

# **12 PARK VILLAGE WEST** **London NW1 4AE**

London Borough of Camden

Historic Fabric Assessment

March 2024



**12/12A Park Village West  
London  
NW1 4AE**

## **Historic Fabric Assessment**

National Grid Reference: 530278 182139

Sign-off history

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Note: site outlines may appear differently on some figures owing to distortions in historic maps. North is approximate on early mapssd

## Executive summary

*MOLA (Museum of London Archaeology) was commissioned by Adam Richards Architects, to undertake a Historic Fabric Assessment at 12 Park Village West, London, NW1 4AE, in the London Borough of Camden. This was requested following a pre-application response (planning ref: 2022/5621/PRE) which requested further information to ascertain the former arrangement of the house in order to help justify the proposals and the level of presumed harm resulting from these proposals. The pre-application response was received on 28th March 2023.*

*12 Park Village West is a Grade II\* listed building and lies within the Regents Park Conservation Area on the north-eastern side of Regent's Park.*

*The research conducted alongside the opening up works for this historic fabric assessment have confirmed that the internal arrangements of 12 Park Village West have changed over time. While it is expected and understandable for changes to take place over time, commensurate with the changing manners and habits of society, many of the changes were found to be 20th century in date.*

*The conclusion of this report is that there have been several internal alterations to the layout of 12 Park Village West. These alterations chart the evolution of the dwelling and can inform the proposals for further change.*

# 1 Introduction

## 1.1 Site background

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- 1.1.1 MOLA (Museum of London Archaeology) was commissioned by Adam Richards Architects, to undertake a Historic Fabric Assessment at 12 Park Village West, London, NW1 4AE, in the London Borough of Camden (NGR 530278 182139, Fig 1). This was requested following a pre-application response (planning ref: 2022/5621/PRE) which requested further information to ascertain the former arrangement of the house in order to help justify the proposals and the level of presumed harm resulting from these proposals. The pre-application response was received on 28<sup>th</sup> March 2023.
- 1.1.2 12 Park Village West is a Grade II\* listed building and lies within the Regents Park Conservation Area on the north-eastern side of Regent's Park.
- 1.1.3 The site comprises a large house and associated coach house set in a large garden that slopes gently to the east. While the secondary building is known as coach house, it was constructed after the main house. No evidence was found of it having been used as a coach house, with records from the 1840s referring to it as an artist's studio.



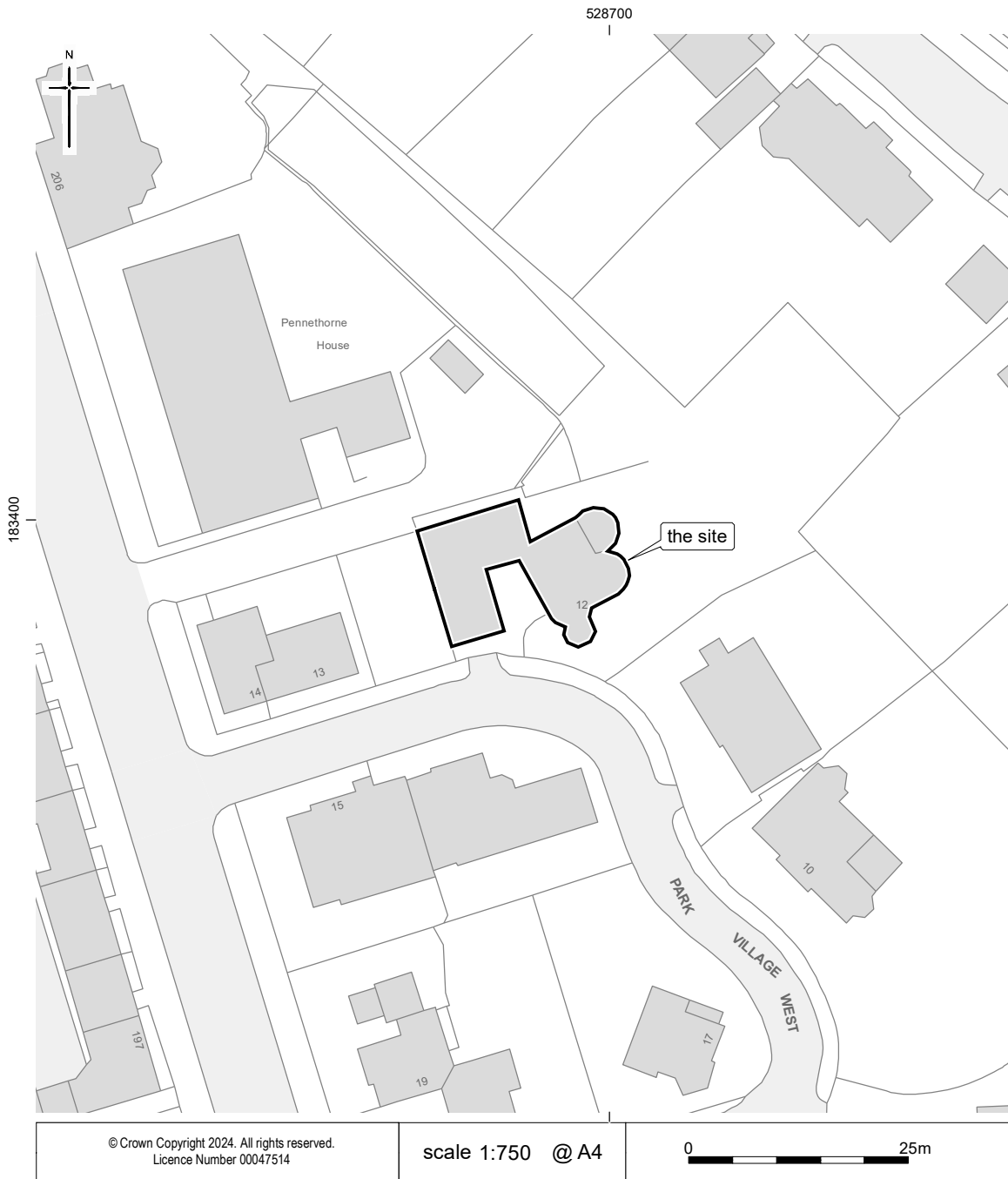
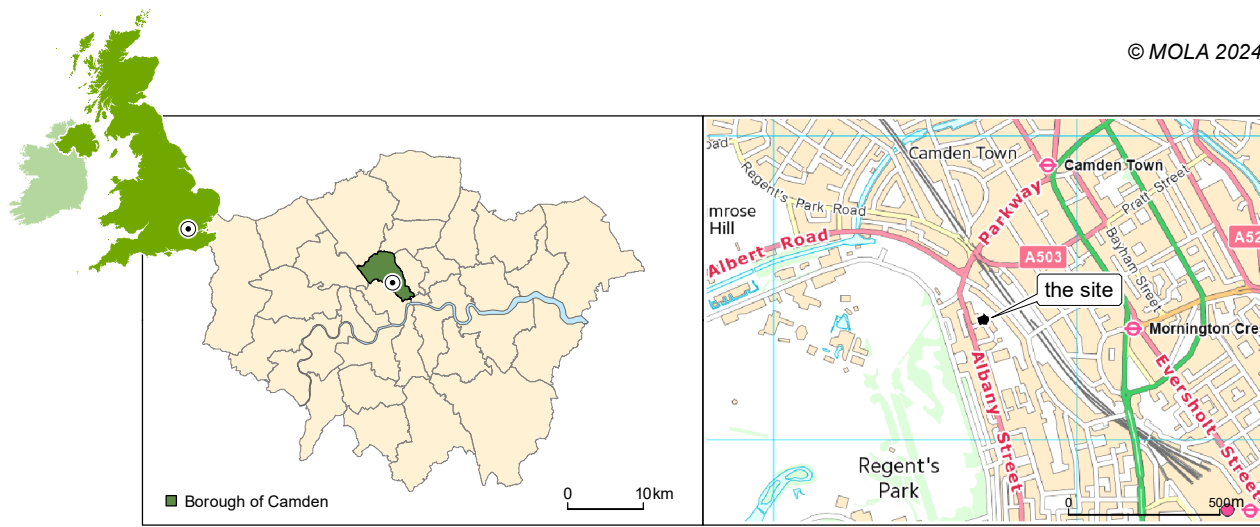


Fig 1 Site location



## 1.2 Planning background

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- 1.1.1 The building at 12 Park Village West was recently sold to its new owner who, in order to accommodate his large family, will need to create additional space within the property's historic fabric and footprint. Given the nationally recognised significance of the building, the design for the alterations required an appropriate level of historic information and analysis of the historic fabric and site.
- 1.1.2 Pre-application activities included early involvement of Camden Council Conservation Officer, who provided the initial pre-application advice considering the concept design (March 2022), which was described as follows:
- Extension at lower ground floor level involving excavation under coach house, gym and courtyards; removal of stores in the western courtyard; replacement of existing conservatory and terrace stairs; reinstatement of a door to the base of the tower and terrace doors to north elevation; internal alterations; and construction of home office/ garden room at the end of the back garden.*
- 1.2.1 The pre-application submission was supported by a Heritage Statement prepared by Whaleback Consultancy and Portico Heritage which details the history and significance of the site, a Grade II\* building designed by John Nash, and therefore of national significance.

## 1.3 Aims and objectives

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- 1.3.1 The fabric of specific areas of the main building and coach house at 12 Park Village West were investigated in order to support the current phase of redevelopment, following the purchase of the site by the existing owners. The historic fabric assessment was undertaken to support the significance of the building in this phase of alterations and to make sure design decisions were taken with full awareness of the sensitivities of the heritage asset.

## 2 Historical background

### 2.1 The origins of 12 Park Village West

- 2.1.1 A preliminary phase of research was undertaken to complement the existing historic information gathered for the Heritage Statement (Whaleback Consultancy). The archival and online research informed the overall understanding of the development of the main house and coach house and contributed to furthering the general knowledge of the site as well as specific knowledge of the buildings and their uses.
- 2.1.2 The oldest plan of Park Village West (Figure 2), held in the National Archive, was sketched out by Nash as the development of detached, semi-detached and terraced houses. The National Archive record suggests that the map dates from 1823. Another drawing of Park Village by John Nash in 1823 (Figure 3) was sketched as developments of small independent houses at the edge of Regent's Park. Tyack (1993), in his article, suggests that Nash originally intended the village to be a larger and more spread-out version of the rustic-looking 'hamlet' he had designed in 1810-11 at Blaise Castle near Bristol. Figure 2 shows a slightly different approach with denser and more compact development. These maps confirm the evolution of Nash's vision at Park Village from rustic-looking cottages shown in his 1823 plans to large, well-designed properties to attract wealthy middle-class suburbanites with families and servants. The re-designed houses, on a larger scale, were reflected in the later plan of Park Village West from 1831 (Figure 4). The layout of No.12 on this plan does not have a tower nor a coach house. The plan also indicates that the properties in the southeast area of Park Village West (Nos. 2-6 and 17-19) were already built while other properties were still in the design stage.

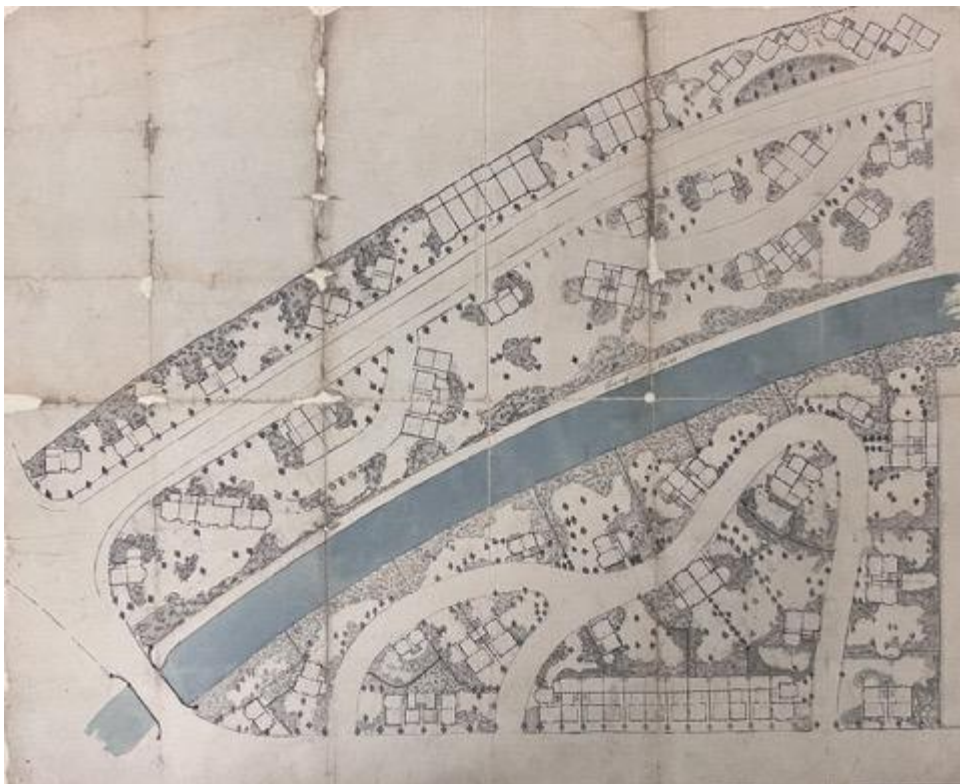


Figure 2. Regent's Park: block plan of Park Village West, showing sites of houses and the Regent's canal. By John Nash. 1812 or 1823 (National Archive Ref MPE 1/1159).

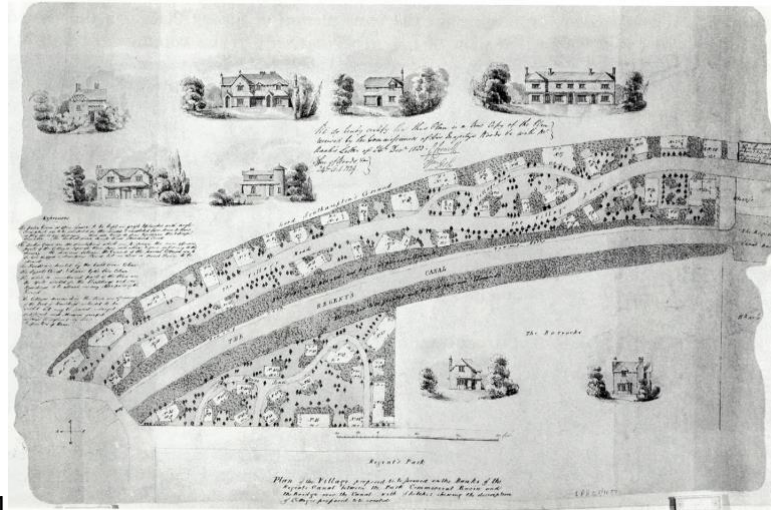


Figure 1

Figure 3. John Nash original plan for Park Village, 1823 (Tyack, 1993)

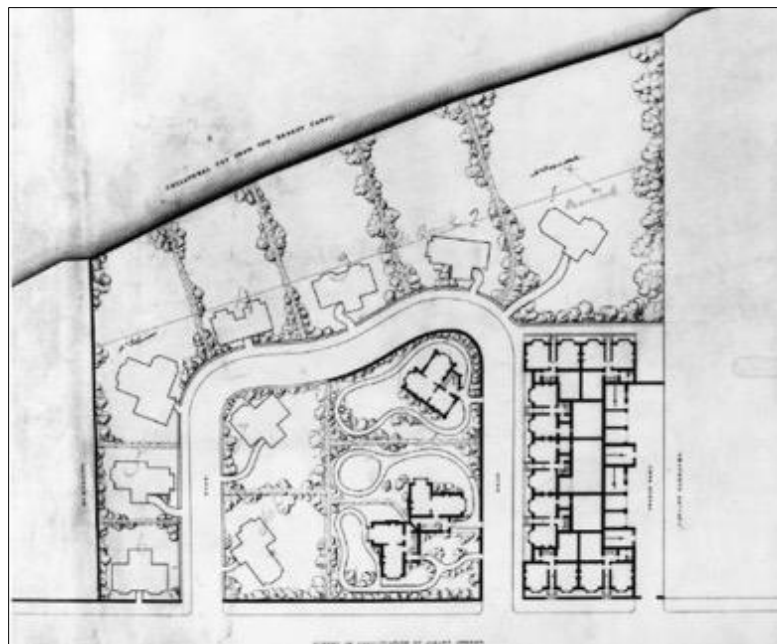


Figure 4. Detail original Plan of Park Village West held in Public Record Office, 1831 (National Archive ref: MPE 1/1284)

- 2.1.3 *Plan of Village Land in the Regents Park let to John Nash*, (National Archive ref: MR 1/1905) shows No. 12 Park Village West with a proposed rent fee of £2 (Figure 5). The map is undated. However, annotations suggest it was drawn in the early 1830s, likely 1833. This map also confirms that the land of Park Village West and East was leased to John Nash for 99 years from 5<sup>th</sup> January 1824. The outbuilding occupies the northwest corner of the garden of No. 12. However, the position of the Tower House is slightly different from the current position of the building, suggesting that the map presents the proposal rather than the existing buildings. Thus, the position and size of the coach house (outbuilding), which are drawn on this map, are also a proposal rather than the survey of the existing building.



