Trentham Gardens

Restoration and Management Plan

Carried out for and on behalf
of Trentham Leisure Limited

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RESTORATION & MANAGEMENT PLAN

Contents

1) INTRODUCTION

In the 19th century, Trentham Hall, its formal Italian Gardens and Park were one of the most magnificent treasures of the region

In the past century this gem has been diminished, dissipated or, in the large part, lost. Trentham Leisure Limited's proposals return the Estate to its former glory, to provide a wonderful asset for the area.

The Architectural Restoration and Management Plan sets down how the remaining Estate structures are to be restored and repaired and details of how their future use is to be secured. Original features will be restored and missing elements, essential to the aesthetics of the formal gardens, will be rebuilt in a similar manner to original details.

Finally the Restoration and Management Plan also establishes a management scheme for the estate as a whole. This will ensure a cycle of regular maintenance to maintain the buildings to a suitably high standard.

The Government Office for the West Midlands granted outline Planning Consent (ref. APP/D3450/V/00/000046), 12th November 2001. This Plan fulfils the requirements of Condition No. 20 of that Permission, which states that:

"No development shall commence until a restoration and management plan for the historic parkland and buildings within the site has been submitted to and agreed in writing with the Local Planning Authority in consultation with English Heritage which shall include:- the phased restoration of the historic landscapes of areas 1, 2, 3, 4, 5 and 6 identified on the attached plan A; and a phased programme of works for the protection and repair of all the listed buildings and historic structures within the site area."

This document deals with the listed and historic structures, not only around the Italianate Gardens, but also across the estate as a whole. The phased landscape restoration is the subject of a separate document.

The Restoration and Management Plan is intended to promote a high standard of repair to all elements of remaining fabric. All works will be constructed to a high standard and materials will be employed for repairs on a like-for-like basis, in line with current English Heritage guidelines.

This document should be read in conjunction with the Trentham Architectural Masterplan, which details the proposed final use of the repaired buildings as well as illustrating the principles adopted for new build elements. It deals with the variations in approach to new build in the historic setting and to the new build enabling development, created to fund the extensive repair works within the estate.

a) General Principles of Repair

An informed approach will be taken to the repair of all historic structures. A number of preliminary investigations will be carried out in advance of scheduling repair works to ensure the most suitable methods of repair can be specified and carried out.

All listed buildings will be archaeologically analysed to establish structural and evolutionary changes.

Materials and mortar analysis will be carried out to ensure a compatibility of repair.

A suitably qualified Architect with relevant conservation experience will carry out condition and repair surveys of each building and oversee the repair works on site. The specification of repairs will be prepared in accordance with current best conservation guidelines.

Contractors deemed to be conservation specialists will then carry out all repair works and all construction works will be carried out to BS 8000.

The intention will be to carry out repairs on a like-for-like basis. Materials will be sourced to match as closely as possible to the original fabric. In certain instances it will be necessary to commission specially made elements e.g. pantiles for the roof to the stables block. A sufficient quantity of new pantiles is required to augment the originals. A suitable supplier will be appointed to fabricate these tiles.

All detailing where practical will match original examples or design drawings. The exception to this is where original detailing has obviously failed. In these circumstances a modern solution will be incorporated that does not detract from the original appearance.

All repairs will be designed to cause the minimum loss of and disturbance to the original fabric.

b) Management Plan

The following procedure is to be implemented to safeguard the long-term well being of the Trentham Estate following the repair and restoration of its several parts.

The freehold of the whole estate will be retained by Trentham Leisure Limited.

Trentham Leisure Ltd will set up contractual agreements as part of the leasing arrangement that will be legally enforceable. This will detail the tenant's obligations with regards to maintenance and upkeep of the buildings. It is envisaged that routine maintenance inspections will be carried out of rainwater goods, drainage etc., at six-month intervals. Any re-growth of the ivy at ground level will be removed.

A redecoration programme on a minimum five-year cycle will apply to all buildings, in order to maintain the character of the buildings.

Quinquennial Inspections will be carried out of all structures, on behalf of Trentham Leisure Limited, by a suitably qualified Architect or Surveyor. This will identify and instigate a cycle of repair to the fabric, noting relative urgency, to ensure that the buildings are maintained to the highest standards. The Quinquennial inspections will also act as the means of monitoring all items noted, for example cracking of the balusters or encroachment of tree growth where it may damage the fabric.

