

Consultation Responses

In March 2015, City & Country held its second Public Consultation to outline our emerging proposals for Bramshill House and Gardens and to ask the local community to share their views and ideas on the most appropriate use for the site.

On the day 125 members of the public attended the consultation event, and from these 125 attendees a total of 54 people completed and returned the feedback form.

We presented 3 options for the re use of the Mansion which were Multiple Residential, Care Home and Hotel. Over half of those that completed a feedback form thought residential would be the best use for the Mansion, 29% thought Hotel was the best option, 9% preferred the care home option and 5% of respondents disagreed with all of the options.

Other outcomes from the consultation included:

- 85% of respondents considered preserving the historic asset more important than providing developer contributions (section 106 contributions)
- 81% of respondents considered the proposed location for new build development was appropriate
- One of the main concerns highlighted at the consultation event was the potential increase in the number of vehicular trips which would be created by a residential development and the potential knock on effects on the exiting road network

We have carefully considered all of the responses received from the public and have sought to incorporate that feedback into our latest proposals.

Since the last public consultation event we have also submitted a formal 'pre application enquiry' to Hart District Council, the local planning authority, and we are engaged in on-going discussions with the Planning Officers. We are also holding discussions with statutory consultees such as Historic England, Natural England and Hampshire County Highways Department. All on-going discussions have helped to inform our latest proposals, which are the subject of this consultation.



The Masterplan

Our understanding of the site, as well as feedback from the first and second Public Consultation events, has influenced the progression of the plans for Bramshill House and Gardens.

The over-riding principle behind the emerging proposals for Bramshill is to save, preserve and enhance the significant heritage assets, including the Grade I listed Mansion and the Grade II* Registered Park. City & Country's plans are to retain and convert the listed buildings and where commercially viable the non-listed buildings.



Legend

1. Proposed walking route / fitness trail
2. Woodland areas reduced
3. Understorey vegetation cleared to reveal the maze
4. Proposed development areas
5. Restored avenues with tree inter planting
6. Historic parkland trees re-planted as first edition O.S.
7. Car park espalier trees removed and replaced with native tree groups. Occasional parking spaces to be removed to facilitate new planting.
8. Walled garden
9. Acid grassland replaces amenity grass areas
10. Possible boat house and jetty
11. Wetland planting to lake perimeter
12. Possible bird hide
13. Forecourt parking area cleared of cars
14. Sports facilities retained
15. De-silt lake

- Listed Buildings
- Existing woodland retained
- Proposed trees
- Acid grassland
- Rough grass
- Amenity grass
- Special Protection Area (SPA)
- Special Protection Area Boundary 400m exclusion zone
- Proposed SANG (Suitable Alternative Natural Greenspace)
- Public Right of Way
- Proposed Permissive Footpath

Proposed Viewpoints from Permissive Footpath

- A** View of mansion from Hazeley Lodges
- B** View across deer park from High Bridge
- C** View of mansion from main drive
- D** View of mansion across ponds
- E** View along Green Ride
- F** View into Maze
- G** View across main lake

The Mansion

Following feedback from the Public Consultation in March, we have discounted the Care Home option. Not only was it the least preferred option by attendees, it was likely to be the most damaging to the heritage asset. The National Trust agrees with this approach.

An additional option which was not covered at the second consultation but is the favoured option by Historic England is a single residential use for the Mansion. We are now therefore considering this option alongside the hotel and multi residential option. Each of these uses for the Mansion will have differing outcomes which are highlighted below:

Single Residential Use:

- Lower value therefore more new build development required to ensure deliverability
- A private individual will seek much higher levels of privacy so:
 - No public access to the Mansion
 - No Cricket Club or permissive footpath through the estate/gardens
 - Exclusive use of the Walled Gardens
- Potentially the least impact on heritage asset



Hotel:

- Lower to mid value therefore more new build development required to ensure deliverability
- Most public access of the three options by hotel guests
- Most intervention to the listed building, bathrooms forced into sensitive locations
- Highest number of traffic movement of the three options



Multi-Residential Use:

- Higher value therefore less new build development required
- Maintained by the service charges through a Management Company
- Public access on Heritage Open Days
- Cricket Club retained and creation of permissive footpath

The Mansion

City & Country consider the multiple residential use to be the most realistic, deliverable and beneficial use for the heritage asset. It has all the following benefits and will lead to less development, while still providing some public access. At this time however, a detailed build cost plan is currently being produced which will inform this final decision still further.

