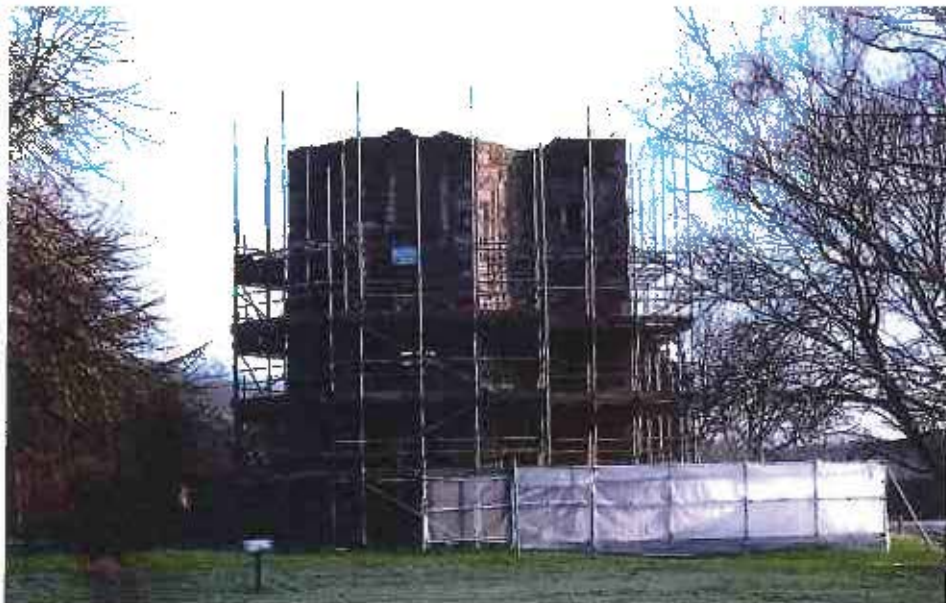


THOMAS  
FORD  
& PARTNERS  
CHARTERED  
ARCHITECTS  
SURVEYORS

INSPECTION



ARCHBISHOP'S PALACE, OTFORD

January 2015  
867501

177 KIRKDALE SYDENHAM LONDON SE26 4QH 020 8659 3250

# Archbishop's Palace, Otford : Inspection 2015

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## 1. Introduction

### The Report

- 1.1 This is a summary report **only** and is not a specification for the execution of the recommended work and must not be used as such.
- 1.2 The Inspecting Architect is willing to advise on the recommendations arising from the survey, to draw up a specification for **dealing with them**, invite competitive tenders and inspect the work during progress and on completion.
- 1.3 It is recommended that the Inspecting Architect be involved in any substantial work. It is appreciated that funds are often limited, however it is our experience that repairs carried out solely by a builder can sometimes be **ineffective** and may in the long term prove **uneconomic**.

### The Limitations of the Report

- 1.4 This report is based on the findings of an inspection from **the ground** or other places which can be easily and safely reached, using any ladder provided.
- 1.5 We have not inspected **woodwork** or other parts of **the structure** which are covered, unexposed or inaccessible and we are **therefore unable to report that any** such part of the property is free from defects.

## 2. Generally

### Location

- 2.1 **Oxford Palace** lies to the south of the **Parish Church** of St Bartholomew, close to the intersection of the High Street and the A225.

### Orientation

- 2.2 The points of the compass are used as reference.

### Jurisdiction

- 2.3 The Palace is owned by Sevenoaks District Council and is a Scheduled Ancient Monument.

### Accommodation

- 2.4 The Palace fragment consists of the **outer courtyard**, **North-West Tower** and a fragment of the main gatehouse.

### Construction and Development

- 2.5 The Palace was the conversion of a **manor house** by Archbishop Warham and was in use by 1518. The outer courtyard was 238 feet wide but only the North-West Tower and fragments of the north wall of the courtyard and gatehouse survive.

## Architect/Date of Inspection/Weather

- 2.6 The inspection was undertaken in January 2015 over two days. The weather was cold (1° to 2°) on both days but it was dry.

## Previous Inspections

- 2.7 There have been no previous inspection.

## Areas Not Inspected

- 2.8 Any areas not inspected are listed in the body of the text.

## 3. Tower Interior

### Generally

- 3.1 Entry into the interior of the Tower is via a doorway on the south side of the Tower which was originally internal to the Palace and gives access to the ground floor area. There are no internal floors within the Tower and an internal scaffold was erected over the Christmas period of 2014 to allow an inspection and emergency repair.
- 3.2 The inspection will be made on a lift by lift basis using the points of the compass for reference. For those reading the inspection on site, easy reference can be made to the adjacent Parish Church of St Bartholomew and the south wall faces you.

### GROUND FLOOR

- 3.3 The ground floor area of the Tower has an earthen floor covered in rubble. At this stage it is not known if the earth covering masks the remains of an original floor surface. The base of the Tower is not quite octagonal and the inspection will look at each facet with description and repair needs noted as necessary.
- 3.4 The adjacent staircase structure to the south-east and the probable garderobe tower to the south will be dealt with as separate structures.

### South Wall

- 3.5 The south wall contains the entrance doorway into the space. The walls are constructed of 16<sup>th</sup> century red brickwork with possible remains of render just about surviving at low level, but this could be a later repair. The doorway is outlined with Reigate stone dressings with a timber lintel which will be inspected from above. The doorway is late mediaeval 16<sup>th</sup> century in style in Reigate stone and contains a modern iron gate for security.
- 3.6 Entry into the garderobe is via a second doorway with a concrete lintel above.
- 3.7 The doorway lintel suffers from water penetration from above and there are also worm and other infestations. It would be prudent to assume that this lintel may need to be replaced as part of the emergency repairs. It consists of two sections of oak.

- 3.8 The external stonework of the doorway is heavily weathered and some inappropriate sand and cement repairs have been carried out at the base. This stonework will need some careful conservation in the longer term to ensure it does not deteriorate any further, the sand and cement repairs removed and replaced with more appropriate materials and the insertion of a more appropriate gate and door. However, these are not emergency structural repairs.
- 3.9 The internal jamb stones on the right hand side are in good condition but those to the left are suffering and have lost surface. They are thought to be stable at present but a decision will need to be made whether further intervention will be required for conservation purposes.
- 3.10 The iron fixings for the gate are splitting the stonework at the upper level. The iron bar at high level across the opening to prevent access will have to be removed. Some repointing will be necessary in the brick reveals in the longer term and the hard cement renders will also need to be removed.
- 3.11 The main expanse of walling is in reasonable condition, although there is some weathering to bricks and some pockets and holes which will have to be carefully conserved or replaced in the longer term. However, for emergency purposes, no significant work is required. Careful repointing will be required in the future as it has been heavily repointed in inappropriate materials, probably sand and cement.
- 3.12 There will be longer term need from a conservation point of view to carry out some brick repairs holding the concrete lintel up in the doorway opening to the garderobe but it is generally in reasonable condition, although very weathered. It has been robbed out at the bottom and a decision should be taken on whether this should be left or reinstated for aesthetic reasons in the longer term.

#### South-West Elevation

- 3.13 This facet is also constructed of brickwork with the bottom half of a window with Reigate stone jambs with a brick reveal and brick cill. The window has been blocked with modern iron grilles and significant amounts of hard cementitious pointing has been carried out in the past.
- 3.14 The brickwork is in reasonable condition, although a little weathered. The hard cementitious pointing should be removed in the longer term.
- 3.15 There are some large cement based repairs to at least two of the quoins and these should be removed. All quoins have evidence of a degree of salt action and salts and at least two are cracked but they are probably still stable. Conservation and repair is required but it is not likely to collapse in the near future. The grille needs replacement urgently for anti-pigeon protection.

#### West Elevation

- 3.16 The west elevation is slightly wider than its companion on the south-west and it also constructed of red brickwork with a brick cill and there is a wider two-light window in the opening with Reigate stone jambs.

- 3.17 It is clear that brickwork below the window has been rebuilt at some time, probably as an emergency repair. There is evidence of heavy areas of sand and cement repair in the brick reveals and the jamb stones and this should be removed in the longer term for conservation purposes. All the jambs are weathered but they are probably still structurally sound. Conservation and repair is thought to be the best way forward, although a small amount of work on the brick reveals would be beneficial and, in the longer term, once the hard cement render has been removed it must be assumed that either brick repairs or rendering will have to be undertaken.
- 3.18 The window is heavily sand and cement repaired, which is causing problems. The cill is badly weathered but is probably structurally sound but not capable of being carefully weathered with new windows. If the aim is to bring the lower back into use, an imaginative system of conservation repair and then glazing will have to be devised.

#### North-West Elevation

- 3.19 This elevation is in 16<sup>th</sup> century brickwork but contains an original fireplace with all the surviving jamb stones and head stones with carefully carved spandrels. This space contains a large amount of rubble.
- 3.20 The overall impression is that there have been some hard sand and cement repairs carried out to brickwork, which need to come off. The brickwork is fairly thin above the fireplace opening and some minor repair and longer term conservation will be needed with possibly the replacement of two or three bricks. The hard cementitious pointing is not helping.
- 3.21 The chimney flue survives intact full height but it is difficult to inspect this. It appears to be rendered internally and there is soot on it. It is in remarkably good condition but some areas of careful repointing will be required in the longer term. Bricks have been robbed out on the left side and it is suspected there might have been a small niche or alcove for the storage of important items or for carefully heating items. This could be tidied up in the longer term but this is not required for structural reasons.

#### North Elevation

- 3.22 The north elevation is the bottom part of a two-light window with surrounding brickwork and Reigate stone jambs. The brickwork below and including window cill level was significantly rebuilt in the 20<sup>th</sup> century. The jambs have been heavily sand and cement repaired, both completely across the stonework and on the edges. It is likely that this will have to be removed for the longer term conservation of the building and the ability for the building to breathe but will almost certainly require quite extensive longer term conservation. This also extends to the jambs generally which have been sand and cement pointed at high level around brickwork, which is disappointing.
- 3.23 Modern bars have been inserted into the window and the cill is significantly weathered, as are the jambs and it has a modern concrete mullion. There are occasional surviving remains of sockets for external ferramenta in the jambs. This is probably structurally sound from an internal point of view but it is difficult to see how the building could be weathered in the longer term.