2) TRENTHAM HALL

A PORTE-COCHERE — Grade II*

Description
The Porte Cochere is of sandstone construction with deeply moulded stone dressings and a flat roof behind stone parapets.

The structure is open on three sides and adjoins the Grand entrance to the west of the demolished hall. Three elevations have the Sutherland Coat of arms. These appear to be formed in cast iron and concrete, and require further inspection.

Condition
The roof was originally covered in lead sheet. At present the covering is felt which falls to a lead lined gutter, discharging onto the corridor roof. The roof is in a poor condition and has allowed water to enter the fabric causing damage to the timber substructure and stonework. The domed ceiling is rendered and is excessively damp. Water damage is also evident to the reveals of the arched openings

A number of the balusters to the parapet are cracked and require stabilising, 1 requires complete replacement. 3 ball finials are missing.

Ivy grows extensively from joints in the stonework. Other vegetation grows from the cornice.

The stone is generally in good condition, but repointing is required. One stone to the arch over the main entrance door is cracked.

The coats of arms have suffered minor damage at the extremities (e.g. some ears are missing from the dogs). The joints in the castings have opened up and require repointing / filling. Excessive weathering is occurring to the stones beneath each coat of arms.

The surface below the Porte-cochere is of interlocking stone sets, (believed to be Kerridge stone). A number are missing and vegetation grows from the joints.

Restoration Plan
- Facilitate close inspection by the Architect, of inaccessible elements.
- Repair roof structure and renew the covering in lead sheet, including gutters, sumps, flashings and cast iron rainwater goods (to include the creation of new overflow).
- Form lead weathering to cornice and over stones directly under coats of arms.
- Original mortar is to be analysed. All repointing is to be carried out in lime mortar to match. Carry out repointing works (60% generally and 100% to parapets and reveals)
- Carry out perished stone repairs where necessary including balusters, (replacing 1no.)
- Cut out defective sections of render and make good in lime based render to match.

B GRAND ENTRANCE & CONSERVATORY Grade II*

Description

The flat roof is a reinforced concrete, asphalt covered slab. The roof is not original; it would have been a timber structure. The concrete slab to the conservatory roof is built with a curved profile over an exposed steel structure. Drainage is via shallow channels in the asphalt to sumps connected to internal cast iron RWPs incorporated within the fabric.

The building is of brick construction; curved bricks are formed into pilasters. The brickwork is rendered externally. A deeply moulded, rendered cornice extends around the building. A number of trees and other vegetation are growing at roof level. The east elevations have been rendered where they adjoined the main Hall, now demolished.

The building is semicircular on plan and forms a courtyard containing stone planters. The courtyard elevation is partly built in sandstone, including 14 no. Corinthian columns.

The decorative floor to the grand entrance corridor is formed in stone flags, whilst the conservatory floor has been replaced with a concrete screed.

Condition

The asphalt roof finish has failed, it is cracked and upstands have come away from the parapets. There are no lead cover flashings. Numerous temporary repairs have been carried out to the roof finish, particularly around the perimeter and gutters. Rainwater is ponding to numerous areas. The steel reinforcement bars are visible to the underside of the concrete slab ceiling and all exposed structural steel is rusted.

All sumps have previously been blocked. This together with the lack of cover flashings has resulted in severe water penetration, which has destroyed the internal plasterwork and finishes. This damage is particularly evident around the internal downpipes.

A number of balusters at parapet level are cracked and require stabilisation, 11 require complete replacement in stone to match. Tree and ivy growth at cornice level has displaced the majority of the parapet above the courtyard. Two sections will require rebuilding to allow for full and effective removal of roots. The majority of ball finials are missing, 5 urns are missing in their entirety.

The original weatherproofing to the cornice was by means of large slate slabs, which have now been lost or replaced with ordinary roof slates. The ingress of water through the projecting cornice has resulted in a general failure of the external render. Numerous sections have fallen from the structure, the remaining original render is cracked in areas. Some patched repairs have been carried out in a concrete render. A number of these are failing due to trapped moisture behind. The Ionic capitals of the pilasters and scrolls at the head of the arched openings are formed in sections of cast external plaster. The majority are damaged and expose rusting iron cramps. The cornice has collapsed in numerous sections.

External brickwork, where exposed, appears generally sound however some repointing will be required. Some internal brickwork repairs are required to the conservatory. The building sits on a stone plinth, which has open perpends and vegetation growth from joints.

The stonework to the courtyard elevation is in good condition. One column is cracked at its head and should be inspected from the scaffold. Some repointing is required.

