Feilden+Mawson

Design and Access Statement

BRAMSHILL HOUSE AND GARDENS

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Cover image: Statue of Lord Zouche in a niche over the gatehouse on the north-east elevation, rebuilt by William Cope in the 19th Century.

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0.0 OVERVIEW

0.1 Bramshill House and Gardens are of national significance for their architectural, aesthetic and social values.

0.2 The house and gardens should be read together as the gardens and beyond, the wider parkland, are the primary setting for the house. Both have developed over time and are multi-layered.

0.3 Consensus is that the Jacobean period is the most significant for both the house and gardens, and if any period of activity is to be given primacy, it is this one.

0.4 The listed buildings are empty and in need of a long term beneficial use.

0.5 The site is in effect a brownfield site, which has a need for long term beneficial use, preferably under single management and offers opportunities for improvement and enhancement.

0.6 There are a number of other heritage assets in the park and nearby, both designated and undesignated. The most significant landscape features within the site are the Jacobean lake and island and the Jacobean gardens.

LONG TERM BENEFICIAL USE FOR THE LISTED BUILDINGS

0.7 A number of options have been investigated for the use of the listed buildings. Each of these uses has costs and benefits. Each requires a significant level of physical intervention to secure a long term future, particularly with regard to fire safety and inclusive access. Only three uses are seen as approaching viability:

- Multiple residential with charitable trust – most viable use, and giving best public access to the most significant parts of the house and the park, and introduces housing within the SPA Inner Exclusion Zone (APPLICATION 1);
- Single residential use – optimum beneficial use as being closest to original design intent, and introduces housing within the SPA Inner Exclusion Zone (APPLICATION 2);
- Office use – closest to current use (APPLICATION 3).

0.8 None of these uses can provide a sufficient income stream to pay for the capital expenditure needed to secure the long term future of the house and park.

REQUIRED DEVELOPMENT

0.9 All options for the future uses of the listed buildings require development of the “brownfield” site and additional areas of land (APPLICATIONS 4, 5 and 6).

0.10 The proposal for housing development in support of each of the options for the house is similar, being based on a relocation of the built footprint away from the most historically sensitive areas of the park (east of Reading Avenue) to less sensitive parts. This is described as the core scheme, and contains a mixture of retained and renovated Police College buildings (the Quad), similar new build (Lakeside) and new housing development, largely detached houses in their own plots. Parking is provided on plot for the detached houses, and on a mixture of adjacent parking, a new parking yard north of Nuffield Hall and using the existing car park east of the walled gardens, for the Quad and Lakeside, achieving policy standards in numbers provided but not always in distance from the residence. This is seen as a necessary compromise.

0.11 None of the options are viable with the core scheme alone. Therefore additional areas of development are required and these can be provided by extending the core scheme in two areas, Sandpit Close and Maze Hill and by adding an additional area of housing on the north side of the Lake, Pinewood.

0.12 The viability calculations have been submitted for scrutiny as part of the applications although the viability report is confidential in nature.

0.13 They show that even with all additional areas of development using the house as offices or single residential are not viable and the preferred option of multiple residential use with a charitable trust is on the margins of viability.

DESIGN PROPOSALS

0.14 The design of the proposed housing is underpinned by the analysis of the development and history of the site.

0.15 The basic layout reinstates Reading Avenue, one of the original Jacobean rides and clears the land east of it, reinstating the important link and visual relationship between the house and the Lake.

0.16 The core housing has two main character areas, the renovated Police College buildings (the Quad) or new build (Lakeside). Both are set back further away from Reading Avenue than the existing Police College buildings so that side views from the Avenue are improved.

0.17 The housing layout meets modern standards, but is designed to reflect the appearance of local communities through a lower density than could otherwise be achieved and house types designed to incorporate typical local details and materials.

0.18 There is a mix of sizes, with smaller denser groups (the village sheet) at the centre and larger more detached units towards the periphery.

THE HISTORIC LANDSCAPE

0.19 As a result of the proposals, the historic landscape can be restored:

- Restoration and enhancement of various historic avenues including, amongst others, the Green Ride, Reading Avenue and the Main Approach;
- Conservation of the remaining formal gardens surrounding the house;
- Retention of the cricket pitch and tennis courts / bowling greens;
- Retention of the current deer park and associated landscaping;
- Selective woodland clearance to re-link the parkland and improve the setting of the house;
- Enhancement of other key landscape features focusing on the Main Lake, White Pond and Dog Kennel Ponds;
- Provision of new recreational routes including suitable alternative natural greenspace (SANGs) as mitigation for impacts on the Thames Basing Heath SPA;
- Creation of new heathland habitat to the western areas;
- Formalised landscaping within the new build to the north west of the house;
- Establishing new woodland to replace existing pine plantations and integrate new housing;
- New pedestrian permissive footpath providing access to parts of the parkland.

ACCESS PROPOSALS

0.20 The proposals will deliver the following:

- Improve entrances to and from the site with a rationalised strategy to alleviate heavy use of the Main Approach (the drive to the south west of the house);
- Provide some public access to the site with multiple residential use in the house;
- Provide inclusive access to the listed buildings and Part M compliance for new buildings;
- Provide parking, cycle spaces, waste and recycling facilities to Hart DC's standards;
- Implement the Framework Travel Plan (submitted with these applications).

Sketch of the South West front of Bramshill House, Feilden+Mawson LLP.

1.0 INTRODUCTION

1.1 Bramshill House, in Hampshire, is one of the country's most spectacular Jacobean properties and "one of the glories of English architecture", as described by the historians Anthony Blunt and James Lees-Milne.

1.2 The house is magnificently sited on a level plateau, dominating a South West facing wooded escarpment overlooking the River Hart valley. To the North West there is a large man-made lake with an island, contained by embankments on two sides, and lawns with an abundance of mature trees surrounded by a belt of mixed woodland. The lake is considered to be highly significant and one of only a few surviving Jacobean water gardens in England. The grounds immediately adjacent to the house are partly enclosed to form walled gardens, dating to the early 17th Century. To the South East and South are terraced areas run to parkland. These were previously formal gardens and referred to as the "Italian Garden" and beyond, a deer park dating from the late medieval period.

1.3 Previously owned by the Home Office and used by the Government as a police training college since 1953, the estate has extensive purpose built training facilities and accommodation. In 2013, as part of a series of money saving measures, the estate was put up for sale, and eventually purchased by City & Country in 2015, a leading developer of heritage buildings and sites.

1.4 The house currently stands empty whilst a future use is decided and the landscape requires extensive restoration and maintenance to bring it back to its former glory.

1.5 Bramshill House is Grade I listed, putting it in the category of exceptional interest along with only 2.5% of all other listed buildings in the UK. The Registered Historic Park and Gardens (RPG), which is listed Grade II*, extends to over 260 acres. The RPG is on the Heritage at Risk Register.

1.6 Bramshill dates back to the Domesday Book when it was known as the estate of 'Bromeselle' and held by Hugh De Port. By the 14th century the Foxleys owned the estate and in 1347 Sir Thomas Foxley, Constable of Windsor Castle, was granted permission to enclose 2,500 acres of land as a deer park at Bramshill and Hazeley. Between 1351 and 1360 Sir Thomas "erected a noble house at Bramshill".

1.7 In 1605, the estate was acquired by Edward, 11th Lord Zouche of Harringworth. As the ambassador to Scotland and Lord President of the Council of Wales, Zouche needed a large country house to make a statement that he was a force to be reckoned with. He reconstructed the house between 1605 and 1615.

1.8 It is thought that King James I visited Bramshill in 1620 and the Archbishop of Canterbury in 1621, amongst many other important visitors. The site played host to a first class cricket match between England and Hampshire in 1823 with the county side winning by five wickets. Bramshill was also used as a maternity home during World War Two and afterwards as a shelter for the exiled King of Romania.

1.9 Bramshill has an incredibly rich and complex history. To date, 11 different build periods have been identified in the house alone, and many equally intricate layers have been discovered in the landscape.

1.10 Converting listed buildings and sites is never easy and so proposing a future for Bramshill, with such an extensive history of adaptation and change has been a very challenging task.

1.11 However, the future looks positive. The estate is now in the hands of a team who collectively have years of experience of working on similar sites. City & Country have spent over 50 years developing the expertise and cultivating the imagination needed to create new work that fits sensitively within complex sites of exceptional heritage value. Bramshill is typical of their projects and City & Country are committed to the viable restoration of this highly significant house and landscape for future generations to enjoy. The consultant team, led by Feilden+Mawson Architects with Land Use Consultants, also have an in-depth knowledge of working with sites of this scale and

TOP: Birds eye view of Bramshill House and Gardens looking North across the site.
BOTTOM: Painting of Bramshill House by John Buckler in 1818. The view is taken looking North towards the house from the deer park.

historical significance.

1.12 The proposals that form these applications come from an unparalleled pool of knowledge. The consultants, expert historians and specialists who have been engaged have worked together successfully over the last 18 months to ensure that the future options for Bramshill have the most important elements of the site at their heart.

1.13 **Subsequently, the vision for Bramshill House and Gardens is to secure its long term future by:**

- **Preserving, conserving and restoring the nationally important heritage and ecological assets that comprise the Bramshill Estate;**
- **Increasing understanding and appreciation of these assets for the benefit of current and future generations and where feasible enhancing public access;**
- **Ensuring that the heritage assets are brought back into optimum beneficial use through a viable redevelopment which will enhance their setting and better safeguard their future with a long-term plan for the management of the Estate.**

2.0 THE DESIGN TEAM AND CLIENT

2.1 City & Country is a family-owned business which specialises in restoring and converting historic buildings. The have spent over fifty years developing the expertise and skill set required.

2.2 Their mission statement is:

City & Country has a desire and genuine passion to viably conserve, restore and newly create Britain's architectural heritage. Embracing the best of the present, through exceptional design and build standards, we sensitively add value to very special places; to be enjoyed today and cherished by future generations.

2.3 City & Country has viably conserved numerous historic building through the UK, including Grade I listed mansions in registered parkland settings. Please see the appendices to the Planning Statement for further information about City & Country.

2.4 Bramshill is typical of their projects and City & Country are committed to the viable restoration of this highly significant house and landscape for future generations to enjoy.

2.5 The Design and Access Statement (DAS) has been prepared by Feilden+Mawson LLP in March 2016 on the instruction of City & Country Bramshill Ltd.

2.6 Feilden+Mawson Architects have a 60 year track record of working on important listed buildings and sites. Sir Bernard Feilden, one of the founding partners wrote the book "The Conservation of Buildings" which remains a standard text, and the practice has developed many of the techniques for working on historic buildings which are commonplace today. The majority of their work involves the renovation and extension of listed buildings, sometimes involving radical intervention, including sensitively introducing modern buildings in an historic context. Bramshill is a similarly complex and challenging project, and offers the opportunity to employ Feilden+Mawson's impressive history of work in this field.

2.7 Feilden+Mawson have also worked on the historic Balls Park for City & Country. They designed a 132 unit residential scheme for this historic parkland setting. 84 apartments are arranged in two courtyards following an earlier historic configuration to the west of the Grade I listed mansion, and 37 houses and cottages are arranged in four semi-formal courtyards adjacent to the historic walled garden. In addition, a new entrance to the parkland has been created together with gate, lodges and estate cottages.

CLOCKWISE FROM TOP: View of Bramshill House looking South East from Dog Kennel Pond; the Grade II listed Stable Block to the North West of the house; the Main Lake with central island; the North East elevation of Bramshill House from within the walled gardens; View of Bramshill House looking South from the Kitchen Garden; photograph of the stone frontispiece on the South West front of the house.

2.8 Feilden+Mawson as Lead Consultant are joined by Land Use Consultants (LUC). They have extensive experience in the research, restoration and management of historic landscapes and have undertaken many commissions for Heritage Specialists, The National Trust, the Royal Parks, local authorities and private and corporate landowners. LUC have guided the conservation and future direction of landscapes such as Stowe, Wilton, Grey's Court, open spaces within the Tower of London and all of the Royal Parks.

2.9 The full consultant team is listed in the contents of this document.

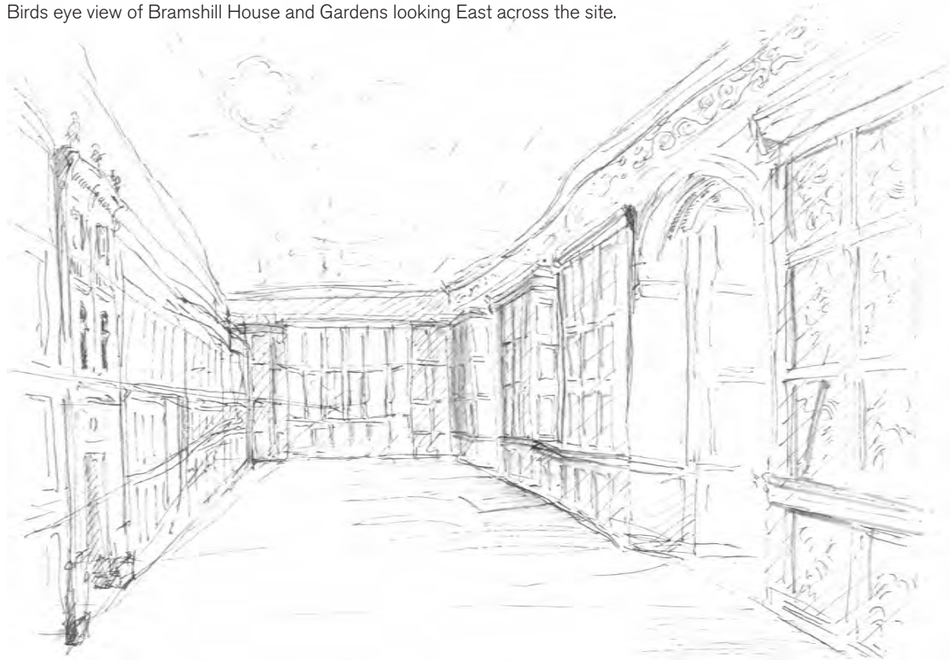
SUBMISSION DOCUMENTS

2.10 A full Environmental Impact Assessment (EIA) of the proposals has been undertaken, and the applications are accompanied by an Environmental Statement. In addition, specific reports have been produced on the following topics, attached either as appendices to the Environmental Statement, or as stand-alone documents:

- Landscape and Visual Impact Assessment
- Existing Buildings Condition Survey & Addendum
- Tree Schedule & Arboricultural Assessment
- Archaeological Report and walkover survey
- Geophysical survey report
- Historic paint analysis report
- Biodiversity Report
- Bat survey
- Financial Appraisal
- Transport Assessment
- Sustainability Statement
- Energy Statement
- Flood Risk Assessment
- Contamination Report
- Drainage Statement
- Utilities Statement
- Secure by Design Statement
- Statement of Community Involvement
- Planning Statement

2.11 The purpose of this report is to assist Hart District Council (HDC) planning authority in arriving at a balanced judgement as to the nature and extent of change to be approved.

Birds eye view of Bramshill House and Gardens looking East across the site.



Sketch of the interior of Bramshill House, Feilden+Mawson LLP.

Examples of similar projects completed by the applicant and consultant team

3.0 STRUCTURE OF THE DESIGN AND ACCESS STATEMENT

3.1 This statement has been prepared in accordance with the requirement of the Town and Country Planning (Development Management Procedure) Order 2015, which deems necessary the submission of a design and access statement with any application for listed building consent. It explains how the proposals are a suitable response to the site and its setting, and demonstrates that they can be adequately accessed by prospective users:

2015 No. 595 TOWN AND COUNTRY PLANNING, ENGLAND The Town and Country Planning (Development Management Procedure) (England) Order 2015, Article 9, Paragraph 3, says that the statement shall:

(a) explain the design principles and concepts that have been applied to the development;
(b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
(c) explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;
(d) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and
(e) explain how any specific issues which might affect access to the development have been addressed.

3.2 This document responds to all of the requirements set out above.

3.3 The introductory sections offer a summary of the applications and a description of the site, location, demographic and a background history. The relevant planning policies affecting the applications, specifically those dealing with design and access are also discussed.

3.4 The site assessment covers the context of the site as existing and considerations which have been accounted for in the formation of proposals.

3.5 The following section describes the design process which has been evolving over the last 18 months. It demonstrates the in depth understanding and work that has gone into producing a suitable set of options in order to secure a long term viable use for the listed buildings and site, including engagement with key stakeholders and the public consultation processes.

3.6 The design and access statements are divided into separate sections for the applications themselves. Applications 1, 2 and 3 are for Bramshill House, Stable Block, Nuffield Hall and associated works on landscaping and access. Applications 4, 5 and 6 detail the proposals for the new development on the site and include the core area and extension areas. These sections use the typical format of a design and access statement to explain the changes and the benefits that the proposals will deliver. Within each, a section specifically dealing with access sets out the issues relating to access and how they have been taken into account in the design proposals.

3.7 The final section is the conclusion which describes how the applications are appropriate for the site; seeking to respect and enhance the heritage assets and their setting; provide safe, accessible and enjoyable new places to live and work; and **safeguard the future use of the listed buildings which is a key aim of conservation.**

4.0 SUMMARY OF APPLICATIONS AND COMBINATIONS

4.1 There are six full planning applications and associated listed building consent applications submitted for consideration by HDC which can be summarised as follows:

- Application 1 - Conversion of Bramshill House, the Stable Block and the existing Nuffield Hall, to provide a total of 25 residential units, a museum space and parking for 63 vehicles.

- Application 2 - Conversion of Bramshill House, the Stable Block and the existing Nuffield Hall for use as a single residence and parking for 10 vehicles.

- Application 3 - Conversion of Bramshill House, the Stable Block and the existing Nuffield Hall for use as offices, providing approximately 5,196m2 of commercial space and parking for 175 vehicles.

- Application 4 - The provision of 235 residential units in the area known as The Core which includes; the Quad, Lakeside, Central Area, Walnut Close, Maze Hill and Sandpit Close. This application also includes parking for 586 vehicles.

- Application 5 - The extensions to Maze Hill and Sandpit Close, providing 14 residential units and parking for 56 vehicles.

- Application 6 - The provision of 9 residential units in the Pinewood area and parking for an 36 vehicles.

A detailed Financial Viability Analysis of the options has been prepared by BNP Paribas and based on the findings of the initial assessments, discussions within the team and with Hart District Council's planning department and having taken legal advice, the EIA has assessed three combinations:

- Option 1: Applications 1, 4, 5 & 6
- Option 2: Applications 2, 4, 5 & 6
- Option 3: Applications 3, 4, 5 & 6

These combinations also comprise the formal assessment for the HIA.

4.2 For the purposes of the applications, the proposals may be described as follows:

4.2.1 Listed building proposals:

- Conversion of Bramshill House including works to instate an appropriate fire engineering strategy for the building and M+E upgrade works. Two new passenger lifts will be inserted, including a new circulation core in part of the central lightwell which will provide level access to the main floors. The proposals focus on works to the interior of the house and alterations to the exterior are negligible and only where completely necessary. The proposals are discussed in detail in the relevant application sections and shown on the accompanying drawings.
- Conversion of the Stable Block which includes the removal of unsympathetic modern additions and works to improve condition, accessibility and M+E.
- Conversion of Nuffield Hall to modern, usable space in conjunction with the use of the house.
- Necessary repair and renovation works to the gardener's cottage, including the removal of asbestos, for use as a grounds keepers store.
- Necessary repair works to the listed garden walls and structures.
- Hazeley Lodges - A previous, separate application submitted to Hart DC in September 2015 has since been withdrawn by the applicant with the intention of resubmitting shortly.

4.2.2 Gardens proposals:

A strategy of repair and long term maintenance and management will be put in place for the future of the gardens adjacent to the house. The proposals do not involve reinstating the Italian Garden, but retain the relationship of this important space to the house. Regardless of the established use for Bramshill House, the gardens are a significant part of the listed RPG and will be treated accordingly.

4.2.3 RPG proposals

Beyond the areas where built development is to take place, the whole site will be the subject of a management plan, the object of which is to improve the physical condition, visual appearance and ecological diversity of the landscape. The landscape proposals for the RPG are driven by the following key aspirations:

- The management, conservation and restoration of the historic landscape within the Registered Park and Garden;
- Nature conservation and heathland restoration;
- Promoting informal access to this unique site, and providing interpretation regarding its natural and built heritage.

As summarised, the proposals are underpinned by detailed surveys and reports. These combine to give a clear baseline understanding of Bramshill Parkland to generate design proposals which are sympathetic to this highly sensitive site.

4.2.4 Effect on conservation area

The proposal site does not lie in a conservation area however the proposals include improvements to the Reading Avenue access point to the North on to Plough Lane which will have some impact on the conservation area. The proposals are discussed in more detail in the individual statement sections for the applications within this document. The improvements to the road are considered to have a positive impact overall, improving the junction to the road.

4.2.5 Thames Basin Heaths SPA and SSSI

The site lies adjacent to the Thames Heaths Basin Special Protection Area (SPA), which is designated under the European Birds Directive and protected in the UK under the Conservation of Species and Habitats Regulations. The SPA provides a habitat for internationally important populations of bird species, including of Woodlark, Nightjar and Dartford Warbler, ground or low nesting species that are particularly vulnerable to recreational disturbance and predation by cats.

The SPA boundary adjoins the Bramshill site to the east and north east, and part of the Bramshill estate lies within the Inner Exclusion Zone, which is within 400 metres of the SPA boundary. The remainder of the site is located in the SPA Zone of Influence, which is defined as areas outside the Inner Exclusion Zone that is within a 5km distance from the perimeter of the SPA.

A report to inform Habitats Regulations Assessment (HRA) has been produced to aid HDC in determining whether each of the Combination Options will result in a likely significant effect on the TBH SPA, either alone or in-combination with other plans or projects. It concluded that Appropriate Assessment is not required for each of the Combination Options because potential impacts can be mitigated via the provision of Suitable Alternative Natural Greenspace (SANGs), Strategic Access Management and Monitoring (SAMM) contributions, habitat management, a ban on cat ownership, and barriers to movement.

If HDC conclude that a Combination Option will result in a likely significant effect, either alone or in-combination with other plans or projects, they will be required, as the competent authority, to undertake an Appropriate Assessment to determine whether the Combination Option in question would, either alone or in-combination with other plans or projects, adversely affect the integrity of the site. The information provided within the HRA report provides sufficient

detail to enable HDC to undertake an Appropriate Assessment, and has demonstrated that the mitigation and avoidance measures provided will ensure that the proposals would not result in adverse effects on the integrity of the Thames Basin Heaths SPA. Indeed, the HRA report concluded that each of the Combination Options would serve to strengthen the integrity of the SPA by increasing the availability and suitability of nesting habitat for SPA birds in perpetuity.

There are two designated SSSI's in close proximity to Bramshill, to the south, Hazeley Heath and to the east and northeast, Bramshill. SSSI lie within the Thames Basin Heaths SPA described above. Although not located in a SSSI the site does lie in an SSSI Impact Risk Zone. The scheme design and mitigation measures which will be implemented to avoid impacts on the Thames Basin Heaths SPA will also serve to ensure impacts on the SSSIs, such as recreational pressures, will be avoided.

4.2.6 Estate development proposals

Conversion of existing buildings:

The proposals for the estate include the retention and conversion of some of the existing buildings on the site. These are: Partridge Quail, Nightingale Mallard, Grebe Fieldfare, Beech Hall and B012 reprographics (retained as a maternity bat roost) and the pump house. The total retained GEA of these buildings is 2022m^2.

The buildings converted to dwellings will provide **57 residential units.**

New build:

The proposals for the new build elements on the site are divided into the Core Area (Application 4) and the extension areas (Applications 5 and 6).

Each dwelling has been designed to a house type, of which there are 15 different house types across the site. These are discussed in more detail in the following sections of the DAS. Each dwelling has associated car parking, refuse storage and cycle storage facilities (either communal or on plot) which follow the ratios set by Hart DC.

The new build elements have been designed to comply with Approved Document M - Access to and Use of Buildings (incorporating 2010 and 2013 amendments).

The estate is well served with a substantial and well maintained utilities infrastructure. The utilities assessment report (included with these applications) concludes that there is adequate capacity in the existing infrastructure to support the proposed development at highest load.

The proposals include the demolition and redesign of the cricket pavilion in a new location which will be more easily accessible and appropriate for the setting of Bramshill House. The new cricket pavilion will also serve as the ticket office and provide refreshment facilities for the charitable trust areas in the house (with Application 1). The pavilion has been designed so that it can also be used by residents as a community facility and meeting place, which has been discussed and agreed with the Cricket Club. Parking provision and cycle storage facilities have been created for use by the club, as well as a ground keepers store adjacent. The design and location of the new pavilion is discussed in more detail in the following sections.

The sports pitches to the North of the site will be retained as part of these proposals.

Provision of **SANG - 13.9 hectares**

The management plan for the RPG will be instated along with the estate development proposals.

4.3 Totals

In statistical terms, the full development (including extension areas) comprises:

The total GEA of all the listed buildings and structures retained (including Nuffield Hall) is **2782m^2.**

New build dwellings, including conversion of the Police College campus buildings = **258 dwellings**

Other new build floor space (communal bin stores, cycle stores, cricket pavilion) = **629m^2**

Car parking, cycle parking and waste recycling facilities for all applications have all been designed to comply with Hart DC's ratios and standards. The maximum number of parking spaces on the site will be **864.25 spaces** with office use in the house.

Proposed hardstanding = **The existing area will be reduced by - 214m^2**

4.4 The applications have been put together based on the extensive research undertaken and the assessments listed in section 2.4. They are intended to offer the best possible balance between the retention of nationally significant heritage assets on and nearby the site and new development. The principal benefits that the proposals will deliver are as follows:

- Establish long term beneficial use for the listed buildings;
- Preserve the heritage value of the historical buildings and their setting;
- Improve the setting of the listed buildings by clearing detrimental elements, namely the 20th Century Police College accommodation buildings;
- Reinstate the relationship between Bramshill House and the historic landscape features;
- Provide an accessible community/commercial element for future public use;
- Deliver an attractive new development that is suitable for modern living with parking, cycle storage and private gardens;

ACCOMMODATION SCHEDULE FOR ALL APPLICATIONS

Multi - residential option

Mansion

	1 bed	2 bed	3 bed	4 bed	5 bed	Total
Mansion	7	13	0	0	0	20
Stable block	0	3	2	0	0	5
Nuffield and Newsam	Garaging					
Total	7	16	2	0	0	**25**

Core Estate - all parcels

	1 bed	2 bed	3 bed	4 bed	5 bed	**Total**
Quad New Build	17	25	6	0	0	48
Partridge Quail	11	9	0	0	0	20
Nightingale Mallard	6	12	0	0	0	18
Nightingale Mallard New Build	0	0	3	0	0	3
Grebe Fieldfare	6	12	0	0	0	18
Beech Hall	0	0	1	0	0	1
Lakeside	2	22	10	8	0	42
Central area 01	0	9	6	12	1	28
Central area 02	0	0	0	5	1	6
Central area 03	0	0	4	7	1	12
Central area 04	0	0	2	8	1	11
Walnut Close	0	0	1	5	4	10
Maze Hill	0	0	0	7	1	8
Sandpit Close	0	0	5	3	2	10
Core Estate Totals	42	89	38	55	11	**235**
Mansion + Core Estate Totals	49	105	40	55	11	**260**
Maze Hill Extension	0	0	1	1	3	5
Sandpit Close Extension	0	0	0	6	3	9
Extensions Totals	0	0	1	7	6	**14**
Mansion + Core Estate + Extensions Totals	49	105	41	62	17	**274**
Pinewood	0	0	0	4	5	9
Pinewood Totals	0	0	0	4	5	**9**
Core Estate, Extensions, + Pinewood Totals	42	89	39	66	22	**258**
Mansion + Core Estate + Extensions + Pinewood Totals	49	105	41	66	22	**283**

Single - residential option

Mansion

						22bed	Total
22bed house							
Storage							
Garaging							
						1	**1**

Core Estate - all parcels

	1 bed	2 bed	3 bed	4 bed	5 bed		**Total**
Quad New Build	17	25	6	0	0		48
Partridge Quail	11	9	0	0	0		20
Nightingale Mallard	6	12	0	0	0		18
Nightingale Mallard New Build	0	0	3	0	0		3
Grebe Fieldfare	6	12	0	0	0		18
Beech Hall	0	0	1	0	0		1
Lakeside	2	22	10	8	0		42
Central area 01	0	9	6	12	1		28
Central area 02	0	0	0	5	1		6
Central area 03	0	0	4	7	1		12
Central area 04	0	0	2	8	1		11
Walnut Close	0	0	1	5	4		10
Maze Hill	0	0	0	7	1		8
Sandpit Close	0	0	5	3	2		10
Core Estate Totals	42	89	38	55	11	0	**235**
Mansion + Core Estate Totals	42	89	38	55	11	1	**236**
Maze Hill Extension	0	0	1	1	3	0	5
Sandpit Close Extension	0	0	0	6	3	0	9
Extensions Totals	0	0	1	7	6	0	**14**
Mansion + Core Estate + Extensions Totals	42	89	39	62	17	1	**250**
Pinewood	0	0	0	4	5	0	9
Pinewood Totals	0	0	0	4	5	0	**9**
Core Estate, Extensions, + Pinewood Totals	42	89	39	66	22	0	**258**
Mansion + Core Estate + Extensions + Pinewood Totals	42	89	39	66	22	1	**259**

Offices option

Mansion

No residential units (office space)					3860	
No residential units (office space)					490	
Office space					846	
					5196m2	

Core Estate - all parcels

	1 bed	2 bed	3 bed	4 bed	5 bed		**Total**
Quad New Build	17	25	6	0	0		48
Partridge Quail	11	9	0	0	0		20
Nightingale Mallard	6	12	0	0	0		18
Nightingale Mallard New Build	0	0	3	0	0		3
Grebe Fieldfare	6	12	0	0	0		18
Beech Hall	0	0	1	0	0		1
Lakeside	2	22	10	8	0		42
Central area 01	0	9	6	12	1		28
Central area 02	0	0	0	5	1		6
Central area 03	0	0	4	7	1		12
Central area 04	0	0	2	8	1		11
Walnut Close	0	0	1	5	4		10
Maze Hill	0	0	0	7	1		8
Sandpit Close	0	0	5	3	2		10
Core Estate Totals	42	89	38	55	11		**235**
Mansion + Core Estate Totals	42	89	38	55	11		**235**
Maze Hill Extension	0	0	1	1	3		5
Sandpit Close Extension	0	0	0	6	3		9
Extensions Totals	0	0	1	7	6		**14**
Mansion + Core Estate + Extensions Totals	42	89	39	62	17		**249**
Pinewood	0	0	0	4	5		9
Pinewood Totals	0	0	0	4	5		**9**
Core Estate, Extensions, + Pinewood Totals	42	89	39	66	22		**258**
Mansion + Core Estate + Extensions + Pinewood Totals	42	89	39	66	22		**258**

	1 bed	2 bed	3 bed	4 bed	5 bed	**Total**
Conversion (Mansion, Stables, Nightingale Mallard, Grebe Fieldfare, Partridge Quail, Beech Hall)	30	49	3	0	0	**82**
New build: (Quad New Build, Nightingale Mallard New Build, Lakeside, Central Areas 01-04, Walnut Close, Maze Hill, Sandpit Close)	19	56	37	55	11	**178**
New build + Maze Hill and Sandpit Close Extensions	19	56	38	62	17	**192**
New build + Pinewood	19	56	37	59	16	**187**
New build + Maze Hill and Sandpit Close Extensions + Pinewood	19	56	38	66	22	**201**

