



ST MARGARET PATTENS
Eastcheap
London EC3M

City of London

Standing Building Survey Report

November 2014



ST MARGARET PATTENS
Eastcheap
London EC3M

Site Code SMR14
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Report on a standing building survey

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Summary

This report presents the findings of a building survey undertaken by MOLA (Museum of London Archaeology) at St Margaret Patten, Eastcheap, London EC3M. The survey was commissioned by John Schofield on behalf of the Parish of St Margaret Pattens and was required to satisfy a condition on a diocesan faculty for the refurbishment of the building. The survey took place in September and October 2014. The survey conformed to English Heritage recommended 'Level 2' standards. The site comprises a Grade I listed post-medieval church designed by Sir Christopher Wren after an earlier medieval church was destroyed by the Great Fire of 1666. The project was limited to the east elevation of the tower at first floor level which was found to be of largely random stone and brick masonry internally and dressed and coursed ashlar externally. The rubble in the wall core included eighteen pieces of late medieval architectural fragments which offer the first evidence of the character of the earlier church on the site yet recorded.

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1 Introduction

1.1 Site background

- 1.1.1 A standing building survey was carried out by MOLA at St Margaret Pattens, Eastcheap, London, EC3M during September and October 2014. The site is a post-medieval church. The present works concentrated on the east wall of the tower at first floor level. The site and is bounded by Plantation Lane to the north, United Dominions House to the east, Eastcheap to the south and Rood Lane to the west. This document is the report on that work.
- 1.1.2 St Margaret Patten is a post-medieval church designed by Sir Christopher Wren and is orientated on the traditional Christian east-west plan and is constructed of Portland stone. The site is accessed by a door in the south-west corner facing onto Eastcheap which allows access into a vestibule with a gallery over. The nave and chancel are located to the east of this vestibule, with an aisle and vestry to the north. The tower which is the focus of this report is located in the north-west corner of the church. The tower is accessed from the vestibule to the south and the first floor from a spiral stair in the north-east corner.

1.2 Planning Background

- 1.2.1 The development received faculty permission from the Diocese of London which included a condition for archaeological recording.
- 1.2.2 St Margaret Pattens was designated a Grade I listed building in 1954 (List Entry Number 1286593 and lies within the Eastcheap Conservation Area (City of London 2013))
- 1.2.3 All work was carried out in accordance with the brief supplied by John Schofield (Schofield 2013) submitted to and approved by the Diocese to fulfil the Faculty.

1.3 Scope and methodology of the survey

- 1.3.1 The scope of the archaeological work was set out in detail in the Brief (Schofield 2013).
- 1.3.2 All work was carried out in accordance with English Heritage specifications in *Understanding historic buildings: a guide to good recording practice* (EH 2006) and other applicable standards and guidance (e.g. IFA Standard and guidance for archaeological investigation of standing buildings or structures, 2008).
- 1.3.3 The investigation of the site corresponds to a Level 2 standing building survey according to the English Heritage specifications (EH 2006). A Level 2 investigation produces a descriptive record of the building.
- 1.3.4 The scope of works was limited to the east wall of the tower at first floor level and concentrated on the area through which a new doorway was being cut through the existing masonry. Both sides of the wall were surveyed prior to the demolition works and site visits were also made during and after the intrusive intervention works to record the section through the wall.
- 1.3.5 The survey of the structure on the development site took place prior to and during demolition works. A visual inspection of both sides of the wall was made. Handwritten notes, measured sketches and annotations were made and the elevations were photographed in detail and more generally to show setting. Photographs were taken using a Nikon Coolpix 500 digital camera. The elevation of

the rubble core wall was recorded photographically and then a composite image was produced using Agisoft Photoscan software which enables a scaled rectified montage single image to be generated. This image was then overdrawn using AutoCAD to produce a scaled drawing of the wall core.

1.4 Organization of the report and Conventions used

- 1.4.1 The report is organized in line with the scope of the original brief, providing a documentary history, descriptive record and accompanying photographs and drawings Only a selected number of photographs have been presented in the report. A list of all photographs with their description and archive identifier taken on site is added at the back as appendix 1 of this report.
- 1.4.2 The building is orientated east-west. All maps and plans show true north. Measurements may be given in both metric and imperial measurements where appropriate.

