

The Westgate Hotel Former County Court and Inland Revenue Offices

Level 4 Building Record

Rightacres

October 2019

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- Appendix 3 Measured drawings by Gaunt Francis
- Appendix 4 Historic plans (courtesy of RCAHMW)
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1.0 Introduction

- 1.1 This report has been prepared by Lichfields on behalf of Rightacres to record the former County Court and Inland Revenue Offices prior to its partial demolition and redevelopment under planning permission (19/01538/MJR, granted August 2019) and listed building consent (19/01540/MJR, granted September 2019).
- 1.2 The former County Court and Inland Revenue Offices were constructed in 1904 to serve as clerk and bailiffs offices and store rooms. It was designed by Henry Nicholas Hawkes and constructed by James Allen and Sons to appear as a grand, civic building. In the years since, the interiors have suffered with modern alteration and neglect. The building is Grade II listed and the listing description is included at Appendix 1.
- 1.3 This report provides a Level 4 record of the building (according to Historic England's *Understanding Historic Buildings*, 2016) which is a 'comprehensive analytical record'. This is defined in the Methodology section. The report is set out as follows:
- 1 Section 2 outlines the methodology for the Level 4 building recording;
 - 2 Section 3 describes the site and its setting;
 - 3 Section 4 provides a detailed account of the historic development of the site;
 - 4 Section 5 outlines the significance of the site; and
 - 5 Various appendices and attachments include a significance plans, photo location plans and relevant archive material. A photographic record and measured drawings are submitted separately.
- 1.4 The aim of this report is to record the entirety of the former County Court Offices prior to the removal of the rear section and redevelopment. This report considers the former County Court Offices only.
- 1.5 This record has been compiled using a combination of fieldwork, archive research and desk-based study. Fieldwork and archive research were undertaken on 23rd January 2019 and 11th September 2019. The archives consulted were Glamorgan Archives, the Royal Commission on Ancient and Historical Monuments Wales (RCAHMW) Archives via Coflein and the National Archives, Kew.
- 1.6 A full photographic record was produced following the site visit on 11th September and should be read with accompanying photo location plans. Representative photo sheets for each building are provided at Appendix 2 of this report.
- 1.7 This written and photographic record has been compiled by Lichfields in September 2019 and the measured drawings (at Appendix 3) were provided by Gaunt Francis Architects based on surveys by Hywel John Surveys.
- 1.8 The original plans (thought to be produced in 1904 but undated) are included at Appendix 4 from the collections of the National Monuments Record of Wales via RCAHMW: © Crown copyright: PSA Collection.
- 1.9 This Historic Building Record is submitted to the Royal Commission on Ancient and Historical Monuments Wales (RCAHMW) and will be made publicly accessible by them. The full digital collection of photographs is submitted separately to this report by digital transfer.

2.0 Methodology

- 2.1 Planning Policy Wales Technical Advice Note 24: The Historic Environment notes in paragraph 5.27 that:
- “Works undertaken as the result of a listed building consent will often present the opportunity to make a record of features of the building that are to be removed or altered, or which may be revealed during the course of works”.*
- 2.2 Historic England has prepared guidance Understanding Historic Buildings: A Guide to Good Recording Practice (May 2016), which establishes a four-level approach to the recording of historic buildings:
- 1 Level 1 – Basic Visual Record;
 - 2 Level 2 – Descriptive Record;
 - 3 Level 3 – Analytical Record; and
 - 4 Level 4 – Comprehensive Analytical Record.
- 2.3 The guidance identifies that the necessary ‘level’ of the record may vary with the degree of threat to historic fabric. Destruction is identified as irremediable and potentially requiring a more detailed record and the guidance identifies that the intensity of the record should be proportionate to the significance both of the building (para 5.7.1). Thus, a Level 4 Record of the building has been identified by the local authority as appropriate for a listed building due to partial demolition.
- 2.4 The guidance also considers significance. It states at para. 3.1.6: *“Assessments of significance are value-based judgements ... [which] should be clearly distinguished from the record of the building which should seek to be as objective as possible.”*
- 2.5 Significance has been assessed according to Cadw’s Conservation Principles for Wales, 2011. This outlines heritage values by which significance is assessed. These are: evidential value; historical value; aesthetic value; and communal value.

Level 4 Building Record

- 2.6 Level 4 provides a comprehensive analytical record and is appropriate for buildings of special importance. It draws on the full range of sources, both primary and secondary, to provide a detailed record of the building and its history as well as discussing its significance in terms of architectural, social, regional or economic history. It requires:
- 1 A written report including a description of the site and its setting, a comprehensive account of the historic development of the site and an assessment of its significance.
 - 2 Measured drawings including detailed plans, sections, elevations and any important architectural details.
 - 3 A photographic record comprising views of all exterior elevations, internal rooms, architectural details, machinery, plant or any graffiti that is relevant.

3.0 The Site

Description of the site

- 3.1 The former County Court and Inland Revenue Offices is situated on the west side of Westgate Street (Easting: 318159, Northing: 176191) adjacent to the former Head Post Office and in front of the Principality Stadium. The building was designated at Grade II (ref. 13826) in 1975 and the entry was amended in 1999.
- 3.2 The former Country Court Offices were constructed in a French Renaissance Revival style in 1904. They are smaller but present a more elaborate style than the neighbouring former Head Post Office to which they are adjoined. The principal elevation comprises five bays with the central three bays recessed. The building has 5 storeys including a basement and attic storey and centres around a large lightwell into which the main stair projects.
- 3.3 It was constructed in red brick with a Portland stone façade and yellow brick rear elevations. The lightwell is yellow brick and glazed brick. The historic plans show the use of concrete flooring and steel girders, as well as a metal and timber roof structure. The front section of the building features a steeply pitched slate roof topped with a carved timber lantern. The rear portion has a shallow pitched slate roof.
- 3.4 The site is currently vacant and is in a state of disrepair externally and internally as a result of recent neglect.



Figure 1 View of the front facade of the former County Court and Inland Revenue Offices. Source: Lichfields, Sept 2019.



Figure 2 View of the side elevation of the former County Court and Inland Revenue Offices. Source: Lichfields, Sept 2019.



Figure 3 View of the rear elevation of the former County Court and Inland Revenue Offices. Source: Lichfields, Sept 2019.

Description of the setting

- 3.5 The southern end of Westgate street is a busy, commercial thoroughfare with a varied character and scale. The street is largely characterised by mid-rise buildings and the Principality Stadium looms in the background. The County Court Offices is among the mid-rise buildings, but it is dominated by the scale of the adjacent former Head Post Office.
- 3.6 The site is within St Mary Street Conservation Area the character of which is predominantly defined by grand Victorian and Edwardian civic and commercial development. The core of the area retains a medieval layout. Westgate Street is more varied in architectural character. While it includes examples of the Victorian and Edwardian civic buildings, these are punctuated by Victorian terraces, large, brutalist office buildings, modern development and the large vehicle entrance to the Principality Stadium (which sits adjacent to the County Court Offices).

Surrounding heritage assets

- 3.7 There are several heritage assets in the immediate vicinity of the County Court Offices. See the heritage asset mapping at Appendix 5 for the location details.

Former Head Post Office (Parkgate building)

- 3.8 Grade II listed. It was constructed in 1894-7 with an extension along Park Street in 1907. It is attached to the south side of the County Court Offices. It is in a Dutch Revival style designed by Sir Henry Tanner, Chief Architect to the Office of Works. The listing descriptions of both Parkgate and County Court note that they were listed for 'group value' as both buildings represent the growth of grand late-Victorian and Edwardian civic architecture in this area. There are clear similarities in the architectural features of the former Head Post Office and the County Court Offices; the former is grander in its scale and the latter is more elaborate in its architectural detailing. The former Head Post Office has seen significance modern alteration in the late 20th century and early 21st century. It will be redeveloped and linked to the former County Court Offices under applications 19/01538/MJR and 19/01540/MJR.

Former County Club

- 3.9 Grade II listed. Originally sitting on the edge of Cardiff Arms Park, it was constructed as a sports and leisure club in 1895 by EWM Corbett in a 'Queen Anne' style. It sits to the north-west of the County Court Offices in front of the Principality Stadium. This building also demonstrates the grand Late-Victorian/Edwardian character of this part of Westgate St.

Flyhalf and Firkin Pub (formerly and now called the Queens Vaults)

- 3.10 Grade II listed. A late-19th century public house constructed of red brick with polychromatic tile decoration on the ground floor façade. It sits on Westgate Street opposite the County Court Offices and demonstrates the Late-Victorian development of the area, but in a more vernacular scale and style to other local examples.

The Queen's & Royal Garage

- 3.11 Grade II listed. A single-storey, Art Deco garage building dating from the 1930s situated opposite the County Court Offices. This building demonstrates the ongoing and varied commercial development of the area in the early 20th century.



Figure 4 Westgate Street looking north with the site visible in the centre of the image. Source: Lichfields, Sept 2019.



Figure 5 Westgate Street looking south with the side elevation of the site in the foreground. Source: Lichfields, Sept 2019.



Figure 6 Former Head Post Office. Source: Lichfields, Sept 2019.



Figure 7 Former County Club. Source: Lichfields, January 2019.



Figure 8 Flyhalf & Firkin/Queens Vaults Pub. Source: Lichfields, January 2019.



Figure 9 The Queens & Royal Garage. Source: Lichfields, January 2019.

4.0 **Historic Development**

Surroundings

- 4.1 John Speed's Map of Cardiff in 1610 and the 1840 Tithing Map of the Parish of St Mary show the area around what is currently the south side of Westgate Street as undeveloped. The River Taff runs a different course than today, nearly approaching St Mary Street or 'Southgate' suggesting the area was covered by the river and surrounding land (figs.10 & 11).
- 4.2 In 1880, the western side of Westgate St was a municipal park with a circus on the corner of Westgate and Parkgate Streets (see fig.12). By 1901, the Head Post Office had been constructed in place of the circus. The park remained, and a football ground had been constructed there (see fig.13).
- 4.3 The County Court and Inland Revenue Offices are first visible on mapping from 1920 (see fig.14). By then, for the most part, the park had been subsumed by further development to the rear of the Head Post Office and by the construction of a stadium around the football ground. By 1942, the west side of Westgate St had been further built up, eroding more of the public park (see fig.15). A building had been constructed adjacent to the County Court and Inland Revenue Offices which had been demolished by the early 21st century.
- 4.4 By 1960, the setting of the County Court Offices has developed, and Westgate St was characterised by large commercial development, such as the Telephone Exchange, the Employment Exchange and a large stadium (the National Rugby Football Ground) (see fig.16).

The County Court and Inland Revenue Offices

- 4.5 The site was constructed as offices for the County Court and Inland Revenue in 1904 in a French Renaissance Revival style. The architect was Henry Nicholas Hawks, and the contractors were James Allen and Sons.¹ The site was constructed as a single building with a large central lightwell, with a small offshoot to the rear at ground floor level, as demonstrated in the original plans included at Appendix 4.
- 4.6 The ground floor was in use principally for the County Court functions and included a main 'Plaint' office divided into public and clerk space with a large counter, a registrar's room and offices for the High Court, bankruptcy and various clerks. The first floor was principally used by Inland Revenue including a public office and various private offices for clerks and surveyors. The second floor contained living and amenity spaces, while the basement was used largely for filing and administrative functions. The principle method of circulation was via the main half-spiral stairs, however there were other methods of moving between floors for staff.
- 4.7 The County Court system in England and Wales was established in 1846 by the County Courts Act for the recovery of small debts and demands and was formed of a series of local courts across both England and Wales. These developed from the historic courts of Sheriffs and old county boundaries. As the County Courts heard financial cases, this explains the merging of the County Court and Inland Revenue Offices at Cardiff. It should be emphasised that the site was predominantly offices and did not try cases, rather it housed various clerk's offices and store rooms. The County Court public reception area was on the ground floor and the Inland Revenue public reception area was on the first floor. There were dumbwaiters on the north and south

¹ The National Archives, Kew. WORK 13/162, Cardiff County Court and Inland Revenue Office. Erection. J. Allan. 1904 Feb.27. NB. This archive was accessed in January 2019. It could not be reproduced in this report due to the size of the document.

sides of the buildings running between the safe rooms on the basement and ground floor (on the south side) and between the basement and second floor (on the north side).

- 4.8 Internally, the decorative scheme was largely functional. Principal spaces included more elaborate decorative programmes, for example the entrance lobbies and hall on the ground floor which were most accessible to the public. Where historic features survive, they have been tabulated in the gazetteer of internal features at Appendix 6 to be read alongside the photo survey.
- 4.9 The Cardiff County Court Offices were modified in the late twentieth century. These alterations were substantial, involving reconfiguration of the interiors, loss of internal partitions and many internal fixtures and fittings, installation of modern partitions and ceilings, and replacement of a large number of the windows (including the whole front façade). For the most part, original circulation patterns were lost throughout the building as well as a large amount of historic fabric. The precise timeline of these alterations is unknown, but it appears to have been a gradual process rather than one large scheme. The south side of the basement was in use as a Cadet training facility from 1997.
- 4.10 Neither Inland Revenue, nor the County Court system that formerly occupied the Cardiff County Court Offices are in operation at present. Inland Revenue was merged with HM Customs and Excise to form HM Revenue and Customs in 2005 and the County Court system was unified in 2014 as a single court hearing civil claims, colloquially known as the ‘Small Claims Court’.



Figure 10 John Speed's Map of Cardiff, 1610. Source: Wikimedia Commons.



Figure 11. Extract of the 1840 Tithe Map of the Parish of St Mary, Cardiff. The area that is now Westgate Street is largely covered by the River Taff. Source: Glamorgan Archives, Jan 2019.

