

arisings are collected, removed and disposed of. Work is carried out on four occasions, once during October, November, December and January, although the timing of leaf clearance may be varied depending on when leaf fall starts. This applies to all fine grass areas, short grass areas, all sports pitch areas, medium grass areas, along woodland fence line areas and planted areas and is in addition to the maintenance of hard surfaced areas set out above.

Sports facilities

2 No. Rugby Pitches	(Sept – April)
4 No. Football Pitches	(Sept – April)
1 No Cricket Outfield (incl. boundary marking)	(April - September)
1 No Synthetic Cricket Wicket	(April - September)
2 No Synthetic Cricket Practice Wickets	(April - September)

Grass cutting (sports facilities)

Grass is cut using pedestrian guided motor cylinder mowers fitted with front and rear rollers and a minimum of 5 blades on the cylinder (and grass box where indicated), ride on triple or 5/3 cylinder mowers or tractor mounted cylinder mowers as appropriate. The finish is expected to be regular, even and free from ribbing. Arisings remain on the ground (except where indicated otherwise) scattered evenly, without build-up of piles or clumps. Tractor mounted flail or rotary mowers are not to be used. Except where specified below the Sports field areas are maintained so that the maximum height of growth does not exceed 50mm. Machines are to be set to give a height of cut of 25mm.

Synthetic Cricket Wicket

A 5 metre wide strip around synthetic wicket including the bowlers ends and around the two synthetic practice wickets is box mown during the period starting the first Friday of April and finishing the second Friday in September. Areas are maintained so that the maximum height of growth does not exceed 20mm, with machines set to give a height of cut of 10mm. Arisings are collected and removed.

Cricket Compound Outfield

From the 2nd Friday of April to the 2nd Friday of September the Cricket outfield is cut weekly with height of cut set to 25mm.

Rugby pitches

The entire pitch, including dead ball areas, is maintained during the period starting the 1st September and ending the 3rd Friday in April, so that the maximum height of growth does not exceed 125mm, with machines set to give a height of cut of 100mm. Arisings remain on the ground scattered evenly, without build-up of piles or clumps. In addition the areas are to be cut to 100mm within the 24 hours before the start of any scheduled matches.

At the end of the playing season the grass over the Rugby pitches is reduced.

All furnishings including football and rugby goal posts and cricket practice nets are fully maintained.

Measuring and marking out

Measuring, marking out and over marking is carried out to full international standards and conforms to the rules and recommendations (operating at the time) of the governing body for the relevant sport. Only approved proprietary marking materials and waterproofing agents are used and all pitches are marked using wet line markers. The use of Herbicides, lime, phenols, creosote and the like is strictly forbidden.

All lines are over marked as frequently as necessary to ensure that they remain fully discernible throughout the whole season. This includes at least weekly re-marking.

Harrowing (Winter)

All rugby and football pitches are harrowed using a tractor towed chain harrow or similar in two directions, at right angles to one another on two occasions per month, during the first and third week of the month, from September to March inclusive.

Aeration (Winter)

All rugby and football pitches and the cricket outfield are aerated, using solid tine turf aerating equipment mounted on or towed by a tractor, to give a minimum penetration of 100mm. Aeration is carried out on two occasions per month, during the second and fourth weeks of the month, from September to March inclusive.

Aeration (Summer)

The area surrounding the synthetic cricket wicket is aerated using pedestrian operated slit tine aerating equipment, to give a minimum penetration of 100mm, carried out on one occasion per month during the first week of the month from April to August inclusive.

Scarifying (Summer)

The Cricket table surrounding the synthetic wicket is scarified using pedestrian operated scarifying equipment. All arising's are collected up and removed and all scarified areas box mown. Scarifying and associated work is carried out on one occasion per month during the first week of the month from April to August inclusive.

Sweeping of synthetic surfaces

Synthetics surfaces are swept using a stiff yard broom to remove all debris from surface, taking care to avoid loosening or rumpling. This work is carried out on one occasion per week, from April to August inclusive, with the main wicket and practice wickets being swept on Fridays.

Rolling

The cricket outfield area is rolled using non-vibrating rolling equipment towed by a tractor in two directions, at right angles to one another, on one occasion during March and one occasion during April.

The synthetic cricket wicket and practice wickets are rolled using non-vibrating, pedestrian operated, self-powered rolling equipment along the length of the wicket only (i.e. never across the width) and in both directions on one occasion per month, during the first week of the month from the period April to August inclusive.

End of season maintenance (Summer Sports)

The following work is carried out during September/October, dependent on suitable weather conditions to the surrounds of synthetic wicket and surrounds of synthetic practice wickets:

- Scarifying
- Aeration
- Overseeding
- Application of fertiliser
- Topdressing

End of season maintenance (Winter Sports)

The following work is carried out during April/May, dependent on suitable weather conditions over the football and rugby fields:

- Scarifying
- Overseeding
- Application of fertiliser
- Goal mouth repairs

Hard tennis courts

These are swept each week to remove all litter, leaves, twigs, branches and debris. Additionally, all weed growth is removed, including along both sides and under the fence base. Arisings are collected and removed.

4.2 Built Structures Maintenance and Management

For detailed cost summaries for cyclical maintenance see sections 11.1.1 and 11.1.2.

At the present time the general scope for the cyclical tasks are outlined below.

