

THE TEMPLE, WANSTEAD PARK
VOLUME 04: APPENDICES
FINAL ISSUE
MARCH 2024



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On behalf of Purcell ©

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APPENDIX A

DESIGNATION DESCRIPTIONS

The Temple

Heritage Category: Listed Building

Grade: II

List Entry Number: 1081016

Date first listed: 20-Dec-1954

Statutory Address: THE TEMPLE, WANSTEAD PARK E11

National Grid Reference: TQ 41637 87414

Details

WANSTEAD PARK I. 5027 E11 The Temple TQ 48 NW 5/17 20.12.54 II GV 2. Late C18. Tetrastyle pedimented Tuscan stone portico, painted, the cornice mouldings replaced by wooden bargeboards. Central doorway with pulvinated frieze and cornice, one sash window each side. Pantile roof, steps up. The temple is placed on a mound, and has later wings on each side to convert it for living accommodation.

Wanstead Park

Heritage Category: Park and Garden

Grade: II*

List Entry Number: 1000194

Date first listed: 01-Oct-1987

National Grid Reference: TQ4104087270

Details

Remains of formal gardens, landscape park and lakes, the form of which dates mainly from the late C17 to early C19, on the site of a C16 deer park. Developed late C19 as a public park and early C20 as a private golf course, with associated sports facilities.

HISTORIC DEVELOPMENT

In 1545 a deer park was enclosed from the royal hunting forest at Epping, and included a hunting lodge built in 1499. The park included the plateau and the scarp that comprise the present (early C20) park and was bounded to the east by the River Roding. By

1549 the lodge was a ruin and it was replaced by a new house, enlarged in the late C16 by Robert Dudley, Earl of Leicester, who used it to entertain Queen Elizabeth in 1578.

The 300-acre (125ha) estate was purchased by Sir Josiah Child (1630-99) in 1673-4, who had lived there since 1667. Pepys commented that it was a 'fine seat, but an old-fashioned house' (Jeffery 1997). Sir Josiah started a massive programme of garden works, laying out a garden around the old house, with walled gardens of fruit trees, walnut plantations, and tree planting in the park. The structure of the gardens, the initial large-scale use of water, and the pattern of rides and avenues are likely to date from this period. The centrepiece of the avenues to the west was the approach from Leytonstone, and that to the east was the triple avenue along the Long Walk.

Sir Josiah died in 1704 and work was carried on by his son Richard, later Viscount Castlemain, 1718, and Earl Tylney, 1732. The initial work (1706-13) was a development of his father's work and was designed by George London (d 1714). The work included formal parterres, two large canals, a bowling green, wilderness areas, two mounts, clearings and seats, a large orangery, and a banqueting house. The gardens and old house were illustrated in bird's-eye views by Kip c 1713. Shortly afterwards, dramatic changes were made to the house and gardens in the period 1715-35. The old house was demolished and replaced by a Palladian mansion designed by Colen Campbell. The late C17 formal gardens were removed and replaced by a lawn. The Ornamental Water was made with the associated Fortification (a sham fort with battlements and guns on an island). The result of this work is depicted in John Rocque's Plan of the House Gardens Park & Plantations of Wanstead, 1735. A third phase of work was carried out between 1735 and Lord Tylney's death in 1750 (depicted in Rocque's Survey of London, 1744-6). This included irregular paths through the woodland to the east of the house and a series of

ponds on the south side of the house (the Square, Perch, Heronry, Formal and Reservoir Ponds, and the Great Lake).

John, second Earl Tylney (d 1784) inherited the estate in 1750 and was responsible for building the Temple and Boathouse Grotto and for producing a less regular and formal landscape. The estate passed to the nephew of the second Earl in 1784 and then, in 1808, to Catherine Tylney Long who married William Wellesley Pole, a nephew of the Duke of Wellington, in 1812. William took the name of Pole Tylney Long Wellesley, and Catherine became Catherine Tylney Long Wellesley. Extensive alterations were carried out on the landscape in the period 1813-18, mostly under the guidance of Humphry Repton (1752-1818) and with planting by Lewis Kennedy. The work included plantations around the lakes, reshaping the Ornamental Water, a parterre to the west of the house, and draining the Reservoir Pond. In 1818 Lewis Kennedy made a report on the design and planting of an American Garden (recorded by J C Loudon (1822) as 'one of the largest ... in the kingdom'). Following the work, Repton described Wanstead as 'one of the most magnificent places in this country'. Unfortunately the extravagance of Catherine's husband resulted in the loss of her fortune and in 1822 the contents of the house were auctioned to satisfy the creditors. The house was demolished and the materials sold in 1824. Catherine died the following year. The parkland was let for grazing, mature trees were felled, and the gardens were neglected.

In 1882 the Corporation of London purchased part of Wanstead Park and it was opened to the public as part of Epping Forest, which includes Bush Wood. The remaining land was retained by Lord Cowley and much of the land on the edges of the park and estate was sold off to developers in the late C19 and early C20. The land at the centre of the park (including the site of the house

and gardens) was sold in 1920 and became the Wanstead Golf Club, in which use it remains. The Corporation of London started a programme of replanting in the 1970s but many trees were lost in the 1987 and 1990 storms. In 1992 the Corporation of London initiated a ten-year management plan of their part of the park.

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Wanstead Park, c 129ha, is located to the east of Leytonstone, south of Epping Forest and north-west of Ilford, in the London Borough of Redbridge. The public park and the golf course are bounded by Overton Drive to the north-west, Warren Road and Redbridge Lane West to the north-east, the River Roding with the North Circular (A406) to the east, the City of London Cemetery to the south-east, Northumberland Avenue and Woodlands Avenue to the south-west, and Blake Hall Road (A114) to the west. Bush Wood is bounded by Bush Road (A114) to the north, Blake Hall Road and the gardens of the houses on Belgrave Road to the east, Lake House Road to the south-east, Harrow Road (B161) to the south, the east end of Ferndale Road and the gardens of the houses of Montague Road to the south-west, and Bushwood to the north-west. The ground at Wanstead has a slight slope, falling generally from west-north-west to east-south-east, towards the course of the River Roding. The boundaries of the park are marked by a mixture of wooden and metal fences, and open boundaries.

ENTRANCES AND APPROACHES There are pedestrian entrances to the public park from Blake Hall Road to the west, from Warren Road to the north-east, and numerous entrances from the south, including four channelled entrances, direct access from the rear gardens of the houses along Woodlands Avenue, and open access (where no barriers exist) along Northumberland Avenue. There are vehicular access points from Warren Road (which leads to the Temple and Keepers' Lodge), from Park Road

to the south-west and from Wanstead Park Avenue to the south-east (to the Keepers' Lodge). The Golf Club is approached from Overton Drive, directly into a car parking area on the north side of the former stable and outhouse courtyard, the buildings of which now form the Clubhouse. A track leads southwards from Overton Drive, down the west side of St Mary's churchyard to the sports ground and the Basin. This track and the one from Warren Road to the Temple existed in the C18 but the remaining access points and paths are largely early C20 ones, associated with the public park. A pair of early C18 Portland stone gate piers (listed grade II*; outside the boundary of the site registered here) stand at the entrance to Overton Drive from Blake Hall Road, marking the former main entrance to Wanstead Park from the west. Access to Bush Wood can be gained from the surrounding roads.

PRINCIPAL BUILDING The early C18 house was demolished in 1824 and not replaced. The site of the house is marked by a large indentation in the ground within the golf course, which runs from c 100m south-south-east to c 250m south-south-east of Wanstead Golf Club House.

To the south of Overton Drive is the north side of a courtyard of late C18 outbuildings (coach house and stables), now the Wanstead Golf Club House (listed grade II; c 50m east of St Mary's with Christ Church). It consists of two-storey brick buildings around the sides, with round-headed archways through to the courtyard from the north and south. Additional one-storey buildings have been added to most sides and a modern (late C20) extension has been added to the south.

Also on Overton Drive and c 50m to the west of Wanstead Golf Club House is St Mary's with Christ Church (listed grade I), completed in 1790. It was built by Thomas Eamwick in a neo-classical style.

GARDENS AND PLEASURE GROUNDS The landscape is divided between the golf course (which itself is in two parts), the public park, and Bush Wood (the last two described under PARK below). The main part of the golf course (c 32ha) lies in the north-west third of the site, and includes the site of the former Wanstead House, gardens and the main C18 entrance from the west. The rest of the course (c 6ha) is divided by Warren Road and lies to the north of Wanstead Park.

Entering the site through the courtyard of Wanstead Golf Club House, a path leads south from the building and then circuits a bowling green (Wanstead Bowls Club) before emerging on to the main part of the golf course, which lies to the south, west and east. Immediately to the west are tennis courts, and a second bowling green with a pavilion, and beyond these to the west is a sports ground, with further tennis courts along the west side and a pavilion to the north (used by Linkside Tennis Club, Wanstead Cricket and Hockey Club and the Lakeside Play Group). Adjoining the tennis courts to the west is the Basin, a large octagonal lake (4.09ha), close to the north boundary of the site. Along the east side of the sports ground is a drive, which leads north onto Overton Drive. To the west of the drive is a car park and to the east the churchyard of St Mary's (c 2ha), with the church at the northern end, surrounded by wrought-iron spear railings (together listed grade II). The churchyard has a collection of early C19 and Victorian monuments, including the memorial to Joseph Wilton RA (1803, listed grade II), in Portland stone and in the form of a Greek aedicule.

The Basin, aligned on an east/west axis, was, up until the early C20, part of the main approach from the west. It was formed in the 1720s and replaced two late C17 semicircular basins with a causeway in between. From the 1720s the carriage drive circuted the Basin to the south and north. Radiating out from the Basin were avenues and rides cut through the surrounding plantations. The west/east axis continued to the east, through the centre of the house and beyond through the gardens and into the pleasure grounds and park.

A further area of sports ground lies on the west side of the golf course, adjoining Blake Hall Road and is entered from there. This includes the pitches for the Blake Hall Sports and Leisure Centre with the Redbridge Rugby Football Club.

The remaining ground is laid out as an 18-hole golf course with tree planting between the holes. The site of the house and the earthwork and archaeological remains of the gardens are within the course. The site of the house is apparent as a large indentation in the ground and to the west of this is the site of Repton's quartered 'Union Jack' parterre (1810s, replacing the late C17 and C18 forecourt), still visible as earthworks. To the south of this is an earthwork bank, which runs west in a straight line from the south side of the house site and then skirts the Basin, levelling off at the south-west edge. This marks the south side of the levelled approach from the west. To the east of the house site are the earthwork remains of the gardens, which in the late C17 consisted of parterres on either side of a garden canal (on the same axis as the Basin, c 500m to the west), with an orangery to the north, and a circular bowling green at the east end of the canal, with a pavilion to the north. In the early C18, the canal and formal gardens were removed and replaced by a lawn linked to the house by a terrace. The C17 walled gardens to the south-east of the house were removed in the mid C18 and replaced by open parkland. To the north of the gardens (mostly outside the boundary of

the registered site described here, having been developed for housing in the early C20), were formal pleasure grounds, with a Wilderness, walks, clearings and a small amphitheatre. Throughout the gardens to the east of the house vistas along clearings, terraces or avenues linked the features and provided the framework of the layout. The main axes ran west/east, north/south and along the garden boundaries, and these were linked by lesser vistas and avenues which ran diagonally between them.

Within the golf course there are also the remains of medieval ridge and furrow and Roman antiquities were found in the area in the C18 and C19. The detached part of the golf course to the north-east occupies level ground and is largely open, with areas of mostly C20 tree planting.

PARK The public park, known as Wanstead Park (56ha), wraps around the south and east sides of the main part of the golf course. Wanstead Park includes a chain of lakes which extend along the south and east perimeter; the pleasure grounds, the site of the kitchen garden and much of the park. Until the early C19 the park was much more extensive, including further land to the south, south-west and north, and with extensive rides and ornamental planting over the common land and forest to the north, west and south. After being leased as agricultural land from the 1820s, much of this land was developed for housing in the late C19 and early C20, but areas survive such as Wanstead Flats to the south of the houses in the Aldersbrook area, and George Green (both outside the boundary of the registered park described here).

In the centre of Wanstead Park is the Temple (c 1760s, in present form by 1779, listed grade II), a two-storey building with a four-columned pedimented Tuscan stone portico and lower wings to each side. The Temple is placed on a mound which screens the ground floor from view from the west front, which terminates a vista from Heronry Pond up an avenue (reinstated in the 1990s

as a double avenue of sweet chestnut). In the late C18 it was used as a poultry house and by the early C19 as a keeper's lodge with a garden and a pheasantry. On the north side of the enclosure on the east side of the Temple is a building, now known and used as the Keepers' Lodge.

To the north of the Temple is The Grove, which is cut through by the Long Walk, on the same west/east axis as the Basin and the centre of the former house and gardens. The Long Walk is a wide, grassy clearing which leads eastwards down to the late C17 Canal (again on the same west/east axis as the Basin, 1km to the west). The Canal is joined to the Ornamental Water on the west side, the two having been merged in the C18, but juts out as a formal canal to the east. The east end of the Canal adjoins the east boundary of the park. To the north and south of the Long Walk are the North and South Mounts (George London, early C18), visible on Kip and Kniff's view (c 1713). They were later integrated into the less formal mid C18 landscape. They survive as mounds but are now overgrown with trees. The Mounts are marked by yew hedges planted in the 1990s on the lines of the original hedges. The remains of the early C18 Great Amphitheatre lie c 100m north-west of the North Mount and are also marked by a yew hedge.

The Ornamental Water (6.4ha of water and 4ha of island) is an extensive lake set in woodland which runs south-east/north-west for 1km close to the east boundary. The southern end is quite narrow, with a meandering shoreline. This section is divided by the Canal from the northern end which is wider and has three large islands: Rook Island (c 300m north-east of the Temple), with the Fortification island c 30m to the north-east, and Lincoln Island c 30m to the north. At the northernmost point of the Ornamental Water is a pump house which draws water from the River Roding. The River Roding runs c 50-100m to the east of the Ornamental Water (the east boundary of the registered site described here), and is canalised along some sections. On the west shore of the

lake, c 70m to the south of the Canal, is the Boathouse Grotto (c 1762, listed grade II), which faces north and acts as a focal point of views across the Ornamental Water. It consisted of a boathouse below and domed chamber above but was severely damaged by a fire in 1884 and now survives only as a shell. The Ornamental Water was made with the associated Fortification (a sham fort with battlements and guns on an island) in the early C18. The fort no longer survives but its island site remains with its bastions. The result of this work is depicted in John Rocque's Plan of the House Gardens Park & Plantations of Wanstead, 1735 and Rocque's Survey of London, 1744-6. In the mid C18 the lake edge was altered to provide a more natural outline, which included merging the Canal into the lake.