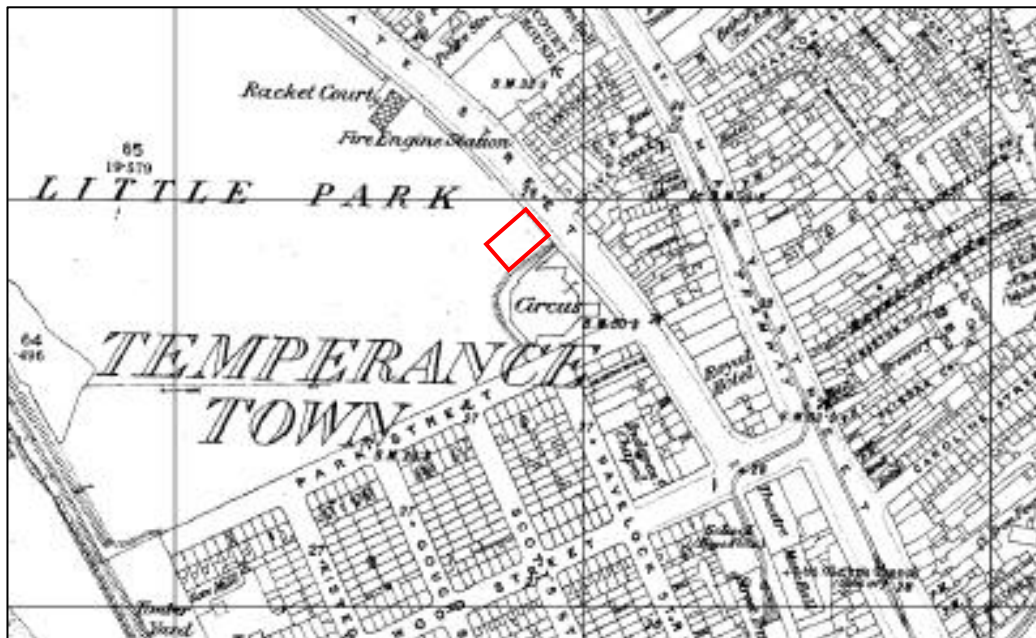


Figure 12. 1880 Ordnance Survey Map, 1:2500, showing the site of Parkgate and the County Court Offices as a public park and a Circus. Approximate site location highlighted in red. Source: Promap.

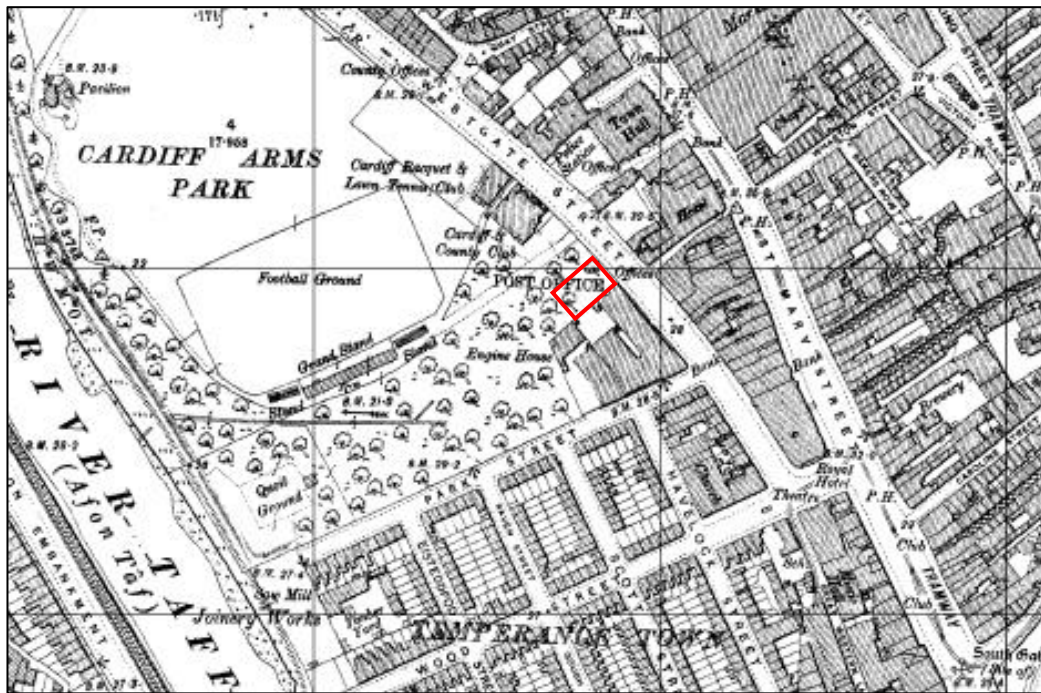


Figure 13. 1901 Ordnance Survey Map, 1:2500, with approximate site location highlighted in red. Source: Promap.

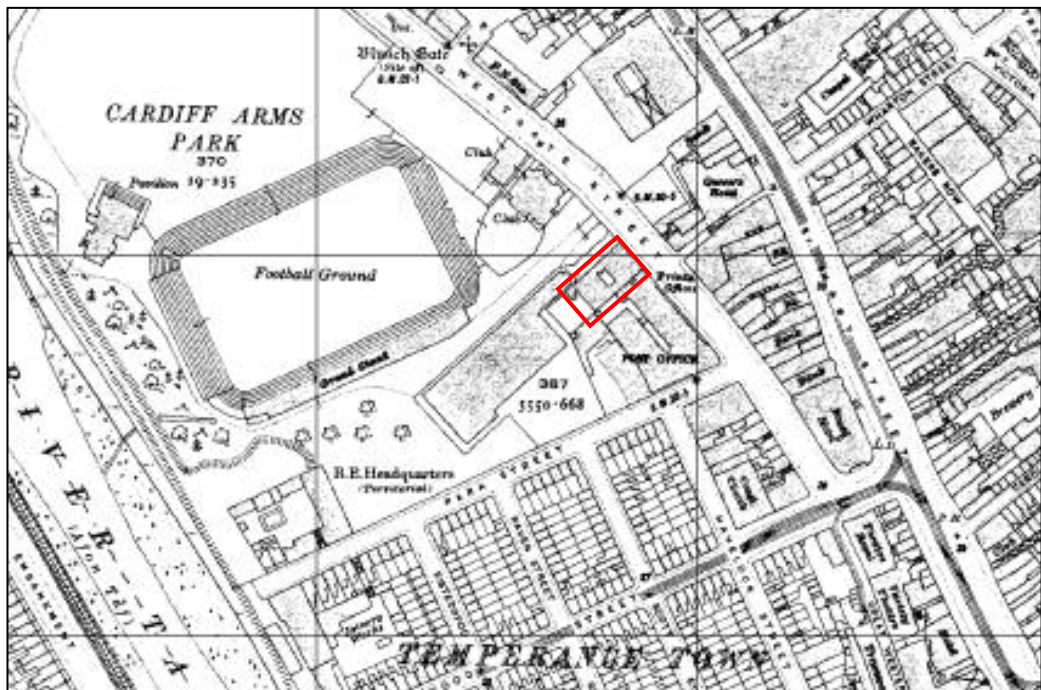


Figure 14. 1920 Ordnance Survey Map, 1:2500, showing the County Court Offices for the first time (built 1904) and the extension of the Head Post Office (in 1907). Site highlighted in red. Source: Promap.

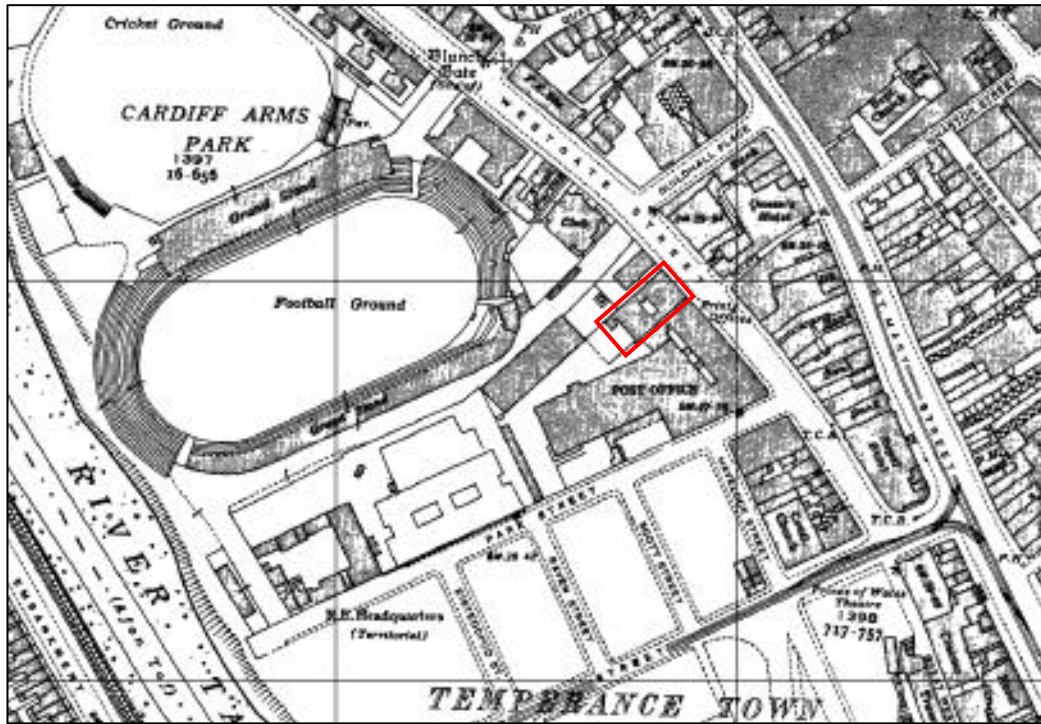


Figure 15. 1942 Ordnance Survey Map, 1:2500. Site highlighted in red. Source: Promap.

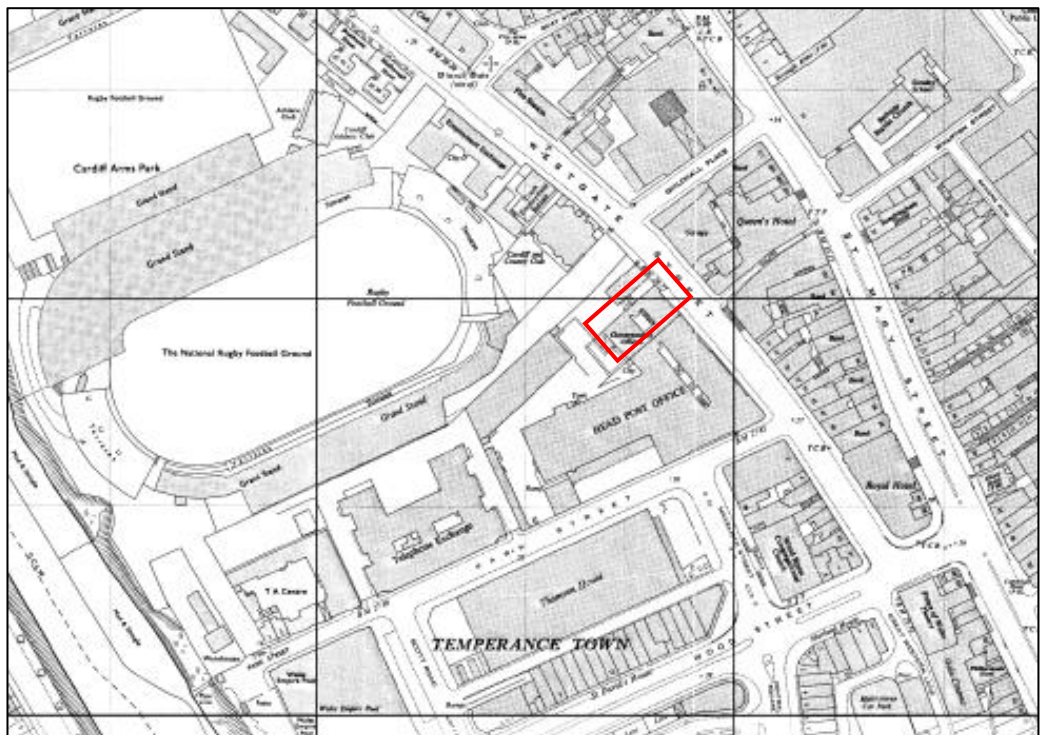


Figure 16. 1963-73 Ordnance Survey Map, 1:1250. Site highlighted in red. Source: Promap.

5.0 **Statement of Significance**

Assessing significance

- 5.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 requires that buildings are listed for their “*special architectural and historic interest*”
- 5.2 Cadw’s *Conservation Principles* (2011) set out 4 component values for assessing significance:
- 1 *Evidential value*: the ability for an asset to provide primary evidence of past human activity – this can be read in the built fabric (visible or hidden) and below ground/underwater.
 - 2 *Historical value*: an asset being illustrative of or associated with past events, movements or people.
 - 3 *Aesthetic value*: a more subjective value, but rooted in the form, appearance, design and setting of an asset and how it is appreciated by people past and present.
 - 4 *Communal value*: the meaning an asset has for people who relate to it, whether personal identity, collective memory or emotional links to particular historical moments.
- 5.3 These values can be linked to the statutory criteria of ‘special architectural and historic interest’: Architectural interest can incorporate ‘aesthetic value’ and some elements of ‘evidential value’ in buildings demonstrating technological advancement; and historic interest can incorporate ‘historical value’, ‘communal value’ and ‘evidential value’.

Summary of significance

- 5.4 Significance plans have been prepared for the site and are included at Appendix 7.
- 5.5 Overall, the primary interest of the County Court & Inland Revenue Offices lies in the aesthetic value of the grand architectural styling of its front elevation and its contribution to the street scene. The listing description describes this in the reasons for designation which are: “*Prominent Edwardian public building with well-handled classical idiom. Group value.*”
- 5.6 Its historical value lies principally in its public function as the offices for the County Court and Inland Revenue in Cardiff. This public function is reflected in the elaborate styling of the façade and public-facing spaces; however, the administrative use of the building is reflected in the functional appearance of the staff spaces. As it dates from 1904, it is not of great age and there have been modern alterations which have eroded some of its historic interest, particularly the interior. It is now difficult to read how the interior decoration reflected the public/private spaces, however it is evident on historic plans.
- 5.7 The listing descriptions of both the Former Head Post Office and County Court note that they were listed for ‘group value’. The setting of County Court is, therefore, an element of its significance. It forms a grouping with the Former Head Post Office due to the similarities in their grand civic style. County Court mirrors the free classical architectural style of the Former Head Post Office to some extent, but on a smaller scale and with more elaborate detailing. The County Court Offices fit within a wider character of Victorian and Edwardian civic architecture, reflected throughout the St Mary Street Conservation Area. However, this setting has been somewhat eroded by various modern development, including the Principality Stadium which dominates the area.