	1 bed	2 bed	3 bed	4 bed	5 bed	22 bed	**Total**
Conversion (Mansion, Stables, Nightingale Mallard, Grebe Fieldfare, Partridge Quail, Beech Hall)	23	33	1	0	0	1	**58**
New build: (Quad New Build, Nightingale Mallard New Build, Lakeside, Central Areas 01-04, Walnut Close, Maze Hill, Sandpit Close)	19	56	37	55	11	0	**178**
New build + Maze Hill and Sandpit Close Extensions	19	56	38	62	17		**192**
New build + Pinewood	19	56	37	59	16		**187**
New build + Maze Hill and Sandpit Close Extensions + Pinewood	19	56	38	66	22		**201**

	1 bed	2 bed	3 bed	4 bed	5 bed		**Total**
Conversion (Mansion, Stables, Nightingale Mallard, Grebe Fieldfare, Partridge Quail, Beech Hall)	23	33	1	0	0		**57**
New build: (Quad New Build, Nightingale Mallard New Build, Lakeside, Central Areas 01-04, Walnut Close, Maze Hill, Sandpit Close)	19	56	37	55	11		**178**
New build + Maze Hill and Sandpit Close Extensions	19	56	38	62	17		**192**
New build + Pinewood	19	56	37	59	16		**187**
New build + Maze Hill and Sandpit Close Extensions + Pinewood	19	56	38	66	22		**201**

Parking

	1 bed	2 bed	3 bed	4 bed	5 bed	**Total**
C&C Ratio	1	2	2	3	3	
Hart ratio	1.75	2.75	3.5	4	4	
Mansion	12	35.75	0	0	0	48
Stable block	0	8.25	7	0	0	15.25
Quad	40	116	20	0	0	176
Lakeside	2	44	20	24	0	90
Central Areas 01-04, Walnut Close, Maze Hill, Sandpit Close	0	25	63	188	44	320
Maze Hill Extension			3.5	4	12	20
Sandpit Close Extension				24	12	36
Pinewood				16	20	36
Single Residence Mansion						
Totals	54	228.75	113.5	256	88	741

	1 bed	2 bed	3 bed	4 bed	5 bed	22 bed	**Total**
C&C Ratio	1	2	2	3	3		
Hart ratio	1.75	2.75	3.5	4	4		
Mansion						10	10
Stable block							
Quad	40	116	20	0	0		176
Lakeside	2	44	20	24	0		90
Central Areas 01-04, Walnut Close, Maze Hill, Sandpit Close	0	25	63	188	44		320
Maze Hill Extension			3.5	4	12		19.5
Sandpit Close Extension				24	12		36
Pinewood				16	20		36
Single Residence Mansion							
Totals	42	184.75	106.5	256	88	10	687

	1 bed	2 bed	3 bed	4 bed	5 bed	Offices	**Total**
C&C Ratio	1	2	2	3	3		
Hart ratio	1.75	2.75	3.5	4	4		
Mansion						175	175
Stable block							
Quad	40	116	20	0	0		176
Lakeside	2	44	20	24	0		90
Central Areas 01-04, Walnut Close, Maze Hill, Sandpit Close	0	25	63	188	44		320
Maze Hill Extension			3.5	4	12		19.5
Sandpit Close Extension				24	12		36
Pinewood				16	20		36
Single Residence Mansion							
Totals	42	184.75	106.5	256	88	175	852.25

*Plus 50 parking spaces for the museum

DIAGRAM SHOWING KEY FEATURES AND CONSTRAINTS ON THE EXISTING SITE

DIAGRAM SHOWING THE LOCATION OF LISTED BUILDINGS AND CURTILAGE STRUCTURES ON THE EXISTING SITE

Ice House: curtilage structure

Gardeners' Cottage: curtilage structure

Walls and Gate Piers to West of Mansion: Grade II

Walls and Turrets to South of Mansion: Grade I

High Bridge: Grade I

Hazeley Lodges: Grade II

Conduit House: curtilage structure

Stable Block: Grade II

Gateway to Mansion: Grade I

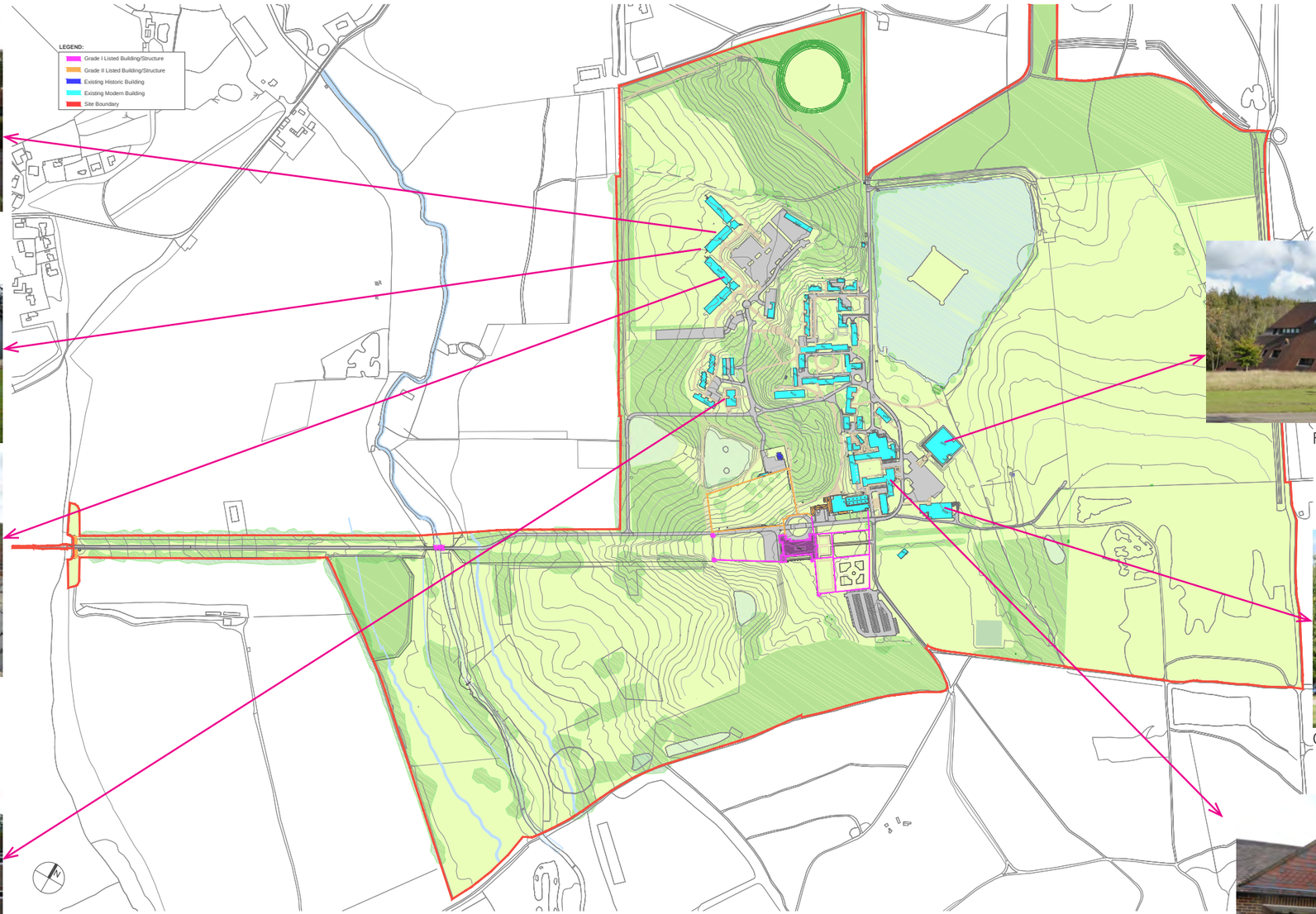
Garden Walls and Gateways to North of Mansion: Grade I

Bramshill Mansion: Grade I

DIAGRAM HIGHLIGHTING EXISTING MODERN BUILDINGS ON THE SITE

Raven, Wren, Teal and Swift buildings (to be demolished)

Green Ride buildings (to be demolished)



Foxley Hall (to be demolished)

Gymnasium (to be demolished)

Reception building (to be demolished)

DIAGRAM SHOWING EXISTING BUILDINGS AND HARDSTANDING BEING DEMOLISHED

DIAGRAM SHOWING PROPOSED LAYOUT OF BUILDINGS AND HARDSTANDING

5.0 PLANNING POLICY EVALUATION AND LEGAL CONSIDERATIONS

This section details the planning policies and legal considerations relevant to the site and the proposals.

5.1 NPPF

"Local planning authorities should identify specific opportunities within their area for the conservation and enhancement of heritage assets. This could include, where appropriate, the delivery of development within their settings that will make a positive contribution to, or better reveal the significance of, the heritage asset."

5.1.1 Our proposal seeks to be consistent with the National Planning Policy Framework (NPPF), which came into force on the 27th March 2012. As well as being guided by the NPPF as a whole, we note in particular Paragraphs 126 to 141, on the conservation of the historic environment, which stress the importance of conserving and enhancing heritage assets. This would include protecting those properties on the local heritage asset register.

5.1.2 The NPPF emphasises the importance of sustainable development, underlining that there is a social, environmental and economic dimension to this. Good design is essential to sustainable development, which is why the NPPF stresses its importance. The NPPF notes that:

"The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people." (Paragraph 56)

5.1.3 It also emphasises the importance of conserving the historic environment. It says that "heritage assets are an irreplaceable resource and [Local Planning Authorities should] conserve them in a manner appropriate to their significance" (Paragraph 126) and that they should be **put "to viable uses consistent with their conservation… [with] new development making a positive contribution to local character and distinctiveness"** (Paragraph 131).

5.1.4 New developments within Conservation Areas and within the setting of heritage assets are presented as opportunities "to enhance or better reveal their significance" (Paragraph 137).

5.1.5 It continues that new developments should:

- Function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- Optimise the potential of the site to accommodate development…
- Respond to local character and history, and reflect the Identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion;
- Are visually attractive as a result of good architecture and appropriate landscaping. (Paragraph 58)

5.2 LOCAL POLICY

5.2.1 The policies of the Hart Local Plan have been taken into consideration in the absence of a current adopted plan. We note in particular policy GEN1 for development and CON 12, 17 and 18 with regard to the RPG and listed buildings.

5.2.2 Policies CON 23, T11, T13, T14 and T15 relate to access and traffic management, including public access. These have also been taken into account during the development of proposals.

5.2.3 For further detail on the relevant National Planning Policies and Local Policies, please see the accompanying Planning Statement.

5.3 COVENANTS

5.3.1 Bramshill is subject to various restrictive covenants set out in more detail on the registered title. There is a deed of covenant which contains restrictive covenants which benefit the National Trust. These covenants have been registered as a D(ii) land charge and at the Land Registry. These restrictive covenants include (but are not limited to) a prohibition on the demolition of the house or the alteration of its exterior appearance without the consent of the National Trust and the requirement for National Trust representatives to be allowed access to view the house at reasonable times to check that the restrictions have been compiled with.

5.4 SPA / SSSI

5.4.1 The whole site lies within a registered Park and Garden, designated Grade II* and is adjacent to Sites of Special Scientific Interest (SSSI) and to a Special Protection Area (SPA). There is a 400m residential exclusion zone outside the boundary of the SPA which runs across the Bramshill site on the north east side and to the south, and the house, Stable Block, Hazeley Lodges and other non residential buildings stand within this zone.

5.4.2 There are opportunities for using land within the exclusion zone and possibly elsewhere as SANGs in mitigation of the continuing use of the site for residential development.

5.5 LISTED BUILDINGS

5.5.1 There are a number of listed buildings on site and unlisted historic buildings standing within the curtilage of the listed buildings such as the Ice House and the conduit house. These curtilage buildings have a level of protection deriving from the designated listed buildings.

5.6 THE GARDENS AND PARK

5.6.1 The gardens and landscape surrounding Bramshill are, historically, among some of the most important in the country, having been designated Grade II* on Historic England's Register of Parks and Gardens of Special Historic Interest.

5.7 RESERVOIRS ACT

5.7.1 The lake is designated as a reservoir under the Reservoirs Act 1975.

5.8 LEGAL TITLE

5.8.1 The Legal Title report does not identify any green lanes footpaths or bridleways crossing the site, and the site has been run with a secure boundary for security reasons for some time.

5.8.2 However before that security was put in place local people apparently did walk through the site, and at the first public consultation a number asked if that would be possible in the future.

5.8.3 The private access roads connecting the site to the public road network are not owned by the site for their full length.

5.9 RIGHTS BENEFITING BRAMSHILL

5.9.1 For the purpose of accessing Bramshill, the property benefits from a right of way over the roadway leading from the main entrance gates of the estate to the public highway. This roadway passes over common land and is subject to certain restrictions on development imposed by The Commons Act 2006.

5.9.2 Bramshill has the benefit of a right of way over a road for the purpose of access to the sewage disposal works and a right to use and maintain a water supply pipe.

6.0 SITE LOCATION & DEMOGRAPHIC

6.1 The Bramshill Estate is situated some 2km to the north of Hartley Wintney in Hampshire. The application site is wholly private land and currently inaccessible to the public. The primary vehicular access routes are from the B3011 to the west and Bramshill Road to the North, secondary access points lead into private land to the south and north west.

6.2 The application site is wholly contained within the Grade II* Registered Historic Park and Garden (List Entry: 1000165). While the majority of the Park is within the site boundaries, several spurs extend out along former rides, with further larger areas to the north, west and south.

6.3 The park is bordered by farmland, forestry plantations and remnants of former gravel workings and landfill sites. A substantial area of forestry and heathland is located to the east, much of which is designated as the Thames Basin Heaths Special Protection Area (SPA). Traversing through the surrounding landscape are several public rights of way and footpaths, as shown on the diagram opposite.

6.4 The wider area of Bramshill is described by Hart District Council as a Special Character Area:

"This character area forms a distinctive swathe of forest and heath across the northern part of the district. Its boundaries are clearly defined by the forest edges to the north and south but to the east it embraces Bramshill Park, which contains open parkland but is intimately associated with the surrounding forest landscape. The eastern boundary marks the transition from more or less continuous forest to the more mixed heathland landscape of Yateley and Hawley Commons. The main distinguishing characteristics of the area are:

- Extensive areas of dense woodland (mainly coniferous plantation) on former heathland creating a highly distinctive and enclosed forest landscape;
- Evidence of former heathland character in the stands of birch and pine which fringe much of the woodland and the presence of gorse, heather, bracken and broom in cleared areas, glades, rides and forest edges;
- Higher profile evidence of man's intervention in the landscape, in the form of commercial forestry, mineral extraction and landfill operations and the creation of formal rides, avenues and other 'designed' landscape features associated with the historic parkland at Bramshill House;
- A comparatively quiet and secluded character in the less accessible parts of the forest which contrast with the localised noise and activity and suburbanising influences of the major through routes, particularly the busy A30 and A327, and Blackbushe Airport;
- An absence of settlements and a very sparse pattern of farms around the edges of the forest area."

6.5 The site is adjacent to a Conservation Area. The Bramshill Conservation Area Character Appraisal (2012) describes the rural nature of the area and the sparse patterns of farms and forest which give it a distinctly rural feel. The proximity of the Conservation Area has been a consideration during the development of proposals for the site.

6.6 The parish of Bramshill currently has no community features (from Census Data, 2011) and is defined predominantly by its listed buildings, the Registered Park and Gardens at Bramshill, the conservation area and other statutory considerations, including the SPA.

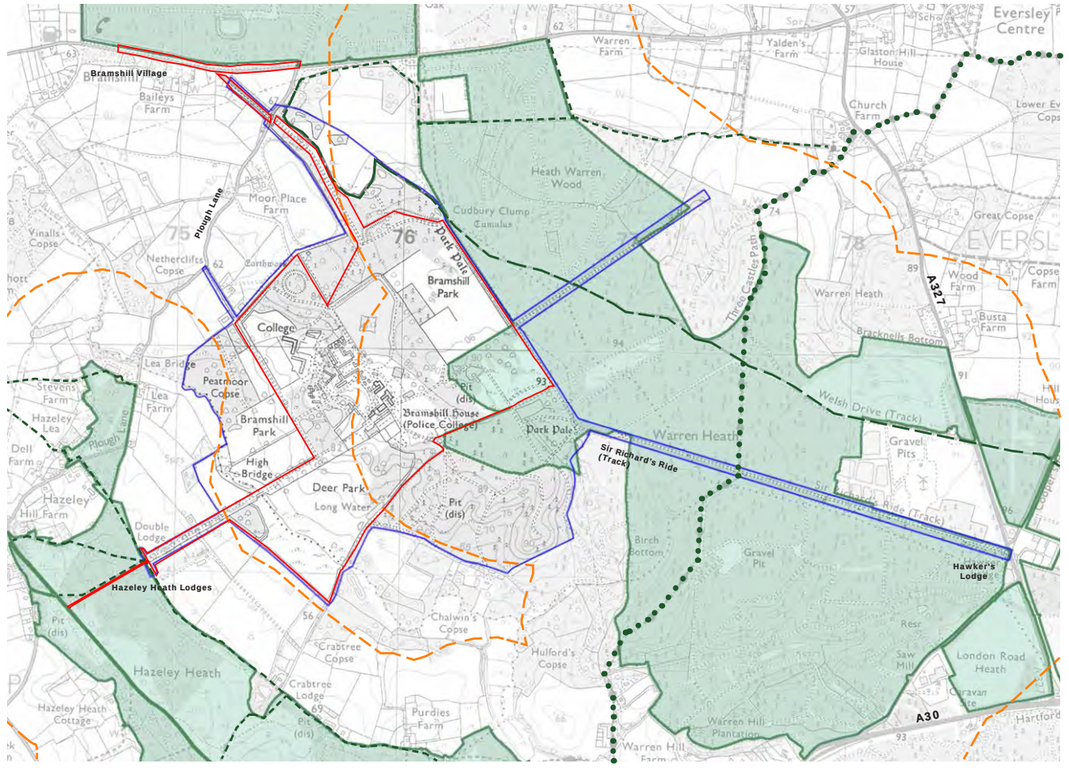


Diagram showing the site location with boundary

KEY

- Site Boundary
- Registered Park
- Special Protection Area (SPA)
- SPA 400m buffer zone
- Public Footpaths
- Public Bridleway
- Long Distance Route (Three Castles Path)

7.0 HISTORICAL ASSESSMENT

7.1 Bramshill House lies a few miles north of Hartley Wintney in Hampshire, standing in a commanding position within a deer park which extended to 2500 acres in 1347 and still contains 250 acres in 2015. There is documentary evidence from the fourteenth century of its ownership by the Foxley family, in royal service over more than one generation. During the fifteenth and earlier sixteenth centuries Bramshill's owners were largely absentees, although the park may have been kept up. Bramshill seems to have retained this character as a secondary seat until the seventeenth century: it did not become its owner's principal residence until 1611, following which the estate was enlarged by the purchase of the manors of Great Bramshill in 1649 and Eversley in 1668.

7.2 The Foxley family's wealth and standing may have prompted them to build a house at Bramshill that was appropriate to their status. Irregularities on the ground and first floors plans at either end of the existing South West range may be evidence that it incorporates medieval work. In addition, two truncated wings projecting forward from the ends of this range seem formerly to have been asymmetrical and are out of alignment with each other, perhaps also indicating the presence of medieval masonry or foundations. In the early sixteenth century there was a house at Bramshill of sufficient quality to tempt the king to consider a visit, and some parts, notably the gatehouse at the centre of the North East range, may be work for Lord Daubeney who acquired it in 1499 or, more probably, for the Paulets, Marquesses of Winchester who acquired Bramshill in 1547. However, the extent of any medieval fabric that may survive is far from clear, and in critical areas of the building there is a lack of closely dateable architectural detail.

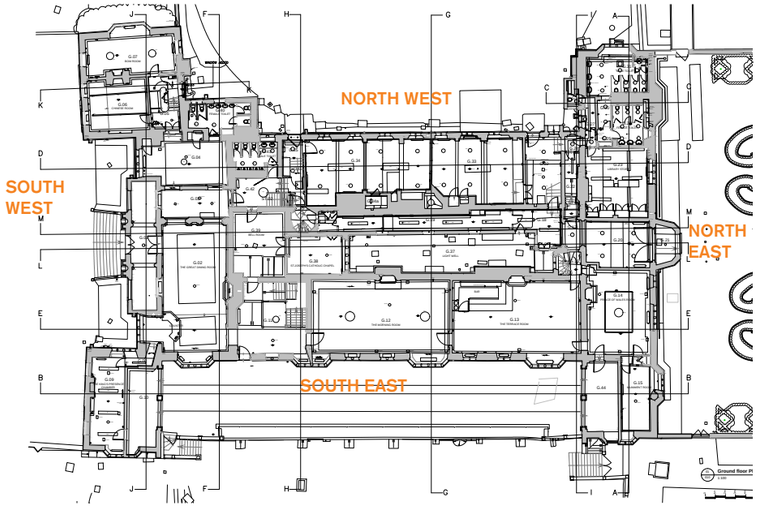
7.3 The house was substantially rebuilt between c.1595 and c.1625, the earliest work possibly undertaken for the last Paulet owner but more probably for Edward, 11th Baron Zouche of Harringworth who bought it in 1605. As it stands, the house is mainly Zouche's work, the first phase probably undertaken soon after its acquisition, with considerable further alterations and extensions in more than one phase after 1611. The house was further altered in the late 17th, early 18th, mid 19th and 20th centuries. Inventories of 1607 and 1634, and a 'schedula' of contents made at some date between then and 1637, describe the rooms existing at these dates and before its sale by Zouche's successors.

7.4 The layout of the house is unusual. A relatively narrow, highly articulated and ornamented entrance range containing the hall faces South West. Running back from this range are two longer ranges parallel with each other, the south eastern containing the principal state and entertaining rooms of the house, the north western containing family and service rooms. A narrow service court lies between these two longer ranges. Linking these at the north east is a range containing on the ground floor a gatehouse leading into the service court, and on the first floor, a long gallery. Before the early seventeenth century the house may have been approached from the north east, towards this gatehouse.

7.5 Bramshill's unusual plan may have been determined in part by the wish to accommodate new work to old. A second reason was probably the physical restriction of the site. It stands on a steep promontory, jutting out over the valley of the River Hart. The site had evidently recommended itself to its early occupiers, and it continued to do so through the opportunity it created for an impressive approach up the steep hillside from the South West. However, the fall of the land to South East and North West limited the scope for large scale extensions on these sides, and additions were in consequence made by extending or rebuilding the main body of the house as ranges around a probably pre-existing forecourt.

7.6 Probably immediately after Zouche's purchase of the house in 1605 the south western, hall range was built or remodelled, with a relatively plain, three storeyed front elevation, and a single storeyed hall with a great chamber and withdrawing room above it. There was also at that date a substantial block of building at the high end of the hall, extending a certain distance to the South and East. This may have been built by Zouche in a first phase of building, but may have been earlier. It was largely demolished by him in a second phase of building, although evidence of it remains in the present structure. The North West range, backing onto the service court and containing services on the ground floor, is probably also Lord Zouche's work after 1605 (although it contains no details that are closely dateable), while

CLOCKWISE FROM TOP: South West elevation of Bramshill House; Portrait of Edward, 11th Baron Zouche of Harringworth; View looking South West across the site from Bramshill House showing the Grade I listed pepperpots; View of the South West elevation from the main approach; photograph showing the articulated frontispiece on the South West front of the house and the truncated wings.



GROUND FLOOR PLAN OF BRAMSHILL HOUSE

ABOVE LEFT: South East elevation of the house;
ABOVE RIGHT: Photograph of the impressive Chapel window from within the central lightwell;
LEFT: North West elevation of the house.

its functional relationship with the South Western, hall range indicates that when built the hall was already approached from that direction.

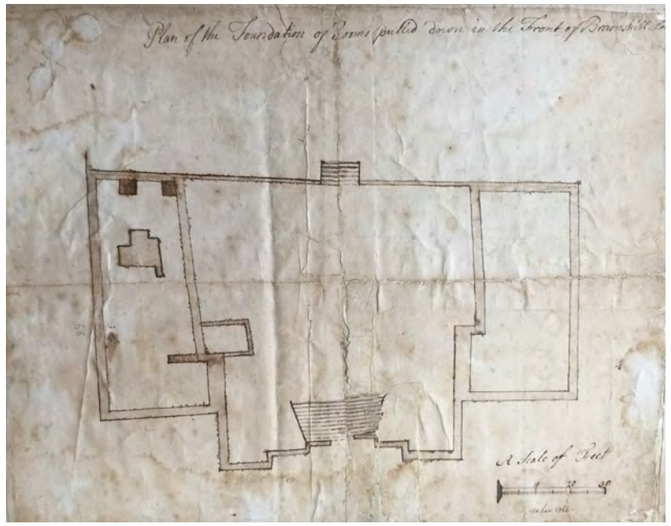
7.7 In 1611 Zouche sold his Midland properties and thereafter made Bramshill his principal residence, carrying out extensive further work spread over several years. On the south west front are rainwater heads dated 1612, and a large painter's bill of 1619 includes payment for work done in 1615. Unspecified masons' work was reported as incomplete in 1617 and again in 1623, and Lord Zouche's heir Sir Edward Zouche reported the house as still unfinished in 1625 at the time of Lord Zouche's death.

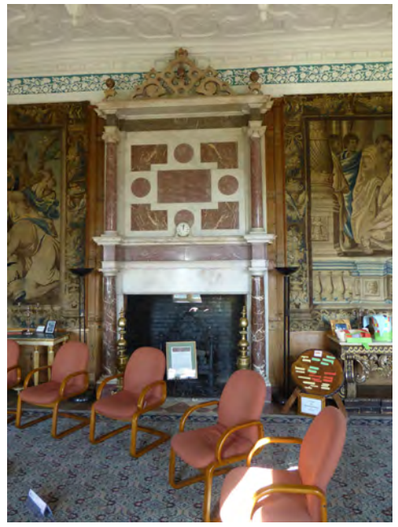
7.8 After 1611 a spectacular new frontispiece was added to the hall range, the South East range was rebuilt and extended to provide a new state room suite at the high end of the hall, rooms were altered in the North West range to include a chamber suite for a royal visitor, and the North East, gatehouse front was remodelled to create a uniform, regular façade conforming to that to the south east and providing a long gallery extending the full length of the range on the first floor. The two south western wings were probably also remodelled, the southern to provide a further state room sequence and the northern to improve Zouche's own accommodation. Sir Edward Zouche's inventory, taken on his death in 1634, describes a house of considerable size, essentially in its present overall form save for the subsequent demolition of the greater part of the south western wings.

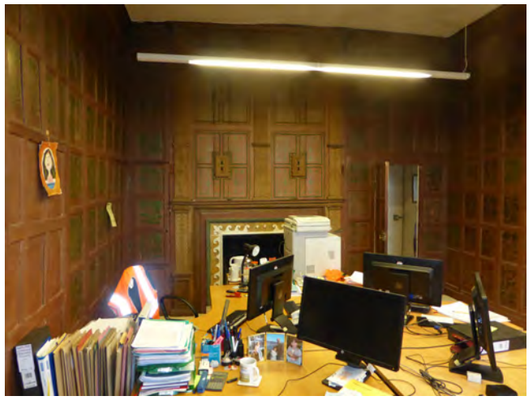
7.9 Zouche's house thus had three suites of state rooms, a number of which retain contemporary decoration of very high quality. The first of these sets was the sequence to be found in any conventional, upper class late Elizabethan or Jacobean house. This comprised a great chamber and withdrawing room over the hall, with perhaps a bed chamber and closet beyond, either at the near end of the North West, service range or else in the now lost wing projecting forward from the northern end of the South West range. A second sequence probably included the surviving first floor room in the South West block. This can be identified as 'Hercules' Chamber' in the 1634 and 1637 documents, with dependant inner chambers of high status in the demolished wing beyond it. The third sequence comprised the present Great Drawing Room and Library on the first floor of the South East range, identifiable as the Presence Chamber and Privy Chamber of 1634. Beyond these at that date were the King's lodgings; these were probably located in the North Eastern end of the North West range, and were reached from the Privy Chamber by the gallery in the North East range and by a service passage down the gallery's inner (SW) side. The chapel was built on two floors at the South end of the central courtyard; its consecration is recorded in 1621. Gallery and chapel are not named in 1607 but are listed in the 1634 inventory and are recognisable in the existing house. Prior to this, the 1607 inventory records service books etc. in one of the chambers of the house.

7.10 The Jacobean works at Bramshill created a house of the highest status, and one may speculate on the motives of its successive owners and builders. Lord Daubeney, who acquired the house in 1498, may have required a house to accommodate himself and the retinue that will have accompanied him on his journeys to and from his West Country estates. The Marquis of Winchester, who bought Bramshill in 1547, had his principal seat at Basing, and it is likely that he acquired Bramshill as a hunting lodge – not to be his permanent, principal dwelling, but to visit for hunting and recreation. By contrast with the countryside around Basing, Hertfordbridge Flats at that date largely comprised prime stag hunting country - open heath rather than productive agricultural land. As late as 1724 Defoe described the very similar country of Bagshot Heath as 'desart'.

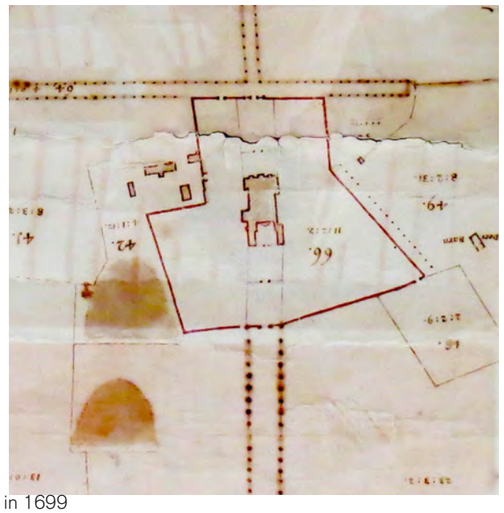
7.11 Lord Zouche may initially have been inspired by similar motives. Between 1587 and 1593 he had travelled extensively in northern Europe and into Italy, and although nothing is known in detail of his architectural knowledge, he was closely acquainted with Henry Wotton whom he asked in 1591 to obtain for him drawings of the Emperor Maximillian's 'lust houses' – Lustschlossen – the emperor's elaborate pleasure palaces outside Vienna. Zouche may have sought an opportunity to create such a building in England, recognised the attractive topography and favourable orientation of the hillside and valley bottom, and consequently seen the site as somewhere where he might indulge his enthusiasms for gardening and botany. But it is almost certain that Zouche was also attracted by the opportunity for creating a house within easy reach of London and Windsor, where he could advance his own ambitions through receiving the King in suitable state and indulging the royal passion for hunting.



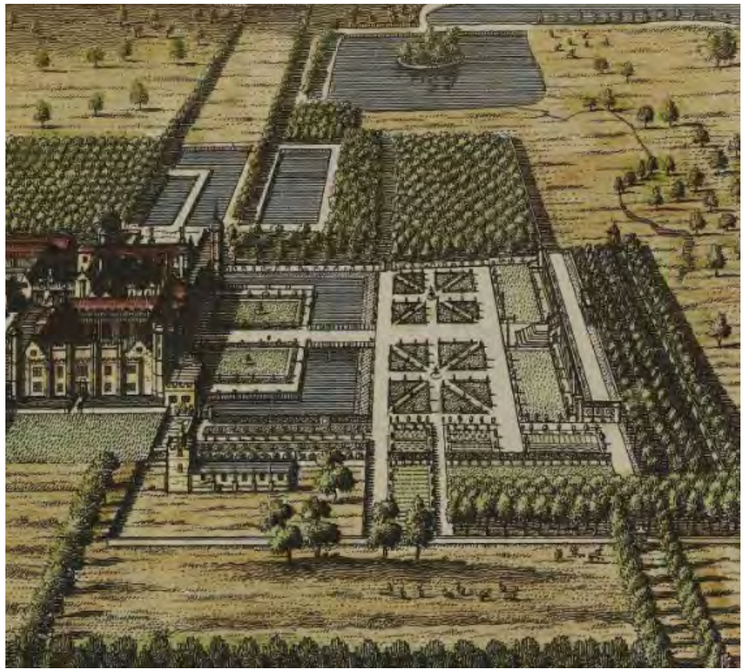




CLOCKWISE FROM TOP: Chimney piece in the Great Drawing Room; The Great Drawing Room showing the fine 17th Century plaster ceiling and tapestries; the "Green Room" with early 17th Century painted panelling; the Library with fitted bookshelves that have compromised the historic panelling and overall presentation of the room; "Plan of the foundation of rooms pulled down on the front of Bramshill", dated 1766.

