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SERVICES



**Manvers Arms 204-206 Monks Road Lincoln  
Photographic and Archaeological Recording**

NGR: SK 99149 71379 99180 71410

Planning Application: 2007/0002/F

Site Code: LMAN07

LCNCC Accn No.: 2007.208

**Report**

**For**

**Buckingham Developments (Lincoln) Ltd**

**By**

**Naomi Field**

**LAS Report No. 1025  
January 2008**

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Lincolnshire  
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Planning &  
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Conservation  
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## The Figures

Fig. 1 Lincoln Manvers Arms. Inset above based on the 1:10,000 Ordnance survey map. Crown copyright, reproduced with the permission of the Controller of HMSO. LAS Licence No. AL 100002165.

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**Manvers Arms 204-206 Monks Road Lincoln Lincolnshire LN2 5PW**  
**Photographic and Archaeological Recording**

NGR: SK 99149 71379

Planning Application: 2007/0002/F

Site Code: LMAN 07

LCNCC Accn No.: 2007.208

**Summary**

*A photographic record and description of the Manvers Arms was undertaken prior to its demolition to make way for a housing development. The pub was built in 1934, to serve the growing population at the east end of the city. It also provided overnight accommodation. Its plain brick construction, with decorative brick and tile quoins, with hipped, tiled roof was typical of the period. There were coloured glass panels over two external doors but otherwise the style was functional rather than decorative. The first-floor bedrooms retained original washbasins but the lounge and saloon bars had been remodelled in the 1970s, with conversion of the snug at the rear to a pool room. Original doors and fittings were present but the décor was mainly of 1970s vintage. There was a garden at the rear, on a higher terrace, and provision for parking on the forecourt.*

**Introduction**

Lindsey Archaeological Services was commissioned by Buckingham Developments (Lincoln) Ltd to undertake a building recording and a watching brief at the above site in accordance with the Brief set by Lincoln City Council dated August 15<sup>th</sup> 2007 and the general requirements set out in the *Lincolnshire Archaeological Handbook* published by the Lincolnshire County Council Archaeology Section (1998).

**Site Location and Description**

The Manvers Arms is situated near the eastern city boundary on the north side of Monks Road. It lies west of 208 Monks Road and east of 202 and to the south of the gardens of 18-22 Hillside Avenue (Fig. 1).

**Planning Background**

Full Planning Permission (ref 2007/0002/F) granted was granted on 3 April 2007 for the "Demolition of existing public house and erection of a three storey building comprising 16 apartments with associated car parking."

Condition 16 of the permission states that

Prior to the commencement of any alterations or demolition, a photographic record survey of the exterior and interior shall be carried out and submitted to the Local Planning Authority on disc format. The survey shall conform to Level 2, as described in English Heritage's publication *Understanding Historic Buildings; a guide to good recording practice*, English Heritage 2006

A watching brief was also required which is the subject of a separate report.

### **Historical Background**

The site is situated on the north side of the presumed Roman and medieval road which underlies Monks Road, within the grounds of the environs of Greetwell Roman Villa and the medieval lands of the Black Monks. Extensive ironstone mining was carried out west and north of Hillside Avenue c1873-1886.

The Manvers Arms, public house was built in 1934 for Mowbray and Co., brewers of Grantham. It took the name, and the licence, of the Manvers Arms in Danesgate, and Mr Harry Green, who had been tenant of the Steamhammer Inn, took the tenancy. It served the residential population of the area and also provided accommodation for road users. The general manager of the brewery stated that the site was passed by many thousands of motorists and tourists who go through Lincoln on their way to the coast (Lincolnshire Echo July 12<sup>th</sup> 1934). It closed in 2006.

### **Objectives**

The aim of the building survey was to make a permanent photographic record of the building prior to its demolition. The work was carried out in accordance with the guidelines for Level 2 recording, set out in *Understanding Historic Buildings; a guide to good recording practice*, English Heritage 2006

### **Method**

A full written descriptive survey and related detailed photographic record was made in digital format of both internal and external elevations together with any details of any architectural features and fittings.

### **Description**

This brick building (in Flemish bond) was constructed in 1934 and is substantially as originally built with only minor alterations to the external fabric (Pl. 1). The tiled roof is hipped at both ends with two-flued chimneys serving the bars and first-floor bedrooms. Chimneys on the rear elevation served ground floor fireplaces in the pool room and landlord's living room. A plinth, two stretchers high is formed by vertical stretchers projecting 15mm from the face and at all four corners a faux quoin effect has been created by using three tile courses with the equivalent thickness of one brick every fifth course (Pl. 2).

The building was set back c.6m from the pavement creating a forecourt which runs the full length of the property. To either side of the building is a brick wall, 3.20m high, capped with tiles and ridge tiles (0.30m wide). Double gates, 3m wide, are located in this wall and give access to courtyards. Garages have been inserted in eastern one (Pl. 3). The boundary walls

return to the front of the property, reducing to c.1.30m, where they reach the street (Pl. 4). The walls are of one build with the pub. The forecourt is currently tarmac and in front of the entrance is a lamp post and a modern pub sign on a wooden post, set in a brick plinth all constructed after 1934 (Pl. 5).

There is a terrace to the rear, 1.86m above the pub building, that runs the full length of the property with a central access consisting of nine steps.

### **South Elevation**

The front elevation has a central entrance, with projecting portico, incorporating flanking windows all contained within a limestone surround (c. 6m wide) (Pl. 6). The area surrounding the three-panelled door has been rendered to look like limestone. The canopy over the door is not present on photograph in the newspaper article of July 12th 1934 and must be an addition. The quality of the photo is too poor to be sure but it looks as if there was a central double door with flanking entrances into the bars (Lincolnshire Echo 12/7/34). Ground floor bay windows project from the wall face by 55mm and rest on six wooden corbels (Pl. 7).

There is an oval top-opening window above the entrance with two rectangular three-light windows to either side. The first floor windows have original metal frames; those at ground floor are made of wood. All the first-floor windows have fifteen panes in each large panel, with leaded lights. They have tile sills (two courses) over a row of soldier brick headers below and lintels of soldier stretchers. The oval window is surrounded by gauged stretchers.

There are cast-iron rain water pipes at each end of the elevation that take water from the guttering. In addition, two shorter pipes with fluted hoppers, take water from the basins in the first floor bedrooms (Pl. 8).

### **East Elevation**

There is a single-storey ground floor projection containing the ladies and gent's toilets (with modern UPVC windows (Pl. 9). At first floor level there is a central single window (Bedroom 6) and northern double window (Bedroom 7), leaded, as on the front elevation. There is no window to the south as this is where the fireplace in Bedroom 6 is located. There is pub sign board attached to the blank wall.

