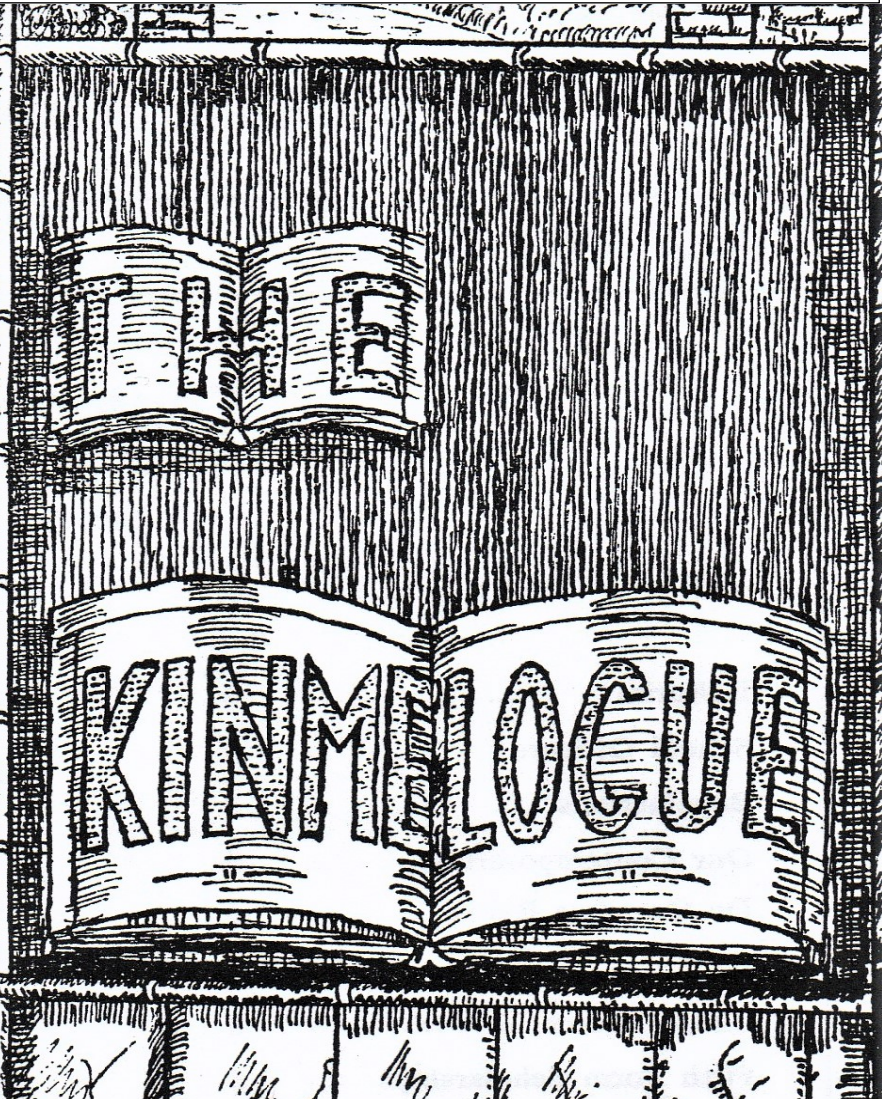


FOURTH EDITION  
SUNDAY 16<sup>TH</sup> MAY 2021









# The Kinnelogue

The Newsletter Of The Friends Of Kinnel Hall

## WHAT IS WRONG WITH THE FRONT PAGE?

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### **BREAKING NEWS**



*Built circa 1791 – Destroyed 1841*

*Designed By Samuel Wyatt to replace  
'Old Kinmael' by Reverend Hughes*

*We have just been informed that  
escape tunnels have been found in the  
Wyatt Cellars under the current Hall.  
Lord Dinorben was knighted in the  
Cromwell Coronation!*



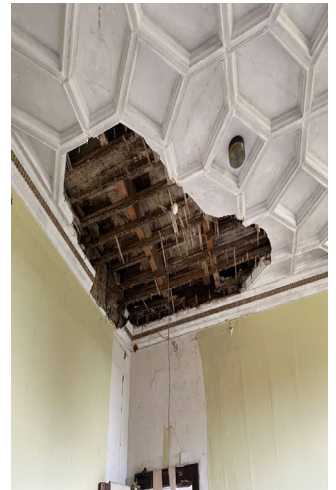
**FRIENDS OF KINMEL HALL  
NEWSLETTER  
3<sup>RD</sup> EDITION  
2<sup>ND</sup> APRIL 2021**



**TRAGEDY**

**2011 + 2021**

**TRIUMPH**



Greetings To All  
THE FRIENDS OF KINMEL HALL  
To The Third Edition Of Your Newsletter  
In This Of The Newsletter Alongside more of  
The History of the hall  
We have some News For You that we hope will be as surprising to  
our readers as it was to us

**THE PRIME MINISTER SPEAKS**



***‘Never,  
has so much  
been owed.  
by so many  
to so few!’***







## ROLL OF HONOUR

We Have some new names that have agreed to join us in our  
campaign to rescue.