6.0 Bibliography

- 6.1 Cadw, 2011. *Conservation Principles for the Sustainable Management of the Historic Environment in Wales*. Available at: <https://cadw.gov.wales/advice-support/conservation-principles/conservation-principles> [Accessed September 2019].
- 6.2 Historic England, 2016. *Understanding Historic Buildings: A Guide to Good Recording Practice*. Available at: <https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/> [Accessed September 2019].
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- 6.4 Speed, J., 1610. *Map of Cardiff, Wales*. Available at: Wikimedia Commons [https://commons.wikimedia.org/wiki/File:John Speed%27s map of Cardiff, Wales \(full\).jpg](https://commons.wikimedia.org/wiki/File:John_Speed%27s_map_of_Cardiff,_Wales_(full).jpg) [Accessed January 2019].
- 6.5 The National Archives, Kew. *WORK 13/162, Cardiff County Court and Inland Revenue Office. Erection*. J. Allan. 1904 Feb.27. [Accessed January 2019].
- 6.6 The National Library of Wales. *Welsh Tith Maps: The Parish of St Mary, Cardiff, in the County of Glamorgan*, 1840. Available at: <https://places.library.wales/> [Accessed January 2019].
- 6.7 Welsh Government, 2017. Planning Policy Wales: Technical Advice Note 24: The Historic Environment. Available at: <https://gov.wales/sites/default/files/publications/2018-09/tan24-historic-environment.pdf> [Accessed September 2019].
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Appendix 1 Listing description

Full Report for Listed Buildings



Summary Description of a Listed Buildings

Reference Number: 13826

Building Number:

Grade: II

Status: Designated

Date of Designation: 19/05/1975

Date of Amendment: 30/04/1999

Name of Property: County Court Offices

Address:

Location

Unitary Authority: Cardiff

Community: Castle

Town:

Locality

Easting: 318159

Northing: 176191

Street Side: W

Location: Attached on N side of Head Post Office.

Description

Broad Class: Civil

Period

History

Dated 1904.

Exterior

Rich, free classical design in Portland Stone. Three main storeys. Steep slate roofs; small lantern, octagonal cupola. Entrances in slightly advanced end bays with separate roofs with balustrade between, broken by pedimented panel with carved Royal Arms. The end bays have open segmental pediments with cartouches and columns enclosing windows with shallow balconies with iron frontals. At first floor level, casement windows in architrave with blocking. Steps up to recessed doorways with lugged architrave, panel above, panelled wooden doors. Three central bays have at 2nd floor level, paired sash windows, at 1st floor level, 3 casement windows in architraves with open pediments enclosing cartouches. Ground floor has 3 elliptically arched windows with cartouches to spandrels. Plain north return of red brick now exposed.

Interior

Reason for designation

Prominent Edwardian public building with well-handled classical idiom. Group value.

Cadw : Full Report for Listed Buildings [Records 1 of 1]

Appendix 2 Representative photo sheets

County Court Offices – Representative Photo Sheet – Basement



B3.1



B2.1.1



B7.1



B14.2



B11.1



B11.3.1

County Court Offices – Representative Photo Sheet – Ground Floor

G2.1



G3.3.2



G3.1



G5.3



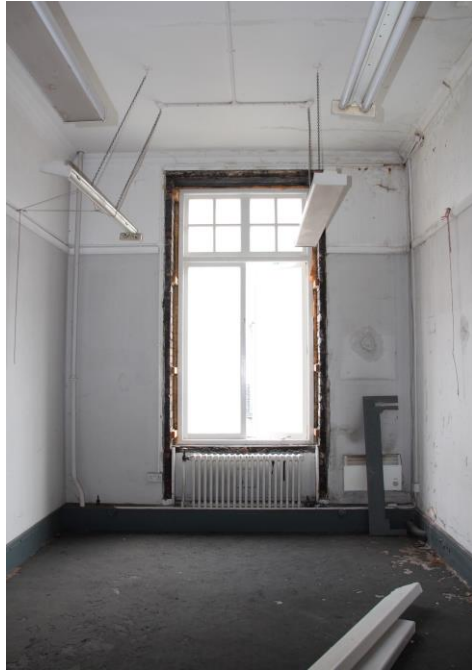
G5.5



G15.2.2

County Court Offices – Representative Photo Sheet – First Floor

F1.1



F3.3.2



F2.2



F4.1



F10.3



F16.3



County Court Offices – Representative Photo Sheet – Second Floor

S8.1



S2.1



S2.3.1



S3.2



S7.1



S10.2

County Court Offices – Representative Photo Sheet – Third Floor



R1.1



R2.1



T5.1



T5.2.1



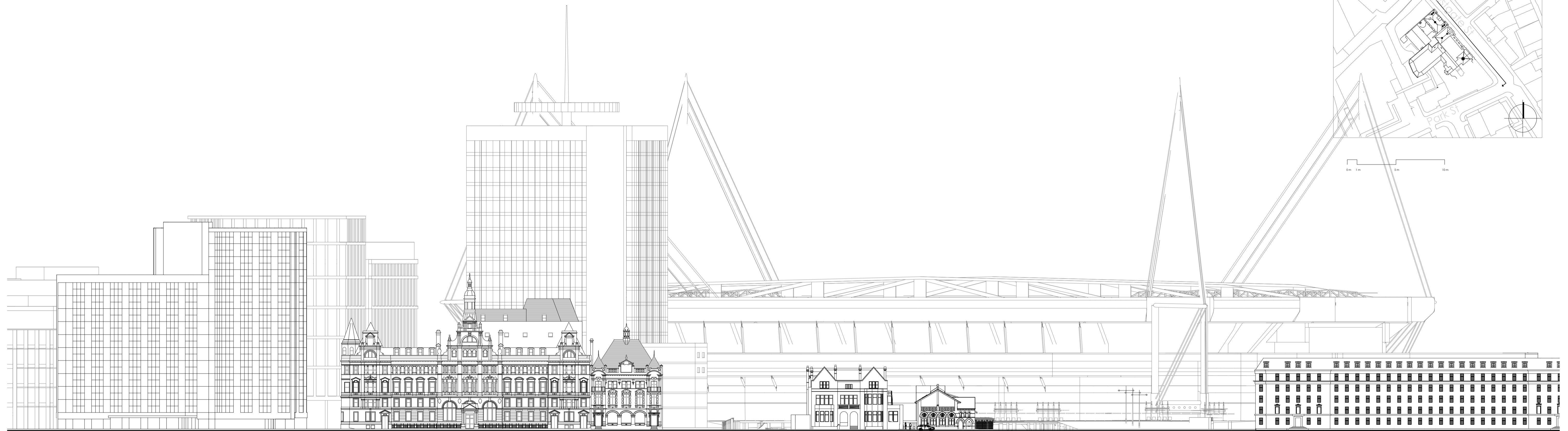
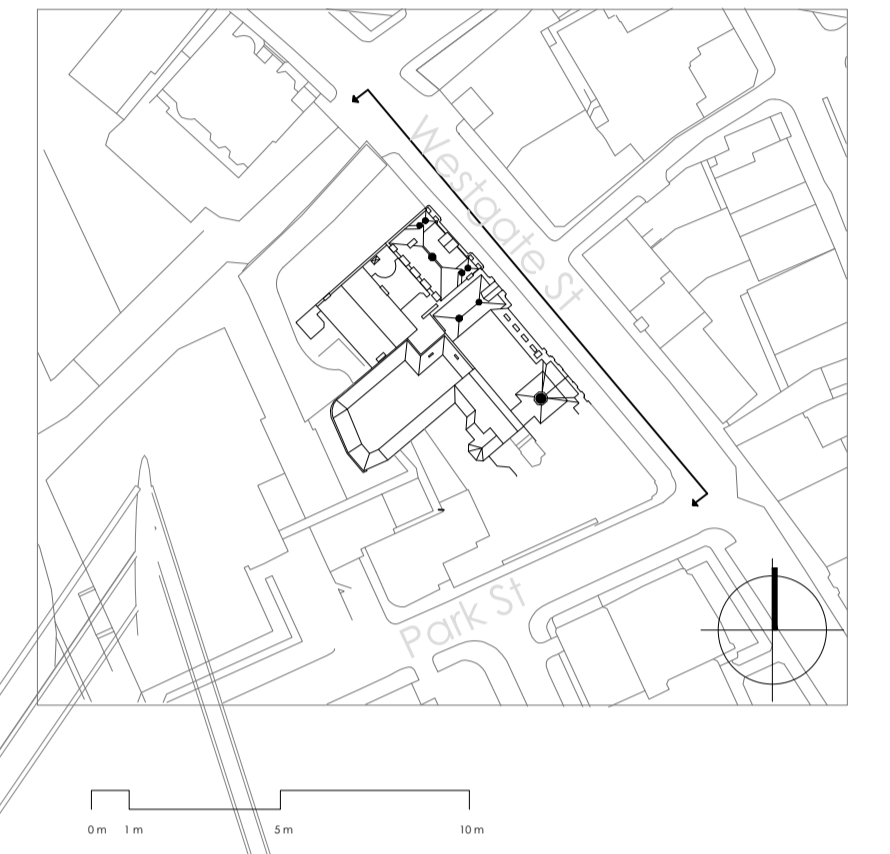
T6.1



T5.3

Appendix 3 Measured drawings by Gaunt Francis

Planning



SOUTH GATE HOUSE

PARKGATE (OLD POST OFFICE)

COUNTY COURT

GATE 4 STADIUM ACCESS

COUNTY CLUB

WRU TICKET OFFICE

GATE 2 & 3 STADIUM ACCESS

WESTGATE FLATS

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Client



Project
The Westgate Hotel Cardiff
Westgate Street, Cardiff

Title
Westgate Street Context Elevation

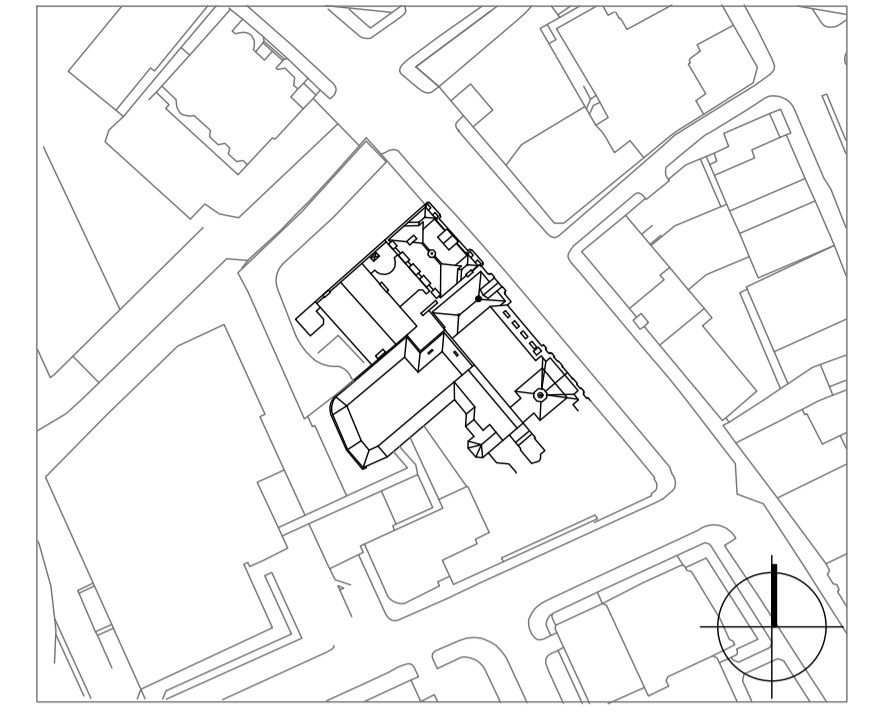
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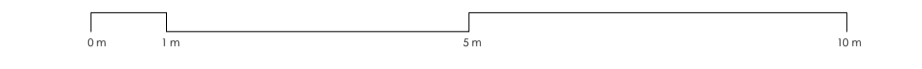
Westgate Street Context Elevation

S:\17059_Parkgate_Apart\17059_GA_PROJECT\WORK\DRAWINGS\1 - SKETCH DRAWINGS\2019 Elevation

rev	date	initials	revision	checked
-	09/10/2019	DM	Heritage Consultant Issue	SQ



Stage 3
NOTE:
 EXISTING PLAN BASED ON DRAWING D7278-A-0001 PROVIDED BY
 HYWEL JOHN SURVEYS



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Client



Project
 Westgate Hotel Cardiff

Title
 Basement Plan
 Existing

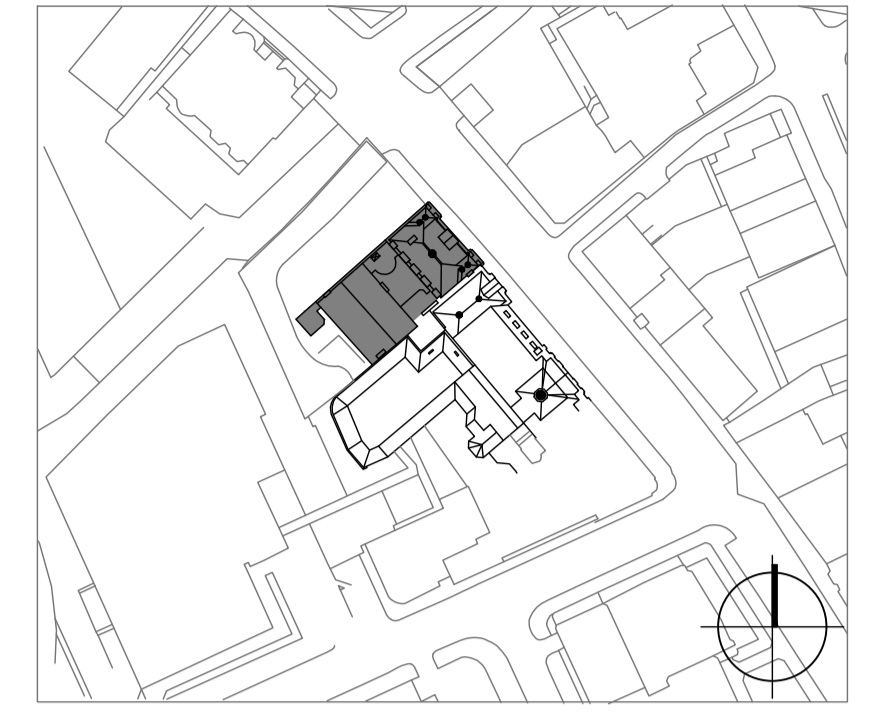
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 23 Womanby Street | Cardiff CF10 1BR | T: 029 2023 3993 | W: GauntFrancis.co.uk