### **West Elevation**

This is almost identical to the east elevation except that the ground floor toilet windows are original and not UPVC (Pls 10 and 11). A double door with a leaded light window over is situated adjacent to the gate and is the entrance to the barrel chute, into the cellar (Pl. 12). This takes up the area occupied by the ladies' toilets at the east end of the pub. The ladies' at this end are in an extension to the north elevation, probably 1950s-60s in date (Pl. 10).

## North Elevation

The rear elevation has a single storey block with flat roof containing the pool room, with stores along the rear, the kitchen and landlord's living room. It has a raised parapet on the east and west sides, presumably contemporary with the first floor door which was inserted to give access to the flat roof at an unknown date. At ground floor level there is a door to an outside store which contains the gas and other meters, a window for the walk-in larder off the kitchen, a kitchen door and window, and window for the landlord's living room. There is access to the single-storey range on both the west and east elevations (Pl. 13). The east door has a coloured glass window over. The door is a replacement. There is also a window for the living room on this elevation. The west door is identical with a window over, with the same coloured glass- it gives access to a lobby leading to the pool room (Pl. 14).

At first floor there is a small window serving the walk-in airing cupboard next to the inserted door onto the roof from the landing. The landing also has a large window over the stairwell, and bathroom and toilet windows are situated either side of the rear chimney. It originates in the landlord's living room and is angled across the corridor in the single-storey block, and inside the rear wall of the front part of the building (Pl. 15). All the windows have soldier stretcher lintels and tile sills above a row of header bricks, as on the front elevation but the windows are not leaded. The door lintels are the same as the windows.

## INTERIOR

### Ground floor (Fig. 2)

A small entrance lobby leads to the bar on the east side and the lounge on the west side. Both these rooms are the same size with connecting bars set diagonally in the north-west and north-east angles respectively with a shared store located behind the lobby. This area contains shelving and cupboards for storage of glasses etc. A door (Pl. 16) opens onto the rear lobby which gives access to the cellar and a dumb waiter (dismantled) (Pl. 17, see also Pl. 41). Originally a door led to the rear of the building but this has been blocked.

### The Lounge

The door from the lobby into the lounge is modern. The 'beamed' ceiling is probably original (Pl. 18) as is the brick surround of the fireplace on the west wall (Pl. 19). A damaged wooden fire-screen could also be original (Pl. 20). A built-in velour bench seat is situated along the northern wall and looks recent in date. The carpeted floor overlies tiles of genuine linoleum which might be 1960's or 1970's in date. The bar appears to be of 1970's vintage and the light fittings consist of gold-effect chandlers and could be any date from the 1980's onwards (Pl. 21).

A door on the west wall leads to the gents' toilets and is original. The gentlemen's toilet door furniture, signs, locks and urinals may be original (Pls 22-26). The ladies toilet block was



constructed as a single storey extension to the rear of the building during the 1950's or the 1960's and is access through a door inserted into the north wall of the lounge .

### **The Saloon**

The beamed ceiling is the same as found in the lounge bar. The brick fireplace and mantel are of larger bricks and look more recent (Pl. 27). A dartboard is incorporated into a later brick alcove above the mantelpiece. The doors to either side of the fireplace lead into the toilets and look original (there was no access into these toilets during the survey). A bench seat along the south wall has an oak frame with fluted legs and armrests which would be consistent with a date of 1934, but has been re-upholstered in light green velour with added thin plywood panels between the legs (Pl. 28). The floor covering is partially carpeted with a ceramic tiled floor adjacent to the bar.

The angled bar is the same style and date as the lounge (1970's) (Pl. 29). The northern wall has been cut through giving access into the 'pool room' with a rear lobby beyond that provided access from the east yard. The door has a coloured glass window above which is probably original (Pl. 30). There is a blocked fireplace in the south-east angle of the pool room and it may originally have been a snug, with its own rear entrance.

In the centre rear and to the west of the pool room is the kitchen which has modern fitted units set on a red quarry tile floor with white tiled walls and false ceiling (Pl. 31). A blocked door on the south wall once gave access behind the bars and to the cellar entrance. Next to the kitchen back door is a larder which extends behind the pool room. It has a narrow horizontal window on its north wall.

A passageway leads from the kitchen giving access to the landlord's living room on the north side and the two bars on the south side, with stair access to the first floor (Pl. 32). At the end of the passage way is a door with glass panel over, identical to that over the door into the pool room (Pl 33). All the connecting doors in this area of the building are the same style- a single horizontal panel over three vertical panels (Pl. 34).

### **Landlord's Living Room**

There is a modern gas fire in front of a 1950's tiled fireplace, with fitted cupboards to either side that look original (Pl. 35). The windows on the north and west walls are original. A blocked door on the west wall originally provided access to the kitchen (Pl. 36).

### **Cellar (Fig. 3)**

A door to the rear of the bar area gives access via eleven steps to the cellar (Pl. 37), which extends beneath the centre of the two-storeyed part of the building. The barrel chute which is accessed from the west yard enters the north-west corner of the cellar (Pl. 38). The concrete

floor is embedded with ceramic pipes forming open channels leading to a drain situated in the south-west corner of the cellar (PIs 39 and 40). The walls are painted brick and the ceiling is plastered. The dumb waiter extended into the basement beneath the stairs (PI. 41).

### **Stairs**

The stairs to the first floor are located in the passageway to the rear of the lounge bar and cut through the north wall of the two-storey front range of the building. It is possible that the first floor was originally accessed via a straight stair from the lounge but this could not be confirmed as the walls are all covered in plaster and wallpaper.

### **First floor (Fig. 4)**

There were originally seven bedrooms, five along the front of the building overlooking the street, all accessed from a large landing (PIs 42-44). At each end of the landing are bedrooms 1 and 7 overlooking the sides of the building; the west bedroom has been converted into a kitchen. Bedroom 7 contains the flue from the fireplace in the pool room below. Next to bedroom 7 is a walk-in airing cupboard which originally contained the immersion heater. At the west end of the landing are the toilet and a separate bathroom. The landing and all the rooms on the first floor have square-sectioned skirting boards (PI. 45). The five bedrooms overlooking the street are symmetrically arranged, the largest rooms 2 and 6 at each end, with medium-sized rooms 3 and 5 to either side of the smallest room (4) in the centre. This room is immediately over the entrance and contains the oval window (PI. 47). Each room has its own wash basin, which looks original (PI. 46). The bedrooms have picture rails and painted floorboards. All the doors are original and the same design as the ground floor (PI. 48). Rooms 2 and 6 had fireplaces, now blocked.

