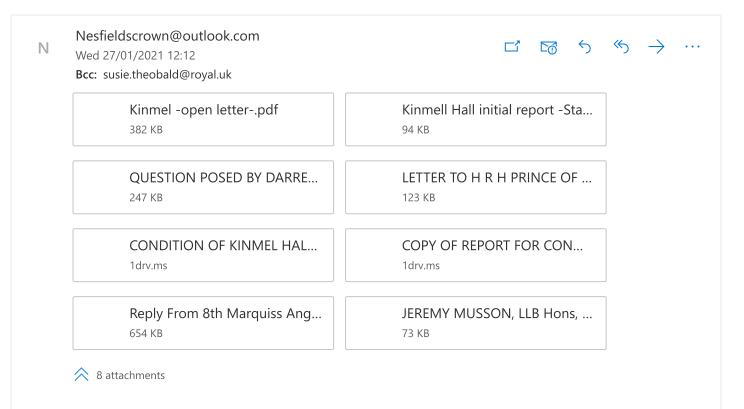


## 'THE CROWN OF W E NESFIELD'S CAREER' - KINMEL HALL, ST GEORGES, ABERGELE NORTH WALES



#### Dear Ms Theobald,

Further to my telephone conversation with your colleague at Buckingham Palace on Friday afternoon and my subsequent telephone conversation with you this morning.

Please allow me to introduce myself. My name is Paul Hughes and I would be very grateful for any assistance and or advice you may be able to give me in relation to a Grade 1 Listed building in North Wales called Kinmel Hall who amongst its distinguished visitors includes Princess Victoria 6 Years before she became Queen. When she became Queen, she appointed the then owner of the Kinmel Estate – William Lewis Hughes – her A.D.C. and his niece her Maid of Honour.

I had the privilege to call KINMEL HALL home for a short period of time which has been vandalised and had items of Historical importance removed or damaged.

Following discussions with Mr Darren Millar Welsh Conservative Member of the Senedd for Clwyd West I sent him the enclosed email on the 4th

I had not heard anything from your office since that date and so I contacted your switchboard on Friday and I was asked to call back to speak to Clive Alderton after 11 o'clock on Monday.

I have brought the enclosed documents up to date from those submitted in November and added letters of support from some of the 'Friends of Kinmel Hall' who include the 8th Marquis of Anglesey, Jeremy Musson and Peter Hare formerly of Hare and Humphries.

I would be very grateful if you could place these documents in front of The Prince Of Wales Private Secretary and The Duke of Cambridge's Private Secretary for their respective attention

Yours sincerely,

Paul Hughes 01704873968 https://aarhus374.wixsite.com/nesfeildscrown

#### RE: 'OPERATION RESURRECTION' KINMEL HALL

П

You replied on Thu 05/11/2020 12:30 Millar, Darren (Aelod o'r Senedd | Member of the Senedd) <Darren.Millar@senedd.wales> Thu 05/11/2020 12:09 Hello Paul,

Many thanks for the email and attachments.

I have relayed these to the Prince of Wales' Secretary, as requested.

Kind regards,

Darren

Darren Millar MS/AS

Clwyd West/Gorllewin Clwyd

From: medical memories <tmmr1969@outlook.com>

Sent: 04 November 2020 16:37

To: Millar, Darren (Assembly Member, Clwyd West) <darren.millar@assembly.wales>

Subject: 'OPERATION RESURRECTION' KINMEL HALL

Dear Mr Millar,

Further to our discussions recently about the future of Kinmel Hall, St Georges, Abergele.

Please find enclosed the letter and supporting documents which, if you would be so kind, I would be very grateful if you could arrange to have put before the Private Secretary of His Royal Highness The Prince of Wales.

Thanking you in advance for your continued support.

Yours sincerely,

Paul 07899775784

### Peter Hare - Private Clients

(Co-founder & former MD of Royal Warrant holders Hare & Humphreys Ltd)
Pirton Court. Pirton
Worcestershire WR8 9EE
Mobile: 07768 648227

An open letter....

30th October 2020

#### Kinmel Hall, Abergele.

I consider myself fortunate to have a career that has brought me close to many of the Nation's finest buildings and monuments.

From the grandeur of our royal palaces to the magnificence of our castles. From cathedrals with domes that reach up to the heavens, to the breath-taking country estates where the sound of hooves and carriages still echo in their gravel courtyards.

Buildings built by man to suit man. To defend territory, house their families or simply to reflect their wealth. They are places where we can identify periods of time, admire the changes in architectural style, set locations and embroil ourselves in their history with those who shared their walls before us. Buildings have become places where our soul allows our present to meet our past.

Buildings may be built of stone wood or brick, but they have their own lives, individual charm and their own odd characteristics. Although they appear to have greater resilience, they are In-fact no less vulnerable than those that built them.. To keep us healthy we may need to see our GP, perhaps have scan to probe and check all is ok... similarly a building needs the attention and maintenance of a craftsman and occasionally they need a condition survey to assess and report the broader issues.

Some buildings open their doors, they welcome us and share the beauty of their interiors allowing us to embrace their history, whilst others have simply been left with the memories of better times.

Kinmel Hall is such a property. Like an elderly grandparent with a past steeped in history, Kinmel should be respected and preserved and able to engage with society. It is appalling that Kinmel Hall continues to be neglected, she has been left with little to no maintenance and desperately requires a condition survey to identify those emergency tasks needed to prevent further deterioration. If action is not taken soon the future of Kinmel Hall is in jeopardy and her history will become another photograph on the wall.

Owners of historic buildings are custodians with a key to our local and national identity. Receiving the keys comes with significant social, moral and legal responsibilities. What is happening at Kinmel is totally unacceptable and as a society steps must be taken to prevent her further decline.

I have restored properties destroyed by accidental fire and flood and those have been terrible enough. But in my eyes for a principal property to be destroyed by neglect is perhaps the worst architectural crime of all.

I hope my few worlds highlight the importance of action at Kinmel Hall and leads to some prompt and pleaningful steps being taken to save this beautiful building and her grounds.

Consultants and specialist contractors State & Public Buildings - Historic & Fine Homes

#### Kinmell Hall: A brief report by Peter Hare 31.8.2014

The following information is based on photo images and has been assumed without a site investigation or inspection. This information is therefore for guidance only to assist with pre-construction advice based on experience of similar projects. It should not be considered as a confirmed specification.

#### Plaster and paints

From images it appears that the plaster varies between rooms and consist of lime plaster and pink gypsum-based plasters. The lime plaster would appear to be the original finish and it is likely that the pink gypsum-based applications have been applied during alterations, extensions or modernisation of the building over the last 50 years. The lime plaster is likely covered with initial applications of distemper or lime wash. The later coatings appear more robust and have greater opacity. It is highly likely the stronger colours (dado and woodwork) were originally lead-based paints and may have been over-painted with oil-based paints.

#### **Condition**

The room interiors appear to have very been poorly maintained. It appears that the rooms have been exposed to high humidity conditions and inappropriate coatings. It appears likely that there may have been water ingress and / or extreme temperature changes. These conditions are often intensified in non -occupied properties where there is poor ventilation and no base heating. It is highly likely that the rooms are suffering from damaging fungicidal growth.

It is clear that the painted surfaces are suffering from widespread delamination and paint failure. The historic coatings have suffered such extensive damage that most if not all coatings will now be considered unsuitable to receive future applications unless treated in a major conservation manner.

#### Immediate recommendations

As a matter of urgency the building should be made watertight, It should be ventilated and have a low - level base heating installation. Heating should be kept low and slow. Do not introduce site gas heaters.

#### Refurbishment advice

It is likely that most if not all-visible paint coatings will need to be removed prior to any refurbishment.

#### **Overview**

The history and architectural importance of Kinmell Hall within its locality raises Kinmell to a property of national importance. The lack of maintenance and care for Kinmell is extremely disappointing and immediate "first-aid" measures are absolutely essential to ensure the properties integrity and longevity for future generations.

Peter Hare



# WRITTEN QUESTION FOR ANSWER BY THE MINISTER FOR MENTAL HEALTH, WELLBEING AND WELSH LANGUAGE ON 26 OCTOBER 2020

**Darren Millar (Clwyd West):** What action is the Welsh Government taking to protect Kinmel Hall in Conwy from further deterioration? (WQ81332)

**Dafydd Elis-Thomas:** Conwy County Borough Council is responsible for implementing the legislative measures that are available to support the protection of Kinmel Hall and Cadw is providing impartial advice. I understand that the Council is urging the owner to address the poor condition of the building and is also reviewing the statutory controls that are available to arrest the decline. Further information about the Council's next steps will be available from the Leader of the Council.

3 Dickinson Road, Formby, Liverpool, L37 4BX.

Monday 25th January 2021.

Your Royal Highness,

Allow me to introduce myself. My name is Paul Hughes and I would be very grateful for any assistance and or advice you may be able to give me in relation to a Grade 1 Listed building in North Wales called Kinmel Hall who amongst its distinguished visitors includes Princess Victoria 6 Years before she became Queen.

When she became Queen, she appointed the then owner of the Kinmel Estate – William Lewis Hughes – her A.D.C. and his niece her Maid of Honour.

The Hall at that time had been designed by Thomas Hopper, however, when both W L Hughes and his only Son passed away the Hall was passed to W L Hughes' Nephew - Hugh Robert Hughes.

He started an extensive plan of remodelling and redesigning the houses on the Estate. Through a friend of his - John Pemberton Heywood of Heywood's Bank (now HSBC) - he was introduced to William Eden Nesfield who he commissioned to carry out work on Home Farm - which later became known as Kinmel Manor Hotel or The Kinmel and Kinspa as it is known today.

From there he moved onto the numerous Gate Houses around the Estate before being commissioned to redesign the Hopper Building. His Father William Andrews Nesfield and his Brother Markham Nesfield were commissioned at this time to design the first Formal Gardens Kinmel Hall had ever had.

This also means Kinmel carries the additional honour of being the only site where ALL three members of the Nesfield family worked on together. Markham was killed in a riding accident outside Regents Park whilst this work was being done.

It was at this time that we understand Queen Victoria presented Hugh Robert Hughes with the Fireplace for the Library of the new Hall. The left-hand panel carries Queen Victoria's Coat of Arms and the right-hand panel carries the Hughes Coat of Arms.

I had the privilege to call KINMEL HALL home for a short period of time which has been vandalised and had items of Historical importance removed or damaged.

In February 1981, whilst a pupil at Formby High School, I attended a Christian Fellowship Weekend, run by two teachers at Kinmel Hall.

That weekend started a long association with this Grade 1 listed building.

As part of a College course in 1986 I started researching the History of this amazing building and I am still researching it today.

In 1994 I was invited to stay at the Hall as a member of staff for weekends when they had groups staying in the Hall. This was followed in 1995 by an invitation to move into the Hall as one of the Caretakers. I would work Full-time elsewhere and on my days off help with groups at the Hall.

Due to changes in management at the Hall, this did not last for very long. However, I kept in touch with the staff and various owners of the Hall over the years until, in 2011, I was informed the Hall was to go up for Auction again.

When I looked at the brochure produced by the Auctioneers I noticed a few mistakes in it and, having contacted the Auctioneers, I was

invited to show prospective buyers round the Hall as they had not been inside.

After the Auction I was introduced to the person who 'bought' the Hall in 2012. His plans were to restore her to how she should look and then decide what to do with her.

Unfortunately, his health took a turn for the worse in September of that year and again in August that year. It was at this point that it was discovered that the Hall was actually owned by a Company based in the British Virgin Islands and the person I had met was simply one of the company's representatives.

With his health taking him out of the picture - it is my understanding that - the Hall was 'dropped' into the laps of his two Sister-in-Laws. Having met them I feel they are not aware how important the Hall is or what their responsibilities are.

An example of this is the fact that the only security they had in place was a reputable company visiting the Hall 6 times a night and no one on site!

As a result of this, the Hall was broken into by a group of Urban Guerrillas in August last year. They took some amazing photos and put them onto the internet. Unfortunately, the Hall was subsequently broken into on more than one occasion between August and October and items were either stolen or vandalised quite severely.

During all the time the current owners have had the Hall no restoration work has been carried out. After the break-ins, the Council arranged to meet the owners in September 2013. Instead of meeting the owners, the Senior Conservation Officer was met by the Property Management Team representing the owners.

This consisted of a brother and sister who were around 25 years old.

After this meeting certain instructions were issued by the Council to the Owners which included the installation of Metal or Perspex Shutter to all the Ground floor windows of the Hall. The owners instructed their workmen to board up the windows with panels of wood. They then went round the inside of the Hall, closed the wooden shutters – which are original – and screwed them shut into the window frames.

Every attempt to make contact with the 'owners' addresses in London were returned to the Council - 'not known at this address'. Emails were not being answered as was the case with phone calls.

On the day the owners were meant to be at the Hall one of the Sisters was presenting at a Conference on Financing Mining in Turkey-which is their main business interest – in London.

I was at the Hall in October 2013 and the site of the damage done to her was terrible. Added to which, the attitude of the two Sisters to anyone who tried to tell them anything was such that I decided not to have anything further to do with them.

Instead, I offered to help the local authorities in any way I could and this I have been doing as much as my own commitments have allowed. As a part of this work, I compiled a report on the state of the Hall from the visits I had made up to and including October 2013r and my own knowledge of long-term problems the Hall had suffered from for years. I have included a copy of this for your information.

An improved security system was put in place around 2014 but no one is on site at all and the Security system was remotely monitored from Liverpool.

Other Security has been 'employed' at the Hall but to date none have been paid.

My last visits to the Hall were in June 2019 and the August Bank Holiday weekend when Kinmel revealed yet another of her secrets!

I mentioned earlier that the designer of the Hall at the time W L Hughes owned the Estate was Thomas Hopper. He had been commissioned very hurriedly to design and build a Hall to replace the previous building on that site which was destroyed by fire on Monday 27th September 1841 - 2 days and 135 Years later fire nearly destroys the Nesfield Building!

When Hopper constructed his Hall the family installed a Private Fire Hydrant System – similar to the one in Highclere Castle – which was powered by 4 Eastham Hydrostatic Rams located around the Estate.

One of these Rams is located directly beneath the Venetian Gardens designed by W A Nesfield which he used to power the Fountain in the centre of these Gardens. W E Nesfield took a feed from the Ram to power the luggage lift in the Servants quarters which meant that 'every time the lift went down – the fountain went higher, similar to the 'Perseus and Andromeda' Fountain Nesfield designed at Witley Court.

The only access to the Ram had been via steps that went under the Garden situated outside the boundary wall to the North end of the Hall. After the 1975 fire this was sealed up to prevent livestock from the surrounding farmland falling down into the vaults beneath the Gardens.

The last of the security 'employed' at the Hall at that time a group of Polish workmen who worked for a company that restored Grade 1 and 2 Properties but they were only employed as Live in Security.

They had discovered another way into the Vaults and to the Ram which is from a drain inspection cover in the Car Park on the West Front of the Hall, from this you can get into a tunnel which used to run from the Hall to the Vaults under the Gardens but which we believe was sealed up when Nesfield designed the current building.

The last of this security team left the Hall at the beginning of September 2020 being owed around £16,000 and being threatened by his 'boss' that if he tried to remove his own car from the site they would set fire to it.

During their time at the Hall the 'security' removed all the plasterboard from the first-floor corridor walls taking them right back to the lath – which means the walls are no longer fire resistant. They also removed the plasterboard from the first-floor landing resulting in the same problem and revealing the false wooden ceiling that had been installed as part of a fire break when the Hall was restored in 1978 following the fire on the 29<sup>th</sup> September 1975. At present Kinmel has NO mains water supply because the owners refuse to pay to have the mains pipe repaired!

In addition to this they also removed a complete section of ceiling/floor from the North East corner of the Ballroom/first floor landing resulting in a chimney effect should any fire break out. This also means that a section of Kinmel's 'skeleton' on which the Hall was constructed may also have been removed.

To make matters worse NONE of this work was done with listed planning consent or the knowledge of the Conservation Officer for the Council because he was on long term sick due to stress for at least 18 months before resigning in December 2020.

As you will see from the enclosed information, the Hall is in need of urgent work to save it being lost, work I do not think the owners have any intention of doing or understanding to do anything with her. It is not as though they do not have the funds available because the Father is Chairman and one of his Daughters is a Director of Universal Bank Dubai! They also own properties in the UK worth in excess of £2 Million each including Zeals House, Lower Zeals, which we understand is full of antiques 'acquired' from Grade 1 and Grade 2 listed properties around the UK which they sell overseas.

