

ELVASTON CASTLE AND ESTATE

REPORT

ON

ESSENTIAL REPAIRS & ASSOCIATED COSTS

VOLUME I

INTRODUCTION AND EXECUTIVE SUMMARY

With Indicative Costs

November 2010

[with minor revisions, 17th December 2010 & 4th March 2011
Final sign off from English Heritage following minor revisions, 6th May 2011]



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A more comprehensive contents matrix for digital access is included as part 12.0 of Volume I.

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ELV (02) ER B1B rev B Landscape Survey Character Area B1

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ELV (02) ER F1 Landscape Survey Character Area F1

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Elvaston Castle & Estate, Essential Repairs & Associated Costs

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ELV (02) ER H7	Landscape Survey Character Area H7
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ELV (02) ER L	Landscape Survey Character Area L
ELV (02) ER M1	Landscape Survey Character Area M1
ELV (02) ER S4	Landscape Survey Character Area S
9488_TOPO_01	Topographic Survey (i)
9488_TOPO_02	Topographic Survey (ii)
9488_TOPO_03	Topographic Survey (iii)
9488_TOPO_04	Topographic Survey (iv)

VOLUME I: INTRODUCTION AND EXECUTIVE SUMMARY

1.0 AIM OF THE REPORT

- 1.1 This report was commissioned by Derbyshire County Council (DCC), grant aided by English Heritage (EH) with input from both organisations and also from South Derbyshire District Council (SDDC). Its principal aim is to identify the quantum and cost of essential repair works required for Elvaston Castle, its collection of estate buildings and structures, and the surrounding designed landscape and grounds, all within the context of EH's current guidance on enabling development, (*Enabling Development and the Conservation of Significant Places: Policy and Guidance. June 2008*).

2.0 PROJECT TEAM

- 2.1 The members of the core project team engaged in the preparation, compilation and production of this report are as follows:

Simpson & Brown	Lead Consultants and Architects
HTLA Ltd	Landscape Architects
Brundell Woolley	Quantity Surveyors
Greenhatch	Surveyors

- 2.2 Other sub-consultants to the core project team are as follows:

Ward Cole Consulting Engineers	Structural Engineers
ESDP	Services Engineers
AMEC Earth & Environmental (UK) Ltd	Environmental Consultants
The Lowther Forestry Group	Arboricultural Consultants

3.0 ACKNOWLEDGEMENTS

3.1 The following individuals have provided invaluable input and guidance in the preparation of the report

Charles Heaney
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Marilyn Hallard
Design and Conservation Officer
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Anthony Streeten
Regional Director

Elvaston Castle & Estate, Essential Repairs & Associated Costs

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English Heritage, East Midlands Region

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Deborah Evans
Territory Landscape Architect East
English Heritage, East Midlands Region

Alan Cameron, Andy Laxton and other Ranger Staff
Elvaston Castle Country Park

4.0 OTHER REPORTS

- 4.1 The principal documents to which frequent reference has been made in the preparation of this report have been;

Elvaston Castle & Courtyard Buildings - Conservation Plan.
(Prepared for DCC by HTLA Ltd, January 2003)

Elvaston Estate: Outbuildings, Gardens and Landscape – Conservation Plan
(Prepared for DCC by HTLA Ltd, July 2003)

5.0 SCOPE AND LIMITATIONS OF THE REPORT

- 5.1 The scope of the report considers all the built structures and landscape features (together with general infrastructure) identified in the Contents Matrix.
- 5.2 There are a number of built structures on the estate which were specifically excluded from the original briefing document. The excluded structures are:

- Golden Gates, Piers and Attached Walls.
- Moorish Temple and Terrace
- Pump House
- East Ha-Ha Wall
- Nursery Garden East Wall (part)
- St Bartholomew's Church.
- Ancillary Churchyard Buildings and Walls

St. Bartholomew's Church and its associated structures lie outwith the estate's ownership, the others were to become part of a separate commission to undertake permanent essential repairs to their built fabric.

- 5.3 The survey and assessment exercise was largely carried out during a series of extensive visits in the latter half of 2009. It should be stressed that the task was a challenging one, and involved the inspection and evaluation of multiple structures and landscape elements to a level of detail which was at least commensurate with, and in many cases in excess of, the terms of the original commission.
- 5.4 The inspection of the built structures was limited to safely accessible areas. Externally, the elevations and roofs were generally assessed from ground level, although a closer inspection of the roofs of the Main Castle, (Built Structure No.A1), the East Range of the

Top Stable Yard, (Built Structure No.B2), and Springthorpe Cottage, (Built Structure No.H1), was made possible by the use of ladders.

- 5.5 The internal inspection of the built structures was restricted to the visible building fabric. Some rooms or areas remained inaccessible, and these have been clearly identified in the report. Access to certain areas, such as roofspaces, eaves and floor voids, was strictly limited or considered unwise, and the report reflects this restriction. Some further investigations of these areas may be deemed necessary in due course.
- 5.6 In general no opening-up of the built fabric or clearance of vegetation was carried out during the inspections. It is also worth noting that many of the built structures and landscape features were inspected, and subsequently re-inspected or checked, in varying weather and seasonal conditions. In many instances, such differing conditions tended to highlight, or even conceal, different problems or defects. It is always possible, therefore, that an honestly expressed opinion or professional judgement may have to be revised at a later date, once further investigations are carried out or areas become exposed during the execution of the recommended repair works.
- 5.7 In addition to the condition survey and evaluation, a full measured and topographical survey was undertaken by Greenhatch Ltd in order to produce accurate drawings of all the principal built structures and landscape areas. These drawings have been edited, collated and provided with key cross-referencing information, and are contained in the appendices in Volume IV, together with a full drawing schedule. For ease of reference, relevant drawings have also been incorporated into the separate Executive Summaries which preface the entries for the individual built structures or landscape areas bound into Volumes II and III respectively, and are repeated in Part 10.00 of this Volume.
- 5.8 During the course of the condition survey work of the built structures, a comprehensive digital photographic record was undertaken. The photographs have been collated and are available as a separate record stored in disc format. This digital reference is

available in the Volume II folders with the prefix, '3'. There is a sub-division into elements; roofs, elevations & interiors and each element is further sub-divided to correspond to the referencing system used by the data sheets. Individual images are assigned the appropriate building group and elemental reference, thereafter the numbering is cumulative.

The nature of the landscaping work is not suited to a similar approach, instead the photographic references have been restricted to the illustrated condition summary appendix in Volume IV.

6.0 THE STRUCTURE OF THE REPORT AND REFERENCING SYSTEM

6.1 As indicated in the detailed Contents Matrix this report is divided into four volumes

Volume I (*this one*) Introduction and Executive Summary

Volume II Report on Built Structures

Volume III Report on Landscape Features (and Infrastructure)

Volume IV Appendices

6.2 The detailed survey information and assessments of individual buildings, structures, landscape elements and features – together with the identification of essential repairs and associated indicative costs – are collated in the main body of the report contained in **Volumes II & III**, although the overall findings and conclusions are also included in the Executive Summary of (this) introductory **Volume I**. Various relevant appendices have been assembled in **Volume IV** for further reference.

6.3 The information describing the condition, recommended essential repairs, and likely costs is presented on a series of detailed Data Sheets which have been collated and referenced in accordance with a strict hierarchical protocol, and are arranged in **Volume II & III** as follows:

6.4 **Volume II - Report on Built Structures**

6.4.1 Volume II has been compiled by assembling the various built structures into a number of identifiable building groups, with each building or structure within that group assigned a key reference (Structure No.). To avoid potential confusion with the landscape referencing system (in Volume III), all the Data Sheets in this volume are prefixed with the designation VII. The building groups and individual structures are shown on the overall key plan opposite and are referenced as follows:

Building Group A:	Castle Yard
Built Structure No. A1	Main Castle
Built Structure No. A2	South Range
Built Structure No. A3	North Range
Building Group B:	Top Stable Yard
Built Structure No. B1	North Range
Built Structure No. B2	East Range
Built Structure No. B3	South Range
Built Structure No. B4	Carriage Wash
Built Structure No. B5	West Screen Wall
Building Group C:	Bottom Stable Yard
Built Structure No. C1	North Range

Built Structure No. C2
Built Structure No. C3

Building Group D:

Built Structure No. D1
Built Structure No. D2
Built Structure No. D3
Built Structure No. D4
Built Structure No. D5
Built Structure No. D6
Built Structure No. D7

Building Group E:

Built Structure No. E1
Built Structure No. E2
Built Structure No. E3
Built Structure No. E4
Built Structure No. E5
Built Structure No. E6

Building Group F:

Built Structure No. F1
Built Structure No. F2
Built Structure No. F3
Built Structure No. F4

Building Group G:

Built Structure No. G1
Built Structure No. G2

South Range
Boundary Walls

Museum Buildings Group

Main Buildings
Real Tennis Court
Gas House
Gardener's Cottage
Garden & Boundary Walls
Coach Shelter
Museum Shop

Kennels Buildings Group

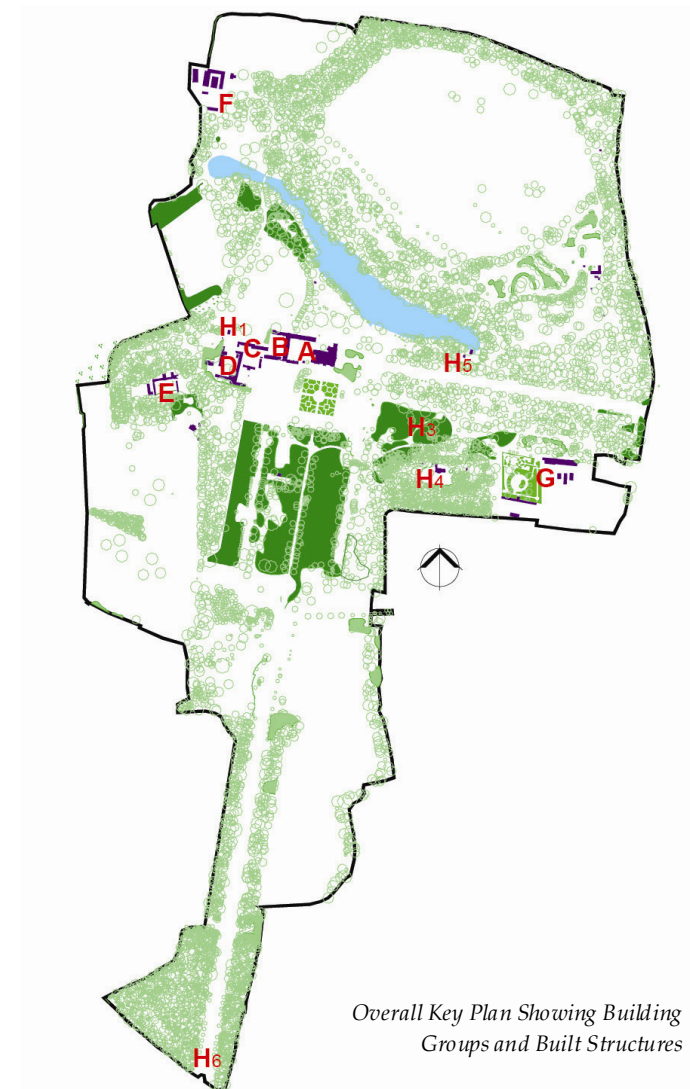
North Range
West Range
East Range
South Garden Wall
Courtyard Structures
West Stable

Home Farm Buildings Group

Farmstead
Farmhouse
Courtyard Infill Building
Other Buildings

Walled Gardens

Nursery Garden
Old English Garden



Overall Key Plan Showing Building Groups and Built Structures

Building Group H:	Other Estate Buildings
Built Structure No. H1	Springthorpe Cottage
Built Structure No. H2	West Gate Piers & Walls
Built Structure No. H3	Ice House
Built Structure No. H4	Thatched Cottage
Built Structure No. H5	Boat House
Built Structure No. H6	London Road Lodge & Gates

6.4.2 Within the body of the report each Building Group (A to H) is prefaced with an introductory sheet, essentially identifying the location of the constituent buildings or structures in the group. Thereafter, each building or structure is afforded its own introductory preface which provides an Executive Summary of its overall condition, the likely essential repairs and associated costs, together with relevant drawings and photographic references.

6.4.3 Each built structure has then been surveyed, assessed and recorded on the Data Sheets in relation to its constituent 'Parts', which have been assigned the relevant 'Part Nos' as follows:

Part No. 1: Elevations

Part No. 2: Roofs

Part No. 3: Interiors

Part No. 4: General & Services


6.4.4 It is important to note that whereas all built structures are attributed with a Part No.1 designation (Elevations), not all will call for the remaining Part Nos.2, (Roofs), 3, (Interiors), and 4, (General & Services), to be used. An example of this

is the London Road Lodge & Gates which have no roofs, interiors or services to describe.