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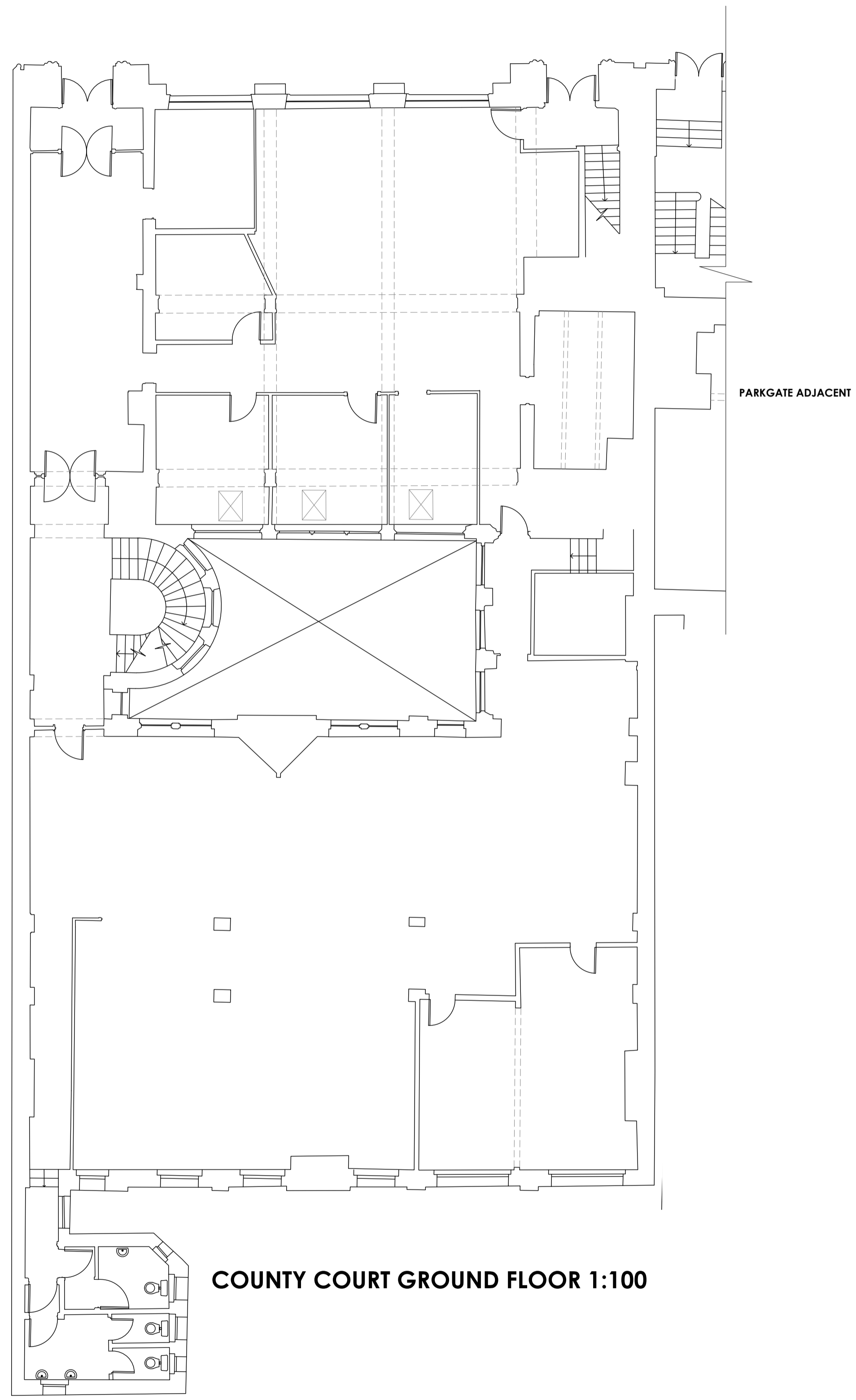
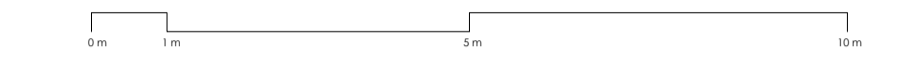
Basement Plan - Existing

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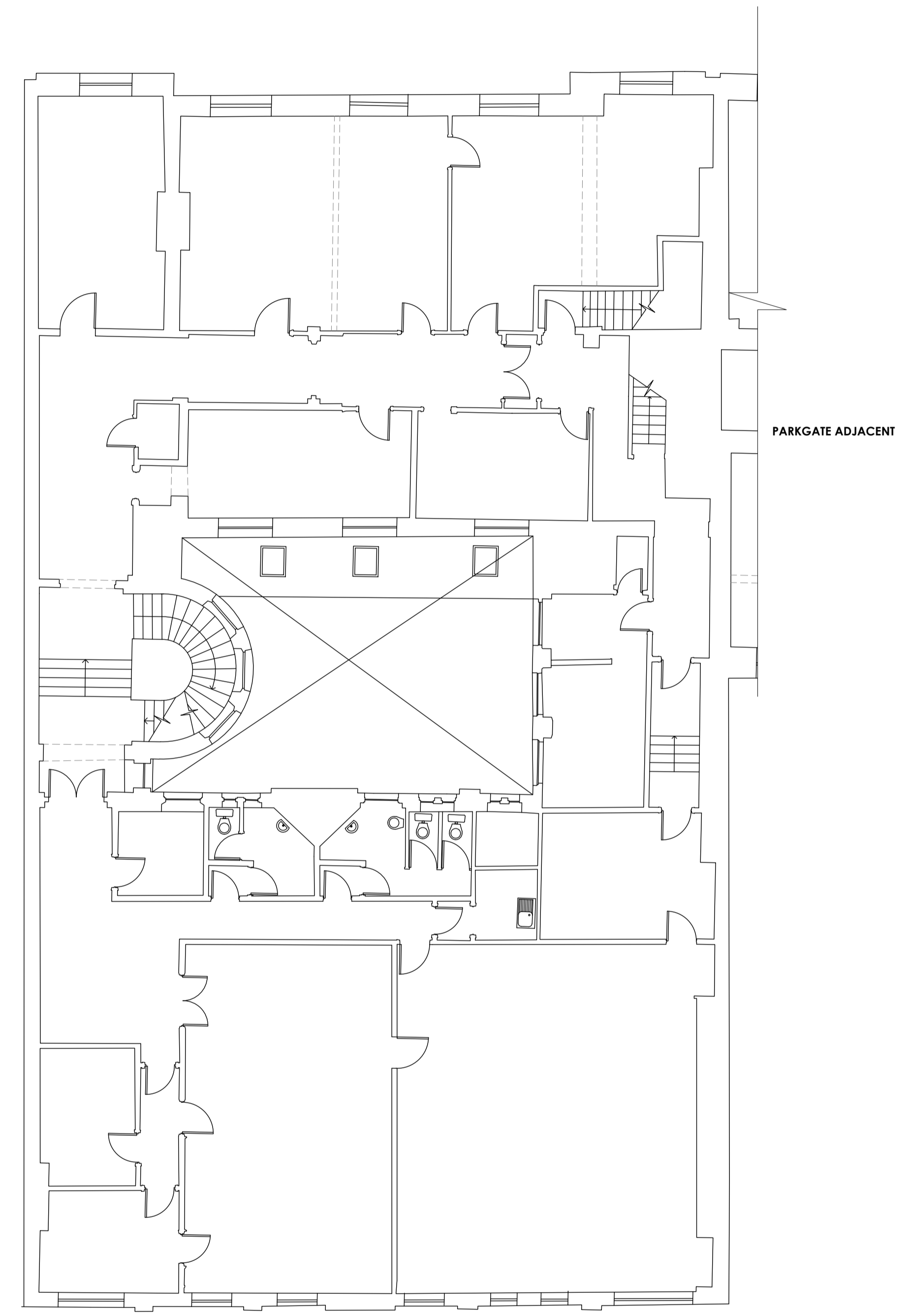


Stage 3

NOTE:
EXISTING PLAN BASED ON DRAWINGS D7278-A-0002 & D7278-A-0003
PROVIDED BY HYWEL JOHN SURVEYS



COUNTY COURT GROUND FLOOR 1:100



COUNTY COURT FIRST FLOOR 1:100

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Client



Project
Westgate Hotel Cardiff

Title
County Court Ground & First Floor Plan Existing

Drawing No
WGH-GFA-V1-ZZ-DR-A-00 801

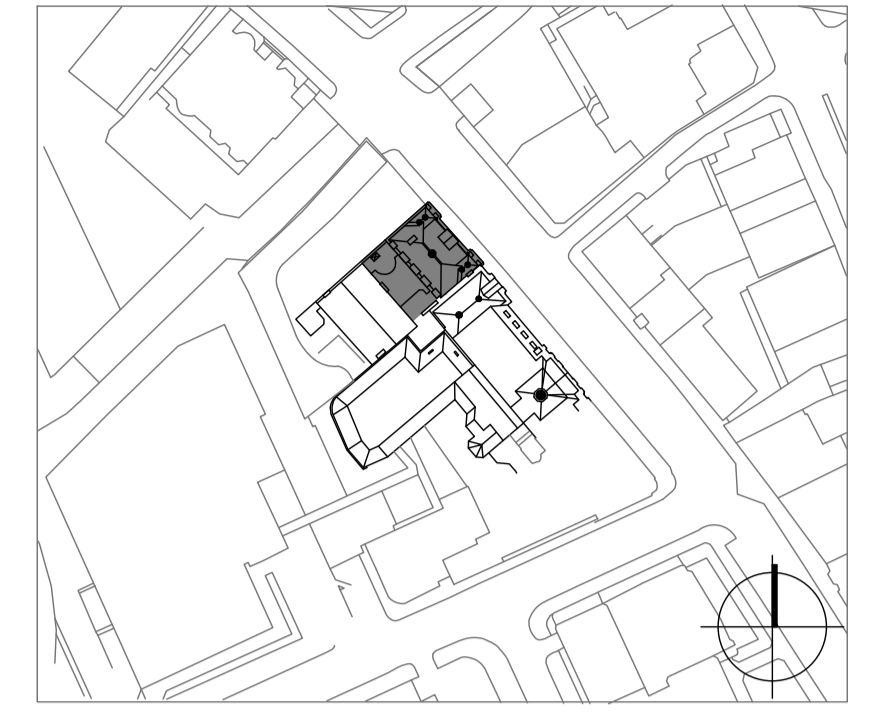
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DM	09/10/2019	1:100 @A1	

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Architects
Cardiff & London
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County Court Ground & First Floor Plan - Existing

