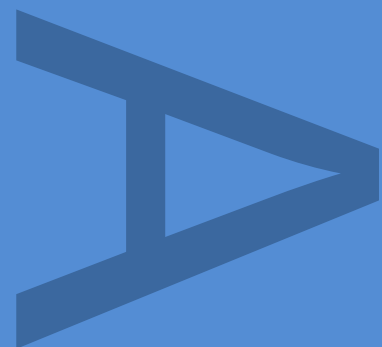


**BUILDING RECORDING OF  
THE ROOF OF A SMALL  
TOWER/BUTTRESS  
ATTACHED TO HADLOW  
TOWER, HADLOW, KENT**

**SITE CODE: KHTH11**

**PCA REPORT NO. R11115**

**NOVEMBER 2011**



DOCUMENT VERIFICATION

Site Name

Hadlow Tower, Hadlow, Kent. TN11 0EG

Type of project

Building Recording

Quality Control

Pre-Construct Archaeology Limited Project Code		K2629	
Pre-Construct Archaeology Limited Report Number		R11115	
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Revision No.	Date	Checked	Approved

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**Building Recording during the dismantling of the roof of the south small tower/buttress attached to Hadlow Tower, Hadlow, Kent. TN11 0EG**

**Central National Grid Reference: TQ 63421 49680**

**Written by Malcolm Gould**

**Project Manager: Charlotte Matthews**

**Site Code: KHTH11**

**Commissioning Client: Greenwood Projects Ltd**

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**November 2011**

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**PCA Report Number: R11115**

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# 1 NON-TECHNICAL SUMMARY

- 1.1 Pre-Construct Archaeology Ltd was commissioned by Greenwood Projects Ltd to undertake building recording during the dismantling of the roof of a small tower/buttress structure on the south side of Hadlow Tower, Hadlow, Kent, centred on Ordnance Survey National Grid Reference TQ 63421 49680. Hadlow Tower is Grade I listed and lies within the Hadlow Conservation Area.
- 1.2 Hadlow Tower once formed part of a large house, Hadlow Castle, built in the late 18<sup>th</sup> and early 19<sup>th</sup> centuries. The building of the tower in Gothic style began in 1838 and it was modeled on that at Fonthill Abbey (also known as Beckford's Folly) in Wiltshire, which was a large Gothic revival country house built around the turn of the 19<sup>th</sup> century designed by the architect James Wyatt. Hadlow Tower was built of brick and rendered with Roman Cement in imitation of stone block work and when complete with its 'lantern' (removed in 1996), the octagonal shaped tower originally stood 170 feet high.
- 1.3 Due to many years of lack of maintenance, by 1951 the main castle building was in such a state of disrepair that it was demolished. The tower and remaining courtyard buildings were purchased by a local philanthropist and in April 1951 were listed Grade 1. In 1976 the tower was converted to a dwelling. During the exceptional storms of 1987 the tower suffered significant damage and during the mid 1990s Tonbridge and Malling Borough Council carried out urgent safety work, removing the forty foot 'lantern' and many of the exterior decorative elements. A compulsory purchase order by Tonbridge and Malling Borough Council was confirmed in 2008 in an attempt to save the building. The necessary repair and restoration work, including the replacement of the lantern, was estimated at £4,000,000. Funding was greatly assisted by grants from English Heritage and the Heritage Lottery Fund. On the 2<sup>4th</sup> February 2011 ownership passed to the Vivat Trust, a building preservation trust that restores unusual historic buildings for use as self-catering holiday accommodation. Planning permission has been granted for the change of use of the tower from a single dwelling to single residential unit for holiday lettings on lower floors and prospect tower providing exhibition space and viewing gallery with regulated public access and external alterations and repairs.
- 1.4 As part of the restoration works, a lift is being installed in the tall rectangular brick tower/buttress abutting the south elevation of the main tower. This required the removal of a section of the south wall of the main tower and the roof of the brick tower/buttress. The building recording of the dismantling of the roof was required to meet a planning condition imposed by the Local Planning Authority on the planning permission.
- 1.5 The dismantling of the roof showed that it was constructed of reused 19<sup>th</sup> century peg tiles and red bricks. It did not have any additional support and was held together by a hard, grey, cement mortar, which may date to the late 19<sup>th</sup> or early 20<sup>th</sup> century. Five small, circular scars visible in the south wall of the small tower/buttress just below the underside of the roof suggest that when the roof was constructed it was supported by temporary beams and boards, which were removed once the cement mortar had hardened.
- 1.6 The bricks used in the roof appeared to have been reused since many had traces of a previous white lime mortar. These bricks and mortar are similar to those used in the construction of the main tower. It is difficult to date the construction of the roof since the only dating evidence is the grey cement mortar and the method of construction. The use of reused peg tile and bricks suggests a date when building material from other parts of the building was available, as occurred in 1951 when the main castle building was demolished, in 1987 following storm damage and during the mid 1990s when the forty foot 'lantern' and many of the exterior decorative elements were removed. The timber formwork method of construction has been used throughout the 20<sup>th</sup> century.

