

Feedback from Stage Three

In May 2015 City & Country held its third pre-application community consultation event on the developing Masterplan for the Bramshill House estate. The event provided the opportunity for the local community to view plans for the potential conversion of Bramshill House to apartments, as well as indicative details for the new build residential elements.

The event was attended by 83 individuals and attendees were invited to complete a feedback form. The results of the 44 consultation responses are summarised below:

- Approximately 50% of the consultation responses received preferred the multi-residential option for converting Bramshill House. 22% of respondents believed the single residential option was most appropriate for the building and 17% felt the Mansion should be turned into a hotel.
- 83% of respondents stated a clear preference towards protecting the future of Bramshill House by finding a viable new use. No response stated that this was not important.
- 80% of responses stated that keeping the new build elements to the minimum required to ensure deliverability was essential or very important.
- In terms of wider benefits for the local community, a mix of responses were received, however there was a clear preference to provide a permissive footpath through the site and some form of public access to the Mansion.

Other Comments

The additional comments provided by respondents included:

- 83% of respondents felt that the number of traffic movements on the site should be minimised.
- Road access and congestion issues needed to be investigated further. The increased use of Plough Lane was highlighted as a potential problem in a number of responses.
- There was a need to understand the impact on public services.
- The design of any new buildings should reflect the existing built environment.



Update and Planning Strategy

Since May last year, we have been carrying out further research into the Mansion and historic landscape as well as developing our design proposals.

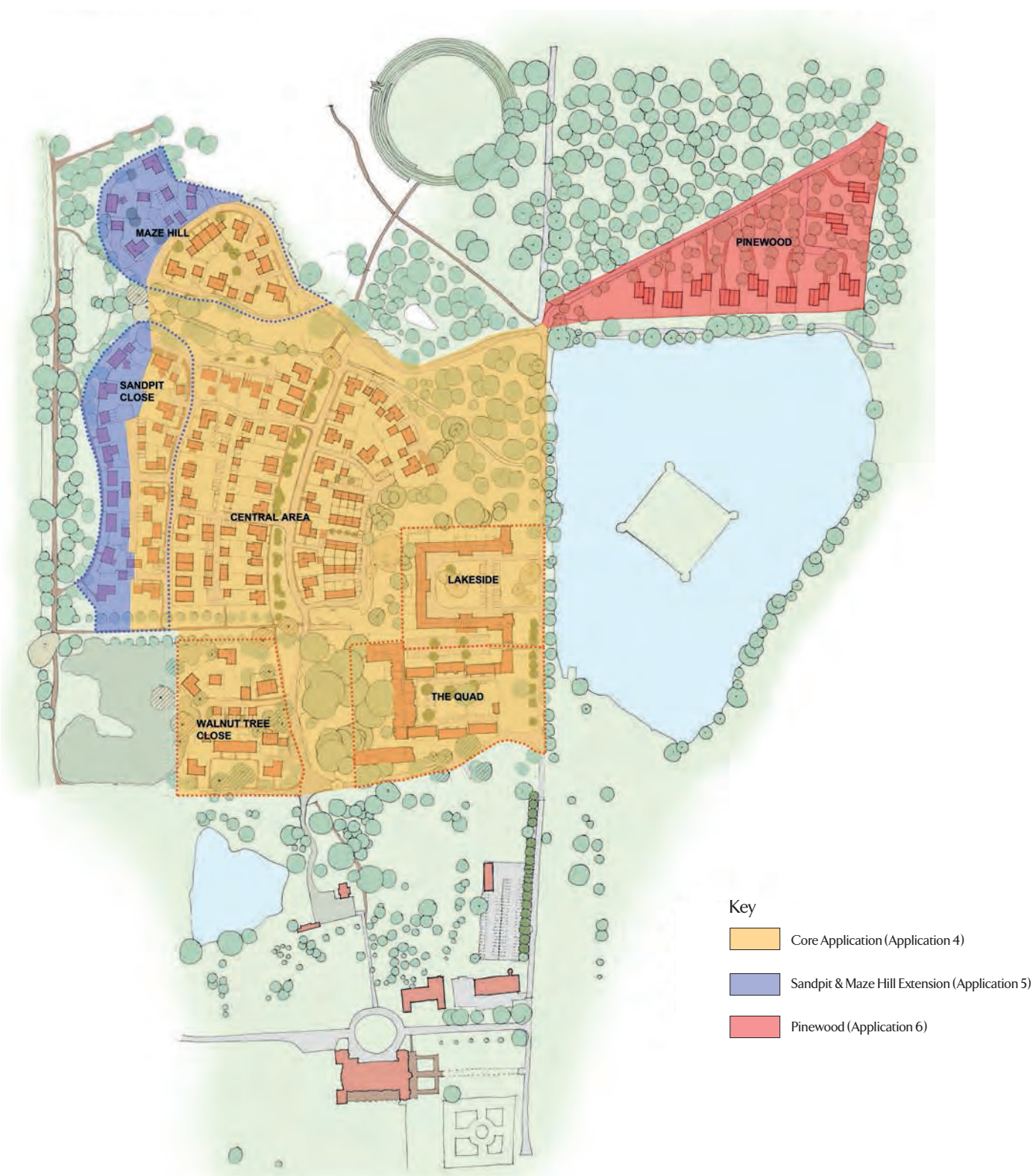
These studies included work undertaken by our restoration specialist, academics, study days with top historians, Conservation Architects, ecologists and viability experts all of which have informed our assessment of the potential uses for the Mansion. We have also undertaken a Condition Survey which is being agreed with Historic England.