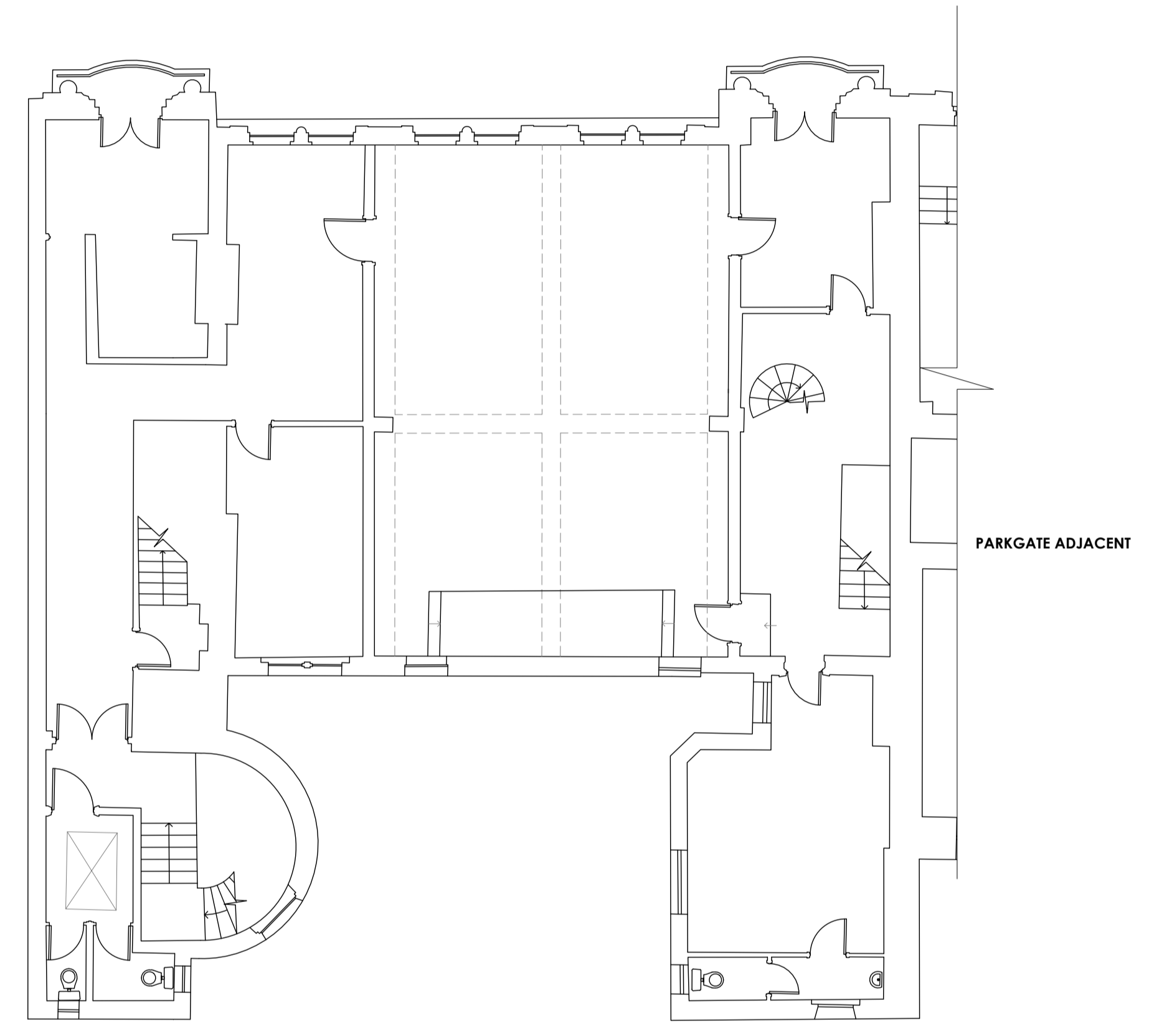
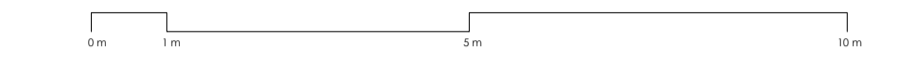
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rev	date	initials	revision	checked
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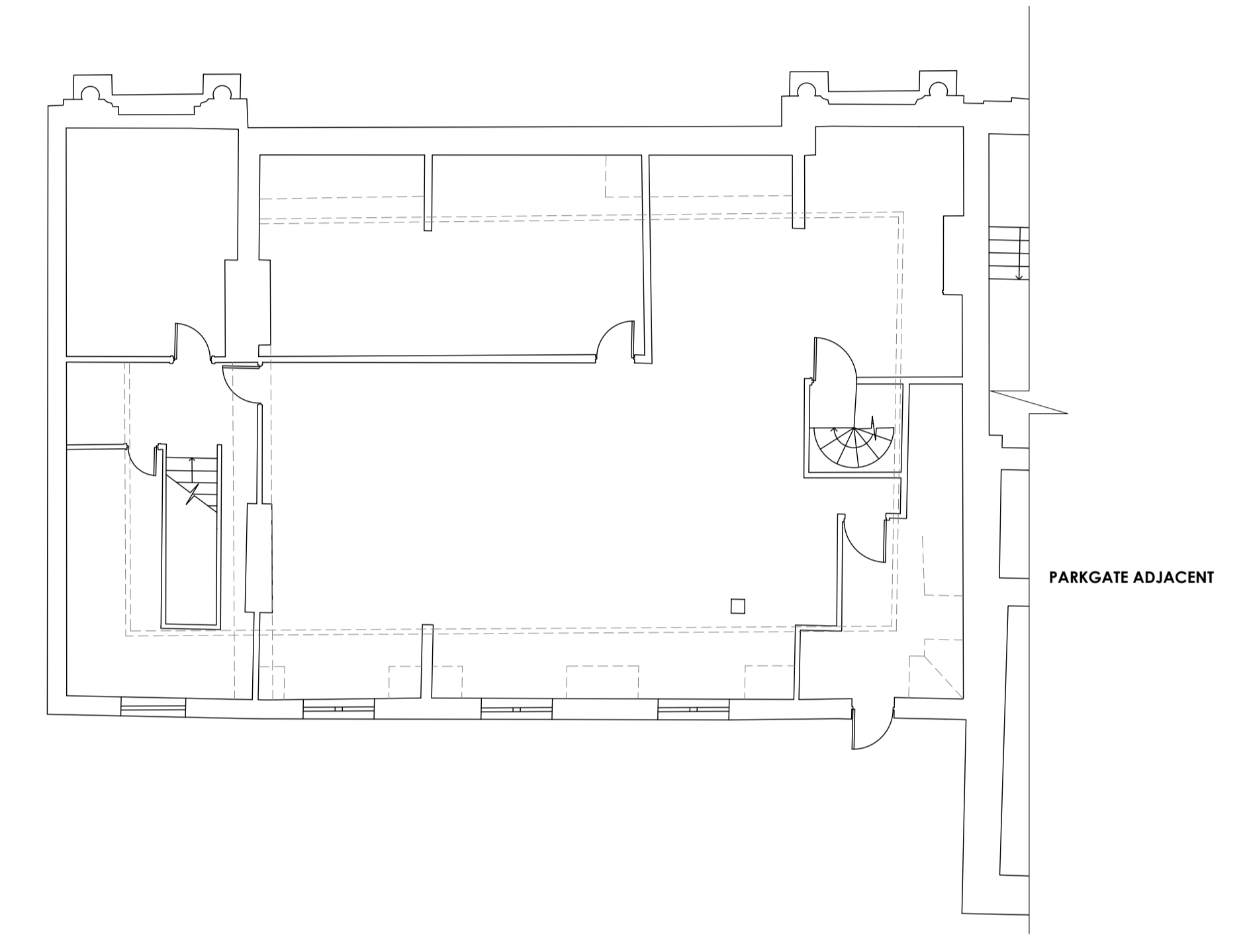


Stage 3

NOTE:
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COUNTY COURT SECOND FLOOR 1:100



COUNTY COURT THIRD FLOOR 1:100

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Client



Project
Westgate Hotel Cardiff

Title
County Court Second & Third Floor Plan Existing

Drawing No
WGH-GFA-V1-ZZ-DR-A-00 802

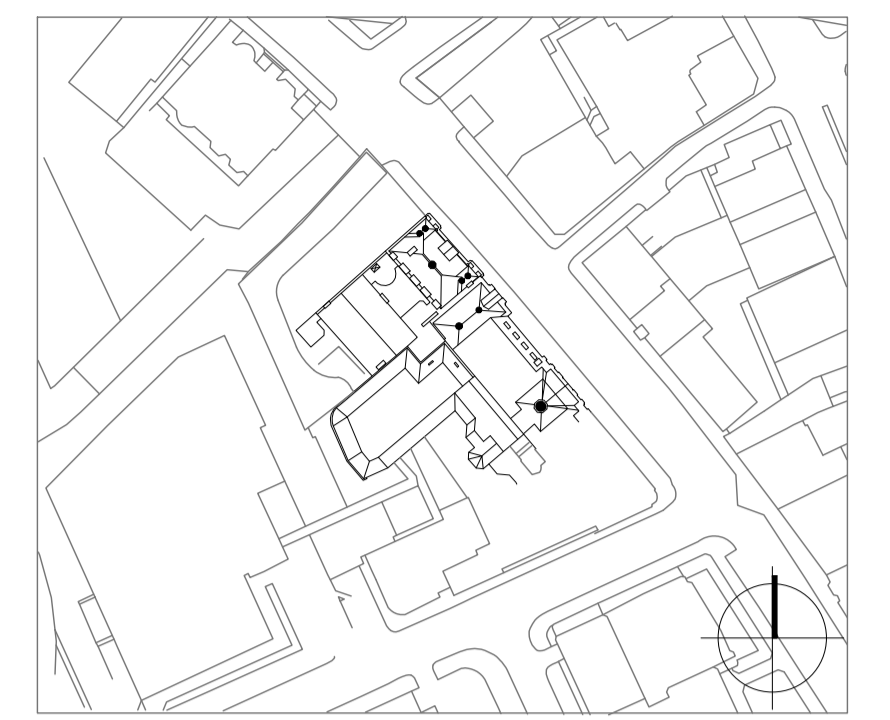
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County Court Second & Third Floor Plan - Existing

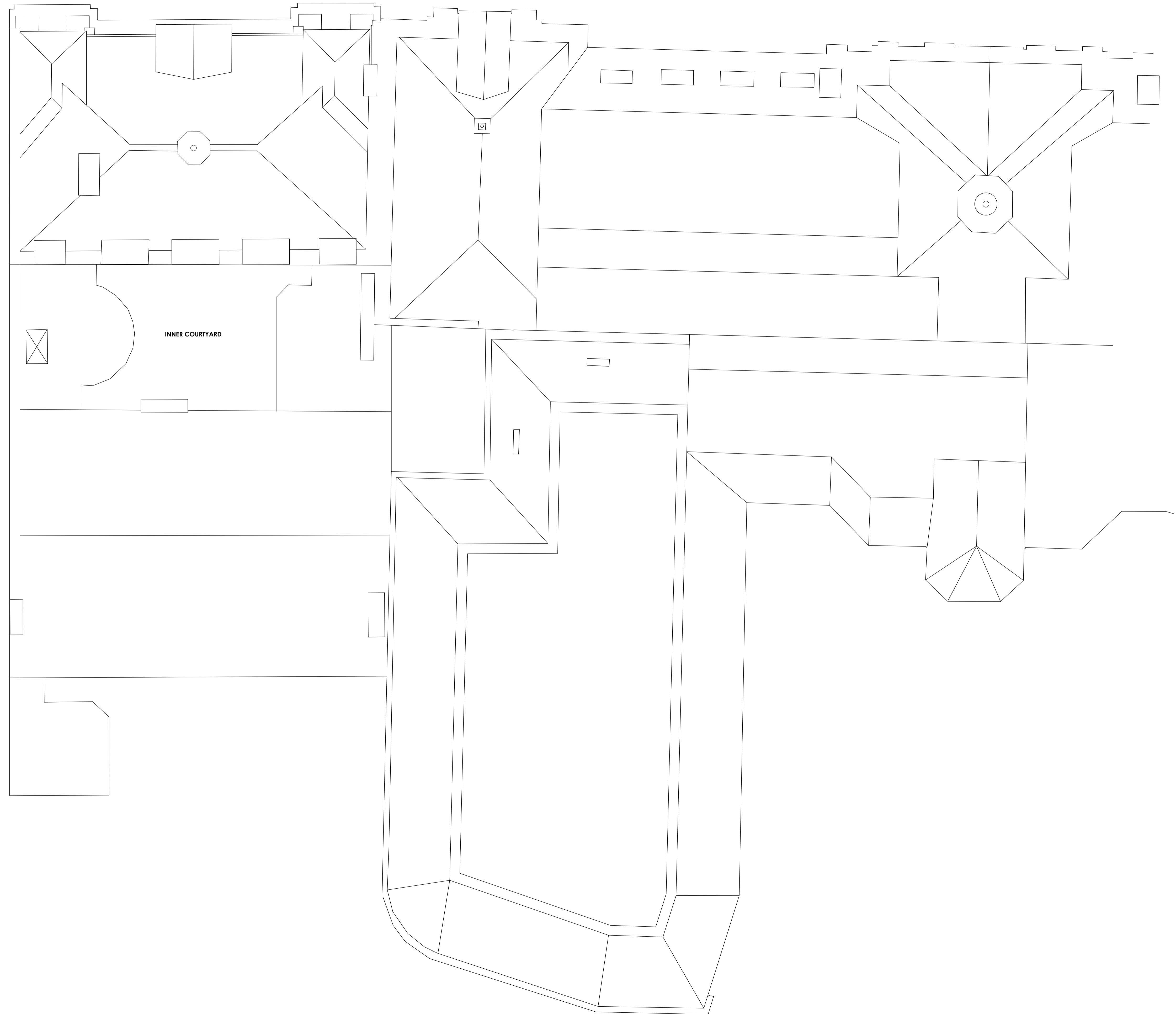
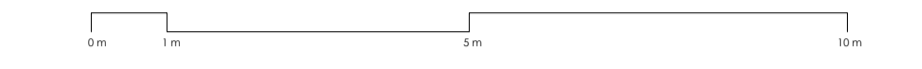
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rev	date	initials	revision	checked
-	10/10/2019	DM	Heritage Consultant Issue	



Stage 3

NOTE:
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Client



Project
Westgate Hotel Cardiff

Title
County Court & Parkgate Roof Plan
Existing

Drawing No
WGH-GFA-V1-ZZ-DR-A-00 803

Rev	Drawn	Date	Scale
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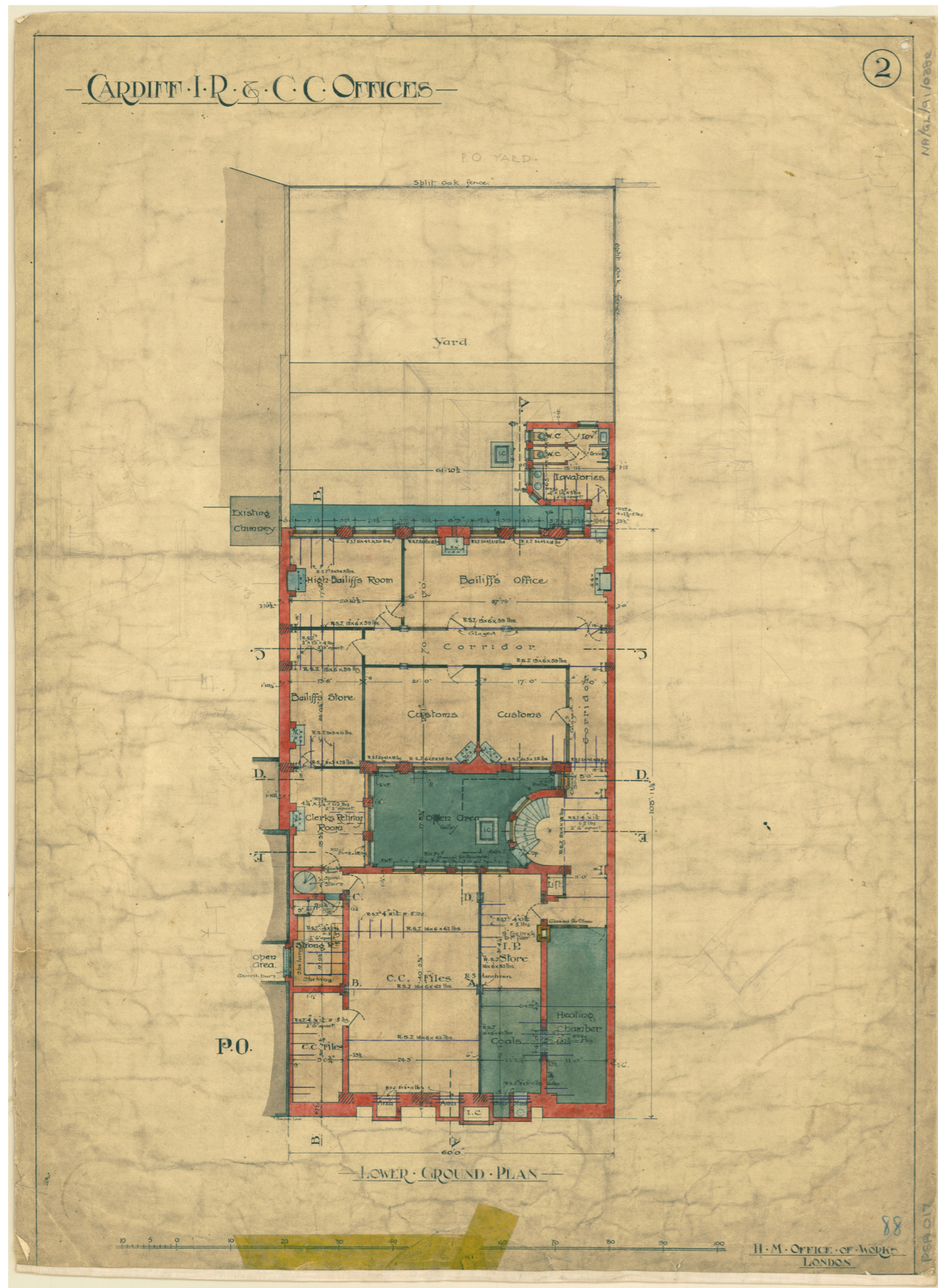
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County Court & Parkgate Roof Plan - Existing

