



**Historic building recording  
at Draper's Hall  
Coventry  
April 2019 - October 2020**

Report No. 21/081

Author: Lauren Wilson

Illustrator: Sofia Turk



# Historic building recording at Draper's Hall Coventry April 2019 - October 2020

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Project Manager: Paul Thompson

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**OASIS REPORT FORM**

<b>Project: Draper's Hall, Coventry</b>		<b>OASIS No: molanort1-501272</b>	
<b>ACTIVITY TYPE</b>			
Project/ Activity type	Historic building recording		
Reason for investigation	Planning: Listed building consent		
Development type	Non-residential development		
Planning reference ID	LB/2014/0862		
<b>PROJECT LOCATION</b>			
National grid ref	SP 3363 7895		
Site name	Draper's Hall, Coventry		
<b>REVIEWERS/ ADMIN</b>			
HER for project	Coventry City HER		
National organisation	Historic England		
<b>WORK UNDERTAKEN</b>			
Methodological summary	MOLA (Museum of London Archaeology) was commissioned by the Prince's Foundation, on behalf of the Historic Coventry Trust, to undertake a programme of historic building recording at the Grade II* listed Draper's Hall, Bayley Lane, Coventry, Warwickshire. This was required prior to works being undertaken on the for alterations in line with conversion to a centre for music and performance.		
Previous works?	Desk-based assessment	Future works?	Unknown
Dates - Start date:	24-07-2018	End date:	15-03-2021
Scientific dating done?	No	Type:	C19
Enviro sampling done?	No		
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<b>PEOPLE</b>			
Organisation	MOLA		
Project manager	Paul Thompson, MOLA		
Project officer/ supervisor	Lauren Wilson, MOLA		
Funding body	The Prince's Foundation		
<b>KEYWORDS</b>			
Monuments found/ date	19th century quasi-public building built in 3-4 phases with some evidence of earlier structure		
Finds types found/ date	n/a		
<b>RESULTS</b>			
Description of outcomes/ summary of research framework contribution	<p>Draper's Hall is located in Coventry city centre, within the city's historic core, at the intersection of Bayley Lane and St Mary Street. The Draper's Hall is the third hall on the site since 1637 for the Draper's Company. It was designed in 1832 by architects T Rickman and H W Hutchinson in a Neo-Classical design, subsequently added with a wing to the east in the 1860s and further extended in the 1890s.</p> <p>The original 1830s range contained quasi-public areas for the entertainment and events that befitted the Company. The basement provided extensive stores/Kitchens and other service rooms. These each served a purpose and supported the events and entertainment that took place upstairs. The way in which this range was built speaks of a compromise between the maximum use of available land and the layout of the Bayley Lane to the east side. The design was also affected by the claustrophobic nature of the site, tightly hemmed-in between other buildings. To this end roof lights were utilised to bring natural light into the</p>		



	<p>series of spaces, and originally the building had not one traditional window. Other 'modern' techniques used was a series of hot air vents that kept the public spaces comfortable, and gas lighting. The use of modern inventions continued into the service areas where the laundry supplied hot water for the washing of linens, and for the washing of plates and dishes.</p> <p>In the 1860s a long range was added to the east elevation of the return of the L-shaped range. This comprised the New Card Room, an East/West Lobby and a Ladies Retiring Room which was later a cloakroom, bar and now Kitchen. This created additional quasi-public spaces on the ground floor which carved out additional service rooms below, including a heated Coachmen's Waiting Room. The joining of these two ranges on the lower ground floor is slightly awkward and displays the remnants of the original plan form well.</p> <p>During the 1890s more changes were evidently needed to adapt the Hall to the changing needs of the Company. The addition of the windows to the Reading Room, and displacement of the original symmetrical elevation is one such change. To the east the buildings was expanded on the ground floor to comprise new WC's, a Bar Store, and a Dining Room. As well as providing more comfort for the quasi-public function of the building the Dining Room is of interest here. Moving away from the Hall as a purely entertainment space the Dining Room provided an administrative function for the Company; a private space in which they could meet.</p>		
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# Historic building recording at Draper's Hall, Coventry April 2019 – October 2020

## ABSTRACT

*MOLA was commissioned by the Prince's Foundation, on behalf of Historic Coventry Trust to undertake a programme of historic building recording at Draper's Hall, Coventry. The hall is Grade II\* listed. This was required prior to works being undertaken on the building for alterations in line with conversion to a centre for Music and Performance.*

*Draper's Hall is located in Coventry city centre, within the city's historic core, at the intersection of Bayley Lane and St Mary Street. The Draper's Hall is the third hall on the site since 1637 for the Draper's Company. It was designed in 1832 by architects T Rickman and H W Hutchinson in a Neo-Classical design, subsequently added with a wing to the east in the 1860s and further extended in the 1890s.*

*The original 1830s range contained quasi-public areas for the entertainment and events that befitted the Company. The basement provided extensive stores/Kitchens and other service rooms. These each served a purpose and supported the events and entertainment that took place upstairs. The way in which this range was built speaks of a compromise between the maximum use of available land and the layout of the Bayley Lane to the east side. The design was also affected by the claustrophobic nature of the site, tightly hemmed-in between other buildings. To this end roof lights were utilised to bring natural light into the series of spaces, and originally the building had not one traditional window. Other 'modern' techniques used was a series of hot air vents that kept the public spaces comfortable, and gas lighting. The use of modern inventions continued into the service areas where the laundry supplied hot water for the washing of linens, and for the washing of plates and dishes.*

*In the 1860s a long range was added to the east elevation of the return of the L-shaped range. This comprised the New Card Room, an East/West Lobby and a Ladies Retiring Room which was later a cloakroom, bar and now Kitchen. This created additional quasi-public spaces on the ground floor which carved out additional service rooms below, including a heated Coachmen's Waiting Room. The joining of these two ranges on the lower ground floor is slightly awkward and displays the remnants of the original plan form well.*

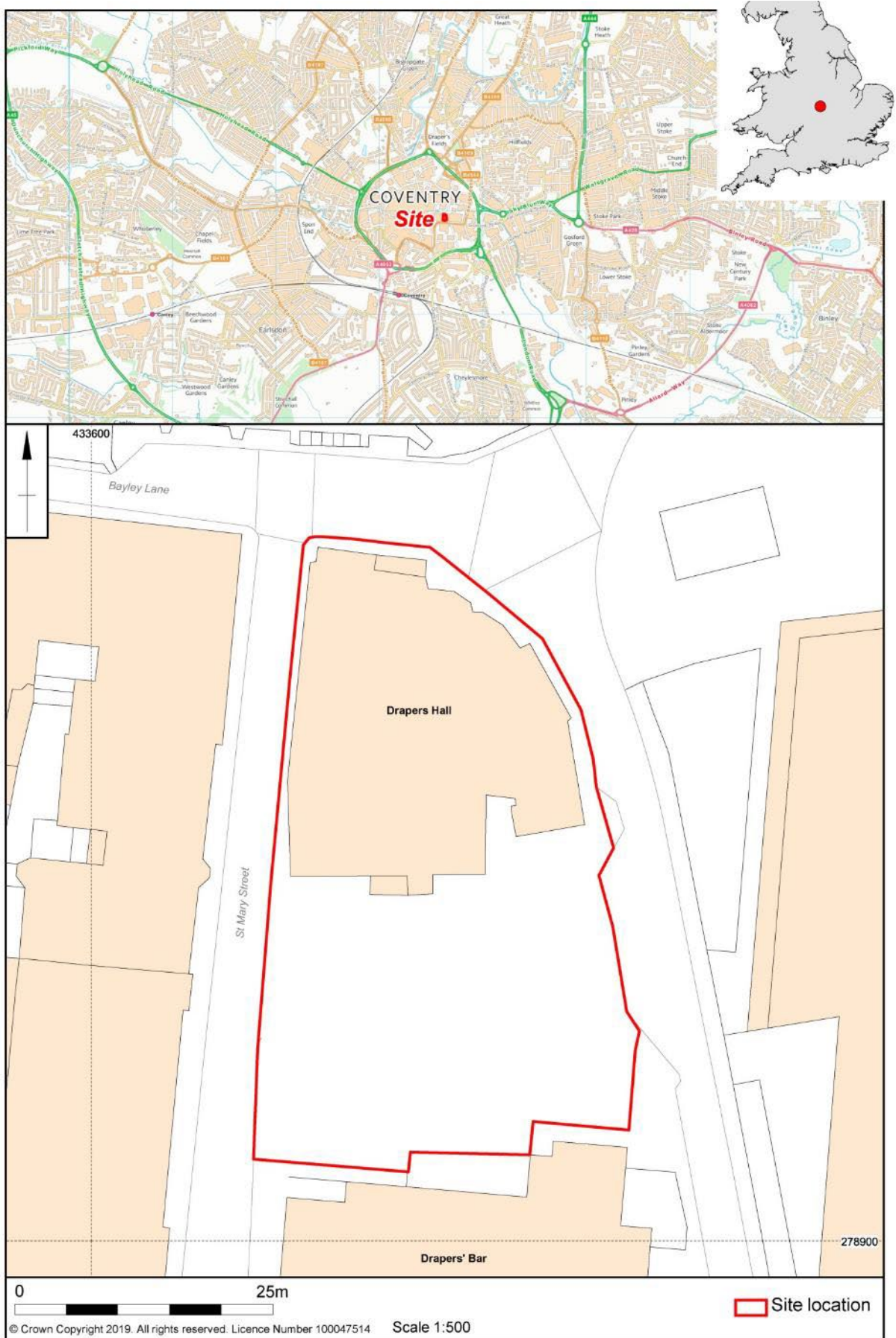
*During the 1890s more changes were evidently needed to adapt the Hall to the changing needs of the Company. The addition of the windows to the Reading Room, and displacement of the original symmetrical elevation is one such change. To the east the buildings was expanded on the ground floor to comprise new WC's, a Bar Store, and a Dining Room. As well as providing more comfort for the quasi-public function of the building the Dining Room is of interest here. Moving away from the Hall as a purely entertainment space the Dining Room provided an administrative function for the Company; a private space in which they could meet.*

## 1 INTRODUCTION

MOLA (Museum of London Archaeology) was commissioned by the Prince's Foundation, on behalf of the Historic Coventry Trust, to undertake a programme of Level 3 historic building recording at the Grade II\* listed Draper's Hall, Bayley Lane, Coventry, Warwickshire (SP 3363 7895, Fig 1). This was required prior to works being undertaken on the building (Planning Ref. LB/2014/0862) for alterations in line with conversion to a centre for Music and Performance. This project ran concurrently with a programme of excavation between April to Jun 2019, the results of which are to be published in a separate report (Thompson 2021).

The site comprises a large building located on the south and west side of Bayley Lane (Fig 2). The building is bounded by St Mary Street to the west and a small green space to the south with the historic Coventry Cathedral a small distance to the north. Nearby are St. Michael's Cathedral and St. Mary's Hall. The Draper's' Hall lies within the Hill Top Conservation Area, initially designated on 8 August 1969 and later upgraded to an Outstanding Conservation Area in 1976.

DRAPER'S HALL, COVENTRY



Site location Fig 1

## **2 BACKGROUND**

### **2.1 Location, geology and topography**

Draper's Hall is located in Coventry city centre, within the city's historic core, at the intersection of Bayley Lane and St Mary Street. The remains of St Michael's Church, also called Cathedral ruins, are located immediately to the north-west of Draper's Hall. The late 19th-century former Police Station and modern Council Offices, and the 14th and 15th-century St Mary's Guildhall are located to the west. Bayley Lane curves around the eastern and northern sides of the site, whilst St Mary' Street borders the site to the west. To the south a small park area lies between the Draper's Hall and Draper's Bar and Kitchen; constructed in the late 20th-century.

The site is located at c86.8m OD and the site shows a gradual north to south gradient along St Mary Street. The underlying geology of Coventry city centre has been mapped as comprising Carboniferous sandstone and conglomerate of the Keresley Member and the Triassic Helsby Sandstone Formation, and these are in places overlain by Quaternary alluvial and river terrace deposits (BGS 2018).

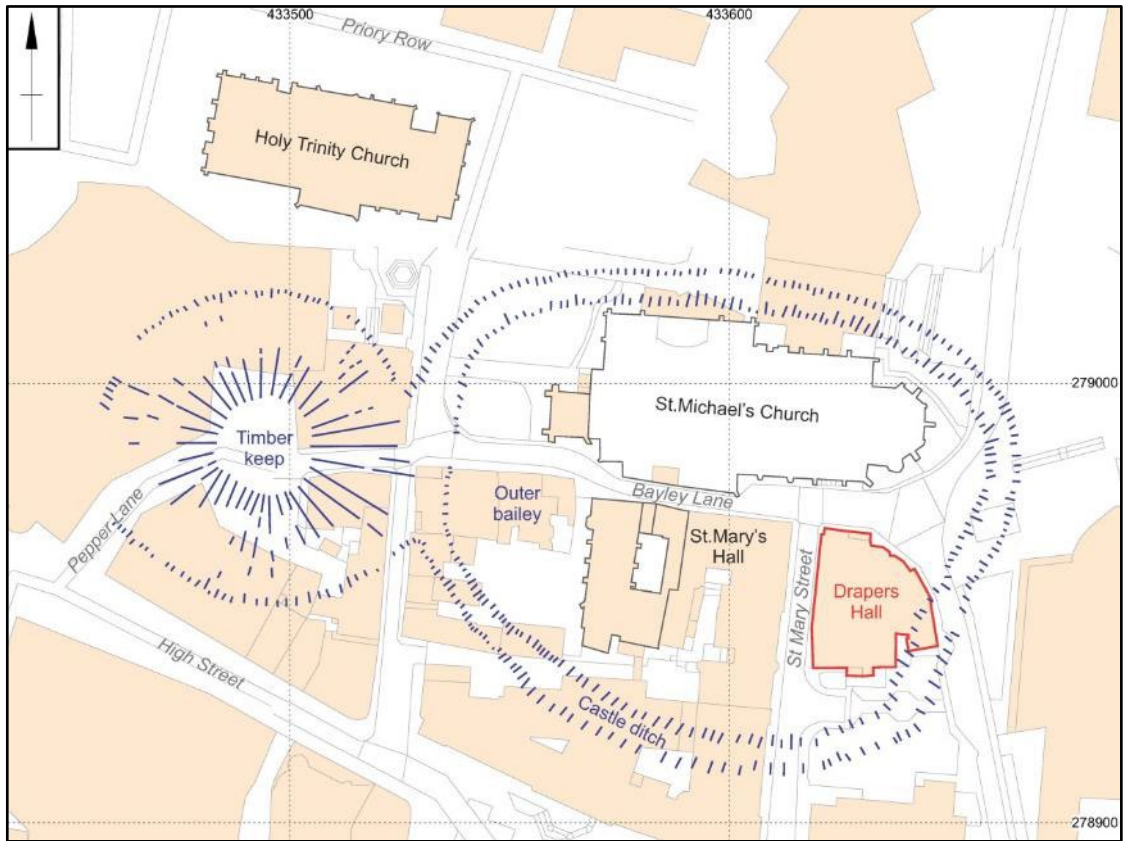
### **2.2 Archaeological background**

An archaeological excavation was conducted on the park directly to the south of the Hall in the 1980s. This Manpower Services Commission (MSC) investigation revealed extensive medieval and post-medieval remains comprising a series of stone structures, cellars and stone lined pits which appeared to lie within the fill of a very large feature. This was interpreted as either a quarry for sandstone or a ditch or moat relating to Coventry Castle.

In 2003 geotechnical test pits and boreholes were excavated to the west of the 1980s excavation area. These were monitored by a watching brief (Flavell and Thorne 2003) which revealed medieval wall footings and associated layers although much of the site was heavily truncated by 19th and 20th-century deposits.

In 2008 Birmingham Archaeology Field Unit (Burrows and Colls 2008) undertook an archaeological evaluation on land to the rear of Drapers Hall, east of St mary street and west of the Bayley Lane excavation. The 2008 evaluation found a substantial sandstone building dating to the 14th-century. Parts of the eastern and southern walls of the structure were uncovered, which were abutted by a number of later brick walls associated with probable post-medieval cellar activity. The lower courses of the sandstone wall appeared to bow out and one brick cellar wall slumped markedly to the south perhaps suggesting the structures were built on unstable ground. This possibly indicates the presence of a pre-14th-century deep ditch and environmental samples taken towards the southern area of the evaluation confirm the presence of an organic deposit perhaps supporting the theory of this ditch being the castle moat (Fig 2).

Excavations in 2008 on the east side of Bayley Lane (Thompson 2018, 14) prior to redevelopment of the Herbert Art Gallery and Museum frontage identified multi-phase activity dating from the 12th-century to the present including medieval cellars, building foundations, pits and ditches associated with industrial processes of the textile industry.



Assumed position and extent of Coventry Castle by George Demidowicz and adapted by Paul Thompson (MOLA) Fig 2

### 3 AIMS AND OBJECTIVES

The objective of the Historic Building Survey was to fulfil the need for a recording of the built heritage assets within the site to a Level 3 standard, as described in the Historic England guidance document *Understanding Historic Buildings* (Historic England 2016a). This was set to address the buildings' structural and architectural detail and archaeological evidence, to produce a complete record of the building before the commencement of the proposed work with the aim of elucidating its use and structural history. The specific objectives and research aims of the historic building recording were defined fully in the WSI (Bassir 2018).

Thus the historic building recording had the following main components:

- Undertake a comprehensive photographic record of the building. The photographic record to include detailed and general shots of the interior and exterior fabric, where this could be safely done;
- Investigate, analyse and describe the fabric of the building before the commencement of the proposed work with the aim of elucidating its use and structural history, and record and analyse the resulting evidence for this history using applicable archaeological methods;
- Create a detailed record of the existing building in its present condition, by means of photography and existing scale drawings supplied by the client;
- Study documentary sources for the history of the building and the site. The level of historic documentary research was limited to keeping the depth of the recording as a Level 3 survey, and;
- Report the results in a suitable form, publish a summary and register the report through the Historic England OASIS form.

## **4 METHODOLOGY**

In addition to the Historic England and ClfA guidance referred to above, the historic building recording was carried out in accordance with the site-specific WSI (Bassir 2018). All work was carried out in accordance with Historic England specifications in *Understanding historic buildings: a guide to good recording practice* (Historic England 2016a) and the Chartered Institutes for Archaeologist's *Standard and guidance for archaeological investigation of standing buildings or structures* (ClfA 2020).

### **4.1 Physical investigation**

Physical investigation of the building was carried out on site before the proposed intervention to the original fabric of the building on the 18th October 2018, May and July 2019. This aspect of the investigation aimed at elucidating significant details regarding fabric, function, or the elements, methods/order of construction and development. As far as possible all accessible areas were recorded. Further recording was conducted during the planned works on the 17th February, 12th June, 7th July, 19th October, and 29th October 2020 to monitor significant areas being uncovered.

The Conservation Plan produced by Acanthus Clews Architects (ACA 2005) was a good basis for investigation the differing phases within the building. With such a wealth of information already available this report looks to add, and in some cases question, the information within that report, but does not seek to critically analyse its assumptions.

### **4.2 Written records**

Handwritten descriptive notes were produced on-site to record the findings of the physical investigation. The notes recorded details such as the fabric, form and function of the structure, along with evidence of any alterations and development over time. The written account comprises the building's construction, present and former use and where appropriate, the building's past and present relationship to its setting in the wider landscape.

### **4.3 Documentary research**

Historical background of the site and development of the building was portrayed in detail in the Conservation Plan produced by Acanthus Clews Architects (ACA 2005) and in the Desk-based assessment produced by MOLA (Thompson 2018), and selected images reproduced with permission (Figs 3-16). A historic paint survey was commissioned by the Prince's Foundation but was not provided as part of this research, it can be read alongside this report.

### **4.5 Photographic records**

A comprehensive photographic record of the buildings was made during the investigation. Photographs were taken using a 12-megapixel high definition digital camera. Both the interior and exterior of the building, where safely accessible, were photographed including general and perspective views to give an overall impression of its appearance and setting. Only a selected number of the photographs taken on-site have been presented in this report (Figs 17-183), their locations were then plotted on plans. All photographs taken on-site will be archived.

### **4.4 Drawn records**



MOLA was supplied with measured survey drawings of floor plans, elevations and sectional elevations of the building produced by The Prince's Foundation in April 2018. These drawings were annotated on site with information relating to the historical significance of features and then converted to conform to the Historic England's guidance for the illustration of historic buildings (Historic England 2016b) and RCHME standards (1996). These are reproduced as part of this report (Figs 184-188).

#### **4.5 Report conventions**

The building lies on a north to south orientation with the rear ranges having a slight off-set. However, the photographic locations given are true, to the nearest 8-point compass mark.

All measurements are given in metric and imperial for historical comparison.

## 5 HISTORICAL BACKGROUND

### 5.1 Introduction

The historical background of the Draper's Hall in Coventry is well documented in the Conservation Management Plan prepared by Acanthus Clews Architects in 2005 (ACA 2005) and a recent archaeological desk-based heritage assessment by MOLA (Thompson 2018). The following account of the history of the site is extracted from these secondary sources.

The Draper's Hall is the third hall on the site since 1637 for the Draper's Company. It was designed in 1832 by architects T Rickman and H W Hutchinson in a Neo-Classical design, subsequently added with a wing to the east in the 1860s and further extended in the 1890s. The Historic England listing information (ID No. 1076660) described the building as follows:

*Distinguished early C19 Neoclassical design in ashlar. Architects: T Rickman and H W Hutchinson. 1832 with wing on east 1864. Ashlar front with low projecting bay containing 3 sash windows and portico in antis with Ionic columns. 1 storey tall main block has ashlar front with 4 wreaths to frieze, cornice, parapet with central shield and supporters. Fine interior with many original features, including decorative plaster ceilings, doorways with ornate consoles, fluted cornice, chimneypieces with anthemion motif, top lit Ballroom with Doric pilasters, elaborate overmantel. The most interesting building of its period in the city.*

Although not directly mentioned in Pevsner's architectural guide, a series of guides exploring the architecture of Great Britain first published in the 1950s, it is mentioned in his perambulation of Coventry (Pickford & Pevsner 2016, 256-257):

*DRAPER'S HALL by Rickman & Hutchinson, 1832. Greek Revival, irregular, of stone, with a porch in antis of unfluted Ionic columns. E wing added by Nevill & Son, 1864. Entrance hall and two principal rooms, entirely top-lit as the site was surrounded by other buildings. Good decorative plaster ceilings. Under refurbishment as a music centre with an extension to the S by PCPTT Architects, 2015-16.*

### 5.2 The Draper's Company

The fellowship of the Draper's, commonly known as the Draper's Company, is one of seven surviving Medieval Guilds in Coventry and the only one to retain its Guild Hall. The earliest official guild in the city was the Merchant Guild of St Mary, founded in 1340 (ACA 2005). The Draper's Company is mentioned as early as 1247 as contributing substantially to a fine imposed on the city (ACA 2005, 19). The Coventry Deeds survey lists the Drapers as being located in the 12th- and 13th-centuries around the Gosford Street and Far Gosford area c500m to the east of the current Hall. In the 14th- and 15th-centuries they appear in the Gosford Street and Earl Street area in closer proximity to the south-east (BHO 1969). In 1351 a new Drapery was opened in Bayley Lane in the Earl's Half; the city being split into two ownerships. This superseded a building near the current Hall and included a long row shops which were leased to the leading drapers (see CMP for full list from the late 16th-century).