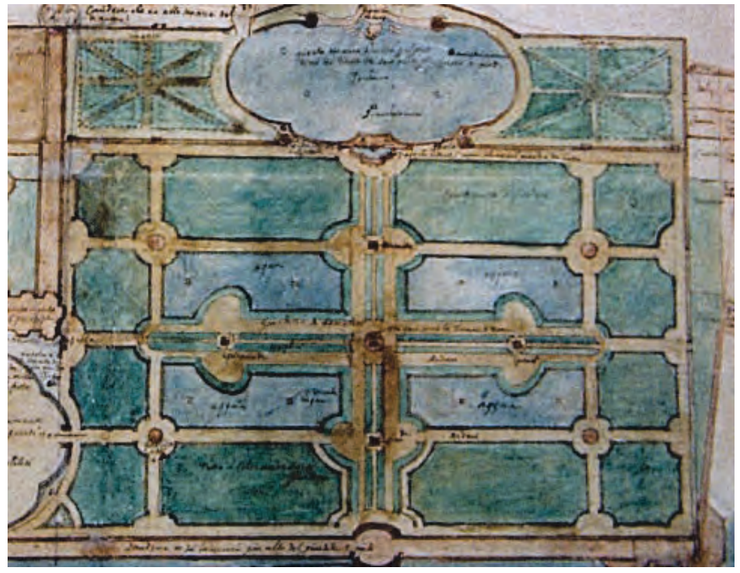


Justis plan of the Bramshill Estate in 1699



Rycote, Oxfordshire

Rycote, Oxfordshire



King Henry's Gardens, Richmond

Examples of other, similar Jacobean garden plans

7.12 Such an approach, regarding Bramshill initially as a house of pleasure, probably had important consequences for the character of the house. Bramshill's status as a secondary seat from at least the late 15th century to 1611 meant that it was not expected fully to accommodate the scale of household required in a noble owner's principal house. In a secondary house the full, formal hierarchy of spaces was not required. Notable is the relatively small size of the hall, for all the heraldic grandeur of its low end screen. Even after Lord Zouche's remodelling, Bramshill seems to have been short of the service accommodation generally demanded by a Jacobean aristocrat. As late as the early eighteenth century it was necessary to insert additional family bedrooms into a mezzanine. Celia Fiennes's description of the house in the 1690s as appearing, at a distance, 'like a small town' suggests that there had been a substantial number of other buildings close by, perhaps built in part to cater for the entourage that would have accompanied any royal visit, their servants and their horses, and to make up for a want of accommodation in the house itself. A document of the late seventeenth century mentions the demolition of 'the long stable' which was by then in disrepair.

7.13 Consequently, the description of the house as a lodge in a lease of 1595 is significant. Lodges were, typically, houses in parks or on outlying estates, to be visited for a variable amount of time but not intended as their owners' principal residence. As houses of pleasure or retreat – frequently (though not necessarily) visited for hunting, and standing in a park - they lent themselves to innovation both in plan and appearance. The remarkable south façade of Bramshill, impressing even more by its architectural extravagance than by its physical extent, shares very much in the aesthetic of contemporary aristocratic lodges elsewhere. Though Bramshill commands fine views, at least equally important was the lodge's appearance: the formal approach from the south west, and the south east front's dominance of the countryside below, seem more characteristic of the settings of contemporary lodges than of the principal seats of their owners.

7.14 The qualities of the Bramshill Parkland are commensurate with the house, and its special historic interest is recognised by its Grade II* listing on the Historic England Register of Historic Parks and Gardens. Although little is known about the late medieval landscape at Bramshill, it was under Lord Zouche's ownership and that of his successors, the Henley family, that the structure of the current parkland was laid out. This is considered to be the primary design phase for the parkland we see today, being laid out in conjunction with the principal building phases of the house.

7.15 Many of the most interesting surviving landscape features were created during the 17th century and can be seen on the Justis survey of 1699. Key features from this period, many of which remain, are as follows:

- The Walled Gardens: The walled, formal gardens around the house originate from this period. These constituted the Kitchen Garden to the West, The Green Court to the East with the Long Garden beyond, and The Rose Garden also in the East and South West garden which has been known as the troco ground since the 19th century.
- The Italian Garden: This constituted a formal square garden with central circular feature and planting beds to the South of the house, with a more complex and sophisticated design to the South West. This included a series of terraces, walks, and flights of steps leading to a parterre. The design took advantage of the main views across the present deer park.
- The Main Approach: This route forms the principal access to the house from the South West and is bordered by planted Oak Avenues to frame the western façade. It follows the natural landform to within 100m of the forecourt, bridging the River Hart at its mid-point. There is then a bank up to 2m high giving a gentle ascent to the house with wide views to the Italian Garden and Deer Park.
- The Main Lake: A large water garden to the North of the house, this grand feature includes a central island with corner bastions. The lake was formed through the creation of major dams on the North West and South West sides, and is considered to be one of the most significant surviving landscape features on the site.
- The Maze: Slightly remote from the house, the maze is located on high ground on the northern edge of the park. This circular feature is bounded by a bank and ditch with an external diameter of about 195m. Its origins are unknown, but it is clearly visible as a planted area on the 1699 survey map.
- The Wilderness: Little is known about the original design of this area but it was present by 1666. Substantial alteration is assumed to have happened in the 18th century with the creation of Long Water and replanting. The

FROM TOP: Gateway to Bramshill House on the North East side; the walled garden to the North East of the house; View of the gardens looking East from Bramshill House

wilderness may well have been contemporary with the Italian Garden which would fit with the sort of layout to be seen in Jacobean gardens, such as Moor Park.

- The Conduit or Well House and Black Pond: Located to the North East of the house, it has been suggested the Conduit was constructed to supply the Black Pond to its South. It is an attractive building with some architectural merit, but in its present form, severely structurally unsound.
- White Pond and Dog Kennel Pond: Mentioned in 1666 and it has been suggested these may well have medieval origins.
- Planting / Tree Avenues: The planting of key avenues including Reading Avenue and the Main Approach is known to have occurred during this period. Several other smaller Avenues are also thought to have been planted at this time close to the current Green Car Park.

7.16 In 1640, Bramshill was bought by Robert Henley who clearly intended to make Bramshill his principal seat as, latterly, Zouche had done. In 1649 he added Bramshill Manor to his purchase of the house and park, and Eversley Manor in 1668, thereby increasing the value of the estate from £9,500 paid in 1640 to £21,000 paid when he sold it in 1700. There is a brief report of a fire at the house in the mid-seventeenth century; its extent is unknown but it is most likely to have affected one of the former South West wings. In the later seventeenth century work was undertaken by Sir Andrew Henley which probably included the panelling of the Long Gallery and the relocation of the entrance from the screens passage to the centre of the façade, but the full extent of his work is uncertain.

7.17 In 1700 Bramshill was bought by Sir John Cope, whose descendants continued to own the house and estate until its sale to Lord Brocket in 1936. Sir John Cope undertook work to the house almost at once, demolishing the wings that had previously extended forward from the principal façade. He also remodelled the principal stair and inserted a new secondary stair at the western end of the North West ranges, formed a mezzanine in the North West range to supply a shortage of modest, family bedrooms, inserted loggias removed from elsewhere into the ground floors of two short wings projecting from the South East front, and may have rearranged the route through the principal state rooms as an enfilade.

7.18 With changes in taste, the landscape also underwent substantial changes during the eighteenth century and whilst the deer park and the walks and drives were kept in hand, the fields were let out to tenants and several were in arable cultivation. Changes to the park are shown in part on a plan of the south west of the park from 1733 and later in maps from 1756-7 onwards. The western boundary of the Deer Park is clearly drawn along the scarp from the edge of the maze to the east of Dog Kennel Pond abutting the Kitchen Garden. Key features from this period include:

- The Green Ride: A walk or allee shown on the 1733 map with avenue tree planting. It is shown to cross the Main Approach and end in a triangular area within the present day remaining Deer Park. By 1756, this had disappeared and the route was formalised, terminating by the Long Water. The 1733 map describes it as “a walk from the upper side of Maze Hill to the walk from the House”. Later maps show it soon went out of fashion and became an agricultural track, linking to the nearby Moor Place Farm, also part of the estate at that time. The name “Green Ride” first appears on an OS map from the 1970s.
- Planting: Most of the walks were tree lined and there appears to have been ornamental planting around the ponds. The Green Ride appears to have had shrubberies and a hedge. Tree planting was also present along Reading Avenue and within the Maze. New tree avenues were planted to extend from the North East front of the house to a Lime circle past Black Pond. Trees also flanked Black Pond and there were other avenues around what is now the cricket field, together with the present Pollarded Lime Avenue. In the latter half of the 18th Century, extensive planting appears to have taken place, with Scots Pine planted at several locations including around the lake.
- Italian Garden: It is assumed most of the parterre and other features were removed by 1756, however the waterbodies were still present.
- The Wilderness: Alterations during this period include the combining of the three smaller ponds into Long Water and tree planting, with several existing specimens thought to have originated from this time. The trees to the edge would have served as eye catching clumps from the lower ground to the West of the site.
- Broad Water: At the very end of the 18th century, the River Hart was re-worked into its serpentine form and named

TOP: View looking South across the site over the former Italian Garden. The pond is Ladywell Pond and was restored by Lord Brockett in the mid 20th Century; MIDDLE: View of the South East elevation of Bramshill House from the edge of the former Italian Garden; BOTTOM LEFT: View down Reading Avenue showing the existing Police College campus buildings; BOTTOM RIGHT: View looking South East along the Green Ride.

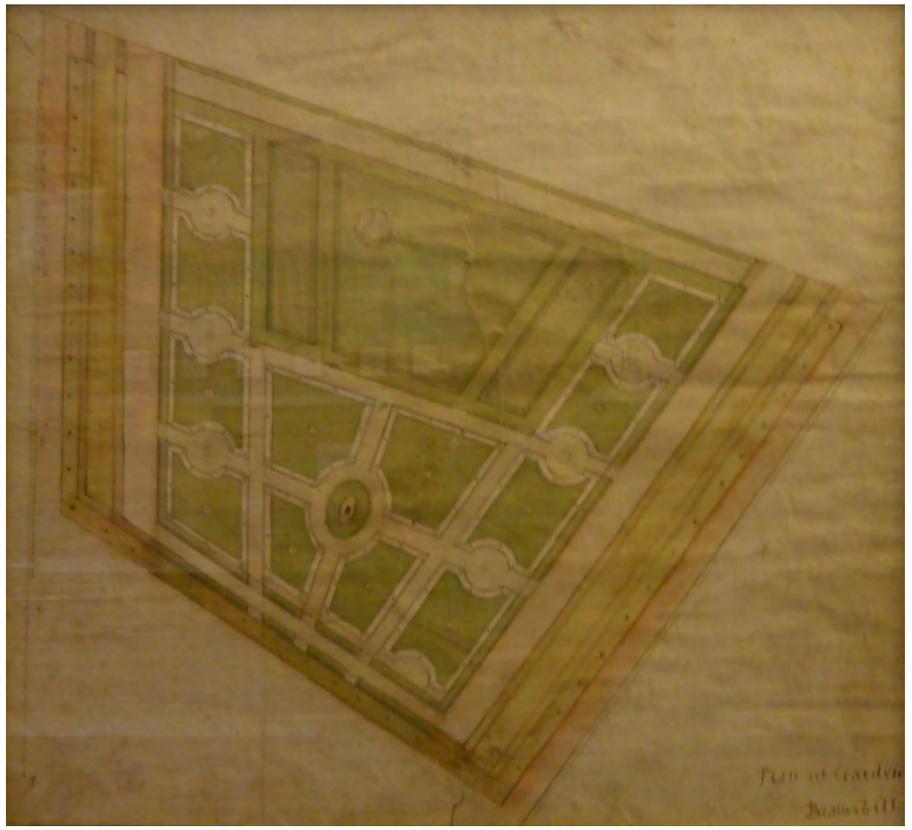
17th CENTURY LAYOUT OF THE LANDSCAPE

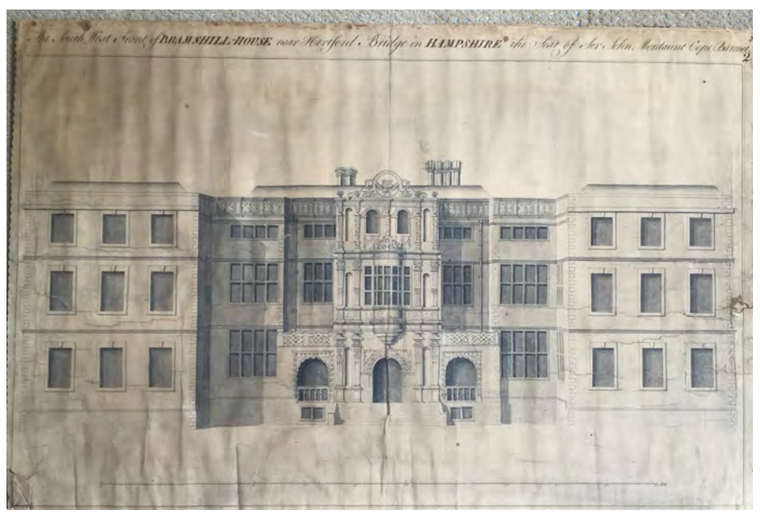
Key:

- Pasture
- Deer Park
- Ornamental / kitchen garden

BRAMSHILL
1699 LAYOUT
NTS@A3

LUC





ABOVE: Plan of the formal gardens at Bramshill and the planned layout of the former Italian Garden (undated); BELOW LEFT: View looking North East down the main approach towards Bramshill House; BELOW RIGHT: Survey drawing of Bramshill House carried out by William Chapman for the Cope family, dated 1763.

the Broad Water. This is shown on maps dating from 1806.

7.19 It is not known what work may have been done to the house later in the eighteenth century, although some rooms were reported by WH Cope in 1883 as having fireplaces which he considered incongruous and which he removed. In the early nineteenth century a new service passage was built on two floors through the service courtyard to improve communication in the North West range.

7.20 The Stables (listed Grade II) were probably built around this time, replacing earlier farm buildings, possibly "the long stable", and comprised a symmetrical design with a centre-piece connected to flanking blocks by a short wall.

7.21 We know that much further work was done between 1851 and 1892 by WH Cope to repair and, in his view, to restore the house. The early eighteenth century principal stair was replaced, and the stair hall redecorated. Elsewhere, structural weaknesses were addressed and minor alterations carried out. Throughout the house there is extensive evidence of wall panelling and sometimes of timber overmantels being moved and stripped, although it is very often impossible to know when this was done, whether the work in question is in situ or whether it has been moved or brought in from elsewhere. Early photographs taken for *Country Life* show painted decoration, probably carried out for WH Cope, on the wall panelling of several of the rooms. Some of this may have been done on the basis of surviving original decoration, but only a few traces of this decoration now survive and it was probably mainly done away with in the second quarter of the 20th century, either by Sir Denzil Cope or by Lord Brocket who bought the house in 1936.

7.22 Conversely during the 19th century, interventions into the landscape were minimal and the designed features of the 17th and 18th centuries began to decline. Key changes during this period include:

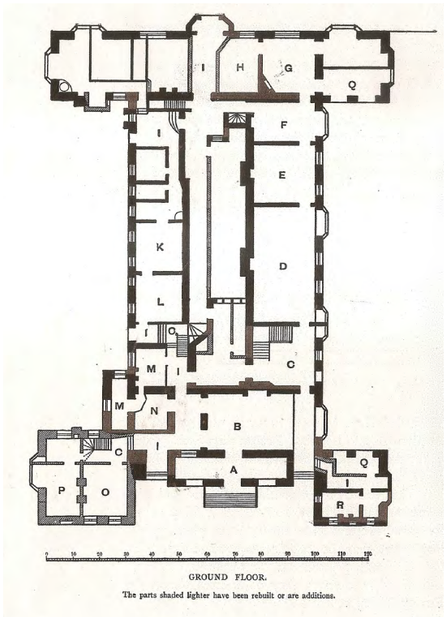
- Planting: Several examples of trees from this period exist in the present parkland indicating that planting occurred at this time. The southern end of Green Ride was in decline by the latter half of the 19th Century as were many of the 17th and 18th Century avenues to the east. Some of the principal avenues were replanted in part by WH Cope during the latter part of the 19th Century but not on the scale previously seen.
- White Pond and Dog Kennel Pond: Dog Kennel Pond was largely surrounded by vegetation during this period and White Pond appears to have been filled-in or silted-up and planted.
- The Main Lake: The Island is shown with dense vegetation during this period and it is likely that the prominent Scots Pine on the edges were planted at this time.
- The Walled Gardens: These were repaired and renewed by WH Cope in the latter half of the 19th Century. He planted an orchard which may have been the one within the Kitchen Garden or the one at the head of Dog Kennel Valley.

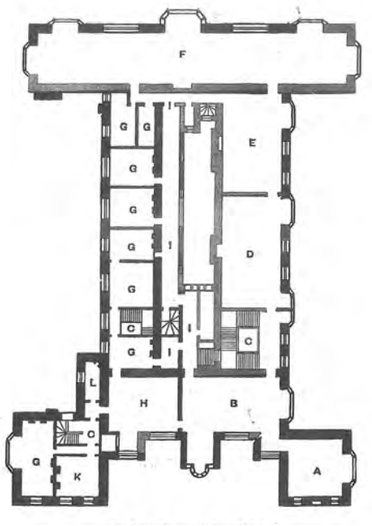
7.23 Hazeley Lodges, located at the end of the main drive to the house, were erected by the Cope family in the 19th Century. They do not appear on maps before 1871, although that is not to say they did not replace structures of an earlier date.

7.24 Generally, there are very few manorial gatehouses of earlier dates remaining. Many were sacrificed to the Georgian fashion for landscaped parks. Formal, walled gardens around many a great house were swept away, or the house itself re-sited within a park. At the main park entrance would be a lodge, or often a matching pair, which appealed to the Georgian love of symmetry. These little buildings gave scope for architectural experimentation and were often built in a great range of styles and shapes. Though they have lost their original purpose, many from this period still survive.

7.25 The lodges, in residential use during the Police College occupation, are now near derelict and might be considered for the Buildings at Risk Register.

7.26 During the first part of the twentieth century, Bramshill remained in the Cope family until it was sold to Lord Brocket in 1935. The landscape has little documented change during this period and the third edition of the OS map





ABOVE: Painting of the North East front of Bramshill House by John Buckler, dated 1818; BELOW: Ground and first floor plans of Bramshill House in the late 19th Century from Sir William H Cope's book "Bramshill : Its history and architecture", 1883.

of 1916 has evidence of decline, including the silting up of the east side of the Main Lake. Following the change of ownership further significant change occurred during the landscape, most notably during the period from 1953, when the park was broken up and the core area was sold to the Home Office. Key changes during this period include:

- Main Lake: Restored and desilted by Lord Brocket.
- Ladywell Pond: Located within the former Italian Garden, the pond was restored by Lord Brocket.
- White Pond and Dog Kennel Pond: Both desilted and restored, with the current bridge between the two constructed in 1949 and the surrounding conifer based garden laid out to a design by Lady Brocket.
- Planting: Following the fragmenting of the park in 1953, blocks of conifers were planted in much of the wider parkland as well as some deciduous species and woodlands formed by natural regeneration, either by design or default. The reduction in grazing lead to the succession to woodland in large parts of the site. Some of the historic avenues were re-planted adjacent to the Green Ride and to the east of the house.
- 20th Century buildings and Infrastructure: These brought about the most substantial changes to the park since its creation. New roads and car parks were constructed to service a series of buildings focused around the centre of the site to the North of the house. This lead to the encroachment of built form across the Reading Avenue and severed the link between the Main Lake and house. Most of the buildings have been laid out incoherently and are considered to have a detrimental impact on the landscape.

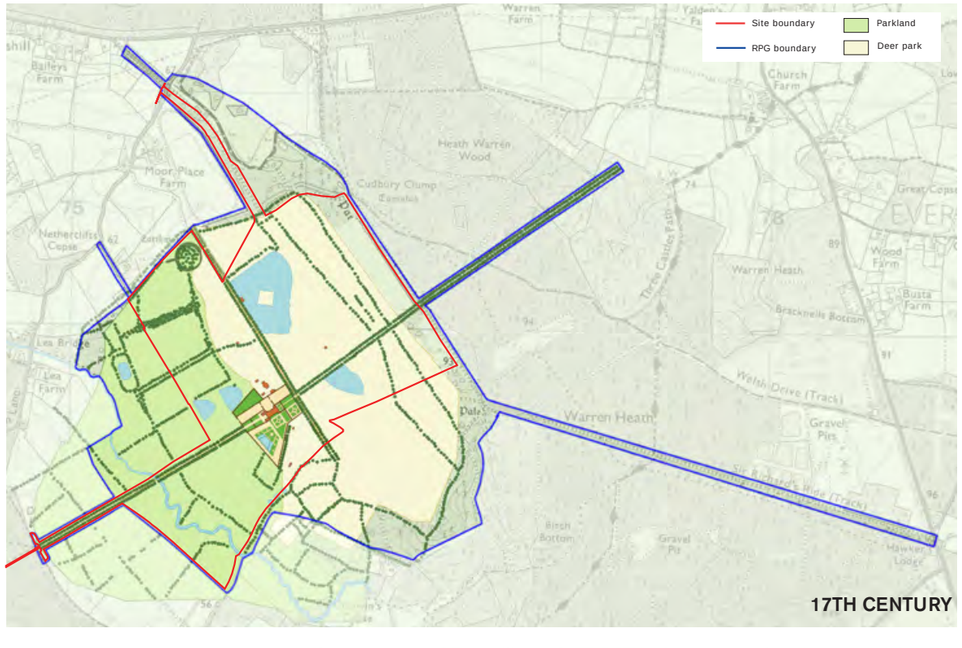
7.27 During the 20th Century, the Stables were also converted for use as garaging and more recently, for use as offices. They are considered to be of medium historical value in their own right but of greater value as a group when considered alongside the house and other listed structures.

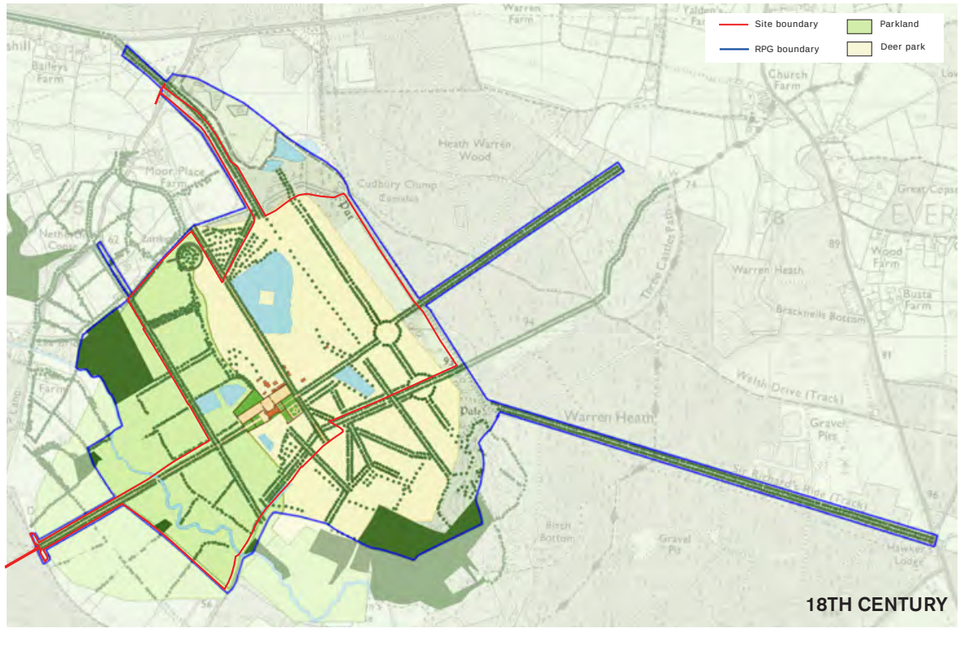
7.28 The Police College work to the house was extensive and included repairs, strengthening the floors to carry library loading and mechanical electrical and heating systems. They also built the campus buildings in the grounds and as such, the landscape of Bramshill Park has probably changed more in the last 60 years than in the preceding 350.

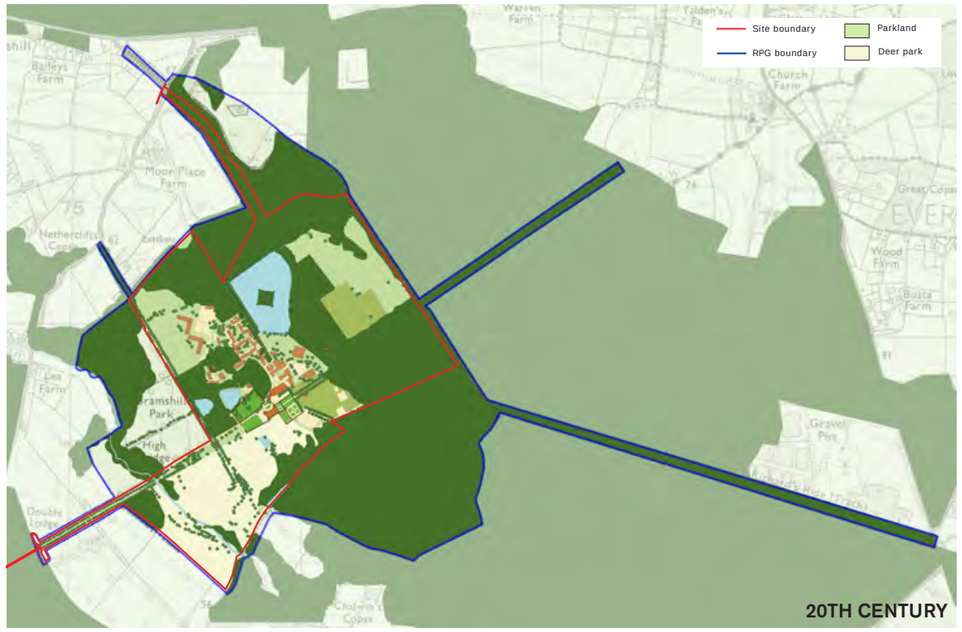
7.29 Now in the ownership of City & Country, there is a fantastic opportunity to restore some of these highly significant historical features of the listed buildings and landscape at Bramshill which have either been lost or are in decline.

Photographs of the site today showing the campus buildings built by the Police College

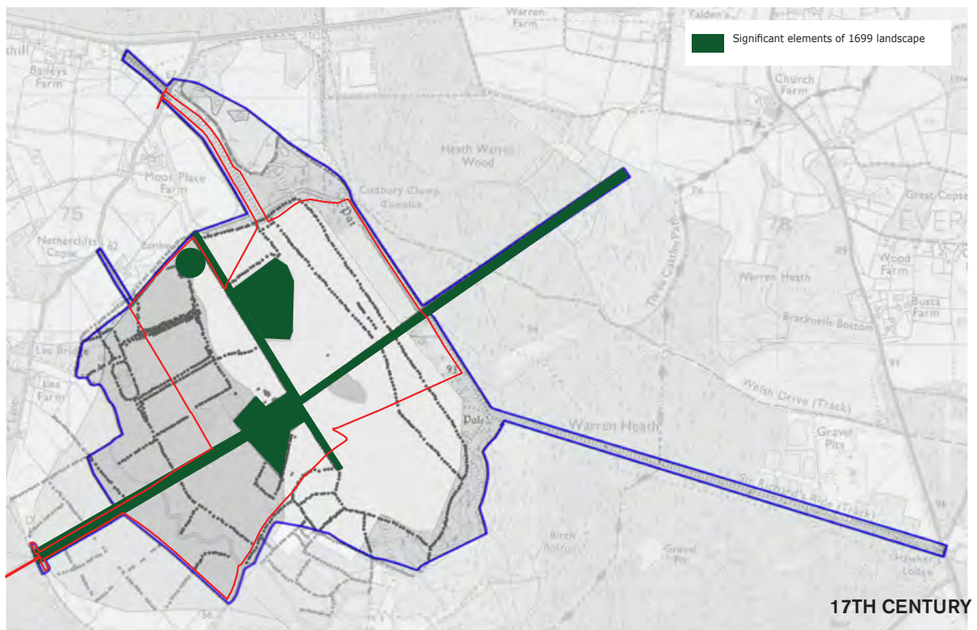
LEFT TO RIGHT: Hazeley Lodges at the South West entrance to the site; part of Reading Avenue showing the proximity of buildings to the historic avenue; Foxley Hall - an intrusive and poorly designed building located in the view path between Bramshill House and the main lake; the former Gymnasium adjacent to Foxley Hall.

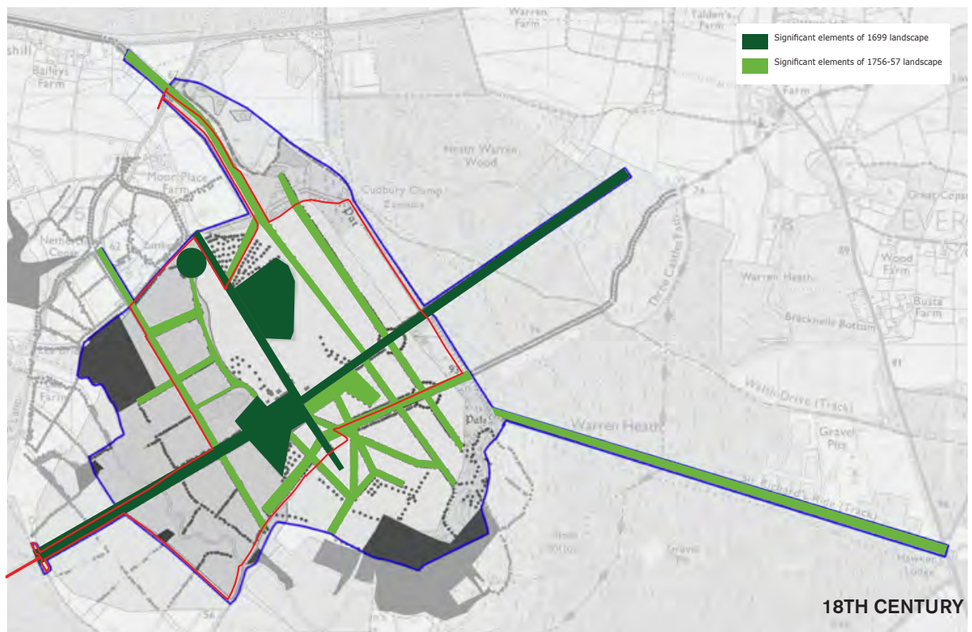






DRAWINGS SHOWING DEVELOPMENT OF ELEMENTS OF THE HISTORICAL LANDSCAPE FROM 17TH CENTURY TO TODAY





DRAWINGS SHOWING THE SIGNIFICANT AND DETRIMENTAL ELEMENTS OF THE HISTORICAL LANDSCAPE FROM 17TH CENTURY TO TODAY

8.0 CURRENT CHARACTER AND CONDITION

8.1 For the purposes of describing the landscape today, the site is broken down into five broad character areas. These areas are further broken down and described in detail within the CMP accompanying this application. The CMP discusses the significance of the sub-character areas in terms of their historic relevance, landscape condition and character, ecological significance and visual amenity. The five primary areas are:

1. Main Approach
2. House and Formal Gardens
3. The Deer Park
4. East of Reading Avenue
5. West of Reading Avenue

8.2 Main Approach

The dramatic approach along the Main Approach from the B3011, offers exceptional views of the western façade of the house. Mature Oak avenues frame the house with an extensive, artificially plateaued lawn at its front.

