



KINMEL HALL

St. GEORGES

ABERGELE

CONWY

NORTH WALES

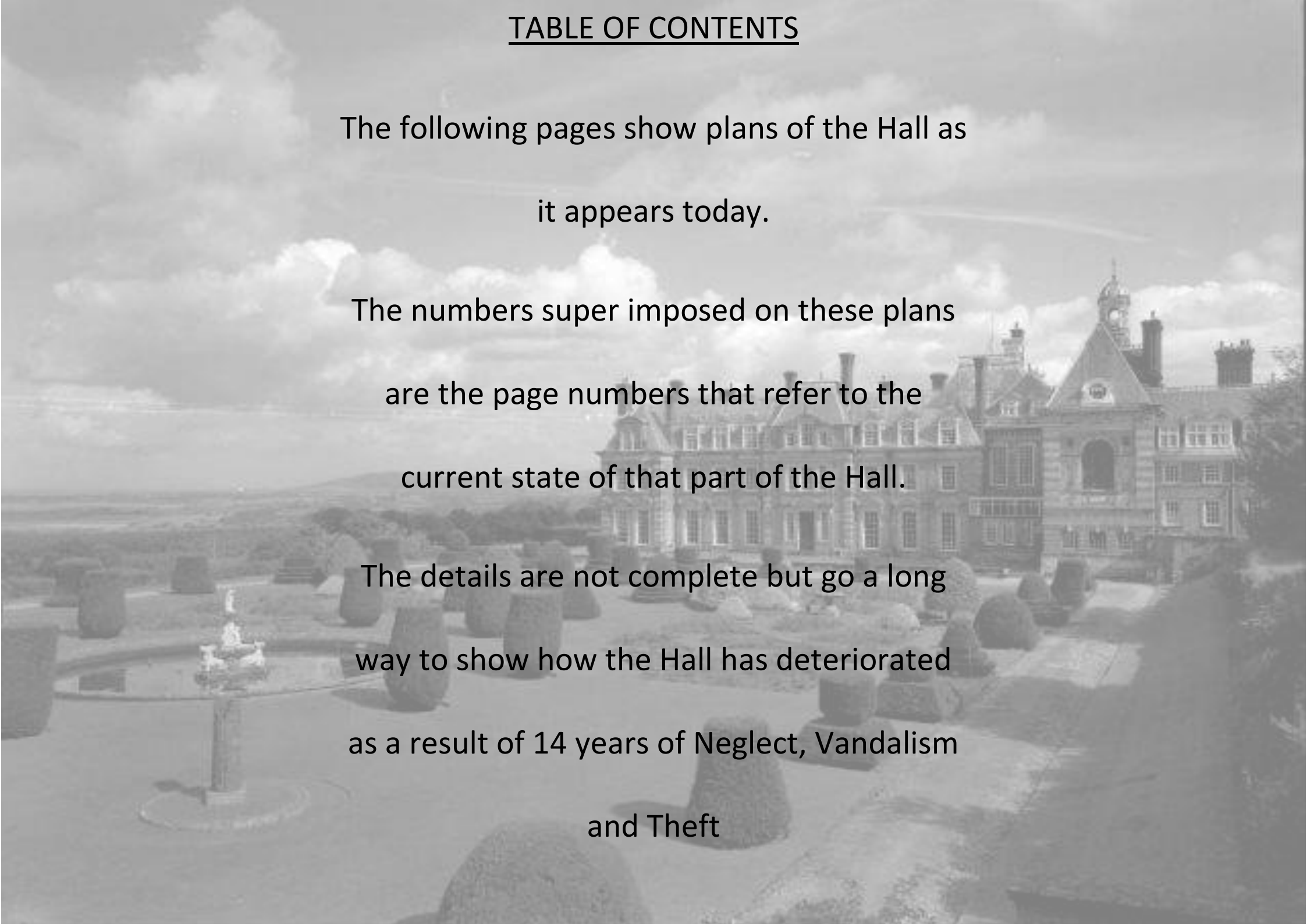
A Report on the Current Condition of the Hall

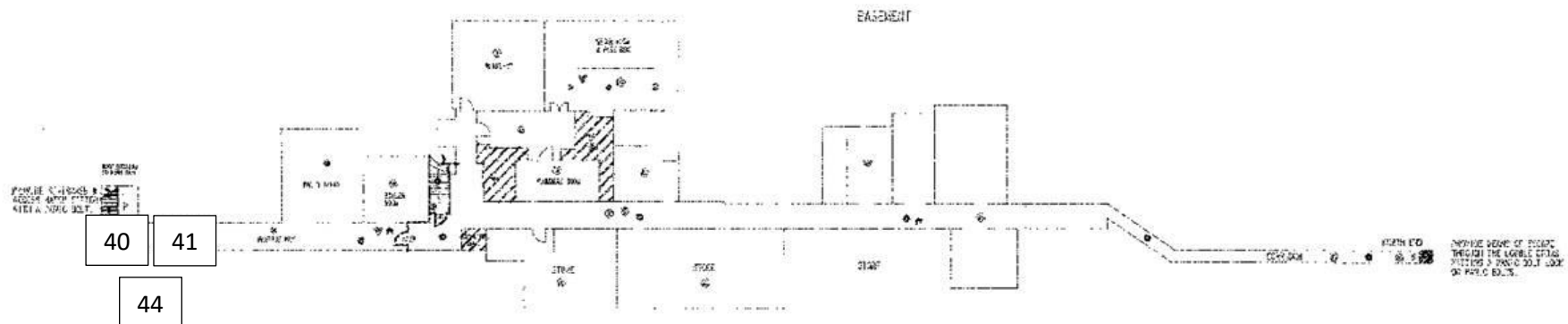
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The following pages show plans of the Hall as
it appears today.

The numbers super imposed on these plans
are the page numbers that refer to the
current state of that part of the Hall.

The details are not complete but go a long
way to show how the Hall has deteriorated
as a result of 14 years of Neglect, Vandalism
and Theft

