

**BRAMHAM PARK**  
**GARDEN BUILDINGS**  
**In**  
**Pleasure Grounds and Black Fen**

**CONDITION SURVEY**

**September 2000**

# BRAMHAM PARK

## Garden Buildings - Condition Survey

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# BRAMHAM PARK

## Garden Buildings - Condition Survey

### INTRODUCTION

The Survey has been carried out by Peter Gaze Pace, an Architect experienced in the study and conservation of Historic Buildings.

Current and recent works include:

- Fountains Abbey  
Consolidation and repair works on behalf of English Heritage  
  
Condition Report with costings for future repairs.
- Castle Howard  
Repair works and improvement to the Mansion House, Garden temples and Follies, Statues, and other Garden structures, on behalf of the Hon. Simon Howard.
- Studley Royal  
Condition Survey of Fountains Hall, Temple, Follies and other Garden structures on behalf of the National Trust.
- Harewood Castle  
Condition Survey in conjunction with ecological survey leading to a programme of consolidation and repair on behalf of Lord and Lady Lascelles
- Bishopthorpe Palace  
Repairs and improvements on behalf of the Most Revd. and Right Hon. The Lord Archbishop of York, and the Church Commissioners.
- Temple Newsom Hall  
Condition Report in connection with grant application to The Heritage Lottery Fund on behalf of Leeds City Council.
- Burton Constable Hall  
Condition Report in connection with grant application to the Heritage Lottery Fund on behalf of the Burton Constable Foundation.
- Sheriff Hutton Castle  
Condition Survey on behalf of English Heritage.
- Historic Churches in the Dioceses of Lincoln, Ripon, Sheffield and York  
Repairs and improvements to numerous churches throughout these Dioceses.

- Consultancies Include

Commissioned Architect to English Heritage, Yorkshire and Humber Area Conservation Group, as Inspecting Architect on church grant works.

Member of the Advisory Board to The Centre for Conservation Studies at the Institute of Advanced Architectural Studies, University of York.

Assessor for Supervisory Board to the Register of Architects Accredited in Building Conservation.

The observations in this Report are general and are not intended to provide an exhaustive list of defects. Where more detailed investigation is deemed essential, this is indicated in the Report.

The costings are based upon recent experience with similar repair works, but must be treated as broad brush figures for the purpose of general guidance. (They do not include Fees or VAT)

The Survey has been visual and no sealed or inaccessible spaces opened up. Access to roofs and roof spaces has been achieved from ladders with the kind help of the Estate Works Department. The hydraulic workings of the waterworks and construction of pond bases have not been investigated.

# BRAMHAM PARK

## Garden Buildings - Condition Survey

### SUMMARY OF RECOMMENDATIONS

#### Proposed Fabric Repairs:

<u>Category A Works (within next two years)</u>			<b>£ (net) *</b>
Ref. No. 1	Parterre	- Rebuild South East pier	4,000.00
No. 3	Chapel	- Stonework, roofing and drainage	40,000.00
No. 8	Open Temple	- Pointing and renewal of stonework, and drainage improvements	5,000.00
No. 9	Ha Ha South Section	- Consolidate	30,000.00
No. 11	The Gothic Temple	- Repointing of open joints	1,000.00
		- Repair asphalt roof	150.00
		- Exterior decoration	1,500.00
No. 12	Monument to Jet	- Renew eroded cornice section	400.00
No. 13	Dolphin Fountain	- To stabilise fractures to Dolphin heads and edge of bowl	1,500.00
No. 14	The Gothic Summer House	- Consolidation and renewal of stonework	20,000.00
		- Repair and renewal to doors and windows	6,000.00
		- Overhaul rainwater foods	1,500.00
No. 17	Rotunda	- Stonework renewals, stabilising movements, improve drainage and ventilation, clean sulphurous deposits from entablature	65,000.00
		<b>TOTAL FEES</b>	<b>176,050.00</b>

\* Net = Cost does not include professional Fees or VAT

**Category B Works (within three to five years)****£ (net)**

Ref. No. 1	Parterre	- Rebuild North East pier	3,500.00
		- Rebuild retaining walls, repair fountain	35,000.00
		- Examine lichen	500.00
No. 2	Sundial	- Consolidate surface of stonework and repoint	400.00
No. 3	Chapel	- Exterior stonework, paving	50,000.00
		- Interior reinforce ceiling, investigate statue plinth	2,500.00
No. 4	Ha Ha (Northern Section)	- Consolidation and repointing	4,000.00
No. 5	Nymph	- Minor repairs to stonework	500.00
		Investigation of flora	350.00
No. 6	Four Faces	- Renew eroded stones, consolidate eroded details	3,000.00
No. 7	Ha Ha (North West and West)	- Rebuild sections and general repointing to others	11,000.00
No. 8	Open Temple	- Stonework repairs and pointing	6,000.00
No. 9(a)	Ha Ha (South East)	- Repointing and minor consolidation	8,000.00
No. 10	'T' Pond	- Renew eroded coping stones	500.00
No. 11	The Gothic Temple	- Modify cornice lead work and rainwater pipes/drainage	2,000.00
		- Reset steps	500.00
		- Repair crown glass insitu	200.00
No. 12	Monument to Jet	- Investigate fracture to column shaft	600.00
		- Repaint pedestal	200.00
No. 14	The Gothic Summer House-	Rebuild gate piers	1,000.00
		- Consolidate and renewal of stonework	25,000.00
		- Recover roof in lead	10,000.00
No. 15	Obelisk Pond and Cascade	- Pond A stonework repairs	10,000.00
		- Pond B stonework repairs	10,000.00
		- Pond C stonework repairs	10,000.00
		- Pond D repairs to Ha Ha walls, gravel path and stonework	12,000.00

<b><u>Category B Works (within three to five years) Continued</u></b>			<b>£ (net)</b>
No. 15	Obelisk Pond and Cascade (Continued)	- Pond E stonework repairs	4,000.00
		- Area G stonework repairs and investigation	10,000.00
No. 16	Ha Ha to Rotunda	- Pointing to wall	3,000.00
		- Study lichen	100.0
No. 17	Rotunda	- Archival recording of plaster work with moulds	4,000.00
		- Investigate lichen	100.00
No. 18	The Obelisk	- Stonework repairs to apex shaft and pedestal	85,000.00
		- Repair railings	9,000.00
		- Consolidate relief carvings	1,000.00
No. 19	Temple of Lead Lads	- Capping to pediment and cills and drainage improvement, cleaning of deposits of dirt	2,000.00
No. 20	Whittle Car Grotto	- Rebuild wall tops and reset Stone	25,000.00
		- Rebuild top section	5,000.00
		- Reform sluice gate	5,000.00
		- Examine flora and fauna	500.00
TOTAL FEES			360,450.00