The entrance is defined by Hazeley Lodges and the impressive carriage. The main drive, bordered by lawns and the Oak Avenues crosses the River Hart over High Bridge (Grade I Listed). The drive approach terminates at the edge of the plateaued lawn.

8.3 House and formal gardens

Bramshill House sits at the heart of the historic parkland. As discussed, much of the surrounding formal landscape dates from the 17th Century and provides the immediate setting to the house.

The landscape to the West is laid to lawn, flanked to the South by a parapet wall boarding the remaining Deer Park and two turrets to the West (Grade I Listed). To the North of the lawn lies the walled kitchen garden, largely laid to lawn with remnants of an orchard and smaller cultivated plots.

Formal walled gardens lie immediately to the East of the house with managed planted shrub and herbaceous beds with formal gravel pathways.

South of the house, the platforms of further formal gardens exist, removed as part of a late 18th Century informalisation of the landscape. To the South West, within the former Deer Park lies a rectangular pond, marking the remnants of a former Italian Garden.

8.4 Deer park

Extending South West of the house, the current deer park houses a herd of white fallow deer: one of the few remaining herds in the country. With the house sitting on the upper plateau, the park slopes South West down towards the River Hart, otherwise known as the Broad Water. The Broad Water's original serpentine form has largely disappeared, having been severely reduced by encroaching vegetation and silt.

Tree planting is dispersed throughout the deer park, including remnants of former tree avenues and the naturalised Wilderness to the south east. The remainder of the park is largely rough grassland, heavily grazed by the resident herd.

8.5 East of Reading Avenue

The principal landscape feature is the 17th Century Lake which borders one of the key former north-south avenues

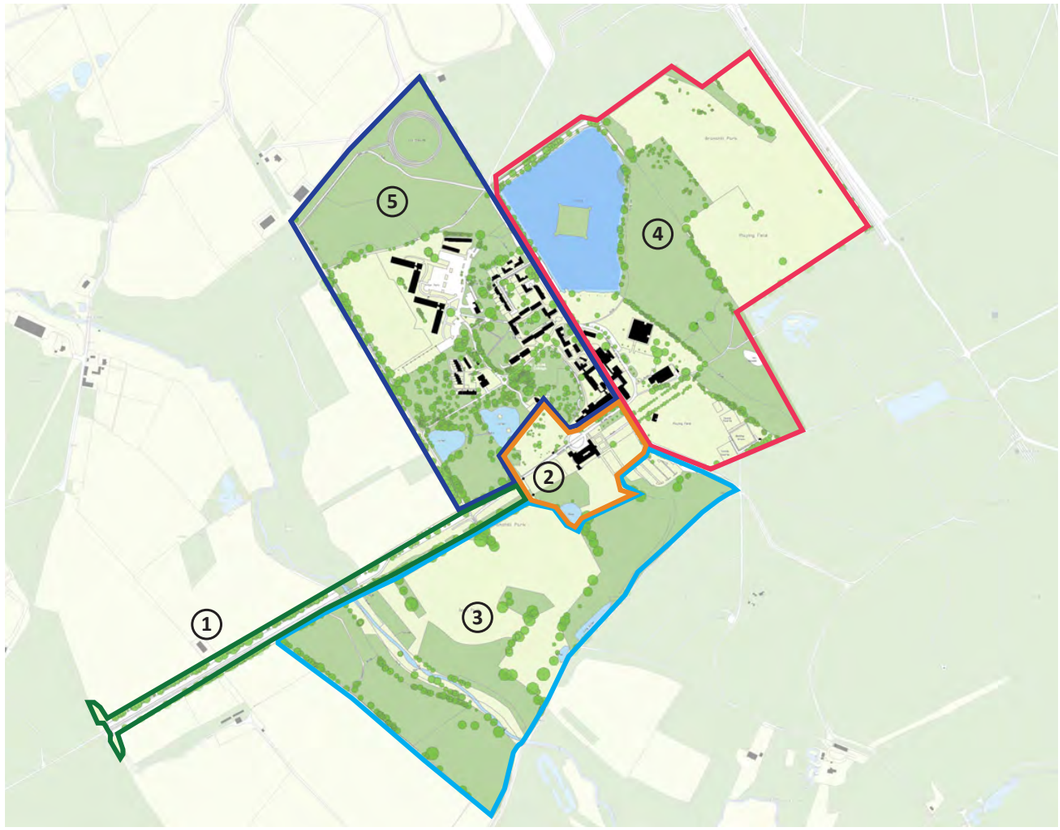


DIAGRAM SHOWING THE CHARACTER AREAS

(Reading Avenue) to the west. The lake is artificially formed with dams to the north and west edge, a square island with turret shaped corners is situated at the centre.

Various sports uses occupy parts of the park, including a Cricket Pitch with pavilion to the south-east and rugby pitches to the west.

Several historic and restored avenues traverse the space, with broad expanses of woodland and heathland further to the east.

To the south of the lake, the parkland contains several 20th Century buildings associated with the Police College occupation. These are surrounded by service roads, parking areas and amenity grassland.

8.6 West of Reading Avenue

This section of the application site is highly fragmented with a number of differing landscaped spaces. On the central eastern edge, lie the majority of the existing 20th century buildings and infrastructure. They are interspersed around

occasional veteran trees which are relics of the historic parkland. The eastern boundary is defined by the 17th century Lake and the remnants of Reading Avenue, whose formal axis has been disrupted by the Police College development. To the South West, two principal historic landscape features; Dog Kennel Pond and the White Pond remain, set within maturing mixed woodland.

Further to the North, the Parkland is laid to open pasture and meadowland, bordered to the west by the Green Ride. The Green Ride edged by mature Oak Avenues forms a defining boundary in this part of the site.

To the North is a larger area of woodland, thinning out in the northern corner the Maze. A small partially culverted water course runs along the southern edge of the woodland, acting as an outfall from the lake.

8.7 As discussed above, the Bramshill parkland today retains many of the features which contribute to the quality of this important historic landscape. While in some cases degraded, these features offer the potential to enhance and renew elements of the parkland within an established historic structure. The condition of the key design elements can be summarised as follows:

Historic landscape elements remaining:

- The Walled Gardens: The walled formal gardens including the Kitchen Garden to the west, The Green Court to the east with the Long Garden beyond, The Rose Garden also in the east and southwest garden, referred to as the troco ground since the 19th century.
- The Main Approach: Still the primary access to the house and remains largely intact.
- The Main Lake: The lake and its island remain largely as they were laid out in the 17th century.
- The Maze: The earthworks remain, set within an area of maturing woodland.
- The Wilderness: Contained within the present day deer park, various mature and veteran trees survive and the area has started to develop into maturing woodland. The Long Water still exists but is partially silted up.
- The Conduit or Well House and Black Pond: Conduit House remains set within an area of maturing woodland, Black Pond is no longer evident having been filled in or silted up.
- White Pond and Dog Kennel Pond: These remain and were enhanced in the 20th century as discussed.
- The Green Ride: The oak avenue along the Green Ride was planted in the first half of the 18th century and remains reasonably intact with some original oak trees on the northern half of the estate. It has some significance for its historic landscape character.
- Planting / Tree Avenues: Other than the Main Approach and Green Ride, remnants of several designed avenues survive however many have now been lost or become enveloped by developing woodland. Recent 20th century planting has reinstated some of the 18th century avenues radiating from the formal gardens and the Green Ride. The structure of Reading Avenue however is almost completely lost with a fairly randomised collection of tree species including ornamental cherries remaining.

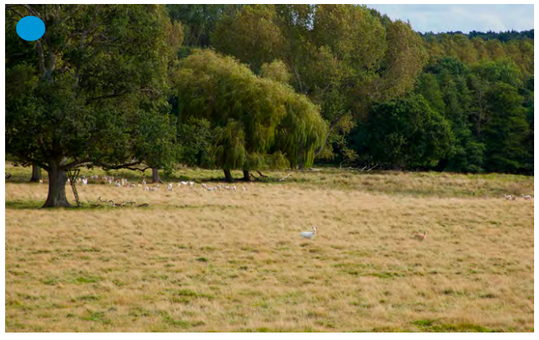
Historic landscape elements lost or removed:

- Broad Water: The waterbody is now silted up with the River Hart running through the centre. A rich semi-aquatic habitat has now formed in the silted up depression.
- The Italian Garden: Other than Ladywell Pond which was restored by Lord Brocket, this garden is now lost and has been incorporated into the present day deer park.
- Planting: Many of the 17th and 18th century avenues to the east of the site have been lost, particularly to the East of Bramshill House.

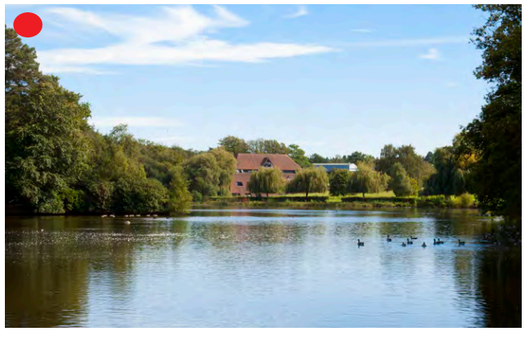
8.8 There is a huge opportunity to improve the overall character and condition of the landscape as it exists today. This is turn will provide an enhanced setting for the important heritage assets on the site and contribute to a better overall feel of the place within the wider area. The landscape is inextricably linked with the ecology on the site and proposals which aim to support or enhance this would be considered beneficial.

Photographs showing the main approach and gardens

Photographs showing the Deer Park area



Photographs showing the area to the East of Reading Avenue



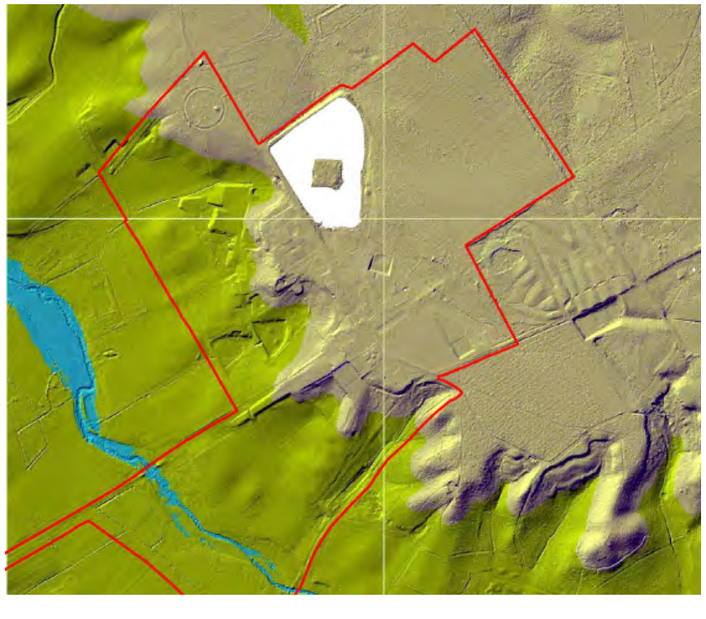
Photographs showing the area to the West of Reading Avenue

9.0 TOPOGRAPHY

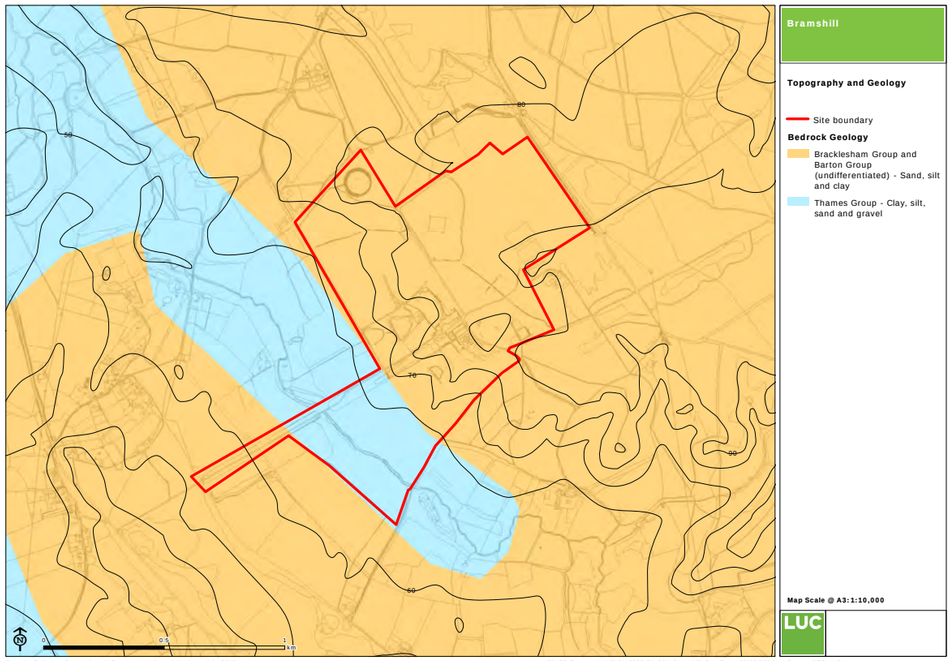
9.1 Geologically the higher ground on the south side of Bramshill is covered with the Bagshot (sand) and Windlesham (sand, silt and clay) formations, with no recorded drift geology. The valley sides and bottom contain the London Clay formation, with drift geology of alluvium restricted to a narrow corridor in the valley bottom flanking the River Hart. Topographically the unimproved heath and woodland at the east end of the study area beyond the large lake represent the highest points, sloping down gradually to the area of the house and then more strongly to the valley bottom and river. Beyond this the land rises again, with both geology and topography to the west of the Hart valley largely mirroring that to the east.

9.2 Accordingly there are excellent long prospect views from the higher ground on the Bramshill side of the river. Here, some slight valleys running downslope to the north of the house have been used to good effect in the creation of the lake and ponds as part of the emparkment process. Use of terracing and the micro-topography to the north of the house have also allowed substantial new residential and other developments to take place in the second half of the 20th century with little visual impact from within the grounds or in longer views from the west. The construction of a new sports hall and conference centre to the north-east of the house has been less felicitous.

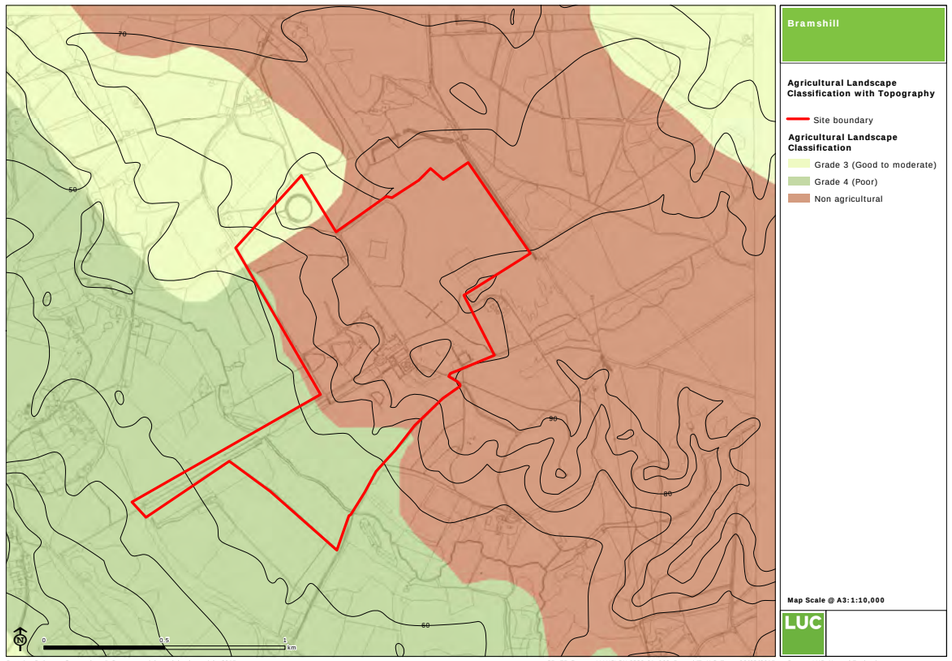
9.3 The soils on the lower to mid-slopes are poor and acidic. There is low-fertility pasture on them now, but several fields were in arable in the eighteenth and early nineteenth centuries and the fields in the north west corner were cultivated until recently. However, the north east end of the site beyond the Main Lake is acid heathland. Springs feed the Main Lake, Dog Kennel Pond (and thus White Pond) and Long Water.



LiDAR survey of the site. The long, tapering platform of the entrance to the south (left centre) is clearly visible, as are the divisions of the gardens to the west, east and north of the house. The house itself is not clearly visible. Note it shows the lake and the maze, enclosed by a ditch. Also note what appears to be another conical mount on the right-hand side of the maze.



BEDROCK GEOLOGY



AGRICULTURAL LANDSCAPE

10.0 VISUAL CONTEXT AND VIEWS

10.1 The highly wooded character of the site and study area limits views into the site from the surrounding landscape. In particular the hedgerows and trees to the north, east and southeast as well as roadside vegetation screen views into the site. However, there are some locally elevated areas from which Bramshill House and the grounds are visible.

10.2 Views are available from the higher ground on the opposite side of the River Hart towards the site, where the house sits in a prominent position on the skyline, back clothed by woodland. Key views towards the house are available from the Public Right of Way at the South West entrance along the designed view of the south west front of the house from Hazeley Lodges.

10.3 Terracing and the micro-topography to the north of the house have been used to locate substantial new residential and other developments in the second half of the 20th century so that these have mostly limited visual interaction with the remainder of the grounds and are not visible from the wider area due to tree cover.

10.4 The shallow Hart river valley to the south west is more open in character, but the wooded Hazeley Heath occupies higher ground beyond this, giving Bramshill Park a visually enclosed setting.

10.5 Areas of the parkland to the South West of the Park are also visible in views from within the river valley. Other features at ground level around the house are not visible from publicly accessible areas. None of the buildings within the training college complex are visible from publicly accessible roads and Public Rights of Way surrounding the site. Based on field survey work, patterns of visibility as well as key sensitive visual receptors were identified. These are analysed in detail within the Environmental Statement. Potential visual receptors within this area which are assessed within the Environmental Statement include:

- Recreational users of Hazeley Heath, including the public footpath which runs along the western edge of Bramshill Park at the edge of Hazeley Heath;
- Recreational users of the open access land to the north at the edge of Heath Warren Wood including footpaths at the north-eastern edge of Bramshill Park;
- Passing local traffic on Plough Lane;
- Residents within the small hamlet of Hazeley;
- Road users of the local road network within the wider area (to 2km of the site);
- Users of local public rights of way within the wider area (within 2km of the site).

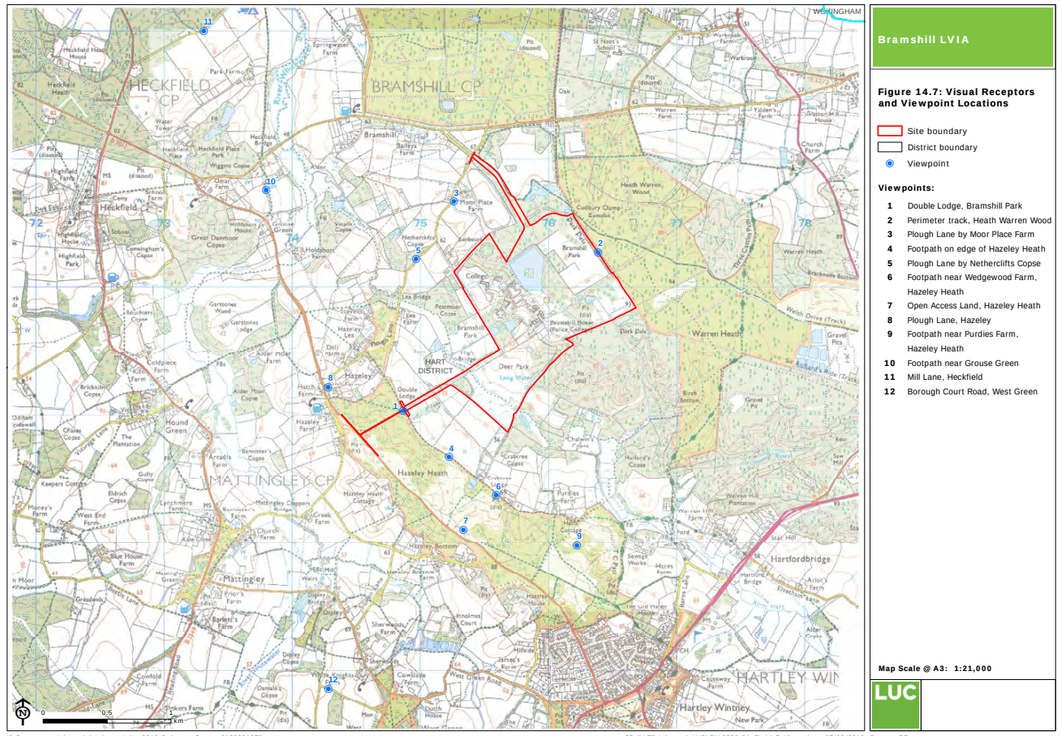
10.6 The LVIA, which is included with these applications, shows the areas of the site which are visible from the boundary and the boundary of the Registered Park and Gardens. They have been set against the site sections of the proposed development in order to determine if any of the new development will be visible from these points.[1]

10.7 Earlier on in the design development stage, "heritage views" were analysed on the request of Historic England which involved taking key viewpoints around the site and looking at how they might have changed over time. The results are shown on the following pages.

10.8 The views focussed on looking towards the house and listed structures and showed that whilst the high visibility from the main approach towards the house has remained relatively unchanged since the 1699 Justis survey, views towards the house from Green Ride and Reading Avenue have increasingly diminished as a result of tree growth and the 20th Century campus buildings built by the Police College.

10.9 The exercise was limited by the use of historic maps which do not make the extent of tree cover immediately

1 The assessment has concluded that the new development is not visible from the viewpoints shown on the above diagram.

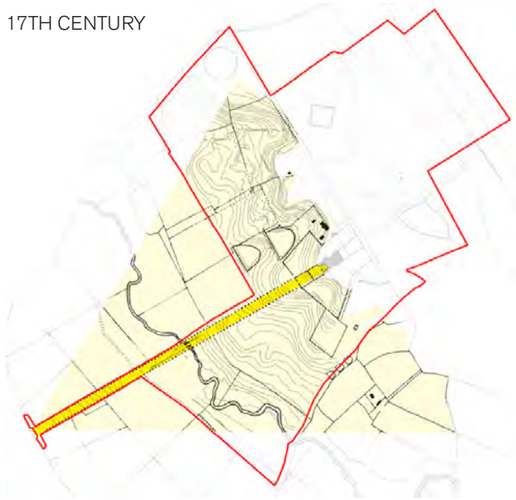


LVIA VIEWPOINTS DIAGRAM

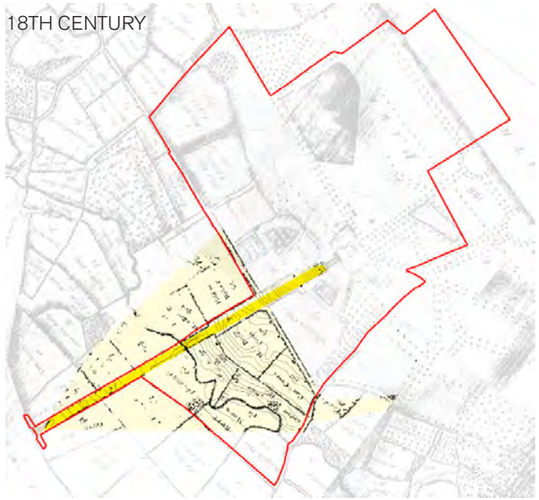
determinable. The significance of the Green Ride has been assessed as having some significance but is not considered to be on the same level as the Main Approach and Reading Avenue. In the early 18th Century, the areas adjacent to the Green Ride were used for timber nurseries and therefore the extent of visibility and tree cover would have been constantly changing. The fact that the Green Ride was used as a track connecting to the nearby Moor Place Farm also tells us that would have been unlikely as a key viewing platform for the house.

DIAGRAMS SHOWING “HERITAGE VIEWS”

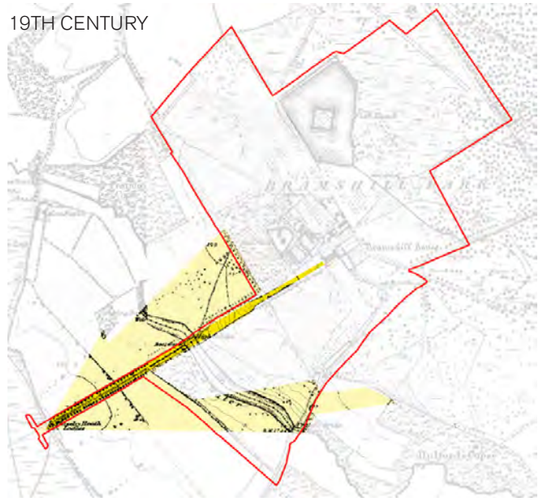
17TH CENTURY



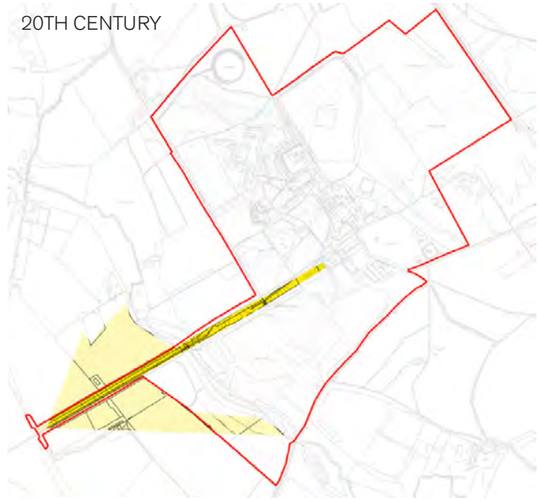
18TH CENTURY



19TH CENTURY



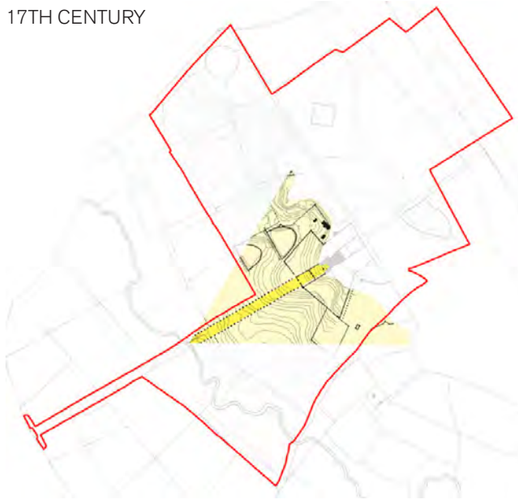
20TH CENTURY



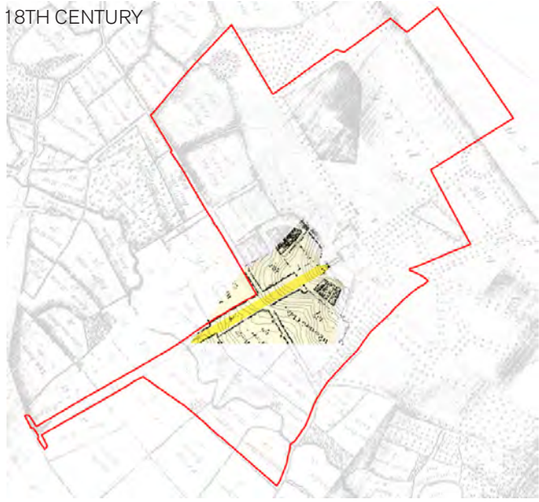
VISIBILITY OF BRAMSHILL HOUSE DOWN THE MAIN APPROACH FROM HAZELEY LODGES

Within their capacity, the diagrams show that the long view down the main approach has always been clear, since the 17th Century. We do know however that whilst the view path might be clear, it is not possible to see Bramshill House from Hazeley Lodges due to the sheer distance. Key view 1 on the following pages demonstrates this.

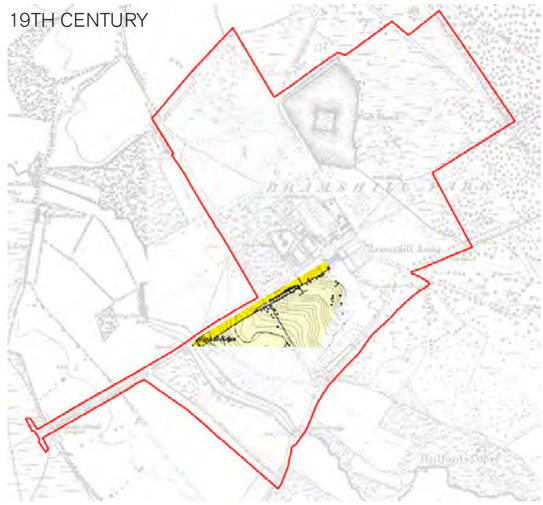
17TH CENTURY



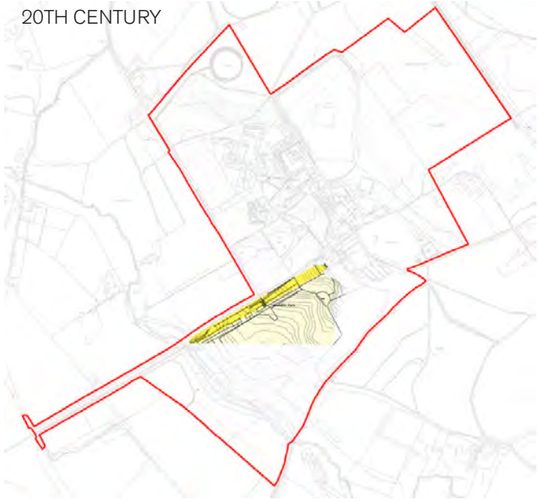
18TH CENTURY



19TH CENTURY

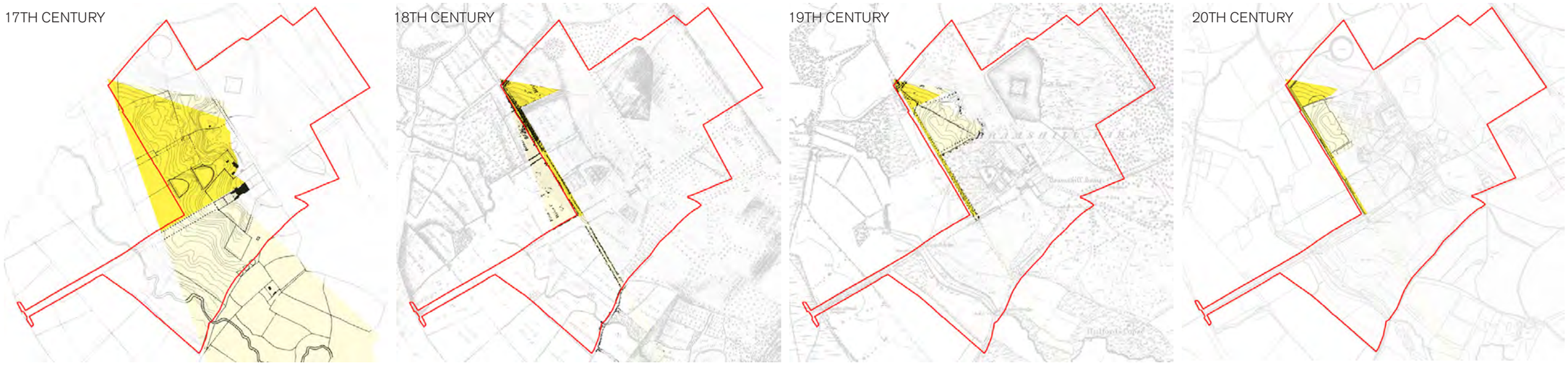


20TH CENTURY



VISIBILITY OF BRAMSHILL HOUSE DOWN THE MAIN APPROACH FROM THE HIGH BRIDGE

The diagrams show that the view of the house from the High Bridge has always been clear, since the 17th Century. The width of the view has diminished over time due to tree growth and planting to the West.