6.4.5 Within each 'Part' the description of each built structure has been further refined into individual 'Elements', each of which has been assigned a separate 'Element No.' Therefore, for instance, within Part No.1 (Elevations), each identified elevation is attributed a different 'Element No.' By the same token, within Part No.2 (Roofs) and Part No.3 (Interiors), each individual roof area or room respectively is identified in a similar elemental manner.

6.4.6 Finally, within each 'Element' individual 'Items' of the built fabric are identified by the attribution of a separate 'Item No.' So, for example, the description of a particular roof may be broken down and itemised into 'Main Coverings', 'Gutters and Rainwater Disposal', 'Parapets', 'Chimneys' and so forth.

6.4.7 There are number of built structures for which Data Sheets have not been produced, as they have been considered as having no material heritage merit or commercial value, and are therefore deemed to require no essential repairs under the terms of this report. This exclusion policy is discussed in Part 8.0 below.

ITEM No.	ITEM	DESCRIPTION & CONDITION	RECOMMENDED WORKS	CAT	COSTS (£)			BUILT STRUCTURES			V II
					U (*)	N	D	STRUCTURE	No.	A1	
1	General	• Bedroom, first floor, north end of east wing.						STRUCTURE	No.	A1	
2	Ceiling	• Plastered, possibly lined with plasterboard. Evidence of water ingress and plaster damage to the central section along the west wall and chimney breast and considerable efflorescence to the surface.	• Investigate water ingress, (refer also to roof sheets), make good areas affected.	N		250.00		Identity	CASTLE YARD		
		• Decorative cornice in fair condition but with some cracking and taped repairs, damp patches in the ceiling causing some deterioration.							MAIN CASTLE		
								Significance	A		
								Present Use	MAINLY DISUSED		
								A/V Use	SINGLE RESIDENCE		
								Listing			
3	North Wall	• Plaster on hard, with areas of pin board, reasonable condition apart from some minor high level cracking.						PART	No.	3	
		• Moulded timber skirting.						Identity	INTERIORS		
		• Square headed window opening centred on the wall in full height recess, architraves are in reasonable condition but the base block is loose and reveal linings have horizontal cracks. Shutters operational on the east side but not to the west side.	• Overhaul shutter assemblies, Cat. 3.	N		600.00		ELEMENT	No.	52	
		• Two panel gothic headed sash windows, 7 over 4, with central mullion and moulded spandrel panels. Windows in need of repair with warped parting beads, rusted sash closers etc.	• Overhaul windows, Cat. 3.	N		1250.00		Identity	ROOM 1.26		
								Description	BEDROOM		
								Sign/cond rating	B/2		
								Castle Yard, Main Castle Interiors, First Floor 			
								STRUCTURE	A1	CY MAIN CASTLE	
								PART	3	INTERIORS	
								ELEMENT	52	ROOM 1.26	
								C/P REF	FR8		
								DWNG REF	9488C_CASTLE_03		
								TOTAL or carried forward	DATA SHEET No.	PAGE	
						0.00	2100.00	0.00	V II	A1	3
									52	1/3	

typical data sheet

These structures, (which are in addition to those noted Part 5.2 above as being outwith the scope of the report), are as follows:

Built Structure No. A3	Castle Yard, North Range
Built Structure No. D6	Museum Buildings Group, Coach Shelter
Built Structure No. D7	Museum Buildings Group, Museum Shop
Built Structure No. E6	West Stable, Kennels Buildings Group
Built Structure No. F3	Home Farm Buildings Group Courtyard Infill Building
Built Structure No. F4	Home Farm Buildings Group, Other Buildings

Despite lacking individual Data Sheets, these structures have been afforded a short Executive Summary, as prepared for all the other structures, which is bound into Volume II for record purposes and completeness.

6.5 **Volume III - Report on Landscape Features (and Infrastructure)**

6.5.1 Volume III has been compiled in a similar way to Volume II (see 6.4 above). The landscape has been divided into a number of identifiable Character Areas, with each distinct Landscape Feature within that area assigned a key reference (Feature No.). To avoid potential confusion with the Built Structure referencing system (in Volume II) all the Data Sheets in this volume are prefixed with the designation VIII. The location of the Character Areas is shown on the overall key plan opposite. The Character Areas and their constituent individual Landscape Features have been referenced as follows:

Landscape Character Area A:	The North Park
Landscape Feature No. A1	The Park (Showground)
Landscape Feature No. A2	Car Park
Landscape Feature No. A3	Caravan Park

Landscape Character Area B:

Landscape Feature No. B1
Landscape Feature No. B2
Landscape Feature No. B3

Lake and Lakeside Walks

Lakeside Paths, North
Lakeside Paths, South East
The Lake and Islands

Landscape Character Area C:

Landscape Feature No. C1
Landscape Feature No. C2
Landscape Feature No. C3

Bedford Drive

Bedford Drive, South
Bedford Drive, East
Bedford Drive, North

Landscape Character Area D:

Landscape Feature No. D1
Landscape Feature No. D2

The North Lawn

Terraces and Lawn
Lakeside Path, South West

Landscape Character Area E:

Landscape Feature No. E1
Landscape Feature No. E2
Landscape Feature No. E3
Landscape Feature No. E4

Elvaston Avenue

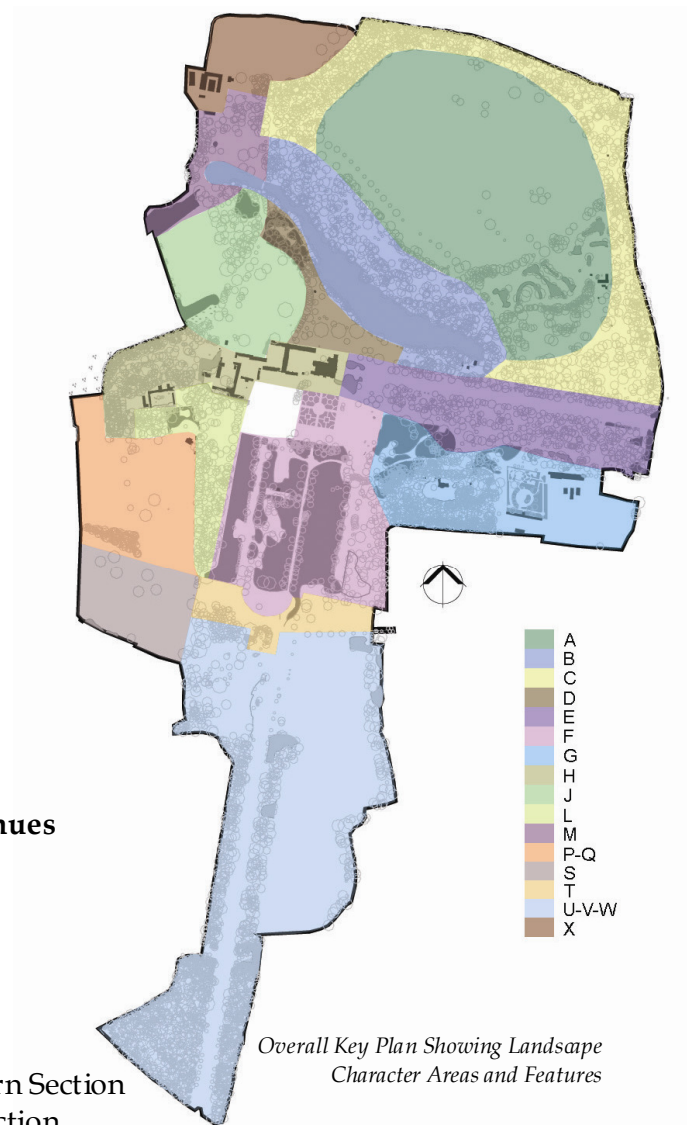
East Lawn, Topiary and Steps
Elvaston Avenue
Elvaston Avenue, North Wood
Elvaston Avenue, South Wood

Landscape Character Area F:

Landscape Feature No. F1
Landscape Feature No. F2
Landscape Feature No. F3
Landscape Feature No. F4
Landscape Feature No. F5
Landscape Feature No. F6
Landscape Feature No. F7
Landscape Feature No. F8

South Garden and South Avenues

Mon Plaisir (Parterre) Garden
Italian (Topiary) Garden
Rhododendron Walk
Mon Plaisir Garden
Small Topiary Garden
Alhambra Garden
Principal Carriageway, Southern Section
Principal Carriageway, Mid Section



Landscape Feature No. F9	Principal Carriageway, North Section
Landscape Feature No. F10	West Conifer Avenue and Woods
Landscape Feature No. F11	East Conifer Avenue and Woods
Landscape Feature No. F12	The Golden Gate Garden

Landscape Character Area G: East Garden and Nursery Garden

Landscape Feature No. G1	Ice House Wood
Landscape Feature No. G2	Sunken Garden and Wood
Landscape Feature No. G3	Thatched Cottage and Wood
Landscape Feature No. G4	Nursery Gardens Environs
Landscape Feature No. G5	Old English Garden
Landscape Feature No. G6	East Nursery Garden
Landscape Feature No. G7	Frame Yard
Landscape Feature No. G8	Field East of Walled Gardens

Landscape Character Area H: Castle Courtyard, Estate Buildings etc

Landscape Feature No. H1	Castle Apron
Landscape Feature No. H2	Castle Courtyard
Landscape Feature No. H3	Top Stable Yard
Landscape Feature No. H4	Castle, South Front
Landscape Feature No. H5	Bottom Stable Yard
Landscape Feature No. H6	Museum Buildings
Landscape Feature No. H7	Rear Access Drive and Wood

Landscape Character Area J: Western Drive and Wood

Landscape Feature No. J1	Wood Adjacent to Western Drive
Landscape Feature No. J2	Western Drive and Springthorpe Cottage
Landscape Feature No. J3	Paddock and Riding Circle
Landscape Feature No. J4	Staff and Disabled Car Park

Landscape Character Area L:	Woodland on Former Gravel Pit
Landscape Character Area M:	The Nature Reserve
Landscape Feature No. M1	Nature Reserve, West End of Lake
Landscape Character Area P:	Paddocks, Equestrian Centre
Landscape Character Area Q:	Cricket Ground
Landscape Character Area S:	South West Fields
Landscape Feature No. S1	Little Oak Flatts
Landscape Character Area T:	Golden Gates Greens
Landscape Character Area U:	London Road Drive
Landscape Character Area V:	Clover Close
Landscape Character Area W:	South West Woods
Landscape Feature No. W1	Rookery Wood
Landscape Character Area X:	Home Farm
Landscape Character Area Z:	Site Infrastructure
Landscape Feature No. Z1	Utilities
Landscape Feature No. Z2	Drainage

6.5.2 Within the body of the report, each Landscape Character Area is prefaced with an introductory Executive Summary.

6.5.3 Thereafter, each Landscape Feature identified within the individual Character Areas has been surveyed, assessed, and recorded in relation to its constituent 'Parts' which have been assigned individual Part Nos. as described below. In addition, where required these 'Parts' have been broken down further into subsidiary 'Elements' which have similarly been assigned individual Element Nos.

Part No. 1: General Landscape

Element No. 1	Paths & Surfaces
Element No. 2	Fencing & Gates
Element No. 3	Earthworks & Soft Landscape
Element No. 4	Structures (excl. Rockwork)
Element No. 5	Furniture
Element No. 6	Land Drainage

Part No. 2: Rockwork

Part No. 3: Waterbodies

Element No. 1	Edges/ Margins
Element No. 2	Lake Bed / Silt
Element No. 3	Structures
Element No. 4	Water

Part No. 4: Trees/Topiary

Element No. 1	Trees
Element No. 2	Topiary

Part No. 5: Planting

Element No. 1	Hedges
Element No. 2	Shrubs / Vegetation

6.5.4 It is important to note that not all Landscape Features will call for all the constituent Parts or Elements to be described.

6.5.5 Finally, within each 'Element' individual 'Items' of the landscape are identified by the attribution of a separate 'Item No.' So, for example, the description of a particular surface may be broken down and itemised into 'Stone slabs', 'Kerbs', and so forth.

- 6.6 The result of this meticulous referencing system is that each element of a Built Structure or Landscape Feature is covered by a Data Sheet (which may run to more than one page) which possesses a unique reference number shown in the very bottom right hand corner of the sheet, and can be traced back to the Contents Matrix. For instance, Data Sheet No. V II.A1.2.7 will contain all the relevant information on Built Structure (Volume II), Main Castle (Structure No.A1), Roofs (Part No.2), Roof R7 (Element No.7).
- 6.7 For ease of reference, the Executive Summaries for each Building Group and Built Structure, and for each Landscape Character Area and Landscape Feature, have been collected and assembled in Part 10.0 below.