### **Discussion**

The layout of the building at first floor level is virtually unaltered. The original washbasins survive in the bedrooms intended for guests, only one of which has been converted into a kitchen. The ground floor has seen several minor alterations. The hint at an altered main entrance, coupled with the evidence that the doors leading from the front lobby into the lounge and saloon are not original, suggests that perhaps the present store area between the bars was originally a large hallway providing direct access to the rear of the building. This may have been a reception area allowing overnight visitors to access sleeping accommodation without entering the bars. This would explain the door into the small space between the cellar entrance and the dumb waiter, leading to the kitchen and landlord's quarters (now blocked). All this may have been remodelled at the same time as the installation of the present bars, presumably signalling a decline in demand for overnight accommodation.

The pool room area appears to have been a later alteration, perhaps replacing a snug, which

had its own entrance at the rear of the building.

The Manvers Arms was presumably built to serve the growing population in this part of the city and is broadly contemporary with houses up Hillside Avenue to the east and north. It is of note it provided overnight accommodation and the newspaper article recording the opening of the pub refers to road travellers- who may have been attending the markets held at the other end of Monks Road. It also mentions the through traffic to the coast, which must already have been considerable to have been worthy of note.

Naomi Field  
January 2008

### **Acknowledgements**

Mick Clark made the measured survey and resulting drawings. Kevin Trott transcribed the author's notes and Rob Schofield prepared the digital version of the drawings. The newspaper article was found by Geoff Tann.

### **Contents of the Site Archive**

4 sheets of A4 notes

Digital Photographs LAS Film No. 07/145 44 images

**APPENDIX 1**

# OASIS DATA COLLECTION FORM: England

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## Project details

Project name Manvers Arms Monks Rd Lincoln

Short description of the project A photographic record and description of the Manvers Arms was undertaken prior to its demolition to make way for a housing development. The pub was built in 1934, to serve the growing population at the east end of the city. It also provided overnight accommodation. Its plain brick construction, with decorative brick and tile quoins, with hipped, tiled roof was typical of the period. There were coloured glass panels over two external doors but otherwise the style was functional rather than decorative. The first-floor bedrooms retained original washbasins but the lounge and saloon bars had been remodelled in the 1970s, with conversion of the snug at the rear to a pool room. Original doors and fittings were present but the décor was mainly of 1970s vintage. There was a garden at the rear, on a higher terrace, and provision for parking on the forecourt.

Project dates Start: 22-10-2007 End: 12-11-2007

Previous/future work No / Yes

Any associated project reference codes LMAN07 - Contracting Unit No.

Any associated project reference codes 2007.208 - Museum accession ID

Type of project Building Recording

Current Land use Other 14 - Recreational usage

Methods & techniques 'Measured Survey', 'Photographic Survey'

Prompt Direction from Local Planning Authority - PPG16

## Project location

Country England

Site location LINCOLNSHIRE,LINCOLN LINCOLN Manvers Arms 204-206 Monks Rd

Postcode LN2 5PW

Study area 936.00 Square metres

Site coordinates SK 99149 71379 53.2298961642 -0.514505767476 53 13 47 N 000 30 52 W  
Point

## Project creators

Name of LINDSEY ARCHAEOLOGICAL SERVICES

Organisation  
 Project brief originator Contractor (design and execute)  
 Project design originator Naomi Field  
 Project director/manager Naomi Field  
 Project supervisor Naomi Field  
 Type of sponsor/funding body Developer  
 Name of sponsor/funding body Buckingham Developments (Lincoln) Ltd

**Project archives**

Physical Archive Exists? No  
 Digital Archive recipient Lindsey Archaeological Services  
 Digital Archive ID LMAN07  
 Digital Contents 'none'  
 Digital Media available 'Images raster / digital photography', 'Survey', 'Text'  
 Paper Archive recipient LCNCC  
 Paper Archive ID 2007.208  
 Paper Contents 'none'  
 Paper Media available 'Correspondence', 'Manuscript', 'Plan', 'Report', 'Survey'

**Project bibliography 1**

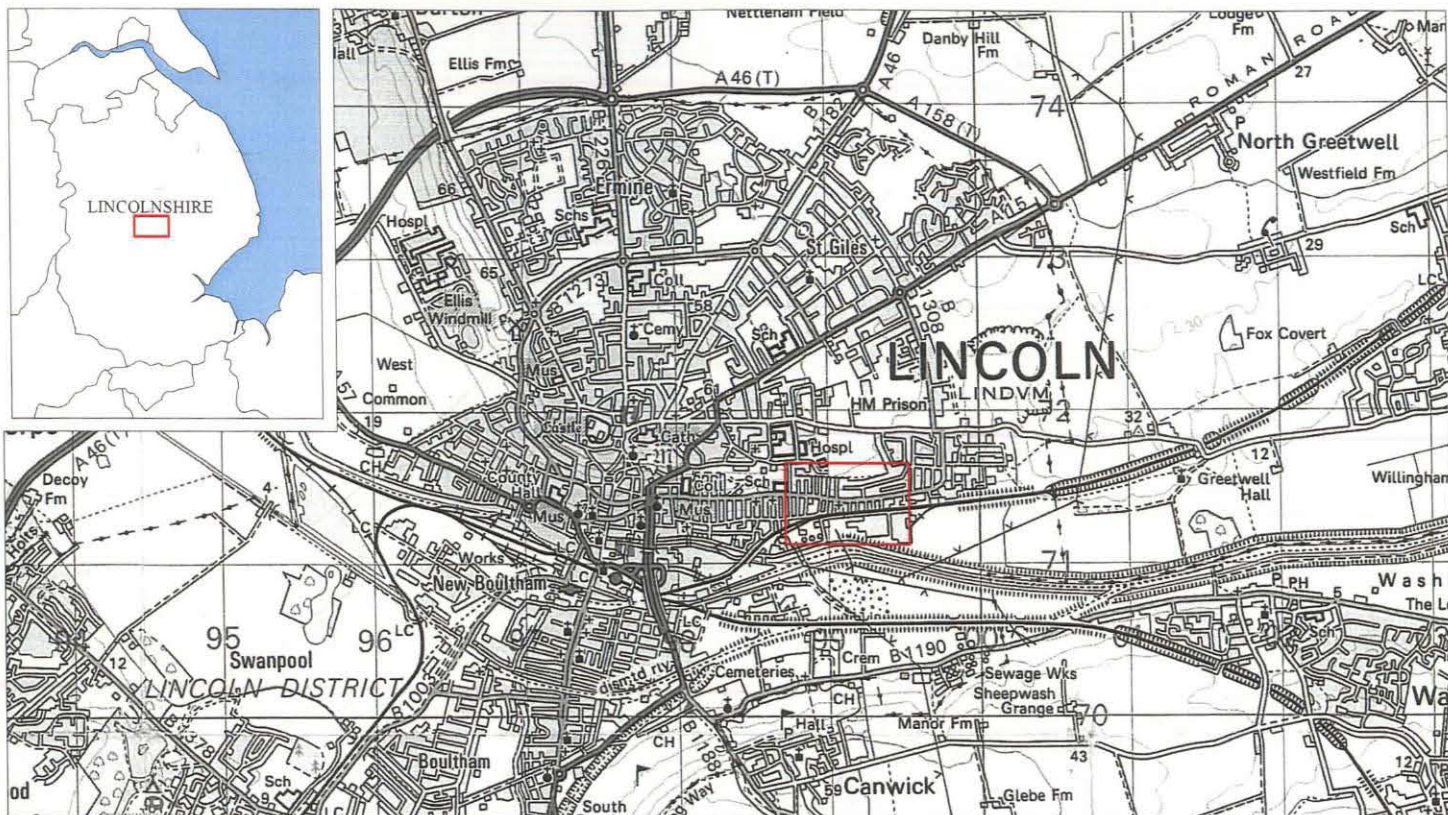
Publication type Grey literature (unpublished document/manuscript)  
 Title Manvers Arms 204-206 Monks Road Lincoln Lincolnshire LN2 5PW Photographic and Archaeological Recording  
 Author(s)/Editor(s) Field, N.  
 Other bibliographic details LAS Report 1025  
 Date 2008  
 Issuer or publisher Lindsey Archaeological Services  
 Place of issue or publication Lincoln  
 Description A4 7pp + 4 figs + 48 plates