- Building Maintenance
 - Cleaning provision for external elements of the buildings
 - Ironmongery Maintenance
 - Drainage inspection and clearance
 - Roof & rainwater goods
 - Below ground drainage and gully's
 - Internal wastes and traps to Kitchen & w/c areas
 - Hard Landscaping paths & roads
 - Sweeping
 - Road gully clearance
 - Minor cyclical surface repair

- Decoration of internal and external surfaces
- Water services
 - Control of Legionella
 - Maintenance of hot water systems
 - Mixer taps and supply valves & pipework
- M&E services
 - Statutory Testing and Maintenance
 - Fixed Wiring
 - Gas Safety
 - Fire Alarms
 - Fire Fighting Equipment
 - Emergency lighting
 - Other Testing and maintenance
 - Portable Appliance
 - Extraction systems
 - CCTV
 - Security Alarms
 - Catering equipment
 - Lightning conductors
 - BMS

During the course of the contract period to ensure good standards are met by the contractors, the Facilities Managers and Landscape Manger under take regular monitoring of each of the contractors to ensure KPI's are meet on Health & Safety and Quality, Time & Cost.

English Heritage follows an annual maintenance cycle through the Maintenance Term Contracts and planned maintenance is driven by Asset Management Plan (AMP) surveys – these have , produced a detailed list of works which are required on each site, and each item is classified as Priority U (for urgent), Priority I (for slightly less urgent), Priority 2 etc.

This AMP database is the primary tool which (together with on the ground knowledge of the Estates team members listed above) is used to inform planned maintenance on all English Heritage sites for the year ahead. The AMP survey for Marble Hill has flagged the need to complete the conservation works on site to help address damp issues in the basement area and render repairs combined with the external redecoration of the main house. Both of these are to be funded outside of the project.

The AMP survey covers all areas of the site including all the buildings on site such as the Stable Block, lodges and Sports Block etc.

4.3 Interpretation and Collections Maintenance and Management

4.3.1 Interpretation Maintenance and Management

The day to day maintenance of interpretation and the funding of consumables is the responsibility of the Site Manager and her team. As the current interpretation is very simple, the house is open by guided tour only and staff remain with the visitors at all times maintenance requirements are currently minimal, but the external graphic panels need regular cleaning with a damp cloth.

4.3.2 Collections Maintenance

The Marble Hill House collection is maintained in accordance with English Heritage's National Collections Conservation Policy, which is risk based and underpinned by a combination of scientific research and practical experience. This policy is guided by the 'English Heritage State of Collections Report 2010 – five year progress review 2016', and the evidence it provides on the risk factors causing damage to artefacts located in historic properties, museums and stores.

Conservation housekeeping and care of the delicate interiors and collections is carried out by the north London Collection Care Assistant with some support from property-based staff and other members of the Collection Conservation team, in accordance with a housekeeping schedule devised by the regional Collections Conservator. The Collections Conservation Care Assistant currently spends around 3.5 hours at Marble Hill per week, with the property-based staff contributing another 1.75 hours per week to cleaning of historic interiors. During this time, collections care activities include conservation cleaning, condition monitoring, Integrated Pest Management and environmental monitoring and control.

All hospitality events in the historic interiors are carried out in accordance with a Memorandum of Understanding which sets out principles agreed between relevant English Heritage departments to manage any risks to the collection.

Environmental monitoring is enabled by a wireless system which currently has sufficient coverage to satisfy both our purposes and the requirements of the Government Indemnity Scheme and lenders for existing loans in their current locations. The system is maintained and monitored by English Heritage Conservation Scientists in conjunction with the Collection Conservator.

The major source of lighting within the house is daylight. Correspondingly the main control of light levels is by restricting the daylight entering the house. This consists of keeping the shutters closed when the house is not in use; UV-eliminating film is also applied to the windows and fitted blinds are pulled down. The current limited opening hours mean that the annual light dose still falls within acceptable levels.

The controls associated with the current heating system are limited and are not able to provide any form of close environmental control. Two free-standing humidifiers are available

to be deployed in the winter if the relative humidity drops to potentially damaging levels when the property heating is on fully.

The Collection Conservators, Fine Art carry out a 100% audit of paintings at Marble Hill House every five years. A 100% gilded furniture audit is also carried out periodically and loan objects are condition surveyed for Government Indemnity Scheme purposes.

4.3.3 Collections Management

Management of the collections on display at Marble Hill House is governed by English Heritage's national Collections Development and Documentation Policies and Plans. These policies state the ethical framework within which we operate with regard to our historic object collections along with the processes involved in acquisition, disposal and loans. The collections are documented using a collections management database (Mimsy XG). The Collections Curator is responsible for maintaining the database and carrying out regular documentation audits.

The house is open by guided tour only and staff remain with the visitors at all times. The Site Manager, or a member of their team, is responsible for carrying out Collections Security Checks following each tour. A small number of objects (the ceramics in the Breakfast Parlour and Gallery) are protected using a weight-sensitive alarm system, which sounds in the display space and control room. Stanchions are placed in front of sensitive objects in the Breakfast Parlour, Great Room and Damask Room. An Integrated Emergency Plan is in place, detailing the priorities and procedures for collections salvage, which is maintained by the Collections Curator and Site Manager. Currently, there is a salvage store which contains provisions for both Marble Hill House and Chiswick House located in the Stable Block.