7.0 THE DATA SHEETS: CONVENTIONS & ASSUMPTIONS

- 7.1 The referencing system used to arrange, identify, and access the individual Data Sheets is described in Part 6.0 above. The following notes describe the conventions and assumptions employed in the completion of the Data Sheets, although it should be noted that there are obvious difficulties applying a single system to both buildings and landscape. The following sections 7.2 to 7.6 primarily address the Built Structures. There are subtle differences in the way the Landscape Features have been described, and this is outlined in section 7.7 below.

7.2 General

- 7.2.1 To avoid undue repetition or confusion, the following conventions have been used when describing individual 'Parts' or 'Elements'.
- 7.2.2 With regard to built structures, the description of individual elevations covers all elevational features. This includes pipework and rainwater goods, such as downpipes and hoppers but excludes eaves gutters, which are described in the entries for the relevant roof. The elevational descriptions also include the external faces of any parapets, whereas the internal rear faces are more sensibly described along with the roofs. Windows and external doors are noted and described in the elevational entries for completeness, but the detailed comments on their condition, together with recommendations for essential repairs, are more easily described as part of the room-by-room entries for the interior spaces.
- 7.2.3 As noted in 7.2.2 above, the roof entries include descriptions of eaves gutters, along with those for wallhead and valley gutters and other rainwater disposal items. They also include the rear inward faces of the parapets, chimneystacks (even if built off elevational wallheads) and those specific parts of the buildings – such as the facades of towers, turrets and flanking walls – that can only realistically be inspected and evaluated from roof level.
- 7.2.4 As also noted in 7.2.2 above, the detailed description and recommendations for window units, together with their associated linings, shutters and other joinery, is contained within the Data Sheets for the interior room or space in which they are situated.
- 7.2.5 Similarly, the description of individual door leafs is contained on the Data Sheets for the room or space into which the door swings, together with its visible frame

and architraves on the room or space side in question. The stops and architraves on the other side of the doorway are described in the Data Sheets for the connecting room or space. Overdoor lights and transoms are described in conjunction with the door leafs.

- 7.2.6 Cornices within rooms or spaces are generally described on the Data Sheets as being part of the entry for 'ceilings'.

7.3 Identity

- 7.3.1 As well as being afforded a formal reference number, each 'Part' and 'Element' of a built structure or landscape feature has been given a written 'Identity'. The suite of key references and written identities is repeated in the bottom right hand corner of each Data Sheet in order to facilitate quick and easy reference
- 7.3.2 In order to avoid any possible confusion with identifying the built structure or landscape feature, or indeed the 'Part' of the 'Element' of that structure or feature, a small thumbnail sketch has been incorporated into every Data Sheet illustrating with a dot or an arrow the exact location to which the Data Sheet refers.

7.4 Description & Condition

- 7.4.1 Throughout the Data Sheets, reference is made to the description and condition of individual 'items'. These items are identified in a consistent order for each element, and are provided with a short description and condition assessment. In order to avoid constant and burdensome repetition, the condition of any individual item can be assumed to be fair or acceptable, taking into account its age and location, unless otherwise stated (usually as being poor or good)

7.5 Recommended Works

7.5.1 Each elemental 'item' is also provided with an assessment of recommended works which concentrates on the essential repairs as defined under the terms of this report (see Part 8.0 below). Quite evidently it has been impractical, within these terms, to describe the scope and specifications for such work to the same degree of detail and accuracy required, for instance, to produce a Bill of Quantities or tender documentation. While the level of detail included on the Data Sheets is commensurate with the defined scope of the report, every effort has been made to be as precise and realistic as possible. To this end, certain shorthand conventions have been adopted throughout the Data Sheets to describe items of recommended works to the likes of windows and doors, stonework and brickwork, roof coverings and rainwater goods. These conventions can be summarised as follows:

7.5.2 *Overhauling of windows & external doors*: shall be deemed to include works according to the following categories:

Category 1:

- Remove loose or flaking paint, prepare for re-decoration including minor filling where required.
- Ease operation of windows including re-cording of sash windows and appropriate adjustments to mechanisms.
- Re-apply sand/linseed oil mastic externally.
- Re-decorate; undercoat & two top coats externally, undercoat only internally.

Category 2:

- Operations as category 1 plus:
- Full removal of sashes and boxes for complete overhaul and re-fitting upon completion.

- Replacement of missing fittings, catches, sash lifts etc.
- Minor repairs to element including putty repair and any applied decorative work where components are present on site.

Category 3:

- Operations as categories 1 & 2 plus:
- Replacement of glass where required, (specialist glazing work including stained glass work, renewal of kames etc. assumed to be covered separately).
- Major repairs to element including replacement timber sections, replacement glazing bars, saddle bars etc.
- Repairs to applied decorative work involving replacement mouldings from evidence available on site.

7.5.3 *Overhauling of shutters, (including fixed reveal panelling etc.):* shall be deemed to include works according to the following categories:

Category 1

- Ease operation and make operable where fixed shut or overpainted.

Category 2

- Operations as category 1 plus:
- Replacement of missing fittings, catches, shutter bars etc.
- Minor repairs to element including any applied decorative work where components are present on site.

Category 3

- Operations as categories 1 & 2 plus:
- Major repairs to element including replacement panels, shutter backs, soffit linings, bay linings and back-flaps,

- Repairs to applied decorative work involving replacement mouldings from evidence available on site.

7.5.4 *Overhauling of internal doors, (including fitted cupboards and work of a similar nature) :* shall be deemed to include works according to the following categories:

Category 1:

- Ease operation and generally make operable.

Category 2:

- Operations as category 1 plus:
- Replacement of missing door furniture appropriate to location and compatibility with any extant ironmongery.
- Minor repairs to element such as filling of cracks or other minor damage.
- Simple repairs to decorative work such as re-instatement of missing simple mouldings, architraves etc.

Category 3:

- Operations as categories 1 & 2 plus:
- Major repairs to element including replacement panels, replacement frame members etc.
- Complex repairs to applied decorative work involving replacement mouldings from evidence available on site.

7.5.5 *Overhauling of roofs:* shall be deemed to include the removal of any vegetation or debris, the re-fixing or re-alignment of any loose or dislodged slates/tiles and the adjustment of any defective flashings. It assumes the rectification of minor leaks and repairs such as the replacement of individual tiles or slates where necessary but does not include large areas of replacement or the introduction of any new elements; works of this nature being identified separately.

- 7.5.6 *Overhauling of gutters and rainwater goods*: shall be deemed to include clearing all debris and ensuring outlets and drainage connections are running freely, rectifying any defective caulking and joints, checking adequacy of falls and adjusting any misalignment, repairing or replacing defective or damaged elements, checking and repairing supports and brackets, and – where specified – preparing and painting.
- 7.5.7 *Carrying out selective repair and repointing to brickwork/stonework*: shall be deemed to include checking over and raking out all loose, defective or inappropriate mortar, preparing joints and repointing in lime mortar to a specified mix and finish. Wherever possible, a judgement has been made regarding the approximate quantum of work required (expressed as a percentage of the total area).

7.6 Categories of Recommended Works

- 7.6.1 The essential repairs identified in the 'Recommended Works' column of the Data Sheets have generally been categorised as being Urgent (U) or Necessary (N), although in some instances the Urgent works have been suffixed with an asterisk (U*) and in isolated other cases the works have been deemed Desirable (D).
- 7.6.2 The implications of these categories of essential works are as follows:
- U** indicates that the recommended work is Urgent, usually in order to arrest active deterioration or resolve acute defects of the asset. These works should be implemented as soon as practically possible.

- U*** indicates works that fall within the Urgent (U) category, but which require especially close monitoring to ensure that any defect does not immediately damage significant historic fabric or pose a threat to public safety.
- N** indicates that the recommended work is Necessary, to secure the long term future of the asset and make it fit for purpose in line with the currently Assumed Viable Use. In many instances, the necessary works can be regarded as good common sense conservation practice.
- D** indicates that the recommended work is Desirable and which may be considered to add potential value to the asset, over and above the cost of implementing the work. These works have not been costed.

For the purposes of this study only U, U* and N are deemed to be, 'essential', as defined in English Heritage's, 'Enabling Development and the Conservation of Significant Places'.

7.7 Categories of Recommended Works, Landscape Conventions

- 7.7.1 Some further clarification of the application of these categories is in order where they have been applied to the landscape works. The over-arching aim of this review is to identify and cost the 'essential repairs' associated with the 'Assumed Viable Use' of the Elvaston estate, which, in this instance, is defined as an historic park and garden adapted into a Country Park.
- 7.7.2 The categories applied to works in Volume III are defined in slightly different terms:
 - U*** indicates works considered vital to conserve the framework of the historic landscape.

- N** indicates works considered necessary to support the medium-term condition of the historic landscape.
- D** indicates works intended to support both the historic landscape and the country park, which could be implemented via an improved programme of management and maintenance. It is unlikely that the failure to implement these initiative will immediately threaten the significance of the historic asset.

For the purposes of this study only **U*** and **N** are deemed to be, 'essential', as defined in English Heritage's, 'Enabling Development and the Conservation of Significant places'.

- 7.7.3 In order to arrive at a comprehensive grasp of the urgent and necessary capital works that will have to be undertaken, a) if the framework of the historic landscape is to be rescued and conserved, before it is too late, and, b) so that the country park can properly fulfil its function, a forensic analysis of the site has been undertaken. It should also be emphasised, however, that this scrutiny has been supported by a familiarity with the Elvaston estate, developed over the last five years, during which the key significances of the historic park and gardens, without which Elvaston would no longer be considered an important historic estate, have emerged.
- 7.7.4 These key significances of the historic estate are embodied within four, basic, groups of works: **A**, the Tree Collection, including the extraordinary number and range of conifers, especially yews; **B**, the Lake and associated water bodies; **C**, the Rockwork; and, **D**, the Garden buildings and ornamental structures. With various works to this latter group mostly in hand or being dealt with elsewhere Volume III concentrates on headings **A-C**.

7.7.5 Surveys to address the status of those items within headings **A-C** are comprehensive and separately presented as appendices as follows:

- Appendix 3 **Landscape Condition Survey**, is supported by key plans and illustrations and examines the whole site.
- Appendix 4, the **Tree Survey**, which includes an updated commentary on the original 2005 report.
- Appendix 5, the **Survey of the Yew Cultivars** on the site.
- Appendix 6, a **Survey of the Waterbodies**, and a **Survey of the Hydrology** on the site.
- Appendix 7, **Survey of the Rockwork**, which includes an illustrated index of all the pieces found.

7.7.6 In further support of the Data Sheets, an **Outline Management and Maintenance Plan** is included as Appendix 2. This document is intended to highlight the requirements and skills necessary to conserve and develop the Elvaston estate in the long term.

7.7.7 At this stage no examination of how each of these essential or necessary works might be funded has been attempted. There will be different options: some urgent capital works may be packaged together and form part of an application for grant-aid; some capital works may be funded by DCC or other sources; and it may be possible to tackle some problems by a concentrated practical maintenance and a pattern of cyclical renewal, by the in-house gardening team, possibly supported by additional training. These are issues which can be pursued, in more detail, as part of an Options Analysis.

7.8 Costs

- 7.8.1 Nett rates/allowances. All pricing on data sheets is based upon subcontractor nett rates with an appropriate % allowance for main contractor's overheads and profit. Costs associated with preliminaries, scaffolding, contingencies, tender price inflation, professional fees and surveys/investigations are dealt with separately.
- 7.8.2 The pricing of the windows, shutters and doors categories, (7.5.2-4), are based upon a typical element located on the first floor of the main castle building. This is the datum cost for doors and windows within the castle and all other estate buildings, other than those elements located on the ground floor of the castle where the rates have been increased by 20% to reflect their more ornate nature and those located on the second floor (attic) of the castle where the rates have been reduced by 20% to reflect their greater simplicity. For all categories, provisional assumptions have been made in terms of labour and materials input and it is important that the repairs are considered as a whole rather than on an individual window by window or door by door basis.
- 7.8.3 Where appropriate for the assumed use we have anticipated the full replacement of all existing services installations. In the case of the main castle we have attempted to quantify new systems compatible with a very large domestic house. This encompasses heating, ventilation, controls, power, lighting, emergency lighting, fire alarm, security alarm, telephone, TV as well as sanitaryware including wastes and associated plumbing. We have excluded very expensive data/audio/IT systems that are often installed in this type of property. Also excluded are lift installations and lightning protection.

