

11 Downing Street: John Soane's Work for John Eliot (1797–1805)

by

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Soane's additions to No. 11 Downing Street in 1825–6 for the government are among his most celebrated works. But it has not been noted that he had already worked there for its last private owner, the Hon. John Eliot, who became the 2nd Lord Eliot in 1804. Soane's efforts for Eliot did not amount to anything which might be regarded as art. But the survival of his meticulous documentation allows a view of the vigorous and determined business which maintained Soane's creative efforts. He acted for Eliot first as a house agent, negotiating on his behalf with Henry Holland, Samuel Wyatt and Thomas Leverton. He acted for him as a surveyor, determining repairs and values. And he also acted as an architect in the sense of supervising repairs (a fallen chimney, and some dry rot) and functional alterations (water closets, area steps and railings); and in engaging and supervising contractors.

The documentation also reveals in daily (often hourly) detail the practice of the Soane office—delegation to his assistants H.H. Seward and Thomas Sword, site visits, making appointments, vetting accounts, book-keeping, letter-writing, drafting reports and briefing lawyers. More entertainingly, it illustrates Soane's personality and (at least in Soane's opinion) that of his former master Henry Holland. It also reveals that the alterations to the adjacent house, No. 12, were designed by Holland, for the East India Company.

For students of Georgian construction, or archaeologists of the Georgian house, the documents also illustrate contemporary building practice—dry rot eradication, paper-hanging technique, and threatened invocation of building regulations.

For students of government, John Eliot's relationship with his unscrupulous neighbour, and his ultimate disposal of the property, are an incident in the accelerating acquisition of a bureaucratic estate by and for a government whose imperial and military responsibilities were increasing at an alarming pace.

N.B. The houses in Downing Street are here referred to by their modern numbers, although in 1797–1805 No. 11 was numbered 12, and No. 12 numbered 13. What was then No. 11 is now part of No. 10.

On 6th April 1797 No. 11 Downing Street was bought by the Hon John Eliot from the executors of Thomas Sommers Cocks.¹ Eliot (1761–1823) was the second son of the 1st Lord Eliot (1727–1804).² His elder brother, Edward James Eliot (1758–1797),

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had married Lady Harriet Pitt, youngest daughter of the 1st Earl of Chatham, on 24th September 1785.³ Before her marriage, she had kept house at No. 10 Downing Street for her second brother, William, Prime Minister since December 1783.⁴ Edward James had been appointed a Lord of the Treasury by Shelburne in July 1782, and, although he resigned the following April, he was re-appointed by his future brother-in-law in December 1783.⁵ In 1793 he exchanged this place for that of Commissioner of the Board of Control, which he held until his death.⁶ Lady Harriet Eliot died one day after their first wedding anniversary, and Edward James moved into No. 10 with William Pitt, where “they continued to live like brothers”.⁷ No doubt it was convenient for his attendance at meetings of the Treasury Board in the adjacent building to the north-east. Thus John Eliot may have bought No. 11 to be close to his brother. But Edward James died 6½ months later, on 20th September 1797,⁸ and it was therefore John who succeeded their father as 2nd Lord Eliot on 17th February 1804.⁹

John Eliot’s preferred architect was Soane. He had inherited that preference from his father, who had sought Soane’s advice as early as June 1791, on the development of an estate at Blackheath.¹⁰ In November 1795 Soane had then advised the 1st Lord Eliot on the purchase of a house in Shooter’s Hill.¹¹ And in 1802 Lord Eliot was to ask Soane to design a new family pew in the parish church of St. German’s, Cornwall.¹²

John Eliot had also employed Soane on his own account. Soane’s *Bill Book* reveals that he had been engaged by Eliot to undertake some very modest work, totalling only £11 1s. 1d. (of which £8 9s. 7d. was painter’s work) at Eliot’s previous London house, No. 22 Bedford Square, in 1796.¹³ Between May 1799 and August 1800 Eliot engaged Soane to alter the family’s secondary seat at Down Ampney, Gloucestershire.¹⁴ In March 1804, immediately after succeeding his father, he engaged Soane to design new windows for St. German’s Church,¹⁵ and between then and 1806 Soane altered the principal family seat, Port Eliot, in St. German’s parish.¹⁶ Simultaneously Soane made further plans for the development of the Blackheath estate.¹⁷

Soane was also the preferred architect of John Eliot’s in-laws, of Edward James Eliot’s in-laws, and of the latter’s cousins. John Eliot’s wife, whom he had married on 9th September 1790, was Caroline Yorke,¹⁸ sister of the 2nd Earl of Hardwicke, for whom Soane had been working at Wimpole since 1792,¹⁹ and of Rear Admiral Sir Joseph Yorke, for whom Soane had designed Sydney Lodge, Hants in 1789.²⁰ And Soane was engaged by the Pitt family at Petersham Lodge in 1781–2,²¹ Burnham Westgate Hall in 1783–5,²² Boconnoc in 1786–8²³ and Holwood House in 1786,²⁴ owing his appointment to the Bank of England in 1788,²⁵ and his Clerkship of the Works at Westminster²⁶ to the patronage of William Pitt. Soane had also worked for Pitt’s cousin, the 1st Marquess of Buckingham, at No. 91 Pall Mall in 1792–5,²⁷ and was to work for him again at Stowe in 1805–6,²⁸ and for the 2nd Marquess at Wooton House in 1821–2.²⁹

Soane had evidently acted as Eliot’s agent in the purchase of 11 Downing Street from Sommers Cocks’ executors. On 15th December 1796 he called on Eliot,³⁰ and

two days later he "Surveyed Mr Cox's house in Downing St".³¹ Within six days of completion Soane was over the threshold. On 12th April 1797 he "Met [Mr John Eliot] in Downing Street, and settled Repairs".³² On 29th he "Met Mr & Mrs Eliot in Downing Street and settled sundries",³³ and on the same day James "Chapman had his directions at Mr Eliots".³⁴

Work began on May 6th, and was completed by September 9th.³⁵ Soane's payments to the tradesmen do not specify what was done, but some indications are given by the materials listed by William Kelsey, described as "Carpenter", but evidently a joiner. They included 19 feet 5 inches superficial measure "1/4" front & soffite to Cistern pr^d bead butt in 2 pannels", and 23 feet "D^o Pipe Case pl^d bsides & pitch^d",³⁶ presumably to conceal cisterns and pipes installed as part of the plumber's large bill of £75 16s. 6½d.³⁷ Kelsey also provided 30 feet 9 inches of "1/4" 2 panl bb. & square doors", 8 feet 2 inches of "2" deal ovalo fix'd sash in 6 lights", 14 feet 5 inches of "Inch mahogany woo: bsides", 7 feet of the same rebated, 13 feet 4 inches of mahogany "top and flap pr^d & mitre Clamp^d", 2 feet of "Mahogany Molding", 2 feet 2 inches running measure of "1/2" mahogany slips," and 314 feet 2 inches running measure of "Moulded & mitred astragal",³⁸ all these last for more ornamental work.

The probability that Soane's repairs were predominantly decorative is sustained by the relative size of the tradesmen's payments. The largest was that of Peter Borgnis, painter and glazier,³⁹ amounting to £133 14s. 4½d, of which Soane disallowed £7 13s. 9½d.⁴⁰ The next was that of William Kelsey,⁴¹ amounting to £83 3s. 3½d, of which Soane disallowed £4.⁴² Slightly smaller was that of Lancelot Burton, plumber,⁴³ amounting to £75 16s. 6½d, of which Soane disallowed 5½d.⁴⁴ Thomas Palmer, plasterer,⁴⁵ charged £41 7s. 5d, of which Soane disallowed 6s. 4½d.⁴⁶ The main structure amounted to relatively little. Thomas Monday, bricklayer and slater,⁴⁷ charged £37 0s. 2½d, of which Soane disallowed 16s. 6d.⁴⁸ William Huggins, mason, charged £23 7s. 9d, of which Soane disallowed 7s. 10d.⁴⁹ Rachael Sanders, mason, requested £1 1s. 6½, and Soane even managed to reduce her small bill by 2s. 2½d.⁵⁰ Dowling, smith and bell hanger, also submitted a bill, but Soane did not record it.⁵¹ The total came to £409 13s. 11½d, including 8 gns paid to James Chapman "for superint^e the works" and £19 2s. to Soane as his 5% commission.⁵²

