



Pałac w Kruszewie

MANSION IN KRUSZEWO
WIELKOPOLSKA CONFERENCE CENTRE

www.kruszewo.pl

The first record in the history on the Mansion in Kruszevo says that construction was initiated by count Roman Świniarski who transferred the title to the Mansion to Waldenberg in 1870. The new owner pulled down old buildings and the former mansion with at that time thatched roof in order to erect a new one - of Neo-Renaissance mass, with a round tower which has become a distinctive element of the Kruszevo landscape. The mansion and park complex had changed hands and eventually in 1998, our company Wschodnioeuropejskie Konsorcjum Towarowe S.A. of Warsaw purchased the object and till present we remain the sole and legal owner of it.

The idea of the investment project - mansion and park complex in Kruszevo - is to call into being a Conference Centre in Wielkopolska Region (so called Wielkopolska Conference Centre).

The object is located 65 km from Poznań which is recognized a fair centre of Poland.

The mansion and park complex – investment in progress- in Kruszevo comprises the following:

Buildings and structures:

Item	Name of building
1	Mansion
2	Manor-house - apartment building
3	Administration building – Grange
4	One-family house with a swimming pool
5	Boiler-house
6	Apartment building
7	Grill (summer bungalow)
8	Entertainment and recreation complex - Investment commenced
9	Park
10	Fencing

1. Mansion:

A mansion building is situated in the south and west part of the park, a detached building, with cellar, with hip roof and tower of circular intersection finished with cupola and pointed tip. Construction year ca. 1880. The Mansion is intended for an apartment hotel (24 rooms), pub and conference room for 250 persons..

1. Development area

$A_d = 855.00 \text{ m}^2$

2. Usable area

$A_u = 2,000.00 \text{ m}^2$



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3. Cubic capacity

$$V = 10,260.00 \text{ m}^3$$

2. Manor-house - apartment building

It is situated in the central part of the park. A detached building, with cellar, two-storey. Flat roof covered with bituminous roofing paper, construction year ca. 1880. The manor-house is intended for a hotel (36 rooms) and the underground part shall house a spa- complex with massage- and sauna. rooms.

1. Development area

$$A_d = 416.30 \text{ m}^2$$

2. Usable area

$$A_u = 707.80 \text{ m}^2$$

3. Cubic capacity

$$V = 2,498.00 \text{ m}^3$$

3. Administration building – Grange

A detached two-storey building, without cellar, situated in the north and west part of the park. A wooden rafter framing is covered with tiles in the office part and with wagon roof in the remaining part. A middle part connects two buildings with a new entrance to a channel leading to an entertainment and recreation complex. The office part has been renovated and adapted to its new function, other parts are under reconstruction. Construction year ca. 1880. The Grange building houses a finished office for future administration of the object, for 10-15 persons, with a conference room. This building is intended for a hotel (20 rooms) with banquette rooms and restaurant for 200 persons.

1. Development area

$$A_d = 799.15 \text{ m}^2$$

2. Usable area

$$A_u = 1,260.00 \text{ m}^2$$

3. Cubic capacity

$$V = 5,014.60 \text{ m}^3$$

4. One-family house with a swimming pool

A one-family detached house, located in the north and west part of the park. Dimensions: ca. 9.00 x 7.80, with a vestibule 2.00 x 4.00, with a cellar, two-storey. A wooden rafter framing is covered with coated corrugated sheet (tile-like), facade with thermal insulation, covered with siding boards. The garden part comprises a platform leading to an underground garage, an umbrella roof (2.00 x 2.00 x 2.50) above a well made of concrete rings and collar of clinker up to H= 1.20, an umbrella roof over a bar (3.00 x 3.00 x 2.50) and over a system for serving beer on tap with granite board and two cupboards of stainless steel, an umbrella roof over a hexagonal paved surface of an open arbour (4.00 m in section), Further in the garden, a swimming pool, in winter season sheltered with a laminate on board and lattice girder structure (10.00 x 4.00 x 1.50) with an automatic water filtration unit, stainless steel ladder and chute of height H=2.50m and tiled surrounding area of ca. 22.00 x 14.00 m finished with ceramic tiles, on which a roofed bungalow is situated. It has got a wooden rafter framing and plastic walls with plexi-glass window panels set into. There is also a



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clinker fire-place used a grill, with granite boards and clinker chimney made of bricks, H= 3.50 m.

1. Development area	$A_d = 80.00 \text{ m}^2$
2. Usable area	$A_u = 95.00 \text{ m}^2$
3. Cubic capacity	$V = 352.00 \text{ m}^3$

5. Boiler-house

A detached three-storey building, without cellar situated in the north and west part of the park. Its has got a wooden rafter framing with four jutties, covered with a coated corrugated sheet (tile-like). A building of the former boiler house has been heightened with a usable area, entrance to the higher floor to two office rooms (3.90 x 2.00) and WC, by means of outer wooden stairs leading to a balcony structure supported by two wooden poles; entrance to guest rooms located in the attic by means of inner wooden stairs from a corridor on the first floor, to two guest rooms (3.90 x 4.10) and bath-rooms with shower (ca. 1.00 x 1.75); a ground floor: boiler-room with two oil Buderus SK 625 boilers of capacity 410 kW, four tanks for fuel oil and boiler for hot water supply.