- 7.8.4 There is very little publicly available data which can be used to guide the services costing exercise. Of the five suitable domestic houses on the BCIS website there is only a single example with an area comparable to Elvaston. The rates of the five houses average out at around £500 per square metre, although this reduces to £307 if the highest figures are disregarded on the grounds that they contain additional systems and are therefore unrepresentative.
- 7.8.5 Cost data has also been utilised from two large country house projects that the report team have worked on previously. This additional cost information reinforces the BCIS mean figure, the combined average being £308/square metre. It is this figure that has been used as a basis for the costing exercise.
- 7.8.6 Individually prices must be considered within the context of a single competitively tendered contract. They cannot necessarily be extracted and considered individually within the marketplace; the extent of repeat work will have the effect that costs for certain items may appear less than might be expected for one-off operations.
- 7.8.7 Ideally preliminaries costs should be added to the total of both urgent and necessary works based upon an assumed time period for each contract. The difficulty combining the varying elements, particularly landscaping, has meant that the application of a simple percentage figure calculated using the current BCIS indices analysis. Current indices range from 7 to 16% and a figure of 12.5 % has been selected as a reasonable rate overall. The rate applied to necessary works has been reduced to 11% since the scaffolding costs are dealt with as a separate item. In calculating the preliminaries costs, it has been assumed that the urgent works contract would precede the necessary works. If both contracts were to commence at the same time, then it is possible that the overall combined preliminaries cost would decrease due to economies of scale and a likely shorter timescale.

- 7.8.8 Scaffolding – the costs for scaffolding have been calculated with the assistance of a specialist scaffolding company. There are no allowances for temporary roofs within the figures.
- 7.8.9 A contingency sum has not been included when assessing the costs. It may be argued that well detailed essential repairs are reasonably easy to quantify and - therefore the degree of costing accuracy should preclude the need for any further allowances. Having said this, the nature of historic buildings is such that it is prudent to expect unforeseen complications. In a contract situation we believe a reasonable allowance for contingencies should be set at 7.5%.
- 7.8.10 All works have been priced based upon current market rates. In reality the urgent and necessary works are likely to commence on site at different times and an allowance for tender price inflation should be made. The latest BCIS indices predict that this figure is will be 2.9% from the 4th quarter of 2010 to the 4th quarter of 2011 and 2.3% from the 4th quarter of 2011 to the 4th quarter of 2012.
- 7.8.11 No allowances have been made for desirable items or decoration.
- 7.8.12 A single allowance has been included for additional surveys and investigations where called for on the data sheets to establish precise causes or extent of defects. No apportionment for individual situations has been attempted.
- 7.8.13 Professional fees have been assumed at 15% of the cost of the works. With regard to assessing an appropriate level of combined professional fees and expenses, including specialist inputs, English Heritage have stipulated that these should be calculated at 15% of the anticipated construction costs, in order to reflect the competitive and recessionary nature of fee tendering prevalent at the time of the publication of this report.

7.8.14 VAT has been excluded from all figures.

7.9 Listing

7.9.1 The formal 'Listing' or statutory protection status for each built structure or landscape feature has been included, where relevant, for reference purposes.

7.10 Significance

7.10.1 Each built structure or landscape feature has also been assigned a 'Significance' rating of A, B, C or D (in order of diminishing significance).

7.10.2 These designations have been determined by the project team and generally accord with the conclusions and '*Categories of Importance*' laid out in the Conservation Plan. It should be noted, however, that in some cases the Conservation Plan makes no such reference. In other cases, the significance rating may differ from the Conservation Plan, if further evidence, information or expert opinion has become available since its original production.

7.11 Present Use/Assumed Viable Use

7.11.1 The Present and the Assumed Viable Use, abbreviated to AV Use on the Data Sheets of each built structure or landscape feature has been identified. These use designations have been discussed at length and agreed with EH, DCC and SDCC. Part 8.4 below contains further discussion regarding Assumed Viable Use.

7.12 Significance/Condition Rating

- 7.12.1 Each 'element' of a built structure or landscape feature has, where appropriate, been given a 'Significance/Condition' rating. This represents a very broad brush and abbreviated assessment of the significance and condition of the individual 'element' described on the Data Sheet, (as opposed to the built structure or landscape feature as a whole.)
- 7.12.2 The significance of the individual 'element' (which may differ from its 'host' built structure or landscape feature) has been classed from A to D (in order of diminishing significance) and its condition from 1 to 4 (in order of diminishing good repair).
- 7.12.3 It therefore follows that an A/1 designation indicates a very significant 'element' in very good order, whereas a D/4 designation suggests an intrusive or meritless 'element' in derelict condition. This instant and admittedly unsophisticated system is intended to inform the level and scope of recommended essential repairs for each Element.

8.0 CONSERVATION PHILOSOPHY AND METHODOLOGY

- 8.1 Extensive and regular discussions were held with representatives from DCC, SDDC and EH regarding an appropriate conservation philosophy and methodology to be employed in the preparation of the report.
- 8.2 These discussions concentrated on what should constitute 'essential repairs' in the context of EH's guidelines on enabling development, and with particular regard to the status, in terms of heritage and/or financial value, and the Assumed Viable Use of the built structure or landscape feature under consideration. The following principal conclusions were drawn:

8.3 Heritage and/or Financial Assets

- 8.3.1 It was agreed that for any particular built structure or landscape feature, the first question to be asked was whether it could be deemed a heritage or financial asset, or both, or indeed neither.
- 8.3.2 Any built structure or landscape feature regarded as neither a heritage or financial asset should be deemed as requiring no 'essential repairs' for the purposes of this report.
- 8.3.3 Any built structure or landscape feature representing a positive financial asset, but of no intrinsic heritage merit, should be deemed as requiring only those 'essential repairs' required to protect the financial value of that asset, taking into account its identified Assumed Viable Use. The standard of such repairs should be commensurate with the financial status of the asset.
- 8.3.4 Any built structure or landscape feature representing a heritage asset, but of neutral or negative financial value should be deemed as requiring those 'essential repairs' required to protect or enhance the heritage merit of that asset, taking into account its identified Assumed Viable Use. The standard of such repairs should be commensurate with the heritage status of the asset.
- 8.3.5 Any built structure or landscape feature representing both a heritage and financial asset should be deemed as requiring those 'essential repairs' required to protect the heritage merit and financial value of that asset, taking into account its identified Assumed -+

Viable Use. The standard of such repairs should be commensurate with the heritage and financial status of the asset.

8.4 Assumed Viable Use

- 8.4.1 Without the benefit of a comprehensive Options Appraisal exercise, in particular for the usable buildings, it has not been practical to establish properly informed 'Optimum Viable Uses' for most of the built structures, as defined in EH's 'Enabling Development' guidance. Given this limitation, it was agreed that the alternative term 'Assumed Viable Use' would be used for the purposes of this report.
- 8.4.2 With regard to the Built Structures, in a number of cases it was felt reasonable to assume that their present status would simply be maintained as unusable estate structures. The London Road Lodges and Gates fall into this category. In other cases, it has been assumed – for the 'baseline' purposes of this report – that their existing usage will be prolonged as their Assumed Viable Use. By this reckoning, the stables will remain as stables, the workshops as workshops, and so on. It is clearly understood that if a properly informed Optimum Viable Use is identified in due course the scope and nature of the 'essential repairs' can be revised accordingly.
- 8.4.3 The exceptions to this *status quo* approach are the disused Main Castle, for which the 'baseline' Assumed Viable Use has been identified as a 'single residence', and the Home Farm Buildings Group, for which the 'baseline' Assumed Viable Use has been identified as a potential development opportunity. It is accepted that other similar development opportunities may emerge in due course, which will in turn influence the extent of 'essential repairs' required.
- 8.4.4 With regard to the landscape the Assumed Viable Use is the present use, as a historic designed landscape/Country Park.

8.5 Essential Repairs

- 8.5.1 As intimated above, the scope and standard of the identified 'essential repairs' for any particular built structure or landscape feature will be influenced by its status as a heritage or financial asset, and its Assumed Viable Use.
- 8.5.2 The philosophy of repairing and conserving historic buildings and landscapes can be both contentious and complicated. The approach taken in this report has attempted to be pragmatic rather than dogmatic. The following fundamental 'rules of engagement' were agreed regarding the nature and scope of the identified 'essential repairs' in order to make the recommendations as consistent as possible.
- 8.5.3 All essential works should serve to return the built structure or landscape feature to a 'plateau of good repair' and render it fit for purpose in order to secure its long-term survival and/or to promote its beneficial use.
- 8.5.4 All essential repairs to surviving historically significant built or landscape fabric should be carried out to the highest conservation standards, using appropriate building techniques and materials
- 8.5.5 All essential repairs to constructionally or functionally significant elements, such as roofs and rainwater disposal systems, should be carried out using suitably durable materials that are considered fit for the purpose intended.
- 8.5.6 Essential repairs to built or landscape fabric of lesser historic, constructional or functional significance – or which has been previously replaced or renewed altogether – may be carried out using substitute, more economic or less traditional materials, provided they do not further harm, threaten or otherwise

detract from underlying or adjacent sound fabric or make worse the existing situation.

8.5.7 The use of 'like for like' materials for essential repairs will only be permissible if the material in question is sufficiently robust, durable and accords with good conservation practice.

8.5.8 The restoration of important damaged or missing historic elements may be permissible if the act of their restoration is highly significant in architectural or landscape terms, or can be regarded as 'adding value' or promoting beneficial use. Conversely, the removal of intrusive elements may also be justifiable, if the act of their removal can be regarded as a significant enhancement or, for example, creating an opportunity which would not otherwise exist.

9.0 GAPS IN INFORMATION, AND OTHER REPORTS REQUIRED

9.1 In the preparation of this report a number of gaps in information have been identified, which should be investigated in greater detail in due course. While estimated financial provision, where appropriate, has been built into the indicative costs, the following additional specialist reports may be required in order to establish the likely extent of essential repairs with greater certainty:

- Decorative ironwork, leaded and metal lights.
- Asbestos.
- Timber decay to concealed or inaccessible areas (eg roof voids).
- Masonry bee attack.
- Historic decoration.
- Identified structural problems.

10.0 EXECUTIVE SUMMARY

- 10.1 Such is the scale of the Elvaston Estate, comprising almost 50 built structures (of which 42 are covered in this report) and over 50 distinct landscape features, that it has been felt more appropriate and useful to produce a series of individual Executive Summaries. While these have been incorporated into main corpus of the report – Volumes II and III – they are also reproduced below, for ease of reference. These summaries also include the relevant indicative costs for the identified 'essential repairs, and are collected in Part 11.00 below.
- 10.2 In broad terms, although the Main Castle superficially remains in reasonable condition, it is nevertheless on the threshold of serious decline. The roofs in particular are in a poor condition and, unless extensive remedial work is carried out in the near future, extensive damage is likely to occur. A beneficial new use for the castle should also be sought as a matter of urgency.
- 10.3 The remaining buildings or built structures on the estate are in varying condition. Some, like the Home Farm, are in a derelict, semi-collapsed and abandoned state. Given its lesser historical status it represents a potential development opportunity. Other structures, such as Springthorpe Cottage and London Road Lodge, have no realistic end use but will need to be properly maintained as estate structures. The buildings of the Top and Bottom Stable Yards, the Museum Group and the Kennels, together with the Thatched Cottage and Boathouse are all generally in a functional and workaday condition. Subject to general upgrading and repairs, they could remain fit for their current purpose. However if new or more beneficial uses were to be identified for any of these -structures, the quantum and cost of the essential repairwork would probably increase significantly.

- 10.4 Elvaston contains an important 19th century historic park, it includes a popular Country Park, visited by thousands of people both informally and as part of organised activities on the site. Whilst the majority of activities should not necessarily cause harm, the cumulative pressure of the number of visitors that the site receives, and the fragile state of much of it, are contributing to the ongoing deterioration of the condition of the landscape. When carried out in vulnerable locations, activities that would be otherwise appropriate to a country park setting become damaging on a site like Elvaston. For example, cycling in wet, turfed areas or across the exposed roots of trees, and climbing on the rockwork are contributing to poor ground conditions, the decline in the health of the trees and damage to the rockwork. There is also, unfortunately, a degree of vandalism to which the site is subject. On a positive note, there does appear to have been a decrease in damage to yew hedges and topiary in recent years.