- Less impact on the historic fabric of the Mansion
- Little impact on the use of the surrounding site
- Allows bathrooms and kitchens to be located in less sensitive areas
- Allows more flexibility in locating plant, such as boilers which can be a mix of local and central units
- Larger number of residents contributing will keep service costs within affordable levels provide a management structure for the long term and regular maintenance and inspection of the historic building of the fine rooms
- By generating the highest values less supporting new build development is necessary



Basement



Ground Floor



Mezzanine



First Floor



Second Floor



Attic

The Estate New Build

The cost of works to preserve and convert the listed buildings for residential use (and preserving their long term future) will be higher than the completed value of the newly created dwellings.

Our high level appraisals show that approximately 290 new build homes and conversion apartments in the Quadrant are required to ensure the multiple residential option in the Mansion is realistic and deliverable. Critically, were the hotel or single residential option pursued the amount of new homes in the grounds would have to increase significantly beyond the amount shown.

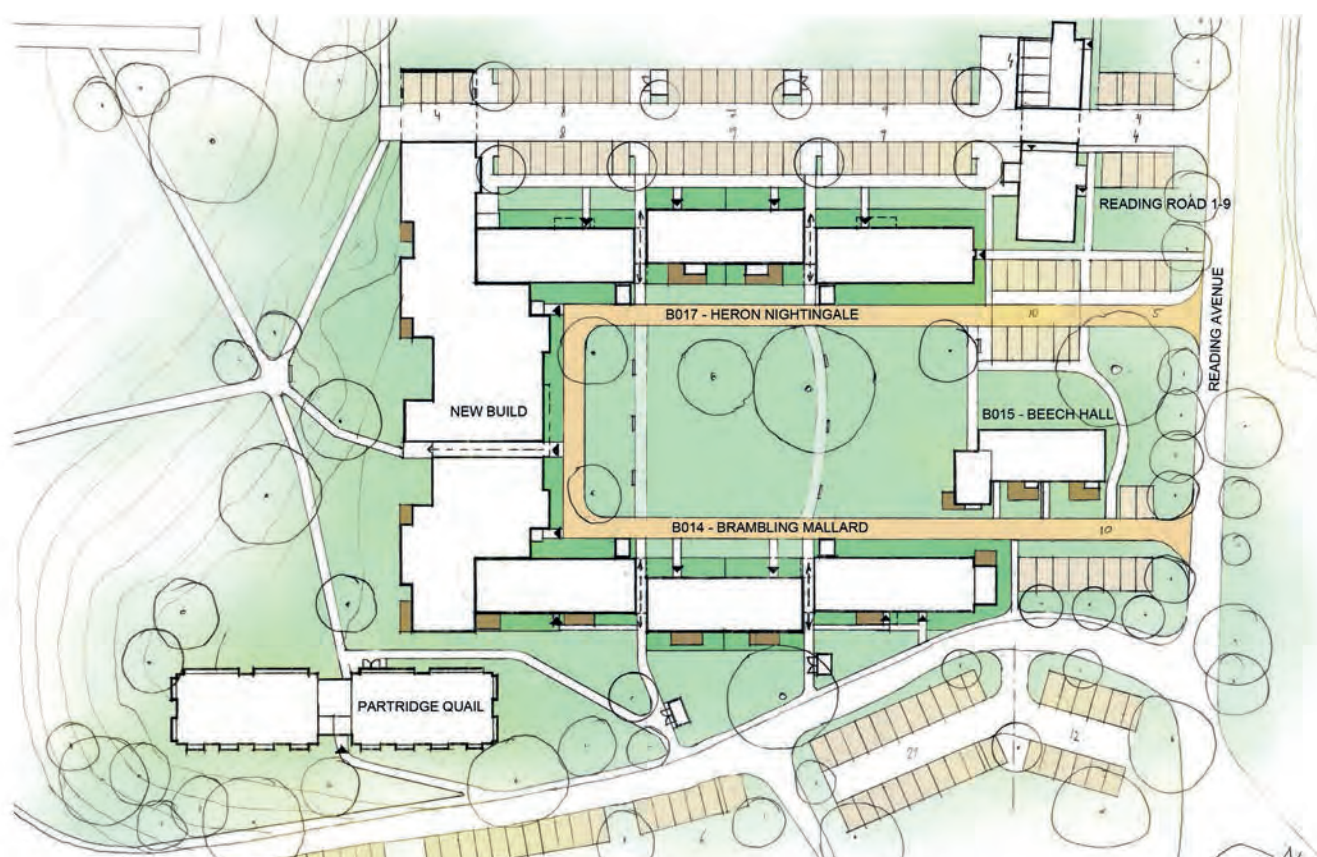


Our initial proposals for the newly built properties are illustrated below. They include, sensitively designed 4 and 5 bedroom detached houses, along with 3 bedroom terraced houses and 1 and 2 bedroom apartments.



