



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.

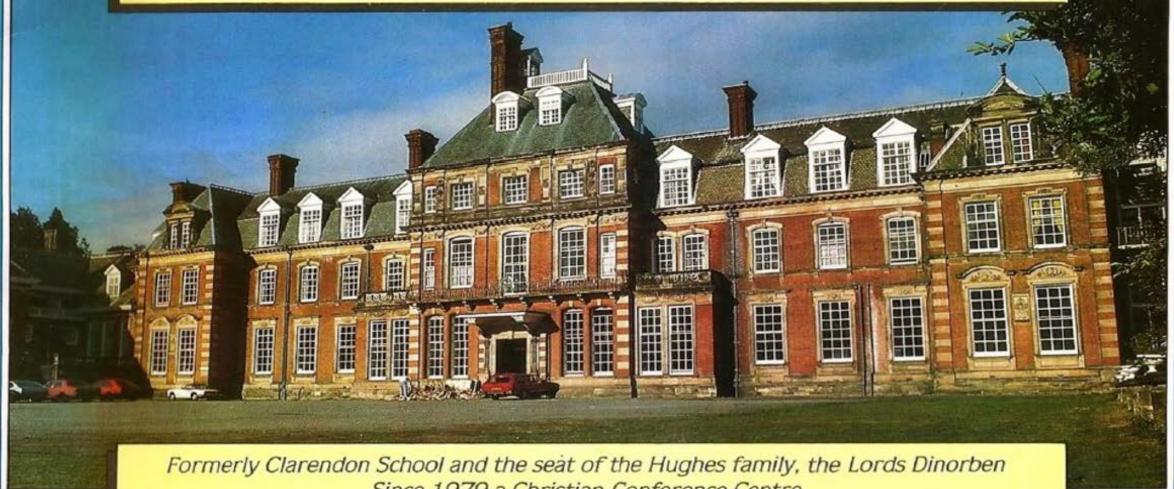
Nevertheless, the tremendous importance of Kinmel architecturally and the wonderful enthusiasm and competence of its new owner, ensured that something approaching 40% of all structural repairs would be made available over the years. Not only is a very important part of Britain's heritage saved from extinction,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





Since 1979 a Christian Conference Centre

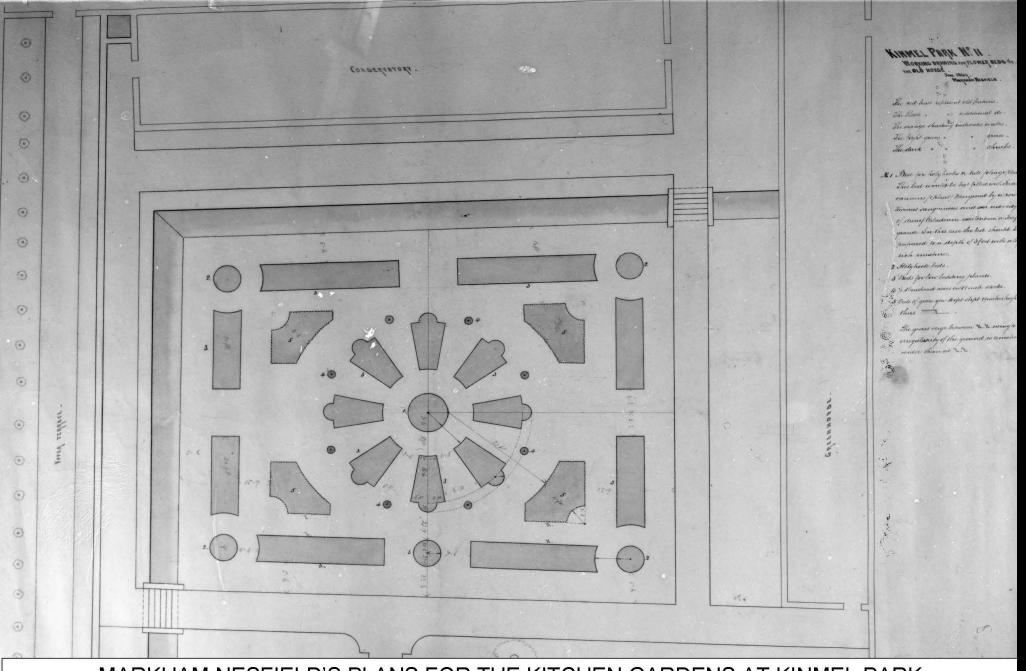
- Kinmel Hall has had a very varied and interesting life or should I say lives. The current hall having been built By the famous an pioneering Architect William Eden Nesfieldin around 1868.
- W.E.Nesfield was introfuced to the then owner of the Kinmel Estate by John Pemberton Heywood, who was a director of Heywood's Bank in Castle Street in Liverpool which merged to become Martins Bank which became Barclays Bank.
- W E Nesfield was the winner of a competition run by John Pemberton Heywood to design something. As a result of this he was commissioned to build Cloverley Hall in Cheshire Pemberton's new Home.

It is as a result of this that he was introduced to Hugh Robert Hughes - the squire of Kinmel Park - who commissioned him to work on the Estate – starting with Home Farm better known as Kinmel Manor Hotel - culminating in the building of Kinmel Hall.

Kinmel is unusual in many ways not least the fact that it was normally the Father who was employed to work on their specialty. In this case the First formal Gardens the Kinmel Estate had ever had. William Andrews Nesfield is known for his workon the Gardens at Kew and, in conjunction with his other son Markham, was also responsible for the Gardens on the Wrightington Estate in Lancashire – now part of Wrightington Hospital where Sir John Charnley worked

Another of W A Nesfield's gardens where Markham Nesfield was heavily involved was the Victoria Gardens at Hyde Park. Sadly, shortly after these were completed, Markham Nesfield was killed in a riding accident outside Hyde Park.

Kinmel Hall's other claim to fame so far as the Nesfield Family is concerned is the ONLY site where both Father and BOTH Sons ever worked on together.



MARKHAM NESFIELD'S PLANS FOR THE KITCHEN GARDENS AT KINMEL PARK

SADLY THESE WERE NEVER ENACTED

Having completed the work at Home Farm, William Eden Nesfield went on to work on the Gatehouses on the Estate. It was after this that Hugh Robert Hughes invited him to 'redesign' the Hopper Building which had been built hurridly after the Wyatt Building had been destroyed by Fire on th 29th September 1841!

It was during this rebuild by Thomas Hopper that 4 Hydrostatic Rams were positioned aound the Estate. These were used to power a Private Fire Hydrant System for the Estate and the Hall.

When W A Nesfield designed the Formal Venetian Gardens to the West Front of the Hall he took a feed from the Ram, which is located in vaults that run under the Gardens, to power the Neptune Fountain in the middle of the Gardens. Sadly the statue of Neptune was stolen in 1995 leaving just the basin below the statue which fed into the main part of the Fountain.

At the same time W E Nesfield took a feed from the pump to power the Luggage Lift in the Servants quarters at the end of the Stone Passage. It was as a result of this lift that every time it came down – the fountain jets went higher. The fountain was still working using this system right up until the fire at Kinmel on the 29th September 1975!

A new entrance to the vaults and the Ram was only located in the last 12 months within the grounds of the Gardens. Prior to this the only access was from the Kinmel Estate which still surrounds the Hall.



Steps to Aydraulic Ran Underground Room.

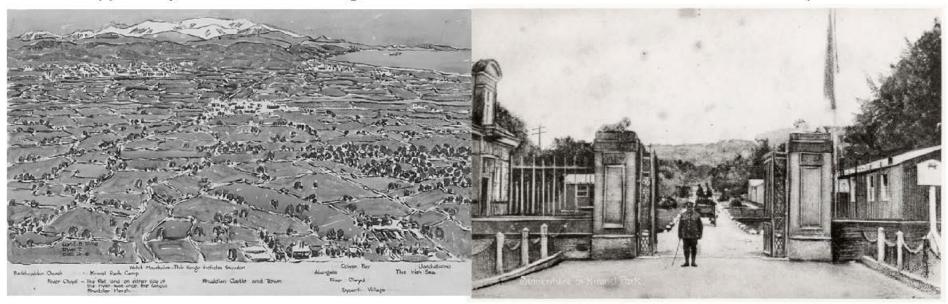
During World War One, the Hall was commisioned by the Army, who turned it into the largest Army Trainig Camp in Wales, split between The Kinmel Estate and Bodelwyddan Castle Estate. Some of the Trenches and at least one of the Nissen Huts can still be found within the grounds of both Estates.

The Nissen Hut on the Kinmel Estate is still lived in until recently and is at the Cross Roads in front of the Hall

The one Shadow over the Army's involvement with the Hall Post War was the 1919 Kinmel Camp Riots At the end of hostilities saw thousand of Allied Troops flooding into the UK on their way home. Army Camps around the North West were used to house returning troops. Kinmel was used for Canadian Troops. The Camp was already over capacity when news came that the ships were coming to take them home. The ships did arrive but deposited even MORE soldiers into the Camp. It was discovered that the shipsthat were meant to take them home had been comandeered to take American Soldiers home instead.