I have recently been in contact with the Lord Lieutenant of Clwyd - Mr Henry George Fetherstonhaugh OBE DL – whose family have owned the Kinmel Estate since 1786. He is very keen to see the Hall brought back into use for the benefit of the local community and further afield.

I realise this is quite a detailed letter and I apologise for having to go into so much detail, but I am sure you will understand the need when you read the enclosed information.

Recently, I have been made aware that it is the Council's responsibility to ensure the owners of the Hall maintain her to a good standard and it is they who are not complying with their legal obligations.

As I mentioned they have been serving Urgent Works Notices on the registered addresses of the owners using Royal Mail and these are being returned. At which point the Council is happy to stop carrying out any further action. This is despite the fact that since 2016 Legislation allows the Welsh Authorities to serve these notices Electronically – something the Council has failed to do.

It is at this point that we formed 'The Friends Of Kinmel Hall Group' with the Marquess of Anglesey among the people who have offered their support which also include Jeremy Musson, Marcus Binney, Mark Girouard, The Victorian Society, Rosie Burton (I.H.B.C.) and Peter Hare (Founding Director of Hare and Humphries)

I have also been informed by the Institute of Historic Building Conservation that serving the notices is as simple as publishing them in the local papers and attaching a copy of the notice to the doors of the Hall. None of which the Council has done.

The only action the Council has taken since 2011 is to serve 'an injunction has been placed on the site to prevent "unauthorised" work taking place.

The local authority is also exploring further enforcement action but will not be looking to use compulsory purchase powers, as Denbighshire Council did recently with North Wales Hospital.'

https://www.walesonline.co.uk/news/wales-news/council-steps-protect-country-home-17712520 8th February 2020.

What the local authority has NOT done is to take action on the illegal works carried out that led to this injunction.

Any advice and or assistance you can give in relation to this matter would be gratefully appreciated.

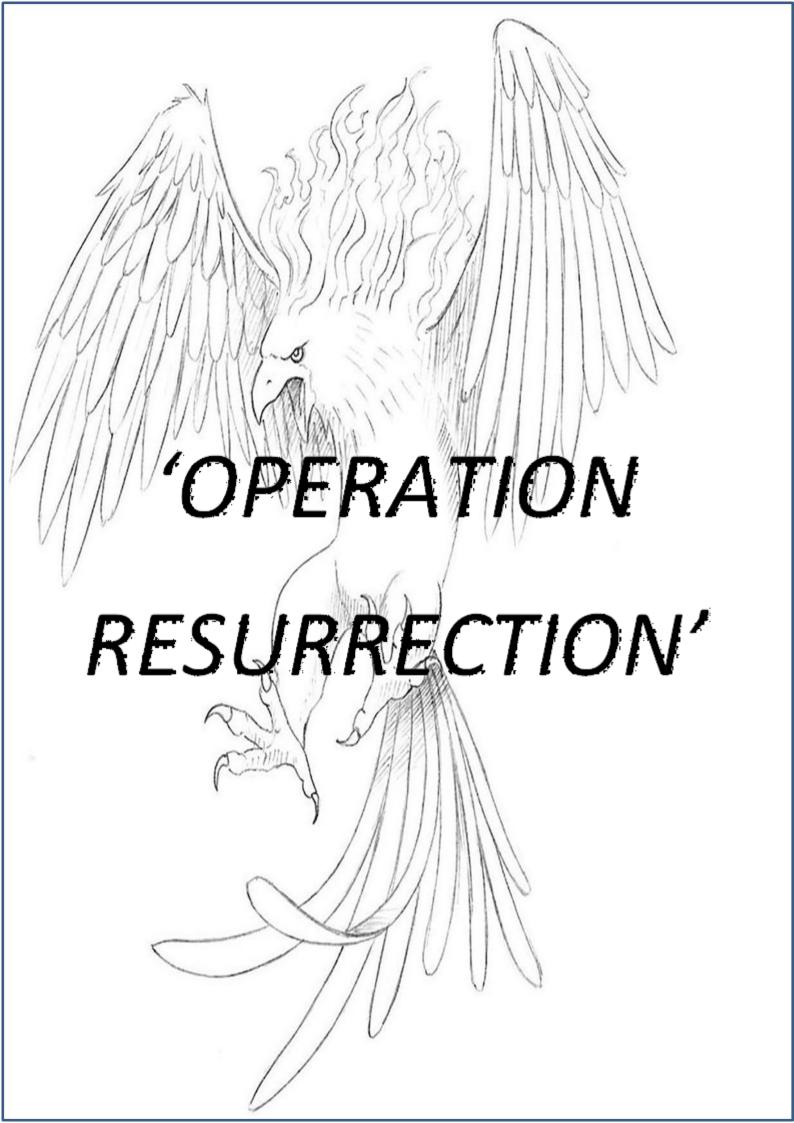
I can be contacted at the above address or via email on <a href="mailto:tmmr1969@outlook.com">tmmr1969@outlook.com</a> or 0789 977 5784.

Your humble and obedient servant

Paul Jepson Hughes.

The Private Secretary to
His Royal Highness The Prince of Wales
Clarence House
London
SW1A 1BA

Enc: -



FOREWORD
'TRAGEDY TO TRIUMPH'
Courtesy of Mrs Elaine Boxhall nee Southern
PE Teacher 1950 – 55
Clarendon school for Girls
KINMEL HALL
1946 – 1975
By the Marquess of Anglesey,
DL, FSA, FR Hist S, Hon FRIBA, FRSL.

When I first heard that a Mr Vince was going to restore Kinmel Hall, I thought that he must be a madman. Soon though, I realised, particularly after first meeting him, that he was not only very sane indeed but that he was also well named. The dictionary definition of invincible is "incapable of being conquered, overcome, or subdued; insuperable". This sums up a vital part of the character of my friend Eddy. I soon discovered that the sure foundation of his invincibility is his unshakeable belief in the Christian God and the efficacy

of prayer.

The Historic Buildings Council for Wales, of which I have the honour to be chairman, has the statutory duty, amongst others, of advising the Secretary of State on the giving of grants, for the structural repairs, to owners of outstanding historic buildings. After the awful fire at Kinmel we were all in despair. Here was one of Britain's (not just Wales') greatest and largest Victorian country houses ~ a veritable palace and an architectural gem ~in real danger of decay and demolition. The lack of an owner with a potential use in mind, and, just as vital, the means to effect the extensive and expensive repairs which were essential, seemed as inevitable as anything in this world.

I recollect that before the fire, Clarendon School had applied for grant aid towards the repairs necessary to just some of William Eden Nesfield's splendid chimneys. The sums required for these alone were enormous

How much vaster, then, was to be the cost of the post-fire structural costs! On top of these, of course, was the expense of interior decoration and all the large variety of works which, under the Historic Buildings Act of 1953, would not qualify for grant. The amount of taxpayers' money available for assistance to all the eligible historic buildings in the Principality is, naturally, limited.

Nevertheless, the tremendous importance of Kinmel architecturally and the wonderful enthusiasm and competence of its new owner, ensured that something approaching 40% of all structural repairs would be made available over the years. Not only is a very important part of Britain's heritage saved from extinction, but its new users are eminently excellent both from a spiritual and a social point of view.

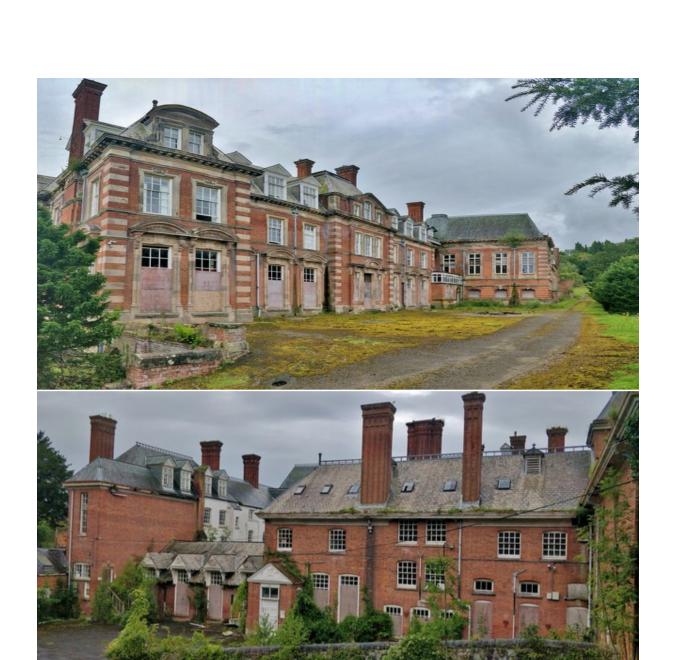
In my thirty years of service on the Historic Buildings Council for Wales, I can honestly say that none of our numerous tasks of rescue and revival, repair and restitution has given me such profound satisfaction and joy.

Working in dose partnership with Eddy Vince, on his great project, has been a prodigious privilege for all the Council's members and for the Welsh Office staff, especially the architectural assessor, Douglas Hogg. To have been participants in a miracle of this nature makes one at once humble and proud.

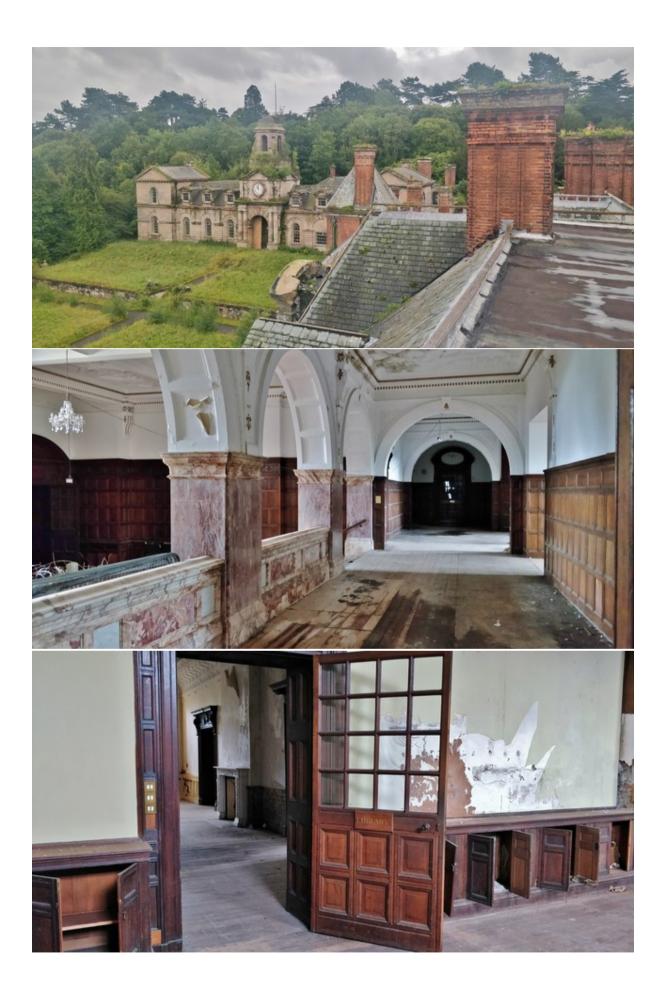
Mrs. Boxhall's excellent and telling account of the way in which things proceeded is indeed worthy of the subject. Higher praise cannot be given.