4.4 Byelaws

The bye-laws currently in place for Marble Hill remain those that were in place at the point the property transferred to Commission from the GLC in 1986

As the freehold owner of the property we are at liberty to amend these bye-laws, under the Bye- Laws (Alternative Procedure) (England) Regulations 2016, by:

- Carrying out a public consultation (of local residents) on proposed amendments
- Making an assessment of the results of such consultation (taking specific factors into account that are laid out in the Regulations)
- Submitting the proposals to the Secretary of State (DCLG), who has 30 days to respond either allowing the change/amending the changes or rejecting them.

An alternative to formally amending the bye-laws would be to advertise conditions of entry on signs at all entrance points. These can be amended as we see fit, and used to refuse entry or prevent people from carrying out proscribed activities. However, these do not have the same legal force as a bye-law - enforcement would have to be by English Heritage rather than the police and we cannot enforce them with penalties in court.

4.5 Community Involvement and Visitor Surveys

Marble Hill Park is a very well loved local amenity. In addition its heritage connection and the added interest of Marble Hill House means visitors can travel considerable distances to visit both the park and the house. However most of its visitors remain local and visit the park for a wide variety of reasons. The following describes how visitors currently use Marble Hill Park.

Recreational use

Results of the consultation indicated that most visitors enjoyed walking in the park. Other uses of the park include cycling, dog walking, meeting friends, picnicking, playing informal games, using the One O'clock Club and adventure playground, using the café, attending concerts and visiting the house. The house receives relatively few visitors, compared with overall numbers of park visitors and strategies should be adopted to try and open the house more frequently to the public (i.e. through events and activities).

Families with children constitute a large proportion of Marble Hill Park's visitors. This reflects the demographic of the local area, one which is very popular with families. A common sight in the park at weekends will be family groups, including children and grandparents enjoying walking in the park.

Sports use

The well maintained sports facilities, including tennis, cricket, football and rugby within the park mean it is used by sports clubs on a regular basis. Football is the most popular game played in the park. On average, games are played 117 times per month.

Tennis is next in popularity, being played approximately 101 times per month. These are followed by athletics, cricket, running, rugby and school athletics. Public opinion indicated that the booking system needs improvement, which would help to maximise the use of the facilities. Current use could also be increased, particularly football training for young people which would lead to increased income for the park. Coaches have indicated that they would be prepared to pay for use of training pitches. At present ad hoc training sessions are undertaken in the park for which no income is received.

The sports facilities represent a source of income for Marble Hill Park, which could be increased with relatively little investment. This would include some increased maintenance as well as better advertising and upgrading of the booking system.

Sports use in 2015

Since the Landscape Management Plan was undertaken the prices for the sports facilities were increased and in 2015 the park was used by personal trainers, tennis trainer, cricket teams, rugby teams, football teams, running group and school groups. These groups have been bringing in income to Marble Hill Park and primarily seem to be based in St Margaret's and East Twickenham.

In May 2015 England Marketing undertook a series of face-to-face interviews were undertaken during April amongst the following:-

- People who had visited the house or the park
- People who were aware of the house and park but had not visited either
- People who were unaware of the house or park.

Key findings:

Non-Visitors

The main reason that people have not visited Marble Hill House is that they are not aware that the park and the house exist. They have visited other properties and sites in the area, in particular; Kew, Hampton Court and Richmond Park but have not come across Marble Hill. Even the research team described the house and park as tucked away out of site and not well signposted in Richmond.

Once the respondents had received a description of Marble Hill Park and House, the majority (87%) said they would now be inclined to visit.

The majority of non-visitors (84%) would pay for entry to the park for special events and exhibitions and for the most part would be willing to pay between £5 and £10, although some said it would depend on the event.

The most popular events would be concerts although there were a number of suggestions for festivals, craft fairs and similar.

English Heritage should promote such events through the local press, social media and posters and flyers around the local area. In particular, there are some local websites which would be ideal for advertising local events. Quite a few respondents would welcome email updates although did not provide the researchers with email addresses.

Visitors and those aware of Marble Hill

Of the 67 respondents who had visited the house or park, some had been on a guided tour of the house but typically this had been many years ago. The park is predominantly used for general walking or relaxing although some 30% of the visitors use the children's play area and around 40% have used the café.

Most visitors visited with family but only a third visit more than once a month. A small number have visited the house in the last year and a few commented that they have been to concerts in the park.

The majority (88%) rated their last visit to the park as interesting or useful, giving a score of 4 or 5 out of 5. There were many comments such as "it was very interesting, it's our heritage" and "I just love the park".

The visitors generally rated the café and the children's playground quite well although a few made suggestions that the café could be improved and the house looks a bit shabby and shut up.

The visitors feel that it is very important to the local community to have the park (97% saying it is either quite important or very important). A great deal of comments were captured.

There were mixed views on extending the dog free zone.

There were also plenty of suggestions as to how English Heritage could improve the park, namely improving the house and facilities and promoting the park more.

Like the non-visitors, visitors would like to see more events in the park and would be prepared to pay between £5 and £10 for entry to the park, although this would depend upon the event. They were not given an option to say what events they would like to see.

The focus of the visitor questionnaire was on what they think of planned changes to Marble Hill Park and House. They would most welcome more dramatic and accurate room settings, opening of the servants' quarters with introductory exhibitions and better interpretation. They are less interested in hi-tech interactive displays and audio guides.

