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DILAPIDATION SURVEY

of

THE GRANGE HOTEL
EAST PARADE
RHYL

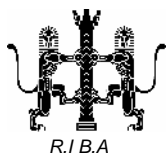
for

MR SURINDA MALHI

by

JPH ARCHITECTS
3A GLAN ABER TRADING ESTATE
VALE ROAD
RHYL
DENBIGHSHIRE
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DECEMBER 05



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CONTENTS

SECTION 1 NARRATIVE AND GENERAL DESCRIPTION.

SECTION 2 CONCLUSIONS AND RECOMMENDATIONS.

SECTION 3 PHOTOGRAPHS.



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SECTION 1

NARRATIVE AND GENERAL DISCRPTION

General description

The grange hotel situated on the east parade of Rhyll sea front is generally north facing. The hotel comprises generally 4 distinct styles and elements and has had several additions and extensions added to it. The main buildings actually comprise 2 separate buildings which have been linked. It is not clear if the original intention was to have two separate buildings or whether the link was a fairly early addition.

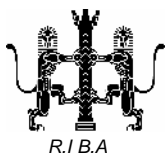
The main buildings were constructed in circa 1850, which places them in the Georgian era, and it is true to say that the predominant style and construction is Georgian, with a twist of mock Tudor in the form of the timber frame which in the main is original to the westerly block. The eastern block however has only a mock Tudor treatment which has been created as a painted effect directly on to the render.

The western block has a lime and sandstone hexagonal addition which is in the style of the Elizabethan era although it is believed that this construction does not pre-date the main buildings. The stone construction houses a sitting room to the main reception at the upper ground level and public bar from the street level with living accommodation above the roof is pitched and slated.

The main buildings also have features of the Elizabethan era in particular the style of the feature chimneys and the ornate Gothic leaded cathedral window over the main staircase to the main building.

To the rear of the main buildings can be found a courtyard area which has a later Victorian building, which was probably a coach and stable block. This has been converted and modernized and is currently being used as garage parking on the ground floor and living accommodation on the first floor.

Associated with the original building, there is also a two storey extension this can also be found in the rear courtyard. The extension has a felted flat roof. The two storey extension was built circa 1950. The ground floor houses the bar cellar, whilst the first floor has living accommodation. The east annex has also had a more recent two storey extension added; this presents a single extension to the easterly elevation. This extension was built circa 1950/60 and has a flat roof. The extension provides accommodation for the hotel manager/owner.



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NARRATIVE (element by element)

Roof fabric

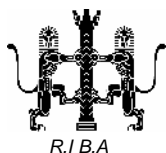
The main buildings to the Grange hotel has slated roof which comprises main gables presented to all elevations the roof is also punctuated with gablet dorma windows which are original to the roof form. In addition there are a number of timber framed roof lights. The roofs are decorated with ornate barge and fascia boards. From the photographs and annotated elevational drawings it can be seen that the roofs and associated woodwork and structures and finishes are the original. These have had some token repairs made to them, but are now showing all the signs of fixing failures. Slates are slipping off, lead work and flashings are becoming detached and are becoming brittle with age. Ridge tiles have been displaced and in some areas are missing. The result of these failures and missing slates is and has resulted in the ingress of rain, we suspect that there will be some structural failures and loss of timber section due to wet rot. It can be seen on the front elevation of the main building that the roof adjacent to the Gablet dorma has deflected suggesting that it will be necessary to replace some elements of structure. To the rear courtyard of the main building, the coach house has lean too roof structures which are clad in interlocking plain tiles these, as the main house roofs, are suffering from loss of fixings and areas tiles are slipping and or have become detached from the tilling battens. This will result in rainwater water entering the roof causing damage and decay to the roof structures

Roof woodwork

As mentioned above the roofs are edged with decorative fascias and barge boards these are all in poor condition and have suffered from lack of maintenance. Some fascias have failed and a damage limitation exercise has been carried out to remove sections and parts of the fascias. In some cases temporary repairs have been made to avoid detachment. In addition, at the Barge board feet sprockets, at valley conditions, ornament lead lined timber box gutters exist. These can be inspected easily off the existing access walkways and flat roofs. The box gutters have moved due to fixing failure, some attempts have been made to repair and correct this but it is anticipated that the lead linings are also failing.

Chimneys

Close inspections on the chimneys have been limited due to the lack of access. However it can be ascertained from inspections off the lower flat roofs and walkways, and because of the condition of the roofs, and the lack of adequate maintenance it is fair to assume that the chimney stacks, flashings capping flaunchings and bedding of pots will also be suspect. It can be also be seen from the ground level that stacks that have been rendered



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are exhibiting signs of paint failure cracking of render and potential loss of adhesion. We suspect because of this situation it is also likely that in this instance the render will also be added due to progressive and systematic wetting and drying causing failure of bond and adhesion due to rehydration. At height we suspect that there will also be spalling due to frost attack.