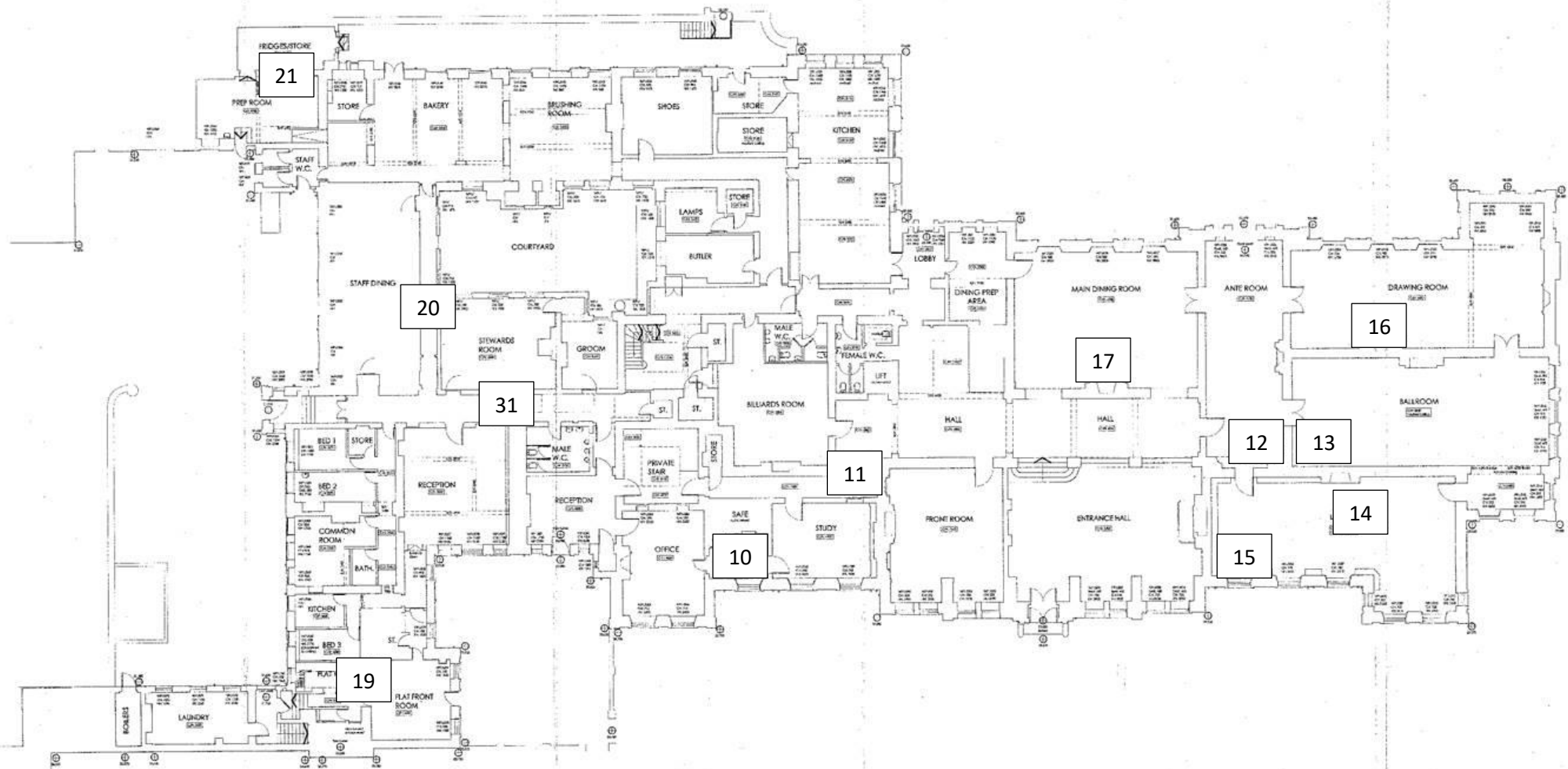




40 41
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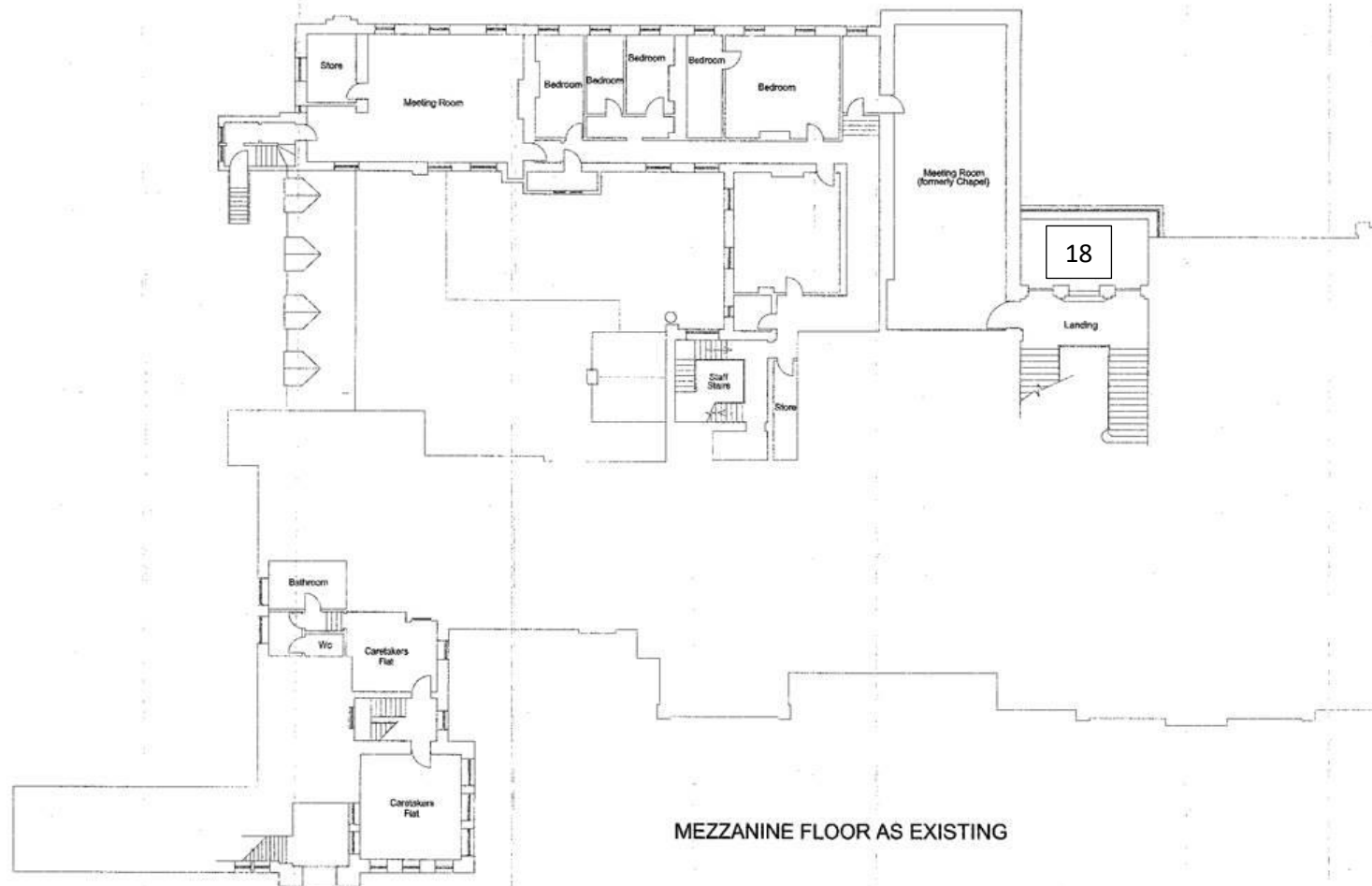
COLLEGE DISTRICT COUNCIL ENVIRONMENTAL HEALTH DEPARTMENT	
Works number under S241 on 302 Define up the document of 11/01/2021, ST GEORGE	
address 11/01/2021 ST GEORGE NARRAGANSETT	code 175 0000 0010