Along the south side of the park is a string of lakes, which run from west to east for 1km: Shoulder of Mutton Pond (1.42ha), shaped as its name suggests and with an informal edge; Heronry Pond (3.4ha), a long thin pond lined with concrete and with two large islands; and Perch Pond (2.23ha), a long thin pond with a group of small islands by the Wanstead Park Avenue entrance. Lakes were formed on this site in the early C18 and were altered to approximately their present form in the mid C18. To the west of the Shoulder of Mutton Pond lies Reservoir Wood, on the site of Reservoir Pond, which was formed in the early C18, altered mid C18 and drained by Repton in the early C19. To the west of Reservoir Pond was the early C18 Great Lake (outside the boundary of the registered park here described), which became part of the garden of the C19 Lake House, and was then drained in the early C20 and developed for housing as Blake Hall Crescent, Windsor Road, Richmond Way, Belgrove Road and Lake House Way.

The remaining ground in the park consists of areas of mature woodland (predominantly oak and sycamore - some of the oaks dating from the C17 and C18 - and elm scrub), with large open areas of grassland with scattered trees to the south of the Temple

and around the southern ponds, and belts of trees along the southern boundaries. A late C20 cafe stands on the east side of the path between the Heronry Pond and Perch Pond. The C18 design still provides the framework for the footpath system but a network of smaller C20 paths have been laid out in addition.

Bush Wood, c 33ha, lies to the west of the public park, on the far (west) side of Blake Hall Road. It is an oak/hornbeam wood, with a mature canopy, and a number of large C18 sweet chestnuts. The line of the C18 approach from the west is along Bush Road, which cuts through Bush Wood and forms the northern boundary of the site described here. An avenue, known as the Lime Avenue, cuts diagonally across the Wood, south-west to north-east, from Ferndale Road to the south-west across to Blake Hall Road. It was renovated in the late C20 with standard limes and a new copse was planted at the western end. The lime avenue formed the diagonal approach towards the Basin from the south-west, mirroring one from the north-west, now lost due to C20 development.

KITCHEN GARDEN The C17 kitchen gardens were located to the south-east of Wanstead House, immediately north of Heronry Pond. In the mid to late C18 the walled productive gardens were moved to the site of former orchards and vineyards adjacent to the Ornamental Water. No walls or glasshouses survive at either site.

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OS Old Series 1" to 1 mile: Sheet 1 1805 OS 25" to 1 mile: 1st edition surveyed 1863 2nd edition published 1893-5 3rd edition published 1915

Description written: January 1999 Amended: March 2000 Register Inspector: CB Edited: May 2000



APPENDIX B

PLANNING POLICIES

National Planning Policy Framework, Section 16

Section 16 of the National Planning Policy Framework sets out the policy for heritage assets of all types including listed buildings and conservation areas. For the determination of planning applications affecting heritage assets the following paragraphs of the NPPF apply:

194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

197. In determining applications, local planning authorities should take account of:

- a the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- b the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c the desirability of new development making a positive contribution to local character and distinctiveness.

199. When considering the impact of a proposed development on the

significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a the nature of the heritage asset prevents all reasonable uses of the site; and
- b no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

- d the harm or loss is outweighed by the benefit of bringing the site back into use. 202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Redbridge Local Plan Policy LP33; Heritage

The Council will ensure that the borough's heritage assets and other properties of special character in the borough are conserved, protected and enhanced in a manner appropriate to their special interest, character or appearance and significance. In the following areas, the Council will protect the borough's heritage assets by:

I Conservation Areas

- a Supporting development proposals within Conservation Areas which preserve or enhance the character or appearance of the area;

- b Supporting development proposals within Residential Precincts, that respect their intrinsic character;
- c Prioritising the conservation of heritage assets when considering the overall impact of development proposals upon their significance and importance;
- d Resisting development that does not preserve or enhance the character of designated heritage assets and refusing planning permission for development proposals that will result in harm to or the loss of the significance of a designated heritage asset, unless the developer can demonstrate that the proposal achieves public benefit that outweighs any harm to or loss of the heritage asset in accordance with paragraphs 133 and 134 of the NPPF; and
- e Requiring development proposals affecting heritage assets or their setting to provide a Conservation Statement containing a detailed understanding of their significance, demonstrating how the proposal will not harm the special interest or significance of the asset and, where possible, takes opportunities to enhance the asset or its setting.

2 Listed Buildings

- a Supporting development proposals for Statutory and Locally Listed Buildings which preserve the building, or its setting or any features of special architectural or historic interest it possesses;
- b Supporting development proposals for the reuse of vacant or underused listed buildings that contribute positively to the character of the borough, either individually or as part of wider strategies for regeneration; and
- c Supporting development proposals that secure the on-going use of heritage assets whilst preserving their special interest and

significance.

3 Historic Parks & Gardens and Trees

- a Supporting Development proposals within Historic Parks and Gardens that respect the special historic character and quality of these areas, their setting or historic views or vistas; and
- b Supporting new development within the setting of a heritage asset, where it would not have an adverse impact on that setting or views to or from the heritage asset, or views of any open spaces, trees or street scenes that contribute positively to the heritage asset and its setting.

4 Archaeology

- a Requiring an archaeological evaluation that proposes effective mitigation measures for development proposals involving significant groundwork within Archaeological Priority Areas (as identified on the Policies Map), or in other areas with archaeological interest. Provision should be made for on-site investigations that include the recording of archaeological evidence within the affected area;
- b The Council will resist development which impacts substantially on archaeological assets of national significance; and
- c Where appropriate, public interpretation, access and exhibition of artefacts will be required through appropriate planning conditions.

Implementation

- 01 The Council will implement national and regional policies, (in particular section 12 of the NPPF and work with partners (including land owners, agencies, public organisations and the

community) to proactively protect, preserve and enhance all of the borough's heritage assets;

- 02 The Council may also consider the use of Article 4 Directions in order to protect heritage assets from inappropriate development or their setting, that may cause damage to or demolition of the heritage asset, whether it is a designated area of special character, or an individual or group of statutory or locally listed buildings;
- 03 Develop criteria for the designation of Conservation Areas in the borough, directed by advice and guidance from Historic England and the heritage sector. Proposals for new conservation areas and reviews of existing areas and their boundaries where appropriate will be judged against the criteria;
- 04 Produce Conservation Area Character Appraisals that identify the special character or appearance of areas. Conservation Area Management Proposals will also be produced that address the threats and opportunities identified within the Character Appraisals and contain proposals that will seek to preserve and enhance the character and appearance of each area. Where considered appropriate, these documents will be prepared and adopted as supplementary planning documents;
- 05 Develop criteria for the designation of non-statutory local lists and non-statutory designations including The Local List of Buildings of Special Architectural or Historic Interest in the borough and Residential Precincts. Proposals for new additions and designations and reviews of existing ones will be judged against the criteria;
- 06 Where appropriate, produce area specific standards, such as design guidance, to address issues identified in Conservation Area Character Appraisals and Management Proposals and the Characterisation Study (2014);

- 07 *Work with owners, the heritage sector, bodies providing grant funding and local communities to find viable solutions that secure the long-term future of heritage assets on Historic England's Heritage at Risk Register;*
- 08 *Support appropriate initiatives which increase access to historic assets, provide learning opportunities and maximise their potential as heritage attractions;*
- 09 *Seek new ways to record and recognise Redbridge's built and other heritage resources and, where possible, open up wider public access to them;*
- 10 *Consider and respond to the significance of heritage assets in any delivery plans prepared and adopted as Supplementary Planning Documents (SPDs) in support of this Local Plan or any Area Action Plans; and*
- 11 *Where archaeological sites are identified and are considered to be nationally important, provision will be made for their preservation in-situ. Where archaeological sites are of less importance planning conditions will be used to achieve appropriate archaeological recording. Where significant archaeology is to be recorded appropriate planning conditions may be used to achieve public and community archaeology, such as site visits, school projects, popular publications and web resources.*

Paragraph 1.22 Quality of the Environment

1.22.1 Integral to the Council's ambitions for growth is the need to ensure that new development is of the highest quality respecting local character and heritage. Redbridge has many attractive and historic neighbourhoods (including Wanstead, Snaresbrook, Aldersbrook, Woodford Green and Woodford Bridge). There are over 200 statutory listed buildings, 200 locally listed buildings and 16 conservation areas, which contribute greatly to the attractiveness of the borough. Growth and change must respect the character and distinctiveness of Redbridge's special and valued places.



APPENDIX C

CONSERVATION PRINCIPLES, POLICIES AND GUIDANCE (2008)

This document, published by Historic England, sets out the principles for the management of the historic environment and also the process for assessing the significance of a site. Conservation Principles, Policies and Guidance differentiates between works that are repairs, restoration and new works or alterations. The following paragraphs indicate the level of justification required for the different types of work.

I14 Periodic renewal of elements of a significant place, intended or inherent in the design, is normally desirable unless any harm caused to heritage values would not be recovered over time.

I17 Repair necessary to sustain the heritage values of a significant place is normally desirable if:

a. there is sufficient information comprehensively to understand the impacts of the proposals on the significance of the place; and

b. the long term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future; and

c. the proposals are designed to avoid or minimise harm, if actions necessary to sustain particular heritage values tend to conflict.

I22 Intervention in significant places primarily to increase knowledge of the past, involving material loss of evidential values, should normally be acceptable if:

a. preservation in situ is not reasonably practicable; or

b. it is demonstrated that the potential increase in knowledge

- cannot be achieved using non-destructive techniques; and*
- is unlikely to be achieved at another place whose destruction is inevitable; and*
- is predicted decisively to outweigh the loss of the primary resource.*

If acceptable, an intervention demands:

c. a skilled team, with the resources to implement a project design based on explicit research objectives;

d. funded arrangements for the subsequent conservation and public deposit of the site archive, and for appropriate analysis and dissemination of the results within a set timetable;

e. a strategy to ensure that other elements and values of the place are not prejudiced by the work, whether at the time or subsequently, including conservation of any elements left exposed.

I38. New work or alteration to a significant place should normally be acceptable if:

a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;

b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;

c. the proposals aspire to a quality of design and execution which may be valued now and in the future;

d. the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.

I49. Changes which would harm the heritage values of a significant place should be unacceptable unless:

a. the changes are demonstrably necessary either to make the place sustainable, or to meet an overriding public policy objective or need;

b. there is no reasonably practicable alternative means of doing so without harm;

c. that harm has been reduced to the minimum consistent with achieving the objective;

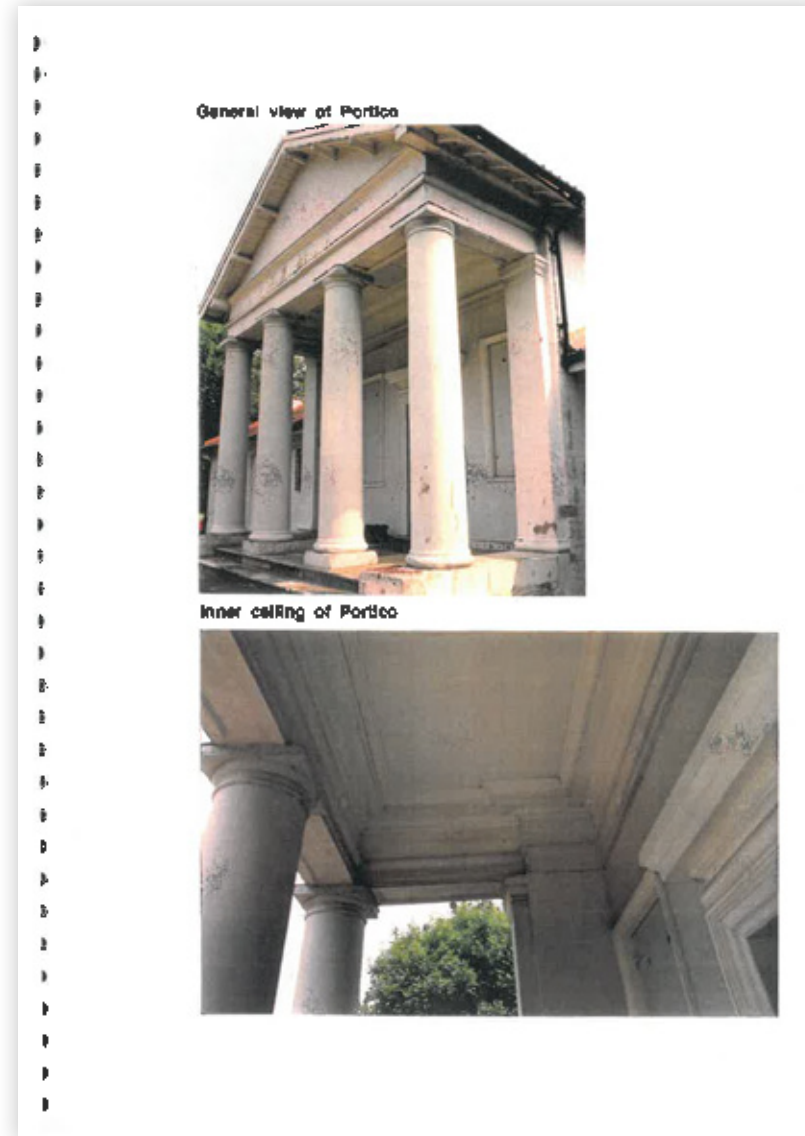
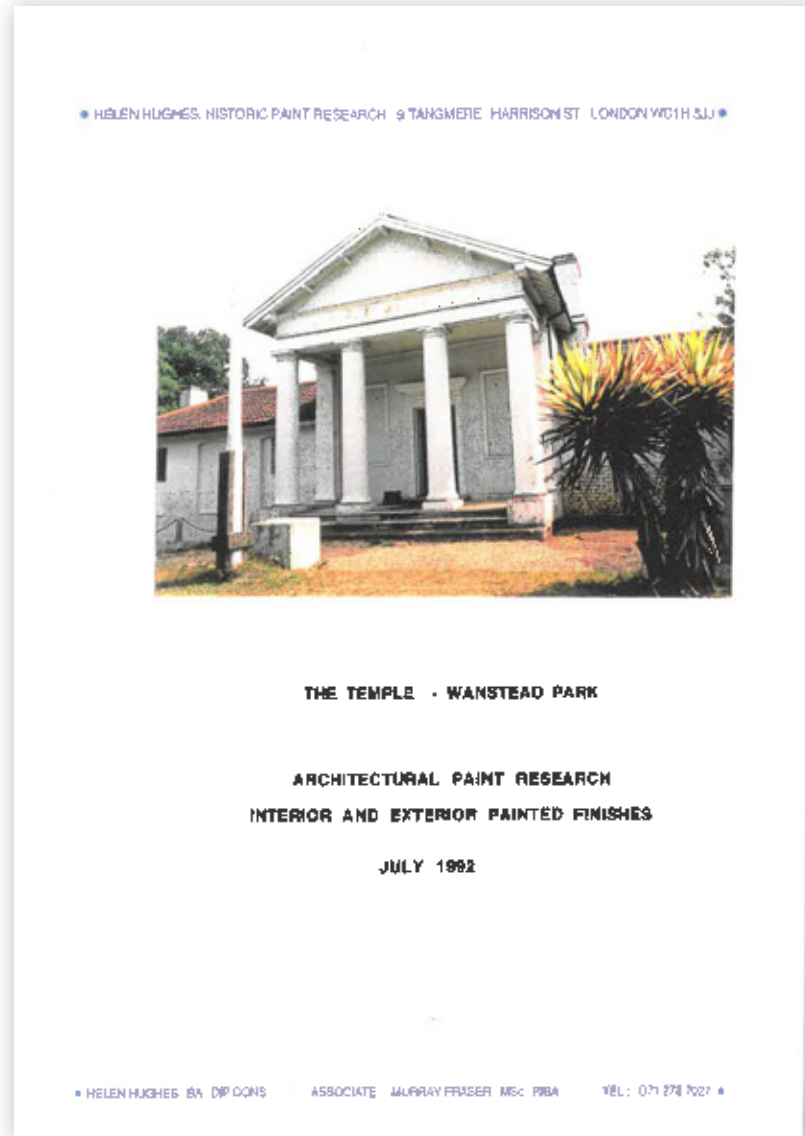
d. it has been demonstrated that the predicted public benefit decisively outweighs the harm to the values of the place, considering:

