

Significance assessments and change of use:

The case of Otford Palace

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Abstract

Otford has been home to an Archbishop's Palace since c.1070. This paper aims to cement the prominent role that significance should play when determining a future for the remaining Tower and Gatehouse at Otford Palace. It establishes that an appropriate future strategy can be defined by careful analysis, considering the history, surroundings and current contextual position of the buildings. The dissertation then goes on to examine and evaluate significance using traditional techniques, as defined by Bernard Feilden and The Heritage Lottery Fund, in conjunction with Primary research to evaluate the next phase of life for The Palace, which is currently listed as a scheduled ancient monument.

The utilisation of original photographs and on-site drawings, in conjunction with a knowledge of architectural techniques, unpicks the story left behind within the current site and provides an insight into any forms of significance not covered by the two conventional methods of analysis. This results in the holistic understanding of the area which is then used to determine the future role of The Palace within the village of Otford.

The research concludes by presenting a strategy for the future of Otford Palace. The Palace is deemed too valuable to be left to ruin and in a vulnerable state. As its original use is no longer functional or viable, a change of use is inevitable. The community engagement with the building highlights its current cultural significance to the local area and influences the results accordingly. The investigation finds that the remaining Tower at Otford Palace should not fall into private ownership, but instead be utilised as an asset by the local community.

Introduction

There has been an Archbishop's Palace in Otford, Kent, since the 11th Century. This dissertation argues that significance should play a vital role when determining the future of The Palace. It demonstrates that this can be achieved by analysis of the building, its history; surroundings and current context.

Otford village is located north of Sevenoaks, between Canterbury and Winchester on the Pilgrims' Way. There is evidence of settlement in the village from the Roman era. (Otford & District Historical Society 1964:8) The Palace was used as a residence by the Archbishop of Canterbury while travelling within southern England, also hosting royalty.

Archbishop Lanfranc extended a series of manor houses on the site to create a Palace used by the Norman Church. In 1515 Archbishop Warham acted as an Architect, designing a new Palace for the site, with the surviving buildings being part of this later design. The construction of this new Palace was a result of Archbishop Warham's rivalry with Cardinal Wolsey, who began Hampton Court that same year.

Upon completion, Otford Palace rivalled Hampton Court in both size and scale. The reconstructed model and archaeological excavations of the second Palace, show that its grandeur and placement within the village was exceptional. In contrast to present design methods, which do not address longevity, Warham's re-imagination of The Palace was built to last hundreds of years. Had it not been abandoned by the crown due to the economic turmoil of the 16C Irish war, from a structural perspective, the entirety of the scheme would still stand today. This war resulted in building material, including lead roofs, being sold off to fund ammunition; ultimately leading to the downfall of The Palace as it was engulfed by the elements.

The following images illustrate Otford Village's location within Kent, as well as its proximity to historical travel routes. Figure 4 highlights The Palace and its relationship with key elements of the village, including the Church and Becket's Well. Bubblestone Road is also visible to the South of The Palace grounds, where development during the mid 20th Century prompted excavations, and ruins of The Palace are still visible.

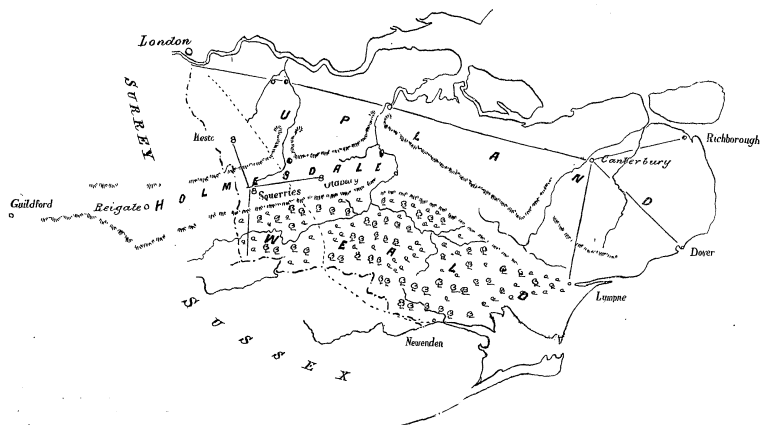


Figure 1: Pre-Saxon Physical Features (1915)

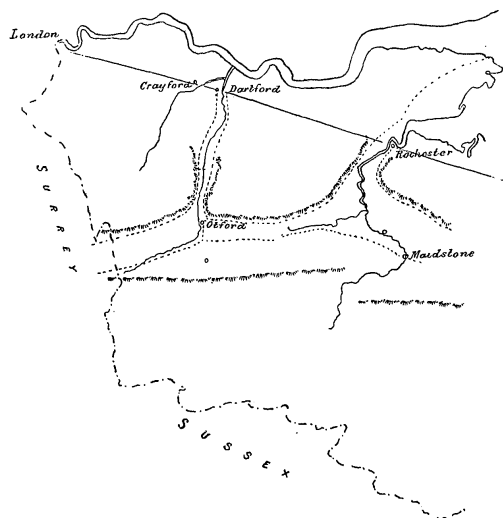


Figure 2: Some Pre-Norman Roads (1915)



Figure 3: The Darent Valley Clucas (2015)

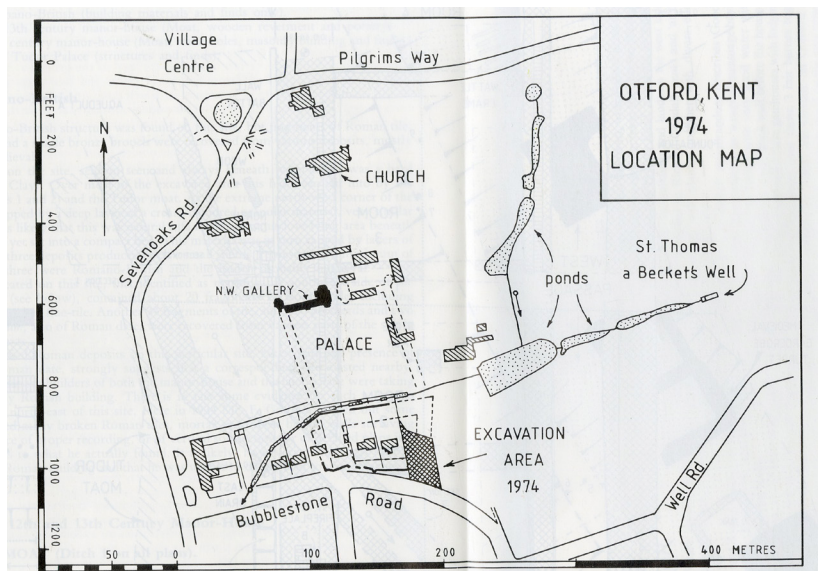


Figure 4: Location Map showing 1974 Excavations and extent of palace walls (1974)

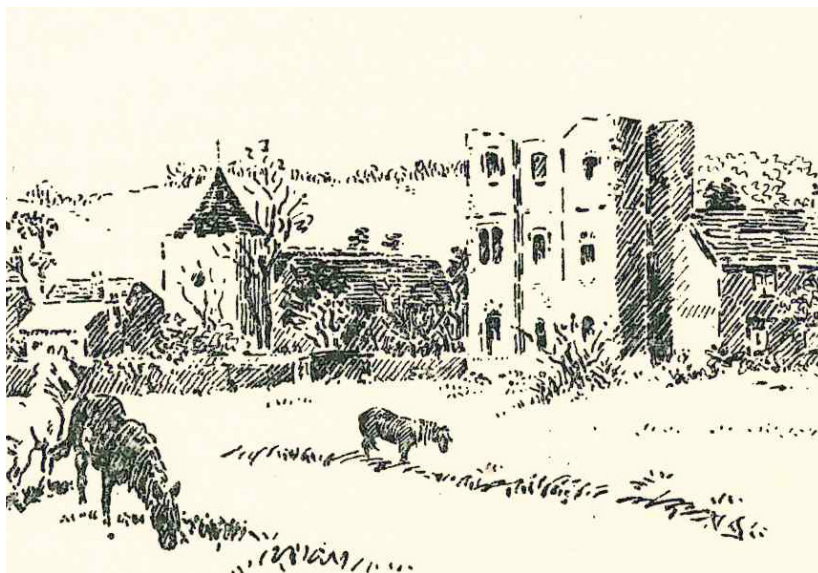


Figure 5: Historical Etching Of The Village Church & The Palace (1958)



Figure 6: *The Tower, Short Gallery & Gatehouse Today* (2017)



Figure 7: *Otford Palace; The Surviving Tower, Short Gallery & Gatehouse* (2017)

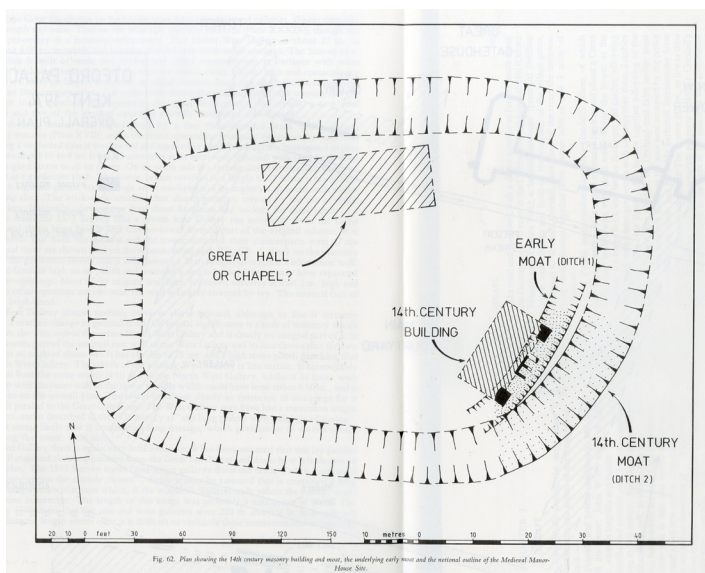
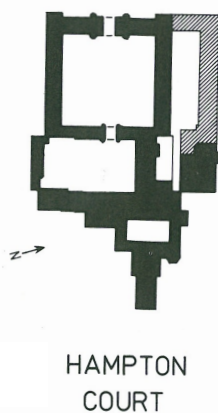
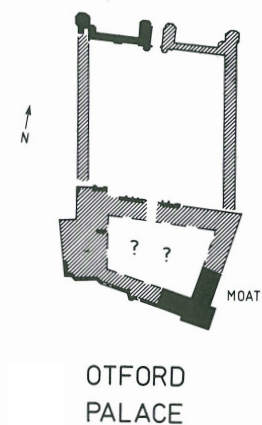


Figure 8: Excavation Findings Of Lanfranc's 11th Century Palace (1974)



- Buildings extant or found
- ▨ Buildings conjectured

METRES 0 50 100 150 200

Figure 9: Comparison Of 16th Century Hampton Court & Otford Palace (1974)

Only fragments of this grandeur remain, with the surviving buildings highlighted in Figure 7, where the scale of The Palace can be seen. The north west Tower and Gatehouse are listed as scheduled ancient monuments, whilst the former short gallery has been converted into a row of Grade II* listed cottages and further ruins Grade II listed.