GROUND and FIRST FLOOR PLANS - AS EXISTING Scale 1:100



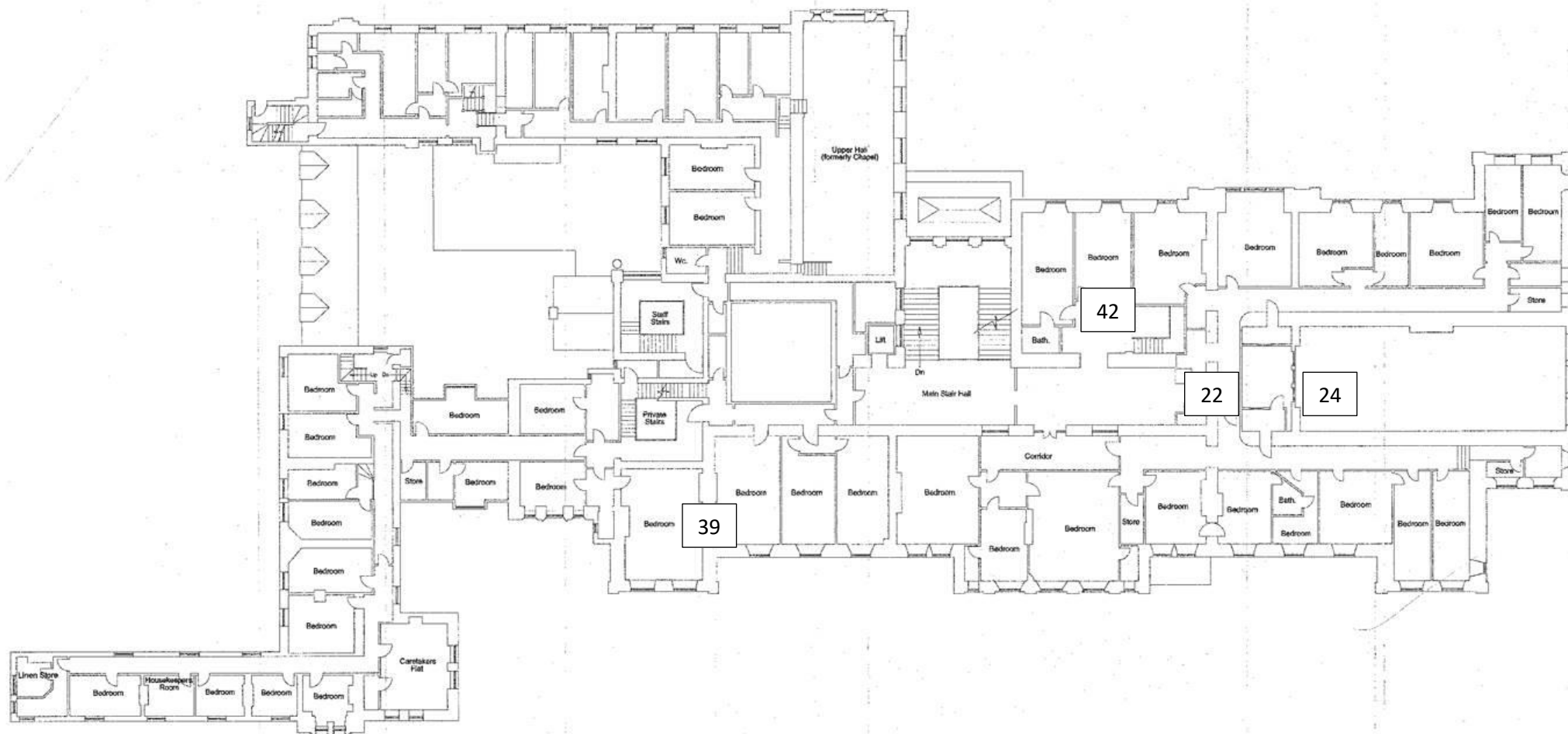
CONVERSION OF KINMEL HALL, ABERGELE to HOTEL for DERBYSHIRE INVESTMENTS LTD

<p>THE KINMEL HALL HOTEL ABERGELE, CONWY LL55 2BQ</p>	
<p>DESIGNED BY Derbyshire Investments Ltd Conversion of Kinmel Hall Kinmel, Abergele, Conwy</p>	
<p>PROJECT Main Hall Ground floor plan - existing</p>	
<p>DATE 18.01.08</p>	<p>SCALE 1:100 & A0</p>



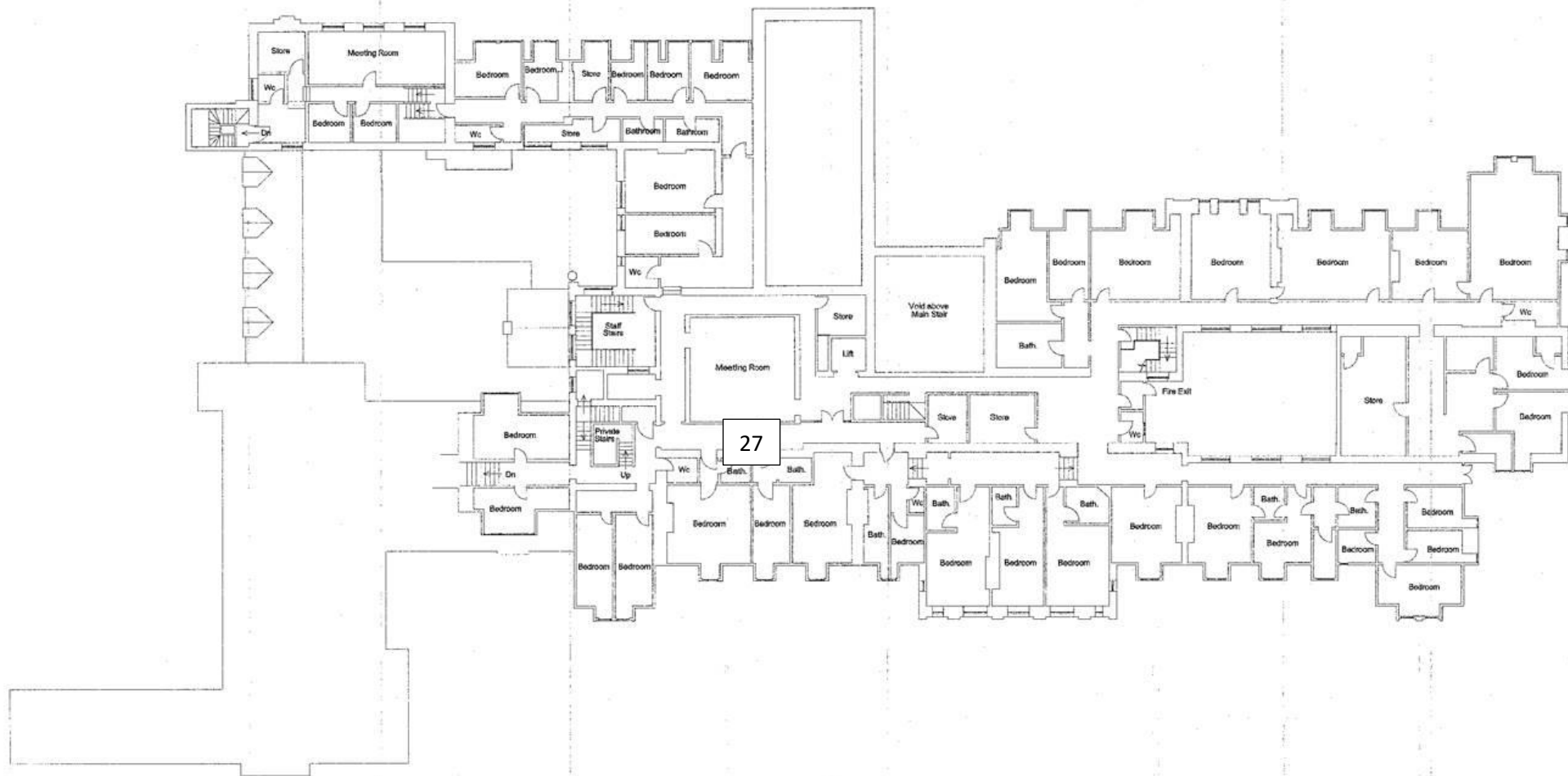
MEZZANINE FLOOR AS EXISTING

	
HALL & BARRETT ARCHITECTS THE GALL, LIVERPOOL 0151 236 1234 info@hallandbarrett.co.uk www.hallandbarrett.co.uk	
<small> THIS DRAWING IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO ENSURE THAT ALL NECESSARY PERMITS AND APPROVALS ARE OBTAINED BEFORE ANY WORK COMMENCES. THE ARCHITECTS ACCEPT NO LIABILITY FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS DRAWING. </small>	
PROJECT Derbyshire Investments Ltd Conversion of Kinmel Hall Kinmel, Abergale, Conwy	
DRAWING TITLE Mezzanine Floor plan - as existing	
NO. 3229	SCALE 1:100 @ A0
DATE 18.01.08	SHEET 1 OF 10
DESIGN BY [Signature]	CHECKED BY [Signature]