- its comparative significance,*
- the impact on that significance, and*
- the benefits to the place itself and/or the wider community or society as a whole.*



APPENDIX D

HELEN HUGHES, THE TEMPLE, WANSTEAD PARK: PORTICO PAINT ANALYSIS, 1992

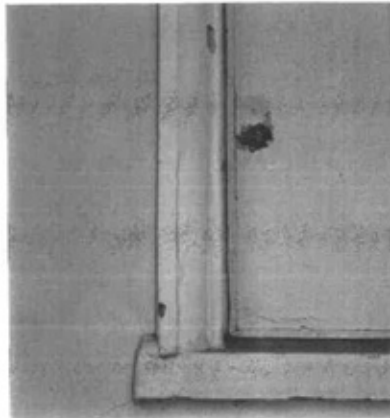


Sample locations - Portico

Rear wall and door architrave

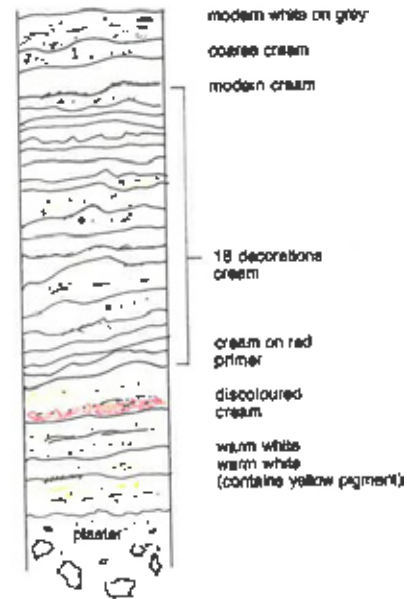


Window Architrave - south



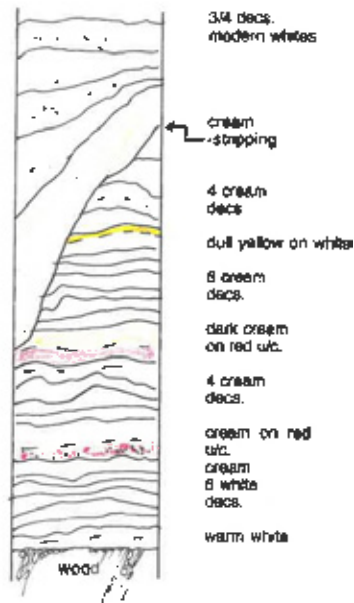
4. Portico

WT/9/34 - inner rear wallface - portico



4. Portico (continued)

WT/10/87 - Door Architrave



Conclusions

Samples from the inner rear wallface of the portico and the door architrave bear a heavy build-up of painted decorations. The earliest decoration on the wallface and the architrave is in a warm white pigment.

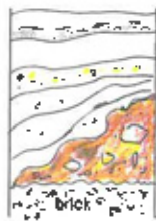
Sample location - Portico

Plaster and brick wall
- southern side of portico



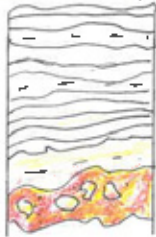
4 **Portico (continued)**

WT77/27 - Paint finish on brick wall - southern side of portico



white on grey
white
transparent layer (pigmented)
white
white
white
golden brown layer
- contain coarse particles
brick

WT77/28 - Plaster - south-west corner



11+ cream and white decorations
cream on pink
golden brown layer
- contains coarse particles

substrate missing

Conclusions

Samples were taken from plaster at the southern side of the portico and the brick wall did not show the heavy build-up of decorations found on the rear wall and architrave. The plaster and bricks both bore traces of a coarse golden brown layer. This is probably the layer identified during cleaning tests as a copperas based coating. Further research would be required to establish how this coating relates to the decorations applied to the main body of the Temple.

6. **GENERAL CONCLUSIONS**

6.1 **Northern Room (Q1) and Southern Room (Q3)**

The wallfaces of these rooms were probably simply finished in a white distemper while the doors, door architraves and windows were decorated in light cream oilpaints.

At a later date certain elements were grained. The introduction of grained decorations pre-dates the insertion of the new doorway and window into the west wall, and was repeated after the insertion of these elements. The graining technique used can be dated to the nineteenth century.

6.2 **Central Room (Q2)**

The joinery within the room was originally painted in a light cream coloured oilpaint with the skirting rails picked out in a dark brown coloured oilpaint.

The doorfaces have been thoroughly stripped of the early paint finishes.

Traces of an early blue coloured oilpainted decoration were found on the wallfaces.

6.3 **Exterior of Entrance Portico**

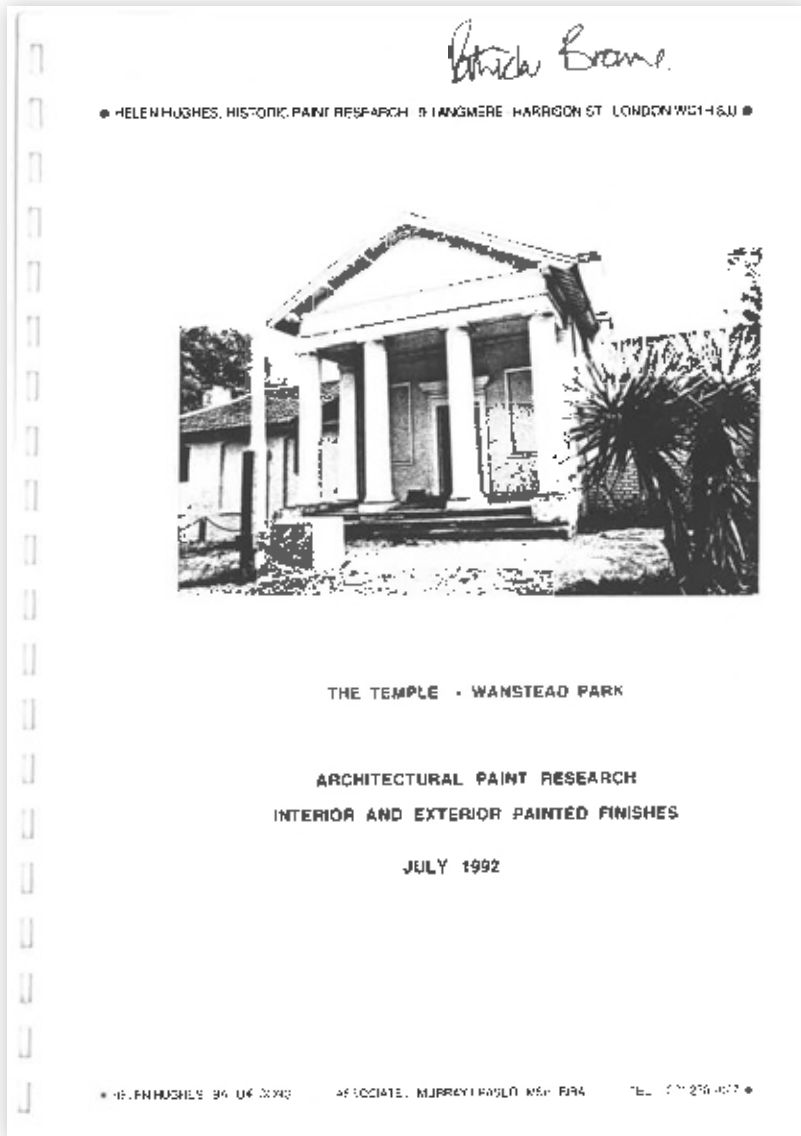
The exterior window and door architraves of the Portico were originally decorated in a warm white oilpaint which had been repeated.

The inner wallface of the portico had also been decorated in repeated decorations in warm white.



APPENDIX E

HELEN HUGHES, THE TEMPLE, WANSTEAD PARK: ARCHITECTURAL PAINT RESEARCH: INTERIOR AND EXTERIOR PAINTED FINISHES, 1992





HELEN HUGHES, THE TEMPLE, WANSTEAD PARK: ARCHITECTURAL PAINT RESEARCH: INTERIOR AND EXTERIOR PAINTED FINISHES, 1992

THE TEMPLE - WANSTEAD PARK

ARCHITECTURAL PAINT RESEARCH

CONTENTS

Introduction

Site visit and removal of samples

Cross-sections

Analysis of paint samples

- 1 Central Room (G2)
- 2 Staircase to basement
- 3 South-eastern window and door of Room B1
- 4 Entrance Porch
- 5 Eastern facade

General conclusions and Recommendations

THE TEMPLE - WANSTEAD PARK

Brief

Architectural paint research was commissioned by Julian Harrop Architects to investigate the existing paint surfaces with a view to preparing an outline strategy for re-creating the original decorations. In view of the restricted funding, instructions were given to concentrate the research on the central ground floor room (G2) and the exterior facades.

History

The Temple was built as a summer-house within the grounds of the former Wanstead House. The date of construction is unclear. It was certainly built after 1736, as it does not appear on detailed plans of the estate drawn up in that year. It does appear on a map of 1815 where it is described as 'Keeper's Lodge, Garden, Pheasantry etc.'. Between 1750 and 1754 John, 2nd Earl Tynney made major alterations to the grounds and constructed the grotto. It is probable that the Temple was built during this period. It is thought that the basement rooms were occupied by a gamekeeper, while the upper rooms were used as a garden house.

The later history of the Temple is unclear. In 1882 the former gardens and site of Wanstead House were taken over by the Corporation of London. The Temple continued in its function of housing the keepers. The upper rooms were used as committee rooms. In June 1890 a report specifies the repainting of the Temple. In June 1910 a report describes major repairs which had been carried out at the Temple. These included the replacement of rafters in the roof and the redecoration of the Dining Room. Repairs were reported as being carried out on the windows of the Temple in October 1924.

The Temple suffered bomb damage during both world wars which may have required extensive repairs. Various works were carried out in 1948, these included the alteration of windows and doors, the building of the present kitchen and toilets.



HELEN HUGHES, THE TEMPLE, WANSTEAD PARK: ARCHITECTURAL PAINT RESEARCH: INTERIOR AND EXTERIOR PAINTED FINISHES, 1992

Site visit and removal of paint samples

The Temple was inspected and paint samples were removed in June 1992.
The present modern decorations were in good repair.

Paint samples were removed from the following areas

- 1 Central Room (G2)
- 2 Staircase to basement
- 3 South-eastern window and door of Room B1
- 4 Entrance portico
- 5 Eastern facade

The samples were examined under low magnification. Selected samples were mounted in cross-section and examined under high magnification.

The Temple - Wanstead

Cross-sections

Resin block cut

The Interior

- | | |
|------|-------------------------------------------|
| WT1/ | 1 Wallpaper - n.e. corner (3) |
| | 2 Top of dado rail - s.e. corner (2) |
| | 3 Lower moulding, dado rail - s.e. corner |
| | 4 Dado tape (3) |
| WT2/ | 5 Skirting riser bottom - s.e. corner |
| | 6 Skirting riser middle - s.e. corner |
| | 7 Door architrave - s.w. corner |
| | 8 Door lower panel moulding - s.w. |
| | 9 Fireplace surround (modern) (2) |
| WT3/ | 10 Splayed moulding - s/w window (3) |
| | 11 Dado moulding - in cupboard s/w |
| | 12 Dado tape - in cupboard s/w |
| | 13 Skirting riser in cupboard s/w |
| | 14 Wallpaper - s/w corner |
| WT4/ | 15 Front door - imperial architrave |
| | 16 Cornice moulding upper (wood) |
| | 17 Coved ceiling (P) |
| | 18 Wallpaper - s/e corner |
| WT5/ | 19 Staircase - bottom step |
| | 20 Staircase - trim post |
| | 21 Staircase - skirting moulding |
| | 22 Staircase - skirting (2) |
| | 23 Door in partition (2) |
| WT6/ | 24 Architrave - inside room (2) |
| | 25 Window reveal - inside room (3/5) |
| | 26 Window reveal - half lit - mt stair |



The Exterior

- WT07 27 Finish on track - south wall
- 28 Plaster front elevation (2)
- 29 Rear wall of porch (2)
- WT08 30 Column of lower moulding (3)
- 31 Column shaft (3)
- WT09 32 Rear wall of porch - n. of door
- 33 Corbel - inner n. wall porch (4) wood?
- 34 Wallface above door architrave
- WT10 35 Window architrave - south (wood)
- 36 Wallface under south window (2)
- 37 Door architrave
- WT11 38 Rear wall - exterior bricks (3)
- 39 Rear wall - mortar (2)

1. Central Room (G2)

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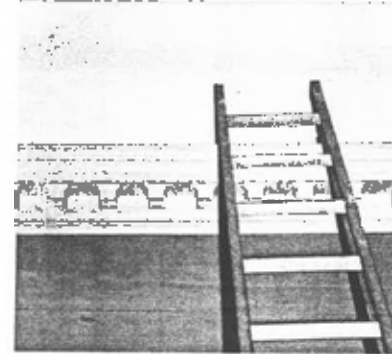


General view of central room (G2)

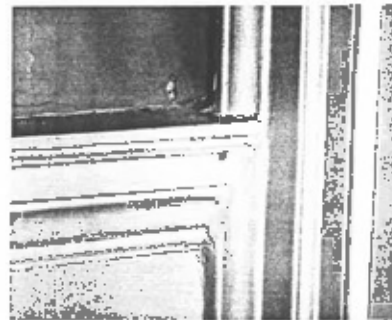


Sample locations - G2

Coved ceiling, cornice and upper wallface - north east corner



Lower wallface, dado rail moulding - south-east corner





HELEN HUGHES, THE TEMPLE, WANSTEAD PARK: ARCHITECTURAL PAINT RESEARCH: INTERIOR AND EXTERIOR PAINTED FINISHES, 1992

1. Central Room (G2)

1.1 Coved ceiling

Limited access prevented samples being taken from the ceiling bed and mouldings. Samples were taken from the face of the cove immediately above the cornice on the north-east corner.

WT/4/17 - Coved ceiling



modern white
modern white
distemper
cream oil paint
distemper

cream oil paint
white distemper
blue distemper

The cross-section shows traces of early distemper decorations which have been trapped by splashes of later oilpainted decorations from the adjacent cornice. Distemper decorations were usually completely washed off prior to decoration and it is often difficult to find traces of this commonly used paint finish.

Conclusions

It is probable that the ceiling was originally decorated in a white distemper which would have been regularly renewed.