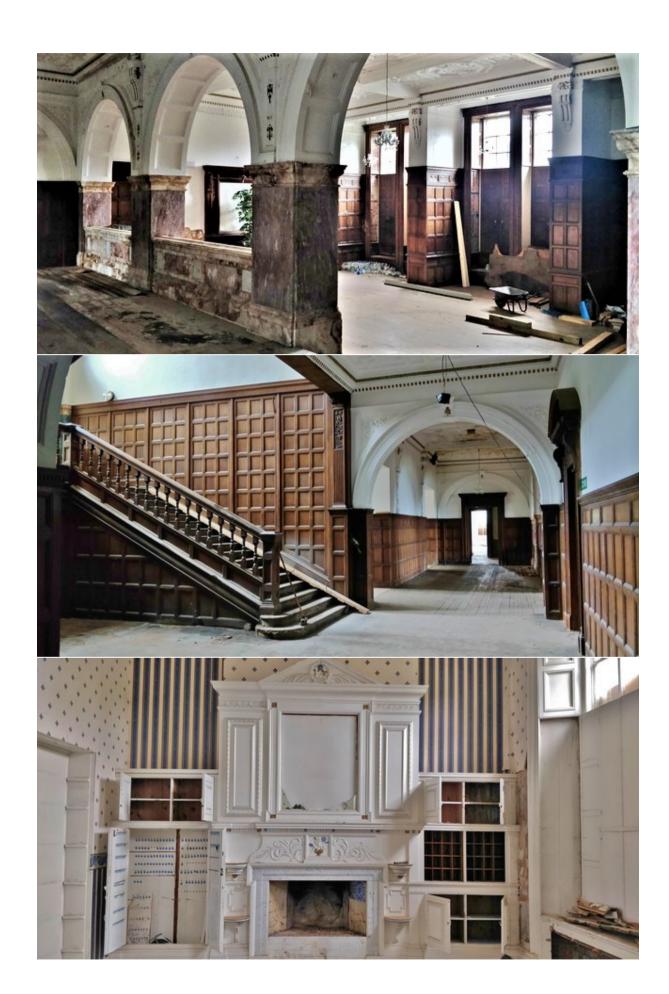


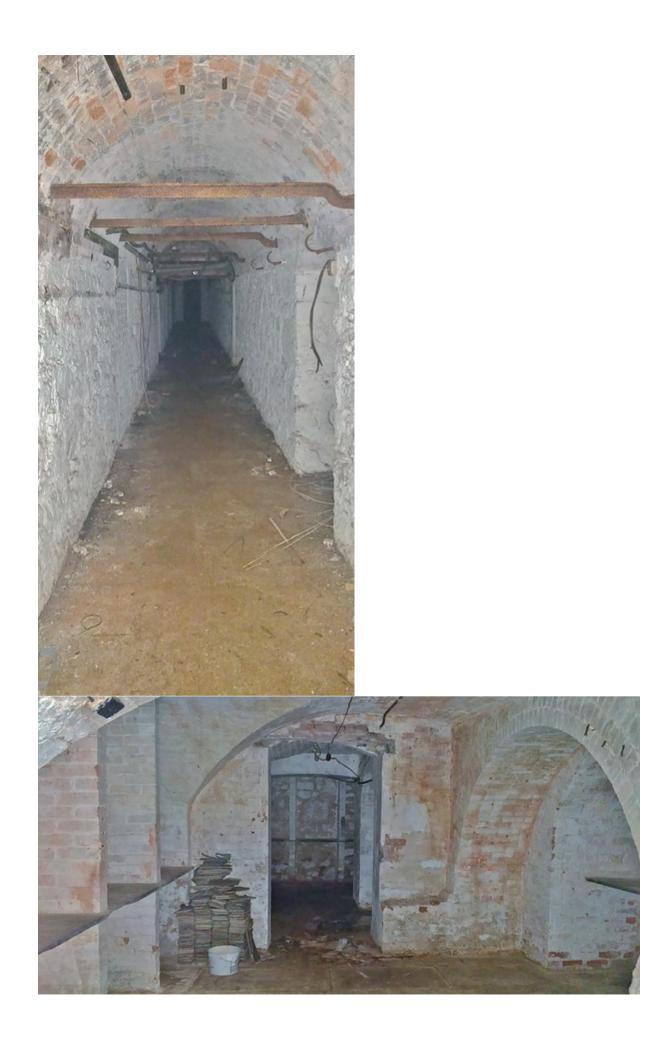


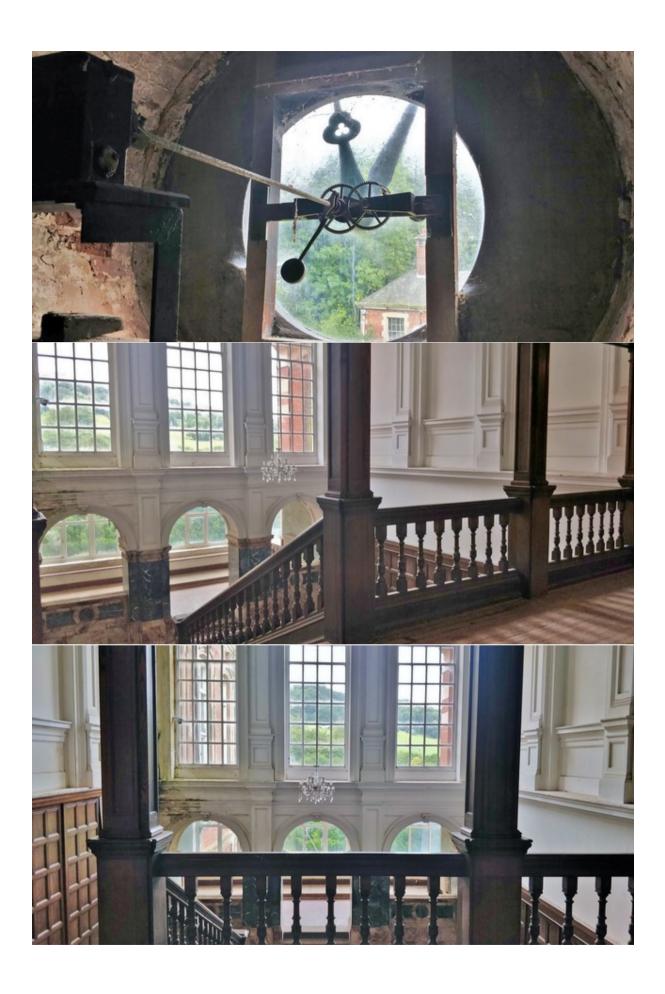








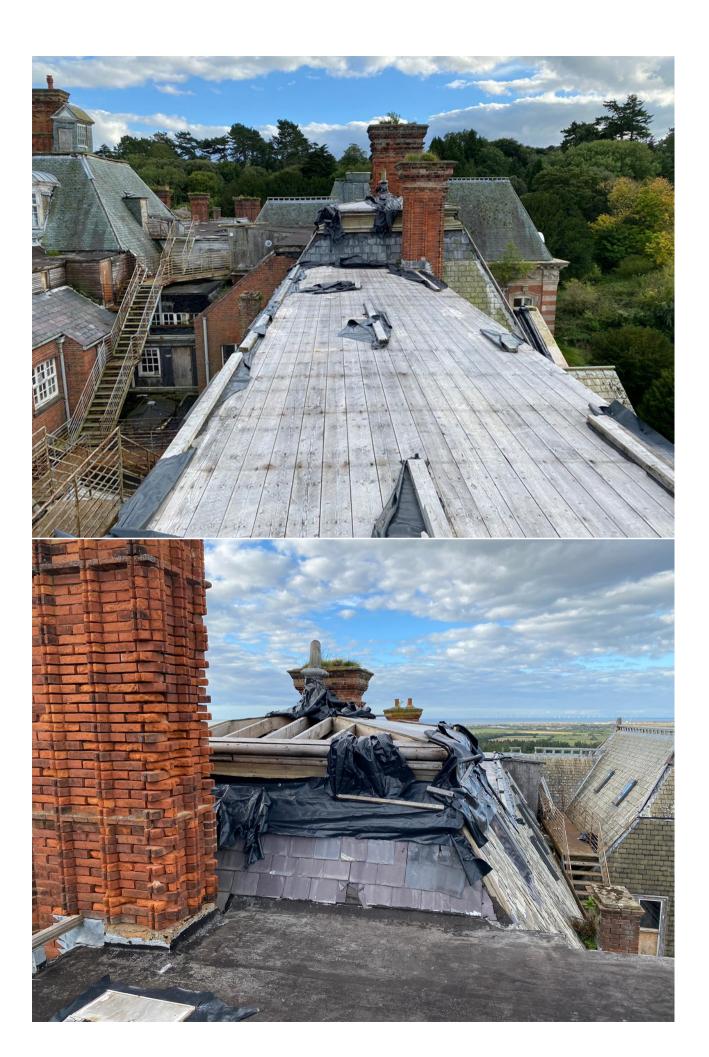




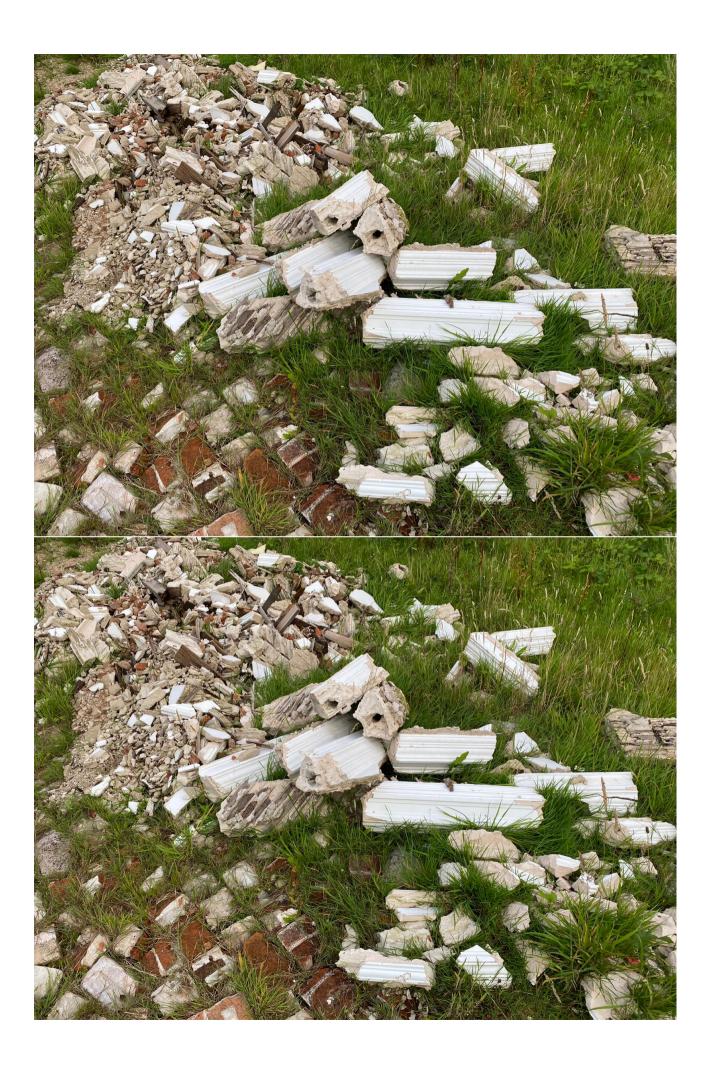


The photos in the preceding pages were taken by a team of 'Urban Explorers who were given a 'guided tour' of Kinmel Hall by the 'Security' in September 2020!

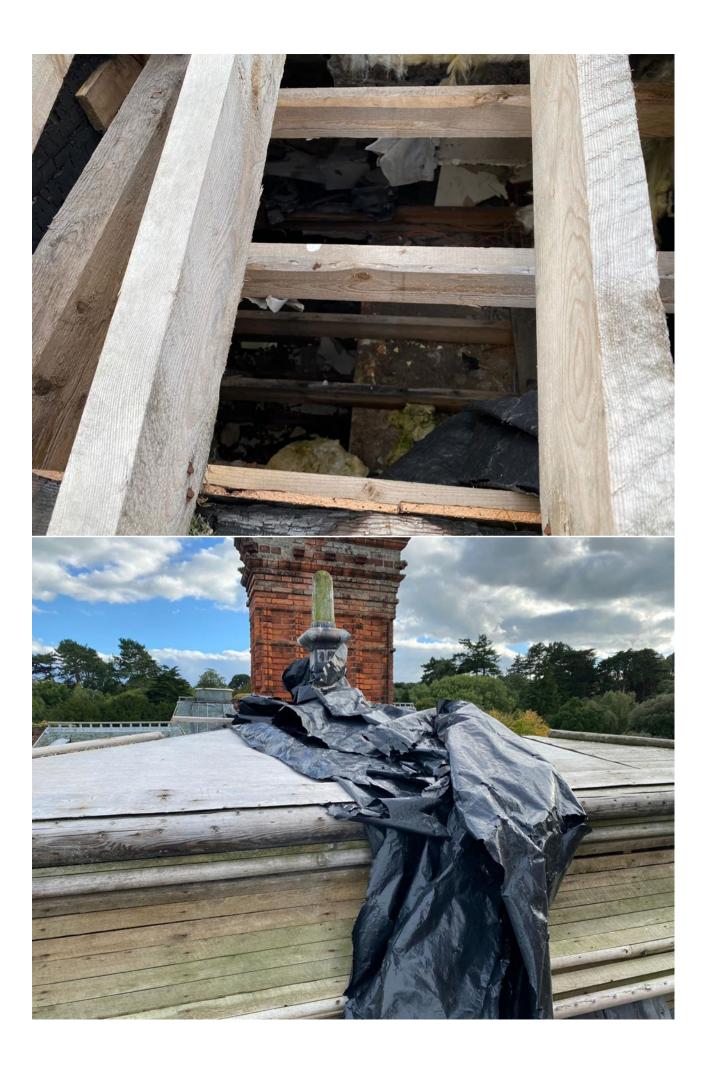
The photos in the following pages are, we understand, of the work carried out by the head of the 'security' on the instructions of the absentee owners between April 2019 and September 2020 and the resultant damage to the Hall's interior!