## 2 INTRODUCTION

- 2.1 Pre-Construct Archaeology Ltd was commissioned by Greenwood Projects Ltd to undertake building recording during the dismantling of the roof of a small tower/buttress structure on the south side of Hadlow Tower, Hadlow, Kent, centred on Ordnance Survey National Grid Reference TQ 63421 49680. Hadlow Tower is Grade I listed and lies within the Hadlow Conservation Area.
- 2.2 Hadlow Tower once formed part of a grand house, Hadlow Castle, built in the late 18<sup>th</sup> and early 19<sup>th</sup> centuries on the site of Hadlow Court Lodge, a much older manor house. Located in the village of Hadlow, the building lies approximately four miles northeast of Tonbridge (**Figures 1 and 2**).
- 2.3 The building of the tower in Gothic style began in 1838 and it was modeled on that at Fonthill Abbey (also known as Beckford's Folly) in Wiltshire, which was a large Gothic revival country house built around the turn of the 19<sup>th</sup> century designed by the architect James Wyatt. Hadlow Tower was built of brick and rendered with Roman Cement in imitation of stone block work and when complete with its 'lantern' (removed in 1996, compare **Plates 1 and 2**), the octagonal shaped tower originally stood 170 feet high.
- 2.4 Due to many years of lack of maintenance, by 1951 the main castle building was in such a state of disrepair that it was demolished for building materials. The tower and remaining courtyard buildings were purchased by a local philanthropist and in April 1951 were listed Grade 1 (List entry number 1070451). The List describes the building as,

'Tower, part of the remains of Hadlow Castle, a large Gothic house of late C18 origins. Tower begun 1838 (lantern added in 1840) for Walter Barton May to the designs of George Ledwell Taylor; modelled in part on William Beckford's 1812 tower (collapsed 1825) at Fonthill, Wiltshire, designed by James Wyatt. Rendered brick to imitate stone with the finer architectural detail and decoration built up in the Roman cement render.

Plan: The tower was added at the south east corner of the original house (built by May's-father) with the stable courtyard to its north east. The main house was dismantled in 1951: what is left today is the stable courtyard, converted to housing, with the tower in the south east corner linked to the courtyard buildings by a freestanding wall, formerly the west wall of the house. Tower octagonal on plan with a circular stair turret adjoining at the south west and a doorway on the north face. A lower, rectangular tower adjoins at the west. The original function of the main tower, beyond advertising the wealth and architectural ambition of the family, is obscure. The interior is relatively plain, especially when compared with the lavish interior of the house. It does not appear to have been heated originally and the smaller tower, between it and the house, was used as accommodation for men servants prior to 1951.

Exterior: An extraordinary landmark, especially in the flat Hadlow landscape. 170 feet high, plus the lantern and covered with quite delicate Gothic detail in Roman cement, becoming progressively more elaborate on the upper stages. Slender 3-tier gabled projections to each of the cardinal faces with diagonal buttresses, steep gables and tall crocketed pinnacles. The 3-stage stair turret has a pierced parapet and lancet window. The stages of the tower are marked by string courses of various designs, some enriched with fleurons. The faces of the tower are divided by buttresses which rise above the pierced parapet as tall pinnacles with gabled crocketed pinnacles. Tall, buttressed, pinnacled lantern largely obscured by scaffolding at time of survey (1988). Various tall, Gothic windows, matching on each stage. The lower stage windows are 2-light and transomed with flamboyant tracery and moulded architraves with engaged shafts with capitals; incised crosses above the windows and, above them, a string course with a tier of

engaged battlementing. The second stage also has 2-light transomed windows with quatrefoil windows above. Similar, narrower windows to the third stage with pairs of lancets above. The fourth stage has smaller transomed windows, each wall face covered in blind arcading in 2 tiers. The fifth stage also has 2 tiers of decoration, the lower tier trefoil-headed arcading, some blind, some glazed, the upper tier decorated with blind tracery and incorporating corbelled projections. Some of the Roman cement detail has fallen away. The gabled projections each have 2 tiers of tall lancet windows with moulded architraves, the embrasures filled with cusped lattice with traceried windows just below the gables. The north projection has a very tall, chamfered 2-centred doorway. The adjoining 4-storey servants' tower is embattled with a rounded projecting stair turret at the northwest and various Gothic windows: lancets, 2-centred with cusped Y tracery and timber flamboyant traceried windows in square-headed embrasures.

Interior: Plain by comparison with the exterior but preserving some original doors with applied Gothic panelling. A remarkable example of ambitious Gothic design and an outstanding landscape feature.'

- 2.5 In 1976 the tower was converted to a dwelling. During the exceptional storms of 1987 the tower suffered significant damage and during the mid 1990s Tonbridge and Malling Borough Council carried out urgent safety work, removing the forty foot 'lantern' and many of the exterior decorative elements (compare **Plates 1 and 2**). A compulsory purchase order by Tonbridge and Malling Borough Council was confirmed in 2008 in an attempt to save the building. The necessary repair and restoration work, including the replacement of the lantern, was estimated at £4,000,000. Funding was greatly assisted by grants from English Heritage and £2,000,000 from the Heritage Lottery Fund. On the 24<sup>th</sup> February 2011 ownership passed to the Vivat Trust, a building preservation trust that restores unusual historic buildings for use as self-catering holiday accommodation. Planning permission has been granted for the change of use of the tower from a single dwelling to single residential unit for holiday lettings on lower floors and prospect tower providing exhibition space and viewing gallery with regulated public access and external alterations and repairs.
- 2.6 As part of the restoration works, a lift is being installed in the tall rectangular brick tower/buttress abutting the south elevation of the main tower. This required the removal of a section of the south wall of the main tower and the roof of the brick tower/buttress. The building recording of the dismantling of the roof was required to meet a planning condition imposed by the Local Planning Authority on the planning permission.