‘The Crown of Nesfield’s Career

These include,

Llion Scott, Andrew Sumner, Janet Finch-Saunders AM,  
Gary Murphy, and Andrew Williams-Fry

### **THURSDAY 13<sup>TH</sup> MAY 2021**

At 11.13am Peter Hare Tweeted

*“Cometh the hour, cometh the man”.*

*The custodianship of Kinmel Hall will likely change hands  
within this hour under an online gavel.*

*Outliving all of us, the future purpose of this incredible building  
swings in the balance.*

An hour later he was proved right as the Hammer did indeed  
fall on a 2 Horse Race with Kinmel Hall being sold for  
£950,000.00

More good news was to follow later that evening  
when Rob Thomas from BBC Wales stated: -  
Auctioneers Allsop’s said the buyer of the  
Welsh Versailles in Conwy was  
**LOCAL!**

## Kimmel Hall: 'Welsh Versailles' sold at auction for £950k

By Rob Thomas BBC Wales News



©William Jonkler

The building has become run down after lying empty for years

**Dilapidated Kimmel Hall has been sold at auction for £950,000 after concerns were aired about its future.**

The guide price was £850,000, but the new owners will need far more to protect and restore the building.

Auctioneers Allsop's said the buyer of the so-called Welsh Versailles, in Conwy, was local.

The Friends of Kimmel Hall, who are dedicated to seeing the Grade I listed building saved, followed the online auction.

They said only three bidders tried to buy the building, near Abergele.

For the last 10 years, Acer Properties Ltd, registered in the British Virgin Islands, has owned the building but done nothing with it.

There had been growing concern its condition was rapidly worsening.

Action is needed "to see the building come back into use"

Conwy council has faced criticism for not taking tougher action against the owners for not protecting the structure.

The current building dates from the 1870s.

It was built by the Hughes family using money generated by copper mining on Anglesey.

The family only occupied the building for a couple of generations before it was leased out and became a girls school.

The building underwent extensive rebuilding work in the 1970s following a fire.

<https://www.bbc.co.uk/iplayer/episode/m000w3w6/bbc-wales-today-evening-news-14052021>



[BBC Wales Today -  
Evening News:  
14/05/2021](#)

News and weather from BBC  
Wales.

[www.bbc.co.uk](http://www.bbc.co.uk)



On Tuesday 4<sup>th</sup> May a cavalcade of vehicles headed along the drive – which has been newly tarmacked in large areas – to the gates of Kinnel Hall.

The group that congregated outside the Hall comprised of: -  
Phil Vince, Verity Vince, Peter Hare, Llion Scott, Cllr. Pauline Heap – Williams and Paul Hughes.

They were greeted by the joint auctioneer Ralph Collins and the current Security Guard for the Hall Antony Hockridge.

Before they started the walk round Ralph Collins informed the Chairman of The Friends of Kinnel Hall that he would see a considerable difference in the Hall due to the typical Welsh Bank Holiday Weather – Rain!.

The group decided that, because it was actually dry, they would start by viewing the grounds of the Hall first. It was not a pretty site seeing all the damage to the roofline and gutters and the overall neglect the Hall had suffered over the years.

Once they had viewed the outside of the Main Hall and the South end of the Hall from Martin's Yard they were allowed to cut through to the front of the Hall by the steps that lead from Martin's Yard to the path to the pool.

From there they went into the Stable Courtyard via pass gate under the Clock Tower.

Whilst the Stable Block looked in fairly reasonable order the Mews is in a very bad way





To give a true picture of the state of the Hall, Peter Hare, founding Director of Hare and Humphreys was asked to prepare a report on the state of the building as he saw her for the first time.

**An open letter of serious historic,  
architectural, and cultural concern.**

***To Conwy council, the friends of Kinmel Hall  
and the people of Wales,***

I would like to thank the auctioneers and caretaker for escorting my walkthrough with the Chairman Paul Hughes and key members of the Friends of Kinmel on Tuesday 4th May 2021.

I feel the need to share what I witnessed on Tuesday, plus a little of what I have learned in my years of working for private and state clients within some of the finest buildings of national importance.

Driving the half mile through the oak tree track and pastoral meadow fields, the grounds themselves seem to hide the hall until the last moment. Almost shyly the building keeps you waiting for your first glimpse. Some chimneys and a fleeting side section glance before a right turn brought me to face directly onto Nesfield's crown, the stunning French Renaissance architectural masterpiece built as Kinmel Hall.