This Great Drapery was the largest medieval cloth market outside London. Coventry was the 'boom town' of late medieval England, its wealth based on the production of wool and woollen cloth. However, many of the early accounts were destroyed in World War Two bombings (ACA 2005). These had been examined by Mary Dormer Harris for her history of the Draper's Company (Dormer Harris 1925). She writes they revealed the religious, social and economic aspects of the multifaceted organisation; their spirit of monopoly, desire for protective measures, and competition with the 'foreigner' or local non-contributor.

Speed's map of the City c1610 (not illustrated) was drawn before the first Draper's Hall was built in 1637. It does not show the Drapery, which was on the line of the later St Mary Street, although there are buildings shown within the block that may have been associated with it. The Speed map showed that the site bordered by Bayley Lane, Hay Lane and Earl Street was already full of buildings fronting onto the aforementioned streets with open yards or garden plots behind. This coincides with a Royal Charter issued to The Fellowship of Drapers of Coventry which does not yet mention a guild (ACA 2005).

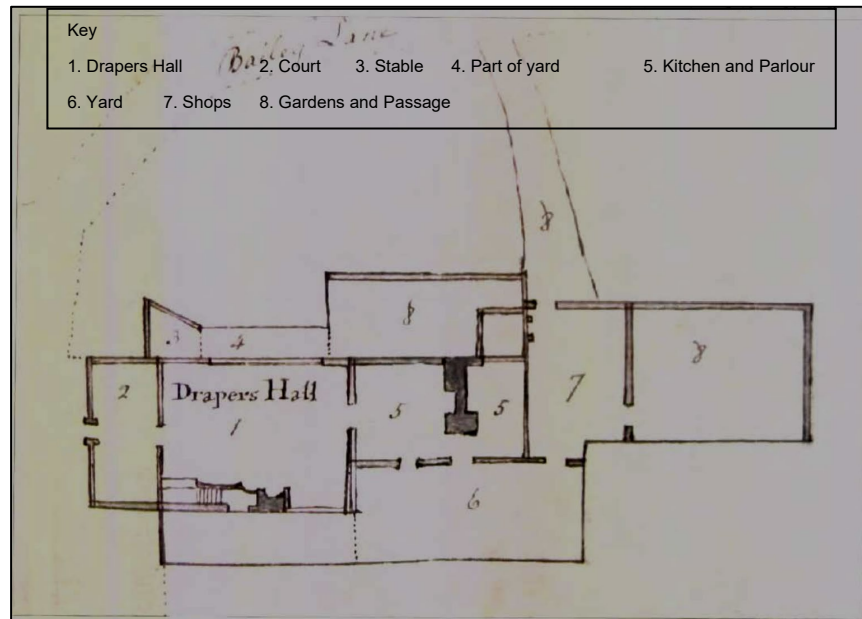
### **5.3 The First Hall (c1637 – 1775)**

The first Drapery was erected c1637 and Hurst (2015) reports that this occupied the front of a house belonging to the draper James Nailer. However, Demidowicz (2018) identifies the landowner being Henry Sewall, a draper, who bought the land in 1581 from John Nethermill of Exhall, grandson of Julian Nethermill, also a draper, and mayor in 1523. Further information is available in the Records of the Guild of the Holy Trinity (Templeman 1944). Prior to this the Draper's Company occupied rooms in St Mary's Hall.

A short while later The City Clothiers lost between £3,000 and £4,000 to cloth burnt or stolen during the Great Fire of London. The Drapery, a timber-framed building, was pulled down in 1727. This resulted in linen, flannel and cloth fairs which had to be transferred to the guildhall of the Merchant Guild of St Mary. In 1728 construction began on the Drapery Inn and in April that year, some 20,000 tiles and all the lead of the old Drapery was to be sold to help defray costs. This building soon became known as the 'Half Moon' Inn and forms the First Draper's Hall, although it was by no means the first building on the site, or that in the ownership of the Company.

Bradford's map of Coventry 1748-1749 (not illustrated) shows a building within the site, probably the first Draper's Hall. The building to the east with curved wall was presumably not part of the Hall. This map probably reflects the original medieval street layout.

The building was used for business and a survey plan from 1759 (Fig 3) shows the formal entrance from Bayley Lane through a court to the Draper's' Hall. The Hall (1) was served by a Kitchen and Parlour (5) to the south which had access to an internal yard to the west. Further south was a shop accessible from the yard as well as from a passage to the east from Bayley Lane. This building survived until 1775 when it was replaced by a stone building designed by Henry Couchman.

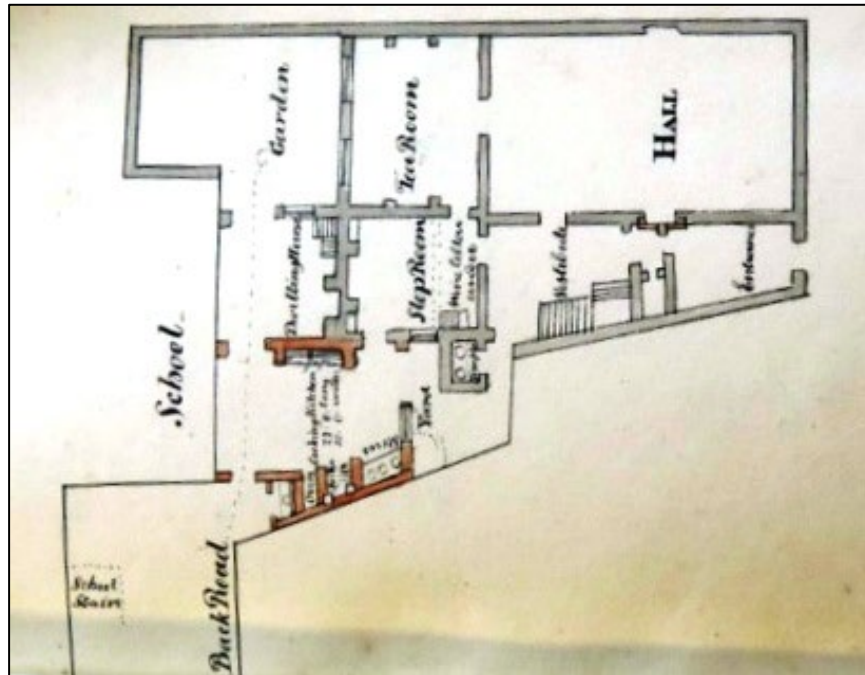


A survey of the Estate belonging to the Masters, Wardens & Fellowship of Drapers in the City of Coventry, 1759 (Ref. 1573/14/1) reproduced by kind permission of Culture Coventry/Coventry Archives Fig 3

#### 5.4 The Second Hall (1775 – 1831-2)

A new Draper's Hall was built in 1775 by Henry Couchman, a builder from Packington in Warwickshire. The hall was at least two stories high with a Wine Cellar. This was condemned in 1829 and demolished in 1831, meaning the hall stood for only 56 years (Stephens 1969). A plan of the second Draper's' Hall was produced from a survey by Mr Sale of Estates belonging to the Masters, Wardens and fellowship of Draper's in the City of Coventry in 1803 (Fig 4). A perspective drawing of the building façade on to Bayley Lane (Fig 5) was also reproduced in the Conservation Management Plan (ACA 2005). The drawing shows that the building was two storied with a Palladian façade on to Bayley Lane.

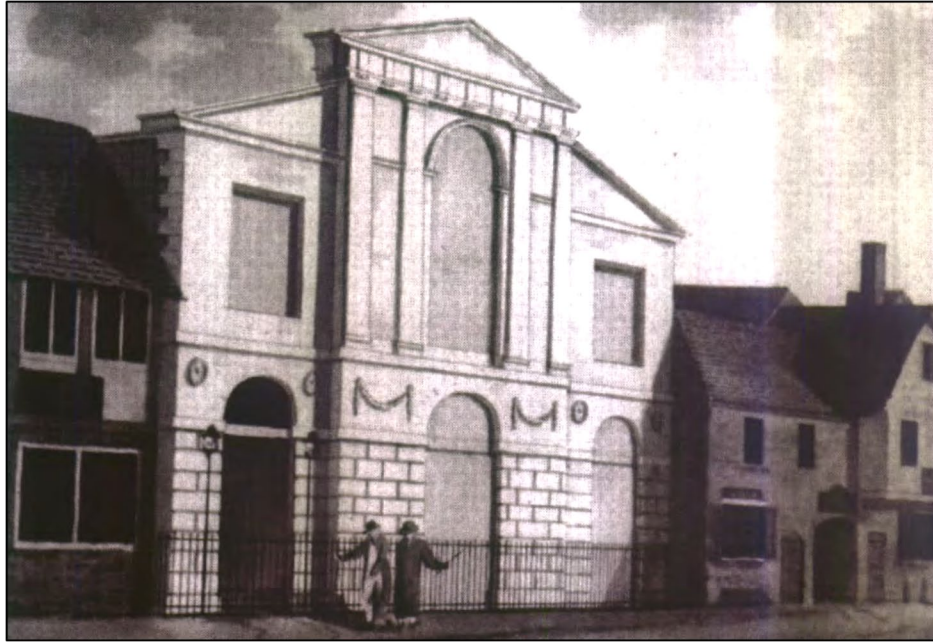
This earlier building comprised an entrance hall from the main entrance which led onto a vestibule. The entrance hall and the vestibule were gradually wider to the south because of the angled east wall. Remains of this angled wall are still evident on the lower ground floor of the current building (See Section 6.3.2). From the vestibule access was granted to the main Hall to the west, the Shop to the south and a yard to the east. A Wine Cellar was located below the Shop. While the main Hall did not have any windows the Tea Room to the south had two overlooking a garden.



A survey by Mr Sale of Estates belonging to the Masters, Wardens & Fellowship of Drapers in the City of Coventry, 1803 (Ref. 1573/19/3 175) reproduced by kind permission of Culture Coventry/Coventry Archives Fig 4

The perspective drawing of the façade of the building in two storeys with three bays arranged symmetrically. The central bay projected out with superimposed Tuscan pilasters with capitals supporting an entablature and a pediment on the upper tier. The lower tier had a semi-circular blind arch with decorative carvings of swags and medallions in their spandrels. The two flanking bays had square headed blind windows on the upper level. On the ground level the western bay had a blind arch, and the eastern bay had the main entrance opening through a similar semi-circular arch. The entire façade had rustication done up to the arches spring level.

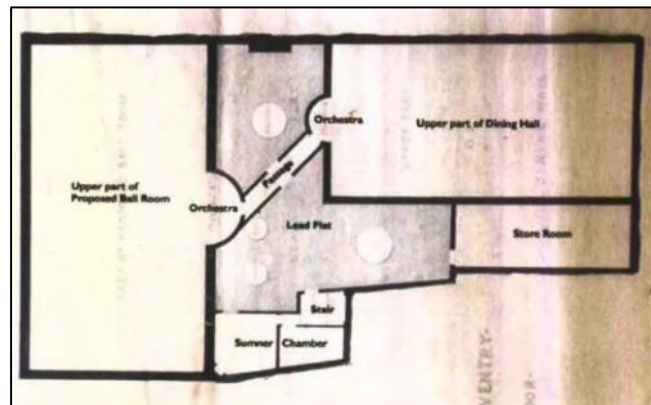
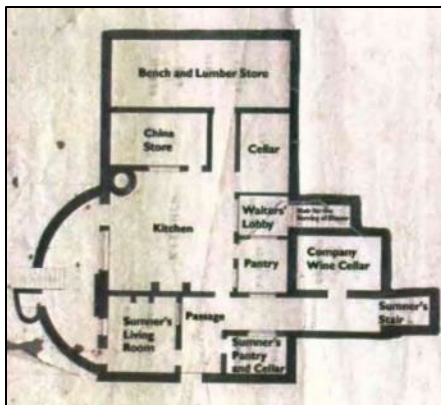
In comparison to the first building on the site the 1775 building had a wider extent to the east. From the entrance the circulation was not dependent on the access to the main Hall like the earlier building and the addition of the Tea Room was a significant change.



A perspective of 1775 Draper's Hall - The Aylesford Collection c1800 (Ref. MS 3015/2, pg. 306), reproduced by permission of The Library of Birmingham Fig 5

### 5.5 The Third Hall (1831-2 – present)

In 1828 architect Stedman Whitwell proposed designs for a new building on the site with a number of new additions including a large Ballroom and larger lower ground level. The plan (Fig 6) included servants hall, cheque taker, dining hall, card room, anti-room, ladies cloakroom and gentlemen's hay room and accommodation for the Summner at ground floor level. The lower ground floor plan consisted a bench and lumber store, cellar, china store, Kitchen, and waiter's lobby. However, Stedman's design was not accepted, the reason for this remains unknown.



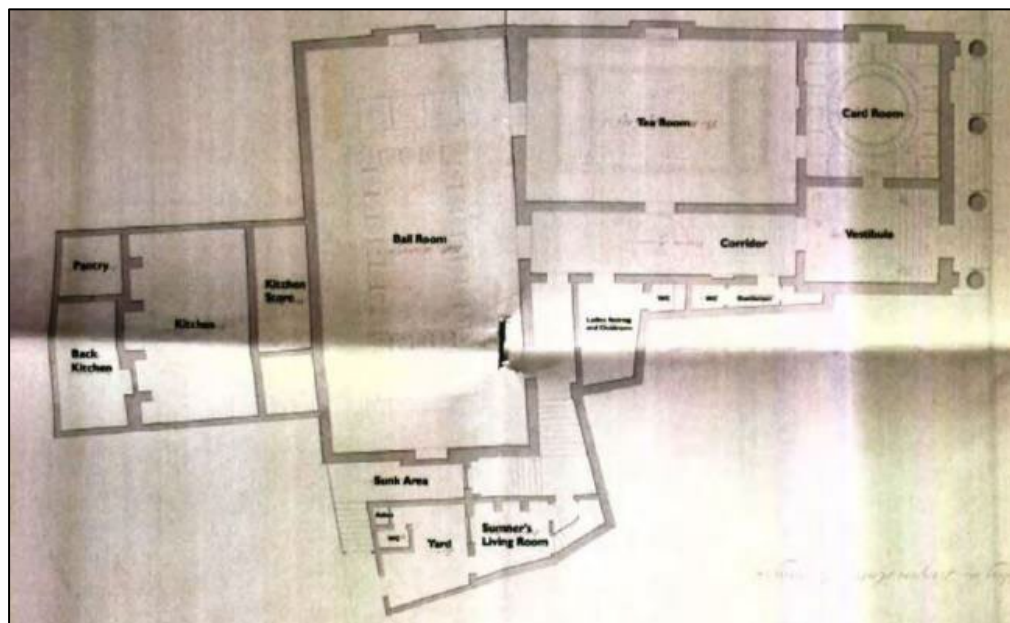
Original drawings by Stedman Whitwell in 1828 (Ref. PA468/5/5/1-3) reproduced by kind permission of Culture Coventry/Coventry Archives Fig 6

The existing building was constructed in 1831-2 in the design of architects Thomas Rickman and H. W. Hutchinson. The antiquary and architect Thomas Rickman (1776-1841) was born into an extended Quaker family from Lewes, in Sussex. After having no success in various attempts in different business ventures he left London to begin a new life in Liverpool, where he developed his interest in medieval architecture. In his *Attempt to discriminate the styles of English Architecture* (1817) he established the



basis for architectural classifications and terminology for English medieval ecclesiastical architecture which is still in use today. Rickman's articles published in 1815 and 1817 were scholarly milestones which resulted in greater understanding and appreciation for medieval architecture. With his developing reputation as an authority, Rickman began to supply designs for gothic tracery in windows and ornamental designs. In 1819 Rickman started his career as an Architect in the Liverpool Exchange Buildings (Wordpress, 2017). Later in 1821 he formed Rickman and Hutchinson Architecture Practice in Birmingham in partnership with Henry W Hutchinson (1800-1831). Hutchinson was born on 16 October 1800 in Ticknall and worked with Rickman until his death on 22 November 1831 (DSA 2016). Together they designed New Court at St John's College, Cambridge in the Gothic Revival style which was constructed between 1827-31 (Stevens Curl 2011, 285).

This original building (Fig 7) comprised an entrance lobby with Ballroom and Dining Room decorated in the Greek Revival style and lit by large ceiling lanterns. Due to the absence of windows, ventilation was provided through flues and ducts built into the walls and warm air was filtered into the rooms from a boiler in the undercroft. Rickman and Hutchinson's design was not a radical change to the earlier design by Stedman, however, the style and the room layout were noticeably different. Their drawings show the façade had a symmetric appearance arranged behind a large portico supported on four unfluted Ionic columns with two doors of which the western one is cosmetic only. The internal layout is mostly recognizable in the existing building apart from the WCs along the corridor, which have been removed during the 1860s extension. There is also a southern wing in the plan containing a Kitchen and associated rooms i.e. store and pantry. The historian Mary Dormer Harris described some of the fittings and fixtures within the 1832 hall, and this was reproduced in the Conservation Management Plan (ACA 2005, 22-23). The Draper's Company Ball and The Coventry and Warwickshire Hospital Annual Ball was generally held annually here on New Year's Eve and it served as an event venue for several other high-profile balls and meetings (ACA 2005). The cost of the hall construction and fit out was £4,360-13-5 (Coventry Archives). By the time the hall was built in 1832, the Draper's Company activities had practically ceased, and it devolved its income to charitable and social interests. It is the only example of a Neoclassical temple façade in Coventry.



Original drawings by Rickman and Hutchinson dated 1828 (Ref. PA468/5/5/5-9) reproduced by kind permission of Culture Coventry/Coventry Archives Fig 7

The façade is fronted in Bathstone, the architects favoured building material, so stands out surrounded by red sandstone and red brick buildings. Several repairs were carried out after an 1838 survey by Rickman and Hussey found slight failings in the roof structures. The original design and layout of the building is discussed in more detail in the Conservation Management Plan (ACA 2005, 34-35), but can be summarised as:

- An orchestra balcony was added to the Ballroom in 1841 with addition of the external outshut to provide access;
- In 1843 the Coventry Corporation threatened action against several encroachments to Corporation property along Half Moon yard, including vents in the outer wall of the Hall, a door opening to a cellar, a window, and a painted timber panel;
- In 1845 alterations to the doors into the Tea Room were carried out, and mirrors installed above the fireplaces in the Ballroom; and,
- The addition of new chandeliers in the Ballroom in 1848.

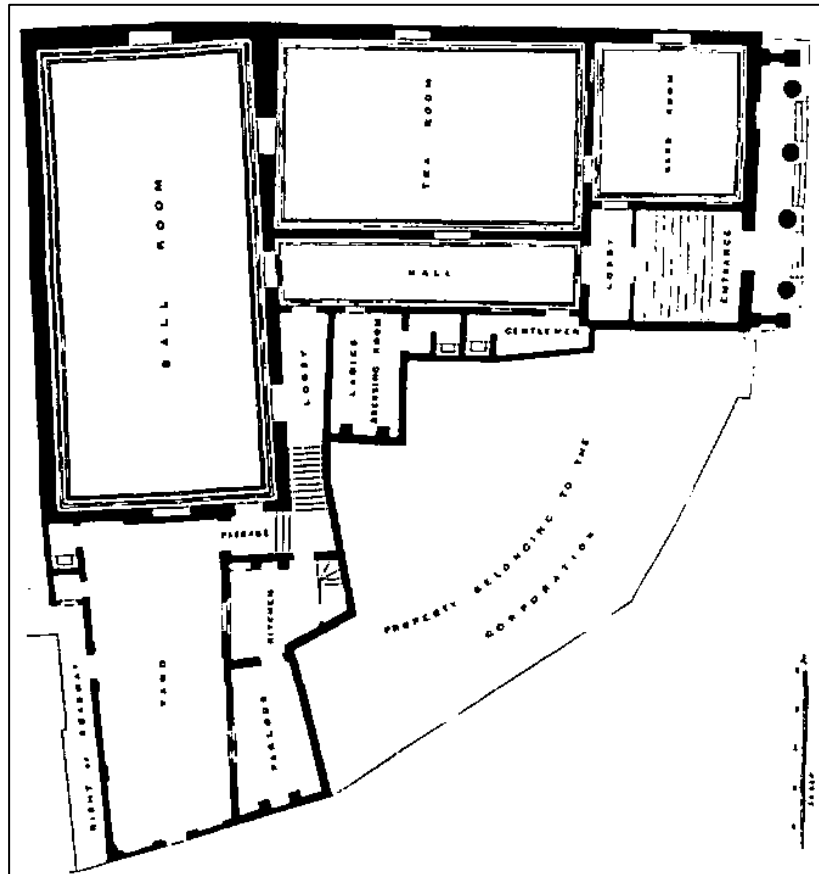
The Board of Health map of 1851 (Fig 8) shows the sudden expansion of property and buildings across the city. It shows the Draper's Hall with housing on its immediate east side, giving a reduced road width. This was surveyed prior to the 1864 extension on the east side. The location of buildings can be seen to the east of Draper's Hall. Rickman and Hutchinson proposed extension to the south of the Ballroom is still a garden. The Half Moon Inn lies to the west of the hall.



The local board of health plan of Warwick 1851 (Ref. OS 1/500) reproduced by kind permission of Culture Coventry/Coventry Archives Fig 8

In 1852 the Hall was surveyed by J. Neville and the plan illustrates minor differences from the original design (Fig 9). There are more steps in the lower flight of the lobby steps, a Kitchen with connecting parlour is present, and there is a WC with further enclosed space to the south-west corner of the yard (ACA 2005, 46). However, there are inconsistencies and so the source cannot be completely accurate.