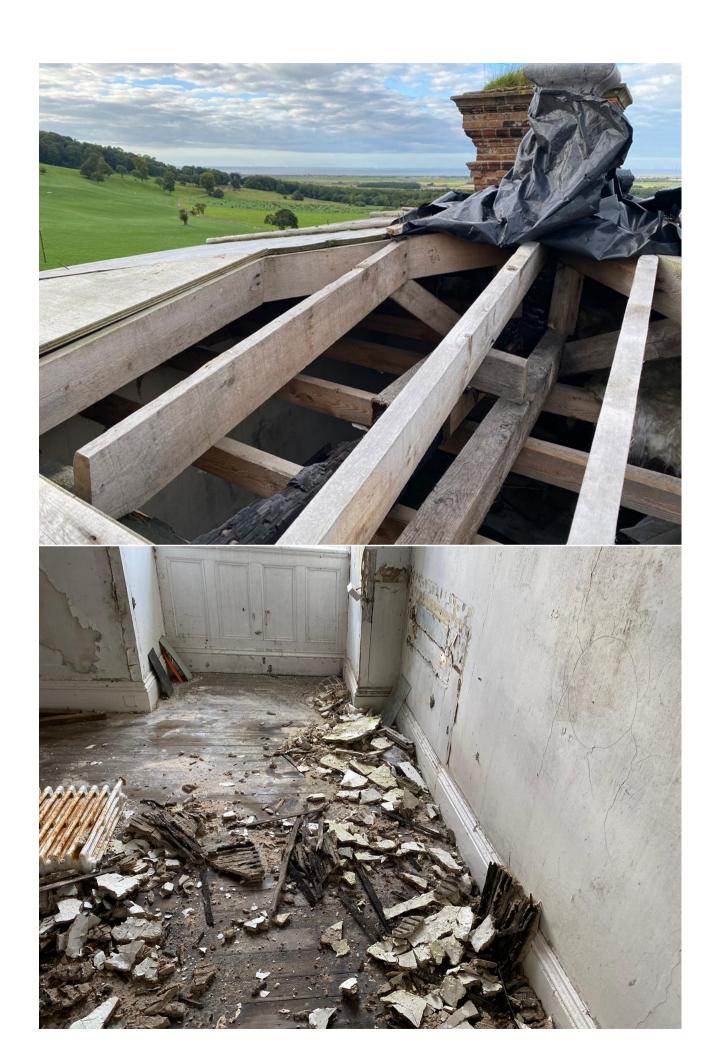


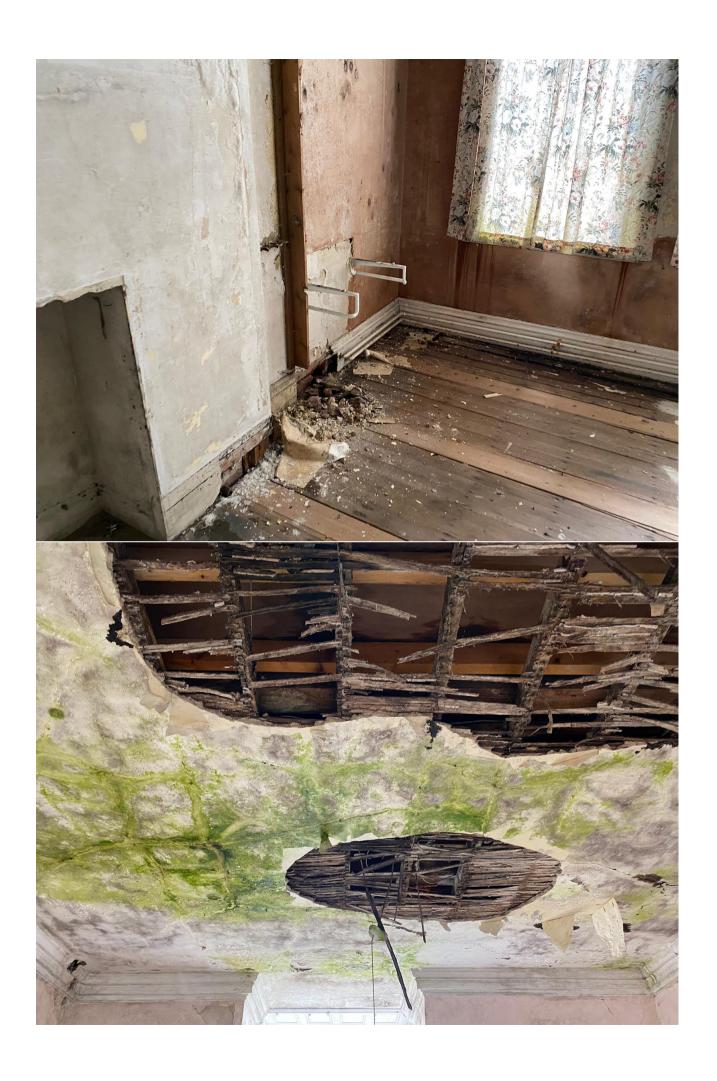


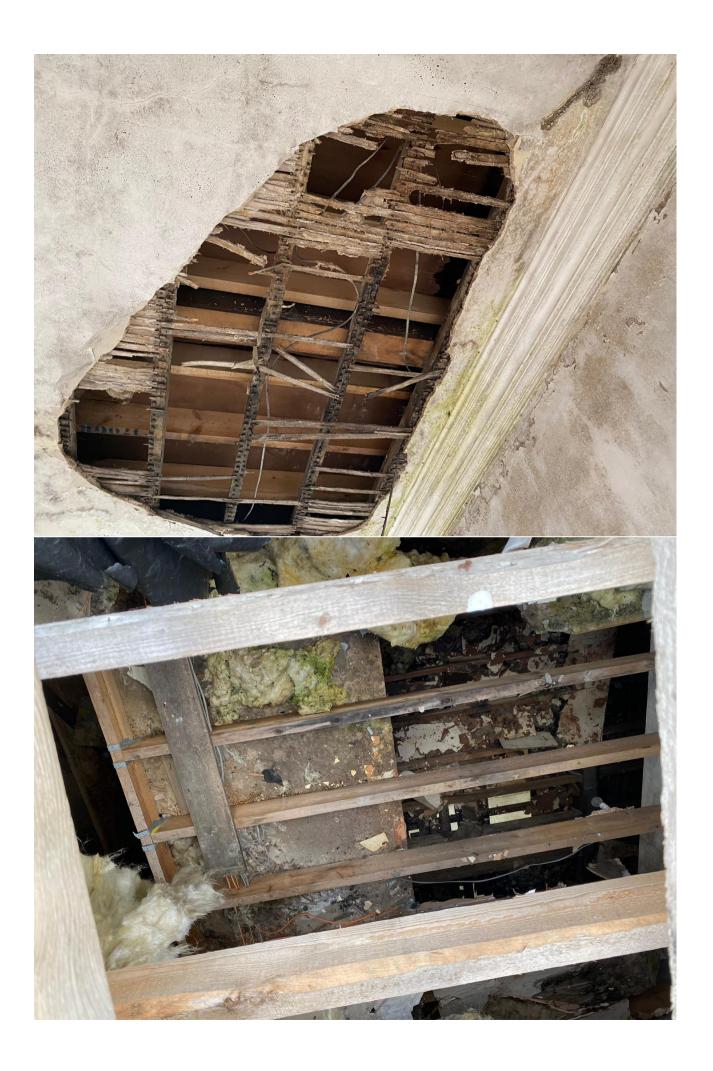


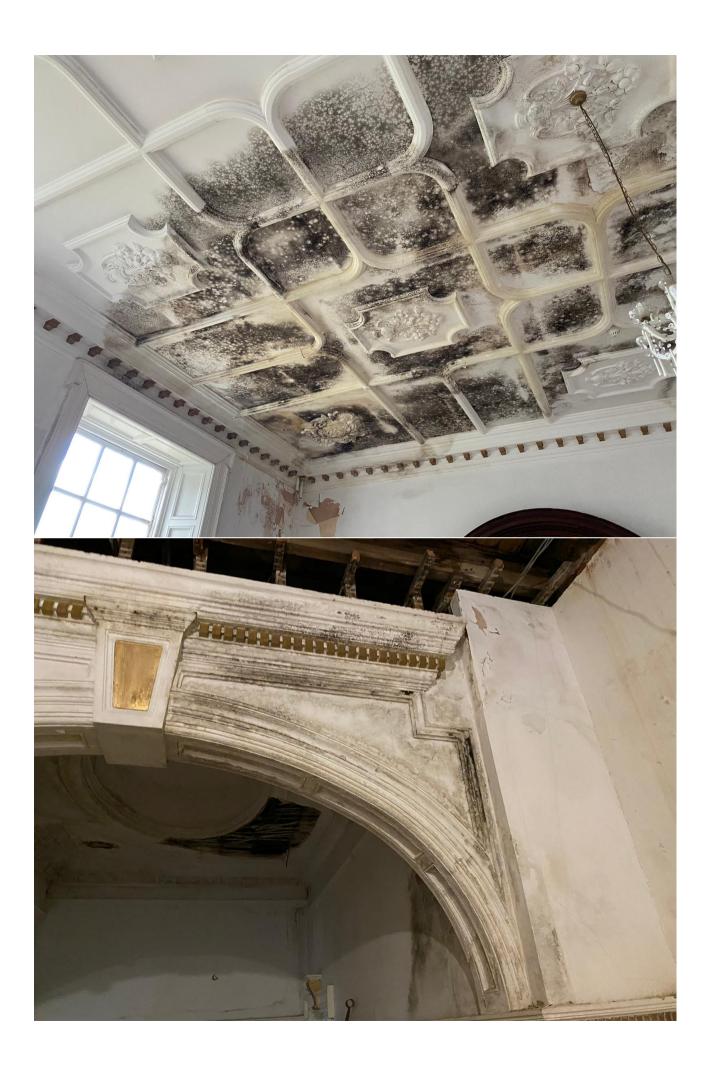




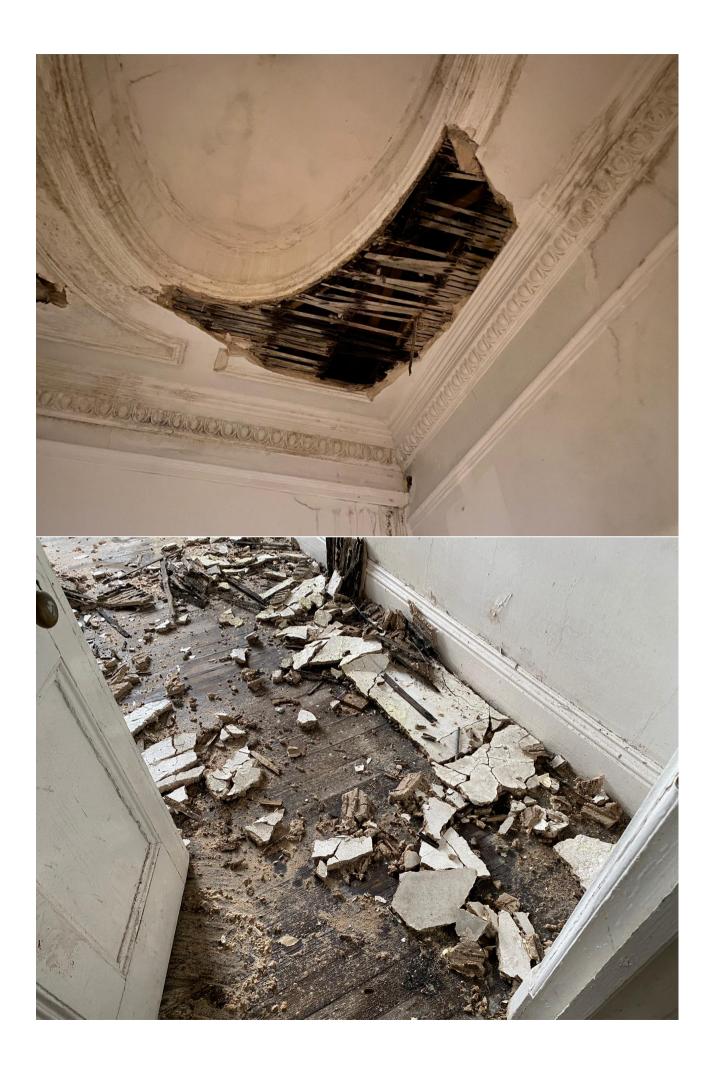






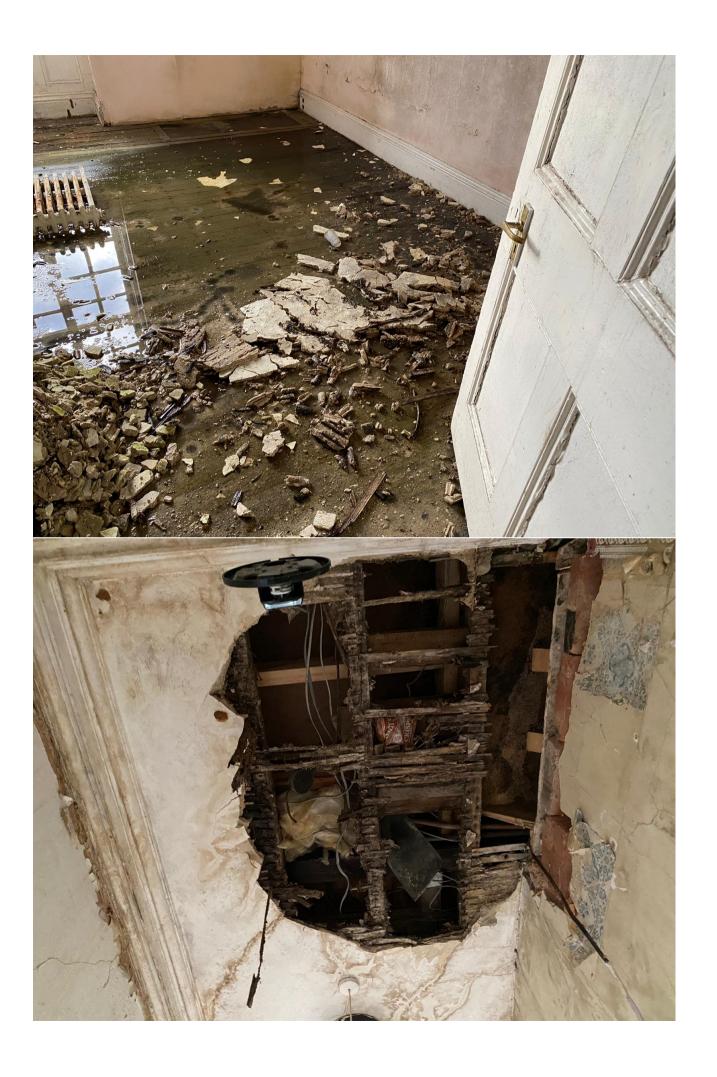


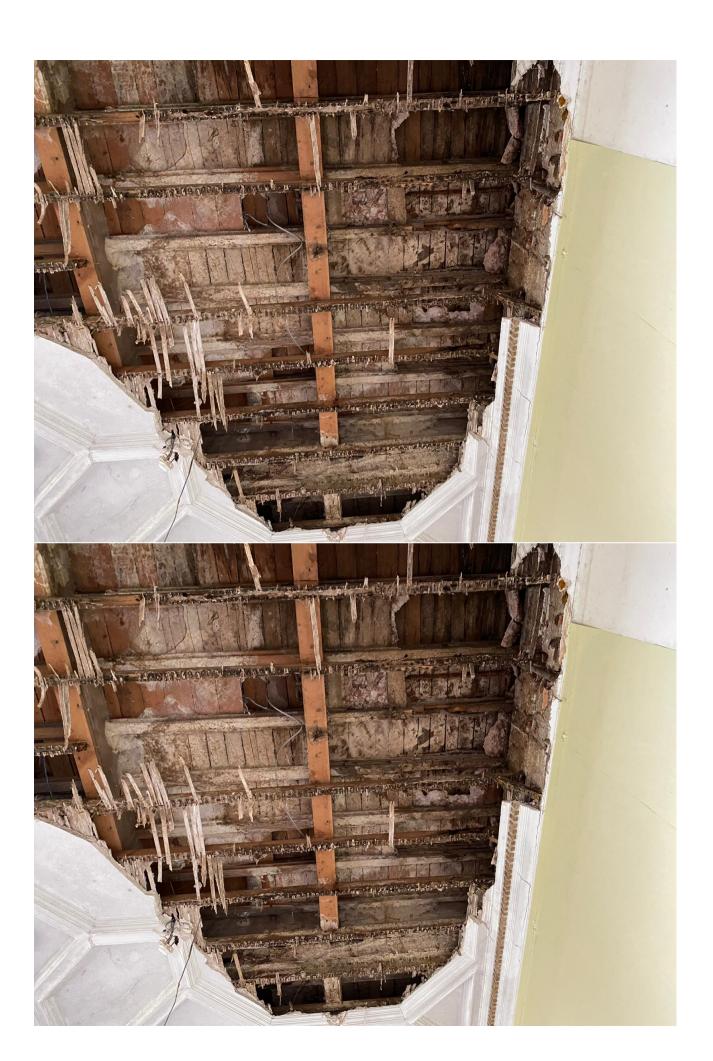




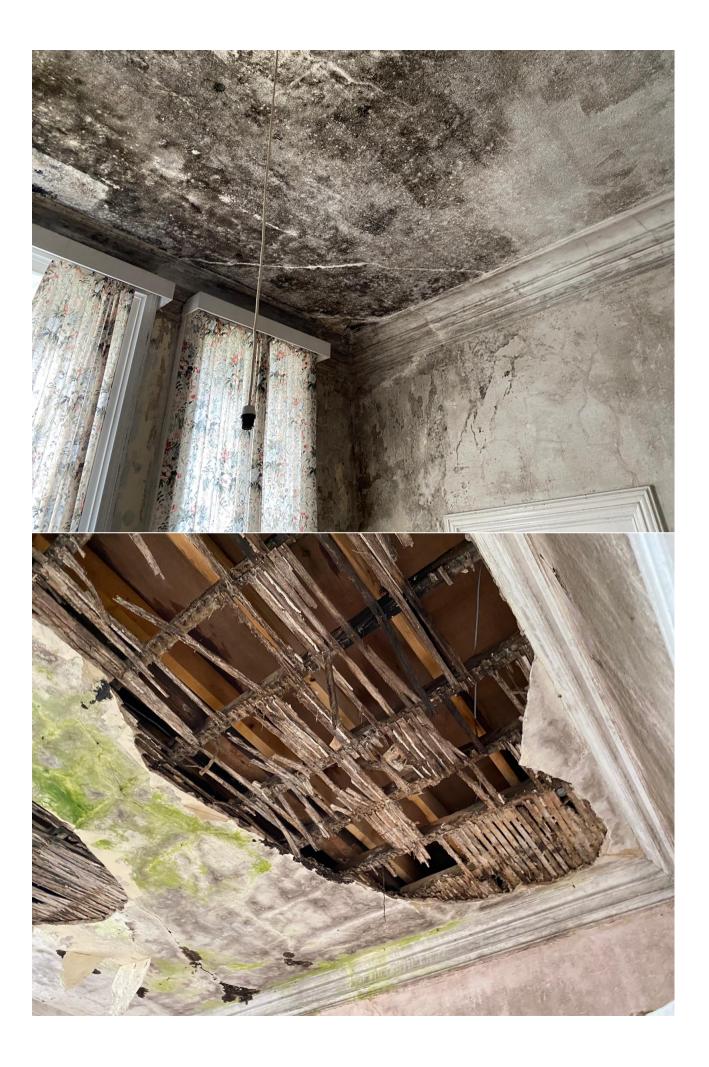




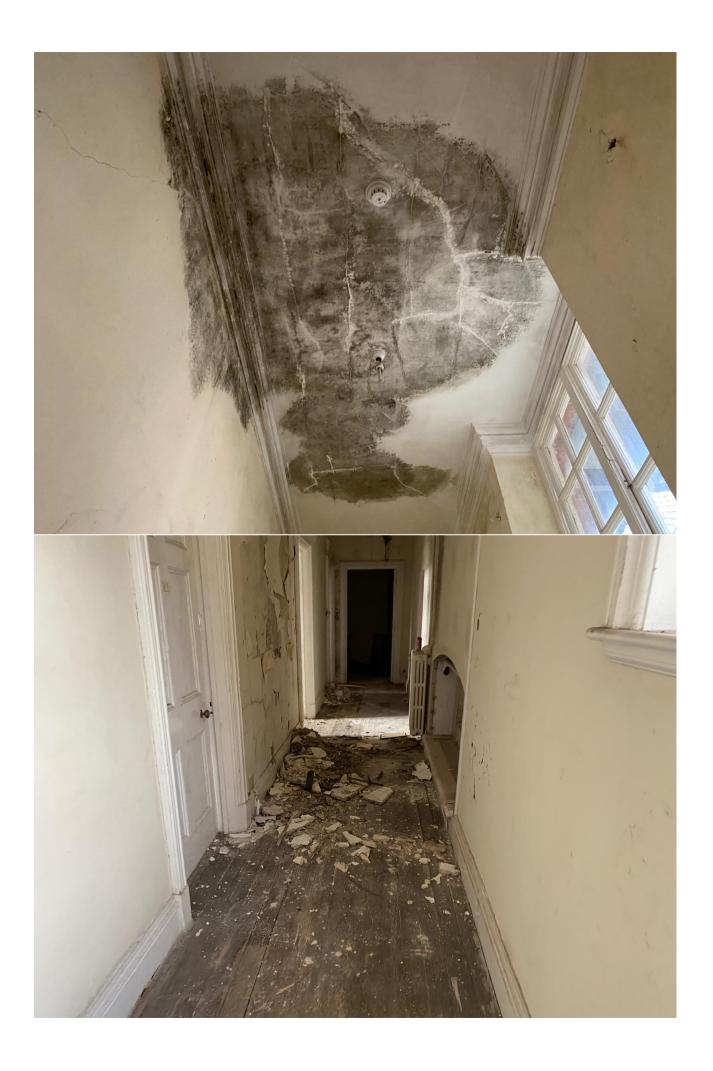












The images below were taken on Saturday 17<sup>th</sup> October 2020 after the owners had arranged for the Hall to be made 'SECURE' following the departure of the 'security' team and a fire being reported in the weeks in between.



W E NESFIELD LINKED THE 1855 WILLIAM BURNS 'PALLADIAN STABLE BLOCK' INTO THE MAIN HALL TO CREATE A WALK-THROUGH SITE WHICH IS NOW OPEN TO ANYONE BECAUSE THE OWNERS BELIEVE THE STABLE BLOCK 'DOES NOT MATTER!'