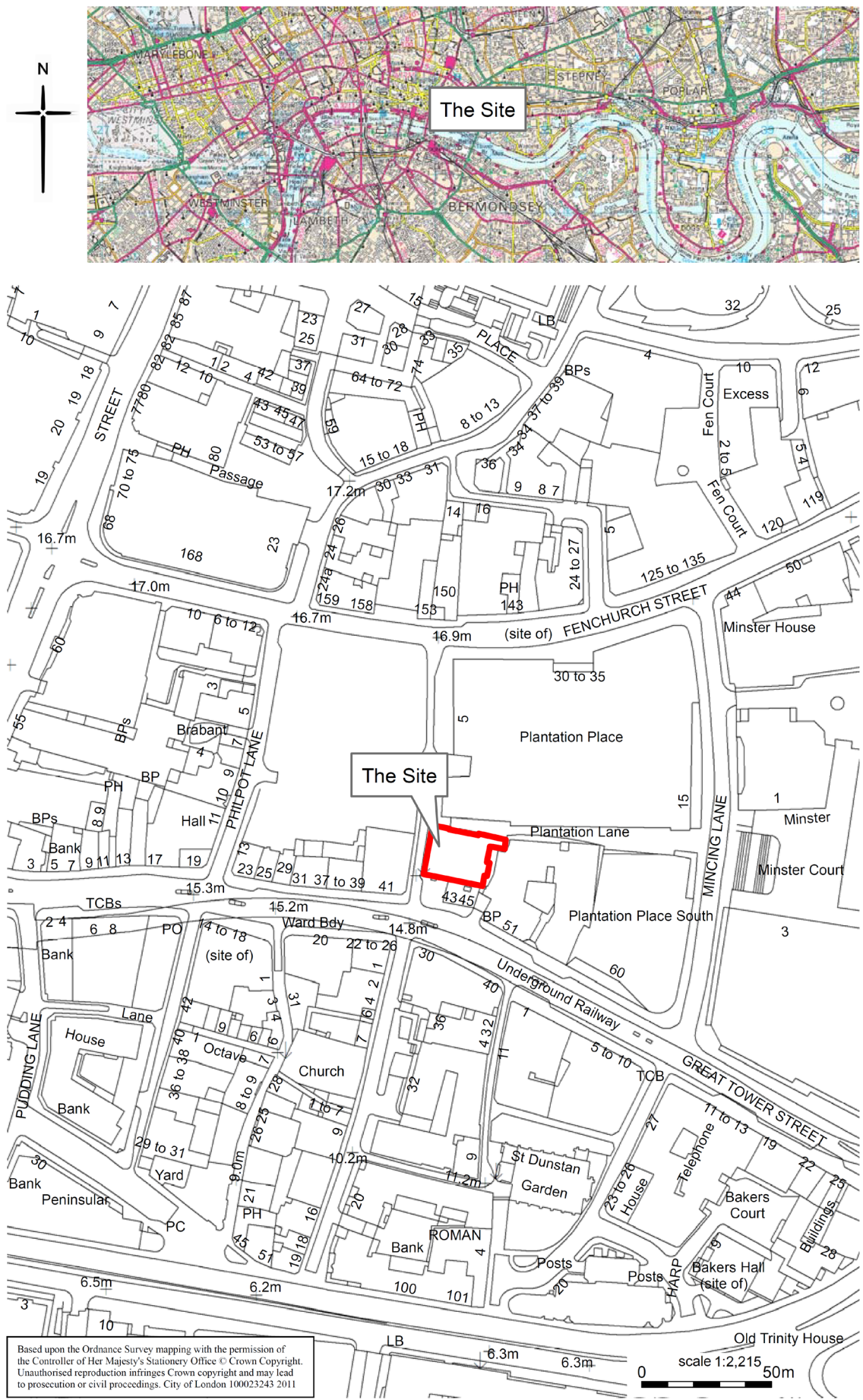


Fig 1 Site location

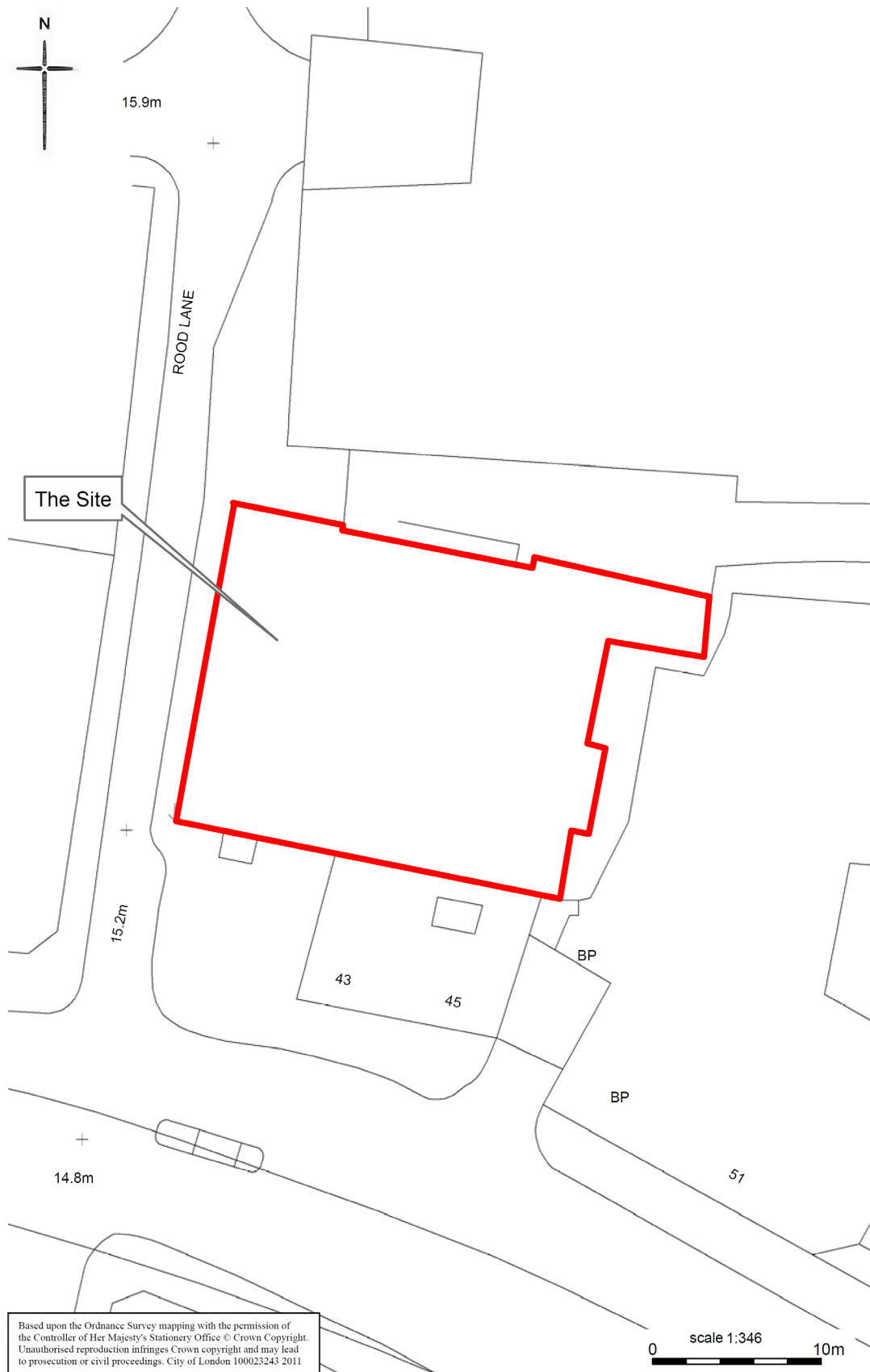


Fig 2 The buildings on the site referred to in the text

2 Historical background of the site

The text and illustrations in this section were provided by John Schofield.

2.1 Origin, name and history to 1666

- 2.1.1 In some accounts and on the parish website, it is stated that the earliest mention of the church is in 1067, and that it was of wood. I have not found the sources of these statements, and they must be considered unreliable. That said, there could well have been a church here in the 11th century, and as parishes formed in the 12th century, there was probably a parish church here by 1150 or 1200. The first certain mention of the church is as 'St Margaret Patyns' in the reign of John (1199–1216). John Stow, writing in 1598, said that the name Patyns/Pattens was because of patten-makers (makers of clogs for walking in mud), but this is probably his invention. The tradition has however been strong ever since. An alternative derivation is from a family called Patin mentioned in deeds of St Paul's; adding a name, presumably of a local dignitary or supporter, would be like the case of St Martin Orgar, a medieval parish to the west, just beyond the bridge (Kingsford 1908, i, 208–9; ii, 310–11; Harben 1918, 382).
- 2.1.2 The arched foundations of the north side of the medieval church were observed during redevelopment of the properties on the north side of the church in 1935 (Schofield with Maloney 1998, 50; site GM59). Note that foundations of the tower are marked on a plan from the observation, but that it is was an error to declare it 'medieval' in 1998 – this was wishful thinking by me, as there was no evidence for the character or date of the tower foundations.
- 2.1.3 Authorities are more agreed that the church was rebuilt in 1538, and in this form is presumably that shown crudely on the copperplate map of the City of 1558–9 (Fig 3).

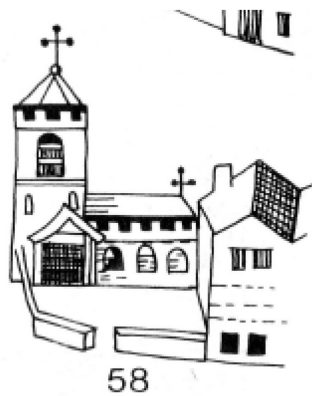


Fig 3 St Margaret Pattens on the copperplate map of the City of London, drawn in 1558–9 (from Schofield 1994, fig 9)

- 2.1.4 We know virtually nothing about the interior of the medieval church. Some hints are given by two inventories of church furnishings in 1470 and 1512 (GL (now LMA), MS

569), which are unpublished, but currently being studied by Professor Gary G Gibbs of Roanoke College, Virginia, USA. He writes:

Two inventories of parish jewels, ornaments and fabric items survive from 1470 and 1512, and, together, they afford some insight into the physical appearance of the church on the eve of the 1530s. In accounting for vestments, the 1470 inventory identifies four altars: the high altar, the Lady altar undoubtedly in the Lady chapel, an altar dedicated to St Mary Magdalen, and another to St John. The parish possessed a set of white altar clothes for each of these altars for the Lenten season, with the Mary Magdalen set decorated with red crosses. Other altar clothes were also specific for their location: a set of altar cloths stained with the life of St Margaret for the high altar, an image of Our Lady on a set for the Lady altar, the life of St John displayed on a set for the set for the St John altar, but nothing similar for the Magdalen altar. In addition, each altar had unique altar cloths, such as the red silk with gold swans set employed on the high altar. Other than using the term 'the high altar,' the authors of the inventories fail to provide clues as to the location of these altars. What is clear is that these altars provided four spaces for coordinating the liturgical and visual experience of the parishioners.