The result of which was that he Canadian Soldiers rioted.

Apparently the instruction was given to sort out the riot 'oh and the Gun Room was open'

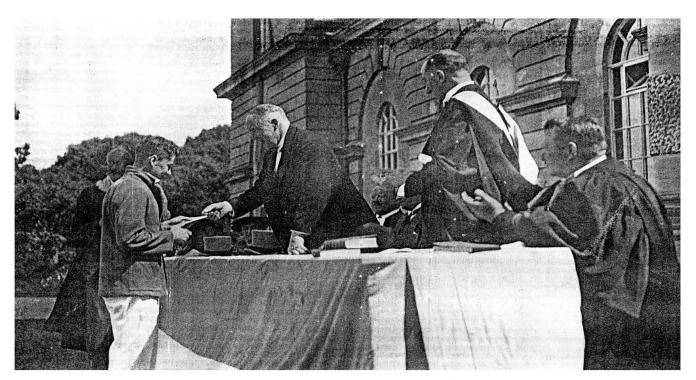


Kinmel Hall remained as a Private Home until 1929 when Colonel HBL Hughes left Kinmel Hall and moved to Home Farm, known as Kinmle Manor Hotel today.

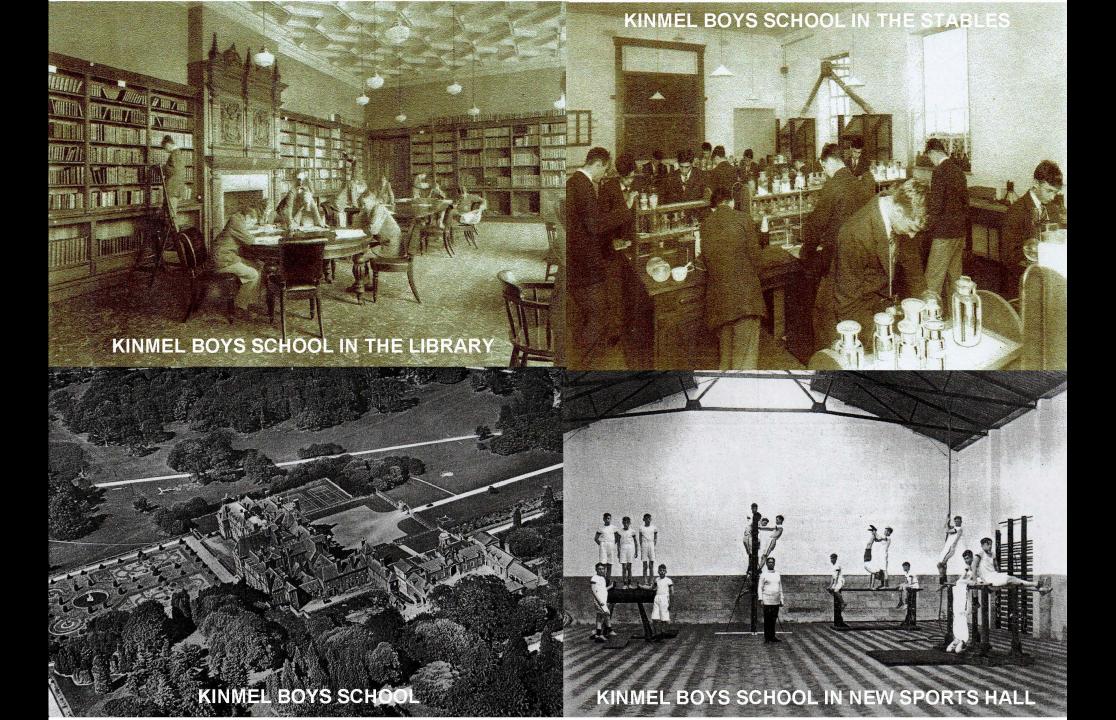
When He moved from the Hall he took with him the Fireplace from the Sunken Lounge which was made up of all the Coats of Arms of the Tribes of Wales that H R Hughes had used to creat the Family Crest.



Kinmel Halls next Life was as KINMEL BOYS SCHOOL which was classed as the Eton of the North 'The Colonel' was a keen supporter of the brand new Public School which opened at Kinmel Hall in September 1929. A most welcome visitor, he was a generous benefactor. Hailed as the 'New Commercila Eton' Kinmel School was founded to educate boys for business. Hit by the effects of the Depression in the early 1930's it never reached its capacity of 450 boys. However memories are graphic and happy for surviving former Staff and Old Boys. The School was forced to close in 1934

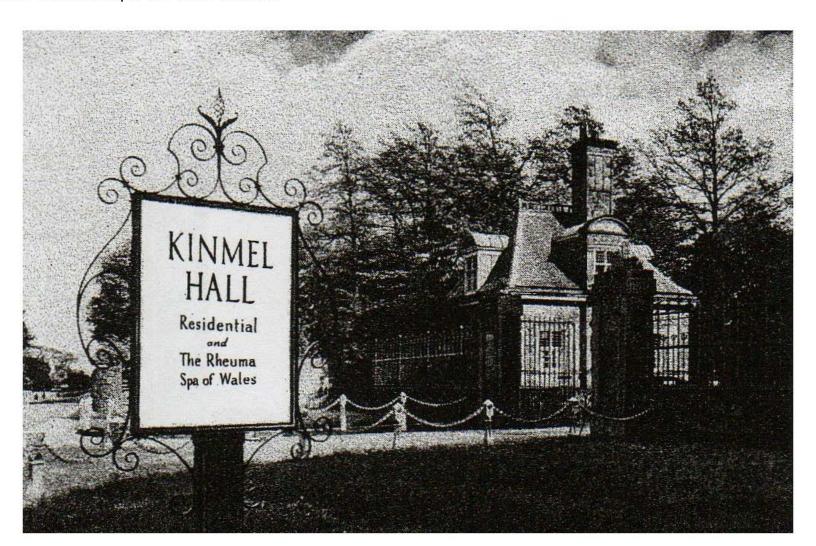


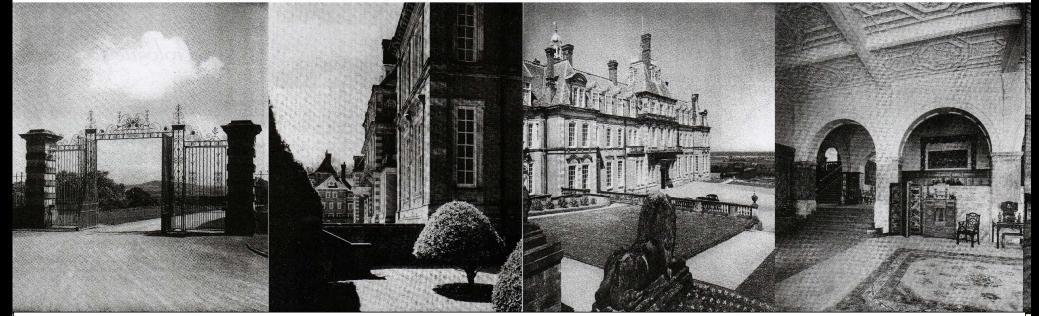
LT, COL,H.B.L.HUGHES AT KINMEL BOYS SCHOOL PRIZE GIVING
Outside the Palladian Stable Block



The Second Life for Kinmel Hall brought together the former head of the neighbouring Lowther Girls College and the future home of Clarendon School for Girls – Mrs Lindley – Mrs Lindley had already masterminded the move of the school's move from Lytham St Annes to Bodelwyddan.

When she retired, with the help of her Husband Dr Lindley, she bought the Kinmel Estate including all the Gate Houses and St George House in nearby St George for £36,000.00 and proceded to create the very sucessful Rheuma Spa of North Wales.





MAIN GATES THE TERRACE WEST FRONT SUNKEN
LOUNGE MAIN HALL DINING ROOM LOUNGE

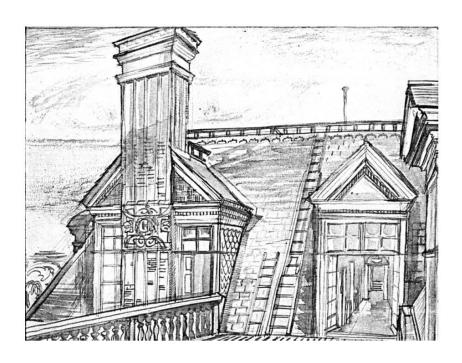


The Third Life of Kinmel Hall began rather abruptly. Dr and Mrs Lindly were given just 12 days notice to vacate the Hall because the War Office Had Requisitioned it under its power to turn large homes like this over to the use of the Armed Forces for the War Effort. The contents of the Hall was distributed to various locations including Guerich Castle in Abergele.