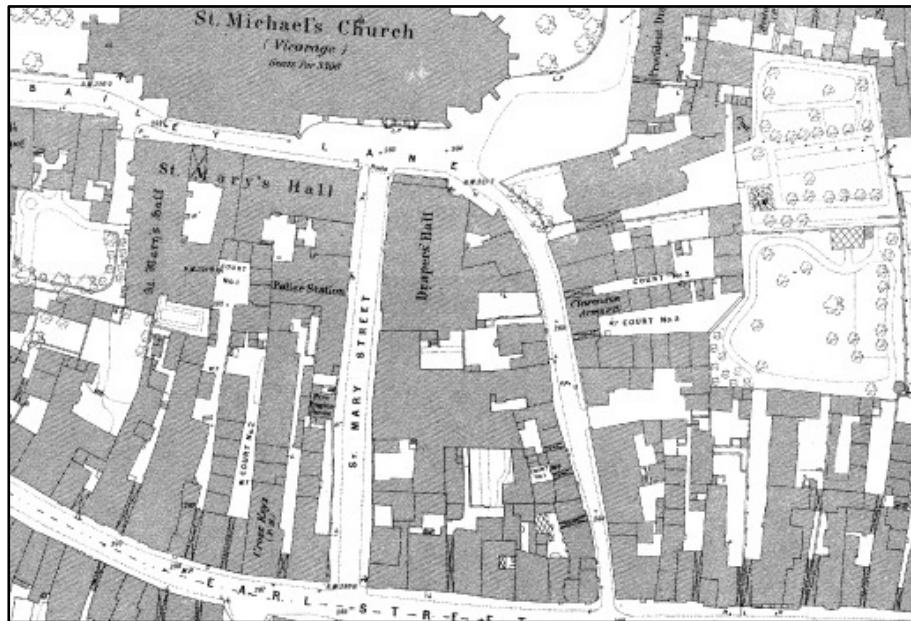
J.Neville survey of 1852 (Ref. PA468) reproduced by kind permission of Culture Coventry/Coventry Archives Fig 9

Additional minor alterations continued in the 1850s and included the insertion of a skylight in an unknown location, wholesale repair of metal lights, and redecoration in 1855. A year previously the Company was given 28 days notice to remove steps and palisades to the front of the building. Minutes note a draft resolution was drawn up to not comply on aesthetic grounds; it is presumed this was accepted. Further minor work includes repairs to the skylight over the Card Room in 1855.

St Mary Street was constructed circa 1863 on the site of the yard and ancillary buildings of the Half Moon Inn (Poole 1870, 129), this was immediately west of Draper's Hall whose adjoining wall was re-faced in brick at this time.

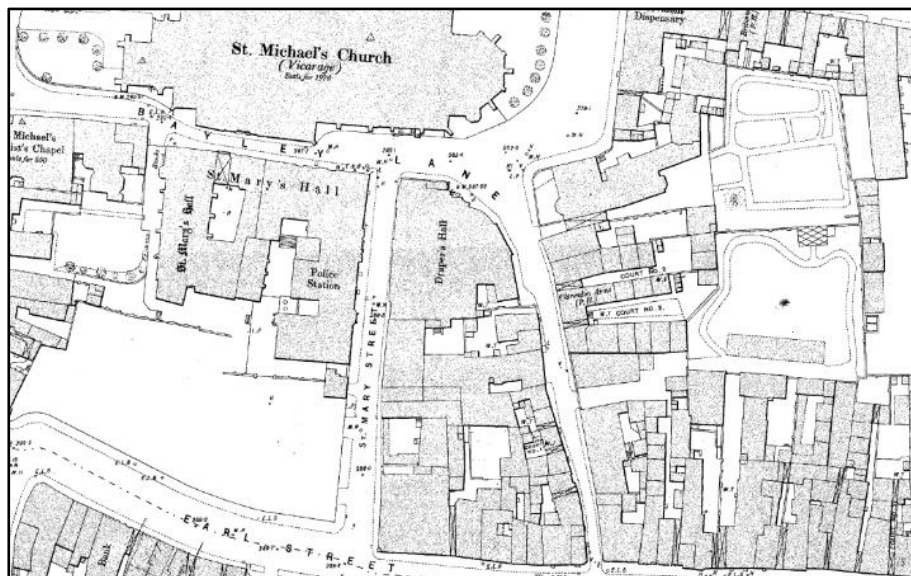
The Draper's Hall building was extended eastwards in 1864, principally providing a card room so the old card room became the Reading Room. The current frontage has undergone modification where the projecting bay frontage appears to have been infilled to create the present arrangement of three sash windows. The eastern rooms appear to have been modified or rebuilt following the 1864 alterations.

The First Edition Ordnance Survey map of 1888 (Fig 10) illustrates the infilling of open spaces seen on the Board of Health Map. Those facing onto the west side of Bayley Lane are likely to be domestic while those to the north of Earl Street and east of St Mary Street are more likely to be business premises. The 1864 extension has been built extending up to Bayley Lane exceeding its current extant and presumably then cut back with the 1890 expansion (ACA 2005, 50).



First Edition Ordnance Survey map 1888 © Crown Copyright and database right 2019 (Ordnance Survey 100026294) Fig 10

The 1905 Ordnance Survey map (Fig 11) indicates the altered outline of the building including the latest extension. There is also an illustrated infilling of the land directly to the south of the building (ACA 2005, 51).

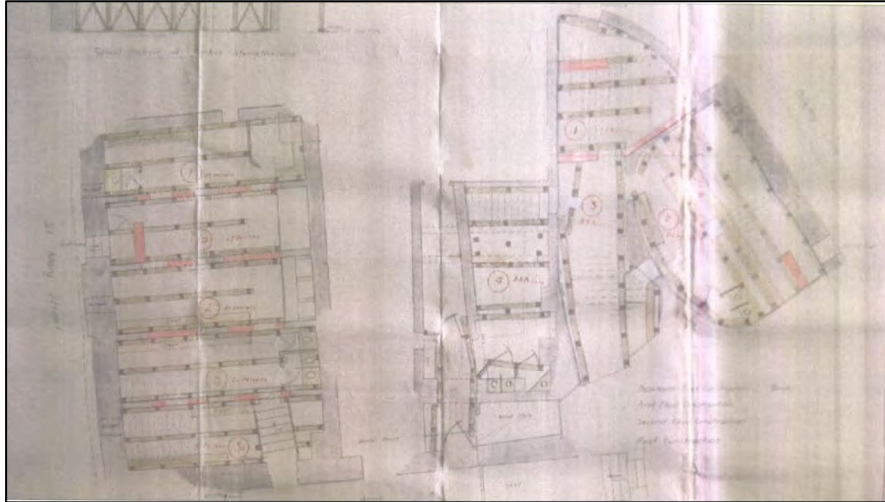


Ordnance Survey map 1905 © Crown Copyright and database right 2019 (Ordnance Survey 100026294) Fig 11

A small proposal for an additional bedroom to the Summoner's accommodation was proposed in the 1930s but never enacted. This was to be located in the return of the yard where the current single storey WC lean-to is present. The plans indicate these WCs were present at the time of the proposal (ACA 2005, 52).

The Defence Regulations, Regulations 51 (Taking possession of land) document in Coventry Archives refers to "the basement of Draper's Hall, Bayley Lane, Coventry". Correspondence dated 5th September 1939 states "further inspection has since been

made of the basement of the Draper's Hall and the City Engineer has decided to utilise the basement at once as an air raid shelter for approximately 200 persons". Proposal plans were drawn in 1940 (Fig 12) and the two basement shelters (No. 1 under the billiards room and No. 2 under the Dining Room and ladies cloakroom) could hold 248 persons (ACA 2005).



Proposals for use of building of air raid shelter 1940, reproduced by kind permission of Culture Coventry/Coventry Archives Fig 12

The destruction caused by the bombing of Coventry in the Blitz is recorded in a photograph dated November 1940 (Fig 13). A series of historic domestic properties located on the east side of Bayley Lane were affected and later cleared remaining undeveloped until the 1960s. The damage to the cathedral can just be seen in the bottom left corner. Surprisingly Draper's Hall stands almost untouched. The building to the south of the hall was also destroyed, later rebuilt as it appears on the 1956 OS map (Fig 14).



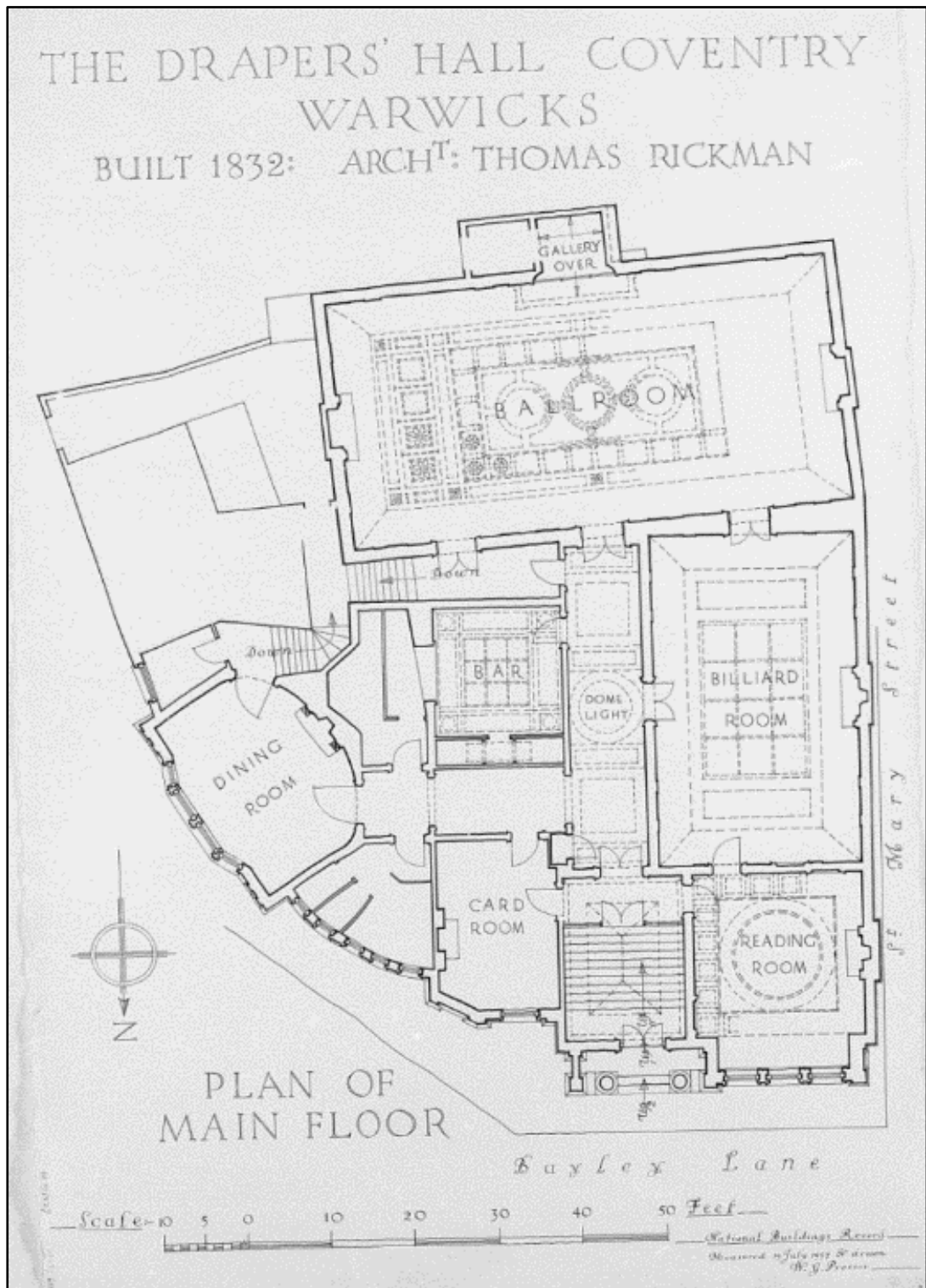
Photograph of Drapers Hall (foreground) following November 1940 blitz, source unknown Fig 13

A series of letters between various stakeholders indicate the discussion during the early 1950s as to the future development of the surrounding area (ACA 2005, 58). Following a proposal to zone the hall as open space under the City of Coventry (Area of Extensive War Damage No. 1) Declaratory Order of 1947, objections by the Draper's Company were raised. The plans included the relaying of Bayley Lane. One suggestion was to demolish the Summoner's accommodation to accommodate this, others include the complete demolition of the hall. Although the company briefly considered withdrawing the objection, it stood and was submitted officially in 1956. Relations between council and company declined, during which the company records, then being stored in the county archive under permanent loan, were requested to be returned to be stored in the company's muniment room. Presumably this was never enacted.

The Georgian Group began taking an interest in the hall as early as 1941 and it was their dedication that resulted in its being statutory protected. In 1957 the Draper's Hall was listed as being of architectural and historic value, therefore worthy of preservation. Grade II\* listed buildings are defined as particularly important being of more than special interest. The building was surveyed at this time and a plan produced (Fig 14), as well as some general photography undertaken.

The Worshipful Company of Draper's used Draper's Hall until late 1960 when they moved to Dalescote House on Warwick Road, Coventry. The building was purchased by Coventry City Council in 1961 to be converted and opened in August as an additional Magistrates Court to deal solely with traffic offences. In 1973 the interior of the Magistrates Traffic Court was repaired.

In 1977 a new courtroom was constructed in Draper's Hall for juveniles but lacked space so was moved to rooms in the Methodist Central Hall. The same year the Magistrates Traffic Court closed at Draper's Hall owing to the building being in a dangerous condition. Repairs took place in 1978, restoration work in 1982 and more repairs took place in 1983 to stop dry-rot. In 1988 the Magistrates Court transferred to the newly built Law Courts in Little Park Street. The building was made officially redundant in 1997 although there has been temporary use of the building since, including Holy Trinity Church Centre and CV1 an organisation promoting Coventry's business and tourism. This was despite the building remaining in poor condition.



Survey by the National Buildings Record in 1957 © Historic England Fig 14

## 6 DESCRIPTION OF THE BUILDING

### 6.1 Introduction

The Draper's Hall is an early 19th-century Neo-classical building in the Greek Revival style. It is constructed in a mixture of brick and stone with distinctive façade to the north comprising the main entrance. Here the building is of single storey height but to the south the ground level drops and the extensive basement is revealed making the southern face appear two-storey.

According to the historic research (see Section 5), the present building is at least the third construction on the site. The first recorded hall was built in about 1637 which were demolished in 1775 and a new Hall was built. Reportedly in the early 19th-century its main timber elements were infected with dry rot and the present building was constructed as a replacement.

The existing building presents three distinct phases with other subsequent minor alterations also identifiable. John Walthew constructed the original L-shape brick and stone building in 1832 to the design of architects T Rickman and H W Hutchinson. A north to south running brick and stone range was added on the east side in 1861 and subsequently further extended in brick to the east in 1890.

### 6.2 Exterior

#### 6.2.1 North elevation

The north elevation of 1832 Draper's' Hall fronts onto Bayley Lane with the distinctive stone façade mentioned above (Fig 15). It comprises a large prostyle tetrastyle Bathstone portico formed by two, of the original four, unfluted Ionic columns to the east designed by Rickman and Hutchinson in 1828 (Fig 16). The western half of the original portico, however, was removed and in-filled with the three existing Grinshill sandstone flat headed windows within antis. The windows were inserted in 1890 by architect E. Burgess replacing the two original Ionic Columns (CCC 1983), which completely altered the symmetry of the original façade.

To the east a tall and wide doorway located within the portico behind the two existing Ionic unfluted columns provides access to the building. The portico has a stone flagged floor accessed by stone steps. The internal walls are all in banded plain rustication and the north of the east and west walls terminate in square antae with plain Doric capitals. The surviving Ionic columns have an Ionic base on a plinth which aligns with four steps to the pronaos.

The main entrance door is set within the portico and contains a double-leaf panelled timber door within a stone surround (Fig 17). The surround is dressed with a prominent moulded stone architrave and surmounted with a projecting hood that is supported on two scroll-moulded brackets at either side of the doorway (Fig 18). A wrought iron lantern is fitted in the centre of the frieze above the doorway with a wrought iron bracket bolted through the lintel. The double doors each comprise three moulded panels and a horizontal flush bead to the lock rail. The original doorknob has been replaced more than once.

To the west the 1890 inserted façade rises from a moulded plinth in sandstone. To the lower level are two metal grided vents around which the stone is badly eroded and the metal grilles corroded with calcified stone. Above a band of three recessed panels sit below the three window apertures. These sit within their own moulded surrounds and are flanked by moulded stone console brackets. The windows comprise one-over-one timber sashes with horns.

Surmounting both of these sections is a classical Bathstone entablature formed of a two-row frieze with a projecting cornice. The parapet wall above the portico is articulated with two end posts above the antis and four posts aligned to the columns

beneath. The parapet posts have semi-circular capitals of decorative tympanums with Anthemion (Fig 18). The back wall of the pronaos rises above the portico and dressed in plain ashlar with four evenly spaced circular curved wreaths just below the cornice. Above the cornice runs a parapet with three capped sections of which the central one contains a coat of arms for the Draper's' Company consisting of a shield with two animal supporters. The company crest is in badly decayed state (Fig 18). Inspection of this area during works revealed the coping stones are strapped together with wrought-iron staples (Fig 19).

To the east the Grinshill sandstone façade of the 1864 range is set back from the 1832 façade. Here the return of the 1832 range is also neatly dressed with the Bathstone quoins but the rest comprises stone blocks more similar in fabric to that of the adjoining range. This area was perhaps rebuilt during the 1860s construction when the return of the main building was exposed, previously being hidden by the 1860s ranges' predecessor. Or, alternatively, they may be part of the original construction and simply been reused as they were not visible in the original design (ACA 2005, 58). During the planned monitoring some of these blocks were damaged and the brick core of the wall exposed (Fig 20). Above, the level of the adjoining parapet to the return comprises red bricks laid in English bond.

The 1860s range itself comprises a front facing stone façade, parallel with the adjoining Portico, with a canted section to the east (Fig 21). It is constructed of coursed ashlar blocks and framed/split by three pilasters on moulded plinths rising to Doric capitals. According to the Conservation Plan document (ACA 2005) all three pilasters in this section were initially topped with antae which were later removed.

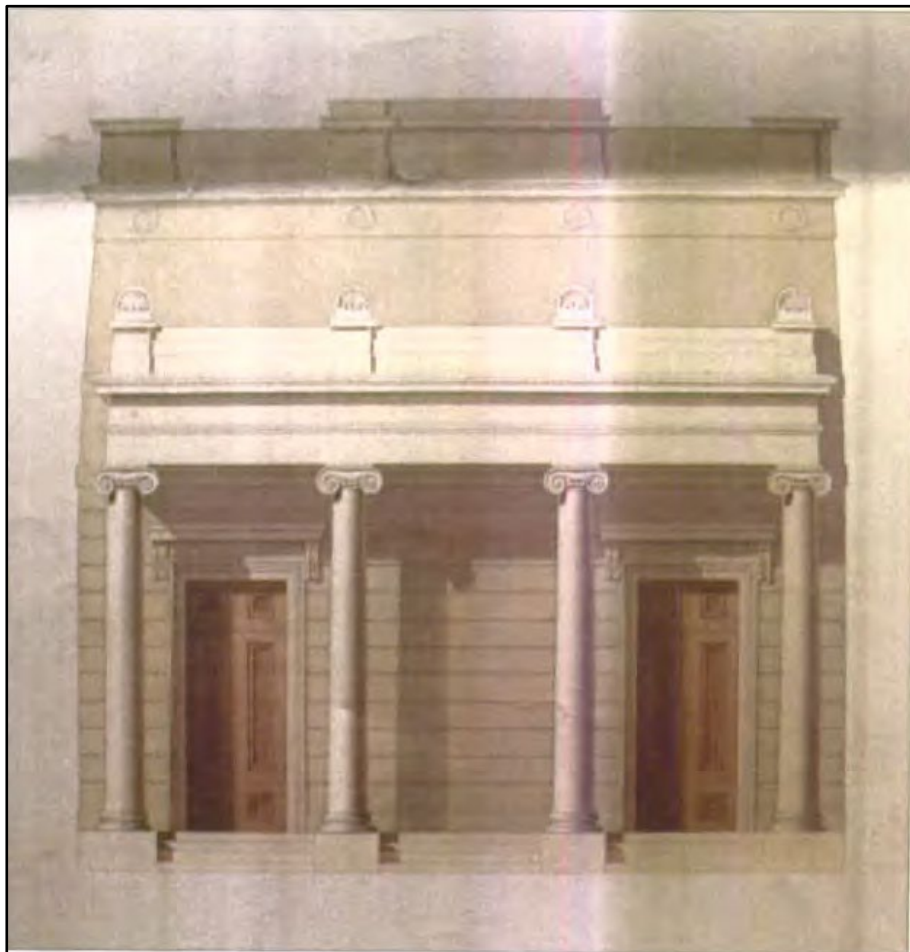
Both parts of the façade are inset with rustications, that to the east are otherwise plain. To the west a lower aperture lights the basement level, while above another provides light to the Card Room newly added with this range. Both the windows are set within banded stonework, but the lower window has an elaborate projecting architrave. The lower ground floor window surround drops at the pavement level with a slightly wider entablature while the upper level window surround is demarcated by a projecting sill band and has flared bottoms to respect the wider window surrounds beneath. The upper window has a one-over-one double-hung sash window while the lower window has a double timber casement protected with wrought iron railings topped with fleur-de-lys finials.

The aforementioned Doric pilasters support a plain parapet with thin coping. This section of the façade has a lower roof height than the 1830s build behind. Along the top it has simple entablature with a stringcourse but no cornice. The parapet wall is also simple and capped with stone.





The north elevation of the 1830s range, taken from the north Fig 15



Original 1828 design for the Portico by Rickman & Hutchinson, later revised, reproduced by kind permission of Culture Coventry/Coventry Archives Fig 16





Entrance door on the north elevation, taken from the north

Fig 17





Architectural details on the 1830s north elevation, taken from the north Fig 18



Coping stones to the 1830s range west elevation, looking north Fig 19



Bricks exposed behind the stone rustications to the eastern return of the 1830s northern façade, looking west Fig 20



The north elevation of the 1860s range, taken from the north-east Fig 21

### 6.2.2 North-east and east elevations

The north-east and east elevations on to Bayley Lane comprise the Neo-classical red brick façade belonging to the 1890s extension of the building designed by architect E. Burgess. It consists of three parts; a curved sanitary block to the north-west and a central section facing north-east comprising the former Board Room, now Dining Room. This is finished by a final symmetrical almost-east facing section which comprises Summoner's House. All sections are constructed of fine red bricks measuring 9" x 4¼" (22.5cm x 11cm) laid in English bond with fine joints, and stone dressings. They are described separately below.