The church contained a rood screen, which may have been decorated with images of SS Margaret, Katherine, and Our Lady. The parish possessed a large number of banners with various images that it placed on the rood screen (such as the Passion). The 1512 inventory mentions two coats for St Margaret (white damask bordered with blue velvet and black damask bordered with cloth of gold fringed) and another for St Mary (white damask with flowers), indicating that statues of these two saints were displayed in the church. In addition, the church possessed a kerchief (fringed with silk) for the statue of St Margaret. Other saints, such as Christopher and Lawrence receive mention as images on various sorts of cloth. There was a silver and gilded image of St Katherine. Among the prized processions of the parish was a gilt crucifix with images of Mary and John, and a jeweled reliquary that contained a sliver of the True Cross.

2.2 The Wren church

- 2.2.1 The post-Fire church was late in building after the Fire of 1666; the site is shown empty in Ogilby and Morgan's map of 1676 of the rebuilt City (Fig 4). The main body of the church was built between 1684 and 1688–9, when work ceased. It resumed in 1698, and the tower and spire were finished in 1702 (Jeffrey 1996, 262–4). It has been suggested that the tower and spire may have been designed by Nicholas Hawksmoor, since there are records of parish payments to 'Sir Christopher Wren's clerk' (Bradley & Pevsner 1997, 236, attributing the suggestion to P Jeffrey).

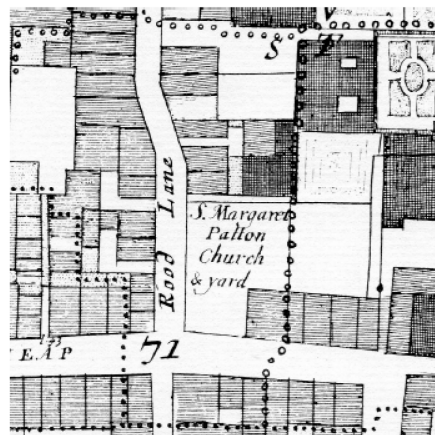


Fig 4 The site of the church and churchyard on Ogilby and Morgan's map of the post-Fire City in 1676 (GL)

2.2.2 A description of the building and a plan (Fig 5) are provided by the Royal Commission on Historic Monuments (England) in 1929:

'The walls of the church are probably of plastered brick, partly faced with Portland stone and with dressings of Portland. The church was built in 1684–9. The plan is a rectangle with a slightly protruding chancel, and a north aisle. A vestry extends east from the east end of the aisle.

The Tower occupies the N.W. angle of the building and is of four stages divided by cornices and faced with Portland stone. The ground-stage has in the N. wall a square-headed doorway and in the W. wall a round-headed window and a round window above it, both with moulded architraves. The second and third stages have each in the W. wall a round window, and these together with the fourth stage have shallow pilasters in the angles. The bell-chamber has in each wall a square-headed two-light window with a moulded architrave, a plain mullion and a grotesque mask in the middle of the head. The tower is finished with a Doric entablature over the pilasters with the cornice continued round, a balustraded parapet above with pedestals at the angles supporting panelled obelisks with acanthus enrichments.

Rising from the tower is an octagonal lead-covered spire of timber with panelled faces and three ranges of lunettes in alternate faces; those in the lowest range are rectangular with small pediments, but the lunettes of the two upper ranges are oval; the spire is finished with a ball and vane' (RCHME 1929, 14–15).

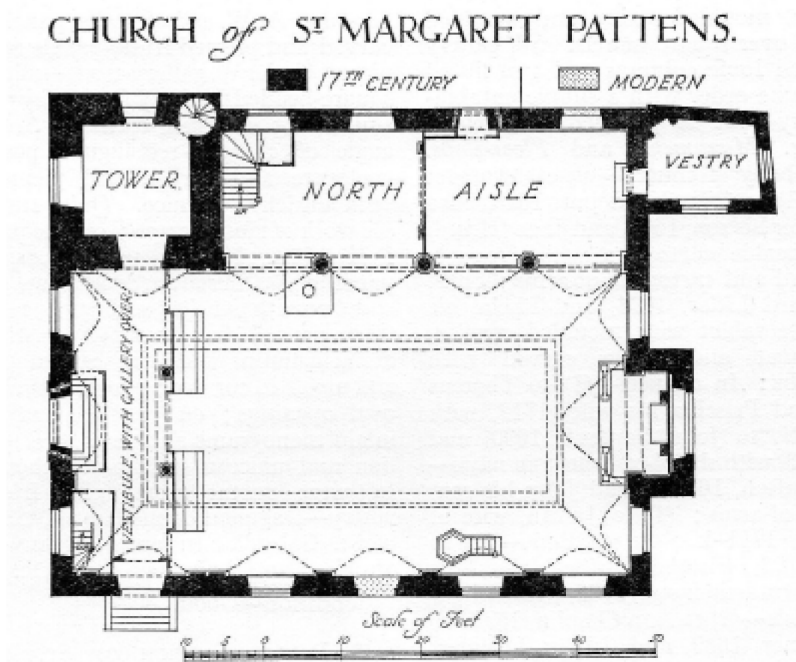


Fig 5 Plan of the church in 1929 (RCHME 1929, 15)

2.2.3 Some aspects of the history of the church can be traced in engravings, drawings and maps. An engraving of the church from the west appears in Maitland's History of London of 1756 (Fig 6), though there is an extra circular window on the south face of the tower (ie it was never there); and we have no other evidence for the churchyard wall and gate, with its Sheldonian busts, on the south side, so these details may also have been invention. A view of 1812 from the south is given here as (Fig 7). The setting of the church is also shown in maps, of which two more are given here: by Horwood (1819: Fig 8) and the Ordnance Survey map of the city of 1873 (Fig 9).



Fig 6 View of St Margaret's from the west by Benjamin Cole, in Maitland (1756)



Fig 7 View from the south by John Coney, 1812 (BM, Crace). The function of the red ?pipes or ?beams protruding from the eaves is not known

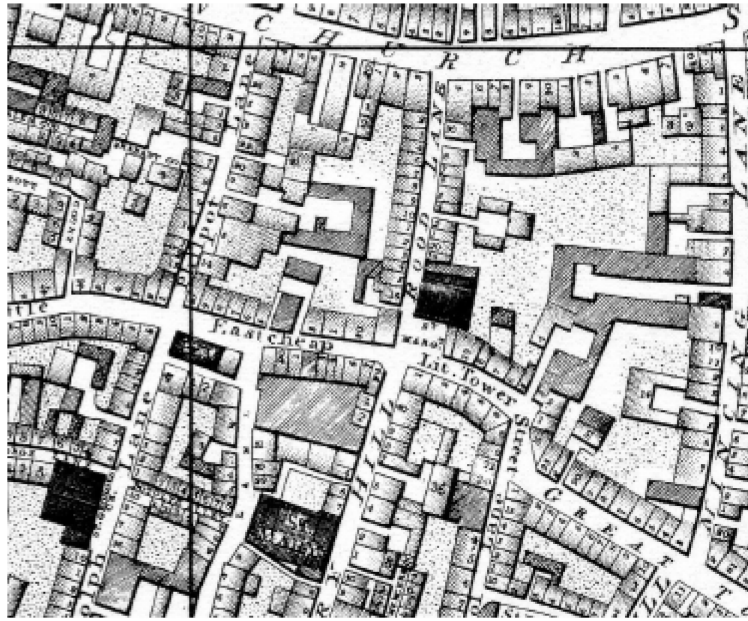


Fig 8 The church on the map by Horwood, 1819 (GL); the shaded square block at the south end of Rood Lane



Fig 9 The church on the Ordnance Survey map of the City of 1873 (GL). This map also shows the small extent of the parish, which would have been established in the 12th century (the dashed lines)

2.2.4 Inside, the church has a north gallery and a west gallery separated by the tower(Fig 10). The age of these has not been ascertained for the present assessment, but we can assume they contain original timbers. The screen below the west gallery is of 1791, and the only example of churchwarden's pews in a City church, in front of the gallery, dates from 1686.