The visitors would welcome longer opening hours for the house and one or two respondents suggested themed Georgian nights and events in the house. However, there was less support for developing fine dining and opening the house and park as a venue for weddings and corporate events with only half the visitors supporting these ideas.

As far as those who are aware of Marble Hill House but have not visited are concerned, the main reasons for not visiting have been a lack of time or the fact they don't think to go because the house is on their doorstep.

They would need to see more advertising and promotion to remind them to go or be made aware of special events taking place in the house and park. Like the visitors and non-visitors, they would pay an entry fee to the park of between £5 and £10 to the park for special events and would welcome concerts and festivals.

They would be encouraged to visit if there was better interpretation and, like visitors, would most welcome more dramatic room setting and setting the house and park into a historical context. Again there was less support for hi-tech displays.

Amongst the visitors and those aware of the house, there is some interest in the Georgian period but as this topic is not that well known the respondents found it quite difficult to be specific about which themes of Georgian history they would be most interested in, with quite a large proportion saying "don't know".

User Count in June 2015

In preparation for this HLF bid a better understanding of the current Park users was required therefore in June 2015 Quality Traffic Surveys (QTS) were commissioned to count the number of daily visitors to Marble Hill. Cameras were placed on each of the sites seven entrances and the number of people and vehicles entering and exiting the site were counted for two full days – Saturday 20th June and Monday 22th June 2015. These dates represented normal operating conditions for both a weekend and weekday. The weather on the day of the surveys was fair and generally representative of early summer. Classification data was also collected in order that an insight into the age, gender and assumed activity of the park users could be quantified.

As a result of the count and visual classification it has been surmised that the approximate percentages of how the park is used can be divided up as follows:

Walker: 64%

Dog walker: 19%

Push chair, with under 5 years old: 1%

Sport: 17%

In addition the park users were divided by age:

0 – 19 year old: 23%

20 – 40 year old: 67%

40+ year old: 10%

In terms of simple visual ethnicity:

White: 99%

Other 1%

And sex:

Male: 53%

Female: 47%

5 Marble Hill Today

5.1 Summary of Significance

The following summary is derived from the CMP and describes the significance of Marble Hill. Please see the CMP for a full statement of significance.

Evidential value

House

Marble Hill house was designed as a quintessential Neo-Palladian riverside villa and set within an advanced fashionable garden. Considering its age, the exterior of the house survives in unusually complete state of preservation, however, there have been several alterations to the south front and the service wing has been lost. Many elements of the interior plan form and design either survive in their original state or were reconstructed in the 1950s and 60s based on careful research and fabric evidence.

Landscape

The original early 18th-century landscape has gradually eroded but still retains several built and natural features either above ground or as buried archaeology which are physical evidence of its design.

The early history of the landscape is well documented, for example, in the plan from c.1749 and there is still some evidence of historic planting, such as veteran trees, including a black walnut dating from the mid-18th century. However, there are also parts of Marble Hill's history for which there is little physical evidence, for example, the 18th-century kitchen gardens, farm buildings, service wing and second grotto. Desk-top assessment suggests these areas have potential evidential value and should be a priority for future investigation.

Historical Value

Associative – Henrietta Howard and her circle

Marble Hill Park has rich cultural associations, in particular with Henrietta Howard who is known mostly as a mistress of King George II. The house and garden were created with the assistance of a coterie of fashionable friends and associates including Duke of Argyle, Henry Herbert, Alexander Pope, Horace Walpole, Jonathan Swift and John Gay. Pope's design for the gardens at Marble Hill was never implemented and this drawing is thought to survive as his only known garden plan. Marble Hill is mentioned in various letters and poems including a "Pastoral Dialogue between Richmond Lodge and Marble Hill" by Jonathan Swift (1735). Charles Bridgeman also gave advice on the design.

Illustrative and associative – aristocratic female patrons

What we know about Henrietta's character and life illustrates the precepts of behavioural rules that governed Georgian society and which has been described as politeness –

Henrietta was described by her friends as amicable, witty ‘good and gracious’ ‘the most agreeable lady in Europe’ having ‘talent for friendship’ - all characteristics of a perfect Polite Georgian lady. In addition, her marriage tribulations provide an insight into the life of aristocratic women in the 18th century and how the power balance was changing – Henrietta’s legal separation from her violent husband was a radical move with a rare precedent. The form and style of the house provide an insight into the nuances of female patronage in Georgian England.

Illustrative – interior design

Henrietta was certainly involved in the interior decoration of the house and acquisition of furnishings and accessories. Items from her original collection help to establish the date when the interiors were being furnished. For example, Panini’s ‘Roman Landscapes’, commissioned for the Great Room, are inscribed 1738.

Illustrative – materials linked to the transatlantic slave trade

The cosmopolitan nature of Georgian tastes and aspirations, and their love for fine, exotic things, fuelled not only the development of overseas trading but also a much more sinister phenomenon – slavery. The mahogany used for the great staircase, and extensively throughout the house for the floors and doors, was acquired from slave-operated plantations near the Bay of Honduras. There is no evidence that Henrietta Howard herself was a slave-owner but it has been argued that the house could not have been built without the financial settlement from George II. This included £8,000 capital stock of the South Sea Company which at the time of the house’s construction was increasing its participation in the trans-Atlantic slave trade.