In August 1800 Eliot was asked by Henry Dundas (1742-1822) (Pitt's closest political friend and subsequently 1st Viscount Melville), at that date President of the Board of Control,⁵³ whether he would sell his lease to the East India Company.⁵⁴ In the same month Dundas and Pitt had both written to the East India Company suggesting that they purchase No. 11 for use as an office for the Board of Control, and No. 12 for use as the President's official residence.⁵⁵ On August 19th Eliot asked Soane what he could ask for No. 11. He told Soane that he had "had no thoughts of parting with it", but "the price you may recollect I gave for it was £3,600, and the money expended upon it since including painting and papering makes my whole cost I believe about four thousand Guineas. More than three years of my lease has elapsed but the funds were at that time very considerably lower than they are at present ... If your valuation be such as under the peculiar circumstances under which I stand with us put to the spur is not consistent with my

interests, I propose to decline treating; if it is, I shall make an offer on it".⁵⁶ By his own account Soane surveyed it and sent Eliot a valuation,⁵⁷ but on August 26th he received a hasty letter from Eliot, sent from Down Ampney, informing him that Dundas had accepted Eliot's "proposal of £6,000—I have therefore only to apologise to you for having written so long a letter to you by Saturday's post".⁵⁸

Eliot therefore began to look for a new house, and for this too he sought Soane's services. From Port Eliot on November 9th he wrote

Mr Dundas being very desirous to get into my house, & I not less so to get out of it as soon as I can find another that would suit me I beg to repeat what I said before that I should really be much obliged to you if [you] would look out for one for me.

I have heard of one in Park Lane which from the account of it I should be obliged to you to make enquiries about.⁵⁹

On December 16th, still at Port Eliot, he was considering others:

Mrs Eliot does not like the situation of Bruton Street. I shall therefore have no reason to trouble you further about the first house you mentioned. Grosvenor Place is a situation for which & against which I think much may be said. It is airy, healthy and pleasant and in many respects, for walking & riding, very convenient; On the other hand it is distant in reality and appears to be much more so. It also impresses an Idea at least of its access not being safe. Under these circumstances I should be obliged to you if you would let me know in what part of the Place the House is, and the other leading particulars relative to it that in case there is any thing remarkably tempting in them, & that no other House more eligible should offer, we may take it.⁶⁰

But nothing more tempting can have been found, for by the following March Eliot was considering another house. On March 3rd 1801 Soane received the following from Eliot, now at Downing Street:

I see by the papers that a house is advertised in a situation that I should very much like, the best side of St James's Place but I am afraid it is upon too large a scale for me there being four rooms on a floor. It is to be sold by Christie & belongs to the Crown on a lease of which about thirty years is unexpired.⁶¹

Difficulties had, however, arisen between Eliot and the East India Company. His chimney had evidently fallen onto their roof. He was unwilling to pay for this damage, and was hopeful that, as future owners, they might pay for his. His letter of December 16th sought Soane's advice:

I dont apprehend unless the practice is so, that I am liable for any damage done to the roof of my next neighbour in consequence of my Chimneys being blown down by a violent Storm and being thrown thereby upon his Roof. It is no fault of mine. We have both received a damage and must both repair it at our own expense. Whether under the circumstances in which the House stands the expense of repairing the Chimney is to be defrayed by the East India Company or myself may be matter of some doubt.⁶²

But Eliot may have repaired it, and under Soane's direction, for Soane's *Bill Books* include, under "The Hon^{ble} John Elliot [sic]. Sundry Works done at his House in Downing Street", payment of £1 15s. 5d. to Tyson and Sharp, slaters,⁶³ dated January 29th 1801,⁶⁴ and payment to Thomas Monday and Co, bricklayers, which

(although they continued to September and thus include other work) began on January 17th, and included chimney pots (6s. 6d. each), tiles (5s. per hundred) and pantiles (1s. 1½d. each).⁶⁵

Although the Company had authorised purchase of both houses on November 26th, they did not acquire No. 12 until the end of the following March,⁶⁶ and they never acquired No. 11. Such technical difficulties, however, did not inhibit Henry Dundas from making alterations to No. 12 in January, and in Eliot's absence these alterations were extended to include No. 11 as well.

Soane, who wrote a report on these events on July 22nd 1801, described them as follows:

In January last Mr Eliot ... said that since he left Town *the door into his passage, from his House into the Park, had been bricked up, the Area Steps taken away, the light of the Servants Hall entirely blocked up, and the Rooms adjoining and over it very much darkened*, adding to my astonishment that the first knowledge he had of these alterations was from a friend of his (his Brother I believe) passing through the Park and observing a Scaffold put up the whole length of the front.⁶⁷

As St James's Park lay at a lower level than Downing St, the ground floor of both houses opened onto a terrace on their north sides (and also on the west side of No. 12), and the basements opened into vaulted passages beneath the terraces (Figs. 1 and 2).⁶⁸ From Soane's report it appears that the passage under the terrace of No. 12 had doors at each end, to the Park on the west, and to No. 11 on the east, and that Eliot regarded it as a right of way. Indeed,

Mrs Eliot and family were coming to Town in a few days and the communication from the House to the Park (on which a very large sum had lately been expended to make it dry and convenient) would be absolutely necessary for their comfort and convenience.⁶⁹

Blocking either door would have stopped it, but a plan of July 1805 shows a water closet at the west end,⁷⁰ so Dundas may only have closed the west door (Fig.3).

On the Downing Street side the two houses met at a right angle, but the 1805 plan shows that the south front of No. 11 overlapped the northernmost 8' 8" of No. 12. The westernmost 10' 6" of No. 11, therefore, was set back to give light to the northern bay of No. 12. The recessed space belonged to No. 12, and in it an area had been sunk,⁷¹ with steps which (Soane's report indicates) gave access to the basement of No. 11. A view of the street in 1827 shows a one-storey pedimented porch projecting in this area⁷² (Fig. 4), and it was perhaps the construction of this which required the removal of the area steps, the loss of light for Eliot's servants' hall, and the darkening of the rooms adjacent and above, of which Soane complained.

Soane's report continues:

Mr Eliot desired me to lose no time in seeing Mr Holland whom he understood to be Mr Dundas's surveyor.⁷³

Henry Holland had enlarged Dundas's house at Dunira, Perthshire, in 1798,⁷⁴ and was at that time also completing the interiors of East India House, Leadenhall St, for the East India Company, left unfinished by the death of the Company's surveyor, Richard Jupp, in April 1799.⁷⁵ Soane had unsuccessfully competed for this job in

N^os 11 & 12 DOWNING STREET

SCALE OF 10 20 30 40 50 60 FEET

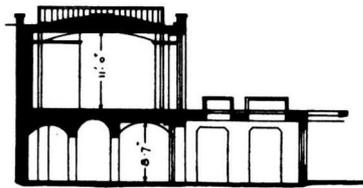
CROSS SECTION (THROUGH N^o 11)SECTION THROUGH DINING ROOM AND
BACK AREA TO N^o 11SECTION THROUGH N^o 12FRONT ELEVATION OF N^o 11

Fig. 1

11 & 12 Downing Street: Sections and Elevation of No. 11
Survey of London, XIV, 1931, pl. 132

Nº 12 DOWNING STREET BEFORE DEMOLITION OF UPPER STOREYS



Fig. 2
12 Downing Street: West and North Elevations
Survey of London, XIV, 1931, pl. 141