10.5 **Building Group A: Castle Yard**

10.5.1 Built Structure A1: Main Castle

Overall the Main Castle is in a reasonable condition, although it is on the cusp of serious deterioration. The roofs in particular are in a parlous state with all the coverings at, or near, the end of their useful life, and actively leaking in numerous places. Most of the slated roofs, together with the glazed pitches over the Orchid House, are seriously defective and require urgent repair or renewal. The felted and concrete-tiled roof systems, which were laid over 40 years ago, are now deteriorating to such an extent as to cause significant concerns about their future durability and longevity. While there appears to be no definitive published manufacturer's guidance on the lifespan of these proprietary roof systems, it is Simpson & Brown's opinion that substantial remedial work or replacement will be deemed necessary in the foreseeable future. The elevations are in better condition, although the cement-rendered facades of the kitchen block are poor and there are some structural concerns about the leaning turrets on the south front and the possibility of long term problems caused by built-in

iron cramps. Internally, the rooms are dowdy but essentially sound and rot free. The upper floor remains largely stripped out as a result of previous repairs. The bulk of the fabric repairs concentrates on the roofs where substantial recovering work is required, together with the renewal of leadwork to gutters and improvements to the rainwater disposal system. In considering the scope and standard of required roof repairs English Heritage have indicated that they are prepared to allow matching concrete tiles to be specified for those roofs already covered in this material, even though their ultimate replacement with Westmoreland slates would be the most desirable option. In addition, the parapets require particular attention involving cladding their rear faces with leadwork in order to prevent damaging moisture seepage through the wallheads into the upper floor. It would obviously be beneficial and contractually efficient to tackle all the roofs in a single operation, under protection of a temporary roof so that major strategic problems such as dealing with the rainwater disposal system can be dealt with in a comprehensive, rather than piecemeal fashion.

10.5.2 Built Structure A2: South Range

Parts of the South Range are in very poor condition, especially the head of the central archway, the West Tower turret and the attached wall to the west. The roofs of both the West and East Towers are in a derelict state. The recommended essential repairs comprise partial rebuilding of the archway, the West Tower and the attached wall, the re-roofing of the Towers and general repairs to the built fabric elsewhere.

10.5.3 Built Structure A3: North Range

The building is in reasonable condition although part of the roof is damaged. As this building represents neither a heritage nor financial asset and is regarded as intrusive within the context of the Castle Yard, no essential repairs are deemed to be required. As such, no data sheets have been prepared for this building.

10.6 **Building Group B: Top Stable Yard**

10.6.1 Built Structure B1: North Range

The building is generally in a reasonable condition although some of the roofs continue to pose an ongoing maintenance problem. The structural stability of the parapet at the far east end is also questionable. The recommended essential repairs comprise some areas of re-roofing, coupled with the general overhaul and repair of the remaining roofs, brickwork, fenestration and doors, and interior spaces. The later and intrusive north outshot should be demolished.

10.6.2 Built Structure B2: East Range

The building is generally in a reasonable condition although some of the roofs and the Clock Tower are in a poor state. There are also signs of structural movement particularly towards the northern end of the range. The recommended essential repairs comprise significant re-roofing work, especially to the leadwork gutters, and the general overhaul and repair of stonework and brickwork, rainwater goods, fenestration and doors, and internal spaces. The long term future of the Clock Tower and Belfry needs to be carefully considered, and balanced against the likely cost of substantial repairs or ultimate reconstruction.

10.6.3 Built Structure B3 : South Range

The building is generally in good condition. The recommended essential repairs comprise the general overhaul and repair of roofs, rainwater goods, brickwork, fenestration and doors, and internal spaces.

10.6.4 Built Structure B4 : Carriage Wash

The structure is in a reasonable condition although it has suffered some general damage and deterioration. The recommended essential repairs comprise general repairs to brickwork and stone copings.

10.6.5 Built Structure B5 : West Screen Wall

The Screen Wall and Piers are generally in reasonable condition. The recommended essential repairs comprise general repairs to the stonework only.

10.7 **Building Group C: Bottom Stable Yard**

10.7.1 Built Structure C1: North Range

The buildings are generally in reasonable order, and remain fit-for-purpose. Although the tiled roof coverings appear to be original, and must theoretically be approaching the end of their useful life, they seem to be fulfilling their function and remain serviceable. However, the west pavilion is in a poor and structurally suspect condition. Otherwise, the buildings are suffering from a general lack of maintenance. The recommended essential repairs comprise general overhauling and selective repairs to roofs, rainwater goods, brickwork, fenestration and doors, and interiors. The west pavilion requires more extensive works.

10.7.2 Built Structure C2: South Range

The buildings are in a similar condition to those of the North Range. While generally in reasonable order, and fit-for-purpose, the built fabric is suffering from a general lack of maintenance. Although the roof displays considerable undulations and is propped it appears to be structurally stable and weathertight. The recommended essential repairs comprise general overhauling and selective repairs to roofs, rainwater goods, brickwork, fenestration and doors, and interiors.

10.7.3 Built Structure C3: Boundary Walls

The north wall is in very poor condition. The south wall is generally sound. The recommended essential repairs comprises substantial repair and rebuilding work to the north wall.

10.8 **Building Group D: Museum Buildings**

10.8.1 Built Structure D1: Main Buildings

The buildings are generally in a rather poor and neglected state and are suffering from an ever increasing backlog of maintenance and outstanding repair work.

The recommended essential repairs comprise general overhauling and selective remedial works in order to elevate the building to a plateau of good repair.

Although some of the roofs have been re-tiled in more recent times, others retain their original coverings which despite their age continue to fulfil their task and remain fit-for-purpose. Other works include general repairs to brickwork, rainwater goods, fenestration and doors.

10.8.2 Built Structure D2: Real Tennis Court

The structure appears stable and robust, although the application of damaging, and now damaged, cement render poses an ongoing problem. The recommended essential repairs comprise remedial work to the cement render, copes and brickwork.

10.8.3 Built Structure D3: Gas House

The roofs of the building are generally in very poor condition. The brickwork is in better order apart from the north façade which has suffered some extensive damage. The later and intrusive animal pens to the west are now virtually derelict. The recommended essential repairs comprise complete re-roofing and general repairs to brickwork, rainwater goods, fenestration and doors. The animal pens should be demolished.

10.8.4 Built Structure D4 : Gardener's Cottage

The building is generally in a reasonable order externally apart from the south porch and veranda which are in a state of near collapse. The interiors have been

largely stripped out and re-fitted at a later date, and the building fabric is generally suffering from a lack of maintenance. The recommended essential repairs comprise general overhauling and repairwork to roofs, brickwork, rainwater goods, fenestration and doors. The south veranda requires more extensive repairs.

10.8.5 Built Structure D5: Garden & Boundary Walls

Although the modern walls are in a sound condition, the older walls, especially around the Gardener's Cottage, are in a poor state. The recommended essential repairs comprise substantial repairs and rebuilding work to the older walls.

10.8.6 Built Structure D6: Coach Shelter

Apart from the solid brick north and east walls, the Shelter is in poor condition. As this building represents neither a heritage nor a financial asset, and its site offers a potential development opportunity, no essential repairs are deemed to be required. As such, no data sheets have been prepared for this building.

10.8.7 Built Structure D7: Museum Shop

The Museum Shop is generally in good condition and fit-for-purpose. As this building represents neither a heritage nor a financial asset, and its site offers a potential development opportunity, no essential repairs are deemed to be required. As such, no data sheets have been prepared for this building.

10.9 **Building Group E: Kennels Buildings Group**

10.9.1 Built Structure E1: North Range

The North Range is generally in reasonable order but is suffering from a lack of maintenance and running repairs. Unfortunately it has also suffered from poor or inappropriate repairs in the past. The recommended essential repairs

comprise general overhauling and selected remedial works in order to elevate the building to a plateau of good repair.

10.9.2 Built Structure E2: West Range

The building is in a somewhat poorer condition than the adjacent North Range, particularly with regard to the state of its fenestration and doors. Lack of regular maintenance is beginning to take its toll. The recommended essential repairs are comprise general overhauling and remedial works to elevate the building to a plateau of good repair. In particular work is required to repair the windows and doors.

10.9.3 Built Structure E3: East Range

The building is in a somewhat poorer condition than the adjacent North Range, particularly with regard to the state of its fenestration and doors. Lack of regular maintenance is beginning to take its toll. The recommended essential repairs comprise general overhauling and remedial works to elevate the building to a plateau of good repair. In particular work is required to repair the windows and doors.

10.9.4 Built Structure E4: South Garden Wall

The wall is generally in very poor condition especially on its north face where there is substantial deterioration of the brickwork. The recommended essential repairs comprise extensive repairs and repointing to the brickwork and remedial work to the copes.

10.9.5 Built Structure E5: Courtyard Structures

The pens are in an almost derelict and oppressive state. The garden wall is in a similarly poor condition. The pens and garden wall are considered to be beyond sensible economic repair and should be carefully recorded and dismantled. It is

recommended that a representative sample of the iron framework to the dog pens should be salvaged for possible reconstruction at a later date.

10.9.6 Built Structure E6: West Stable

The building is in reasonable condition. As this building represents neither a heritage nor a financial heritage and is regarded as intrusive in the context of the Kennels as a whole, no essential repairs are deemed to be required. As such no Data Sheets are included in this report. Ultimately it would be acceptable, indeed desirable, for the building to be demolished.

10.10 **Building Group F: Home Farm Buildings Group**

10.10.1 Built Structure F1: Farmsteading

The building is now on the cusp of dereliction. The roofs are in a parlous state, and are now missing altogether over the West Range. Much of the leadwork has been plundered and the rainwater goods are missing or barely functioning. The interiors are deteriorating at a rapid rate. The recommended essential repairs comprise stabilising and mothballing the building in a structurally sound, secure and weathertight condition in order to safeguard its heritage and financial value until a suitable development proposal is forthcoming.

10.10.2 Built Structure F2: Farmhouse

The Farmhouse is currently boarded up and is beginning to suffer from local vandalism and general neglect. The tiled roofs are beginning to deteriorate and various architectural elements have been plundered. The recommended essential repairs comprise stabilising and mothballing the building in a structurally sound, secure and weathertight condition in order to safeguard its heritage and financial value until a suitable development proposal is forthcoming.

10.10.3 Built Structure F3: Courtyard Infill Building

The building is in reasonable condition. As this building represents neither a heritage nor a financial heritage and is regarded as intrusive in the context of the Home Farm Buildings Group as a whole, no essential repairs are deemed to be required. As such no Data Sheets are included in this report. Ultimately it would be acceptable, indeed desirable, for the building to be demolished.

10.10.4 Built Structure F4: Other Buildings

The buildings and structures are now in a derelict condition. As these buildings and structures represent neither a heritage nor a financial heritage and are regarded as intrusive in the context of the Home Farm Buildings Group as a whole, no essential repairs are deemed to be required. As such no Data Sheets are included in this report. Ultimately it would be acceptable, indeed desirable, for the buildings and structures to be demolished.

10.11 Building Group G: Walled Gardens

10.11.1 Built Structure G1: Nursery Garden

The perimeter walls are generally in a rather poor condition with significant erosion and voiding of brickwork, and showing evidence of extensive masonry bee attack. A significant section of the east wall has collapsed and is currently subject to a separate repair contract outwith the scope of this report. The attached vine house survives only in skeletal form, although the North Range of buildings has fared better and remain reasonably fit-for-purpose, despite suffering from a general lack of maintenance. The recommended essential repairs comprise fairly extensive repairs and repointing to the brick perimeter walls and some general overhauling and repairs to the attached buildings.

10.11.2 Built Structure G2: Old English Garden

The north perimeter thermal wall is in a structurally suspect condition, and is currently fenced off for safety reasons. The remaining walls are in better condition than those of the adjacent Nursery Garden. The glasshouses on the south side of the south perimeter wall are now beyond reasonable economical repair. The recommended essential repairs comprise undertaking further investigation work and structural stabilisation of the north thermal wall and general brickwork repairs to the remaining perimeter walls. The derelict glasshouses should be recorded and demolished.

10.12 Building Group H: Other Estate Buildings & Structures

10.12.1 Built Structure H1: Springthorpe Cottage

The roof coverings and parapets are now in a poor condition but otherwise the building is in reasonable order. The recommended essential repairs comprise renewing the roof coverings and parapet gutters, together with general repairs to the elevations.

10.12.2 Built Structure H2: West Gate Piers & Walls

The stonework of the piers is generally in rather poor condition particularly on the north pier where significant damage is evident. The flanking attached walls are in better condition although some work is required to the copes. The recommended essential repairs comprise careful stone conservation work which includes rebuilding the north pier reusing as much original fabric as possible.

10.12.3 Built Structure H3: Icehouse

The entrance to the Icehouse is bricked up preventing access to the interior. The earth mound 'roof' supports significant tree growth and appears to have been eroded in places. The brick and stone entrance elevation is now in a semi-collapsed and vandalised state. The recommended essential repairs comprise

substantial repair and rebuilding of the entrance elevation. Further investigation is required into the condition of the interiors and the possible effects of tree root damage.

