

Part 4, 1976 – 1993 Pynford Ltd / John Pryke & Partners

John Pryke & Partners were consultants to Pynford Ltd. and as a civil and structural engineering consultancy they were eminently qualified to undertake the restoration of the buildings for their client Pynford. This included the main house with subsequent Victorian extensions, the Stable Block and the Old School Block.

The task proved to be more wide ranging than anticipated. Almost all of the original joinery needed replacing. The ends of all 16 main roof trusses were rotten as were floor and ceiling joists. Over half the walls were clad in the original lath and plaster which had enabled the rot to develop very quickly.

In the event, the roofs of the two main buildings were repaired and much internal work completed together with the provision of main services.



Pynford Ltd. had held the patent for a unique form of structural underpinning until it ran out in the early nineties. This coupled with the recession and spiralling restoration costs led Pynford into Liquidation in 1992 and 70 Pynford employees based at Warlies suddenly lost their jobs.

Fortunately John Pryke & Partners were independent and they continue to operate from Warlies; in fact they are the longest established company currently operating out of the building.

At the time of Pynford's demise the Grand Hall and the main part of the Georgian Wing were still derelict and had subsided badly. The old School Block had been without most of its roof for almost 20 years. The part of the Stable Block that had been rescued was occupied by two light industrial companies. In fact much of the site had either an industrial or derelict institutional appearance to it.



Pictures: (Top Left) Roof repair c1980 (Bottom) Georgian and North Wings 1993 (Top Right 1-3) Georgian Wing 1993 (2) / Eastern Elevation 1993



Warlies was therefore in a very sorry state at a time of significant economic recession. It was and still is a Grade II Listed Building in the Green Belt within a Conservation Area. Just being the owner of a large Listed Building brings a host of onerous liabilities, let alone a dilapidated one. It was therefore very difficult to see a use for the estate that would facilitate its complete renovation.

At this time, part of one of the buildings was occupied by two other independent Companies, less than halfway through their 20 year leasehold agreements. The owner of one of these companies, Chris Relp expressed his concern that with the demise of Pynford Ltd. it was difficult to see how anyone could ever justify the cost of restoring Warlies to its full potential. In fact there was a real risk that the Liquidators may have simply been forced to allow the Estate to fall into further disrepair again.