Entered by Naomi Field (naomi@linarch.co.uk)  
Entered on 6 February 2008

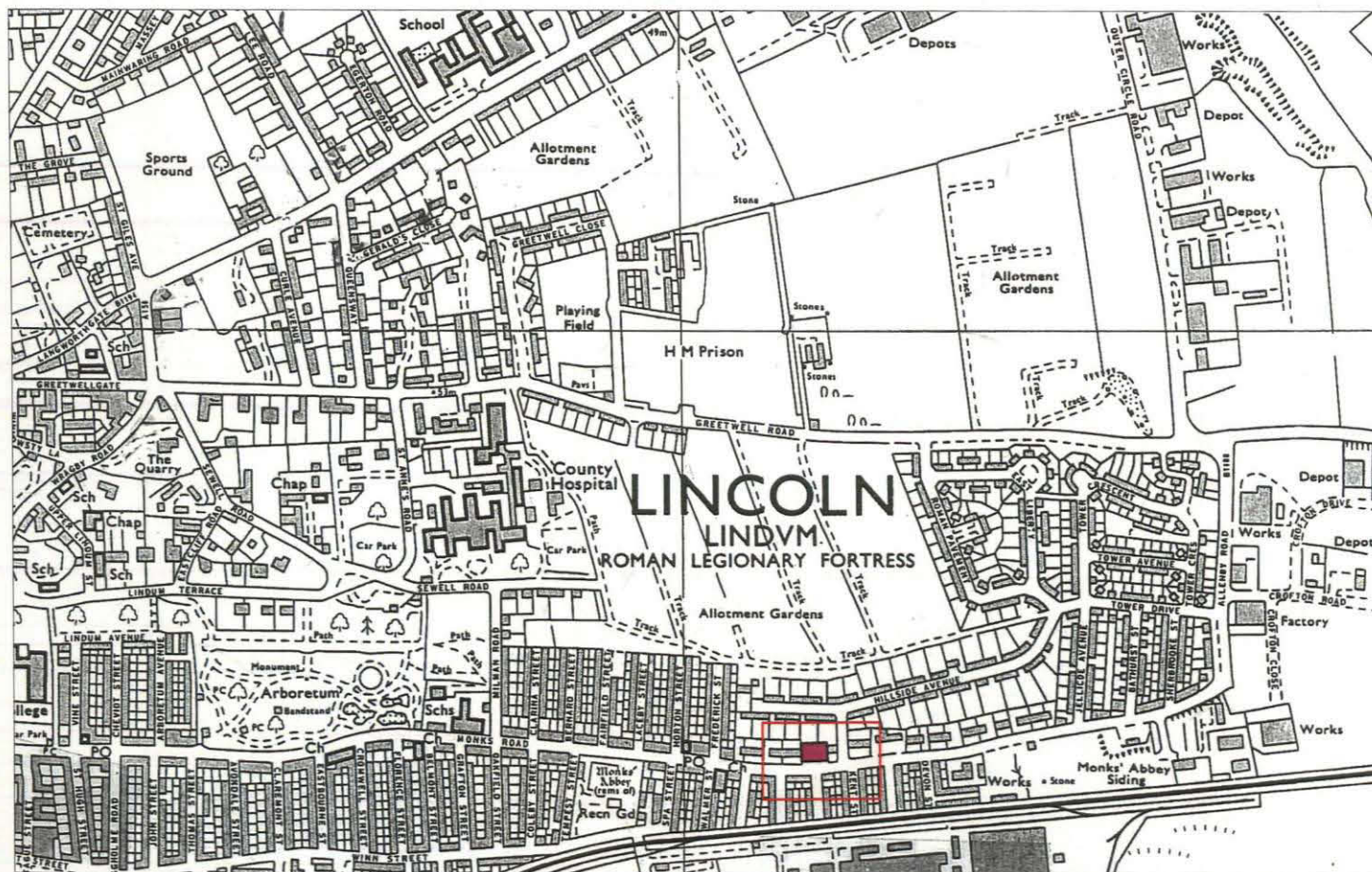
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THE FIGURES





Scale 1:50,000.



Scale 1:10,000.

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	PROJECT TYPE: Standing building survey	ACC. NO: 2007.208	DATE: 06/01/08	
		SCALE: Various.		