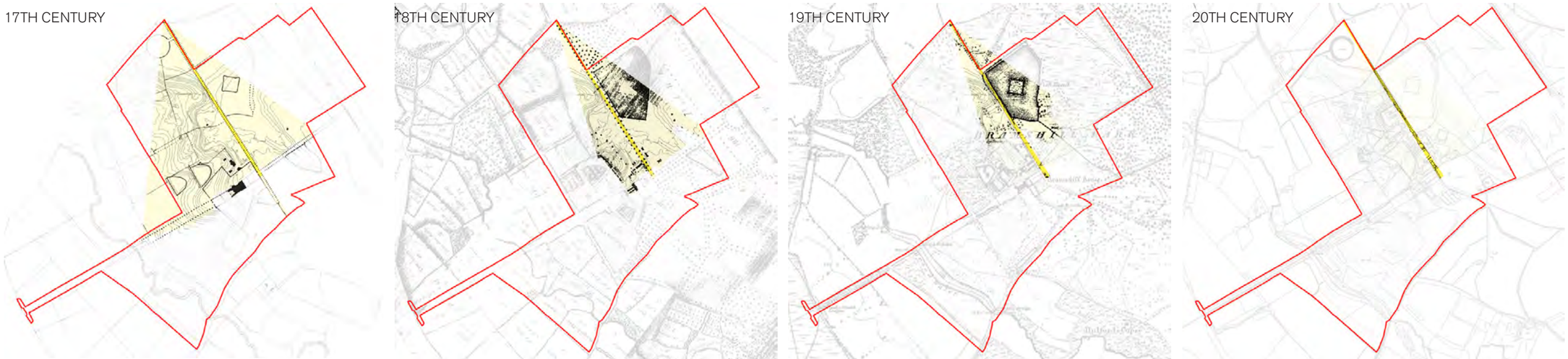


VIEW FROM THE NORTH END OF THE GREEN RIDE LOOKING TOWARDS BRAMSHILL HOUSE

This view is not considered to be a key view because the Green Ride (so named in the 1970s) was laid out as a walk in the 18th Century and connected the South side of the park with the nearby Moor Place Farm, previously part of the Bramshill estate. The Green Ride is not visible on maps before this date. The area adjacent to the East of the Green Ride was used as planting for timber nurseries in the 18th Century and so the views across to the house would have significantly diminished and would probably be seasonal, given the rate of new timber growth. However, the view down the Green Ride itself has always been clear despite little to no visibility either side. Proposals which maintain the visibility directly down the Green Ride should be supported.

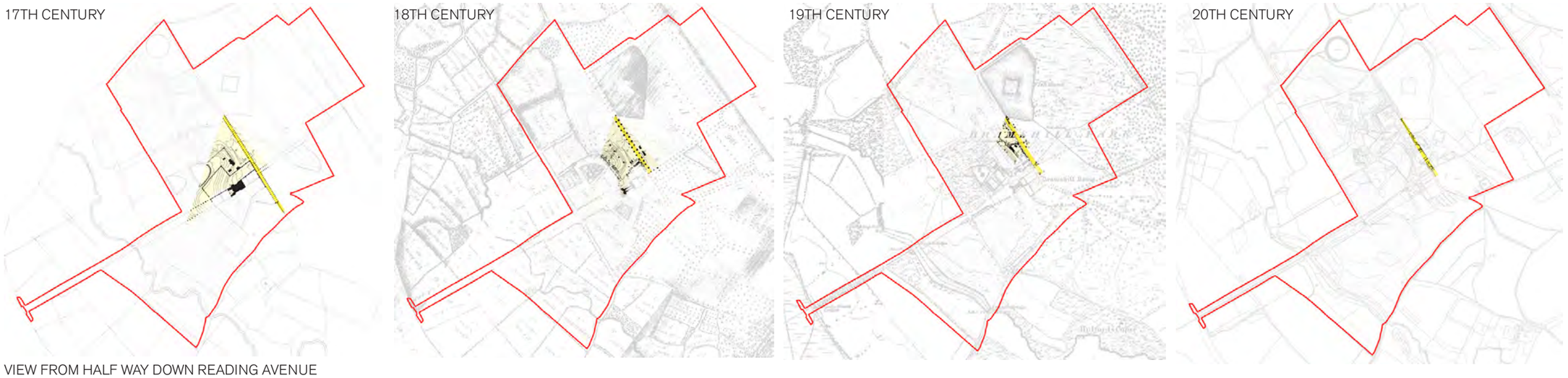
VIEW FROM THE MID POINT OF THE GREEN RIDE LOOKING TOWARDS BRAMSHILL HOUSE

As above, the Green Ride is not considered to be a key viewing point for the house. The diagrams show that the visibility from the mid point of the Green Ride to the house have disappeared entirely between the 17th Century and today.



VIEW FROM THE NORTH POINT OF READING AVENUE LOOKING TOWARDS BRAMSHILL HOUSE

Reading Avenue forms one the principal historic avenues leading to the house from the North of the site. Visibility down the avenue itself has been clear since the 17th Century, although the Police College campus buildings have disrupted the line in the late 20th Century. To either side of the avenue, the view has diminished over time due to tree growth and planting, although the modern buildings have done much of the damage in severing this prospect. Proposals which improve sand enhance this view should be supported.



VIEW FROM HALF WAY DOWN READING AVENUE

This view has been affected similarly to that from the North point, described above.

KEY VIEWS WITHIN THE SITE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CONTEXT OF THE POLICE COLLEGE BUILDINGS

10.10 Whilst the Police College accommodation buildings are seen on balance as having a detrimental impact on the listed buildings, the listed parkland and their settings, some of the buildings have been executed to a reasonable standard and have been incorporated into the masterplan design, including the Quad and Nuffield Hall.

However, overall the layout of the accommodation is particularly detrimental as little consideration has been given to the important heritage assets and landscape features on the site. The buildings appear to have grown incrementally and this clearly shows. There is no overall design strategy which integrates the buildings with each other and as such many of the designs and arrangements juxtapose each other to create an environment which is incoherent and unbalanced. Where existing buildings are being converted, they are being substantially overhauled to improve their character and appearance which includes the replacement of UPVC windows and doors, replacement of roofs, the addition of features which better articulate the elevations and complete re-configuration of the interior layouts.

10.11 The Police College buildings are predominantly contained by the topography of the site which slopes away steeply from Bramshill House and around the line of the historic deer park boundary. The buildings are also well screened from the listed buildings by trees, whereas their relationship to other important features on the site are less well considered.

Existing buildings and hard standing which disrupt the relationship between the house and lake

Proximity of Police College buildings to the historic Reading Avenue

Existing trees screening the development from listed buildings

Development predominantly contained by topography

Steeply sloping ground

Waste bins have no allocated storage area and are unsightly.

Garaging has been grouped together in large blocks, rather than discreetly integrated with the buildings. The treatment of the garage doors and use of materials is not sympathetic to the surroundings.

Hard landscaping materials, bollards and lamp posts are utilitarian and have not considered the setting of the nearby historic features such as Reading Avenue and the Main Lake.

Blocks of shuttered garages are stark and their facing materials degraded by dirt.

The view from Bramshill House and the walled gardens to the Main Lake is obstructed by modern buildings.

Long, low blocks of buildings with no character or accentuating features are not in keeping with the surroundings or the character of the place.

Service pipes and cables visible on the exterior of the buildings are unsightly and indicate poor design.

Garages should deter the build up of cars outside the buildings where parking has not been allocated. Away from car parks and allocated spaces, parked cars can significantly detract from the overall appearance of the place.

Deteriorating boundary treatments dividing public and private areas are unsightly.

The view from the Main Lake looking back towards Bramshill House has been disrupted by modern buildings which are unsympathetic to the setting of the heritage assets and are poorly laid out.

11.0 ECOLOGY AND TREES

EARLY CONSIDERATIONS

11.1 The ecological importance of the Bramshill site was recognised from the outset. An initial Ecological Appraisal included an Extended Phase 1 Habitat survey and a review of existing biological records, which, coupled with early discussions and site meetings with Hart District Council and Natural England (NE), enabled key ecological constraints to be recognised at the earliest stages of scheme design.

11.2 Further consultation responses were received at the Scoping stage, where key ecological issues requiring consideration as part of the Ecological Impact Assessment (EcIA) were confirmed.

11.3 A key consideration emerging from early consultation and the initial appraisal was the proximity of the Thames Basin Heaths (TBH) Special Protection Area (SPA) (TBHSPA). The SPA lies partly within the east of the site and wider components of the SPA occur in close proximity to the north, east and west of the site. The SPA is designated for populations of the Annex 1 bird species nightjar, Dartford warbler and woodlark.

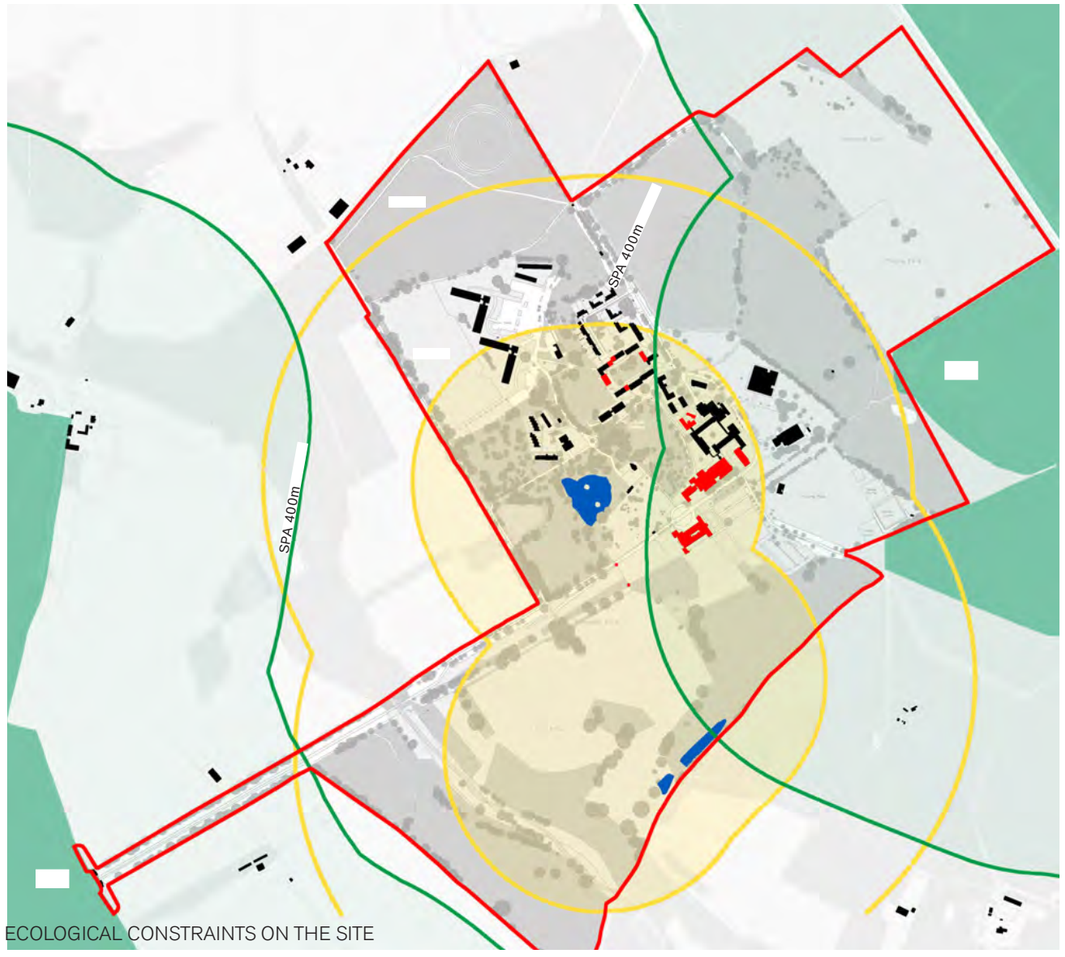
11.4 The result of early consultation was an outline scheme design which focused development proposals on the existing built environment and ornamental habitat types, thereby largely avoiding impacts to important habitats and ecological features. As a result, the scheme will completely avoid the loss of unimproved acid grasslands, wetlands, waterbodies, heathland, and trees with high ecological value, including numerous examples of those with high potential to support bats. Where impacts could not be avoided in their entirety, they were reduced as far as possible through scheme design and development of appropriate mitigation. For example, the loss of semi-improved grasslands will be mitigated by creation of similar habitat elsewhere within the site where there is currently hardstanding and buildings, resulting in an increase in the quality and extent of important habitat types.

BASELINE

11.5 Following the initial consultation, scoping and appraisal stage, outline scheme designs began to emerge. In parallel, extensive ecological surveys were completed to provide a detailed understanding of the presence and distribution of habitats and species within the site.

11.6 Surveys identified a number of habitat types where the quality and extent were considered sufficient to be of value at the Hampshire County level, including veteran trees, broadleaved woodland, and acid grassland. Habitat types of sufficient extent and quality to be considered of value at the Hart District level included marshy grassland, heathland, open water and the River Hart. Together, these habitat types contributed to a site with outstanding ecological merit. The habitats on site were confirmed to support a number of protected species, including breeding populations of the European Protected Species (EPS) great crested newts (GCN), brown long-eared bats, and both common and soprano pipistrelle bats.

11.7 Numerous bat roosts of the above species, including maternity roosts, were recorded within buildings and trees on the site. Bat activity surveys focused on the areas within the site likely to be affected by development, and revealed relatively high levels of activity comprising several species. Common and soprano pipistrelle bats were recorded frequently, being typically associated with woodland edges, tree lines and in the vicinity of breeding roosts. Other bat records included regular Daubentons bats over the main lake, occasional Natterers and Brandts/whiskered bats at woodland edges, and frequent Noctule bats displaying wide-ranging feeding behaviour over much of the site. The rare Bechsteins and Barbastelle bats were recorded on a few occasions at the edge of woodlands at the western edge of the site. The wider site provides exceptional quality habitat for bats, supporting a complex mosaic of semi-natural habitats, movement corridors such as the River Hart, and continuous ecological connectivity with the wider landscape.



ECOLOGICAL CONSTRAINTS ON THE SITE

KEY

- Site Boundary
- Special Protection Area
- SPA 400m Buffer Zone
- Waterbodies with Great Crested Newt Populations
- 250 and 500m radius from GCN ponds
- Buildings with confirmed bat roosts (Scott Wilson Report):
  1. Nutfield Hall
  2. Stable Block
  3. Clock Tower joining Stable Block
  4. Reprographics - Maternity Roost
  5. Shop Building
  6. Beech Hall
  7. Field Fare
  8. Elm House
  9. Mallard
  10. Pepperpot Buildings
  11. Conference Centre
  12. Mansion

11.8 Breeding populations of GCN were identified within three ponds on site, including the Dog Kennel Pond in the centre of the site, and the Long Water Ponds in the east. GCN will roam several hundred metres from their breeding ponds and are likely to be using adjacent terrestrial habitats including grassland, woodlands and ornamental landscaping for shelter and foraging.

11.9 Reptile surveys revealed the presence of adder, grass snake, common lizard and slow worm within the site. Heathland, acid grassland and bracken habitats in the east of the site supported exceptional and important populations of these species. Grass snake and slow worm were also recorded in low numbers in the west of the site where two field enclosures supported semi-improved neutral grassland. These fields had historically been grazed by cattle and/ or regularly mown but recent removal and relaxation of these regimes was likely to have enabled recent colonisation by reptiles following development of a more structurally diverse grassland sward.

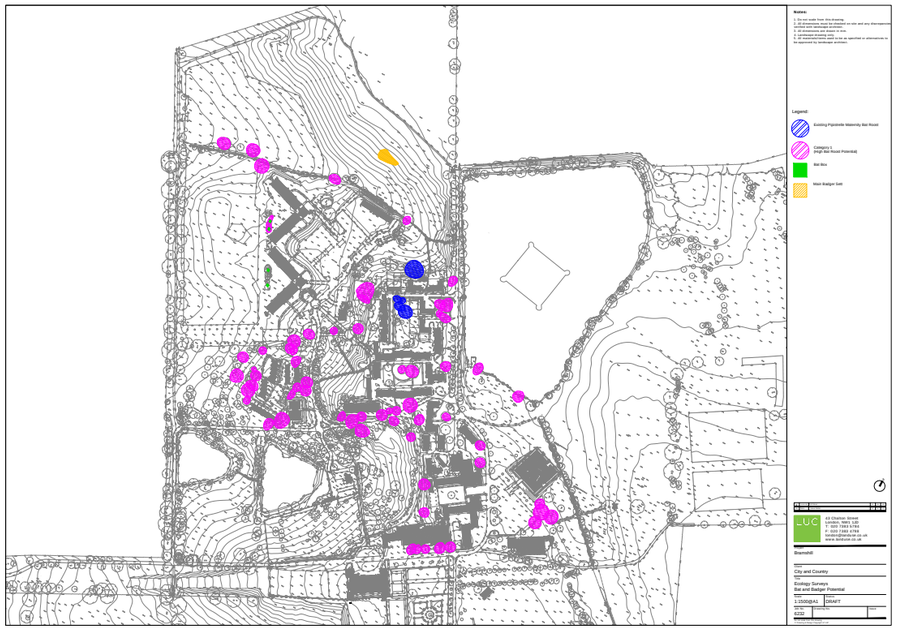
11.10 Surveys also identified the presence of a main badger sett within the site. The diversity and quality of habitat types present is such that badgers are likely to utilise much of the sites semi-natural habitat for foraging and movement.

TREES

11.11 Given the scale and history of the site, there are a substantial number of trees across the site. These include individual parkland trees, avenues, areas of woodland and managed coniferous plantations. A full tree survey has been carried out to BS5837:2012 to assess the condition of the existing tree stock.

11.12 Given the history of the site, many of the existing trees are integral to the structure of the historic parkland. The locations of veteran trees provide evidence to support the evolution of the parkland landscape. The survey included with these applications has informed both the restoration of the parkland and also the location of the estate development proposals.

VETERAN TREES



BAT AND BADGER POTENTIAL

Bramshill Environmental Statement: Technical Appendix 9.1

Figure 9.1.1: Phase 1 Habitat Map

- Site boundary
- Target note

Phase 1 habitats

- Broad-leaved woodland (semi-natural)
- Coniferous woodland (plantation)
- Mixed woodland (plantation)
- Dense scrub
- Poor semi-improved grassland / dense scrub
- Scattered scrub
- Acid grassland (unimproved) / Broadleaved scattered trees
- Acid grassland (semi-improved)
- Neutral grassland (semi-improved)
- Neutral grassland (semi-improved) / Broadleaved scattered trees
- Marshy grassland
- Poor semi-improved grassland
- Bracken (continuous)
- Bracken (continuous) / Broadleaved scattered trees
- Bracken (continuous) / Coniferous scattered trees
- Other tall herb and fern (ruderal)
- Dry heath/acid grassland
- Dry heath/acid grassland / Broadleaved scattered trees
- Standing water
- Running water
- Amenity grassland
- Amenity grassland / Broadleaved scattered trees
- Amenity grassland / Mixed scattered trees
- Introduced shrub
- Defunct hedge
- Formal / botanic garden
- Building
- Hard standing

LUC

12.0 ARCHAEOLOGY

12.1 A range of archaeological surveys have been undertaken at Bramshill House and Gardens over the last 25 years or more. These have been commissioned in response to specific management questions relating to development proposals, as well as for research purposes.

12.2 In 2015, Wessex Archaeology were commissioned by the applicant to carry out a coordinated assessment, including an up to date desk based assessment and walkover survey, along with a ground penetrating radar survey in areas next to Bramshill House, to identify the foundations of the lost wings to the South West, and an archaeological dig to locate the former garden walls to the South East.

12.3 The geo-physical survey detected remnants of the lost wings to the South West of the house, and the archaeological dig confirmed the presence of the garden boundary walls, as shown on the Justis map of 1699. This was an important part of placing our faith in the representation of the site on this map, which we believe to be relatively accurate as a result.

12.4 Due to the nature of the site and its previous development, the majority of the identified archaeological remains are no longer extant above ground.

12.5 The early history and potential of the site is largely unknown with only a limited number of archaeological investigations having been carried out, and those largely targeted on later historical features. As the character and nature of any potential features from these earlier periods is largely unknown their importance remains uncertain.

12.6 The later history and development of the site is likely to have affected any earlier features, with not only the modern development of the Police College but also the earlier landscaping likely to have caused considerable disturbance. Where features have been impacted and disturbed by later activity this is likely to have diminished their archaeological importance. Conversely, landscaping works may also have enhanced the potential archaeological survival of remains in some localised areas by artificially raising the ground surface and thus preserving features from further impacts.

12.7 Establishing watching briefs during any ground penetrating proposal works will be an important part of monitoring this.

13.0 UTILITIES

13.1 The site is connected to mains supplies of gas, electricity and water and is connected with the national telecommunications systems. The telecom network remains in-situ ready for reconnection as the estate redevelops. Bramshill is not however connected to the mains sewer system and utilises a private sewage treatment facility which is licenced to discharge treated water to the River Hart.

13.2 There is a fire main network serving the site. This has the facility to be boosted by a pumped supply from the Lake.

13.3 Overall, the estate is well served with a substantial and well maintained utilities infrastructure.

13.3 Further detail is provided in the utilities assessment report, submitted with these applications.

14.0 FLOOD RISK AND DRAINAGE

FLOOD RISK ASSESSMENT

14.1 The entirety of the site has been shown as being within Flood Zone 1 (land assessed as having a less than 1 in 1000 annual probability of river flooding (<0.1%) in any year) and is concluded to be at low risk from fluvial flooding. Due to the identified geology of the site there would be a medium risk of groundwater flooding. This is only considered to affect the lower elevated section of the site at the join of the Bagshot Sands and London Clay. Any groundwater emergence would ultimately follow the topography and drain to the River Hart to the south/south west.

14.2 The site has been concluded to be at low risk for all other assessed forms of flooding. The only remaining risk would be in the event of a breach of failure of the reservoir. However, owing to the ongoing inspections and management of the reservoir even this risk is concluded as being low.

SURFACE WATER DRAINAGE

14.3 The site is currently a mixture of undeveloped grassland and buildings, car parks and access roads associated with the former Police Training College. These impermeable areas drain via existing sewer networks and ultimately outfall to watercourses and ponds in the immediate vicinity of the site.

FOUL WATER DRAINAGE

14.4 The existing buildings are drained by a network of sewers to a private sewage treatment plant within the site grounds. The treated effluent is then discharged to the River Hart to the south-west of the site. The discharge has an existing consent from the Environment Agency.

15.0 ACCESS

15.1 Bramshill House is located at the approximate centre of a triangular shape formed by Reading, Basingstoke and Farnborough, about 76km by road south west of central London. It lies to the north east of Hartley Wintney, east of Hazeley off the B3349 road, south east of the village of Bramshill, which lies on the B3011 road. Three main lanes approach the property: Mansion Drive (Main Approach) from the B3011 in the southwest, Reading Drive South from the B3011 to the east of Bramshill village from the north, and the shorter Pheasantry Drive which approaches it from the south east from Chalwin's Copse, just north of the course of the River Hart. There is also a private lane within the grounds, known as Lower Pool Road, which connects Mansion Drive to Reading Drive South, passing the pond and several outer buildings. The site covers approximately 250ha.

HIGHWAYS

15.2 The site is relatively isolated and therefore vehicular transport is required, either via car or taxi from the B3011 to the south west. The site is within 10 miles of both the M4 and the M3 giving access to London and the national motorway network and Heathrow (35 miles) and Gatwick airports (53 miles). The village of Hartley Wintney is 3.5 miles to the south, the larger centres of Reading, Basingstoke and Camberley beyond are accessible by car/taxi.

WALKING

15.3 It is approximately one mile from the centre of the site to the adopted highway at the end of either Mansion Drive or Reading Drive South. This is approximately a 20 minute walk to the edge of the site, where bus stops are provided. The provision of bus stops so close to the site accesses provides a realistic option of using public transport to facilitate sustainable travel.

15.4 However, given the rural location there are limited further services and facilities within walking distance. There are a number of public rights of way around the site, although none within the site boundary. These include footpaths and bridleways. The sites grounds, surrounding area and off-site public rights of way are a destination in their own right, providing opportunities for leisure walking.

CYCLING

15.5 The local highway network does not provide specific cycle infrastructure, however the roads are suitable for cyclists. Hartley Wintney's High Street is 5km from the centre of the site, which is a 16 minute cycle ride (based on the Cycling England Design Guide speed of 320m per minute) and so there is a range of local services and facilities within cycling range.

15.6 The closest section of the National Cycle Network is 8.5km away and will be suitable for leisure cycle rides.

BUS

15.7 Given the sites location the bus network is likely to play a key role in the sites sustainable transport options. A number of different bus services are available in the district, but according to Hart DC, none can be considered to provide a complete alternative transport solution.

15.8 Bus stops are located near to both access, on Bramshill Road and Bracknell Lane.

- Bramshill Road: Bramshill, Police College – one stop for both directions, 380m from the site access on Reading Drive South. Served by Service No. 8. Bracknell Lane: Hazeley (Hants), Police College – Stops in both directions within 160m of the end of the Mansion Drive. Served by Service No. 7.
- Service No. 7 provides a convenient link into Hartley Wintney and further to Fleet Rail Station. The connection to Fleet Rail Station provides an important car free link into the main rail network, allowing sustainable travel across the country, but particularly allows for easy commuting into Central London.

RAIL

15.9 Regular rail services from Winchfield (4 miles), and Fleet (7 miles) provide services into London Waterloo in less than 50 minutes. As stated above, Fleet Rail Station is a short bus ride away and provides a high quality rail link into central London. According to Hart DC there is a good railway system along the London Waterloo/Basingstoke line, with services from approximately 0500 to 0100 Mondays to Fridays and a 30 minute service during the day serving Hook and Winchfield. This reduces to an hourly service during Sundays, but is still considered a reasonable service.

PARKING

15.10 The site currently has approximately 650 car parking spaces. The accessibility of the site needs to be viewed in the appropriate context, which is that of a rural settlement.

15.11 In light of any proposals it is important to consider that those choosing to live in such a location would be making an informed decision about their lifestyle choice and the need for thorough journey planning to ensure that they make the most of the local services and facilities and minimise the number of trips that they need to make.

15.12 Key to this will be like expected shift in the trip planning by residents. It is likely that the trip rate will reflect a greater use of trip chaining, where a number of destinations are linked together during a single trip. For example, this may include visiting a supermarket on the way home from work.

15.13 With the increase in popularity of home delivery services it is also expected that potential residents will make good use of online shopping, offered by all the major food retailers in this area.

15.14 A travel plan and trip rate analysis has been produced and is submitted with these applications.

16.0 NEIGHBOURS

16.1 The site is bounded by land owned by RSPB, the Forestry Commission and land in private ownership.

Location	Road Type	Carriageway width	Alignment	Speed Limit/ Surveyed (mean) MPH	Features
Mansion Drive	Private Drive	3.1-4.1m	South west/north east	20/22	1.5t weight limit, additional width at passing spaces and speed bumps
Reading Drive South	Private Drive	4.1-4.4m	North west/south east	20/25	Additional width at passing spaces
Plough Lane	Unclassified	Minimum of 3.0m	South west/north east	30 in the residential south, national to the north. Speed in the vicinity of the access = 20	Typical features of a rural lane, with localised reductions in width requiring vehicles to give way.
Bramshill Road (B3017)	B-Road	6.0m-6.5m	East/west	50	
Bracknell Lane (B3011)	B-Road	6.5m	North/South	50/47	

SUMMARY OF LOCAL HIGHWAY NETWORK

17.0 CURRENT CONDITION – BRAMSHILL HOUSE

17.1 Proposals for new work need to take due consideration of the condition of the listed buildings and where appropriate intervention is proposed, that which improves the current condition of the buildings and enhances their overall presence should generally be supported.

17.2 The condition of the house is variable, however in some critical areas, fabric elements are in a poor condition and require urgent work. Detailed descriptions of the current condition of the house can be found in Purcell's Condition Survey (2015).

17.3 The roofs to the South West wing (Roof 1), South East half of the North East range (Roof 6), South East range outer slope (Roof 8) and South East wing (Roof 9) are in a poor condition and all require re-roofing. Re-roofing will involve the introduction of new roofing membrane, new treated battens, improved ventilation and re-use of tiles supplemented by new handmade tiles to match. It is also likely that there could be the need for repairs to defective structural timbers which will only be exposed once the roof covering is removed. Re-roofing will require all associated flashings to be disturbed and probably renewed as a consequence of the works.

17.4 The lead gutters to the South West wing (Roof 1), South East half of the North East range (Roof 6), South East range outer slope (Roof 8) and South East wing (Roof 9) are all in a poor condition. Typically the bay sizes are too large and cover flashings too long to accommodate thermal movement. Some flashings have been patch repaired, only for the patches to also fail. Many of the gutter bases have insufficient height at the drips thus making them very vulnerable to water penetration.

17.5 A strategy for ensuring the efficient removal or water from large areas of flat roof and gutter is promptly required. This will also provide the opportunity to introduce perimeter ventilation. At the gutter abutments to the parapet wall, the upstand is insufficient to comply with current Lead Development Association recommendations. This occurs as a consequence of very long gutter runs (determined by relatively few rainwater pipes) and restricted freeboard to the parapet or balustrade against which the gutter must rise and step at each bay.

17.6 At the base of the parapets, brickwork is exposed when the gutters are relatively low. The bricks in these locations tend to support moss growth and have deteriorating and spalled faces.