Rain water goods

In the main the existing gutters are half round. Down pipes are circular and are made of cast iron. On the later extensions some contemporary UPVC gutters and rainwater pipes have been used. Although there are leaky joints and some deformation and loss of gradient to gutters has occurred, in the main the rainwater goods are intact. Cast iron elements however are corroding and have begun to fail at horizontal and vertical joint where bolt connections and spigots have become heavily corroded. Also as mentioned above, at the rear of the property there are leaded box gutters which are also failing due to the lead work joint become brittle and failing due to corrosion.

Walls rendered

In the main the building is rendered brickwork. The front elevations have decorative string courses and the buildings are sat on a painted splayed plinth. The main building is decorated above first floor level with mock Tudor timber framing which is recessed to the depth of the render. The left hand annex also has the appearance of the mock Tudor effect but in this case the treatment is simply painted on to the render. The later extensions are either painted rendered block work or in the case of the coach house painted brickwork. From inspections and in the main there are no signs of settlement cracking or significant failure of the decorative paint or rendered systems. As mentioned earlier there is some minor loss of adhesion of render and decorative systems at height. The main elements that have and are failing is the mock Tudor framing. This can be found on the front elevation of the main building over and around the first floor windows. Frame members are rotten and have become detached. At this location the reveals and heads of the windows are also showing staining and failure of the finishes.

Walls stonework

As described in the general description above the sitting room to the hotel at the side of the reception and the external public bar. The stone is dressed limestone with sandstone window cills. To the right of the main entrance to the bar there is a decorative boundary wall with an ornate arch to the court yard the arch is formed with sandstone key stones and insert blocks. As expected the limestone is in good condition although stained with pollutants in some areas. The joints to the stonework have suffered from exposure and



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erosion and mortar joints have fallen out or become recessed. The sandstone features have also suffered from erosion and pollution attack to the extent that form, shape and fit have become affected.

Walls brickwork

The brick faced buildings are later additions to the main house. These form the coach houses which can be found in the rear courtyards. We suspect that these are soft clay facing bricks which are inherently fairly porous, which is probably why they have been painted to improve their resistance to water penetration. The conditions of these walls are good to average.

Windows and external doors

The windows and doors, to the Grange Hotel, are as varied as the age and style of the respective parts. The most notable window is the cathedral leaded gothic window to the main staircase. The window faces North West and as such is vulnerable from the prevailing winds. In closer investigation the window comprises coloured and clear leaded panels set into a central stone mullion which bisects the Gothic arch.

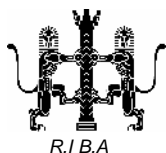
The lead work has suffered from corrosion and has become brittle, the beading compound is failing.

In addition the main entrance sitting area also has elements of leaded glazing, some to the north elevation is authentic, other windows to the west elevation has been applied as self adhesive copies. As most of the leaded windows are suffering form corrosion, It is felt that all should be removed and replaced.

The flat roofed manager's wing to the west annex and the rear coach house annex to the main building have painted softwood single glazed top hung casement windows which are a latter addition or replacement. It is estimated by the style of the windows that these are circa 1960 these windows and doors although not in the main rotten are considered out of keeping with the period style of the buildings.

The main house has a mixture of original Edwardian and Victorian casement and sash windows. Some are in a poor state of repair due to the effects of the marine environment. It is fair to say that the failure of the windows and softwood elements has been accelerated by in adequate maintenance. In some cases to the front North facing elevations the windows and doors are set in stone jambs cills and head surrounds. Panels are also bisected with stone transoms and mullions. The softwood elements of these windows have suffered from prolonged exposure to the elements without adequate protection from a protective finish. In some instances the paint systems have failed allowing the elements to begin the decay of the softwood.

Inevitable in the past 5 years, some of the windows and doors have been removed, and replaced by a UPVC frames. Notable the entrance doors to the main reception are UPVC.



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Generally the rooflights and gablet windows are in a very poor state of repair. Frames and joints to casements have or are failing.

External staircases/ walkways and balustrades

As can be seen from the photographs and as a latter addition probable in the 1970 a series of metal escape walkways and staircases have been added to the buildings. These are showing loss of structural section due to corrosion of the metal. Brackets and fixings and areas that can trap water have lost their protective paint systems and are losing strength and connectivity. Some balustrades have become heavily corroded.

Other decorative features

The buildings are also decorated with both stone and stucco plasterworks in the form of horizontal string courses and feature work around the more ornate doors and bay windows. In the main, these are generally in good condition, where they have not been disturbed, and where they have been maintained.

However where there has been any works carried out to the buildings, such as the addition of the metal staircases and walkways, or the replacement/introduction of system pipework there can be seen sections of these elements which have been damaged or removed to facilitate fixing and passage of pipe works or components.



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SECTION 2

NARRATIVE AND GENERAL DISCRIPTION

CONCLUSION AND RECOMMENDATIONS

CONCLUSIONS

From the survey and the photographs and elevational drawings that can be found in the following sections 2 and 3 it can be seen that the Grange Hotel is a well designed and elegant building with fine lines and interesting features. As such the building is well worth preserving and restoring to its former glory, using materials and components that will be sympathetic with the original ethos of the design concept.