<b><u>Category C Works (within five to ten years or longer)</u></b>			<b>£ (net)</b>
Ref. No. 3	Chapel	- Redecorate interior	6,000.00
		- Strip and recover East slope of main roof	6,000.00
No. 8	Open Temple	- Stonework renewals	15,000.00
No. 10	'T' Pond	- Renew eroded coping stones	5,000.00
No. 11	The Gothic Temple	- Renew eroded stonework	10,000.00
		- Recover roof with lead	10,000.00
No. 14	The Gothic Summer House-	Interior stonework and plaster renewals	15,000.00
No. 15	Obelisk Pond and Cascades	- Pond C pointing to pond sides	10,000.00
		- Pond F stonework repairs	4,000.00
No. 17	Rotunda	- Recreate interior plaster work	70,000.00
No. 19	Temple of Lead Lads	- Relay floor and form access hatch into roof space	1,450.00
		<b>TOTAL FEES</b>	<b>152,450.00</b>

# BRAMHAM PARK

## Parterre to West of House (Rose Garden)

Key Plan ref. No. 1

### 1. History

The area has been a parterre since the garden was first laid out. Originally a cascade of over 30 steps descended from Queen's Hollow above, to the waterfall but was removed in 1744. The piers at the front were designed by Thomas Archer, who also designed Robert Benson's Town house.

### 2. Construction

The Parterre is built into rising ground and the South, West, and North sides, are formed as large retaining walls of ashlar magnesian limestone, with moulded copings and rusticated and vermiculated piers and panels. The Eastern corners are marked by two free standing large elaborately carved limestone piers. Along the West wall top are fine stone vases. In the centre of the curving West wall (with niches), is a waterfall/fountain with baroque stonework. The ground area comprises of lawn with rose beds.

### 3. Previous Repairs

A number of coping stones renewed in recent years.

### 4. Condition

South East Pier:- Leans significantly to the North. The faces eroding to the extent some detail is lost. Open joints suggest the structure is becoming unstable and possibly metalwork internally is exerting pressure. Ideally this should be dismantled and rebuilt. Deposits of sulphurous dirt are eroding the stone and should also be removed. One or more stones may require renewal.

North East Pier:- Identical in design and in similar condition, though movement is much less pronounced.

#### Retaining Walls -

South wall:- Copings much pitted and top surface eroded but capable of further life for some years. Walls generally sound but some external pressure from earth banks is causing slight bulging in higher sections. The open joints and disturbance in upper courses will necessitate rebuilding before too long. (In some places sooner than later!) interesting outcrop of red lichen.

West wall:- Coping shows similar wear as South wall. The wall face is also disturbed both from subsidence and thrust. Numerous open joints, one or two stones have eroded. The stone urns appear sound.

Waterfall/Fountain:- Several stones are frost damaged. Most of the joints are open and appear to be dry bedded.

North Wall:- In similar condition to South wall, though movement less prominent. Top courses and copings most in need of re-bedding.

5. <u>Recommendations - Proposed Works</u>	Priority	£
- To take down the two Eastern piers and rebuild:-		
South East Pier	A	4,000
North East Pier	B	3,500
- To take down and rebuilding large sections of retaining walls to South, West, and North walls. Renew eroded sections of stone to fountain.	B	35,000
6. <u>Specialist works</u>		
- Examine red lichen.	B	500

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# BRAMHAM PARK

## Sundial in West Parterre

Key Plan ref. No. 2

1. History

Possibly mid 18th Century.

2. Construction

The top shaft and base is made from one piece of magnesian limestone, set on 2 no. limestone steps. The dial itself is bronze.

3. Previous Repairs

Very little, perhaps some pointing at base.

4. Condition

The main shaft is quite eroded with a particular deep pocket on the South West side. The stone appears to be off-bed (which is not surprising and not necessarily a problem with the limestone).

The base stones are eroded but the surface is stable. Joints are open and stones have become displaced.

The bronze dial is quite worn, and the detail difficult to read.

5. Recommendations - Proposed Works

Priority £

To reset the base stone and point up

B 250

6. Specialist Works

- To analyse the erosion and attempt to stabilise the surface with consolidation. Lime water technique is notably unsuccessful on magnesian limestone. Possible a lime mortar sacrificial infill to reduce surface area, in the knowledge this will have to be replaced every 15 - 20 years.

B 150

- The surface to the bronze dial may be capable of cleaning to show up the incisions.

B 100

# BRAMHAM PARK

## The Chapel

Key Plan ref. No. 3

1. History

Designed by James Paine in the 1750's for Harriet Benson. Up until 1907 the building was used as a garden house, and then converted into a family Chapel. The bell came from Bramham College.

2. Construction

Ashlar limestone (except North face in coursed pitched faced), magnesian to original structure, Ancaster to repairs. Wooden painted windows, door hardwood stained, roof to side extension lead sheet with woodroll joints, parapet gutters. Main roof westmorland slates, lead ridge and flashings, lead eaves gutter. Balustrade to South Portico in concrete. Portico ceiling plaster. Interior elaborately plastered. Roof structure formed in oak Queen post trusses, rafters and purlins.

3. Previous Repairs

Concrete balustrade in 1910. Main roof partially reconstructed 1958, with West slope re-laid on felt in last few years. Portico substantially rebuilt, with columns and frieze renewed, together with balustrade and substantial parts of external dado course in 1958.

More recent repairs in 1990's include renewal of pilaster base, and repointing to North, East, and West corners.

### Exterior

4. Condition

South Elevation - Minor to severe erosion to isolated stones in gable pediment, wall below and Portico entablature/cornice - together with many open joints. Build up of sulphurous dirt deposits to underside of cornice/pediment projections. Paint work to Portico ceiling plaster is flaking, in panel to South West evidence of leak. Stone to lower facade dirty or is it a dark brown paint very patchy in appearance? Minor erosion to the rear face of two columns near the base - pavement with numerous fractured flags and some settlement, on the steps some subsidence and disturbance with associated open joints.

Doors and windows well maintained.