### 3 METHOD

- 3.1 As part of the ongoing program of restoration works a lift shaft is being installed in the small rectangular brick tower/buttress against the south side of the main tower to provide access to all levels up to the fifth floor. The top of this rectangular tower/buttress originally had a steep Gothic style gable flanked by decorative pinnacles (**Plate 1**). However, following urgent repairs by Tonbridge and Malling Borough Council in the mid 1990s to make the building safe, these decorative elements were removed (**Plate 2**).
- 3.2 On the 12<sup>th</sup> October 2011, a site visit was made to record the roof of the small tower/buttress, which had been exposed when part of the south wall of the main tower was removed. The roof was located on the fifth floor of the tower/buttress and was visible in cross section with peg tiles lining the underside (**Figures 4 and 5; Plate 3**). A sequence of photographs was taken during its removal and a cross section was also drawn.



## 4 HISTORICAL BACKGROUND

- 4.1 Hadlow Tower once formed part of a grand house in the Romantic Gothic style built in the late 18<sup>th</sup> and early 19<sup>th</sup> centuries by Walter May, a yeoman farmer, and was erected on the site of Hadlow Court Lodge, a much older manor house existing in the sixteenth century but having unknown origins. The house was designed by a Mr J Dugdale to an architectural style promoted by Hugh Walpole when he built Strawberry Hill at Twickenham. The castle and ornamental gardens originally covered six acres with beautiful lawns, an ornamental pond, wilderness walks and fine specimens of monkey puzzle, Wellingtonia, sycamore, plane and yew trees. There was a walled kitchen garden, a grape vine and peach, nectarine, cherry, pear and plum trees.
- 4.2 The building of the tower at Hadlow Castle was begun in 1838 by his son and heir, Walter Barton May, to a design by George Ledwell Taylor. It bears a striking similarity to that at Fonthill, built in 1812; however Hadlow Tower's foundations were to prove much sounder than Fonthill's, which collapsed in 1825.
- 4.3 The house and estate lands passed through several families until the estate was split up and sold in the early 20<sup>th</sup> century. Since the 1840s only minimal maintenance had been carried out to the Tower, with the inevitable decline in the fabric of the building. During the Second World War it served as a vegetable store and an observation post for the Observer Corps and Home Guard.
- 4.4 In 1951 the main castle building was demolished for building materials. It was only the intervention of Bernard Hailstone RP, a local portrait painter, who purchased the Tower and the remaining courtyard buildings that prevented its demise. The tower was Listed Grade 1 in the same year. Subsequently, in 1976 the tower was converted to a dwelling. However, it was the damage caused by the exceptional storms of 1987 which started the major problems that now beset the building, and during the mid 1990s Tonbridge and Malling Borough Council carried out urgent safety work, removing the forty foot 'lantern', pinnacles and gables totalling ninety tons of masonry. In 1998 the World Monument Fund considered the building to be important enough for it to be included in the top 100 most endangered historic buildings in the world.
- 4.5 In July 2006, Tonbridge and Malling Borough Council announced that it would issue a Compulsory Purchase Order (CPO) on the tower in an effort to save it. This CPO was confirmed in March 2008 by the Secretary of State for Culture, Media and Sport, with plans for the council to take possession of the tower and eventually sell it to the Vivat Trust for £1. The necessary repair and restoration work including the replacement of the 'lantern' could then be undertaken. This would include the provision of short-term holiday accommodation, with a separate exhibition centre on part of the ground floor. Funding required for this restoration project is estimated at £4,000,000, which has been greatly assisted by grants from English Heritage, the Architectural Heritage Fund, the Country Houses Foundation, the Monument Trust and £2,000,000 from the Heritage Lottery Fund.

## 5 RESULTS

- 5.1 The roof that was recorded was situated on the fifth storey in the small rectangular brick tower/buttress against south side of the main octagonal brick tower. It sloped from west down to the east (**Figure 5; Plate 3**). The fall of this slope was approximately 20cm. The underside of the roof had peg tiles pressed into mortar and had two slopes to east and west with the apex running north south at right angles to the main wall of the tower. The upper surface of the roof had a thin coating of a bitumen type material over a cement mortar screed.
- 5.2 The roof structure was exposed in cross section since a large opening had been made in the south wall of the tower for the new lift. The south wall was 0.73m thick and constructed from red brick with a white lime mortar (**Plate 3**).
- 5.3 Dismantling of the roof by the building contractors showed that the red peg tiles on the underside of the roof (**Plate 4**) were held in position by a hard, grey cement mortar, possibly of late 19<sup>th</sup> or early 20<sup>th</sup> century date (Kevin Hayward pers. comm.). The peg tiles on average measured 25.5cm x 25cm x 1cm with small square holes and appeared to be of 19<sup>th</sup> century date. On the east side, the upper and lower surfaces of the roof were almost parallel and no more than 0.1m thick and consisted of several layers of peg tiles and cement mortar. There was no additional support for this structure such as timber joists or steel bars (**Plate 5**).
- 5.4 The west side of the roof was thicker as the upper surface sloped up and the underside sloped down to the east (**Plate 6**). The underside had two courses of peg tile held in position by a cement mortar with several more layers of tile added close to the side wall in an attempt to level off the top of this tile layer. Two courses of red bricks had been laid on top of this tile layer and towards the thinner centre of the roof these bricks had been reduced in thickness. The bricks were on average 23cm x 11cm x 7cm and beneath the grey cement mortar showed traces of a white lime mortar, showing that they had been reused. The size, shape and fabric of the bricks were very similar to those used in the walls of the small tower/buttress and they appeared to be 19<sup>th</sup> century in date. They were slightly darker in colour than the red bricks used in the walls of the tower. The rectangular structure abutting the tower had been built against the tower with a clear vertical construction joint between the two showing that the small tower/buttress was a later addition to the main tower. In addition, the brick courses of the two parts of the building did not align.
- 5.5 A tile course across the upper surface of the bricks created an even surface sloping down from west to east. Across this layer a 3-4cm thick grey cement screed had been laid across the entire roof. An attempt had been made to further weather proof this surface with a thin layer of a bitumen type material. There was no evidence of any lead or other roofing material covering the roof. However, a small sheet of lead was recovered from a small circular opening in the base of the east parapet wall of the small tower/buttress, presumably installed to shed rainwater from the roof without penetrating the side walls of this structure.
- 5.6 The east and west side walls of the small tower/buttress had a single brick step at the same height which supported the roof and appeared to be part of the original design of the building. However, the parapet walls above had clearly been truncated. Once the removal of the roof had been completed, its outline was left as a scar on the interior elevation of the south wall which it had abutted (**Plate 7**). Just below the underside edge of this were five small, approximately circular grey mortar scars that coincided with some slight damage to the face of the brickwork. These scars were evenly spaced with one at the apex of the underside of the roof and two on each side. It appears that the scars mark the position of temporary timber beams that supported boards that in turn supported the roof (tiles, bricks and cement mortar) during construction. Once the cement had hardened the supporting timbers and boards were removed.