The courtyard now stands as an open field to the south of the surviving buildings, while the gallery of cottages runs east to west connecting The Tower and Gatehouse. A public footpath also runs through the east of the site, linking the recently developed southern side of the village to the historical north.

The Palace influenced the creation and expansion of the village during the medieval period, as it provided jobs for local people on the surrounding land, and within the manor house which lay to the south of the courtyard. The remaining Tower and Gatehouse that this paper focuses on have the potential to educate people about Otford Village, The Palace and their history.

This paper now engages with the assessment of significance. The term significance is used to evaluate the qualitative aspects of a building or structure, including its present form, history, and context. This investigation focuses on the analysis of significance, as defined by Bernard Feilden and the Heritage Lottery Fund (HLF). Feilden lists the categories: Emotional; Cultural and Use, each with subcategories, as the basis of significance analysis. In contrast, the HLF provides questions covering construction methods, community and artistic qualities.

This paper will utilize and evaluate established significance techniques in conjunction with Primary research. The Primary research is in the form of original photographs and drawings, which are analysed with a knowledge of architectural techniques. These images will unpick evidence of previous alterations and technologies used in the construction and organisation of The Palace, as well as provide an insight into forms of significance not covered by Feilden or the HLF.

Together, these methods of analysis create a holistic understanding of the site, which is needed to determine its future. Before reaching this conclusion this paper gauges both the historical and current concepts of conservation and demonstrates how these ideas have changed over time.

The notion of conserving architecture is not new, as Morris identified in the late 19thC.

It has been most truly said... that these old buildings do not belong to us only; that they have belonged to our forefathers and they will belong to our descendants unless we play them false. They are not in any sense our property, to do as we like with. We are only trustees for those who come after us.
(Morris. W 1889: 62-76)

However, it is interesting that preservation is increasing alongside the development of technology (Chitty 2016: 17) and any intervention should consider how the building would be used in, and affected by, the future.

Public participation and the involvement of local communities has also increased steadily during the past 20 years. The demand for clear preservation strategies is rapidly increasing. (Earl 2010: xii)

Residents of Otford village are particularly passionate about saving The Palace from any further decay. They have formed a charitable trust to formally liaise with the council over decisions regarding the monument.

The research concludes by presenting how traditional and non-traditional significance analysis can together identify the most appropriate strategy for Otford Palace.

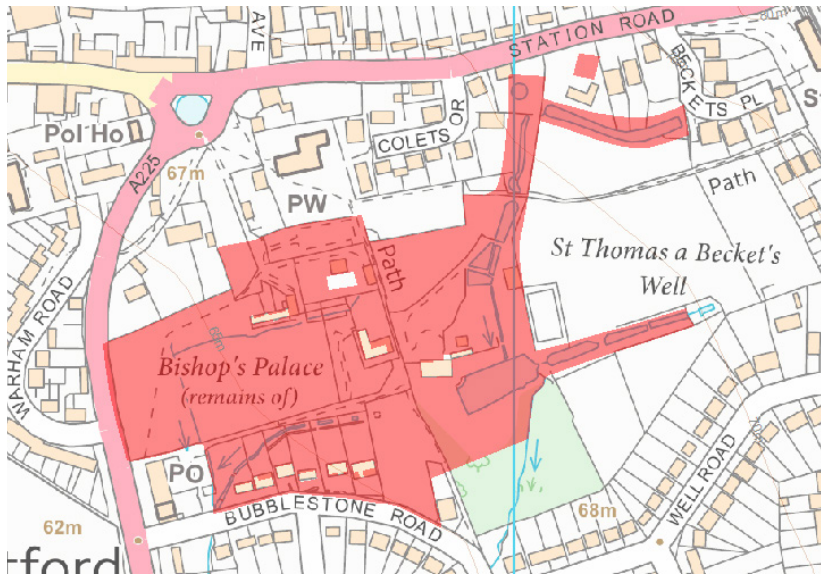


Figure 10: *Historical Extent Of Otford Palace And Its Grounds (unknown)*

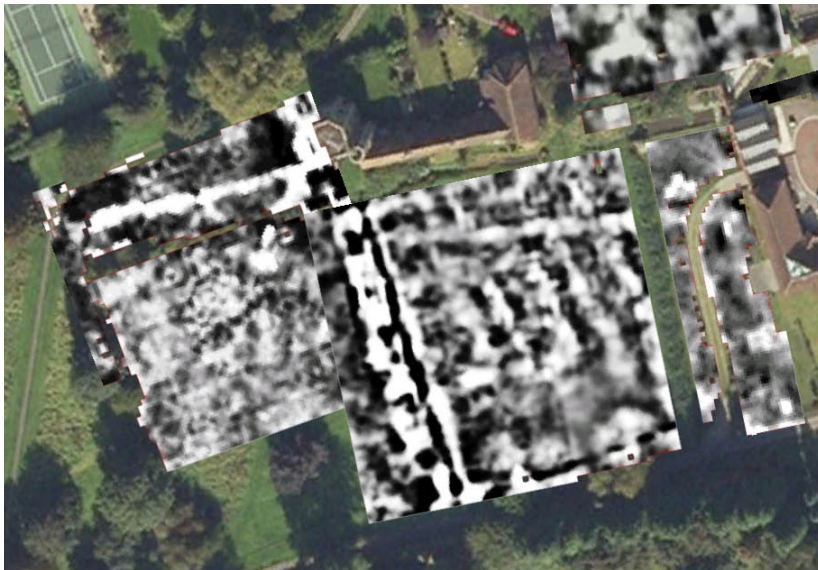


Figure 11: *Resistivity Survey Of The Palace Grounds (2015)*

Why Conserve?

Though many forms of literature present their own view on how significance should be assessed and analysed, they do not succinctly outline how this significance should be used when determining the future for a historic building at risk. Before examining the significance of Otford Palace, it is important to gain an understanding of architectural preservation.

Some key motivations for preservation have been identified as: pride; aesthetics; reverence and curiosity. (Earl 2010: 24) Pevsner compiled his own three reasons for preservation as: aesthetics; pietas and conscious awareness. Though these qualitative elements act independently, Pevsner says only one is not sufficient to preserve a building. Aesthetic qualities are the hardest to reach agreement on due to their subjective nature, and it is unfortunate that appreciation often occurs after the time for preservation has passed. (Pevsner 1976: 67)

The ideal role of preservation is continued maintenance, avoiding the need for drastic repairs and keeping the building in a constant state of use. As Pevsner said: 'Architecture is not, and was not, built to be housed in a museum where it cannot survive.' (Pevsner 1976: 69) Though this argument is indeed convincing, it is often not enough, and many of the historic buildings at risk today remain out of use and in need of substantial repair. Restoring a building to a specific period of its life can destroy any contemporary value the structure might have. (Pevsner 1976:69)

A key motivation for architectural conservation is to prolong the active life of a cultural asset. (Feilden 2003: x) Buildings can communicate a wide range of messages and symbolisms, significance analysis must be careful its results are not jeopardized or misinterpreted. (Feilden 2003: 271) The injection of life into a building needs both specialist knowledge and an

understanding of its character and what the original creator sought to express. (Godfrey 1954: 55)

When analysing the different approaches to the preservation of Otford Palace, it is important to consider all possible outcomes of the research, and make balanced judgements to determine the most appropriate strategy. (Earl 2010: 51-66) To comprehend a building fully, the analyst should gain a holistic understanding of the building's past construction as well as the ground upon which it sits. (Feilden 2003: 211)

Literature Review

Secondary research was carried out through literature, beginning with general journal articles on conservation. However, these provided context to the topic, rather than relevant details. In contrast, archaeological journals proved very valuable, as they presented information about previous excavations at the Archbishop's Palace.

First analysing books that were written from a theoretical and philosophical stance, the review then addresses publications that took a more factual approach. The chapter then concludes by acknowledging a number of smaller booklets, which did not warrant their own detailed analysis but still formed part of the research.

Godfrey's *Our Building Inheritance: are we to use it or lose it?* was published in 1954. It set out a convincing argument to introduce statutory controls over historic buildings and towns that would create a continuity of building techniques and traditions. These controls would also conserve the resources that historical buildings provide. The introduction sets out the position of the writer, stating that the book is not hostile to what is new, nor based on sentiment, but focused on the practical needs and essential values of conservation. The book critically evaluates other works and takes a theoretical stance that conservation should evolve. The writing also addresses conflicting points of view and convincingly reasons that the book's attitude to conservation is the correct one, using a variety of diagrams to reinforce and illustrate the arguments made. Though the age of the book could initially be seen as a weakness, it is, in fact, a strength, as the objectives raised are still highly relevant today. The publication did not engage with significance itself, but provided valuable resources when considering the change of use of Otford Palace.

Building Conservation Philosophy, 2003 was republished in 2010. The work explored philosophical aspects of conservation

and its ideas, rather than practical techniques. Earl critically evaluated both modern and historical philosophical ideas and asked opposing questions, encouraging the reader towards an analytical and self-critical approach. He also examined the nature of monuments, and motives for preserving them. Overall, the book presented the view that a holistic understanding of any building is needed before any intervention can take place. Earl highlighted interesting questions about the role conservation has with historic buildings and their wider context. A positive attribute of the text is its balanced and non-opinionated arguments, which force the reader to draw their own conclusions.

Heritage, Conservation and Community : Engagement, Participation and Capacity Building is a book sourced from The University of York. It focused on community engagement within the conservation sector as well as the theory behind it. Although not critical of existing publications, it did criticise existing government legislation surrounding the role of communities within conservation. Published in 2017, the book contained up to date information and statistics which comprehensively supported the argument presented. This data was formally sourced from reputable bodies and was considered both valid and relevant. One critique of the book is the lack of value placed on experts. Although the local community does have an active role to play in restoration, the knowledge of experts is still vital. Though this was detrimental, the information provided regarding community engagement with heritage was highly relevant to the study of Otford Palace, and how the community should be involved in decisions regarding its future.