Figure 5. Plan of Village Land in the Regents Park belonging to John Nash, probably 1833 (National Archive ref MR 1/1905)

- 2.1.4 The house at 12 Park Village West was likely constructed in 1834 (Tyack, 1993). The first leaseholder and occupant of 12 Park Village West was likely Dr. James Johnson, who was a physician to King William IV. Roberts & Godfrey (1949) suggest in the *Survey of London* that Dr. Johnson also leased Nos. 13 and 14 in 1837. Dr. Johnson's name is also annotated in the original Plan of Park Village West from 1931 held in the Public Record Office.

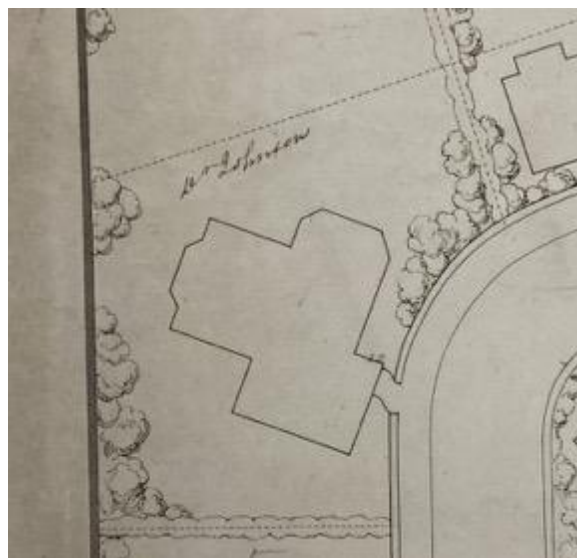


Figure 6. Detail of No. 12 from the original Plan of Park Village West held in the Public Record Office

- 2.1.5 Sources say that around the year 1835 the portrait painter and later President of the Royal

Academy, Sir Francis Grant, lived at the property. This would explain the early construction of the artist studio.<sup>1</sup>

- 2.1.6 12 Park Village West is mentioned in *The Morning Post* of 19<sup>th</sup> October 1840, advertised as a property for rent described as a ‘...handsome cottage residence to let, with an excellent painting and show room...’. A similar advert but only referring to a ‘Painting Room and Show Room’ to let was found in *The Morning Post* of 13<sup>th</sup> February 1844. These adverts suggest that the Painting Room and Show Room was a separate property, likely a conversion from the former coach house. This would indicate that the coach house was built before 1840, at the same time or shortly after the construction of the Tower House. Evidence also suggests that the coach house was built in two parts, with the northern end being built first.
- 2.1.7 The painter William Powell Frith (Figure 7) moved into No. 13 Park Village West with his family in September 1847. The book *William Powell Frith: Painting the Victorian Age* (Bills & Knight, 2006) suggests that Frith used a coach house as his painting room while occupying No. 13. In November 1848, Frith moved with his family to the much larger house at No.12 and was still using the coach house as his painting room. In the letter dated 16<sup>th</sup> November 1848 (original copy held in Royal Academy Library), Frith wrote: ‘We are just about moving into a larger house next door to the painting room on the other side – number 12.... By the 28<sup>th</sup>, the time you mentioned for your visit, I hope to be comfortably settled in the new house.’
- 2.1.8 *The Examiner* of 6<sup>th</sup> October 1849 – lists William Powell Frith as an occupant of 12 Park Village West.

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<sup>1</sup> Illustrated Review, A Fortnightly Journal of Literature, Science, and Art 1873-05-01: Vol 5 Iss 71





Figure 7. William Powell Frith RA (1810-1896), photography by William Lake Price ca. 1857 (Royal Academy of Arts, <https://www.royalacademy.org.uk/art-artists/work-of-art/william-powell-frith-ra>)

- 2.1.9 There are no maps illustrating the details of the tower house and coach house before 1870. The site and buildings' layout is well depicted on the Ordnance Survey Map of 1870 (Figure 8). The footprint of the coach house is different to now in that it is seen as extending as far as the northern boundary wall, rather than its current setback position, and its southern elevation was set at an oblique angle. It is also worth noting that it had a relatively narrow access path set slightly to the right of the centre.
- 2.1.10 There was also a small outhouse to the north of the house, apparently connected to the coach house by a wall. This has been replaced by the current link containing the gym (Dollamore and Collins, 2022).



Figure 8. OS Map of 1870 (National Library of Scotland)

- 2.1.11 The 1894 map shows the same arrangement, but the coach house is shown with an orthogonal south wall. A small shed is shown at the end of the garden, next to the canal (Dollamore and Collins, 2022).

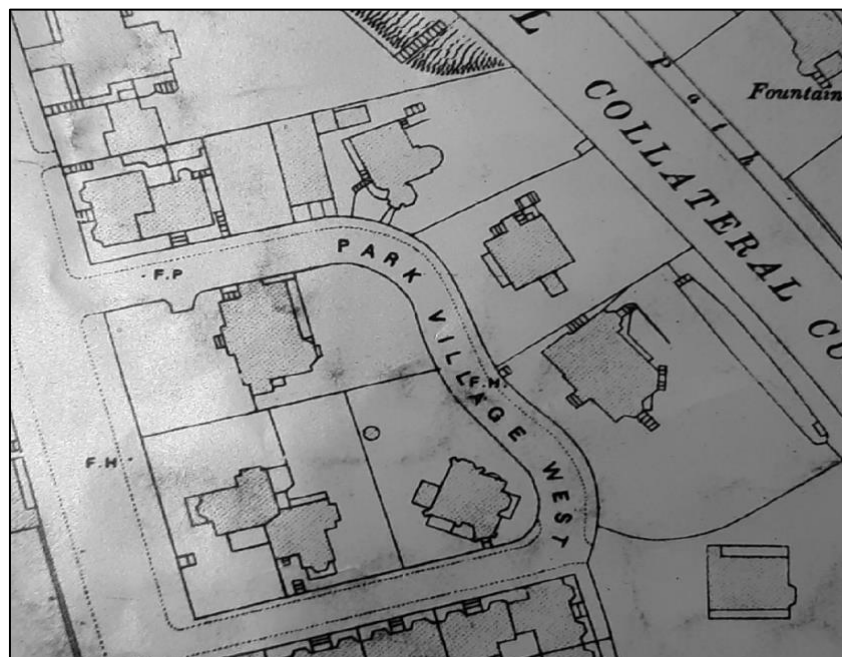


Figure 9. Ordnance Survey Map of 1894 (Dollamore and Collins, 2022)

- 2.1.12 *The Daily Telegraph* 11th November 1891 states, 'Donald Stuart of 12 Park Village West, 5th November, High Court of Justice in Bankruptcy', suggesting he was an occupant of 12 Park Village West at that time.
- 2.1.13 *The Standard* of 8th April 1892 published an advert of 12 Park Village West describing it as a 'detached residence with the adjoining studio to let or sell (studio could be adopted for billiard room)'. *The Welshman and General Advertiser for the Principality or Wales* of 3rd May 1895 mentioned Mr Walter Merrett of 12A Park Village West. This is the first mention of the coach



house as a separate property to No. 12. This suggests that 12 Park Village West was divided into two properties, Nos. 12 and 12A, sometime between 1892 and 1895. It could also suggest the residential conversion and use of the coach house at that time. However, *The Daily Telegraph* of 21st April 1899 advertised a studio to rent at 12A Park Village West.

- 2.1.14 The Ordnance Survey Map of 1914 (Figure 10) shows no changes to the tower house building outline. However, the easternmost part of the coach house has disappeared, suggesting it was demolished between 1894 and 1914. Moreover, a small line appears between the northwest corner of the tower house and the southeast corner of the northeast projecting part of the coach house, likely to be a boundary line between Nos. 12 and 12A.

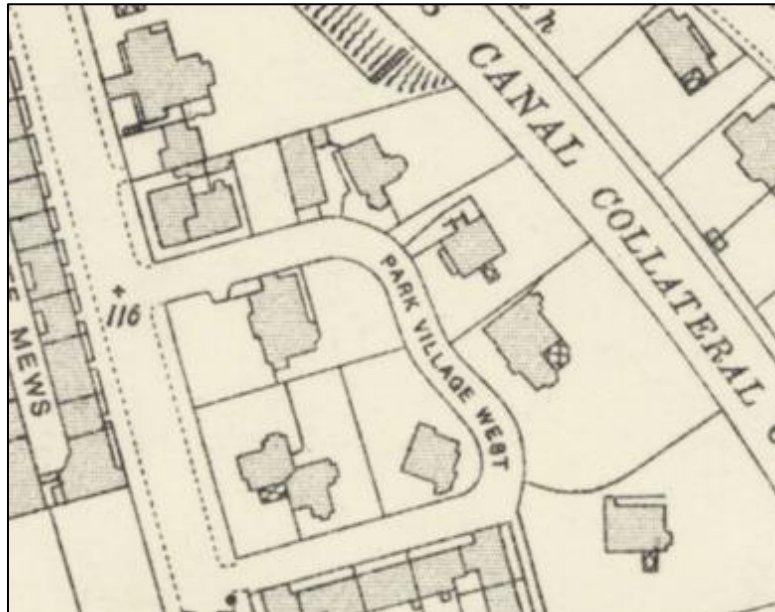


Figure 10. Ordnance Survey Map Of 1914 (National Library of Scotland)

- 2.1.15 The Ordnance Survey Map of 1934 identifies the coach House as 12A. This indicates its residential use at that time. Surprisingly, this map shows the same layout as the map of 1894, while the Ordnance Survey Map of 1914 shows changes. It is possible that the easternmost part of the coach house was demolished before 1914 and rebuilt before 1934. However, it is only speculation.

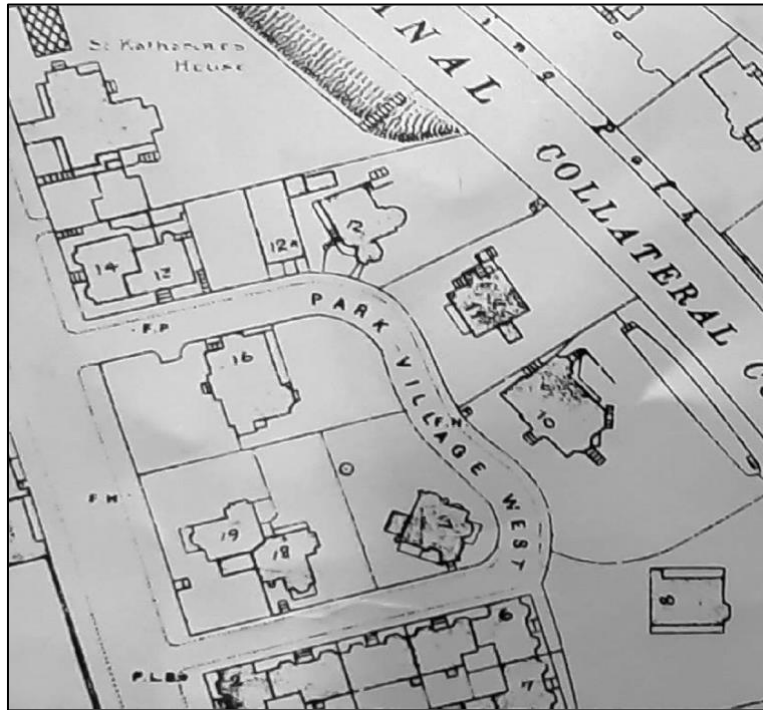


Figure 11. OS Map of 1934 (Dollamore and Collins, 2022)

- 2.1.16 In 1938, 12 Park Village West was leased by Sir Norman Bishop Hartnell, a leading British fashion designer best known for his work for the ladies of the royal family (Figure 12). Hartnell gained the Royal Warrant as Dressmaker to Queen Elizabeth (later the Queen Mother) in 1940. Hartnell designed the Queen Mother's entire wardrobe for her 1938 royal tour, a commission of 30 dresses that were to inspire the future couturier, Christian Dior, when he put together the New Look nine years later. To both men, the silhouette invented by Chanel - clothes for modern, working women, styles so revolutionary they are wearable today - were hateful (Grant, 2007). Hartnell designed the Queen's wedding dress in 1947 and her coronation gown in 1953 (Figure 13). He gained a Royal Warrant as a Dressmaker to Queen Elizabeth II in 1957. The Queen loaned her granddaughter, Princess Beatrice, the Norman Hartnell dress she wore to the Lawrence of Arabia premiere for Beatrice's own wedding day in 2020 (Maitland, 2022). The Lease Assignment dated 29th September 1938 (National Archive ref CRES 35/3545) states that the lease included 'adjacent building numbered 12a Park Village West aforesaid and used as a studio'.



Figure 12. Norman Hartnell (1901-1979), available at <https://www.cahartnell.com/hartnell-history/>



Figure 13. Queen Elizabeth II in coronation dress designed by Norman Hartnell (Maitland 2022)

- 2.1.17 The area was bombed in the Second World War, and the building opposite (No. 16) was destroyed. No damage was recorded to the subject site (Figure 14).



Figure 14. London Bomb Map (1944)

- 2.1.18 The width of the canal was incorporated into the garden after it was infilled in 1942-3.
- 2.1.19 The earliest photo of 12 Park Village West can be found in the *Survey of London: Vol 21* (Roberts & Godfrey 1949) (Figure 15).