The table on the right shows how the Mansion uses have been assessed. The results have informed the decisions on what applications to submit to Hart District Council. Namely;

1. Apartments with Museum Space
2. A large, single residence
3. Offices

	Market demand	The implications for designated heritage assets	The implications for the SPA	Planning Policy context	Financial viability
No change (C2 use)	Red	Yellow	Green	Green	Red
Hotel	Yellow	Yellow	Green	Green	Red
Offices	Yellow	Green	Green	Green	Yellow (3)
Museum	Red	Green	Green	Green	Red
Single Residential	Yellow	Green	Green	Yellow	Yellow (2)
Multiple Residential	Green	Green	Green	Yellow	Green
Multiple Residential with museum	Green	Green	Green	Green	Green (1)

Our landscape architects have spent a considerable amount of time researching and understanding the history of the park and gardens, its development over time and its current state. We have continued to engage with Hart District Council, Historic England, the National Trust and Natural England. This guidance, along with our own studies, has resulted in a series of applications for new build homes in the park.



Application One

Multiple Residential and Public Access offering

This option proposes 20 new apartments and the conversion of the Fine Rooms and Kings Apartment in the Mansion into publically accessible rooms that will be managed by a Charitable Trust. The Stables will be converted into 5 new apartments and Nuffield will be re-modelled to provide garaging.



Ground Floor



First Floor

Application Two

Single Residential

This option has been included because Historic England has advised that in their opinion, returning the Mansion to its original use as a large, single dwelling, would be the most historically accurate option. This does however have drawbacks including the marketability of such a vast building to be offered as a single dwelling and the very private nature of individuals who own properties of this scale which will remove any public access.

The Stables would be converted to a series of guest suites and a gym and Nuffield will be converted into a large garage space. An area of approximately 87 acres would need to be sold with the Mansion, preventing any future residents or the public from using this part of the site.



Ground Floor



First Floor

Application Three

Office

This option reflects the closest to the existing use of the Mansion and should result in the least intrusion on the historic fabric. We are advised that there is the potential for demand of this Head Quarter facility, or to provide a series of office suites, but this will not be fully understood until the property is marketed with the benefit of planning consent. The risk associated with this option is that the building could remain empty until an occupier is found which could take years. For security reasons, it will also not be possible to provide any public access to the Mansion with this option.



Ground Floor



First Floor

Application Four

The Core Parcel

With different areas of the wider estate being better placed to accommodate development, the new build aspects of the proposals have been split into three separate applications: the Core, Extensions and Pinewood. In total this would provide 258 new homes.

The Core Parcel provides 235 new homes located predominantly on the brownfield land created by the removal of the former Police College buildings. The area consists of the sensitively refurbished Quad building into one and two bed apartments; a new build apartment block, adjacent to the refurbished Quad building, of one and two bed apartments; and a diverse range of two, three, four and five bedroom houses which take their inspiration from the Estate village, that was previously in this location.