Fig 10 The interior of the church, looking towards the tower at the north-west (October 2013)

- 2.2.5 The church was repaired by R P Day in 1892. It was one of the few not damaged in World War II. It was listed Grade 1 in 1954. Changes in the post-War period and its present state and furnishings are summarised by Bradley and Pevsner (1997, 235–6): the main change being that part of the north gallery and aisle space beneath were converted into rooms during restoration by A W Moore & Sons in 1955–6.

3 Description of the building

3.1.1 The following text should be read in conjunction with Drawings 1 and 2

3.2 West Elevation

- 3.2.1 The west facing elevation of the first floor of the tower is constructed from a mixture of brick, ashlar and rubble stone (Drawing 1). The entire elevation has been covered by limewash which has obscured the petrology of the stone and colour of the bricks. There is some evidence of coursing to the stonework however there are also large areas of uncoursed random rubble. In particular there are two distinct bands of brickwork. It was not possible to analyse the brickwork in situ beyond taking dimensions due to the limewash. However the size of the brickwork is certainly concurrent with post-1666 brick dimensions as is the dark orange-red colour of the bricks observed within the wall core.
- 3.2.2 The random nature of the masonry of the west elevation is consistent with that of the other three elevations of the first floor, although the adjacent wall of the canted spiral stair elevation to the north is of dressed and coursed ashlar. However this random character to the masonry is at odds with the finely dressed masonry of the exterior of the tower. It seems probable that economy came into play during construction and freshly cut ashlar was chosen for the exterior whereas reused material from the late medieval church was utilised for the interior elevations of the tower. A similar approach was also observed during the near contemporary Wren build at Christchurch Greyfriars (MOLA 2011), where the tower was completed in 1704.
- 3.2.3 Built into the east elevation is a modern timber platform gallery accessed by a wooden staircase rising from the original 14 inch wide tapering to 11 ¼ quarter inch 17th century floorboards of the first floor. This allows access to the space above the northern gallery rooms below.
- 3.2.4 Cut into the floorboards of the first floor is an octagonal bell lift hatch which was probably added at a later date to the laying of the 17th century framing as its own boards do not match the dimensions of those of the floor proper. It is likely that this relates to a phase of maintenance of the bells in the tower above which necessitated their removal down to ground storey.

3.3 East Elevation

- 3.3.1 The first floor east facing elevation of the tower was originally external, however in 1955-6 a set of rooms were raised above the north aisle with the intention of utilising them for conference rooms (Bradley & Pevsner 1997, 2002 ed., 236). Subsequently the masonry has been plastered and painted over on at least three occasions making observations on its character difficult. The thinness of the plaster and paint does suggest that the stonework beneath is of coursed ashlar similar to that observed on the north and west elevations of the tower.
- 3.3.2 The return wall against the southern end of the elevation is part of the pilaster buttress rising against the south-east corner of the tower. This rises to the full four storey height of the tower.

- 3.3.3 A coving ran around the uppermost part of the wall which is contemporary with the conversion of this part of the building to classrooms (Bradley & Pevsner 1997, 2002 ed., 236). A shelving unit had been formerly placed against the east elevation similar to that still in situ against the north elevation, although this was removed prior to survey work commencing. The scars of the shelving were visible in the render (Fig 11)



Fig 11 East facing elevation of the tower at first floor level, looking west

3.4 Wall core

- 3.4.1 Contractors cut a new door through the existing masonry during September and October 2014 which measured 1m in width by 2.7m externally and 2.3m in height internally. The intervention was located 0.3m from the return with the south elevation of the tower. The wall was demonstrated to be 1.145 metres (about 3feet 3 inches) in thickness (Drawing 2). The wall core was made up of a mixture of brick, clunch, and fragments of Kentish Ragstone, Caen and Portland stone. The latter was probably produced during the process of cutting the ashlar and moulded masonry for existing structure by Wren's masons. Other material was possibly salvaged from the late medieval church destroyed by the 1666 Great Fire.

- 3.4.2 Eighteen pieces of late medieval masonry were retrieved by the contractors from the core of the wall. These comprise architectural fragments of which include mouldings, shafts, voussoirs, window tracery and mullions. The discovery of this material is considered to be extremely significant as previous evidence for the character of the medieval church on the site has not been recorded before. The fragments also act as evidence that the existing church was partially constructed from material salvaged from the church destroyed by the Great Fire of 1666 – a common factor with many other City churches (MOLA 2011).

3.5 Conclusions and Recommendations

The standing building survey of the east elevation of the tower of St Margaret Pattens at first floor level has demonstrated the survival of re-used late medieval stonework within the fabric of the late 17th and early 18th church designed by Sir Christopher Wren. The significance of this is high to the history of the church as such material has never been recorded before although it does fit the pattern of many other City churches which were rebuilt after the Great Fire of 1666. Assessment and analysis of this masonry fell outside of the remit of this project however the material will be stored by the church and it is recommended that the fragments be fully recorded, researched and written up in an appropriate form in the future.

4 Publication and archiving

- 4.1.1 Information on the results of the survey will be made publicly available by means of a database in digital form, to permit inclusion of the site data in any future academic research.
- 4.1.2 In view of the potential of the material it is suggested that a summary on the results of the Standing Building Survey project, possibly including figures or photographs, should appear in the annual round up of the *London Archaeologist* or a similar and appropriate academic journal.
- 4.1.3 The site archive of original records will be deposited in the Museum of London Archaeological Archive (LAARC) within 12 months of the end of the survey. They will be stored under the site code SMR14.

5 Acknowledgements

- 5.1.1 Museum of London Archaeology (MOLA) wishes to thank John Schofield for commissioning this report. In addition MOLA wishes to thank Becky Wallower for arranging site access and Mike Hayhow and his team of contractors for their help and for funding the work. John Schofield provided the text and illustrations of his documentary research for incorporation within this report. during the survey. Fieldwork and photography was undertaken by James Wright and Azizul Karim. The elevation drawing was produced by Azizul Karim.

6 Bibliography and references

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7 NMR OASIS archaeological report form

7.1 OASIS ID: molas1-193904

Project details

Project name	St Margaret Pattens
Short description of the project	This report presents the findings of a building survey undertaken by MOLA (Museum of London Archaeology) at St Margaret Patten, Eastcheap, London EC3M. The survey was commissioned by John Schofield on behalf of the Diocese of London and was required to satisfy a condition on a diocesan faculty for the refurbishment of the building. The survey took place in September and October 2014. The survey conformed to English Heritage recommended 'Level 2' standards. The site comprises a Grade I listed post-medieval church designed by Sir Christopher Wren after an earlier medieval church was destroyed by the Great Fire of 1666. The project was limited to the east elevation of the tower at first floor level which was found to be of largely random stone and brick masonry internally and dressed and coursed ashlar externally. The wall core consisted included eighteen pieces of late medieval architectural fragments which offer the first evidence of the character of the earlier church on the site yet recorded.
Project dates	Start: 22-09-2014 End: 31-10-2014
Previous/future work	Not known / Not known
Any associated project reference codes	SMR14 - Sitecode
Type of project	Building Recording
Site status	Listed Building
Current Land use	Other 2 - In use as a building
Monument type	CHURCH Medieval
Monument type	CHURCH Post Medieval
Monument type	CHURCH Modern