### North-East Elevation

- 3.24 The north-east elevation is similar to the north elevation. There are significant areas of replacement 20<sup>th</sup> century brickwork below window cill level. The Reigate stone jambs are heavily weathered, sand and cement repaired and with bricks inserted and they will need some careful conservation if they are to be stabilised in the longer term and the inappropriate materials will need to be removed. At present, it all appears structurally sound.
- 3.25 The cill and mullion of the two-light window are concrete, the jamb stones are original but heavily weathered. From the interior, these appear to be structurally sound but it is difficult to visualise how these would be weathered if the building was brought back into use. The modern internal grilles are built into the stonework.

### East Elevation

- 3.26 The east elevation is from the previous elevation up to the entrance door and is also constructed of original brickwork, including the panel beneath the cill. It has a two-light window with Reigate jambs on the right hand side but the left hand side has been rebuilt in modern brickwork, probably in the 20<sup>th</sup> century. The two-light window is in Reigate stone, the central mullion is a concrete replacement but the remainder appears to be original with modern bars internally.
- 3.27 The brickwork is in reasonable condition, although there are areas where careful conservation and removal of hard pointing and perhaps some piecing-in is required. However, none of this is required in the short term for the structural stability of the building. The jamb stones have been heavily repaired with sand and cement and it is likely that one will have to be replaced and all the inappropriate materials will have to be removed.
- 3.28 The jambs of the window opening are heavily weathered but they appear to be structurally sound. The cill is badly weathered and that might need some piecing-in if it is to remain structurally sound for the longer term.

### FIRST SCAFFOLD LIFT

#### South Elevation

- 3.29 The south elevation is primarily original brickwork with surviving recesses for the floor structure above, as well as a slot that was presumably for a ceiling board to go into the wall. The opening into the garderobe has a modern concrete lintel and the opening to the doorway at ground floor level has a timber lintel which is likely to be a reused timber as it has mortices within it. A plastic downpipe from the roof at high level passes around the doorway. There is also an opening for a doorway into this first floor room from a walkway to the south.
- 3.30 Despite the lack of timbers in the pockets for the floor structure, there is very little evidence of structural collapse or significant problems. No immediately work is needed for structural reasons but longer term issues about presentation and aesthetics will need to be discussed. It is very interesting to see historic plaster surviving where the ceiling boards went in and these are of historic importance and should not be removed.
- 3.31 There are some isolated loose bricks on top of the offset for the ceiling are loose and it would be beneficial to bed these to ensure they are not lost.

- 3.32 There is a great deal of disturbed brickwork in the entrance from the southern walkway at first floor level and it is collapsing and bricks are fracturing below due to water retention and freezing. The jamb is in a similar condition and there is a large tree, possibly Elder, growing out the side and it is suspected that the downpipe is also leaking.
- 3.33 Significant work is required as a matter of urgency for structural reasons in this corner to consolidate but a longer term decision on rebuilding will have to be taken when the funding bid goes in.
- 3.34 The timber lintel to the doorway below is at the point of collapse and should be urgently replaced with simple concrete lintels at this stage to give structural stability.
- 3.35 The brickwork has been previously patch repaired, particularly around the concrete lintel. There are bands of weathered brickwork but these do not need to be replaced for structural reasons at present and the presentation of the Tower in the longer term will determine whether they should be repaired or just left as part of the story.

#### South-West Elevation

- 3.36 This elevation is also in brickwork and contains the head of the window which is a concrete lintel. The offset for the floor survives at first floor level but there has been significant patching in with modern brickwork. The bottom of the opening into the first floor garderobe space is also visible from this elevation.
- 3.37 The modern building in of brickwork is hollow with a very large void behind. It is suspected this will have to be rebuilt and the void packed properly for structural reasons to ensure this corner remains stable.
- 3.38 The concrete lintel to the window appears to be in reasonable condition as does the stonework in the head of the window. There might also be some surviving render, which is of interest. All works in the window reveal will be longer term conservation works rather than structural work.
- 3.39 There is loose brickwork in the robbed out doorway into the garderobe but it is not structural and therefore could be part of the more significant bid in due course.

#### West Elevation

- 3.40 This elevation is brickwork with timber lintels to the two-light window opening. There are major areas of cementitious render on the right hand side within the window reveals around the jamb stones and heavy sand and cement pointing around the jamb stones and brickwork on the left hand reveal. Most of the brickwork above the lintel has been rebuilt, probably in the 20<sup>th</sup> century, to give structural stability. The window heads are original.
- 3.41 There is a major void in the wall at the junction of this elevation and the south-west elevation. This is presumed to be for a principal timber for the floor. All the modern brickwork is hollow and clearly the void behind was never properly packed and repaired.
- 3.42 Concern is expressed that there is movement as the timber bressumer is moving, the left hand side is rotten with very little bearing left. The replacement of this lintel or providing secondary support is required as an emergency measure for structural reasons. It would also be worth removing some of the brickwork above to see the condition of the void behind and to allow for structural packing. This will mean that the brickwork above will act as a beam rather than put pressure on the timber bressumer below.



- 3.43 Significant conservation will be needed of the Reigate stone jambs and the hard cementitious pointing should be removed as a matter of urgency to allow them to breathe.
- 3.44 The window stonework at the window head appears to be in a stable condition but has been heavily sand and cement repaired and therefore does not need to be interfered with at this stage.

#### North-West Elevation

- 3.45 This is the elevation above the fireplace at ground floor level and the top of the brick relieving arch can be seen. The elevation is constructed of the original brickwork, with modern brickwork at the scar of the former first floor timber structure and this goes up to the first floor fireplace, which will be inspected from the level above this.
- 3.46 There are remains of render on this elevation but they do not appear to be of any great age but go over the historic brickwork and discussions will need to be held to decide if they are of significance.
- 3.47 The modern brickwork repairs are hollow when banged. It is suspected that the voids behind were never properly packed and grouted but it does not appear from this level to be under any particular distress. It is therefore best left alone at present and its longer term conservation and repair form part of a proper bid in due course.
- 3.48 The inspecting architect spent some time trying to work out the original floor structure. It is thought that there were principal timbers, at least one running from the joint of the south-west and west elevation through to a corresponding joint on the other side and possibly another adjacent, with all the other floor joists going in at an angle, hence the unusual orientation of the slots for the timber beams. This is an exciting floor structure and if the floor is to be reinserted, this pattern should be followed.

#### North Elevation

- 3.49 The lintel above the two-light window has been replaced with modern concrete, all the historic brickwork has been heavily over-pointed with sand and cement, there is a patch of modern pointing where the floor would have been and floor joist holes have also been bricked up.
- 3.50 The modern brickwork sounds hollow but there is no evidence of distress in it, so it should be left alone at present. Longer term conservation plans can be dealt with at a later date.
- 3.51 The concrete lintel above the window appears secure. The window heads are heavily sand and cement repaired but are stable. The amount of sand and cement renders and pointing on the window reveals are unfortunate and it would be good to remove that now to allow the building to breathe. The modern metal grilles are probably not causing undue damage to the window reveals at present.

#### North-East Elevation

- 3.52 The north-east elevation consists of a two-light window with timber lintels or bressumers above surrounded by original brickwork. The scars for the pockets for the roof structure above are still visible but were bricked in in the 20<sup>th</sup> century. The window reveals are in Reigate stone but heavily sand and cement repaired. A great deal of make-up has also been inserted using a modern cementitious material.

- 3.53 The blockings to the floor structure reveal voids behind as they were never fully packed. This is not a structural problem at present but discussions will be needed on the longer term proposals.
- 3.54 There is a bow on the timber bressumer and there is some loss of bearing on the left hand side and a large sand and cement repair was removed. This is probably stable and could be propped as a temporary measure, rather than replaced at this stage. Some of the original brickwork above is loose and some work is therefore required as a temporary measure.
- 3.55 Concern is expressed about the condition of the original jambs around this window and all the cementitious material must be removed urgently to allow them to breathe and a proper assessment should be made on the extent of the repair necessary, either as an emergency measure or in the longer term. This window reveal is in the worst condition.
- 3.56 All the heads of the two-light window have been heavily sand and cement repaired but they appear stable. Long term conservation issues will need to be discussed

### East Elevation

- 3.57 The east elevation also has a two-light window but this contains a modern concrete bressumer. The reveals have been discussed separately and the window heads are all heavily sand and cement repaired.
- 3.58 Most of the brickwork above is a modern insertion over the scars of the former floor. To the right there is an expanse of original brickwork leading into the doorway at first floor level on the south side, with an area of rebuilt brickwork from the 20<sup>th</sup> century.
- 3.59 This area of 20<sup>th</sup> century brickwork is in imminent danger of collapse and water is cascading into the void behind from the failed roof at high level. The surrounding surviving original brickwork is in imminent danger of loss. Large tree roots are growing through this space and urgent work is required immediately if we are to avoid losing significant fabric. The wall below has been so saturated that it is likely that when it dries out significant faces of bricks will also be lost and allowance should be made for repair.
- 3.60 The brickwork above the modern lintel is completely hollow. Buried within the brickwork are the remains of what is thought to have been the ceiling boards. These are rotten but are of historic interest. Packing behind the voids will be required in the longer term but this is not needed at this stage.
- 3.61 The hard cementitious material should be removed from the voids to allow them to breathe. There is significant loss of surface on the jamb stones on the right hand side of the window due to the water cascading from first floor level. Once these dry out, significant areas are likely to be lost in the longer term.

## SECOND SCAFFOLD LIFT

### South Elevation

- 3.62 The south elevation is in original brickwork with the remains of base coats of render the timber bands inserted in the wall are presumed to be for panelling but it is not known if it was originally rendered and the panelling was provided later or the panelling removed and then it was rendered.