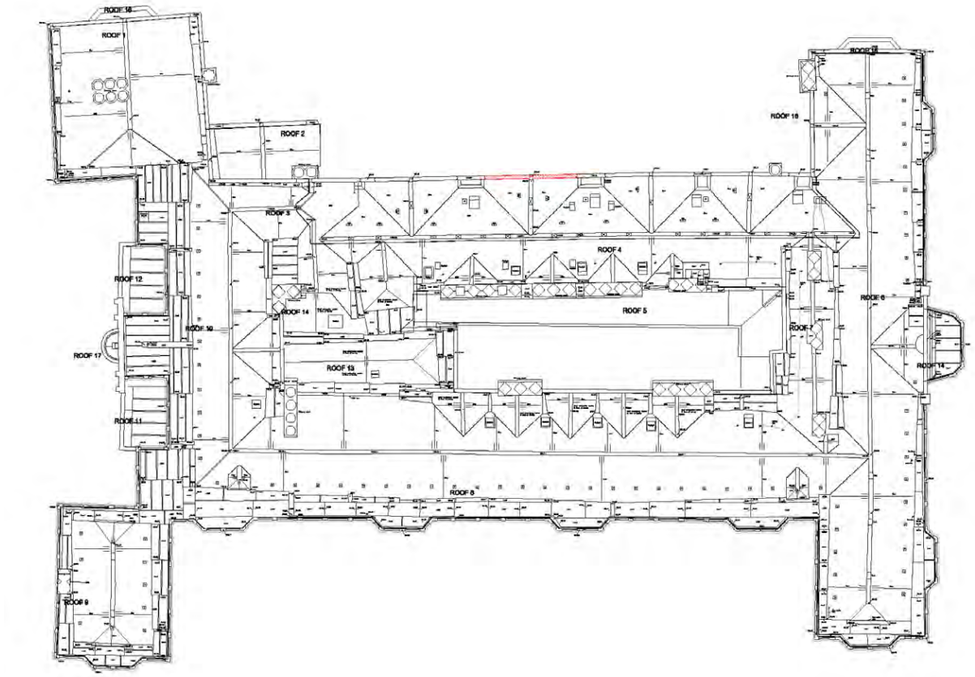
17.7 The parapet balustrades to half of the North East range, South East elevation, South East wing and South West elevation of the South West wing require full conservation treatment. The netting currently installed to prevent debris falling to the ground is concentrating water onto the brickwork immediately below with adverse effect and requires safe removal as soon as possible. The parapet either side of the frontispiece on the South West elevation has recently been conserved however the stability of the coping in some sections is questionable.

17.8 The house also suffers from water penetration, the majority of which is associated with the windows. Water penetrates around leaded panels, through wrought iron casements and even where windows are in areas with relatively recent refurbishment work carried out.

17.9 Timber sash and case windows on the South West wing and North West elevation Mezzanine are relatively new but not sufficiently robust to take the exposure. For example, in Room 2.26, the windows cannot be opened due to swollen timbers resulting in saturated walls in strong gales or storms.

17.10 The panels below the Chapel Room 1.02 south west windows exhibit excessive damage from water, either through the window or through the thin spandrel panels to the window openings. There is a distinct lack of any weatherproofing to any of the wrought iron casements.

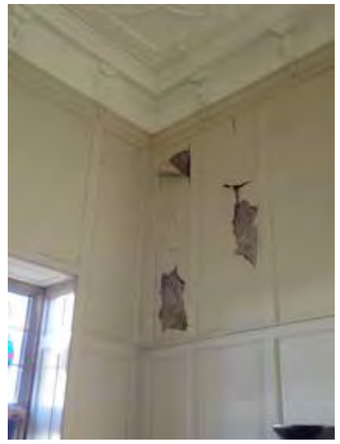
17.11 It is important to note that the extent of repairs required may not become apparent until the window itself is



ROOF PLAN OF BRAMSHILL HOUSE SHOWING ROOF NUMBERS

IMAGES SHOWING CURRENT CONDITION OF THE ROOF AND ROOF STRUCTURES

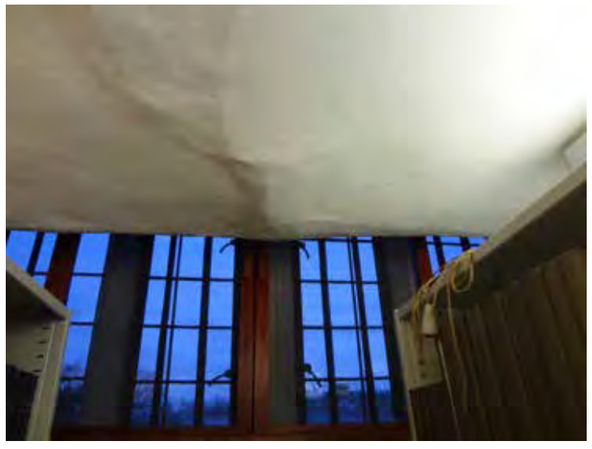












PHOTOGRAPHS SHOWING INTERNAL DAMAGE FROM WATER PENETRATION, STRUCTURAL MOVEMENT AND WEATHERING

removed and it is suspected that defects could easily be hidden by many plastic repairs to the stone surrounds. The window surrounds, externally, often provide an appearance of being in a reasonable condition. However, internally, the picture is often different with cracking more easily detected.

17.12 A considerable amount of plastic repairs have been carried out to the internal faces of the window surrounds. These are invariably poor in that they do not recapture the moulded profile of the original stonework, losing the architectural finesse of arrises etc.

17.13 The North West elevation first floor windows have brick mullions and transoms (and lintels) supported on ferrous iron bars, which have resulted in rust jacking and deformation of the brick. The windows to 1.14 and 1.16-1.21 all require major replacement of the bars with stainless steel; probably involving considerable reconstruction.

17.14 The ground floor and basement walls have problems with dampness where acting as retaining walls. This applies to the whole of the basement, and central section of the North West elevation, as well as many internal walls. Standing water has also been observed in areas of the basement.

17.15 Although there has been no damp detected internally, an investigation into timber on the inside of the face of the courtyard wall will be required and protection provided from damp penetration as necessary. These walls are currently hidden internally by timber panelling. Rooms G.14 and G.23 suffer badly from damp penetration along the North West elevation and a leaking rainwater pipe in the north west corner of the central section of the North West elevation is affecting internal finishes in rooms 1.20, 1.21 and at the ground floor below.

17.16 Important internal fixtures and fittings such as historic panelling are in a poor state in some areas due to heat damage.

18.0 STRUCTURE

18.1 The varied uses of the house throughout the ages has contributed to some extensive structural alterations/ strengthening works, with a significant amount of these being completed during recent decades. The building is generally constructed of solid load bearing red-brick masonry walls with timber suspended floors on all levels. The roof structures are pitched and comprise of timber trusses spanning between external masonry walls with clay peg tile covering.

18.2 The external elevations mainly comprise high quality brick façades with brick/stone mullioned flush or bayed windows, with pitched dormers to both the North and South elevations. The roof surfaces are drained via lead lined gutters and a series of ornate lead downpipes to ground level.

18.3 Internally, the main fine rooms exhibit several elaborate combinations of ornate lime plaster ceilings and timber panelling.

18.4 During occupation by the Police College, many of the internal spaces have been subdivided into smaller offices and storage rooms with stud wall partitions whilst the majority of the main host spaces have been largely left unaltered from their original configurations. More recent extensions have been added over the years, including the hallway access block built onto the North wing within the narrow central court.

18.5 The building has seen extensive strengthening works completed over recent decades for general stabilisation of the historic fabric, along with heavy handed strengthening associated with service/utility installation and roof structure reinforcement. Extensive strengthening work was carried out to the floors during the Police College occupation, to library loading standard, which is not unusual for a building in institutional use.

18.6 However, considerable movement has been detected in the elevations, particularly to the South West wing

The exterior of Bramshill House is highly significant in terms of its aesthetic value and the condition of the fabric is an important part of how this is perceived. The opportunity should be taken to improve the current condition and overall presentation. Enhancement of the fabric and its presentation would be considered beneficial.

(South East, North West and North East elevations), South East wing (South West elevation and at the South corner), at the Long Gallery East corner, and to the chimney on the North West elevation just North of the door to G.32. Various old tie rods are apparent on the North East and South East elevations, with spreader plates no longer in contact with the walls.

18.7 Various cracks have been noted in all areas of the Mansion's interior which if not addressed soon will have a significant impact on the building over the next 30 years. There is a considerable cracking in the ground and first floor ornate Jacobean plaster ceilings. A previous report noted that all ceilings have been subject to a fingertip inspection by a specialist conservation plasterer and were deemed to be sound. The concern is that recently decorated ceilings are cracking again, and various other areas appear vulnerable.

19.0 FIRE

19.1 As part of the conversion of Bramshill House into the Police College, a number of improvements were made to fire safety, including the provision of smoke detection, fire doors and compartmentation of the roof space. Whilst the building was safe for occupation by people under its previous use, compartmentation will be required in order to protect the fabric, most of which is of high architectural and historical significance.

19.2 Depending on the future use of the building, a different fire engineering solution will be required. The sections of this statement which deal in detail with the applications, discuss the proposals for each of these options and demonstrate how crucial this has been in determining the proposed design, layouts and level of intervention required.

20.0 CURRENT CONDITION – LISTED STABLES AND LODGES

20.1 The listed Stables have undergone some refurbishment work in recent years however areas of the building are in poor condition.

20.2 For instance, Roof 18 to the Dovecote is in a very poor state and needs both tiling repairs and its dormers re-building. Roof 23 is the central roof to the Stable block with a central hexagonal lantern. The lantern is in a good condition but the main roof is in a poor state and should be re-tiled. There are some roofs without rainwater gutters which need to be installed to protect the walls below.

20.3 Areas of rising damp are present in the older Stable Block rooms and Room 7 at the base of the Dovecote. The older walls on the South East elevation appear to be adequately tanked since they are all retaining walls and no damp was visible however the ceiling plaster in the basement is very defective due to rising damp and needs securing for safety as well as appearance and fire protection.

20.4 The Stables offices suite is generally in good order internally. The wiring has been carried out on the surface in conduit which is unusual and should presumably be flushed in. The sash windows all need attention and probably replacement even though they appear to have been installed fairly recently.

20.5 Many of the walls to the Stables have mortar that is very soft which is not unusual per se, but should be approached with care.

20.6 The central wing with its large carriage doors has been converted into store rooms but the work appears to have been done in-house during the Police College occupation. The linings need to be checked for damp courses as well as consideration given to the installation of insulation and use of plasterboard as opposed to fibreboard.

20.7 Disability and wheelchair access are limited at present, as with the house, and proposals which deliver improved inclusive access to the listed buildings should be supported.

PHOTOGRAPHS SHOWING THE CURRENT CONDITION OF THE LISTED STABLE BLOCK

ROOF PLAN OF THE STABLE BLOCK (HIGHLIGHTED) AND ADJOINING MODERN BUILDINGS

20.8 Hazeley Lodges both have half finished extensions to provide kitchen and bathroom facilities but are incomplete and derelict. The lodges are not considered as part of these applications however it is important to consider their relationship with other listed buildings on the site and that their poor condition could lead to being registered as buildings at risk in the near future.

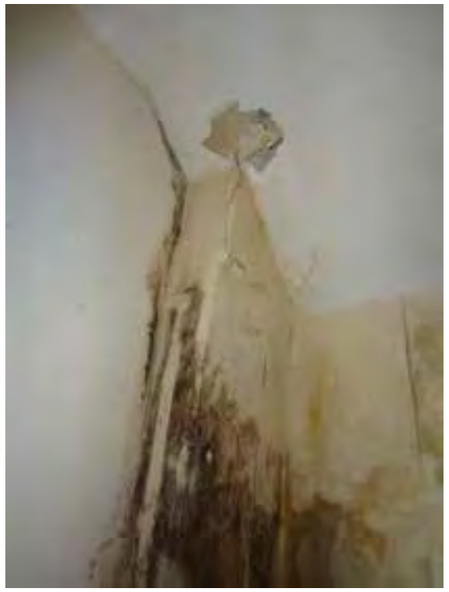
20.9 The old lodges are themselves also near derelict. The South lodge has all the finishes stripped out and the North one still has most of its plaster but it is very water damaged and the walls are uninsulated. The brickwork is generally in a good state though the North lodge has a number of cracks.

20.10 The tiled roofs have been recently re-laid on new underlay but the eaves tile is dropping severely and the hips and abutments have been formed with mortar fillets. The roofs also leak at their finials. The lack of rainwater gutters and downpipes has caused damage to render details and brickwork and these should be installed to all roofs with appropriate connections to soakaways or drains.

20.11 The ground floor suspended timber floors require adequate ventilation and insulation to be installed. New services, internal finishes and joinery will be required though the external windows and doors probably need overhauling only.

20.12 The wing walls are basically sound but require coping repairs and replacements and total repointing in order to prevent further decay. Repairs are also needed to the arch and gateway between the lodges which have been damaged from high sided vehicles.

20.13 In summary, the listed buildings and structures would benefit from improvement in terms of their physical condition and a planned programme of management and maintenance for the future. Proposals which deliver this should be supported. The presentation of the listed buildings and structures is a key part of passing on their cultural value in a way that is commensurate with this highly significant site. Not only this, it is imperative that the buildings are safe and accessible so that they can be enjoyed by future generations and in order that a long term beneficial use for them can be established.



CLOCKWISE FROM TOP: Interior of Hazeley Lodges; Gardener's Cottage in the Kitchen Garden; The Conduit House; Interior of Hazeley Lodges.

View of the South East terrace in the 17th Century by Joseph Nash

21.0 DESIGN DEVELOPMENT

21.1 In any sensitive setting where heritage assets are present, a balance needs to be struck between the proposals for modification and the impact on existing building fabric and landscape elements. **At Bramshill, the proposals have been developed in response to the urgent need to conserve the listed buildings and highly significant, historic landscape features.**

21.2 **The site is currently vacant, the house is empty and a long term and viable use must be established as soon as possible.** To support the renovation, repair and maintenance of the important heritage assets, development is required elsewhere on the site. Although Bramshill presents numerous challenges, there are also many exciting opportunities and the existing brownfield land provides a starting point from which the proposed new development and restoration of the historic landscape features can take place.

21.3 The approach that has been adopted for the conversion of the listed buildings is one that is very sympathetic to the existing fabric but which also seeks to incorporate sensitive and well-designed interventions that are informed by the articulation and craftsmanship applied to the original buildings. With this in mind, the philosophy of the design relating to the conversion of the listed buildings has evolved through detailed analysis of the history of the site and the chronological development of the buildings on the site, as described in earlier sections of the Design and Access Statement. Interventions have been driven by practical requirements rather than exuberance. Many of the changes proposed to the listed buildings are required in order to deliver a safe, accessible and enjoyable environment for users and the public.

21.4 The overarching purpose for the new estate development has been to create a scheme that meets contemporary requirements for high quality residential accommodation but is in keeping with the historic surroundings and respects the important landscape and other listed assets on the site. The estate development has been designed to work with the grain of the landscape, making the most of the existing land forms and enhancing the special historic features.

21.5 The approach is designed to strike the best balance between long term beneficial use, viability and the management and maintenance of the site. The accompanying Planning Statement gives more detail on current policy and compliance.

21.6 The overall vision for Bramshill has always been clear and the following aims have been at the forefront of proposals:

- To preserve, conserve and restore the nationally important heritage and ecological sssets that comprise the Bramshill Estate;
- To increase understanding and appreciation of these assets for the benefit of current and future generations and where feasible enhance public access;
- To ensure that the heritage assets are brought back into optimum beneficial use through a viable redevelopment which will enhances their setting and better safeguards their future with a long-term plan for the management of the Estate.

22.0 INITIAL IDEAS – *"If we want things to stay as they are, things will have to change"*

22.1 The consultant team were engaged in July 2014 to develop a proposal which would conserve the listed heritage assets and establish a long term and viable future use for the site.

22.2 If a long term future use was to be established for the listed heritage assets, it was acknowledged that within the existing constraints on the site, development would be needed in order to make any scheme viable. This required a sensitive, sympathetic and well informed approach, driven by a clear vision which had the most important elements of the site at its heart.

22.3 Like most important sites, the design approach for Bramshill focussed firstly on the need to make a place that is **inviting, liveable and has a sense of authenticity and delight.** We wanted to place a focus on the relationships and spaces between buildings to create a place that has both drama and intensity, coupled with quiet spaces that feel private and safe; characteristics that are found in towns that have developed over a long period of time.

22.4 Many of the villages surrounding Bramshill have a timeless feel and give the impression that they have grown incrementally, rather than being "designed" and we wanted to draw on this special character for our proposals. That said it was important that any new buildings did not just reflect the process of history, but also be distinct as "new", drawing on both historic precedent and change.

22.5 In practical terms, achieving this meant starting with simple building forms that everyone is familiar with (pitched roofed terraced housing, towers, etc) and treating them as simply as possible to emphasise their sculptural, archetypal forms. By arranging these elements carefully to orchestrate the way that views unfold as one moves through the streets, this builds the sense of hierarchy from public to the private: a fundamental principal behind the masterplan design. The majority of the designs for the new housing come from visits to the local area and studying the vernacular architecture and picking up their distinct features.

22.6 The proposals started initially with a study of the H shaped plan form of the house with projecting pavilion like corners which create light filled spaces and fine terraces along the principal facades. This is illustrated in a wonderful 17th Century view of the South East Terrace by Joseph Nash. We wanted to use and adapt this strategy for the new housing; a collection of simple forms that are very flexible, appropriately scaled and most importantly, offer delight. Feilden+Mawson used something similar for an award winning design competition in Cambridge, where a simple terraced form provides the bulk of the accommodation in an efficient, low energy way, while tower-like corner elements create a sense of drama as an entry portal and a sense of enclosure to the court. Our final designs for the Quad and Lakeside buildings presented in this statement have adopted this strategy.

22.7 In order to create a hierarchy of elements, it was necessary to identify parts of the site that were special and would not change:

- **The listed buildings;**
- The curtilage buildings that are part of the setting of the listed buildings;
- The trees;
- The two main axis of the estate;
- The three bodies of water.

Followed by zones that could be suitable for redevelopment as they are:

- Currently built upon;
- Relatively flat;
- Have few trees;
- Mostly out of view from the house.

22.8 This suggested three upper level platforms on the ridge clustered around Reading Avenue and two lower level platforms overlooking North Fields meadow. The alignments of the edges face predominantly South West, which is a good orientation for sunny rooms. Landscape views from the edges of these platforms are all very good with especially good views across the meadows from the lower level platforms.

22.9 The character of the high level platforms suggested that these should be higher density, more urban buildings and the higher value, lower density buildings should be on the lower level platforms on the edges of the Estate. This was also conducive to a more formal arrangement, that suits the former and a more informal, rural arrangement for the latter. As the design for the new housing developed, the theory of arranging higher and lower density areas in this way remained fairly unaltered as it clearly makes the most of the steeply sloping site and the surrounding landscape with as little intervention as possible.

22.10 The resulting site plan was composed of three distinct urban ensembles:

1. Reading Avenue: We rejoined Reading Avenue with the Main Approach axis and arranged a series of pavilion buildings along its length (reminiscent of the house), interspersed with new and existing avenue tree planting. Two semi-enclosed courts were pleasantly scaled for a mix of flats, terraced units and semi-detached units.

2. Main Lake: The area around Foxley Hall was composed of terraced and semi-detached units.

3. North Fields: The detached units were to be located beside North Fields using the existing roadway and serpentine field edge. This provided meadow garden edges to the best units in the development.

22.11 These initial ideas were designed to make the most of the areas which had already been built on by the Police College. Whilst on the one hand it made sense to utilise what was there as much as possible, not just the buildings but the way that the landscape had developed around the built forms, it was on the other hand, less likely that this type of scheme would be approved by the Hart District Council, as it involved some residential development with the 400m SPA exclusion zone, some of which was fairly close to Bramshill house.

Diagram showing the early proposals for the site which identified specific zones for development in the context of the listed buildings and structures.

ABOVE: Drawing showing key features on the site that would remain unchanged.
BELOW: Drawing showing possible zones for development.

23.0 PROPOSALS FOR BRAMSHILL HOUSE

23.1 Proposals for converting Bramshill House were initially the most challenging. On paper, there was room for 20+ units, although various practicalities and constraints needed to be addressed. These key issues were identified at the very beginning:

- **Beneficial use; the need to establish this as soon as possible**
- User and visitor access; important for passing on the cultural value of Bramshill to future generations
- Public access, interpretation and explanation
- Arrivals and parking
- Deliveries and waste
- Inclusive access
- Internal circulation, staircases and lifts
- Compartmentation; essential for the future protection of the historic fabric
- Fire risk and escape routes
- MEP replacement
- Fine interiors and indivisible rooms; some interior spaces would lose their historic character and significance if they were divided
- National Trust Covenant; set up between Lord Brocket and the National Trust to afford protection to the House in the instance that unreasonable changes were proposed
- Current condition; many areas and elements of the listed buildings need rapid attention
- SPA exclusion zone.

23.2 It was crucial in light of the key issues that a full appraisal of all possible options was carried out early on. The options are shown in the matrix diagrams opposite. It was acknowledged that a complex site such as Bramshill would be difficult to subdivide and that a consistent approach to the whole site would be required in order to retain the elements of significance and the setting of the house and listed buildings. The benefits of single management were clear from the outset and so the options needed to be able to deliver this if possible.

23.3 The initial appraisal of options was as follows:

- HOTEL / LEISURE

When Bramshill House was on the market in the 1950s it was described as having 28 bedrooms. Hotel bedrooms would have en suite bathroom facilities so it seemed unlikely that this number could be exceeded, putting the house in the boutique market. Fitting bedrooms with en suite bathrooms into the house is not an easy task and the demands for fire compartmentation and water leak management would be more severe than residential use. The large first floor rooms with ornate ceilings would be more difficult to subdivide which therefore left a disproportionate number of public rooms to bedrooms (unless more bedrooms were created in some of the nearby campus buildings.) Later development of this option showed additional bedrooms located in the Stables, Nuffield Hall and Foxley Hall.

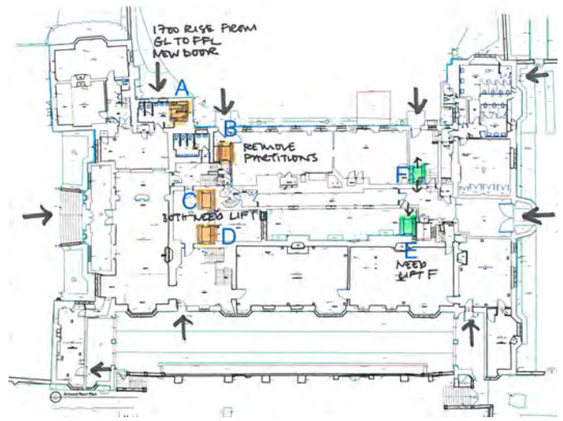
- COUNTRY CLUB

Similar issues to hotel use were identified, but with the benefit of possibly being able to operate with fewer bedrooms. The repercussions on the landscape however would have been severe, with high end country clubs typically having 18 hole golf courses and other leisure facilities in the grounds. A golf course could just about be squeezed on to the site but in order to do this, many of the important landscape features would have to have been compromised. This option was therefore assessed as too intrusive and damaging to the landscape and as a result was not taken forward.

	Issue	occupancy	parking	circulation	inclusive access	undividable rooms	fire	M+E
Potential use:								
school college								
hotel								
care home								
single occupancy								
museum/archive centre								
country club								
offices								
flats vertical separation								
flats horizontal separation								
Partial uses of the ground floor:								
wedding receptions								
conference centre								
police museum								
antique/art gallery								

Options matrix showing possible future uses for Bramshill House, set against the issues each would need to address and the overall impact of these.

LIFT POSITION		Basement	ground	mezzanine	1st floor	2nd floor	3rd floor	roof space
A								
B								
C								
D								
E								
F								



Options matrix showing possible locations for passenger lifts in the house and the impact of these on the historic fabric.

- CARE HOME

The provision of a nursing / care home would have faced similar issues as hotel use but with the added complication of greater need for easily cleaned and washable surfaces which would not be suitable for the fine interiors. Although the provision of a care home in the area was looked on positively during early consultations, the impact on the historic fabric was considered to be too severe and intrusive to develop this option further.

- INSTITUTIONAL USE

The fact that Bramshill had previously been used for institutional use meant that it looked like a promising option, however if there was an interested user presumably they would have been looking at the site when it was on the market. The relatively inaccessible location rendered it less likely to be a potential future option.

- COMMERCIAL / OFFICE USE

Commercial or office use was similar in theory to institutional use, however the fact that the space could be divided into lettable offices was more promising in viability terms. On further assessment, it was decided to run this as a possible option for future use on the basis that much of the space for office occupation already exists and could be more readily adapted.

- RESIDENTIAL USE

Residential use has always been the most favourable as the use that the house was originally designed for. The options and issues identified were as follows:

Privacy and defensible space was a key issue but not likely to affect units above ground floor level (assuming that the gardens and immediate surroundings were kept under one ownership and management). Ground floor and basement units might however feel lacking in privacy and without defensible space particularly those facing north onto the north court. We felt that this could easily be mitigated by local landscaping design which we have carefully incorporated into our proposals.

Single residential use was favoured as the best option by Historic England and The National Trust, but in reality may be little different to conversion to hotel use, as bedrooms would have large ensuite bathrooms etc. Privacy would be paramount for anyone considering buying the whole building, and presumably they would want the gardens and deer park too, plus the Stable Block for garaging. Whilst the option is a possibility, it success would rely on the negotiation of important elements with the new owner, such as access to the house, boundary treatments and security and crucially, public access. It is not unlikely that a new owner would want exclusive use of certain areas, probably the whole house, which would mean they would not be accessible to the public.

Multiple residential use seemed to be the best balance between practical issues, beneficial use and the future conservation of the place. This could either be done by separating the house vertically or horizontally. Further analysis showed that the building could not be subdivided vertically because of its basic plan form and the “indivisible” rooms on the first floor. Horizontal separation was much more favourable although it would require compartmentation lines, which would have to be in the floors as well as the walls. Whilst seemingly intrusive, the consultant team carried out extensive surveying of the existing fabric and structure in order to identify how adaptable the house might be in this respect. Overall it has been considered that compartmentation can be carried out successfully without damaging the historic fabric or compromising the historic character and therefore it was agreed to pursue this as a future option.

- RESIDENTIAL WITH SHARED PUBLIC SPACES

A place like Bramshill deserves to be enjoyed by the public and so providing public access was a key benefit that the scheme could potentially deliver. We looked at the provision of a common meeting room which would be particularly suitable in the fine or indivisible rooms, notably the hall at the South West end, as a grand entrance to impress visitors and as a common meeting room or dining room if kitchen facilities are provided.

Another possible use was guest bedrooms for odd rooms that did not fit into a flat layout easily or alternatively, a well-equipped modern laundry which might have alleviated the need to equip each flat with a utility room, and would reduce the need for unsightly clothes drying lines externally.

Subsidiary uses were also considered in order to keep some of the rooms open for public access. We looked at using some of the spaces as a Police museum, given the large collection of items that the Police College had accumulated, or, potentially using the fine rooms on the first floor for wedding receptions.

23.4 Further detailed assessment of these options and uses are discussed in the viability report included with this application.

23.5 Whilst options for the house were being worked up, the consultant team felt that the existing documentation on the history and general significance of the buildings and site could be improved on and expanded. Taking the conservation plan by GHK and contacting Dr Helen Hills, who had done her MA thesis on Bramshill, we began to build our own understanding of this massively complex and multi-layered site. Whilst documentary evidence provided the starting point, it was crucial that work was directly undertaken on site in the form of visual inspection and recording. This started with a room by room photographic gazetteer of the house and surveys of the landscape to establish the importance of each of the fundamental character areas and their significance.

23.6 One of the most significant points for the development of our in depth understanding of the site and rewriting the existing conservation plan into a conservation management plan, was to engage with experts in the field. In November 2014, Nicholas Cooper F.S.A., a leading historian on 17th century great houses was appointed directly by City & Country to help unravel the multifaceted house and identify areas which were considered to be of historic value and significance. Working closely with Feilden+Mawson, Nicholas’s insight and knowledge has been invaluable and demonstrates the team’s commitment to help deliver the best possible future options for the site.

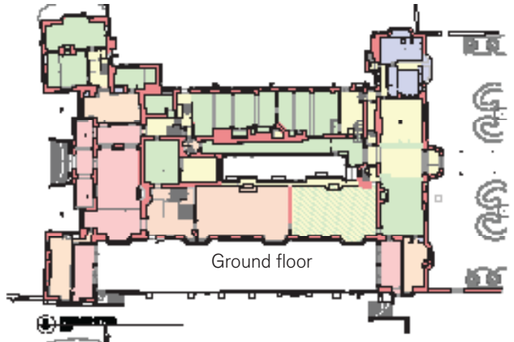
23.7 As a result, an analysis by way of sensitivity plans were produced for the listed buildings which are a useful tool in developing proposals for new work.

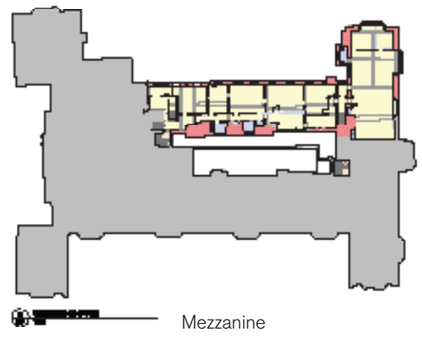
23.8 The sensitivity analysis is an effective way of identifying areas of the which are more or less appropriate for change.

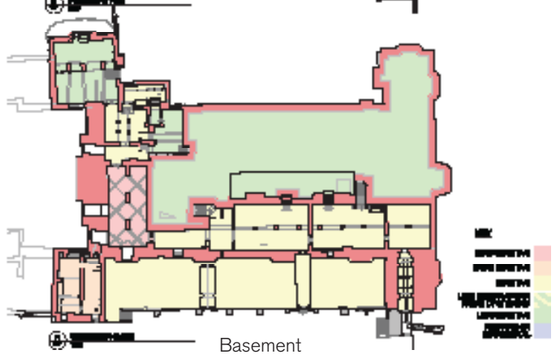
23.9 The categorization of sensitivity aims to inform decisions on proposed changes that may have an impact on significance such that decisions are proportionate and relative to overall proposed interventions. The five categories used for the analysis are as follows:

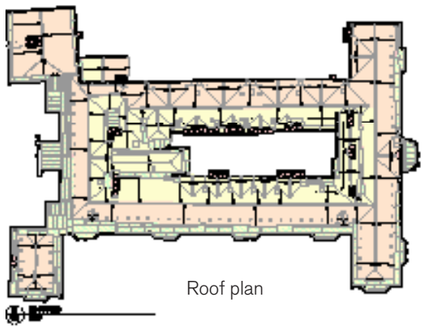
- Most sensitive: Areas and/or elements of the building which cannot be changed without substantial impact or harm to significance
- More sensitive
- Sensitive: Important areas and/or elements of the building which may allow for change if interventions are carried out in a sympathetic and appropriate manner
- Less sensitive: Areas and/or elements of reduced or no significance where change will have little impact on the building’s overall significance
- Negative or detrimental

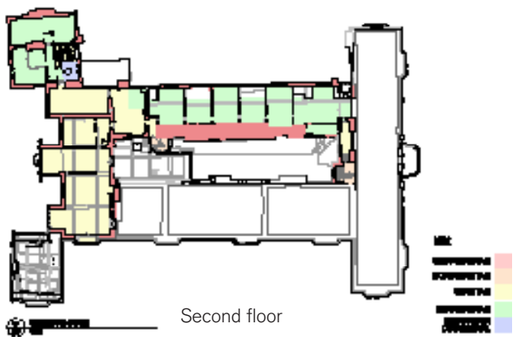
23.10 Whilst we are all aware of how important Bramshill is for its rich and complex history, it is interesting to observe how much has changed over the centuries. The work that has been done is of a good quality and so in many











SENSITIVITY ANALYSIS OF BRAMSHILL HOUSE

areas it is often difficult to tell new work from old. The sensitivity analysis has therefore identified areas that might appear to have some fine finishes or features, but in reality have been extensively altered and so might be more adaptable to change.

23.11 The historic landscape at Bramshill is considered to be of equally high significance as the house and so Dr. Paula Henderson was engaged directly to assist the consultant team with developing their understanding of the place. Paula is a lecturer and writer on British architecture and garden history and the acknowledged expert in the field of 16th and early 17th century landscapes. She helped to identify elements of the landscape which were created in the early 17th century, under Lord Zouche's ownership, and therefore the most significant as a consequence of being designed along with the principal building phases of the house. Whilst it was never our intention to frivolously put the 17th Century landscape back together, it was necessary to understand its dynamic and complexity in order to direct an effective management strategy for the future and the restoration of important surviving elements.