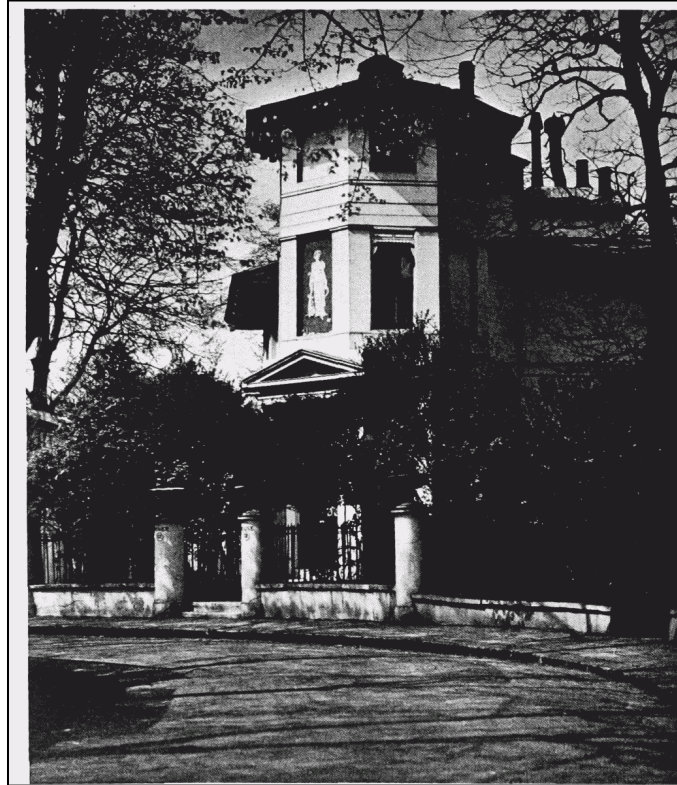


Figure 15. 12 Park Village West, photo undated (Roberts & Godfrey 1949). Available at British History Online <http://www.british-history.ac.uk/survey-london/vol21/pt3/plate-90>

2.1.20 *The Architect & Building News* of 4<sup>th</sup> April 1950 suggests that houses at Park Village West were subject to restoration works, which included re-facing all houses with new rendering (renewing defective stucco), making good faulty brickwork and overhauling roofs and replacing defective timber damaged by dry rot. The photo of the tower house (Figure 16) from this article shows the building as it was in 1950. The relief of the lady previously seen in the pre-1949 photo (Figure 15) is not visible. However, due to the photo's poor quality, it is not possible to determine if the relief did not exist at that time or if it is just not visible in the picture.





Figure 16. Photo of Tower House in *The Architect & Building News* of 4th April 1950 (available at [The Architect & Building News 1950-04-14: Vol 197 Iss 4243 : Free Download, Borrow, and Streaming : Internet Archive](https://www.the-architect-and-building-news.com/1950-04-14/Vol%20197%20Iss%204243%20Free%20Download%20Borrow%20and%20Streaming%20Internet%20Archive))

- 2.1.21 The painting 'Tower House – Park Village West', oil on board by Felix Kelly (1914-1994), shows the house without the coach house. The painting is undated, but it is likely a postwar work and, as an artistic vision, cannot be used as a reference (Figure 17).



Figure 17. 'Tower House – Park Village West', Oil on board by Felix Kelly (1914-1994), date unknown, <https://www.internationalartcentre.co.nz/auctions/catalogue/201207/CI22921/Tower-House-Park-Village-West>

- 2.1.22 A letter dated 19<sup>th</sup> November 1953 (CRES 35/3545), regarding 12 and 12a Park Village West, suggests that Mr Hartnell appointed solicitors Messrs, Summer & Co to prepare a draft lease

of both properties. The letter states that the Client (Mr. Hartnell) would prefer that there should be issued two separate leases in respect of each property and that the user clause relating to 12A should be extended so that this property could be used as a separate private dwellinghouse or alternatively as a dwellinghouse with a studio.

- 2.1.23 The Lease Agreement held in the National Archive (CRES 35/1540) indicates that the lease of 12 and 12a Park Village West was acquired by Vasco Lazzolo, an Italian-born painter, in May 1954 (Figure 18). The letter dated 11<sup>th</sup> October 1956 states that Mr Lazzolo wished to use the Studio (No. 12a) as a garage. The Lease Agreement includes a map of the property of 1954 (Figure 19).



Figure 18. Painter Vasco Lazzolo painting Dawn Adams, October 1960, (available at <https://www.meisterdrucke.uk/fine-art-prints/Unknown/673078/Painter-Vasco-Lazzolo-painting-Dawn-Addams-in-his-workshop-studio-in-London,-October-16,-1960-.html>)



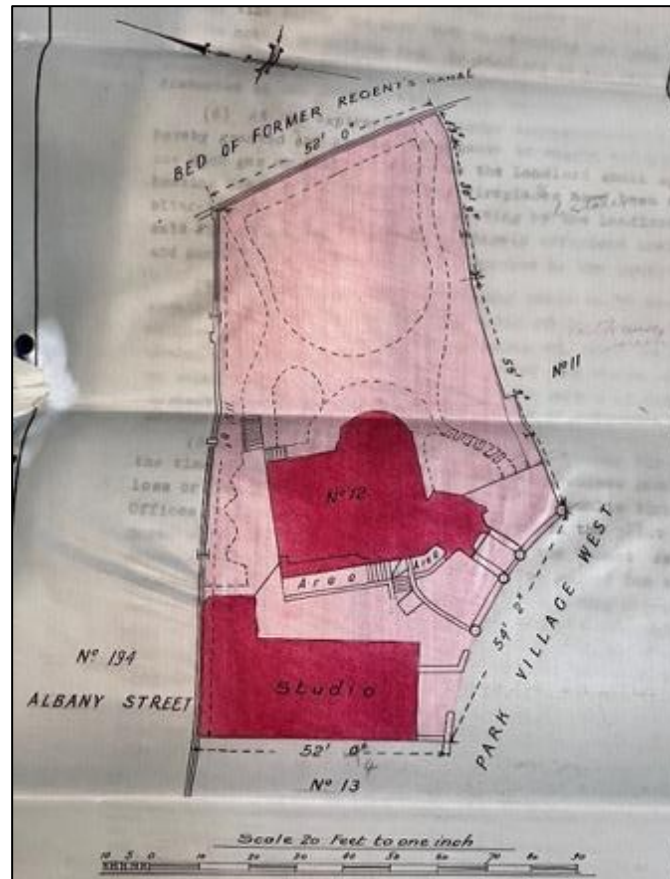


Figure 19. Map of Nos. 12 and 12A Park Village West included in the Lease Agreement between Mr. Hartnell and Mr. Lazzolo, 1954 (National Archive ref. CRES 35/1540)

- 2.1.24 In 1957, Vasco Lazzolo sold the property to Woodrow Wyatt (1918-1997), a British politician (MP in 1945-55 and 1959-70), author, journalist and broadcaster.
- 2.1.25 The *Herald Express* (Torquay, Devon, England) of 23rd January 1957 states that 'Woodrow Wyatt to wed Lady Hasting and after marriage the couple will live in Tower House, Park Village West'.
- 2.1.26 A document dated 1st July 1958 (CRES 35/3546) states that Woodrow Wyatt acquired both premisses, Nos. 12 and 12a, in January 1957. It described the premises as '... comprise[ing] the house (No.12) and adjoining single-storey building (12A), now used as a garage but formerly an artistic studio'. The document also lists the improvement works to be carried out to the tower:
- The installation of a central heating system.
  - The provision of an independent hot water system.
  - The re-wiring of the electrical installation
  - The formation of a new bathroom in the basement for the use of domestic staff (formerly there was one bathroom only in the house).
  - The removal of timber floors in the basement, which were subject to dry rot attack, and the substitution of concrete floors finished with hardwood blocks.
  - Works to eliminate long standing dampness in the basement.

The document also described '*tentative proposals for the conversion of the adjoining studio building, and the erection of a new single storey structure linking it with the house. The works were to be carried out to provide nursery accommodation and quarters for domestic staff, as the house itself has only four bedrooms, two of which are extremally small*'. Figure 20 and

Figure 21 show the plan of the existing coach house as it was in 1958.

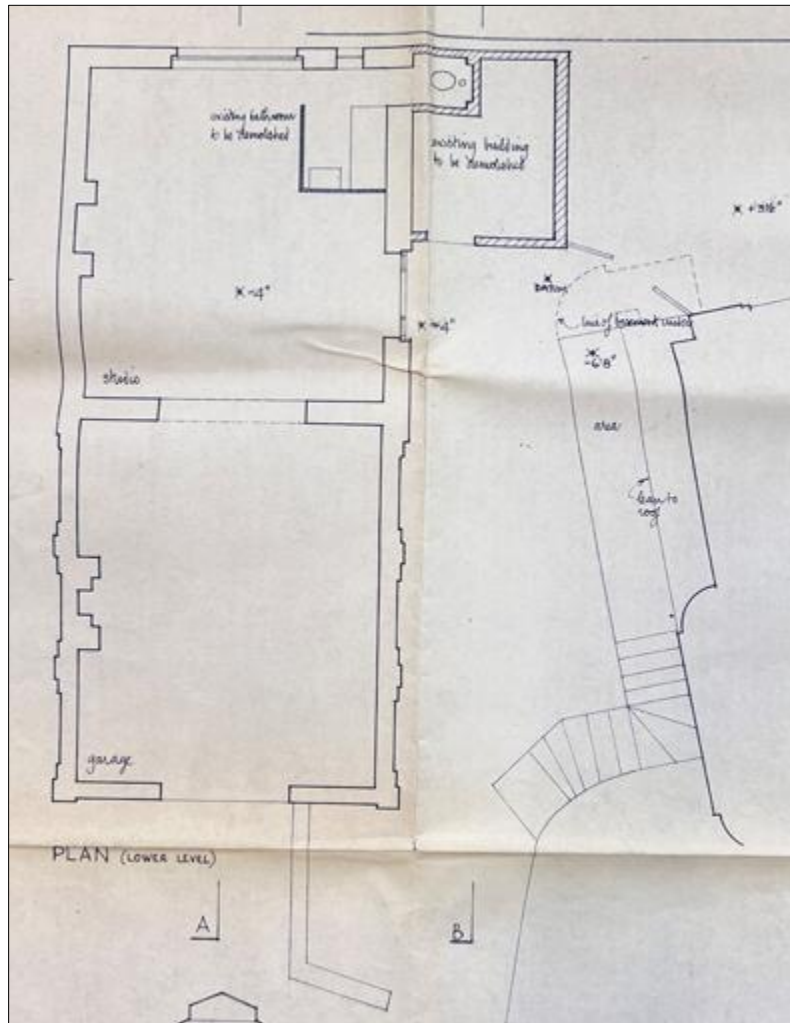


Figure 20. Plan of existing coach house as per drawing 'Survey of existing buildings' (drawing no 40/4, 1958, by John Burkett ARIBA) (National Archive Ref CRES 35/3545)

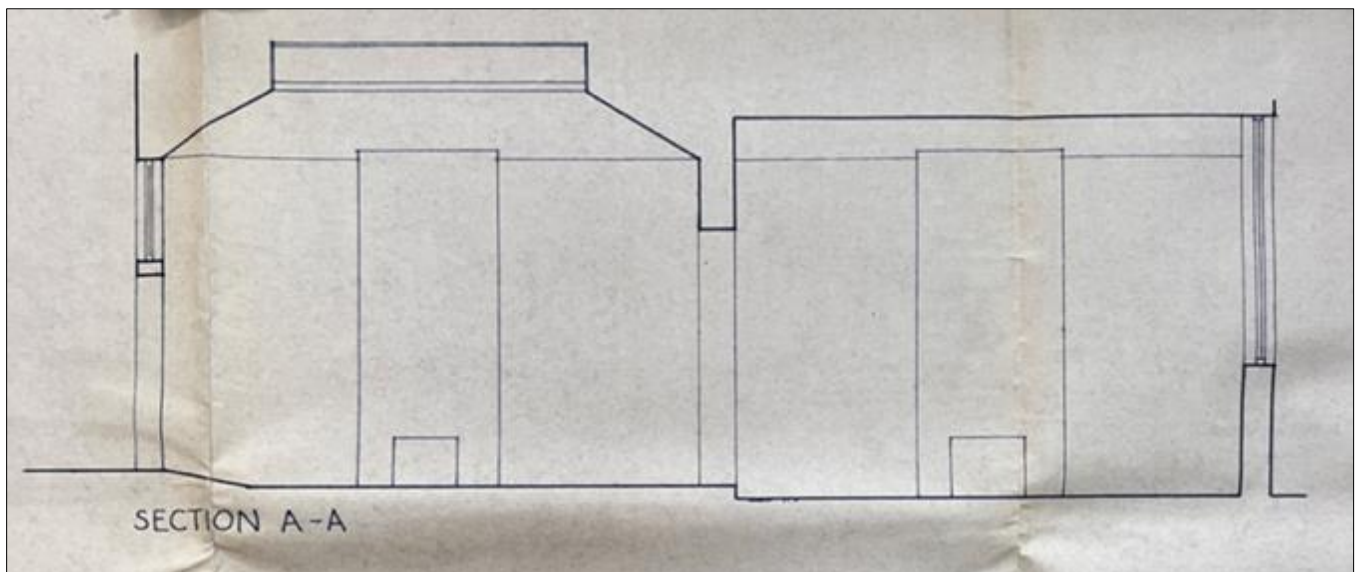


Figure 21. Cross-section of existing coach house (north-south) as per drawing 'Survey of existing buildings' (drawing no 40/4, 1958, by John Burkett ARIBA) (National Archive Ref CRES 35/3545)

2.1.27 The next document, ref. LEO/CES.2344, dated 8<sup>th</sup> July 1958, states as follows:

*'Much money has been spent by the Commissioners in restoring a number of these Nash Villas to their original form, insofar as this was practicable, by the removal of additions which were made during the early leases'.*

- 2.1.28 The Specification of Works Being Carried Out at 12 and 12a Park Village West held within the National Archive (Ref CRES 35/3545), includes works to "... reopen existing permanently closed door between dressing room/large bedroom, repairs as necessary and overhaul existing lock and door furniture..".
- 2.1.29 The link between the house and the coach house was built after 1958, according to plans submitted in that year (Figure 22). The plans also address works to the coach house, a bathroom in the main house and a new summerhouse in the garden within the area reclaimed from the canal.

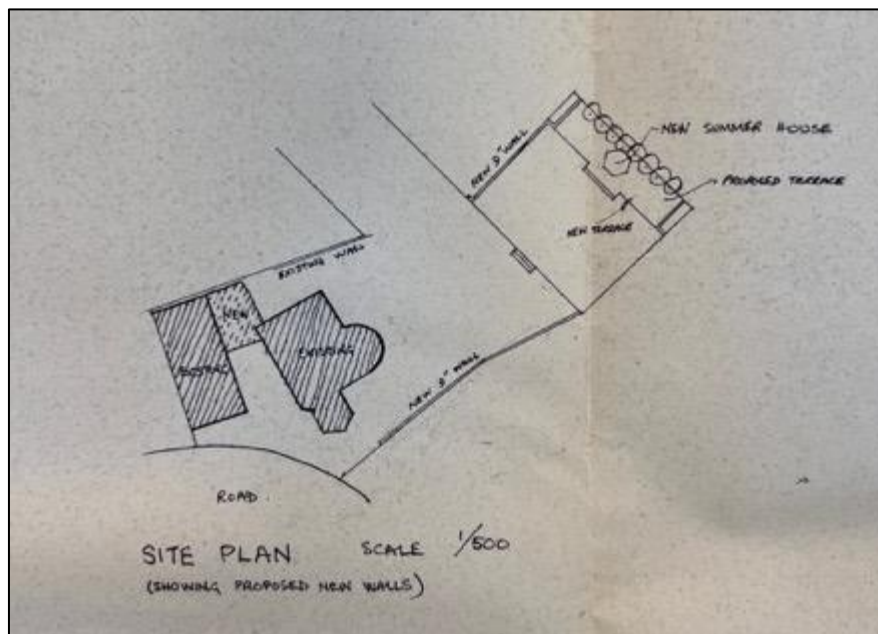


Figure 22. Proposed site plan of 1958 (drawing no 40/2D, 1958, by John Burkett ARIBA) (National Archive Ref CRES 35/3545)