- 3.63 The first floor opening to the left side of the wall has Reigate stone jambs and head and would have led to the south and the south range of buildings. To the right is a good quality Reigate stone archway leading into the garderobe.
- 3.64 The doorway leading into the southern range has suffered from significant water penetration, freeze/thaw action and other problems. The right hand jambs are disintegrating completely and will not survive much longer, nor will the external brickwork which will be discussed externally. This archway now needs to be braced as a matter of urgency with centring, including the heads and the left hand jambs, to ensure it does not collapse and a decision taken to see if it can be saved or if it needs to be replaced. Unfortunately, it is likely that most of the stonework will need to be replaced but, whatever happens, it needs urgent structural support.
- 3.65 The voids above the archway need to be pointed and grouted to ensure it does not collapse.
- 3.66 The timber battens in the main expanse of walling are rotten but they are not affecting the structural stability of the building and could therefore be left at this stage and properly archaeologically recorded before a decision about their removal is taken. The wall does not need any urgent repair at present.
- 3.67 The archway into the garderobe has also suffered from saturation and salt action but it is structurally stable at present. However, it would probably be worth putting some centring in it to ensure it remains stable. There are voids surrounding it on all sides and it has a timber bressumer on the other side with a void above so some immediate packing of that would be needed for structural reasons.
- 3.68 The adjacent jambs have the remains of possible renders and they should not be removed at this stage. One of the stones above is disintegrating, although is probably secure at present, but it should be observed regularly for changes.

### South-West Elevation

- 3.69 This is a short elevation in brickwork with a single light window with stone and brick jambs and holes that were presumably originally for the fixing of panelling.
- 3.70 The anti-bird mesh has been lost and needs to be replaced as a matter of urgency to prevent birds entering the interior. The cill is concrete and this is not helping the saturation and ideally this should be removed and replaced with lime to allow the structure beneath to breathe. The modern brickwork below is saturated and moving.
- 3.71 The rest of the brickwork is in reasonable condition and the jamb stones, whilst weathered, appear structurally sound, although discussions need to be held in the longer term about one of them.
- 3.72 The stonework to the window is in reasonable condition. It is weathered and the cill is also weathered but there are techniques to ensure its preservation. This comment does not include the exterior. The concrete above will be discussed on the next lift.

### West Elevation

- 3.73 This is a brickwork elevation with a two-light window with Reigate stone jambs to the reveals. The window has a modern stone mullion, original surrounding stonework that is heavily sand and cement repaired and a concrete lintel above.

3.74 Slots are visible in the brickwork and these are presumed to be for battens for fixing the internal panelling. One can see the voids behind the modern brickwork in the lift below. There is significant weathering through the surviving jamb stones and hard cement repairs have not helped this position. It is probably stable but conservation and/or repair or replacement will be required depending on the extent of the interpretation of the Tower in the longer term.

3.75 The anti-bird mesh should be replaced with something more secure. The hard cementitious repairs should be removed to allow the building to breathe. The window appears structurally sound at present but will need longer term conservation.

#### North-West Elevation

3.76 This elevation is in brickwork with battens that are presumed to be for panelling and contains the most complete original fireplace with head stones with carved spandrels. There are a number of large holes drilled in these, presumably for the fixing of something on the exterior at some time. The fire back is virtually complete, with wonderful quality brickwork but the fire hearth has been almost completely robbed out.

3.77 The chimney flue is completely rendered and in beautiful condition.

3.78 The immediate conservation needs of this section of the building are relatively minor and it probably should be left alone at present. In the longer term, the replacement of the bricks in the fire back should be considered and also the cill if it is to be brought back into use.

#### North Elevation

3.79 The north elevation follows a similar pattern and there are recesses for battens for panelling that have almost all been removed. The north facing two-light window has been bricked up at some time and the reveal and jamb stones are therefore in better condition, although the inappropriate materials have not helped. However, everything appears structurally sound at present.

3.80 This elevation does not need any immediate structural repairs but some conservation and repair will be required in the longer term if the room is to be brought back into use.

#### North-East Elevation

3.81 The north-east elevation is also in original brickwork and contains a two-light window. The central mullion of the window has been replaced with modern stonework but the rest of the surrounding masonry is original Reigate, although very heavily sand and cement repaired with sand and cement pointing in some of the brickwork. The window cill is concrete and there have been patch repairs to the brickwork below the window. Scars also survive for the timber battens on this elevation.

3.82 The inappropriate materials need to be removed from this window as a matter of urgency to give it a chance to breathe. The surrounding stonework is probably secure at present but an allowance should be made for some mortar repairs. The concrete cill should be replaced with a lime as a temporary measure to allow it to breathe.

3.83 There are voids in the brickwork below and some urgent minor pointing to lighten things up would be beneficial and it can then be left alone. Because the recesses of the battens are fairly deep on this elevation, going beyond the brickwork, it might be also prudent to tile pack these as structural repairs.

### East Elevation

- 3.84 The east elevation is also in original brickwork with a two-light window with Reigate stone jambs. The window has extensive surviving original material but the central mullion is a modern replacement.
- 3.85 The remains of the battens are rotting and it might be prudent to put some tile packing into these recesses as an emergency item to ensure the inner faces of brickwork do not become unstable. Comments about the saturation of the brickwork in the southern corner are repeated here and it will suffer once it starts to dry out and more extensive repairs might be required in the longer term.
- 3.86 The anti-bird mesh has been completely lost and birds are entering. This needs replacement as a matter of urgency. This applies to all the window openings on this floor.
- 3.87 All the jamb stones are heavily weathered and the inappropriate materials need to be removed to allow the windows to breathe. The window cill is shattering and, unfortunately, will probably need replacement in the longer term. This will be considered from the outside. The internal concrete cill could be removed to allow the building to breathe. Some tile packing around a couple of the jamb stones would be prudent for structural reasons.

### THIRD SCAFFOLD LIFT

#### South Elevation

- 3.88 The south elevation is in original brickwork with recesses for lost panel battens. There are the remains of renders at low level and the recess for the next floor structure is approximately at eye height with pockets for the main floor joists. A modern plastic downpipe runs down the elevation near the opening into the stair turret on the south-east corner.
- 3.89 There is a large opening into the stair turret but most of the detail has been previously robbed out and there is a further opening on the right side of the elevation into the garderobe but the bottom half of this has been robbed out at some time. This second opening has Reigate stone dressings.
- 3.90 The south-east corner is in serious distress because of the extent of water penetration from the roof above. The brickwork is very saturated and is collapsing in areas and major areas of historic fabric are being lost, as are areas around the opening. Urgent emergency stabilisation and, probably, rebuilding will unfortunately be necessary in order to save this corner and all the brickwork below. The extensive plant growth indicates that this has been going on for a very long time.
- 3.91 The rest of the brickwork is in reasonable condition but there are bricks, particularly around the pockets for the floor joists, which will need to be rebbeded urgently to avoid their loss. Bricks need rebbeding in the opening into the garderobe. The jambs are generally in acceptable condition but there are major voids behind the right hand jamb and the brickwork on which it stands (which is technically on the south-western elevation) is modern and not attached to anything and is in danger of collapse in the longer term. That will need to be rebuilt to support the masonry above.
- 3.92 Also in this corner is a lovely arched niche to make up the odd angle in the building.

### South-West Elevation

- 3.93 This is, essentially a blank elevation with a concrete lintel for the window below. Significant rebuilding was undertaken in the 20<sup>th</sup> century using brickwork, presumably in pockets and, unfortunately, the majority of this brickwork does not appear to be bonded into anything and is bowing and has moved out. There is an urgent need for significant rebuilding of this brickwork and packing in behind.

### West Elevation

- 3.94 The lintel to the window below is concrete. The brickwork above is mainly original but modern brickwork has been inserted into the pockets for the floor structure but unfortunately this does not bond into anything and there are large voids behind. All this brickwork is loose and about to fall out and will need to be rebuilt and the pockets behind properly packed for structural reasons.

### North-West Elevation

- 3.95 This elevation is in original brickwork with similar battens inserted. Originally there was a fireplace just above head height on this scaffold lift. The brickwork below was rebuilt in the 20<sup>th</sup> century but it is covered by a large pile of guano. The corner jambs have all been robbed out and the stonework was removed at some point when the building was abandoned but the side jambs do not appear to be unstable at present. A small amount of work should be allowed to ensure it is secure. When viewed from this level, the modern brickwork appears to be secure but it is suspected there are voids behind.

### North Elevation

- 3.96 The north elevation contains the timber lintel or bressumer above the window below, again constructed of brickwork with major patching in around the scar for the floor. Above this there are recesses for the panelling battens.
- 3.97 Although the timber bressumer or lintel is rotting slightly, it appears stable at present. There are significant voids in the patch repaired area of the wall above. All the modern brickwork is hollow and only serving to block the hole. Some allowance should be made for structural works to ensure it remains secure until the longer term future of the Tower is agreed.
- 3.98 Some packing of the recesses for the lost battens should also be allowed as the brickwork is being undermined.

### North-East Elevation

- 3.99 This elevation is in original brickwork with repairs in the area of the former floor structure. The lintel to the window below is concrete. This facet is in reasonable condition and the modern brickwork appears secure, although there are voids behind. Very little needs to be done to this facet in the short term but discussions will have to be held in the longer term about the display of the walls.

## East Elevation

- 3.100 The east elevation is the band of brickwork between the window in the lift below with the concrete lintel above, and the window in the lift above. The floor scar has been completely rebuilt in modern brickwork and most of the elevation, certainly between the window and the corner, is completely saturated by water penetration from the roof above. The roof is still glistening and it has not rained for some time. All the modern brickwork is loose and coming out. Major stabilisation is required to avoid losing further material including the removal of the remains of battens and supporting brickwork where battens have been lost.