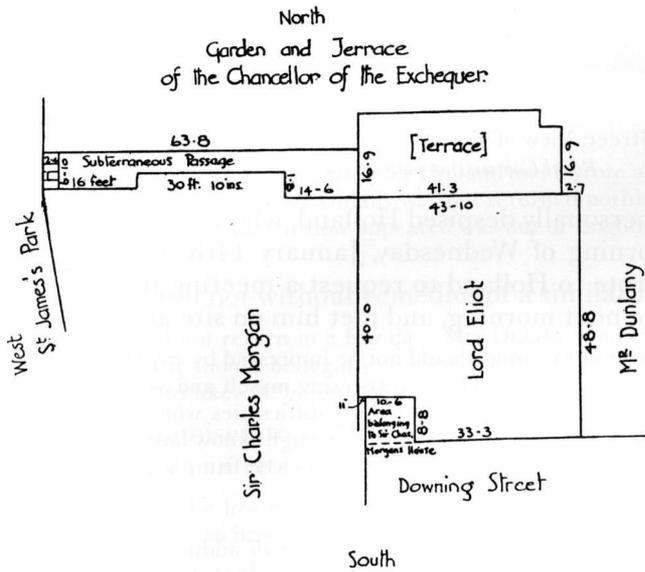


Fig. 3
11 Downing Street: Plan
Survey of London, XIV, 1931, p. 143

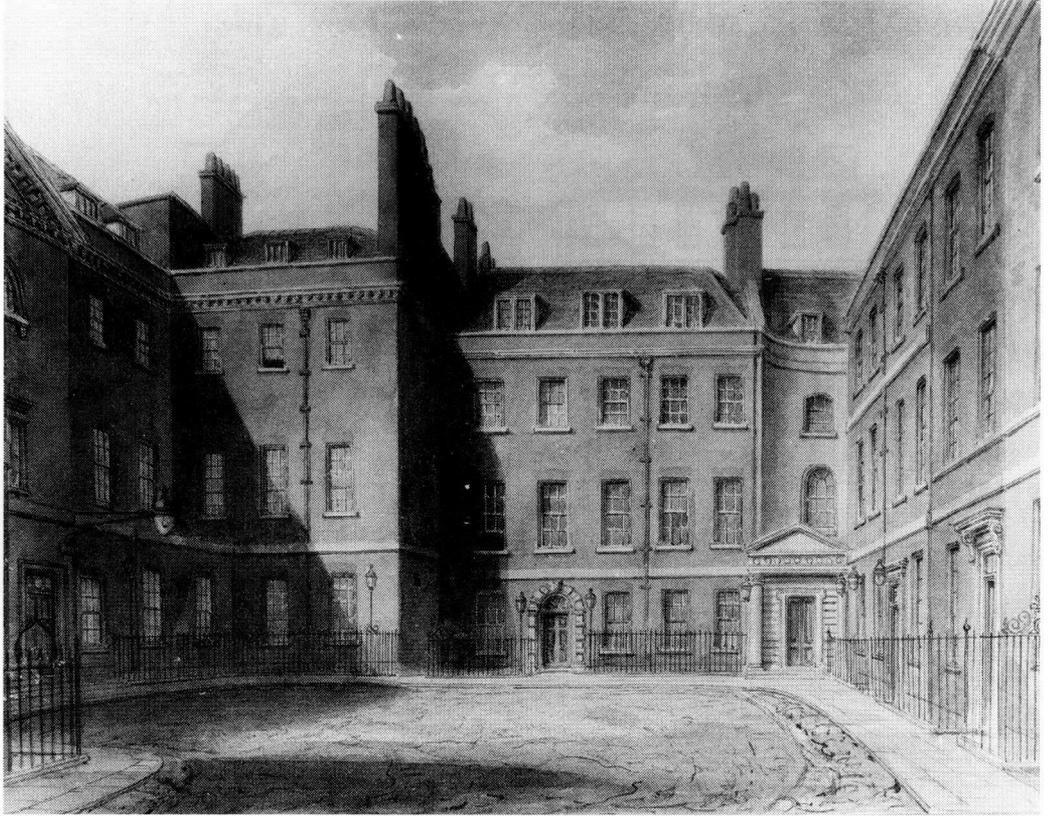


Fig. 4

Downing Street: View of western end in 1827 (British Museum, Grace Collection)
Royal Commission on the Historical Monuments of England

1796,⁷⁶ and he personally despised Holland, whom he regarded as a builder.⁷⁷

On the morning of Wednesday, January 14th Soane saw Eliot, and in the afternoon he wrote to Holland to request a meeting the following day.⁷⁸ Holland replied early the next morning, and met him on site at 11.30. Soane:

felt anxious that my mind should not be impressed by any recollection of what had lately passed at the India House respecting myself and as far as lay in my power I was very much disposed to remove any difficulties which did not clash with the interest of my employer, that Mr Dundas might know how little my habits entitled me to the unjust treatment I had lately received from him.⁷⁹

On site, Holland

pointed out the necessity he had been under of adding the passage in Mr Eliot's House to the kitchen of the adjoining House to make it suitable to Mr Dundas.⁸⁰

Soane expressed his regret that, in Eliot's absence, he had not been informed "As Mr Holland knew that I had been employed by Mr Eliot".⁸¹ Holland, who "understood" that correspondence had passed between Eliot and Dundas

supposed [that it] amounted to an agreement, & he had acted by Mr Dundas's directions ..., which was a full indemnification to him for his conduct, and that Mr Eliot might think himself well off that he had made no further use of his House.⁸²

Soane

hoped and trusted Mr Eliot would have all possible relief, and that immediately:- As to myself [he added] I should readily give up every circumstance on the part of Mr Eliot if such circumstances did not depreciate the value of Mr Eliot's property.⁸³

The relief which Holland (repeating that he had only "acted by Mr Dundas's Orders"),⁸⁴ then proposed for a problem which had been created by Dundas's appropriation of his neighbour's property was to do the same again:

... as Mr Eliot thought so much of the passage, the India Company should purchase the House, on the other side of Mr Eliot which likewise had a passage into the Park and that Mr Eliot should have this passage instead of the passage taken from him he added it was impossible for him to restore Mr Eliot's passage, without entirely destroying Mr Dundas's kitchen which Mr Eliot could not expect.⁸⁵

Mr Eliot's agent, however, evidently could, and

could not refrain from saying the Kitchen before Mr Hollands alterations had been large enough for all the preceding occupants.⁸⁶

The house on the far side, then No. 11, is that which was taken into today's No. 11 in 1824,⁸⁷ disengaged from it and taken into No. 10 in 1959-63.⁸⁸ It too had a terrace on its north side, and a passage from the basement of its terrace ran parallel and adjacent to Eliot's passage, below the terrace of both Nos. 11 and 12, and opened into the Park by a door just north of his.⁸⁹ In 1801 it belonged

to Mr Dulany who Mr Holland said was a particular friend of his and would do anything to accommodate him, as soon as he came home, which would be in a few days, when [wrote Soane] I should hear from Mr Holland.⁹⁰

However,

Several days elapsed without my hearing from Mr Holland and I wrote again to him and he appointed a meeting, but as Mr Dulany was not returned nothing could be done about the passage. Mr Dulany it now appeared was out of England but daily expected.⁹¹

Holland, however was still not without remedies of a similar nature.

Mr Holland said if he did not return in a few days Mrs Dulany would give up the passage to him and that it should be legally conveyed to Mr Eliot, and the other parts of the business would likewise be settled to Mr Eliot's satisfaction.⁹²

Dundas had already promised to satisfy Eliot in respect of 'the other parts', assuming those to be the area and its step. On January 15th he wrote to Eliot:

the small stair leading to the low part of your house ... can be restored & I have directed [Mr Holland] to do so immediately.⁹³

But Holland evidently did nothing, for Eliot wrote to Soane on March 3rd:

My patience being nearly exhausted I must beg you will have the goodness to write to Mr Holland in order to have something finally settled with respect to my house.