Illustrative – social hierarchy and estate management

Marble Hill is also important in illustrating the role of another group of people serving the rich and wealthy Georgians – their servants. Research has revealed the names of individual servants, including the housekeeper, housemaid and gardeners, providing an insight into their daily routine.

Illustrative – development of the River Thames

Marble Hill House was not built in isolation and the landscape provides evidence of Henrietta’s vision of her Arcadian retreat and makes a valuable contribution to the knowledge of the history of the local area. The house is the last complete survival of elegant villas built along the Thames between Richmond and Hampton Court by individuals of distinction who were keen to escape from the hustle and bustle of London but remain close to court residing at Richmond. The landscape illustrates established social behaviour and intellectual concepts in Georgian England.

Illustrative – horses and stabling

The Stable Block is a good example of a small Victorian suburban estate stables. It accommodated working horses, as well as more valuable studs or mares with their foals, while the upper floors provided stable lodgings and hay loft.

Illustrative – the conservation movement

Marble Hill is as an early example of a historic landscape saved from development by public indignation and an intervention by the newly formed London County Council. The threatened impact of housing development at Marble Hill Park on the view from Richmond Hill was a catalyst not only for the saving of the park but also for the legal protection of this famous view.

Aesthetic value

Architectural context and key figures

Two drawings and a sketch of an elevation survive to document the creation of the house: Colen Campbell's design for a 'House at Twickenham' featured in the third volume of Vitruvius Britannicus, a second design either by Campbell or Henry Herbert, now kept at Wilton House and Herbert's sketch of an elevation of the alcove in the Breakfast Parlour. They usually worked in close association with a 'jobbing' architect - Burlington's protégés included William Kent and Henry Flitcroft while Herbert acted as an advisor-connoisseur to Roger Morris. Morris is documented to have worked on Marble Hill and although it has originally been thought that his only contribution was to adapt and simplify Campbell's designs and to build the shell of the house, it has now been argued convincingly that the interior design incorporates features characteristic of Morris' style.

Landscape

The pleasure grounds to the south of the house were designed in 1724 by Alexander Pope and Charles Bridgeman, the leading designer of the day, to form the setting for Marble Hill House. Marble Hill House is an archetypal riverside villa of the period and the pleasure grounds were designed to frame the view of the house from the Thames and to form a series of terraces leading down from the south front of the building to the river. The landscape around the villa was laid out in response to the newly discussed and published designs for the gardens of the villas of the 'ancients' and the Marble Hill landscape includes rare surviving fragments which illustrate this type of garden design. Today, there are some elements in the landscape which detract from its aesthetic value including, sports equipment, municipal park features (bins, benches etc) and inappropriate lighting.

Communal Value

Today the communal value of the site under the guardianship of English Heritage is based primarily on its contribution to both local life and the wider education of visitors from the UK and abroad. Marble Hill has considerable social value as one of the riverside villas in west London providing pleasant amenity grounds for the local community and visitors. Marble Hill attracts a diverse crowd ranging from dog walkers and joggers, who do not

generally visit the house, to a more specialist audience with a particular or specialist interest in Palladian architecture or the reception of Classicism in English design. The park is also of communal value for its biodiversity and is designated as a Site of Local Importance for Nature Conservation; woodland, trees and grassland provide habitats for birds, invertebrates and bats.

5.2 Built Structures: Character and Condition

Marble Hill Park is centred on Marble Hill House and the relationship between this building and the landscape is the key element of the park's historic character. Other buildings existed on various parts of the site in the past but have disappeared with the changes in use of the park (Little Marble Hill, the service wing of Marble Hill House, various stable and farm buildings, plus garden structures such as greenhouses). Surviving historic buildings in the park are:

5.2.1 Marble Hill House

Marble Hill House (Grade I listed) was one of a series of villas built along the Thames in the early 18th century. It was constructed between 1724 and 1729 for Henrietta Howard to the designs of Lord Herbert and Roger Morris and the pleasure grounds to the south leading down to the Thames were laid out in 1724 to form a setting to the house. The building is currently open to the public at the weekends and for booked parties during the week.

This building is rectangular on plan, with the main elevations facing north and south. It is stucco-faced with stone dressings and a modillion cornice with lead-covered blocking course pyramidal roof covered with blue-black pantiles and with a lead, covered ball finial at the apex. The north and south fronts consist of five bays with the central three bays projecting and pedimented and projecting plain string course and cill band at principal floor level. On the north front the projecting centre is enriched with a rusticated basement and a pilastered giant Ionic order with stepped architrave and pulvinated frieze. The south front is more plainly treated with a rusticated arched door at the centre. There are low wing walls to the north front.

The last major repairs were conducted circa 2006 and included repairs to the render and redecoration, repair and redecoration of the windows and minor repairs to the roofs. Externally, the House is now in a fair to poor condition and there are several defects associated with a lack of cyclical maintenance and repair that require urgent attention.

The condition of the paintwork is of concern. There is stone staining and failure of the paintwork, particularly to the string course, window cills and surrounds to all elevations and wing walls. The staining is particularly severe to the wing walls, where there is also evidence of moisture penetration as a result of the failed pointing to the coping stones and rear brickwork, which is covered by vegetation.