## TOP LIFT

### South Elevation

- 3.101 The south elevation was viewed from some way across the room due to severe concern about the roof structure above. The south elevation is in original brickwork with the scars for battens. Wall timbers at high level are to support the roof structure. Entrance into the garderobe on the right hand side is through a good quality Reigate stone window, the jambs of which are unfortunately very badly cubed and it is unlikely they will survive in the longer term. It would be worth allowing for centring to go into this arch to support it in the medium term. The large voids above this opening will need to be pointed and grouted if it is to survive. Of course, this is not helped by the significant water penetration from the roof above.
- 3.102 Unfortunately, this elevation will need some packing to stabilise brickwork where material has been lost, particularly around the holes for the battens. Great concern is expressed about the entrance to the staircase on the south-east corner.
- 3.103 There is catastrophic water penetration from the roof above and the roof structure is collapsing (to be discussed separately), brickwork is collapsing and the modern concrete lintel to the opening is secure but the brickwork below is coming out. Major urgent work is required to avoid the collapse of this corner of the building.

### South-West Elevation

- 3.104 This also has a single light window but this has been blocked up, all the jamb stones have been sand and cement repaired, it has a modern concrete lintel and modern brickwork at the top of the elevation where it joins the roof structure.
- 3.105 Water penetration is visible around the roof in a couple of locations. The roof will be discussed separately. The brickwork above the opening into the garderobe is clearly under great distress with loose brickwork and water penetration above. Conservation and stabilisation is required to avoid the loss of material. The adjacent jamb stones are badly fractured and one is obviously not going to survive. It would be worth replacing this now with a tile repair as a temporary measure to support the surviving jamb above, removal of the hard cementitious repair below and a similar approach taken with that jamb stone.
- 3.106 The blocking to the window clearly suffers from some water penetration but some repointing is probably all that is required at present.

### West Elevation

- 3.107 The two-light window has been blocked with brickwork salvaged from the building. The jamb stones have been sand and cement repaired and some replaced with brickwork. Unfortunately, the sand and cement repairs on the right hand side have all collapsed and the jamb behind is now in very poor condition. This should now be repaired with a tile repair to support the masonry above. The concrete lintel above the window is secure. The surviving stonework on the window has been heavily sand and cement repaired, particularly the mullion, and it is likely that this will have to be replaced in the longer term. The rest of the fabric is probably secure at present but suffering from water penetration from above, which will be discussed as part of the roof inspection.

### North-West Elevation

- 3.108 This elevation has the relieving arch for a former fireplace. The brickwork is essentially original with the recesses for panelling battens. Some areas of brickwork have been lost and this brickwork will need some careful stabilisation to avoid the loss of further material in the longer term. The top of the wall was complexly rebuilt with modern brickwork in the 20<sup>th</sup> century and timbers to support the roof structure above.
- 3.109 A couple of bricks have been lost from the head of the fireplace surround but it is probably still stable. Whilst doing stabilisation works, it would probably be worth putting centring in to give it some stability.
- 3.110 The inspecting architect noted water coming down the chimney flue but was unable to see into the flue. An allowance should be made for some emergency repair in this to stabilise any loose or collapsing brickwork.

### North Elevation

- 3.111 The two-light window retains much of its original masonry, although the central mullion is concrete. The jamb stones are all Reigate stone, heavily over smeared with sand and cement and the window is supported at high level by a concrete lintel onto which are bolted timbers for the roof structure.
- 3.112 The jambs are all heavily eroded and cubing. The hard sand and cement repairs should be removed and it is likely that, unfortunately, an allowance will have to be made for some emergency tile repair insertions to stabilise the surrounding brickwork, which is already moving on both the left and right hand sides.
- 3.113 The masonry to the windows is in reasonable condition, although heavily weathered.

### North-East Elevation

- 3.114 This is also constructed of brickwork and there is a blocked two-light window, which has been heavily sand and cement repaired. Surviving jamb stones are in Reigate stone but also heavily sand and cement repaired and there is a concrete lintel above. There are recesses in the brickwork, presumably for the panelling battens.
- 3.115 The brickwork would benefit from some stabilisation to ensure that further material is not lost, particularly on the right hand corner where bricks are physically loose. This is needed to ensure longer term survival.



- 3.116 The hard material should be removed from the jamb stones and an allowance made for some tile repairs to ensure they are secure. The lintel is secure. The window is in reasonable condition, although heavily sand and cement repaired.
- 3.117 The roof above is leaking badly but this will be discussed separately.

### East Elevation

- 3.118 The east elevation contains a two-light window, heavily sand and cement repaired and with a concrete mullion. The cill and lintel are also concrete. Surrounding brickwork is original and there is a modern concrete lintel above the robbed out opening into the staircase.
- 3.119 Severe concern is expressed about the imminent likelihood of collapse of the roof structure. The inspecting architect was worried when standing beneath it. It is only remaining in position because the plywood sheeting is holding the roof rafters together and it is in immediate danger of collapse.
- 3.120 Significant allowance should be made for the conservation and repair of the brickwork around the opening into the staircase. The sand and cement repairs should be removed from the window jambs and it is likely that major tile repairs will be required around this window due to its continuing saturation.

### ROOF

- 3.121 The roof structure is modern and comprises 2" x 10" or 2" x 12" softwood timbers, essentially running north-west to south-east, with plywood decking above and noggins between that are built onto secondary timbers bolted into the walls. Water from the roof is discharged via a plastic downpipe in the south-east corner and into the base of the Tower.
- 3.122 There has been a catastrophic collapse of the roof structure in the south-east corner and the only reason it is staying in place is that the plywood sheets are holding the rafters in position. There is water penetration through most elevations.
- 3.123 The whole roof structure will have to be dismantled, all the plywood sheeting taken off, the joists reused where possible but new joists inserted and a completely new timber structure in the south-east corner and the roof redesigned so it takes water away to the exterior of the building.
- 3.124 The inspecting architect strongly advises that nobody comes up here unless they are fully aware of the dangers and do not stand in the south-east corner or, ideally, under the roof structure.
- 3.125 This corner will have to be structurally supported before any work is carried out to the interior of the tower.

### Garderobe Interior

- 3.126 The ground floor of the garderobe is constructed of original brickwork with two dividing walls for the two garderobe pits. Some modern brickwork has been inserted into one of the robbed out arches, presumably to stabilise the fabric. Looking into the two far pits, which are not easily accessed, the brickwork appears to be in reasonable condition. It is fairly heavily eroded when you reach first floor level but it is stable at present.

- 3.127 There was likely to have been a doorway in the west wall but this is now a window. There is robbed out material at low level and this probably needs to be reinstated for the longer term stability of this piece of walling. The window contains a modern steel frame with anti-pigeon mesh and this appears stable. A great deal of material has been robbed out around the right hand side of the window and this should be reinstated using a tile repair to stabilise this corner of the window and to ensure the longer term stability of the window. However, generally the structure is in reasonable condition and is stable.
- 3.128 The next point of access to the garderobe from the scaffolding is from the second floor. One is able to look down onto the dividing walls that originally separated the pits. These need some consolidation on the top to ensure they do not deteriorate further. The space is again constructed of original brickwork with the remains of renders surviving on a number of the walls. There is a further brick flue in one corner and this goes up to the next floors and is likely to be an insertion. It still retains timber bearers, probably for the fixing of panelling. This brickwork is in reasonable condition. The interior of the shaft has some weathering and perhaps pointing will be required in the longer term to stabilise it.
- 3.129 The next small space is accessed through an arch from the second floor scaffolding. There is an original window on the west elevation protected by anti-pigeon mesh. This mesh is in poor condition. The timber bressumer above appears stable, although there is erosion on the stonework. Longer term conservation will be required. Some plaster has been lost below this window.
- 3.130 The blocked opening on the south wall is presumed to have lead into the range of buildings to the south and there is a timber bressumer above. A great deal of modern brickwork has been inserted. This blocking appears secure at present.
- 3.131 The third scaffold lift is similar to the second with the exception that the shaft in the corner has been robbed out and the top of the wall needs consolidation if it is to remain stable. The large void in the southern wall adjacent to this requires attention.
- 3.132 There is clear evidence within this space that the floor would have gone in about 5' above the current scaffold level and remains of plaster survive. The walls generally are fairly stable, despite the fact that the shaft generally is open to the top. There is loss of plaster on the internal walls but not a great deal can be done about that. Bricks have been robbed out around the doorway leading into the main Tower and some minor work would be desirable to consolidate this.
- 3.133 The fourth scaffold lift is a square chamber. The shaft has disappeared in one corner and clearly did not continue to this height. The walls are constructed of original brickwork with a small buttress-like feature in the south-east corner.
- 3.134 The west window is original but the head stones, bressumer and cills have been robbed out and the jamb stones are parting from the wall. This window needs urgent conservation and stabilisation if it is to remain secure. The anti-pigeon mesh should be replaced and an assessment undertaken of works required in the longer term.
- 3.135 All the brickwork above the doorway leading into the main tower is about to collapse and there is an urgent need for the insertion of temporary lintels to support this material. Consolidation and probably tile repairs will then be required to ensure no further material is lost.

- 3.136 The top lift is just below the remaining wall height level. Bricks are original but the wall head was rebuilt in the 20<sup>th</sup> century with a hard concrete top. There was originally anti-pigeon mesh across this space but that has now collapsed. There are anti-pigeon wires on the top of the wall but most of those are now coming off. The remains of a lightning protection system runs around this and all the parapets at high level but there is no evidence of termination or air terminals, therefore it is unlikely this is doing anything.
- 3.137 The top of this turret needs urgent consolidation to avoid the collapse of one or two areas. It would be very prudent to put a temporary roof over this to slow down the rate of decay, carry out the consolidation necessary and then mothball the turret ready for proper conservation in due course.