The area steps are not begun nor any order given for that purpose, the Boarding &c has been some time removed. My Servants Hall is certainly darker than it was, & I am afraid can never be restored to its former state.⁹⁴

Soane had already written two days earlier to arrange a meeting with Holland at Eliot's house. When they met, Holland

appeared desirous to accommodate & was not so high as usual and made less use of Mr Dundas's name.⁹⁵

Whether or not he had reached an agreement with Dulany,

he proposed to shut up immediately all communication with Mr Dulany's House and the Park and to make a way into this passage for the sole use of Mr Eliot's house; as to the Area Steps he had no difficulty about them, I understood he would restore or reinstate them:- To remove the inconvenience occasioned by the Servants Hall being darkened by the new Entrance into Mr Dundas's House it was proposed and acceded to by Mr Holland that the present arrangement of the Offices should be altered in a manner that would make them reasonably convenient although less so than they were before Mr Holland made the alterations in the adjoining House:- as to the Rooms on the upper floors which are also darkened by the new Entrance I requested that the Pediment over the Entrance which was merely ornamental might be taken away. Mr Holland said he had proposed to place the arms of the Company in the Tympanum but that he would reconsider the subject.⁹⁶

Soane, who may perhaps have also had aesthetic objections to this feature, chose to invoke the law instead:

I did not think it would be any injury to Mr Dundas's House if the whole of this Entrance was taken away, and which I conceived had been executed directly contrary to the Building Act of the 14th of the present King, to which Mr Holland did not make any answer.⁹⁷

Holland did not offer to restore the *status quo ante*, but to

make a plan that would be fully satisfactory to all parties ... [by putting] everything (without any Expense to Mr Eliot) into such a state that Mr Eliot's House should not be injured by the Alterations that had been made in his absence.⁹⁸

Eliot, evidently present, directed Holland to send the plan to Soane.⁹⁹

Holland sent his plan on March 12th.¹⁰⁰ Although it does not survive, his descriptive note reveals that he proposed to build a new Purbeck stone stair in part of the area previously occupied by the servants' privy, moving that into the front vault (presumably under the pavement).¹⁰¹ Soane, however, was disappointed:

This Plan was very different from what I understood Mr Holland had engaged to do.¹⁰²

On March 19th (after a two-hour meeting with Eliot)¹⁰³ he wrote asking Holland to meet him again on the following day, a Friday at 12, or failing that, since he had to go to Oxford from Saturday until Tuesday, on the Wednesday, Thursday or Friday thereafter.¹⁰⁴ Holland did not get the letter in time to meet on Friday 20th, but replied arranging a meeting on Friday 27th.¹⁰⁵ At that meeting he

proposed various alterations in the Basement Storey ..., but these alterations ... would not have removed the defects and injuries done to Mr Eliot's House.¹⁰⁶

A drawing captioned “Downing Street Basement Plan of Mr Eliot’s House with alterations” and signed “H H Sloane Place April 1801” is among Soane’s papers, endorsed “Rec^d April 21 1801” (Fig. 5).¹⁰⁷ It presumably represents a later proposal by Holland. The alterations, represented by diagonal hatching, include a privy formed not in the vault (to which Soane had objected) but opening off the vault on

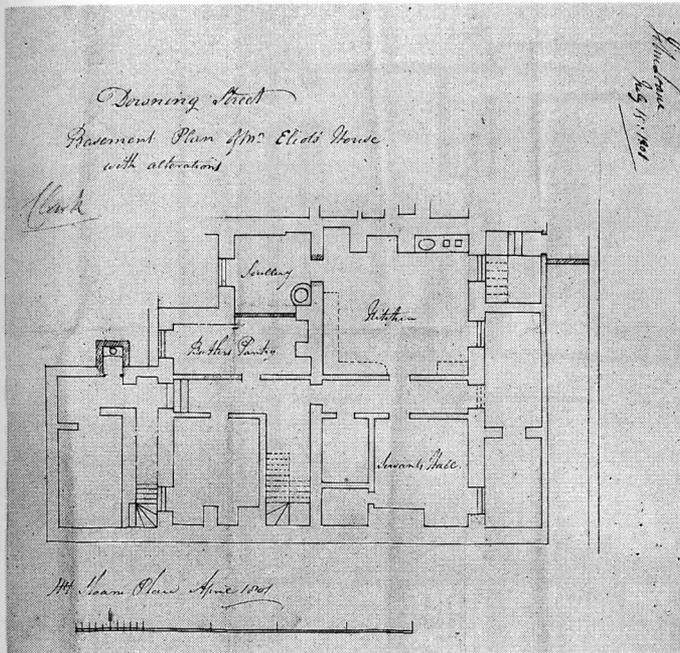


Fig. 5
11 Downing Street:
Basement Plan
by Henry Holland, 1801
(London, Sir John Soane's
Museum)

its west side. It shows the servants' hall on the north side of the house, where it would not have been affected by the building over the front area, and thus presumably a proposed rather than an existing location. In the room immediately adjacent to the front area, doubtless the existing servants' hall, Holland drew a proposed partition, dividing it into butler's pantry on the east, and scullery on the west, the latter to communicate with the kitchen on its north side by a door to be broken through the intervening wall. The plan also shows a wall proposed to block Eliot's passage (presumably that already constructed), but no proposed means of access to Dulany's passage on the north side.

Although Holland had told Soane on March 14th that Dundas “desired I would do everything in my power and which could be done to reconcile the inconveniences complained of”,¹⁰⁸ that did not include restoring the passage or pulling down the new porch. A plan of the basement of No. 12 made in 1922 includes the area of Eliot's passage (Fig. 6),¹⁰⁹ and the view of Downing St. taken in 1827 shows Holland's porch undisturbed.¹¹⁰ Yet Soane's report concluded that

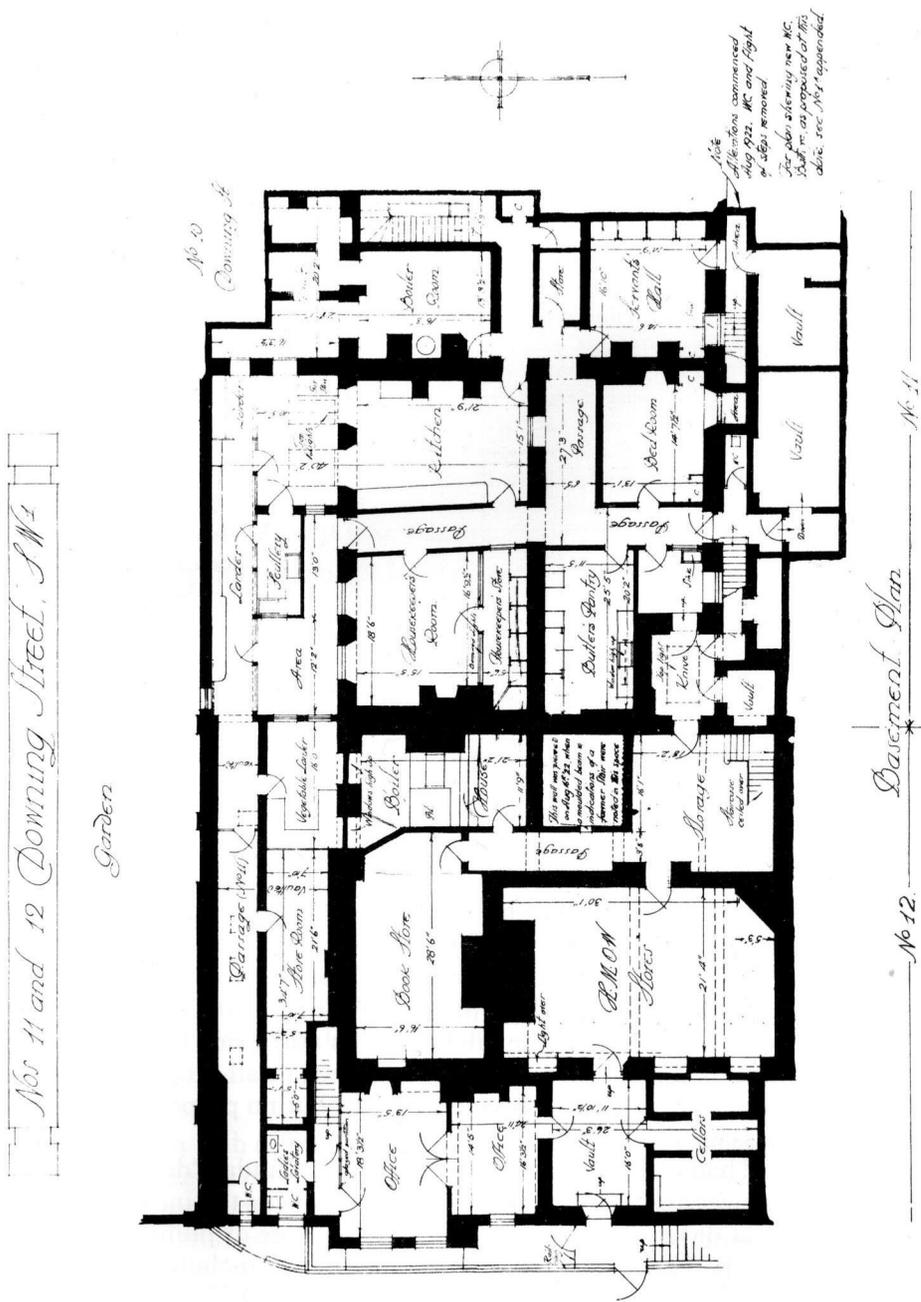


Fig. 6
11 and 12 Downing Street: Basement Plan, 1922
(London, English Heritage)

unless the new paste board Entrance into Mr Dundas's House is entirely removed, & the Area Steps, and passage into the Park restored, Mr Eliot's premises will be materially Deteriorated.¹¹¹