Further sampling of the ceiling bed and mouldings would be required to investigate whether any further elaboration of these elements was carried out.

1.2 Cornice

WT/4/16 - Cornice (upper moulding)



3 decorations:
modern whites
dark brown
(grained decoration?)

dark brown
(grained decoration?)

pale blue oil paint
white oil paint (blued)

3 green decorations:

2 cream decorations
- substrate detached from
wood (probably stripped of
early decorations)

The wooden cornice has probably been stripped of its early decorations. The earliest surviving decorations are in a pale cream coloured oil paint. These were later overpainted in a green coloured decoration. The green colour scheme may have been retained for some time as it was repeated twice. At a later date the cornice was painted in a pale blue oil paint. The two distinctive brown decorations are probably grained paint finishes which are imitating hardwoods. These decorations have been overpainted in white.

Conclusions

The cornice was probably originally decorated in a cream oil paint. The appearance of the two grained decorations may be clarified by careful stripping of the white overpaint.



HELEN HUGHES, THE TEMPLE, WANSTEAD PARK: ARCHITECTURAL PAINT RESEARCH: INTERIOR AND EXTERIOR PAINTED FINISHES, 1992

13 Wallface

Samples were taken from three locations within the room. Those taken from the south-west and south-east corners bore only one or two modern decorations. It was evident that the plaster had recently been replaced in these areas. The sample taken from the north-east corner shows a build-up of about fifteen decorations.

WT7/1/1 - Wallface (north-east corner)



- orange/red decoration
- white on grey w/c
- white
- pale green on white w/c
- white (on lining paper ?)
- white (on lining paper ?)
- white lining paper
- light green (coarse pigments)
- 3 decorations
- light green
- white
- on grey w/c
- pale blue
- on grey w/c
- blue/grey
- pink (decoration or primer ?)
- thin white layer

Conclusions

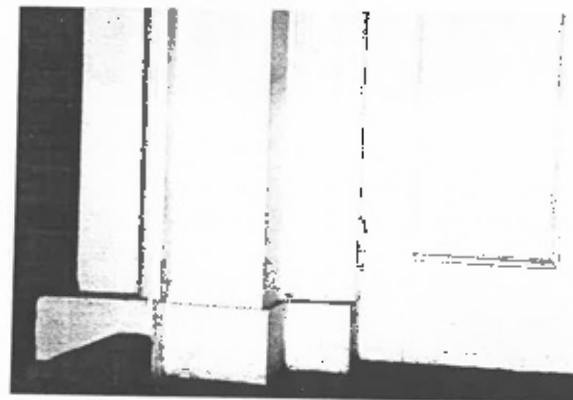
A heavy build-up of decorations was found on some sections of the wall plaster. However it is possible that the wallfaces have been replastered and that these decorations belong to a later period. Further analysis of the junction of the wallfaces and the joinery may establish which decorations are contemporary.

Sample locations - G2

Dado face skirting moulding and skirting riser - south-east corner



Door architrave and door panel moulding - south-west corner

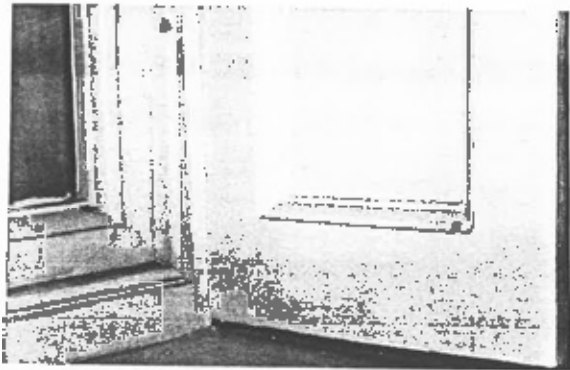




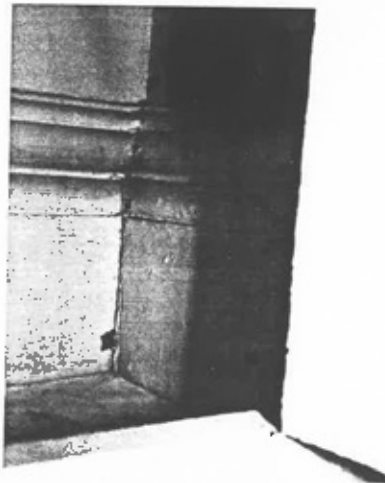
HELEN HUGHES, THE TEMPLE, WANSTEAD PARK: ARCHITECTURAL PAINT RESEARCH: INTERIOR AND EXTERIOR PAINTED FINISHES, 1992

Sample locations - G2

Shutter moulding - south-west corner



Dado face, skirting moulding and skirting riser - south-west window reveal (within cupboard)



1.4 Joinery

Paint samples were removed from several elements within the room:

- a Dado rail and face, skirting - south-east corner
- b Door architrave and door - south-west corner
- c Front door architrave
- d Shutter moulding - south window west wall
- e Dado rail and face, skirting - reveal of south window west wall (within window cupboard)

WT/27 - Door architrave



3 decs. white
 grey
 dark brown (grained dec ?)
 dark brown (grained dec ?)
 stripped traces of cream dec
 stripped

WT/3/10 - Shutter



3 decs. white
 grey
 dark brown (grained dec ?)
 dark brown (grained dec ?)
 stripped paint residue 4/5 cream/white decs
 stripped

Conclusions

Examination of the samples revealed that most of the joinery had been thoroughly stripped prior to the application of the four decorations in mode:n whites. Some samples did retain traces of two earlier grained decorations (these grained decorations were identical to those found on the cornice). However it was apparent that the joinery had been stripped at an even earlier date prior to the application of grained decorations. The sample taken from the window shutter moulding, bore traces of several cream decorations which predate the grained decoration.

1.4 Joinery (continued)

Samples taken from window reveal (within cupboard)
WT/3/12 - Dado face WT/3/13 - Skirting



Conclusions:

Samples taken from the dado and skirting of the window reveal concealed within the small cupboards showed a different strata pattern. Those taken from the dado rail and dado face had a build-up of about ten cream coloured decorations. There are no signs of stripping and these appear to be the early decorations applied to these elements.

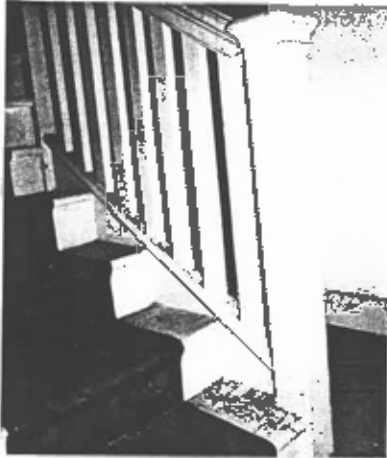
The skirting sample bears a distinctive dark brown decoration at the earliest level. This decoration was repeated once. Above the brown decorations are five decorations in cream.

There are no signs of the grained decorations found on the dado and skirting in other areas of the room. Obviously the grained decoration post-dates the addition of the window cupboards.

2. Staircase to basement



General view of staircase to basement

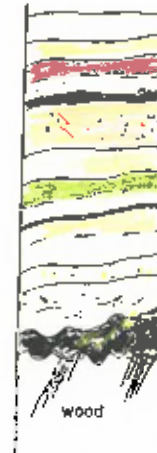


Sample location - skirting



2. Staircase to basement

WT/5/21 - skirting moulding



white
cream
brick red on grey etc.
grained decoration ?
(similar to second grained
decoration found in G2)
green
light green on
white etc.
brown dec.
(possibly grained)
cream oilpaint
cream oilpaint
dark brown
stripped

Conclusions

Paint samples removed from the staircase revealed that most of the earliest painted decorations had been stripped. Traces of early layers suggest that the staircase had been painted in a cream oilpaint with a dark brown skirting.



3. South-eastern window and door of Room E1

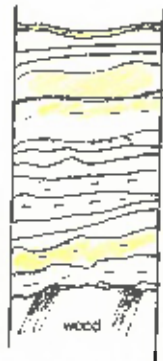
Door of Room E1





3. South-east window and door of Room B1

WT/6/25 - Window reveal



discoloured varnish
3 cream decs
light green
brown dec
(possibly grained)
3 cream decs
stripped

Conclusions

The door into Room B1 had been thoroughly stripped and bore only modern decorations. The window has been stripped but bears traces of early decorations in cream oilpaint.

4. Entrance Portico

HELEN HUGHES, THE TEMPLE, WANSTEAD PARK: ARCHITECTURAL PAINT RESEARCH: INTERIOR AND EXTERIOR PAINTED FINISHES, 1992



Contents

Back

General view of Portico



Inner ceiling of Portico

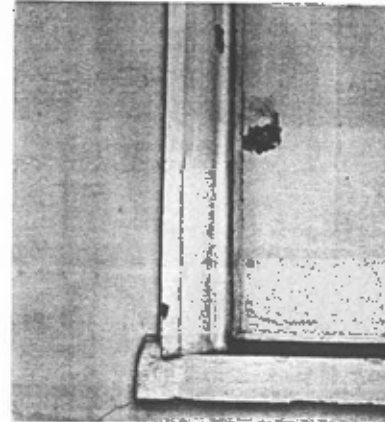


Sample locations - Portico

Rear wall and door architrave



Window architrave - south

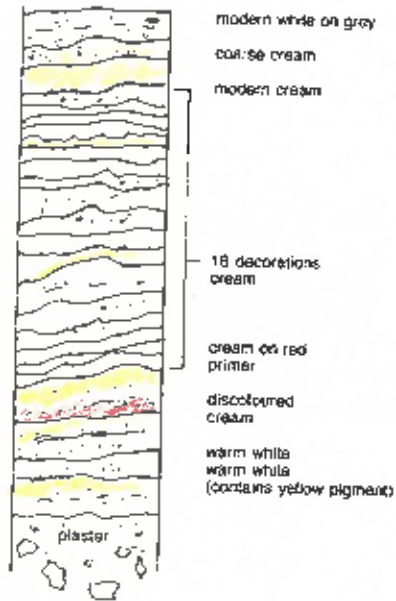




HELEN HUGHES, THE TEMPLE, WANSTEAD PARK: ARCHITECTURAL PAINT RESEARCH: INTERIOR AND EXTERIOR PAINTED FINISHES, 1992

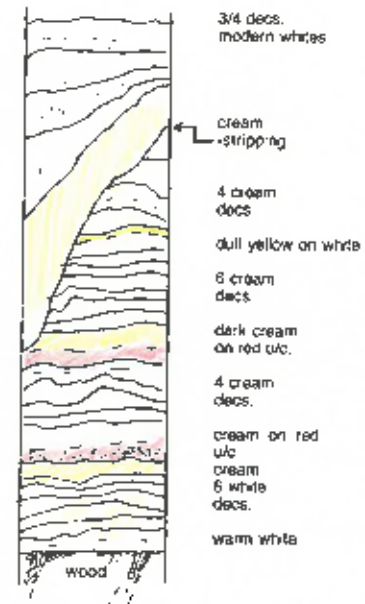
4. Portico

WT/9/04 - Inner rear wallface - portico



4. Portico (continued)

WT/10/07 - Door Architrave



Conclusions

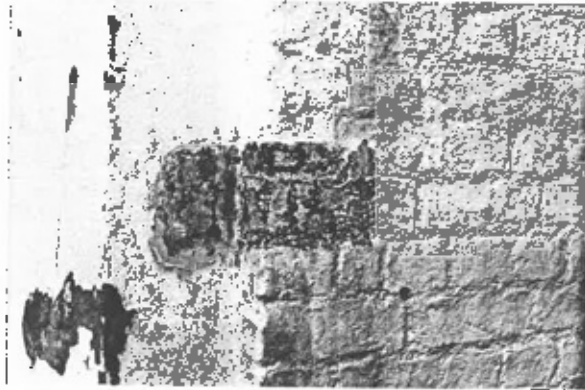
Samples from the inner rear wallface of the portico and the door architrave bear a heavy build-up of painted decorations. The earliest decoration on the wallface and the architrave is in a warm white oilpaint.

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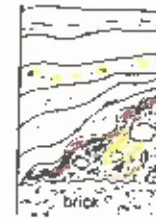
Sample location - Portico

Plaster and brick wall
- southern side of portico



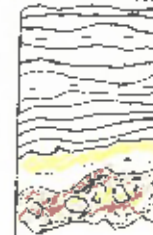
4. Portico (continued)

WT/7/27 - Paint finish on brick wall - southern side of portico



white on gray
white
transparent layer (pigmented)
white
white
white
golden brown layer
- contains coarse particles
brick

WT/7/28 - Plaster - south-west corner



11 - cream and
white decorations
cream on pink
golden brown layer
- contains coarse particles

substrate
missing

Conclusions

Samples were taken from plaster at the southern side of the portico and the brick wall did not show the heavy build-up of decorations found on the rear wall and architrave. The plaster and bricks both bore traces of a coarse golden brown layer. This is probably the layer identified during cleaning tests as a copperas based coating. Further research would be required to establish how this coating relates to the decorations applied to the main body of the Temple.



5. Eastern facade

General view of East elevation





HELEN HUGHES, THE TEMPLE, WANSTEAD PARK: ARCHITECTURAL PAINT RESEARCH: INTERIOR AND EXTERIOR PAINTED FINISHES, 1992

5. Eastern elevation

Samples were taken from the area adjacent to one of the cleaning easis (Test site 4).

WTF/1/39 - Rear facade



white on grey l.b.
cream layer
golden brown layer
- contains coarse particles
brick mortar

Conclusions

The coarse golden brown layer found on the pilaster and brick wall of the portico was also present on the rear elevation. This layer was applied over the mortar and the bricks.

GENERAL CONCLUSIONS AND RECOMMENDATIONS

Interior

Research so far indicates that the joinery and ceiling of Room G2 was quite simply decorated. All of the joinery and the cornice was originally decorated in a cream/warm white oilpaint. The skirting was painted in a dark brown oilpaint. The use of pale stone colours and chocolate brown was a very common in the eighteenth century. The wallfaces require further research to establish if any of the finishes date from the eighteenth century. Further research could be carried out in G1 and G3 to establish their original decorations.

Samples taken from the staircase and the window of Room B1 indicate that the joinery in these areas was also given repeated decorations in warm white oilpaint with dark brown skirtings.

Exterior

Samples taken from the portico indicate the use of warm white oilpaint on the wallfaces and the joinery. Further research would be required to establish when the golden brown layer was applied to the exterior and how this relates to the decoration of the main facade.



APPENDIX F

COMPASS ARCHAEOLOGY, EVENTS AT THE TEMPLE, 2013.