Project location

Country	England
Site location	GREATER LONDON CITY OF LONDON CITY OF LONDON St Margaret Patten
Postcode	EC3M 1HS
Site coordinates	TQ 33130 80840 51.5102845864 -0.0813546671884 51 30 37 N 000 04 52 W Point

Project creators

Name of Organisation	MOLA
Project brief originator	John Schofield
Project design originator	MOLA
Project director/manager	Michael Smith
Project supervisor	James Wright
Type of sponsor/funding body	Parochial Church Council
Name of sponsor/funding body	Diocese of London

Project archives

Digital Archive recipient	LAARC
Digital Archive ID	SMR14
Digital Media available	"GIS", "Images raster / digital photography", "Survey"
Paper Archive recipient	LAARC
Paper Archive ID	SMR14
Paper Media available	"Correspondence", "Drawing", "Notebook - Excavation", ' Research', ' General Notes', "Report", "Unpublished Text"

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	St Margaret Pattens - a standing building survey report
Author(s)/Editor(s)	Wright, J.
Date	2014
Issuer or publisher	MOLA
Place of issue or publication	London
Description	Spiral bound A4 grey literature client report with accompanying PDF
Entered by	James Wright (jwright@mola.org.uk)

Entered on 30 October 2014

8 Appendix 1

Table 1 list of photographs on site (SMR14)

Photo Number	Description	Direction of view
2695	Exterior of first floor tower wall	W
2696	Interior of first floor tower wall	E
2697	Interior of first floor tower wall	E
2698	Interior of first floor tower wall	E
2699	West front of St Margaret Pattens	NE
2700	West front of St Margaret Pattens	NE
2701	West front of St Margaret Pattens	SE
2702	Intervention on exterior elevation	W
2703	Intervention on exterior elevation	W
2704	Intervention on exterior elevation	W
2705	Intervention on exterior elevation	W
2706	Intervention on exterior elevation	W
2707	Intervention on exterior elevation	W
2714	Intervention on interior elevation	E
2715	Intervention on interior elevation	E
2809-2911	South facing section of wall core	N
2912-2916	North facing section of wall core	S
2918	Architectural fragment <1>	n/a
2919	Architectural fragment <2>	n/a
2920	Architectural fragment <2>	n/a
2921	Architectural fragment <3>	n/a
2922	Architectural fragment <3>	n/a
2923	Architectural fragment <4>	n/a
2924	Architectural fragment <5>	n/a
2925	Architectural fragment <6>	n/a
2926	Architectural fragment <7>	n/a
2927	Architectural fragment <8>	n/a
2928	Architectural fragment <9>	n/a
2929	Architectural fragment <10>	n/a
2930	Architectural fragment <11>	n/a
2931	Architectural fragment <12>	n/a
2932	Architectural fragment <13>	n/a
2933	Architectural fragment <14>	n/a
2934	Architectural fragment <15>	n/a
2935	Architectural fragment <16>	n/a
2936	Architectural fragment <17>	n/a
2937	Architectural fragment <18>	n/a