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Appendix 4 Historic plans (courtesy of RCAHMW)

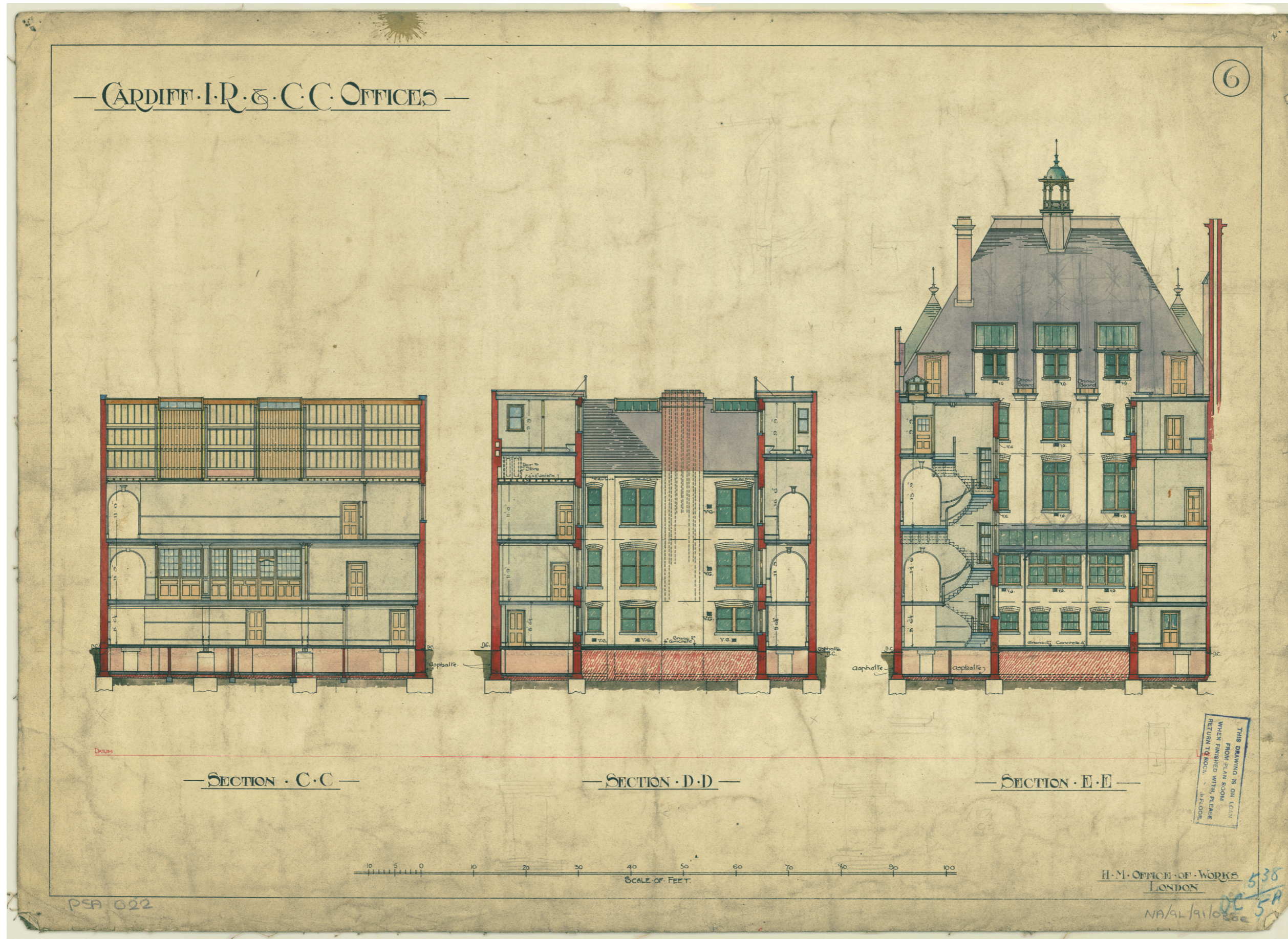
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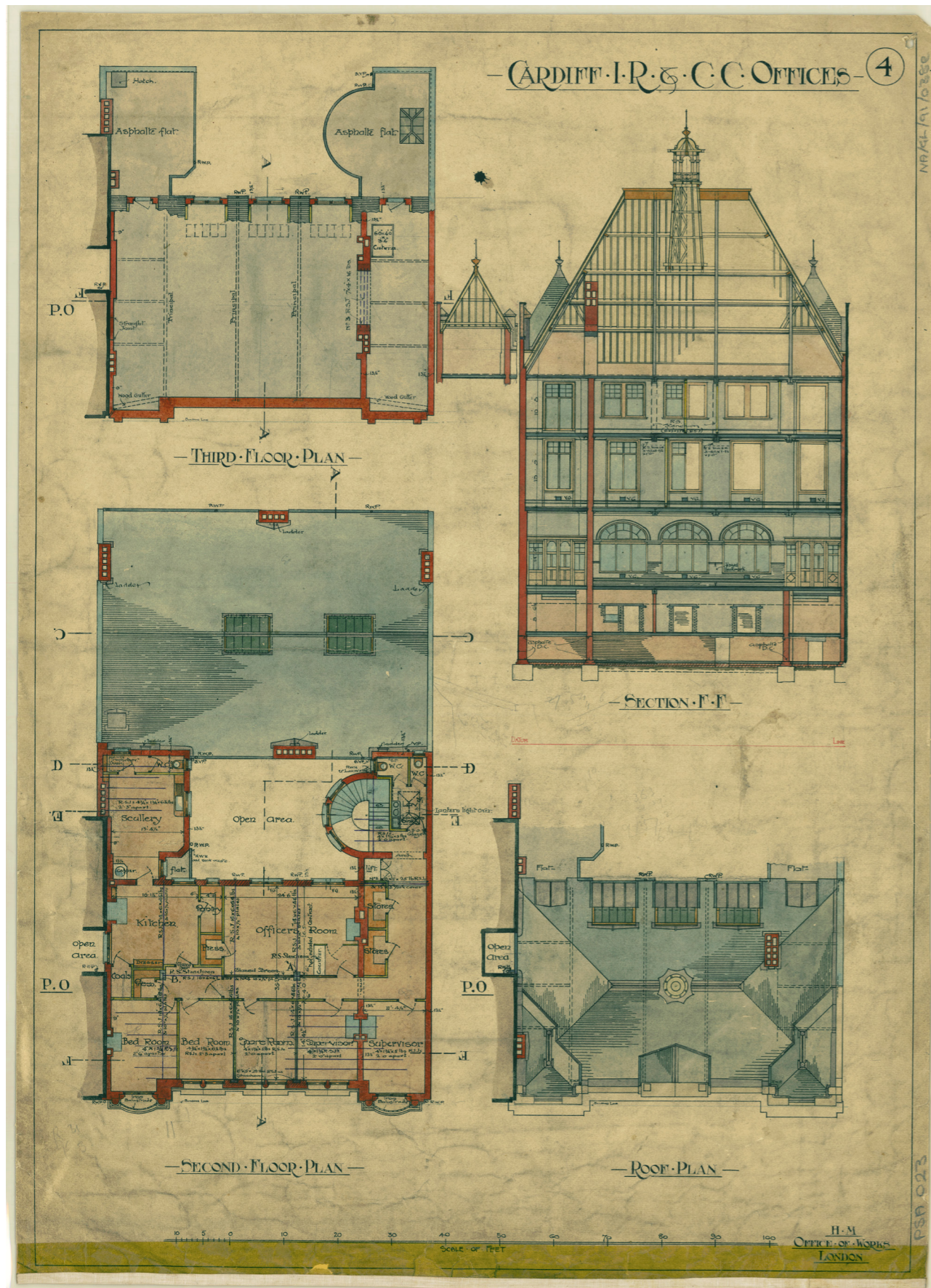
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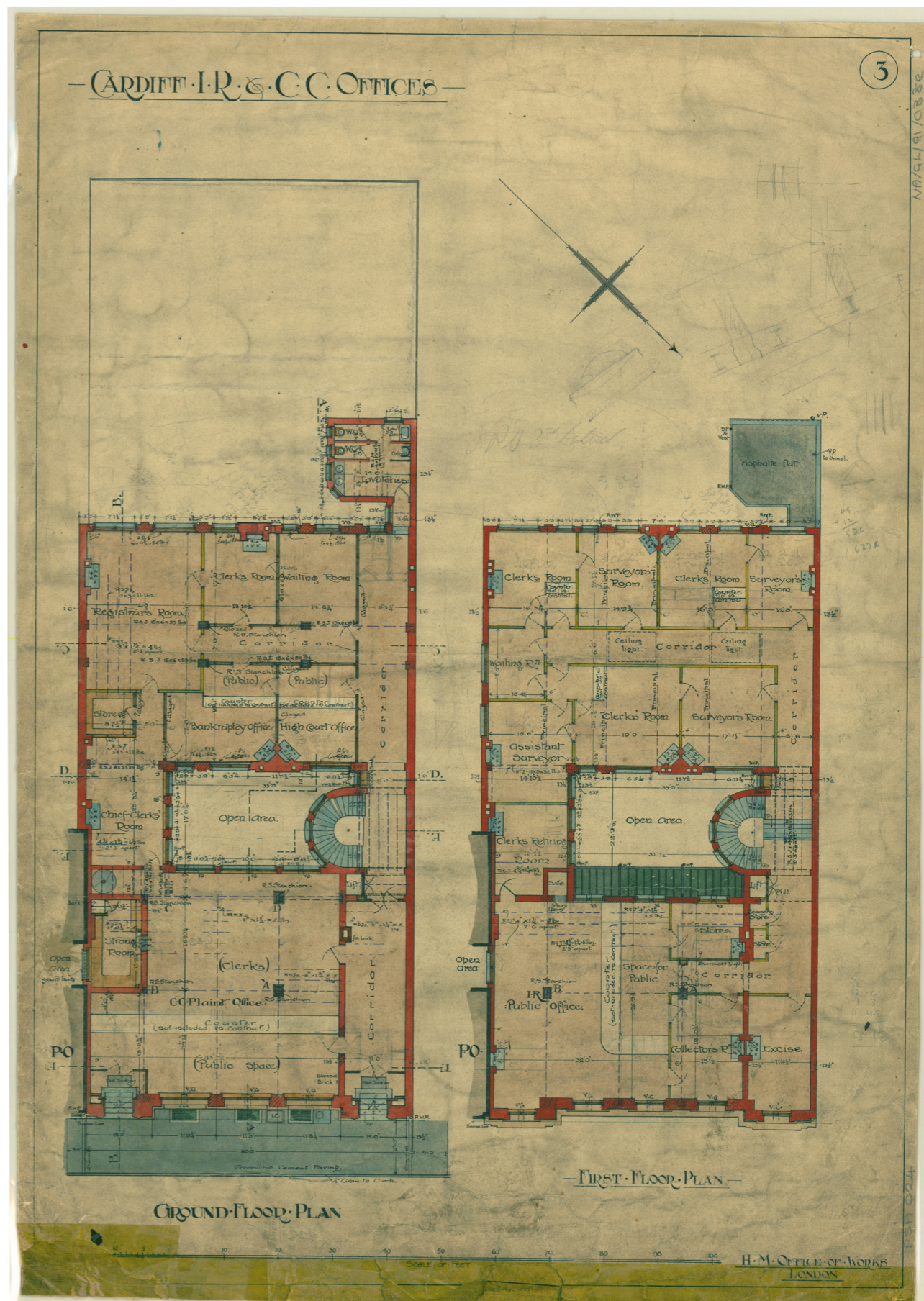