The curved sanitary block is set back from its flanking ranges and is lower in height (Fig 22). This was perhaps to draw attention towards the symmetrical façade of the canted section and emphasize its importance as it was the key part of the 1860s extension containing the Board Room of the Guild. This creates two recessed angles at either end that have been protected by curved sections of ironwork. These prevented public urinating and other anti-social behavior and are seen in other urban areas at this time. At lower level a sloped plinth, of the same material as the rest of the elevation, is interrupted by a single door to the west giving access to the Coachmen's Waiting Room of 1890, which superseded an earlier room within the 1864 range. The door was also used as an entrance/exit for the ARP shelter. This has been blocked by a metal grille but the original door survives. This is of timber, with a single upper light and lower boarded panel.

The elevation rises to two stone string courses creating a band of plain brickwork. Above this sit five narrow apertures within moulded stone surrounds (Fig 23). Each contains a timber one-over-one sash with horns. The mortar joints between the window apertures have been re-pointed in a white mortar, but only up to the top of the window surrounds. A few courses above, another string course similar to below, extends across the elevation. Above this is a projecting stone dressed cornice topped with a low brick parapet flashed with lead, finishing the façade.

The central section is dominated by a large projecting canted oriel window, which lights a Dining Room but was formerly the Company Board Room (Fig 24). This section rises



similarly to the adjoining curved section with a plinth and plain brickwork, only interrupted by a single opening to the basement to the east. Here a large crack may be the result of ground movement. The main feature is the stone oriel window whose lower section incorporates both stringcourses which continue from the adjoining curved section. Above, the oriel incorporates four apertures within moulded stone surrounds, each with a one-over-one timber sash window and with horns. Flanking this are two pairs of Ionic pilasters sitting on one of the lower string courses, they are rendered to have the appearance of stone, as are parts of the upper oriel window. Topping the pilasters and the oriel window is a continuous string course, similar to that on the curved section, but higher on the elevation. The whole arrangement is finished by a projecting cornice and topped with a parapet constructed of Staffordshire blue bricks.

The almost-east facing elevation fronts onto Bayley Lane and comprises the Summoner's House; accommodation presumably for a caretaker who may also have fulfilled some form of official role within the company; as his namesake suggests. It is a two-storey three-bay section with a symmetrical arrangement of fenestration (Fig 25). Due to the steep gradient of the land towards south, it is entered at lower ground floor level which is exposed on this side. To the south a small section of boundary wall continues the elevation providing access to the rear compound of the building. To the north this level is below ground and is more akin to a basement.

The fine red brickwork continues across from the two previous sections of the 1890s range. A small plinth is present, interrupted by several inserted square air bricks, and a doorway to the north. The doorway retains a moulded doorcase topped by small entablature and drip hood but retains a modern door, identified by the Conservation plan as dating to 1961 (ACA 2005). To the south are two identical apertures with stone sills and moulded surrounds with entablature with drip hoods similar to the doorcase. The windows are one-over-one timber sashes with horns (Fig 26).

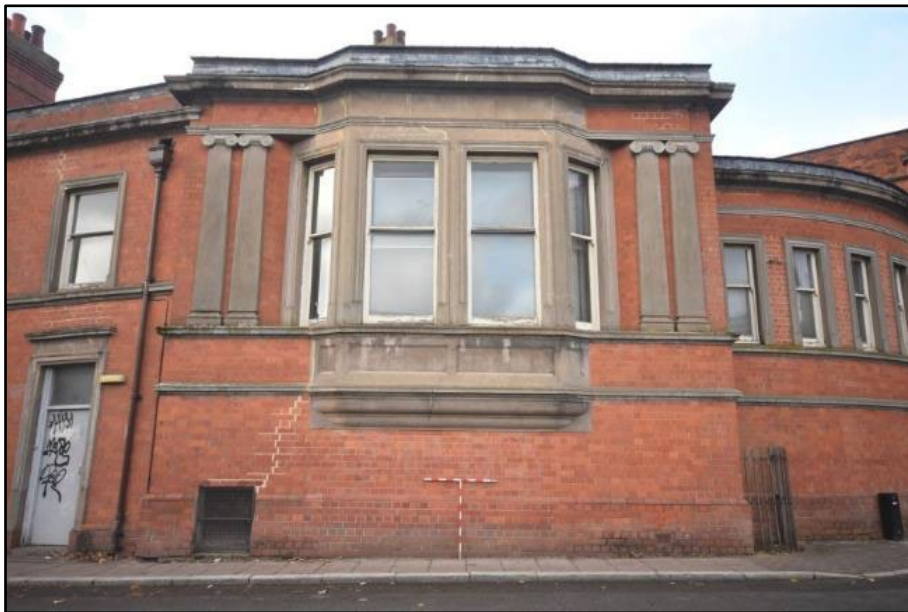
The lower and upper levels are divided by a stone string course seen elsewhere. This forms the sill of the three upper windows which mirror the position of the lower apertures. They also retain stone moulded surrounds with one-over-one sashes, with horns. The elevation is flanked by two rainwater pipes, interrupting the string course. They retain their rainwater hoppers (Fig 27). Above, the elevation has a projecting moulded stone cornice with upper parapet wall. The parapet wall has two top courses of Staffordshire blue bricks and completed with thin capstones. Behind the parapet is a flat asphalt roof (see Section 6.2.4 for component parts), with various glazed timber lanterns.



Curved sanitary block of 1890s range, taken from the north-east Fig 22



Example of sash window on the 1890s range, taken from the north-east Fig 23



Canted block of the 1890s range, taken from the north-east Fig 24



Sumner's House, part of the 1890s range, taken from the east Fig 25



Example of sash window on the 1890s range, taken from the east Fig 26



Rainwater hoppers on the elevation of the Summoner's House, taken from the east  
Fig 27



### 6.2.3 South elevation

The south elevation faces onto the small park to the rear between St Mary Street and Bayley Lane and comprises the south elevation of the 1890 range, and the east and south elevation of the 1832 Ballroom. Their location to the rear, away from the public street, and their function as service areas is evident in the minimal architectural detailing present.

The rear of the 1890 range comprising the Summoner's House includes the end of the section fronting Bayley Lane and the return to the rear towards the 1832 phase (Fig 28). The brick fabric and slender joints are similar to that on the east elevation, but here it is laid in Flemish bond. This rises to a flat roof, pierced by a chimney stack of similar brickwork and retaining its clay pots. The rear area is enclosed by a low boundary wall of red brick in English bond heightened in timber, creating a service yard.

The projecting range fronting Bayley Lane returns to the west marked by a continuation of the sloped plinth and heavy stone string courses seen to the street front. A single door sits to the east under a slender concrete lintel. The door itself is modern. The elevation is otherwise plain and rises to a parapet above the flat-roof with stone copings. The accommodation returns with plain brick wall to the north only marked by a small lean-to at lower level containing WCs. The elevation again returns to the west to abut the east elevation of the 1830s range. This is marked by a window and door at lower level and two windows above. Each upper window comprises a timber one-over-one sash with cambered head. Below, the door gives access to the internal accommodation. The door is modern and sits beneath a lead drip hood and a rectangular four-light over-light in timber. To the east the over-light is matched by a three-light top-hung casement. Both sit below cambered arch heads.

The 1832 range is the dominant feature of this elevation. Its east gable end is visible from the rear and comprises an almost plain brick elevation. A shallow projecting chimney stack sits centrally. Two windows sit below cambered arch heads and are protected by metal grilles and vertical iron bars. To the south the brickwork differs in fabric and there is some disturbance to the sloped plinth.

The Ballrooms south elevation rises in the same brick as seen elsewhere in English bond (Fig 29). It is marked by a high plinth and rises to a stepped cornice below the eaves. Several short pitch sections run along the long elevation and retain gabled projections, slate covered, in the style of dormers (ACA 2005, 63).

To the east a shallow projecting chimney stack rises to the roof line and is topped by stone coping and four terracotta pots, each with a cannon pattern. Sitting centrally on the elevation a brick porch, added in 1841 (ACA 2005). This rises to almost full-height with a lean-to slate roof and is buttressed to the west (Fig 30). The outer walls of this porch do not correspond with the brick walls of this elevation (Fig 31). This retains a large arched opening on its south face giving access to a void. Wide stone stairs within the void lead to a door to the lower ground floor, and window adjoining, both below cambered arched heads. To the east a door gives access to a spiral stair to the Ballroom orchestra pit. The spiral stair is marked by several single-light apertures below cambered heads to the south and east elevation of the porch. Within the porch the brick walls retain some evidence of tuck-pointing (Fig 32). Above this, and high on the elevation, there is evidence of an arched opening hidden by the construction of the porch.

To the west the elevation is rendered to mid-height in cementitious material. Its only feature is an inserted fire exit door and stairs, probably mid-20th-century in date (ACA 2005). The render is most likely explained by looking at cartographic evidence (see Section 5) with the presence of abutting buildings directly to the south until the 1930-40s.





Rear of the Summoner's house, taken from the south Fig 28



South elevation of the 1830s range, taken from the south Fig 29



Brick porch giving access to the 1841 orchestra pit within the ballroom, with arch indicated, taken from the south-east Fig 30



Brick walls of the porch (left) and ballroom (right), looking south-west Fig 31



Tuck pointing to the brickwork within the porch, looking east

Fig 32



### 6.2.4 West elevation

The west elevation, fronting onto St Mary Street, comprises the gable end of the Ballroom, and the long elevation of the 1832 range. This elevation was not originally seen but created when St Mary Street was inserted in 1863. It is predominantly red bricks laid in English bond, measuring 8½-9" x 4-4¼" (21.5-22.5cm x 10.5-11cm) which is interrupted in several places with ventilation apertures but is otherwise plain. A rendered low plinth runs along the base of the entire elevation, however, in the southernmost bay the plinth is much thicker as it corresponds to the thicker plinth in the south elevation.

The gable end of the Ballroom rises to stone copings supported by stone kneelers to the gable (Fig 33). Its main feature is a central projecting chimney stack tapering with shoulders to the apex. There are three shoulders in total and each retains a stone block (Fig 34). The lower two are inscribed with scrolls, the upper one is plain. This may represent the refronting of this elevation with the insertion of St Mary Street. The stack is finished by Staffordshire blue copings and a single terracotta pot. At lower level to the east of the stack is a large timber noticeboard and heavy lead flashing to a tiled canopy. This perhaps was a service hatch and corresponds to the Wine Cellar (44) on the lower ground floor and described in more detail below in Section 6.3.2.4. Above this is an iron lantern. To the west of the stack a single aperture lights the lower ground floor.

The long west elevation (Fig 35) is fairly plain with various air bricks present and rises to a lead roof. A single door at lower level gives access to rooms in the basement and sits below an iron lantern (Fig 36). This was later the access to the air-raid shelter used during the Coventry Blitz (Drappershall 2015). Two chimney stacks of the same style seen on the gable end and described above are present. At the northern end of the long elevation the scar of a previously adjoining pitched roof building is visible in the brickwork (Fig 37). Also, at this end the west elevation of the street front façade can be seen. It is formed of ashlar blocks as before with rustications. The corner of the portico is marked by a parapet post with Anthemion tympanum and the Bathstone quoins of the portico are keyed into the brickwork.

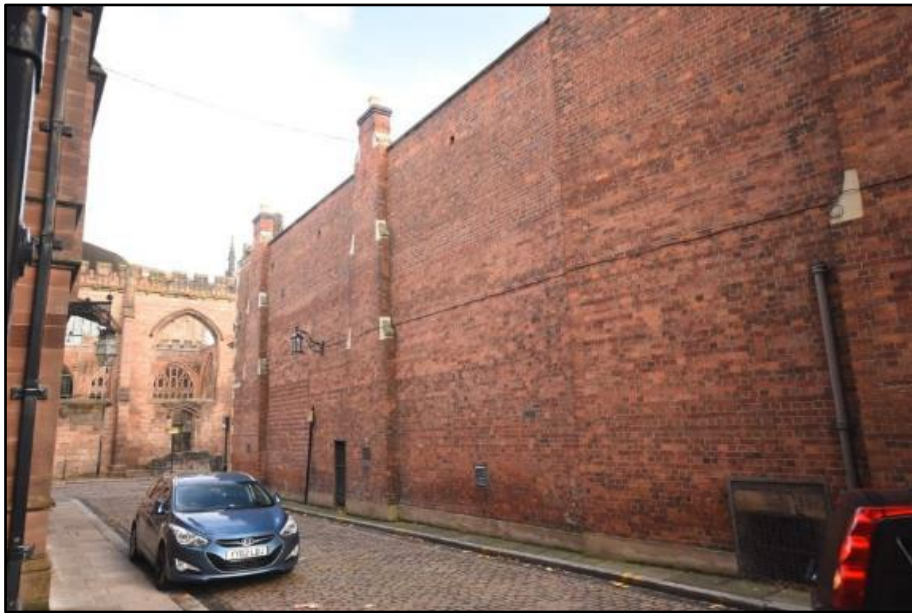


Gable end of the 1830s range, taken from the west

Fig 33



Detail of stone shoulders to chimney stacks along west elevation, taken from the west Fig 34



The long west elevation of the 1830s range, taken from the south-west Fig 35



Door giving access to lower ground floor along the western elevation, taken from the north-west Fig 36



Scar of previously abutting building visible on the west elevation, taken from the north-west Fig 37

### 6.2.5 *The roofs*

The building as a whole has various styles of roof form which can be appreciated on Fig 183. These were also more closely inspected during the monitoring phase of this project.

To the 1832 phase there appears to be five individual component roof types. Behind the parapet the Portico (2-3) and the Reading Room (5) have their own lead roofs of very shallow pitch with central lanterns. That to the Reading Room has a square roof with octagonal roof-light only rising very slightly above the roof line. The Portico retains a rectangular hipped roof lantern within a rectangular lead roof. Between the two is a dividing red brick wall with Blue brick copings (ACA 2005, 63). Between these roofs and the Ballroom are the roofs to the Tea Room (4) and Central Corridor (6). The Tea Room retains a rectangular lead roof with flat rectangular lantern. The Central Corridor roof, which also extends to the east over the room (10) and (22), is unusually of butterfly form (also known as a V-roof). The pitches are of slate and slope inwards towards a flat central leaded section with a circular roof light.

To the south of this lies the roof over the Ballroom. This has similarities in form to a pitch roof; the roof rises on either side in short pitch, but the rest is flat in the style similar to a Mansard roof. These short pitch sections run along the long elevations and retain two gabled projections, also slate covered, in the style of dormers (ACA 2005, 63). These flank the large timber and glass lantern to the Ballroom with its own slate hipped roof (Fig 38).

Behind its parapet the roof of the 1860s range comprises a very shallow pitched lead roof (Fig 39). It is interrupted in several places by glazed timber lanterns of various sizes, some with pitch roofs, and others with pyramidal roofs (ACA 2005, 63).

The roof over the 1890s range is flat and covered with asphalt. Blue brick parapets divide it into three sections. Several timber roof lanterns are present with hipped roofs.

As part of the conservation programme these roofs were stabilised, refurbished and partially rebuilt. A new roof was given to the 1890s Summoners House, for example.

The Tea Room lantern was completely removed, and this allowed the roof of this area to be partially inspected. This revealed the existing lead coping was held with timber struts, likely modern. Beneath this the original roof structure was partially visible and comprised two shallow trusses flanking the aperture for the lantern (Fig 40). Each had a central bolt to its apex, and one at either end. Two empty mortises flank the apex; it is not clear what their original purpose would have been. On the lantern-side of the truss are a series of pegs at regular intervals. To each long side of the former lantern aperture the timber displayed bolts and several notches for removed members. Beneath the lead coping, and the modern timbers that had been inserted to support its weight, a series of timber boards provided a flat surface. It is possible this was the base for the original lead coping, but after some time a shallowly pitched frame was inserted to help the run of rainwater.

The lantern to the Reading Room was also removed and its timber-frame exposed (Fig 41). The octagonal frames timbers all retained notches at either end, a pair to each angle of the octagon, presumably for support of the removed lantern. Within the frame a series of floorboards provide a small walking area around the circular roof light.





Roof over the Ballroom, looking south-west Fig 38



Roof over the 1860s range, looking south Fig 39



Area of exposed timber frame to the roof lantern above the Tea Room, looking south-east Fig 40



Exposed timber frame to the Reading Room lantern, looking south-east Fig 41

## 6.3 Interior

The building has two levels; the lower ground floor is almost at a subsurface level to the north but above ground level to the south due to the slope of the land on which it is constructed. The ground floor level contains the main entertaining rooms while lower ground floor contained service and utility rooms and storage. For ease of descriptions the room numbers used in the CMP were utilised (1-75), in addition the following text should be read in conjunction with the floor plans (Figs 184-188).

### 6.3.1 Ground floor

#### 6.3.1.1 *The Portico (1)*

The portico is described in detail above in Section 6.2.1 as part of the exterior descriptions.

#### 6.3.1.2 *The Vestibule and Lobby (2-3)*

The Vestibule is accessed directly from the Portico and provides access to the whole ground floor, raised above street level to accommodate the slope in ground level, for which the Vestibule accommodates with a set of stone steps. They rise to a double door in a timber screen which extends only to part-height and allows the ceiling of both the Vestibule and adjoining Lobby to remain visibly unhindered.

The door from the street sits centrally within the Portico but off-centre within the Vestibule (Fig 42); this was not the case in the original 1828 design and appears to have been later altered. There is a high skirting to the east and west walls, above which they have been scored with ashlar lining to the plaster. To the west is where the original plan shows a central doorway into the adjoin Reading Room (Fig 7), clearly never enacted. The 11 steps, originally planned to be only four also in the 1828 scheme, are of stone construction spreading the width of the space with timber handrails supported by iron support rods (Fig 43). The northern handrail has been extended in new timber, but its stone base survives. The handrails themselves may be a later addition. The ceiling retains a rectangular lantern with hipped glazed roof (Fig 44). Around this decorative plasterwork includes corner flower motifs and Anthemion within Greek-style scrolled borders.

The screen (Fig 45) comprises a central double-leaf door with flanking panels within moulded surrounds and was inserted sometime before 1852 (ACA 2005, 66). The door sits below a rectangular fanlight and each leaf retains a lower small panel and an upper larger glazed example. The panels to the door and both flanking sections retain the same mouldings seen on the door within the Portico. Above the ceiling extends over the adjoining Lobby, although its suspended ceiling means it is not visible from within this space.

The Lobby, originally part of the Vestibule, is accessed through the screen and has a suspended ceiling. Suggestions that its insertion was due to heat loss or draughts in the original 1830s building are plausible (ACA 2005). The floor is carpeted and the skirting from the vestibule carries on (Fig 46). The walls are plastered with a high picture rail on the south. The ceiling is panelled. The west wall retains a door to the Reading Room (5), and to the east a door to the New Card Room (16). This is within the later 1860s phase and has been boarded internally and is now not in use. To the south tall double-leaf doors provide access to the Central Corridor (4) with moulded and recessed panels.

During the planned works the lobby partitions were removed (Fig 47). This revealed the skirting between Lobby and Vestibule is continuous and so predates its insertion. A change in colour of the Vestibule walls also coincided with the high picture rail in the

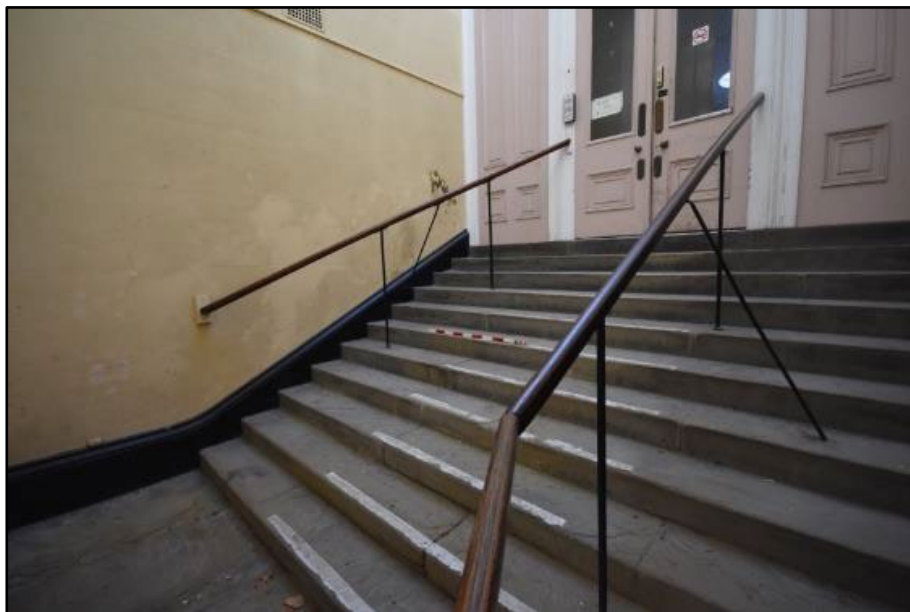


Lobby suggesting it was once also continuous. The carpet in the Lobby was also removed revealing stone flags preserved beneath.



Interior of the Vestibule, taken from the south-east

Fig 42



View of the stone steps within the Vestibule, taken from the north-west

Fig 43



View of the ceiling of the Vestibule and Lobby, taken from the north Fig 44



Screen between the Vestibule and the Lobby, taken from the north Fig 45



View of the Lobby, taken from the west Fig 46



The Lobby after the soft-strip during the planned works, taken from the north Fig 47

#### 6.3.1.3 The Central Corridor (4)

The Central Corridor runs southwards from the Lobby to the Ballroom and belongs to the original construction phase of the building in 1832. To the west access is provided to the Tea Room (6) through double doors, and the east access is provided to the

Kitchen (11) the Service Corridor (10) and the East/West Lobby (15). This area provides the main public circulation route to other areas of the building.

The floor is carpeted over wooden floorboards and a high skirting is present, rising to painted plaster walls with some ashlar lining (Fig 48). A high moulded picture rail intersects the door architraves and above this a moulded cornice sits below a plain ceiling with two sunken panels and central circular lantern.

The doors from the lobby sit off-centre on the north wall. They are of double-leaf form with each leaf comprising three panels in the same moulded style as elsewhere. They retain some original ironmongery.

To the east several apertures give access to a service cupboard, the East/West Corridor (15), the Kitchen (11) and the Rear Service Corridor (10). The service cupboard once housed the stairs to the basement, but with the addition of the 1860s range these were superseded. It is enclosed by a four-panelled door within moulded surround. The door comprises two long upper panels, and two square lower examples. Finger plates are present but the doorknob has been replaced. Internally the cupboard (4a) now houses service provisions and little else is visible (Fig 49). The aperture to the East/West Corridor has a moulded surround with plain entablature and moulded panels to its reveal. Two further doors to the south sit also within moulded surrounds and comprise four-panels with original doorknobs. That to the Kitchen (11) retains a blocked rectangular peephole with its own moulded surround to one of the upper panels (Fig 50).