CA Event no. WPEv008
HER no. To be assigned
NGR TQ 41837 87414 (centre)
Name / Title Evaluation at the Temple, Wanstead Park
Event / Activity Archaeological Intervention / Evaluation
Organisation Passmore Edwards Museum Service
External ref WT-TP92 (site code)
Description A 3m x 1m trench was excavated along the eastern edge of a depression said to be a backfilled pond within the Temple garden, identified via a resistivity survey. Its nature was confirmed and it was shown to have been backfilled in two phases during the 19th and 20th centuries. No indication of the pond having been lined or puddled was evident.
Dates 21/07/1992 - 24/07/1992 (between)
Contacts M Beasley - Passmore Edwards Museum Service
Sources / Archives (1) Unpublished document - M Beasley, *Evaluation at the Temple, Wanstead Park*, (1992)
Associated monuments WPM088

CA Event no. WPEv015
HER no. To be assigned
NGR TQ 41837 87414 (centre)
Name / Title The Temple Archaeological Investigation
Event / Activity Archaeological Intervention / Evaluation
Organisation Essex County Council Field Archaeology Unit
External ref 598 (contractor's ref.no.)
 WPx398 (site code)
Description A total of six trenches were excavated during improvement works to the Temple and its surrounding area.
 Four trenches on the mound west of the Temple showed that it had changed little since its first creation. Two circular features were interpreted as flower beds and the gravel path was proved to have been narrower in the past.
 One trench to the north of the Temple located the north and west walls of an outbuilding that stood there till the 1950. No internal surfaces or partitions were observed.
 Another trench on the east side of the Temple investigated the relationship between the Temple and its north wing. No earlier surfaces or the Mo were recorded.
Dates 15/03/1999 - 25/03/1999 (between)
Contacts Ruairigh Dall - Essex County Council Field Archaeology Unit
Sources / Archives (1) Unpublished Document - Dale, R. *Archaeological Investigation of the Temple, Wanstead Park, Wanstead*, (1999)
Associated monuments WPM088



CA Event no. WPEv018
HER no. To be assigned
NGR TQ 41637 87414 (centre)
Name / Title The Temple Mound, Wandstead Park: An Evaluation
Event / Activity Archaeological Intervention / Evaluation
Organisation Lesley Howes Archaeological Services & Compass Archaeology
External ref WND01 (site code)
Description A total of four trenches were dug across the area of the mound built up against the 18th century Temple. The original edge of the mound was identified and several fragments of medieval Roman tile were identified.
Dates 01/03/2001 – 31/03/2001 (sometimes)
Contacts Lesley Howes - Lesley Howes Archaeological Services
G.Potter - Compass Archaeology
Sources / Archives (1) Serial - London Archaeological Round-up, (2001)
Associated monuments WPM096

CA Event no. WPEv020
HER no. To be assigned
NGR TQ 41637 87414 (centre)
Name / Title Backfilled pond and field next to Temple
Event / Activity Archaeological Intervention / Evaluation
Organisation Museum of London Archaeology Service
External ref TWND2 (site code)
Description Three trenches were dug to assess the survival of the form and nature of a backfilled pond in the field behind the Temple prior to its potential reinstatement. Two excavated in the pond revealed a brick slipway and pond-lining, dated to the 16th-19th century. A third, nearby, revealed the top of a possible wall, (originally interpreted as an ice-house), contemporary with the Temple also dated to the 16th century.
Dates 04/03/2002 – 08/03/2002 (between)
Contacts Sadie Watson - Museum of London Archaeology Service
Sources / Archives (1) Unpublished document - Watson, S. *Backfilled Pond and Field next to Temple, Wandstead Park: A report on the Evaluation*, (2002)
Associated monuments WPM099
WPM100



CA Event no.	WPEv033
HER no.	To be assigned
NGR	TQ 41614 87408 (centre)
Name / Title	Geophysical survey of the Temple Garden, Wanstead Park
Event / Activity	Survey / Geophysical survey / Ground penetrating radar
Organisation	Wanstead Park Community Project & West Essex Archaeological Group
External ref	
Description	A geophysical survey was conducted in the Temple Garden over a 37m square area prior to commencement of landscaping work. The survey identified potential Victorian flowerbeds and planting holes linked to the previous garden layout. Other features identified included a modern ceramic cable duct across the centre of the area and the foot of the mound onto which the temple is built.
Dates	12/03/2012 (throughout)
Contact	Ralph Potter – Wanstead Parklands Community Project
Sources / Archives	WEB http://www.wansteadpark.org.uk/enr/archaeology/call-up-different-activities-of-the-temple-garden/
Associated monuments	VIPM058



APPENDIX G

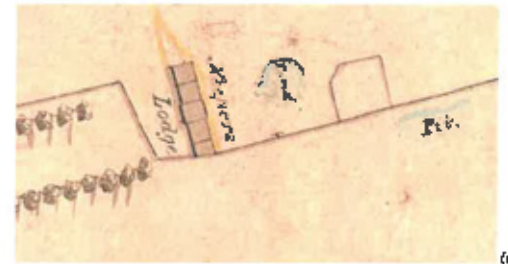
COMPASS ARCHAEOLOGY, STRATEGIC ASSESSMENT, 2013.

CA Gazetteer no.	WPM098
HER no.	ML090738
Debois no.	N/A
Name	The Temple
NGR	TQ 41829 87415
Spot height	18.48mOD
Administrative area	London Borough of Redbridge
Address	Wanstead Park, Wanstead, E11
Monument type	LODGE
Summary	A building of largely mid to late 18 th century date, which has had a variety of uses and which is still standing within the grounds of Wanstead Park.
Description	<p>The first cartographic depiction of the Temple is on Seeler's 1779 Map, where it is labelled as a 'Poultry House' (2). It is not known precisely when it was constructed, although was not depicted on Rocque's 1744-48 Map. It is clearly depicted on the 1813 Rough Plan (3) as a Bye-bay structure, and labelled 'Keepers Lodge'. This suggests that it was in use as accommodation for the keepers of the park.</p> <p>An evaluation at the Temple was undertaken by the Essex County Council Archaeological Field Unit in 1999 (WPEV015). This found that the mound in front of the Temple had changed little since its first construction. The walls of an outbuilding to the north of the Temple (the same which stood there until the 1850s) were also recorded (4).</p> <p>In 2001, Lesley Howe Archaeological Services undertook an evaluation, which uncovered the original edge of the mound (WPEV018) (5).</p> <p>Work on the Temple in 1997 uncovered interior party-structure pointing inside the roof space of the central block. This implies that this may have been an outside wall at one time. This suggests that either the central block was constructed on its own at first, or that the upper-storey of the Temple's wings were constructed at a later date than those of the ground-floor (6).</p> <p>The southern extension appears to have been added at some point between 1850 and 1863 (7).</p>

	<p>The building has a laterally pedimented Tuscan stone portico, and a pantile roof. It has a central doorway with a purlinated frieze and cornice, with one sash window either side of it (8).</p> <p>The Temple is constructed with an artificial mound to the front, so that the centre of the lower storey is hidden from the front. The discreetly hidden lower storey, approached from the rear, was presumably used by estate staff for utilitarian purposes, while the porticoed central section was intended as a feature of the landscape in association with the existing avenue of trees.</p>
Associated contacts	N/A
Sources & Archives	<ol style="list-style-type: none">(1) Unpublished document - Compass Archaeology, Strategic Assessment and Conservation Measures for Wanstead Park, (2013).(2) Map - Seeler, L. A survey of Wanstead Park in Essex the Seal of the Rt Honble Earl Tinney, (1779). ERO: D/DOR P58.(3) Map - Anonymous, Rough Plan of Wanstead Park, Highlands, and Stone Hill, (1813). ERO: D/DOR P20.(4) Unpublished document - Essex County Council Unit, The Temple: Archaeological Investigation, (1999).(5) Serial - Cath Maloney, 2002, London Archaeologist Fieldwork Round-Up 2001.(6) Monograph - Jeffrey, S. 'The Gardens of Wanstead House', in Myers, K (ed). The Gardens of Wanstead House: Proceedings of a Study Day held at the Temple, Wanstead Park, Greater London (1998).(7) Map - First Edition Ordnance Survey map, (1863). Redbridge Local Studies Library.(8) Listing text.
Designations	Listed Grade II
Associated events	N/A

Condition	Good – the building survives well. It is listed, and this should protect it from any unsympathetic developments.
Specific threats	No
Heritage value / significance	<p>HIGH</p> <p>Evidential – this is a surviving feature of the 16th century gardens.</p> <p>Aesthetic – this building is a focal point on the Park, and in Wanstead Park generally.</p> <p>Communal – this building houses a museum and shop, and is used for a variety of communal purposes.</p>
Future works / recommendations	Historic Building Assessment in the event of any alterations on the structure.

Images	<p>(a) Extract from <i>Rough Plan of Wanstead Park, Highlands, and Stone Hill</i>, (1813).</p> <p>(b) Extract from <i>Woolsey Estate, showing the different holdings in Wanstead Park</i> (1850).</p> <p>(c) Postcard of the <i>Keepers' Cottages, Wanstead Park LMA</i>.</p> <p>(d) Photo of the west front of the Temple facing east. Taken by Compass Archaeology, 01.03.2013.</p>
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(a)



(b)



(c)



(d)

CA Gazetteer no.	WPM099
HER no.	0622080000
Debois no.	A.7.04
Name	The Temple Pond
NGR	TQ 41864 87426
Spot height	14.42mOD (top) 13.02mOD (base)
Administrative area	London Borough of Redbridge
Address	Wanstead Park, Wanstead, E11
Monument type	POND
Summary	Med to late 18 th century pond, associated with the Temple, and backfilled in the mid-19 th century.
Description	<p>A pond, to the north of the Temple (WPM098) is first depicted on Beertree's 1779 Map (2). It was presumably constructed alongside the Temple itself. It is shown in the same way on all subsequent maps up to and including the 1841 Tithe Map (3), after which it seems to have been backfilled.</p> <p>There is a circular depression in the area of the pond today, as was recorded by the Debois Survey (4).</p> <p>A resistivity survey was carried out by the Passmore Edwards Museum in 1992 in this area, and revealed an area of low resistance representing the area of the pond – a larger area than that indicated by the depression. There was also a small area of high resistance in the centre of this feature – probably representing the rubble-based infill of the pond. A small trench was excavated, which revealed the cut of the pond, plus evidence for its deliberate backfilling in the 19th century. There was also evidence for a secondary backfilling, in the 20th century, after a small depression left after the initial backfilling began to be filled with groundwater. There was no indication of any lining to the original pond, suggesting that it may have been fed by groundwater (5).</p>
Associated contacts	N/A

Sources & Archives

- (1) Unpublished document - Compass Archaeology, Strategic Assessment and Conservation Measures for Winsted Park, (2013).
- (2) Map - Beeley, L. A survey of Winsted Park in Essex the Seal of the Rt Honble Earl Tilly. (1779), ERO: DDDOw P59.
- (3) Map - Winsted 7thc Map. (1841), ERO DICT 384B.
- (4) Unpublished document - Debole Landscape Survey Group, Winsted Park: A Survey of the Landscape, (1990).
- (5) Bentley, Evaluation at the Temple, Winsted Park, WT-TF-02, Passmore Edwards Museum, (1992).

Designations

N/A

Associated events

N/A

Condition

Medium to Poor - some remains appear to survive below-ground, particularly relating to its bedding, and its depression is obvious.

Specific threats

No

Heritage value / significance

LCHW
Evidential - It is evidence for an 18th century garden feature.

Future works / recommendations

N/A

Images

- (a) Extract from Rough Plan of Winsted Park, Highlands and Stone Hill, (1813).
- (b) Photo of the Temple Pond, looking towards the Temple. Taken by Compass Archaeology, 01.06.2013.



(a)



(b)

CA Gazetteer no.	WPM100
HER no.	To be assigned
Debois no.	N/A
Name	Well near Temple
NGR	TQ 41667 87422
Spot height	13.79mOD
Administrative area	London Borough of Redbridge
Address	Wanstead Park, Wanstead, E11
Monument type	WELL
Summary	Probable 18 th century domed brick well, uncovered in an archaeological evaluation to the east of the Temple.
Description	<p>An archaeological evaluation near the Temple, undertaken by MoLA in 2002, uncovered the remains of a circular domed brick structure, c. 2.6m in diameter, and capped with a large, circular, stone slab. Brick samples taken from the structure were dated to the 15th / 16th century (2).</p> <p>It was originally suggested that this structure was an lighthouse, however it seems more likely (based on the structure's general form, its proximity to the pond, and its proximity to the Temple) that it functioned as a well. This is likely to have been excavated deep into the gravels, and provided water for the Temple when it first functioned as the Keeper's Lodge.</p> <p>At a later date, the structure appears to have been reused as a soakaway, and a modern ceramic drainpipe was inserted into the northern part of the structure.</p> <p>Although it is not depicted on any historic maps, it seems likely that it was constructed alongside the Temple, i.e. by 1779 (WPM068). It is equally unclear when it may have gone out of use, but it may possibly have been in the mid-19th century when the nearby pond (WPM099) was backfilled, although this is purely conjectural.</p>
Associated contacts	N/A
Sources & Archives	(1) Unpublished document - Compass Archaeology, Strategic Assessment and Conservation Measures for Wanstead Park, 2013.

Designations	N/A
Associated events	WPEv020
Condition	Good - It survives very well below ground.
Specific threats	No
Heritage value / significance	MEDIUM Evidential - this is a probable 16 th century feature.
Future works / recommendations	N/A

Images (a) Photograph of the well in excavation, from MoLA, 2002, Backfilled Pond and Field next to the Temple: A Report on the Evaluation.





APPENDIX H

HOCKLEY & DAWSON, WANSTEAD TEMPLE: LOWER GROUND FLOOR CEILINGS. 2018.

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Wanstead Temple
Lower Ground Floor Ceilings

20084

Outline.

A portion of lower ground floor ceiling plaster has failed leaving lathe exposed.



Area of fallen plaster.

Description

The ceilings are lime plaster with some hair on riven lathes fixed to the soffit of the common joists.

Common joists span approximately 2500mm to principal beams with a 4200mm span.

New joists were noted to be paired with apparently original joists which no longer perform any structural function with no significant bearing or structural connection. Joist have a batten to their soffites to make up the difference in depth between the beams and joists.



Floor Detail.

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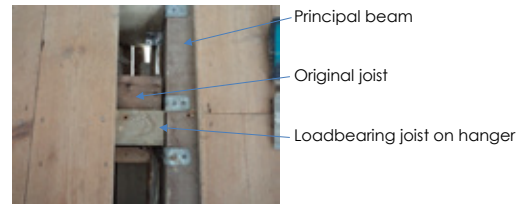


Lathes were noted to be riven and to be 30 mm x 5mm at approximately 40 mm c/c with 25 mm of plaster.

The floors were noted to have a significant bounce when dynamically loaded.

The ceilings to the lower ground floor generally exhibit apparently random cracking.

Upper ground floor ceilings appear to be sound with very minor cracking.



Floor construction



Variable key to plaster ceiling viewed from above.

Plaster key.



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Discussion.

When checked by calculation the floors are adequate but on the limit of recommended deflection with a domestic imposed load (1.5 kN/m²).

The plaster key, where inspected, appears rather variable and in some instances minimal.

The plaster samples taken from the ceiling appear to be consistent in texture and strength but have not been laboratory tested.

Conclusions.

It would appear that the floor structure has a deflection limited by imposed load capacity that may be exceeded on occasion, combined with a variable key to the lathe and plaster.

It is suspected that this combination has, over time, caused the failure of the plaster key and eventually the loss of an area of ceiling.