Comparison with historic photographs shows the window joinery not to be original. All glass is missing and the paint finish is badly deteriorated and rot is beginning to take hold. A number of frames are missing or damaged. Doors are in a similar condition. Ventilation grilles to the plinth and under windows are severely corroded. Some stone indents and repairs are required to stone cills of the conservatory.

Minor cracks are present across the concrete floor finish in the conservatory. The stone floor to the corridor is generally sound however there are some sections of localised collapse above heating pipework.

The courtyard contains a number of planters. All stonework to these planters has been displaced, resulting in open joints throughout. A number of stone slabs are cracked. The courtyard is overgrown with vegetation, and includes a number of tree stumps.

Restoration Plan – Phase One

- Facilitate close inspection by the Architect, of inaccessible elements.
- Remove concrete roof structure and reform in timber. Renew the covering in lead sheet, including gutters, sumps, flashings. Include new overflows where possible.
- Repair cast iron downpipes, all replacements in cast iron to match.
- Form lead weathering to cornice.
- Carry out repairs to stone elements, including balustrade as noted. Replace all missing decorative stone elements to match.
- Remove tree roots from the cornice. Dismantle the fabric locally, where displaced and rebuild.
- Main drain runs away from the building to be checked and cleared, repair / replace where required.
- The stone paved area around the perimeter of the building, along with the courtyard area, is to be cleared of all vegetation and debris.
- Original mortar is to be analysed. Carry out general repointing works in lime mortar replacing any defective bricks as required.
- The original render is to be analysed. Remove loose sections of render, retaining as much original render as possible. Remove all recent concrete render, if practical without causing further damage. The building is to re-rendered in a lime based mix to match the original.
- Repair or replace defective sections of cornice, and cast scrolls, capitals etc. to match existing.
- Replace all window frames and doors to original details, glaze and decorate. Allow cross ventilation to aid drying out of the structure. A fine 'chicken' wire mesh should be fixed over open windows to prevent bird access.
- The building is to be left to dry out before phase two works are started.
- Redecorate externally in limewash.

Restoration Plan – Phase Two

Phase Two works will be carried out as part of the programme of the new build scheme and fit out for the 4/5 star hotel. The intention will be to connect and reuse the surviving elements as part of the hotel.

- Cut out defective sections of internal plasterwork and make good in lime based plaster to match. Run new cornices and repair/replace defective capitals, mouldings etc.
- Carry out repairs to floors.
- Decorate internally
- Re-landscape courtyard garden – to original designs.

C ORANGERY Grade II

Description

The Orangery forms the first floor level of a two storey building. The ground floor was formerly part of the servant quarters.

The ground levels are higher to the south elevation. The north elevation faces onto a large (sunken) courtyard and includes a covered walkway leading to other sections of the service wing.

The Orangery is a double height space with a mono-pitched roof of clay pantiles. The building has large arched openings onto the colonnade to the south and clerestorey windows above.

The flat roof to the colonnaded walkway is asphalt covered and rainwater discharges into a lead-lined gutter served by five internal downpipes. The external walkway is finished with a mosaic, tile and slate floor.

The west end of the range contains the principal staircase and a Porte–cochere (accessed from the courtyard). These and the roof to the east tower all have flat roofs. The building, to the south, includes the main entrance to the east wing of the former hall which forms a low tower at the east end of the range.

The building is of brickwork construction, rendered externally and finished in white masonry paint. A deeply moulded, rendered cornice extends around the building with a decorative stone balustrade above. Circular pilasters divide the colonnade to the South; these are topped with Ionic capitals of cast render. A decorative cast iron balustrade is fixed within each opening of the colonnade. Narrow stone Corinthian columns frame the arches above the main east entrance.

Condition

The pantile roof to the Orangery has been re-roofed in the last 15 years, and includes an underfelt. There are a number of areas of localised water ingress around the east end. This is due to a failure of the abutment flashings.

Extensive damage has been caused previously by dry rot at the west end. All timber linings and non-structural timbers to this area have been stripped out leading to a loss of plasterwork throughout. The pitched roof has been partly repaired, however flat roofs appear to be incomplete and are allowing water ingress. Some damage from water ingress is evident to the adjoining west wall within the Orangery. Roof spaces are to be investigated throughout.

There is minor damage to the domed ceiling of the lobby at the east end – this is due to a faulty roof light /roof hatch opening above. Water ingress has caused deterioration to the colonnade ceilings, possibly due to previously blocked outlets and a lack of adequate flashings to the asphalt roof above.