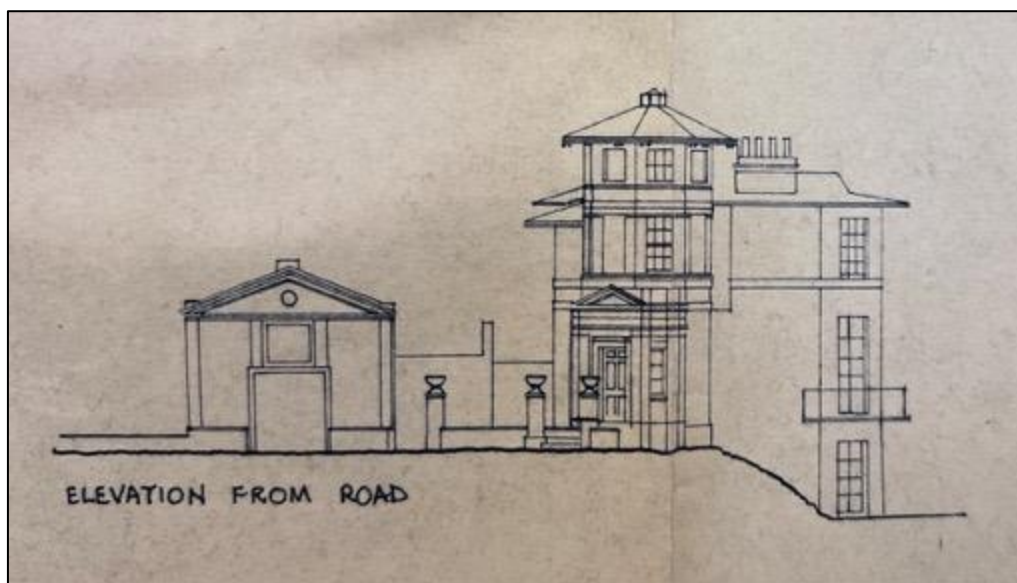


Figure 23. Drawing: Survey of existing buildings (drawing no 40/4, 1958, by John Burkett ARIBA) (National Archive Ref CRES 35/3545)



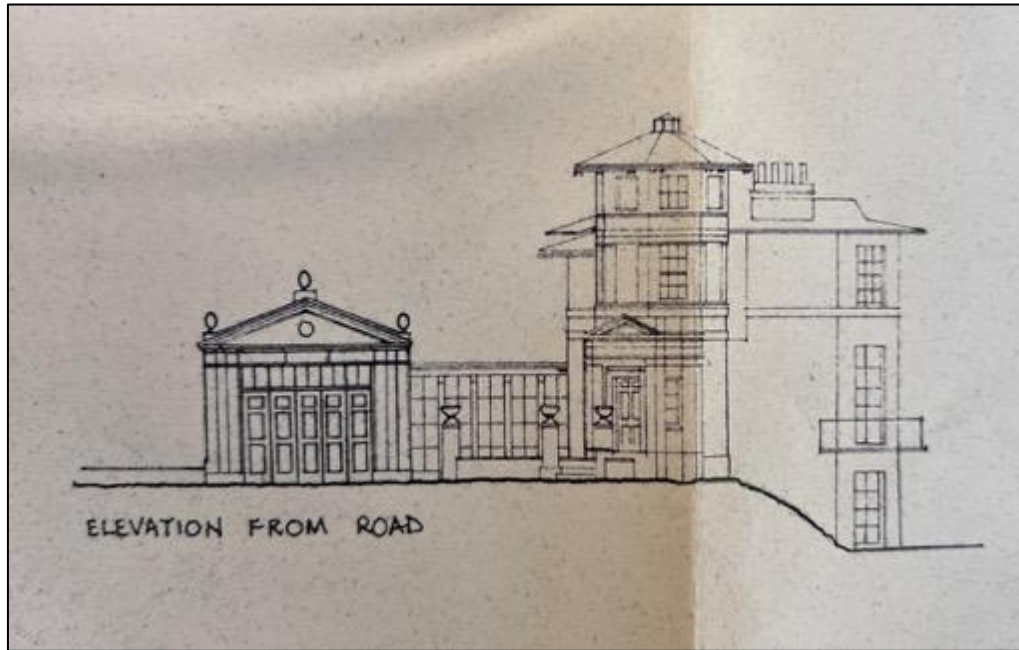


Figure 24. Drawing: Proposed alterations to tower house, No. 12, park Village West for W. Wyatt ESQ (drawing no 40/2D, 1958, by John Burkett ARIBA) (National Archive Ref CRES 35/3545)



Figure 25. Existing south elevation of 12A park Village West as per drawing 40/10 by John Burkett ARIBA, 1958 (National Archive Ref CRES 35/3545)

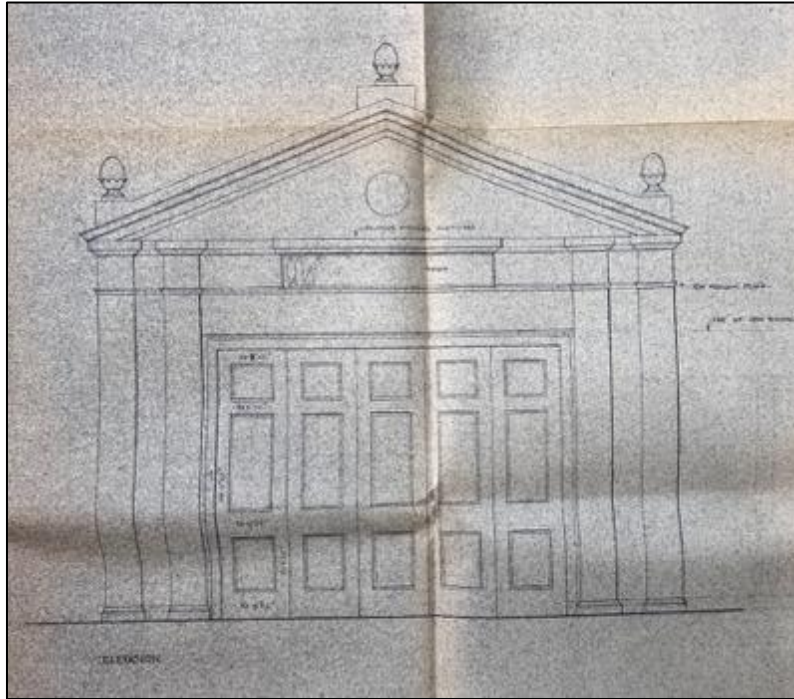


Figure 26. Proposed south elevation of 12A Park Village West as per drawing 40/10 by John Burkett ARIBA, 1958 (National Archive Ref CRES 35/3545)

2.1.30 The survey map of 1959 confirms that the extension works were finished in that year (Figure 27).

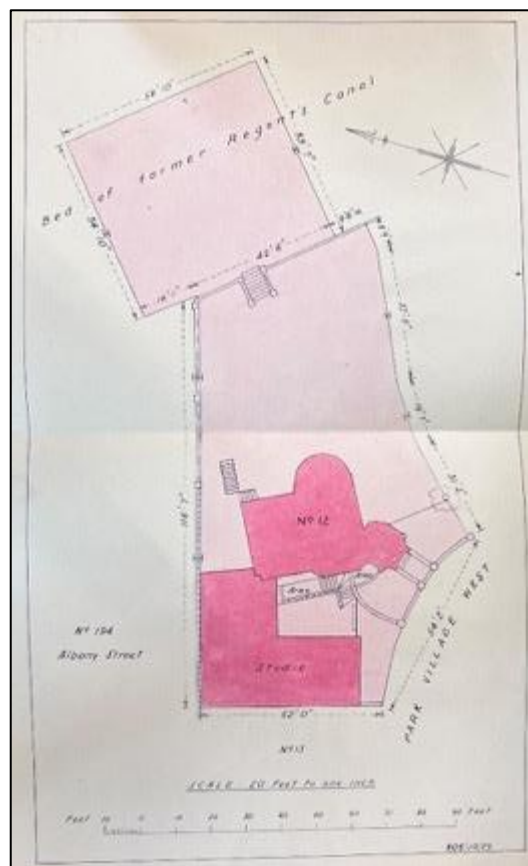


Figure 27. Map of 1959

2.1.31 Pictures of Nos. 12 and 12A available at the RIBA Pictures Collection show the property in

1976 (Figure 28). It is evident that the Tower House's north elevation was in rather bad condition at this time (Figure 29).



Figure 28. 12 Park Village West in 1976. Photo by John Donat (RIBA Pictures Collection)



Figure 29. 12 Park Village West in 1976. Photo by John Donat (RIBA Pictures Collection)

- 2.1.32 In 1987, Listed Building Consent (Ref. HB/8770200/R3) was granted for 'works of alteration and extension including erection of a ground floor conservatory at the rear (Figure 30). At this time, the leasehold was acquired by Sir Cameron Anthony Mackintosh (Haines, 2015), a British theatrical producer and theatre owner knighted in 1996, notable for his association

with many commercially successful musicals (Figure 31). He produced shows including *Les Misérables*, *The Phantom of the Opera*, *Cats*, *Miss Saigon*, *Mary Poppins*, *Oliver* and *Hamilton*. Sir Cameron Anthony Mackintosh was a leaseholder of the property until 2022.

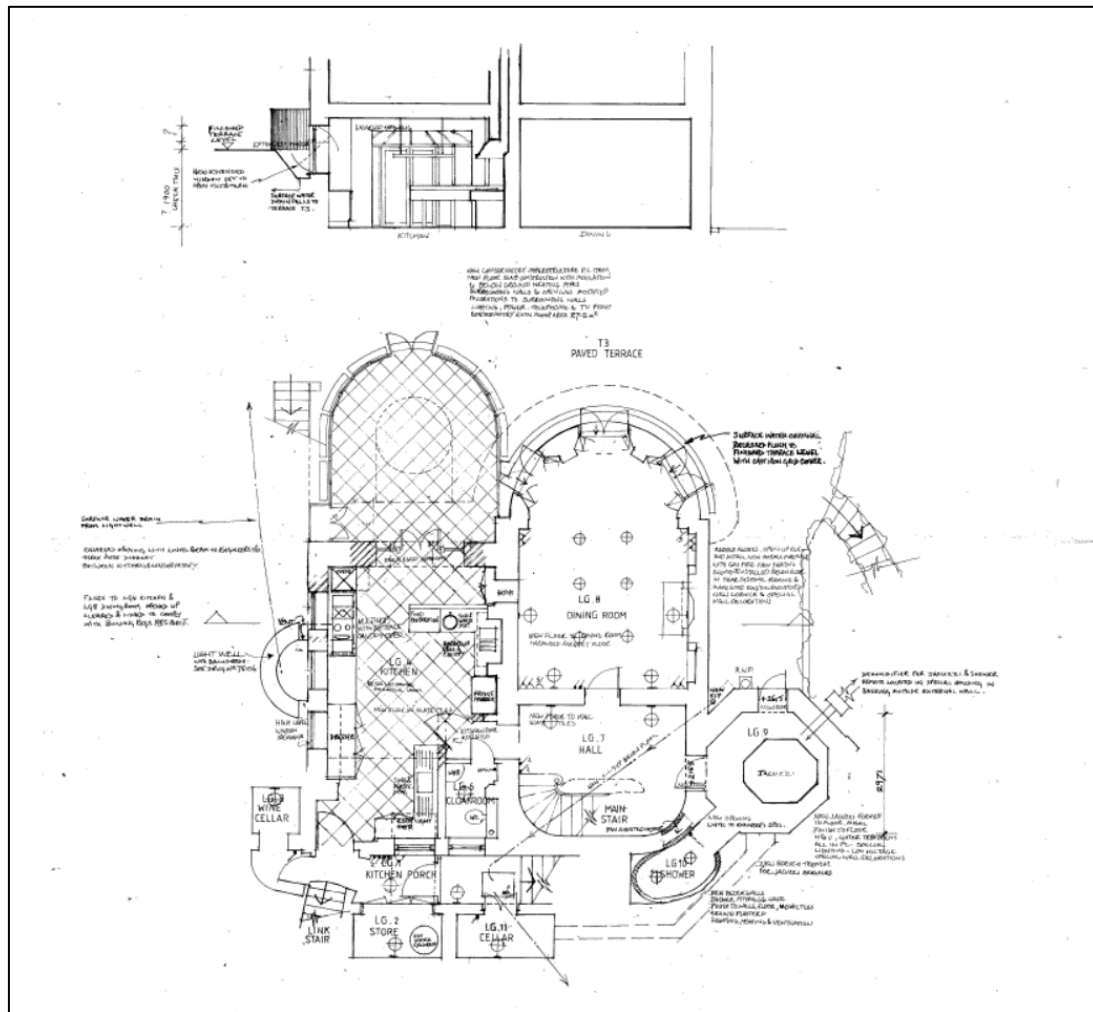


Figure 30. Proposed conservatory extension at a ground floor as per drawing 75.05 by Duane Paul Design Team, 1987





Figure 31. Sir Cameron Anthony Mackintosh (top middle) with the Avenue Q company 2007. Photograph Dan Wooller (available at <https://www.cameronmackintosh.com/about/cameron-mackintosh>)

- 2.1.33 In 1989, Listed Building Consent (Ref. HB/8870412/R1) was granted for the 'Construction of entrance gates and extension of existing railing' (Figure 32). The railing is visible in a pre-1949 photo (Figure 15) but not in a later photo from 1950.

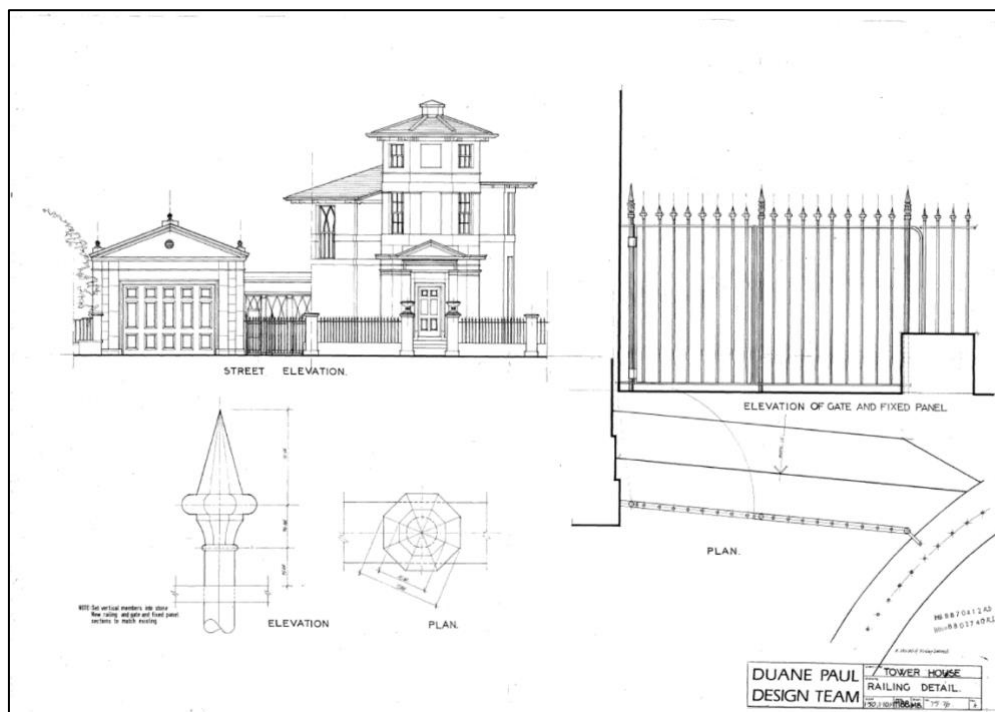


Figure 32. Proposed new railing and entrance gates as per drawing 75.76 by Duane Paul Design Team, 1989

## 2.1 Other pictures and drawings

2.1.34 Presented below are other photos and images found during the research undertaken that have helped the understanding of 12 Park Village West.