The impact of its prominence and location are beautiful. Somewhat less in proportion, the hall's Versailles chateau style reminded me of my many arrivals at Waddesdon Manor in Bucks. Sadly the similarities of these creative architects and their impressive contributions ended abruptly as I neared the building.

The differences in the care and attention between the two properties is stark. The understanding that such landmark estates have a cultural importance to the nation, stretches way beyond



simple private ownership. If partnered (as Waddesdon is with the National Trust) the estate becomes more than brick, stone, tall trees and fountains. It can provide great joy for many and will contribute to inspire our society for future generations. The contrast is there for all to see.

Whilst the lawns of Waddesdon are manicured and the carefully managed public access, exhibitions, weddings and merchandise contribute immensely to its upkeep and future security, Kinmel Hall has fallen on its knees and into a state of dereliction.

### The way forward

Major detailed inspections and thorough professional surveys are required to develop schedules of the full extent of works required. A grade-1 listed property in this condition is not for the property developer, nor the country home speculator or those dreaming of moving into the perfect country estate within the next year or two.

To fulfil the requirements that this conservation and restoration project requires will take significant time in pre-planning and coordinating. It requires carefully selected architects and experienced professional teams and tradesmen. It will cost more than double that allowed by building surveyors and will likely create a programme phased over several years.

### External

- As a quick guide the roof which is hanging by a thread in some areas will require a major overhaul. Inappropriate repairs are visible as are the areas of vandalism and theft to the rear and sides. However the disgraceful lack of maintenance appears to be the main issue creating the majority of the advanced decay. The remaining slates should be salvageable, but roof timbers will need assessing for structural reliability and ridges, valleys, dormer casings and



hips all need major works. I would hazard a +/- 50% replacement.

- The brick and stone shell fares better, and generally speaking the front elevation is very encouraging with much of the fine ornamentation in acceptable condition. However replacement sections, repairs and interventions are required at the rear followed by a structural stability check over followed by conservation cleaning and a major re-pointing phase to all elevations and levels.
- The majority of the original lead and ornamental iron downpipe, hoppers and guttering remain, but missing and broken sections need attending to as a matter of urgency to reduce the structural and cosmetic damage being caused.
- The woodwork including glazed windows and doors are in mixed condition varying from potentially salvageable to in need of replacement. It is likely that to salvage any parts they will require removing for extensive repair.
- The stable and outer living quarters are in dangerous condition, some with roof collapse and others in an advance state of decay.

### Interior

- The upper floors were restricted in access with some impossible to inspect. Major water ingress has penetrated several floors through principle areas causing timber joists and lathes to fail and the ornamental historic plaster ceilings to collapse in places.
- Several areas that remain are in imminent danger of collapse due to the prevailing conditions they are exposed to. Immediate protection and shoring up is required to prevent further major loss of historic fabric. Areas of major



efflorescence and widespread fungicidal growth are also of major concern for the fabric of the building and specialist approved H&S action is also required on these elements.

- The heating, electrical, plumbing, and general M&E services were not checked. However considering the current condition one would assume these to need complete replacement.
- In decorative terms, following all major trades the property requires full refurbishment.

### Summary

What has happened at Kinmel Hall is unacceptable on many levels. The architectural damage caused by neglect to one of Wales's finest architectural buildings should have been prevented long before reaching this stage. The process of saving our heritage must be very carefully assessed if we are to prevent repetition and full-scale loss at Kinmel. I have been engaged on many of our nation's finest conservation and restoration projects and I have witnessed buildings of the highest national importance return from the brink. It will take vision, planning, patience and a great deal of money. Kinmel Hall hasn't gone past the point of repair, but I use the next word very carefully indeed – "yet".

The condition of the building is changing rapidly. If left to deteriorate for another year greater areas of historic fabric will be lost and questions of the realistic feasibility of returning the building to any form of past glory are increasing by the day.

Without question it is currently salvageable and worthy of the major efforts required, but it must be acted upon now.

### The next custodian.

To save Kinmel Hall the commitment of those overseeing the sale, purchase and restoration project must be brought together as-one, hand-in hand and assessed rigorously to avoid short-term profiteering to the further detriment of the estate. Offers should be overseen and tested by 3rd parties including the council, its professional advisors, and the friends of Kinmel Hall. The transfer of ownership and responsibilities should not be completed until assurances and guarantees are received and checked for compliance and due diligence by all parties.

Failure to ensure all aspects of the next custodian's integrity is the responsibility of the council. Errors at this stage could tip the fine estate towards its final days.