Conservation of Historic Buildings, written by Bernard Feilden, is considered the most authoritative standard text for conservation practice. The first chapter is concerned with philosophy, with a comprehensive bibliography provided. A large amount of evidence gathered within the text was gained from practical experience, with contributions from a variety of industry professionals. The book has been refined through lecturing, with this third edition published in 2003. The remainder of the book is concerned with physical restorations, including structural and environmental conservation. The writing is

convincing, with opposing views discussed and then reasoned against with reliable evidence. Positive aspects include its all-encompassing nature as well as the range of topics covered. Flaws identified within the book were a lack of supporting evidence or reasoning, in regards to the significance assessment criteria identified. There is no mention of how these criteria were formed, or where they originated from. However, the book supports a balanced relationship between theory and practice, with many examples given for each theory presented. Although the text does not critically analyse any other material, it has made a significant contribution to architectural conservation. Overall, this publication has formed an important part of the research and is now considered one of the most important texts in its field. This overcomes the lack of evidence supporting the significance criteria, as they have now become well established.

Pevsner's chapters within *The Future of The Past* give a timeline of conservation theories and public perception of architecture to the late 20th century. Room for interpretation was found within the discussion of aesthetics, with research methods founded on philosophy. The work frequently discussed alternative points of view and highlighted how things have changed over time. Counter-arguments were also discussed and reasoned against logically, with supporting evidence presenting the book's way of thinking as the reasoned argument. The book provided a good relationship between theory and practice and has become a classic in conservation theory. The final chapter examined how these theories can be used and bridged the gap between theory and practice. Overall this work presented holistic arguments for preservation as well as highlighting the importance of any building's engagement with its environment, an important contribution when determining any future intervention at Otford Palace. However, a limitation of the work is its dated nature.

Otford in Kent: A History was produced by the Otford and District Historical Society in 1975. The publication tried to adhere strictly to the evidence of sources and presented a critical evaluation of its own literature, setting these limitations within the introduction. References and evidence are provided throughout, with the objective to provide a historical account of

Otford from the Roman era to the time of publication, achieved. No theory was present within the text, however, historical events were presented in a convincing way. Secondary research was predominantly used, while Primary research conducted by the society included communication with local and national historians. Strengths of the book were its comprehensive history of Otford through the ages. Negative aspects of the book included the descriptive nature of some chapters, with minimal discussion or analysis on the wider implications of each historical event. Counter-arguments and conflicting sources of history were appropriately dealt with by the presentation of evidence backing up the research of the author. Overall, this text formed the foundations for a deeper significance analysis, as it provided the initial findings for many of the significance criteria objectives.

Booklets also provided a great deal of useful information on the topic. From the mid 20th Century *Otford past and present: the story of an ancient Kentish village*, *The History and Antiquities of Otford*, *Official guide to the parish of Otford, Kent & Otford* all provided information about the village, as well as describing The Palace. This information became useful in determining which historical facts had reliable supporting evidence. A more recent booklet produced by the Otford & District Historical Society, *A Guided Walk Around Otford Palace*, also proved to be a vital source of information, as both a desktop study and when visiting the site. The booklet was written as an educational tool for those visiting The Palace, providing the first step in gaining a deeper analysis of the area. Whilst none of these publications provided a critical analysis of other literature or present a theoretical argument, they all present both Otford and The Palace as an important and significant piece of history within the village.

From this analysis of existing literature, it has been found that, although books present their own view on how significance should be assessed and analysed, as well as the theory behind conservation, no information exists on how this significance should then be used when determining the future for a historic building at risk.

Methodology

This research began by evaluating why historic buildings should be preserved. The initial investigation touched upon preservation, presenting evidence that restoring a building to a specific period in time can be detrimental. Traditional assessments of significance were made using the methods outlined by Feilden and the HLF, whilst non-traditional methods came in the form of Primary research, using sketches and photographs. It was important to assess the significance as objectively as possible, in order to gain accurate and meaningful results.

A qualitative approach was taken, with information being gathered and examined. The result of the significance analysis informed which of the following options was most appropriate when determining the future of the remaining Tower and Gatehouse at The Former Archbishop's Palace in Otford, Kent.

1. Letting the remaining buildings fall into ruin
2. Repair / conservation / renovation of the existing building with its original use
3. Repair / conservation / renovation of the existing building with a new use

Feilden's assessment criteria were organised into three categories: Emotional; Cultural and Use, each containing subtopics. The appraisal began with Emotional significance, where the subtopics were ranked in order of importance: Identity; Spirituality; Wonder; Continuity and Respect. The Cultural significance assessment began with: Historic; Archaeological/ Age; Architectural value; Townscape; Landscape and Technical. Drawing on the extensive archaeological values of the site, in addition to the historic nature of the area, the Cultural analysis begins to define an appropriate future for historic buildings at risk. Falling within the category of Use were: Functional:

Economic: Social: Educational and Political. Consideration was given to The Palace's previous uses, though the outcome of this review mainly focused on its potential use, as The Palace has been abandoned for several centuries. Having defined the hierarchy of significance using Feilden's methods, the paper then examined the assessment criteria set out by the HLF.

The HLF took an alternative approach when setting criteria for significance analysis. Rather than headings, the *statement of significance guidelines* is more carefully worded, giving formulated questions. The most influential of these were: 'Is the heritage of archaeological significance?'; 'Why is the heritage important to history?' and 'How does the local community value the place?'. The outcome of these key elements formed a crucial role in determining the future strategy of Otford Palace.

Primary research took the form of sketches and photographs, gathered through numerous site visits. Research also involved working directly with The Archbishop's Palace Conservation Trust, which gave exclusive access to unpublished documents and photographs. Images will be crucial in identifying aspects of significance unique to those with architectural knowledge, outlining features of the remaining fabric, construction methods and contributions to the architectural significance of the site.

Secondary research was carried out through literature, gaining an understanding of Otford, The Archbishop's Palace, Conservation and Significance. Further imagery of The Palace was gathered from the British Library, British Museum and assessed literature. These resources aided the significance analysis by providing visual imagery.

Given the variety of techniques used when examining the significance of Otford Palace, the findings presented a holistic analysis of the site in a wide variety of forms, allowing a concise conclusion to the future strategy of The Archbishop's Palace in Otford.

The Evaluation of Significance

In contrast to the forthcoming methods of significance assessment, it is also important to note the views of the Society for the Protection of Ancient Buildings' (SPAB) with regards to significance. The SPAB merely concentrate on material fabric, believing that this tells the complete story of the building. Value is assigned to the layers of craftsmanship embedded within the material, preserving as a record of both people and history, with damaged and repaired fabric telling a substantial story (Slocombe 2017). This is certainly the case within The Archbishop's Palace in Otford, where much of the original scheme is missing.

However, this study looks to delve deeper into the realms of significance, determining how it should be analysed and utilised when defining the future of a historic building at risk. Focusing on qualitative aspects as Chitty described:

The product or the consequences of heritage activities are the emotions, experiences and memories of them that they create... What is also created, and indeed continually recreated, are social networks, and historical and cultural narratives underpin these binding relations. (Chitty 2016:3)

This study looks to combine the traditional methods of Feilden and the HLF with Primary analysis in the form of original photographs and sketches. This holistic analysis will then be used to present an appropriate strategy for the future of Otford Palace.

Feilden's Significance Criteria

Feilden defined the topics under which significance is evaluated as: Emotional; Cultural and Use. Assessing these values and determining their order of hierarchy is key to identifying significance.

Emotional

Within Emotional significance come: Scale & Wonder; Identity; Continuity; Respect / Veneration and Symbolic / Spiritual. The Symbolic and Spiritual assessment will be heavily influenced by the cultural awareness of the assessor, as well as their level of piety. (Feilden 2003: viii) An attempt to mitigate this within the study was made by multiple visits to Otford, in addition to gaining an understanding of the structure's historical past.

Scale and Wonder

The sense of scale and wonder when approaching The Palace from the South is clear from the imagery provided. The remaining Tower is adjacent to a public footpath, dominating the skyline. However, The Palace is almost completely obscured from the east and north. The sense of wonder of The Tower is also a crucial part of its identity.

Identity

Otford Palace has been defined as a key part of the community, village and its culture. Its proximity to London and Winchester influenced the future of the village, as it historically became a strategic location for both the church and the crown. This had a significant impact on the identity of the site, as it became an important residence for many Archbishops of Canterbury. This spiritual identity is still present, as the ruins dominate the fields and cast a sense of superiority to the landscape.



Figure 12: *View Of The Tower And Field From The South West* (2017)

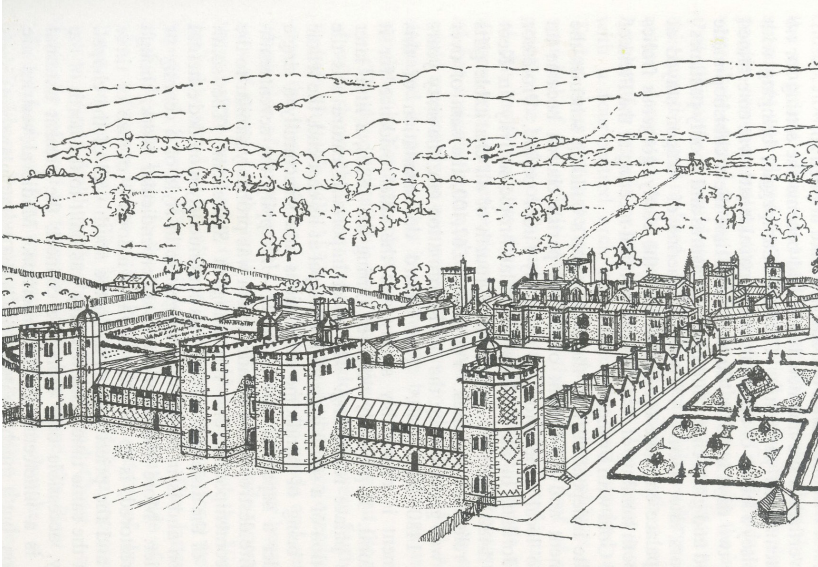


Figure 13: *Otford Palace c.1520 Viewed From The North West* (1975)

Today The Palace's uniqueness within the community is still evident, with a charitable trust being set up to aid its conservation. Strong public opinion in favour of re-use within the locality is apparent, with a variety of posters supporting this on noticeboards throughout the village.