THIS GATEWAY LEADS ONTO 5,000 ACRES OF FARMLAND BUT NOT SECURED





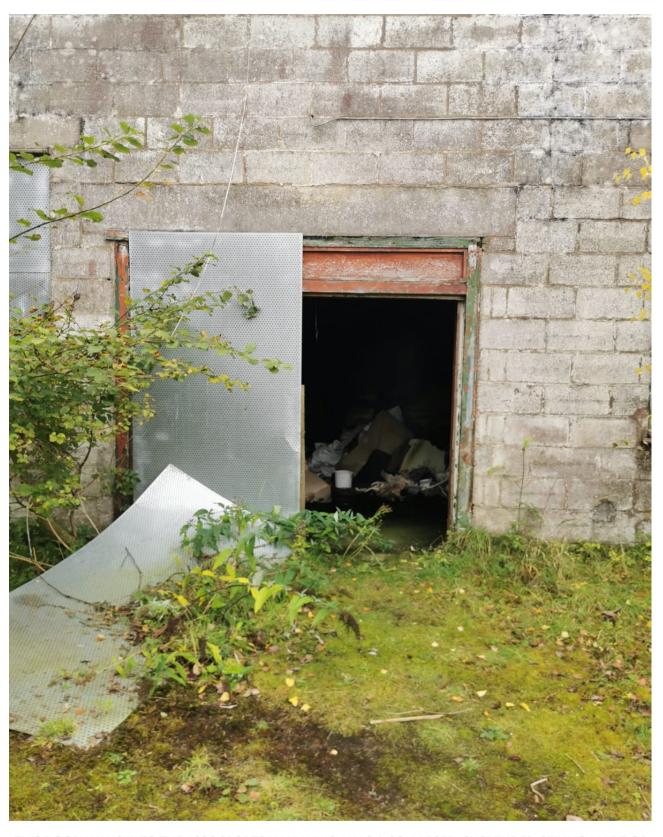












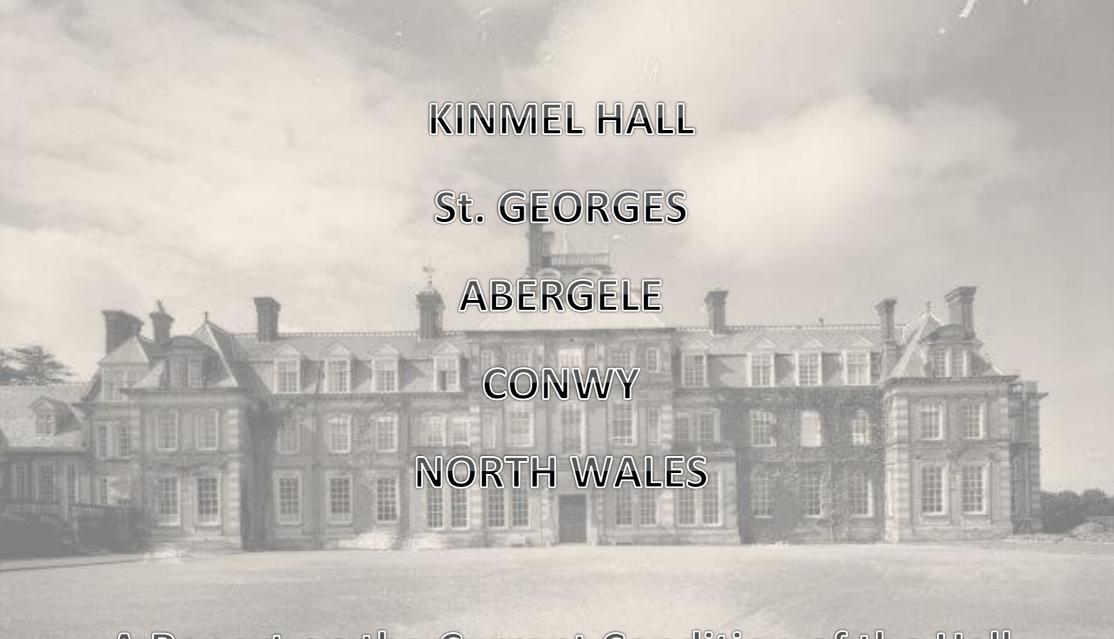
THIS DOORWAY IS INTO THE 1936 SPORTS HALL WHICH HAS A COLLAPSED SUSPENDED CEILING MADE OF 95% BONDED ASBESTOS 'ASBESTOLUX' CEILING TILES INSTALLED IN THE 1980'S. THE BUILDING ALSO HAS ITS ORIGINAL CORRUGATED ASBESTOS ROOF



BEHIND THIS OVERGROWN WALL IS AN ARCHWAY WHICH HAS BEEN BARRICADED UP – WITHIN THE GROUNDS OF THE HALL WITH NO EXTERNAL ACCESS







A Report on the Current Condition of the Hall

FOREWORD
'TRAGEDY TO TRIUMPH'
Courtesy of Mrs Elaine Boxhall nee Southern
PE Teacher 1950 – 55
Clarendon school for Girls
KINMEL HALL
1946 – 1975

By the Marquess of Anglesey, DL, FSA, FR Hist S, Hon FRIBA, FRSL.

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The Historic Buildings Council for Wales, of which I have the honour to be chairman, has the statutory duty, amongst others, of advising the Secretary of State on the giving of grants, for the structural repairs, to owners of outstanding historic buildings. After the awful fire at Kinmel we were all in despair. Here was one of Britain's (not just Wales') greatest and largest Victorian country houses ~ a veritable palace and an architectural gem ~in real danger of decay and demolition. The lack of an owner with a potential use in mind, and, just as vital, the means to effect the extensive and expensive repairs which were essential, seemed as inevitable as anything in this world.

I recollect that before the fire, Clarendon School had applied for grant aid towards the repairs necessary to just some of William Eden Nesfield's splendid chimneys. The sums required for these alone were enormous

How much vaster, then, was to be the cost of the post-fire structural costs! On top of these, of course, was the expense of interior decoration and all the large variety of works which, under the Historic Buildings Act of 1953, would not qualify for grant. The amount of taxpayers' money available for assistance to all the eligible historic buildings in the Principality is, naturally, limited.

Nevertheless, the tremendous importance of Kinmel architecturally and the wonderful enthusiasm and competence of its new owner, ensured that something approaching 40% of all structural repairs would be made available over the years. Not only is a very important part of Britain's heritage saved from extinction, but its new users are eminently excellent both from a spiritual and a social point of view.

In my thirty years of service on the Historic Buildings Council for Wales, I can honestly say that none of our numerous tasks of rescue and revival, repair and restitution has given me such profound satisfaction and joy.

Working in dose partnership with Eddy Vince, on his great project, has been a prodigious privilege for all the Council's members and for the Welsh Office staff, especially the architectural assessor, Douglas Hogg. To have been participants in a miracle of this nature makes one at once humble and proud.

Mrs. Boxhall's excellent and telling account of the way in which things proceeded is indeed worthy of the subject. Higher praise cannot be given.

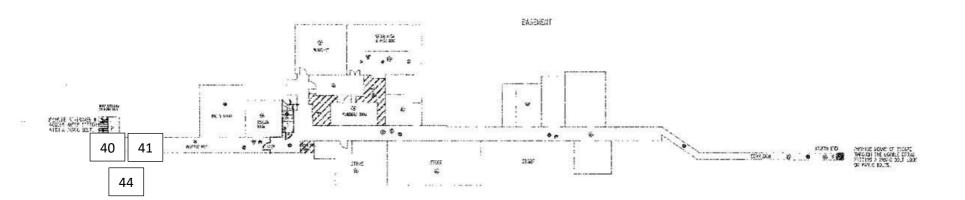
## **TABLE OF CONTENTS**

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

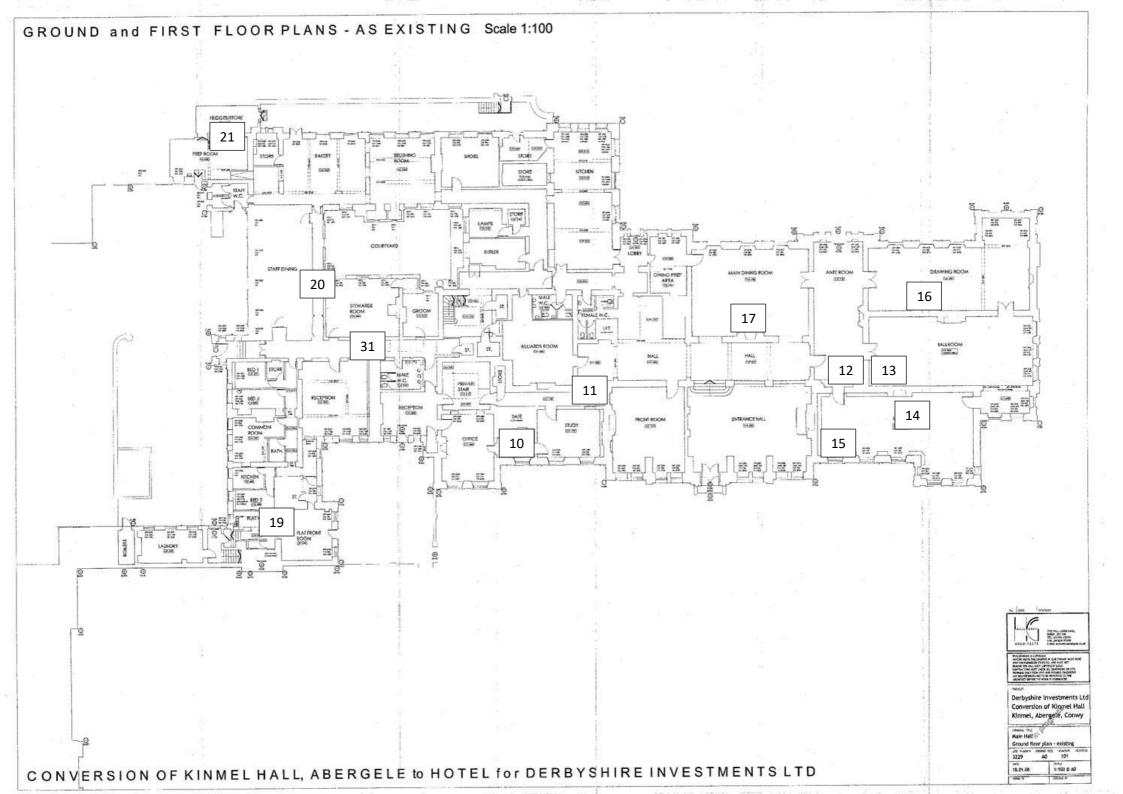


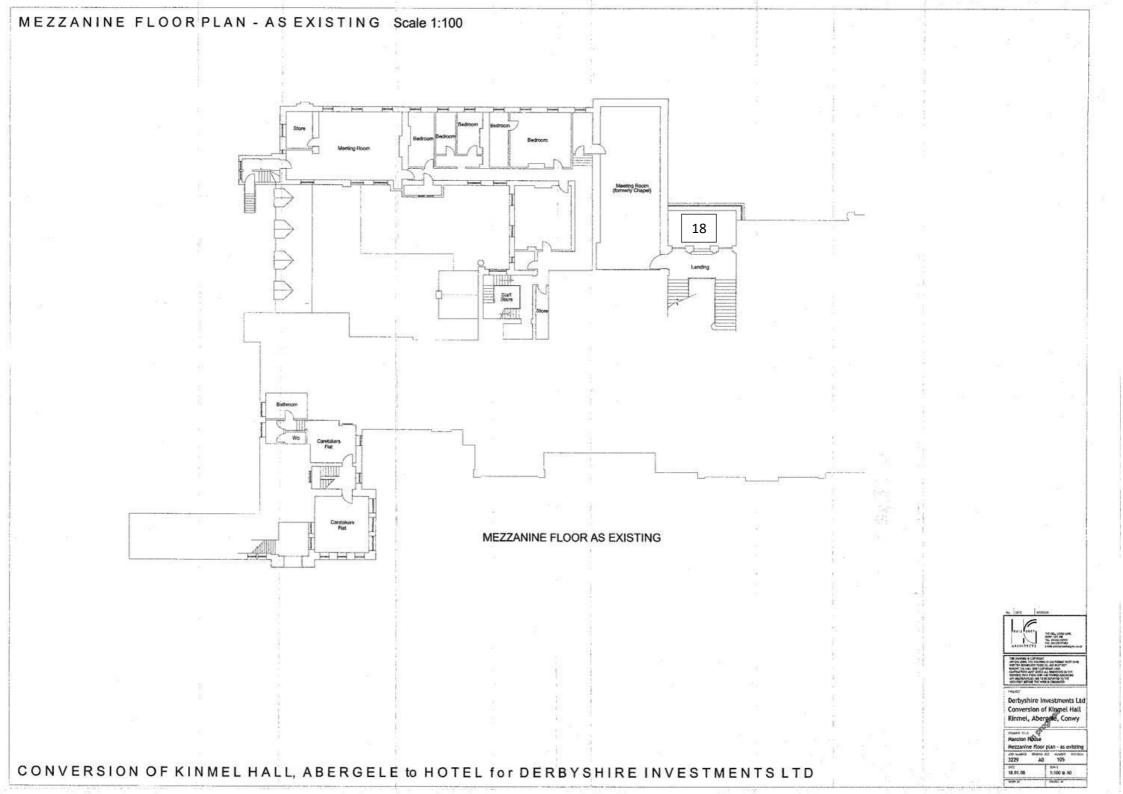
COLIVEN BERGEFF COUNCIL
ESTIMATED FERMINA

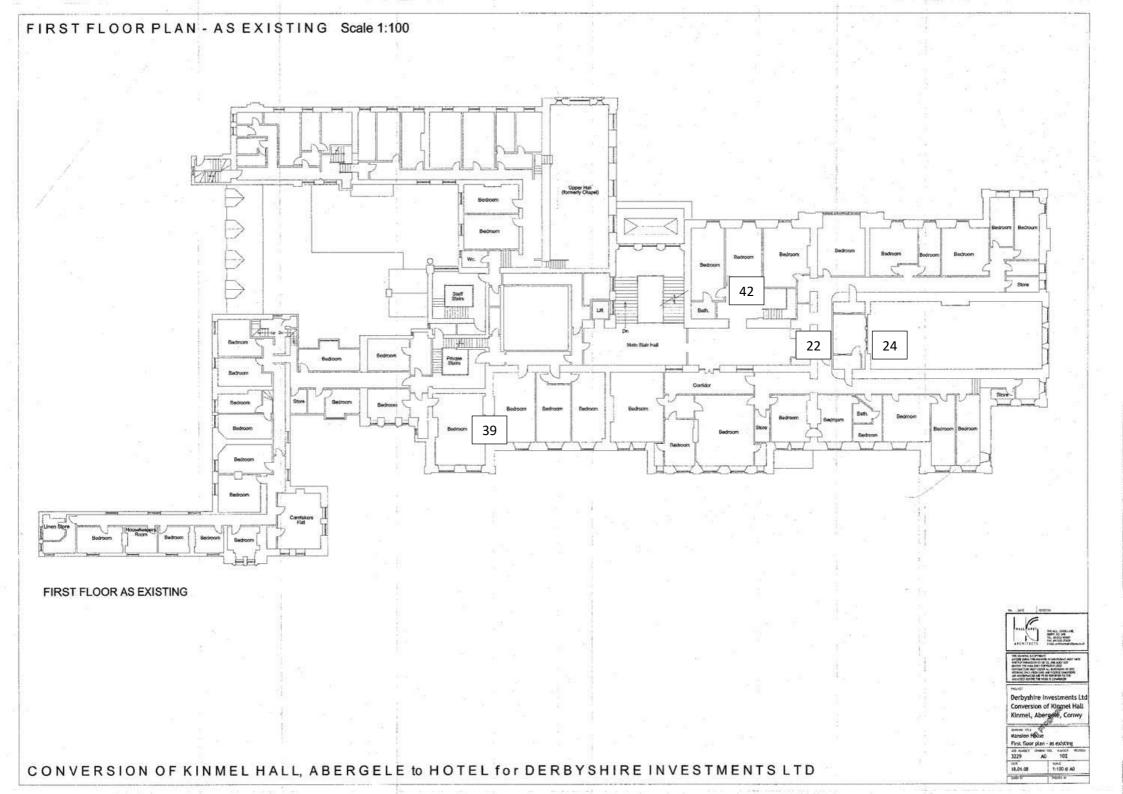
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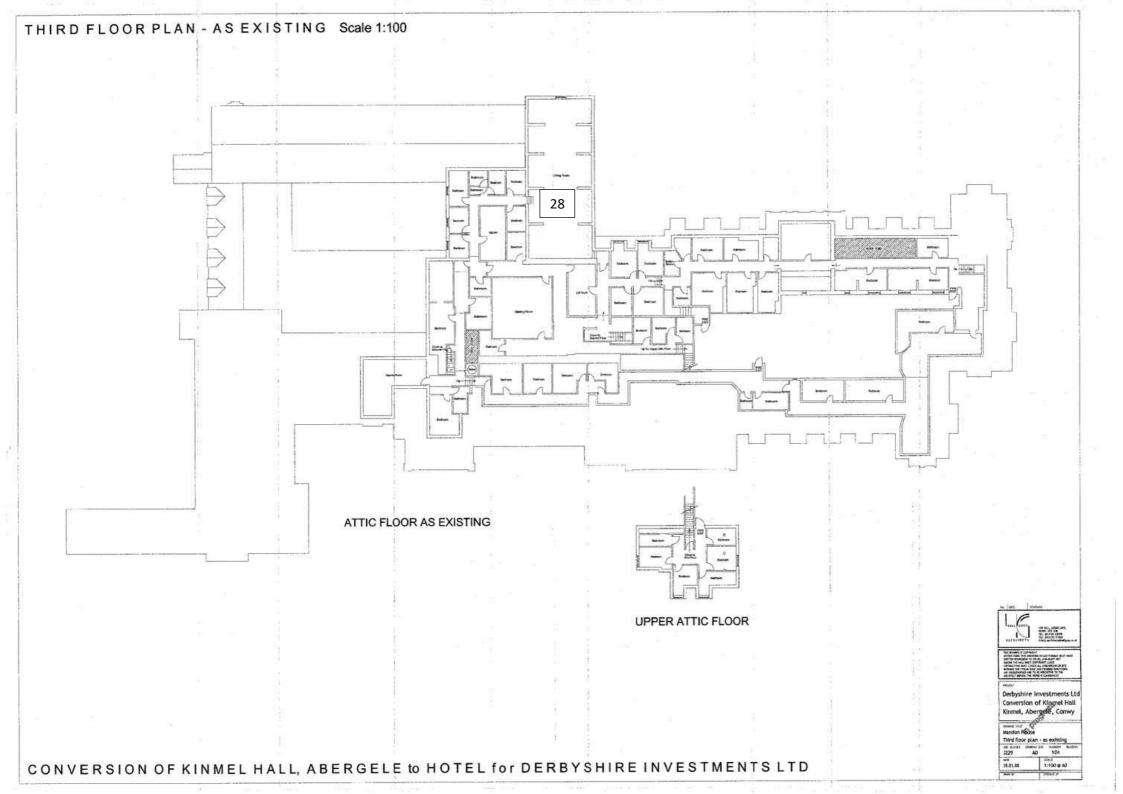
eddrese KINGEL MYL! SI GEOME AMERICALE