In 1940 22nd General Hospital RAMC took possession of the Hall and used it as a Military Hospital.

DIARY AND SKETCH BOOK

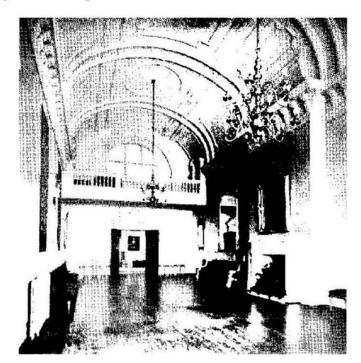
Cyril Blakeman, an Art Student before the Outbreak of and a Private with 1 Field Hospital RAMC kept a diary and sketched scenes at Kinmel during Off-Duty.





When Kinmel was de-commisioned after World War Two the Lindly's were shocked at the state the Army had left their beloved home in they could not face returning to the Hall and so it was sold to begin its new life as an Hotel and Osteopathic Clinic which was supposed to be for Private Members only. This was was in accordance with the very strict laws in Wales.

Unfortunately, the owners of the Hotel chose to ignore the rules that stated that they couldonly serve alcohol to registered Members of the Club and New Members must be recomended by exisiting members. This was not how the Hotel worked their Private Members Club. They signed in anyone who walked through the Doors and served them alcohol. This became the key to their downfall but they were not aware of anything until the Car Park filled up with Police cars and Vans, Black Mariahs and Customs and Excise Vehicles. Without realising it for weeks before the arrival of all these vehicles they had been signing in Plain Clothes Police, HM Customs and Excise staff for months. When the owners were taken to Mold Crown Court they were found guilty on all charges laid against them and as a result the Hall and Parkland had to be sold.



At this point I would like to ask a question. What do the Mulberry Bridges used on D-Day during World War Two, Sir John Laing and Kinmel Hall all have in common?

The answer is Kinmel's next new life. Clarendon School For Girls!

The Headmistress at that time was a Miss Swain. She received a letter from Sir John Laing asking her to go and see him in London.

'Arrived in his office I was met by Mr Laing who greeted me and said he wshed to dictate a letter to his secretary in my presence. She came in and he dictated the letter. It was an offer to buy any suitable estate that we might find for the School, to put it in the hands of a trust and allow me to become the tenant..'

The search began in earnest. They had heard of Kinmel Hall but on visiting it realised it was far to big and expensive. When Miss Swain reported back to Mr Laing, he had a surprise for her.

He had purchased the Hall and the parkland that went with it and the Gate Houses for HALF of the asking price and it was now Clarendons new home – once the interest on the loan had been paid.

Clarendon moved from Malvern to Kinmel during the Easter Holidays that year and remained in the Hall until disaster struck on the 29th September 1975!

It was the first week of the new term and the entire school were sitting down to lunch. The first time in the schools historythat both upper and lower schools had sat down at the same time. The Fire Alarms went off and the School assumed that it was the first Fire Practice of the new term. They made their way out the front doors, up the Lion Steps, under the clock tower and into the Sport Hall to be confronted with...



VIEW FROM ST. MARTIN'S YARD-29th SEPTEMBER, 1975 R. Peterlengo

Whilst cleaning the bedrooms on the Mezanine floor of the South West Wing of the Hall, a cleaner plugged in the vaccum into the double socket and switched on the power. She then went into the room next door to finnish that room off.

In the 1940's – 60's double sockets were controlled by one switch in the middle. The Cleaner had not spotted that here was something plugged into the other socket. It was an electric heating ring that staff were allowe in there rooms to heat up milk in the evenings. This one had been left plugged in and had been pushed out of the way under the bed.

The cleaner in the next room hear an unusual sound from the other room and went to investigate

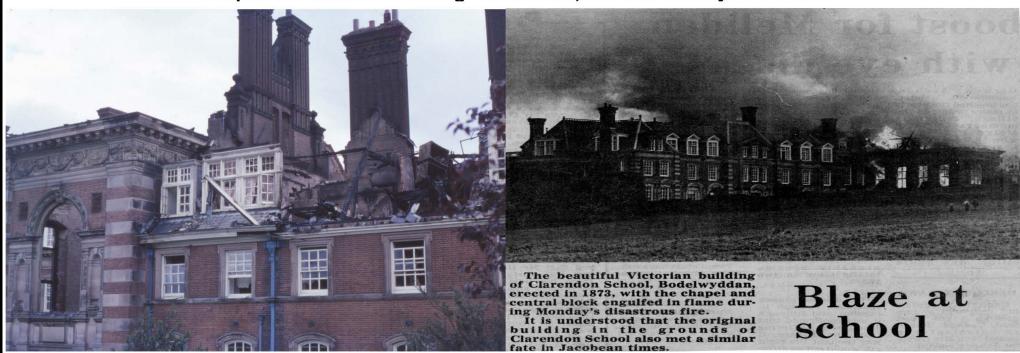
As she opened the bedroom door the windows went out and the roof went up



The Blackened Window Identifies the Start Of The Fire



Despite the extensive damage to the Hall, NO one was injured at all!



Clarendon School for Girls subsequently moved to Haines in Bedfordshire before moving to her current home at Monton Coombe School.

And so for the next 3 years the building remained empty and desolate. Because the Heating system had not been drained down, the next winter the pipes froze and the Hall was flooded again.

There were 3 attempts by the owner of the Estate, who was a direct descendant of the Hughe family, to be given permission to demolish the Main Hall and turn the Paladian Stable Block into his Private Residence These attempts were turned down by the Secretary of State for Wales. Then out of the blue a parent of two former pupils turned up at the gates of the derelict building, climbed over the fence and went for a walk around the ruins of the once magnificent building now open to the elements

And so the next life of the Hall was to begin



Edmund David Vince and Robert Lane
Administrator and Former Chef at Clarendon

It Took Eddie from 1978 – 1984 to completely restore Kinmel Hall to her former glory. A time wich cost him both financially and personally. After just 12 months the entire project was thrown into doubt because he sufferred a massive Heart Attack whilst at a Business Meeting in London



Eddie relinquished ownership of the Hall in 2000 and it was sold to a John Fox who spent a considerable amount of money restoring the Hall's Ground and First Floor Rooms



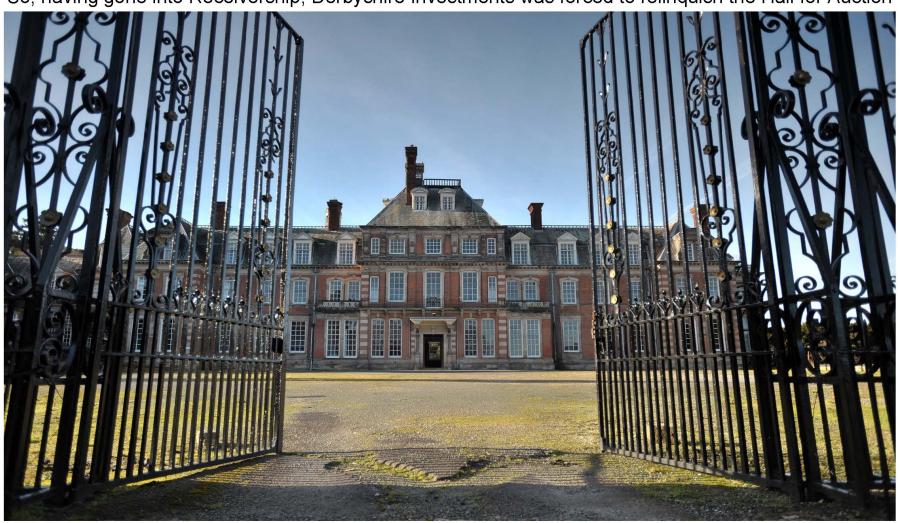


Unfortunately the running costs of such a huge building were far more than John Fox had realised When a serious mistake was made by the suppliers of the paint for the Hall which resulted in the Drawing Room looking lke this



John was forced to sell the Hall

The Hall had new owners – Derbyshire Investments – who wanted to turn the Main Hall into a Hotel And the Stable Block into Private Apartments which would be sold to help fund the Hotel Development Unfortunately the costs incurred with the Hall and its restoration and redevelopment were its downfall. So, having gone into Receivership, Derbyshire Investments was forced to relinquish the Hall for Auction



The Hall was sold before Auction for £1,400,000.00

This led to a reverse in fortunes for the Hall due to absentee Owners

FROM TRIUMPH BACK TO TRAGEDY!

TABLE OF CONTENTS

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

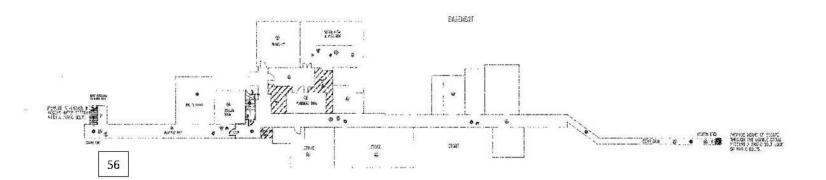
The numbers super imposed on these plans are the page numbers that refer to the current state of that part of the Hall.