The render and stucco work to all elevations is generally sound, however several minor cracks were noted on the north, west and south elevations and to the wing walls. These will require cutting back to a sound edge before repairing with lime mortar. A large crack has

developed across the capital of the fourth pilaster of the north elevation (LtoR). A small section of masonry has detached revealing evidence of past repair in ordinary Portland cement (OPC). The defect may be the result of moisture penetration and corrosion of the repair armature. The presents of impermeable OPC is likely to have contributed to the decay by trapping moisture between the repair and building.

To prevent further decay, the OPC elements of the capital will need to be cut back and reformed in lime mortar to the existing design and profile this will be held together by ceramic aperture to avoid corrosion and preclude resulting decay. The remaining capitals require close inspection to ensure similar defects are not present.

The decoration to the joinery is starting to fail across all the elevations and presents as flaked, blistered, cracked and worn. Window putties are also starting to fail, increasing the chances of timber decay. There is already clear evidence on the south elevation that the timber joinery has already begun to decay, where three rotten window cills and at least two decayed bottom rails were noted. Further, the rot in the timbers of the roof lantern that covers the single-storey east elevation extension, is so severe that one of the cross members has completely fallen off.

The roof is in reasonable order. There are however a number of slipped, cracked and broken pan tiles to the main slopes and the same to the south and north slate-covered pediments. The lead flashing and gutters of the main roof appear in good condition; however, there is evidence of rainwater penetration to the ceiling of the second-floor Gallery. Close inspection has found no defect in the material or detailing of the lead and it is thought that the leaks are the result of blocked gutters caused by poor maintenance and the close proximity of leaf-dropping trees to the west elevation. In the spring of 2016 persistent water ingress was recorded from the western roof slope into the closet off the Green Room on the second floor. This was addressed and stopped by replacement of a number of tiles, repairs and re-pointing.

To the east the small brick built single story extension has a lead covered roof. The lead work appears in good condition however, the brick walls are affected by vegetation and blocked rainwater goods. This has resulted in visible penetrating damp on the internal side of the wall. The hopper that collects the rainwater from the extension roof is too small and the connection to the down pipe has also split. Both require replacement with adequately sized units, and the adjacent brickwork needs re-pointing. This work is urgent and will therefore not form part of the proposed HLF bid.

Penetrating Damp

Internally there is evidence of penetrating damp to the Breakfast Parlour, Tetrastyle Hall Dining Room and Paper Room (see figure 5). The plaster to the walls below the dado rail and on the skirting is blown and blistered and there are effervescent salts present. Extensive investigations were undertaken by Floyd Consultants (Damp Specialists) in 2011. The report found that the penetrating damp could be attributed to four factors:

- A defective French drain to the west and east elevation;
- Uneven and un-pointed York stone paving to the south, west and north elevations pushing water into the building;
- A defective rainwater gully to the south elevation; and
- A missing lead capping to protect the abutment of the building with the west-wing wall.

The French drain was removed in 2013 and the York paving to the south and west elevations was re-profiled and re-pointed. Additionally, a new storm drain was added at the corner of the western and southern elevations and the western wing wall was capped with lead. These interventions have had some success and the walls to the Paper Room and Dining Room are starting to dry out. Some works were carried out in 2015 to the pavement to the north of the house to try and resolve some of the remaining issues but this was not successful.

M&E and Fire Protection

The following is based on the M&E survey of the building undertaken by Martin Thomas Associates – the full report can be seen section 8 of the main report. The survey found that the mechanical services (heating, cold water supply, etc) were in good order and not in need of immediate repair or upgrading. However, it was noted that the controls associated with the current heating system were limited and not able to provide any form of close environmental control.

The current electrical distribution system was found to be in poor condition. The distribution boards are aged and are not fit for continued service should a large scale rewiring exercise be undertaken as the protective devices would not meet the requirements of the latest IEE wiring regulations.

There are several rooms, particularly the Breakfast Parlour, where known electrical faults caused by deterioration through damp penetration have resulted in electrical supplies to the rooms being rendered inoperable. Recent fault finding works on the circuits in question appears to have been unsuccessful and it is likely that intrusive rewiring will be required to rectify the issue (this will almost certainly involve the lifting of the floor boards in the Breakfast Room and Lady Suffolk's Bedroom above).

The labelling of electrical equipment is unclear and not always legible, which, coupled with a lack of test records and schematics, means the existing installation is confusing.

5.2.2 The Stable Block

The Stable Block (listed grade II) was built by Jonathan Peel. This is a handsome early 19th-century building in red brick, of 2 storeys, with slate hipped roofs. Immediately over the carriageway is a timber cupola with lead roof and finial. To the east elevation is a painted timber pediment into which is set the clock. The windows to the east elevation are sashes to the ground floor and 2- light casements to the first floor. To the west there are two single storey wings with hipped ends.

The building currently accommodates the café, public toilets and estate office on the ground floor and staff flats above.

The condition of the building is generally fair, but conversion of the building to its current uses has led to extensive alterations to all but the primary facade, with doors being turned into windows, openings being blocked up and new openings being made. This has led to some loss of the original formality of the design.

External re-decoration works were undertaken in 2008 and public toilets were re-painted in 2014. Minor work will be required to the ground floor where damp is ingressing into the building. The windows and all external joinery were redecorated during the survey period, including replacement of timber to the central clock tower. Internal areas will require redecoration. Overall the roof and structure is sound.