24.0 DEVELOPING IDEAS

24.1 In order to progress our initial ideas and in conjunction with our developing understanding of the history of the place, it was necessary to look in more detail at the opportunities and constraints presented by the site which would have an effect on developing the masterplan:

CONSTRAINTS

24.2 The listed buildings presented the following constraints which we have needed to respond to during the development of proposed options for Bramshill House:

- Structure: Redistribution of loading on existing structure and loading capacity of existing walls, floors and staircases;
- Age and weakness of various external walls;
- Water ingress;
- Age and deterioration of sanitary installations and drainage;
- Status of listed buildings and heritage legislation;
- Servicing and utilities and their life cycles;
- No existing inclusive access;
- High fire load.

24.3 The development of the new build housing areas has had to address the following physical issues which have been integral to informing the proposals:

- Relationship of new development to setting of the Grade 1 listed house and other retained buildings;
- Sensitivity of setting of Reading Avenue;
- Sensitivity of setting of Green Ride and woodland / fields to west;
- Steeply sloping topography within parts of the site;
- Extensive areas of woodland and mature trees and associated root protection zones;
- Access points to the development areas;
- Ditches along edges of development areas;
- Location of existing electricity substations;
- Location of existing pumping station;
- Location of boundary to 400 metre buffer zone around SPA.

24.4 On the other hand, the site affords many opportunities for improvement which have been captured in the proposals and identified as follows:

- **Establish a long term beneficial use for the listed buildings which will ensure their future its secured for many years to come;**
- **Provide some public access to the site which has previously been closed off under security restrictions;**
- **Reinforce and enhance the existing landscape;**
- **Maximise stunning views from properties towards the open countryside around the development, into the parkland areas within the development and towards the Lake and pond;**
- **Provide housing which is truly unique and tailored to its location in rural Hampshire and to the specific characteristics of the site;**
- **Create high quality housing of varying character;**
- **Create a new community on the site with new homes which complement the conversion of the retained buildings;**
- **Create an idyllic lifestyle for new residents.**

24.5 Following this, the development concept for the site therefore had to respect the quality of the existing environment and work with, rather than against, this important historic landscape. We addressed this by producing some options which located development zones within areas between tree groups and on more level plateaus of land,

OPPORTUNITIES AND CONSTRAINTS ON THE SITE

LOW OPTION - 152 units

MEDIUM OPTION - 164 units

HIGH OPTION - 178 units

Indicates the distance of proposed new building from the Green Ride to the West.

keeping the house and listed buildings and structures as a strong central focus to the overall development, maximising views from new homes towards the open countryside, parkland and lake and considering the primary access routes through the site, connecting with the main access drives.

25.0 PUBLIC CONSULTATION

25.1 On the 21st October 2014, City & Country held the first public consultation to outline the history of Bramshill House and Gardens and ask the local community to share their views and ideas on the most appropriate uses for the site. The event was well attended with 98 members of the public present.

25.2 In April 2015, City & Country initiated formal pre-application discussions. A suite of documents and plans (relating to ecology, heritage, transport, and viability among other matters) were submitted during this pre-application process to inform the local planning authority of the proposed scheme and allow for a robust response. This was followed by a second public consultation on 6th March 2015. The event updated the public on the research and technical work that had been undertaken by the design team and presented indicative options for future development scenarios. The event was attended by in excess of 120 members of the public.

25.3 The results of the public consultations were very positive:

- At the first consultation, **95% said as part of our social and cultural heritage they would support Bramshill being restored and preserved for the benefit of current and future generations.**
- **95% said finding a new future for Bramshill quickly to prevent vandalism, theft and other damage was important, very important or essential**
- **69% said that opening up some areas of the site that are currently inaccessible to the general public is important, very important or essential.**
- And crucially, **over half of those that completed a feedback form thought residential would be the best use for the house.**

THE NATIONAL TRUST

25.4 As part of satisfying the terms of the National Trust Covenant on the house, a panel meeting was held at Bramshill on 13th February 2015 to present and discuss our possible future options. In summary, the Trust favoured the hotel option for the house on the basis of public access although we discussed the high level of intervention required and suggested that public access could still be achieved with alterative and less intrusive options. The care home option raised concerns about the level of services and finishes required which would undoubtedly cause damage in terms of intervention to the historic fabric. It was raised that this would probably be the most damaging option and overall it was agreed that this option was not favourable.

25.5 The multiple residential option was presented, including an additional option with the basement as holiday cottages. It was shown that there was also the possibility to keep some of the spaces as public – the basement could be a public bar and the Hall could be public reception space with odd rooms that do not fit into a flat easily being used as guest rooms (as long as there is room for an en suite bathroom). The majority of fine rooms would however be part of the apartments which was not favourable with the National Trust.

25.6 The Trust were also keen to establish if a single occupant has been looked at although the Knight Frank marketing report demonstrated the limited possibility for finding a single occupant/purchaser to take on the house. Although this may be seen as the best option on paper, in reality it may be little different to conversion to hotel use and the issues of security and privacy could raise practical problems due to the adjacent SPA, as well as the possibility of limited or indeed no public access.

25.7 Institutional and commercial use was also discussed although the remoteness of the site and the trend for large businesses to be closer to commercial centres/London could be a potential issue.

25.8 Overall, the discussion demonstrated that the client and consultant team were willing to determine the best possible future use, taking on board as many views as practically possible.

25.9 The pre application package submitted in April 2015 took this feedback on board and the proposals incorporated the restoration of the site, opening the site to the public and showing options for Bramshill House which favoured residential use.

26.0 PRE APPLICATION SUBMISSION

26.1 These proposals were carefully prepared in response to the importance and unique quality of this development opportunity, and the particular challenges which the site presents to create a sensitive and extremely high quality place where people will aspire to live. They were brought forward with a mix of new build and conversion of existing accommodation (the house and the Quad) and developed out of the low, medium and high density options which had been worked up by hand.

26.2 For Bramshill House, three options were taken forward to pre-application stage:

1. HOTEL

The attraction of hotel use is that it would allow the large fine rooms to be kept in public use without restricting sequential access between the rooms. This would require creating new kitchens and flues in the basement to be able to use the ground floor fine rooms as dining rooms, insertion of lifts to provide inclusive access, regular use of the South West main entrance and more than likely, the requirement for vehicular parking directly outside the house, and the creation of a maximum of 30 bedrooms. This was not a viable number for a remote, high quality hotel (so additional bedrooms would be required, probably located in Nuffield Hall, in line with the National Trust's recommendation of a 60 bed minimum hotel.)

A significant downside of hotel use would be the need for comprehensive fire and acoustic compartmentation of floors and walls, and location of bedroom and bathrooms en suite which would not allow the concentration of wet services into less significant and less vulnerable areas, risking damage to the historic fabric. In addition, although the National Trust did not agree with this, the hotel operators which were consulted felt that a hotel of this standard would be expected to have its own golf course. Preliminary studies shown early on demonstrated that an 18 hole golf course would consume the rest of the site, including the deer park.

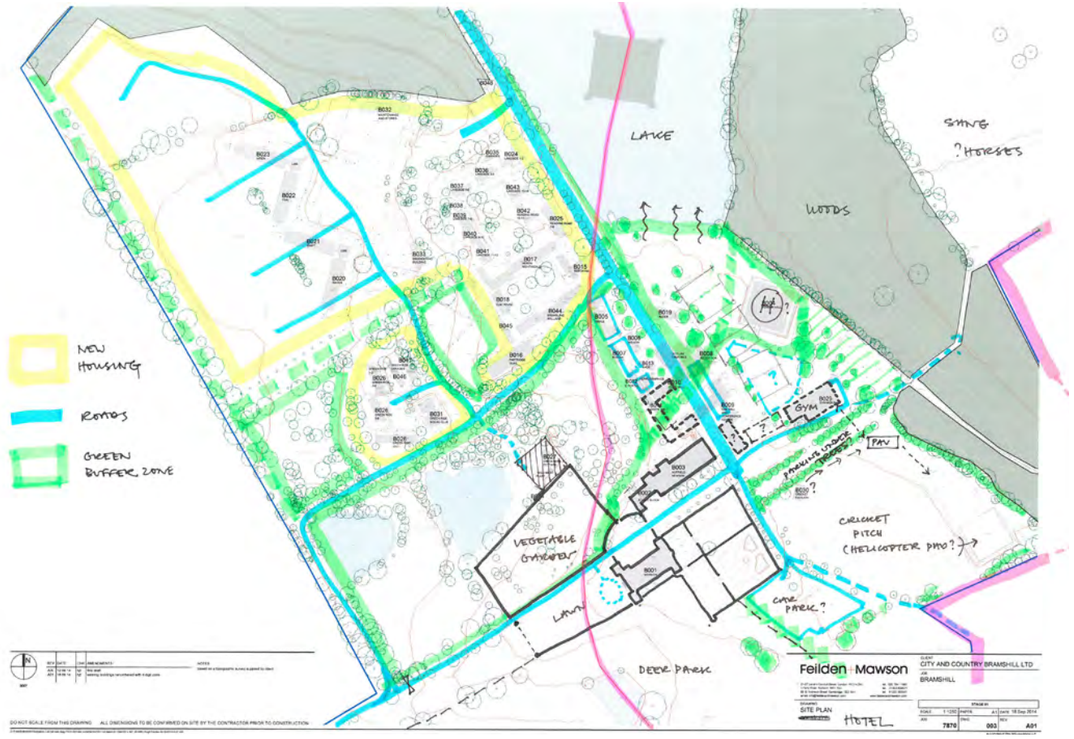
2. SINGLE RESIDENTIAL USE

In many respects this would be the optimum beneficial use for the house, viewed in isolation. However the impacts would be very similar to hotel use, with the slight advantage that there would not be the same pressure to provide maximum bedroom numbers and more opportunity to use rooms as found for bathrooms rather than subdividing them. However, experience elsewhere indicated that there would be a strong demand for facilities such as swimming pools in the basement, a gym/fitness centre, dance room, cinema/media room etc. all of which could be alien to the building. There would probably be little if any public access and a strong desire for security and privacy, expressed as perimeter fencing and possibly a requirement for a helicopter pad. Most country houses of this size are associated with sporting facilities such as shooting or horse riding which could potentially have adverse impacts on the park and the SPA.

3. MULTIPLE RESIDENTIAL USE

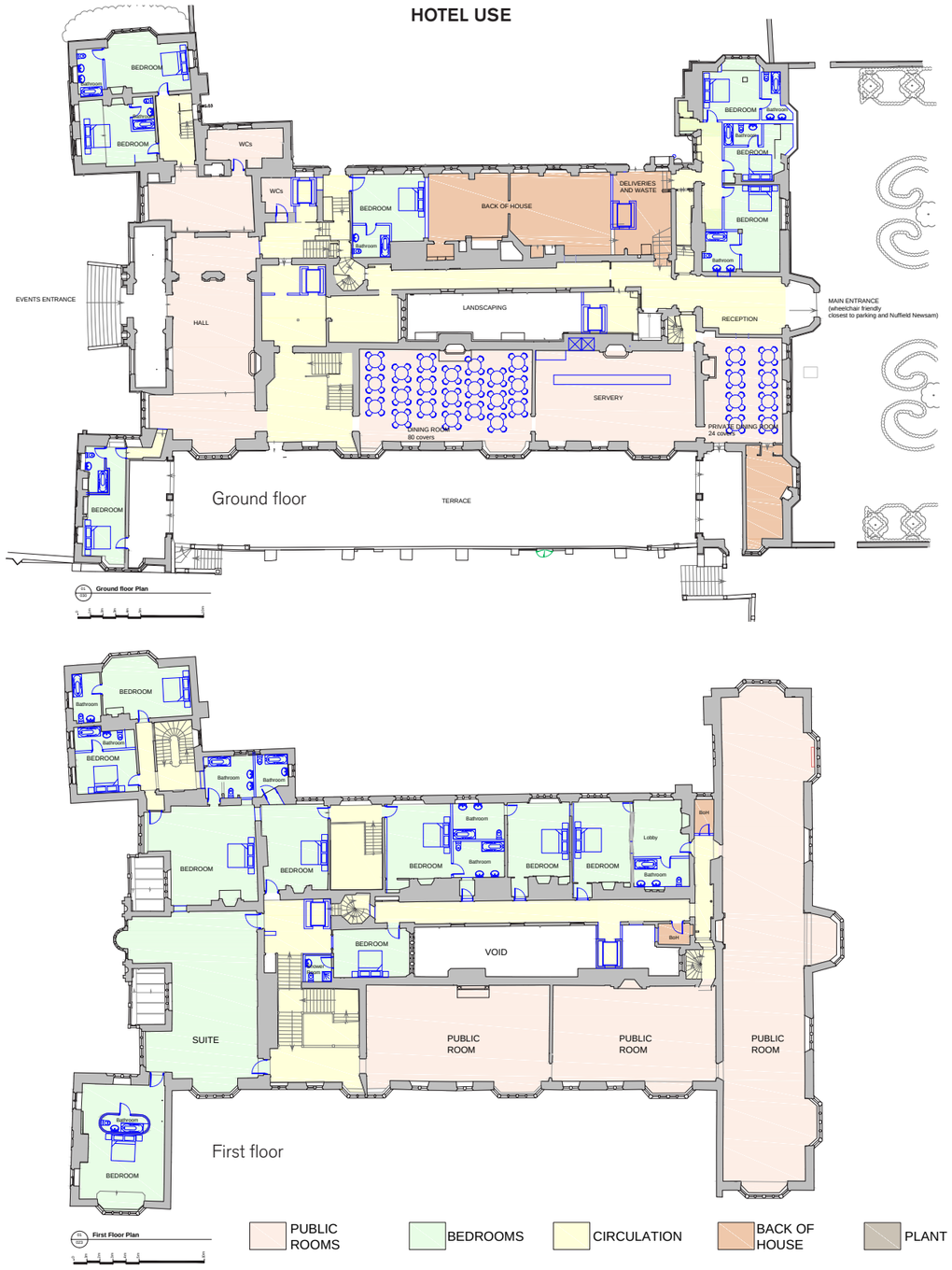
This seemed the most deliverable beneficial use. It can have less impact on the historic fabric on the house in terms of service provision, has little impact on the use of the surrounding site and provides much more certainty as to use

and maintenance income stream in the long term. As with hotel use it would require compartmentation of walls and floors, but only at unit boundaries and not for every room. It would also allow some public access to the fine rooms. It does allow bathrooms and kitchens to be located in less sensitive areas such as the “dark corridor”, and allows more flexibility in locating plant such as boilers which can be a mix of local units and central units. The idea was to keep the main hall as a “common room” as City & Country have done in other developments which would mean public access to at least part of the house can be provided on a regular basis, together with explanation and interpretation displays, and possibly remnants of the Police College collection. Parking would be in the area surrounding Nuffield Hall, together with storage, waste bins and cycle storage. Having a larger number of contributing residents would keep service costs within reach and provide a management structure for regular maintenance and inspection of the fabric which was considered to be essential.



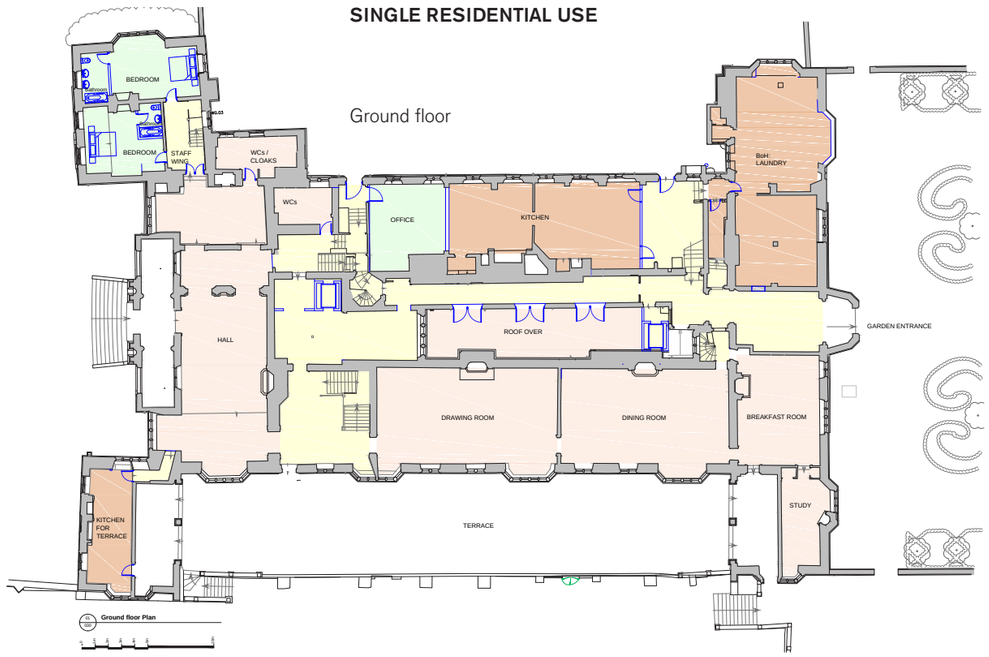
HOTEL PLAN SKETCHES FOR THE SITE

Hotel use would place heavy demands on the historic fabric with the need for kitchen, servery and staff facilities and en suite bedrooms and bathrooms in the fine rooms. Our proposal intended to alleviate this as far as possible by keeping some of the first floor fine rooms as public rooms, however this had limited practicalities as space would be required for bedrooms.



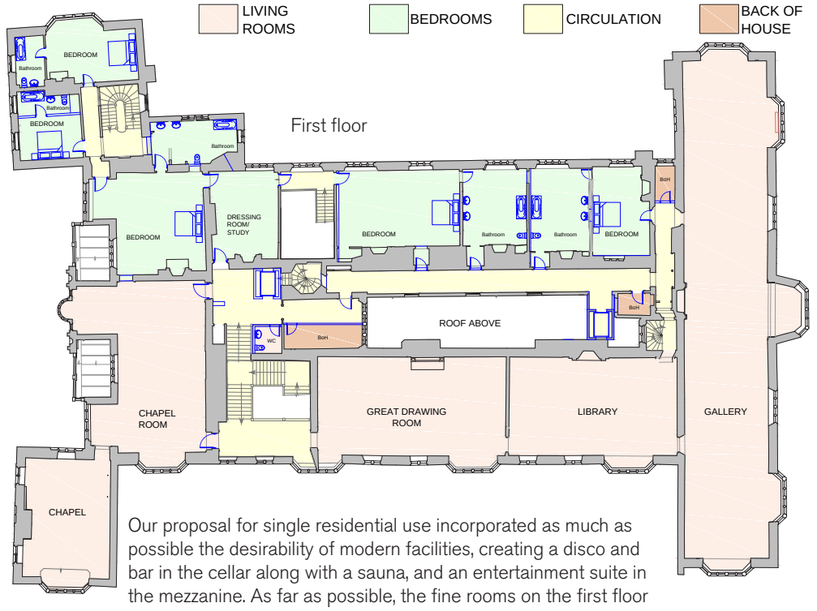
SINGLE RESIDENTIAL USE

Ground floor



LIVING ROOMS | BEDROOMS | CIRCULATION | BACK OF HOUSE | PLANT

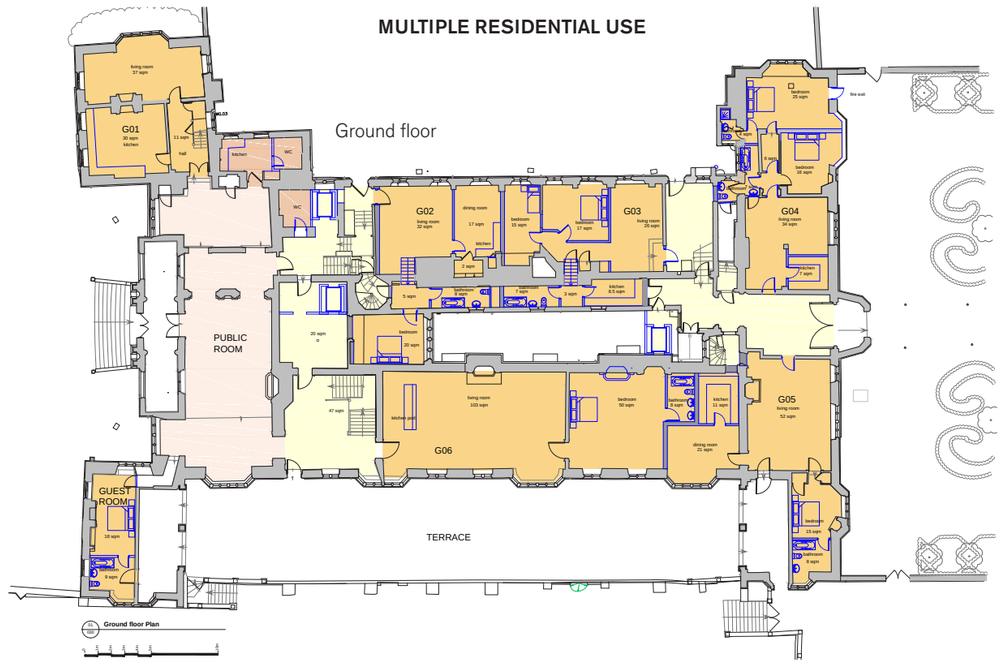
First floor



Our proposal for single residential use incorporated as much as possible the desirability of modern facilities, creating a disco and bar in the cellar along with a sauna, and an entertainment suite in the mezzanine. As far as possible, the fine rooms on the first floor were to remain and single and relatively untouched spaces with bedrooms and bathrooms concentrated in less sensitive areas. The proposals also included the provision of 2 no. lifts which were felt would be required, as with hotel and multi resi use.

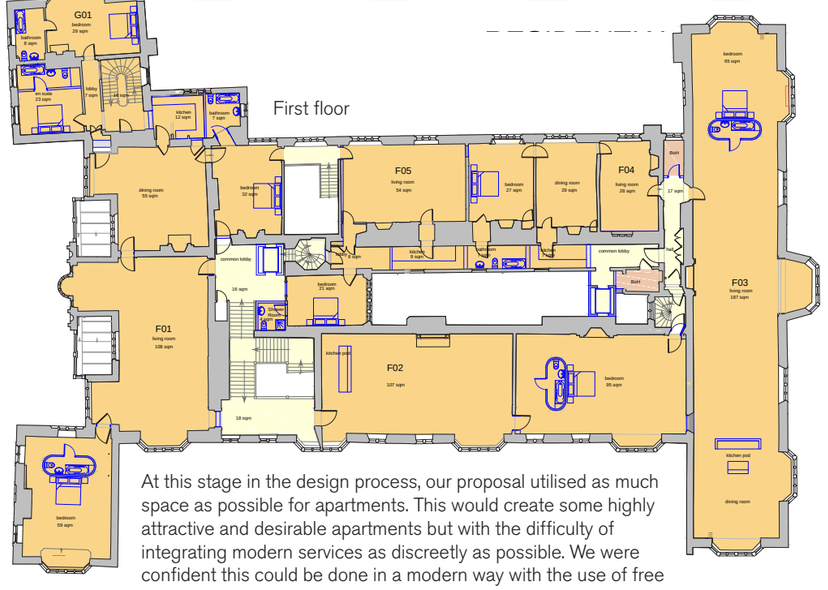
MULTIPLE RESIDENTIAL USE

Ground floor



FLAT | PUBLIC ROOM | CIRCULATION | BACK OF HOUSE | PLANT

First floor



At this stage in the design process, our proposal utilised as much space as possible for apartments. This would create some highly attractive and desirable apartments but with the difficulty of integrating modern services as discreetly as possible. We were confident this could be done in a modern way with the use of free standing pods which would create an interesting and exciting juxtaposition between old and new. The proposal also involved keeping the Hall on the ground floor as a shared public room.

26.3 For the estate development plan, City & Country worked up a masterplan layout which involved both utilising existing buildings and balancing new build development with viability, outside the SPA exclusion zone.

26.4 The resulting plan comprised different parts of the site which lent themselves to development of a particular character with bespoke dwelling types designed to create a strong identity and sense of place. This was essentially an extension of the first ideas we had for dividing the site into key character areas and consisted of:

- Bramshill Quarter: More orthogonal layout closest to retained buildings to respond to the formality of Bramshill House, the other retained buildings and the immediately adjoining landscaped setting and walled gardens. The housing closest to Bramshill House and the associated retained buildings would be designed with elevational composition, building form, materials and construction details to respond to the Jacobean style of the house.

- Parklands: The housing around the edges of the central park would have a character which responds to traditional Hampshire building traditions but in a style and with details which provide a high quality, contemporary lifestyle.

- Rural Village Quarter: A network of streets, lanes, mews and squares with buildings arranged in a more formal pattern, integrating retained mature trees within the key spaces. Buildings within the Rural Village Quarter will have a more formal character and be composed and detailed with reference to the Local building traditions within Hampshire towns and villages.

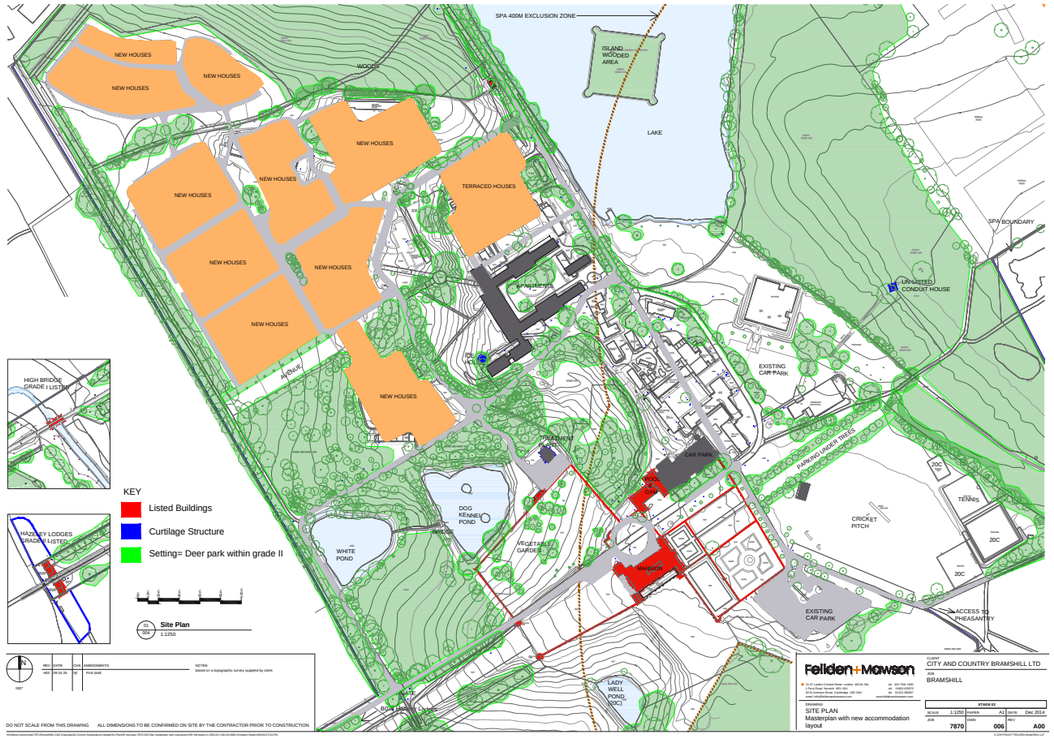
- Rural Village Edge and Avenue Frontage Softer: More informal and organic approach to the layout within the north west corner of the site and against the open and woodland edges. Around the edges of the development where there will be a semi-rural character, the houses would be designed to reflect traditional Hampshire farm buildings.

26.5 The illustrative layout for the housing site shows the sensitive approach which would be adopted to the retention of mature high quality trees and working with the topography in order to carefully integrate the new homes within their parkland setting. Mature trees interspersed with the housing were intended to soften the residential environment and create an Arcadian quality to the development.

26.6 Other than the primary access and movement network, it was proposed that shared surface lanes, landscaped courts and squares would give access to the new homes.

26.7 Buildings would be arranged to create an unfolding journey through the site comprising a sequence of high quality streets and spaces designed with reference to successful villages in Hampshire. The residential environment was designed to create a calm and serene quality where residents felt safe.

26.8 The area to the North West of the site would be a natural extension of the semi-rural, village character within this part of the masterplan. Meandering streets and lanes clearly defined by building frontages were intended to re-create the element of surprise and character typical of successful villages in Hampshire.

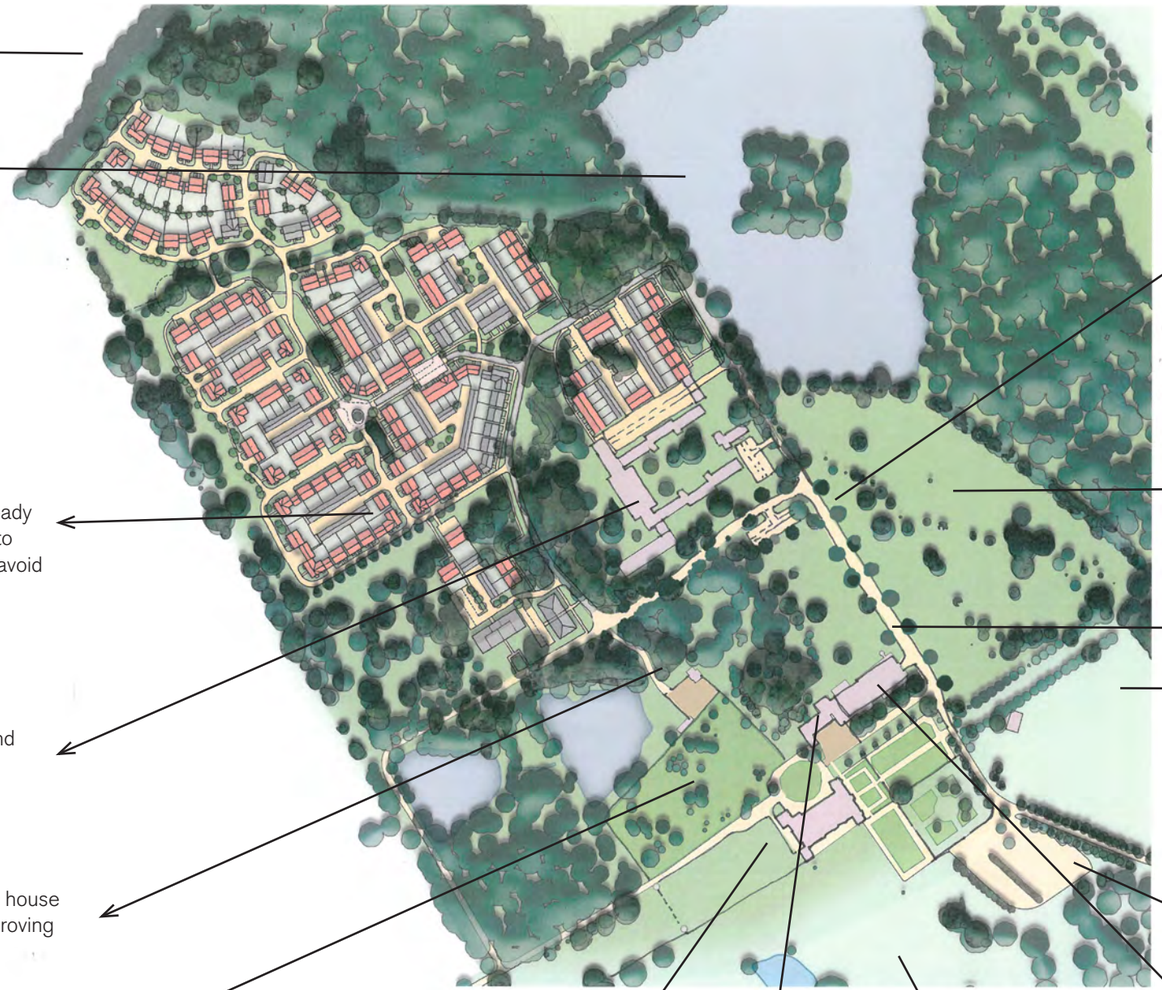


ESTATE DEVELOPMENT CHARACTER AREAS

ILLUSTRATIVE LAYOUT FOR THE PRE APPLICATION SUBMISSION

Creating pedestrian routes through the site and reinstating features such as the maze.