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

Theft

And

Deliberate Damage

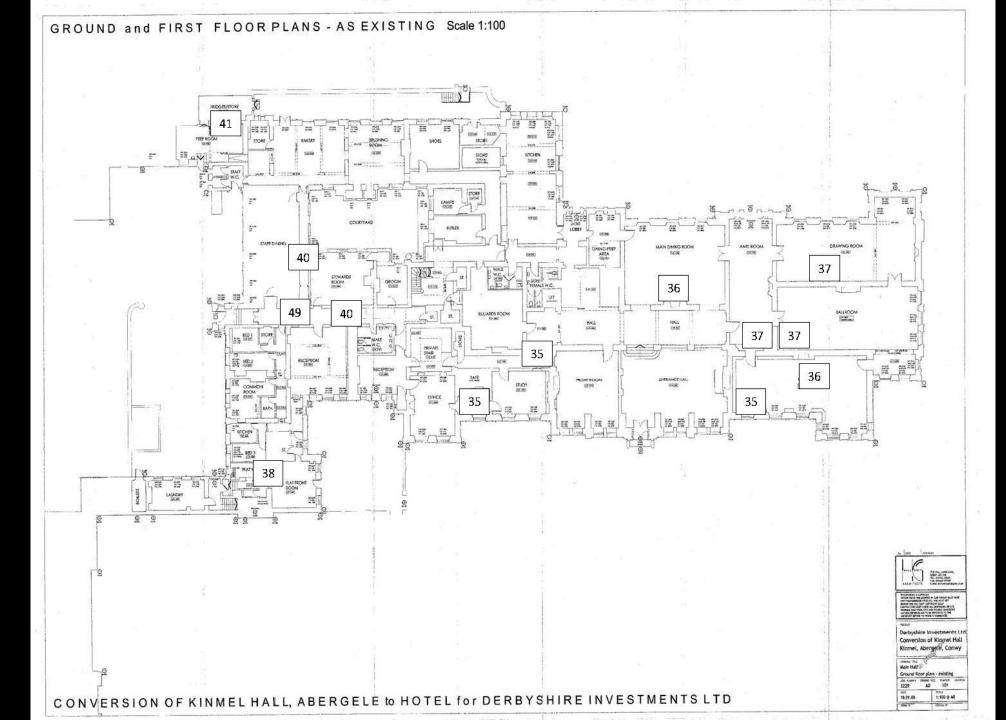


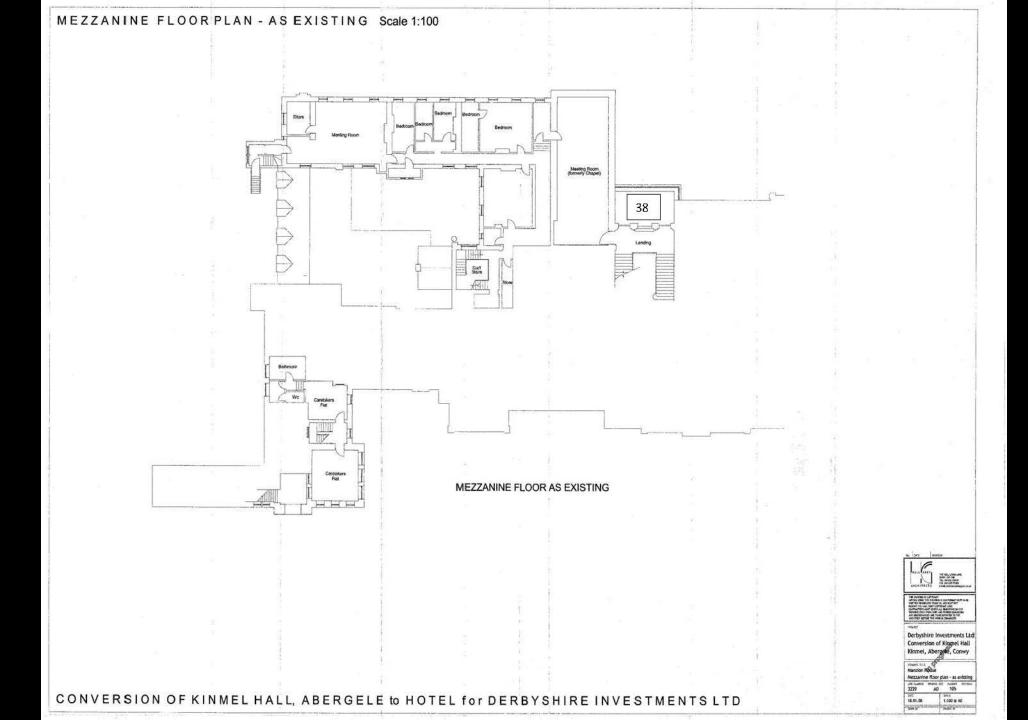
COLUMN DESCRIP COUNCIL

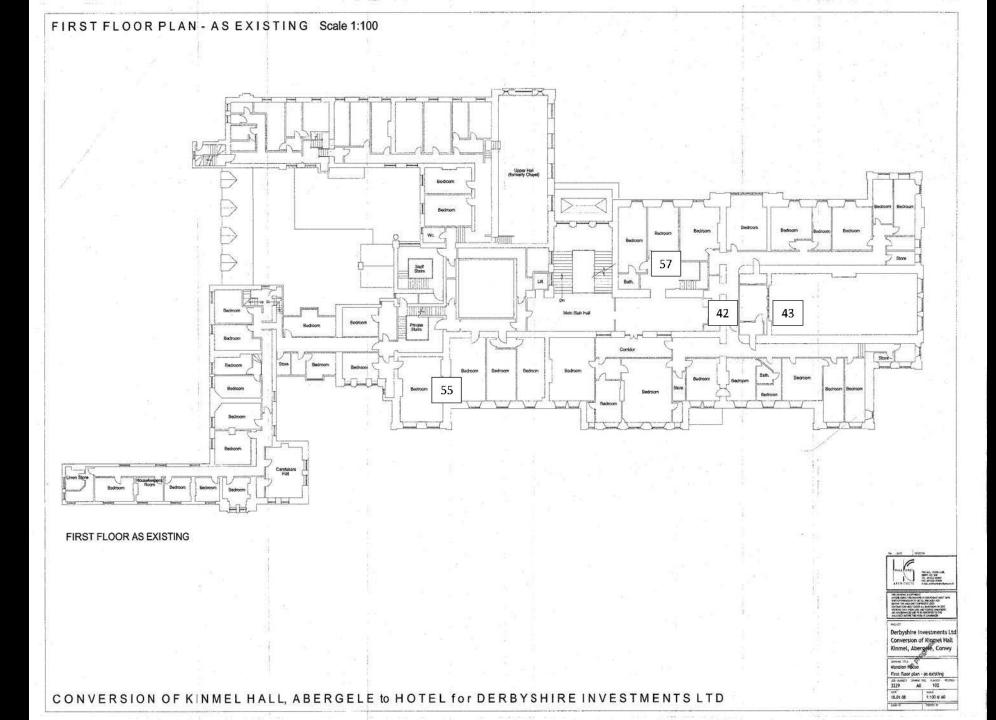
Marke coulder order Soil on 180 Delice on the Graphet of Mittel 1901, ST 00080