To the west a single tall aperture gives access to the Tea Room (6). The surround is moulded and there are moulded panels to the reveal. The door is double-leaf and retains three-panels to each leaf. The upper and lower examples are square and the central examples both retain rectangular peepholes with their own surrounds. The door retains its finger plates, doorknobs and keyhole covers (Fig 51).

On the south wall the double-leaf doors to the Ballroom (7) sit off-centre but like the others within a tall moulded surround. Each leaf retains three panels like other examples but with an additional inner moulding.

Monitoring works revealed the carpet was lain over wooden floorboards running north to south, measuring 6" wide (15.5-16cm). However, these boards did not continue into the service cupboard described above which corresponds with it being the original entrance to the basement (Fig 52). When the boards were lifted the underlying common joists were exposed measuring 2½" wide by 7⅓" high (6cm by 18.5cm) and spaced with gaps of 9¾" (25cm). They were aligned east to west and there didn't appear to be any alterations of repairs to the arrangement.

Part of the ceiling plaster was removed revealing lath and plaster (Fig 53). The laths were machine-made and nailed onto the battens, the plaster could not be inspected in close detail. Where the laths were removed the structure of the roof above was exposed. The battens ran north to south and were nailed to joists orientated east to west. Above this the roof structure appeared to have been replaced with later softwood.





The Central Corridor taken from the south (left) and north (right) Fig 48



Interior of the service cupboard, taken from the south-west Fig 49



Door to the Kitchen, taken from the south-west

Fig 50



Typical arrangement of door furniture on the ground floor Fig 51



Floorboards in the Central Corridor and service cupboard, taken from the west Fig 52



Lath and plaster ceiling revealed in the Central Corridor during monitoring works Fig 53

#### 6.3.1.4 The Reading Room (5)

The Reading Room is located north of the Tea Room (6) and belongs to the original 1832 construction. Previously it functioned as a room for playing cards, furnished with card tables with blue baize covers. Like the Ballroom and Tea Room, the Card Room also originally did not have windows and was lit with a circular roof lantern. However, following the conversion of this space into a library and Reading Room with the addition of the 1860s phase the room was extended to the north and the existing three windows were inserted replacing the original Ionic columns in the porch (Fig 54).

The room is square in plan with wooden floors, high moulded skirtings and plain painted walls. It retains direct access from the Lobby and the Tea Room through four-panelled doors in the same style as elsewhere (Fig 55).

The floorboards are of softwood and run east to west and measure between 5-8" wide (12.75-20cm). When the floorboards were lifted during scheduled works the joists were aligned north-south measuring  $2\frac{1}{3}$ " wide by 6" high (6cm by 15cm) and continued below the wall into the adjoining Tea Room (6) to the south. They were spaced varying widths between  $9\frac{1}{4}$ - $10\frac{1}{2}$ " (23.5-26.5cm). Two diagonally additional joists splay out to the north-east and south-east from the hearth on the west wall. The common joists cut these diagonal joists, which have similar measurements to the main joists.

In the area of the bay window to the north, the lifting of the floorboards during scheduled works revealed how this area was extended (Fig 56). The joists were also orientated north to south and were nailed to the east side of each of the joists extending from the main room. Each extension joist measured 2" wide by  $6\frac{3}{4}$ " high (5cm by 17cm). They were notched over the timber wall-plate on which the main joists also sat. In three places along this north wall the common joists had been cut back by c40cm and an east to west short joist inserted between the two flanking joists. The joists from the bay extended beyond the wall-plate in these places and were nailed to this secondary joist.

The east wall retains a door giving access to the lobby with locking bolt. A similar example to the north is fictive but provides symmetry within the room (Fig 57). A similar arrangement exists to the south, though the fictive example to the west retains only a single finger plate and a keyhole cover (Fig 57). There is a fireplace centrally on the west wall with a stone surround of moulded pilasters and shelf (Fig 58). The hearth is also of stone.

High on the walls a moulded picture rail extends around the room. Above this the ceiling is highly decorative with elaborate plasterwork and ceiling architraves (Fig 59). The ceiling architraves sit above Anthemion motifs and gilded laurel wreaths, while the main ceiling consists of plain inset panels and scrolled brackets. This borders the ceiling lantern which consists of a circular band of Grecian panels with elaborate corner motifs. The lantern has now been boarded over but a photograph dated 1957 shows its original arrangement with chandelier in place (Fig 60).

The extension of the room to the north in 1894 formed a small bay which was probably used for the billiard player's bench. The three inserted windows to the north extend from floor to ceiling and bring ample natural light into the room. Each is flanked by slender pilasters with moulded bases and capitals with upper reeded shafts (Fig 61). Secondary glazing has been inserted, as it has for most of the internal windows in the building. Behind this the sashes retain catches and handles.



Interior of the Reading Room, taken from the south

Fig 54



Doors within the Reading Room giving access to the Lobby (left) and Tea Room (right), taken from the north-west

Fig 55





Floor joists in the Reading Room showing the distinction between the main room (bottom) and the extended north bay (top) taken from the south Fig 56



Fictive door examples from within the Reading Room, taken from the west and north-east Fig 57



Fireplace within the Reading Room, taken from the east Fig 58



Ceiling in the Reading Room, looking up Fig 59





Ceiling in the Reading Room photographed in 1957, reproduced with permission of the Coventry Evening Standard, previously Trinity Mirror (Ref. PA468/5/11/5/2/4), and Historic England (Ref. AA58/388) Fig 60



Detail of the sash windows inserted in the 1860s, taken from the south Fig 61

### 6.3.1.5 The Tea Room (6)

The Tea Room is the second largest space and belongs to the construction completed in 1832. This room functioned as the space used for having tea and refreshments during dances. It was probably also functioned as the Dining Room prior to the addition of the 'Dining Room' in 1890 which at a similar time introduced a billiard table here. A second billiard table was introduced in the 1920s. The room was still used to serve refreshments during events until the 1960s. Photographs from the 1950s indicate bench seats were installed on raised platforms around the edges of the room so that observers could watch the games (Fig 62).

The interior of the Tea Room has a wooden floor, high moulded skirtings and painted plaster walls with slightly projected impression of pilasters (Fig 63). The ceiling has a rounded coving springing from the internal cornice to a roof lantern. The floorboards are of softwood, run east to west, and measure 6" wide (15.5-16cm). In the south-east corner of the room was observed a hot air vent in the floor. This vent is connected to a former hot airflow system fed from the Boiler Room on the lower ground floor (Fig 64). There is also an air vent within a short internal shaft in the south-west corner fed from an external vent in the west wall.

Removal of the floorboards during the scheduled works revealed a series of north-south extending joists which continue in alignment from the adjacent Reading Room to the north. They measure 2½" wide and 6¼" high (6.5cm by 16cm) and spaced regularly at 9¾" (25cm) intervals. There is the occasional example of short perpendicular supports, cutting through the historic joists, but these follow no exact pattern. The area near to the fireplace on the west wall has five more modern joists (Fig 65), abutting the historic joists with no scarf joint visible. These newer timbers measure 1¾" cm wide by 7" high (4.5cm by 18cm).

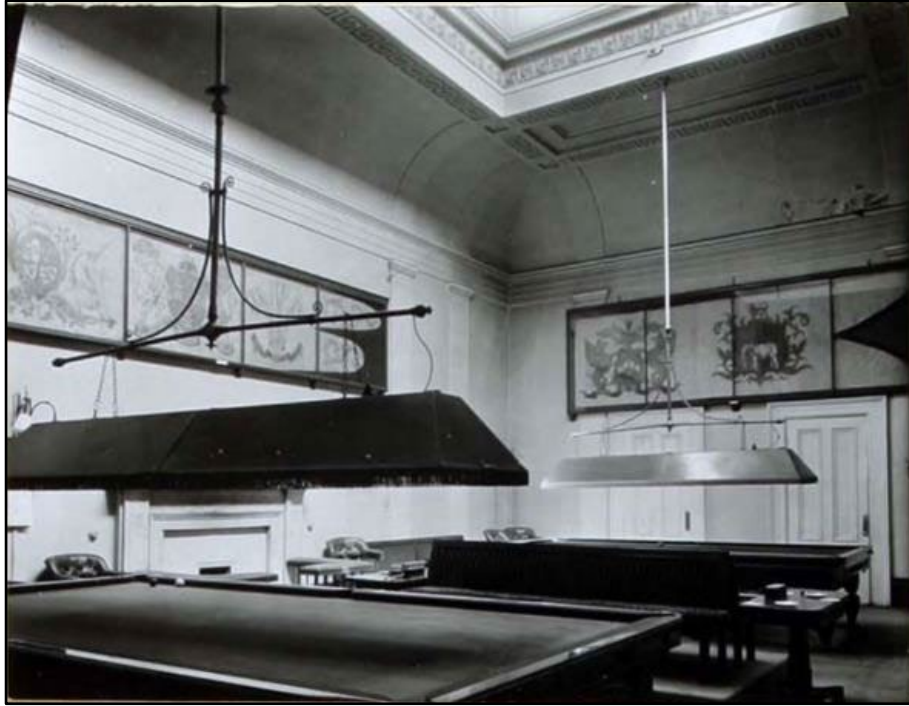
To the north the two doors to the Reading Room are similar to those seen elsewhere, that to the west being fictive as noted above. The true example retains its finger plates, doorknob, and a locking bolt. A Lockerbie & Wilkinson brass door closer also survives from the mid-20th-century (Fig 66). There is a large fireplace on the west wall which was boarded and not visible during the survey but was visible in 1957 when it had carved anthemion detail to the jambs. This was partially exposed during the monitoring works as of marble with a Greek meander below the shelf (Fig 67).

The double-leaf doors to the Central Corridor and Ballroom on the east and south walls both comprise the same moulded panels seen elsewhere (Fig 57). However, within this space they sit below decorative entablatures supported by scrolled brackets with Anthemion motifs; these were more ornate in the original 1828 design (Fig 68). Those to the Corridor retain tiny, glazed panels within moulded surrounds that would allow guests to look in on events. In the 1852 Neville survey this is actually shown off-centre (ACA 2005) but is thought to have been an error. The original door furniture also survives with each leaf retaining a doorknob, keyhole, and upper and lower finger plates.

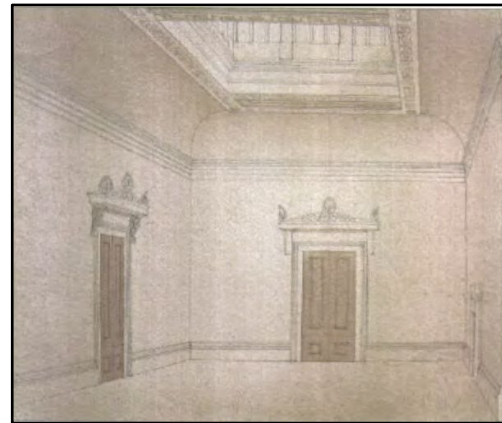
High on the walls the pilasters rise to a moulded cornice below the coving and extend in paint to the rectangular ceiling light (Fig 69). The surrounds of the roof lantern and its ceiling are decorated with elaborate plasterwork in Grecian key meander with flower motifs to the corners. Two plasterwork panels at either end flank the roof lantern. The ceiling lantern is inset with Anthemion motif to a moulded architrave. It has now been boarded over but photographs from the 1950s indicate it had four lights to the east and west sides with fine glazing detail (ACA 2005).

During the planned works a scheme to remove the lead paint from the main rooms was enacted using a damaging technique which removes the natural protection of the timber and leaves the grain exposed. This was partially enacted on several doors in this room, and the main ballroom, as well as large sections of skirting and door frames before this programme was abandoned. The scheme after this intervention still stripped the historic paint evidence but left the base coat intact. This stripping did

reveal the timber work to be of softwood, probably pine, but also several layers of previous paint history. On the skirtings the topcoat was white, but underneath was layers of cream, light brown, olive green and some darker flecks suggesting a dark brown. The doors were a light pink, but exposed layers also included a muted olive green and a muted yellow/cream. The door frames also showed layers of cream beneath the current white.



Tea Room photographed in 1957, reproduced with permission of the Coventry Evening Standard, previously Trinity Mirror (Ref. PA468/5/11/5/2/5) and Historic England (Ref. AA58/389) Fig 62



Interior of the Tea Room, taken from the north, versus the same view in the original 1828 scheme reproduced with permission of Culture Coventry/Coventry Archives (Ref. PA468/5/5/9) Fig 63



Air vent in the south-east corner of the Tea Room, taken from the north-west Fig 64



Area of replaced floor joists in the Tea Room, taken from the south-east Fig 65





Brass door closer in the Tea Room, taken from the south

Fig 66



Exposed fireplace in the Billiard Room, taken from the east Fig 67





Doors to the Central Corridor from the Tea Room, taken from the west Fig 68



Central section of the ceiling in the Tea Room Fig 69

### 6.3.1.6 *The Ballroom & Orchestra (7-9)*

The Ballroom is the largest single volume of space in the building contained within the 1830s phase but set at a slight angle to the rest of the construction. The room is highly decorated with elaborate door surrounds, and an ornate ceiling with roof lantern. All internal elevations of the Ballroom have symmetrical appearances articulated with slightly projecting pilasters formed of plasterwork with moulded capitals (Fig 70).

The floorboards are of oak laid east to west and measure 4" wide (10cm), and high skirtings are present. The boards were lifted during scheduled works and revealed a series of fifty-seven common joists extending north-south measuring 2¼" wide and 10½" high (6cm by 27cm) with a variable spacing of 9½"-10½" (24-27cm). There were several examples of scribed timber marks, potentially examples of Baltic bracking marks (Fig 71).

Both the east and west walls are marked by central fireplaces which are now boarded with squat surrounds. The timber surrounds themselves are fairly plain with decoration including scrolled strap work springing from palmettes, and ending in anthemion motifs (Fig 72). These surrounds can be comfortably dated to the 19th century, and their motifs suggest an earlier date within that century. These are topped by ornate gilded mirrors not included in Rickman and Hutchinson's original drawings (Fig 73) but are present in 1925 photographs and likely date to the 1845 renovations. The slender shelf on which they sit suggests the fireplace may have undergone some alteration during their insertion.

The north wall of the Ballroom has three large doorways giving access to the Tea Room (6), Central Corridor (4), and a Rear Service Corridor (10). The doors themselves are of the same style as seen elsewhere but they are slightly inset within their surrounds with moulded panels to their jambs (Fig 74). Their decorative surrounds are similarly those seen in the Tea Room (see Section 6.3.1.5) but have also been given a painted scheme. The central door is taller, but it has similar entablature to the side doors contradicting the 1828 drawing of the architects Rickman and Hutchinson which shows a grander entablature above the central doorway (Fig 73). This central example is flanked by two 19th century radiators within wooden surrounds which have lost their covers by LH MPS & Son Engineers, London, RH Longden & Company Makers, Sheffield.

The south wall retains the prominent projecting orchestra gallery, as well as a single door to the west providing the means of access to the fire escape seen on the south elevation. Access to the gallery is granted within the 1840s push-out seen on the exterior. Although included on the original Stedman plans, it was neglected from the original construction and reintroduced in the 1840s, later extended. It is supported on long scrolled brackets and decorated in panels of cross-hatch floral motif and moulded handrail with modillions (Fig 75). The central panel retains a coat of arms of the Draper's' Company which was also found on small finds during the excavation to the rear of the building (Thompson 2021). The opening is most likely the width of the early 1840s orchestra (ACA 2005) before the projecting gallery and rear access was created in 1845. Within the orchestra a door gives access to a spiral stair housed within the push-out. Below this is set a mirror of three large panels.

The walls rise to a coved ceiling and rectangular border to the lantern of simple recessed panels and large floral motif. At least four chandeliers once hung from the panels, one remained *ex situ* during the survey (Fig 76), the others have been replaced by modern lighting. The other chandeliers were sold to a London antique dealer in 1960 who still had them in his possession in 2019 (M Webb 2022, 3 February). The roof lantern is further recessed and bordered by scrolled brackets and floral motif (Fig 77). Around this, and below the timber lantern a border of Greek meander is present. The lantern retains top-hung casement windows with glazing bars to all sides (Fig 78). The ceiling of the lantern itself is decorated with moulded plasterwork in simple

geometric design. The central circular panel retains a fretwork iron ventilator with lamp holder beneath.

When the lantern was inspected during the works an internal scaffold was erected within the room in order to allow conservators to work on the plasterwork. On closer inspection the two long sides of the lantern are bowed inward, creating an optical illusion for whomever stands on the floor below (Fig 79). Several large cracks in the plasterwork revealed the lantern sits within a lathwork frame (Fig 80). Some of the mouldings are carved timberwork (Fig 81).

During planned works the section of boxed pipework along the south wall was exposed revealing the underlying brick fabric of this outer wall (Fig 82). Only exposed by four courses the lower three courses were of very dark fabric, almost black, topped by a red/orange fabric. It appeared to be laid in English bond.



View of the Ballroom, taken from the west

Fig 70





Examples of scribed/scratched timber marks in the Ballroom

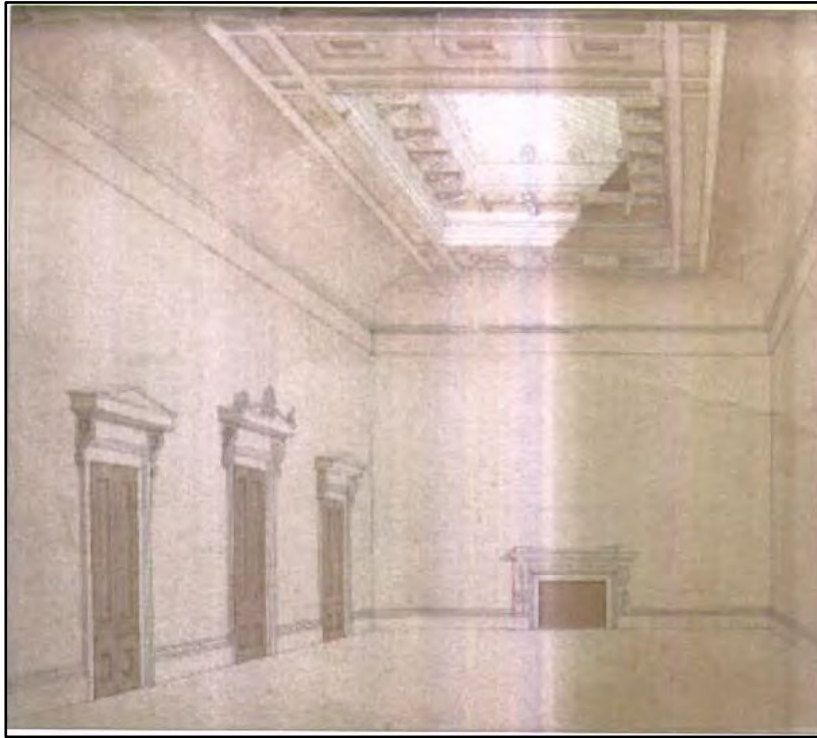
Fig 71



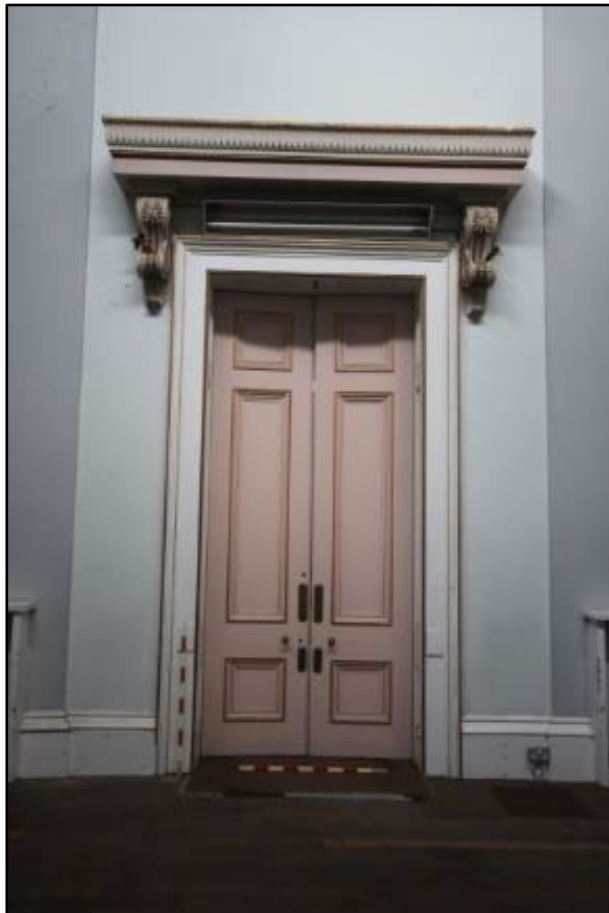
Fireplace in the Ballroom, taken from the west

Fig 72





Original drawings of the Ballroom 1828 reproduced with permission of Culture Coventry/Coventry Archives (Ref. PA468/5/5/9) Fig 73