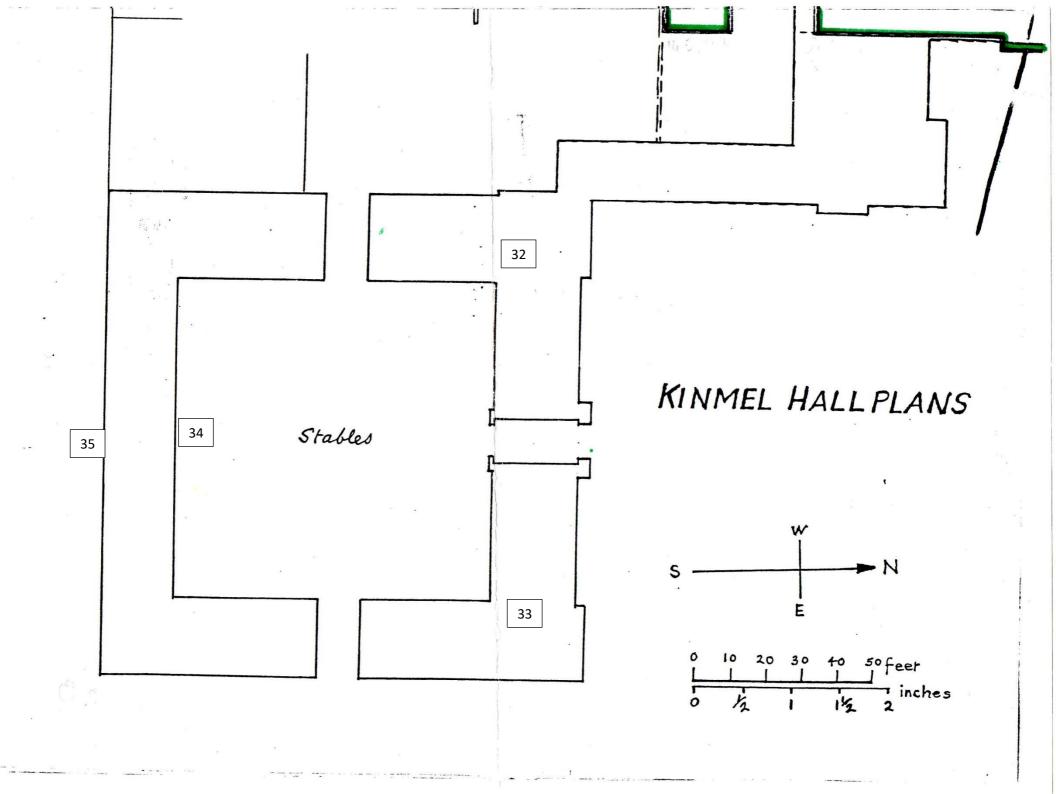
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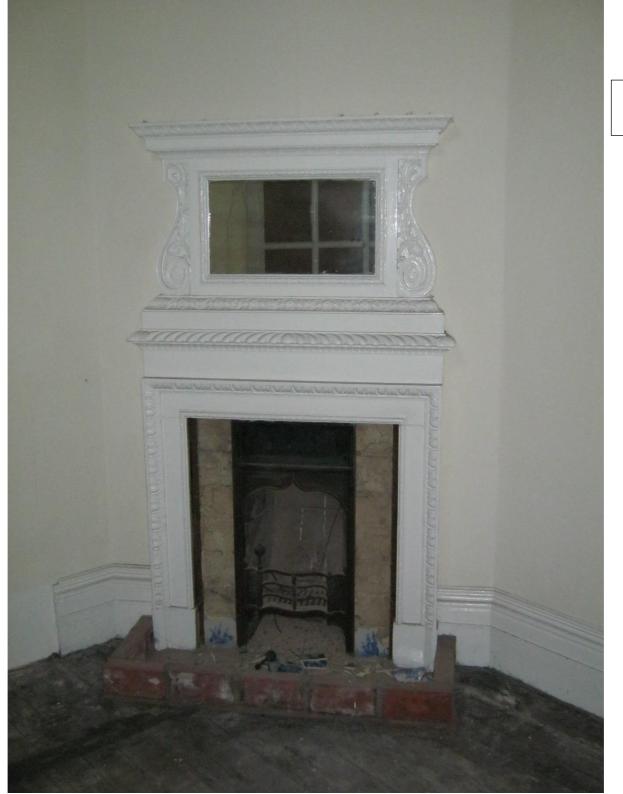








THIS FIREPLACE SHOULD HAVE
BLUE AND WHITE DELFT TILES ON
EITHER SIDE. THEY ARE NOW ON
THE FLOOR SMASHED



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





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.

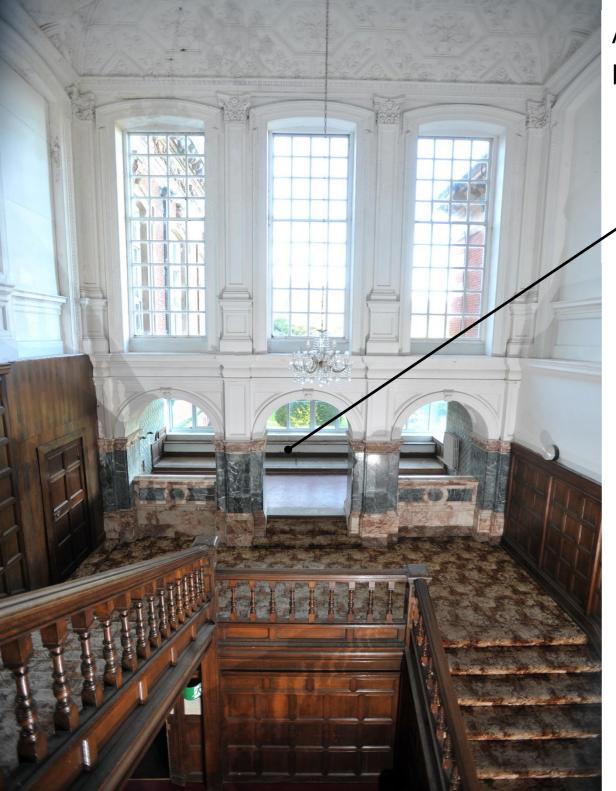


This is the Fire place on the West facing wall of the Drawing Room it was damaged at the same time as the others.





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

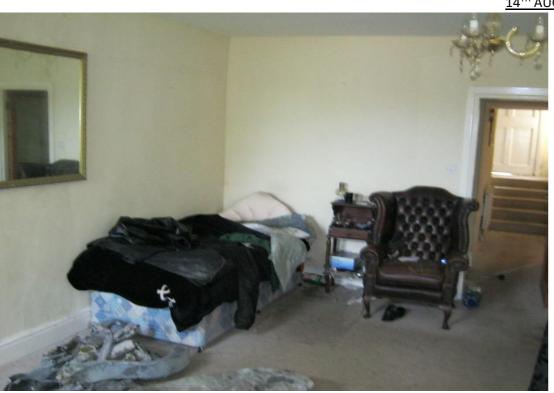


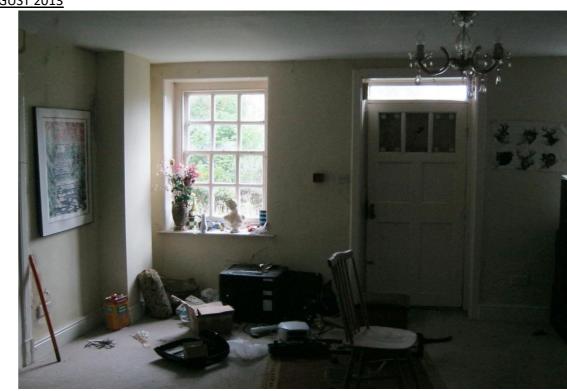
A panel of Marble installed 1936 – 40 has been smashed whilst trying to be removed

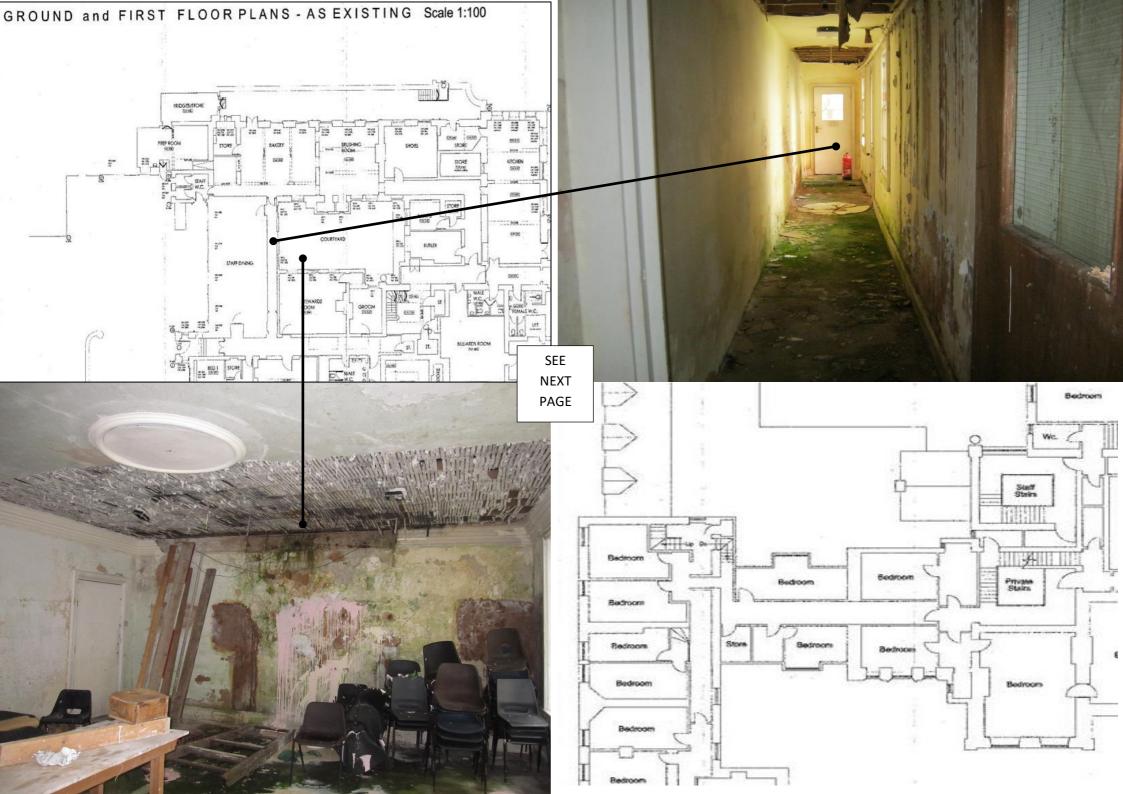


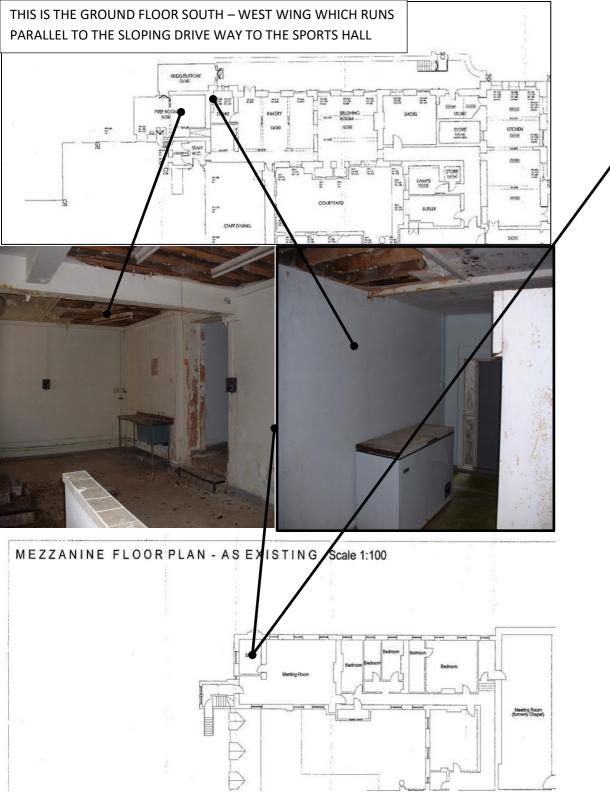


25<sup>TH</sup> OCTOBER 2011 14<sup>TH</sup> AUGUST 2013









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 ROOVES THIS ONE HAS LEAKED FOR AT LEAST 20 YEARS. THE FLOOR BELOW HAS BECOME ROTTEN AND GIVEN WAY INTO THE KITCHEN AREA BELOW.