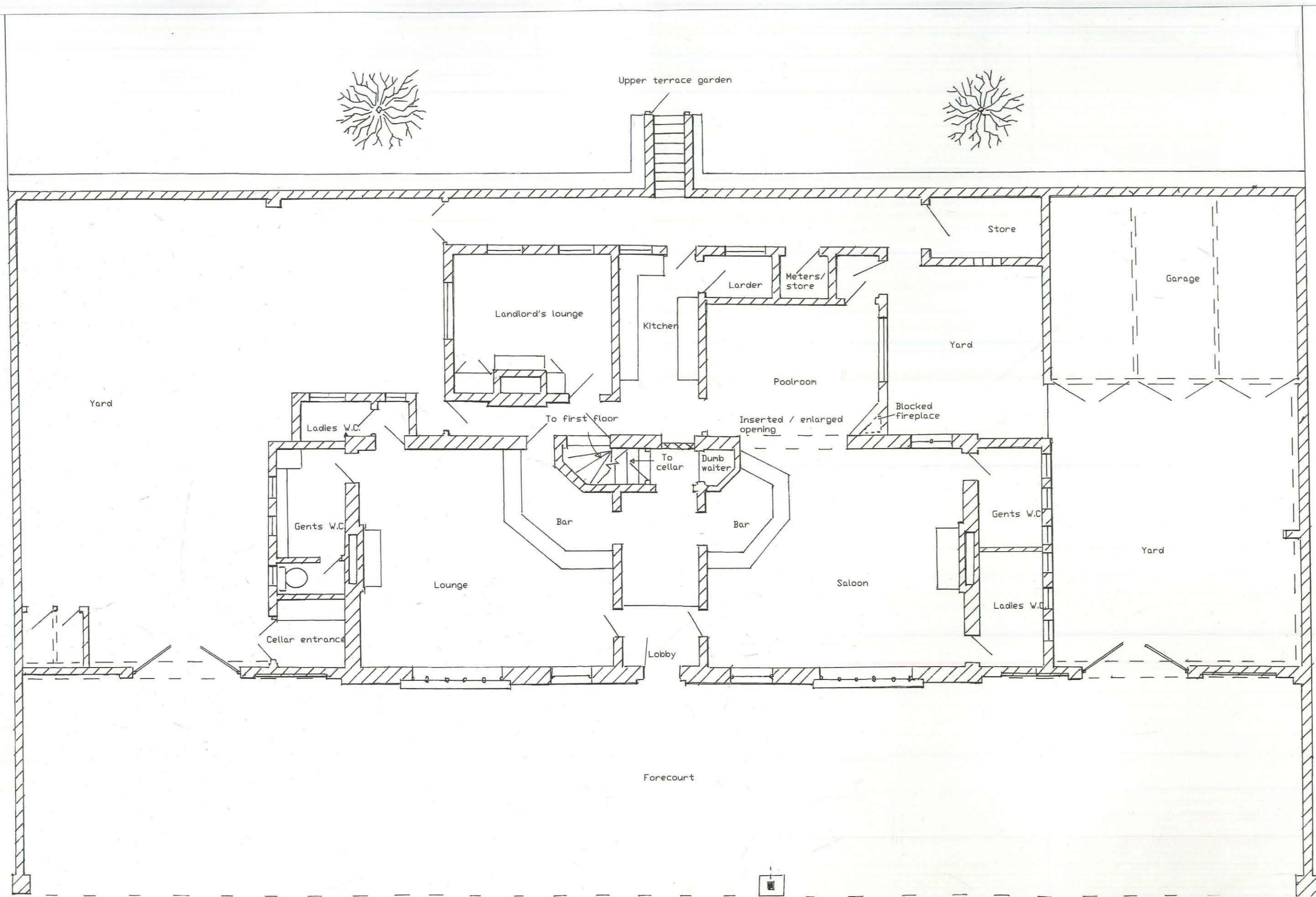


Fig.2 The ground floor

	PROJECT NAME: Manvers Arms, Lincoln	SITE CODE: LMAN 07	DRAWN BY: M. Clark	
	PROJECT TYPE: Standing Building Survey	ACC. NO: 2007.208	DATE: 04/01/08	
		SCALE: 1: 100		



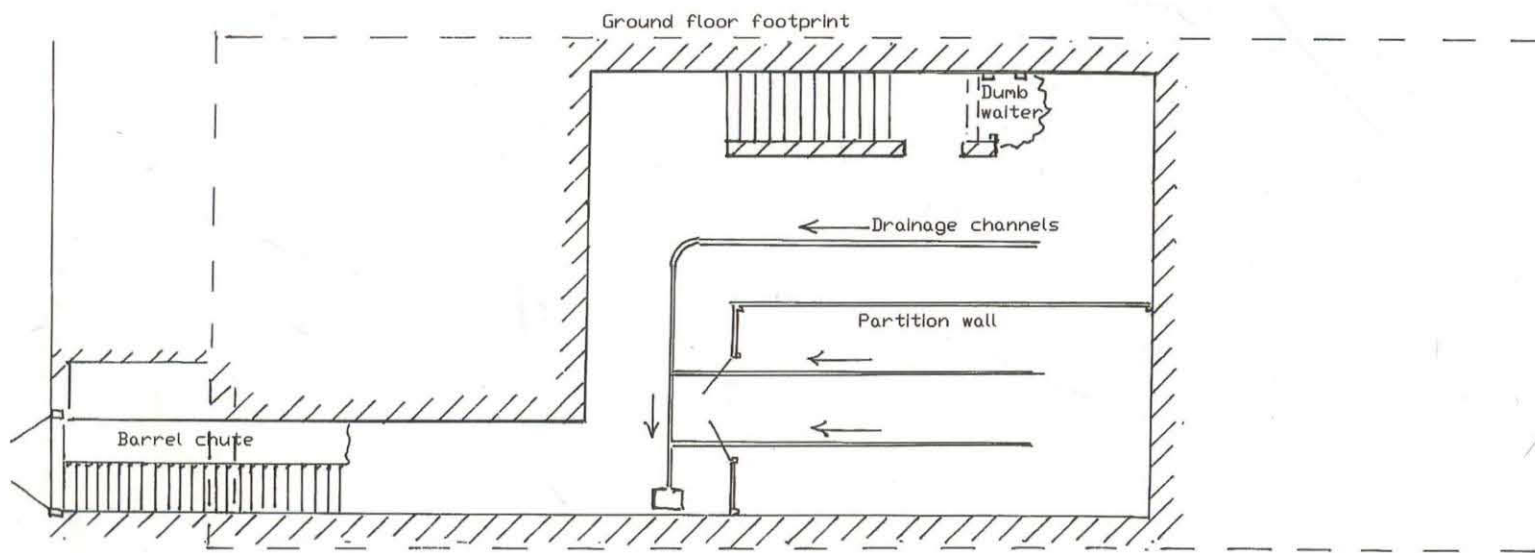
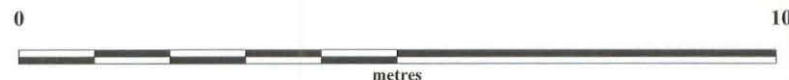