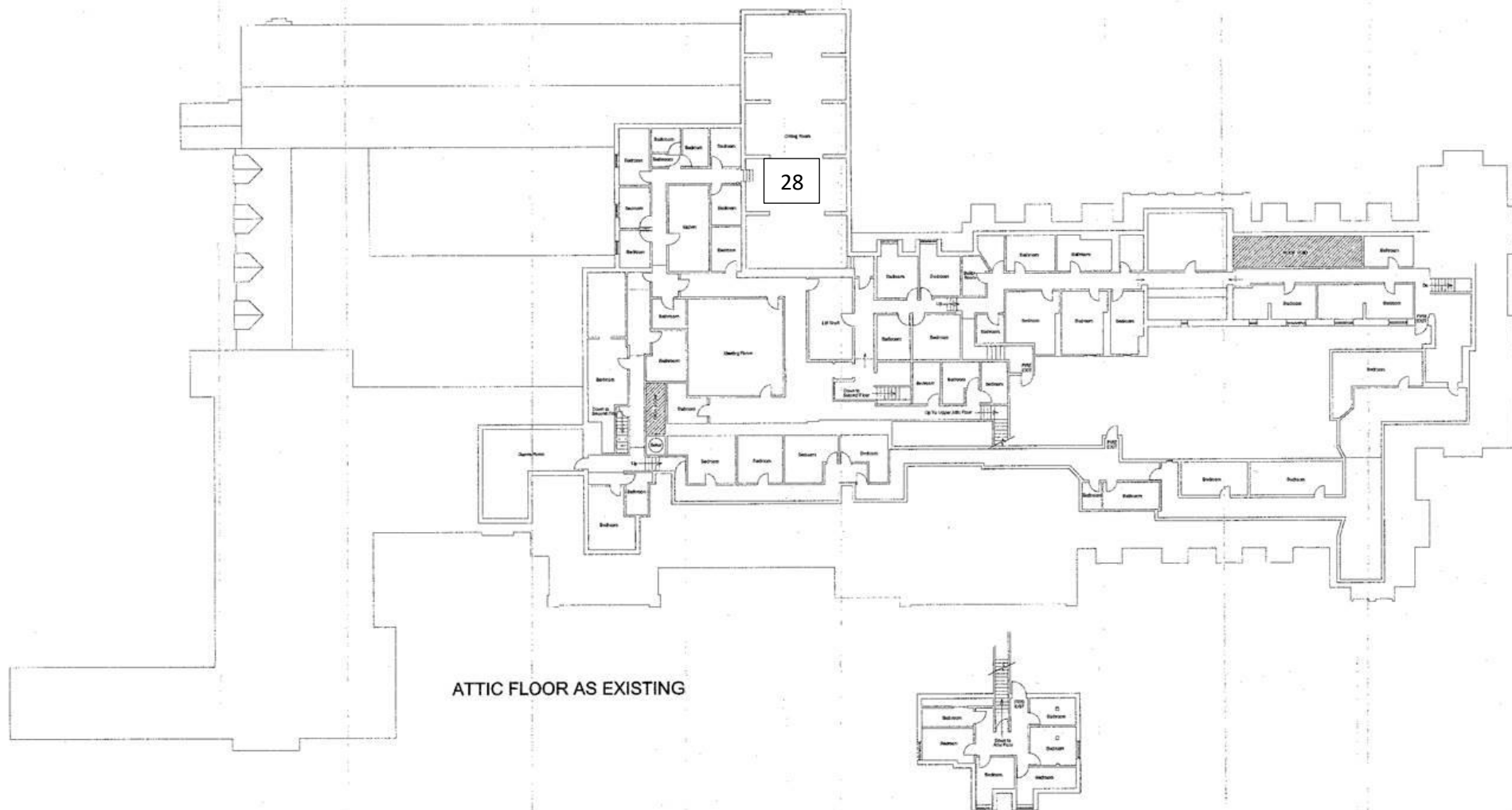


FIRST FLOOR AS EXISTING

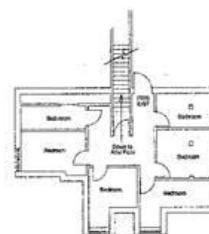
SECOND FLOOR PLAN - AS EXISTING Scale 1:100



SECOND FLOOR AS EXISTING



ATTIC FLOOR AS EXISTING



UPPER ATTIC FLOOR

<p>NO. 1025</p> <p>DATE</p> <p>18.01.08</p> <p>1:100</p> <p>104</p>	<p>THE PROJECT IS A CONVERSION OF KINMEL HALL TO A HOTEL FOR DERBYSHIRE INVESTMENTS LTD. THE PROJECT IS A CONVERSION OF KINMEL HALL TO A HOTEL FOR DERBYSHIRE INVESTMENTS LTD. THE PROJECT IS A CONVERSION OF KINMEL HALL TO A HOTEL FOR DERBYSHIRE INVESTMENTS LTD.</p>
<p>PROJECT</p> <p>Derbyshire Investments Ltd</p> <p>Conversion of Kinnel Hall</p> <p>Kinnel, Abergelle, Conwy</p>	<p>DESIGNED BY</p> <p>Wardson House</p> <p>Third floor plan - as existing</p> <p>NO. 1025</p> <p>DATE</p> <p>18.01.08</p> <p>1:100</p> <p>104</p>

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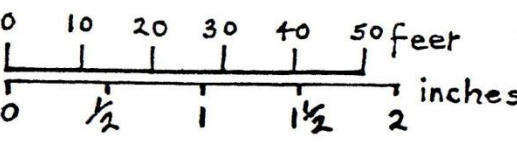
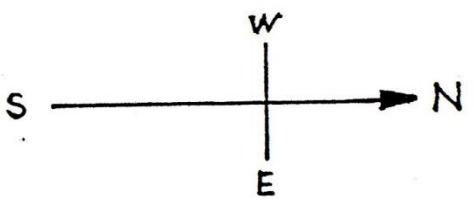
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Stables

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KINMEL HALL PLANS



THIS FIREPLACE SHOULD HAVE
BLUE AND WHITE DELFT TILES ON
EITHER SIDE. THEY ARE NOW ON
THE FLOOR SMASHED



SAFE IS ON THE RIGHT OF THIS
FIREPLACE



This is the door way from the Main Hall leading to the Reception.

These are the doors to the Library and Ballroom (Please see details of guttering problem later in report as to cause





This is the Ballroom. There is water damage to the underside of the Minstrel Gallery



WATER FROM BLOCKED GUTTER MAY HAVE TRACKED ALONG STEEL GIRDERS AND VOIDS TO CASEMENT WINDOWS. WHEN THE SHUTTERS ARE CLOSED THE PANELLING BEHIND IS WARPPED AND CRACKED
SHUTTERS ARE NOW CLOSED AND SCREWED SHUT INTO THE WINDOW FRAMES THEMSELVES



Queen Victoria's Coat of Arms and Hugh Robert Hughes' Coat of Arms were removed on the evening of the 9th October 2013. The people responsible tried to remove the whole Fireplace without success.



This is the Fire place on the West facing wall of the Drawing Room it was damaged at the same time as the others.



This is the Dining Room Fireplace
which was also damaged in October
2013





A panel of Marble installed 1936 – 40 has been smashed whilst trying to be removed