Continuity

With regards to continuity, the site to the north of present-day Bubblestone Road has undergone alterations, amendments and reconstructions. With the beginnings of The Palace rumoured to be before Archbishop Lanfranc in 1070, by 1089 Lanfranc's buildings are confirmed in the Domesday book records and valued at £60, one of the largest Palaces in the country. (Philp 1984: 137)

By c.1290 The Palace was in a poor state of repair and extensive works were ordered to restore the hall and lords chamber. (Clarke 1975: 55) During the Peasants' Revolt of 1381, citizens broke into the manor house and tore down the moat pailings, (Clarke 1975: 81) as well as damaging the roofs, gates and outbuildings. (Philp 1984: 137) There was further building and rebuilding during this time, as the wealth of The Palace grew. Extensive glazing was also applied to the chapel, oratory and lords chamber, further promoting its importance. (Clarke 1975: 83) A new drawbridge to the south is mentioned in a survey of 1410 and by the mid 1400's, the scheme had entrances on all aspects. (Clarke 1975: 83)

The building of The Palace by Warham in 1515, saw only the walls of the chapel and great hall remain of Lanfranc's earlier scheme. (Clarke 1975: 100) However, by 1549 this new Palace was dilapidated, with a survey reporting the building 'for want of a roof'. (Hesketh 1924: 12) Many surveys and promises of repair were carried out over the next 50 years, as a period of neglect that coincided with King Henry VIII's death began, resulting in a lack of national importance for the village. (Clarke 1975: 124)

During 1761, the north-west Tower was demolished to provide building material for Knole Folly, an addition to the nearby Knole House. In 1601 the Otford Palace estate was sold from the crown into private hands, around this time the remaining building fabric was also removed by local residents for their own construction projects. (Clarke 1975: 136) During the 20thC, major changes to The Palace included the conversion of the short gallery into a row of cottages. Previously single storey and thatched, (Hesketh 1924: 12) the cottages incorporate the formally attractive window mouldings of the gallery cloister, which are now blocked. (Otford & District Historical Society 1964:11) More recently, The Tower also underwent significant structural repairs in an attempt to prevent any further damage from the elements.

Respect

These changes, adaptations and public engagement contribute to the respect of Otford Palace. From the Norman conquest to its ransacking in the Peasants' Revolt, respect for The Palace has always fluctuated.

Whilst recent repairs have structurally secured The Tower, respect dwindles as it remains open to the elements. In contrast, The Gatehouse is watertight and currently used for storage. Respecting the building's heritage and longevity should be a key factor when evaluating any future intervention for The Palace.

Spiritual

Alongside respect comes the spiritual aspect of The Tower and Gatehouse. The Palace holds strong spiritual significance due to its long-standing connection with the Church. It is still currently referred to as The Former Archbishop's Palace, and once housed its own chapel. This chapel catered for notable occupants, such as the renowned Archbishops Lanfranc and Becket, who both resided there for periods of time.



Figure 14: *Recent Repair Work To Mortar Joints (2015)*



Figure 15: *Outer Wall Ruins Visible From Bubblestone Road (2017)*



Figure 16: View *Highlighting Exposed Rear Cottage Gardens* (2017)



Figure 17: View *From The West Highlighting Tower In Proximity To Cottages* (2017)

Otford village church is a stone's throw away from the site and is visible from The Tower, as seen in Figure 24. Another well-known spiritual guest of The Palace was Cardinal Campeggio, whose convoy was travelling from Rome to meet with the king. (Clarke 1975:101) The prominence of Christianity during these periods in history heavily contributed to the need for a Palace in Otford, as it became a stopping point on the Pilgrims' Way between Winchester and Canterbury. In addition, a version of the English Book of Common Prayer was also written in The Palace during Thomas Cranmer's residence.

Emotional Significance: Summary

These emotional values are now graded from weak to strong. (Feilden 2003: viii) After these investigations, the values should be arranged in the following order: Identity; Spirituality; Wonder; Continuity and Respect. These principles have a strong case for significance within the site due to its history and current state. This emotional aspect of significance analysis will play a strong part in determining the future direction of The Palace. The continuity analysis shows that Otford Palace has constantly been a place of change, outlining the next phase in this will be a continuation of this journey.

The next paper now move on from the emotional analysis, to investigate the cultural significance of Otford Palace and its context.

Cultural

Defined as: Documentary; Technical / Scientific; Historic; Archaeological / Age; Townscape; Landscape / Ecological and Aesthetic / Architectural value. These cultural values should be assessed objectively. Whilst retaining their connection to the previous emotional headings, they are also linked to the sense of belonging within the area. (Feilden 2003: x)

Documentary & Technological

From a technological perspective, the construction of The Tower, Gatehouse and ground floor of the short gallery (now cottages) is predominantly 16thC. There is evidence of structural arches within the fabric of the remaining Tower, which play a vital role in countering any subsidence. The main documentary elements of The Palace include inscribing to the internal façade of The Tower seen in Figure 18. This provides evidence of historical vandalism.

Historic

The Palace is rich in history, with a Romano Villa uncovered on the site. The area was in use as both an Archbishop's Palace and Royal residence from the 11th to 16th Centuries, falling into decline after the death of King Henry VIII. It is believed that the first manor house on the site was commissioned by Archbishop Lanfranc in 1070, as a series of manor houses. However, there is conflicting evidence that Lanfranc simply extended and repaired existing structures.

Around this period, William the Conqueror reportedly stopped at Otford during a bout of sickness while returning from the battle of Hastings. (Clarke 1975: 40) Warham's rebuilding of the scheme in 1515 was key, as both Otford Palace and Hampton Court became prominent in England.

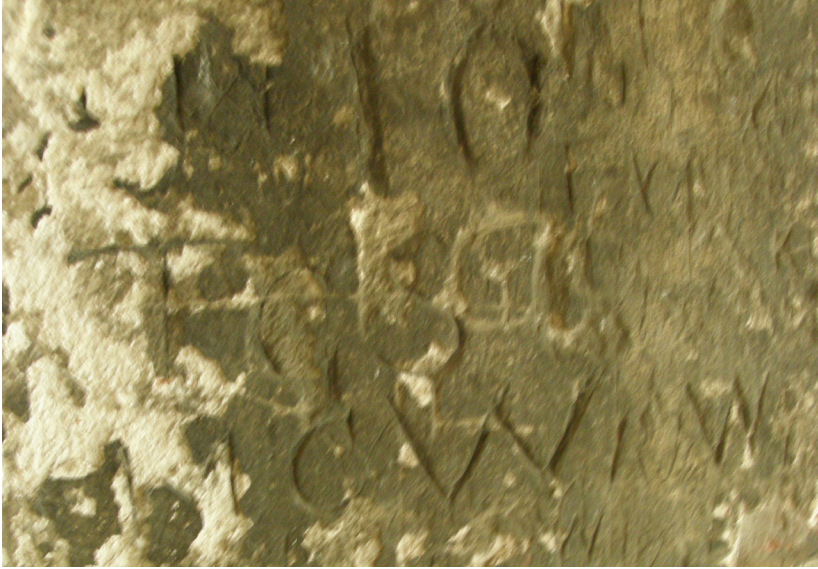


Figure 18: *Internal Inscriptions Within The Tower* (2015)



Figure 19: *Previous Repair Works To The Tower* (2015)

Archaeological

In 1969 an excavation exposed the foundations of outbuildings, which do not appear on reconstructed plans of The Palace. (Clarke 1975: 53) Additional areas of the site have also been excavated, with abundant findings from the Medieval period. These finds have significantly contributed to history, and are designated to have international importance. Areas of The Palace including: the south-east Tower; two ranges; the moat; as well as an advanced system of latrines and sewers, (Mynott 1974: 195) were also discovered in this 1974 Excavation.

These archaeological discoveries lead to the surrounding townscape and landscape of The Palace.

Townscape & Landscape

After the Anglo-Saxon period, The Palace was one of the few reasons that the village of Otford remained. Today The Tower is the tallest building within its context, sheltered from the heart of the village by trees.

Otford Palace has always dominated the townscape, as seen in the supporting imagery. The surrounding landscape to The Tower and Gatehouse remains relatively unchanged since it fell into disrepair. The stream that once provided water to the gardens and manor house created by Warham still cuts across the landscape. Archaeological evidence points to Lanfranc's Palace being on a sloped site, with Warham levelling the area before his construction in 1515. The hedges which now define the public area around The Tower, and encourage ecological wildlife, must be considered in any future development

Architectural Value & Aesthetic

Warham's Palace was constructed from brick and stone, with original details still visible. The Palace differed from its context at the time of construction, as much of the historical village would have been timber framed.



Figure 20: 1974 Excavations of Otford Palace (1974)

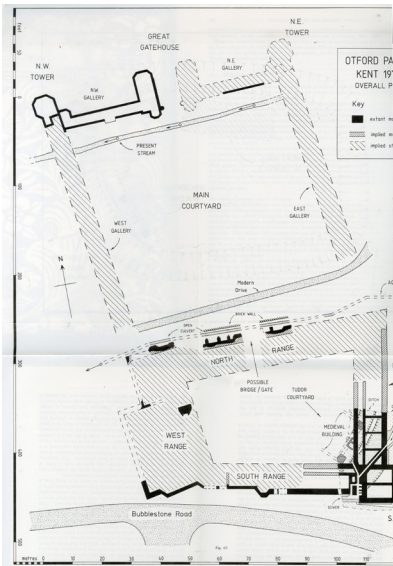


Figure 21: 1974 Excavation (1974)

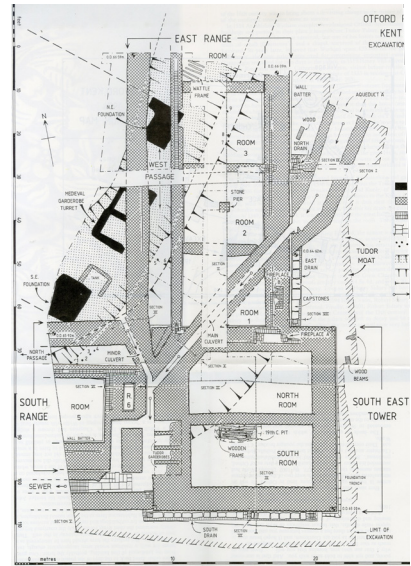
Figure 22: *Details Of Excavation* (1974)



Figure 23: *Stream That Has Flowed Through The Area Since Medieval Times (2017)*



Figure 24: *North West View From The Tower Roof Towards The Village Church (2017)*

Warham imagined the finished design of The Palace from conception; levelling the site created the topography for a surrounding moat and enhanced the grandeur of The Palace in the village.

The Tower and Gatehouse both hold great architectural value. Their age, condition and historical context are considered of national importance, evident by the designated status as a scheduled monument. This value is also of importance to the village, where The Palace remains a feature.