This application also includes improvements to the wider historic landscape including a Nature Reserve, and the recreation of lost avenues. A new cricket pavilion is also proposed to replace and relocate the current facility so it is in a less sensitive location and can also provide the Charitable Trust with a ticket office if Application I was consented.



Before - large swathes of tarmac and modern buildings



After - new central avenue based on the historic Deer Park boundary

Application Five

Extensions

This application extends both the Maze Hill and Sandpit Close development areas that are contained within the Core Parcel. Maze Hill would be extended by five new homes and Sandpit Close by nine, making a combined total of fourteen additional new homes.



View along Green Ride with Application Four visible



View along Green Ride with Application Five visible



Application Six

Pinewood

The proposal for this additional development parcel is for nine four and five bedroom properties, located in a wooded area adjacent to the lake. The new homes have been set back from the edge of the lake so they do not compromise the setting of the lake.



Before - view from Reading Avenue towards the lake



After - view from the restored Reading Avenue with the Pinewood houses just visible in the distance



Masterplan extract of the Pinewood Houses



Architectural sketches of the proposed Pinewood Houses

Public Access

Feedback from our consultation events has identified a clear desire to provide public access to this important site, which has either been in private ownership, or closed to the general public for its entire lifetime.

We are committed to providing public access to the wider estate, through the introduction of a permissive footpath and the continued provision of the cricket pitch. The extent of public access to the Mansion however, very much depends on the end use of the Mansion.

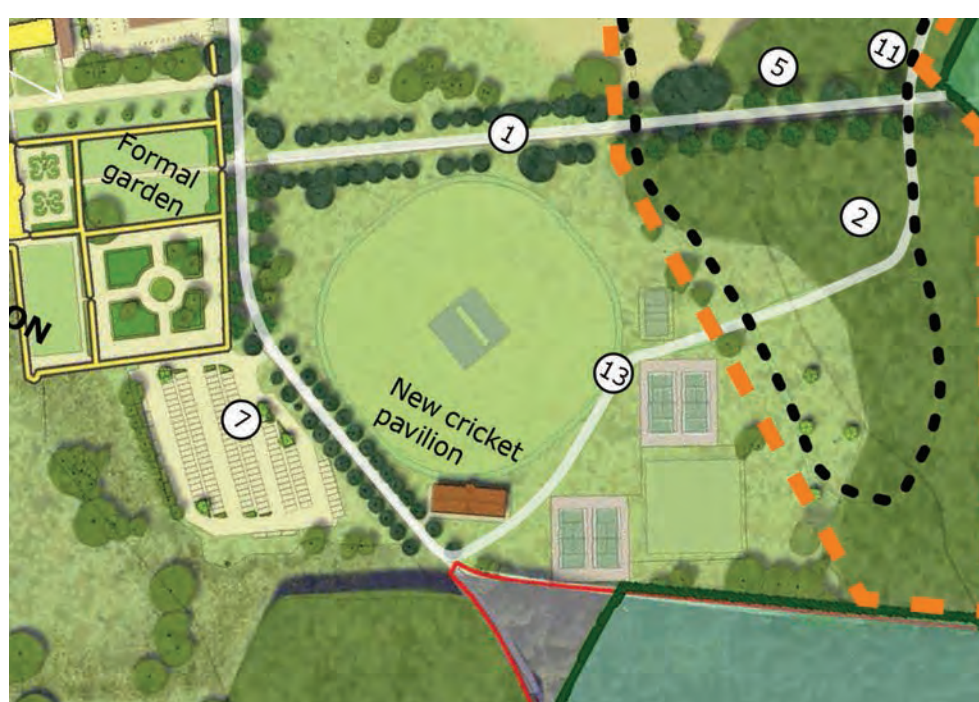
Discussions continue to take place with the National Trust and the Prince's Regeneration Trust about how to best utilise the publically accessible rooms in the Mansion that would be provided in the Multiple Residential and Public Access Option (Application 1).

The intention is that the rooms will become a small museum or event space run by a newly established Charitable Trust. How often the Mansion is open to visitors still needs to be agreed, and we would welcome your feedback on this particular aspect of our proposals. The first step in ensuring that the Mansion can be opened to the public is to gain planning approval for the use of the space, following which we will work with stakeholders, including the local community to ensure that the Trust is viable and able to look after these important spaces.