### Spiral Staircase Interior

- 3.138 The ground floor is entered through an original archway with Reigate stone dressings with modern grille and doorway. The archway needs significant conservation of the stonework if it is to remain stable. Concern is expressed about the condition of the head stones and some interventionist conservation will be necessary to save those but they might have to cease being structural. The jamb stones are all heavily weathered and will need some consolidation if they are to remain stable.
- 3.139 There is a great deal of debris in the ground floor and the remains of the spiral staircase runs up in one corner. The staircase is a brick tube, partly rendered at low level, but much of this is likely to be modern. There are a number of stones on the floor following a collapse at higher level.
- 3.140 The ground floor is generally fairly stable. The staircase is not conservable and can only be left as a ruin. The door leading to the east is barricaded and not of any great quality. This could be replaced with something more suitable in the longer term.
- 3.141 The timber bressumer above the door has been affected by fire but is in reasonable condition, as is the stonework surrounding the doorway when viewed internally.
- 3.142 The first floor scaffold lift allows you to see the next section of the stair turret. No remains of the staircase survive. There is an opening to the west leading into what would have been the southern range of buildings. There are some areas of modern patch repair in brickwork and areas of robbed out brickwork on the west where the spiral staircase would have been. These do not go very far in and so it was relying on the central newel as much as any bearing off the walls. There is a blocked doorway on the south elevation.
- 3.143 There are a couple of movement cracks leading up from the doorway at low level with a large timber bressumer but the brickwork is in reasonable condition and nothing is particularly unstable where the staircase has been robbed out and some minor conservation and grouting should be all that is required to ensure it remains stable.
- 3.144 The second scaffold lift is virtually a repeat of the floor below, with the exception that there is a delightful small quatrefoil window facing north with a timber bressumer above that is likely to be original as it has label stops. The head of the doorway facing south is also visible. Also, the head of the doorway facing west, which would have led to the southern range, with timber bressumers above and there is an original window facing east. The bressumer has been robbed out recently and the scar for the staircase survives.

- 3.145 A small amount of conservation is required to the small quatrefoil window to ensure it remains stable. The bressumer is a delightful survival. The insertion of a new bressumer in the east facing window is essential, as is new anti-pigeon mesh.
- 3.146 The blocked doorway to the south is in reasonable condition and should be left alone.
- 3.147 The jamb stones of the door opening that would have led into the southern range are in very poor condition and some replacement, possibly in tile, is required. The large open joint in the head requires attention but the bressumers appear to be holding at present. The rest of the brickwork is in reasonable condition.
- 3.148 The third scaffold lift is a repeat of the stage below with one window facing north-east in original stonework with a timber bressumer and surviving original ferramenta. The anti-pigeon mesh is rather ineffective. The robbed out scar for the staircase survives. The minor movement cracks are not a cause for concern at present.
- 3.149 Significant concern is expressed about the brickwork around the doorway leading into the upper chamber. There is imminent danger of collapse of material both down the side jambs and below. Also, looking up, all the arch stones at ground floor level have come from this opening due to the water penetration above. The concrete lintels are losing their bearing and there is imminent danger of collapse. The inspecting architect suggests that nobody accesses this area until temporary propping has been inserted.
- 3.150 The staircase continues in the same design at the fourth scaffold lift and there are quatrefoil openings to the south and north and the scar of the staircase continues up. There is a further scaffold lift above this but it is completely occupied by pigeons who did not disperse when the inspecting architect tried to shoo them out.
- 3.151 Close examination of the archway leading into the upper room shows there is significant danger of collapse. The two small quatrefoils are in fair condition but the bressumers are in need of ultimate replacement and that on the south has virtually disappeared. The scar of the former staircase is a little deeper here and possibly some longer term grouting and consolidation is needed to try and stabilise this.
- 3.152 The inspecting architect viewed the level above from the third scaffold lift. There has been a rebuild on the top of the turret and there is significant erosion of brickwork and pointing and trees growing out of this turret. Major removal of the trees and consolidation is needed to ensure it remains stable. It is strongly urged that a roof is put on top of this as an emergency measure to slow down the rate of decay.
- 3.153 The blocked window facing north-east appears to be fairly intact and is a good survival.

## 4. Exterior of Tower

### GROUND LEVEL

#### Staircase Wall Facing West

- 4.1 This is the wall onto the spiral staircase which would have continued as part of the southern range. It is constructed of both Tudor brickwork and possibly 19<sup>th</sup> century Kentish ragstone blocking with one blocked opening that would have run northwards and with the archway into the base of the spiral staircase. The wall continues to form the end wall of the adjacent property.

- 4.2 This wall is in reasonable condition and minor conservation and repair is all that is needed in the longer term. The removal of ivy would be beneficial.

### South Elevation

- 4.3 This includes the return into the entrance area which would have been part of the southern range. It is also constructed of Tudor brickwork with an original arched opening leading into the base of the Tower. There are remains of render surviving, as well as vertical grooves which are possibly for internal doors. The external quoins are Kentish ragstone and the wall, where it is external to the building, has a plinth course constructed of Kentish ragstone with Tudor brickwork in a diaper pattern above and quoin stones.
- 4.4 There is significant weathering of the stonework to the doorway into the Tower and this will be checked from the first floor. The large sand and cement repairs at the base will be detrimental to the fabric in the longer term. This walling is holding up remarkably well. The remains of renders are interesting.
- 4.5 The large areas of sand and cement repairs on the quoin stones on the corner facing the entrance into the Tower will need to be removed and at least one of the quoins is disintegrating and probably needs replacement. The one above has weathered back very badly and replacement will be required in the longer term.
- 4.6 The sand and cement pointing to the plinth needs to be removed to allow the plinth to breathe. The brickwork above is in remarkably good condition and the quoin stones on the external corner are in satisfactory condition.

### West Elevation of Toilet Block

- 4.7 This continues with the plinth course at low level and diaper brickwork at high level but base coats of render survive and this indicates that it was probably internal at some point. There is an original doorway opening leading into the garderobe and the bottom half of the adjacent window survives.
- 4.8 The sand and cement pointing is unfortunate and the blocking to the doorway is modern and not of great historical interest. The plinth has been heavily sand and cement pointed and it should be longer term aim to remove this to allow the wall to breathe. Quoins are weathering on the external corner but this is not too bad.
- 4.9 The ferramenta to the window is modern and could be replaced with something more suitable. The sand and cement repairs to the stonework appear stable but a longer term aim should be to replace these with a mortar repair.

### South-West Facet

- 4.10 This also has a plinth course with brickwork above and the bottom section of one of the windows. The window has been heavily repaired with sand and cement and this will not be helping the friable Kentish ragstone or Reigate stone behind and will need to be replaced in the longer term.
- 4.11 The brickwork is in reasonable condition and, although the clasping quoins on the corner are weathering, they are reasonably stable at present and could be conserved. The plinth has been heavily sand and cement pointed and, ideally, should be repointed with a more suitable material.

## West Elevation

- 4.12 The west elevation is a continuation of that described previously and contains a two-light window. Similar comments apply to the hard cementitious pointing and replacement of some of the upper stones is likely to be required once the pointing has been removed.
- 4.13 The concrete mullion to the window is unfortunate, as are the sand and cement repaired jambs and cill. This will need significant conservation in the longer term but it appears reasonably stable at present, certainly for the next year or two.

## North-West Elevation

- 4.14 This also has a plinth course with diaper brickwork above and clasping quoins on the two external corners. Similar comments apply about the plinth course. Brickwork has been partly sand and cement pointed, probably following a collapse. This is generally in reasonable condition and only minor repairs will be required.

## FIRST SCAFFOLD LIFT

### West Elevation of Spiral Staircase

- 4.15 The west elevation has modern brickwork at high level as part of the adjacent house. It is assumed that this is not part of the inspection. There is the top of the opening at ground floor level into the spiral staircase with the bottom section of the opening above that led into the staircase. The remaining fabric is in Tudor brickwork with Kentish ragstone at low level and the large sand and cement batter to protect the thickening of the wall at low level would originally have supported a floor.
- 4.16 There is significant delamination in the jamb stones of the upper opening and hard cement repairs. These will need significant conservation and repair.
- 4.17 The adjacent quoin stones are in a similar condition and are disintegrating and are not likely to last much longer and it would be prudent to assume tile repairs are required now to give stabilisation.
- 4.18 The brickwork at the bottom of the opening also needs stabilisation to prevent further loss.
- 4.19 The wall generally has ivy and other growth that will need to be removed to ensure it does not deteriorate further but the brickwork will last two to three years before any significant work would be required. However, some repointing would be desirable.
- 4.20 The head of the doorway at low level is acceptable at present.

### South Elevation

- 4.21 This includes the same areas as the ground floor. The cill and jamb stones of the opening that led into the first floor level of the Tower has been completely robbed out and urgent conservation and consolidation is required to avoid significant loss of fabric and collapse.
- 4.22 The doorway below this into the Tower is stable but the brickwork is saturated by water penetration and protection is thought to be the best approach for the next two to three years.

4.23 Moving to the left, there is a large scar where the floor has been removed. The brickwork on the east side of the garderobe has been over-pointed but it is stable. There is a lightning conductor tape running down in this corner.

4.24 The brickwork in the southern facet of the garderobe is in acceptable condition. There is a blocked opening at this level. The quoin stones are stable, although sand and cement repaired. The sand and cement pointing is unfortunate but is minor and is probably best left alone at this stage.

#### West Elevation of Garderobe

4.25 This is virtually a completely blank wall with the remains of render at low level where perhaps a ground floor structure has been removed. The tops of the window and door are visible.

4.26 There are a number of vertical cracks in the elevation but it appears stable. Some of the repointing is unfortunate but the elevation is best left alone for the next two to three years. The sand and cement repairs on the quoins appear to be stable. All hard material should be removed in the longer term.

#### South-West Elevation

4.27 The brickwork is in reasonable condition and the clasping quoins are generally stable at present but two or three will need replacement in the longer term and a number of others will need careful mortar repair if they are to remain stable. The head of the window has been heavily sand and cement repaired and the stonework is friable where this is falling off. Longer term conservation will be required and it is hoped that it can be saved rather than replaced but significant repairs will be required on the jamb stones in the longer term.

#### West Elevation

4.28 Areas of the brickwork have been heavily repointed and the clasping quoins on both corners need conservation and repair if they are to remain stable. Unfortunately, a longer term aim might have to be replaced one or two of these.

4.29 The two-light window is heavily sand and cement repaired and the jamb stones and the head will need conservation and repair. There is some cubing of the stonework but there is probably enough to survive but careful conservation will be required. The concrete central mullion is unfortunate.