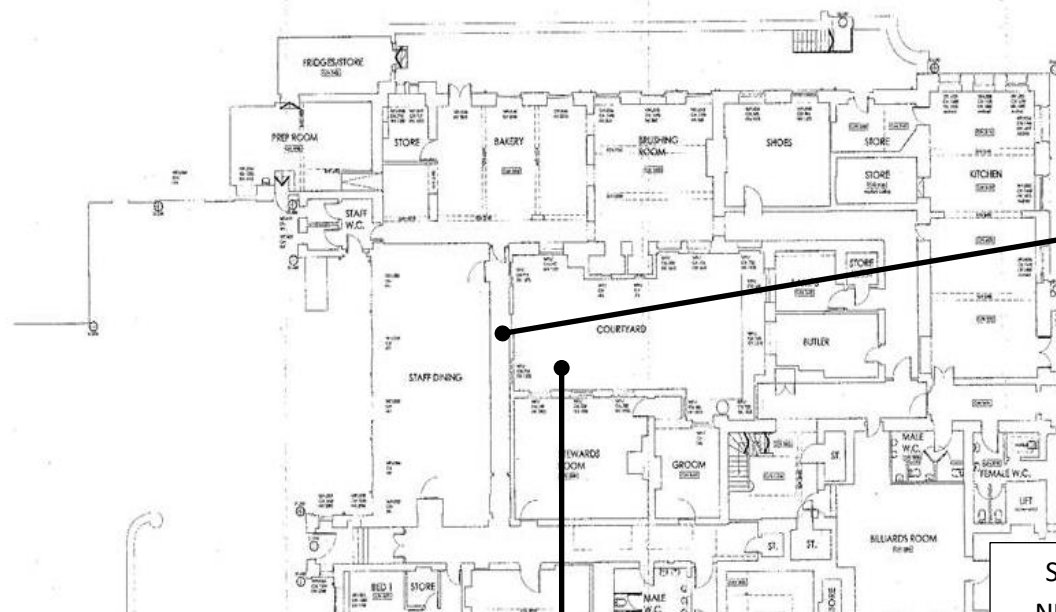


25TH OCTOBER 2011

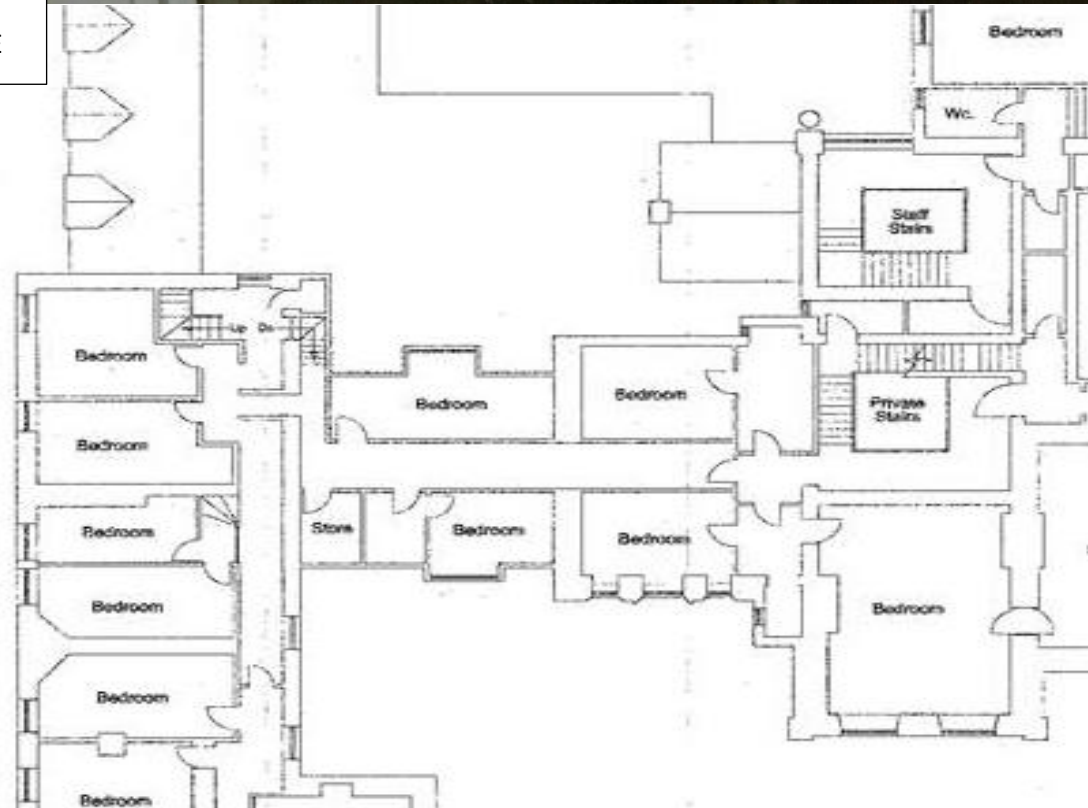
14TH AUGUST 2013



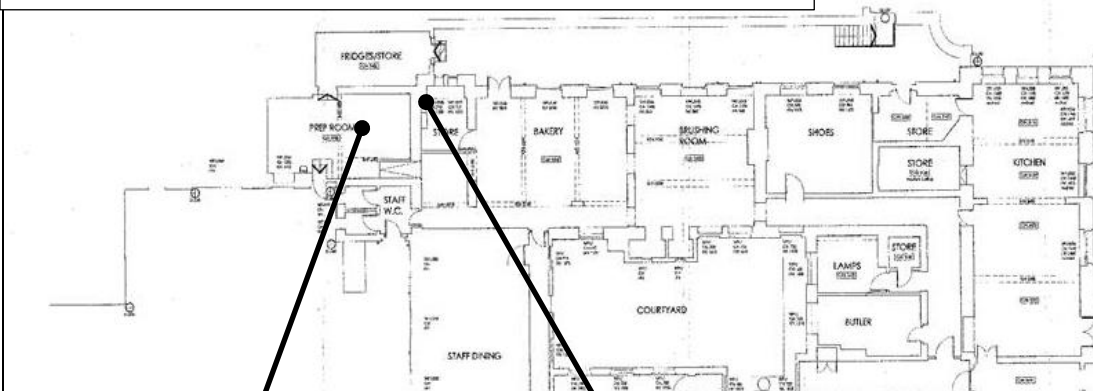
GROUND and FIRST FLOOR PLANS - AS EXISTING Scale 1:100



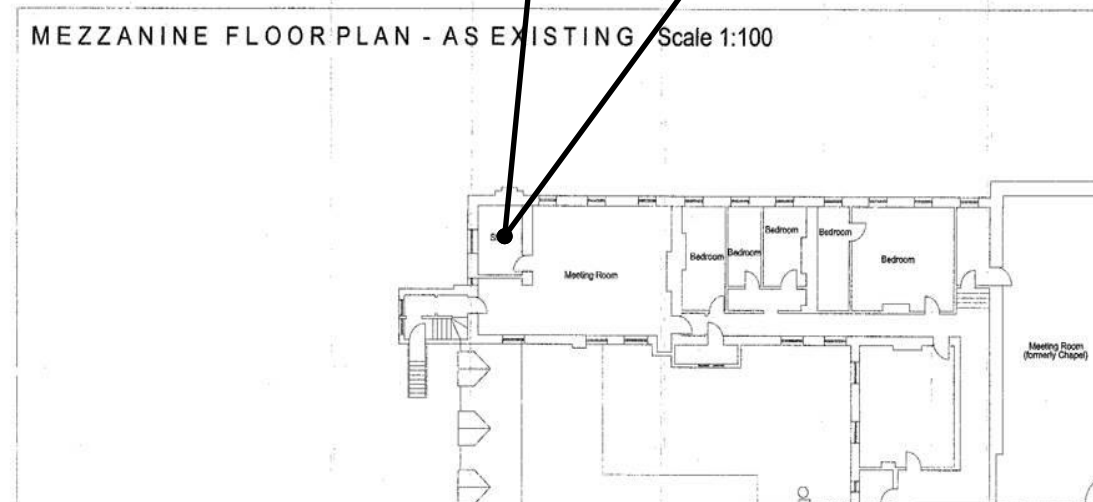
SEE
NEXT
PAGE



THIS IS THE GROUND FLOOR SOUTH – WEST WING WHICH RUNS PARALLEL TO THE SLOPING DRIVE WAY TO THE SPORTS HALL



THIS SECTION OF THE HALL IS THE FLAT ROOFED AREA AT THE SOUTH WEST CORNER OF THE HALL NEAR TO WHERE THE SLOPING DRIVE PASSES THE GAS TANK ENCLOSURE. AS WITH A LOT OF FLAT ROOFS THIS ONE HAS LEAKED FOR AT LEAST 20 YEARS. THE FLOOR BELOW HAS BECOME ROTTEN AND GIVEN WAY INTO THE KITCHEN AREA BELOW.