10.12.4 Built Structure H4: Thatched Cottage

The cottage has been sub-divided; it is presently boarded up and vacant and is therefore susceptible to local vandalism. The thatched roof is deteriorating rapidly and must by now be nearing the end of its useful life. Otherwise the main house is in relatively sound condition, although the attached garage and link building are in a poorer state. The recommended essential repairs comprise works designed to protect the financial asset that the building currently represents. This concentrates on the essential repairs to the thatched roof, which ultimately may have to be replaced entirely.

10.12.5 Built Structure H5: Boat House

The Boathouse is generally in good order with evidence of substantial recent repair work. The biggest threat now is potential vandalism and the mass roosting of pigeons. Very little essential work is currently deemed necessary, apart from some general overhauling work and the control of pigeons.

10.12.6 Built Structure H6: London Road Lodges & Gates

The structure is generally in reasonable condition although some of the brickwork requires attention. The cement rendered walls, mainly to the rear, which were once interior walls within the Lodges themselves are in a poorer state and present an obvious attraction for graffiti artists. The recommended essential repairs comprise mainly general repairs to brickwork, and more extensive work to replace the damaged cement render with lime plaster.

10.13 **Landscape Character Areas**

10.13.1 Character Area A : Showground, Car Park & Caravan Site.

The Showground is a wide expanse of amenity grassland containing both mature parkland trees and more recent introductions. It is used for informal recreation as well as organised events, for which there are services along the east boundary. There are a few areas in which drainage tends to be poor, in some cases to the extent that there is almost permanent standing water. It is likely that this is a result of levels and compaction. The car park contains a children's play area and toilet facilities. The landscape around the toilet block and some of the surfacing require repair, and the signage for visitors arriving here is poor. There is a significant veteran tree along the boundary with the Showground – parking should be excluded from beneath its canopy. The Caravan Site is generally in good condition. The belt of trees along the boundary with the car park requires thinning as part of woodland management operations.

10.13.2 Character Area B : Lake, North & South Lakeside.

The Lake and gardens to the north and south-east is the location of the greatest concentration, and most spectacular examples of rockwork and veteran yews planted on mounds, much of which survives, although altered by deterioration over time. Most of the key items of rockwork are located here at the north lakeside, including the Grade II listed Ruined Castle. The rockwork, soft landscape (including sculpted mounds that are themselves designed features) and trees are under great pressure due to compaction, erosion, water levels in the Lake and self-set vegetation. These impacts are exacerbated by the very poor condition of the paths, including poor drainage and high level of visitor pressure in this area. It is the point of arrival for most visitors and, with the other poor conditions outlined above, the lack of good signage and seating impede accessibility. Drainage channels associated with the Lake cut through this area, and require works to allow them to function within the Lake system, including for management. The conditions along the south-west Lakeside are

similar to the north Lakeside. There are also significant items of rockwork that survive in this area. The Lake itself is heavily silted and water quality is poor. Water levels appear to be somewhat higher than they were when the Lake was constructed, and it is possible that this may be related to poor drainage on the south side of the Lake.

10.13.3 Character Area C : Bedford Drive.

The drive round south-east corner of the park, (now embracing the caravan park), marries the north-east section of the East Avenue with woodland which lies to the west of the public highway, and now comprises dense woodland. Invading species, including ash, sycamore and willow, have been supplemented by unnecessary new planting. Extensive thinning, especially the removal of trees which are beginning to overwhelm the healthy, mature specimens, is vital. The eastern section also requires some thinning to improve conditions for healthy, historic trees. Here the hedge along the main road, which is now the principal visitor approach to the site, has become swamped with ivy and sections have died back. The northern section is a long, narrow belt bordering the showground, again thinning to provide better conditions for the historic trees is necessary.

10.13.4 Character Area D : North Lawn & Terraces, Southern Lake Edges.

The edges of the Lake are particularly eroded and the consequent flooding is starting to threaten the last surviving Barron Lebanon cedar. A very elaborate fountain, visible on early photographs, has almost been lost and invasive, self-set saplings are undermining what is left. The condition of the lawn and the terraces is now poor, there are problems of drainage and severe erosion is being inflicted on the terraces by inappropriate and ad hoc 20thC alterations to circulation, including steps down the inside corner of the terraces. The Azalea Garden and Lakeside Path are areas that have been largely closed-off easing circulation issues, although there are historic trees, beginning to show signs of

stress, probably because of the increasing wetness, consequent on eroded lake edges. Improved circulation, some addition of low fencing, and repairs to Lake edges are considered essential, to protect what is left of the historic character of this area, and provide the foundation for further conservation and restoration.

10.13.5 Character Area E : East Lawn, Elvaston Avenue & Avenue Woods.

The East Lawn, Topiary & Steps retain significant pieces of topiary, see Elvaston Landscape Management Report, (appendix 2), for improvements. Few original trees survive along Elvaston Avenue, those that do are overwhelmed by more vigorous incursions and extensive tree removals are recommended. Whilst this will leave a few, rather poor, historic specimens lining the Avenue, new planting of this key feature has not been included as necessary works, however, re-establishment, following felling, will be important. There is a desire-line path, along the northern side of the avenue promoting compaction and further threatening the historic trees, its removal is necessary and the replacement of a central, gravelled path, with appropriate falls is desirable to help to provide dry access along the centre of the avenue. The North & South Woods contain exceptionally significant surviving trees. Tree works here are considered desirable – and may become essential if not undertaken within the next 5 years. Throughout this whole area, open channels and culverts drain eastwards and, whilst remains their full extent is uncertain, works to improve drainage are essential.

10.13.6 Character Area F : Southern Gardens & Avenues, including the ‘Mon Plaisir’,

Italian, and Alhambra Gardens & Avenues leading to the Golden Gates.

The current formal parterres replaced Barron’s ‘Mon Plaisir’ Garden in the 1970s, the garden is popular and provides a reasonable setting to the south façade of the Castle, necessary work therefore is minimal. The Italian Garden has been closed to the public for two years, in order to allow the turf a chance to recover, clearly restoration works has already been initiated, essential works

therefore are focused upon ensuring that the Barron trees do not completely lose their vigour. The three avenues leading to the Golden Gates are in very poor condition, largely because of the loss or failing of numerous Barron yews, especially selected cultivars, including lines of fastigate yews, for which Elvaston was nationally famous. Likewise, the several examples of veteran yews are being overwhelmed by invasive vegetation. Essential works have been identified in order to secure the survival of important historic trees. Elsewhere in the area routes are in poor and muddy condition, but much of this can be improved by management and the introduction of new circulation.

10.13.7 Character Area G : East Gardens & Nursery Gardens.

The Nursery gardens are generally in a good condition for its current use, however, adjacent areas suffer from overgrown planting and there is an urgent need for capital and maintenance works, to secure some historic features before they are lost. The Ice House Wood requires the reduction of overgrown planting, largely yew, to help to protect the historic structures. The Sunken Garden, one of the more idiosyncratic gardens on the site, requires major work to restore it and the collapsing structure of the brickwork tunnel. To the south of the Thatched Cottage there is a dense, commercial planting of conifers, a programme of silvicultural thinning is an immediate requirement, to improve the conditions for the historic trees. The planting to the forecourt to the Kitchen Gardens is mainly fairly modern and well maintained. There are, however, a few places where the surfaces of the estate road are so eroded as to hinder circulation and potentially damage adjacent turf and trees.

10.13.8 Character Area H : Courtyard Surrounding Elvaston Castle, Stables, Kennels and Secondary Approach Drive.

There are some issues regarding surfacing around the Castle itself but generally, as with the Bottom Stable Yard, Museum Buildings and Kennels, most of these areas are acceptable in terms of overall appearance, despite there

being significant problems relating to damaged and lost surfacing and much is badly rutted and waterlogged. The rear access drive & woodlands require some urgent tree works and the boardwalk which provides pedestrian access is in a dangerous condition.

10.13.9 Character Area J : Western Boundary Woodlands, Western Drive, Paddock & Staff Car Park.

The western drive, requires essential works to improve the immediate vicinity of Springthorpe Cottage. Thereafter, the drive, fencing and gates should be only require regular maintenance. The Paddock & Riding Circle needs attention to the hawthorn hedge and a method to exclude the public from the potentially hazardous veteran oak will need to be established. In the Staff & Disabled Car Park the very high 'Leylandii' hedge is inappropriate and should be removed or radically reduced as an essential item.

10.13.10 Character Area L : Woodland on former Gravel Pit, & Historic Boundary Walls adjacent to Church & Cricket Ground.

Some reinstatement of the historic boundary stone walls and associated planting is a necessary preliminary to developing a more effective management and maintenance regime.

10.13.11 Character Area M : Nature Reserve & West End of Lake.

The Nature Reserve was developed in the final quarter of the 20th century, as a consequence, the historic circulation has disappeared. Whilst its reinstatement would be valuable it is not identified in the essential works schedule, because alternative circulation is available. As with most other areas, selective thinning is required and the removal of Himalayan balsam, a very invasive, non-native weed, must be achieved.

10.13.12 Character Areas P-Q : Equestrian Paddocks & Cricket Ground.

There are no capital works which are recommended as part of the Essential Works programme.

10.13.13 Character Area S : Little Oak Flatts.

Protecting the oak trees from damage by stock, with the erection of appropriate fencing, is the only essential repair.

10.13.14 Character Area T : Golden Gates Greens.

There are essential repairs to the historic walls which are urgent although these are currently the subject of a permanent repairs contract. There are no other capital works recommended as urgent.

10.13.15 Character Areas U-V-W : South Avenue / London Road Drive, Clover Close, Rookery Wood.

At the northern end of the Avenue, there are numerous moribund trees, overwhelmed by the saturated ground. Further south, there is a requirement for thinning works although the historic character of the estate will not be further compromised if the work is not undertaken immediately.

10.13.16 Character Area X : Home Farm & adjacent Field.

There are no essential repairs identified for the landscape within this area.

10.13.17 Character Area Z : Site Infrastructure.

Generally incoming services may be regarded as fit for current purposes. Much foul drainage is carried in pitch fibre pipes which require replacement and a full CCTV survey is required to establish the full extent of installed works.

11.0 INDICATIVE COSTS

- 11.1 The following indicative costs for building work have been prepared by Brundell Woolley, whilst the landscaping figures have been prepared by the landscape architects, HTLA Ltd. Both elements together give a total indicative cost for the essential repair works of £6,425,515 excluding VAT.

	URGENT WORKS	NECESSARY WORKS	TOTAL
V II BUILDINGS			
A - CASTLE YARD			
A1 Main Castle			
1 ELEVATIONS	7,300.00	139,495.00	
2 ROOFS	144,910.00	223,675.00	
3 INTERIORS:			
Cellar	1,000.00	8,000.00	
Ground	500.00	51,480.00	
Mezzanine	0.00	33,840.00	

Elvaston Castle & Estate, Essential Repairs & Associated Costs

	First	9,500.00	74,250.00	
	Second	3,500.00	94,250.00	
	4 SERVICES	200.00	725,000.00	
	TOTAL	166,910.00	1,348,990.00	1,516,900.00
A2	South Range			
	TOTAL	24,200.00	181,580.00	205,780.00
B - TOP STABLE YARD				
B1	North Range			
	TOTAL	1,250.00	59,915.00	61,165.00
B2	East Range			
	TOTAL	8,250.00	85,985.00	94,235.00
B3	South Range			
	TOTAL	0.00	24,560.00	24,560.00
B4	Carriage Wash			
	TOTAL	0.00	8,480.00	8,480.00
B5	West Screen Wall			
	TOTAL	0.00	3,615.00	3,615.00
C - BOTTOM STABLE YARD				

Elvaston Castle & Estate, Essential Repairs & Associated Costs

C1	North Range			
	TOTAL	900.00	44,240.00	45,140.00
C2	South Range			
	TOTAL	4,950.00	17,110.00	22,060.00
C3	Boundary Walls			
	TOTAL	0.00	0.00	0.00

D - MUSEUM BUILDING GROUP

D1	Main Buildings			
	TOTAL	14,150.00	80,025.00	94,175.00
D2	Real Tennis Court			
	TOTAL	0.00	15,950.00	15,950.00
D3	Gas House			
	TOTAL	0.00	36,095.00	36,095.00
D4	Gardner's Cottage			
	TOTAL	3,850.00	18,605.00	22,455.00
D5	Garden & Boundary Walls			
	TOTAL	0.00	33,030.00	33,030.00