Given that these conditions appear to be consistent to the lower ground floor and cracking is evident to all ceilings at lower ground floor level it is possible that further failure may ensue if excessive deflections occur to the floor structure.

Recommendations

We would therefore suggest the following be considered:

1. Strictly control the loading to the Upper Ground floor so as not to exceed the 1.5 kN/m² imposed limit. This would allow, with a factor of safety for massing, 26 people in the larger rooms and 18 in the central room at first floor level.
2. Repair defective section with wider spaced lathes to give more consistent key. The lathes should not be in contact with the adjacent lathe and a 10 mm gap is suggested. This will not be constant with a riven lathe.

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3. Monitor extent of existing cracking to remaining plaster with discrete markings. The cracks can be monitored with a discrete pencil marks at their ends. Monitoring should be carried out weekly and any significant extension in the cracking immediate notified. Unless the cracking shows an active increase, the rooms are considered safe to be used. Should cracking become active the rooms should not be used until they are further inspected.
4. Should cracking extend or plaster become live replacement of the ceilings will need to be considered or over-boarding with plasterboard as a temporary measure. The failure in the system appears to be with the plaster/lathe key. The structure is adequate for an imposed load of 1.5 kN/m².

Hockley & Dawson

June 2018

Rev A – Clarification added.



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Calculations to check floor structure

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LOADINGS

	Dead	Live	Total
Timber Floor			
Boards	0.13 kN/m ²		
Joists	0.15 kN/m ²		
Plaster	0.15 kN/m ²		
Imposed-Floor		1.50 kN/m ²	
	0.40 kN/m²	1.50 kN/m²	1.90

kN/m²

CHECK PRINCIPAL BEAMS

Span = L = 4210mm

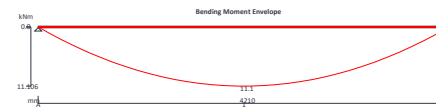
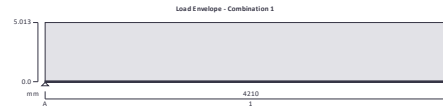
Loadings

FloorDEAD = TimberFloorDEAD × 5m / 2 = **1.00 kN/m**

FloorLIVE = TimberFloorLIVE × 5m / 2 = **3.75 kN/m**

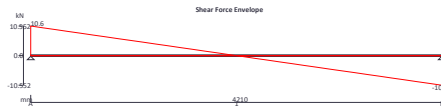
TIMBER BEAM ANALYSIS & DESIGN TO BS5268-2:2002

TEDDS calculation version 1.7.01





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Applied loading

Beam loads

Dead self weight of beam x 1
 Dead full UDL 1.000 kN/m
 Imposed full UDL 3.750 kN/m

Load combinations

Load combination 1	Support A	Dead x
1.00		Imposed
x 1.00	Span 1	Dead x
1.00		Imposed
x 1.00	Support B	Dead x
1.00		Imposed
x 1.00		

Analysis results

Maximum moment	$M_{max} = 11.106$ kNm	$M_{min} =$
0.000 kNm		
Design moment	$M = \max(\text{abs}(M_{max}), \text{abs}(M_{min})) = 11.106$ kNm	
Maximum shear	$F_{max} = 10.552$ kN	$F_{min} = -$
10.552 kN		
Design shear	$F = \max(\text{abs}(F_{max}), \text{abs}(F_{min})) = 10.552$ kN	
Total load on beam	$W_{tot} = 21.104$ kN	
Reactions at support A	$R_{A,max} = 10.552$ kN	$R_{A,min} =$
10.552 kN		
Unfactored dead load reaction at support A		$R_{A,Dead} =$
2.658 kN		
Unfactored imposed load reaction at support A		$R_{A,Imposed} =$
= 7.894 kN		

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Reactions at support B	$R_{B,max} = 10.552$ kN	$R_{B,min} =$
10.552 kN		
Unfactored dead load reaction at support B		$R_{B,Dead} =$
2.658 kN		
Unfactored imposed load reaction at support B		$R_{B,Imposed} =$
= 7.894 kN		



Timber section details

Breadth of sections	$b = 290$ mm
Depth of sections	$h = 220$ mm
Number of sections in member	$N = 1$
Overall breadth of member	$b_0 = N \times b = 290$ mm
Timber strength class	C24

Member details

Service class of timber	1
Load duration	Long term
Length of span	$L_1 = 4210$ mm
Length of bearing	$L_2 = 100$ mm

Section properties

Cross sectional area of member	$A = N \times b \times h = 63800$ mm ²
Section modulus	$Z_x = N \times b \times h^2 / 6 = 2339333$ mm ³
Second moment of area	$Z_y = h \times (N \times b)^2 / 6 = 3083667$ mm ³
	$I_x = N \times b \times h^3 / 12 = 257326667$ mm ⁴
	$I_y = h \times (N \times b)^3 / 12 = 447131667$ mm ⁴
Radius of gyration	$i_x = \sqrt{I_x / A} = 63.5$ mm
	$i_y = \sqrt{I_y / A} = 83.7$ mm

Modification factors

Duration of loading - Table 17	$K_3 = 1.00$
Bearing stress - Table 18	$K_4 = 1.00$
Total depth of member - cl.2.10.6	$K_7 = (300 \text{ mm} / h)^{0.11} = 1.03$
Load sharing - cl.2.9	$K_8 = 1.00$

Lateral support - cl.2.10.8

No lateral support	
Permissible depth-to-breadth ratio - Table 19	2.00



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Actual depth-to-breadth ratio $h / (N \times b) = 0.76$
PASS - Lateral support is adequate

Compression perpendicular to grain
 Permissible bearing stress (no wane) $\sigma_{c,adm} = \sigma_{cp1} \times K_3 \times K_4 \times K_8 = 2.400$ N/mm²
 Applied bearing stress $\sigma_{c,a} = R_{A,max} / (N \times b \times L_b) = 0.364$ N/mm²
 $\sigma_{c,a} / \sigma_{c,adm} = 0.152$

PASS - Applied compressive stress is less than permissible compressive stress at bearing

Bending parallel to grain
 Permissible bending stress $\sigma_{m,adm} = \sigma_m \times K_3 \times K_7 \times K_8 = 7.760$ N/mm²
 Applied bending stress $\sigma_{m,a} = M / Z_x = 4.747$ N/mm²
 $\sigma_{m,a} / \sigma_{m,adm} = 0.612$

PASS - Applied bending stress is less than permissible bending stress

Shear parallel to grain
 Permissible shear stress $\tau_{adm} = \tau \times K_3 \times K_8 = 0.710$ N/mm²
 Applied shear stress $\tau_a = 3 \times F / (2 \times A) = 0.248$ N/mm²
 $\tau_a / \tau_{adm} = 0.349$

PASS - Applied shear stress is less than permissible shear stress

Deflection
 Modulus of elasticity for deflection $E = E_{min} = 7200$ N/mm²
 Permissible deflection $\delta_{adm} = \min(0.551 \text{ in}, 0.003 \times L_1) = 12.630$ mm
 Bending deflection $\delta_{b,s1} = 11.067$ mm
 Shear deflection $\delta_{v,s1} = 0.464$ mm
 Total deflection $\delta_a = \delta_{b,s1} + \delta_{v,s1} = 11.531$ mm
 $\delta_a / \delta_{adm} = 0.913$

PASS - Total deflection is less than permissible deflection

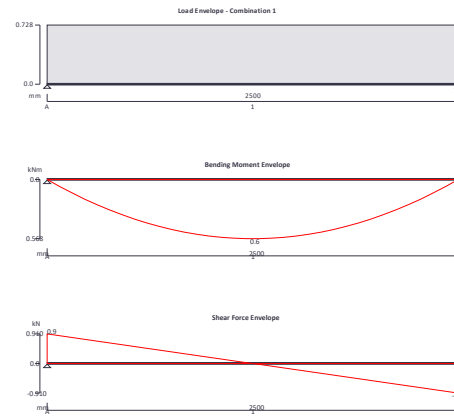
CHECK JOISTS

Span = L = 4210mm
 Centers = 350mm
 Loadings
 Floor_{DEAD} = TimberFloor_{DEAD} × Centers = 0.14 kN/m
 Floor_{LIVE} = TimberFloor_{LIVE} × Centers = 0.53 kN/m

TIMBER BEAM ANALYSIS & DESIGN TO BS5268-2:2002

TEDDS calculation version 1.7.01

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Applied loading

Beam loads

Dead self weight of beam × l
 Dead full UDL 0.140 kN/m
 Imposed full UDL 0.530 kN/m

Load combinations

Load combination	Support A	Support B
1.00	Dead × Imposed	Dead × Imposed
× 1.00		
1.00	Dead × Imposed	Dead × Imposed
× 1.00		
1.00	Dead × Imposed	Dead × Imposed
× 1.00		



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Analysis results

Maximum moment 0.000 kNm	$M_{max} = 0.568$ kNm	$M_{min} =$
Design moment kNm	$M = \max(\text{abs}(M_{max}), \text{abs}(M_{min})) = 0.568$	
Maximum shear 0.910 kN	$F_{max} = 0.910$ kN	$F_{min} = -$
Design shear	$F = \max(\text{abs}(F_{max}), \text{abs}(F_{min})) = 0.910$ kN	
Total load on beam	$W_{tot} = 1.819$ kN	
Reactions at support A 0.910 kN	$R_{A,max} = 0.910$ kN	$R_{A,min} =$
Unfactored dead load reaction at support A 0.247 kN		$R_{A,Dead} =$
Unfactored imposed load reaction at support A 0.663 kN		$R_{A,Imposed} =$
Reactions at support B 0.910 kN	$R_{B,max} = 0.910$ kN	$R_{B,min} =$
Unfactored dead load reaction at support B 0.247 kN		$R_{B,Dead} =$
Unfactored imposed load reaction at support B 0.663 kN		$R_{B,Imposed} =$



Timber section details

Breadth of sections	$b = 70$ mm
Depth of sections	$h = 200$ mm
Number of sections in member	$N = 1$
Overall breadth of member	$b_b = N \times b = 70$ mm
Timber strength class	C24

Member details

Service class of timber	1
Load duration	Long term
Length of span	$L_{s1} = 2500$ mm
Length of bearing	$L_b = 100$ mm

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Section properties

Cross sectional area of member	$A = N \times b \times h = 14000$ mm ²
Section modulus	$Z_x = N \times b \times h^2 / 6 = 466667$ mm ³
	$Z_y = h \times (N \times b)^2 / 6 = 163333$ mm ³
Second moment of area	$I_x = N \times b \times h^3 / 12 = 4666667$ mm ⁴
	$I_y = h \times (N \times b)^3 / 12 = 5716667$ mm ⁴
Radius of gyration	$i_x = \sqrt{I_x / A} = 57.7$ mm
	$i_y = \sqrt{I_y / A} = 20.2$ mm

Modification factors

Duration of loading - Table 17	$K_3 = 1.00$
Bearing stress - Table 18	$K_4 = 1.00$
Total depth of member - cl.2.10.6	$K_7 = (300 \text{ mm} / h)^{0.11} = 1.05$
Load sharing - cl.2.9	$K_8 = 1.00$

Lateral support - cl.2.10.8

Ends held in position		3.00
Permissible depth-to-breadth ratio - Table 19		
Actual depth-to-breadth ratio	$h / (N \times b) = 2.86$	
	PASS - Lateral support is adequate	

Compression perpendicular to grain

Permissible bearing stress (no wane) N/mm ²	$\sigma_{c,adm} = \sigma_{cp1} \times K_3 \times K_4 \times K_8 = 2.400$
Applied bearing stress N/mm ²	$\sigma_{c,a} = R_{A,max} / (N \times b \times L_b) = 0.130$
	$\sigma_{c,a} / \sigma_{c,adm} = 0.054$

PASS - Applied compressive stress is less than permissible compressive stress at bearing

Bending parallel to grain

Permissible bending stress	$\sigma_{m,adm} = \sigma_m \times K_3 \times K_7 \times K_8 = 7.842$ N/mm ²
Applied bending stress	$\sigma_{m,a} = M / Z_x = 1.218$ N/mm ²
	$\sigma_{m,a} / \sigma_{m,adm} = 0.155$

PASS - Applied bending stress is less than permissible bending stress

Shear parallel to grain

Permissible shear stress	$\tau_{adm} = \tau \times K_3 \times K_8 = 0.710$ N/mm ²
Applied shear stress	$\tau_a = 3 \times F / (2 \times A) = 0.097$ N/mm ²
	$\tau_a / \tau_{adm} = 0.137$

PASS - Applied shear stress is less than permissible shear stress

Deflection

Modulus of elasticity for deflection	$E = E_{min} = 7200$ N/mm ²
--------------------------------------	----------------------------------------



The Great Barn Tel: 01483 548784
Smithbrook Barns Fax: 01483 268765
Cranleigh Email:
Surrey GU6 8LH admin@hockleyanddawson.co.uk



Permissible deflection $\delta_{adm} = \min(0.51 \text{ in}, 0.003 \times L_1) = \mathbf{7.500}$
mm
Bending deflection $\delta_{b,s1} = \mathbf{1.102}$ mm
Shear deflection $\delta_{v,s1} = \mathbf{0.108}$ mm
Total deflection $\delta_a = \delta_{b,s1} + \delta_{v,s1} = \mathbf{1.210}$ mm
 $\delta_a / \delta_{adm} = \mathbf{0.161}$

PASS - Total deflection is less than permissible deflection



APPENDIX I

HUNTLEY CARTWRIGHT, THE TEMPLE, WANSTEAD PARK, COST ESTIMATE FOR OPTION IN CMP, 2023



THE TEMPLE, WANSTEAD PARK
COST ESTIMATE Nr.1 rev 1

prepared for
CITY OF LONDON CORPORATION

26th July 2023

prepared by

Huntley Cartwright
Chartered Quantity Surveyors
Harestone Valley Road
Caterham
Surrey
CR3 6HY
Tel 01883 347004



THE TEMPLE, WANSTEAD PARK
COST ESTIMATE NR 1 rev 1

26th July 2023

1 THE BASIS OF THE ESTIMATE

1.1 The purpose of the estimate is to provide indicative costs for three fitout options.

1.2 The estimate has been based on the following information
Purcell Conservation Management Plan issue 01 March 2023

1.3 Assumptions

The information is at a very early stage. The costs are indicative and will depend on the design and specification. Scale drawings where not provided for the Keepers lodges, surrounding landscape or garages. Areas for these spaces have been interpolated from Google Earth.

1.4 Inflation

The rates contained within the estimate are current as of the 3rd Quarter 2023
No allowance has been made for inflation. This will depend on the start and completion date for the works.