## **6 CONCLUSION**

- 6.1 The dismantling of the roof showed that it was constructed of reused 19<sup>th</sup> century peg tiles and red bricks. It did not have any additional support and was held together by a hard, grey, cement mortar, which may date to the late 19<sup>th</sup> or early 20<sup>th</sup> century. Five small, circular scars visible in the south wall of the small tower/buttress just below the underside of the roof suggest that when the roof was constructed it was supported by temporary beams and boards, which were removed once the cement mortar had hardened.
- 6.2 The bricks used in the roof appeared to have been reused since many had traces of a previous white lime mortar. These bricks and mortar are similar to those used in the construction of the main tower. It is difficult to date the construction of the roof since the only dating evidence is the grey cement mortar and the method of construction. The use of reused peg tile and bricks suggests a date when building material from other parts of the building was available, as occurred in 1951 when the main castle building was demolished, in 1987 following storm damage and during the mid 1990s when the forty foot 'lantern' and many of the exterior decorative elements were removed. The timber formwork method of construction has been used throughout the 20<sup>th</sup> century.

## 7 BIBLIOGRAPHY

[http://en.wikipedia.org/wiki/Hadlow\\_Castle](http://en.wikipedia.org/wiki/Hadlow_Castle)

<http://www.hadlowtower.com>

<http://list.english-heritage.org.uk/>

## **8 ACKNOWLEDGEMENTS**

- 8.1 Pre-Construct Archaeology Ltd would like to thank Greenwood Projects Ltd for commissioning the work, and the assistance of Jeremy Stone of Greenwood Projects Ltd is gratefully acknowledged.
- 8.2 The project was managed for Pre-Construct Archaeology Ltd by Charlotte Matthews. The recording of the roof was carried out by Malcolm Gould. Kevin Hayward discussed the ceramic building materials and mortar. This report was written by Malcolm Gould. The figures were prepared by Josephine Brown and Amanda Hayhurst.

## APPENDIX 1 NMR OASIS FORM

**OASIS ID: preconst1-113529**

### Project details

Project name	Building Recording at Hadlow Tower
Short description of the project	<p>Pre-Construct Archaeology Ltd was commissioned by Greenwood Projects Ltd to undertake building recording during the dismantling of the roof of a small tower/buttress attached to Hadlow Tower, Hadlow, Kent, centred on OS NGR TQ 63421 49680. Hadlow Tower is Grade I listed and lies within a Conservation Area. It once formed part of a large late 18<sup>th</sup>/early 19<sup>th</sup> century house. The Gothic style tower dates to 1838. It was built of brick and rendered with Roman Cement in imitation of stone block work. The main house was demolished in 1951 and in 1976 the tower was converted to a dwelling. During the 1990s parts of the tower were removed during urgent safety work. As part of recent restoration work, a lift is being installed, which required the removal of the roof of the brick tower/buttress. The building recording showed that this roof was constructed of reused 19th century peg tiles and bricks, similar to those used in the construction of the main tower, held together by cement. It is difficult to date the construction of the roof since the only dating evidence is the cement mortar and the method of construction. The use of reused peg tile and bricks suggests a date when building material from other parts of the building was available, as occurred in 1951, 1987 following storm damage and during the 1990s when the 'lantern' and many exterior decorative elements were removed. The timber formwork method of construction has been used throughout the 20<sup>th</sup> century.</p>
Project dates	Start: 12-10-2011 End: 11-11-2011
Previous/future work	No / No
Any associated project reference codes	K2629 - Contracting Unit No.
Any associated project reference codes	KHTH11 - Sitecode
Type of project	Building Recording
Site status	Listed Building
Current Land use	Residential 1 - General Residential
Monument type	TOWER Post Medieval
Monument type	ROOF Modern
Significant Finds	NONE None

Methods & techniques 'Measured Survey','Photographic Survey','Survey/Recording Of Fabric/Structure'

Prompt Planning condition

---

### Project location

Country England

Site location KENT TONBRIDGE AND MALLING HADLOW Hadlow Tower

Postcode TN11 0EG

Study area 4.00 Square metres

Site coordinates TQ 63421 49680 51.2223385487 0.340512244569 51 13 20 N 000 20 25 E Point