It will be important that the Charitable Trust benefits from numerous income streams by attracting grants as well as income from the estate, such as car parking charges and renting out the leisure facilities on site. It is also proposed that all new residents will contribute to the Charitable Trust as part of their Service Charge.

The Cricket Pavilion

A new, relocated cricket pavilion in a traditional design is proposed for use by the local community; and Hartley Wintney cricket club. It will also provide the Trust with facilities to collect payment for car parking and act as an information point/café for visitors to the Mansion.



Extract from Masterplan showing location of cricket pavilion

Benefits of the Proposals

There will be many positives that flow from saving this historic estate; some will be to the benefit of the historic place itself, some the local wildlife and the local community. It is not possible to list them all here, but what we consider to be the principal benefits include:

- Finding a viable, beneficial use will ensure the conservation and long term security of these irreplaceable nationally important heritage assets
- Multiple applications for the Mansion will allow the local community and stakeholders to voice their preferences as to the end use of the Mansion whilst taking into account the implications of each option (for example the SPA and Public Access)
- For the first time in the sites history, the provision of public access to both the listed Mansion and the Registered Park and Gardens will enhance the public's ability to appreciate this special place (subject to the approval of Application I)
- Reinstatement of the relationship between the Mansion and the Lake by clearing the 20th Century Police College buildings adjacent to and north of Reading Drive
- The removal of existing unsightly and unsympathetic modern development enabling new, traditionally designed, homes to be positioned further away from the Mansion
- Historic landscape improvements including the reinstatement of Reading Drive Avenue and the restoration and enhancement of the formal gardens
- The continued use of the Cricket Pitch and the provision of a new, relocated Cricket Pavilion
- The creation of a secure Nature Reserve, for the benefit of protected bird species
- Creation of new heathland habitats and site wide ecological management for the benefit of numerous species



Technical Studies

The planning submission for the six applications is supported by detailed technical work which includes the following reports and provides in excess of 6600 pages of documentation and 331 separate drawings.

- Design & Access Statement
- Flood Risk Assessment
- Heritage Statement
- Heritage Impact Assessment
- Structural Survey
- Tree Survey
- Planning Statement
- Viability Report
- Condition Survey
- Statement of Community Involvement
- Utilities Report
- Energy Statement
- Use Options Report

Due to the sensitivities of the site, the scale of the proposals and the proximity of the Thames Basin Heaths Special Protection Area, we have also undertaken a detailed Environmental Impact Assessment (EIA). This specialist report, which is governed by European Regulations to ensure it is carried out correctly, brings together all the technical and design aspects of the proposals and assesses their impact on the immediate and surrounding area.

Overall the conclusions of the EIA were that the impacts were limited or could be prevented altogether through appropriate mitigation. The Chapters (and therefore the topics covered) include:

- Air Quality
- Flood Risk and Drainage
- Socio-economic
- Archaeology
- Ground Conditions
- Noise and Vibration
- Transport and Travel Planning
- Cultural Heritage
- Landscape and Visual Impact
- Construction Management
- Ecology

We have a full set of all the documentation submitted, with us today, so you are welcome to look at any of the reports.



Highways

The Transport Assessment and Travel Plan submitted with the applications are in the process of being scrutinised by the Highway Authority and their comments will feed back to ourselves and Hart District Council for our joint consideration.

Traffic Generation

Our detailed assessments tell us that the Mansion options result in different levels of traffic generation. The Office use has the highest trip generation, which is as expected. The multi-residential and public access option, the next highest and single residential the lowest. When compared to the existing use of the site as a Training Centre, all scenarios result in an increase in the traffic movements as shown below, although with the use of the two accesses, this is not seen as a significant issue:

	Arrivals	Departures	Total
Applications 1,4,5 & 6 - Multi Residential + Public Access			
08:00 - 09:00	-52	+95	+43
17:00 - 18:00	+68	+32	+100
Applications 2,4,5 & 6 - Single Residential			
08:00 - 09:00	-57	+86	+29
17:00 - 18:00	+61	+24	+85
Applications 3,4,5 & 6 - Office			
08:00 - 09:00	+14	+97	+111
17:00 - 18:00	+66	+70	+135