Figure 33. Photo of Swithland Hall designed by John Nash (Tyack, 1987)



Figure 34. [https://archive.org/details/johnnashcomplete0000mans\\_i3t4/page/256/mode/2up?view=theater](https://archive.org/details/johnnashcomplete0000mans_i3t4/page/256/mode/2up?view=theater)



Figure 35 <http://www.artandarchitecture.org.uk/images/conway/63752c98.html>

Photograph

Type: B-negative

Negative number: B72/667

Copyright: © Courtauld Institute of Art



Figure 36. [https://archive.org/details/johnnashcomplete0000mans\\_j3t4/page/256/mode/2up?view=theater](https://archive.org/details/johnnashcomplete0000mans_j3t4/page/256/mode/2up?view=theater)





Figure 37. John Nash: A Catalogue page 256



Figure 38. A portrait of John Nash in about 1827, by Sir Thomas Lawrence (© Image courtesy of Jesus College, Oxford, available at [english-heritage.org.uk](http://english-heritage.org.uk))



*Figure 39. Sir James Pennethorne (1801-1871), Photography by W. G. Parker & Co, 1860 (RIBA Picture Collection, RIBA5894, Sir James Pennethorne | RIBA pix)*

## 3 Planning history

- 3.1.1 A search of the Borough of Camden's archives was undertaken to find out details of past planning applications not available on the local authority's planning portal.
- 3.1.2 1982

**London Borough of Camden**

Item No. 14

**William Halerow & Partners,**  
3, Shortlands,  
Hammermith International Centre,  
London, W6 8HF

Planning and Communications Department  
Camden Town Hall  
Argyle Street Entrance  
Euston Road  
London WC1H 8EQ  
Tel: 278 4366  
Geoffrey Hoar BSc (Est.Man) Dip TP FRPI  
Director of Planning and Communications

Date **27 JUL 1982**

Your reference  
**FAS/JP**  
Our reference  
**X.11/6/15/EA2866**  
Telephone inquiries to:  
**Mrs. K. Goff** Ext. **336**

Dear Sir(s) or Madam,

**Town and Country Planning Act 1971 (as amended)**  
**Town and Country Amenities Act 1974**  
**Town and Country Planning (Listed Buildings and Buildings in Conservation Areas)**  
**Regulations 1977**  
**Listed Building Consent**

The Council, in pursuance of its powers under the above-mentioned Act and the Regulations made thereunder, hereby grants consent for the execution of works referred to in the under-mentioned Schedule.

This consent is given subject also to due compliance with the Town and Country Planning Acts, any local Acts, regulations, building by-laws and general statutory provisions in force in the area and nothing herein shall be regarded as dispensing with such compliance or be deemed to be a consent by the Council thereunder. It does not modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting either this land or any other land or the rights of any persons (including the London Borough of Camden) entitled to the benefit thereof or holding an interest in the property concerned in this development or in any adjoining property. The granting of listed building consent does not remove the necessity of also obtaining planning permission where such permission is required.

Your attention is drawn to the provisions of the London Building Act, 1930/39 and the by-laws in force thereunder which must be complied with to the satisfaction of the District Surveyor whose address may be obtained from this office.

**SCHEDULE**

Date of application: **24th March, 1982**

Plans submitted Reg. No: **EB.2866** Your No: **S/c Plan, Specification and**  
**FAS.1/1**

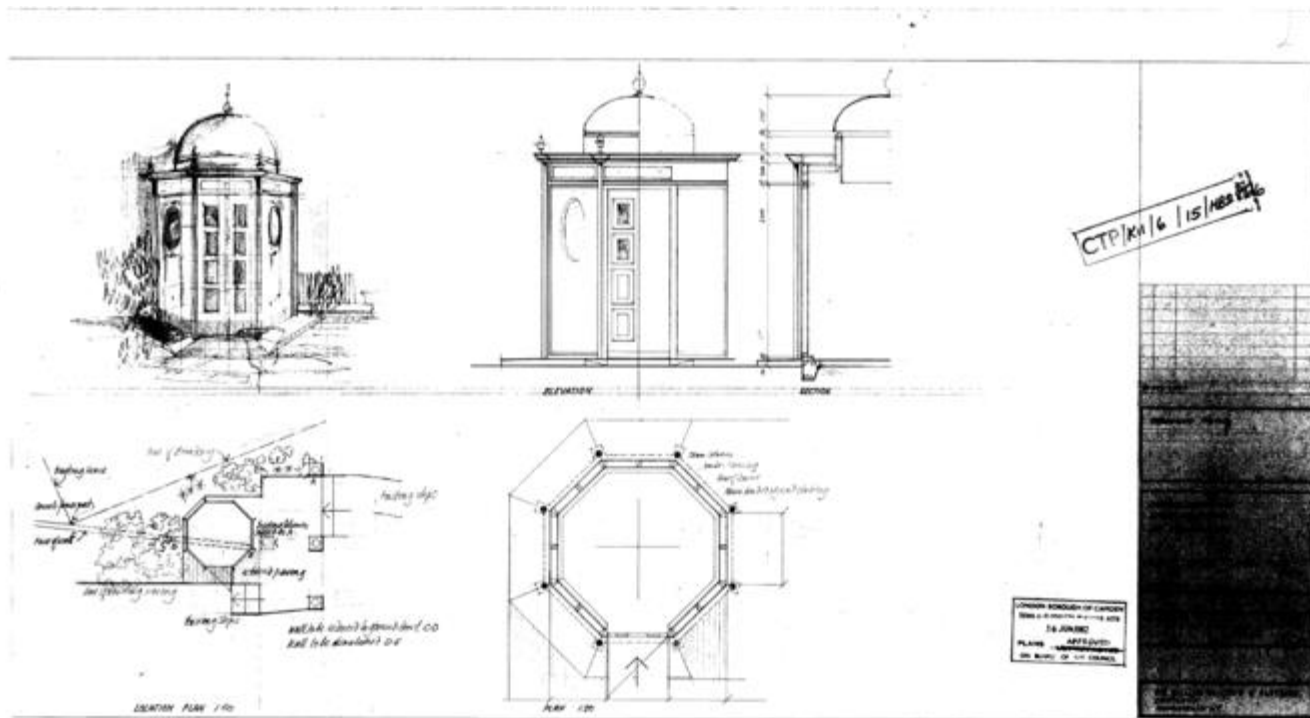
Address: **12, Park Village West, N.W.1.**

Works:  
**The erection of an octagonal garden room in the rear garden.**

**Standard condition:**  
The works hereby permitted shall be begun not later than the expiration of five years from the date on which this consent is granted.

All correspondence to be addressed to the Director of Planning and Communications.

P.T.Q.



### 3.1.3 1987

London Borough of Camden

SP

Planning and Communications Department

Camden Town Hall  
Argyle Street Entrance Euston Road  
London WC1H 8EQ Tel: 278 4444

David Pike MSc CEng MICE MRTPI  
Director of Planning and Communications

Buane Paul Design Team.  
Unit 30, Ransome's Dock,  
15 Parkgate Road,  
London SW11. (Ref.75)

Our Reference: HB/8770200/R3  
Case File No: K11/6/15  
Tel. Inq: Karen Higgins ext 2815  
Date: 19 Aug 1987

Dear Sir(s)/Madam,

Town and Country Planning Act 1971 (as amended)  
Town and Country Planning (Listed Buildings and Buildings in  
Conservation Areas) Regulations 1987

Listed Building Consent

The Council, in pursuance of its powers under the above-mentioned Act and the Regulations made thereunder, hereby grants consent for the execution of works referred to in the under-mentioned schedule, subject to the conditions set out therein.  
This consent is given subject also to due compliance with the Town and Country Planning Acts, any local Acts, regulations, building by-laws and general statutory provisions in force in the area and nothing herein shall be regarded as dispensing with such compliance or be deemed to be a consent by the Council thereunder. It does not modify or affect any personal or restrictive covenants, easements etc., applying to or affecting either this land or any other land or the rights of any persons (including the London Borough of Camden) entitled to the benefit thereof or holding an interest in the property concerned in this development or in any adjoining property. The granting of listed building consent does not remove the necessity of also obtaining planning permission where such permission is required.

Your attention is drawn to the provisions of the London Building Act, 1930/39 and the by-laws in force thereunder which must be complied with to the satisfaction of the District Surveyor whose address may be obtained from this office.  
Your attention is also drawn to the Statement of Applicants Rights set out in Appendix B.

#### SCHEDULE

Date of Original Application : 23rd July 1987

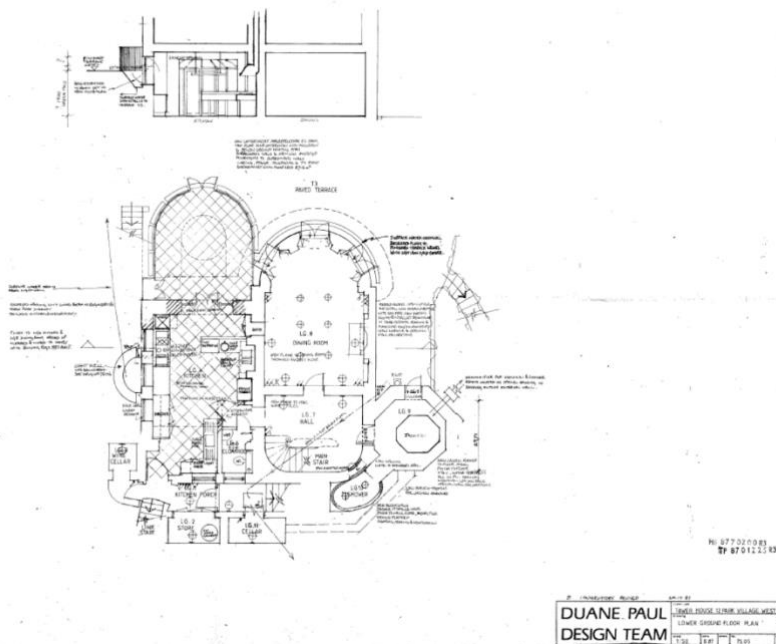
Address : Tower House, 12 Park Village West, NW1.

Proposal : Works of alteration and extension including erection of a ground floor conservatory at the rear as shown on drawing no's. 75.05B and 75.08B and as revised on 23rd December 1987.

Standard Condition:

1. The works hereby permitted shall be begun not later than the





### 3.1.4 1989



Our References: HB/8870412/R1  
Case File Nos: K11/8/15  
Tel. Enquiry: Miss Parteous ext. 2617  
(Please ring after 2.30pm unless enquiring about free applications.)

Duane Paul Design Team,  
Unit 30, Sansomes Dock,  
35, Parkgate Road,  
London, SW11 Ref. 75

Date: 27 APR 1989

Dear Sir(s)/Madam,

Town and Country Planning Act 1971 (as amended)  
Town and Country Planning (Listed Buildings and Buildings in  
Conservation Areas) Regulations 1987

#### Listed Building Consent

The Council, in pursuance of its powers under the above-mentioned Act and the Regulations made thereunder, hereby grants consent for the execution of works referred to in the undermentioned schedule, subject to the conditions set out therein.

This consent is given subject also to due compliance with the Town and Country Planning Acts, any local Acts, regulations, building by-laws and general statutory provisions in force in the area and nothing herein shall be regarded as dispensing with such compliance or be deemed to be consent by the Council thereunder. It does not modify or affect any personal or restrictive covenants, easements etc., applying to or affecting either this land or any other land or the rights of any persons (including the London Borough of Camden) entitled to the benefit thereof or holding an interest in the property concerned in this development or in any adjoining property. The granting of listed building consent does not remove the necessity of also obtaining planning permission where such permission is required.

Your attention is drawn (a) to the provisions of the London Building Act 1930/39 and the Building Regulations 1985 which must be complied with to the satisfaction of the District Surveyor, Chief Engineer's Department, at 141 Euston Road, London NW1 2AU; (b) to the Statement of Applicants rights set out below.

#### SCHEDULE

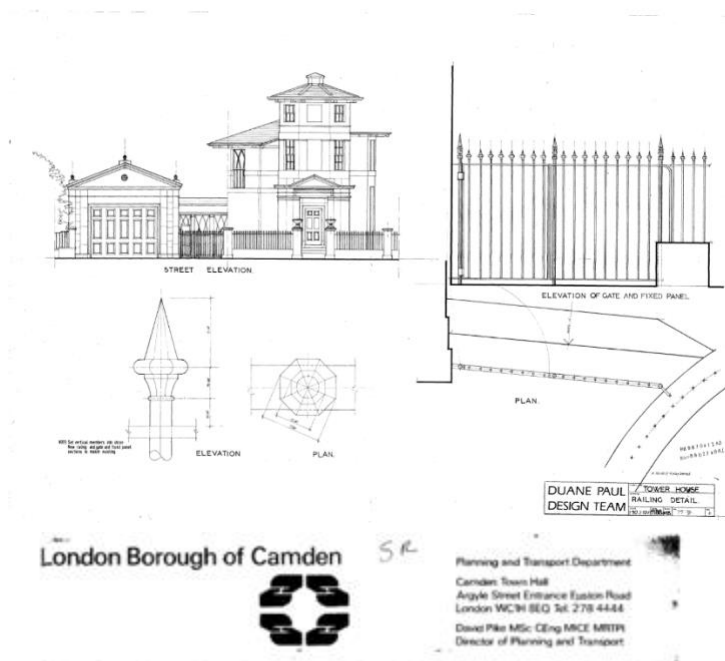
Date of Original Application: 13th December 1988

Address: 12 Park Village West, W1.

Proposal: Construction of entrance gates and extension of existing railing, as shown on drawing Nos 75 and 76A.

#### Standard Conditions

1. The works hereby permitted shall be begun not later than the expiration of five years from the date on which this consent is granted.



Duane Paul Design Team  
Unit 30 Ransomes Dock  
35 Parkgate Road  
London  
SW11 4BP

Our Reference: WB/8970521/  
Case File No: K11/6/15  
Tel. Inqui:  
Miss Porteus ext. 2617  
(Please ring after 2.00pm unless  
enquiring about Tree applications.)

Date: 19 JAN 1990

Dear Sir(s)/Madam,

Town and Country Planning Act 1971 (as amended)  
Town and Country Planning (Listed Buildings and Buildings in  
Conservation Areas) Regulations 1987

#### Listed Building Consent

The Council, in pursuance of its powers under the above-mentioned Act and the Regulations made thereunder, hereby grants consent for the execution of works referred to in the undermentioned schedule, subject to the conditions set out therein.

This consent is given subject also to due compliance with the Town and Country Planning Acts, any Local Acts, regulations, building by-laws and general statutory provisions in force in the area and nothing herein shall be regarded as dispensing with such compliance or be deemed to be consent by the Council thereunder. It does not modify or affect any personal or restrictive covenants, easements etc., applying to or affecting either this land or any other land or the rights of any persons (including the London Borough of Camden) entitled to the benefit thereof or holding an interest in the property concerned in this development or in any adjoining property. The granting of listed building consent does not remove the necessity of also obtaining planning permission where such permission is required.