---

### Project creators

Name of Organisation Pre-Construct Archaeology Ltd

Project brief originator Kent County Council Heritage Conservation Group

Project design originator None

Project director/manager Charlotte Matthews

Project supervisor Malcolm Gould

Type of sponsor/funding body Developer

Name of sponsor/funding body Greenwood Projects Ltd

---

### Project archives

Physical Archive Exists? No

Digital Archive recipient Local museum

Digital Archive ID KHTH11

Digital Media available	'Survey','Text'
Paper Archive recipient	Local Museum
Paper Archive ID	KHTH11
Paper Media available	'Drawing','Plan','Report','Survey ','Unpublished Text'

---

**Project bibliography 1**

Publication type	Grey literature (unpublished document/manuscript)
Title	Building Recording during the dismantling of the roof of the south small tower/buttress attached to Hadlow Tower, Hadlow, Kent. TN11 0EG
Author(s)/Editor(s)	Gould, M.
Other bibliographic details	PCA Report no. R11115
Date	2011
Issuer or publisher	Pre-Construct Archaeology Ltd
Place of issue or publication	London
Description	A4 document

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Entered by	Charlotte Matthews (cmatthews@pre-construct.com)
Entered on	11 November 2011





**Plate 1.** Hadlow Castle and Tower in 1901, viewed from the southeast. The roof structure which was recorded lay behind the steep Gothic gable and pinnacles topping the small ivy covered tower/buttress abutting the garden (south) side of the main tower.



**Plate 2.** Hadlow Tower looking northeast.



**Plate 3.** The recorded roof viewed from inside main tower, looking south.



**Plate 4.** Peg tiles on the underside of the roof, looking southwest.



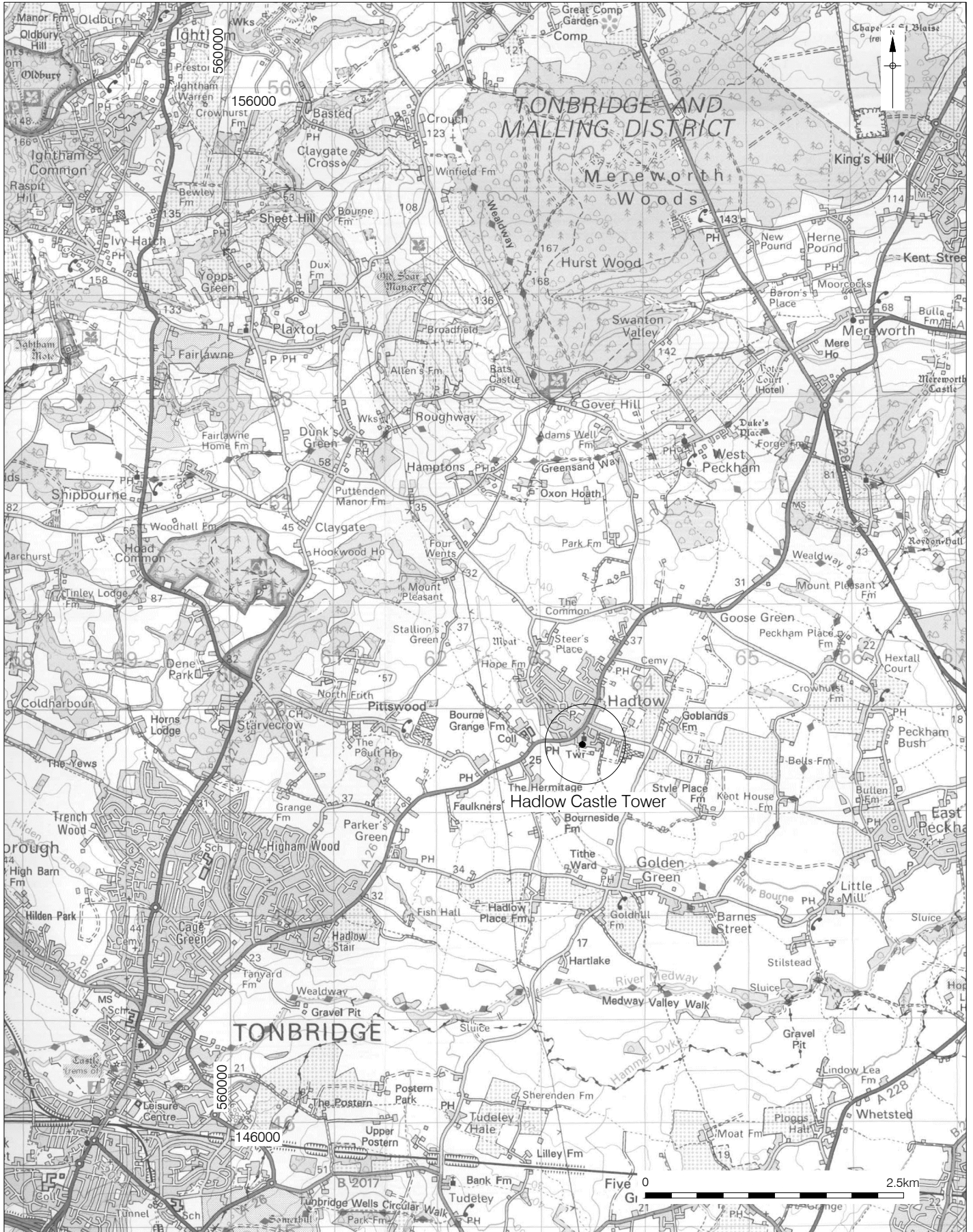
**Plate 5.** East side of roof showing tile construction topped by a concrete screed, looking southeast.