1.5 Exclusions

The following has been excluded from the Estimate at this time;
Works to building envelope
Sprinkler/fire mist systems
Upgrading electrical supply for lift
Decanting exhibition/interpretation displays
Cutlery, crockery, linen, soft furnishings, small kitchen appliances etc
Furniture
Adjustment/diversion of any existing services
City of London Corporation's internal costs
City of London Corporation's building insurance
Legal Fees
VAT

1.6 Document issues

Version	Date	Comments	Name
1	24.7.23	Issued for comment	KMR
1 rev 1	26.7.23	Issued for comment	KMR



**THE TEMPLE, WANSTEAD PARK
COST ESTIMATE NR 1 rev 1**



26th July 2023

WORKS - OPTION 1 THE TEMPLE

NR	Description	Qty	Unit	Rate (£)	Total (£)
0	FACILITATING WORKS AND BUILDING WORKS				
0.1	Facilitating works				
	Strip out existing kitchen	1	item	500.00	500.00
	Remove existing floor finishes	206	m2	15.00	3,090.00
	Remove existing fittings	1	item	500.00	500.00
	Remove existing tiling and splash backs to toilets	1	item	500.00	500.00
	Remove existing partitions	33	m2	50.00	1,650.00
	Remove existing toilet cubicles	6	m	50.00	300.00
	Allowance for taking up and refixing floorboards for services	118	m2	40.00	4,720.00
	Cleaning debris within floor voids	118	m2	15.00	1,770.00
	Allowance for temporary boarding to floors	118	m2	25.00	2,950.00
	Make good ceiling where partitions removed	12	m	150.00	1,800.00
	Make good walls where partitions removed	25	m	100.00	2,500.00
	Remove existing window	2	nr	100.00	200.00
	Adjust window opening to form new door opening	3	nr	1,000.00	3,000.00
	New internal door opening	1	nr	1,000.00	1,000.00
	<i>No allowance for removing existing displays/furniture</i>				
				SUBTOTAL	24,480.00
1	SUBSTRUCTURE				
1.1	Substructure				
	Lift pit:				
	saw cut slab	7	m	300.00	2,100.00
	break out concrete	3	m2	200.00	600.00
	excavations	2	m3	500.00	1,000.00
	disposal	2	m3	500.00	1,000.00
	blinding	1	m3	500.00	500.00
	reinforced concrete slab	1	m3	1,000.00	1,000.00

**THE TEMPLE, WANSTEAD PARK
COST ESTIMATE NR 1 rev 1**



26th July 2023

WORKS - OPTION 1 THE TEMPLE

NR	Description	Qty	Unit	Rate (£)	Total (£)
	reinforced concrete walls below ground	1	m3	800.00	800.00
	DPM	3	m2	10.00	30.00
	formwork to walls	4	m2	50.00	200.00
	doweling to existing slab	7	nr	20.00	140.00
	making good existing slab	1	item	1,000.00	1,000.00
	allowance for underpinning to existing walls due to lift pit	5	m	2,000.00	10,000.00
				SUBTOTAL	18,370.00
2	SUPERSTRUCTURE				
2.1	Frame				
				SUBTOTAL	-
2.2	Upper floors				
	Forming opening through ground floor and ceiling for lift:				
	remove floor boards	6	m2	25.00	150.00
	remove ceiling	6	m2	25.00	150.00
	remove joists	10	nr	100.00	1,000.00
	steel trimmer for joists	4	m	500.00	2,000.00
	padstones for steel trimmer	4	nr	250.00	1,000.00
	timber bolted to trimmer	4	m	250.00	1,000.00
	fixing joist ends to trimmer	10	nr	50.00	500.00
	temporary support	1	item	1,000.00	1,000.00
				SUBTOTAL	6,800.00
2.3	Roof				
	<i>No allowance for loft insulation</i>				
				SUBTOTAL	-
2.4	Stairs and ramps				
	Renew finishes	2	nr	1,000.00	2,000.00
				SUBTOTAL	2,000.00



**THE TEMPLE, WANSTEAD PARK
COST ESTIMATE NR 1 rev 1**



26th July 2023

WORKS - OPTION 1 THE TEMPLE

NR	Description	Qty	Unit	Rate (£)	Total (£)
2.5	External walls				
	Draught lobby glazing between portico columns	23	m2	3,000.00	69,000.00
	Electric operation of doors	1	item	10,000.00	10,000.00
				SUBTOTAL	79,000.00
2.6	Windows and external doors				
	<i>No works to existing windows, shutters, window surrounds and doors assume covered in condition survey</i>				
	Secondary glazing	25	m2	500.00	12,500.00
	New external door	1	nr	2,500.00	2,500.00
				SUBTOTAL	15,000.00
2.7	Internal walls and partitions				
	Lift shaft: new wall to form lift lobby and shaft	24	m2	250.00	6,000.00
	lifting beam	1	item	1,000.00	1,000.00
	tying external walls to existing	10	m	150.00	1,500.00
				SUBTOTAL	8,500.00
2.8	Internal doors				
	<i>No works to existing doors assume covered in condition survey. Assume fire rated</i>				
	New door to new partition	2	nr	2,000.00	4,000.00
	<i>Note, existing door openings are unlikely to be suitable for wheel chair access</i>				
				SUBTOTAL	4,000.00

**THE TEMPLE, WANSTEAD PARK
COST ESTIMATE NR 1 rev 1**



26th July 2023

WORKS - OPTION 1 THE TEMPLE

NR	Description	Qty	Unit	Rate (£)	Total (£)
3	FINISHES				
3.1	Wall finishes				
	Decorations	599	m2	25.00	14,975.00
	Decorations to dado rail	18	m	10.00	180.00
	Decorations to skirtings	215	m	10.00	2,150.00
	Allowance for tiling to wcs up to 2m	55	m2	200.00	11,000.00
	Allowance for paint finish to wcs above 2m	13	m2	25.00	325.00
	Painting lift shaft	10	m2	25.00	250.00
	Plaster and paint to outside face of lift shaft	10	m2	225.00	2,250.00
	Window surrounds		m	50.00	
				SUBTOTAL	31,130.00
3.2	Floor finishes				
	Levelling screed to lower ground	118	m2	20.00	2,360.00
	less lift shaft	-3	m2	20.00	- 60.00
	Lower ground exhibition/event/shop spaces	89	m2	150.00	13,350.00
	less lift shaft	-3	m2	150.00	- 450.00
	Ground exhibition/event/shop spaces	89	m2	60.00	5,340.00
	less lift shaft	-3	m2	60.00	- 180.00
	Covering to brick floor	8	m2	35.00	280.00
	Vinyl to wcs	23	m2	50.00	1,150.00
	Floor paint to external accessed room on lower ground	4	m2	50.00	200.00
				SUBTOTAL	21,990.00



THE TEMPLE, WANSTEAD PARK
COST ESTIMATE NR 1 rev 1



26th July 2023

WORKS - OPTION 1 THE TEMPLE

NR	Description	Qty	Unit	Rate (£)	Total (£)
3.3	Ceiling finishes				
	Decorations	216	m2	25.00	5,400.00
	less lift shaft	-6	m2	25.00	- 150.00
	Top to lift shaft	3	m2	300.00	900.00
	Decorate cornice	18	m	35.00	630.00
	Decorating timber purlins	15	m2	25.00	375.00
	Decorating ceiling in wcs	23	m2	25.00	575.00
				SUBTOTAL	7,730.00
4	FITTINGS, FURNISHINGS AND EQUIPMENT				
4.1	Fittings, furnishings and equipment				
	Allowance for shop fitout				Excluded
	Exhibition/events fitout				Excluded
				SUBTOTAL	-
5	SERVICES				
5.1	Sanitary installations				
	Strip out existing	1	item	2,000.00	2,000.00
	WC	3	nr	700.00	2,100.00
	Basin	3	nr	300.00	900.00
	Tap	3	nr	200.00	600.00
	Hand drier	3	nr	600.00	1,800.00
	Soap dispenser	3	nr	300.00	900.00
	Bin	3	nr	250.00	750.00
	Sanitary bin				by others
	Hook	3	nr	20.00	60.00

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Option 1 temple

THE TEMPLE, WANSTEAD PARK
COST ESTIMATE NR 1 rev 1



26th July 2023

WORKS - OPTION 1 THE TEMPLE

NR	Description	Qty	Unit	Rate (£)	Total (£)
	Toilet tissue dispenser	3	nr	350.00	1,050.00
	Mirror	3	nr	100.00	300.00
	Cubicles	3	nr	1,000.00	3,000.00
	Cistern casings	3	nr	700.00	2,100.00
				SUBTOTAL	15,560.00
5.2	Mechanical and public health services				
	Provision of fully co-ordinated installation, working and builders work drawings prior to installation	1	item	2,000.00	2,000.00
	Strip out existing	243	m2	25.00	6,075.00
	Heat source	1	item	20,000.00	20,000.00
	LTHW heating	243	m2	75.00	18,225.00
	Connecting to hot water	3	points	300.00	900.00
	Connecting to cold water	6	points	300.00	1,800.00
	Connecting to drainage	6	points	300.00	1,800.00
	Thermal insulation of pipework	243	m2	15.00	3,645.00
	Soil stacks - assume connecting into existing	0	nr		-
	MVHR system to wcs	1	item	10,000.00	10,000.00
	Automatic controls	243	m2	25.00	6,075.00
	Testing, commissioning and training		5.00%		3,526.00
	Samples	0	item		-
	Builderswork		5.00%		3,500.00
	Working drawings, record drawings, maintenance manuals etc		5.00%		3,500.00
	Domestic sub-contractor's preliminaries	1	item	1,000.00	1,000.00
	Maintenance during defects period 12 months	1	item	600.00	600.00

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Option 1 temple



**THE TEMPLE, WANSTEAD PARK
COST ESTIMATE NR 1 rev 1**



26th July 2023

WORKS - OPTION 1 THE TEMPLE

NR	Description	Qty	Unit	Rate (£)	Total (£)
	12 months routine maintenance	1	item	600.00	600.00
	Main Contractor's discount (1/39th)				2,100.00
	Allowance for Main Contractor's general and special attendance on domestic sub-contractor		5.00%		4,300.00
				SUBTOTAL	89,646.00
5.3	Electrical services				
	Provision of fully co-ordinated installation, working and builders work drawings prior to installation	1	item	2,000.00	2,000.00
	Strip out existing	20	m2	25.00	500.00
	Mains and sub mains switchgear and distribution	243	m2	20.00	4,860.00
	Power for mechanical plant	243	m2	15.00	3,645.00
	LV power	243	m2	35.00	8,505.00
	Earthing and bonding	243	m2	3.00	729.00
	Data	243	m2	35.00	8,505.00
	Lighting	243	m2	150.00	36,450.00
	Lift shaft lighting	1	item	500.00	500.00
	Security	243	m2	50.00	12,150.00
	Fire detection and alarms	243	m2	25.00	6,075.00
	UPS system	1	item	5,000.00	5,000.00
	Testing, commissioning and training		5.00%		4,195.95
	Samples	0	item		-
	Builderswork		5.00%		4,200.00
	Working drawings, record drawings, maintenance manuals etc		5.00%		4,200.00
	Domestic sub-contractor's preliminaries	1	item	1,000.00	1,000.00

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Option 1 temple

**THE TEMPLE, WANSTEAD PARK
COST ESTIMATE NR 1 rev 1**



26th July 2023

WORKS - OPTION 1 THE TEMPLE

NR	Description	Qty	Unit	Rate (£)	Total (£)
	Maintenance during defects period 12 months	1	item	600.00	600.00
	12 months routine maintenance	1	item	600.00	600.00
	Main Contractor's discount (1/39th)				2,700.00
	Allowance for Main Contractor's general and special attendance on domestic sub-contractor		5.00%		5,300.00
				SUBTOTAL	111,714.95
5.10	Lift and conveyor installations/systems				
	Lift	1	item	90,000.00	90,000.00
	Builderswork		5.00%		4,500.00
	Domestic sub-contractor's preliminaries		item		included
	Maintenance during defects period 12 months		item		included
	12 months routine maintenance		item		included
	Main Contractor's discount (1/39th)				2,400.00
	Allowance for Main Contractor's general and special attendance on domestic sub-contractor		5.00%		4,800.00
	Scaffold to lift shaft	1	item	1,000.00	1,000.00
				SUBTOTAL	102,700.00
6	PREFABRICATED BUILDINGS AND BUILDING UNITS				
				SUBTOTAL	-
7	WORK TO EXISTING BUILDINGS				
				SUBTOTAL	-
8	EXTERNAL WORKS				
8.1	Site preparation works				
				SUBTOTAL	-

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Option 1 temple



THE TEMPLE, WANSTEAD PARK
COST ESTIMATE NR 1 rev 1



26th July 2023

WORKS - OPTION 1 THE TEMPLE

NR	Description	Qty	Unit	Rate (£)	Total (£)
8.2	Roads, paths and pavings				
				SUBTOTAL	-
8.3	Soft landscaping, planting and irrigation systems				
				SUBTOTAL	-
8.4	Fencing, railings and equipment				
				SUBTOTAL	-
8.5	Site/street, furniture and equipment				
				SUBTOTAL	-
8.6	External drainage				
	Drainage to pit	1	item	5,000.00	5,000.00
				SUBTOTAL	5,000.00
8.7	External services				
	No allowance for upgrading supply for lift				
				SUBTOTAL	-

	TO SUMMARY				543,620.95
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THE TEMPLE, WANSTEAD PARK
COST ESTIMATE NR 1 rev 1



26th July 2023

WORKS - OPTION 2 THE TEMPLE

NR	Description	Qty	Unit	Rate (£)	Total (£)
0	FACILITATING WORKS AND BUILDING WORKS				
0.1	Facilitating works				
	Strip out existing kitchen	1	item	500.00	500.00
	Remove existing floor finishes	206	m2	15.00	3,090.00
	Remove existing fittings	1	item	500.00	500.00
	Remove existing tiling and splash backs to toilets	1	item	500.00	500.00
	Remove existing partitions	33	m2	50.00	1,650.00
	Remove existing toilet cubicles	6	m	50.00	300.00
	Allowance for taking up and refixing floorboards for services	118	m2	40.00	4,720.00
	Cleaning debris within floor voids	118	m2	15.00	1,770.00
	Allowance for temporary boarding to floors	118	m2	25.00	2,950.00
	Make good ceiling where partitions removed	12	m	150.00	1,800.00
	Make good walls where partitions removed	25	m	100.00	2,500.00
	Remove existing window	2	nr	100.00	200.00
	Adjust window opening to form new door opening	3	nr	1,000.00	3,000.00
	New internal door opening	2	nr	1,000.00	2,000.00
	No allowance for removing existing displays/furniture				
				SUBTOTAL	25,480.00
1	SUBSTRUCTURE				
1.1	Substructure				
	Lift pit:				
	saw cut slab	7	m	300.00	2,100.00
	break out concrete	3	m2	200.00	600.00
	excavations	2	m3	500.00	1,000.00
	disposal	2	m3	500.00	1,000.00
	blinding	1	m3	500.00	500.00
	reinforced concrete slab	1	m3	1,000.00	1,000.00
	reinforced concrete walls below ground	1	m3	800.00	800.00
	DPM	3	m2	10.00	30.00
	formwork to walls	4	m2	50.00	200.00