Cultural Significance: Summary

The Historic, Archaeological and Aesthetic criteria have been determined as the most valuable. These historical roots, archaeological potential and architectural values have been outlined as key to The Palace's significance, with their value reflected in any future proposal.

The Cultural analysis provided insight into these topics by looking at the surroundings of The Palace as well as the surviving buildings. This enabled the investigation to look further than just immediate objects, gauging how The Palace sits in its context. Though these conclusions are considered to be substantial, they rank below those of the Emotional analysis, and should be treated as such.



Figure 24: *3D Graphical Representation Of The Complete Otford Palace (2017)*



Figure 25: *Public Footpath Running Alongside The Palace (2017)*

Use

The final of the three sectors outlined by Feilden is Use, with Functional; Economic; Social; Educational and Political forming subtopics. As The Palace Tower is not currently in use, aspects of the analysis will also focus on previous and potential uses.

Functional

In terms of functionality, The Gatehouse is currently used as a storage facility, whilst The Tower remains open to the elements. The structural aspects of the building are functional in both cases, suggesting that they should be preserved rather than left to ruin. Structural analysis of The Tower has also certified that the original floor joist reveals are capable of supporting a modern floor. Bringing the buildings back into regular use would restore their function.

Economic

Whilst it was in the ownership of the church and managed by the Archbishop of Canterbury, surrounding lands of The Palace were leased to locals, guaranteeing an income.

However, during the 16thC Irish war, it is rumoured that the crown sold many of The Palace's expensive roofing materials, to aid the purchase of ammunition. This turmoil was also cited as the reason why no repairs were carried out during this time, after several costing surveys and assessments were produced. Any future use of The Palace should have the potential to generate further economic revenue within the village, where many tourists currently visit.

Political

Warham's estate was forcefully acquired by the crown from Archbishop Cranmer in 1537 after a long dispute, as Henry VIII looked to increase the number of royal properties with hunting grounds. (Thurley 1995: 50)

Otford was also subject to an attack during the Peasants' Revolt, with reports that villagers damaged gates and stole metal work in compensation for unfair taxes, triggered by the socio-economic crisis of the Black Death. In recent times, the remains of The Tower have caused political debate within the area, as it remains unoccupied and exposed to the elements while owned by the local council.

Social

The Palace was a place of grandeur, and high social status, regularly visited by royalty. Once forcefully acquired by the crown, the social status of the village rapidly declined, particularly after the death of King Henry VIII, when the nearby Palace of Knole was seen more favourably. Using these social values and influences within the future of both The Tower and Gatehouse would ensure that this social significance is preserved.

Educational

No formal educational use existed on the site, however, the remaining aspects of The Palace provide an informal education. The doors to the main Tower and staircase enclosure are currently barred, but the internal features of both spaces are clearly visible, as seen in Figure 26 & 27. These include: fireplaces; internal lintels and part of the original staircase. The possibility to educate visitors should form part of any future intervention as it contributes to The Palace's long-term conservation and community engagement.

Use Significance: Summary

The most important elements of the use category have been identified as Social and Political. This was determined by the high social and political status once held by the estate. Social status was the primary reason for the building's reconstruction, as it was a significant part of day to day life.

Political turbulence played a crucial role in both The Palace's creation and downfall. The rebuilding in 1515 was a result of the competitiveness between Warham and other noble designers, whilst the ransacking of valuable materials to fund ammunition was the beginning of the end for the scheme.

Conclusion: Feilden's Analysis

This section has reviewed Feilden's significance criteria results. The rank of these values has been determined as: Emotional, Cultural and Use.

Emotional was graded as the most influential, due to the breadth and depth of The Palace's identity, as well as the strong sense of spirituality that the grounds have held for nearly 1000 years. Culture was designated the next important aspect, with Historic, Archaeological and Aesthetic elements the most influential. Together they provided information on the surviving structures, as well as historical and cultural events in the surrounding area, that influenced changes to the fabric and ownership of The Palace.

The Social and Political history of Otford Palace are considered the most important factors within Use, however, these are less worthy than those of Emotional and Culture. They are rooted in The Palace's history and less transferable in determining how the surviving structures should proceed.

To conclude, the previous chapter has analysed the significance of Otford Palace using criteria identified by Bernard Feilden. After thoroughly assessing each of these categories, the order of significance has been determined as follows: Emotional, Culture and Use. These results can now contribute to the ambitions and future interventions of Otford Palace.

The Heritage Lottery Fund

The decision to use the significance assessments from the HLF was taken due to the impact that the fund has in preserving historic buildings at risk. Many projects are not economically viable without the fund, and its criteria in cases such as Otford Palace are considered particularly influential. Rather than being presented with abstract headings, as is the case with Feilden's assessments, the *significance guidance document* creates a welcoming feeling by posing questions.

Is it rare or endangered?

In 791, the land of Otford was given to the Christian Church by the Danish King Offa, of Mercia, as a gesture of goodwill.

The evidence suggests that Warham's construction was a fine example of a Tudor Palace, both larger and grander than Hampton Court. Few Archbishop's Palaces from that era have survived, making Otford Palace a rarity. The current exposed openings of The Tower endanger it to the elements and allow for further disrepair of the structure.

Why is the heritage important to history?

Is it associated with important people or events?

How does it contribute to our understanding of the past?

This piece of heritage is especially important to history as it has connections to the church and the crown from the 8th Century. Archbishop Lanfranc constructed the first notably sized estate in the village during the late 11th century, beginning the ecclesiastical connection.

This residence was expanded during the next 500 years, whilst a number of Archbishop's lived in The Palace including; Lanfranc (1070-1089), Thomas Becket (1162-170), Thomas Arundel (1396-1397) and William Warham (1503-1522.)

Prominent royals often stayed in The Palace including: (Clarke 1975: 114) King Edward I; King Edward III (Clarke 1975: 80) and King Henry VIII, who was a frequent visitor with Catherine of Aragon. (Clarke 1975: 101) Contribution to the understanding of The Palace's past is key when examining the power, influence and wealth of the church. During the Tudor period control shifted more notably in the direction of the crown, after the religious separation from the Vatican.

What is its contribution to the wider environment in which it sits?

The surviving Gatehouse and Tower dominate their setting, as the complete Palace did. Until c.1200, The Palace leased its land to the local people as farming property, and it is responsible for the growth of Otford from a small Anglo-Saxon settlement to a location of national importance during the 1500's.

The Palace was not maintained by King Henry VIII's descendants, and soon fell into decay after his death, with the lands re-leased to tenants as Otford became insignificant to the country. (Otford & District Historical Society 1964:9)

Is the heritage of archaeological significance?

What can the buildings, landscape or buried remains tell us about past events?

What do we know about the pattern of construction, use or alteration?

An excavation was conducted in 1969, which led to the discovery of a set of buildings absent from any reconstructed plans. (Clarke 1975:53) Further excavations were carried out to the south of the site in 1975. These findings suggest that the entire site boasts archaeological importance, leading to improved knowledge of medieval construction methods. Evidence suggested that Warham levelled the site, before beginning his own construction on The Palace, with very few buildings in Kent holding such archaeological prominence. (Philp 1984:165)

Is the item of technical importance - does it tell us about innovation?

Structural arches are visible within the fabric, built to prevent any subsidence due to the sloping and damp nature of the site. They can only be assessed as successful, as The Palace Tower still stands today.

Previously unknown construction methods were identified during the excavation of 1974, with a statement issued that the site is deemed to be of international importance.

Does its current use contribute to its significance?

Although The Tower is not currently in use, its significance remains substantial, yet unchanged and undervalued to the uninformed observer. The Gatehouse is currently used for storage purposes, which again does not contribute to its significance.

What are the artistic qualities of the buildings, spaces or designed landscapes?

The remaining Tower takes the form of an unequal octagon, with each floor designed to be an individual room. These spaces receive an abundance of light from windows on all aspects, as seen in the following imagery. An adjacent structure to the main Tower housed the staircase, some of which is still present today. Artistically, Warham's rebuilt estate was subdivided, with a courtyard to the north and manor house to the south, enclosed by galleries, gatehouses and Towers. The scheme was typically medieval, and showed little renaissance influence despite the artistic movement's popularity at the time. (Clarke 1975:100) The stone window jambs to both The Tower and Gatehouse join with pointed arches at the head, and are mostly formed of two openings with a central mullion. Smaller windows also appear within The Tower, providing light into the stairwell.



Figure 26: *Ground Floor Of Tower, Facing East* (2017)



Figure 27: *Upper Floors Of The Tower, Currently Forming A Void* (2017)



Figure 28: *The Surviving Tower, Short Gallery & Gatehouse From The South* (2017)



Figure 29: *Recent Repair Work To The Tower* (2015)



Figure 30: *Archbishop's Palace Conservation Trust Logo* (2017)



Figure 31: *Educational Plaques Within The Palace Grounds* (2017)

How does the local community value the place?

The Palace and its grounds are of importance to the community. A charity has been created to represent their views in discussions with the owners, Sevenoaks District Council, in addition to actively educating the public about the history of The Palace.

The trust is currently liaising with a number of funding sources to secure investment in the future of The Tower. The creation of the trust came after a unanimous voting of the community in early 2017, with just two abstentions. This demonstrates the passion held by the local people about The Palace's return to grandeur.

Is it a source of formal or informal learning?

Is it used for recreation?

The site is a source of informal learning, with educational plaques in place informing visitors about the history of The Palace. Visitors are free to explore the external areas around the remaining Tower and Gatehouse for recreation, whilst the entrances to The Tower are currently barred for safety.

Is it important for commemorative or spiritual reasons?

The site has a spiritual connection, due to its association with the church, and people such as Archbishop Thomas Becket. Becket is also thought to have performed a miracle nearby, now known as Becket's well, where he struck his staff into the ground and flowing water appeared. With ecclesiastical links dating from 1070, the area is very important spiritually as many Archbishops resided there.

Has the heritage been featured in films, paintings or in literature?

Figure 32, JM Williams' watercolour is one of the few paintings associated with The Palace. Alongside engravings, they show The Palace in the 19th Century.