The 2008 survey demonstrated as follows.

Asbestos is noted with the building to the underneath of the staircase and to the panels to the electrical distribution boards.

The staff flats to the first floor are each provided with their own services comprising of a gas fired combination boiler serving panel radiators with TRV's and the domestic water services in the apartments. The boilers are each controlled by localised domestic timers. The boilers with both flats are located within bedrooms which are not provided with carbon monoxide detectors. The quick fill connection to one boiler remains in position and should be disconnected. The bathrooms, kitchens etc., are provided with localised ventilation fans. The bathrooms are provided with electric instantaneous shower units. There remains redundant cold water storage tanks in the flats which should be removed. The public toilets are provided with mechanical ventilation via ceiling grilles connected through sheet metal ducting to an extract fan located in the emergency store. No heating is provided in these areas. Hot water is provided by a gas fired unit located in the emergency store. A water storage tank is installed in the roof space over the toilets with access from the emergency store.

The office is provided with an electric panel heater.

To the rear of the building there is a yard currently used for car parking. This is in poor condition and the original granite setts are still visible in some places through the more recent worn surfacing. Architectural investigation of the rear boundary wall carried out in December 2016 demonstrated that it was erected contemporary with the Stable Block. Structural Engineer's assessment (2016) confirmed that it is in fragile condition and should be rebuilt and strengthened.

The raised platforms in front of the building are probably a mid-20th-century addition which do not enhance the building or the landscape and restrict the room available for cafe seating. The first floor flats have suffered water ingress for several years.

Priorities for Action include:

1. Compartmentation works to the roof space
2. Checking fire separation of ducts to clock mechanism between cafe & flats above
3. Repairs to floors to WCs, ground floor north section (H&S risk to the general public)
4. Roof repairs to single storey section to east
5. Brickwork repairs and repointing
6. Internal redecoration of WCs
7. Internal redecoration of 1st floor flats including windows and doors

5.2.3 The White Lodge

The White Lodge, (listed grade II) a small, early 19th-century single storey building built by Jonathan Peel and now used for staff accommodation. Periodic Condition Survey was carried out in July and August of 2011 by Purcell Miller Tritton LLP. It demonstrated that the building is generally in a sound condition, having been redecorated externally during the survey period. Internally the building appears to have been redecorated to the walls, partitions and ceilings, although internal joinery remains untouched and in need of some attention. Floor coverings are generally in need of replacement.

The garden is poorly presented and maintained which impacts on the setting of the building and of the park at this key entrance. The fences to White Lodge are in a poor condition and most will require replacement, excluding the iron railings.

5.2.4 The Ice House

The Ice House (listed grade II) part of the original garden layout of the 1720s, lies at the north west corner of the north west woodland Quarter. Work has been undertaken to conserve the structure and its historic use is explained by an interpretation panel. The icehouse itself is not accessible by the public.

5.2.5 The Grotto

The Grotto formed part of the early 18th-century layout but was discovered in partial state of preservation in the 1980s and reconstructed using some modern materials. It has been conserved and made safe for the public by installing a metal barrier precluding entry to the cave-like interior. However it is heavily shaded by overgrown shrubs creating an uninviting feature.

5.2.6 Beaufort Lodge

Beaufort Lodge, a 20th-century single storey building used for staff accommodation. The garden is neatly kept although utilitarian in design.

5.2.7 Park Depot and Changing Rooms

The park depot and changing rooms are simple modern buildings which are largely out of sight in the north east corner of the park. The changing rooms are robust and spacious possibly offering scope for new uses. They are used by football teams and feedback from users has been positive although the facility would benefit from minor updating and redecoration.

5.2.8 Marble Hill Play Centres

The base for the One O’Clock Club and the adventure playground are again modern buildings. Marble Hill Play Centres manage the One O’clock club and adventure playground under a lease agreement. The colourful mural on the building is a long established feature (changing each year) but is very obvious in the parkland to the south and west.

5.2.9 Disused Changing Rooms

The disused changing rooms to the north west of the Stable Block, are a wooden building which appears to be in sound condition and currently used for storage. It is in a secluded position within the Sweet Walk and offers potential either for new uses or a well screened site for minor new buildings if required for instance for expanding catering or toilet or interpretation facilities.

5.2.10 Sports Booking Hut

The sports booking hut is a small wooden building which is currently in active use. It is in reasonable condition but not in keeping with the character of the historic park. It is planned to demolish this structure as part of the new project.

5.2.11 Disused Toilet Block

The disused toilet block within the woodland block to the north west of the house is a small modern utilitarian building which reinforces the unkempt appearance of the woodland. Physically the building itself is in sound condition although it has not been used for several years and this would affect its fabric to a certain degree. As part of the new project it is planned to demolish this building.

5.3 Interpretation and Collections: Character and Condition

5.3.1 Interpretation Character and Condition

The site is principally interpreted through guided tour and so fixed interpretation is minimal, but there are four external graphic panels, installed in February 2015 and four foamex internal panels highlighting elements of the collections with direct links to Henrietta Howard installed in 2014. The second floor rooms have spiral bound caption folders which are in fairly poor condition.