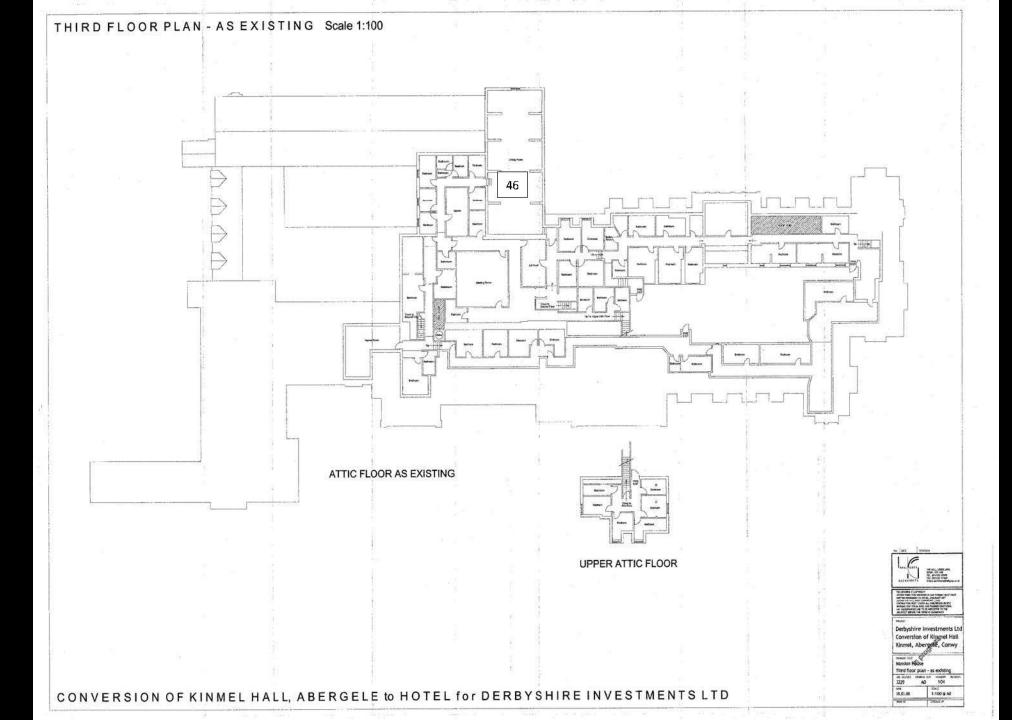
uddr 650

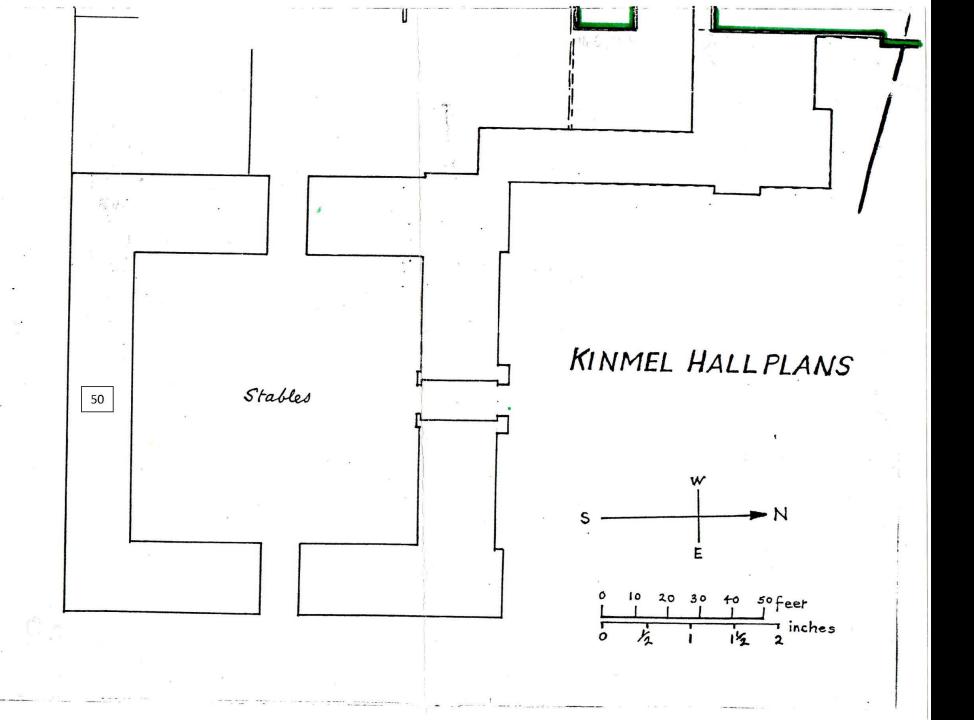
KNARL AR SI GEORGE MERCELE scole 173 ocean : cole :







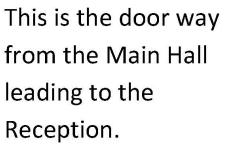






This fireplace should Safe is on the have blue and white right of this delft tiles on either side. They are now on the floor smashed

fireplace



These are the doors to the Library and the Ballroom Please see details of guttering





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 warped and cracked. Shutters are now closed and screwed shut into the window

frames





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.



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 2013.





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

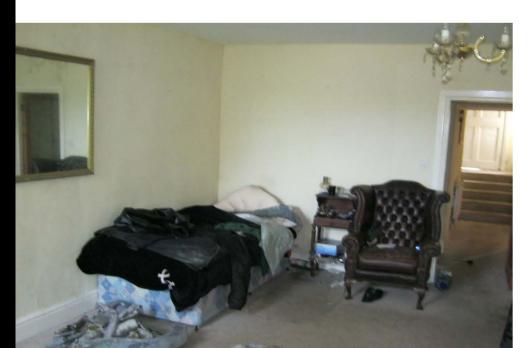




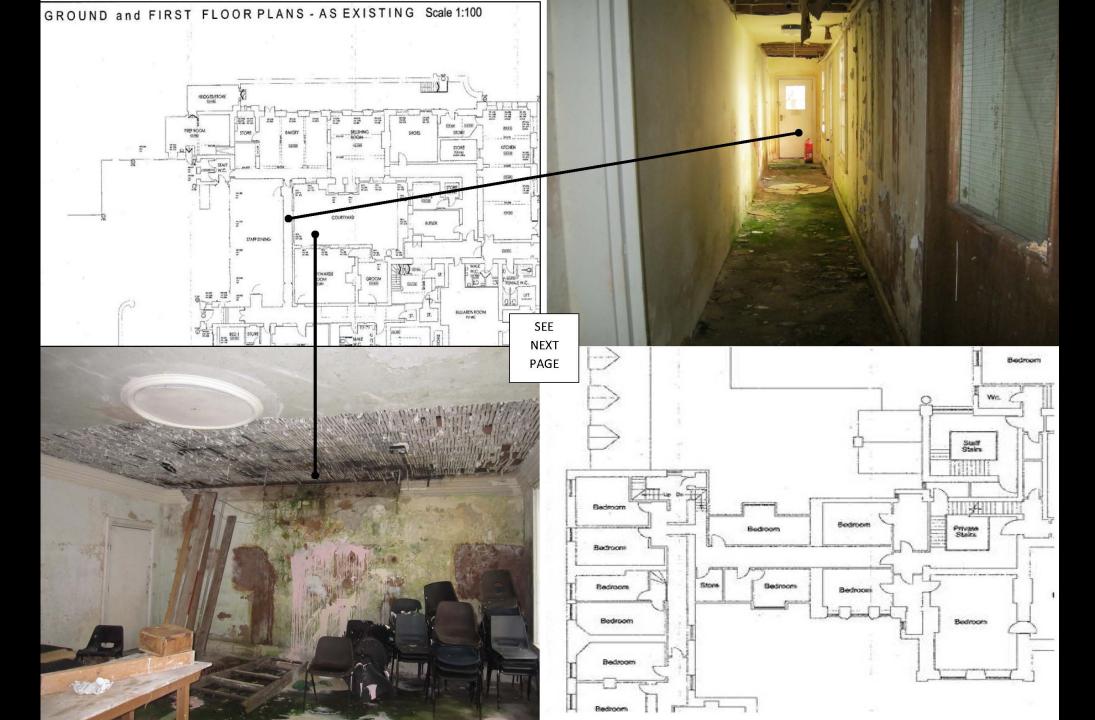
These two images are of the 'Garden House' Kitchen and Lounge which was the Administrators Residence

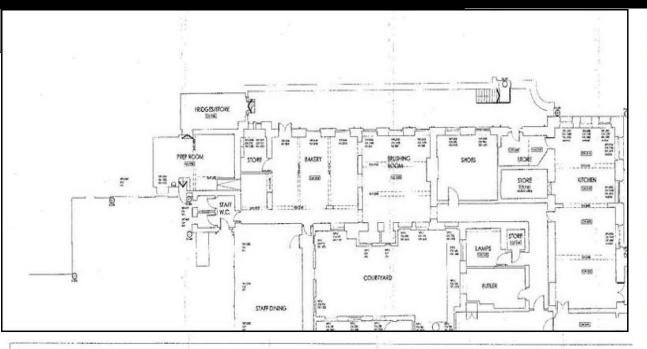
25th October 2011 14th August 2013

This is the same in the 'Garden House' Lounge after vandals had broken in and used the boxes of books as a toilet