Example of a door in the Ballroom, taken from the south Fig 74



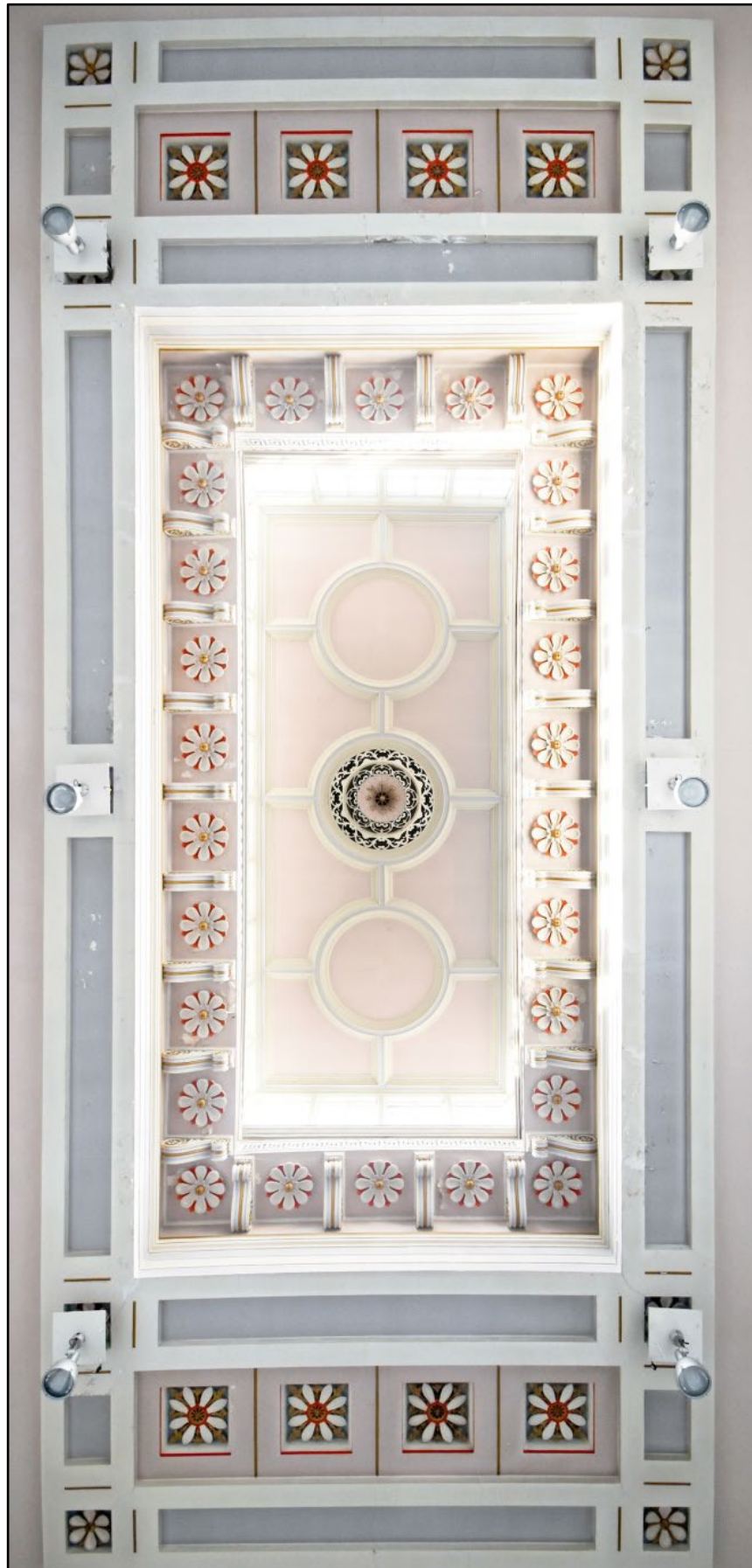
Orchestra gallery in the Ballroom, taken from the north-east

Fig 75



Lantern ex situ in Ballroom, taken from the south-west

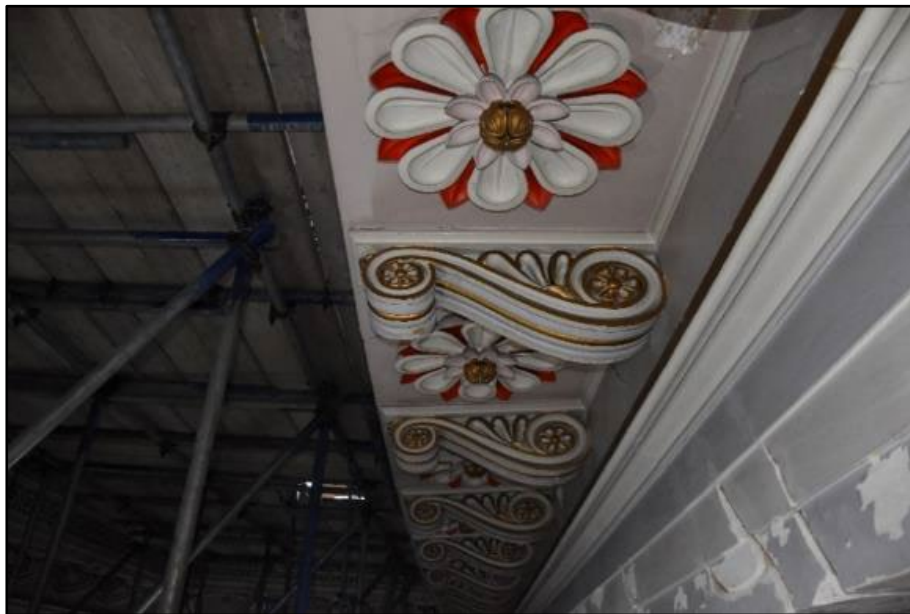
Fig 76



Ceiling in the Ballroom, looking up Fig 77



Timber windows to the roof lantern, looking north Fig 78



Detail of the inner frame of the ceiling lantern, the bow is evident, looking east  
Fig 79





Cracks in the plasterwork to the lanterns frame reveal laths beneath, looking west  
Fig 80



Carved timberwork beneath the ornate mouldings, looking north-west Fig 81





Section of exposed brickwork to the south wall, taken from the north Fig 82

6.3.1.7 Service Corridor (10)

A service corridor given access from the Ballroom and the Central Corridor provides access to the lower ground floor through a door to the east. It is housed within the 1832 range. This area is a utilitarian space and as a result there is none of the decorative elements seen previously. The floor is carpeted, there is some evidence of a skirting to the north but otherwise the walls are plain. They were revealed to be of brick during the monitoring phase when the plaster was removed. A rectangular roof light is the only distinguishing feature of the ceiling.

This is a service area and various pipes and wires mark the walls (Fig 83). A corner cupboard to the south-west is enclosed with a plain two-panelled door with lock. It houses pipework perhaps relating to the hot-air ventilation system. Also, to the west is a projecting section of wall, boarded and rising to a water tank. These flank the door from the Central Corridor which is of four-moulded panels and retains its original handle.

To the south the doors from the Ballroom are less ornate to the rear and one has lost its handle. The door to the lower ground floor to the east is also fairly plain though still comprises four-moulded recessed panels and doorknob. Above a boarded area holds another water tank.

A soft-strip during the planned works revealed very little (Fig 83).



Service Corridor before and after soft-strip, taken from the east

Fig 83

### 6.3.1.8 Kitchen (11)

Originally the Ladies retiring room, the existing Kitchen was the Bar in 1950s (ACA 2005). It is accessed from the Central Corridor and is housed in the 1860s range, giving access to a second kitchen (20) to the east in the 1890s range. Originally access was given on the north through to an anteroom and WCs (12-15).

It has a red linoleum covered floor and plain walls. The room has been fitted out with modern kitchen equipment and there are little historic features visible (Fig 84). The door from the Central Corridor comprises four-moulded and recessed panels as elsewhere with doorknob, locking bolt, finger plate and latch.

The square ceiling (Fig 85) is formed of nine panels; a central square and four smaller corner squares, with four rectangular side panels. The ceiling border comprises a motif similar to egg and dart moulding. The large central square panel is glazed with nine reeded lights, with a vent to the north-west corner. The ceiling originally had decorative plasterwork on all sides, but the north-west corner has been removed. All the other three corners have square panels with circular vents with decorative motif and five-petalled flower motifs.

Removal of the kitchen finishes during the planned works revealed some previously unrecorded fabric. Several sections of skirting boards were removed revealing the underlying fabric of the wall construction. To the north this exposed English bond brickwork with the occasional wooden peg, of red/orange fabric with a few darker examples. To the north this changes to an undeterminable bond of differing quality fabric. Towards the centre of this wall there is a gap in the brickwork of under c1 metre (Fig 86). Above this section of wall is constructed with softwood framework, visible where plaster has been removed. This corresponds with an earlier opening into the WCs (12) visible on the 1957 NMR plan (see Section 5).

Removal of the flooring during the soft strip revealed wooden floorboards running east to west measuring 6½" (16.6cm) wide. Further removal of the floorboards revealed the underlying floor joists extending north to south. There is a distinct split running off-centre down the room with two sets of joists (Fig 87), with no correlation between them where they meet in the centre of the room.

To the north of the aforementioned split the joists measure 3" wide and 6¾" high (7.5cm by 17.5cm) and are spaced 14¼"-14½" apart (36-37cm). Where they correspond with the north wall, they rest abutting the bricks, with at least one exception being set into the brickwork (Fig 88). To the south the joists measure 2½" wide and 7½" high (6.5cm by 19cm) and are spaced 10½" (26.5-27cm) apart. Both sides extend towards a central supporting joist over which the south joists are notched, those to the north rest atop. The southern joists are weathered at this end also. The southern joists are notched over a wall-plate, set into the room, and they are set into the brick wall above (Fig 88). This arrangement indicates the southern joists are the primary phase, and the weathering to the north ends suggests they were formerly set into a brick wall where moisture build-up occurred.

The southern joists have good examples of circular saw markings, and two examples of scribed/scratched timber markings (Fig 89), like in other areas of the building. The split correlates to the original line of the building according to the 1828 and 1850s surveys (Figs 7 & 9).

Removal of the flooring also revealed the underlying brick nature of the walls to a height of c40cm all round. To the north two timber pieces, the size of bricks, have been used as infill. To the west regular square put log holes are visible up to the line of the distinction in the floor. This could not be checked for consistency on the opposing east wall as this had been removed to open the room into the Room 20, the former bar store. These could indicate the roof over the basement element here once had a flat-roof or roof lantern. This raises the possibility that the basement rooms below are earlier in date than the extending of this range towards Bayley Lane to form a New

Card Room (16) in the 1860s. The original plans from 1828 that were never enacted indicate a flat-lead roof in this area (Fig 6), and it could be this idea was carried forward by Rickman & Hutchinson.



Interior of the Kitchen, taken from the south-west

Fig 84



Ceiling in the Kitchen, looking up

Fig 85



Section of wall fabric exposed during monitoring, taken from the south Fig 86



Arrangement of joists in the kitchen on lifting of floorboards Fig 87





Arrangement of joists meeting the south (left) and north (right) wall

Fig 88



Scribed or scratched markings to the joists Fig 89

### 6.3.1.9 Anteroom/WCs (12-14)

Housed in the 1860s range this area was originally accessed from the room directly to the south according to a 1950s plan but are now accessed from the East/West Corridor by a four-panelled door with brass finger plates and doorknob (Fig 90). This is simply recessed panels to the rear. The central area is an ante room flanked by two small WCs. They are accessed by doors with moulded and recessed panels, their mouldings differ from each other slightly. The floors are modern, but some historic skirting does survive. The WC to the west retains a Victorian seat by *Doulton & Co. Ltd*, but modern cistern (Fig 91), and that to the east is entirely modern. Both are provided with light by rectangular roof lanterns.

On lifting of the floorboards during scheduled works the underlying floor joists comprised modern timber measuring 2" wide and 3½" high (5cm by 9cm) and align north to south.



Door to the WCs, taken from the north Fig 90



Detail of Victorian toilet seat and bowl, taken from the east

Fig 91

### 6.3.1.10 East/West Corridor (15 & 19)

The western section of this corridor is part of the 1860s range giving access to the WCs to the south (12-15) and the New Card Room (16) to the north. It also now provides access into the 1890s range to the east. The space is fairly plain but still decorated with carpeted floor, a high skirting and Anaglypta-style wallpaper (Fig 92). The two long sides retain a moulded cornice and above a rectangular roof lantern provides light.

During the planned works the carpet was removed and revealed floorboards running north to south and measuring 6½" wide (16.5cm). The floorboards in west side of the space and the Central Corridor (4) appear continuous. When the floorboards were lifted it was noted that the floor joists, although both orientated east-west, lie on a slightly different angle in Room 15. The joists to the west of the room measure 3" wide by 7" high (8 by 18cm) and are spaced 15" apart (38cm). Towards the east a diagonal joist cuts these joists and extends below the wall between the adjacent WCs (12-14) (Fig 93). Beyond this towards the lobby area off-set joists measuring 2-3" wide by 6-6¼" high (5-8cm by 15-16cm) and spaced 13¾" (35cm) apart, appear to be more recent in date. Lath and plaster was visible below the joists, and appeared continuous, forming the ceiling to the basement rooms below.

The opening to the Central Corridor has a moulded surround with panels to the reveal as described above.

The door to the south is four-panelled and sits in a moulded surround whilst the door to the north is also four-panelled but retains a far simpler surround.

The pattern of the wallpaper still survives on the plasterwork where the paper has been removed and on the north wall to the west. On close inspection the plaster has come away in small patches revealing a moderate animal hair content (Fig 94). Also, along this northern wall there is an area of darker plaster with horizontal bands, one suggestion has been this was a cupboard (Fig 95). The door to the New Card Room (16) intersects this outline and as this room and the corridor are part of the same phase this makes that conclusion unlikely.

The eastern section forms part of the 1890s phase and gives access to the Former Bar store (20) to the south, the Dining Room (29) to the east and Former rest rooms to the north (17-18 & 30-32). Similarly, to its counterpart it retains a skirting, cornice and roof lantern. The aperture between the two sections retains a timber panelled surround.

The doors to the north and south sit within moulded surrounds and are of four-panels as seen elsewhere. That to the east is more ornate and sits below a modest entablature and further moulded surround. The door itself is of four-panels with each panel retaining an inner moulding not seen elsewhere. It also has a small rectangular peephole with its own moulded surround to one of the upper panels.

Also, as part of the planned works the plaster to the ceiling was removed from the eastern section of this corridor (Fig 96). This revealed a series of north-south orientated softwood joists mortised into the framework for the roof lantern. Above these joists the frame has been replaced with modern material in a previous refurbishment. The scars of laths still mark the soffit of the joists, indicating the former ceiling construction was lath and plaster.



View of the East/West Corridor, western section (left) taken from the west and eastern section (right) taken from the east Fig 92



Area to the west of the East/West Corridor adjacent to the lobby area when floorboards were lifted Fig 93





Detail of the plaster to the north wall of the East/West Corridor, taken from the south  
Fig 94



North wall of the East/West Corridor (15) showing line of differing coloured plaster,  
taken from the east Fig 95



Exposed construction of the ceiling over the eastern section of the East/West Corridor, taken from the west Fig 96

### 6.3.1.11 The New Card Room (16)

The New Card Room is located at the north end of the range built in 1864 and replaced the function of the original card room, now Reading Room (5) to the west.

The room is fairly simple with a carpeted floor, a high skirting and woodchip walls interrupted by a dado rail (Fig 97). A high moulded picture rail runs around above which a frieze of Anaglypta-styled wallpaper separates the picture rail from an egg and dart moulded cornice. The ceiling has a central circular vent but is otherwise plain.

A fireplace on the eastern wall is marble and of simple but robust form (Fig 98). Scrolled brackets with Anthemion pendants support a shelf. There is a tiled hearth and tile slips, but no grate is present.

The window on the north wall is surrounded by a timber screen comprising a moulded surround formed of small and large moulded recessed panels. The window has had secondary glazing inserted but the original is a one-over-one sash with no horns.

The door from the East/West Corridor (15) has moulded panels with peephole, now blocked (Fig 99). A finger plate survives, as does the doorknob and keyhole cover. A latch has been removed by cutting into the door itself. The door frame retains its counterpart. During the monitoring phase this door, and its surround, was removed, and a new aperture made along this wall. This exposed the brick fabric of this wall (Fig 100).

During the planned works the door to the Vestibule (3) was exposed which revealed a disturbed area of brickworks, indicating its insertion here as part of the 1860s phase (Fig 101). The panelling of the door frame survives in part, matching that to the Reading Room (5) opposite. The brickwork surround is of mixed quality fabric with little mortar surviving. Several timber blocks are also present. A timber lintel sits above the frame but stops short of the southern jamb. The skirting extends over the exposed brick indicating it is a later insertion.

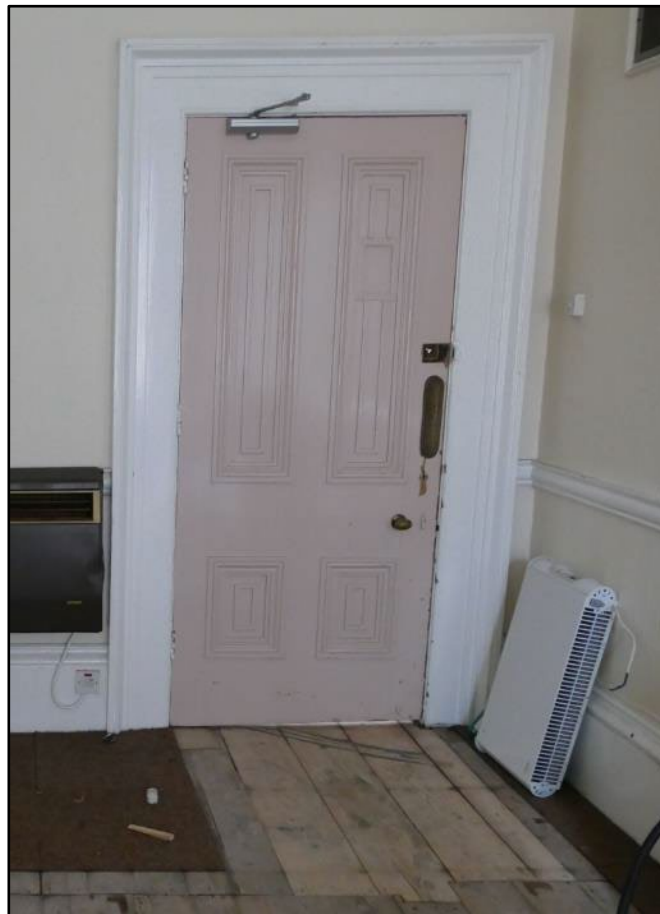


New Card Room, taken from the south-west

Fig 97



Fireplace in the New Card Room, taken from the west Fig 98



Door in the New Card Room, taken from the north Fig 99





South wall of the New Card Room during monitoring phase, looking south Fig 100



Door frame exposed during the planned works, taken from the east Fig 101



### 6.3.1.12 Former Restrooms (17-18 & 30-32)

These rooms are located in the 1890s phase of development and comprise the curved section seen on the exterior. In the 1950s they were utilised as the Ladies cloakroom. The arrangement is accessed from the east end of the East/West Lobby (19) through a four-panelled Lockerbie & Wilkinson brass door closer to the rear (Fig 102). This gives access into an anteroom (18) which gives access to a larger room (17), another lobby (31) and then two smaller rooms (30 & 32); presumably these were the WCs. The whole area has a linoleum floor with evidence of original skirting in places. However, the walls are plain and there are little other distinguishing features (Fig 103). The doors are all modern, or mid-20th-century.

The soft strip during planned works revealed much more information regarding the construction of this area. The exposed floorboards were laid east to west across the combined spaces. Much of the internal partitions had been removed by the first monitoring visit but the softwood studwork for the partitions to the WCs (30 & 32) survived and were recorded (Fig 104). These partitions appeared to have comprised lath and plaster infill, the laths survived in places and were machine-made, and nailed to battens which were fixed to the main studwork. No plaster survived.

Removal of the plasterwork to this area during the monitoring phase revealed a red/orange brick as seen on the exterior, laid in English bond. Each of the apertures retains a cambered arched head above the timber window surround (Fig 105).



Rear of the door giving access into the Former Restrooms, taken from the north  
Fig 102



Interior of the Former Restrooms, taken from the south Fig 103



Internal partitions to the WCs during monitoring of works, taken from the south-west Fig 104



Brickwork exposed during the monitoring phase, looking north-east

Fig 105

### 6.3.1.13 Former Bar Store (20-21)

Located within the 1890s phase this area was a former storeroom for the bar to the west and then a second kitchen. It is accessed from the main Kitchen (11) to the west and the east end of the East/West Lobby (19) to the north. The room retains a high skirting, and high picture rail but otherwise plain plastered walls to a moulded cornice (Fig 106).

The west wall has been cut to provide access into the adjoining Kitchen presumably when this phase was constructed. To the south a cupboard has been created in modern materials. To the north the door from the East/West Lobby is of four-panels within a moulded surround, as elsewhere (Fig 107). The room is lit by a rectangular roof lantern with moulded timber surround.

During the planned works a fireplace was revealed on the east wall (Fig 108). This was timber and had been converted to take a gas stove at some point in its history. It was tall with a narrow moulded shelf and framed by tapering pilasters with short reeded sections to their shafts. Below the shelf was five raised panels with spade motifs. The floorboards cut around the tiled hearth seemingly contemporary with the room. The floorboards in the main section of the room were aligned north to south. To the west the floorboards from the kitchen run through and over these boards, creating a small step (Fig 109).



Interior of Former Bar Store, taken from the north Fig 106



Interior of Former Bar Store, taken from the south Fig 107



Fireplace revealed during the planned works, taken from the west Fig 108





Section of floorboards in the Former Bar Store, taken from the east

Fig 109

#### 6.3.1.14 Summoner's House (23-25)

The Summoner's House is part of the 1890s phase of construction and access from the exterior is provided from the lower ground floor, from which a staircase rises to a landing area (24) and three bedrooms (23 & 25-26).

The staircase is described below (Section 6.3.2.18) but it rises to a small landing, which has floorboards running east to west. The walls and ceiling are plain. The window to the south comprises a one-over-one sash with horns. This southern wall has had its plaster removed and leaves the underlying Flemish brickwork exposed (Fig 110). This is fairly homogeneous red/purple fabric. To the west the floor steps up to Bedroom 3 (23). Above the door plaster has been removed exposing the underlying nature of this dividing wall. Timber studs support laths which have lost their plaster. Where the steps have been removed the underside of this floor can be inspected (Fig 111). East-west softwood joists run under the floorboards and are supported by a brick wall which rises from the ground floor; most likely the dividing wall between the Stair Hall (51) and Stair Lobby (40) seen below.

To the east two plain recessed four-panelled doors with lock cases to the rear provide access into the principal bedrooms (Fig 112). Where the frames were removed during the planned works the supporting brickwork was of red/orange fabric with a timber board acting as a lintel. Both rooms retain skirtings, wallpapered walls, a plain ceiling and their own fireplace. The fireplaces retain their timber surrounds with plain pilasters to a run of tassel-like moulding and corner roses. The central section is decorated with sunflowers and a reeded linen-fold type pattern. Both now have been obscured by electric heaters and retain a simple shelf. Their windows to the street are the same as seen elsewhere in the Summoner's Accommodation. Those to Bedroom 3 (23) retains moulded horns and a sash catch. Where the plaster has been removed the construction of the sash box has been revealed. Slanting timber boards slope down towards the interior from the exterior.



Landing area in the Summoner's House, taken from the east Fig 110



Underside of the floor arrangement of Bedroom 3 (23) in the Summoner's House, taken from the east Fig 111



One of the bedrooms in the Summoner's House, taken from the north-west Fig 112

### 6.3.1.15 The Dining Room (29)

The former Company Board Room and later Dining Room is accessed from the east end of the East/West Lobby (19) and gives access to the Summoner's House to the south. Housed within the 1890s phase its curved western wall displays the liberal economy of construction as the ground plan illustrates a large solid portion of wall created by the design. The room retains high skirtings and plain plastered walls to a high picture rail. Above a moulded cornice marks the otherwise plain ceiling. Floorboards revealed during the planned works were laid north-west to south-east and measured 5½" (14cm) wide.