Figure 32: JM Williams Watercolour, Archbishop's Palace in Ruins (18thC)



Figure 33: View From S.W. Of Remains Of The Tudor Northern Range (18Thc)

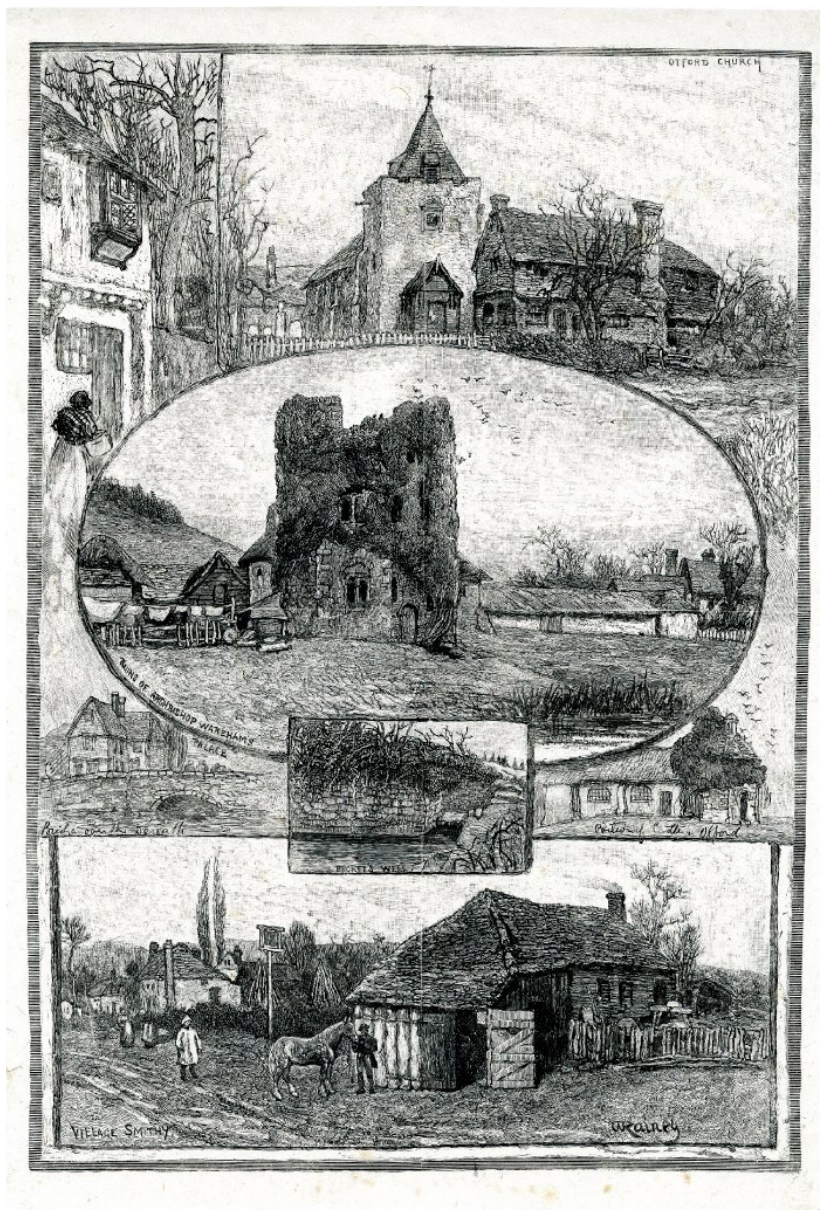


Figure 34: Ruins of Archbishop Wareham's Palace (1853-1926)

Figure 33, created by I.Bayly shows The Palace earlier. The 18th Century engraving shows the remaining northern range from the south-west. Again it depicts the short gallery as single storey, and The Gatehouse at a reduced height.

Other images illustrate Becket's Well (a miracle said to be produced by Archbishop Becket) and a view of the village Smithy. This image was a proof illustration to 'The Illustrated London News'; by W Rainey during 1853-1926.

In terms of literature, it is widely rumoured that Archbishop Cranmer began writing the Book of Common Prayer at Otford Palace during 1534, reinforcing the ecclesiastical connection to The Palace. This book was re-written several times and formed an important part of worship within the period.

If your heritage is registered, designated or protected in some way, this will be because it is of a particular value. Tell us whether it is protected, how it is protected and why?

The Tower and Gatehouse are currently a scheduled ancient monument, whilst the converted cottages are Grade II* listed, further walls and ruins of the once grand Palace are Grade II Listed.

Otford Palace shows signs of change and disturbance, but survives well above and below ground. The windows and fireplaces within The Tower are excellent examples of craftsmanship. Less than 200 Palaces have been formally identified across the country, with written sources confirming they were once prevalent throughout the country. Historic England has deemed these remaining estates to be of national importance. (Historic England n.d.b)

Is the story of its preservation important?

Preservation begins in the 20th Century, with the conversion of the short galley into terraced cottages. Though this was unsympathetically completed due to: the choice of non-matching

materials; lack of consideration to traditional construction methods; and the closing of previously important fenestration features. The intervention did save the gallery from further disrepair. However, the result was a starkly out of keeping roofscape and conflicting materiality. Recent works were carried out to make The Tower structurally sound, providing a new roof, as well as replacement stone surrounds for several windows. The repairs to Lanfranc's Palace were carried out while it was still in use, emphasising the importance of maintenance in conservation.

Has the value of the heritage changed in time?

Was it important for different reasons in the past?

Its significance to the church, the crown and the state increased over time, and the primary reason for its existence remained constant from 1070-1537. After the passing of King Henry VIII, the role of The Palace dwindled, and the building was sold into private ownership.

The value of the heritage also increased over time, as other Archbishop's Palaces fell completely into ruin, Otford is one of the few Tudor Palaces with substantial buildings remaining. Throughout history, The Palace was first important for spiritual reasons, which then shifted into royal importance as the crown took ownership of the estate

Distinguish things that are crucial to its significance and cannot be lost or compromised, and those of lesser value.

If there are things that have little value or detract from the significance of the heritage, explain why they are not valued, it is easy to dismiss as unimportant something that later proves to be worth keeping.

The continued use, adaptation and alterations to the estate are essential to its significance, allowing the buildings to remain within use to the 16th Century. Crucial elements to the significance begin with its presence in the landscape.

The original fireplaces and both new and old stonework are also invaluable, as they provide the internal organisation of the rooms. Maintaining the stream, as well as the patterned brickwork to The Tower and Gatehouse, are two meaningful elements to the significance of Otford Palace. The stream was considered in Warham's re-design, whilst the patterned brickwork denotes areas that would have been externally exposed.

Items of lesser significance include the remaining stones inside the stairwell. Though archaeologically important, the re-use of the stairwell for modern circulation purposes would take precedent. Another disposable element is the modern flat roof of The Tower. Historical Images show a parapet roof, continuing the elegant brickwork and emphasising the grandeur of the estate.

Access was prohibited to the interior of The Gatehouse with no viewpoints in. Externally, The Gatehouse would be taller than it is today, however, this is not seen as imperative in its conservation. Crucial elements of The Gatehouse to preserve include the external brick patterns similar to those of the tower, as well as a vertical strip of broken brickwork that is seen to the south, clearly documenting that it was once part of a much larger structure.



Figure 35: *External Patterned Brickwork&Remains Of Brickwork Connections*(2017)



Figure 36: *Surviving Circulation Tower And Staircase Remnants* (2017)



Figure 37: *Unsympathetic Flat Roof To Tower* (2017)



Figure 38: *Original Fireplace and Structural Arch* (2017)

Conclusion: Heritage Lottery Fund

This chapter has analysed the significance of Otford Palace, as set out by the HLF. The importance to the history of the heritage formed a crucial part of the significance assessment, highlighting the role The Palace played in the development of Otford. The gift of the land to the church by Offa was also vital in mediating between the Danes and the Saxons. Later, The Palace provided aristocrat entertainment and employment to local people.

Its story of preservation documents the historical and recent alterations to the scheme. It's important to understand that changes have been made to The Palace throughout its lifetime, and that any further work would only embrace this notion.

Crucial elements to the significance of Otford Palace include the exposed brickwork, original fireplaces and stone window surrounds. The presence that the remaining buildings have within the landscape maintain its sense of awe and greatness.

The Palace is a rarity, as few medieval Archbishop's Palaces remain. This is further reinforced by the level of protection given to The Tower and Gatehouse. The area is currently a source of informal learning, however, there is potential for The Palace to become a place of formal learning with regards to history, medieval construction and political turmoil within England.

Light and internal organisation were identified as key artistic qualities within the surviving Tower. These should be preserved where possible, retaining the connection to Warham's original design, and providing spacious well-lit areas for the public to engage with.

Primary Architectural Analysis

The Primary research in the following chapter utilises both original sketches and edited photographs. These draw on significant elements that were not previously analysed in detail by either Feilden or the HLF, as well as expands on some that were only briefly mentioned.

The edited photographs highlight the area discussed in colour, enabling the viewer to visually identify each aspect clearly. Smaller images of The Palace in the bottom right of the page provide the context to each individual element, pin pointing its location within the scheme.

The sketches and photographs focus on areas of the building fabric that are of interest to those with architectural insight, and then analyse observations with regards to significance.



Figure 39: *Sketch Of In-Filled Window To The Gatehouse* (2017)

Infilled Windows

Figure 39 illustrates a window on the north elevation of The Gatehouse. The brickwork used in the infill is of a similar colour and texture to that surrounding it, suggesting that it was once part of the larger estate. The stonework surrounds are larger than those of The Tower, indicating it was considered a separate structure with design variation.





Figure 40 depicts another in-filled window, again the internal brickwork is identical to the external, indicating that it was from the same stock. An inward opening has also been maintained, as the bricks either side align to form an opening. The large structural cornerstones of The Tower are also visible within the image and are prevalent throughout the scheme.





Figure 41: *Sketch Of Brick Structural Arch* (2017)

Structural Arches

This is a structural arch, rather than a lintel, as the bricks do not align vertically with the ends of the arch to create an opening. Structural arches were used to counter subsidence, with Otford built on low lying and volatile ground.

This arch appears on the south facing wall, confirming the existing of subsidence in that area. The crack directly above it also highlights a fault. This is significant as it shows construction technology within the period was fairly advanced.



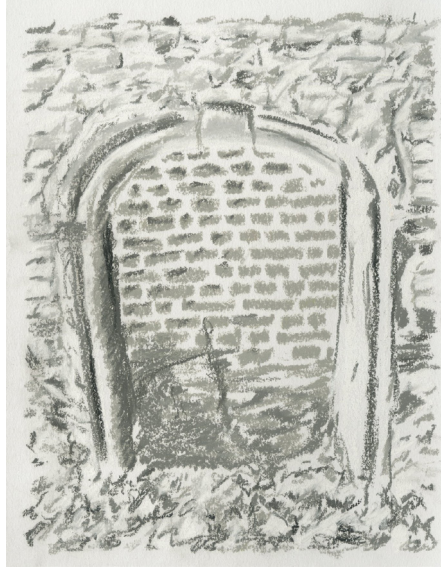


Figure 42: *Sketch Of Former Gatehouse Entrance* (2017)

Former Gatehouse Entrance

Though easily mistaken as a fireplace, this is a former doorway to The Gatehouse. This can be identified due to the differing proportions of fireplaces shown in Figure 38 which display the traditional medieval landscape orientation. In addition, the stonework surrounds also differ in style and proportion to those visible around fireplaces in The Tower. Given that Warham designed and built The Palace in one phase, it is unlikely that they would substantially differ.