1. Development area	$A_d = 50.00 \text{ m}^2$
2. Usable area	$A_u = 75.00 \text{ m}^2$
3. Cubic capacity	$V = 310.00 \text{ m}^3$

6. Apartment building - state of progress- walls with roof and windows

A detached two-storey building, without cellar is situated outside the park, on the other side of an access road, in the north part. This former bakery building, in ribbon development, has been extended with an attic and adapted to apartment building. It has got a wooden rafter framing covered with a coated corrugated sheet (tile-like). The present state comprises walls with roofing and windows but without entrance doors to planned 23 rent flats, with construction of water and wastewater system and electrical installation already started. Flats are intended for future employees of the complex. The building houses a separate room assigned for a laundry servicing the whole object – ca. 150 m².

1. Development area	$A_d = 821.00 \text{ m}^2$
2. Usable area	$A_u = 1,072.00 \text{ m}^2$
3. Cubic capacity	$V = 4,822.00 \text{ m}^3$

7. Grill (summer bungalow)

A wooden detached building, without cellar, situated in the north and west part of the park. It has got a wooden rafter framing covered with a thatched (reed) roof, walls of its two wings at the height H= 1.20 finished with wooden balustrade. The central part



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is in octagon form, with an entrance door and wainscot $H=1.20$ m and a plastic window panels above. Construction year 2001.

1. Development area	$A_d = 115.00 \text{ m}^2$
2. Usable area	$A_u = 110.00 \text{ m}^2$
3. Cubic capacity	$V = 420.00 \text{ m}^3$

8. Entertainment and recreation complex

A detached underground building situated in the north and west part of the park, It is connected with a hotel and office part by means of an underground passage. The intention is to arrange there the following:

- bowling-alley with 8 lanes	- ca. 500 m^2 ,
- discotheque-room , great	- ca. 1200 m^2 ,
- discotheque-room, small (plan)	- ca. 500 m^2 ,
- conference room for 200 persons	- ca. 300 m^2 ,

Stage of progress of constructional works without finishing in (%):

Earth works	ca. 90%
Dewatering, insulation	ca. 75%
Foundations, reinforced concrete slab	ca. 100%
Load-bearing walls of the building	ca. 85%
Channels	ca. 75%

1. Development area	$A_d = 3,051.00 \text{ m}^2$
2. Usable area	$A_u = 2,722.90 \text{ m}^2$
3. Cubic capacity	$V = 10,337.00 \text{ m}^3$

9. Park

The park established in about 1870.

In the same time two ponds were arranged with bridges well preserved till now. The park is arranged in landscape style which were natural for that time and maintains the old system of main roads, double rows of trees and ponds.

The main core of vegetation has been preserved, the forest stand comprised: ash, oak, elm, maple-tree, spruce, pine, yew-tree, common shrubs: snow-berry, lilac.

Two double rows of trees are worth to mention- hornbeam rows situated in the west and mixed ones comprising lime-tree, European beech and hornbeam, in the north. Some other trees have been planted later on - silver spruce, maple-tree and recently-copper beech and yew-tree. A row of poplars near the pond and some poplar trees along the west route are the latest plantings. Some fruit trees, ca. 65-year old and older, makes a strip in the west side of the park, another group is close to the double row in the north part.

A wild pear is the sole nature monument in the park, it was put into inventory in 1976, since then advanced rotting has caused gradual die-back of the tree.



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The age of major part of the forest stand is evaluated for 125-175 years. Some younger plantings may be viewed in the vicinity of the apartment building and near the pond: poplar and copper beech.

Park area

$A_d = 50,000.00 \text{ m}^2$

10. Fencing:

New:

constructed on concrete continuous footing with vertical insulation, walls of the fencing in the north and north-west part made of clinker bricks, height ca. $H=2.30$ and thickness $B = 62.5\text{cm}$, stiffened with piers of similar constructions, of height ca. $H=2.80$, covered with pyramid eaves made of coloured terrazzo; decorated piers and steel trusses in the south part. There are three gates with automatic opening inbuilt in the fencing, two slidable, one-wing gates and one main two-wing, entrance gate. Moreover, there are four one-wing entrance gates. A watch-room is located near the fencing in the office side (ca. $3.00 \times 1.50 \times 2.75$) and roof umbrella above a refuse container.

Another watch-room (ca. $5.25 \times 5.46 (- 0.90 \times 2.50) \times 3.10+1.50$) is located at the main entrance.

All the main buildings, i.e. mansion, manor, grange, recreation complex are connected by means of underground passage of total length 110 m.

In addition,

a possibility exists to annex additional land of area 8-11 ha, which were purchased with the intent to start a recreation back-up facilities, for example for development of Aqua Park type.

The said land is adjacent to or in vicinity of the mansion and park complex.

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