West Elevation - Severe erosion to a few stones in the main cornice and exposed wrought iron cramp showing excessive rust. Less extensive erosion to approx. 50% of the remaining stonework to this elevation. Hard cement pointing is contributing to the problem in the upper section. The extension bay retains original fine lime pointing. Sadly the replacement Ancaster stonework is suffering quite badly in places.

Dirt deposits to ionic cornice details is quite heavy. Pointing to North West corner recent and of good standard. Movement fracture from centre wall through bay window head of some age but still active.

North Elevation - 5% erosion in form of isolated rubble stones. Pointing varies but much cement rich mortar. Coping to gable much eroded.

East Elevation - Very similar to that described for West Elevation, including movement fracture.

Roof and Rainwater goods - Well overhauled. Drainage to sumps at North end.

Flora - Interesting lichen growth to East bay niches.

Bell - Ferrous fixing are rusting.

Main roof - Oak queen truss with rafters on purlins, recently treated for wood borer attack. The East slope is pointed/flaunched/torched. The West is felted and signs of some new spars (green oak). Remainder dirty but appears sound.

Canted bay roofs - Lead slopes and parapet gutters. East gutter very full of leaf debris, but lead where visible is sound. West gutter clear, but evidence of much depression indicated rotting of supporting timbers due to water ingress. (No drips). Lead lifting on West cant parapet due to wrought iron cramps below, which are rusting.

Portico roof - Lead sheet, low pitch. Water drains to North West and North East corners links to Bays. Wrought iron metal support to parapet over lead channel rusting badly and will lift stone. Lead sheets - some minor patching otherwise sound.

Concrete parapet balusters - several badly damaged by rusting reinforcement (some spare ones lie on window cills)

5.	<u>Proposed Works - Recommendations</u>	Priority	£
	- Renew existing eroded stones in cornice and ashlars. Clean off dirt deposits and repoint majority of joints to upper level and isolated areas to lower walls and to plinth.	A	35,000
	- Reset Steps and paving.	B	50,000
	- Improve drainage by excavating present base trenches and infilling with gravel.		
	- Ventilation:- Drill holes in roof space access doors with insect mesh added.		
	- Reform lead parapet gutters to West cant gutter. Repairs to East gutter	A	4,500
	- Strip and recover East slope of main roof	C	6,000

## Interior

### 6. Condition

Plaster vaulted ceiling (painted and gilded). Walls plastered stud walls with raised panel moulds and elaborate entablature painted and gilded. Four columns and dado - scaggioli or painted. Floors - Limestone to main cell, limestone and black slate to sanctuary. Interior well ventilated with attic windows open.

Ceiling Vault - Some stress fractures - possible loss of key. Minor staining on plaster in patches (condensation?).

Floor - Stone flags shaling, but sound.

Statues - In canted bays.

Heating - gas.

Timcanna falcon gas balanced flue heaters - abandoned. Electric storage heaters (2 no.) now installed - to South wall below windows.

Electrical wiring in MICC cable with copper sheathing exposed and subject to verdegriis attack.

7	<u>Proposed Works - Recommendations</u>	Priority	£
	- Investigate ceiling plaster - possibly reinforce from roof space above.	B	500
	- Protect exposed MICC cable from corrosion.	B	1,000
	- Investigate statue pedestals and resecure.	B	1,000
	- Redecorate interior.	C	6,000

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# BRAMHAM PARK

## Ha Ha Northern Section

Key Plan ref. No. 4

1. History

Built with the Pleasure Gardens, from 1710 onwards. Sections imitate contemporary military fortifications.

2. Construction

Coursed rubble limestone with large courses at base diminishing up to a worked limestone coping. Buttresses at @ 7 m intervals, height on outside 1.5 m and 0.8 m to inside face, approximately 0.5 m thick - slight batter inwards.

3. Previous Repair Works

Considerable repointing over the last few decades. In places clay drainage pipes evident, suggesting a rebuild of some sections.

4. Condition

Much bulging and wavy lines, part due to subsidence, but mainly pressures from earth bank behind.

The repointing has mostly helped to consolidate the outer skin, but is really not capable of restraining the main forces.

In some areas the pointing has broken up, elsewhere it is sound.

A small number of the worked coping stones are laminating and breaking up.

A very good area of red lichen has become established on the mid section North facing stones.

5. Recommended Works

Priority £

- It is difficult to predict when more substantial repairs may become necessary. For the present the position may be said to be reasonable. Some specific areas weaker than the rest may require attention sooner than later.

In the long term the ideal solution is to reconstruct to give another 200 years service. As this is impracticable given the other priorities, the best policy is to rebuild small sections well and keep recorded on drawings for reference for future generations.

One of the most important tasks is to keep the coping stones in good order as these will protect all the wall below. At time of inspection open joints to a few buttresses and stretches of wall should be repointed, with section of coping renewed in the next few years.

B 4,000

# BRAMHAM PARK

## Nymph

Key Plan ref. No. 5

1. History

Statue possibly purchased on a Grand Tour in early 18th Century, and pedestal made locally. The carved relief panels contain weapons and musical instruments - an unlikely setting for a Nymph!

2. Construction

Figured statue in stone - a type of limestone (and not composite as first impression). The pedestal is magnesian limestone. and Portland type limestone panels with decoration in relief are set on all four sides.

3. Previous Repair Works

No evidence.

4. Condition

The Statue and cornice to pedestal are much covered with moss, lichen, and other growths. Apart from general erosion expected over two centuries it appears to be remarkably sound, although small lateral fractures are seen on the cornice at base of Cyma Recta moulding.

The pedestal is much clearer of growth and apart from minor erosion to ends of stones at joints, all is sound.

The relief panels carvings are still sharp except for small section at base of South panel, where the edge is shaling.

The lichens and mosses do not appear to be causing any undue harm, although they clearly hold in the damp, but again with help to disperse it.

Orange lichen at the base - all of interest and worthy of further study.

5. Recommended Works

Priority £

- The shaled edge to South relief panel might be consolidated to reduce undue water penetration.

- The small lateral fractures in the cornice may develop further with frost action, they should respond to very fine grouting. The removal of the moss may not be wise.

B 500

6. Specialist Works

Investigate ecology and its effect on protection of stonework versus harmful affects.

B 350.00

# BRAMHAM PARK

## Four Faces

Key Plan ref. No. 6

1. History

Erected before 1763. Each face on this urn represents one of the four seasons of the year.

