049	S	Digital	16/12/2009	View of consolidated wall head at SE corner of tower	KMF
050	S	Digital	16/12/2009	View of consolidated wall head at SW corner of tower	KMF
051	N	Digital	16/12/2009	View of consolidated wall head at NE corner of tower	KMF
052	N	Digital	16/12/2009	View of consolidated wall head at SW corner of tower	KMF
053	N	Digital	16/12/2009	View along consolidated top of wall-head - E elevation	KMF
054	W	Digital	16/12/2009	View along consolidated top of wall-head - E elevation	KMF
055	W	Digital	16/12/2009	View along consolidated top of wall-head - E elevation	KMF
056	NW	Digital	16/12/2009	Join between tower and later stair tower	KMF
057	N	Digital	16/12/2009	Join between tower and later stair tower	KMF
058	W	Digital	16/12/2009	Detail of wallhead - N elevation	KMF
059	W	Digital	16/12/2009	Detail of wallhead - N elevation	KMF
060	W	Digital	16/12/2009	Detail of wallhead - N elevation	KMF
061	N	Digital	16/12/2009	View across roof of later building	KMF
062	NNE	Digital	16/12/2009	Detail of wallhead at join with later building	KMF
063				W facing interior elevation of Ninebanks Tower showing window opening and recess	KMF
064	E	Digital	16/12/2009	W facing interior elevation of Ninebanks Tower showing window opening and recess	KMF
065	E	Digital	16/12/2009	W facing interior elevation of Ninebanks Tower showing window opening and recess	KMF
066	E	Digital	16/12/2009	W facing interior elevation of Ninebanks Tower showing window opening and recess	KMF
067	-	Digital	16/12/2009	Architectural detail within fabric of tower interior	KMF
068	-	Digital	16/12/2009	Architectural detail within fabric of tower interior	KMF
069	-	Digital	16/12/2009	Architectural detail within fabric of tower interior	KMF
070	-	Digital	16/12/2009	Window within interior of Ninebanks Tower	KMF
071	-	Digital	16/12/2009	Architectural detail within fabric of tower interior	KMF
072	-	Digital	16/12/2009	Architectural detail within fabric of tower interior	KMF
073	NW	Digital	16/12/2009	View through doorway to spiral staircase	KMF
074	NW	Digital	16/12/2009	View through doorway to spiral staircase	KMF
075	-	Digital	16/12/2009	Architectural detail within fabric of tower interior	KMF
076	-	Digital	16/12/2009	Interior of Ninebanks Tower	KMF
077	-	Digital	16/12/2009	Interior of Ninebanks Tower	KMF
078	-	Digital	16/12/2009	Window within interior of Ninebanks Tower	KMF
079	-	Digital	16/12/2009	Interior of Ninebanks Tower	KMF
080	-	Digital	16/12/2009	Blocked window within interior of Ninebanks Tower	KMF
081	-	Digital	16/12/2009	Interior of Ninebanks Tower	KMF
082	-	Digital	16/12/2009	Interior of Ninebanks Tower	KMF
083	-	Digital	16/12/2009	Architectural detail within fabric of tower interior	KMF
084	-	Digital	16/12/2009	Blocked window within interior of Ninebanks Tower	KMF
085	-	Digital	16/12/2009	Architectural detail within fabric of tower interior	KMF

086	W	Digital	16/12/2009	E facing internal elevation - 1st floor - N side	KMF
087	W	Digital	16/12/2009	E facing internal elevation - 1st floor - S side	KMF
088	-	Digital	16/12/2009	Architectural detail within fabric of tower interior	KMF
089	-	Digital	16/12/2009	Architectural detail within fabric of tower interior	KMF
090				Blocked window within interior of W facing elevation of	
	N	Digital	16/12/2009	Ninebanks Tower - detail	KMF
091	-	Digital	16/12/2009	Architectural detail within fabric of tower interior	KMF
092	-	Digital	16/12/2009	Architectural detail within fabric of tower interior	KMF
093	-	Digital	16/12/2009	Architectural detail within fabric of tower interior	KMF
094	-	Digital	16/12/2009	Architectural detail within fabric of tower interior	KMF
095	-	Digital	16/12/2009	Architectural detail within fabric of tower interior	KMF
096	-	Digital	16/12/2009	Architectural detail within fabric of tower interior	KMF
097	-	Digital	16/12/2009	Architectural detail within fabric of tower interior	KMF
098	-	Digital	16/12/2009	Architectural detail within fabric of tower interior	KMF
099	SW	Digital	16/12/2009	Entrance to Ninebanks Tower	KMF
100	NE	Digital	16/12/2009	General view - consolidation work	KMF



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