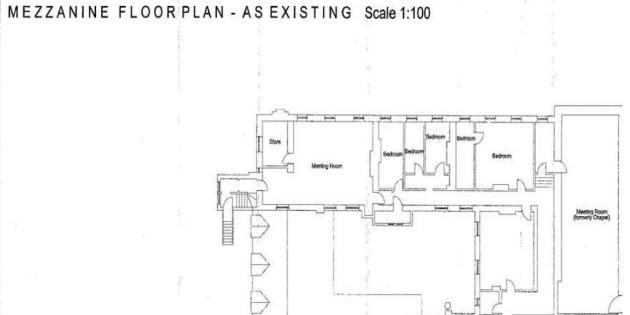








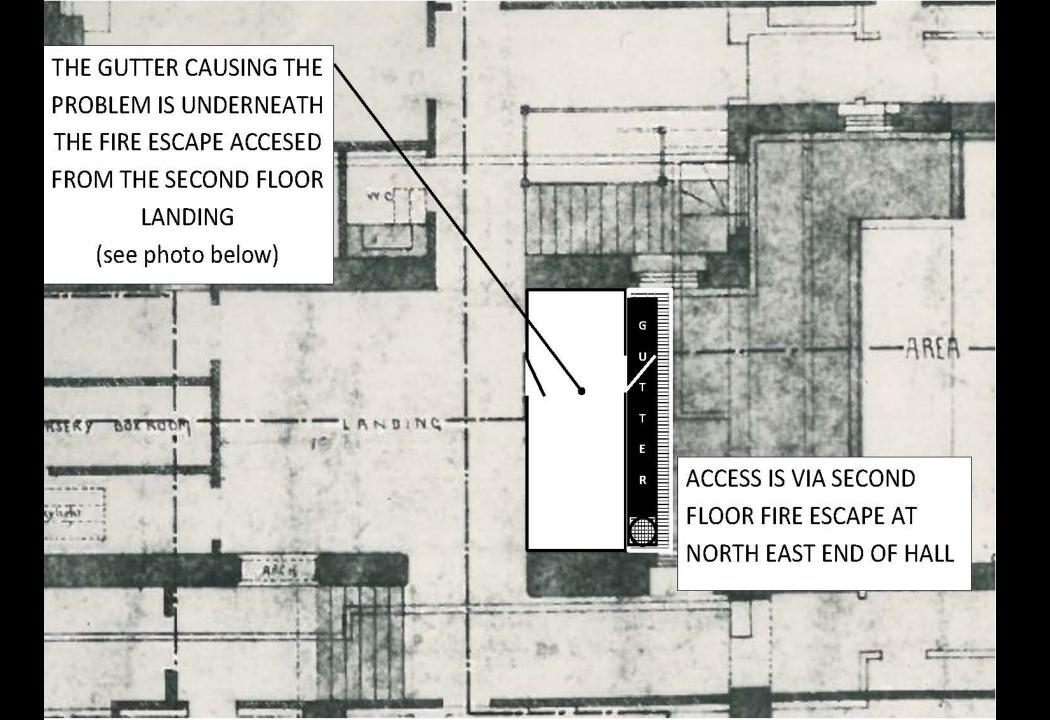


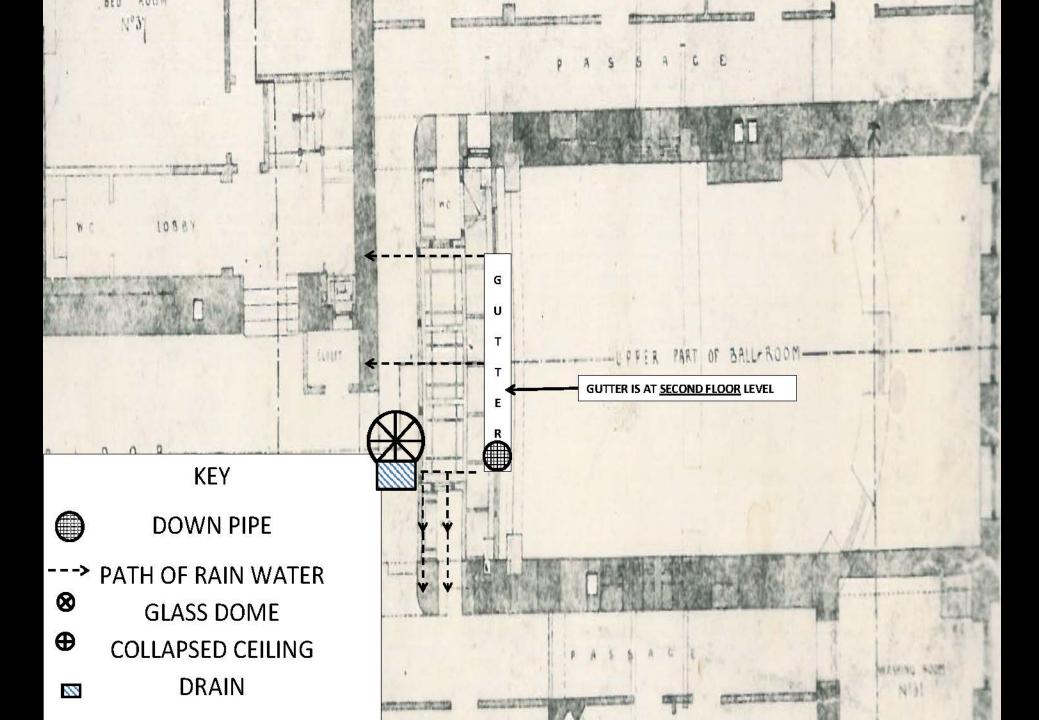


This section of the hall is the flat roofed area at the south west corner of the hall near to where the sloping drive passes the gas tank enclosure. As with a lot of flat rooves this one has leaked for at least 20 years. The floor below has become rotten and given way into the kitchen area below.



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





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



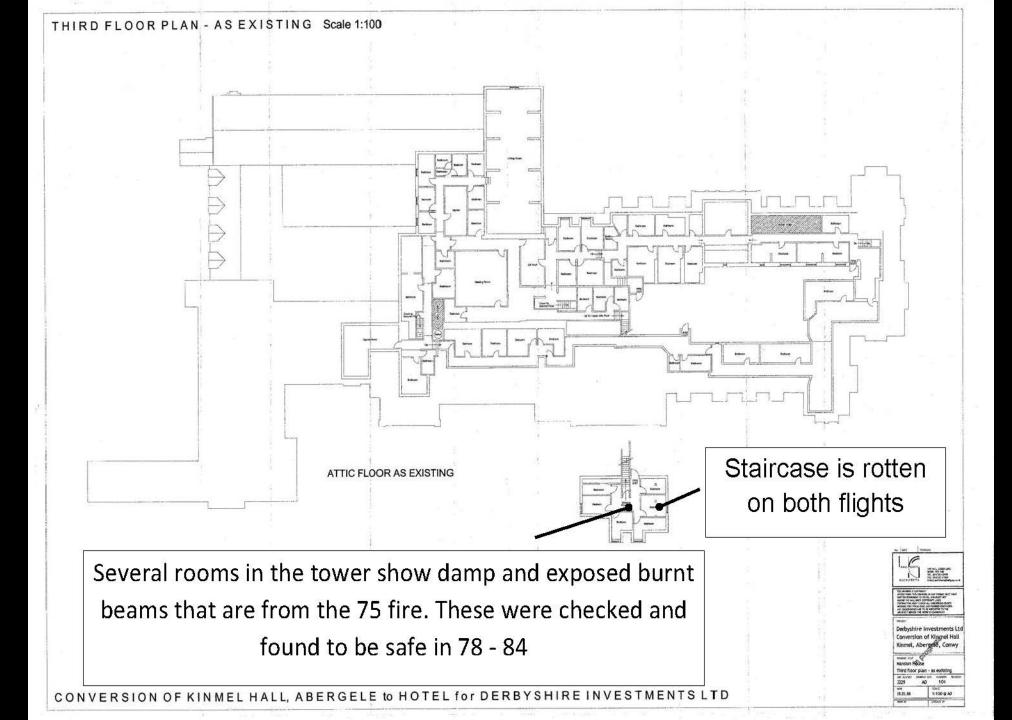


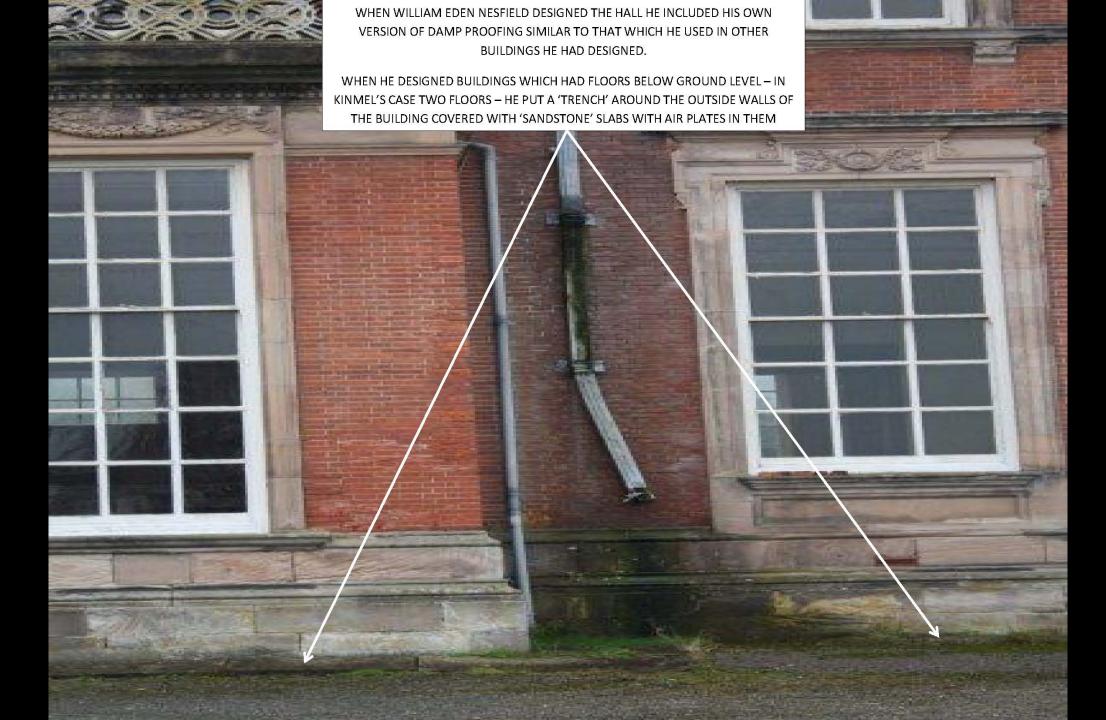
This is the Second Floor East Front Corridor.