2. Construction

Magnesian limestone, except for later repairs in Ancaster limestone.

3. Previous Repair Works

Sections of cornice to the pedestal have been repaired in Ancaster limestone (1960's).

4. Condition

Generally sound. General surface erosion reoccurs throughout but not excessive. The mass of moss to the apex areas obscures detail but appears to be protecting rather than colonising eroded parts.

The exposed Ancaster stones to pedestal cornice, have suffered from frost damage and are deteriorating. Cramps to cornice have been removed, but fractures remain.

Sulphurous dirt has built up on West face.

A fracture occurs on the vermiculated pedestal panel on the North face.

Minor fractures and shaling are occurring to scalloped edges of apex stone, immediately above the carved head section.

5. Recommended Works

Priority £

- Investigate fractures
- Renew eroded stones B 3,000
- Consolidate friable detail
- Remove dirt deposits

# BRAMHAM PARK

## Ha Ha North West, and West Section

Key Plan ref. No. 7

1. History

As Northern section - ref. No. 4.

2. Construction

As Northern section, but at North East corner a form of bastion (sq.) has been constructed. After a few hundred yards at the Western end, the Ha Ha becomes a wall with rough stone on edge capping and runs all the way to the South West boundary. As the direction turns West the Ha Ha is reformed, this time with a turf top. Height on field side is approximately 2 m.

3. Previous Repair Works

Not much evidence.

4. Condition

As Northern section to Ha Ha. The 'wall' of which most of this boundary is constructed is in reasonable condition, and only joints in the coping and upper courses are eroded.

5. Recommended Works

	Priority	£
- Repair Northern section as previously described for North boundary.	B	4,000
- The 'wall' section to repoint upper courses and coping.	B	4,000
- The West section - Rebuild some sections and general pointing.	B	3,000

# BRAMHAM PARK

## Open Temple

Key Plan ref. No. 8

1. History

Temple with Tuscan columns in antis, designed by James Paine, around 1750.

2. Construction

Magnesian limestone ashlar to East facade (with some Ancaster repairs). Eastern pedimented gable, Palladian or Venetian opening on 2 columns and round windows. North, South, and West wall faces in pitch faced coursed limestone.

Roof York stone slates with weather pointing at abutment with East gable, and lead flashing to West gable - dripping eaves to North and South faces. Lead ridge.

Interior ashlar stone walls, with dado rail and plinth in limestone, plaster ceiling with coving to edge. Floor limestone paving with slate diamond pattern inserts.

3. Previous Repair Works

East facade columns, architraves central arch and part of entablature in ancaster limestone from 1958 repairs. In 1960's the facade was reinforced with structural tie rods to prevent falling away.

Part cement, part lime pointing (recent) to exterior side walls.

4. Condition

The main East facade - Is eroded in numerous areas, but mostly of a light nature, one to two areas may require renewals in the next 10 - 20 years.

The front steps are displaced and have numerous open joints in need of repointing.

The rough stone side and rear walls are reasonable with minor erosion to stone and joints. Some repointing of harder cement joints desirable in the long term. Open joints in plinth to point now. Vertical fractures in East wall evident of long-standing movement. They do not transfer to the interior. Slight bulge in upper 2 . A tie bar across from North and South walls.

Roofs - Stone slating generally good, the weather pointing to East gable junction has come away and would be better renewed in lead.

Drainage - Sandy trenches to sides - not very effective. Gravel filled trenches to take dripping eaves water would be better.

Interior - Paving one or two cracked eroded but generally fair. Slightly damp to side walls junction.

The ashlar stonework to interior sides and rear walls are consistently eroded to a depth of 12 - 20 mm and similar condition across to the lintels of front facade. Provided the exterior remains weather proof the position should be reasonably stable. A few open joints should be pointed. Excessive erosion to a few plinth stone will require attention soon. A fracture in lintel of North most opening requires pinning.

The plaster ceiling shows cracking at joints (this has been renewed in board, rather than laths).

Timber bench against South West wall painted - well maintained.

5.	<u>Recommended Works</u>	Priority	£
	- To reset and point open to joints, lower plinth to rear. Pin fracture to North opening	A	2,500
	- Form gravel trench drainage		
	- Renew eroded interior plinth stones	A	2,500
	- Repoint exterior hard mortar areas	B	1,500
	- Renew areas of eroded ashlar	C	15,000
6.	<u>Specialists Work</u>		
	None		

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# BRAMHAM PARK

## Ha Ha South Section (Adjacent the 'T' Pond)

Key Plan ref. No. 9

1. History

Constructed as part of the garden layout from 1710 onwards.

2. Construction

Large coursed rubble limestone with turf top. Buttresses at intervals, centre section semi circular, general height 2.3 m, representing a military Bastion.

3. Previous Repair Works

No evidence other than repointing to small sections.

4. Condition

Most of the joints are seriously eroded, and a number of isolated stones are significantly eroded.

Small animals are beginning to burrow in and loosen sections of wall at the base.

The wall appears stable at present, but if the position it left then the exterior skin may begin to part from the core.

5. Recommended Works

Priority £

- To thoroughly consolidate with grouting and pointing to the joints, and renewal of the eroded stones.

A 30,000

# BRAMHAM PARK

## Ha Ha South East Section

Key Plan ref. No. 9(a)

1. History

Constructed as part of the garden layout from 1710 onwards.

2. Construction

Coursed rubble limestone with turf capping, general height 2 m.

3. Previous Repair Works

Repointing at various intervals.

4. Condition

Generally sound, a few open joints in upper courses and one or two sections with more eroded joints than others. Tree root pressure has caused some bowing.

5. Recommended Works

- Repointing of open joints

Priority £

B 8,000

# BRAMHAM PARK

## The 'T' Pond

Key Plan ref. No. 10

1. History

A late addition by Robert Benson in the 1730's, adapted from the French style. The 'T' used to supply water to the Queen's Hollow and West Parterre.

2. Construction

The head of the 'T' has ashlar stone retaining walls with worked stone coping. The lower half of the walls are cement rendered and this appears to continue down to base of pond. Originally in limestone the walls now exhibit sandstone and much concrete inserts, all of which blend surprisingly well.

The shaft of the 'T' pond is shallower and with grass banks lining the sides. Sections of PVC lining show along the mud bank edges and which suggests recent relining of the Pond, but the presence of mud and plant growth prevents any real indication of construction below.

The head pond features a number of low cross walls flagged sections - perhaps these ducts to former hydraulic feature?