Two doors on the west match that seen in the East/West Lobby of four-panels below modest entablatures (Fig 113). However here they differ as they are curved to match the wall line (Fig 114). The west wall also retains a fireplace with timber surround and tiled hearth, now blocked. The surround comprises two sets of Ionic columns on tall plinths to a moulded shelf with modillions. The woodwork in this room, excluding the fire surround, appears to have been painted to lighten its appearance.

The bay window to the east comprises four one-over-one sashes within timber surrounds (Fig 115). The sashes all retain their horns and have been obscured by the addition of secondary glazing.

During the monitoring phase the roof of this room was removed. This exposed the top couple of courses of brickwork (Fig 116). The windows each retain arched heads within the brickwork. It is mostly laid in red brick and the top five courses are a much darker fabric.



Interior of the Dining Room, taken from the north-east Fig 113



Curved doors from the Dining Room lying ex situ during the monitoring phase, looking south Fig 114



Bay window in the Dining Room, taken from the south-west Fig 115





Exposed brickwork to the wall during the monitoring works, looking east Fig 116

### 6.3.1.16 Service Room and Stairwell (27-28)

From the Dining Room a door gives access to a Service Room (27) and Stair Lobby (28) leading up from the lower ground floor from the Summoner's House and its rear entrance. The Service Room retains a skirting in places but is dominated by a set of fitted cupboards to the north wall and a set of kitchen units to the east (Fig 117). The cupboards are most likely original and comprise moulded and recessed panelled doors on barrel hinges (Fig 118). The kitchen units are modern but retain a moulded 'skirting' to the walls around the countertop suggesting they replaced an earlier piece. The window to the east is set high on the wall and sits within a moulded timber surround.

Soft strip during the planned works removed the kitchen unit and the cupboard. The exposed floorboards laid east to west. The skirting continues along the wall where the cupboard once stood. To the east where the kitchen units were removed a sloped boarded section sits above the door to the Summoner's House below, providing extra headroom for the entrance from the street (Fig 119). The brickwork here also retains an arch not seen externally sitting slightly off-centre to this sloped boxed. The fabric of the brickwork is of mixed quality and little mortar survives. The brick of the partition between this and the stairwell where exposed around the door surround is of more homogenous quality.

The stair is lit by a square roof lantern with moulded surround in timber and glass (Fig 120). The floorboards revealed during planned works were aligned east to west.



Interior of the Service Room, taken from the west Fig 117



Interior of the cupboards in the Service Room, taken from the east Fig 118



Exposed area of brickwork in the Service area (27), taken from the west Fig 119



Stair to the lower ground floor, taken from the north-east Fig 120



Cupboard area following soft strip, looking east Fig 121

### 6.3.2 Lower Ground floor

#### 6.3.2.1 Entrance Lobby (40)

Accessed directly from the exterior this room is within the Summoner's House and therefore part of the 1890s phase of development. It gives access to the Stair hall to the east (51), the stairs up to the Dining Room to the north, and the Principal basement service corridor to the west (41-42), providing a through-route to various other parts of the building.

The stairs from the Dining Room and Service Corridor are clad in modern material (Fig 122) however their arrangement is historic and so the underlying fabric could be of some age. They rise from a stone flag floor, the flags being much worn, a simple skirting and plain plastered walls (Fig 123). The door through to the Summoner's accommodation has moulded and recessed panels of four-panel form. An archway containing stone steps to the west leads down to the Principal Basement Corridor. The door here is of five-panels with latch. The door to the exterior on the south is of six-panels, simply recessed with modern handle. Above the over-light seen externally has security bars.



Stairs from ground floor to lower ground floor, taken from the south

Fig 122





Entrance lobby from the rear of the building, taken from the north Fig 123

### 6.3.2.2 *Principal Basement Corridor (41-42)*

This runs east/west below the Ballroom within the 1830s phase of development. It is given access from the entrance lobby and in turn gives access to many different parts of the lower ground floor.

The space is divided by a wooden partition or screen part way along the corridor, the shorter section is to the east. From the Summoner's House a short flight of stone steps provide access but this was most likely externally accessed during the original 1830 construction (Fig 124). At the top a door of five-panels has been repaired but otherwise comprises recessed panels. The floor is laid with flagstones. Painted masonry walls rise to a simple moulded picture rail and a barrel vault ceiling. The picture rail has been removed to the south but its outline remains.

On the north wall a slender door set above a grille comprises three fielded panels with a small lock case to the rear (Fig 125). This gives access to a further cast-iron slender door suggesting the need for security, the barrel hinges are more robust than other examples in the building and a single key hole is present. The interior of the cupboard has painted brick walls, and a barrel vaulted ceiling. Two sides are lined by wooden shelving. Most likely this was utilised to store high-value items like silverware.

To the south a door gives access into the Kitchen (47). The door is set within a recess with a moulded surround. The door itself is of four-panels, all recessed with ovolo-mouldings. The door furniture has been removed.

To the west the partition is formed of timber and glass (Fig 126). A door of six-lights over horizontal boarding and two lower panels gives access to the second section of the service corridor. One of the glass lights is of frosted glass. Adjacent to the door the partition continues of six-panels, the upper two of glass, the lower four of diagonal boarding. Above the arch of the barrel vaulting is infilled with vertical boarding and a two-light window.

The longer section of the corridor continues past the partition and gives access into various other service areas (Fig 127). The space continues much the same from its eastern section. The majority of the doors are as that to the Kitchen of four-panels with recessed ovolo-moulded panels. Three examples to the Second Basement Corridor (62), Store (45) and Store Rooms to the north (69-75) have round-ended slits in their upper panels and retain locking bolts or door knobs (Fig 128). At the western end the door to the Former Coal Store (43) is simply recessed with latch. That to the Wine Cellar (44) is boarded with several rows of ventilation holes and latch (Fig 129).



Access from the lower ground floor Entrance Lobby to the corridor, taken from the west Fig 124



Door into Store from the Corridor, taken from the south-west Fig 125



Screen dividing the Corridor into east and west, taken from the east Fig 126



West portion of the Corridor, taken from the east Fig 127



Example of the common door type in the Corridor, taken from the south-west Fig 128



Door to the Wine Cellar from the Corridor, taken from the north Fig 129



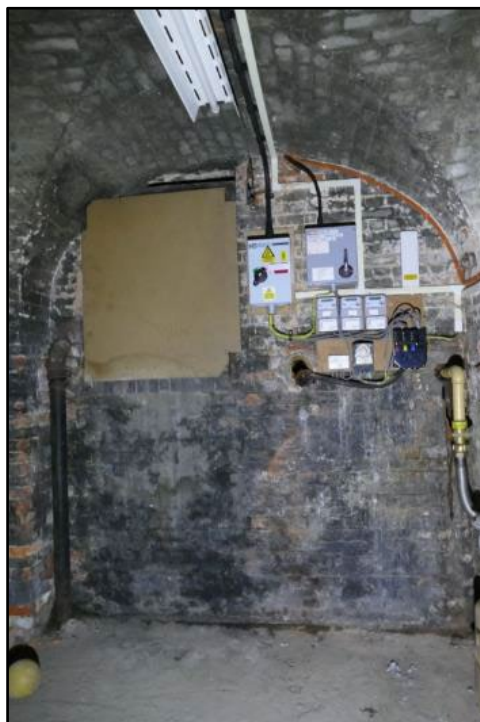
6.3.2.3 Former Coal Store (43)

This is located at the end of the Principal basement corridor (41-42) and is accessed by a four-panelled door with simply recessed panels and a latch handle (Fig 130).

The room is fairly square with exposed brick walls and ceiling (Fig 131). The ceiling is groin-vaulted springing from brick corner columns. There is a blocked aperture on the west wall, covered by boarding. A brick sill is visible and this corresponds with the grille seen here on the exterior. Otherwise various modern electric equipment is present but nothing else of interest.



Door providing access into the Former Coal Store, taken from the west Fig 130



Interior of the Former Coal Store, taken from the east Fig 131

6.3.2.4 Wine Cellar (44)

This room is located within the 1830s phase and is given access from the Principal Basement Corridor via a small lobby. The door from the corridor is described above. It sits beneath a cambered arch of brick headers. Internally the lobby has its own barrel vault ceiling but retains nothing of interest. The door from lobby to cellar also sits below a cambered arch of brick headers and comprises a door similar to that from the corridor but on heavy iron pintles (Fig 132). This door has been damaged and no longer functions.

Internally the cellar is similar to its neighbour the Former Coal Store (43) with brick floor, walls and groin-vaulted ceiling. It has been fitted out with brick wine bins, four and a half upper and lower with brick walls and concrete shelves (Fig 133). The shelves were numbered and a few examples of this remains. There was no evidence internally of the potential service hatch seen on the west elevation (Section 6.2.4).



Entrance into the Wine Cellar with redundant door to a small lobby, taken from the south Fig 132



Wine bins in the Wine cellar, taken from the north, and example of numbered shelving Fig 133

**6.3.2.5 Store (45)**

This room is located within the 1830s phase and given access from the Principal Basement Corridor. At the time of the survey this was inaccessible.

### 6.3.2.6 Scullery (46)

This room is located within the 1830s phase and given access from the Principal Basement Corridor. There is a door surround but no door and no obvious evidence of there having been one. This sits below a cambered brick arch. The room has a stone flag floor and brick walls to a groin-vault, as elsewhere (Fig 134). Its use as a scullery is clear from various features in the niches created by the brick columns from which the vault springs.

On the north wall a ceramic sink on brick piers is fed by three taps with pipes dropping down from the ceiling (Fig 135). A line of tiles run along the back wall. There is a timber drying rack fixed within the niche.

Opposite this on the south wall the niche has been filled to create a lower brick arch over two brick coppers (Fig 136). They both retain little heating stoves beneath and lower doors for the clearing out of ash. One retains its wooden top. Between them lies a worn stone block. Further to the east a four-panelled door gives access into the Kitchen (47). The door has moulded panels within a moulded surround, and sits below a cambered brick arch. Directly adjacent are two timber shelves.

The south wall retains a door to the exterior (Fig 137), now fixed with various service pipes and a boiler attached. As such little is visible beyond two lower simply recessed panels and two upper four-light windows creating an over-light.



Interior of the Scullery, taken from the south

Fig 134





Sink on the north wall of the Scullery, taken from the north-east

Fig 135



Brick coppers on the south wall of the Scullery, taken from the north-west  
136

Fig





Door to the exterior from the Scullery, opening into the push-out on the south rear elevation, taken from the north Fig 137

### 6.3.2.7 The Kitchen (47)

This room is located within the 1830s phase and given access from the Principal Basement Corridor. The room has a tiled floor, a plain skirting, plastered walls and a groin-vaulted ceiling as in the other basement rooms, but plastered and painted (Fig 138). As the kitchen this room has the highest level of status of all the lower ground floor rooms. The whole room up to c1m in height has been rendered for hygiene, although it is not clear when this was done.

To the far south wall there is a large fireplace with simple timber surround and shelf. The stove set within the aperture is a 'Kitchener' type cast-iron stove manufactured by Flavels of Leamington from 1830 onwards (Fig 139). The type here is similar to designs advertised in the 1860s (Graces Guide 2022), but an exact date is unlikely to be forthcoming without further dateable evidence. Kitcheners are recognisable as two ovens at the same level of the grate. Its central heat source allowed simultaneous roasting, baking, warming and boiling. It may have been installed here from the outset of this construction in the 1830s. To the east is a slender cupboard enclosed by a two-panelled door.

The east wall is dominated by a secondary fireplace, smaller than the one to the south but still tall (Fig 140). It also has a plain timber surround with shelf and has been blocked. This is flanked by two windows set within deep reveals. They are both eight-over-eight sashes with no horns and iron bars to the exterior.

The western wall has three niches (Fig 141), the northern example is more deeply recessed and provides access into the scullery as seen above. From this side the door is of two-panels, rather than the four seen from the scullery and retains a towel rail. The other niches contain features related to kitchen activities. The central example retains a very slender cupboard, and a brick structure with iron door. Below this two more smaller doors also survive, most likely relating to this brick structure which may be an early oven (Fig 142). The southern niche retains a cupboard with surround and shelf. Internally several shelves are enclosed by two four-panelled doors, one has been lost. Below this are two small metal doors as seen elsewhere for a stove, and clearing out of ash. Their relation to the cupboard above is unknown.



Interior of the Kitchen, taken from the north-east Fig 138



Flavel stove in the Kitchen, taken from the north Fig 139



East wall of the Kitchen, taken from the west Fig 140





West wall of the Kitchen, taken from the east      Fig 141



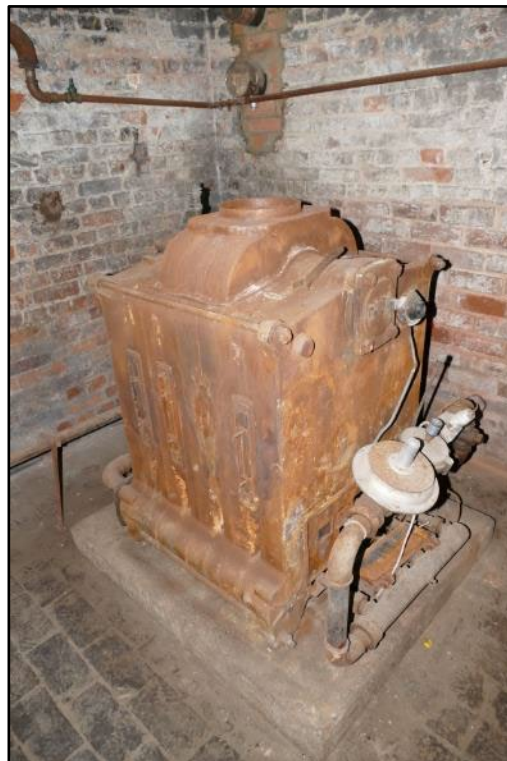
Oven-type structure in the Kitchen, taken from the east      Fig 142

### 6.3.2.8 Boiler room (66)

This room is located within the 1830s phase and is accessed from the Principal Basement Corridor via a double door. Each leaf is of three panels of which the central one comprises slats. The panels are moulded to the corridor and plain to the rear. The room is much the same as elsewhere with a brick floor, walls and barrel-vault ceiling (Fig 143). A boiler survives, with various pipework also present (Fig 144). The boiler sits on a concrete slab and is marked as modern in the CMP (ACA 2005) but likely had a modern casing at the time of that survey. The existing equipment is cast-iron and likely 19th century in date. There is some repair to the north-east with new insertions. There appears to be a small blocked arched aperture to the east wall near the door.



Interior of the Boiler room, taken from the south Fig 143





Boiler on concrete slab in the Boiler room, taken from the south-west Fig 144

### 6.3.2.9 Store rooms (69-75)

These are all located within the 1830s phase beneath the Tea Room and Reading Room (5 & 6), and comprise a series of store rooms only accessed from the Principal Basement Corridor (41-42). The door from the corridor is set within a reveal with timber surround and comprises four-panels. The panels are all recessed with ovolo-mouldings, the upper two each have three vertical recessed lines. There is a doorknob and locking bolt to the corridor face and a lock case to the rear.

Beyond this a set of short steps (Fig 145) comprising brick risers with timber treads give access into the subsequent sequence of storage spaces (69-73). There is a brick floor throughout, roughly laid, and painted brick walls with few distinguishing features. The ceiling is plastered and otherwise plain. The space is divided by a series of brick walls containing large arched brick apertures (Fig 146). These have then been partly infilled with modern Flettons, distinguishable by their kiss marks, with cement mortar and part of the conversion to air raid shelter in the 1940s (ACA 2005). These leave only simple openings to allow pedestrian access.

Store 70 has a narrow, blocked arch with cambered head to the east (Fig 147). It is painted which suggests it is not contemporary with the blocking of the arched openings elsewhere.

Stores 71 and 72 both have cupboards to the east (Fig 148). In Store 71 this is enclosed with various reused panelled sections, some moulded, some plain and of varying sizes. In Store 72 the cupboard is enclosed by boarding and a reused six-panelled door. Internally these cupboards retain shelves similar to those seen in the Wine Cellar, brick partitions and concrete shelving. Store 71 also has a blocked aperture high on the west wall.

Store 72 has a door to the west of early 20th-century style with large upper panel, now blocked, and three lower tall panels (Fig 149). This corresponds to the doorway seen on the exterior.

Store 73 retains a blocked aperture to the west infilled with airbricks. To the north wall a small aperture below an inverted arch gives access to the rest of the sequence.

Store 74 lies at the end of the store rooms. The space comprises bare brick walls in English bond divided by two double-arched walls supporting the floor above. There are little distinguishing features. An inverted arch on the east wall sits above a small aperture providing access into Room 68.

Store 75 comprises the void beneath the extended porch section seen on the street front. The south wall provides access through an arched aperture. Also here is a projecting plinth and several stone blocks to the east, forming the base of the one of the columns seen above on the street front (Fig 150). To the west there is a section of banded stonework capped by a steel lintel and flanked by two columns with moulded stone bases. These form the west wall of the original portico (Fig 151). There is a small grille to the east.



Steps up to Stores 69-75, taken from the south Fig 145



Brick arched partitions in the Stores, later infilled, taken from the south-east Fig 146



Blocked aperture in Store 70, taken from the west

Fig 147



Cupboards in Store 71, taken from the west

Fig 148



Door to exterior in Store 72, taken from the east Fig 149



East wall of the void beneath the Portico, taken from the west Fig 150





West wall of the void beneath the Portico, taken from the east Fig 151

6.3.2.10 Duct room (67)

The Duct Room was accessed via an aperture in Store 70 before this was blocked (see above). It is also accessible through a door on the north wall of the Basement Corridor set at a high level making it difficult to access. The space has a rubble floor, brick walls and a plasterboard ceiling and slopes from north to south (Fig 152). The brickwork is laid in English bond with three inverted arches to the north, east and west. The brickwork changes in fabric to the south and the change is marked by a buttress on the east. The ceiling boards have been removed to the south and reveal softwood joists and boards to the room above (Fig 153).

Of note in this room is the presence of a duct, curving from the north and a small aperture in the wall. It is of brick, the same fabric as the walls, with the inner sides rendered and a stone or concrete top. The CMP notes its most likely use to have been to carry fluid, or hot air, or for ventilation (ACA 2005, 117).



Interior of the Duct Room, taken from the south Fig 152



Exposed ceiling in the Duct Room, taken from the east Fig 153

6.3.2.11 Vault (68)

This space is accessed from Store 74 through a small aperture. It is filled with building rubble and has brick walls with a low barrel-vaulted ceiling (Fig 154). The top point of the vault barely reaches over c1m as these rooms accommodate the change in ground level seen externally.



Interior of the Vault, taken from the west      Fig 154

### 6.3.2.12 Basement Corridor (61-62)

This corridor is within the 1830s phase and given access from the Principal Basement Corridor. It provides access to a Store (64) at the south end, two more Stores (60 & 63) within the 1860s phase, and the original Coachmen's Waiting Room (59) to the north. The awkward arrangement it presents may be partially explained by the removal of the stairs at the north end that would have provided access to the ground floor rooms, through the Central Corridor, as described above in Section 6.3.1.3.

The brick floor slopes up to the north to accommodate the changing ground level. The room (Fig 155) has bare brick walls and a plastered ceiling with two brick arches towards the south, and two to the north end, and at least one timber joist running east-west. The door from the Principal Basement Corridor is four-panelled.

At the south end of the north wall a column supports one of the brick arches overhead. Directly adjacent to one is a rectangular shallow stone basin supported on brick rounded piers (Fig 156). Below a single pipe would have provided drainage. The adjoining brick column retains two small apertures with cast-iron fittings and a cast-iron pipe for the provision of water. Both have lost their doors, the lower example, almost floor-level, survives *ex situ* and reads *Open this door and clean out soot once a year*. Directly adjacent lies an aperture high on the wall with two-panelled door, giving access to the Duct Room (67). At the south end of the south wall a four-panelled door provides access to a Store Room (64) and a second aperture steps up to further stores within this phase, and then subsequently into the area below the later phase. This aperture has a simple door frame but no door.

The Store (64) forms a single space with painted brick walls, brick floor and a large, raised brick step to the east (Fig 157). The ceiling is plastered but where this has come away lath and plaster is revealed. Various timber shelves and hooks are present.

At the north end a partition with timber door frame creates a lobby (Fig 158). The partition is plastered and where this has failed lath and plaster is revealed. Within the lobby there is a concrete floor and plastered walls with various service fittings to the west.



Basement Corridor, taken from the south Fig 155





Stone basin to the south of the Basement Corridor, taken from the east Fig 156



Interior of the Store, directly off the Basement Corridor, looking east Fig 157





North end of the Basement Corridor, taken from the south

Fig 158

### 6.3.2.13 Stores (60 & 63)

These are both provided access from the Second Basement Corridor and are housed within the 1860s phase.

The doorway into Store 63 does not retain a door but there is evidence for one previously. The space comprises a storeroom with brick floor and walls. Various niches and recesses mark the walls and overhead to the north are two large arches supporting the ceiling (Fig 159). One niche to the south wall retains evidence of an inverted arch in the brickwork. To the west a projecting plinth runs partly the length of the wall. To the east at the north end a step provides access through an arch to further rooms within the 1890s phase, but with the construction phase this room belongs to, this would originally have been closed. There is an area of exposed lath and plaster to the north.

Store 60 is a smaller space accessed from the lobby at the end of the basement corridor and subsequently gives access into the original Coachmens Waiting Room (58). There is a concrete floor, with plastered walls and a plaster ceiling. Where the plaster is failing the brickwork of the walls is exposed (Fig 160).



Interior of Store 63, taken from the south Fig 159



Interior of Store 60, taken from the south-west Fig 160

#### 6.3.2.14 Coachmen's Waiting Room of 1864 (59)

This is the original Coachmen's Waiting Room of 1864 which was later superseded by another in the 1890s extension. It is only accessed from the Basement Corridor through a Store (60) to the south.

The floor is concrete screed, and the walls represent a mixture of construction phases. To the north fine red brick has been laid in stretcher bond and suggests this elevation has been rebuilt (Fig 161). A single four-light fixed window comprises a timber frame with modern glass. To the east this partially continues but the majority of the elevation comprises older brickwork with a central projecting chimney stack (Fig 162). The stack retains a cambered arch to a fireplace which has lost its surround and represents several phases of infill. To the south this brickwork continues with a tall, inserted aperture reaching almost to the ceiling (Fig 163). The original lies to the west below a cambered arch and infilled with brick.