Whilst the collapsed ceiling is due to water ingress the floor has always been 'springy as it is created over a void above the 'Victoria Suite' on the First Floor

This is the Top Floor of the former Chapel.

There is a section of collapsed ceiling just out of shot of the camera which reveals the joists of the roof beneath the tower. It also contains or contained a bats nest at the time of the Auction





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

WHILST THE STABLE BLOCK LOOKS THE WORSE FOR WARE IT 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 HAD BECOME A DUMPING GROUND







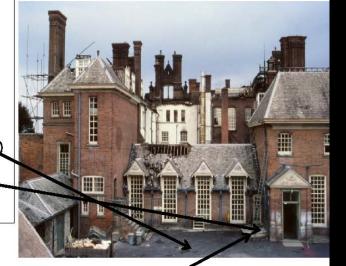
THIS DOORWAY WAS SEALED AT THE AUCTION



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 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

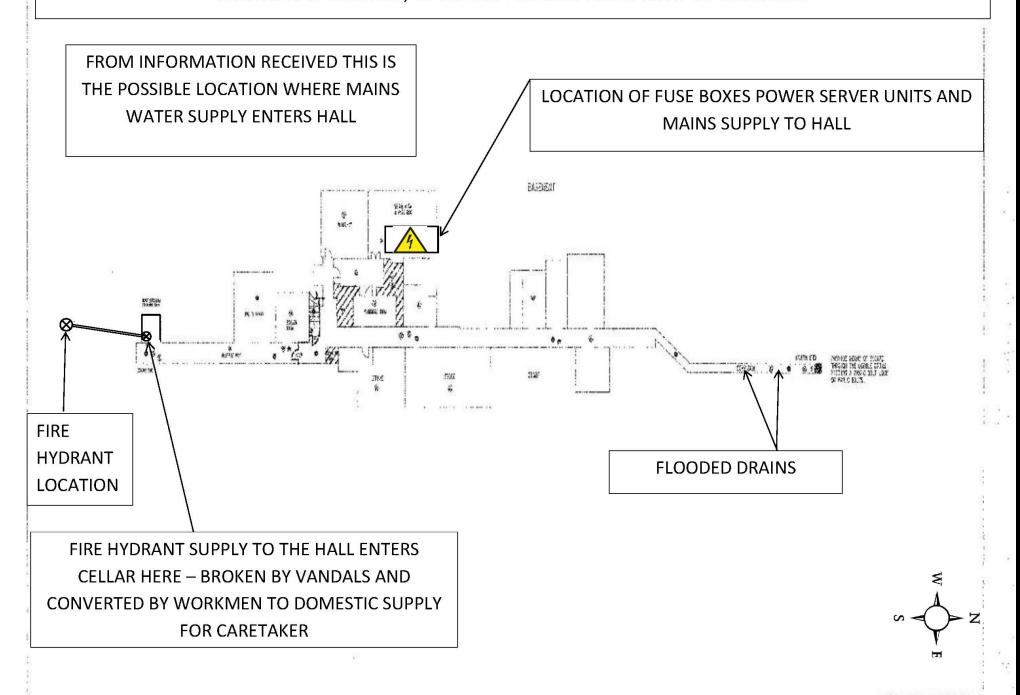
LABELLED





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

Norman Shaw's

'Palladian Stable Block'

Which predates the current Hall

Being Built in 1852

Looks Like

EXTERNAL































































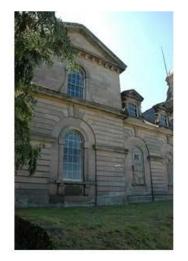












































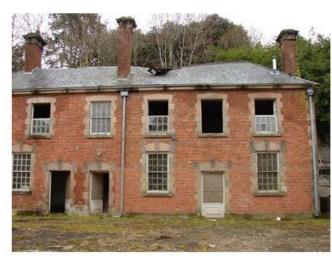






































































INTERNAL

















































































































































































































































































































The enclosed report was compiled at my request by the then founding Director of

HARE AND HUMPHRIES LTD.

They hold the Royal Warrant for work carried out on Windsor Castle.

They have also carried out work on Hampton Court and The Royal Barge

'GLORIANA'

AS THE REPORT STATES
IT WAS <u>COMPILED ENTIRELY</u> FROM
THE PHOTOGRAPHS ENCLOSED

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

Peter Hare

The Following pages show what 'The Crown in Nesfield's Career' looks like as of the 20th 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.

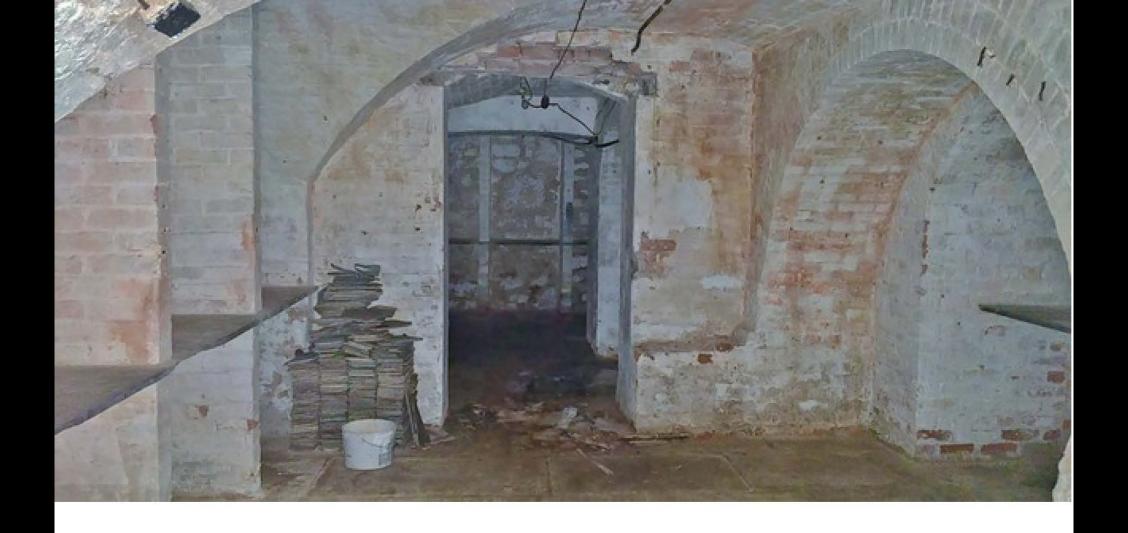
The bottled water visible in the corner is there because the mains supply to the Hall needs repairing







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



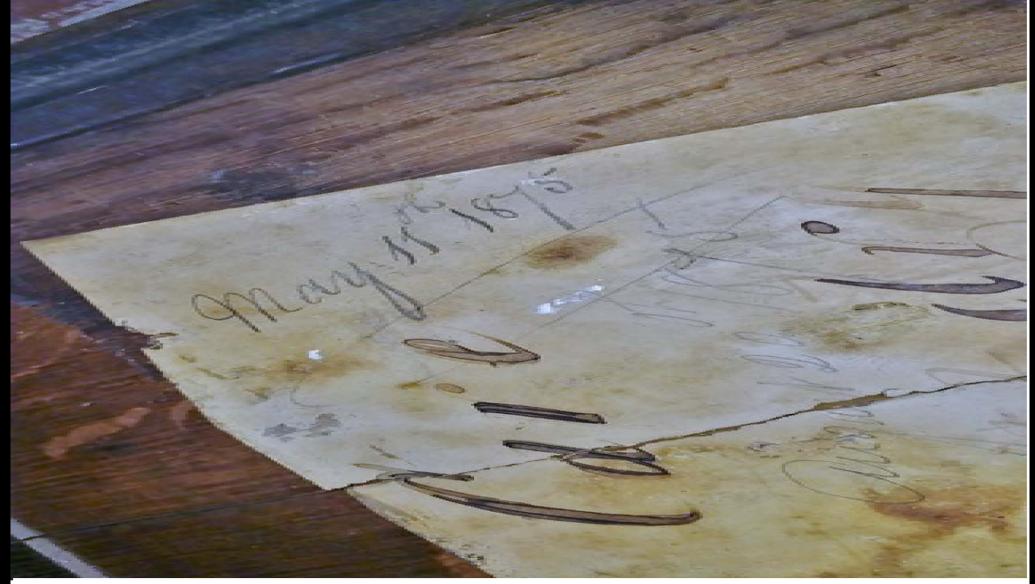
The Main Staircase. Showing the false ceiling installed by the Vinces to reduce heating cost and create a fire break. Nesfield's original ceiling is above this