E - KENNELS BUILDING GROUP

E1	North Range			
	TOTAL	1,925.00	38,720.00	40,645.00

Elvaston Castle & Estate, Essential Repairs & Associated Costs

E2	West Range			
	TOTAL	250.00	12,920.00	13,170.00
E3	East Range			
	TOTAL	200.00	11,510.00	11,710.00
E4	South Garden Wall			
	TOTAL	0.00	14,370.00	14,370.00
E5	Courtyard Structures			
	TOTAL	0.00	0.00	0.00
F - HOME FARM BUILDINGS GROUP				
F1	Farm Steading			
	TOTAL	34,650.00	3,950.00	38,600.00
F2	East Range			
	TOTAL	2,600.00	3,500.00	6,100.00
G - WALLED GARDENS				
G1	Nursery Garden			
	TOTAL	1,200.00	195,235.00	196,435.00
G2	Old English Garden			
	TOTAL	0.00	49,890.00	49,890.00

H - OTHER ESTATE BUILDINGS AND STRUCTURES

H1	Springthorpe Cottage			
	TOTAL	200.00	22,560.00	22,760.00
H2	West Gate Piers			
	TOTAL	0.00	13,900.00	13,900.00
H3	Icehouse			
	TOTAL	0.00	7,150.00	7,150.00
H4	Thatched Cottage			
	TOTAL	10,550.00	31,900.00	42,450.00
H5	Boat House			
	TOTAL	0.00	4,800.00	4,800.00
H6	London Road Lodges & gates			
	TOTAL	0.00	37,275.00	37,275.00

V II SUBTOTAL

276,035.00

2,370,215.00

2,646,250.00

V III LANDSCAPE

A - THE NORTH PARK

Elvaston Castle & Estate, Essential Repairs & Associated Costs

A1	The Showground			
	TOTAL	7,500.00	8,000.00	15,500.00
A2	Car Park			
	TOTAL	2,125.00	7,750.00	9,875.00
B - LAKE & LAKESIDE WALKS				
B1	Lakeside Paths, North			
	TOTAL	134,310.00	37,359.00	171,669.00
B2	Lakeside Paths, South East			
	TOTAL	2,500.00	42,105.00	44,605.00
B3	The Lakes & Islands			
	TOTAL	1,363,250.00	39,000.00	1,402,250.00
C - BEDFORD DRIVE				
C1	Bedford Drive, South			
	TOTAL	9,000.00	9,000.00	18,000.00
C2	Bedford Drive, East			
	TOTAL	0.00	6,000.00	6,000.00
C3	Bedford Drive, North			
	TOTAL	6,000.00	6,000.00	12,000.00
D - THE NORTH LAWN				

Elvaston Castle & Estate, Essential Repairs & Associated Costs

D1 Terraces & Lawn			
TOTAL	6,000.00	26,285.00	32,285.00

D2 Lakeside Path, South West			
TOTAL	250.00	2,400.00	2,650.00

E - ELVASTON AVENUE

E1 East Lawn, Topiary & Steps			
TOTAL	0.00	0.00	0.00

E2 Elvaston Avenue			
TOTAL	19,000.00	0.00	19,000.00

E3 Elvaston Avenue, North Wood			
TOTAL	17,000.00	8,000.00	25,000.00

E4 Elvaston Avenue, South Wood			
TOTAL	10,000.00	30,000.00	40,000.00

F - SOUTH GARDENS & SOUTH AVENUES

F1 Mon Plaisir (Parterre) Garden			
TOTAL	0.00	10,250.00	10,250.00

F2 Italian (Topiary) Garden			
TOTAL	0.00	750.00	750.00

F4 Mon Plaisir Garden Terrace Wood & Entrance			
TOTAL	2,500.00	250.00	2,750.00

Elvaston Castle & Estate, Essential Repairs & Associated Costs

F5	Small Topiary Garden			
	TOTAL	1,500.00	1,500.00	3,000.00
F6	Alhambra Garden			
	TOTAL	1,500.00	3,000.00	4,500.00
F7	Principal Carriageway, Southern Section			
	TOTAL	8,000.00	6,000.00	14,000.00
F8	Principal Carriageway, Mid Section			
	TOTAL	0.00	24,750.00	24,750.00
F9	Principal Carriageway, North Section			
	TOTAL	0.00	3,000.00	3,000.00
F10	West Conifer Avenue & Woods			
	TOTAL	27,000.00	5,000.00	32,000.00
F11	East Conifer Avenue & Woods			
	TOTAL	25,000.00	4,000.00	29,000.00
F12	The Golden Gates Garden			
	TOTAL	4,000.00	9,600.00	13,600.00

G - EAST GARDEN & NURSERY GARDENS

G1	Ice House Wood			
	TOTAL	4,000.00	0.00	4,000.00

Elvaston Castle & Estate, Essential Repairs & Associated Costs

G2	Sunken Garden & Wood			
	TOTAL	12,000.00	7,500.00	19,500.00

G3	Thatched Cottage & Wood			
	TOTAL	0.00	5,000.00	5,000.00

H - CASTLE COURTYARD, ESTATE BUILDINGS & APPROACH

H1	Castle Apron			
	TOTAL	0.00	37,150.00	37,150.00

H3	Upper Stable Yard			
	TOTAL	750.00	2,000.00	2,750.00

H4	Castle, South Front			
	TOTAL	0.00	2,500.00	2,500.00

H7	Rear Access Drive & Wood			
	TOTAL	0.00	32,690.00	32,690.00

J - WESTERN DRIVE & WOOD

J1	Wood Adjacent to Western Drive			
	TOTAL	6,000.00	0.00	6,000.00

J2	Western Drive & Springthorpe Cottage			
	TOTAL	0.00	2,800.00	2,800.00

J3	Paddock & Riding Circle			
	TOTAL	0.00	3,700.00	3,700.00

Elvaston Castle & Estate, Essential Repairs & Associated Costs

J4	Staff & Disabled Car Park			
	TOTAL	0.00	500.00	500.00
L - WOODLAND ON FORMER GRAVEL PIT				
L1	Woodland on Former Gravel Pit			
	TOTAL	0.00	5,000.00	5,000.00
S - SOUTH WEST FIELDS				
S4	Little Oak Flatt			
	TOTAL	0.00	6,840.00	6,840.00
Z - SITE INFRASTRUCTURE				
Z	Utilities and Drainage	0.00	50,000.00	50,000.00
V III SUBTOTAL		1,669,185.00	445,679.00	2,114,864.00
PROVISIONAL SUMS (HTLA)				
	TOTAL	0.00	30,000.00	30,000.00
	SCAFFOLDING	10,500.00	211,000.00	221,500.00
PRELIMINARIES (excl scaffolding)				
1	Urgent works @ 12.5%	243,153.00		243,153.00

Elvaston Castle & Estate, Essential Repairs & Associated Costs

2 Necessary works @ 11%	<hr/> 309,748.00		309,748.00
SUBTOTAL	2,198,873.00	3,366,642.00	5,565,515.00
CONTINGENCIES - excluded	0.00	0.00	0.00
	<hr/>		
	2,198,873.00	3,366,642.00	5,565,515.00
TENDER PRICE INFLATION	excluded		
	<hr/>		
	2,198,873.00	3,366,642.00	5,565,515.00
PROFESSIONAL FEES @ 15%	330,000.00	505,000.00	835,000.00
SURVEYS/INVESTIGATIONS	0.00	25,000.00	25,000.00
OVERALL TOTAL	£2,528,873.00	£3,896,642.00	£6,425,515.00

VAT excluded

Preliminaries - it has been assumed that the urgent works and necessary works contracts would not run concurrently. If all works could be completed within a combined programme then significant costs reductions could be achieved

12.0 CONTENTS MATRIX

VOLUME	GROUP / AREA	STRUCTURE	PART	Elements, (data sheets)
V I	TITLE SHEET - VOLUME I			
	REPORT INTRODUCTION & EXECUTIVE SUMMARY			
	1	Aim of the Report		
	2	Project Team		
	3	Acknowledgements		
	4	Other Reports		
	5	Scope & Limitations of the Report		
	6	The Structure of the Report & Referencing System		
	7	The Data Sheets, Conventions & Assumptions		
	8	Conservation Philosophy & Methodology		
	9	Gaps in Information & Other Reports Required		
	10	Executive Summary		
	11	Indicative Costs		
V II	TITLE SHEET - VOLUME II			
	A Castle Yard	General Introduction to Group	Introduction with Key drawing	
			Relevant Survey Drawings	

	A1 Main Castle	Summary and Key location			
		Drawings (plans sections and elevations of structure)			
		Photographic record			
		Parts	1	Elevations	E1 to E25(3)
			2	Roofs	R1 to R19(2)
			3	Interiors	
			Cellar		CELLAR 1 & 2
			Ground Floor		G1 to G25
			Mezzanine		1M1 to 1M12
			First Floor		1.01 to 1.34(3)
			Attic		2.01 to 2.25(2)
			4	General & Services	
	A2 South Range	Summary and Key location			
		Drawings (plans sections and elevations of structure)			
		Photographic record			
		Parts	1	Elevations	E26 to E41(2)
			2	Roofs	R20 to R22(2)
			3	Interiors	GR25A-C
					R2-4
	4		General & Services		
	A3 North Range	Summary and Key location			

V II (cont.)			Drawings (plans sections and elevations of structure)	
			Photographic record	
	B Top Stable Yard	General Introduction to Group	Introduction with Key drawing	
			Relevant Survey Drawings	
		B1 North Range	Summary and Key location	
			Drawings (plans sections and elevations of structure)	
			Photographic record	
			Parts	1 Elevations E1 to E14(2)
				2 Roofs R1 to R6(4)
				3 Interiors
				Ground Floor TSG1 to TSG11(2)
				First Floor TS1-1 to TS1-3(2)
				4 General & Services
			Summary and Key location	
		B2 East Range	Drawings (plans sections and elevations of structure)	
			Photographic record	
			Parts	1 Elevations E15 to E21(3)
				2 Roofs R7 to R11(3)
				3 Interiors
				Ground Floor TSG12 to TSG16(3)

			First Floor		TS1-4 to TS1-14(2)
			4	General & Services	
	B3 South Range	Summary and Key location			
		Drawings (plans sections and elevations of structure)			
		Photographic record			
		Parts	1	Elevations	E22 to E30(3)
			2	Roofs	R12 to R15(2)
			3	Interiors	
			Ground Floor		TSG17 to TSG22(2)
			First Floor		TS1-15 to TS1-17(2)
			4	General & Services	
	B4 Carriage Wash	Summary and Key location			
		Drawings (plans sections and elevations of structure)			
		Photographic record			
		Parts	1	Elevations	E1 to E2
	B5 West Screen Wall	Summary and Key location			
		Drawings (plans)			
		Photographic record			
		Parts	1	Elevations	E1 (3)
V II	C Bottom Stable Yard	General Introduction to Group	Introduction with Key drawing		

(cont.)			Relevant Survey Drawings			
		C1 North Range	Summary and Key location			
			Drawings (plans sections and elevations of structure)			
			Photographic record			
			Parts	1	Elevations	E1 to E15(3)
				2	Roofs	R1 to R5
				3	Interiors	Stables A to C
	4			General & Services	C1 BSY-N	
			C2 South Range	Summary and Key location		
		Drawings (plans sections and elevations of structure)				
		Photographic record				
		Parts		1	Elevations	E16 to E20(3)
				2	Roofs	R6 to R7(2)
				3	Interiors	Stables D to G
				4	General & Services	C2 BSY-S
		C3 Boundary Walls		Summary and Key location		
			Drawings (plans sections and elevations of structure)			
			Photographic record			
			Parts	1	Elevations	E1 to E3
	V II	D Museum Building Group	General Introduction to Group	Introduction with Key drawing		

(cont.)