3. Previous Repairs Works

The evidence of sandstone suggests Victorian repairs; concrete and cement render early 20th Century repairs; and PVC 20/21st Century repairs.

4. Condition

Apart from isolated eroded coping stones the mixture of limestone, sandstone and concrete is holding up well. The render where not covered with algae appears sound, but may contain fractures and haircracks not readily visible.

5. Recommended Works

	Priority	£
- Renew the eroded coping stones (3 no.).	B	500
- Renewal of further eroded coping stones - the concrete ones are the more likely ones to perish first.	C	5,000

6. Specialist Works

- Investigate base of pond.	B	-
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# BRAMHAM PARK

## The Gothic Temple

Key Plan ref. No. 11

1. History

The design is taken from Batty Langley's book 'Gothic Architecture' published in 1742. Originally built with a pointed roof this was removed in 1907, and a water tank for domestic use was placed at ceiling level (with a flat roof above), fed by a spring which runs through filter beds.

2. Construction

Magnesian limestone ashlar blocks, and moulded architraves to windows, with cornice and crenellated parapet. Roof concrete with asphalt, cornice lead covered, windows with crown glass panels, and doors softwood painted. Interior studding with elaborate plaster decoration finish. Ceilings in concrete painted. Floors in sandstone flags.

Exterior rainwater pipes (2 no.) in lead, one with renewed base section in asbestos fibre cement. Internally 2 no. lead pipes painted (presumably 1 riser and 1 outlet?)

3. Previous Repair Works

Concrete roof reconstruction 1907, Ancaster ashlar renewals to lower walls and buttresses (@ 10%), and asphalt finish to roof, 1960's.

4. Condition

Generally fair. The limestone to exterior is eroded, much superficially but some areas such as window surrounds and isolated ashlar quite deeply. Sulphurous dirt has built up on underside of cornice. A few joints are open.

The windows and door timbers are sound in the main, except for rot in the cills, and painted finish is deteriorating.

The entrance step to East and West facades have moved out of alignment.

A few of the crown glass window panes are cracked.

Minor movement fractures of some age occurs through the full height of wall on the North West cant, and to a lesser degree on the opposite South West cant, and South East cant.

The asphalt roof is sound except in one place where a plant grows through. The lead capping to the cornice has a 30 mm upstand, and water if therefore held as a trough with two very small outlet pipes into the rainwater hoppers. These are predictably blocked. Presumably most water evaporates away.

Internally the finishes are sound, except for flaking paint at dado level due to damp through the exterior stonework.

5. Recommended Works

	Priority	£
- Point up the isolated open joints including fractures	A	1,000

- Repair asphalt roof	A	150
- Paint doors and window joinery	A	1,500
- Form overflow chutes to cornice lead capping or modify into part dripping eaves. Modify base of rainwater pipes to enable access for maintenance to rainwater pipes and drains	B	2,000
- Reset steps	B	500
- Repair cracked crown glass with face leads insitu	B	200
- Cut out and renew eroded stone	C	10,000
- Recover roof with lead sheet	C	10,000

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# BRAMHAM PARK

## Monument to JET

Key Plan ref. No. 12

1. History

A grave yard for some of the family's pets. The largest monument is in memory of JET, a favourite dog which belonged to George 'The Squire' Lane-Fox.

2. Construction

Pillar formed with cluster of four columns (carved from one stone) surrounded by capital and ball, set on pedestal, all in limestone - original magnesian and later repairs in Ancaster.

3. Previous Repair Works

The lower half of the cluster shaft is renewed in Ancaster (1960's), and 2 corners to pedestal cornice in same stone.

4. Condition

The apex ball and capital is eroded, in some areas to the extent where detail becomes sparse, but generally the stonework seems capable of withstanding the elements for many years.

The shaft shows a fracture on both North and South sides, which may be a natural fault (rather than indicating the pressure of wrought iron).

The lower Ancaster section is weathering well.

On the North side of the pedestal the Ancaster inserts have all but perished due to frost action.

On the pedestal a small area of limewash remains (approximately 10%) and as the inscription to JET is in black painted lettering, most of this is lost.

5. Recommended Works

	Priority	£
- Investigate fracture to column shafts.	B	100
- Pin or remove ironwork.	B	500
- Renew eroded section of pedestal cornice.	A	400
- Repaint the pedestal and reinstate the inscription (including archival research for missing lettering).	B	2,000

# BRAMHAM PARK

## Circular Pond with Fountain

Key Plan ref. No. 13

1. History

The pond side structure is probably Victorian. The central Dolphin fountain maybe earlier (18th Century). This fountain is thought to have been part of the waterworks linking the Obelisk Ponds to a run off somewhere near the House.

2. Condition

Grit stone surround to pond edge with ashlar wall extending below to bottom in similar stone. Base of pond appears to be cement lined, but much covered with algae.

Central Fountain on stone base covered with algae (nature of stone not determined) surmounted by carving of Dolphin in coade stone, or other composition, or perhaps limestone?

3. Previous Works

Stonework repointed, and base of pond relined.

4. Condition

Main pond edge surround in sound condition, but slight movement at joints where hard cement pointing used.

Base of pond shows rusting supply pipe embedded in concrete.

The centre piece shows some loss of detail to base stones but algae cover makes identification difficult. The carved stone contains minor fractured to head of Dolphin, erosion to edges of fins and to edge of top bowl.

5. Recommended Works

- |   | Priority | £   |
|---|----------|-----|
| - To repoint the main surround and walls.         | B        | 800 |
| - To remove iron pipe and renew with non ferrous. | C        | 500 |

6. Specialists Works

- |   |   |       |
|---|---|-------|
| To stabilise fractures to Dolphin heads and make good edges of bowl | A | 1,500 |
|---|---|-------|

# BRAMHAM PARK

## Gothic Summer House

Key Plan ref. No. 14

### 1. History

Date stone 1845, in the early 'Gothic' style. One main centre room with smaller ones off at East and West ends. In 20th Century has been used as shelter for tennis players. Referred to by Detmar Blow in 1912 as 'Museum'.

### 2. Construction

Ashlar limestone with high sand content, with reticulated plinth. The doors surround is in a different limestone - rather creamer, perhaps from further a field (Caedby) Pinnacles and parapet limestone but interestingly the window mullion and tracery are timber - pitch pine. Doors also painted softwood. Roof - concrete laid as flat slab with corner outlets to cast iron rainwater pipes hopper. Only the trefoil windows above the door contains original leaded glazing. Evidence remains to suggest the ceilings to the 3 rooms were formed as plaster cross groined vaults.