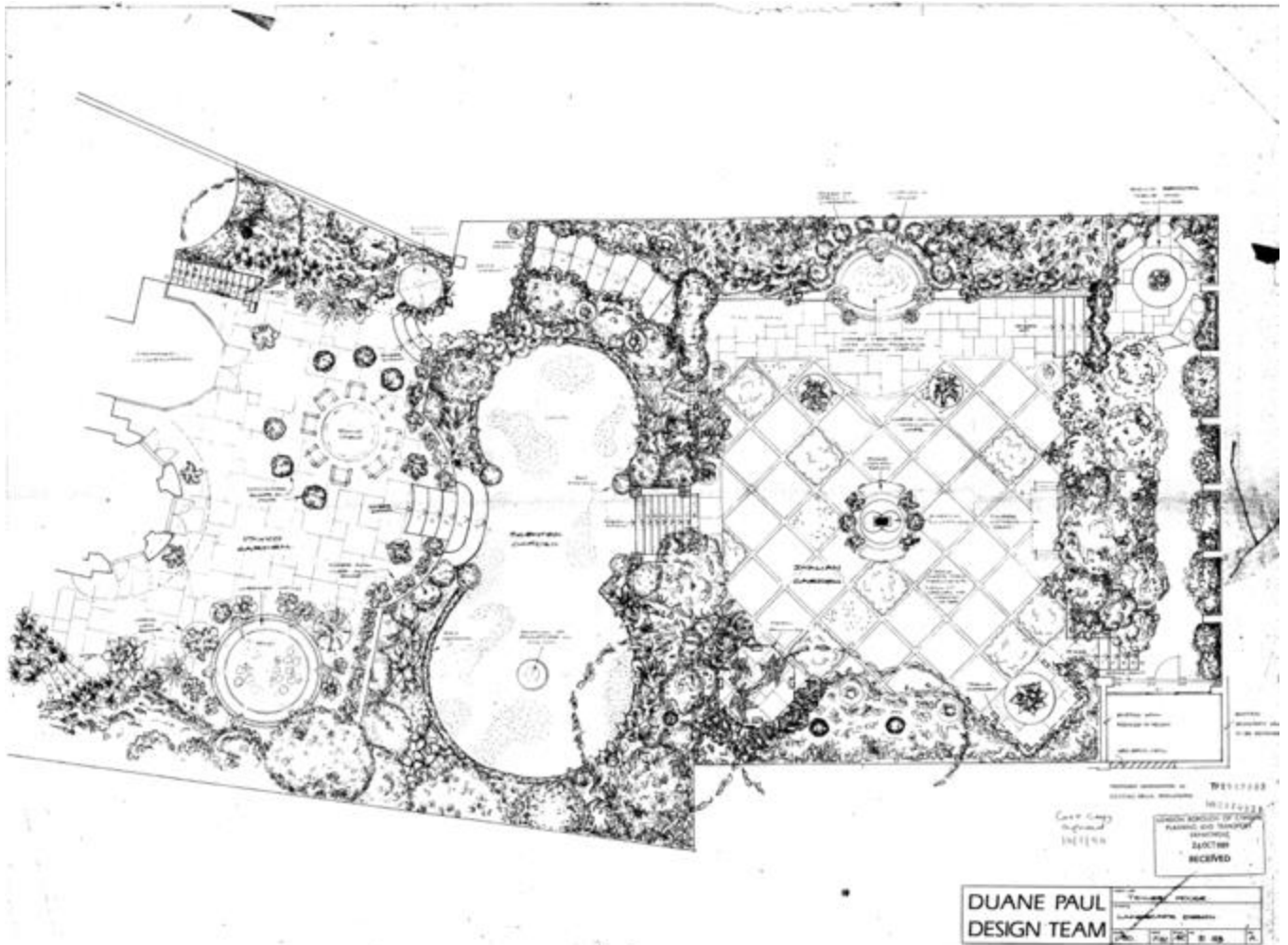
Your attention is drawn (a) to the provisions of the London Building Act 1930/39 and the Building Regulations 1985 which must be complied with to the satisfaction of the District Surveyor, Chief Engineer's Department, at 141 Euston Road, London NW1 2AU; (b) to the Statement of Applicant's Rights set out below.

#### SCHEDULE

Date of Original Application: 22nd September 1989

Address: Tower House, 12 Park Village West NW1

Proposal: Erection of a greenhouse and infilling of a boundary wall, as shown on drawing nos 81.50, 81.115A and 75.09.



## 4 Summary of development (construction phases)

4.1.1 Below is a list of the chronological development of 12 Park Village West as established by the research undertaken for this report.

- 1835-7 House constructed
- 1835-62 Northern half of coach house built
- 1862-70 Southern half of coach house built
- 1914-34 Coach house converted to annexe
- 1958 Coach house substantially modified, with new north elevation, modified south elevation, new windows and internal configuration. Link constructed between house and coach house. Internal works to main house consisting of opening up of the kitchen, removing probable pantry/scullery spaces at lower ground floor level, the blocking of a doorway on the first floor and creation of the master en-suite/dressing room. Summer room in garden.
- 1987 Construction of conservatory, interior works to house including jacuzzi/ shower room, new timber floors, new timber panelling to dining room, new plaster to walls on metal laths, new skirtings and plasterwork, new ceilings, new doors and windows, renewed heating, lighting and services.

## 5 Historic Fabric Assessment

### 5.1 Fieldwork

- 5.1.1 During an initial reconnaissance visit in June 2023, a MOLA Historic Buildings Specialist completed a brief historic analysis of the main house and coach house at 12 Park Village West and identified the original fabric of both buildings. Unaltered areas of original fabric were exposed in the attic space of the main house, within the ground floor dining room and in the blocked fireplace on the ground floor of the coach house (**Error! Reference source not found.** to **Error! Reference source not found.**). Typically, the buildings were built with dark red, maroon and dark orange soft brick and were laid on thick white lime mortar beds.



*Figure 40 Main house dining room: area of original fabric exposed above the mantelpiece on the south wall*



*Figure 41 Area of exposed original fabric observed in the attic space above the main house first floor landing*



*Figure 42 Area of fabric exposed through paint stripping on the fireplace on the ground floor of the coach house*

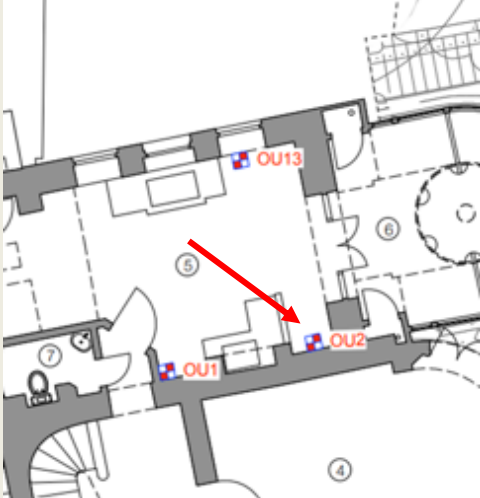

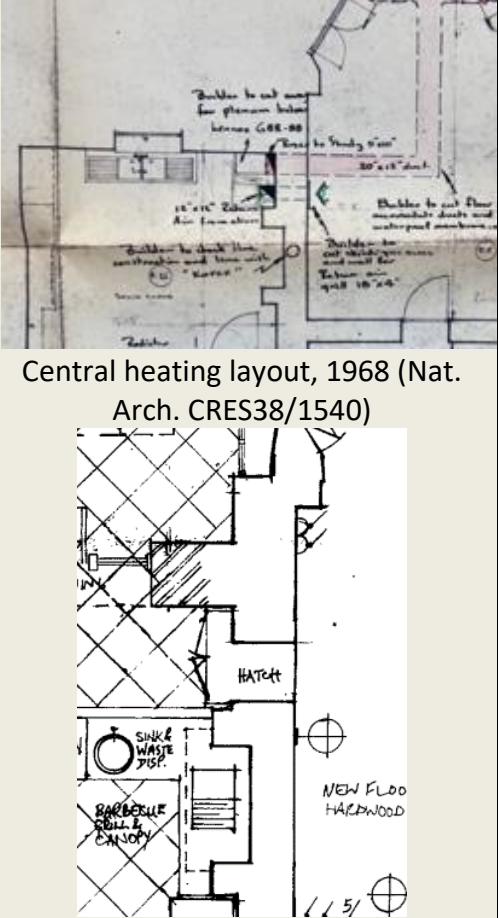
- 5.1.2 The initial interpretation was cross-referenced with the historic information and the requirements of the new design. As a result, specific areas of fabric were highlighted in connection with a series of research questions aimed at unravelling unclear aspects of the fabric.
- 5.1.3 Following the initial visit, several visits were undertaken alongside the sub-contractor, during which time the MOLA operative directed the removal of surface materials from selected areas. All opening-up works aimed at removing only added modern materials and were undertaken in accordance with the heritage significance of the fabric of the buildings.
- 5.1.4 The areas investigated were located throughout the entire house and coach house, and the research questions arising after the preliminary phase of analysis, were the following:
- Basement Kitchen - OU2: was the original fabric in the south-east corner of the basement kitchen ever altered?
  - Basement Kitchen - OU13: are the windows along the north wall an original feature?



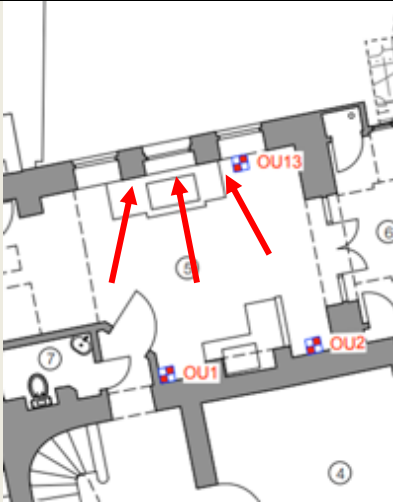


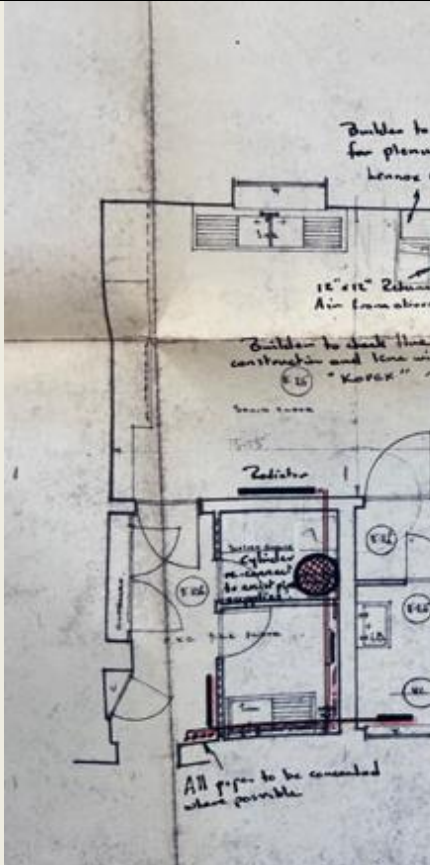


- Main house ground floor - OU8: is the west partition of the Reception Room part of the original fabric?
- Main house ground floor - OU7: is the fabric inside the easternmost cupboard of the Dining Room original?
- Main house ground floor - OU3, OU4 and OU5: are the brick panels under the windows of the Dining Room original?
- Main house first floor - OU9: was there an additional opening on the first-floor landing?
- Main house ground floor - OU10: was there a fireplace on the south wall of the large bathroom on the first-floor?
- Main house second floor - OU11: is the flooring on the second floor of the tower original?
- Coach House ground floor: how much of the original middle wall of the Coach House survives?

5.1.5 The results of the opening-up works have been arranged in tables below containing for each area: location information, photographs of the exposed fabric, extract of historic drawings containing specific historic information relevant to each area and the final interpretation.

**Basement Kitchen - OU2: was the original fabric in the south-east corner of the basement kitchen ever altered?**

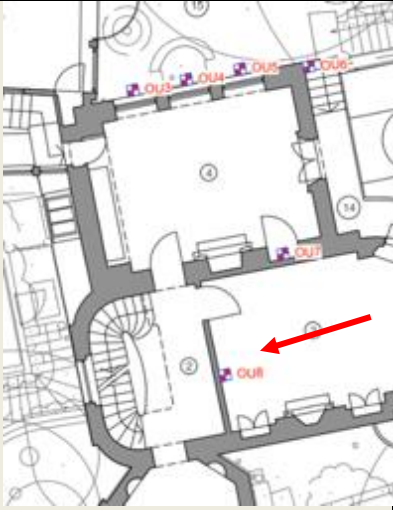

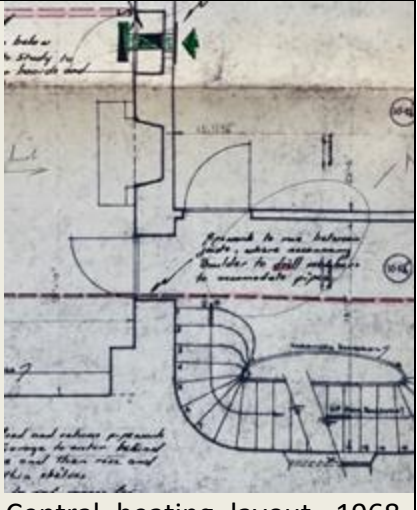
Location of investigation	Photographs	Historic evidence
	 <p data-bbox="651 1234 933 1339">Three views of the fabric exposed in the kitchen</p>	 <p data-bbox="995 651 1453 719">Central heating layout, 1968 (Nat. Arch. CRES38/1540)</p> <p data-bbox="995 1218 1453 1285">Plan of basement (Dwg. No. 75.05, 08/1987)</p>
<p>Area OU2 - inspected on the south wall of the basement kitchen located by the south-east corner. The aim of the investigations was to ascertain the existence of a former opening at the location. The removal of the plaster exposed an area of 20th century bricks, filling a former void along with some concrete in the lower level of the wall. The inspection confirmed that an opening was formerly present at the location and was subsequently filled in.</p>		

**Basement Kitchen - OU13: are the windows along the north wall an original feature?**




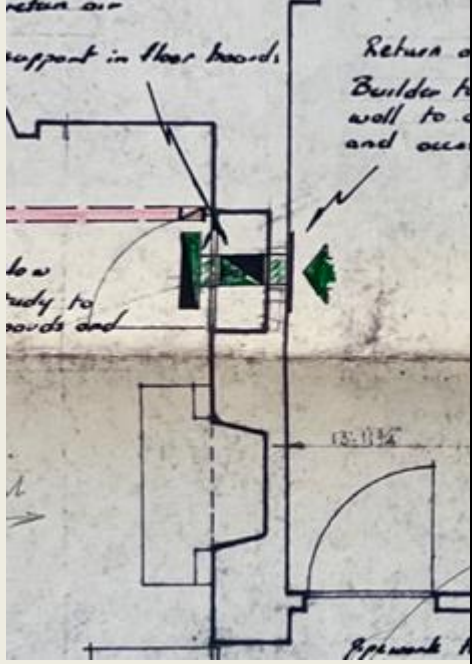
Location of investigation	Photographs		Historic evidence
	 <p>Pier between the central and western windows and the area beneath the western window cill</p>	 <p>Pier between the central and western windows</p>	 <p>Central heating layout, 1968 (Nat. Arch. CRES38/1540)</p>
	 <p>View of the inspection of the pier between the central and eastern windows</p>	 <p>Inspection of area beneath the eastern window cill</p>	

The inspection revealed extensive modern historic fabric in the piers and around the windows cills and reveals. Wire mesh was present behind the plaster along with modern bricks laid on cementitious mortar beds while numerous modern cables run in the wall. According to a historic drawing of 1968, the three windows are a late 20th century addition to the kitchen where a plain wall formerly existed.