#### North-West Elevation

4.30 The brickwork is in remarkably good condition. The clasping quoins were mentioned previously. Some conservation and repair will be needed to those on the right hand side but the weathering reduces significantly as one goes round this part of the building. No immediate conservation is required.

#### North Elevation

4.31 This matches the west elevation. The brickwork is generally in reasonable condition, although heavily sand and cement pointed, which is a shame and it should be a longer term aim to remove this. The clasping quoins on both corners are in reasonable condition but conservation will be required in the longer term.

- 4.32 The head, jambs and tracery elements of the two-light window are heavily sand and cement repaired. The mullion is concrete. This window will need some longer term conservation and repair. The cill is eroded but probably stable. Any new glazing should be carefully considered. The modern steel grilles should be replaced with a more suitable material.
- 4.33 The inspecting architect looked at the wall below through the gaps in the boarding. The plinth course is sand and cement and significant repointing will be required.

#### North-East Elevation

- 4.34 This is a mirror image of its companion facing north. The brickwork has been sand and cement pointed but is in reasonable condition. The clasping quoins on the left hand side are significantly weathered and will need some conservation and repair.
- 4.35 The two-light window is heavily sand and cement repaired on the upper areas and the jambs and the concrete mullion will need longer term conservation and repair but appears stable for the short term. Isolated jamb stones have weathered back significantly and a decision will have to be taken on whether they are replaced or heavily mortar repaired.

#### East Elevation

- 4.36 This is similar to the north-east elevation. Brickwork is generally holding up remarkably well, although there has been some sand and cement pointing. It is heavily affected by water penetration from the failed roof above and this reinforces the need for the roof to be tackled.
- 4.37 The two-light window has been heavily sand and cement repaired and has a concrete mullion. The mullion is spalling and will need to be replaced. The jamb stones on the left hand side are heavily affected by water penetration from above and, again, this urgently reinforces the need for the roof to be tackled. The cill also requires repair. The hard cement pointing on the plinth course, and all other plinth courses on the Tower, should be removed. The grilles are also inappropriate.

#### Stair Turret

- 4.38 The stair turret is part octagonal in original brickwork with clasping quoins on the two external corners. There is a doorway at ground floor level. The Tower sits on a plinth course, the top of which could be viewed from the scaffolding.
- 4.39 The hard cement pointing should be removed from the plinth course in the longer term and repairs carried out to the upper plinth stone. The clasping quoins will need some longer term conservation and repair but they appear fairly stable at present.
- 4.40 The brickwork has not been heavily sand and cement over-pointing and some tuck pointing survives. This is generally not suffering too badly but the brickwork is saturated where the roof has failed and this reinforces the need for repair.

### SECOND FLOOR

#### West Elevation of Stair Turret

- 4.41 This solely covers the stair turret and not the adjacent house. It is constructed of Tudor brickwork with a Kentish ragstone arched opening into the turret and quoin stones on the external corner.



- 4.42 The quoin stones are in extremely poor condition and there is a void going back into the adjacent house. These quoins will not last very much longer and they should initially be replaced with a tile repair and a longer term view taken. The adjacent sand and cement repairs should also be removed.
- 4.43 The opening into the stair turret is heavily sand and cement repaired, the jamb stones are cubing and falling apart. A decision will have to be taken in the longer term on whether all the stonework has to be replaced or if it can be supported in another way. Repairs will be required to stabilise the remainder to avoid further loss.

### South Elevation

- 4.44 The south elevation covers the entrance into the Tower and the south and east facets of the garderobe.
- 4.45 The doorway has been almost completely robbed out and only the inner arch and its jamb stones survive with timber bressumers above.
- 4.46 The bressumers are starting to rot and the material they are sitting on is moving. Consolidation is required as a matter of urgency to avoid the loss of this fabric.
- 4.47 The doorway behind will also need the replacement of its jamb stones if it is going to survive insitu. It would be best to include centring as a temporary measure to ensure it remains stable.
- 4.48 The major tree should be removed from the cill below and consolidation carried out to try and slow down the decay.
- 4.49 The two adjacent elevations are in reasonable condition. The remains of internal render is evident and there is a lightning conductor tape. Nothing needs to be done to these.
- 4.50 There is evidence of a blocked opening in the southern facet of the garderobe. This elevation is holding up remarkably well. Some minor longer term conservation will be required to the quoin stones on the external corner but replacement is not required at present.

### West Elevation of Garderobe

- 4.51 The brickwork is in satisfactory condition but unfortunately parts have been sand and cement pointed. The small Kentish ragstone window is heavily sand and cement repaired, the jamb stones are failing and it is unlikely they can be saved. The cill is also in poor condition. A small amount of work now will give stability, along with centring, and the anti-pigeon mesh needs to be replaced. Major conservation will be required in the longer term.

### South-West Elevation

- 4.52 The brickwork in this elevation and the clasping quoins on the corner are in reasonable condition. The single light window is heavily sand and cement repaired and it will need major conservation and repair in the longer term. The jamb stones, whilst delaminating and friable, are probably salvageable for weathering purposes but the window needs new anti-pigeon mesh as a matter of urgency.

- 4.53 The brickwork has been partly over pointed in sand and cement and it would be desirable for this to be removed.

#### West Elevation

- 4.54 The west elevation is in brickwork and the sand and cement pointing is unfortunate. However, it is generally in reasonable condition. The clasping quoins on the two external corners will need some longer term conservation and repair and removal of hard cement repairs but are holding up reasonably well.
- 4.55 The central mullion has been replaced with modern sandstone. The jamb stones and cill are heavily sand and cement repaired or weathered but they are probably salvageable in the longer term if careful conservation is undertaken and new windows inserted to try and shed water off. The anti-pigeon mesh needs to be replaced.

#### North-West Elevation

- 4.56 This is also in brickwork with clasping quoins on the two external corners. This is generally in reasonable condition, although the hard cement pointing is unfortunate as are the sand and cement repairs to the quoins. These are longer term conservation needs.

#### North Elevation

- 4.57 This is a mirror image of the west elevation, with the exception that the window is blocked and retains all its original masonry, including some small pins that are possibly for external shutters. The stonework could be conserved and consolidated for its longer term protection, certainly before the shutter pins are lost.
- 4.58 The brickwork in the blocking is in reasonable condition but general brickwork has unfortunately been heavily sand and cement pointed and needs to be removed. The quoins on both external corners are in reasonable condition and their conservation in the longer term is all that is required.

#### North-East Elevation

- 4.59 This matches that previously described but the window is open. The central mullion has been replaced with sandstone, the window has been heavily sand and cement repaired and is heavily weathered.
- 4.60 It should be a longer term aim to decide if this is replaced or mortar repaired to allow a new window to be inserted. The anti-pigeon mesh should be completely replaced.
- 4.61 The brickwork has been heavily sand and cement repointed, which is unfortunate and this should be removed. The quoins on the two external corners are generally in reasonable condition but there are a couple that are likely to need replacement in the longer term.

#### East Elevation

- 4.62 This matches the elevation at ground level and the bottom section of the window is visible. The window cill is in poor condition, as are the jambs which are heavily sand and cement repaired and badly affected by water penetration from above. The central mullion is sandstone. This window will need longer term conservation and repair and new anti-pigeon mesh.

- 4.63 The sand and cement pointing in the brickwork should be removed. The brickwork is also affected by the water entering through the failed roof and this again reinforces the need for the roof to be repaired.

#### Stair Turret

- 4.64 The three facets of the stair turret match those at ground floor level with the exception that there is a beautiful small quatrefoil facing north and a lovely surviving window facing east. The east facing window retains much of its detail and it could be carefully consolidated and repaired, possibly protected and will remain insitu.
- 4.65 The brickwork generally and the clasping quoins are in remarkable condition and no major concerns are expressed.
- 4.66 The small quatrefoil is a delightful survival and it could be carefully conserved.

#### THIRD SCAFFOLD LIFT

##### Staircase South and West Elevations

- 4.67 The south elevation is above the roof of the adjacent property. It is in brickwork and has a string course above roof level. Quoins are Kentish ragstone and the scar can be seen for the roof that would have been part of the southern range. There is a lead back gutter between this masonry and the roof but this is presumed to be in the ownership of the adjoining property and is full of grass.
- 4.68 Although partly sand and cement pointed, the brickwork is holding up remarkably well. However, some allowance should be made for some conservation and repair work to give it stability. The work would be fairly minimal at this stage to include some grouting of cracks and removal of plant growth. The quoins are in reasonable condition.

##### South Elevation

- 4.69 This elevation contains the entrance into the Tower, as well as the south and east elevations of the garderobe which are all in brickwork. There are visible scars for the southern wing and embedded leadwork in the adjacent brickwork on both sides showing the position of the parapet gutters. All walls have been heavily sand and cement repaired and there are surviving base coats of render.
- 4.70 The string course seen on the turret appears on the southern facet of the garderobe and there is a definite scar from the roof line of an adjacent building.
- 4.71 The wall over the entrance into the Tower is heavily affected by water penetration from above and this again reinforces the need for the roof to be tackled. Vegetation growth should also be removed and some repointing carried out.
- 4.72 The rest of the facets are in reasonable condition. There is some weathering on the string course and conservation would be desirable in the longer term but it still has some life left in it. The scar indicating the removal of the roofs could be left but it should be carefully pointed to ensure water does not enter. Removal of the hard pointing would be essential to allow everything to breathe and repointing in a good quality mix to ensure stability of the brickwork.

### West Elevation of Garderobe

- 4.73 This is essentially a continuation of the south elevation with the string course. The hard cementitious pointing on the brickwork is unfortunate but, although there has been some replacement of the dressed stonework, isolated stones in the string course will need replacement in the longer term to ensure stabilisation and removal of the hard pointing will always be beneficial. However, this elevation is holding up remarkably well.