**Plate 6.** West side of roof showing brick and tile construction, topped by a concrete screed, looking southwest.

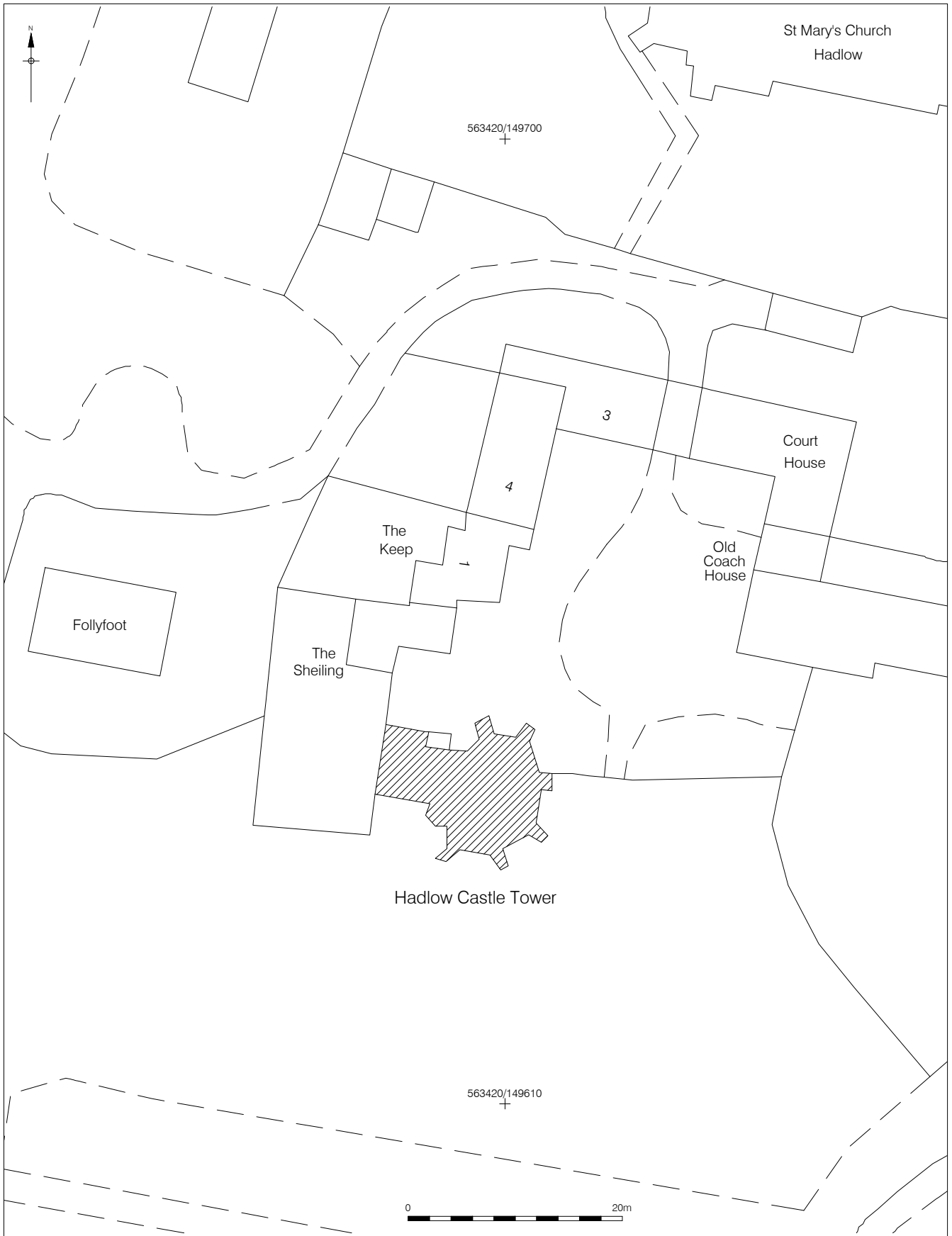


**Plate 7.** Roof removed leaving sloping scar on brick gable and small circular scars just below underside of roof indicated by arrows, looking south.



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 © Pre-Construct Archaeology Ltd 2011