Fig.3 The cellar



PROJECT NAME: Manvers Arms Lincoln  
 PROJECT TYPE: Standing Building Survey

SITE CODE: LMAN 07  
 ACC. NO: 2007.208  
 SCALE: 1: 100

DRAWN BY: M. Clark  
 DATE: 04/01/08



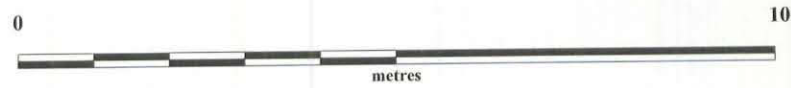
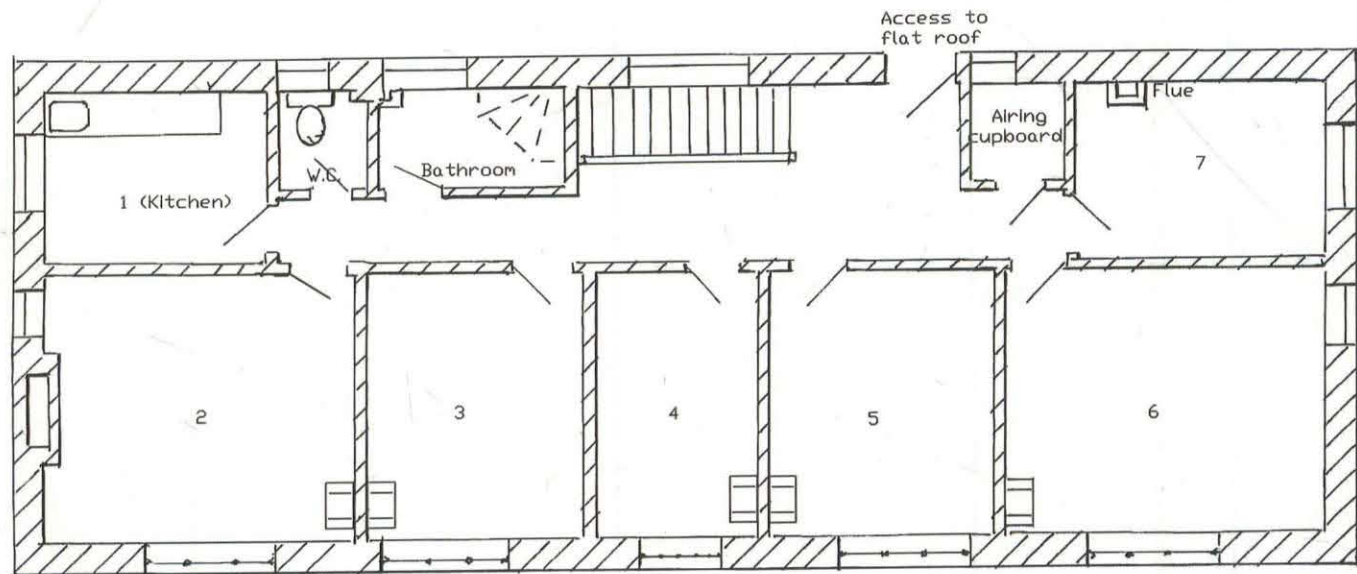




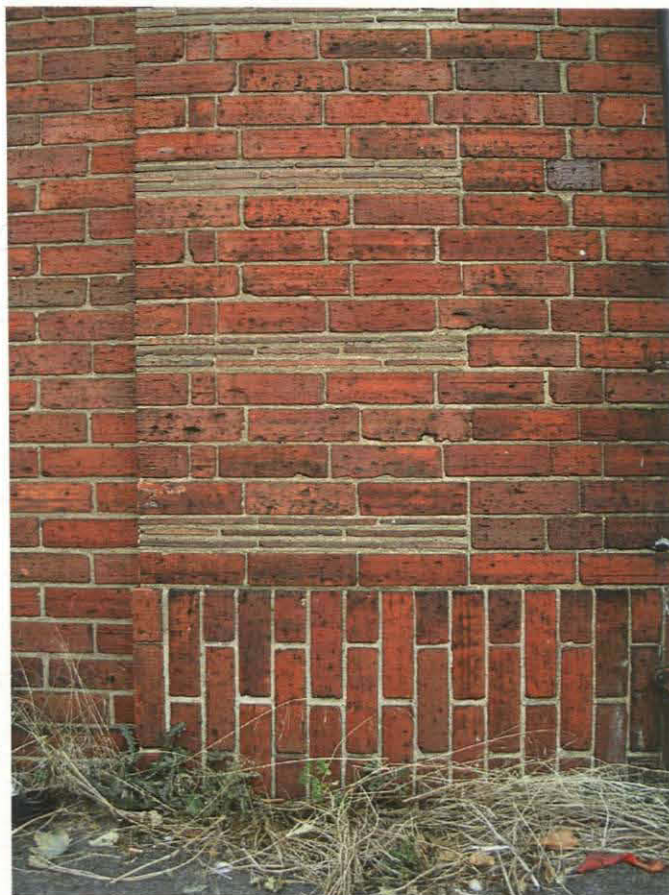
Fig.4 The first floor

	PROJECT NAME: Manvers Arms, Lincoln	SITE CODE: LMAN 07	DRAWN BY: M. Clark	
	PROJECT TYPE: Standing Building Survey	ACC. NO: 2007.208	DATE: 04/01/08	
		SCALE: 1: 100		