Entrance piers to gate at Northern entrance across Tennis Court in limestone.

### 3. Previous Repair Works

The concrete slab roofs were installed in 1952.

The South face ashlar has an area of approx. 3 m<sup>2</sup> renewed in Caedby limestone in the last year. Elsewhere windows are boarded up with painted tracery decoration, or part glazed in sheet glass. The two wings are partitioned off with the centre room boarded out to obscure doorways and ceiling etc.

### 4. Condition

Much of the stonework is severely eroded in the lower portions on all faces, and parapets and pinnacles are much disturbed by movement, from embedded wrought iron or vegetation roots.

A quarter of the structure is covered with Russian Vine making close observation difficult. The South East pinnacle is in danger of falling.

The flat concrete roof appears sound, but vegetation precluded a full view.

The interior condition of the stonework to the East and West rooms is much eroded and much of the wall plaster is lost. Judging by the erection of hardwood boarding to the centre room, similar erosion is anticipated here.

Floors are stone slates, and generally look fair where visible amongst the 'sand dunes'!

Entrance gate piers disturbed.

5. <u>Recommended Works</u>	Priority	£
- Entrance gate piers - limestone and wrought iron gates. Upper section of stonework dislodged and to rebuild.	B	1,000
- Summer House:-		
- Extensive stonework renewals/consolidation required:-		
Stage I - Most urgent:- Structural areas to exterior.	A	20,000
Stage II - Less Urgent:- Weather proofing and renewals.	B	25,000
Stage III - Interior renewals and plaster work.	C	15,000
- Windows glazing and doors to be reinstated and permanent ventilation provided.	A	6,000
- Rainwater goods, major overhaul of 2 cast iron rainwater pipes and drains.	A	1,500
- Roofs - concrete, re-covere with lead.	B	10,000

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# BRAMHAM PARK

## The Obelisk Pond and Cascades

Key Plan ref. No. 15

### 1. History

The Cascades consist of 5 different pools the largest of which is called the Obelisk Pond (an obelisk which used to stand at the centre). The water flows through a series of dragons heads (similar to West Parterre Cascade ref No. 1) to Southern sections A and B, and originally to Section G, but the cascade is now dry and pond filled in. The long cascade to the South is mostly destroyed and only small areas of stonework remain (not inspected).

### 2. Construction

The coping and retaining walls are mainly in limestone, with some Victorian sandstone, some 20th Century concrete. The larger wall faces comprise of ashlar with panels of rustication or vermiculation. Construction of base on the ponds is unknown.

### 3. Previous Repairs

Mostly original, a few Victorian and 20th Century repairs. Recent repairs in magnesian limestone to isolated copings and some ashlar.

### 4. Condition

#### **Pond A**

Some erosion to rustication (5%). A few coping to West arm lost and top section disturbed. A few eroded copings around pond edge. Minor fractures to steps (frost action).

Condition of pond base - unknown - covered with algae.

#### **Pond B**

Disturbance to steps with many moved out of position. Fractures and past movement to main wall face above pond.

Isolated stones eroded to pond sides eroded, and numerous joints open evident.

Condition of pond base - unknown - covered with algae.

#### **Pond C**

The main steps and retaining wall in limestone generally sound. Isolated copings eroded, pointing to steps disintegrating.

Copings around pond are much repaired with sandstone and concrete prevalent, and much of it not withstanding the test of time.

Stonework to pond sides, obscured by algae but evidence of open joints.

Condition of pond base - unknown - clay and algae.



### **Pond D**

The East retaining wall to field is in limestone. Fair but some movement and open joints to buttresses.

Gravel path adjacent subsided and requires additional gravel to build levels back to original.

Copings to sides of main pond - mixture of limestone, concrete and sandstone. Generally standing up well but isolated stones, concrete section particularly on the East side, have fractured or eroded.

Sides in Ashlar, rough finished stone, generally sound. Minor open joints and disturbed paving around fountain to West centre section.

Base of pond clay? and much algae. Appears sound but condition unknown.

### **Pond E**

Steps and copings contain eroded sections, sandstone, limestone and concrete. Sides of ponds exhibit open joints. Pond base - condition unknown

### **Pond F**

Mostly sandstone and concrete copings, only a few original limestone copings remain. A small number of sandstone copings exhibit fractures. Sides to pond in stone painted/waterproofed, which is disintegrating, together with some open joints.

Pond base covered with algae - condition unknown. At East end paving is open jointed.

### **Area G**

Walls mostly in limestone, original and in good condition, with erosion confined to copings to ramps and South wall cornice/copings. A few open joints to South wall, but many to ramp side walls.

Some movement and fractures of stonework requires investigations, possibly due to pressure of wrought iron cramps, and parting of facing from core.

Interesting build up of lichen on North face of South wall.

5.	<u>Proposed Works</u>	Priority	£
	<b>Pond A</b>		
	Renew the isolated eroded copings and fractured steps. Minor pointing.	B	10,000
	<b>Pond B</b>		
	Pointing to pond sides, and copings, to pond steps and bastions. Isolated renewal of eroded stone to copings and steps.	B	10,000
	<b>Pond C</b>		
	Pointing to steps. Small renewals to wall copings, but several renewals to pond edge.	B	6,000

**Pond C (Continued)**

Pointing to pond sides. C 10,000

**Pond D**

Minor consolidation to Ha Ha wall. Build up gravel paths, renew copings to East side of pond. Point paving to West side. B 12,000

**Pond E**

Renew eroded copings and point joints. B 4,000

**Pond F**

Renew copings and point joints. C 4,000

**Area G**

Renewal of eroded copings. Point open joints, investigate fractures. Study lichen growth. B 10,000



Area G

BRAMHAM PARK  
BLACK FEN

**Ha Ha to Northern Walk to Rotunda**

Key Plan ref. No. 16

1. History

Presumably by James Paine, and coeval with the Rotunda (1740's).

2. Construction

The main face is on the North, with steps - ashlar limestone with vermiculated panels, wrought iron railings and gate to East and West steps.

The flanking walls, which extends Southwards into a great curve following the line of the Rotunda are of rough rubble, coursed limestone with no cappings.

3. Previous Works

The main front section appears to be original. The flanking walls have been much repaired either through rebuilding or extensive pointing. The positioning of drainage pipes suggests the former.