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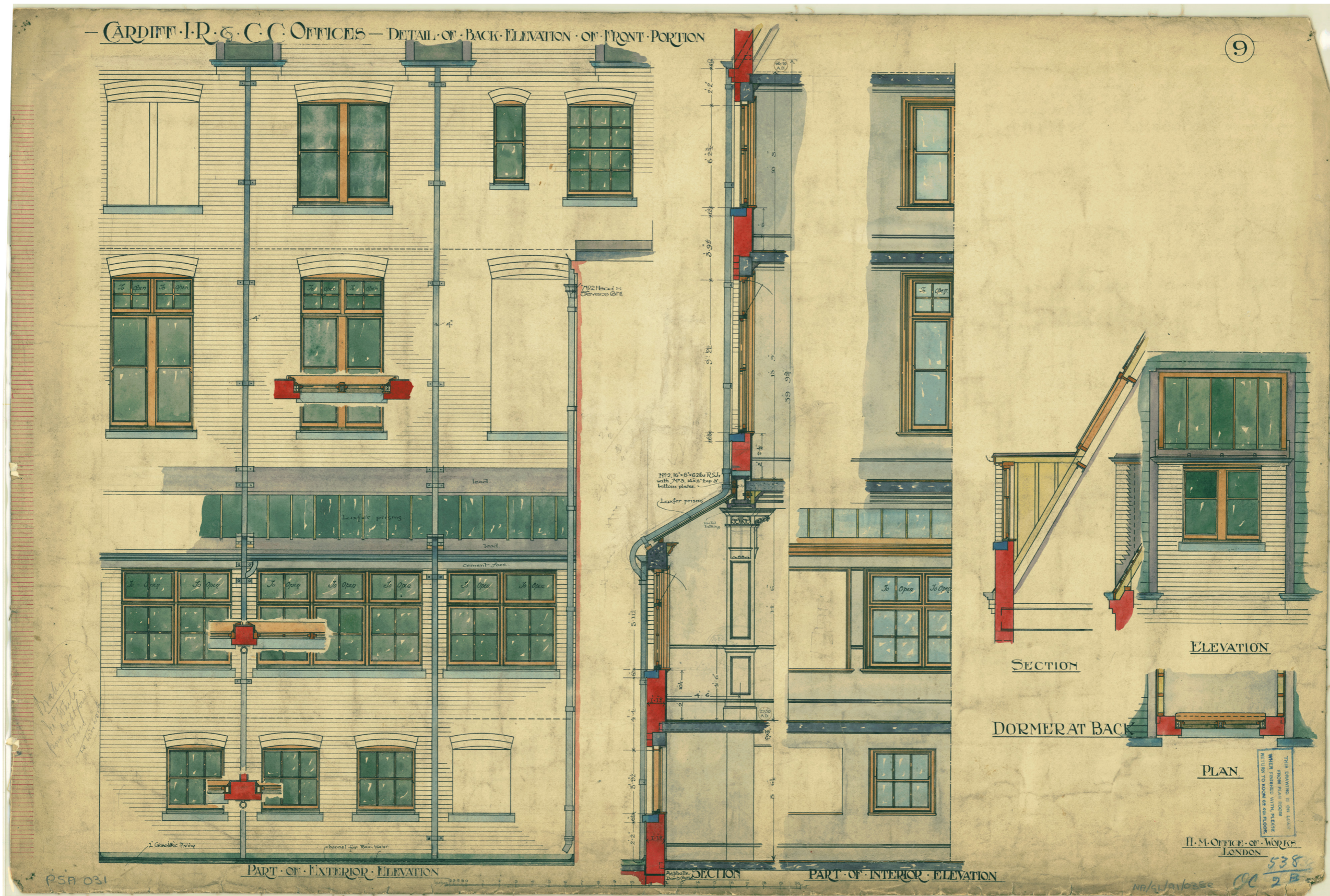


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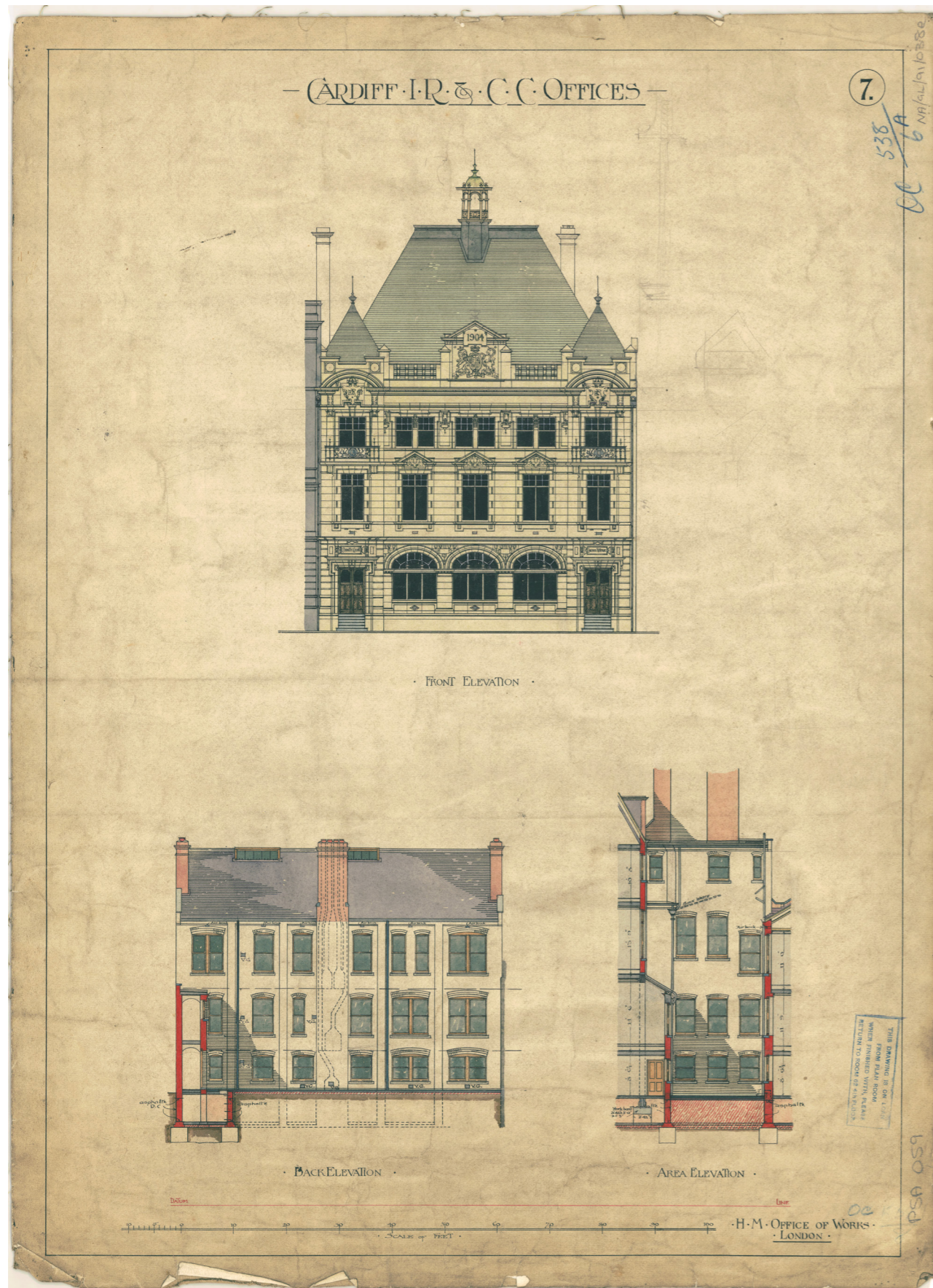
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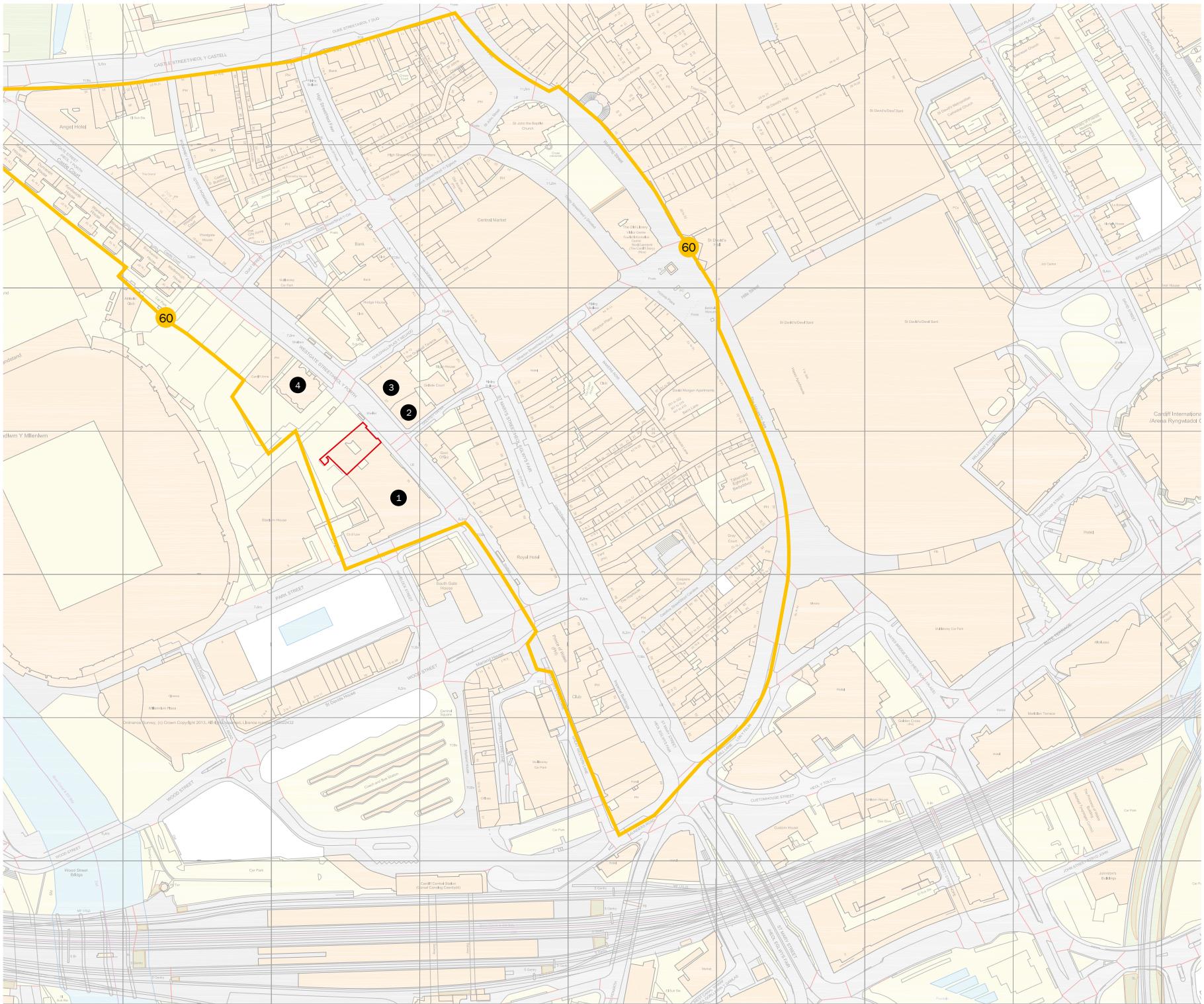
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Appendix 5 Heritage asset mapping



Key

Site Boundary



Conservation Area



Listed Building



Listed Buildings

1. Old Head Post Office – Grade II Listed (renumbered 1)
2. The Flyhalf & Firkin - Grade II Listed (renumbered 3)
3. The Queen's and Royal Garage - Grade II Listed (renumbered 4)
4. Former County Club - Grade II Listed (renumbered 2)



Project Parkgate Hotel Heritage

Title Above ground surrounding heritage assets

Client Rightacres Property Company

Date 27.02.19

Scale 1:1250 @ A4

Drawn by gh

Drg. No. IL60167/02-005



Appendix 6 Gazetteer of internal features

County Court: Internal site survey for surviving historic features

Basement

Room	Surviving Features (may not be original)								Notes
	Window	Door	Cornice	Dado	Skirting	Ceiling	Flooring	Panelling	
B1								some	One wall with original timber panelling with (blocked) glazed section above picture rail. Areas of poor condition.
B2		yes	some		some		yes	some	Some original timber panelling with cupboard; 4-panelled door; parquet flooring; some moulded cornice and skirting. Areas of poor condition.
B3	yes	yes	yes	yes	yes				Cantilevered, curved concrete stairs with simple metal balusters; 6-pane original casement windows with original access door to courtyard; moulded cornice, dado and skirting throughout. Areas of poor condition.
B4									No surviving features.
B5									No surviving features.
B6	yes								6-pane sash window. Poor condition throughout.
B7									Some timber and metal supports.
B8		yes							4-panelled door; further timber and metal supports (later structural additions). Poor condition throughout.
B9									No surviving features.
B10									No surviving features.
B11		yes							Reinforced door (as if safe or strong room); a panelled cupboard with surviving dumbwaiter shaft. Poor condition throughout.
B12	yes		some						Sash window with modern replacement glazing; small patch of white ceramic tiles surviving at dado level. Very poor condition throughout.

Room	Surviving Features (may not be original)								Notes
	Window	Door	Cornice	Dado	Skirting	Ceiling	Flooring	Panelling	
B13									No surviving features.
B14	yes								2 x two-pane sash windows with handles. Simple moulded fireplace surround.
B15									No surviving features.
B16									No surviving features.
B17	yes								1 x two-pane sash window with handles.
B18	yes								1 x two-pane sash window.
B19									No surviving features.
B20									Simple moulded fireplace surround with jade-coloured tiles.
B21									No surviving features.

Ground Floor

Room	Surviving Features (may not be original)								Notes
	Window	Door	Cornice	Dado	Skirting	Ceiling	Flooring	Panelling	
G1		yes	yes	yes	yes			yes	Carved dark timber entrance porch.
G2		yes	yes	yes			yes		Arched door surround with original door plus fanlight to G3; timber pedimented door surrounds leading to G5; terrazzo flooring; simple; cornice detail that is mostly covered by modern additions.
G3	yes	yes	yes	yes			yes		Cantilevered, curved stairs in concrete with simple metal balusters; 6-pane original casement windows; moulded cornice and simple dado; terrazzo flooring; doorway arched with keystone detail.
G4		yes				yes			Modern partition of larger space (G6); carved pedimented door surround; part of coffered ceiling of G6.
G5	yes		yes			yes			Main hall later subdivided; coffered ceiling; engaged columns decorated as if panelled and Corinthian capital detail; moulded corncing throughout; large, arched, dark timber windows – similar in style to the former Post Office. Areas of poor condition in G6 and its modern partitions (G7-11).
G6						yes			Modern partition of larger space (G6); part of coffered ceiling of G6
G7						yes			Modern partition of larger space (G6); part of coffered ceiling of G6; serving booth partitions and fittings (later additions) remain.
G8	yes		yes		yes	yes			Modern partition of larger space (G6); part of coffered ceiling of G6; engaged columns with Corinthian capital details as at G6; some original corncing and skirting; 6-pane casements with modern replacement glass. Areas of poor condition.
G9	yes		yes		yes	yes			Modern partition of larger space (G6); part of coffered ceiling of G6; engaged columns with Corinthian capital details as at G6; some original corncing and skirting; 6-pane casements with modern replacement glass. Areas of poor condition.