Holland's plans of March 12th and April 21st did not go any way to meet these requirements, and Eliot began to realise that lawyers might be more useful to him than architects. Already, on April 19th, he had written:

No workmen have as yet been employed upon [his house] & as the other House is not now to be occupied by any individual ... but is in fact the property of the East India Company which they mean to dispose of, ... [Mr Eliot] is not so certain that he should be so accommodating.¹¹²

On May 20th Holland offered to meet Soane again.¹¹³ But on June 26th Eliot instructed Soane to send a statement to a Mr Cotes,¹¹⁴ doubtless a lawyer, since his address was in Lincoln's Inn.¹¹⁵ On June 29th Eliot asked Soane to send it "tomorrow, as he wishes the whole case to be ready by Tuesday even^g."¹¹⁶ Soane did not, however, take the "general Statement of what passed between Mr H & myself"¹¹⁷ to Eliot until Monday 13th July. The next day he revised it, and Seward drafted a fair copy,¹¹⁸ which, signed by Soane, still survives as the office copy.¹¹⁹ On the following day Seward was sent round to Downing St. to take a sketch plan of the area steps,¹²⁰ and on the day after that Seward and Sword spent ¼ day there "making plans shew^g the extent of Mr Hollands alterations".¹²¹ On Saturday 18th Sword "took a plan of part of the Basement Story of Mr Dundas House and likewise of the Entrance Front and drew out the same".¹²² On Tuesday 21st Eliot called on Soane in the morning and Soane subsequently "Called on Mr Cotes and settled some alterations in Statement".¹²³ While Soane was with him Sword spent ¼ day "writing out another Statem^t: for Mr Cotes",¹²⁴ which Seward took to him the following day.¹²⁵ On that day also Soane altered the office copy, and re-dated it.¹²⁶

But by then Pitt had resigned, and his place had been taken by Addington. Dundas resigned as Secretary for War simultaneously (in March), and, after an interval of attempting to come to terms with Addington, resigned as President of the Board of Control in May.¹²⁷ The East India Company had never seen the necessity of providing accommodation for their president,¹²⁸ and that subject does not recur in Eliot's or Soane's correspondence. The Company occupied No. 12, leaving Eliot to make good the damage they had done to No. 11. Soane's *Journal* and his *Day Book* both reveal that on Thursday August 13th "Seward went to the Trades: & shewing them the Works to be done",¹²⁹ and two days later Soane was "At Mr Eliot's at ½ past 9"¹³⁰ "to set the Tradesmen to work".¹³¹ Sword was on site every day the next week except for Thursday 20th, then again on Friday 28th, Monday 31st and Tuesday 1st September.¹³² Soane met him there at 10.30 on this last day, and met a Mr Downe there at 10 am the day after.¹³³ When Sword visited one week later, on Wednesday September 9th, he "Went to inspect the alterations that have been made at [Eliot's] House in Downing Street. Called upon the Smith and Brick",¹³⁴ suggesting that some, at least, of these works had been completed. On September 19th "Sword went to Mr Eliot's in Downing St to look at the works",¹³⁵ and thereafter these works are not mentioned in Soane's *Day Book* or *Journal*.

The only tradesmen in Soane's *Bill Book* under the heading "The Hon^{ble} John Elliot [sic]. Sundry Works done at his House in Downing Street" whose payments correspond to this short period are the bricklayer Thomas Monday, the mason James Nelson,¹³⁶ and the ironmonger Fairbone. Thomas Monday & Co received £29 0s. 2d. for work beginning on January 17th,¹³⁷ which included chimney pots, tiles and pantiles, so this may have covered repairs consequent upon the fall of Eliot's chimney in December 1800. But it continued to September 12th, just after Sword's penultimate visit, and included pavery bricks (1d each) and a "Bell Air Trap" (9s), which indicate work in the basement, and on a water closet.¹³⁸ James Nelson's bill runs from August 22nd, exactly one week after Soane's visit at the initiation of work, to September 2nd, exactly one week before Sword's penultimate visit. It included "2½ Port^d Slab" (2s 4d), presumably for the area, and "Old paving relaid" at 2d per foot superficial, suggesting re-arrangement in this area, presumably consequent upon altering the area stair, for which Nelson supplied "Run of riser to old Step" (6d). He also supplied "Cube Port^d in Kirb" (3s 8d), probably the same kerb in which he supplied "106 holes cut for Iron Work" (2d), and thus probably the kerb of the area railings. He charged a further 4d for "Mortice Holes" and 2s 6d for "Traps let in". His bill totalled £72 19s 9¾d.¹³⁹ Fairbone & Son billed over a slightly longer period, from August 26th to September 22nd, three days after Sword's last visit. Their bill, £24 19s 2d, was for pins (6d), plugs (6d), screws (4d per dozen), and "5 Pieces of Strong Wire Work" (16s 6d),¹⁴⁰ and does not include anything for new railings, so perhaps the old railings were re-set by one of the other trades. Certainly Monday undertook more than just bricklayer's work, as he billed for lime whitening at 2d per yard, and flat painting at 3d.¹⁴¹ It is clear from the absence of specialist tradesmen, and from the low overall price that, whatever these works were, they were modest alterations to a non-ornamental part of the house.

Eliot did not sell No. 11 to Dundas, and continued there until 1805. But in 1804 it had an outbreak of dry rot, which he repaired under Soane's direction. On July 2nd Soane's *Journal* records under "The Lord Eliot", "Called in Downing St at ¼ past 9 to exam. Dry rot—met the Carp",¹⁴² and evidently ordered some wainscot to be removed, for on August 15th he noted "Called in Downing Street, order more of the Wainscotting to be re^d".¹⁴³ The repairs are detailed in Soane's *Bill Book D* under "The Right Hon^{ble} The Lord Eliot. Bills for work done in consequence of the dry rot at his house in Downing Street."¹⁴⁴ It occurred in the first and second floors, as Monday and Co, bricklayers, billed for "Cutting out & making good Brickwork scraping & washing walls with copperas water in one & two Pair" on November 10th.¹⁴⁵ William Rothwell, junior, plasterer,¹⁴⁶ billed for "Taking down part of the ceilings in the One Pair Room & Front Parlour", on November 3rd and for "Lathing & Plaistering with guaged stuff the new part of Cielings in the front Parler & in the one pair front Room" on December 1st,¹⁴⁷ suggesting that it did not affect the ceiling of the second floor room, and thus that the second ceiling he replaced (the front parlour) was on the ground floor. 'Front' must mean the Downing Street side of the house, and, since the stair occupies the western part of the front, the front parlour may mean the hall, which occupies the eastern part of it.

William Kelsey, carpenter, laid new floors, treating them with coal tar (which cost 12s 1d "including bottle and brush"),¹⁴⁸ but also put up:¹⁴⁹

3' 3" Supl	¾ deal rough lining	5d	0 : 1 : 4¼
23.7	¾ deal frieze, facias &c planed both sides & rounded edge	8	0 : 15 : 8½
2.8	Inch deal lining, planed 1 side	7d	0 : 1 : 6½
58.2	Whole deal sq' wainscotting	10	2 : 8 : 5½
50.10	D° framed flush for paper	11	2 : 6 : 7
10.6 run	Deal mould bead	2	0 : 1 : 9
10.6	D° mould OGee	3	0 : 2 : 7½
15.9 Sup	Deal moulding	¼	1 : 1 : 0

The plastered area was thus confined only to the ceiling, so Rothwell's bill for plastering, including "2 Bundles of Laths and Nails. 8 hods of coarse stuff. 2 hods of fine stuff. 4 Bags of Plaster", and "Plaiſt' Lab'r & Boy each 2 Days" only came to £1 19s 6d.¹⁵⁰ Peter Borgnis, the painter, charged very little more, £2 0s 3d, for:¹⁵¹