4. Condition

The main front section is generally sound, slight outward thrust from the earth bank behind has caused some displacement to the steps, but by no means excessive.

A few open joints in the copings and steps are allowing a build up of grass etc. which could result in displacement. The wrought iron work is well maintained though some sections have rusted in the past and minor details are missing.

An interesting collection of red lichen is gaining hold.

The flanking walls are generally sound but some bulging due to proximity of trees, will inevitably lead to further disturbance in the future. On the curved section, vegetation is building up and some open joints are evident.

5. Proposed Works

Priority £

- |  |   |       |
|--|---|-------|
| - Minor pointing to open joints on main North wall, and to curved section to flaking wall. | B | 3,000 |
| - Repair railings and gates.   | C | 2,000 |

6. Specialist Works

- |                            |   |     |
|----------------------------|---|-----|
| - Study the lichen growth. | B | 100 |
|----------------------------|---|-----|

BRAMHAM PARK  
BLACK FEN

**The Round House (Rotunda)**

Key Plan Ref. No. 17

1. History

Attributed to James Paine, and built on the instructions of Harriet Benson before 1750. It appears to be modelled on William Kent's Temple of Ancient Virtues at Stow. From the Temple, rides radiate into Black Fen forming a feature of gardens in the French style - The Patte D'oie (goose foot).

2. Construction

Lead covered dome and stepped drum over concrete roof structure formed with precast concrete ribs and panels laid over, wall supported at apex on brick drum in turn built off concrete platform supported on two large concrete beams let into the wall top. The colonnade roof is concrete and lead flashing to entablature forms dripping eaves.

The entablature, upper drum, lower drum and base is all in limestone, but the columns are grit sandstone. The cross groined vaulting to underside of colonnade roof is in plaster.

Windows and doors softwood painted, with secondary single sheet glazing to exterior face of windows.

Interior walls constructed in rubble stone to main drum and engineering brick to upper drum. Originally studded out and plastered, but only one small portion survives in-situ. It is understood many pieces of plaster were saved and are stored in the Main House.

Floor limestone and slate set into decorative pattern.

The only original fittings to survive are two wall cupboards and door architrave with elaborate moulding in softwood, painted.

3. Past Repairs

The lead roof sheets were stolen in the 1960's (resulting in destruction of the roof structure and interior plaster work) and a new roof in concrete proposed and presumably constructed in the 1960's?, but only recently lead lined with welded joints in the last few years.

Stonework repair in Ancaster to entablature (1960's?) and more recent in magnesian limestone to South door plinth area (reticulated and ashlar) together with a fine capital carved with considerable spirit (by the resident mason).

Windows and South door renewed.

4. Condition

Roof leadwork is new and sound. The stainless steel clips are very bright and will take ages to dull down.

The upper drum stonework appears reasonable. The colonnade entablature is suffering cramp erosion to the lintel on the North West face. Many capitals to the colonnade are seriously eroded.

A few of the grit stone columns exhibit fractures. Both vertical and horizontal possibly due to natural weakening, but also perhaps wrought iron dowel to joints. A few of the column bases are eroded/fractured. Stonework to the inner/lower drum is severely eroded in places notably to window and or architraves as well as some ashlars. Over 70% of joints are open.

Numerous joints are open to base stones and small number of stones are broken.

The plaster vaulting to colonnade ceiling appears sound but very dirty. The interior walls are dry and stable, except to areas below window where the wall thickness is reduced and damp has penetrated through.

The floor suffers from some settlement causing unevenness, and significant salting suggesting rising damp.

Timbers to original fittings cupboards have suffered from damp and although now dry require attention to prevent further deterioration.

The remaining section of original plaster decoration is secure and will be essential for guidance on any reconstruction (archival photography and copy moulds are advised, including those stored in the House).

Ventilation to interior is slight and would be better improved.

5. <u>Proposed Works</u>	Priority	£
- Cut out and remove cramps where fractures occur to entablature. Renew heavily eroded stones to colonnade and inner/lower drum.	A	
- Repoint open joints to drum and base paving. Investigate and secure fractures in columns. Clean and limewash colonnade vaulting. Improve drainage.	A	65,000
- Form ventilation in outer polycarbonate sheets to windows.	A	
- Investigate damp to floor. Re-lay possibly on DPM. Conserve original timber fittings.	C	
- In the long term reline the interior walls and dome, and recreate decorative plaster.	C	70,000
6. <u>Specialists</u>		
- Investigate lichen to North side of steps.	B	100
- Advise on cleaning sulphurous deposits from entablature cornice stonework and colonnade plaster vaulting.	A	1,000
- Archival recording of plaster work and taking of rubber moulds.	C	4,000

BRAMHAM PARK  
BLACK FEN

**The Obelisk**

Key Plan ref. No. 18

1. History

A memorial to Robert Fox-Lane, the only son of George Fox-Lane and Harriet (daughter of Robert Benson) erected in 1760's, also forming the hub of a 'round point' - the junction of no fewer than ten rides, radiating from here into the depths of the Black Fen.

2. Construction

Ashlar magnesian limestone, including magnesian limestone vase to apex, and marble plaques inset in pedestal base on three sides, surrounded by wrought iron railings, leaded into limestone plinth.

3. Previous Repairs

Pointing in a hard cementitious mortar to joints, and to the numerous fractures on all faces of the main shaft. In the lower section isolated stones have been face rendered in a similar mix.

4. Condition

Apex and Shaft - The limestone to the apex vase (not coade stone as sometimes suggested) and shaft of the Obelisk shows some signs of erosion but not excessive. The erosion is deeper to those stones rendered over, partially exacerbated by the hard render itself which is beginning to fall away. The hard pointing to the fractures is also failing.

The upper third of the stonework exhibits open joints in need of pointing.

The most disturbing faults are the long vertical fracture through the stonework (not the joints) in the lower two thirds of the shaft which are evident on all sides, though perhaps slightly less so on the East. There does not appear to be any recent movement or displacement to suggest any instability, and the cause may be related to wrought iron reinforcement within the core or across the centre of the blocks to each face. In which case further movement could be anticipated as the ironwork continues to rust. Possibly the hard pointing has proved efficient at preventing water penetration. The removal of the ironwork at some stage in the 1960's seems unlikely as there are no signs of new stones and surely some would have been replaced, either because they were destroyed when excavating the wrought iron, or to reintroduce structural integrity across the fault line.