5.3.2 Collections Character

There are 435 objects on display in the house comprising ceramics, furniture, paintings (including mirror paintings), prints, sculpture (busts and reliefs), books and light fittings. The majority of the objects on display are part of English Heritage’s permanent collections. The items on loan comprise 11 paintings, 15 items of furniture and a set of novels. The collections are predominantly 18th century in date. They include 7 items which originally belonged to Henrietta Howard (5 ‘Roman Landscapes’ by Giovanni Paolo Panini; a marble-topped pier table carved with a peacock motif; and a Chinese lacquer screen), prints and paintings depicting Marble Hill, and portraits of Henrietta Howard and members of her social circle. In 1988 the collections were supplemented by the Rosemary and Monty

Lazenby Bequest of late 18th and 19th-century 'Chinoiserie' paintings and furniture displayed on the Second Floor of the house.

5.3.3 Collections Condition

The majority of the collection at Marble Hill is currently in good condition. The most recent audit in 2014 showed that 88% of the paintings were in good condition. A gilded furniture condition survey in 2010 found that 78% of the objects were in a good or very good condition and the remaining 22% have since been treated to improve their condition. However, due to fluctuating environmental conditions, some of the lacquer objects are in fair to poor condition.

5.4 Landscape: Character and Condition

The following sections provide an overview of the general character and condition of the park by reference to the Character areas (Figure 2) and features described in the 2016 CMP. More detail on the history, condition and details of individual structures and features is given in the CMP.

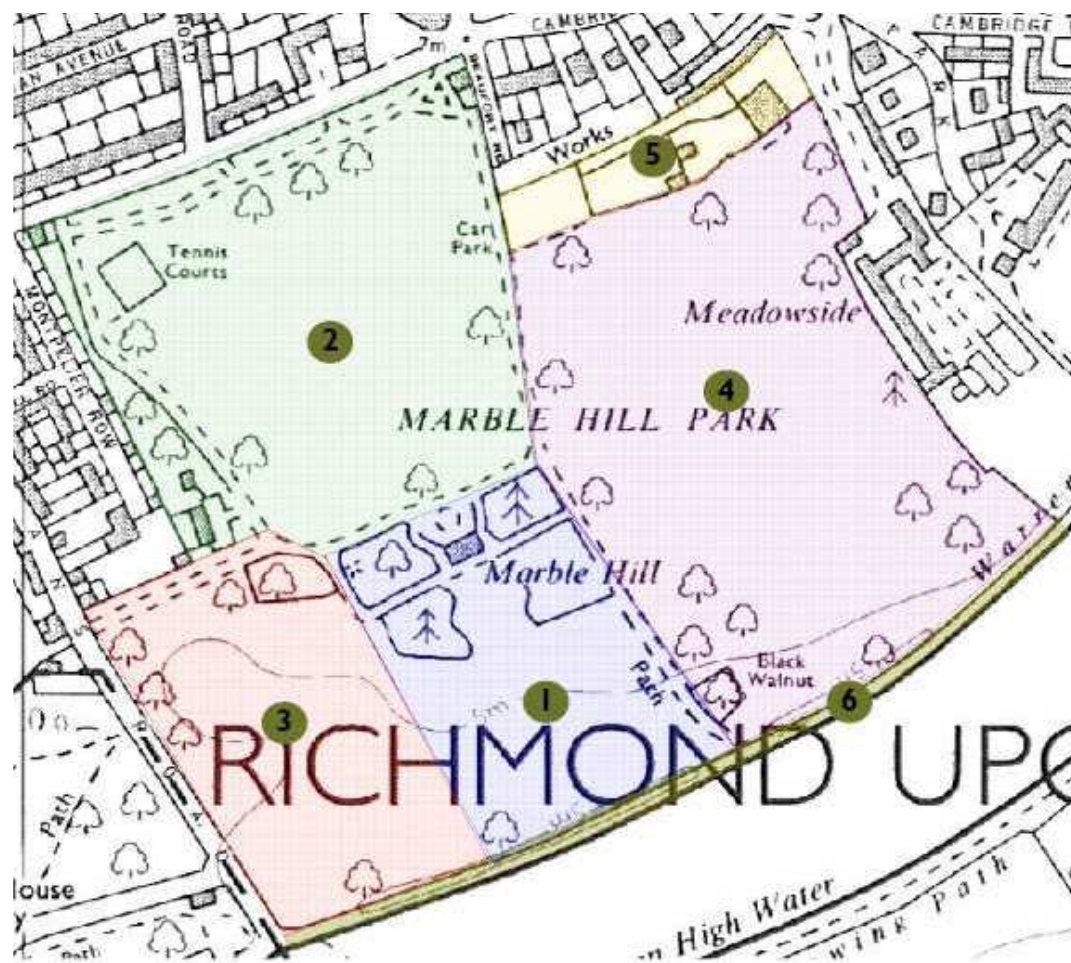


Figure 2 - Marble Hill Character Areas

5.4.1 Pleasure Ground

Little above ground evidence of the original early 18th century landscape survives. The basic form of the terraces is in place but the curved outline of the lower terrace has been lost. The pattern of avenues or groves framing the lower terrace has completely gone with trees now sparse (to the east) or randomly spaced (to the west). The four 'quarters' have lost their definition and been eroded to the south so that now the grotto sits outside the quarter to the south east.

These woodland compartments contain ash, sycamore, horse chestnuts and oaks. The understorey is generally dense with a mix of ornamental and native shrubs along with young