Yds	f	in	Supl	once in oil	4	0 : 0 : 9
2¼				Twice in oil	6	0 : 1 : 4½
2¾				Once in oil and twice distemper	8	0 : 7 : 1
10 ² / ₃			Run	Skirting	1½	0 : 0 : 7
	4	6		Double Cornice	3	0 : 3 : 1½
	12	6		Entablature		
	18	0				
8			Supl	French Grey and mouldings, white		
				Once in oil & twice in distemper	1/2	0 : 9 : 4
				Stopping Cornices. Painting edges &c		0 : 7 : 6
						<hr/> 2 : 0 : 3

His efforts were confined largely to skirtings, cornices and entablatures, doubtless because the walls were papered. The bill of Thomas Vincent, paperhanger, totalling £7 13s, reveals that paper was hung in two rooms only, one on the first and one on the second floor, that at least one of these rooms had previously been papered, that the old paper was scraped off, but some of the canvas was re-used, that the new paper was laid on canvas and brown paper, that three pieces of paper were required for the first floor room, and two for the second floor room, and that both rooms had paper borders.¹⁵² The total cost of these repairs was £49 19s 10¾d,¹⁵³ and the last dated payment for them was made on December 1st.¹⁵⁴

By then Eliot had resumed his search for a new house, using Soane as his agent, as he had done in 1800. Soane entered in his *Journal*, under "The Lord Eliot", on June 4th 1804, "Wrote to Mr S Wyatt ab: Mr Ansons House".¹⁵⁵ This was No. 15 St. James's Square, built by Athenian Stuart in 1764–6 for Thomas Anson, and altered in 1791–4 by Samuel Wyatt for Anson's great-nephew, another Thomas Anson.¹⁵⁶ On June 6th Soane "Met Mr S Wyatt at Mr Anson's, survey'd House and offices",¹⁵⁷ and Soane's survey plan survives among his papers.¹⁵⁸ Six days later Soane "Called on Mr Wyatt ab: Mr Ansons House,¹⁵⁹ and two days after that he "Called on his L^p. with Val^c of Mr A^s house and settled not to have it. Wrote to S Wyatt".¹⁶⁰ Thomas Anson had asked for £30,000.¹⁶¹

This may have been too much, but St. James's Square was clearly where Eliot wished to remove himself. Early in the following year, on February 7th 1805, Soane "Called in Downing Street from thence to L^d Buckinghamshires in St Jas square—surveyed the prem."¹⁶² This was No. 33, on the corner of Charles Street, built by Robert Adam in 1770–2 for the 3rd Earl of Buckinghamshire.¹⁶³ On the following day Soane "Called in Downing Street with Valⁿ of Lord B's house in St Ja^s Square".¹⁶⁴ Eliot eventually bought this house, but before deciding he also had Soane look at others. On February 18th Soane "Called on Lord Auckland and Mr Sullivan ab^t the House in St Ja^s Square".¹⁶⁵ The following day Soane had a rebuff. He "Called on Mr Sullivan, from him to Lord Eliot & thence to the Birdcage Walk but missed Mr Sull. Called again on Mr Sull. at 5 in the afternoon objects to profes^l men and will not take less than £12,000".¹⁶⁶ It is not clear which house this was, but Soane also surveyed a fourth house in the Square, at an unknown date, but probably early in 1805.¹⁶⁷ This was No. 18, built by Thomas Philips in 1726.¹⁶⁸ Soane was critical, and thought the £7,000 sought for it an "enormous" sum.¹⁶⁹ Eliot bought No. 33 in April for £11,100.¹⁷⁰

Soane was also retained to sell Downing Street. On May 8th he "Called [on Lord Eliot] about plans of House in St Jas Square and valⁿ of House in down^s Street".¹⁷¹ By 19th June a possible purchaser had emerged in the form of the Land Revenue Office, represented by Thomas Leverton.¹⁷² On that day Soane, representing Eliot, "Dined at the Crown and Anch: with Mr Leverton, settled valuation at £3,000. Exp: 1. 6. 0. I paid 1 : 2 : 0".¹⁷³ On the following day he "Called on Ld Eliot with the result of the meeting with Mr Leverton".¹⁷⁴ This must have satisfied Eliot, for on the next day Soane "Sent copy of a letter proposed to be sent to Mr Leverton".¹⁷⁵ Five days later, on June 26th, Leverton replied, telling Soane that he would be putting his letter that day before the Surveyor General of Land Revenue, John Fordyce,

with a recommendation that the conditions in *all* respects—touching the Three Thousand Pounds—the time of Entry—the paying for Fixtures &c &c should be acceded to. I have this morning seen the Surveyor General shown him your letter and said I was perfectly ready to put my name to it: so far I do conclude no misunderstanding can Possibly take place. I receid for answer, to my desire to put my signature, that it would be more regular with a view to our report being sent to the Treasury that it should be put in some other shape which I will prepare for signature: and forward to you in a day or two.¹⁷⁶

Soane took "Mr L^s letter"¹⁷⁷ to Eliot at Downing St. on July 2nd, and then "Called on Mr Leverton in the Evening about L^d Eliots Valⁿ of premises in Downing Street".¹⁷⁸ On the 10th he "Met Mr Leverton at L^d Eliots about the fixtures. Dined with him at the Piazza pd half 0 : 13: 0".¹⁷⁹ On the following day "Thomas Leverton Architect on Behalf of His Majesty and John Soane Architect on Behalf of Lord Elliot [sic], by Direction of John Fordyce Esq^r Surveyor General of his Majesty's Land Revenue and his Lordship respectively" signed a valuation of "certain premises situate at No. 12 on the North Side of Downing Street Westminster, Granted in Lease to the said Lord Eliot at Fifteen Guineas p^r Annum which lease will expire the 16th of April 1820" at £3,227 including fixtures, the money to be paid by

Michaelmas Day next following, “at which time the Possession is to be delivered to the officers of the Crown”.¹⁸⁰ Soane noted that on that day he was “At Mr Leverton’s abt Lord Eliot’s business, called on Lord E with the valⁿ signed at £3,227”.¹⁸¹

Although Soane was to work at Downing Street again, he did so no more on behalf of Lord Eliot.

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NOTES AND REFERENCES

1. London County Council, *Survey of London*, XIV, 1931, 142.
2. Cockayne, G.E., *The Complete Peerage*, XI, 1949, 307-10.
3. *Ibid*, 309.
4. Wraxall, N.W., *Historical Memoirs of My Own Times*, 1818, 651-52: I am indebted to Mr James Mildren for this information.
5. Namier, L. and Brooke, J., *The House of Commons 1754-1790*, II, 1985, 390.
6. *Idem*.
7. Stanhope, [Philip Henry, 5th Earl] *Life of the Right Honourable William Pitt*, I, 1861, 314-15.
8. Namier and Brooke, *loc cit*.
9. Cockayne, *op cit*, 309-10.
10. London, Sir John Soane’s Museum [henceforward referred to as Soane], *Ledger B, 1784-96*, [fol] 256.
11. Soane, *Journal No. 1, 1787-1792*, [fol] 94; *ibid, Archives*, 6/4/51.
12. Soane, *Journal No. 4, 1797-1804*, [fols] 201, 202 and 364; *ibid, Drawings*, 47/3/31B and 52; *ibid*, SNB 57A, [3 and 8 Oct. 1803].
13. Soane, *Bill Book from 1797 to 1799. A*, [fol] 107. The bricklayer was Ann Manby, the slaters were Ann Tyson & Sons, and the painter was Daniel E Mitchell.
14. Colvin, H.M., *Biographical Dictionary of British Architects 1600-1840*, 1978, 770; St Germans, Port Eliot MS 949; Soane, *Bill Book: 1799-1801. C*, [fols] 10-23; *ibid, Journal No. 4 1797-1804*, [fol] 199; *ibid, Day Book ... 1799 to ... 1800*, [fols] 32-5, 43, 46-7, 52, 54-5, 59-60; *ibid, Day Book 1800 to 1801*, [fols] 31, 36-7, 74-5, 77, 95; *ibid, Drawings*, 81/1/53, 66-7, and 89/6/1-5.
15. Soane, *Journal No. 4. 1797-1804*, [fols] 364, 451 and 452; *ibid, Drawings*, 47/3/31C; *ibid*, SNB 63, [4 June 1804].
16. Colvin, *op cit*, 1978, 770; Hussey, C., “Port Eliot, Cornwall—III”, *Country Life*, CIV, October 29 1948, 882-85.
17. Soane, *Journal No. 5 1804-1812*, [fol] 34; *ibid, Day Book 1806 to 1807*, [fols] 12-4, 18-9, 24-5.
18. Cockayne, *op cit*, 310.
19. Colvin, *op cit*, 769.
20. *Idem*.
21. *Ibid*, 768.
22. *Idem*.
23. *Idem*.
24. *Ibid*, 769.
25. *Ibid*, 765.
26. *Idem*.