The head-height of the door shows how much the surrounding land levels have changed since the construction of The Palace, and also accounts for the current height of The Gatehouse.



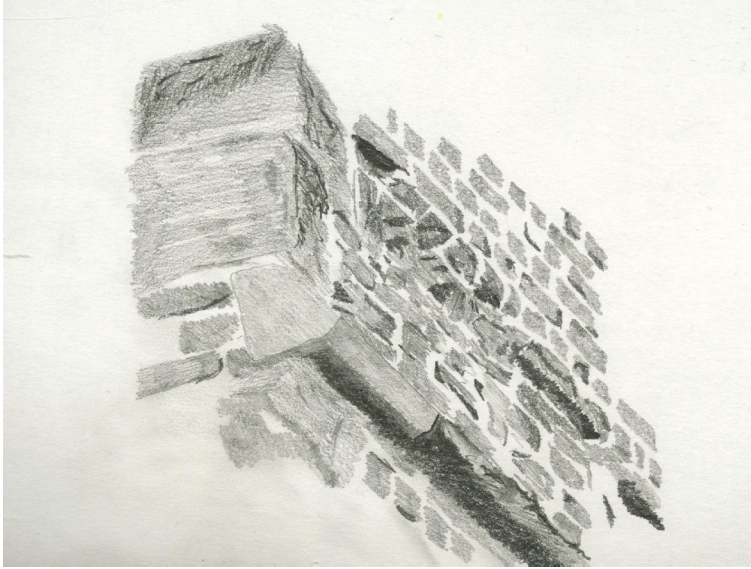


Figure 43: *Sketch Of Stone Repairs* (2017)

Stonework Repairs

The stonework repair on this section of The Tower is contrasting in both colour and form to the adjacent masonry. It is likely to have been part of the recent renovations, due to its lack of discolouration, and takes the original form, in contrast to the surrounding worn stonework.

These new pieces of stone are significant as they symbolise the modern contributions to The Tower. They also restore elements of the original design intention to the exterior façade.





Figure 44: *Recent Stonework Surrounds* (2017)

Modern stonework repairs have restored this window casement. The new stone matches the expected original profile, though is more defined than the surrounding casement stones as has not been exposed to the elements for many years.

The contrasting elements contribute to the modern story of The Tower and add to the layers of alterations, again providing visual clues to how The Palace once appeared.





Figure 45: *Decorative Burnt Brickwork Pattern* (2017)

Decorative Brickwork

Burnt bricks were used for decorative purposes throughout Otford Palace. They make it extremely clear which elements of the surviving buildings were designed to be exposed to onlookers of The Palace, and which would have been hidden by previous structures or internal treatments.

In terms of significance, these decorative bricks have been exposed since 1515, when this burning of bricks was used as a decorative tool.



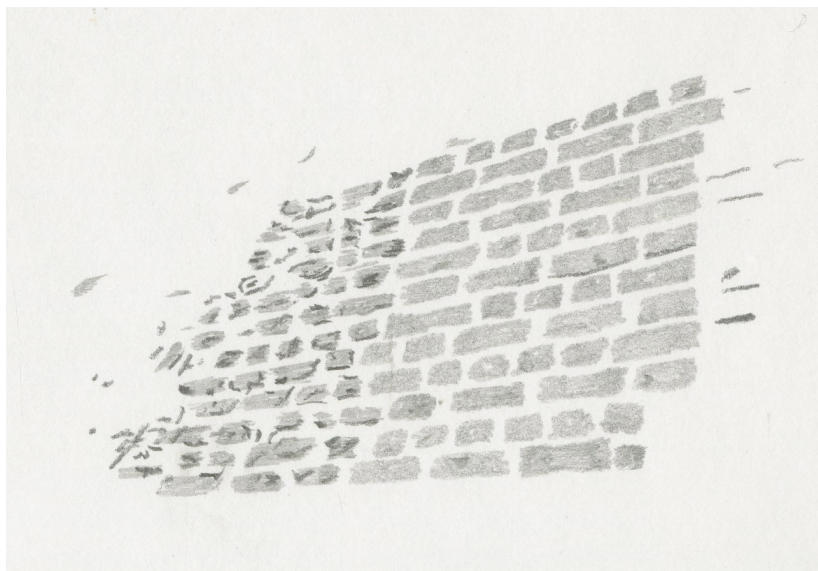


Figure 46: *Sketch Of New And Old Brickwork* (2017)

Contrasting Brickwork & Mortar Repairs

This contrasting brickwork highlights an external area of The Gatehouse that has been repaired. The bricks are of a different colour and far smoother than the original, though are in the same English Brick Bond. The mortar is particularly contrasting and unstained next to the original construction.

Looking at these qualities it is clear that this repair is fairly recent, both the smoothness of the bricks and non-discolouration of the mortar indicate that they have not been exposed to the elements for a lengthy period of time, and are likely a result of recent repair works.





Figure 47: *Mortar Repairs To The Tower* (2017)

The mortar repairs to this existing brickwork were also likely to have been carried out during the recent works, due to their lack of discolouration. The colour and texture of the bricks match the rest of the wall, suggesting that they are original.

The burnt brickwork pattern is visible above the indent identified in Figure 49. This shows the position of a roof and further highlights that the area above was exposed, while below was internal.



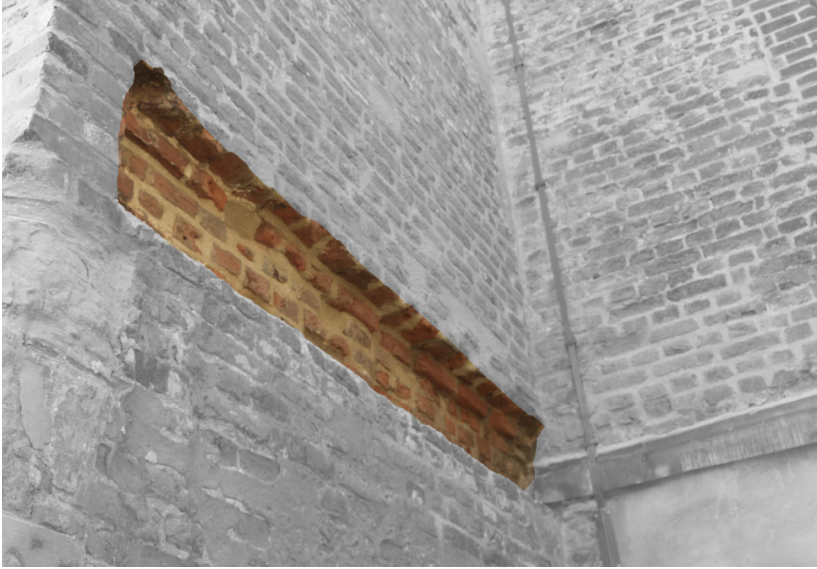


Figure 48: *Evidence Of Previous Floor* (2017)

Structural Design

This indent within the external wall of The Tower indicates where floor joists would have rested, forming an upper floor to the long gallery, connecting north-west and south-west Towers. Again, there is evidence of mortar repairs, though the brickwork colour and texture would indicate it is original.

With regards to significance, preserving and reusing these elements of structural design within a future intervention would respect the original design intentions.



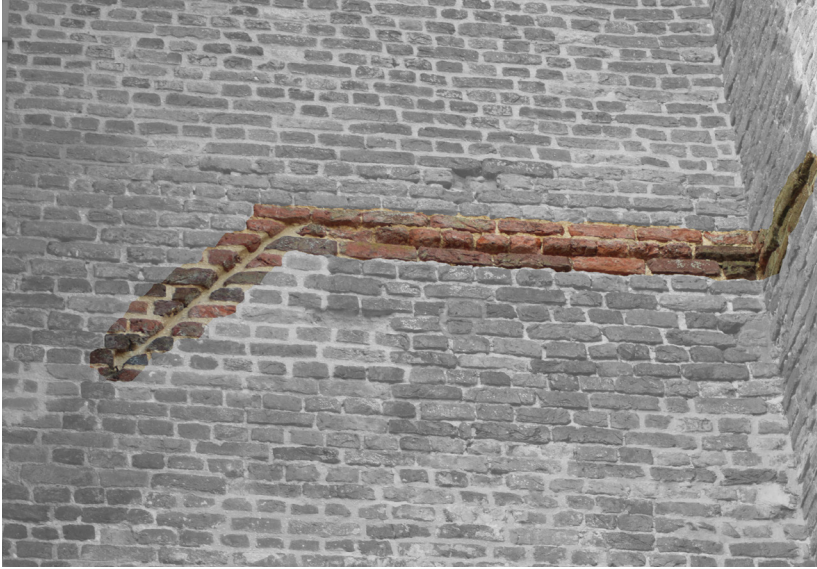


Figure 49: *Evidence Of The Previous Roof* (2017)

Defined gaps in brickwork, like those highlighted above, denote evidence of a roof connection. The bricks below this indent do not contain the burnt brick pattern, showing that this area was designed to be enclosed with internal finishes.

This roof structure enclosed the connection between the main and circulation Towers, shown in Figure 50, this also has the potential to be re-introduced within a future intervention, should the circulation Tower become the primary form of access.





Figure 50: *Connection Between Circulation & Main Towers* (2017)

These exposed doorways to the first floor of The Tower show how the circulation Tower connected with the main octagon. The aligned brickwork either side of the openings make it clear that these were originally designed to be doorways, whilst the surrounding brickwork contains no decorative pattern, indicating that the long galley was two storeys high.

Using the existing circulation Tower to provide access to the main Tower would allow the internal significance of the larger Tower's rooms to remain intact, as the design would not be as heavily compromised.





Figure 51: *Concrete Repair To Tower* (2017)

During the 20th century, a number of concrete mortar repairs were made to The Tower and Gatehouse. This image shows an area of brickwork that has been lost to concrete. This type of repair is both unsuitable and unsympathetic to historical buildings, as it does not allow the building fabric to breathe and detracts from The Palace's aesthetic significance.





Figure 52: *Unsympathetic First Floor Addition* (2017)

20th Century Alterations

The modern upwards extension to the short gallery was part of its conversion to cottages during the early 20th century, after a fire destroyed the previous thatched roof.