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

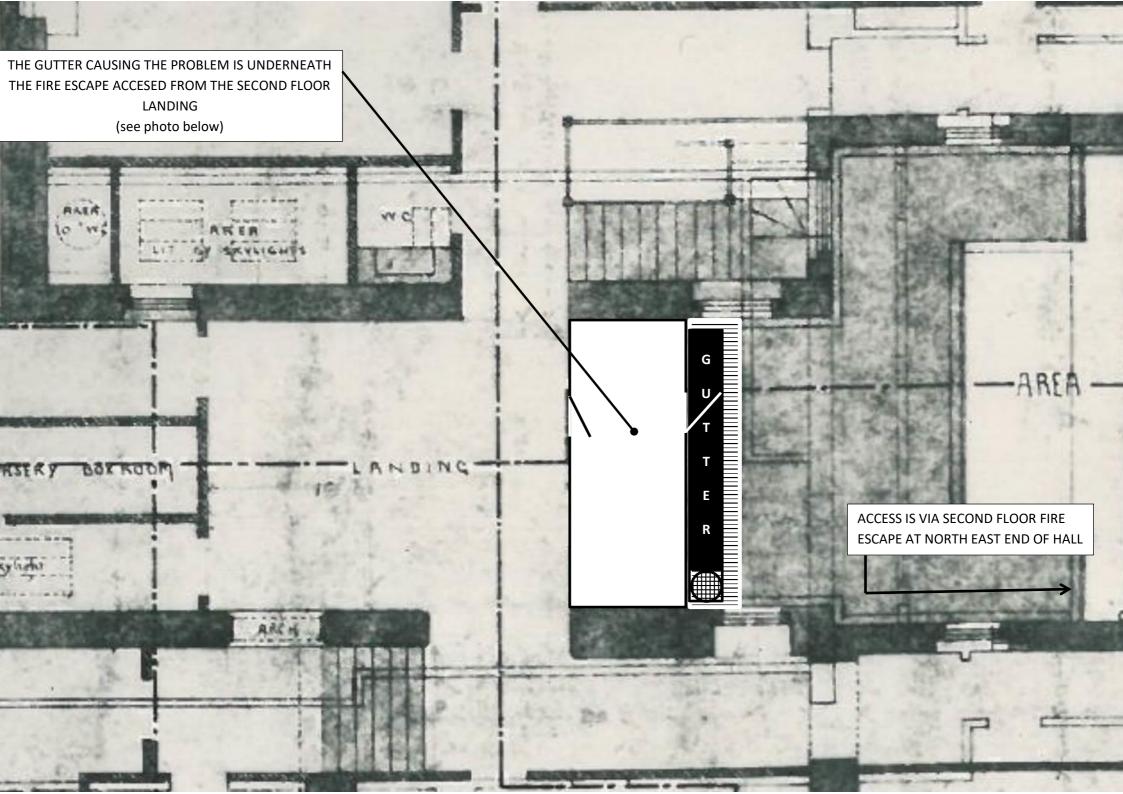
## Unfortunately it was put in upside down

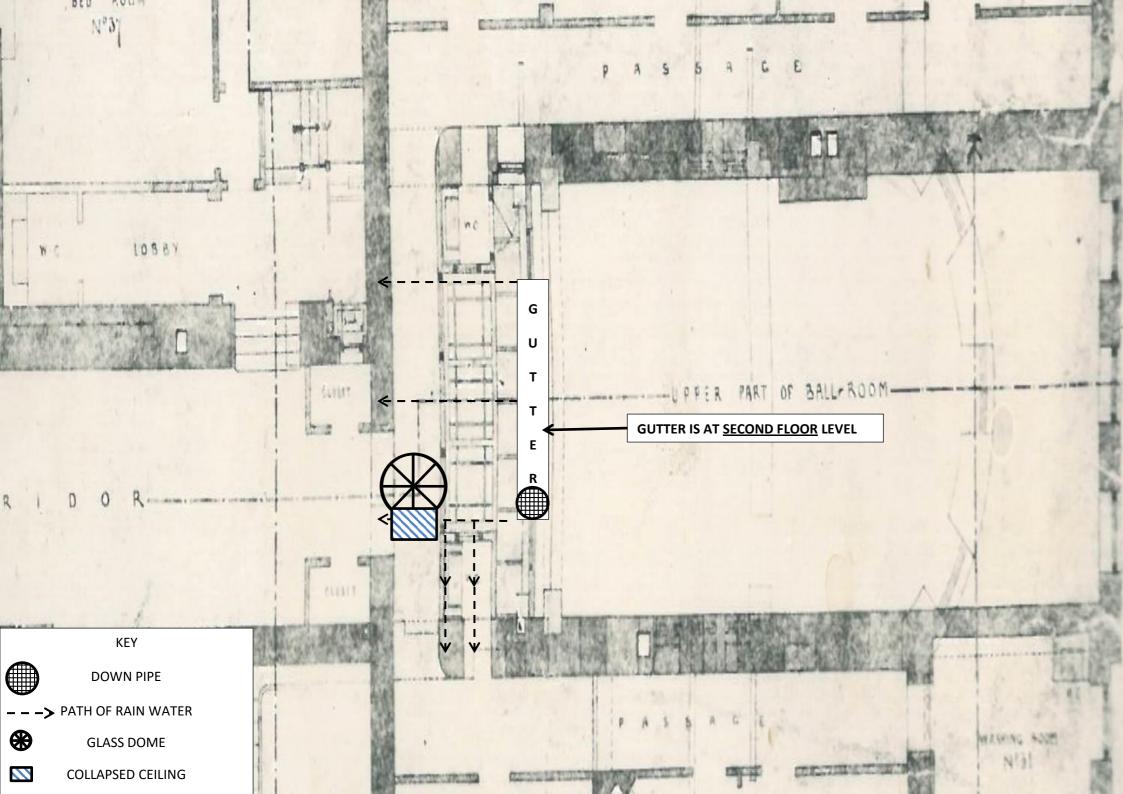
As a result, at regular intervals, the Trap becomes blocked with leaves etc. As a result the Gutter (shown in the plans) fills with rainwater, which then seeps under the lead flashing and into the building. For the most part the water finds its way to the void containing the Down Pipe that is supposed 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





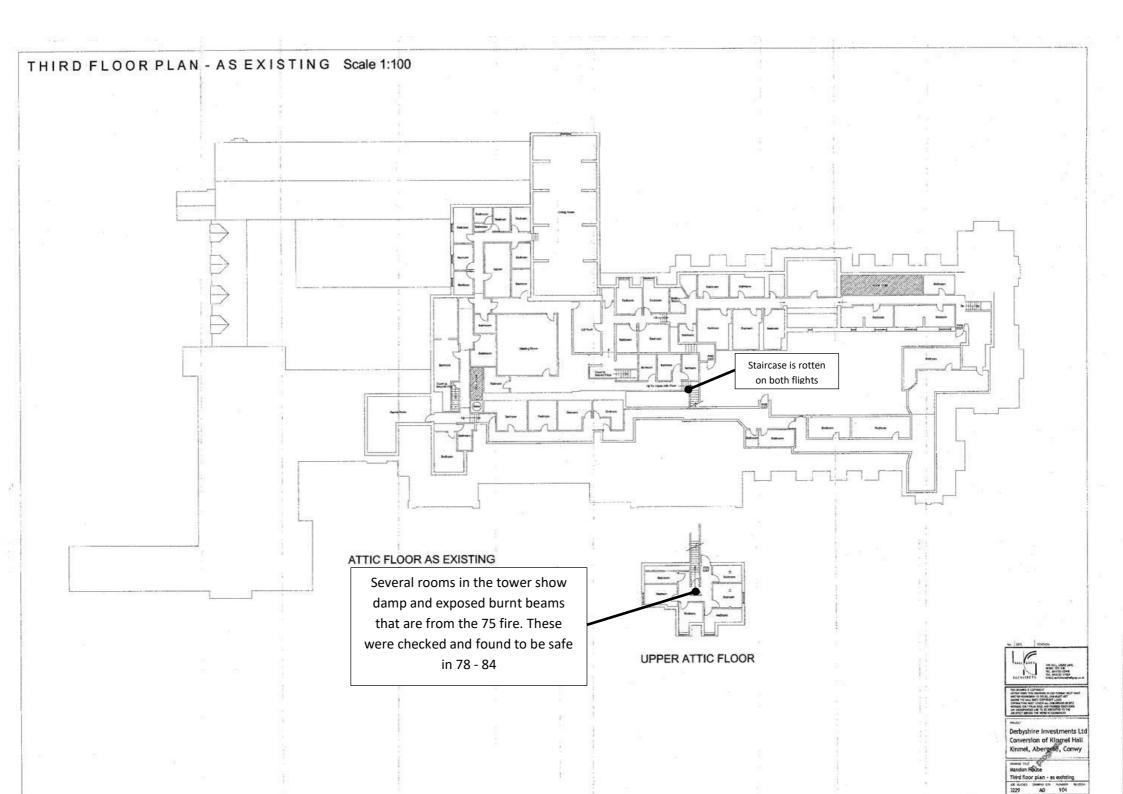


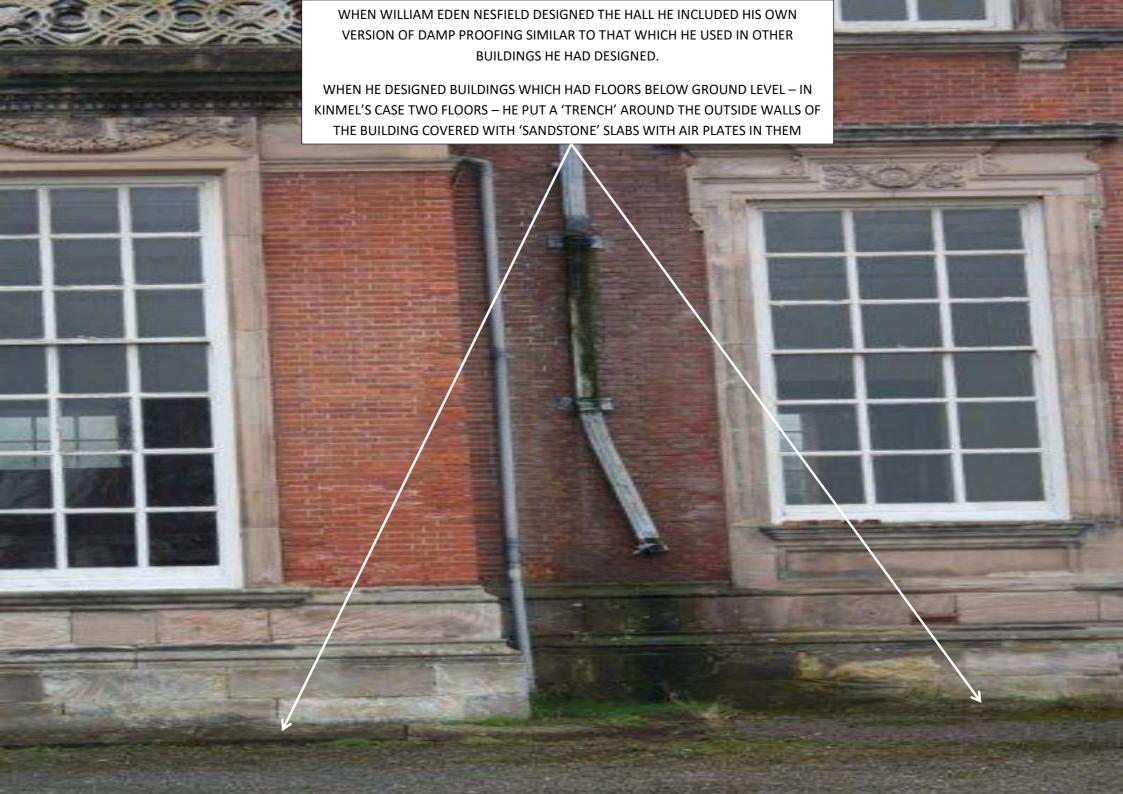


This is the Second Floor Landing on the East Front. The Collapsed Ceiling is a long standing problem due to a leak in the roof



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.





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







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.



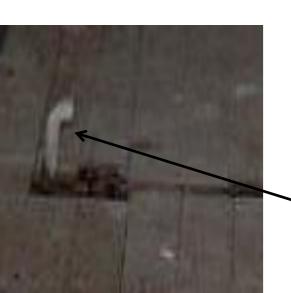
DURING MY VISIST ON THE  $11^{TH}$  OCTOBER 2013 I DISCOVERED THAT THE FIRE HYDRANT PIPE WAS NO LONGER POURING WATER.

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.





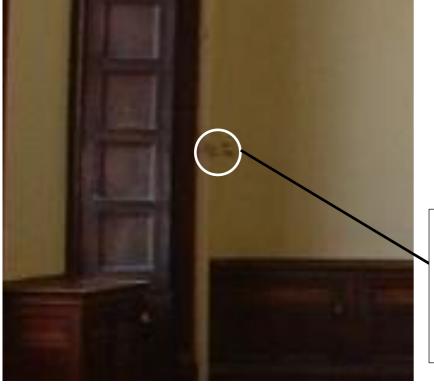
WHEN DERBYSHIRE INVESTMENTS REMOVED THE EN-SUITE BATHROOMS AND TOILETS THEY REMOVED ALL THE PARTITION WALLS LEAVING GAPS IN THE FLOORS BUT MORE IMPORTANTLY THEY DID NOT CAP OFF THE WATER PIPES. INSTEAD THEY SIMPLY CRIMPED THE ENDS OF THE PIPES AS IS THE CASE WITH THE PIPES IN THIS ROOM ON THE WEST FRONT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

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

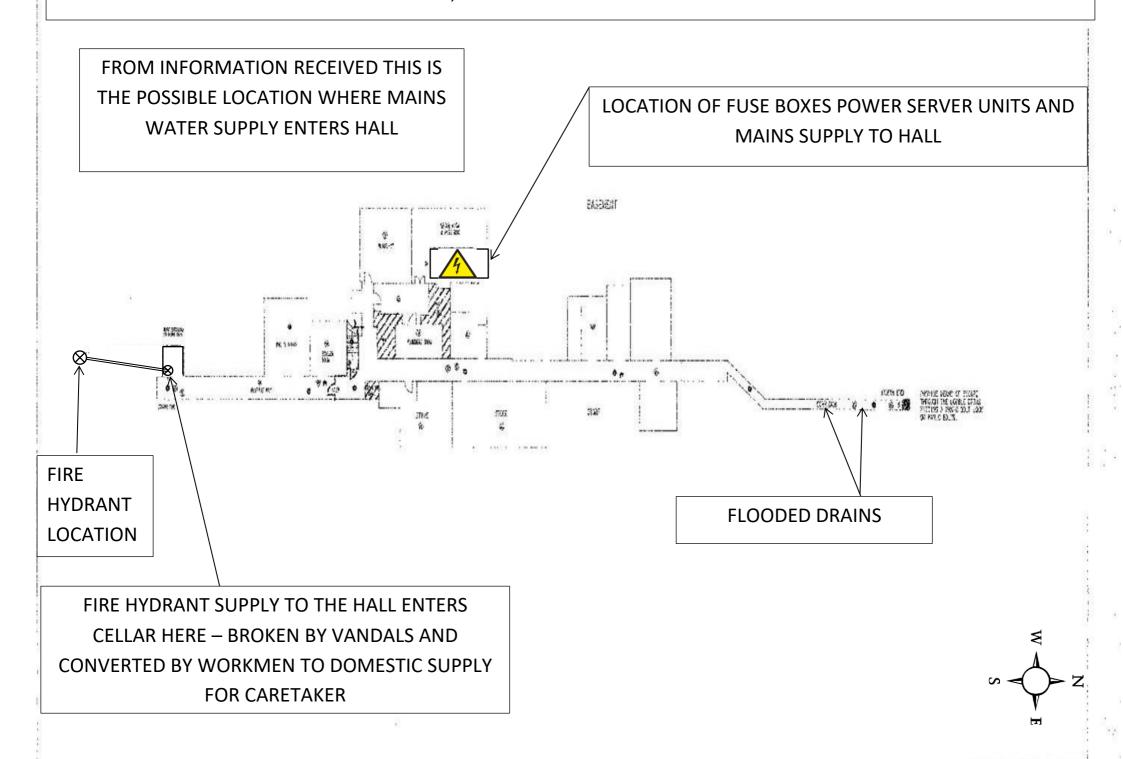
LABELLED





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

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



The Following pages show what 'The Crown in Nesfield's Career' looks like as of the 20<sup>th</sup> September 2020.

I will take you through each image and explain what I can about the potential problems and the previous history of the area.







The Courtyard of the Stable Block (known as Kinmel Court) These rooms were used as Classrooms during Clarendon and Kinmel Boys School and Hospital wards during War time. The slates currently on the roof of the Clock Tower section of the Hall came off the roof of the garage which cannot be seen in the corner of the buildings to the right of the picture. The archway to the right gives access to the Sunken Driveway which brings you out in front of the Hall at the Cross Roads.



Martins Yard giving access to the old Servants Quarters, formerly the Biology labs from Clarendon and the Gymnasium from the Rheuma Spa. It was known as the Link and Close when Kinmel was a Conference Centre. The Link entrance can be seen in the form of the big white door in the middle of the image. The Close is accessed via the door hidden behind the foliage here



The Salon Entrance overlooking the Venetian Gardens. These were the first Formal Gardens Kinmel EVER had. They include an Ornamental Fountain powered originally by a Hydrostatic Ram which is still in situ beneath the Gardens













The Main Corridor of the Main Hall showing the Sunken Lounge and the former shop from the Conference Centre's days and the Music Room from Clarendon's time. The walls of the Sunken Lounge are of Sicilian Marble the details for which can be found in the V&A Archives



This is the entrance to the Library from the Salon. The door you can see in the Salon leads to the formal Drawing Room with its Pillar Box Red paneling!



The Oak carved Library Fireplace damaged by thieves in October 2013. The panel on the left should hold Queen Victoria's Coat of Arms and the panel on the right should hold the Coat of Arms of H R Hughes created from the Coats of Arms of the tribes of Wales as depicted in the Fireplace at Kinmel Manor Hotel which came from the Hall.



Three of the Full height windows in the Library. Surprisingly in these image the original oak shutters which survived the '75 fire are open. On my last visit they were bolted shut through the window frames!