Room	Surviving Features (may not be original)								Notes
	Window	Door	Cornice	Dado	Skirting	Ceiling	Flooring	Panelling	
G10	yes					yes			Modern partition of larger space (G6); part of coffered ceiling of G6; 6-pane casements with modern replacement glass. Poor condition throughout.
G11		yes						yes	Timber panelled porch and door.
G12		yes							Reinforced door (as if safe or strong room). Dumbwaiter shaft with original mechanism.
G13									Simple stairs. Windows with modern replacement glass. Poor condition throughout - sills rotting; some cornicing (rotting). Otherwise, no surviving features.
G14									No surviving features.
G15	some								Some carved window frames surviving but windows mostly replaced with uPVC/single pane. Poor condition.
G16	some								Carved window frames surviving but replacement windows (uPVC/single pane). Poor condition.
G17				yes					Simple moulded dado.
G18	some	yes	some	some					4-panelled door; window frames surviving but windows replaced; simple moulded dado and cornice. Areas of poor condition.

First Floor

Room	Surviving Features (may not be original)								Notes
	Window	Door	Cornice	Dado	Skirting	Ceiling	Flooring	Panelling	
F1		yes	yes						Picture rail; moulded cornice; 5-panelled door.
F2		yes		yes					Arched door surround; simple moulded dado.
F3	yes		yes	yes			yes		Stair vestibule as at ground floor with parquet flooring; original windows; simple moulded corning and dado.
F4		yes							Glazed panels above doors in corridor.
F5			some				yes		Parquet flooring; glazing panels over doors; corning hidden beneath modern suspended ceiling. Areas of poor condition.
F6									Glazing panels over door. Areas of poor condition.
F7									Stair vestibule – nothing of interest.
F8		yes							Panelled door.
F9									Stair vestibule – nothing of interest.
F10	yes	yes	some						4-pane casement over 2-pane sashes; original reinforced safe door. Some corning surviving above modern drop-ceiling. Poor condition throughout.
F11	yes								2-pane sash and 4-pane casement with modern replacement glazing. Areas of poor condition.
F12									No surviving features.
F13			some						Corning hidden beneath suspended ceiling. Very poor condition throughout.
F14									No surviving features.

Room	Surviving Features (may not be original)								Notes
	Window	Door	Cornice	Dado	Skirting	Ceiling	Flooring	Panelling	
F15	yes		yes						Cornicing; 2-pane sash with replacement glass. Areas of poor condition.
F16							yes		Parquet flooring; modern glazed rooflight feature and modern panelling detail.
F17							yes		Parquet flooring; modern glazed rooflight feature and modern panelling detail.
F18									No surviving features.
F19	yes		yes						Cornicing; 2-pane sash with replacement glass.
F20	yes		yes						Modern partition with moulded cornice surviving; moulded window frame with replacement window. Area of poor condition.
F21		yes	yes						Modern partition with moulded cornice surviving. Arched door surround with two panelled door (modern glazing and furnishings).
F22	some								2-pane casement with replacement glass. Areas of poor condition.
F23	some								Slim 2-pane casement with replacement glass.
F24									No surviving features.
F25									No surviving features.

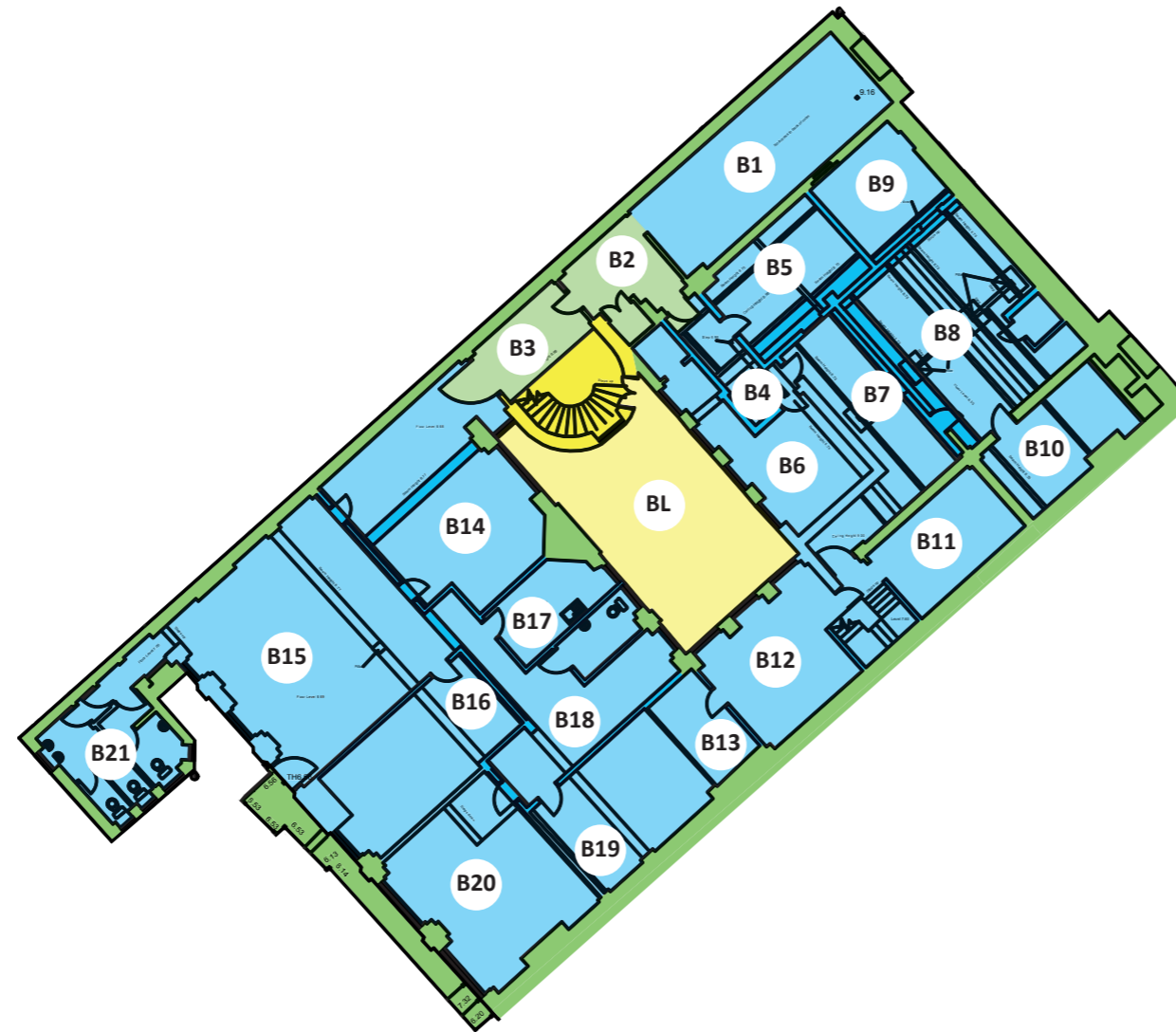
Second Floor

Room	Surviving Features (may not be original)								Notes
	Window	Door	Cornice	Dado	Skirting	Ceiling	Flooring	Panelling	
S1			yes		yes				Modern partition with some cornicing and skirting surviving. Poor condition throughout.
S2			yes						Mechanical wheel feature as if the top of a small lift shaft/dumbwaiter; simple cornicing. Poor condition throughout.
S3	yes		yes	yes			yes		Stair vestibule as at ground floor with parquet flooring; original windows; simple moulded cornicing and dado throughout. Area of poor condition.
S4									Stair vestibule. No features surviving.
S5	yes		yes						Sash window with metal handles and replacement glazing; cornicing hidden beneath suspended ceiling.
S6									No features surviving. Poor condition throughout.
S7									No features surviving. Poor condition throughout.
S8					some				No features surviving. Poor condition throughout.
S9		yes							Modern metal spiral staircase; moulded door surrounds. Areas of poor condition.
S10	yes								2-pane sash with metal handles and replacement glazing. Poor condition throughout.
S11	yes								2-pane sash with replacement glazing. Poor condition throughout.

Third Floor

Room	Surviving Features (may not be original)								Notes
	Window	Door	Cornice	Dado	Skirting	Ceiling	Flooring	Panelling	
T1									Nothing of interest.
T2									Nothing of interest.
T3									Nothing of interest.
T4									Nothing of interest.
T5	yes								Sash windows with metal handles. Poor condition throughout. Timber and steel roof structure visible through deteriorating ceiling.
T6		yes							Door with 9 glazed panels on upper register and a single panel on lower register. Poor condition throughout.

Appendix 7 Significance plans



Key

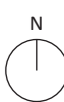
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Medium Significance	
Low Significance	
No Significance / Neutral	

Floors

Basement	B
Basement Lightwell	BL
Ground Floor	G
First Floor	F
Second Floor	S
Third Floor	T
Roof	R

LICHFIELDS

Project	Parkhouse Westgate Street
Title	Former County Court and Inland Revenue Offices, Westgate Street, Basement
Client	Rightacres Property Company
Date	27.09.19
Scale	NTS @A3
Drawn by	BBa
Drg. No.	IL60167/02-006



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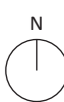
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Medium Significance	
Low Significance	
No Significance / Neutral	

Floors

Basement	B
Basement Lightwell	BL
Ground Floor	G
First Floor	F
Second Floor	S
Third Floor	T
Roof	R

LICHFIELDS

Project	Parkhouse Westgate Street
Title	Former County Court and Inland Revenue Offices, Westgate Street, Ground Floor
Client	Rightacres Property Company
Date	27.09.19
Scale	NTS @A3
Drawn by	BBa
Drg. No.	IL60167/02-001





Key

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Medium Significance	
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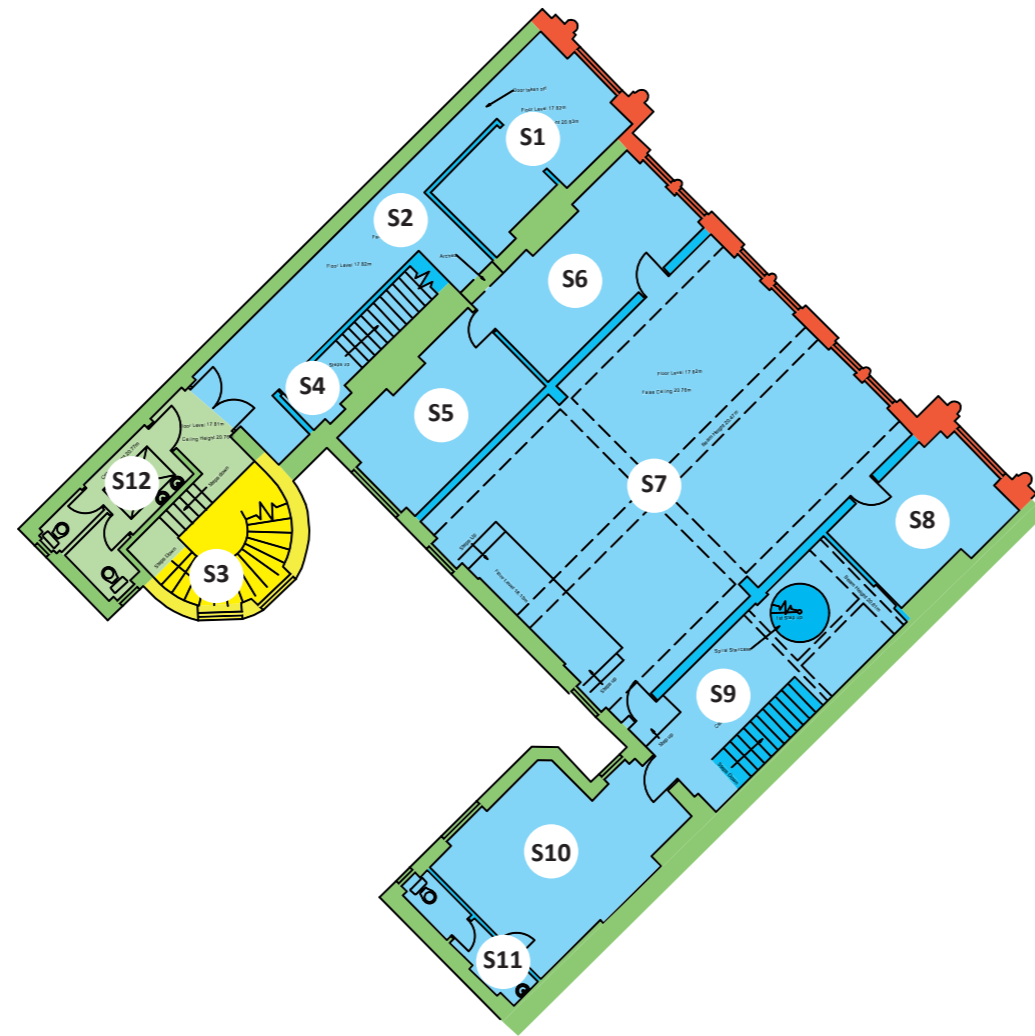
Floors

Basement	B
Basement Lightwell	BL
Ground Floor	G
First Floor	F
Second Floor	S
Third Floor	T
Roof	R

LICHFIELDS

Project	Parkhouse Westgate Street
Title	Former County Court and Inland Revenue Offices, Westgate Street, First Floor
Client	Rightacres Property Company
Date	27.09.19
Scale	NTS @A3
Drawn by	BBa
Drg. No.	IL60167/02-002





Key

- High Significance
- Medium Significance
- Low Significance
- No Significance / Neutral

Floors

- Basement B
- Basement Lightwell BL
- Ground Floor G
- First Floor F
- Second Floor S
- Third Floor T
- Roof R

LICHFIELDS

Project Parkhouse Westgate Street

Title **Former County Court and Inland Revenue Offices, Westgate Street, Second Floor**

Client Rightacres Property Company

Date 27.09.19

Scale NTS @A3

Drawn by BBa

Drg. No. IL60167/02-004





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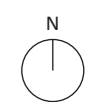
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Floors

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Basement Lightwell	BL
Ground Floor	G
First Floor	F
Second Floor	S
Third Floor	T
Roof	R

LICHFIELDS

Project	Parkhouse Westgate Street
Title	Former County Court and Inland Revenue Offices, Westgate Street, Third Floor
Client	Rightacres Property Company
Date	27.09.19
Scale	NTS @A3
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