THE PLATES



Pl. 1 Manvers Arms, view looking north-west



Pl. 2 Detail of plinth and quoin construction



Pl. 3 Gates to the east yard, with garages visible inside



Pl. 4 East boundary wall

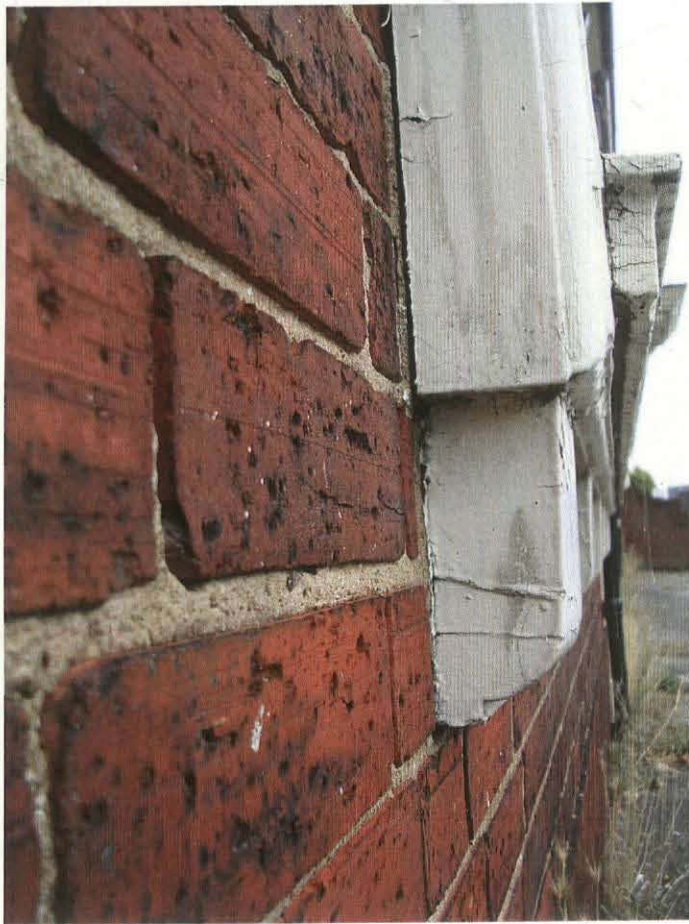


Pl. 5 Manvers Arms pub sign

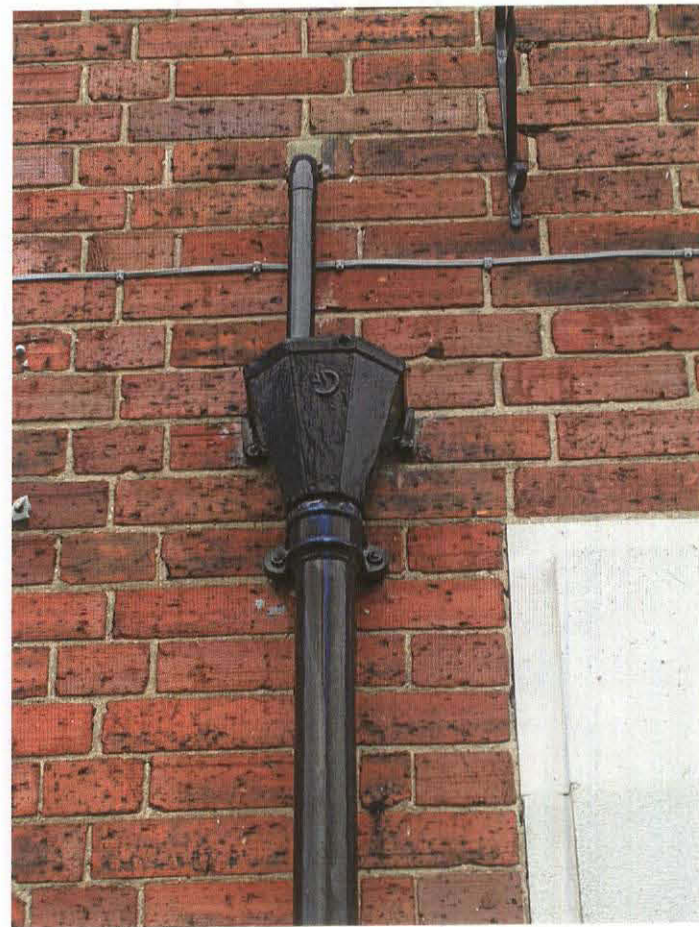


Pl. 6 Entrance to the Manvers Arms, with oval window above





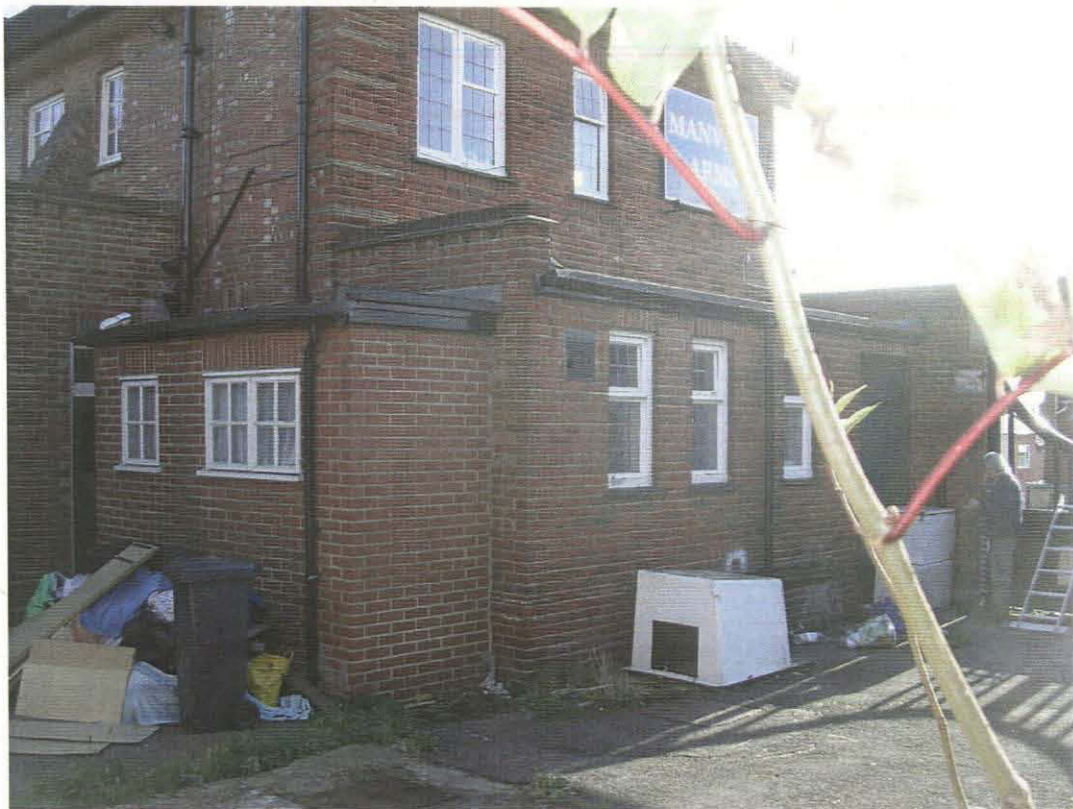
PL. 7 Detail of ground floor window corbels