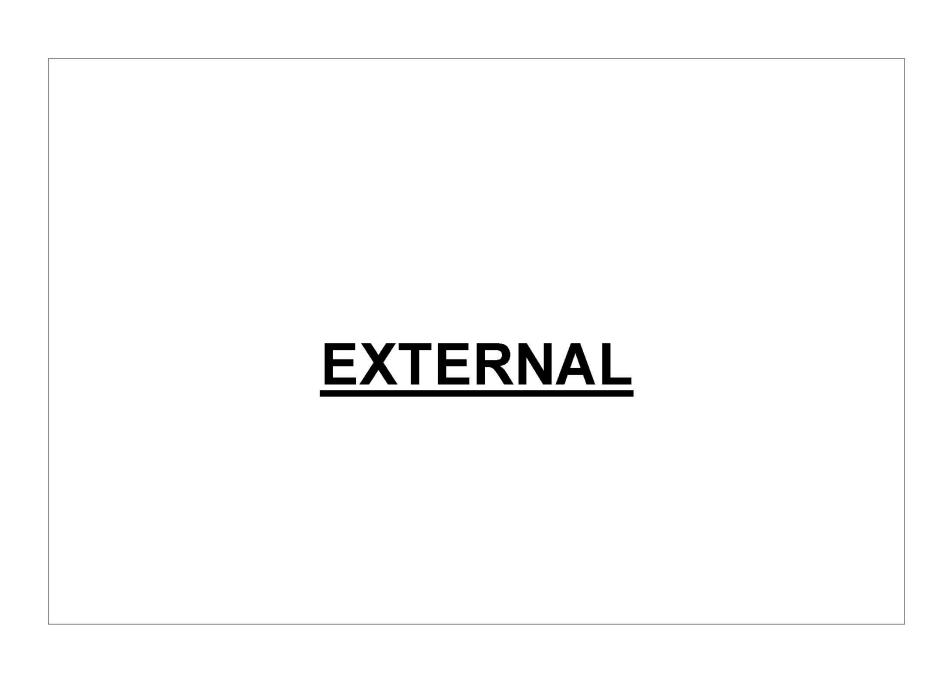
Ghosts from Wartime.

These signatures were found in the former stables and date from the Hospital occupation during World War Two



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

<u>'APPARENTLY BY THE OWNERS</u> OR AT THEIR INSTRUCTION' BETWEEN APRIL 2019 – SEPTEMBER 2020

























<u>INTERNAL</u>



































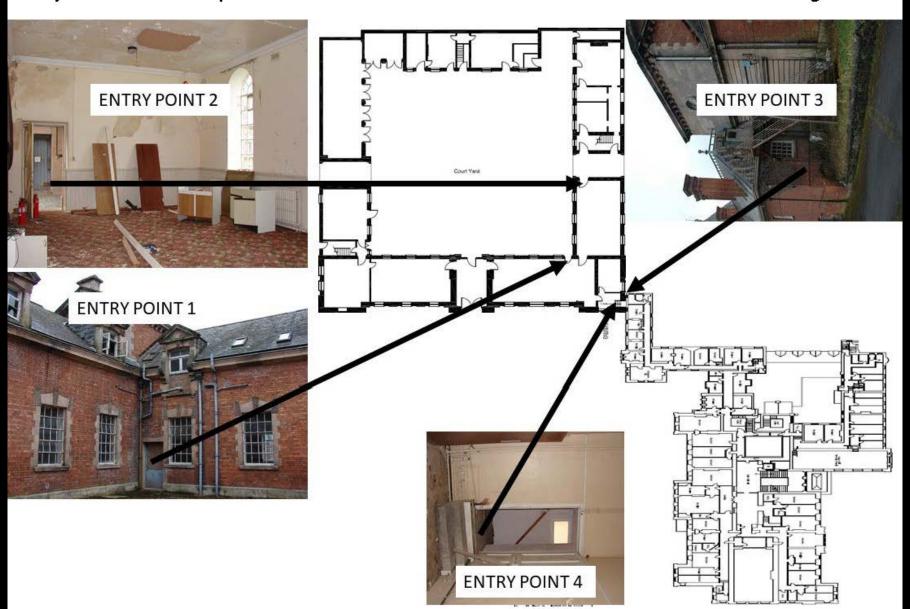






On the 17th October 2020 work was supposedly carried out to make the Hall Totally Secure.

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



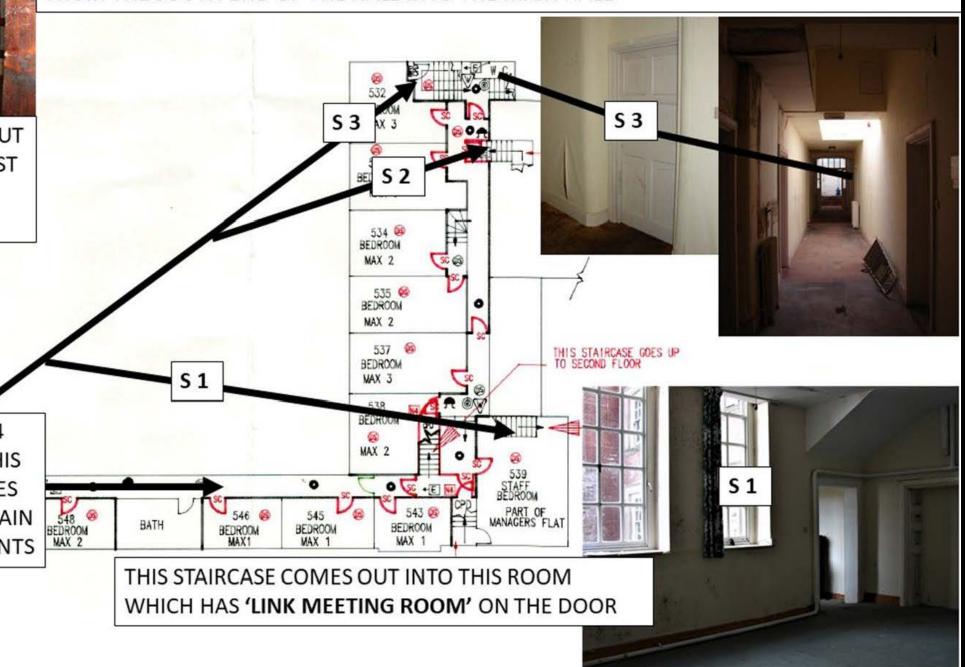


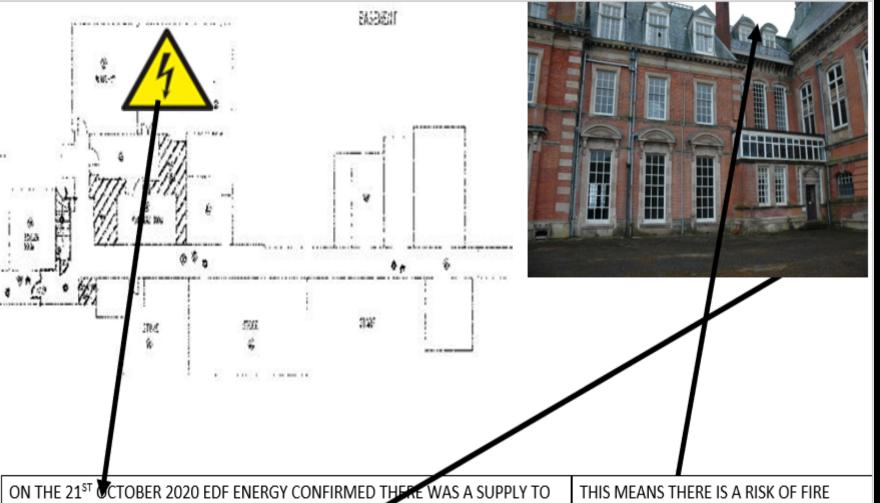
THIS STAIRCASE BRINGS YOU OUT TO THIS STAIRCASE OR THE FIRST FLOOR LANDING OF THE MAIN HALL BY THE LIFT



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 21ST 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 EXPOSED WIRES WITHIN
THE HALL