### South-West Elevation

- 4.74 This is really a continuation of the previous elevation with the head of a window at low level. Significant parts of the string course have been weathered back to the line of the brickwork and a decision should be taken regarding their replacement for weathering purposes or a sand and cement and lead cap provided. The brickwork has been fairly heavily sand and cement over pointed and this will need to be removed to allow everything to breathe but it is holding up remarkably well.
- 4.75 The head of the window will need some repair but can probably be kept if a lead weathering is inserted to shed water away.

### West Elevation

- 4.76 This is essentially a continuation of that previously described, with the head of a two-light window in the lower section. The brickwork has been heavily over pointed in the past and much of this is coming out. The clasping quoins on the two external corners will require longer term conservation and repair but nothing is thought to require replacement at present. Two or three of these might require replacement in the longer term, perhaps when the major works are undertaken.
- 4.77 The hard pointing should be removed and repointing carried out. The string course is mainly modern and in good condition.
- 4.78 The head of the two-light window will require significant conservation and repair if it is to survive, followed by discussions on ways to provide weathering.

### North-West Elevation

- 4.79 This is a continuation of previous elevations and has a string course. All the brickwork has been heavily sand and cement pointed and this needs to be removed. Quoin stones are weathered but not disintegrating and could therefore be retained for a period of time. The string course is a replacement.

### North Elevation

- 4.80 The north elevation is a mirror image of the west elevation but the window has been blocked at low level. There are the remains of some decorative detail within the string course. The brickwork has been sand and cement pointed and this should be removed. The quoin stones on the corners are weathered but in reasonable condition and conservation is probably all that is required.
- 4.81 The two-light window is in very good condition and conservation is the best way forward to retain this and possibly provide leadwork protection.

### North-East Elevation

- 4.82 This is a mirror image of that previously described. The window is open. All the brickwork has been heavily sand and cement repointed and this should be removed. The quoin stones are weathered but in reasonable condition. The string course is in acceptable condition.
- 4.83 The central parts of the window tracery have been replaced with modern sandstone but much of the detail in the head survives. Careful conservation will be required in the longer term.

### East Elevation

- 4.84 This elevation matches those below and contains the string course and the head of the two-light window. All the brickwork has been sand and cement pointed and this needs to be removed. There is a great deal of plant growth in the string course and there are fractures caused by the saturation of the brickwork from the failed roof. There is evidence that there was some detail at the head of the window but that has now been lost and this reinforces the need for the roof to be tackled.
- 4.85 The window is in reasonable condition but conservation is required, the hard repairs taken out and more appropriate repairs inserted in the longer term. New anti-pigeon mesh should also be provided.

### Stair Turret

- 4.86 The three facets are similar to those described previously and there is a string course and a good quality window surviving in the north-eastern facet of the staircase and clasping quoins as previously described. There is a surviving gargoyle on the south-eastern corner of the string course with a further facet facing south-east. The gargoyle is a beautiful little survival. The brickwork has been heavily sand and cement pointed and should be repointed in the correct materials. All the quoin stones are showing weathering but none have yet reached the point of collapse. Much of the string course is a 20<sup>th</sup> century replacement.
- 4.87 There has been modern replacement around the window but if more appropriate replacement is undertaken this window could be conserved and kept for the longer term. It retains its original ferramenta, which is nice to see. Anti-pigeon mesh should be inserted.

## FOURTH SCAFFOLD LIFT

### Stair Turret

- 4.88 It is possible to walk around the entire outside of the stair turret. This is part octagonal with facets facing north, north-east, east, south-east, south and west and is constructed of Tudor brickwork with clasping quoins at all the junctions. There are delightful little quatrefoil windows in the south and north elevations and the bottom part of a larger window on the north-east elevation, the top of which will be viewed from the next scaffold lift. All brickwork has been heavily sand and cement pointed.
- 4.89 The quoins on the north elevation are parting from the brickwork. This is due to the water penetration from above and pointing, grouting and possibly some pinning, will be required. The hard pointing should be removed from the north-east elevation and a small amount of work is required around the window at high level to give some consolidation.

- 4.90 The quoin stones on the other facets are all weathered but are stable. The hard pointing should be removed from all the other facets, as well as a fairly substantial tree on the south elevation.
- 4.91 The hard pointing should be removed from the top of the buttress on the south-west corner, which will allow it to breathe. The plant growth should also be removed.
- 4.92 All the brickwork on these facets is suffering from water penetration from the open turret at high level and also from the roof.

#### South Elevation

- 4.93 The south elevation are the walls of the entrance into the Tower and the east and south walls of the garderobe. These are in brickwork and have been heavily over pointed in the past, probably with a sand and cement based material. Much of the pointing is coming out due to the water penetration from high level. There is also a substantial tree. The quoins are in reasonable condition, although they are weathered and some conservation would be desirable.
- 4.94 The hard pointing should be removed from the south and east facets of the garderobe but these are not suffering as badly as the first elevation.

#### South Elevation of Garderobe

- 4.95 This is also in brickwork, heavily over pointed in the past and with a good quality single light window that is heavily sand and cement repaired. The sand and cement repairs should be removed as it is causing the stonework to delaminate and split. The sill is in poor condition. This window should be weathered to try and slow down the rate of decay. The slight movement crack above the window is likely to be due to water penetration from above.
- 4.96 The elevation would benefit from the removal of the hard pointing to allow it to breathe, and for some consolidation of the window to ensure no further fabric is lost in the immediate future.

#### South-West Elevation

- 4.97 Brickwork is heavily sand and cement pointed. The blocked has also been completely sand and cement repaired and it is likely that all the material inside is in poor condition. This should be removed and mortar repairs carried out to weather it. The quoin stones are in reasonable condition and it is the hard pointing and saturation that are causing the damage.

#### West Elevation

- 4.98 The west elevation has a blocked two-light window that has been heavily sand and cement repaired and with a heavily sand and cement repaired concrete central mullion. All the surrounding brickwork is sand and cement pointed and the clasping quoins also exhibit sand and cement repairs.
- 4.99 All the hard pointing and repairs should be removed and careful conservation undertaken to ensure no further material is lost. The quoins are all weathered but are thought to be structurally sound. Careful conservation will be required around them to ensure they do not weather back further and cause destabilisation of the brickwork.

### North-West Elevation

- 4.100 This elevation requires the removal of all the hard pointing. It is saturated from the roof above. Work is required around the quoin stones to give weathering to slow down the rate of decay. It is likely that once this elevation can breathe, some of the bricks will disintegrate. There is movement around some of the quoins and water is getting in behind the quoins at high level and this will need to be tackled to prevent further loss.

### North Elevation

- 4.101 All the brickwork has been heavily sand and cement pointed. This should be removed to allow the brickwork to breathe. Quoin stones on the corners are heavily weathered and work is required to ensure water does not get in and around them and also to protect the brickwork.
- 4.102 The jambs and cills of the two-light window are heavily weathered and it has a concrete mullion. Urgent work is required on the jambs and cill to prevent further loss and further consideration will have to be given to how much further consolidation or replacement is needed to conserve this fabric.

### North-East Elevation

- 4.103 All this brickwork has also been heavily sand and cement repointed and this needs to be removed. The blocked window has also been heavily sand and cement repaired and has concrete mullions. This window needs urgent conservation to avoid the loss of more significant material. The quoin stones also need conservation to try and slow down the rate of decay. The window cill needs urgent repair as water can now enter the brickwork below.

### East Elevation

- 4.104 The hard pointing in all the brickwork needs replacing with more appropriate material. It is completely saturated as a result of the failed roof at high level. The two-light window has been heavily sand and cement repaired and the jamb stones on both sides and the cill are in danger of loss. Urgent consolidation work is required to hold this in position. The brickwork below the window is saturated and material is about to be lost. There is also a great deal of plant growth. The central mullion is concrete and the stool on which it sits is crodng and work is required to ensure it remains stable.

### TOP SCAFFOLD LIFT

- 4.105 The top scaffold lift allows a view of the top of the Tower walls on all elevations, the garderobe and the stair turret. As a general rule, all walls have been heavily sand and cement over pointed, the tops of the walls are modern brickwork with what appears to be a dpc and concrete weathering. The tops of the walls are protected by a lightning conductor tape system and anti-pigeon wires. The lightning conductor tape does not appear to be attached to anything.
- 4.106 Generally, all the hard pointing needs to be removed from all of the walls as a matter of urgency to ensure the walls can breathe, and repointing carried out in a more appropriate material. It would be prudent to look at protecting the tops of the walls with projecting stonework and roof to try and slow down the rate of water penetration.

- 4.107 Major trees are growing out of the top of the stair turret and there are vertical cracks in a number of the elevations, which need to be pointed and grouted. The brickwork on the top is lifting where the trees are growing and we are in danger of losing sections of the top brickwork if nothing is done in the immediate future.
- 4.108 The stair turret window facing north-east needs some careful conservation and protection to avoid the loss of the jambs and there is also movement around the quoins in this area, so pointing and grouting is also required.
- 4.109 The east facing window has a concrete head and heavily sand and cement repaired tracery and jambs. This appears to be stable at present but some of the high level quoins on the turret have been replaced with concrete.
- 4.110 The window head on the north-east facet is heavily sand and cement repaired but it appears stable. This is also true of the window head facing north but some of these details are coming off and therefore conservation and repair is required.
- 4.111 A number of the surviving quoins will need conservation and pointing around them to shed water off. It is clear that generally water sheds off the top of the walls and saturates the material below causing significant issues.
- 4.112 The west facing window has suffered major concrete replacements but it appears to be stable.
- 4.113 Some small voids are appearing in the brickwork on the top of the garderobe and this will need pointing and also some deep grouting.

## ROOF

- 4.114 The roof of the main Tower appears to be felt over a plywood deck with felt flashing going under the modern brickwork. This roof has completely collapsed in the south-west corner and needs urgent replacement to avoid putting the entire Tower at risk.
- 4.115 It would be prudent to look at improving the detail to include covering the cap to try and weather the Tower as a temporary measure to try and slow down the rate of decay whilst its future is being discussed. It would also be prudent to put roofs over the tops of the turret and the garderobe to reduce the rate of water penetration and decay in these areas.
- 4.116 All this work needs to be done as a matter of great urgency to avoid the loss of further material.