Yours Sincerely,

*Peter Hare*

[www.peterhare.com](http://www.peterhare.com) [info@peterhare.com](mailto:info@peterhare.com)  
<https://twitter.com/peterjohnhare>



To give an example as to the condition of the Hall  
Cllr Pauline Heap-Williams took photos



1.	ADAM HITCHINGS	66.	JOHN ROBINSON
2.	ALISON RICHARDS	67.	JONATHAN FENTON-VINCE
3.	AMANDA VENABLES	68.	JOSHUA VINCE
4.	ANDREW BENNETT	69.	JOY CRANSTON
5.	ANDREW DAVIDSON	70.	JOY SCOTT
6.	ANDREW SUMNER	71.	JUDITH ALFREY C.A.D.W.
7.	ANDREW WILLIAMS	72.	JUSTIN ALBERT
8.	ANDY MCKINNEY	73.	KATE REES
9.	ANNE SMITH	74.	KATHRYN ROBERTS CADW
10.	BARBARA WHITBY	75.	KEN MOORE
11.	BBC CORRESPONDENT	76.	LISA FIDDES
12.	BEN OAKLEY	77.	LISA TASTEVIN
13.	BETTY WATTS	78.	LORD JULIAN FELLOWES
14.	BIRGITTA WILSON	79.	LORD LANGFORD
15.	BRUCEND DELIA BICKERTON	80.	LORD LIEUTENANT OF CLWYD
16.	CARL YAPP	81.	LORD MOSTYN
17.	CATH STEWARD	82.	LUCIE CARAYON
18.	CHARLIE CULVERWELL	83.	LUCY E WILLIAMS
19.	CHRIS BLANDFORD	84.	LUISA PETERLONGO
20.	CHRISTINE J ORME	85.	MARGARET DUNN
21.	CHRISTOPHER BROOK	86.	MARGARET RUTH ALFORD
22.	CLLR PAULINE H WILLIAMS	87.	MARIAN MARTIN
23.	CLLR ALAN HUNTER	88.	MAROUSSIA OAKLEY
24.	CLLR ANDREW WOOD	89.	MARQUISS OF ANGLESEY
25.	CLLR CHARLES MCCOUBREY	90.	MARTIN JONES
26.	CLLR DELYTH MCRAE	91.	MARY SOLDAN
27.	CLLR MARK BAKER	92.	MATT OSMONT
28.	CURTIS SHEA	93.	MICHAEL FITT
29.	DARREN MILLAR	94.	MICHAEL TREE
30.	DAVID CHATTERLEY	95.	MICHELE TURNER
31.	DAVID GALLACHER	96.	MIRIAM HAGEN
32.	DAVID HALL	97.	NICHOLAS KINGSLEY
33.	DAVID PRICE	98.	NICK MORRIS
34.	DAVID VINCE	99.	OLIVER VINCE
35.	DEBBIE VINCE	100.	PAMELA TOWILL
36.	DELYTH MCRAE	101.	PAULINE JONES
37.	DESIREE PENNINGTON	102.	PENNY ICKE



38.	DIANA MALSHER	103.	PETER HARE
39.	DICKON FETHERSTONHAUGH	104.	PETER HOWELL
40.	DOROTHY AGNEW	105.	PETER WELFORD
41.	DR AMY BOYINGTON	106.	PROFESSOR NEIL JACKSON
42.	DR H W FLEMING	107.	REV TIM HALL
43.	DR JOHN E DAVIES	108.	RHODA MCGOWAN BONEY
44.	DR JONATHAN BERRY CADW	109.	RICHARD ADAMSON
45.	DR MARK WEBB	110.	RICHARD BADDELEY
46.	DR PETER WAKELIN	111.	RICHARD BARLEY
47.	DR R PAUL EVANS	112.	ROB SHELLEY
48.	DR SHAUN EVANS	113.	ROBERT THOMAS
49.	DWYNWEN	114.	ROGER TURNER
50.	EDDIE VASS	115.	ROSIE BURTON
51.	EDWARD BLAKEMAN	116.	SALLY JONES
52.	FRANCIS DOWNER	117.	SARAH CASRSON FITZWATER .
53.	GARETH LLOYD-DAVIES	118.	SIMON BAYNES MP
54.	GILL SMITH BOYES	119.	STEPHEN WEEKS
55.	GWEN STAVELEY	120.	STEPHEN WELCH
56.	HAY CASTLE	121.	SUE HILLIER-SMITH
57.	HEATHER JONES	122.	TIM & SIMONE VINCE
58.	IAN LANG	123.	TIMOTHY COOKE
59.	JACOB VINCE	124.	TOM ELLIS
60.	JAMES DREW	125.	TOM LLOYD
61.	JEREMY MUSSON	126.	TREVOR OSBORNE
62.	JO BENNETT	127.	VALERIE PALMER
63.	JOHN GOODALL	128.	VANESSA THORPE
64.	JOHN LAWSON-REAY	129.	VICKI
65.	JOHN RIPPIN	130.	VALERIE OXLEY

*‘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.’*

Jeremy Musson