**Main house ground floor - OU8: is the west partition of the Reception Room part of the original fabric?**

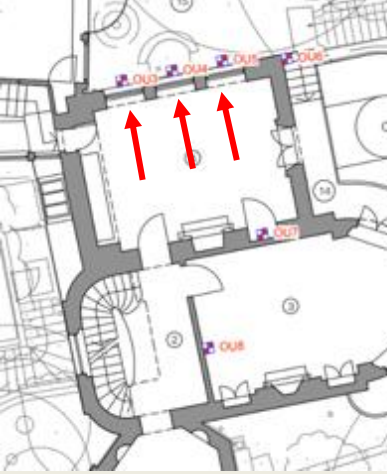






Location of investigation	Photographs	Historic evidence
	 <p data-bbox="539 790 1046 869">View of the east elevation of the Reception Room west wall</p>	 <p data-bbox="1058 768 1476 846">Central heating layout, 1968 (Nat. Arch. CRES38/1540)</p>
<p>Following the removal of plaster, it became evident that the partition forming the west wall of the Reception Room is completely modern. Sources from the 1960s show the partition in its current form, however, the thickness of the wall and the use of wire mesh and yellow stock bricks has been observed in interventions dating to the 1980s and confirmed the age of this structure.</p>		

**Main house ground floor - OU7: is the fabric inside the easternmost cupboard of the Dining Room original?**

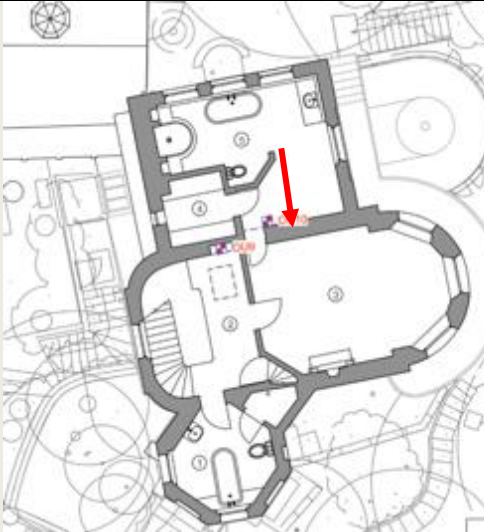


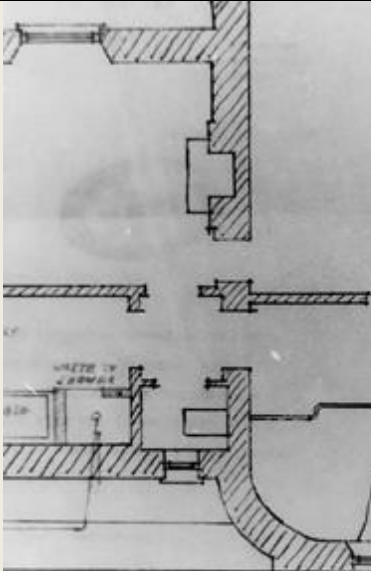
Location of investigation	Photographs	Historic evidence
 	 <p data-bbox="595 875 954 981">View of the interior of the cupboard to the east of the fireplace</p>	 <p data-bbox="1002 943 1477 1048">Central heating layout, 1968 (Dwg. No. 681/2) (Nat. Arch. CRES38/1540)</p>
<p>The removal of plaster from the interior of the cupboard in the Dining Room revealed yellow stock brick. The brick is likely part of the infill of a pre-existing opening, as seen in a historic drawing dating to 1968. Annotations to the drawing state that the skirting and wall was to be cut at the location to accommodate an air duct.</p>		





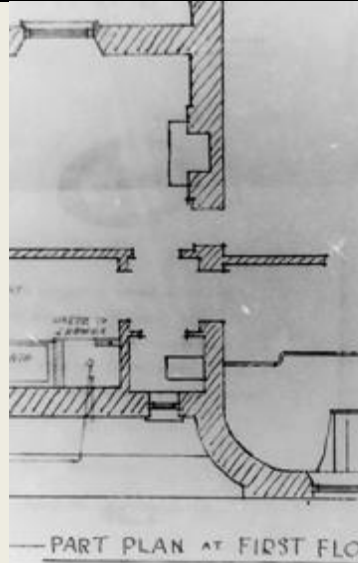
**Main house ground floor - OU3, OU4 and OU5: are the brick panels under the windows of the Dining Room original?**

Location of investigation	Photographs		Historic evidence
	 <p data-bbox="539 678 764 772">Area of brickwork under western window</p>	 <p data-bbox="778 678 1003 772">Area of brickwork under central window</p>	 <p data-bbox="1018 884 1476 958">Drawing dating to 1958 (Nat. Arch. CRES/3545)</p>
	 <p data-bbox="539 1184 764 1279">Area of brickwork under central window</p>	 <p data-bbox="778 1184 1003 1279">Area of brickwork under eastern window</p>	
<p>The three sash windows on the north wall of the Dining Room are currently provided with brick panels under the cill level creating three recesses for radiators. On inspection, the panels are built with yellow brick, not original to the construction of the house. A historic drawing dating to 1958 and deposited at the National Archives confirms the interpretation.</p>			




**Main house first floor - OU9: was there an additional opening on the first-floor landing?**

Location of investigation	Photographs	Historic evidence
 	 <p data-bbox="644 1090 1062 1196">View of the inspection of the fabric behind the wooden panel of the wardrobe</p>	 <p data-bbox="1107 878 1463 911">— PART PLAN AT FIRST F</p> <p data-bbox="1107 943 1401 976">Plan of first floor, 1958</p>
<p>A former opening on the first-floor landing was suspected from historic drawings due to the original use of the large bathroom space as a separate bedroom. Due to the presence of a radiator, the wall was inspected from the north side. The removal of the wardrobe panelling and plaster revealed wire mesh and a void, this confirmed the absence of original fabric at the location and the former existence of a door.</p>		

**Main house ground floor - OU10: was there a fireplace on the south wall of the large bathroom on the First- Floor?**

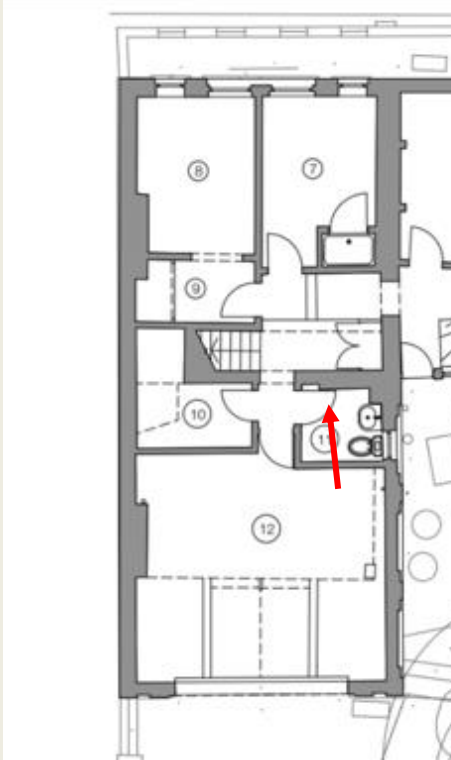

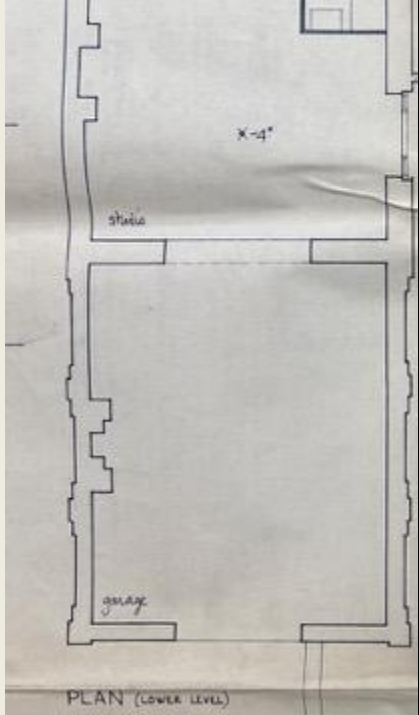
Location of investigation	Photographs	Historic evidence
		 <p data-bbox="1110 891 1469 969">Plan of the First-Floor dating to 1958</p>
<p>The removal of wall paper and plaster from the south wall of the large bathroom on the first-floor of the main house revealed the former presence of a fireplace. The recess has been blocked with yellow stock bricks keyed into the pre-existing original wall. The existence of the fireplace was known from historic drawings.</p>		

**Main house second floor - OU11: is the flooring on the second floor of the tower original?**

Location of investigation	Photographs	Historic evidence
 	 <p data-bbox="818 1014 1385 1120">View of the double layer of wooden boards forming the floor on the top level of the tower</p>	<p data-bbox="1417 291 1540 436">No evidence was found</p>
<p data-bbox="135 1137 1540 1279">A few timber boards were removed close to the edge of the step in the floor of the top of the tower in the main house. The removal of the modern boards revealed a lower level floor, of likely 20th century creation. On close inspection, the joists supporting the currently concealed floor appear to be original however this will need confirmed by a more extensive exposure of the timbers.</p>		



### Coach house ground floor: how much of the original middle wall of the Coach House survives?

Location of investigation	Photographs	Historic evidence
	 <p data-bbox="619 1070 1023 1182">View of the inspection area in the ground floor bathroom of the coach house</p>	 <p data-bbox="1114 999 1406 1066">Plan 'as existing' 1958 (Nat.Arch. CRES/3545)</p>
<p>Following the removal of tiles and plaster, the brickwork forming the north wall of the bathroom on the ground floor of the Coach House was exposed. The bricks used in the fabric appear light pink in colour and hard, they are not part of the original fabric of the building. A historic drawing dating to 1958 shows that between the original south and north rooms of the Coach House, a large opening was present in the centre while two smaller sections of wall to the east and west remained of the – likely fuller – original partition wall.</p>		



## 6 Conclusion

- 6.1.1 The research conducted alongside the opening up works for the historic fabric assessment have confirmed that the internal arrangements of 12 Park Village West have changed over time. While it is expected and understandable for changes to take place over time, commensurate with the changing manners and habits of society, many of the changes were found to be 20th century in date.
- 6.1.2 This assessment set out to answer 9 separate questions specific to selected areas of the house. These are repeated below with the conclusion of the opening up works and research:
- Basement Kitchen - OU2: was the original fabric in the south-east corner of the basement kitchen ever altered? **Yes**, this historic opening has been infilled
  - Basement Kitchen - OU13: are the windows along the north wall an original feature? **No**, these were added in the late 20th
  - Main house ground floor - OU8: is the west partition of the Reception Room part of the original fabric? **No**
  - Main house ground floor - OU7: is the fabric inside the easternmost cupboard of the Dining Room original? **No**
  - Main house ground floor - OU3, OU4 and OU5: are the brick panels under the windows of the Dining Room original? **No**
  - Main house first floor - OU9: was there an additional opening on the first-floor landing? **Yes**
  - Main house ground floor - OU10: was there a fireplace on the south wall of the large bathroom on the first-floor? **Yes**
  - Main house second floor - OU11: is the flooring on the second floor of the tower original? **No**, but the a floor beneath with joists may be older
  - Coach House, Ground Floor: how much of the original middle wall of the Coach House survives? **None**
- 6.1.3 The conclusion of this report is that there have been several internal alterations to the layout of 12 Park Village West. These alterations chart the evolution of the dwelling and can inform the proposals for further change.

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## 8 Appendix: Other investigations

### 8.1 Opening up works within the building and coach house

- 8.1.1 A number of other locations throughout the property were opened-up in an effort to ascertain the survival of the original fabric at these locations.

#### ***Basement***

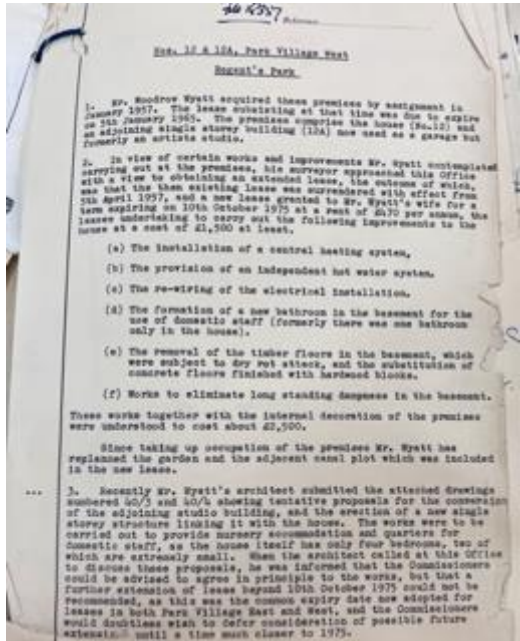
- 8.1.2 The broad layout of the basement is largely in keeping with the original construction of the building at 12 Park Village West. Relevant alterations are the addition of a bathroom adjoining the kitchen (intended for staff), the replacement of the flooring in the sitting room, hall and kitchen, the opening of three windows in the north wall of the kitchen, the conversion of the kitchen window facing into the garden into a door and the restoration of the shutters in the sitting room. Alterations to the basement also included the addition of a Jacuzzi to the lower tower level and the conversion of the former tail of the basement area into a sauna. Fairly early on, the west wall of the kitchen was also moved into the basement area in an effort to extend the kitchen area and causing the retention of the awkward area return to the north.

#### ***Bathroom***


- 8.1.3 A small bathroom was added by the entrance into the kitchen at basement level. A letter signed by the Crown Estate Surveyor states that the additional bathroom is needed for the staff. The new space was created within the former kitchen space and comprises a wall stump, leftover from the early kitchen extension.



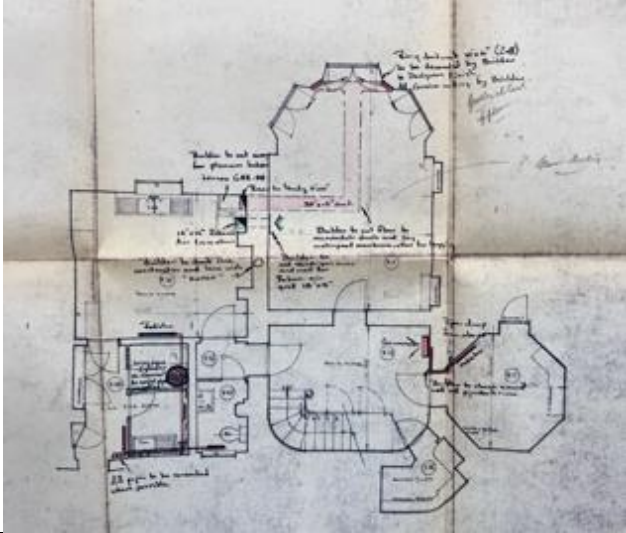

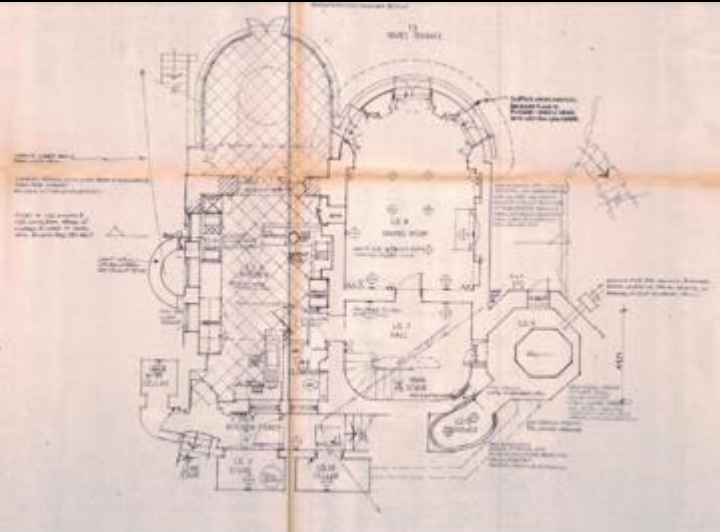
*View of the bathroom formed in the original kitchen space*

Documentary evidence		
1858	Crown Estate Surveyor N.H.Ash letter illustrating works requested by Mr Wyatt.	