		Relevant Survey Drawings			
	D1 Main Buildings	Summary and Key location			
		Drawings (plans sections and elevations of structure)			
		Photographic record			
		Parts	1	Elevations	E1 to E22(3)
			2	Roofs	R1 to R7
			3	Interiors	MR1 to MR12
			4	General & Services	D1 Mus Main(2)
	D2 Real Tennis Court	Summary and Key location			
		Drawings (plans sections and elevations of structure)			
		Photographic record			
		Parts	1	Elevations	E23 to E34
			2	Roofs	R1
	D3 Gas House	Summary and Key location			
		Drawings (plans sections and elevations of structure)			
		Photographic record			
		Parts	1	Elevations	E35 to E43
			2	Roofs	R9 to R12
			3	Interiors	GH1 to GH4
			4	General & Services	D3 Museum Gas
	D4 Gardener's Cottage	Summary and Key location			

			Drawings (plans sections and elevations of structure)	
			Photographic record	
			Parts	1 Elevations E44 to E53(2)
				2 Roofs R13 to R16
				3 Interiors GC1 to GC7
				4 General & Services D4 Mus Gardeners
		D5 Garden and Boundary Walls	Summary and Key location	
			Drawings (plans sections and elevations of structure)	
			Photographic record	
			Parts	1 Elevations E1 to E8
		D6 Coach Shelter	Summary and Key location	
		D7 Museum Shop	Summary and Key location	
	V II (cont.)	E Kennels Building Group	General Introduction to Group	
			Relevant Survey Drawings	
		E1 North Range	Summary and Key location	
			Drawings (plans sections and elevations of structure)	
			Photographic record	
			Parts	1 Elevations E 1 to E20
				2 Roofs R1 to R9(2)
				3 Interiors K7 to K11(2)

			4	General & Services	E1 Kennels North
	E2 West Range	Summary and Key location			
		Drawings (plans sections and elevations of structure)			
		Photographic record			
		Parts	1	Elevations	E21 to E23(2)
			2	Roofs	R10(2)
			3	Interiors	K4 to K6a
			4	General & Services	E2 Kennels West
	E3 East Range	Summary and Key location			
		Drawings (plans sections and elevations of structure)			
		Photographic record			
		Parts	1	Elevations	E24 to E27
			2	Roofs	R10(2)
			3	Interiors	K4 to K6a
			4	General & Services	E3 Kennels East
	E4 South Garden Wall	Summary and Key location			
		Drawings (plans sections and elevations of structure)			
		Photographic record			
		Parts	1	Elevations	E28 to E29(2)
	E5 Courtyard Structures	Summary and Key location			
		Drawings (plans sections and elevations of structure)			

V II (cont.)			Photographic record		
			Parts	1	Elevations
		E6 West Stable	Summary and Key location		E1 to E2
	F Home Farm Buildings Group	General Introduction to Group	Introduction with Key drawing		
			Relevant Survey Drawings		
		F1 Farmsteading	Summary and Key location		
			Drawings (plans sections and elevations of structure)		
			Photographic record		
			Parts	1	Elevations
				2	Roofs
				3	Interiors
				4	General & Services
		F2 Farmhouse	Summary and Key location		
			Drawings (plans sections and elevations of structure)		
			Photographic record		
			Parts	1	Elevations
				2	Roofs
				3	Interiors
				4	General & Services
		F3 Courtyard Infill Building	Summary and Key location		

V II (cont.)			Photographic record			
		F4 Other Buildings	Summary and Key location			
	G Walled Gardens	General Introduction to Group	Introduction with Key drawing			
			Relevant Survey Drawings			
		G1 Nursery Garden	Summary and Key location			
			Drawings (plans sections and elevations of structure)			
			Photographic record			
			Parts	1	Elevations	E1 to E18
				2	Roofs	R1 to R4
				3	Interiors	WG1 to WG9
				4	General & Services	G1 Walled Garden
		G2 Old English Garden	Summary and Key location			
			Drawings (plans sections and elevations of structure)			
			Photographic record			
			Parts	1	Elevations	E19 to E25(2)
				2	Roofs	
V II (cont.)	H Other Estate Buildings and Structures	General Introduction to Group	Introduction with Key drawing			
			Relevant Survey Drawings			
		H1 Springthorpe Cottage	Summary and Key location			
			Drawings (plans sections and elevations of structure)			

		Photographic record		
		Parts	1	Elevations
			2	Roofs
			3	Interiors
			4	General & Services
	H2 West Gate Piers and Walls	Summary and Key location		
		Drawings (plans sections and elevations of structure)		
		Photographic record		
		Parts	1	Elevations
				E(2)
	H3 Icehouse	Summary and Key location		
		Drawings (plans sections and elevations of structure)		
		Photographic record		
		Parts	1	Elevations
			2	Roofs
				R1
	H4 Thatched Cottage	Summary and Key location		
		Drawings (plans sections and elevations of structure)		
		Photographic record		
		Parts	1	Elevations
			2	Roofs
			3	Interiors
				E1 to E10(2)
				R1 to R4
				Thatched Cott (2)

				4	General & Services	H4 thatched Cott
		H5 Boat House	Summary and Key location			
			Drawings (plans sections and elevations of structure)			
			Photographic record			
			Parts	1	Elevations	E1 to E4
				2	Roofs	R1(2)
				4	General & Services	H5 Boat House
		H6 London Road Lodges & Gates	Summary and Key location			
			Drawings (plans sections and elevations of structure)			
			Photographic record			
			Parts	1	Elevations	E1 - E10
	V III	TITLE SHEET - VOLUME III				
A The North Park			Introduction with Key drawing			
			Relevant Survey Drawings			
		A1 The Park (Showground)	Photographic record			
			Parts	1	General Landscape	A1.1.1, 1.2, 1.4, 1.6
				5	Planting	A1.5.1 to A1.5.2
			Photographic record			
		A2 Car Park	Parts	1	General Landscape	A2.1.1, 1.2, 1.4, 1.6
				5	Planting	A2.5.1

	A3 Caravan Park	Photographic record			
B Lake & Lakeside Walks		Introduction with Key drawing			
		Relevant Survey Drawings			
	B1 Lakeside Paths, North	Photographic record			
		Parts	1	General Landscape	B1.1.1 to B1.1.6
			2	Rockwork	B1.2.1 (2)
			3	Waterbodies	B1.3.2 to B1.3.3
			4	Trees/Topiary	B1.4.1 (2)
			5	Planting	B1.5.1 to B1.5.2
		B2 Lakeside Paths, South East	Photographic record		
	Parts		1	General Landscape	B2.1.1 to 1.3, 1.5, 1.6
			2	Rockwork	B2.2.1
			3	Waterbodies	
			4	Trees/Topiary	
			5	Planting	B2.5.2
	B3 The Lake & Islands	Photographic record			
		Parts	1	General Landscape	B3.1.2
			2	Rockwork	B3.2.1 (2)
			3	Waterbodies	B3.3.1 to B3.3.4
C Bedford Drive		Introduction with Key drawing			

		Relevant Survey Drawings		
	C1 Bedford Drive, South	Photographic record		
		Parts	4	Trees/Topiary
			5	Planting
	C2 Bedford Drive, East	Photographic record		
		Parts	4	Trees/Topiary
			5	Planting
	C3 Bedford Drive, North	Photographic record		
		Parts	4	Trees/Topiary
D The North Lawn		Introduction with Key drawing		
		Relevant Survey Drawings		
	D1 Terraces & Lawn	Photographic record		
		Parts	1	General Landscape
			4	Trees/Topiary
	D2 Lakeside Path, South West	Photographic record		
		Parts	1	General Landscape
			4	Trees/Topiary
E Elvaston Avenue		Introduction with Key drawing		
		Relevant Survey Drawings		
	E1 East Lawn, Topiary & Steps	Photographic record		

		Parts	1	General Landscape	E1.1.4
	E2 Elvaston Avenue	Photographic record			
		Parts	1	General Landscape	E2.1.1
			2	Rockwork	
			3	Waterbodies	
			4	Trees/Topiary	E2.4.1 to E2.4.2
	E3 Elvaston Avenue, North Wood	Photographic record			
		Parts	2	Rockwork	E3.2.1
			3	Waterbodies	E3.3.2 to E3.3.4
			4	Trees/Topiary	E3.4.1
	E4 Elvaston Avenue, South Wood	Photographic record			
		Parts	1	General Landscape	E4.1.6
			4	Trees/Topiary	E4.4.1
F South Gardens & South Avenues		Introduction with Key drawing			
		Relevant Survey Drawings			
	F1 Mon Plaisir (Parterre) Garden	Photographic record			
		Parts	4	Trees/Topiary	F1.4.1 to F1.4.2
	F2 Italian (Topiary) Garden	Photographic record			
		Parts	1	General Landscape	F2.1.4
	F3 Rhododendron Walk*	Photographic record			

	F4 Mon Plaisir Garden Terrace Wood & Entrance	Photographic record		
		Parts	4	Trees/Topiary
	F5 Small Topiary Garden	Photographic record		
		Parts	4	Trees/Topiary
			5	Planting
	F6 Alhambra Garden	Photographic record		
		Parts	4	Trees/Topiary
	F7 Principal Carriageway, Southern Section	Photographic record		
		Parts	1	General Landscape
			4	Trees/Topiary
	F8 Principal Carriageway, Mid Section	Photographic record		
		Parts	1	General Landscape
	F9 Principal Carriageway, North Section	Photographic record		
		Parts	1	General Landscape
	F10 West Conifer Avenue & Woods	Photographic record		
		Parts	1	General Landscape
			4	Trees/Topiary
			5	Planting
	F11 East Conifer Avenue & Woods	Photographic record		
		Parts	1	General Landscape

			4	Trees/Topiary	F11.4.1 to F11.4.2
	F12 The Golden Gates Garden	Photographic record			
		Parts	1	General Landscape	F12.1.1
			4	Trees/Topiary	F12.4.1 to F12.4.2
G East Garden & Nursery Gardens		Introduction with Key drawing			
		Relevant Survey Drawings			
	G1 Ice House Wood	Photographic record			
		Parts	4	Trees/Topiary	G1.4.1
	G2 Sunken Garden & Wood	Photographic record			
		Parts	1	General Landscape	G2.1.3 to G2.1.4
			4	Trees/Topiary	G2.4.1
	G3 Thatched Cottage & Wood	Photographic record			
		Parts	4	Trees/Topiary	G3.4.1
	G4 Nursery Gardens Environs*	Photographic record			
	G5 'Old English' Garden*	Photographic record			
	G6 East Nursery Garden*	Photographic record			
	G7 Frame Yard*	Photographic record			
	G8 Field East of Walled Gardens*	Photographic record			
H Castle Courtyard, Estate Buildings & Approach					

		Relevant Survey Drawings		
	H1 Castle Apron	Photographic record		
		Parts	1	General Landscape
	H2 Castle Courtyard*	Photographic record		
	H3 Upper Stable Yard	Photographic record		
		Parts	1	General Landscape
	H4 Castle, South Front	Photographic record		
		Parts	1	General Landscape
	H5 Lower Stable Yard*	Photographic record		
	H6 Museum Buildings*	Photographic record		
	H7 Rear Access Drive & Wood	Photographic record		
		Parts	1	General Landscape
			4	Trees/Topiary
			5	Planting
	J Western Drive & Wood	Introduction with Key drawing		
		Relevant Survey Drawings		
	J1 Wood Adjacent to Western Drive	Photographic record		
		Parts	4	Trees/Topiary
	J2 Western Drive & Springthorpe Cottage	Photographic record		
		Parts	1	General Landscape

			4	Trees/Topiary	J2.4.1
	J3 Paddock & Riding Circle	Photographic record			
		Parts	1	General Landscape	J3.1.2
			5	Planting	J3.5.1 to J3.5.2
	J4 Staff & Disabled Car Park	Photographic record			
		Parts	5	Planting	J4.5.1 to J4.5.2
L Woodland on Former Gravel Pit		Introduction with Key drawing			
		Photographic record			
		Parts	1	General Landscape	L1.4
			5	Planting	L5.1
M The Nature Reserve		Introduction with Key drawing			
	M1 Nature Reserve, West End of Lake	Photographic record			
		Parts	5	Planting	M1.5.2
P Paddocks, Equestrian Centre*		Introduction with Key drawing			
		Photographic record			
Q Cricket Ground*		Introduction with Key drawing			
		Photographic record			
S South West Fields		Introduction with Key drawing			
	S4 Little Oak Flatt	Photographic record			

V IV			Parts	1	General Landscape	S4.1.2
	T Golden Gates Greens*		Introduction with Key drawing			
			Photographic record			
	U London Road Drive*		Introduction with Key drawing			
			Photographic record			
	V Clover Close*		Introduction with Key drawing			
			Photographic record			
	W South West Woods		Introduction with Key drawing			
		W1 Rookery Wood*	Photographic record			
	X Home Farm*		Introduction with Key drawing			
			Photographic record			
	Z Site Infrastructure		Introduction with Key drawing			
		Z1 Utilities	Parts	1	Electrical supply	Z1 (sheet 1)
				2	Gas supply	Z1 (sheet 2)
		Z2 Drainage	Parts	1	Surface Water	Z2 (sheets 1 & 2)
				2	Foul Drainage	Z2 (sheets 3 & 4)
	*Landscape areas for which no essential repairs have been identified. See area summaries for further information.					
	TITLE SHEET - VOLUME III					
	Appendices					
	1	EXISTING DRAINAGE REPORT				WARD COLE
	2	ELVASTON LANDSCAPE MANAGEMENT REPORT				HTLA

Elvaston Castle & Estate, Essential Repairs & Associated Costs

	3	ILLUSTRATED LANDSCAPE CONDITION SURVEY	HTLA
	4	TREE SURVEY	HTLA
	5	SURVEY OF THE YEW CULTIVARS	HTLA
	6	SURVEY OF THE WATERBODIES & SITE HYDROLOGY	AMEC
	7	SURVEY OF THE ROCKWORK	HTLA
	8	ELECTRICAL & MECHANICAL SERVICES CONDITION SURVEY	ESDP