Judging by the location of the gable to the short gallery, it is likely that this stair Tower would have also provided access to the first floor of the long & short galleries, in addition to the corner Tower.



Figure 53: *Original Brickwork To Cottages* (2017)

The brick surrounds to the cloisters of the gallery, are still visible from the field to the south. The original brickwork highlighted above is substantially more textured, and lighter than the first floor above.

The cloisters would have been open to the courtyard on the south (now the public field) and allowed the movement of staff and residents around The Palace.

Conclusion: Primary Analysis

This architectural analysis has identified key features within the remaining fabric of the buildings. The images assist in understanding how the building was used, as well as identifying elements that relate to its previous form and artistic qualities. This link to the past is what makes the consideration and views of the current community important. (Chitty 2016: 93)

One of the most prominent architectural aspects identified were the decorative burnt brickwork patterns. The pattern identifies which parts of the scheme were designed to be left externally exposed, allowing a more sophisticated understanding on how The Palace was used.

The repaired stonework is a significant aspect of modern restoration, highlighting the differences between new and old, as well as keeping structural lintels intact and suggesting how elements of The Palace may have looked after construction.

Doorways between the main Tower and secondary circulation Tower highlight how these structures were connected. They also provide elements of significance that could be embraced and highlighted within any potential scheme.

The Future of Otford Palace

This dissertation has evaluated the significance of Otford Palace using three methods. The options for the future of strategy of the building have been determined as:

1. Letting the remaining buildings fall into ruin
2. Repair / conservation / renovation of the existing building with its original use
3. Repair / conservation / renovation of the existing building with a new use

The results of the significance analysis will now be considered against these options, to determine the most appropriate strategy.

1. The Importance Of Ruins

In cases where the assessed significance cannot justify the economic investment, a ruin should be created. (Feilden 2003: 266) Historic buildings are seen as more than objects, they can (Feilden 2003: 1) relay messages from one generation to the next, as well as (Earl 2010: 74) present a sense of wonder and awe. A ruin creates a new setting and relationship within its environment, and ensuring that this is appropriate, is one of the greatest challenges. (Earl 2010: 119)

Otford Palace reached the end of its active life during the 16th century, as a result of the external economic turmoil. However, with adequate maintenance, the active life of The Palace could be extended almost indefinitely. (Earl 2010:10) Both the surviving Tower and Gatehouse hold potential for renovation and could be converted into functional spaces without excessive or damaging reconstruction.

Palace ruins are still visible in the form of outer walls from a number of public locations, including Bubblestone Road and Public Footpaths. The creation of another ruin would be detrimental, given the value of the cultural and emotional significance attached to the site, as well as the building fabric and recent structural repairs.

2. The Retention of Use

The next option to consider when evaluating the strategy for Otford Palace is the repair / conservation / renovation of the existing building with its original use.

The church and Archbishop of Canterbury are now no longer in need of large grand residences spread across the diocese. Therefore, a return to the existing use of The Palace should be dismissed as it would not be economically viable, or functional, within modern society.

3. The Adaptivity Of Buildings

The adaptation of buildings is now seen as economically, environmentally and culturally appropriate, as available land declines and the cost of new construction rises. (Earl 2010: 35)

Changing the use of historic buildings was previously a contentious topic, however, architecture that is considered historic, is also likely to have been subject to alterations. (Earl 2010: 97) A successful building is capable of this adaptation and enhancement of usefulness. The need for a change of use should never be the sole factor when deciding the end of a buildings life, (Godfrey 1954: 23) and no case has been made that an external form can define a programme. (Godfrey 1954: 65)

Though the remaining Tower and Gatehouse at Otford Palace take unique forms, they could be restored. Historically, buildings underwent repair rather than demolition, with the results of the significance analysis suggesting this should continue.

Otford Palace can engage the local community, and the benefit of this relationship is widely recognised. (Chitty 2016: 34) Though the original use of The Palace has become redundant, the community feels strongly about its regeneration. The Archbishop's Palace has always served the local community, in terms of providing employment, leasing land and establishing Otford as a place worthy of Royal visits, the significance assessment results suggest this should continue.

Experts within conservation condemn the preservation of a historic building through just a façade, as it fails to tell the story of the scheme as a whole. This could soon be the case at Otford Palace if the council fails to engage with either finding a new use for the building or leaving it to ruin. (Earl 2010: 82) Warham's Otford Palace has now stood for over 500 years, with Lanfranc's over 400 years previously. A new use should embrace this history, and seek to actively educate and engage future generations about its story.

Otford Palace: Future Strategy

In summary, the significance analysis using Feilden's, The HLF's and Primary Research's methods have shown that the remaining Tower and Gatehouse at Otford Palace should be returned to a hub of the community, as they once were.

Identity was considered the most significant value of Feilden's emotional analysis, as The Palace's relationship with the community and culture of the village has been long-standing. The identity of The Palace was also influenced by its proximity to the Pilgrims' Way, while spirituality was analysed through historic ownership. These aspects of significance suggest that community ties with The Palace have been strong for generations, and that any future use of The Palace should actively engage with, and respect the views of, the local community.

The HLF's analysis found that historical importance and the story of preservation were key aspects of The Palace's

significance, with this continuation of change to be embraced. A public scheme within The Tower and Gatehouse would maintain their sense of awe and greatness in the area, whilst any attempt at a private dwelling may damage this with the creation of private amenity space.

The images produced during primary research identified key significance aspects in the design of Otford Palace, which should be considered in future interventions. Elements including design for floor joists, as well as the former roof line and circulation openings leave scope for an intervention to The Tower that is sympathetic yet functional. This would be most suitable for a new use with public engagement, as the requirements of such an exhibition or viewing gallery space would be significantly less detrimental to the building than a private residence.

All methods of significance analysis point to the strategy of repair and conservation for The Former Archbishop's Tower, Otford, in conjunction with a new use under public ownership. Chitty phrased the importance of community engagement:

Heritage has been created by people and it's been created for people... the heritage sector can no longer focus on heritage alone but how it can contribute to and benefit from broader social, economic and environmental well-being. (Chitty 2016:36)

A new use should be found that actively encourages visitors to engage with the building, as well as providing an economic return, to ensure continued maintenance. Examples of these uses could include hosting functions, as well as engaging with local schools and special exhibitions. The future intervention should not remain solely a static museum but instead play an active role within the village and wider context.

Conclusion

Contextually, research demonstrated how holistic significance analysis can be used to determine the strategy for a historic building at risk. Many of the books highlighted in the literature review focused on significance as a general term, few made contributions to how significance should be assessed, while none suggested how the results of analysis should be used.

This dissertation addressed a gap in the literature by bringing together different research techniques. The holistic significance analysis confirmed that Otford Palace was valuable, as well as vulnerable. This evidence took a values-based approach, using significance criteria methods established by Feilden and the HLF, in conjunction with Primary research in the form of images. These elements were then combined to assess the future of Otford Palace using three categories:

1. Letting the remaining buildings fall into ruin
2. Repair / conservation / renovation of the existing building with its original use
3. Repair / conservation / renovation of the existing building with a new use

Feilden's criteria showed that the emotional aspects of Otford Palace's significance were the most important. This influenced how The Palace was evaluated against the above categories, and it was found that the building was too valuable to let fall into ruin. The significance analysis results suggested that the most appropriate strategy was the repair of The Palace with a new use. It was found that The Palace has been constantly adapted and changed by society, during and after its time

as working Archbishop's Palace, resulting in the theory that future alterations should align with this tendency. Historic, archaeological and aesthetic aspects provided insight into The Palace, in addition to past events within its context. These cultural events, such as the Peasant's Revolt and the death of King Henry VIII, altered The Palace's fabric and ownership. This analysis enabled a profound understanding of The Palace and its context, as well as the social and political status during the course of the building's construction and demise.

The HLF method proved the importance of history and community to The Palace, which formed a crucial part of its significance. This was documented through evidence of historical events and community engagement. Otford Palace's story of preservation highlighted the continuous changes and adaptations made over time, with specific elements crucial to its significance identified. Less essential aspects of The Palace were also analysed, determining what could be removed or replaced, without detriment to the scheme, whilst the rarity of The Palace within England further argued against leaving the buildings to ruin. Fulfilling the site's potential to be a source of education, as well as maintaining the artistic lighting and organisational aspects to Warham's design, logically suggest that The Tower and Gatehouse become public assets rather than private dwellings. The capacity for further archaeological works in the area was also considered when evaluating the significance assessment results against the strategies. Research suggested modern excavation techniques could uncover previously unknown elements of historical construction, paving the way for future archaeological work in the area.

Primary architectural analysis images highlighted key technical aspects of The Tower and Gatehouse, as well as physical elements of The Palace that are vulnerable, or have been previously repaired. These elements were not appropriately analysed within the traditional methods of assessment but were

still valuable to the scheme's significance, demonstrating the importance of this non-traditional research technique.

Analysing these images was exclusive to those with architectural knowledge, presenting a unique perspective on significance analysis and how it engages with architecture. The photographs and sketches provided an understanding towards the previous form of The Palace, as well as how it was used. Identifying the location of previous floors and roofs provided information on areas any new intervention could occupy, whilst the structural arches gave an indication of ground conditions. These images provided supporting evidence that the surviving buildings should not be left to ruin, as valuable elements were identified, alongside recent repairs documenting its vulnerability.

Together these traditional and non-traditional methods provided a holistic analysis of Otford Palace. Aspects were identified that contributed to knowledge and understanding, allowing an informed and respectful suggestion on The Palace's future to be made. The traditional element of the analysis identified the value of The Palace, whilst the non-traditional method provided a visual aid to its vulnerability. The results of this analysis suggested that The Palace should be repaired, restored or conserved and given a new use directly contributing to the surrounding community.

Though the analysis identified a strategy of re-use for Otford Palace, it is crucial to consider how this use will contribute to the economic future of the building. Chitty's theories outline how community engagement can be coupled with a historic building at risk and how active engagement with the public can positively contribute to the buildings longevity.

In conclusion, this research has demonstrated how significance assessments can be used when determining the future of a historic building at risk. The combination of traditional and non-traditional techniques can be used to holistically gain an understanding of the building and its context, whilst providing

informed evidence towards a conservation strategy.

Whilst this analysis is invaluable in determining a strategy for the future of Otford Palace, it also contributes to wider conservation knowledge. Though in some cases it may be appropriate to leave a structure falling to ruin, as Earl stated 'historic buildings are, by definition, survivors'. (Earl 2010:92) By providing a method that can be unilaterally applied, this research demonstrates how holistic analysis can be used in determining future strategies and appropriate cases for change of use to a historic building at risk.

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