9 Photographs of salvaged architectural fragments

9.1

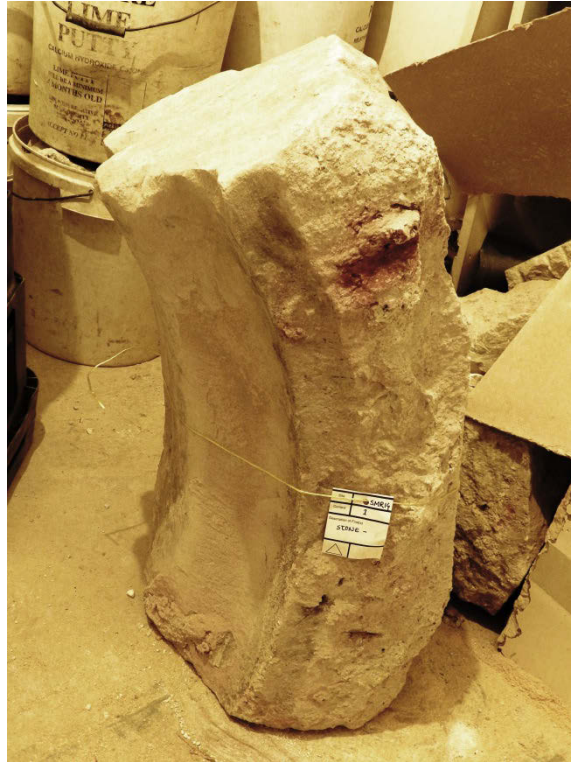


Fig 12 Architectural fragment <1>



Fig 13 Architectural fragment <2>

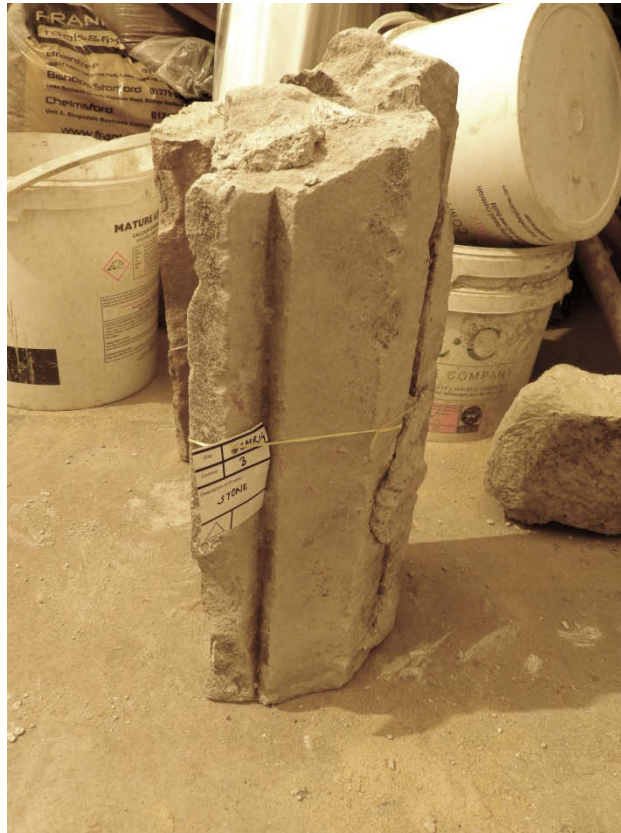


Fig 14 Architectural fragment <3>



Fig 15 Architectural fragment <4>



Fig 16 Architectural fragment <5>



Fig 17 Architectural fragment <6>



Fig 18 Architectural fragment <7>



Fig 19 Architectural fragment <8>