The Ballroom complete with its Minstrel Gallery and sprung dance floor. The damage visible in the left hand corner of the image is due to the down pipe referred to earlier in this document



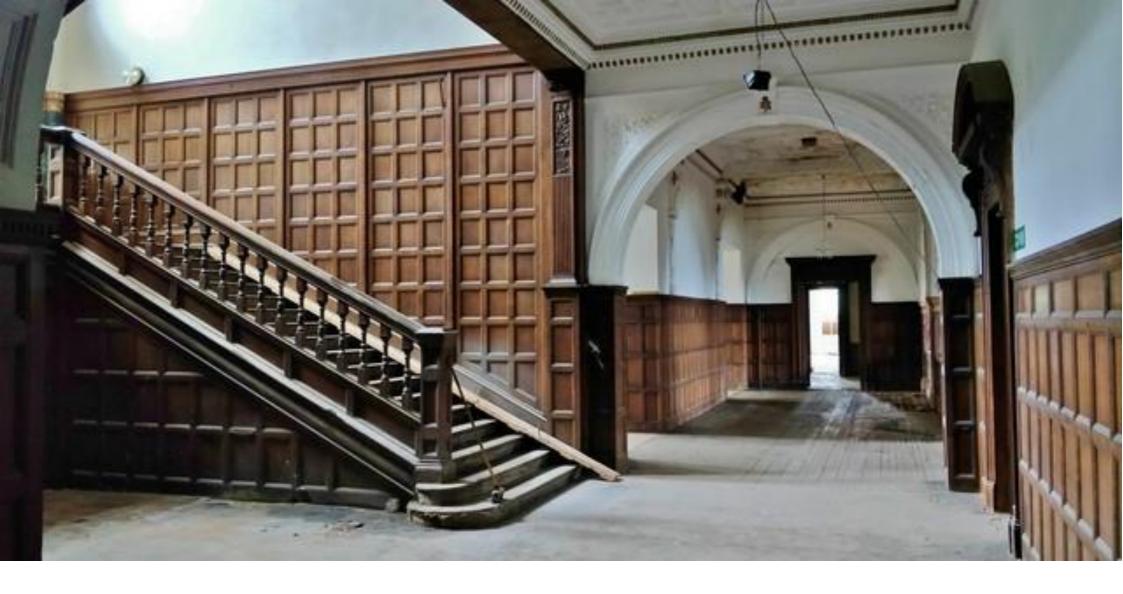
The Drawing Room. The wood paneling is as previously stated the wrong colour. The removal of the radiators is a new occurrence. The damage to the fireplace was done in October 2013



The Sunken Lounge.

The fireplace seen here comes from another estate in Cheshire. The correct fireplace is in Kinmel Manor Hotel.

The bottled water visible in the corner is there because the mains supply to the Hall needs repairing







The Lower Cellars! These run the full length of the Hall with storerooms off on each side under the main Hall. This runs BELOW another set of cellars under the ground floor of the Hall.





The workings of the Clock in the Clock Tower looking towards the Mews Building. This is accessed from the toilets on either side of the Clock Tower. It was used as a Fire Escape for the bedrooms during the Conference Centre days.



The Main Staircase

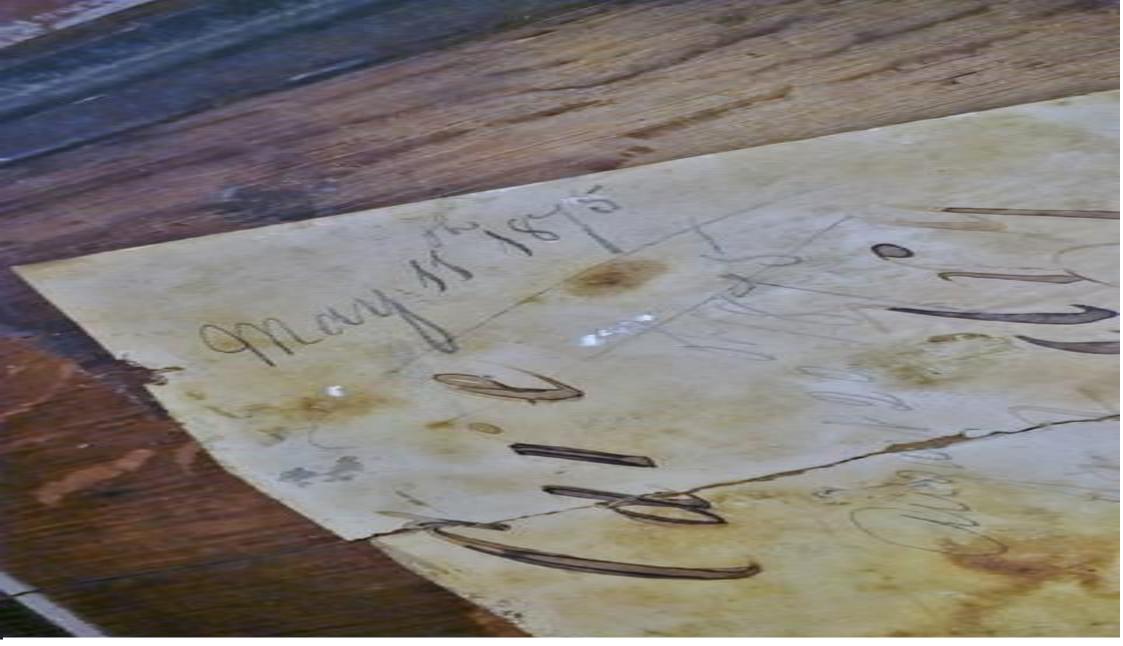


The Main Staircase. Showing the false ceiling installed by the Vinces to reduce heating cost and create a fire break. Nesfield's original ceiling is above this



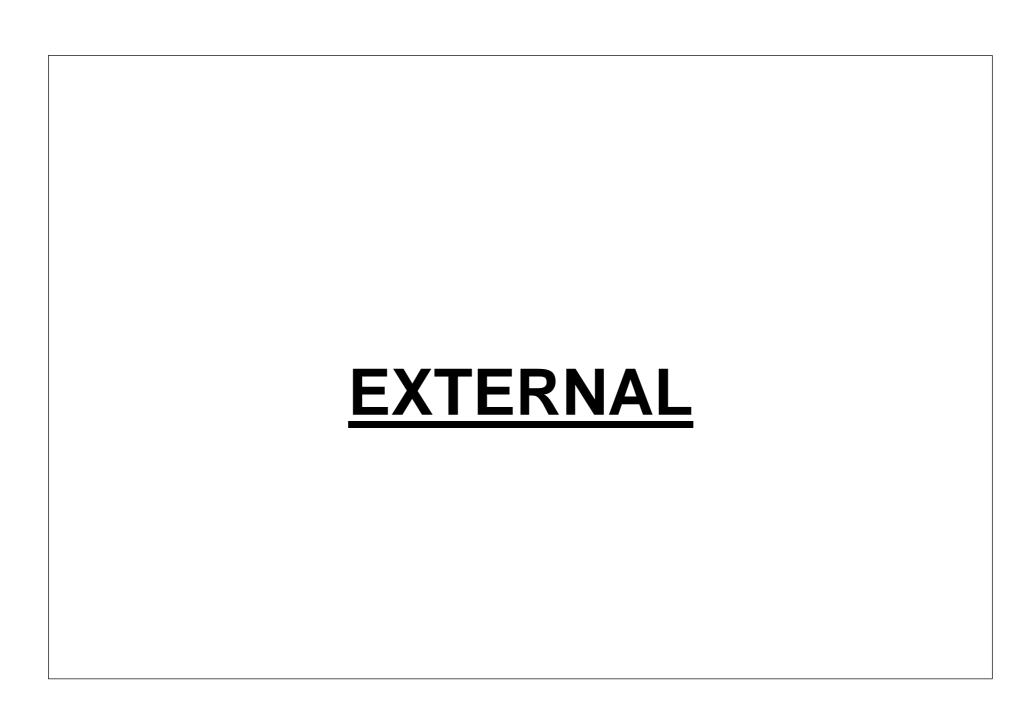


Ghosts from Wartime. These signatures were found in the former stables and date from the Hospital occupation



Proof of date of construction. This is located in the main Hall and dates from the construction of the Hall

## DAMAGE DONE TO THE HALL 'APPARENTLY BY THE OWNERS OR AT THEIR INSTRUCTION' BETWEEN APRIL 2019 – SEPTEMBER 2020

























## <u>INTERNAL</u>









































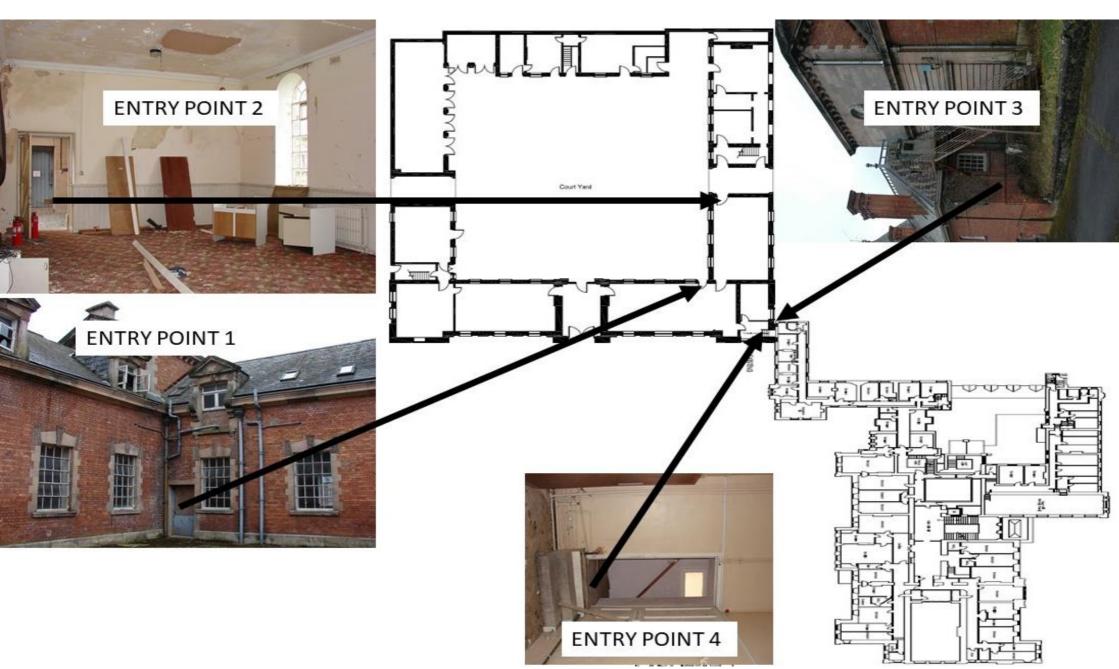






On the 17<sup>th</sup> October 2020 work was supposedly carried out to make the Hall Totally Secure.

Sadly this has been proved not to be the case as can be seen from these images: -



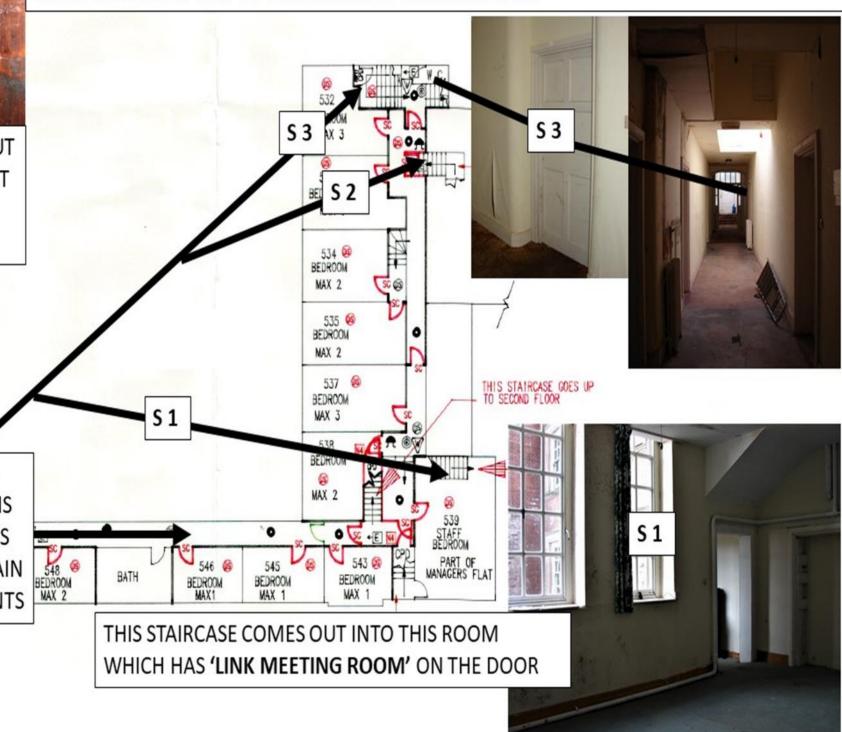


THIS STAIRCASE BRINGS YOU OUT TO THIS STAIRCASE OR THE FIRST FLOOR LANDING OF THE MAIN HALL BY THE LIFT



ENTRY POINTS 1, 2, 3, 4
ALL GIVE ACCESS TO THIS
CORRIDOR WHICH GIVES
YOU ACCESS TO THE MAIN
HALL FROM THESE POINTS

THIS STAIRCASE BRINGS YOU OUT TO THIS STAIRCASE ON THE 'STONE PASSAGE' THAT RUNS FROM THE SOUTH END OF THE HALL INTO THE MAIN HALL





ON THE 21<sup>ST</sup> OCTOBER 2020 EDF ENERGY CONFIRMED THERE WAS A SUPPLY TO THE HALL. THEIR RECORDS SHOW THEY HAVE HAD NO CONTACT WITH THE OWNERS SINCE 2014 AND THERE IS A CONSIDERABLE AMOUNT OWED ON THE ACCOUNT.

SCOTTISH POWER NETWORK DISTRIBUTION CONFIRM THERE IS SUPPLY TO THE HALL THAT ENTERS THE HALL UNDER THE CHAPEL BY THE METAL AND GLASS GRID SHOWN IN THE IMAGE

THIS MEANS THERE IS A RISK OF FIRE
SHOULD ANY WATER COME INTO
CONTACT WITH EPOSED WIRES WITHIN
THE HALL

14 Nov 2020 Russell, Bown, Hambledon, Thosawar PLAS NEWYDD LLANFAIRPWLL ISLE OF ANGLESEY. RGA GNG Don Paul Angher, Thank you for the host sufferents

Thank you for the host superded to

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The property of the host superded to the h me by Peter Davier.

Me Hall is driver, a magnificent for the see it for the see it is very said to see it is a se in it's carrent state. I am not I have to say I am not mach of a historia baildia, expert,
mach of a historia baildia, expert,
mach of a historia He 7th Mangueri,
who certainly was.
The very sympathic
who were a file of the servery of the se to your course, I fear I am not in a position to get sommity surdived Commille probably be aware that Tam heavily committed to a profect to vertire and re-oven P-1-0.

He (Nama a Anglese; a pajet with which Defe Davier is also very senanty involved) I can make a conflet Suggestions. But I expect they over oner you have a bread, fried: He 11 -1 11. Heritye Lotter Frech and, at a different level, Mr Pichard Broyd, who Successful saved 3 hotoris homes by them gave, by them gave, who there was the gave, and then gave, and the grant them gave, the making them hotels and the grant them to the making them to the same of the same the Watinal Truit. He problem with the Jungline of big in Sach I magine the problem with the Sach I went by people & Oh dear, I when I state out care, oh dear, I when I accept a court care, on the of the care, on the other of accepts the outer of accepts. fo get aughter going for I my name to harry least as it were. But I help. heading I few any horse practical help. a I canad the form to few I canad the form to head in the few I canad the few that I have the few I canad the few that I have the few I canad the few that I have the few I canad the few that I have the few I canad the few that I have the few I canad the few that I have th Wohin, gan the feet of lack, An Anly (LOR) ANGLESEY

Jeremy Musson

Wed 27/01/2021 10:27

**Dear Paul** 

I am pleased to support the campaign to save Nesfield's Kinmel Hall, a nationally – indeed internationally – important historic building, among the most significant Victorian buildings in Wales of the nineteenth century.

I have known about Kinmel for over thirty years, during which time my work has always been in the field of architectural history and conservation (Victorian Society, National Trust, Country Life, heritage consultant).

That a building of this importance should be left in such an endangered state is a blot on the nation's conscience. Action must be taken to ensure proper repairs and a plan for its future use, and as things stand it would seem that state intervention is the only course.

Buildings which seemed hopeless cases can be transformed, Tate Modern in the disused power station, for instance, or rescued and found new owners, such as Apethorpe, which also served as a skills training exercise for the heritage sector, as happened also with the rescue of Uppark. There are many different possible future uses, and the task is challenging, the glory of the architecture and the setting, set the highest bar, but will present the highest rewards when back in repair and use.

Please keep me posted.

All good wishes

Jeremy Musson, LLB Hons, M Phil, FSA