The grange hotel is in a very exposed marine environment and it is inevitable that the fabric of the building will sustain decay and failure as it has done over the last 150 years. The rate of failure will be accelerated by its location. It is essential therefore that high quality materials fixings and coating systems are chosen and used to prolong the buildings life and to extend the time period between maintenance procedures. From our inspections

As part of the ongoing restoration and preservation of the Hotel, and in an attempt to reduce revenue costs, it is felt that a planned maintenance procedure should be put in place. This will at least ensure that regular checks are made of the external fabric to ensure defects damage or any latent problems can be resolved before it becomes necessary to undertake major remedial operations.

RECOMMANDATIONS.

ROOF FINISHES

Remove all slates and tiles from all roofs inspect all roof timbers replace all tiling battens and introduce new breathable membranes, consider adding insulation to all sloping sections of roofs that can be described as warm roofs. In addition it may be necessary to strengthen and or replace structural timbers such as jack rafters, purlins, ceiling joists and wall plates that may be rotten or have been attacked by worm.



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Consider applying preservative treatment to all existing timbers. Ensure that all new timbers are treated with vacuum preservative to C8 standards in accordance with BWPA. All roof to be re slated and or tiled with first quality second hand selected tiles and slates. It will reasonable to assume that there will be some materials that can be re used a figure of 15% would not be unreasonable roofs and tiled roofs.

ROOF WOODWORK

Remove all rotted and or damaged fascia boards and associated woodwork. Pattens to be made of all decorated works and true to form replicas made ready for reinstatement. All components to be treated with a vacuum impregnated preservative process to C8 standards. Decorative and protective paint system added.

CHIMNEYS

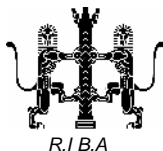
Inspect all chimney stacks remove pots if the flaunching has failed. Consider removing the top courses of masonry and rebuild as necessary using frost resistant materials replacing all existing pots. Where pots have been removed, consider replacing with dummy pots ensuring the flues are clean and sealed if non functional. install DPC cavity trays if possible. Remove all damaged and addled plaster apply waterproofing bonding agent, re render and redecorate. Where restraining ties have been added consider rebuilding stacks from roof level.

RAINWATER GOODS

As in the main, and because of the necessary roof works, it will be necessary to remove most if not all of the fascias boards. For this reason it will also be necessary to remove the guttering to facilitate the removal of the fascia boards. From the survey and our inspections, we have established that the building has both cast iron and upvc rainwater goods. In the main the cast iron can be removed and refurbished and refitted. In practice the upvc will not be re fittable and these should be replaced with cast iron goods.

WALLS RENDERED

The majority of the render is in reasonable condition. However there are element particularly in exposed conditions, where the paint system ahas failed and wind driven rain has entered the render in these cases the render is cracked and has lost its adhesion to the substrates. In these areas it will be necessary to hack of the addled render and reapply using a waterproofing bonding agent as a first coat. Because of



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the exposure we suggest that a 15mm two coat sand and cement render be applied. A waterproofing admix should also be applied.

The entire rendered elevation should then be prepared to receive a 3 coat external high quality masonry paint to an approved colour. In addition and part of the works to the rendered wall the decorative timber frames are to be carefully inspected for rot and failure. All defective sections are to be removed and replaced with treated timbers as described earlier the entire system should then be decorated with a high quality timber paint system.

WALLS STONEMWORK

The limestone walling to the the main building is in good condition however the mortar joints are failing these should be racked out and re pointed using a sand cement mortar suitable for the exposure.

WALLS BRICKWORK

In the main this element represents a small proportion of the external envelop. These walls have been painted to improve their weathering characteristics. Some thought should be given to the aesthetics and the possible alternative solutions. All damaged or eroded sandstone elements should be cut out and replaced with new

WINDOWS AND EXTERNAL DOORS

The remaining original windows are in poor condition these should be carefully measured and section sizes copied to manufacture replacements. Later additions or replacements should also be removed and replaced with a style of window that would be appropriate to the vernacular style and ethos of the original building. Hardwoods or good quality redwoods should be used. All materials should be preservative treated prior to the application of high quality decorative coatings. All upvc widows and doors should be removed and replaced with timber in a style appropriate to its location and function.

EXTERNAL STAIRCASES, WALKWAYS AND BALUSTRADES

All corroded or defective sections should be removed either in part or in total, subject to the serviceability of the remaining elements. New hot dipped galvanized components should then be re manufactured and erected. The entire system to be provided with a high spec external decorative coating system.



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OTHER DECORATIVE FEATURES

String courses and decorative stone or stucco work that has been damaged or eroded should be cut out and and restored to its original form then redecorated at the same time and in conjunction with the work to the particular elevation.

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