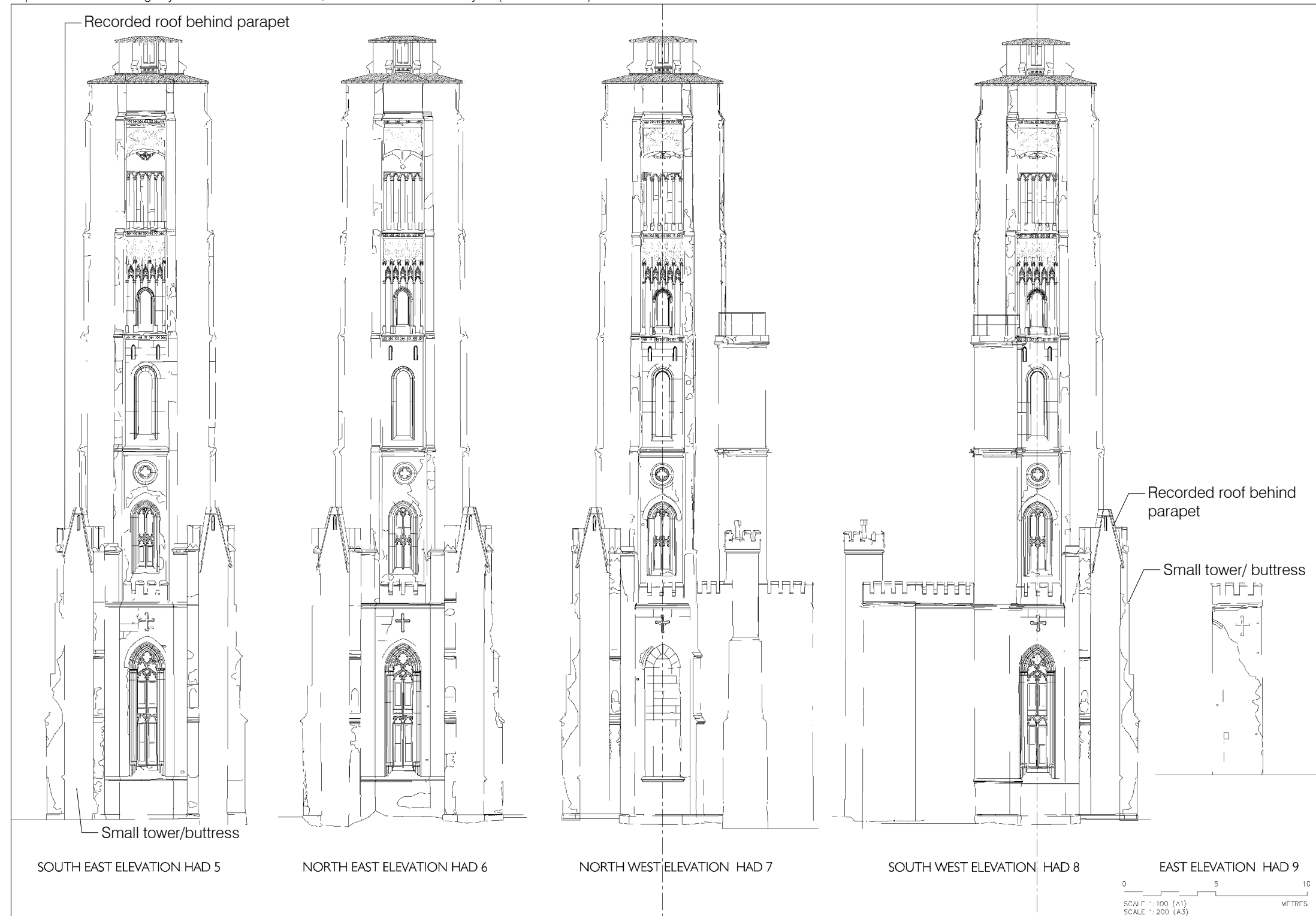
Figure 1  
 Site Location  
 1:50,000 at A4



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 © Pre-Construct Archaeology Ltd 2011

Figure 2  
 Detailed Site Location  
 1:500 at A4

Reproduced from drawings by Thomas Ford and Partners, Chartered Architects Surveyors (November 2005)



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Figure 3  
Elevations of Hadlow Tower  
Kent  
Not to scale at A3