27. *Ibid*, 771.
28. *Ibid*, 770.
29. *Idem*.
30. Soane, *Journal No. 3 1794-1796*, [fol] 27.
31. *Idem*.
32. *Idem*.
33. *Idem*.
34. *Idem*.
35. Soane, *Bill Book A*, [fols] 103-05.
36. *Ibid*, [fol] 104.
37. *Ibid*, [fol] 105.
38. *Ibid*, [fol] 104.
39. Peter Borgnis was presumably related to the decorative painter Giovanni Borgnis, famous for his work at West Wycombe Church and House [Hussey, C., *English Country Houses: Early Georgian 1715-1760*, 1955, 239]. He may have been Giovanni's son, Pietro Maria, who painted the Etruscan Room at Osterley in 1775 [Harris, E., *Osterley Park*, 1994, 68].
40. Soane, *Bill Book A*, [fol] 106.
41. This was perhaps the Kelsey who was carpenter at Milton Hall, Berkshire, under Stephen Wright in 1769-72 [Oswald, A., "Milton Hall, Berkshire", *Country Life*, CIV, December 24 1948], and probably the William Kelsey, joiner at the Excise Office, Old Broad St, under William Robinson in 1769-76 [Colvin, H.M., *History of the King's Works*, V, 1976, 349], the Fleet Prison in 1770-3 [*ibid*, 353], the King's Bench Prison under Kenton Couse in 1780-1 [*ibid*, 357], and Somerset House under Chambers in 1791-5 [*ibid*, 466].
42. Soane, *Bill Book A*, [fols] 103-5.
43. This was presumably the Lancelot Burton, of New Castle St., Strand, who was later to work for Eliot, under Soane's direction, at No. 33 St James's Square in 1805-7 and 1817-23 [Sheppard, F.H.W., (ed), *Survey of London*, XXIX, 207-08]. He may have been the same Lancelot Burton (or a relation of his) who was plumber at Nos. 25-6 Soho Square in 1758-9 [*Ibid*, XXXIII, 84] and at Queensberry House, Burlington Gardens in the 1780s [*Idem*].
44. Soane, *Bill Book A*, [fol] 105.
45. This was doubtless the Thomas Palmer, who was plasterer at Somerset House in 1776-95 [Colvin, H.M., *History of the King's Works*, V, 466], and at the Clerk in Parliament's residence in 1793 [P.R.O., WORK 5/82, "Extra Westminster Mr Rose's Christmas Quarter 1793"]. He was presumably the T. Palmer, plasterer at the House of Lords in 1823-4 [Colvin, *op cit*, VI, 523], at the Law Courts in 1823-5 [*Ibid*, 505], at No. 10 Downing Street in 1825 [*Ibid*, 564], and in the House of Commons' Library in 1826-7 [*Ibid*, 529].
46. Soane, *Bill Book A*, [fol] 105.
47. This was probably the bricklayer Thomas Monday who worked at the Admiralty building [*Survey of London*, *cit*, XIV, 62] and at Admiralty House [PRO, ADM. 17/1] under S P Cockerell in 1786-91.
48. Soane, *Bill Book A*, [fol] 103.
49. *Ibid*, [fol] 105.
50. *Idem*.
51. *Ibid*, [fol] 106.
52. *Idem*.
53. Namier and Brooke, *op cit*, 355.
54. Soane, *Archives* 6/4, Eliot to Soane, August 19th 1800.
55. *Survey of London*, *cit*, 154-55.
56. Soane, *Archives*, 6/4, Eliot to Soane, August 19th 1800.
57. *Ibid*, Statement, 22nd July 1801.
58. *Ibid*, Eliot to Soane, August 26th 1800.
59. *Ibid*, Eliot to Soane, November 9th 1800.
60. *Ibid*, Eliot to Soane, December 16th 1800.

61. *Ibid*, Eliot to Soane, March 3rd 1801.
62. *Ibid*, Eliot to Soane, December 16th 1800.
63. Tyson may have been the slater who worked under Adam at Audley End House in 1776 [Chelmsford, Essex County Record Office, Braybrooke Papers.], and perhaps the Ann Tyson who worked at Admiralty House for S.P. Cockerell in 1786-91 [PRO, ADM 17/1]. Tyson and Sharp worked under Soane at Eliot's subsequent London house, No. 33 St James's Square, in 1805-7 [*Survey of London*, XXIX, 207], and W. and J. Sharp were the slaters there in 1817-23 [*Ibid*, 208].
64. Soane, *Bill Book*. 1799. 1801.C, [fol] 109.
65. *Ibid*, [fol] 107.
66. *Survey of London*, XIV, 155.
67. Soane, *Archives*, 6/4, Statement, 22nd July 1801.
68. *Survey of London*, *cit*, plates 132 and 141.
69. Soane, *Archives*, 6/4, Statement, 22nd July 1801.
70. *Survey of London*, *cit*, 143.
71. *Idem*.
72. *Ibid*, plate 142.
73. Soane, *Archives*, 6/4, Statement, 22 July 1801.
74. Colvin, *op cit*, 426.
75. *Idem*, and 478-9.
76. *Ibid*, 478-9.
77. I am indebted to Dr D.J. Watkin for this information.
78. Soane, *Archives*, 6/4, Statement, 22nd July 1801.
79. *Idem*.
80. *Idem*.
81. *Idem*.
82. *Idem*.
83. *Idem*.
84. *Idem*.
85. *Idem*.
86. *Idem*.
87. Colvin, H.M., *History of the King's Works*, VI, 1973, 562.
88. Taylor, N., "The Downing Street Story", *The Architect and Building News*, 25th December 1963, 1031-36.
89. *Survey of London*, *cit*, plate 141.
90. Soane, *Archives*, 6/4, Statement, 22nd July 1801.
91. *Idem*.
92. *Idem*.
93. *Ibid*, Eliot to Soane, 4th March 1801.
94. Soane, *Archives*, 6/4, Eliot to Soane, 3rd March 1801.
95. Soane, *Archives*, 6/4, Statement, 22nd July 1801.
96. *Idem*.
97. *Idem*.
98. *Idem*.
99. *Idem*.
100. *Idem*.
101. *Idem*.
102. *Idem*.
103. Soane, *Journal No. 4 1797.1804*, [fol] 364.
104. Soane, *Archives*, 6/4, Statement, 22nd July 1801.
105. *Idem*.
106. *Idem*.
107. Soane, *Archives*, 6/4, Plan.