THE CEILING TO THE RIGHT OF THE DOME HAS COLLAPSED ONTO THE FLOOR REVEALING THE LATHS UNDERNEATH

THE WALL WITH THE ARCHITRAVING IS WHERE THE GUTTER IS THAT KEEPS BLOCKING

During the rebuilding of Kinmel Hall an error was made with the drainage that runs across the roof of the Ballroom adjoining the end wall of the SECOND FLOOR Corridor (as shown in the photo).

In the top end of the Down Pipe that runs down the far left hand corner at the back of the ballroom a leaf trap was inserted to stop debris getting into the pipe

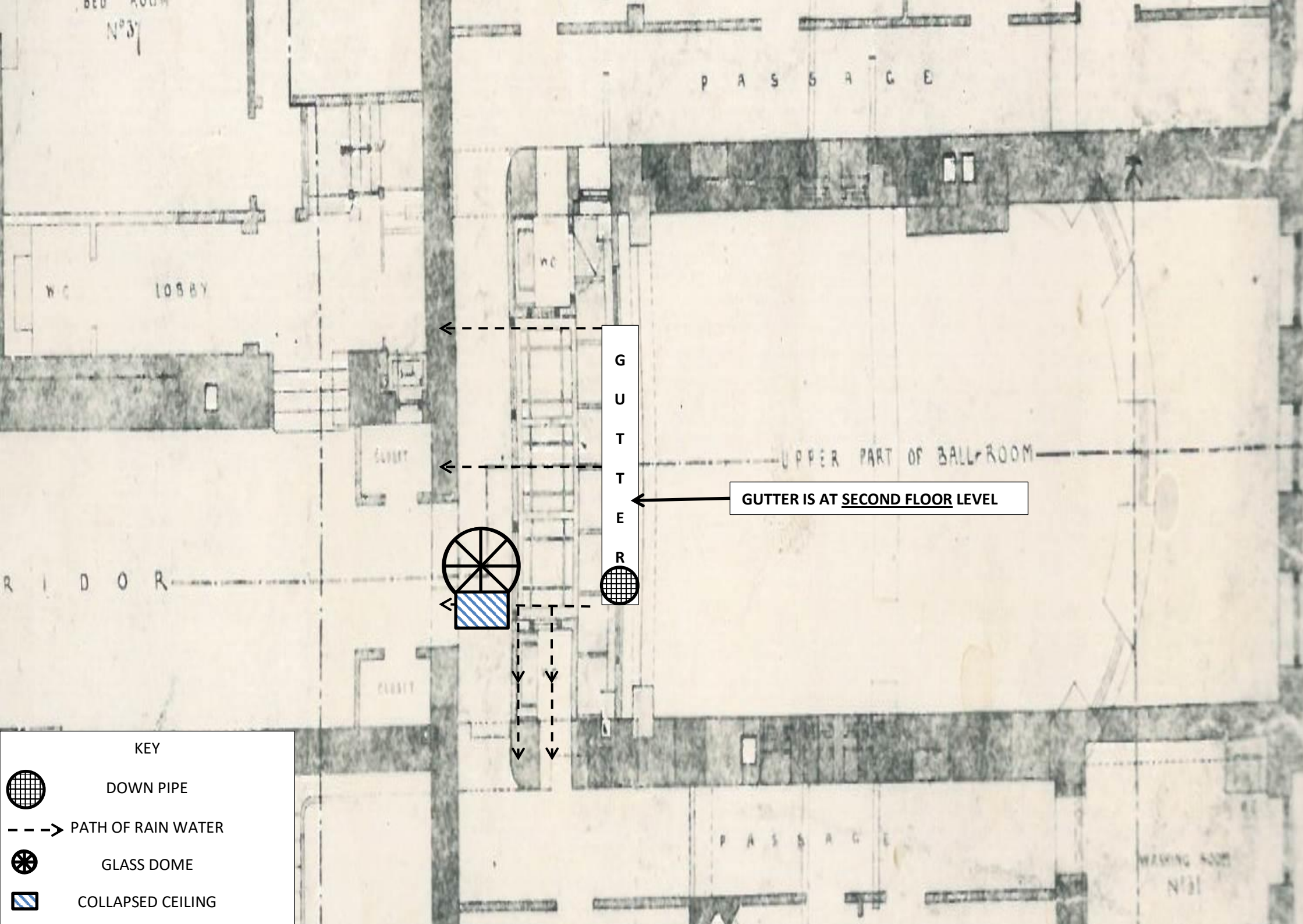
Unfortunately it was put in upside down

As a result, at regular intervals, the Trap becomes blocked with leaves etc. As a result the Gutter (shown in the plans) fills with rainwater, which then seeps under the lead flashing and into the building. For the most part the water finds its way to the void containing the Down Pipe that is supposed to get rid of the water. This may also be the cause of the Dry Rot on the back wall of the Drawing Room and Ball Room.

Following a recent visit to the Hall it would appear that the damp has affected the ceiling of the First Floor Landing.

As the Hall is built on a Steel Scaffold it is possible that there are voids running through the ceilings of the hall – as there are under the floor of the Salon – allowing the damp to penetrate wider than the single wall affected directly by the blocked gutter which may be part of the reason for the Dry Rot in the casement of the Library Windows

Due to Kinmel's design it is UNLIKELY that damp has penetrated from the outside unless the trenches have become water logged or blocked