THE TEMPLE, WANSTEAD PARK
COST ESTIMATE NR 1 rev 1



26th July 2023

WORKS - OPTION 2 THE TEMPLE

NR	Description	Qty	Unit	Rate (£)	Total (£)
	doweling to existing slab	7	nr	20.00	140.00
	making good existing slab	1	item	1,000.00	1,000.00
	allowance for underpinning to existing walls due to lift pit	5	m	2,000.00	10,000.00
				SUBTOTAL	18,370.00
2	SUPERSTRUCTURE				
2.1	Frame				
				SUBTOTAL	-
2.2	Upper floors				
	Forming opening through ground floor and ceiling for lift:				
	remove floor boards	6	m2	25.00	150.00
	remove ceiling	6	m2	25.00	150.00
	remove joists	10	nr	100.00	1,000.00
	steel trimmer for joists	4	m	500.00	2,000.00
	padstones for steel trimmer	4	nr	250.00	1,000.00
	timber bolted to trimmer	4	m	250.00	1,000.00
	fixing joist ends to trimmer	10	nr	50.00	500.00
	temporary support	1	item	1,000.00	1,000.00
				SUBTOTAL	6,800.00
2.3	Roof				
	<i>No allowance for loft insulation</i>				
				SUBTOTAL	-
2.4	Stairs and ramps				
	Renew finishes	2	nr	1,000.00	2,000.00
				SUBTOTAL	2,000.00
2.5	External walls				
	Draught lobby glazing between portico columns	23	m2	3,000.00	69,000.00
	Electric operation of doors	1	item	10,000.00	10,000.00
				SUBTOTAL	79,000.00

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Option 2 temple

THE TEMPLE, WANSTEAD PARK
COST ESTIMATE NR 1 rev 1



26th July 2023

WORKS - OPTION 2 THE TEMPLE

NR	Description	Qty	Unit	Rate (£)	Total (£)
2.6	Windows and external doors				
	<i>No works to existing windows, shutters, window surrounds and doors assume covered in condition survey</i>				
	Secondary glazing	25	m2	500.00	12,500.00
	New external door	1	nr	2,500.00	2,500.00
	Fly screen to warming kitchen window	1	nr	200.00	200.00
	Fly screen to warming kitchen door	1	nr	200.00	200.00
				SUBTOTAL	15,400.00
2.7	Internal walls and partitions				
	Lift shaft:				
	new wall to form lift lobby and shaft	24	m2	250.00	6,000.00
	lifting beam	1	item	1,000.00	1,000.00
	tying external walls to existing	10	m	150.00	1,500.00
				SUBTOTAL	8,500.00
2.8	Internal doors				
	<i>No works to existing doors assume covered in condition survey. Assume fire rated</i>				
	New door to new partition	2	nr	2,000.00	4,000.00
	<i>Note, existing door openings are unlikely to be suitable for wheel chair access</i>				
				SUBTOTAL	4,000.00
3	FINISHES				
3.1	Wall finishes				
	Decorations	599	m2	25.00	14,975.00
	Decorations to dado rail	18	m	10.00	180.00
	Decorations to skirtings	215	m	10.00	2,150.00

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Option 2 temple



THE TEMPLE, WANSTEAD PARK
COST ESTIMATE NR 1 rev 1



26th July 2023

WORKS - OPTION 2 THE TEMPLE

NR	Description	Qty	Unit	Rate (£)	Total (£)
	Allowance for tiling to wcs up to 2m	30	m2	200.00	6,000.00
	Allowance for paint finish to wcs above 2m	11	m2	25.00	275.00
	White Roc to LG warming kitchen	26	m2	100.00	2,600.00
	Painting lift shaft	10	m2	25.00	250.00
	Plaster and paint to outside face of lift shaft	10	m2	225.00	2,250.00
	Window surrounds		m	50.00	
				SUBTOTAL	28,680.00
3.2 Floor finishes					
	Levelling screed to lower ground	118	m2	20.00	2,360.00
	less lift shaft	-3	m2	20.00	- 60.00
	Lower ground exhibition/event/shop spaces	89	m2	150.00	13,350.00
	less lift shaft	-3	m2	150.00	- 450.00
	Ground exhibition/event/shop spaces	89	m2	60.00	5,340.00
	less lift shaft	-3	m2	60.00	- 180.00
	Covering to brick floor	8	m2	35.00	280.00
	Vinyl to wcs and warming kitchen	23	m2	50.00	1,150.00
	Floor paint to external accessed room on lower ground	4	m2	50.00	200.00
				SUBTOTAL	21,990.00
3.3 Ceiling finishes					
	Decorations	216	m2	25.00	5,400.00
	less lift shaft	-6	m2	25.00	- 150.00
	Top to lift shaft	3	m2	300.00	900.00
	Decorate cornice	18	m	35.00	630.00
	Decorating timber purlins	15	m2	25.00	375.00
	Decorating ceiling in wcs	14	m2	25.00	350.00

THE TEMPLE, WANSTEAD PARK
COST ESTIMATE NR 1 rev 1



26th July 2023

WORKS - OPTION 2 THE TEMPLE

NR	Description	Qty	Unit	Rate (£)	Total (£)
	Washable ceiling to warming kitchen	10	m2	200.00	2,000.00
				SUBTOTAL	9,505.00
4 FITTINGS, FURNISHINGS AND EQUIPMENT					
4.1 Fittings, furnishings and equipment					
	Allowance for shop fitout				Excluded
	Exhibition/events fitout				Excluded
	Allowance for office furniture				Excluded
	Allowance for catering equipment				Excluded
				SUBTOTAL	-
5 SERVICES					
5.1 Sanitary installations					
	Strip out existing	1	item	2,000.00	2,000.00
	WC	3	nr	700.00	2,100.00
	Basin	3	nr	300.00	900.00
	Tap	3	nr	200.00	600.00
	Hand drier	3	nr	600.00	1,800.00
	Soap dispenser	3	nr	300.00	900.00
	Bin	3	nr	250.00	750.00
	Sanitary bin				by others
	Hook	3	nr	20.00	60.00
	Toilet tissue dispenser	3	nr	350.00	1,050.00



THE TEMPLE, WANSTEAD PARK
COST ESTIMATE NR 1 rev 1



26th July 2023

WORKS - OPTION 2 THE TEMPLE

NR	Description	Qty	Unit	Rate (£)	Total (£)
	Mirror	3	nr	100.00	300.00
	Cubicles	3	nr	1,000.00	3,000.00
		3	nr	700.00	2,100.00
	Sink with taps to warming kitchen	1	nr	700.00	700.00
				SUBTOTAL	16,260.00
5.2	Mechanical and public health services				
	Provision of fully co-ordinated installation, working and builders work drawings prior to installation	1	item	2,000.00	2,000.00
	Strip out existing	243	m2	25.00	6,075.00
	Heat source	1	item	20,000.00	20,000.00
	LTHW heating	243	m2	75.00	18,225.00
	Connecting to hot water	4	points	300.00	1,200.00
	Connecting to cold water	7	points	300.00	2,100.00
	Connecting to drainage	7	points	300.00	2,100.00
	Thermal insulation of pipework	243	m2	15.00	3,645.00
	Soil stacks - assume connecting into existing	0	nr		-
	MVHR system to wcs	1	item	10,000.00	10,000.00
	Allowance for extract system to warming kitchen	1	item	5,000.00	5,000.00
	Allowance for insect control	1	nr	500.00	500.00
	Automatic controls	243	m2	25.00	6,075.00
	Testing, commissioning and training		5.00%		3,846.00
	Samples	0	item		-
	Builderswork		5.00%		3,800.00
	Working drawings, record drawings, maintenance manuals etc		5.00%		3,800.00
	Domestic sub-contractor's preliminaries	1	item	1,000.00	1,000.00

THE TEMPLE, WANSTEAD PARK
COST ESTIMATE NR 1 rev 1



26th July 2023

WORKS - OPTION 2 THE TEMPLE

NR	Description	Qty	Unit	Rate (£)	Total (£)
	Maintenance during defects period 12 months	1	item	600.00	600.00
	12 months routine maintenance	1	item	600.00	600.00
	Main Contractor's discount (1/39th)				2,300.00
	Allowance for Main Contractor's general and special attendance on domestic sub-contractor		5.00%		4,600.00
				SUBTOTAL	97,466.00
5.3	Electrical services				
	Provision of fully co-ordinated installation, working and builders work drawings prior to installation	1	item	2,000.00	2,000.00
	Strip out existing	20	m2	25.00	500.00
	Mains and sub mains switchgear and distribution	243	m2	20.00	4,860.00
	Power for mechanical plant	243	m2	15.00	3,645.00
	LV power	243	m2	35.00	8,505.00
	Dado trunking LV to warming kitchen	10	m	200.00	2,000.00
	Earthing and bonding	243	m2	3.00	729.00
	Data	243	m2	35.00	8,505.00
	Lighting	243	m2	150.00	36,450.00
	Lift shaft lighting	1	item	500.00	500.00
	Security	243	m2	50.00	12,150.00
	Fire detection and alarms	243	m2	25.00	6,075.00
	UPS system	1	item	5,000.00	5,000.00
	Testing, commissioning and training		5.00%		4,295.95
	Samples	0	item		-
	Builderswork		5.00%		4,300.00
	Working drawings, record drawings, maintenance manuals etc		5.00%		4,300.00
	Domestic sub-contractor's preliminaries	1	item	1,000.00	1,000.00



THE TEMPLE, WANSTEAD PARK
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26th July 2023

WORKS - OPTION 2 THE TEMPLE

NR	Description	Qty	Unit	Rate (£)	Total (£)
	Maintenance during defects period 12 months	1	item	600.00	600.00
	12 months routine maintenance	1	item	600.00	600.00
	Main Contractor's discount (1/39th)				2,700.00
	Allowance for Main Contractor's general and special attendance on domestic sub-contractor		5.00%		5,400.00
				SUBTOTAL	114,114.95
5.10	Lift and conveyor installations/systems				
	Lift	1	item	90,000.00	90,000.00
	Builderswork		5.00%		4,500.00
	Domestic sub-contractor's preliminaries		item		included
	Maintenance during defects period 12 months		item		included
	12 months routine maintenance		item		included
	Main Contractor's discount (1/39th)				2,400.00
	Allowance for Main Contractor's general and special		5.00%		4,800.00
	Scaffold to lift shaft	1	item	1,000.00	1,000.00
				SUBTOTAL	102,700.00
6	PREFABRICATED BUILDINGS AND BUILDING UNITS				
				SUBTOTAL	-
7	WORK TO EXISTING BUILDINGS				
				SUBTOTAL	-
8	EXTERNAL WORKS				
8.1	Site preparation works				
				SUBTOTAL	-

THE TEMPLE, WANSTEAD PARK
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26th July 2023

WORKS - OPTION 2 THE TEMPLE

NR	Description	Qty	Unit	Rate (£)	Total (£)
8.2	Roads, paths and pavings				
				SUBTOTAL	-
8.3	Soft landscaping, planting and irrigation systems				
				SUBTOTAL	-
8.4	Fencing, railings and equipment				
				SUBTOTAL	-
8.5	Site/street, furniture and equipment				
				SUBTOTAL	-
8.6	External drainage				
	Drainage to pit	1	item	5,000.00	5,000.00
				SUBTOTAL	5,000.00
8.7	External services				
	<i>No allowance for upgrading supply for lift</i>				
				SUBTOTAL	-
				TO SUMMARY	555,265.95



**THE TEMPLE, WANSTEAD PARK
COST ESTIMATE NR 1 rev 1**



26th July 2023

WORKS - OPTION 2A KEEPERS LODGES

NR	Description	Qty	Unit	Rate (£)	Total (£)
	The following are broad brush costs. Form Google it appears lodge 1 =113m2 and lodge 2=101m2 total 214m2. Other areas measured off Google Earth				
	Ground floor café	114	m2	6,000.00	684,000.00
	First floor public toilets	100	m2	4,000.00	400,000.00
	Allowance for works to external fabric of lodges	214	m2	1,000.00	214,000.00
	Lift in extension	1	item	200,000.00	200,000.00
	Public seating area	235	m2	300.00	70,500.00
	Outside tables, chairs say	140	covers	400.00	56,000.00
	Service yard	259	m2	300.00	77,700.00
	Car park	220	m2	150.00	33,000.00
	Existing garages to holiday let	77	m2	5,000.00	385,000.00
	Furnishing to holiday let	1	item	40,000.00	40,000.00
	Re-landscape old carpark	300	m2	300.00	90,000.00
	TO SUMMARY				2,250,200.00

**THE TEMPLE, WANSTEAD PARK
COST ESTIMATE NR 1 rev 1**



26th July 2023

WORKS - OPTION 2B KEEPERS LODGES

NR	Description	Qty	Unit	Rate (£)	Total (£)
	The following are broad brush costs. Form Google it appears lodge 1 =113m2 and lodge 2=101m2 total 214m2. Other areas measured off Google Earth				
	Ground floor kitchen and accessible wcs	114	m2	5,000.00	570,000.00
	First floor offices	100	m2	2,000.00	200,000.00
	Allowance for works to external fabric of lodges	214	m2	1,000.00	214,000.00
	Lift in extension	1	item	200,000.00	200,000.00
	Public seating area	235	m2	300.00	70,500.00
	Outside tables, chairs say	140	covers	400.00	56,000.00
	Service yard	259	m2	300.00	77,700.00
	Car park	220	m2	150.00	33,000.00
	Existing garages to holiday let	77	m2	5,000.00	385,000.00
	Furnishing to holiday let	1	item	40,000.00	40,000.00
	Re-landscape old carpark	300	m2	300.00	90,000.00
	TO SUMMARY				1,936,200.00

HUNTLEY CARTWRIGHT, THE TEMPLE, WANSTEAD PARK, COST ESTIMATE FOR OPTION IN CMP, 2023



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THE TEMPLE, WANSTEAD PARK
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28th July 2023

PRELIMINARIES ALLOWANCE

Ref	Description	Qty	Unit	Rate (£)	%	Total (£)
	Project manager	26	weeks	2,300.00	20%	11,960.00
	Working foreman - 50%	26	weeks	1,500.00	50%	19,500.00
	Quantity surveyor	26	weeks	1,700.00	20%	8,840.00
	Attendant labour	26	weeks	1,100.00	100%	28,600.00
	Welfare	26	weeks	500.00	100%	13,000.00
	Covid 19	26	weeks	30.00	100%	780.00
	Sundries	26	weeks	20.00	100%	520.00
	Electric and water	1	item	2,500.00	100%	2,500.00
	Utility bills		item			by client
	Telephone and admin	26	weeks	25.00	100%	650.00
	PPE	1	item	500.00	100%	500.00
	Safety inspections	6	months	500.00	100%	3,000.00
	First aid/fire	26	weeks	10.00	100%	260.00
	Signage	1	item	250.00	100%	250.00
	Rubbish removal	5	nr	350.00	100%	1,750.00
	Temporary protection	1	item	5,000.00	100%	5,000.00
	Task lighting	1	item	1,000.00	100%	1,000.00
	Small tools	26	weeks	50.00	100%	1,300.00
	O&M manuals/H&S plan	1	item	1,000.00	100%	1,000.00
	Small compound	1	item	2,000.00	100%	2,000.00
	Information signs	1	item	500.00	100%	500.00
	Insurances	26	weeks	120.00	100%	3,120.00
				SUBTOTAL		£106,030.00

£106,000.00