The Quadrant

As recognised by Hart District Council, the existing buildings on Reading Avenue, known as the Quadrant provide an excellent and sustainable opportunity to be reused and converted into apartments. Our emerging proposals could include a small element of new build to the south west which creates an attractive courtyard and a wing of apartments with quality views. This will be screened from the Mansion with enhanced planting. The remaining buildings along Reading Avenue will be reduced to enable the reinstatement of this principal, historic avenue and will afford open views into the Quadrant courtyard.



This element of our proposals could provide one and two bedroom apartments over 3 and 4 storeys.



Massing as Existing



Massing as Proposed

Landscape

The setting of the Mansion and the seven other listed buildings is recognised as an important 17th Century landscape registered Grade II* on Historic England's Register of Historic Parks and Gardens of Special Historic Interest.

The Landscape Masterplan aims to reverse the damage to the registered landscape which took place following the police training college's occupation of the site since 1953.

The proposals aim to restore the setting of the house by:

- Removing the primary late 20th Century accretions
- The replanting of the lost avenues and large areas of parkland with specimen trees
- Reinstating the relationship of the house to its wider setting and the lake
- Retaining the deer herd and deer park will be retained
- Retaining the cricket pitch and associated sports facilities for community use
- A new permissive public footpath, an entirely new 'missing link', will for the first time allow the public to view the site, including primary features such as the Mansion, avenues, water bodies and maze.

There is also a large backlog of landscape management issues to be tackled including:

- Woodland management and replanting
- The maintenance of the water bodies
- Works to reveal little known aspects of the sites history, including the maze at the northernmost point of the site



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Highways & Transportation

It is recognised that the potential impact of any development upon the performance and safety of local roads is a concern. The highways and transportation impacts are therefore being carefully considered within a comprehensive Transport Assessment, following scoping discussions with Hampshire County Council (the Local Highways Authority) and feedback received from local residents. A summary of considerations within the Transport Assessment include:

1. The existing highway conditions
2. Local services and amenities
3. Highway safety
4. Access
5. Site layout
6. Parking
7. Trip generation/assignment
8. Junction capacity

It is proposed that the two existing accesses (Bramshill Drive and Reading Road South) will continue to serve the site. The site is designed to allow movements between the two accesses, enabling Residents to enter/exit the site along their desire line, without creating potential rat-runs along local roads (Plough Lane for example) or a concentration of movements at either access.

A traffic survey was undertaken of the number of vehicle trips generated when the Police Training College was in operation (it is understood that the College was operating under capacity at this time). A trip generation model of the proposed development has been prepared using industry standard methods. It has shown that on a daily basis all the options presented today will generate more traffic movements than the Police College. Of the three options, the hotel option generates the most with residential options generating less.

Specifically commissioned traffic surveys have been undertaken and industry standard junction capacity modelling software has been used to understand the impact of the proposal at the site accesses and neighbouring junctions. The initial results indicate that there is ample capacity at the site access junctions and minimal impact at neighbouring junctions, although further work will be necessary once the end use for the Mansion is agreed.



Public Benefits

The overwhelming majority of attendees to our previous event considered preserving the historic assets as more important than providing developer contributions. In the case of Bramshill we believe that the public benefits that arise from the multiple residential proposals will include:

1. Securing the long-term active and viable use of the historic buildings, including the Grade I listed Mansion, and the wider estate
2. Restoration and enhancement of the historic landscape including the replanting of the lost avenues and parkland
3. Allowing permissive access to parts of the Bramshill estate
4. Implementing a comprehensive landscape management plan for the estate to ensure its long term protection
5. Facilitating the continuation of the use of the cricket ground by Hartley Wintney Cricket Club
6. Recreation of the natural environment including acid grassland to deliver a net gain for biodiversity whilst protecting the SPA and SSSI
7. Enhancing our understanding of the significance of the heritage assets for the benefit of current and future generations
8. Continuation of the use of both vehicular access points to allow the effective movement of cars within the site and on the local road network
9. On-going discussions in respect of potential developer contributions
10. Delivering a mix of types of housing to meet local needs