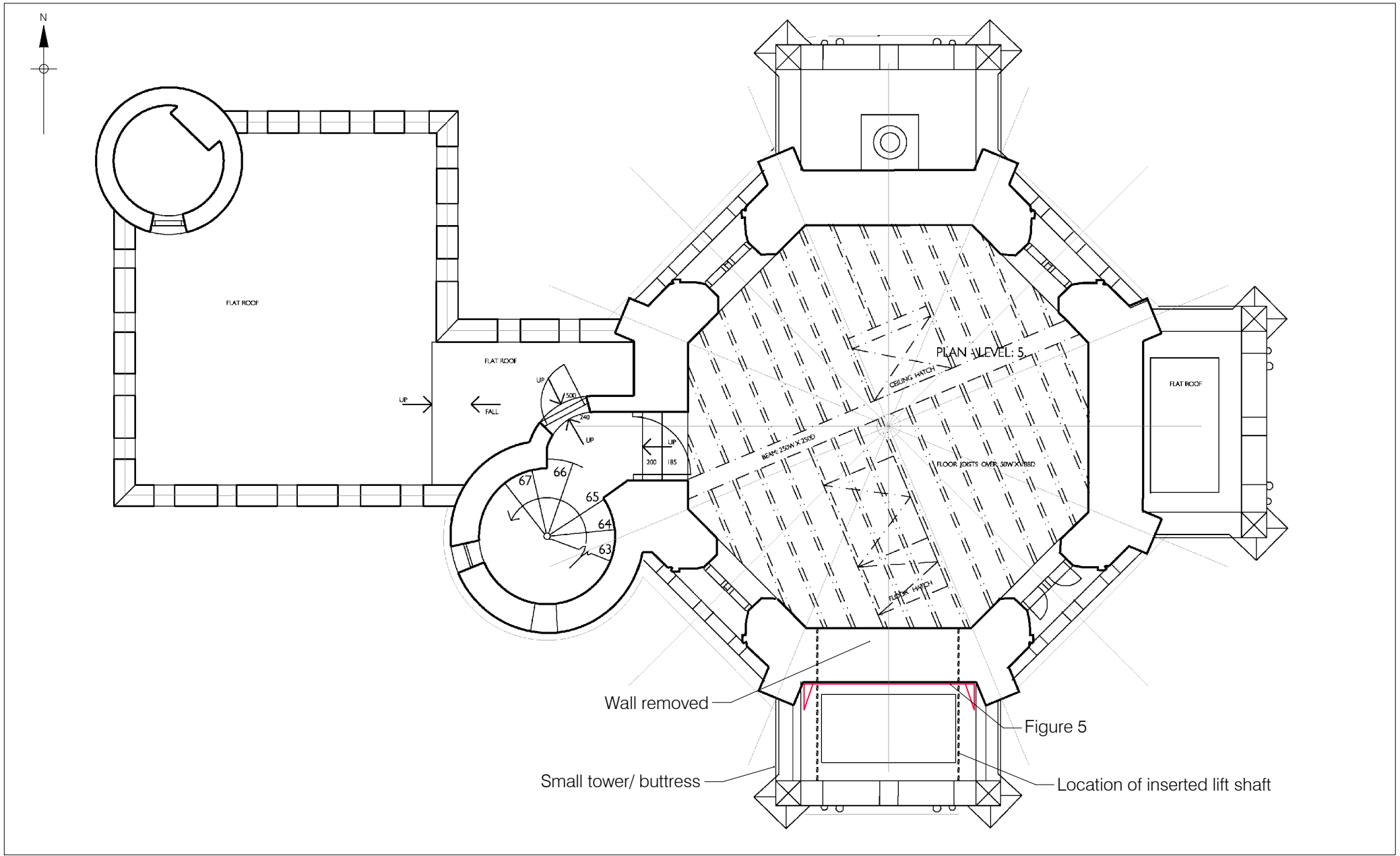


Figure 4  
Plan of 5th floor of Hadlow Tower  
Kent  
Not to scale at A4

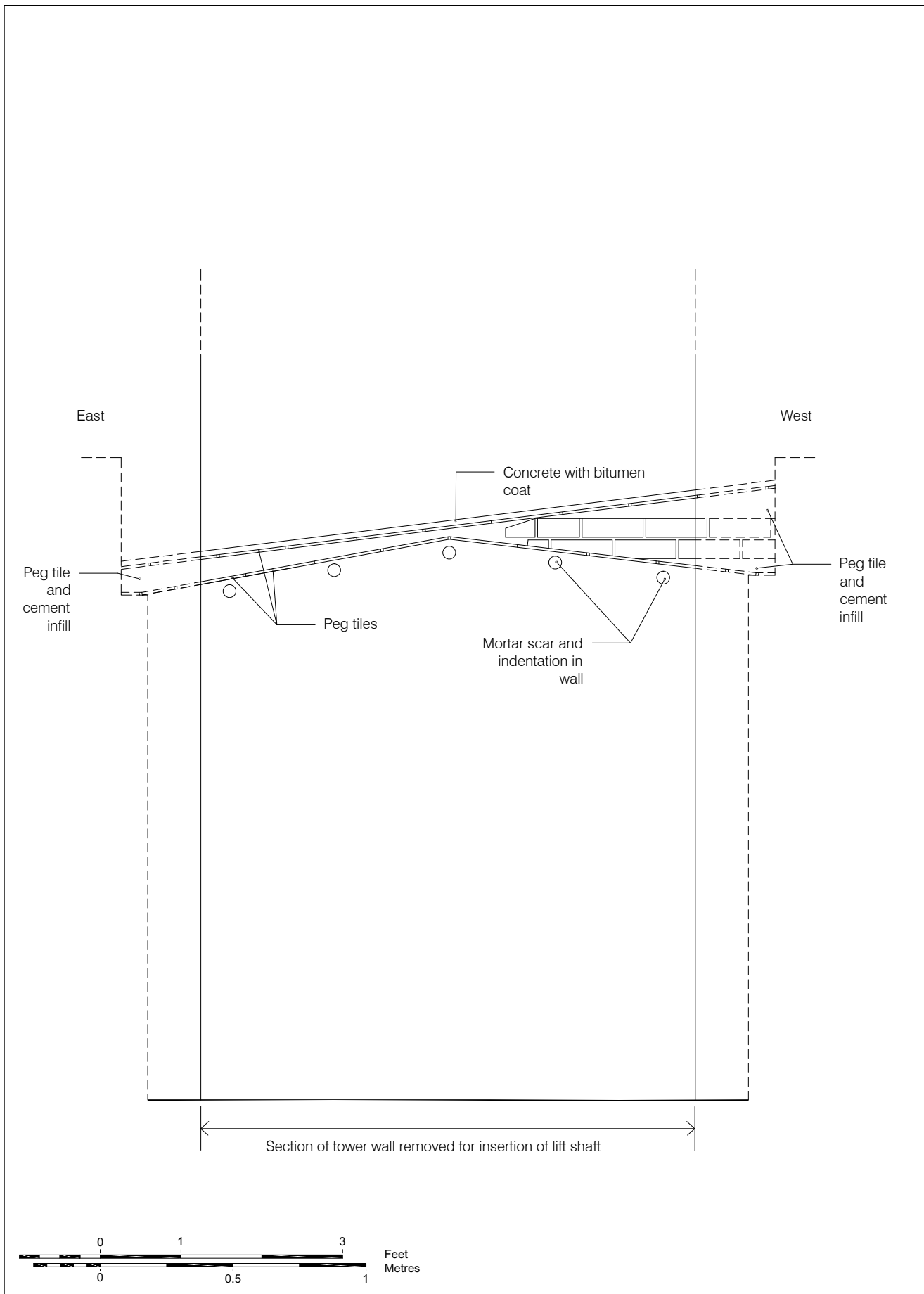


Figure 5  
 Cross section of recorded roof looking south  
 Hadlow Tower  
 Kent  
 1:20 at A4

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