## 5. Gatehouse Fragment Exterior

- 5.1 The surviving fragment of the central Gatehouse consists of the ground floor of the Western Tower. This has a tiled roof with a hipped end facing north towards the Parish Church. The hips are finished with bonnet hips. Roof slopes are covered in plain tiles. The western slope is intersected by the roof of the adjacent housing and the gable facing onto the rear field is finished with a pointed tile crease, timber rafter under and the remains of the rear Stair Turret which has a small hipped tiled roof with hip tiles on the corners.



- 5.2 The roof slopes generally discharge to plastic guttoring and occasional downpipes with the rear turret roof discharging to fresh air. Eaves are formed by the ends of rafters.
- 5.3 The rear Stair Turret roof requires all the hip tiles to be re-bedded and a number of tiles replaced. The gabled end of the principal building requires a small amount of work on the timber rafters. Anti-pigeon generally need to be reinstated at eaves level.
- 5.4 There are missing and broken tiles on most of the roof slopes and these will need to be replaced to ensure the roof remains watertight. The hip tiles on the principal elevation facing north are in fair condition. The guttoring, although slightly inadequate in size, does appear to be taking the water. It is a mixture of plastic and cast iron and it is therefore proposed that it should be overhauled and repaired. Downpipes are a mixture of plastic and aluminium. These discharge their water onto the ground. One of the aluminium pipes should be extended so that the water does actually reach the ground.
- 5.5 When viewed from ground level there is no strong indication that the eaves are in poor condition, however a small repair allowance should be made.

### Walls

- 5.6 The remaining fragment of the stair tower is constructed on a Kentish ragstone plinth with a cant stone on top. The walls are in fair faced brickwork with quoins in Kentish ragstone. Window dressings are also in Kentish ragstone.
- 5.7 Starting with the western elevation, that is onto the adjoining garden, only small areas are visible above the roof of the adjoining property. There is a suggestion of roof spread but there is no indication, when viewed from an oblique angle, that it is in poor condition. There are a number of loose bricks on the top of the wall and the wall plate is not as well supported as it should be. Therefore it is proposed to reinstate the top of the wall head to support the brickwork. An allowance should also be made for additional work once access has been gained.
- 5.8 The next facet, that facing north-west, has a blocked single light window in it. All the hood mouldings have been partly pared back. The quoins are showing some distress and minor pointing and minor movement at the top of the one of the sets of quoins needs to be tackled, as well as conservation on the remaining fragments of the window and some pointing in the plinth. Generally speaking however it appears sound. In addition, one plinth stone will need to be replaced.
- 5.9 The next facet, that facing north, has a principal two-light window in it with the remains of a further window above. All dressings are in Kentish ragstone with the remains of diaper work in the brickwork.
- 5.10 The main window central mullion is heavily fractured and is on the point of failure. It is unfortunate but it will need to be replaced. The rest of the stonework can probably be carefully conserved and mortar repaired and the hood moulding partly repaired, and possibly lead inserted to protect the structure below. The rest of the brickwork is in good condition. One or two of the clasping quoins will need some conservation to slow down the rate of decay and minor pointing in the plinth.
- 5.11 The facet facing north-east matches that facing north-west with the addition that the blocked window has a couple of interesting light fittings and ventilators, and the main electrical cable going up through it. This elevation is reasonably well sheltered and therefore, apart from some very minor work, is probably best just left alone.

- 5.12 The Gatehouse passage is essentially a blank wall with the return of the part-octagonal turret on the north end with some nice diaper work surviving. In this elevation is an original arched doorway which would have led into the Guardhouse. Adjacent is a modern opening with a timber door and modern brickwork above and probably a 19<sup>th</sup> century window has been inserted further along the elevation, close to where a scar exists for a former opening.
- 5.13 Starting at the octagonal end to the north, this is in good condition. Moving along, the brickwork above the modern door is bulging and moving out. This will need rebuilding and careful repair and is almost certainly not helped by the roof slightly spreading. The rest of the wall is probably best just left alone. Some bricks are weathering back but have not reached the stage where they should be interfered with. Towards the rear of the elevation are the remains of the inner arch with the base stone still surviving. The scar should be carefully conserved and pointed up, the ivy removed and the remaining base stones carefully re-set and plant growth removed so that this feature is not lost.
- 5.14 The rear Stair Turret fragment again is part octagonal in form, on a stone plinth with a delightful door facing south-east. There is some diaper work in the brickwork at high level and all the quoins are in Kentish ragstone.
- 5.15 The ivy and plant growth should be removed from this structure. Some very careful conservation and repair should be undertaken to the doorway to slow down the rate of decay. This doorway can just about be saved but it will need very careful work to slow down the continuing disintegration.
- 5.16 It is noted that on the doorway there will come a point when some of these stones will have to be replaced.
- 5.17 There is a requirement for minor pointing on the plinth course.
- 5.18 The gabled end of the elevation contains a two-light window with the head removed and a timber bressumer. The gable is in modern brickwork. Below this the gable is the original brickwork with a delightful window below the two-light window and it all sits on a plinth course.
- 5.19 The central mullion to the window is in very poor condition, as indeed are the jambs. Significant mortar repair and/or replacement will be required. Conservation of the quoins and other dressings will be necessary, as will repointing of the plinth.
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## 6. Recommendations

### 6.1 Immediate Conservation and Repair Needs

- 6.1.1 Interior ground floor repairs (3.7, 3.10, 3.15).
- 6.1.2 Interior first scaffold lift repairs (3.31, 3.32, 3.33, 3.34, 3.37, 3.41, 3.42, 3.43, 3.51, 3.54, 3.55, 3.59, 3.60, 3.61).
- 6.1.3 Interior second scaffold lift repairs (3.64, 3.65, 3.67, 3.70, 3.75, 3.82, 3.83, 3.85, 3.86, 3.87).
- 6.1.4 Interior third scaffold lift repairs (3.90, 3.91, 3.93, 3.94, 3.97, 3.98, 3.100, 3.101, 3.102, 3.103, 3.105, 3.106, 3.107, 3.109, 3.110, 3.112, 3.115, 3.116, 3.119, 3.120).
- 6.1.5 Roof interior (3.122, 3.123).
- 6.1.6 Garderobe interior (3.127, 3.128, 3.129, 3.131, 3.132, 3.134, 3.135, 3.137).
- 6.1.7 Spiral staircase interior (3.138, 3.143, 3.145, 3.147, 3.148, 3.149, 3.151, 3.152).
- 6.1.8 Exterior ground floor repair (4.5).
- 6.1.9 Exterior first scaffold lift (4.16, 4.17, 4.18, 4.19, 4.21, 4.22, 4.34, 4.37).
- 6.1.10 Exterior second scaffold lift (4.42, 4.43, 4.46, 4.47, 4.48, 4.51, 4.52, 4.55, 4.60, 4.61, 4.62, 4.63).
- 6.1.11 Exterior third scaffold lift (4.68, 4.71, 4.74, 4.75, 4.78, 4.79, 4.82, 4.84, 4.85, 4.86, 4.87).
- 6.1.12 Exterior fourth scaffold lift (4.89, 4.90, 4.91, 4.93, 4.94, 4.95, 4.96, 4.97, 4.99, 4.100, 4.101, 4.102, 4.103, 4.104).
- 6.1.13 Exterior top scaffold lift (4.106, 4.107, 4.108, 4.111, 4.113).
- 6.1.14 Roof (4.114, 4.115, 4.116).

### 6.2 Long Term Conservation and Repair Needs

- 6.2.1 Ground floor interior repairs (3.8, 3.9, 3.11, 3.12, 3.14, 3.15, 3.17, 3.18, 3.20, 3.21, 3.22, 3.23, 3.24, 3.27, 3.28).
- 6.2.2 First scaffold lift interior repairs (3.30, 3.38, 3.39, 3.43, 3.44, 3.47, 3.50, 3.51, 3.53, 3.55, 3.56, 3.61).
- 6.2.3 Interior second lift repairs (3.66, 3.68, 3.71, 3.72, 3.74, 3.78, 3.80, 3.87).
- 6.2.4 Interior third scaffold lift repairs (3.95, 3.99, 3.101, 3.107).
- 6.2.5 Garderobe interior (3.127, 3.128, 3.129).
- 6.2.6 Spiral staircase interior (3.140).
- 6.2.7 Exterior ground floor repair (4.2, 4.4, 4.5, 4.8, 4.9, 4.10, 4.11, 4.12, 4.13, 4.14, 4.33, 4.37).
- 6.2.8 Exterior first floor scaffold lift (4.24, 4.26, 4.27, 4.28, 4.29, 4.30, 4.31, 4.32, 4.35, 4.37, 4.39).
- 6.2.9 Exterior second scaffold lift (4.43, 4.50, 4.51, 4.52, 4.53, 4.54, 4.55, 4.56, 4.57, 4.58, 4.60, 4.62, 4.64).
- 6.2.10 Exterior third scaffold lift (4.72, 4.73, 4.74, 4.76, 4.77, 4.80, 4.81, 4.83).
- 6.2.11 Exterior top scaffold lift (4.110).

### 6.3 Gatehouse Immediate Conservation and Repair Needs

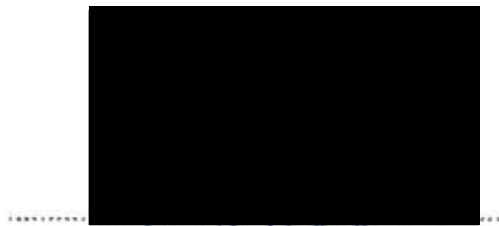
- 6.3.1 Roof repairs (5.3, 5.4)
- 6.3.2 Masonry repairs (5.7, 5.10, 5.13, 5.15, 5.19)

6.4 Gatchouse Long Term Conservation and Repair Needs

6.4.1 Rainwater goods (5.4)

6.4.2 Masonry repairs (5.8, 5.10, 5.16)

SIGNED 



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JOHN BAILEY B.A., B.Arch. AABC, RIBA

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