The west wall retains much interest (Fig 164). Its construction is part stone or rubble with brick in places. The plaster here is rough and little can be determined other than this predates the 1832 construction. It therefore possibly represents the only standing remains of the previous Hall.

Timber bearers are present in all of the walls, now truncated and only stubs remaining (Fig 165). This perhaps represents shelving for storage, or a function associated with the use of this area as an air-raid shelter in the 1940s.



North wall of the Coachmen's Waiting Room, taken from the south

Fig 161





East wall of the Coachmen's Waiting Room, taken from the north-west Fig 162



South wall of the Coachmen's Waiting Room, taken from the north Fig 163





West wall of the Coachmen's Waiting Room, taken from the north-east Fig 164



Timber bearers present in the walls in the Coachmen's Waiting Room, taken from the north-west Fig 165

6.3.2.15 Store (57)

Concrete steps rise from Store 63 through what was the outer wall of the 1860s extension. The floor comprises compacted earth, the walls are of brick laid in English bond where visible, and the ceiling has been newly plastered. Various brick phases are present.

To the north the dividing wall between Store 57 and the 1890s Coachmen's Waiting Room (58) is constructed of Flettons and stands structurally distinct (Fig 166). An un-affixed poster (Fig 167) dates from 1934 when the City Isolation Hospital was located at Stoney Stanton Road before moving to Whitley where the name was changed to the Whitley Infectious Diseases Hospital.

To the east red brick is laid in English bond with some Flettons to the south. Two apertures, one with a steel lintel and low head-height, gives access to the adjacent Store (56).

To the south a canted section of wall, its return and the south wall are constructed in red brick in an indeterminate bond, resembling in places English bond but otherwise inconsistent (Fig 168). To the south-west a stepped section of brickwork and heavy mortar sits in front of the red brick wall. This is perhaps a remnant from the original construction, superseded during the construction of later ranges.

The west wall is the former outer wall of the 1890s range and comprises fine brickwork with slender joints to the north but is otherwise rough construction with heavy mortar. There is partial plinth to the south.



North end of the Store, taken from the south

Fig 166



Vaccination poster in the Store, taken from the south Fig 167



South end of the Store, taken from the north Fig 168



6.3.2.16 Coachmen's Waiting Room of 1890 (58)

The floor continues from the adjoining Store (57) through a single wide aperture, created by the insertion of the Fletton wall to the west, mentioned above. The room comprises brick walls, of varying quality, and a timber ceiling.

The south wall (Fig 169) comprises Flettons in English bond, the south-east canted section displays the occasional Fletton (Fig 170) but is otherwise of red brick and structural continuous with the other walls to Store 56.

To the west older brickwork is present but several areas have been re-pointed making the construction sequence unclear. The north-east curved wall (Fig 171) is lain in English bond with the door to the exterior to the west. This has been built into the room within its own projecting timber frame.

The ceiling comprises softwood timbers on end supporting boards above (Fig 172). Between the timber which run north to south, small overlapping timbers imitate scissor bracing.



South wall of the Coachmen's Waiting Room, taken from the north Fig 169



South-east wall of the Coachmen's Waiting Room, taken from the west Fig 170



North curved wall of the Coachmen's Waiting Room, taken from the south  
171

Fig



Ceiling in the Coachmen's Waiting Room, taken from the south Fig 172



### 6.3.2.17 Store Room (56)

Accessed through the low aperture or full height arched doorway from Store 57 this room has a concrete floor, bare brick walls and a plastered ceiling (Fig 173). The brickwork is of Flettons in English bond. A central brick pier supports a long steel support running north-east to south-west.

Adjacent to the low aperture from Store 57 is a poster published by '...R H.M. Stationery Office by J. Weiner Ltd., London, W.C.1 51-8395' explaining good habits for the shelters (Fig 174). This poster was published in 1940 and is available at the Imperial War Museum collections ([IWM](#)). Additionally, there is graffiti in this room reading: "R Lack & J Liggins, Electricians 1923-4; Marston Brown 1926, AJP Roberts 1909 1923 and George Braunstone FG".



Interior of the Store, taken from the south-east

Fig 173



Poster in the Store, taken from the south-west

Fig 174

### 6.3.2.18 Summoner's House (48-55)

The Summoner's House comprises a series of more domestic spaces on the lower ground floor and from which the upper part of the house (described above in Section 6.3.1.14), housed on the ground floor of the building, is only accessible from. As such the main central circulation route for the house is a Stair Hall (51) from which all other areas are accessed. This is carpeted with plain plastered walls with an open-well period staircase (Fig 175). The skirting in the room rises with a curve up the stairs which comprise softwood painted to give the appearance of mahogany. The style is fairly typical of the period. There is a small under-stairs cupboard fitted with shelving. There is a window to the south and various doors to other parts of the building.

During planned works the carpet was lifted and revealed small square tiles which run throughout the ground floor of the Summoner's House. The brickwork to the internal walls in the stair hall was also exposed. This revealed an arch above the door to the stair lobby to the west, which may originally have fitted a taller door as the area above the current is fitted with timber (Fig 176). The internal partitions are a mixture of English and Flemish bond but overall, the brickwork in this part of the building appears continuous and consistent in date, of red/orange fabric. Some areas of ceiling had been exposed on the ground floor and were of lath and plaster, the laths were machine-made and nailed to battens.

The pre-1930s WC block, seen on the exterior as a lean-to range, lies to the south. This is accessed via a four-panelled door, each panel being moulded with diagonal boarding. A second inner door is also of four-panels, the upper two were formerly glazed but are now boarded, and the lower two imitate bolection moulded panelling. Beyond this there is a modern tiled floor, plain walls and the space is occupied by two WCs enclosed by their own doors (Fig 177).

To the south-east a modern door within a moulded surround provides access to a Reception Room (52). The room has floorboards running north-south and the walls have been partially stripped to reveal bare brick but otherwise retain plaster. There is a chimney stack with electric fire to the north (Fig 178). The surround is also modern of glazed tiles. A single window to the east comprises a one-over-one sash with horns.

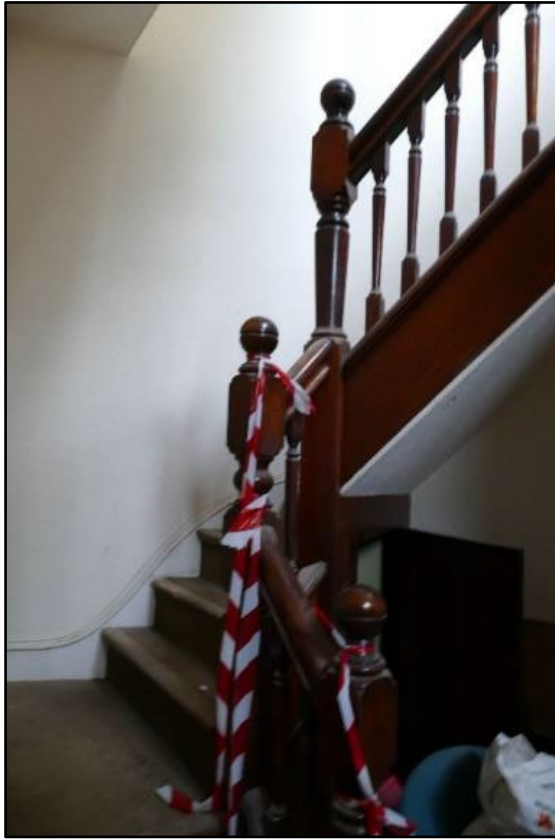
A second Reception Room then lies to the north (53) with similar features to its counterpart including being accessed via a modern door within moulded surround. Its floorboards are of the same orientation and width, a similar window lies to the east and a chimney stack lies to the south (Fig 179). The chimney stack here retains its surround however with sunflower and thistle decoration within an ordered arrangement typical of the late 19th-century. It has now been blocked. To the north a four-panelled split-leaf door of simply recessed panels and shelf gives access to a Lobby (54) and Kitchen (55).

In the lobby there is a skirting to plastered walls and a plain ceiling (Fig 180). To the west, as well as the split-leaf door seen in the reception room, a second door giving access to the Kitchen (55) is present. This is of four-panels, the longer upper two panels are of frosted glass, and the lower two are simply recessed. Both sit within moulded surrounds, that to the Kitchen has a small simple entablature (Fig 181). To the east the floor steps up to reach exterior ground level and the brick walls are exposed. There has been some reconstruction here, the ceiling has been cut through to allow for the change in height. The door to the exterior, as seen externally, is modern.

The planned works stripped this area and the step up to the external door was deconstructed (Fig 182). It was constructed with bricks that read: 'Wea, Coventry'.

To the west the Kitchen retains a tiled floor, and modern Kitchen units to the north (Fig 183). To the west there is a large brick plinth. Otherwise, the brick walls are painted and the ceiling is plastered. The works revealed the ceiling to be lath and plaster construction, like elsewhere.





Staircase in the Summoner's House giving access between the two floors, looking north-west Fig 175



Entrance hall in the Summoner's House stripped during monitoring phase, looking south-west Fig 176



Interior of the WC block within the Summoner's House, looking south Fig 177



Reception room within the Summoner's House, looking east Fig 178





Reception room within the Summoner's House, looking east Fig 179



Lobby within the Summoner's House, looking east Fig 180



Lobby within the Summoner's House, looking south-west Fig 181



Lobby area during monitoring phase of the project, looking east Fig 182



Kitchen within the Summoner's House, looking west

Fig 183

## 7 CONCLUSION

The history of the hall's development is well documented and so these areas could be identified on site within the building's physical fabric. The ground floor held the quasi-public and administrative areas befitting the Company at this time. The lower ground floor retained some well-preserved fixtures and fittings relating to the service activity present during the hall's use. Although there have been many re-iterations of the Draper's Hall on this site, the present hall is almost entirely a new construction, with very little evidence of a former structure.

The original 1830s range had two main wings in an L-shape in plan comprising the main hall areas. The north-south wing contained the entrance Vestibule, Lobby, Central Corridor, Tea Room and Reading Room (formerly the Card Room). Whilst the east-west running wing contained the large Ballroom. These were all quasi-public areas for the entertainment and events that befitted the Company. The basement provided extensive stores/Kitchens and other service rooms. These each served a purpose and supported the events and entertainment that took place upstairs.

The odd angle in the alignment between the two wings was perhaps the result of a compromise between the maximum use of available land and the layout of the Bayley Lane to the east side. The design was also affected by the claustrophobic nature of the site, tightly hemmed-in between other buildings. To this end roof lights were utilised to bring natural light into the series of spaces, and originally the building had not one traditional window. Other 'modern' techniques used was a series of hot air vents that kept the public spaces comfortable, and gas lighting. The use of modern inventions continued into the service areas where the laundry supplied hot water for the washing of linens, and for the washing of plates and dishes.

Decoration of original spaces was clearly in the Neo-Classical style with an abundance use of columns of various orders, elaborate entablatures, and use of Greek phrasing. Limited paint analysis revealed the use of muted greens, creams, pinks as was fashionable at the time.

Not long following the completion of the Hall the balcony and exterior entrance to the ballroom was added to better accommodate the playing of music during the public events held there.

In the 1860s a long range was added to the east elevation of the return of the L-shaped range. This comprised the New Card Room, an East/West Lobby and a Ladies Retiring Room which was later a cloakroom, bar and now Kitchen. This created additional quasi-public spaces on the ground floor which carved out additional service rooms below, including a heated Coachmen's Waiting Room. The joining of these two ranges on the lower ground floor is slightly awkward and displays the remnants of the original plan form well.

During the 1890s more changes were evidently needed to adapt the Hall to the changing needs of the Company. The addition of the windows to the Reading Room, and displacement of the original symmetrical elevation is one such change. To the east the buildings was expanded on the ground floor to comprise new WC's, a Bar Store, and a Dining Room. As well as providing more comfort for the quasi-public function of the building the Dining Room is of interest here. Moving away from the Hall as a purely entertainment space the Dining Room provided an administrative function for the Company; a private space in which they could meet.

Due to the sloping nature of the site, it is here that the former basement areas on the lower ground floor become ground floor rooms; the ground level changing that dramatically along Bayley Lane. This new extension added new service areas, including upgrading the Coachmen's Waiting Room in order to provide access onto the street.

This addition also provided the Summoner's House, accessible only from Bayley Lane, or the service entrance from the rear on this lower ground floor. Research has not concluded what the main function of the Summoner was. Most likely they formed an administrative function within the Company, and accommodation was provided in order for them to oversee the caretaking of the building.

Modern additions were also noted, including the erecting of new partitions and a new WC block to the lower ground floor, but these are all considered minor changes.





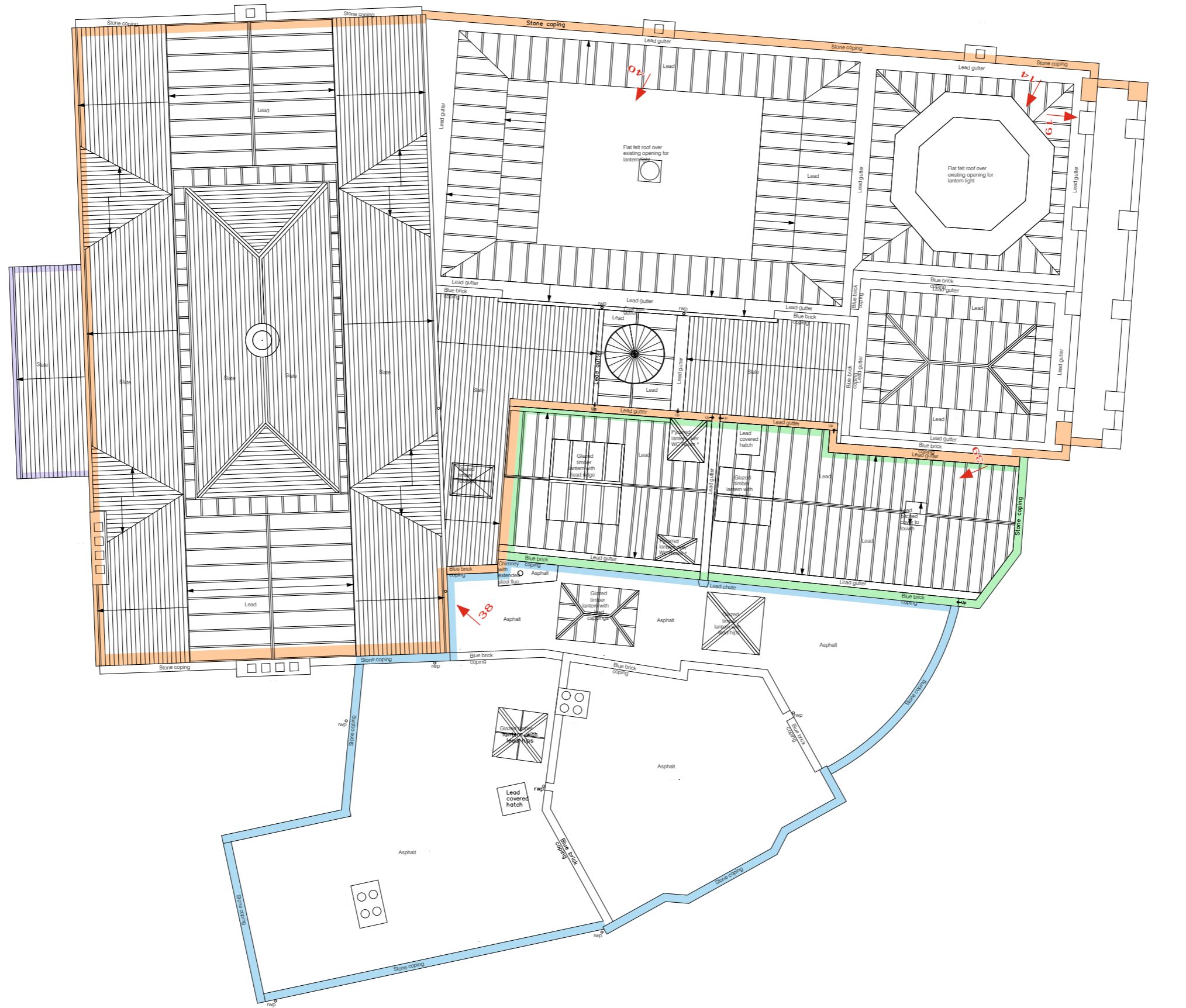
Scale 1:125

Ground Floor plan with general phases and photo locations Fig 184



Scale 1:150

Lower Ground Floor plan with general phases and photo locations Fig 185

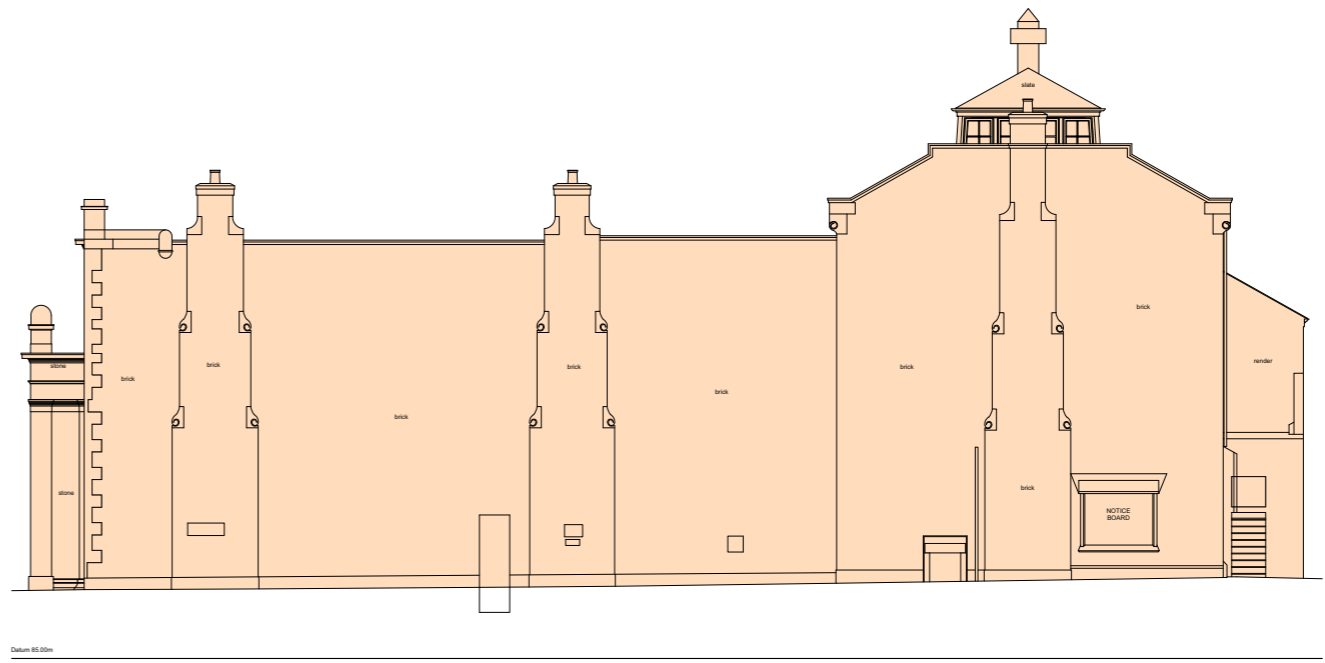


- 1832 phase
- 1841 phase
- 1864 phase
- 1890 phase
- 1 Room number
- Photo location





NORTH ELEVATION



WEST ELEVATION



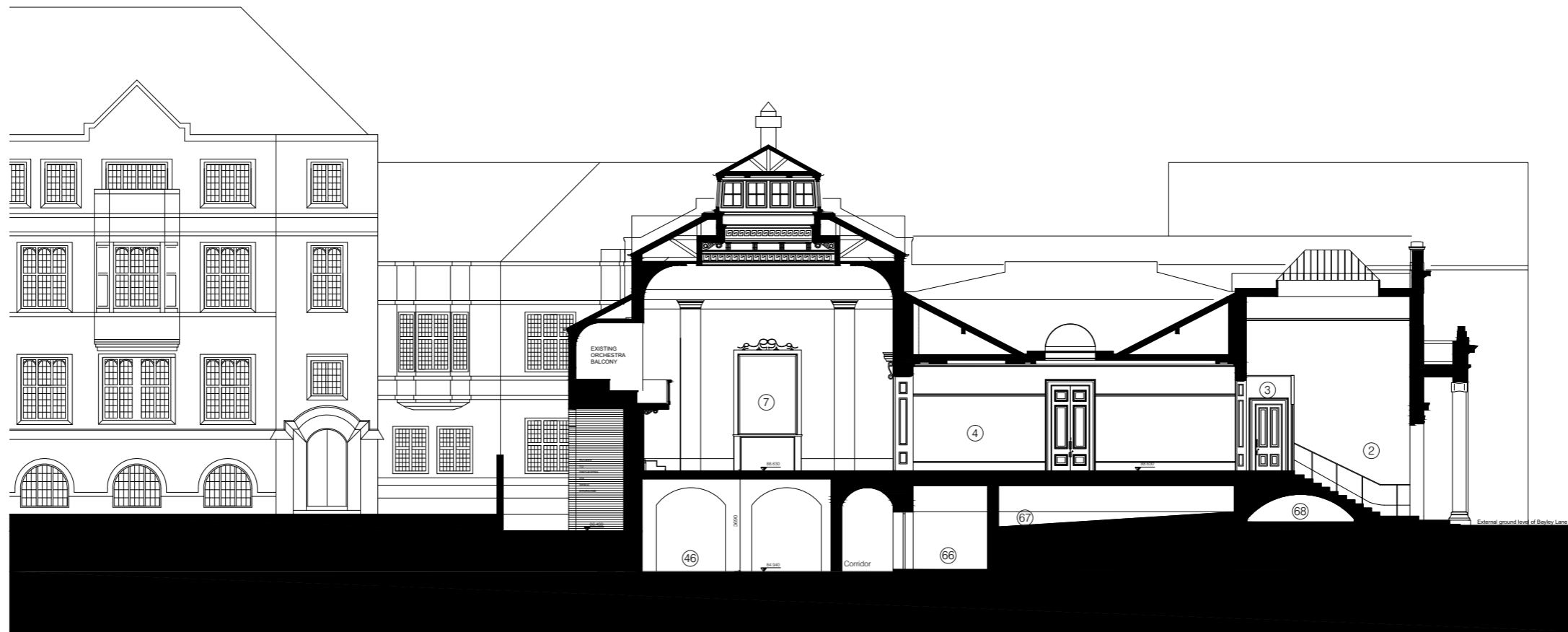
SOUTH ELEVATION



EAST ELEVATION



- 1832 phase
- 1864 phase
- 1890 phase



0 10m

① Room number



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