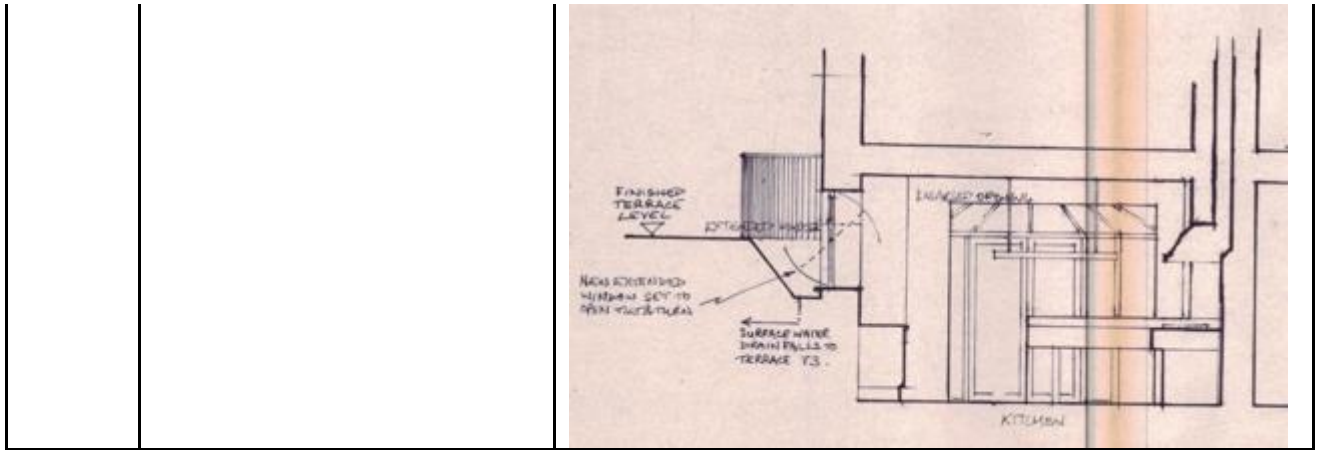
### Further evidence supporting OU13

Documentary evidence		
1958	Sketch drawing showing proposed alterations to the raised terrace to the north of the kitchen. The sketch shows no windows on the north wall of the kitchen. Other details in this sketch, such as the form/size of the link building, the columns and paving coincide with the existing layout at this location.	



1968	<p>Plan of the basement drawn by heating engineer T.W. de LURY. Among other details, the drawing shows a window on the east wall – above a sink – and no windows on the north wall. This drawing confirms the information seen in the 1958 sketch.</p>	
1976	<p>RIBA image of 12 PVW appearing in a derelict state. The kitchen window seen in the 1968 plan of the basement is still present and confirms the trustworthiness of the heating engineer drawing of 1968.</p>	 <p>RIBA photograph of garden side, 1976, the plaster of the lower ground floor had been removed, probably to address issues of damp.</p>
1987	<p>Plan from Camden Archives showing interventions undertaken in 1987. The plan shows three windows on the kitchen north wall. A label pointing to the left window says "HIGH LEVEL WINDOW REMAINS". A label on a sectional elevation through the kitchen points towards the central window and says "EXTENDED WINDOW" and "NEW EXTENDED WINDOW".</p>	



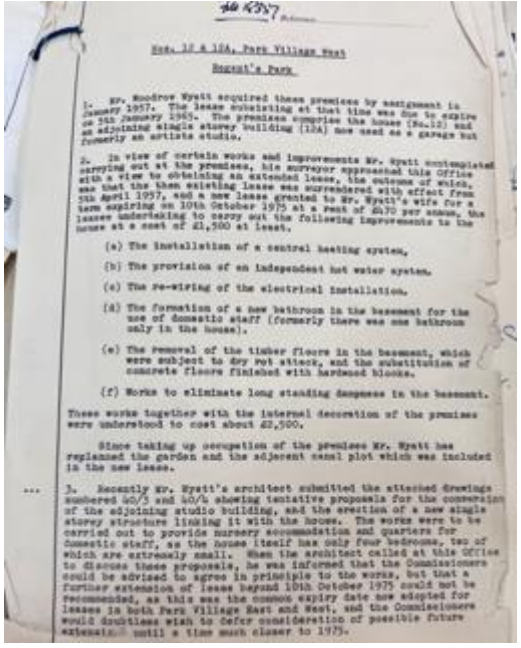


### Sitting Room

- 8.1.4 The sitting room in the basement area was altered considerably in the second half of the 20th century. The original floor appears to have been removed and a concrete slab replaced the void present in the original layout while hardwood flooring was installed in 1987. Ducts were created leading from the bay windows into the kitchen, this entailed loss of fabric in the wall adjoining the kitchen too.
- 8.1.5 The sitting room ceiling was replaced in the bay area where a concrete slab is now. It is possible that the intervention was necessary due to the failure of the bay window ceiling, which supports the weight of the balcony.



*View of the replaced wooden floor and concrete base*

Documentary evidence	
<p>1858 Crown Estate Surveyor N.H.Ash letter illustrating works requested by Mr Wyatt.</p>	

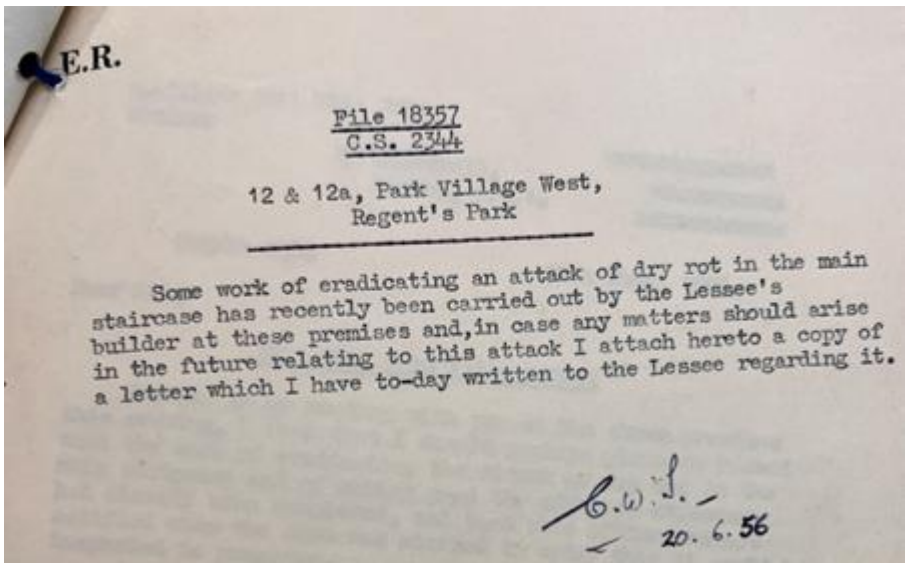
- 8.1.6 As part of the alterations to the sitting room in the basement, it was observed that the bay window ceiling was replaced with a concrete slab supported on lateral posts. The intervention was probably necessary due to structural failures caused by the prolonged weight of the balcony on the basement structure. The slab replaced a structure of original joists.



View of the ceiling concrete slab in the Basement sitting room

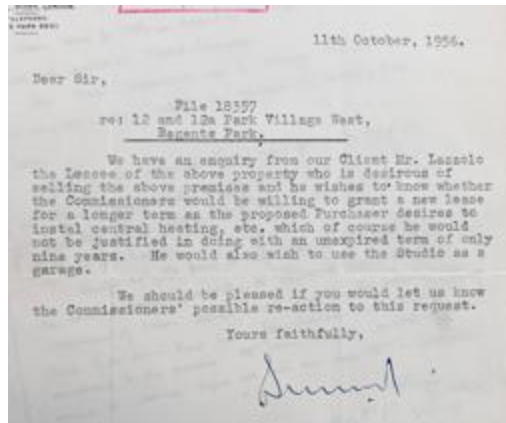
## Ground Floor

- 8.1.7 It appears from the sources that a dry rot attack to the main staircase was tackled in 1956. The extent of the intervention and whether timbers were replaced is not clear.

1956		
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## Coach House ground floor

- 8.1.8 Sources confirm that the south section of the Coach House had been in use as a studio until the later 1950s when the double height space was turned into a garage.

Documentary evidence		
		





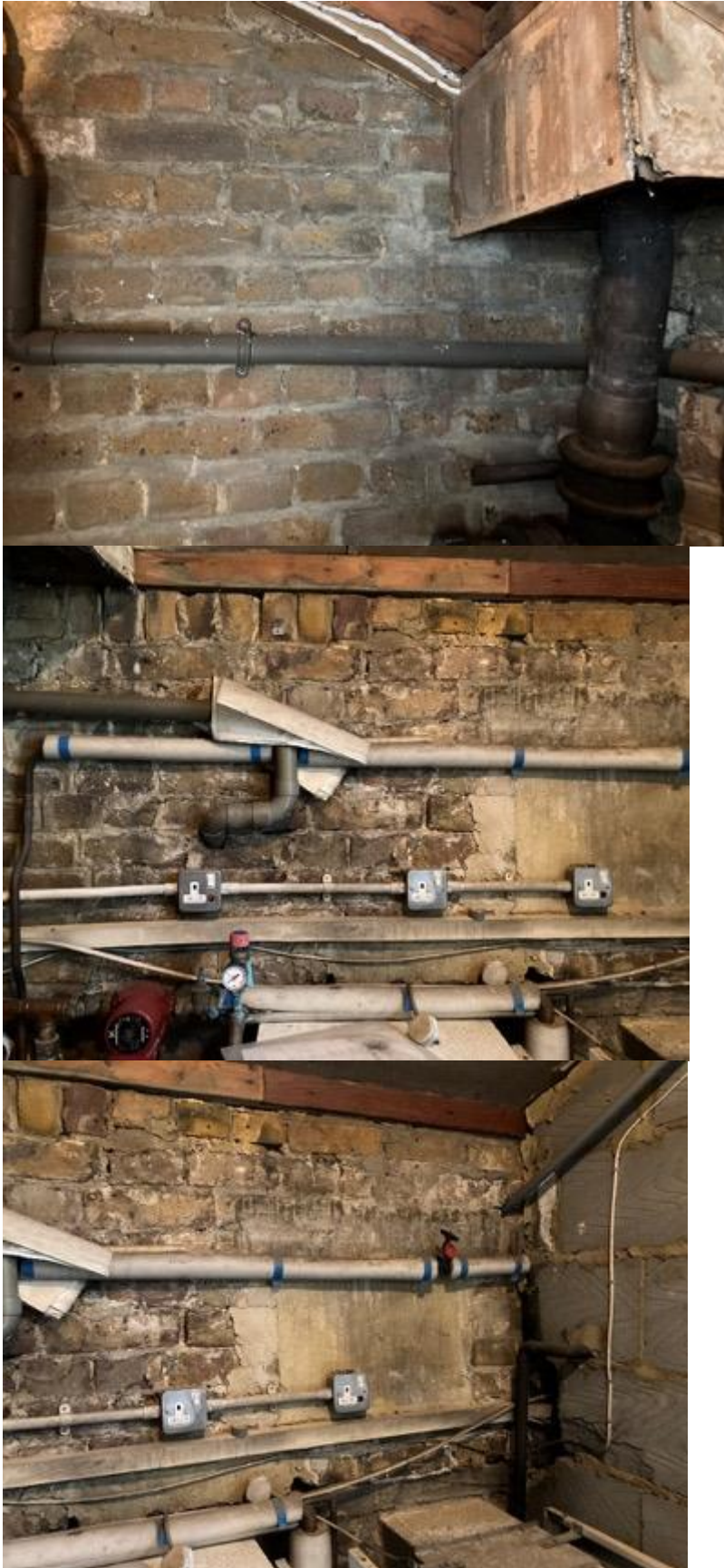
### North Room



Bathroom

***Coach House First Floor***

Utility Room





## 8.2 Archaeological Evaluation

- 8.2.1 A watching brief was carried out by MOLA to record two evaluation (TR1 and TR2) trenches at 12 Park Village West on the 28th of June 2023. The trenches were excavated by the contractor prior to the author's arrival and were recorded with photographs, a location sketch plan and section sketches.

### TR 1

Location	South–west of raised garden area
Dimensions	1.15m east–west by 1m north–south by 0.8m depth
Base of slab	0.08m bgl
Depth of archaeological deposits seen	0.52m thick
Level of base of deposits observed and/or base of trench	0.65m bgl
Natural observed	0.6m bgl

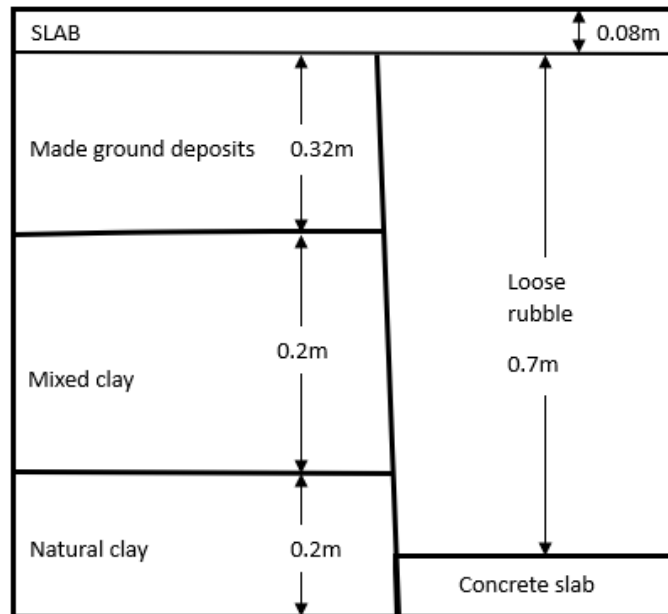
- 8.2.2 Natural mid yellowish brown silty clay (brick earth) was recorded at a depth of 0.6m below ground level (bgl) throughout the trench. Overlying this was a mixed brick earth deposit 0.2m thick which contained crushed CBM and charcoal, it was recorded at 0.4m bgl. A series of mixed made ground deposits overlay this comprised of thin lenses of charcoal and CBM acting as levelling layers for the overlying stone slabs. A concrete slab was recorded located across the eastern half of the trench protruding 0.5m into the eastern side of the trench. It was recorded at a depth of 0.7m bgl, the construction cut of which contained a loose deposit containing frequent large brick fragments. The concrete slab was likely associated with the brick foundation of a window light well located to the east of the trench.

### TR 2

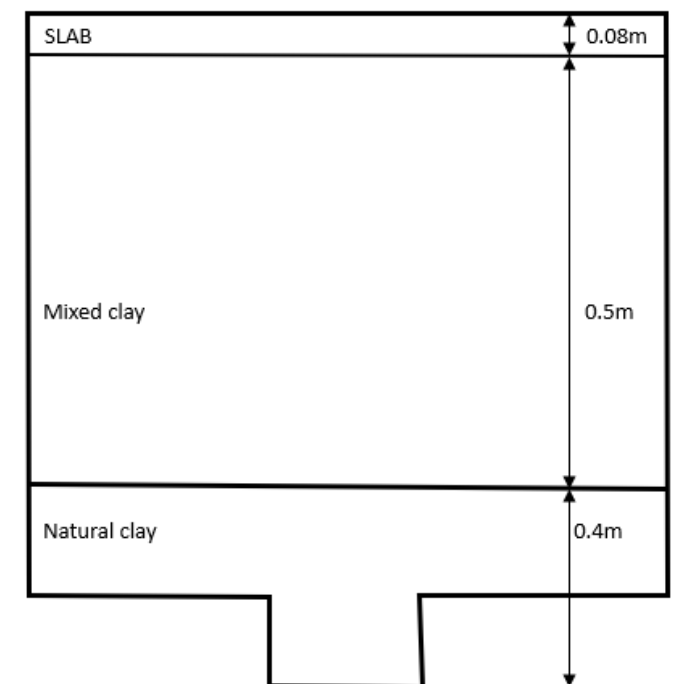
Location	South–east of raised garden area
Dimensions	1.15m east–west by 0.7m north–south by 0.98m depth
Base of slab	0.08m bgl
Depth of archaeological deposits seen	0.50m thick
Level of base of deposits observed and/or base of trench	0.98m bgl
Natural observed	0.65m bgl

- 8.2.3 Natural brick earth was recorded at a depth of 0.65m bgl. This was observed across the northern half of the trench, to the south it was truncated by the cut for an east–west aligned ceramic pipe. A small sondage 0.2m by 0.2m by 0.25m deep was excavated into the brick earth in order to confirm it was not redeposited, which to the best of the author's knowledge it was not. Overlying the brick earth was a mixed clay deposit similar to TR1 which contained CBM and mortar.

TR1  
South facing Section



TR2  
South facing Section





*North facing view of TR1*



*West facing view of TR1*



*North facing view of TR2*



*South facing view of TR2*