Anticipated trips compared to current use of site

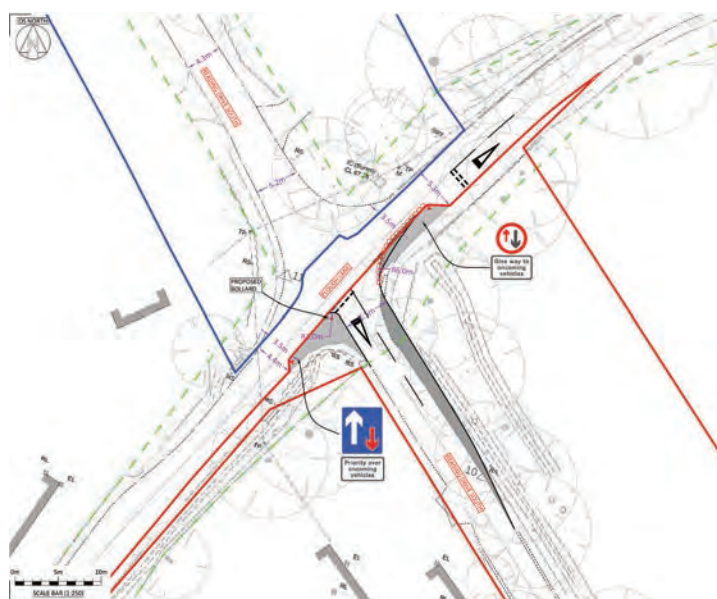
Traffic Plan

The Travel Plan is designed to encourage new residents to find alternative means of transport instead of relying on the private car. We recognise that this will be a particular challenge at Bramshill due to its location, but initiatives will include:

- Appointment of a Travel Plan Co-ordinator
- Provide new residents with Travel Information Packs
- Encourage car sharing
- Erect Travel Information Notice Boards
- Cycle Purchase Vouchers
- Bus Travel Vouchers
- Potential for site based minibus
- Potential for Car Club
- Explore potential for bus route diversion through site

Plough Lane

You have told us that the use of Plough Lane as a 'cut through' is a concern. Any new residents will have the ability to use both entrances, which will reduce the perceived need to use Plough Lane. For residents leaving the site at Reading Drive South, the proposal is to modify the existing junction to reduce the speed of approaching traffic, improve visibility and make a left turn into Plough Lane itself feel unnatural.



Viability / Deliverability

The proposals presented here today are a culmination of nearly two years' worth of work, study, assessment and discussion. Bramshill is clearly a very special place, but with numerous competing factors, such as its Historic Significance and the presence of the adjoining SPA – which seeks to prevent residential use of the Mansion. All of these factors have and will continue to influence the proposals as we progress discussions with the Local Community, Statutory Consultees and Hart District Council.

Viability Assessment

Throughout the submission process we have been supported by BNP Paribas, who are expert real estate and viability advisors, to explain the scale of the challenge ahead in ensuring that the proposals are deliverable.

The high cost of restoring and converting the Mansion, the other listed buildings and heritage structures on site as well as the restoration of the historic landscape means that we need the income from the new homes to help pay for this important heritage work. BNP Paribas has advised us that we need all of the proposed new build homes.

Hart District Council and Historic England have instructed their own viability expert to thoroughly check the viability assessments that we have submitted with these applications. This work has already started and we hope to be in an agreed position in the next few months.

The outcome of this review will inform us all on the amount of new housing required, which due to the sensitivities of the Park, we are all keen to keep to the minimum required to deliver the restoration work. If for example, their expert does not agree that we need Application 6, Pinewood, this application will be removed from the submission.

It will also inform us if the proposals can provide any Section 106 contributions or affordable housing. From our experience and advice from BNP Paribas this is highly unlikely, but we need to wait until the review is complete, to know the final position.



Bramshill House and Gardens

Welcome to City & Country's information event about our proposals to restore the historic Bramshill House and Gardens.

Following exchange of contracts in August 2014, we are now working towards a vision for redevelopment which will seek to enhance the Estate's unique historic character, provide a new beginning that will secure this nationally important heritage asset for future generations and a direction that will also benefit the wider community.

Bramshill Police College closed in the Spring of 2015 and we need to find a new long term sustainable future.

The applications were submitted recently following dialogue with Hart District Council, Heritage Specialists, Natural England and other important local community groups.

This event is taking place to provide the community with an opportunity to understand and comment on the applications.

Members of our team are on hand to answer your questions and feedback forms are available for you to share your comments with us.