PI. 8 Hopper and down pipe serving first-floor wash basin



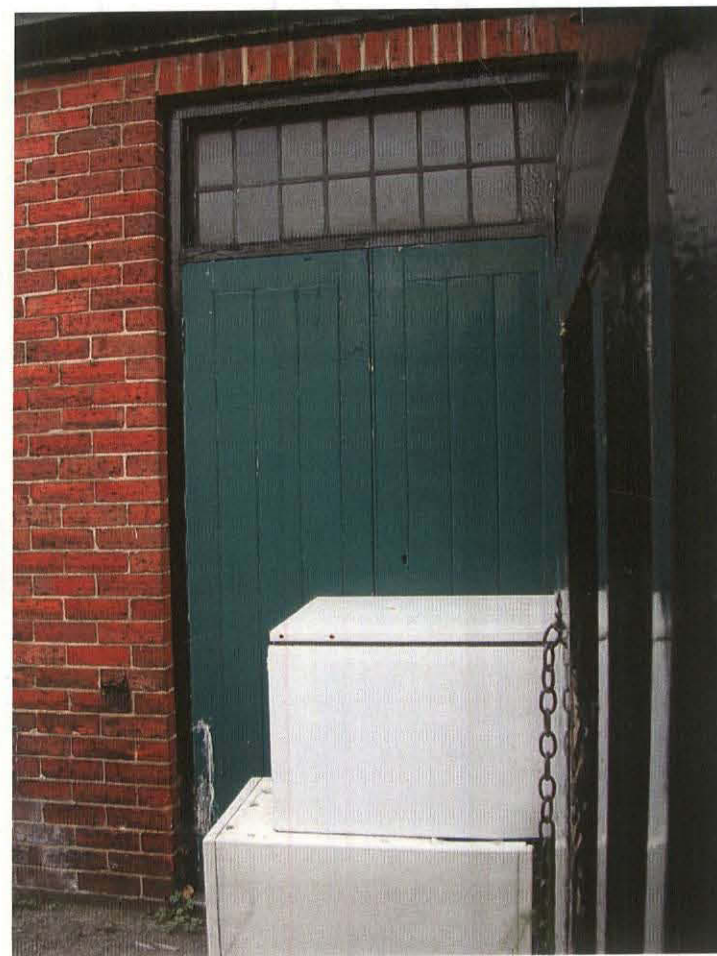
Pl. 9 East toilet block



Pl. 10 West toilet block



Pl. 11 West elevation



Pl. 12 Door to barrel chute



Pl. 13 West elevation of single storey block on north side of pub.  
Note added parapet marked by change in mortar colour.



Pl. 14 West elevation of single storey block showing access to the pool room  
Note added parapet marked by change in mortar colour.



Pl. 15 North elevation showing inserted access to flat roof and chimney between the bathroom and toilet windows that serves the landlord's living room .



Pl. 16 Original handle and lock on door to rear lobby



Pl. 17 The dumb waiter



Pl. 18 The lounge looking west



Pl. 19 Lounge fireplace



Pl. 20 Firescreen in the lounge

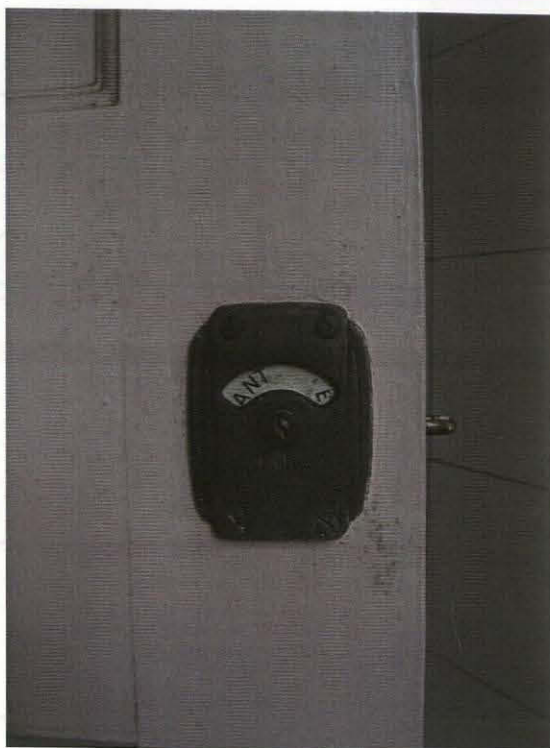


Pl.21 The lounge bar



Pls 22 and 23 Fittings on the door to the gents ' toilets





Pl. 24 Lock on toilet door



Pl. 25 and 26 the urinal



Pl. 27 The saloon looking east



Pl. 28 Original seat in the saloon



Pl. 29 The saloon bar with pool room to rear



Pl. 30 Window above door to pool room



Pl. 31 The kitchen, looking north



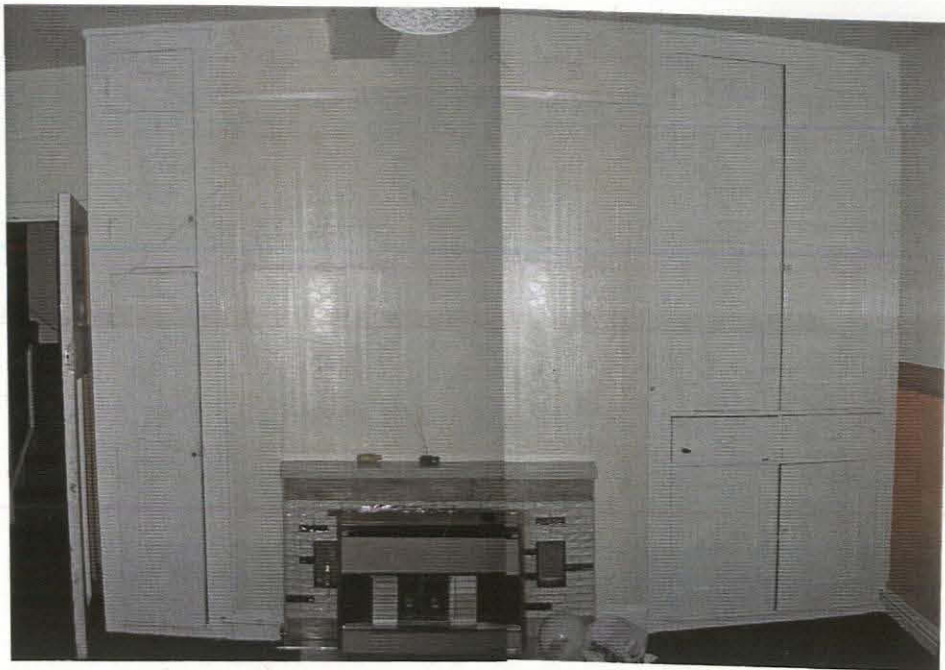
Pl. 32 The corridor looking west



Pl. 33 Window over corridor door.



Pl. 34 Typical door with single horizontal panel above three vertical panels



Pl. 35 Landlord's living room showing fitted cupboards to either side of fireplace



Pl. 36 Blocked door to kitchen (shelved) in west wall of landlord's living room



Pl. 37 Steps to cellar, looking west.



Pl. 38 The barrel chute



Pl. 39 The cellar south half, looking east.. Note drainage gullies in floor



Pl. 40 The cellar, north half, looking east





Pl. 41 Dumb waiter mechanism beneath the cellar stairs, looking north.



Pl. 42 The landing, looking west towards room 1 at the end of the corridor



Pl. 43, The landing looking east towards Room 7



Pl. 44 Detail of the stair showing the flat-sectioned balusters



Pl. 45 Detail showing skirting board



Pl. 46 Wash basin



Pl. 47 Oval window in room 4



Pl. 48 Handle and keyhole escutcheon and cover on bedroom door