THE GUTTER CAUSING THE PROBLEM IS UNDERNEATH
THE FIRE ESCAPE ACCESSED FROM THE SECOND FLOOR
LANDING



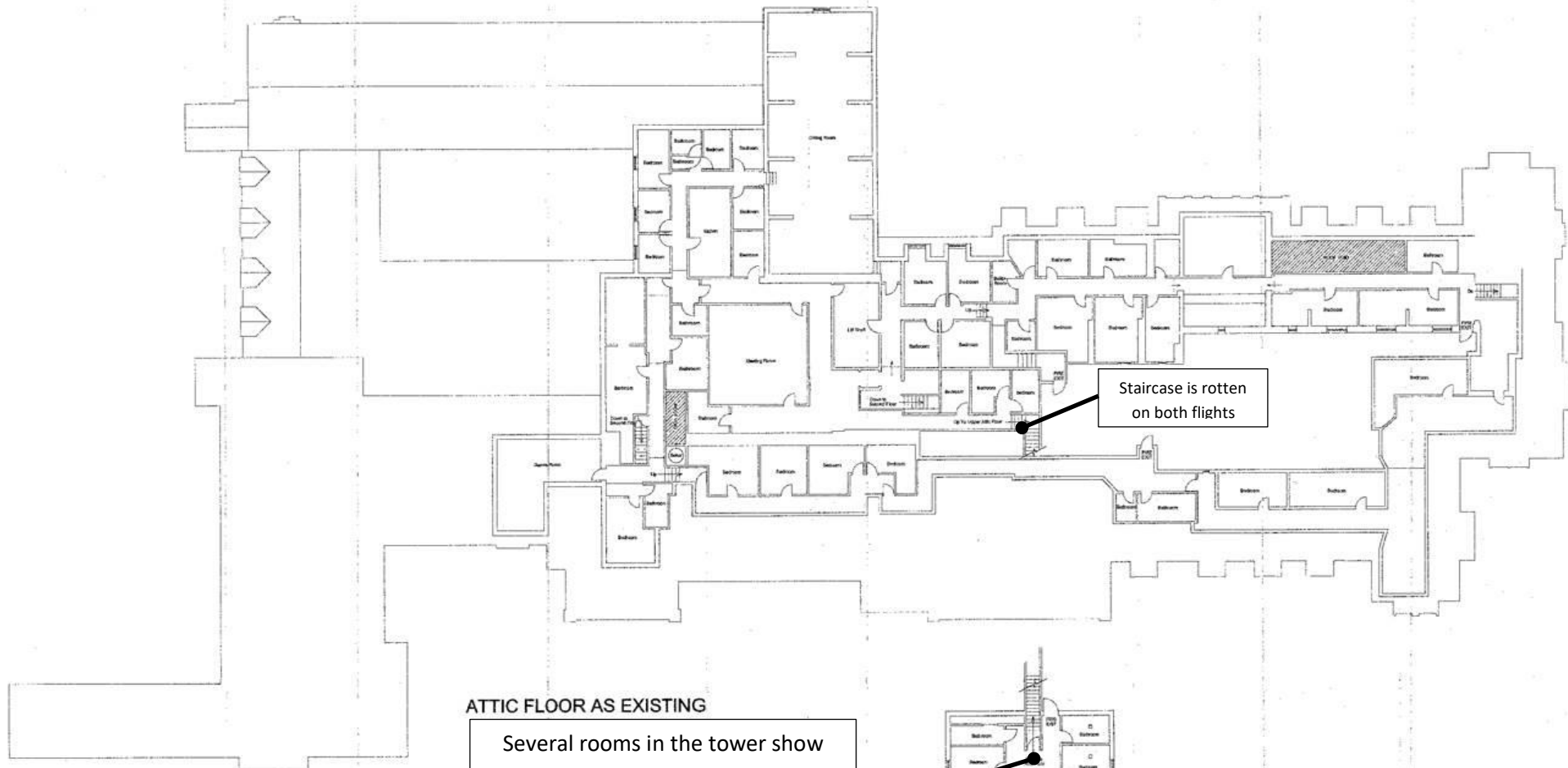


This is the Second Floor Landing on the East Front. The Collapsed Ceiling is a long standing problem due to a leak in the roof



There is a collapsed section of ceiling just out of shot at the top right hand corner of this picture which shows the room in the roof of the Chapel.

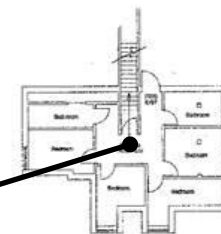
THIRD FLOOR PLAN - AS EXISTING Scale 1:100



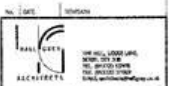
Staircase is rotten on both flights

ATTIC FLOOR AS EXISTING

Several rooms in the tower show damp and exposed burnt beams that are from the 75 fire. These were checked and found to be safe in 78 - 84



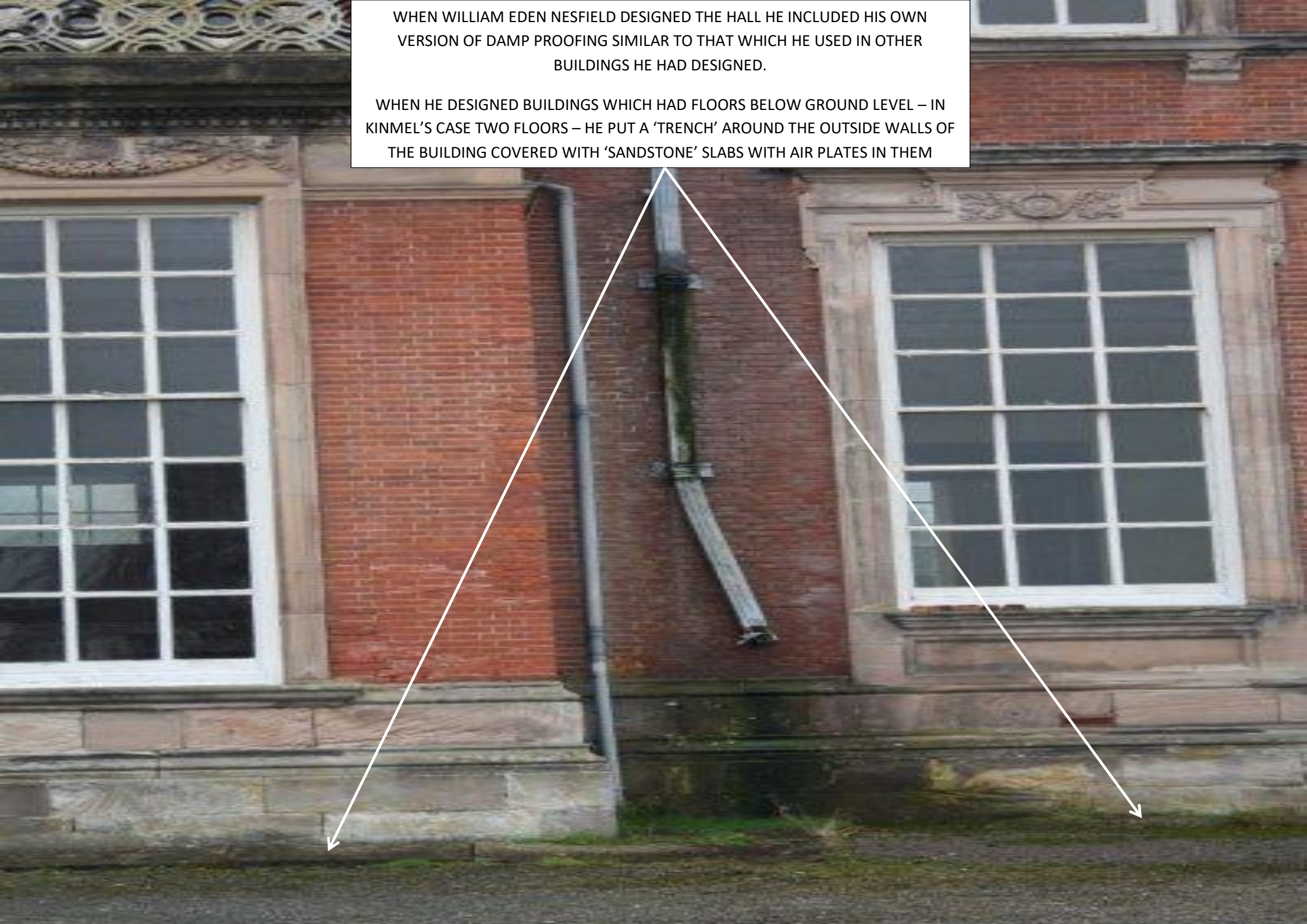
UPPER ATTIC FLOOR



PAUL GREEN ARCHITECTS
100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 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WHEN WILLIAM EDEN NESFIELD DESIGNED THE HALL HE INCLUDED HIS OWN
VERSION OF DAMP PROOFING SIMILAR TO THAT WHICH HE USED IN OTHER
BUILDINGS HE HAD DESIGNED.

WHEN HE DESIGNED BUILDINGS WHICH HAD FLOORS BELOW GROUND LEVEL – IN
KINMEL’S CASE TWO FLOORS – HE PUT A ‘TRENCH’ AROUND THE OUTSIDE WALLS OF
THE BUILDING COVERED WITH ‘SANDSTONE’ SLABS WITH AIR PLATES IN THEM



THE STEWARDS ROOM/LINK DINING ROOM HAS A LATH AND PLASTER CEILING.



WHILST THE FIRST FLOOR PLAN SHOWS TWO BEDROOMS OVER THIS PART OF THE HALL HOWEVER THERE IS A FLAT ROOF WHICH IS NOT SHOWN. IF YOU ARE STANDING IN THE GROUND FLOOR CORRIDOR WITH THE SERVANTS HALL ON YOUR LEFT THE FLAT ROOF OF THE CORRIDOR CONTINUES ACROSS THE ROOF OF THE STEWARDS ROOM/LINK DINING ROOM AND IT JOINS UP WITH THE ROOF OF THE CORRIDOR THAT RUNS DOWN THE RIGHT HAND SIDE OF THE SERVANTS HALL WHICH LEADS TO THE ENCLOSED COURTYARD AND THE CLOSE DINING ROOM. STANDING IN THE SAME LOCATION THERE IS A VOID ABOVE THE TOILETS AT THE FAR END OF THE CORRIDOR ON THE RIGHT

THE IMAGES BELOW ARE OF THE GARDEN HOUSE WHICH WAS THE ADMINISTRATORS RESIDENCE AND LATTERLY THE SECURITY FIRMS ACCOMODATION (GUARD WATCH), HOWEVER THE DAMAGE DONE TO IT WAS THANKS TO VANDALS ON THE MORNING OF SATURDAY 13TH AUGUST 2013





WHILST THE STABLE BLOCK AS SHOWN IN THE PRECEDING PAGES LOOKS THE WORSE FOR WARE IT IS IMPORTANT TO POINT OUT THAT THIS SECTION OF THE HALL HAS NOT BEEN USED SINCE THE EARLY 1990'S. IT WAS NOT EVEN SHOWN TO THE INSPECTION TEAM IN AUGUST 1995.