Pedestal - Also in magnesian limestone, but has suffered more with significant erosion warranting the renewal of some stones. More unfortunate cement rendering of both ashlar and to the elaborate carved surround to the plaques.

Dirt encrustation has built up on the underside of the main mouldings to the cornice.

Two stones in the base have fractures consistent with wrought iron cramps.

The stone caved relief panel to East face exhibits sulphurous dirt deposits to inner parts. The three marble plaques are suffering from water penetration with areas of the face eroded sufficient to obscure the lettering in places.

Base Area - Gravel to top surface, appears reasonably dry with no signs of rising damp to pedestal.

Railings - Well maintained, but one or two missing, presumably through vandal action, where the base stones damaged by rust expansion have let the ends become loose.

Approximately one third of the base is fractured and in a few cases the base of the railing is almost rusted through.

5.	<u>Proposed Works</u>	Priority	£
-	Apex and Shaft - To repoint the open joints to the upper third of the shaft, to remove the rendered finish from isolated stones, and remove cement from fractures. Investigate the fractures to discover the extent of the wrought iron within and the likelihood of further damage, remove ironwork, stitch fractures and renew stonework.	B	40,000
-	Pedestal - To clean sulphurous deposit from cornice and carved works. To remove cement render and wrought iron cramps. Renew approximately 20% of stonework, and repoint mid section. Consider isolating marble plaques from damp within obelisk, using lead membranes. Re-carve missing lettering.	B	45,000
-	Railings- Renew 40 - 50% of plinth stones. Treat base of wrought iron railings, renew missing rails (7 no.).	B	9,000
6.	<u>Specialist Investigation</u>		
-	Advise on cleaning off sulphurous deposits.		
-	Consolidating surfaces to relief carving and marble plaques.	B	1,000

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BRAMHAM PARK  
BLACK FEN

**Open Temple or Temple of Lead Lads (Leo Lud)**

Key Plan ref. No. 19

1. History

Built in 1750's by local craftsmen on the instructions Harriet Benson. The 'Lead Lads' were classical lead figures that presumably stood on the three small blocks, at the apex and base of the front pediment, and were lost to vandals many years ago.

2. Construction

Roof, Yorkshire Greystone slates with lead secret gutters/soakers detail on both gable abutments, stone ridge, 'dripping eaves'. Walls and entrance steps in magnesian limestone. Interior walls and ceilings lime/cement rendered; floor limestone squares and one only slate square (not central!); Roof space is vented from air brick in rear wall gable.

3. Past Repair Works

The roof slate and leadwork appears to have been stripped and re-laid in the last few years, and the exterior walls repointed and isolated stones renewed in magnesian limestone including the two Portico columns. Visqueen sheeting has been placed against the footings below ground level to act as damp proof membrane, and sand filled trenching formed for drainage.

4. Condition

Roof appears sound and dripping eaves functioning well. but the ground at base of walls is quite hard and becoming washed away.

The original external stonework is quite eroded in some places, but relatively sound elsewhere. The recent pointing will do much to reduce the rate of erosion, and the situation should be reviewed in the next 5 - 10 years, when a few stones may require renewal, though possibly they may have hardened, forming a protective skin.

Movement through ground settlement has occurred in the past to the North West corner causing some distortion to pediment and wall junction and widening of joints. However, there is no evidence of continuing movement. The position should be kept under observation.

The stonework to the entrance steps has suffered with several sections of nosing lost. This presents a slight hazard for foot traffic. Renewals would be desirable but are not essential at present. Rust/brown lichen has established itself on the step stonework. The lintel to the Portico is severely eroded but is not structurally at risk. The outer moulding to the pediment has eroded along the top edges allowing a quantity of rainwater to spill over. Perhaps a lead capping (or terne coated/lead stainless steel capping) could be placed over, which would have the benefit and providing protection to the lead soakers which are somewhat vulnerable in the long term to movement and water penetration.

A light cleaning off to deposits on pediment stonework is advised to reduce chemical erosion.

The floor suffers from slight subsidence and one or two stones have cracked. Ideally they should be re-laid/replaced and a few open joints pointed up, but this is not a high priority.

The interior render is generally sound. Slight cracking appears around windows (rainwater penetration) and due to minor movements. A hydraulic lime might be better for future repairs.

5. <u>Proposed Works</u>	Priority	£
- Clean off sulphurous dirt deposits to pediment stonework - Fit protective capping to pediment tops to include cover to new soakers.	B	1,200
- Form gravel trench along East and West walls.	B	150
- Fit stone capping to window cills.	B	450
- Form access hatch in ceiling for inspection/maintenance of roof timbers.	C	50
- Re-lay floor.	C	1,200
6. <u>Specialist Consultants</u>		
- Survey of lichen to steps	B	
- Advise on removing sulphurous dirt deposits.	B	250

BRAMHAM PARK  
WHITTLE CAR

**Grotto**

Key Plan ref. No. 20

1. History

The Grotto contains many stylistic references to the Tropical Garden and West Parterre structures and is presumed to date from the same period i.e 1740s.

2. Construction

The Grotto is formed as a wall across the stream to act as a dam, with the remains of sluice gate to West side. A mixture of ashlar blocks with vermiculいた and rusticated panels forms a powerful abutment. Side walls slope down to the waters edge as triangular forms, and in the central space a rock island is embraced – was this a statue pedestal or fountain? Water must once have flowed out of the three openings halfway up the main wall face. Interesting lichens and other plants are well established on the wall faces.

3. Past Repair Works

None evident.

4. Condition

The structure is much overgrown with many self seeded saplings rooted into the top of the wall and exerting pressure resulting in dislodged and fallen stonework in the upper courses. The lower wall areas are relatively sound. Top stones to the rocky island are also much dislodged and sections fallen. The sluice gate has lost any mechanism for control and most of the water runs through the opening instead of through channels behind the main wall. The banks and water course require reforming.

5. Proposed Works

	Priority	£
- Rebuild wall tops and reset dislodged stone. Most stones should be salvaged from stream bed, allow for some renewals. Point up open joints.	B	25,000
- Rebuild top section of rocky island pedestal.	B	5,000
- Reform sluice gate and channel above dam wall. Dredge base of grotto and reform banks.	B	5,000

6. Specialist Consultants

	Priority	£
- Investigate flora and fauna and advise on precautions and conservation requirements to avoid damage.	B	500