The internal downpipes from the flat roof of the colonnade are leaking and have saturating the fabric at ground floor level.

The ceiling to the courtyard colonnade has deteriorated as a result of faulty rainwater goods, which pass through the roof structure. The lead flashings and corner valley gutter are in a poor condition. The domed rendered ceiling of the carriage-porch has collapsed due to water ingress from above. This has also damaged all rendered wall surfaces to this area.

Damp is evident at the high level windows directly under the parapet and junction with the tiled mono-pitch roof. The parapet has no suitable weathering and some open joints are visible.

The west elevation is cracked full height and the cornice is badly damaged to the southwest corner. A small tree has been removed from this area leaving a section of parapet loose. The existing lead weathering is in poor condition. Access was not possible to the flat roof over the

porte-cochere, however there is extensive damage to the external render of the southwest corner possibly as a result of a defective sump.

Stonework repairs are required to two stone lintels at the east end of the Orangery. The majority of stone columns to the east tower, are cracked or spalled at the head (including through the capitals). This damage is due to the corrosion of iron fixing dowels. A number of the rendered capitals to the colonnade are also damaged exposing rusted iron fixings.

Vegetation growth including ivy is growing over the south elevation and from cornice level.

The cast iron balustrade appears sound but requires redecoration. The decorative mosaic tile and slate floor has worked loose in sections. Numerous sections have been infilled with concrete screed, whereas, in other areas, the tiles are completely missing to expose the brick structure beneath.

The windows appear generally sound. The large arched orangery windows have buckled in sections or been damaged through vandalism. However due to their sheltered position the surviving timber sections appear sound. Some original glass survives intact.

There is currently a lack of ventilation to the rooms under the Orangery – all windows to the corridor on the south side are fixed lights. This section is known to flood when the brook and river burst their banks (last in the year 2000). The condition of the fabric to these rooms is to be monitored.

The suspended timber floor is ventilated through grills on the north side only. A number of these are blocked. The timber floors are warped in places and areas of damp are present, due to inadequate drying out. Timber floors at first floor level appear generally sound throughout.

The stone flags to the basement corridor are delaminating in areas. Water damage is present to sections of the brick vaulted basement ceiling. This is due to the damage to the tiled floor of the open colonnade above. The room under the semicircular steps at the east end is damp due to open joints of the stonework.

Restoration Plan – Phase One

- Carry out localised repairs to pantile roofs, (existing tiles to be retained. New tiles, where required, will be purpose made to match).
- Provide access for inspection of roof spaces throughout.
- Repair existing timber flat roof structures, reform roof in lead, renew gutters, sumps and flashings.
- Repair all internal cast iron downpipes, replace any defective sections to match. Include new overflows where practical.
- Check and clear all mains drainage runs away from the building.
- Cut back all ivy and vegetation. Apply toxic paste to roots before final removal from the fabric.
- Carry out repairs to perished stonework.
- Original mortar is to be analysed. Carry out repointing in a matching lime mortar based mix. Repointing will be carried out to isolated exposed sections of brickwork / stonework and to all parapets.
- The original render is to be analysed. Cut out defective sections of external render and make good in lime based render to match. Repair or replace defective sections of cornice and cast scrolls, capitals etc. to match existing.
- Repair all window frames and doors to original details, glaze and decorate. Allow cross ventilation to aid drying out of the structure. A fine 'chicken' wire mesh should be fixed over open windows to prevent bird access.
- Fit lead weathering to top of the parapet wall of the mono-pitch orangery roof.
- Remove sections of defective lead weathering from the cornice and fit new lead sheet as required.

- Wire brush down exposed cast iron balustrade and ventilation grilles and treat with rust inhibitor before redecorating.
- Facilitate close inspection by the Architect, of inaccessible elements
- Remove existing masonry paint and redecorate externally in limewash.
- The building is to be left to dry out before phase two works are started.
- Monitor condition of ground floor suspended floor structure

Restoration Plan – Phase Two

Phase Two works will be carried out as part of the programme of the new build scheme and fit out for the 4/5 star hotel. The intention will be to connect and reuse the surviving buildings as part of the hotel.

- Cut out defective sections of internal plasterwork and make good in lime based plaster to match.
- Repair all ceilings where damaged including any required repairs to structural timbers.
- Repair decorative mosaic and slate tiling to the floor of the Orangery colonnade.
- Redecorate internally.