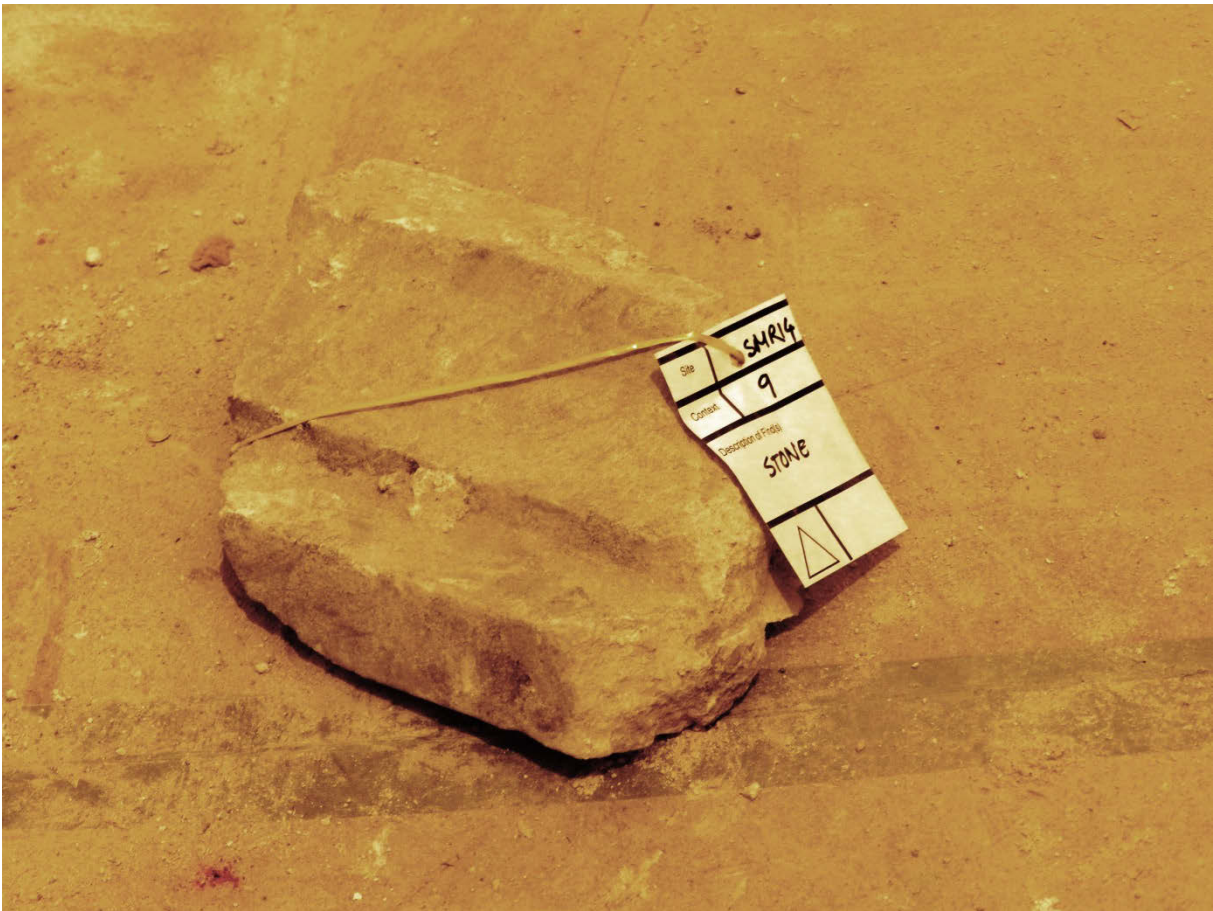


Fig 20 Architectural fragment <9>



Fig 21 Architectural fragment <10>



Fig 22 Architectural fragment <11>



Fig 23 Architectural fragment <12>

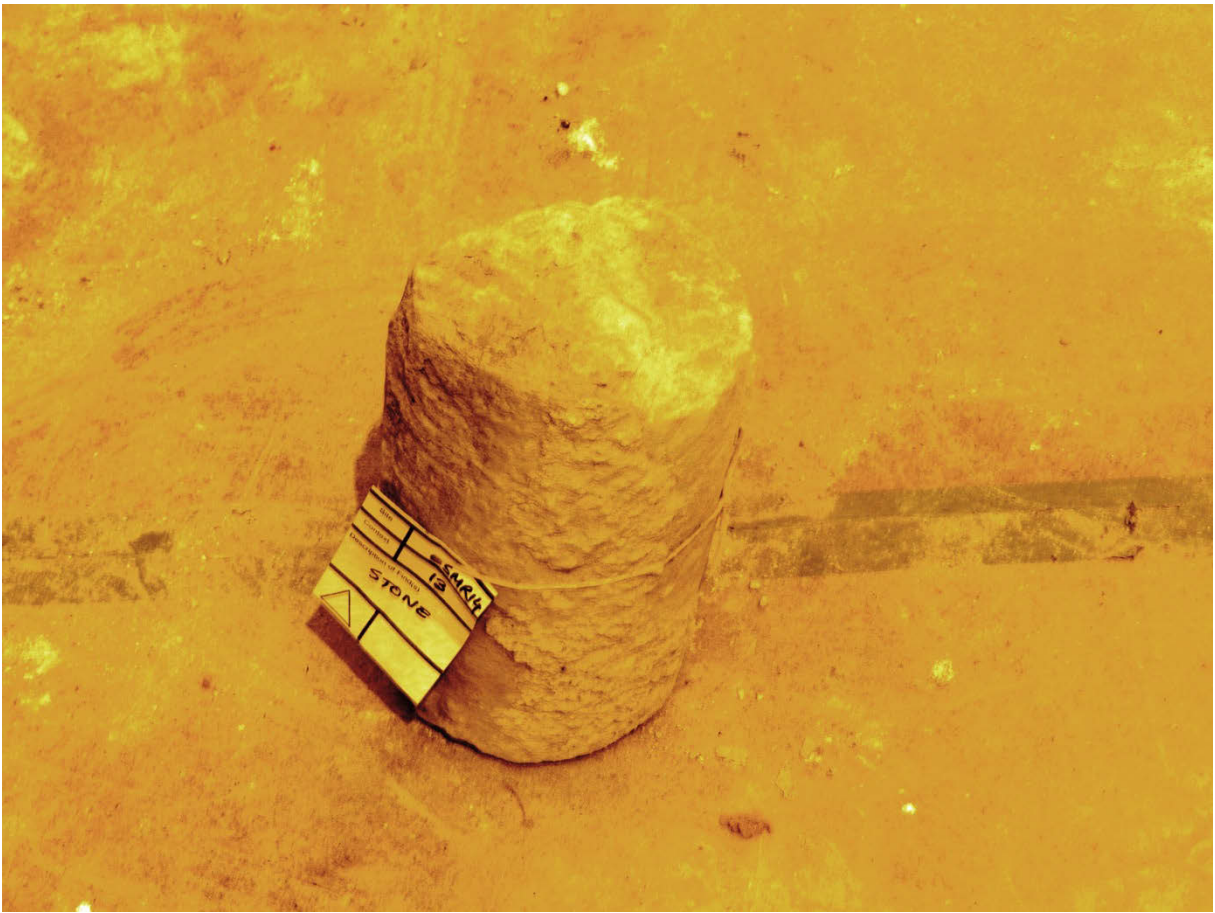


Fig 24 Architectural fragment <13>

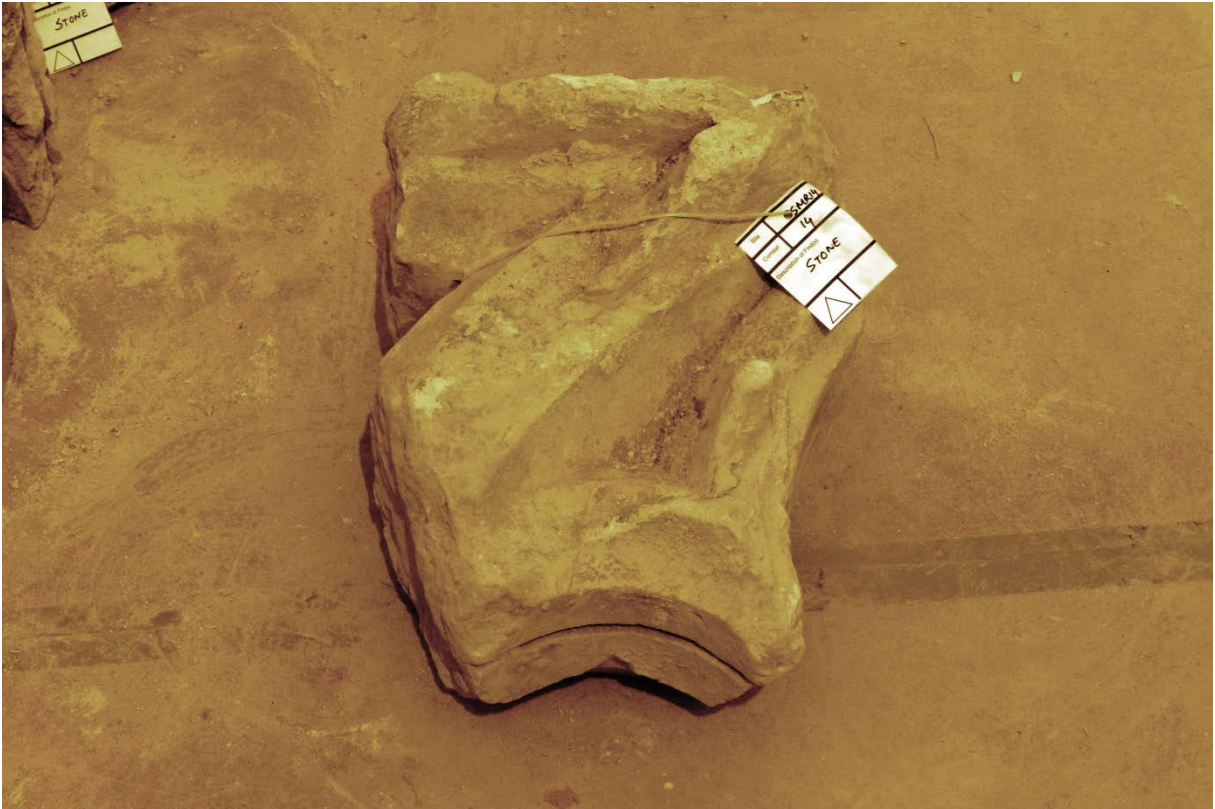


Fig 25 Architectural fragment <14>



Fig 26 Architectural fragment <15>

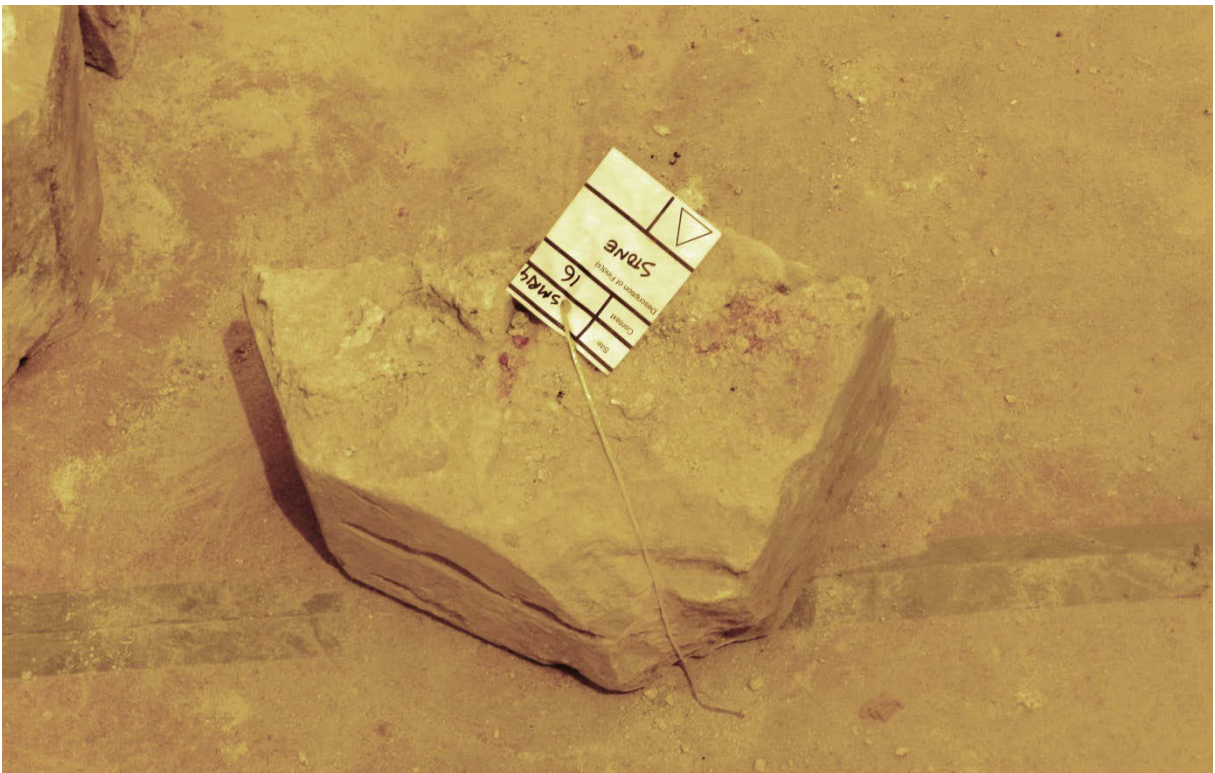


Fig 27 Architectural fragment <16>