108. Soane, *Archives*, 6/4, Holland to Soane, 14th March 1801.
109. London, English Heritage, Historic Plans Room.
110. *Survey of London, cit*, plate 142.
111. Soane, *Archives*, 6/4, Statement, 22nd July 1801.
112. Soane, *Archives*, 6/4, Eliot to Soane, 19th April 1801.
113. Soane, *Archives*, 6/4, Holland to Soane, 20th May 1801.
114. Soane, *Archives*, 6/4, Eliot to Soane, 26th June 1801.
115. Soane, *Day Book from July 13th 1801 to April 19th 1803*, [fol] 6[R].
116. Soane, *Archives*, 6/4, Eliot to Soane, 29th June 1801.
117. Soane, *Journal No. 4 1797.1804*, [fol] 364.
118. Soane, *Day Book ... 1801 to ... 1803*, [fol] 2[V].
119. Soane, *Archives*, 6/4, Statement, 22nd July 1801.
120. Soane, *Day Book ... 1801 to ... 1803*, [fol] 3[R]; Soane, *Journal No. 4 ...*, [fol] 364.
121. Soane, *Day Book ... 1801 to ... 1803*, [fol] 3[V]; Soane, *Journal No. 4 ...*, [fol] 364.
122. Soane, *Day Book ... 1801 to ... 1803*, [fol] 4[V]; Soane, *Journal No. 4 ...*, [fol] 364.
123. Soane, *Day Book ... 1801 to ... 1803*, [fol] 5[V]; Soane, *Journal No. 4 ...*, [fol] 364.
124. *Idem*.
125. Soane, *Day Book ... 1801 to ... 1803*, [fol] 6[R]; Soane, *Journal No. 4 ...*, [fol] 364.
126. Soane, *Archives*, 6/4, Statement, 22nd July 1801.
127. Stephen, L. and Lee, S., *Dictionary of National Biography*, VI, 1921-2, 189.
128. *Survey of London, cit*, 154-55.
129. Soane, *Journal No. 4 ...*, [fol] 364; Soane, *Day Book ... 1801 to ... 1803*, [fol] 15[V].
130. Soane, *Day Book ... 1801 to ... 1803*, [fol] 16[V].
131. Soane, *Journal No. 4 ...*, [fol] 364.
132. Soane, *Day Book ... 1801 to ... 1803*, [fols] 17[R], 17[V], 18[R], 19[R], 22[R], 23[R], and 23[V].
133. *Ibid*, [fols] 23[V] and 24[R].
134. *Ibid*, [fol] 27[R].
135. *Ibid*, [fol] 31[V].
136. This was probably the mason James Nelson who worked at No. 6 St James's Square under Henry Holland for the Earl of Bristol in 1771 [*Survey of London, cit*, XXIX, 104]. He was to work on Eliot's subsequent house, No. 33 St James's Square, in 1805-7 [*Ibid*, 207]. He executed Soane's designs for Wimpole, Cricket St Thomas, Holwood, for the London houses of Sir Philip Yorke, the Earl of Hardwicke, Peter Thelusson, the Marquis of Buckingham, for the monuments of the Marquis of Abercorn and Mrs Bosanquet, and was the principal mason at the Bank of England [Gunnis, R., *Dictionary of British Sculptors 1660-1851*, London, 1951, 270].
137. Soane, *Bill Book ... A*, [fol] 107[R].
138. *Idem*.
139. *Ibid*, [fol] 108.
140. *Ibid*, [fol] 109.
141. *Ibid*, [fol] 107[R].
142. Soane, *Journal No. 4 ...*, [fol] 451.
143. *Idem*.
144. Soane, *Bill Book D 1801.1806*, [fols] 368-71.
145. *Ibid*, [fol] 368.
146. A plasterer called Rothwell worked under John Carr at Denton Hall, Yorkshire in 1773, and one called William Rothwell worked under William Lindley at Denison Hall, Leeds in 1786-88 [Hewlings, R., "Denison Hall, Little Woodhouse, Leeds", *The Yorkshire Archaeological Journal*, LXI, 1989, 176; Taylor, A., "Denison Hall, Leeds: A Postscript to Richard Hewlings," *The Yorkshire Archaeological Journal*, LXIII, 1991, 220].
147. Soane, *Bill Book D ...*, [fol] 370.
148. Soane, *Bill Book D ...*, [fol] 369.
149. *Idem*.
150. *Ibid*, [fol] 370.

151. Soane, *Bill Book D* ..., [fol] 370.
152. *Ibid*, [fol] 371.
153. *Idem*.
154. *Ibid*, [fol] 370.
155. Soane, *Journal No. 4* ..., [fol] 451.
156. *Survey of London*, XXIX, 1960, 142-54.
157. Soane, *Journal No. 4* ..., [fol] 451.
158. Soane, Drawings, 36/7/1.
159. Soane, *Journal No. 4* ..., [fol] 451.
160. *Idem*.
161. *Survey of London*, *op cit*, 153.
162. Soane, *Journal No. 5* ..., [fol] 452.
163. *Survey of London*, *op cit*, 206-10.
164. Soane, *Journal No. 5* ..., [fol] 452.
165. *Idem*.
166. *Idem*.
167. *Survey of London*, *op cit*, 159.
168. *Ibid*, 159-61.
169. *Ibid*, 159.
170. *Ibid*, 207.
171. Soane, *1804.1805*, *Journal No. 5*, [fol] 32.
172. Colvin, *Biographical Dictionary*, *cit*, 516.
173. Soane, ... *Journal No. 5*, [fol] 33.
174. *Idem*.
175. *Idem*.
176. Soane, *Archives*, 6/4, Leverton to Soane, 26th June 1805.
177. Soane, ... *Journal No. 5*, [fol] 33.
178. *Idem*.
179. *Idem*.
180. Soane, *Archives*, 6/4, Copy Report.
181. Soane, ... *Journal No. 5*, [fol] 33.

108. Soane, *Archives*, 6/4, Holland to Soane, 14th March 1801. [fol. 101].
109. London, English Heritage, Historic Plans Room. [fol. 101].
110. Survey of London, vi, plate 142.
111. Soane, *Archives*, 6/4, Statement, 22nd July 1801. [fol. 101].
112. Soane, *Archives*, 6/4, Elliot to Soane, 19th April 1801. [fol. 101].
113. Soane, *Archives*, 6/4, Holland to Soane, 20th May 1800-1801. [fol. 101].
114. Soane, *Archives*, 6/4, Elliot to Soane, 25th June 1801. [fol. 101].
115. Soane, *Day Book from July 12th 1801 to April 20th 1802* [fol. 101].
116. Soane, *Archives*, 6/4, Elliot to Soane, 29th June 1801. [fol. 101].
117. Soane, *Journal No. 4 1797-1802*, [fol. 101].
118. Soane, *Day Book ... 1801 to ... 1802*, [fol. 101].
119. Soane, *Archives*, 6/4, Statement, 22nd July 1801. [fol. 101].
120. Soane, *Day Book ... 1801 to ... 1802*, [fol. 101].
121. Soane, *Day Book ... 1801 to ... 1802*, [fol. 101].
122. Soane, *Day Book ... 1801 to ... 1802*, [fol. 101].
123. Soane, *Day Book ... 1801 to ... 1802*, [fol. 101].
124. *Ibid.*
125. Soane, *Day Book ... 1801 to ... 1802*, [fol. 101].
126. Soane, *Archives*, 6/4, Statement, 22nd July 1801.
127. Stephen, L. and Lee, S. *Architectural Narratives*, VI, 191-2. [fol. 101].
128. Survey of London, vi, 138-45.
129. Soane, *Journal No. 4*, [fol. 101].
130. Soane, *Day Book ... 1801 to ... 1802*, [fol. 101].
131. Soane, *Archives*, 6/4, [fol. 101].
132. Soane, *Day Book ... 1801 to ... 1802*, [fol. 101].
133. *Ibid.*, [fol. 101].
134. *Ibid.*, [fol. 101].
135. *Ibid.*, [fol. 101].
136. This was probably the master James Nelson who worked at the Royal Exchange under Henry Holland for the Earl of Bristol in 1771 (see *Journal of the Society of Architectural Historians*, 1980, 1981) on Elliot's subsequent house, No. 33 St James's Square, 1783-4, and later worked on Soane's designs for Wimpole, Cricklet St Thomas, Hereford, for the Marquis of Ely, 1785-6; York, the Earl of Hardwicke, Peter Thelwall, the Marquis of Exeter, 1787-8; and the house of the Marquis of Abercorn and Mrs Bowington, and with the painter, 1788-9, in London, England (Günzler, K., *Dictionary of British Architects, 1700-1850*, London, 1989, 2001).
137. Soane, *Day Book ... A*, [fol. 101].
138. *Ibid.*
139. *Ibid.*, [fol. 101].
140. *Ibid.*, [fol. 101].
141. *Ibid.*, [fol. 101].
142. Soane, *Journal No. 4*, [fol. 101].
143. *Ibid.*
144. Soane, *Day Book D 1801, 1802*, [fol. 101].
145. *Ibid.*, [fol. 101].
146. A plasterer called Rutwell worked under John Carr at Devon Hall, Westminster, 1781 and called William Richmond worked under William Lindley at Devon Hall, Westminster, 1782 (Hewlings, R., "Devon Hall, Little Woodhouse, Leeds". *The Architectural Magazine*, 1880, LXI, 1880: 176; Taylor, A., "Devon Hall, Leeds: A Prospectus by Richard Heald". *Journal of Archaeological Journal*, LXIII, 1981, 200).
147. Soane, *Day Book D ...*, [fol. 101].
148. Soane, *Day Book D ...*, [fol. 101].
149. *Ibid.*
150. *Ibid.*, [fol. 101].