THIS IS NOT THE CASE WHERE THE MEWS BLOCK IS CONCERNED



THIS SECTION OF THE HALL WAS STILL BEING USED BY PAYING GUESTS AS LATE AS OCTOBER 1995 AND MAYBE EVEN LATER.

THE AREA WHERE THE ROOF HAS COLLAPSED CONTAINS BATHROOMS AND SHOWERS. WHILST I HAVE NOT BEEN IN THIS PART SINCE THE 90'S IT IS MY UNDERSTANDING THAT THIS COLLAPSE HAS BROUGHT DOWN THE SECOND FLOOR INTO THE FIRST FLOOR

IT IS ALSO ACCESSIBLE FROM THE BACK





THE SPORTS HALL AND GARAGE WERE BUILT AROUND 1932. THE BIG WHITE BUILDING HAS AN ASBESTOS RIBBED ROOF. WHEN EDDIE VINCE LEASED THE HALL BETWEEN 1978 – 2000 HE OPENED UP THE TWO BUILDINGS INTO ONE BIG BUILDING. THIS WAS SO THAT IT COULD BE USED BY THE BIGGER GROUPS WHO BOOKED THE ENTIRE HALL OR MULTIPLE SECTIONS ON BLOCK. IT WAS THE VINCE FAMILY WHO PUT THE SUSPENDED CEILING INTO THE HALL AND AN RSJ IN PLACE OF THE DIVIDING WALL.

THERE IS A CENTRAL HEATING SYSTEM AT THE BACK OF THE SMALLER HALL WHICH WAS NOT INSPECTED WHEN THE FIRE RISK ASSESSMENT WAS CARRIED OUT IN 2012 AND AS THE RECEIVERS WERE NOT AWARE OF ITS EXISTENCE IT WAS NOT DRAINED.



THE CURRENT OWNERS 'CLAIM' THEY HAVE EMPTIED IT BUT AS THEY WERE FOUND TO BE REMOVING THE ASBESTOS WITHOUT THE CORRECT PERMITS OR PROTECTIVE CLOTHING IT IS ANYONES GUESS WHERE IT WAS EMPTIED TO IF AT ALL.
IT IS OIL FIRED AND HAS ITS OWN TANK



WHEN DERBYSHIRE INVESTMENTS TOOK OVER THE HALL IT BECAME A DUMPING GROUND





THIS DOORWAY WAS SEALED AT THE AUCTION



THIS ROOM WAS LOCKED WITH NO KEYS





THERE IS A FIRE HYDRANT POINT OUTSIDE THE SOUTH END OF THE HALL AS SHOWN BY THE MARKER TO THE LEFT OF THE WINDOW. THIS WAS THE WATER SUPPLY POINT USED BY THE VINCE FAMILY WHEN THE RECONSTRUCTION OF THE HALL BEGAN IN 1978. THIS WAS BECAUSE THE MAINS SUPPLY COULD NOT BE TURNED ON WHEN THE HALL WAS AS SHOWN IN THE PICTURE THE SUPPLY INTO THE HALL BRANCHES OF AT THIS POINT AND ENTERS THE HALL UNDER THE TRAP DOOR TO THE CELLAR

DURING MY VISIT ON THE 14TH AUGUST IT WAS DISCOVERED THAT THE PIPE THAT SUPPLIES WATER TO THE THREE FIRE HOSE REEL POINTS IN THE MAIN HALL HAD BEEN SMASHED AND WATER WAS POURING OUT OF IT, INTO A BARREL OF FAT AND FROM THERE INTO THE GRID IN THE FLOOR OF THE CELLAR WHICH FEEDS INTO THE SEPTIC TANK IN THE PARK. AT THE NORTH END OF THE HALL THE LAST TWO GRIDS IN THE FLOOR OF THE CORRIDOR WERE UNDER AT LEAST 7 INCHES OF 'WATER' WHICH WAS A CLEAR SIGN THAT THERE IS A PROBLEM WITH THE SEPTIC TANK OR THE PIPE TO IT.



DURING MY VISIT ON THE 11TH OCTOBER 2013 I DISCOVERED THAT THE FIRE HYDRANT PIPE WAS NO LONGER POURING WATER.

THE BUILDER HAD CAPPED THE PIPE OFF AND CONVERTED IT TO A DOMESTIC SUPPLY USING POLY PIPE.

THE BLUE POLY-PIPE WAS FED THROUGH THE CELLAR AND UP TO THE FIRST FLOOR WHERE IT TERMINATED AT THE WALL MOUNTED WATER HEATER IN THE VICTORIA SUITE KITCHEN.

DURING THIS VISIT I WAS ALSO ABLE TO CONFIRM SOMETHING THAT HAD BEEN OF CONCERN TO ME SINCE BEFORE THE AUCTION.





WHEN DERBYSHIRE INVESTMENTS REMOVED THE EN-SUITE BATHROOMS AND TOILETS THEY REMOVED ALL THE PARTITION WALLS LEAVING GAPS IN THE FLOORS BUT MORE IMPORTANTLY THEY DID NOT CAP OFF THE WATER PIPES. INSTEAD THEY SIMPLY CRIMPED THE ENDS OF THE PIPES AS IS THE CASE WITH THE PIPES IN THIS ROOM ON THE WEST FRONT OF THE HALL ON THE FIRST FLOOR.

AS A RESULT THERE IS A STRONG POSSIBILITY THAT IF THE MAINS ARE TURNED BACK ON FROM THE STOP TAP BY THE CROSS ROADS. THE HALL WILL FLOOD



THE ONLY POSSIBLE CHANCE THAT HAS STOPPED THE UPPER FLOORS OF THE MAIN HALL NOT FLOODING IS THAT THESE GATE TAPS ARE CLOSED. THEY CUT OFF THE SUPPLY OF WATER TO THE UPPER FLOORS OF THE MAIN HALL ONLY



THERE ARE FIVE SETS OF STOP TAPS LOCATED BY THE CLUMP OF TREES
NEAR TO THE TENNIS COURTS OUTSIDE THE GROUNDS OF THE HALL
TWO SUPPLY WATER TO THE HOUSES ON THE OPPOSITE SIDE OF THE
CROSS ROADS TO THE HALL, ONE SUPPLIES WATER TO THE WATER
TROUGHS ON THE PARK. ONE SUPPLIES WATER TO THE FIRE HYDRANT
FOR THE HALL AND THE OTHER ONE SUPPLIES THE HALL ITSELF BUT
NONE OF THEM ARE LABELLED



LOCATION OF SERVICES, LEAKS AND FLOODED AREAS AS AT OCTOBER 2013

FROM INFORMATION
RECEIVED THIS IS THE
POSSIBLE LOCATION
WHERE MAINS WATER
SUPPLY ENTERS HALL

LOCATION OF FUSE BOXES
POWER SERVER UNITS
AND MAINS SUPPLY TO
HALL



FIRE HYDRANT
LOCATION

FIRE HYDRANT SUPPLY TO THE
HALL ENTERS CELLAR HERE –
BROKEN BY VANDALS AND
CONVERTED BY WORKMEN TO
DOMESTIC SUPPLY FOR
CARETAKER

FLOODED
DRAINS