Fig 28 Architectural fragment <17>

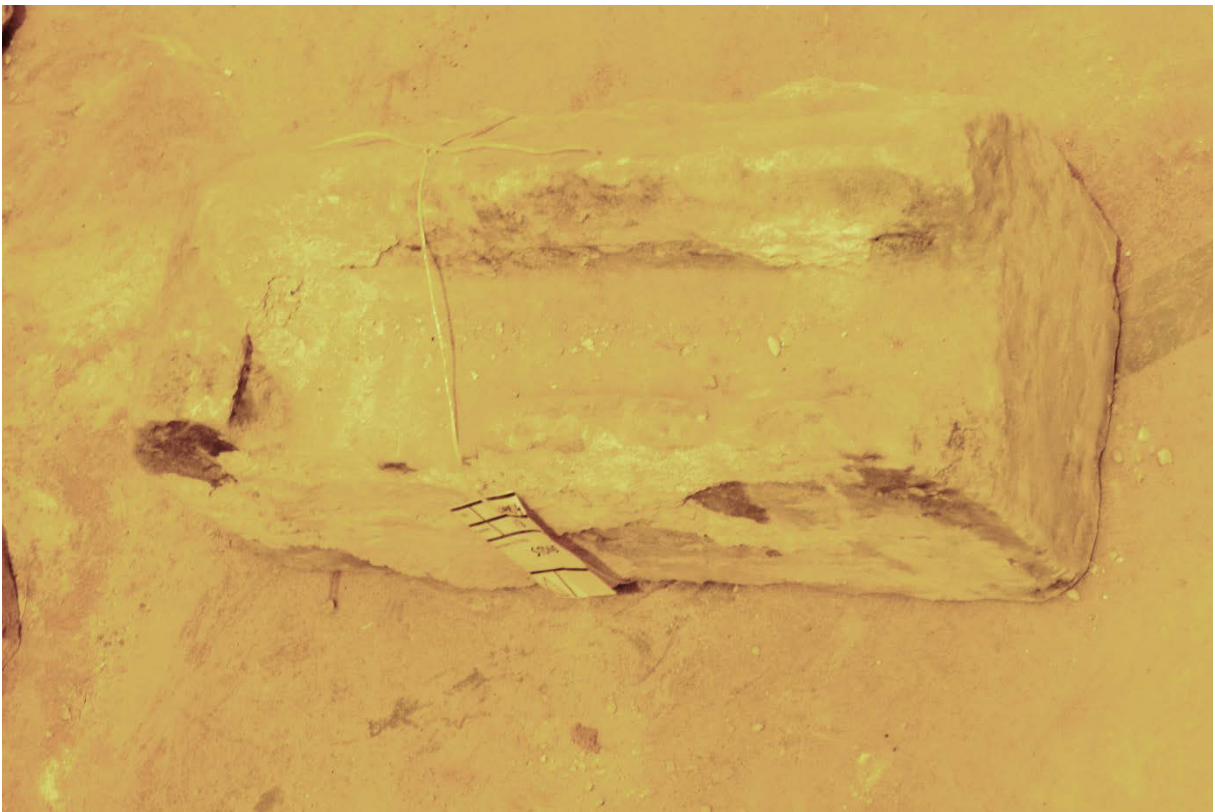
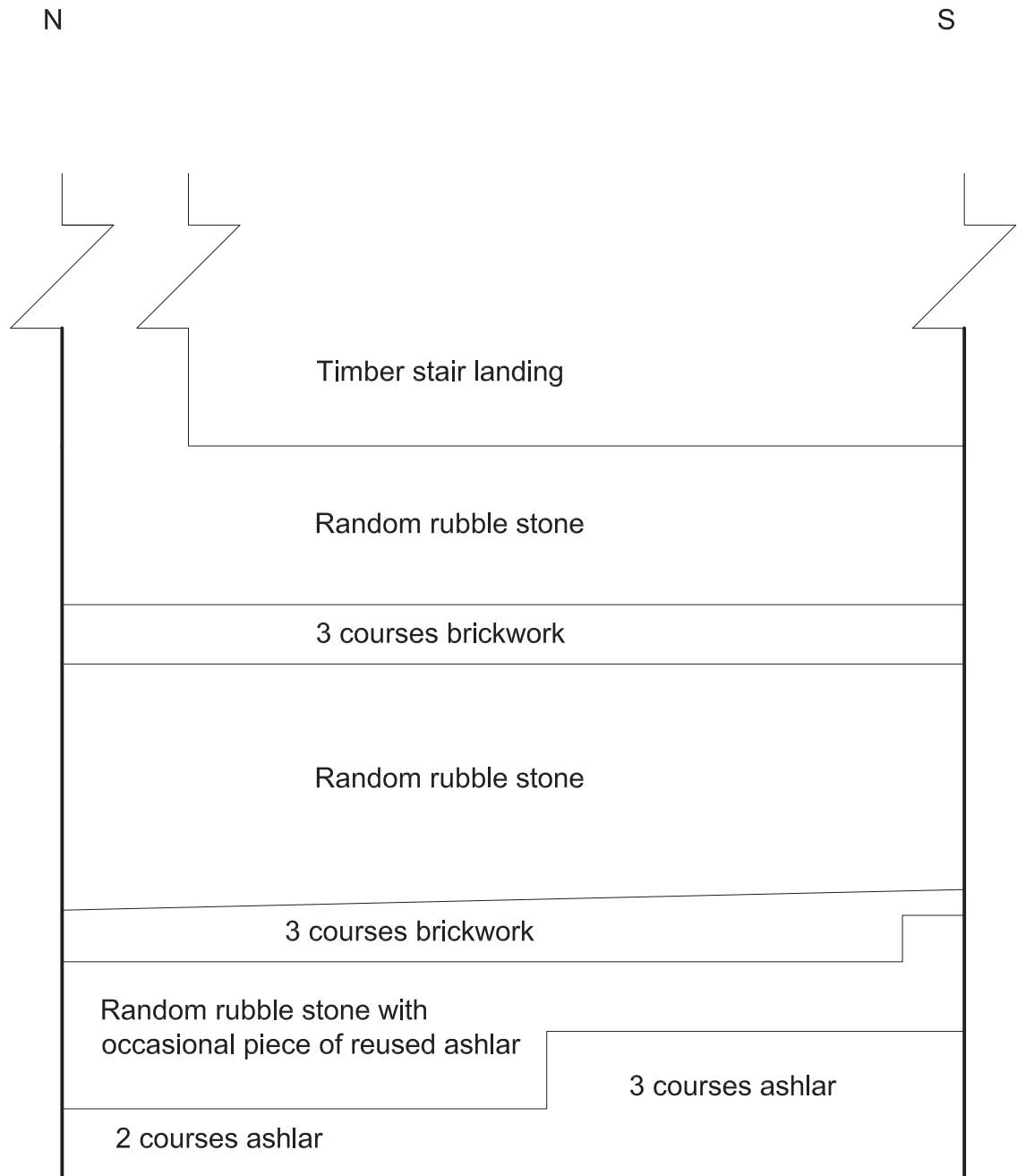
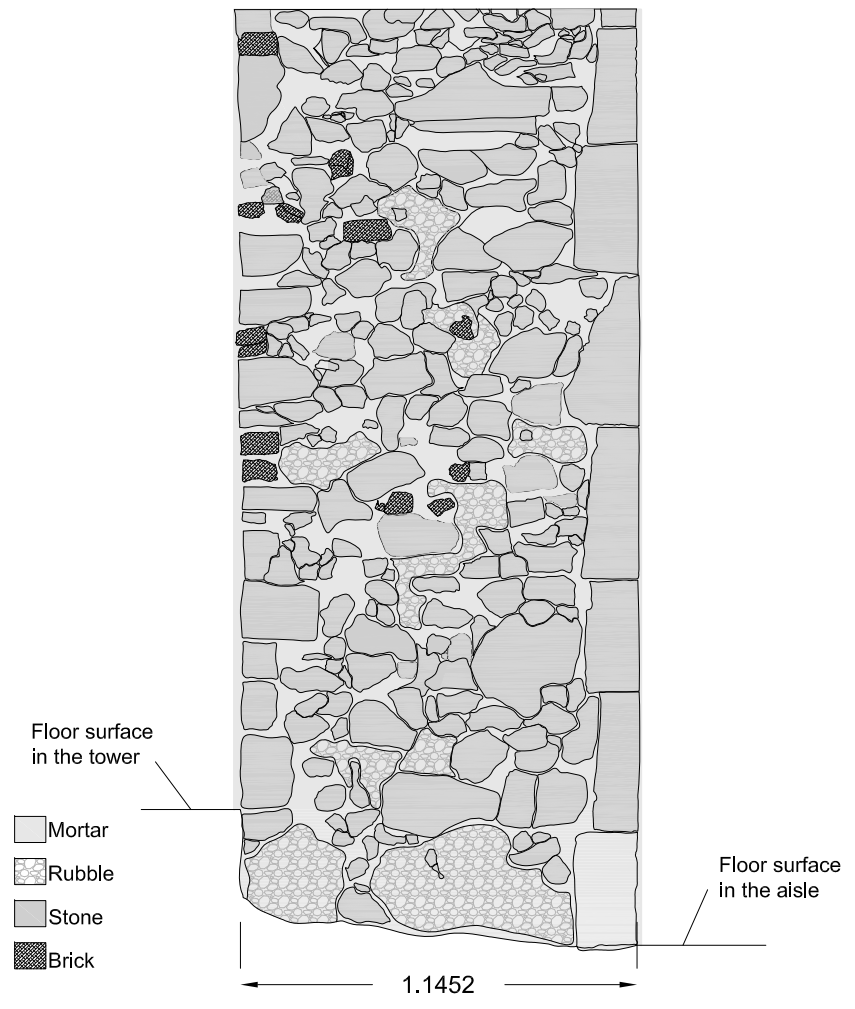


Fig 29 Architectural fragment <18>



Drawing 1 Interior east elevation of the first floor of the tower



Drawing 2 Scale drawing (left) and scaled photograph (right) of the south facing section of the wall core through the east elevation of the first floor of the tower