Putting the lake under angler's management.



Thinning the tree belt north of the house, particularly around the northern approach drive.

Clearing modern buildings to the north and west of the house and improving the setting of the listed buildings.

Reinstating the line of Reading Avenue.

Creating a SANG area where there are currently sports pitches and keeping the cricket pitch in use and renovating the tennis and bowls greens.

Locating new housing development where there has already been extensive building west of the house and further into the paddocks beyond, locating trees and new houses to avoid important existing trees and root protection zones.

Keeping some of the Police College campus buildings and converting them to apartment use. They will be a visual reminder of this important phase of the site's history.

Creating a clear buffer zone between the house and modern residential buildings and improving the setting of the listed buildings

Keeping the existing carpark east of the walled gardens as a facility for the cricket club and for events in or near the house.

Using Nuffield Hall or its site for garaging and support space for the house, accessed from the realigned Reading Drive.

Removing parking in front of the house, improving its setting.

Keeping the walled vegetable garden in use, possibly with part as an orchard and part used as allotments for the house and for the apartments.

Converting the stable block to a gym and possibly a swimming pool to provide facilities.

Keeping the deer park as it is, maintaining the key view of the house from the south east.

27.0 FEEDBACK ON THE PRE-APPLICATION SUBMISSION

27.1 In April 2015, Historic England commented on the three options presented at that time for reuse of the house:

"Our initial impression is that the subdivision of the house into 16-20 residential units (your favoured option) would be very harmful to the special interest of the grade I building, as it would undoubtedly result in the fragmentation of the principal suite of rooms (which derive significance and understanding by being a connected with the ability to progress from one room to another), and the partitioning of individual large rooms. Also, there would be very limited public access in this scenario. While we understand that whatever the future use all services will have to be upgraded (with some impact on fabric) multiple occupancy would seem to be more harmful to the house than either hotel use or a single residence. As a consequence any future Listed Building Consent application would have to be convincingly justified with an evidenced argument. This must encompass the issue of the adequacy of the marketing to date. We will await the outcome of the report from Knight Frank on the initial marketing before we take a view on this matter.

The Registered Park and Garden is already at risk due to development, fragmented ownership, and lack of a comprehensive conservation management plan to guide landowners on their joint responsibility for sympathetic stewardship. In the past the lack of a coherent plan for the whole Park against which to make considered major changes to the estate's management has meant that key parkland features have become isolated, as the landscape links between them have broken down or been disrupted by built development or unsympathetic land management such as the creation of sports facilities.

With such extensive significant problems and high vulnerability there are numerous heritage issues and constraints to be addressed before new proposals for additional new development and uses are fixed. Prima facie, any use or combination of uses that involves further fragmentation is a threat to a coherent approach to the landscape in future and therefore needs justifying on this ground alone.

In working towards removing the site from the Heritage At Risk register, which is an objective for both ourselves and Hart DC, we would agree that there is no single period one would wish to use as a governing model for the future. Any development and management should seek to re-establish the landscape framework, visual qualities and connections which combine to create the overall historic design and character, as well as contributing to the biodiversity of the Park. In addition, there is potential for a number of formal features to be recovered in order to provide the foundation for future enhancement and interpretation." - David Brock, Historic England

27.2 Following a rigorous review of options, City & Country and the consultant team worked to refine a set of options for the house and a masterplan for the site which set some of these concerns at ease. Further investigation on site was carried out, including detailed archaeological investigations of several landscape and garden features, and further work was undertaken to show the levels of intrusion on the historic fabric of the listed buildings needed to provide comfortable living / working conditions for users. Our understanding was that subdivision of the house would not necessarily be harmful to significance because the concept of interconnecting rooms is so well engrained in the national psyche that as long as the physical evidence is preserved, everyone would be able to understand the house by reference to its plan – or even as a 3D model or computer generated walk through.

27.3 **We have maintained from the outset that our obligation has been to understand the heritage of the site and propose the optimum viable use for it to preserve it for future generations. Rather than suggesting that the Police College destroyed the landscape framework and that our work would continue this decline, we have wanted to show that the framework is largely intact and that our scheme is predicated on enhancing it.**

27.4 A pre-application meeting was held between the City & Country, the consultant team and Hart District Council at the Council offices on 14 May 2015.

27.5 An Environmental Impact Assessment Scoping Opinion Request was also submitted to Hart District Council to seek the Council's view on whether an Environmental Impact Assessment was required in relation to the proposed development. A Scoping Response was received from Hart District Council on 19th May 2015 which confirmed the need for an Environmental Impact Assessment (EIA). As such, an EIA accompanies this planning submission.

27.6 On 20th May 2015, City & Country held its third public consultation, the feedback from which reinforced our proposals:

- **Attendees felt that it was essential to provide a long term, realistic and deliverable use for the buildings to ensure the historic buildings are preserved for future generations**.
- Limiting the amount of new build to the minimum whilst ensuring deliverablility was also essential.
- Heritage Open Days Access, the provision of a permissive footpath and minimising the number of traffic movements was considered to be essential.
- Retaining the cricket club was of some importance.

27.7 Discussions have also been held with other statutory consultees of the application process including Historic England, Natural England and Hampshire County Highways Department. City & Country hosted a heritage workshop at Bramshill in July 2015 with attendees from Historic England, Hart District Council and the National Trust along with the consultant team and historians Nicholas Cooper and Paula Henderson.

27.8 At every opportunity, the consultant team have worked to ensure that feedback on the options and opinions on the future of the site have been carefully incorporated into all proposals. In response, our proposals have balanced a long term, realistic and deliverable use for the buildings with new build development on the site, provide a permissive footpath and public access and retained the use of a cricket club and grounds. Traffic surveys and assessments have been undertaken which have confirmed that the development would not have a material detrimental impact upon the operation and functioning of the local highway network, and in terms of accessibility, the application site is situated in a location that would give rise to residents and visitors being able to walk, cycle and use public transport to travel to and from the site.

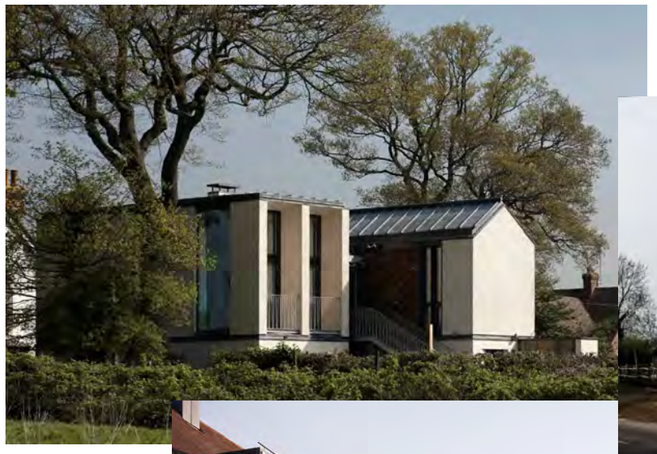
28.0 ADVANCING THE PROPOSALS

QUAD AND APARTMENTS

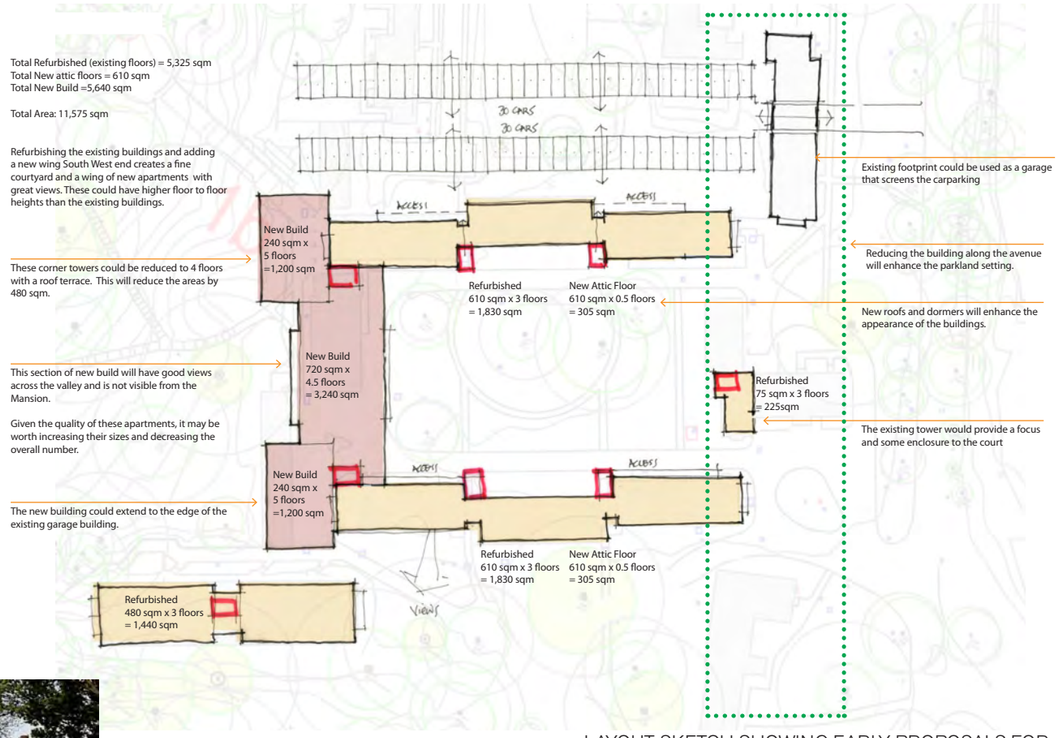
28.1 Utilising some of the existing buildings where possible has also been a key element of our final scheme. Building reuse represents one of the highest levels of sustainable development, as it typically achieves great environmental savings when compared to demolition and new construction. In addition to the house, a number of other buildings which form part of the estate are being reused and converted into new housing and ancillary spaces. These are:

- The Stable Block
- Nuffield Hall
- Beech Hall
- Nightingale Mallard
- Grebe Fieldfare
- Partridge Quail

28.2 The buildings which form the proposed Quad development create a fine courtyard and wings of new apartments with great views across the landscape. 3D massing models were produced early on to show how these forms would sit in the landscape. One of the primary aims was to clear the buildings to provide a buffer zone to Reading Avenue which would be reinstated as one of the main historic avenues through the site.



INSPIRATIONAL IMAGES FOR THE PROPOSED QUAD AND APARTMENTS



LAYOUT SKETCH SHOWING EARLY PROPOSALS FOR THE QUAD AND APARTMENTS

3D MASSING MODEL SHOWING EARLY PROPOSALS FOR THE QUAD AND APARTMENTS

28.3 Following discussions with Hart DC on the heavy building footprint of the proposed masterplan, further options were developed in the thread of utilising as much of the existing building stock as possible. We therefore looked at a scheme which made use of the Wren, Raven, Teal and Swift buildings at the North West edge of the site, which were designed by Haverstock Associates in the early 1990s.

28.4 The double chevron footprint forms a soft edge to the development, feeding into two open courtyards. The buildings are constructed as simple forms with a strong horizontal emphasis, cut into the banks on the northern edge, creating a more sheltered area in front. The location for the buildings was chosen and agreed with Hart District Council, predominantly on the basis that they could still be operationally efficient on the campus and were screened from the house itself due to the existing topography and trees. We therefore felt that it was possible to develop a masterplan which made use of these buildings, considered to be of architectural merit and well built. Our schemes centred on mirroring the chevron footprints either with a new, connecting series of structures or building within the open courtyards. This was supported by additional parcels of development and utilising some of the other existing buildings which comprised the Quad and Lakeside areas.

28.5 The proposals intended to take influences from the historic buildings on the site and from the local vernacular. Features for the new housing included stepped gables, articulated bays and balustrades which are seen on Bramshill House.

INSPIRATION FOR THE NEW BUILD ELEMENTS WAS TAKEN FROM FEATURES ON BRAMSHILL HOUSE

ALTERNATIVE MASTERPLAN OPTIONS SHOWING THE ADAPTATION OF THE WREN, RAVEN, TEAL AND SWIFT BUILDINGS

28.6 Following the funders decision that the conversion of the Wren, Raven, Teal and Swift buildings would not be viable, the masterplan was reworked. This drew some precedent from the previous masterplan by working with the grain of the topography and developing similar parcels of land, except that the housing to the north west of the site would be divided horizontally by a primary access road with mixed housing units to the west of this line, extending down towards the boundary of the Green Ride.

28.7 The scheme maintained the reinstatement of Reading Avenue along with the proposed Quad and Lakeside buildings and proposed to keep clear a distinct swathe of land between the development and listed buildings for landscaping which would screen the housing.

28.8 Simultaneously, the options for Bramshill House were reworked and developed in more detail and following discussions with the National Trust, it was agreed that an option would be put forward which included a suite of rooms on the first floor being kept as public rooms, along with some rooms on the ground floor, managed by a charitable trust. The first floor rooms are considered to form a special processional route which the King would have taken if he visited the house. The option to include a hotel scheme in the planning applications was not taken forward due to operational inefficiencies, viability and intrusion to the historic fabric of the listed buildings. Office use, being a possibility early on in the development of options was instead brought forward, being both policy compliant and relatively easily achieved in design terms. Single residential use had always been looked on favourably by Historic England and as the optimum beneficial use for the house so it was decided to also run this option to planning.

28.9 In October 2015, a heritage study day was held on site, requested by the Society of Architectural Historians of Great Britain and agreed with City & Country. The study day was considered to be a useful peer review session of the three options for the house and an opportunity to discuss future use with neutral party professionals and academics in the field. Feilden+Mawson presented the background to the schemes and displayed images of the 3d model of the house which had been produced in order to identify and demonstrate the sheer complexity of layers within the building. The day was successful in that it had engaged a wide range of people, all of whom had an interest in the site and appreciated the amount of investigation that had been undertaken in order to reach a final set of options.

28.10 The options were presented to Historic England for comment in December 2015. Their response was as follows:

MULTIPLE RESIDENTIAL

The positive aspects of this option are that the more important rooms would be accessible to the public and that the alterations relating to the conversions have been, on the whole, carefully devised to limit impact on the special interest of the building. Nevertheless, there would be some harm arising from this proposal...and that level of harm would only be acceptable as part of a broad scheme which brought with it high levels of public benefit, including creating the optimum viable use for the site. Some of our concerns with this use relate to this question of its viability in the basic sense of whether it could be made to work, functionally as much as financially. The main concerns relating to this use are:

- *The risk to the historic fabric of the house through residential use relating to fire and water damage. This risk would have to be assessed against the relative levels of risk for other viable uses*
- *The impact on the plaster ceilings and on the ability to repair them in the future*
- *The incompatibility of private residential use alongside the public access associated with charitable use. It must be questioned whether this combination is workable or whether each use would be severely compromised by the other.*
- *The viability of the charitable trust use where catering and retail spaces are limited and where opening hours would be restricted to protect the interests of the private residents.*
- *Office, staff room, and storage spaces are likely to be a requirement of any public use but these are not currently incorporated into these plans. The scheme as shown is therefore likely to be unworkable for a charitable/public use."*

WORKING TOWARDS THE FINAL MASTERPLAN LAYOUT

OFFICE USE

"This use should be suitable for the building, in that it is the use in which it has been for decades and in which its qualities were, on the whole, fully appreciable. While there could be some harm from the intensification of the use (leading to plumbing over the fine ceilings, and significant upgrades to the servicing), and from the insertion of the new lift and stair in any case, it is likely to continue to be acceptable and is certainly a use on which further negotiation would be fruitful. There must however be a slight reserve arising from the possibility that the full demands of an actual office user might be different. In particular the provision of access and escape to the second and third floor might not be deemed adequate. We would be keen to see the reasoning on this, perhaps in a summary of the fire advice that we presume has been received."

SINGLE RESIDENTIAL

"This use should be suitable in most respects, because of the ample space and its fit to the likely client. However the weight of numbers of bedrooms on the upper floor would bring some changes that could give pause in this as in other schemes. The likelihood of additional buildings also needs to be remembered."

- David Brock and Marion Brinton, Historic England.

28.11 No comments were received on the final masterplan proposals for the rest of the site which are discussed in more detail in the relevant sections of the design and access statement.

290 CONCLUSION OF THE DESIGN DEVELOPMENT

29.1 Today, the buildings and surrounding landscape at Bramshill are challenged by the need to adapt to changing requirements and circumstances. The extent of change requires a site wide response, which includes the house, other listed buildings and structures on the site (including the curtilage structures) and the listed parkland.

29.2 **Overall, the key aims are to establish and long term and viable use for the listed buildings and improve the quality and legibility of the landscape by removing or adapting more recent campus accommodation buildings. New build units constructed within the site will generate a cross-subsidy to address the shortfall between the cost of works to preserve and convert the listed buildings and the completed value of the newly created dwellings.**

29.3 T**he over arching purpose has been to establish long term beneficial use for the listed buildings which is a key aim of conservation. The estate development proposals which follow are necessary in order to make the scheme viable and show the minimum development necessary to meet the conservation deficit.**

29.4 City & Country have undertaken a three stage public consultation and engagement process to inform the emerging development proposals for Bramshill. They have also engaged with other key stakeholders along the way, and the feedback has been incorporated into these designs.

29.5 The remaining stage of consultation will be an information event, post planning application submission.

29.6 This application is accompanied by a Statement of Community Involvement which details the above events, the comments received to date and the evolution of the design scheme in relation to this engagement process.

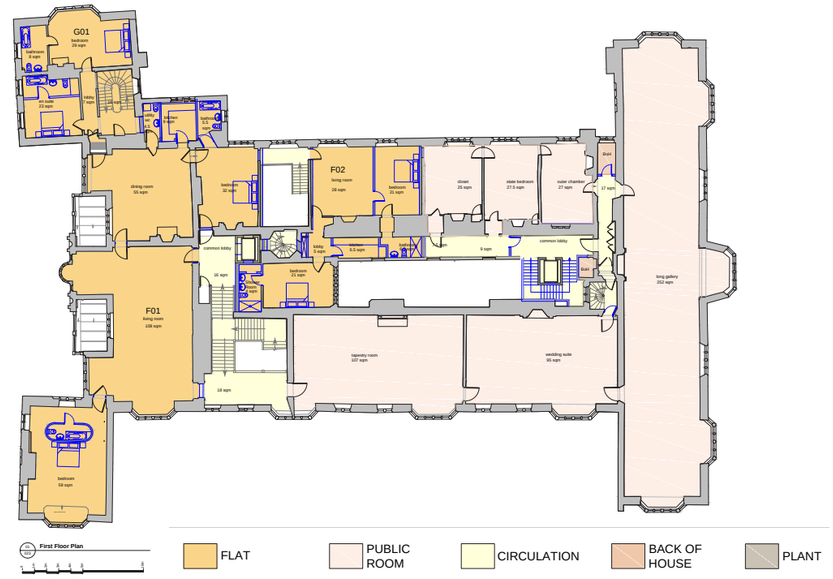
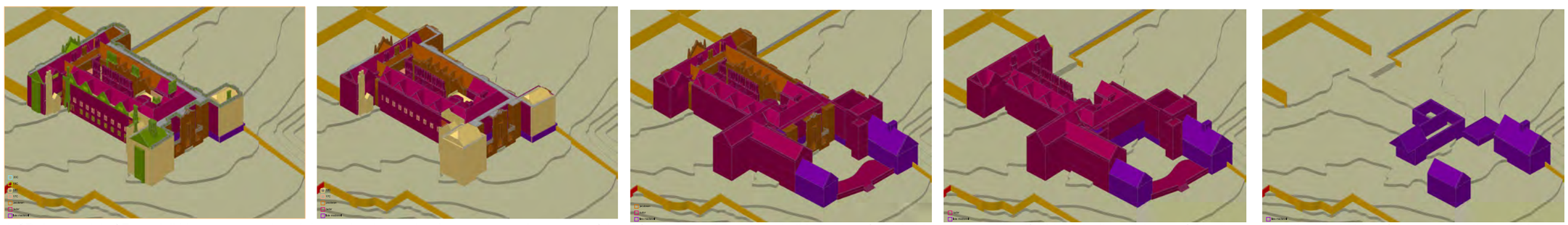


DIAGRAM SHOWING INITIAL LAYOUT OF THE FIRST FLOOR WITH ROOMS FOR USE BY A CHARITABLE TRUST



A 3D date model of Bramshill House was produced during the design development stage. It was a useful tool for showing the multiple build phases, of which 11 have been identified to date. It was also useful in discussion with stakeholders for communicating our ideas for options and how these might be best implemented given the complexity of the fabric.

APPLICATION 1 - Full Planning and Listed Building Consent
Application for:

Conversion of the Bramshill House to **multiple residential use (20 apartments)** with the principal rooms managed by a **charitable trust;**

Conversion of the Stable Block to five apartments;

Adaptation of Nuffield Hall to garages and stores;

Demolition of some of the Police College accommodation adjoining the Stable Block;

Restoration of the walled gardens and management of the landscape;

Associated access, parking and hard landscaping.

(63 car parking spaces, 41 cycle spaces)

30.0 INTRODUCTION

30.1 Some of the most successful adaptive reuse projects are those that best respect and retain the building's heritage significance and add a contemporary layer that provides value for the future. On sites like Bramshill, change is inevitable, as it has been throughout the history of the place. **The primary aim of conservation is the management of change in a sustainable manner in order to pass cultural value on to future generations.** It is important to see Bramshill as a place that has adapted over the centuries and is able to continue adapting, rather than as something that is frozen in time.

30.2 Large mansions like Bramshill were built or expanded on vast estates from the early Tudor period and many reflected a family's wealth and power, and accommodated their extended family, important guests and a large number of servants required to maintain the house and family's lifestyle. This continued for many centuries, with each new occupant adapting the house to his or her personal tastes and requirements.

30.3 However during the early 20th Century, with the diminishing income from farming, the increasing wages of staff and their movement to cities, and the invention of electricity, plumbing and domestic appliances, large houses with many staff became impractical to maintain.

30.4 From about the mid 20th century onwards, many country houses were either demolished, used by institutions or in the case of those further away from larger cities (and hence not a practical weekend country retreat for the wealthy), have been converted into apartments.

30.5 The conversion of these important historic buildings to apartments is not a new concept since it provides a balance between the economic viability of maintenance and upkeep and the need to establish beneficial use.

30.6 There are multiple examples of successful conversions of Grade I listed buildings into apartments across the UK. City & Country have been responsible for the conversion of the Grade I listed Balls Park in Hertfordshire into luxury apartments so understand what is required in order to achieve viability, maintain the cultural value of the building and provide luxury accommodation satisfying the aspirations of their business model and for end users.

30.7 There is now an opportunity to sensitively introduce change to Bramshill for the better. The images opposite are taken from an early edition of *Country Life* magazine and show what the interiors of the house looked like in the late 19th Century. Needless to say they are drastically different from what we see today: poorly executed decoration and presentation of fine rooms, deterioration and damage to important fixtures and fittings, an incoherent servicing strategy and incremental repairs and upgrades to the historic fabric which could be substantially improved. As such, our proposals have been directed to areas which would benefit from improvements and balanced with the need to provide a safe, accessible and attractive new environment for its users.

30.8 Converting Bramshill House into apartments with some rooms being managed by a charitable trust could also be the most viable option because there is a return of capital on the sale of leases to the flats, there will still be single management for the house and its immediate setting and the number of flats possible will spread the overhead service charge keeping it at a manageable number. Having a single management strategy with restrictions in place to satisfy the terms of the National Trust covenant and the SPA, could well be the best solution for the future.

30.9 However, the capital business model does not work without input from development elsewhere on the site and so this application is presented alongside applications 4, 5 and 6.

30.10 Aside from assessing the viability of this scheme, the following considerations have been at the forefront of these proposals:

- **Establishing long term beneficial use for the listed buildings - The core of effective conservation of**

Early photographs from Country Life magazine showing interiors of Bramshill during occupation by the Cope family.

historic buildings is to maintain them in use. An empty, unused building is immediately at risk. Beneficial use is one which is capable of providing the income stream necessary for the long term repair and maintenance of the building without damage to the cultural value of the building, and the optimum beneficial use is one closest to the original design intent. For Bramshill House that would be residential use. The proposals to convert the house into residential apartments fulfil this in the sense that the principal purpose for which the building was originally built is still maintained. Residential use is an important part of the historic value of Bramshill and in contemporary terms, the conversion of the house into apartments strikes an important and realistic balance between use and occupancy.

- Balancing the demands of the conservation of the natural environment with the needs of the historic buildings and landscape: As it stands, this scheme is not policy compliant because it involves residential development within the 400m SPA exclusion zone. One of the questions that this design and access statement seeks to address is whether the terms of the SPA can be satisfied with covenants on residential use which would mean that a balance can be reached between establishing beneficial use for the listed buildings and adhering to the level of protection required over nearby bird species. It begs reason that a balance can be achieved and that the historic buildings and important ecology on and nearby the site can happily co-exist.
- Restoration and renewal of the listed buildings and structures: The introductory sections of this document have highlighted that the listed buildings are not in a good condition and that they would benefit from much needed repair and restoration. Enhancing the heritage assets is a key part of the successful delivery of this scheme and an important public benefit. Further details on the current condition of the listed buildings can be found in the condition survey, undertaken by Purcell in 2015, and included with this application.
- Opening the site and buildings for public access - Another key factor is the degree of public access that can be provided. If the reason for designating buildings and giving them greater protection is to pass on their cultural value, then this cannot be easily achieved if the public do not have access to the building. Interpretation and explanation of the building and its value will also be provided. The proposals for multiple residential conversion include the retention of fine rooms in the house for management by a charitable trust which will effectively enable them to be open to the public.

31.0 CHANGE

31.1 Few places are so sensitive that they, or their settings, present no opportunities for change.

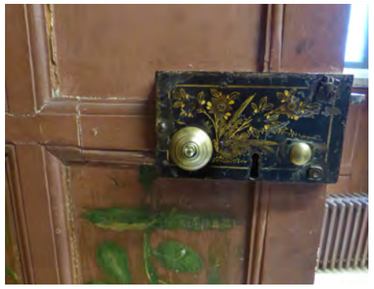
31.2 For the listed buildings, changes have been made only where necessary and generally in areas considered to be of lower sensitivity. Whilst some changes are essential, they have been designed to not materially harm the values of the place, and by maintaining some of the fine rooms in the house as publicly accessible museum-like spaces, this value is further reinforced.

31.3 The historic fabric has been the most important driver for the layout of apartments with more sensitive spaces remaining undivided and detrimental elements being removed in order to better enhance the significance of the place. Where change is proposed in areas considered to be more sensitive, these proposals have been developed carefully, looking at all possible alternative options and crucially, have been balanced with the need to provide inclusive access, improved circulation and fire compartmentation. The proposals have been developed to have the least impact overall on the historic value and significance of the listed buildings. The Stable Block will be completely re-presented for the better, with the demolition of unsympathetic 20th Century buildings and interior treatments. Previously used as offices and storage space with redundant areas in the basement, we are proposing five new apartments, four of which have level access. Nuffield Hall is an interesting reminder of the Police College occupation of the site and a building which we feel lends itself well to conversion. It will be adapted to provide garaging and storage space for residents.

31.4 The proposals have incorporated the following key considerations which were identified and refined during the design development:

31.4.1 FINE INTERIORS - These presented a challenge prior to the proposals to keep the fine rooms managed by



How not to treat the interiors and fixtures and fittings. The Police College occupation has been damaging to the building, not only physically but in the way that interior spaces (particularly the fine rooms) have been presented. A single management strategy is proposed to deal with this an ensure that historic features are not vulnerable to damage or loss of value with the proposed use.

a charitable trust. If wet rooms with drainage were needed within a large room then we looked at providing pods which read visually as pieces of modern furniture, on the assumption that drainage and other services can be fitted into the floor beneath them. Following the decision to keep some of the fine rooms open as public spaces, it was therefore easier to fit bathrooms and kitchens into areas which are less sensitive. Wet rooms above the ornate plaster ceilings have required secondary catch trays below the visible floors to take any leakage away from the ornate plasterwork and they have been located in order to make the most effective use of drainage runs, taking water away from the important ceilings and making sure they will not damage any important features or structure, such as plasterwork, beams or features in adjoining rooms. Extensive study of the existing floor structures has been undertaken in order to assess the suitability of installing bathrooms in the proposed locations, void depths for accepting pipe runs, secondary catch trays and ME ducting. The proposals to incorporate new elements alongside fine interiors is an important part of providing safety and livability to potential occupants. Alterations have been proposed so that there is as little intervention or destruction to historic fabric as feasibly possible and where new work is proposed, we want to keep it as unobtrusive as possible whilst having a distinctly modern feel.

31.4.2 INCLUSIVE ACCESS - Historic buildings do not tend to be easily accessible for those with impaired movement. Bramshill is no exception and initial analysis showed that it had no inclusive access. In addition the staircases are not all easy to use and the general circulation is not immediately clear to the visitor. In order that beneficial use can be established, including public access to the fine rooms, passenger lifts will be provided in core 4, core 3 and a platform lift at ground floor level in core 2. This will allow visitors level access to all public spaces within the house and provide some level access for occupants. One of the flats has been designed to be DDA compliant (along with the other four in the Stable Block). Inclusive access is considered necessary if public access is to be provided. Where interventions are proposed in order to provide inclusive access, they have been designed as sensitively as possible and located in areas of the house where they will not be visible from the exterior.

31.4.3 PUBLIC ACCESS - There are a number of entrances to the Mansion, the grandest of which is the south west entrance which leads into the hall. However, the best visitor entrance seems to be the north east entrance as it would enable more direct level access to the fine rooms on the first floor. There are a number of other entrances into the building and some older blocked entrances which could be unblocked however this would require further changes to the exterior which are deemed unnecessary. The most likely day to day entrances are those with close access to the roadway running north east of the building. Entrances from the terrace or from below the terrace have been limited to use by residents in the respective apartments. This was inevitable as the important raised level of the terrace was to be maintained.

31.4.4 CIRCULATION - There are four existing entrances to the house which connect directly to the internal circulation, the south west entrance into the hall, two north west side entrances and the north east entrance. Because of the plan configuration there are effectively two internal circulation systems, one at each end, but no single stack of vertical circulation from top to bottom of the house. As the two spiral staircases can be upgraded to act as fire escape routes, although they seem to be constricted to use as main stairs, then introducing lifts into the building seemed more effective than re-configuring or adding stairs. A number of possible lift locations have been considered but only two deliver from basement to second floor. During the design development process, we produced an options matrix for possible lift locations and the most suitable have been incorporated into the final proposals.

31.4.5 COMPARTMENTATION, FIRE RISK AND ESCAPE ROUTES – The house has not been divided into fire compartments internally, and given its age and the extent of wooden panelling, has a high fire load. Currently empty, it is at high risk, particularly as the electrical systems are reaching the end of their working life. Multiple residential use requires considerable work to be done to provide compartmentation in floors and walls for fire (and sound). The simplest way to do this would be to create vertical compartments using walls as the barriers, but the way the building has evolved only leaves the north west wing capable of being treated in this way. The highly ornate plaster ceilings on the first floor create a number of rooms which are “indivisible”, so compartmentation will have to be effected in the floors. The techniques for doing this are reasonably straightforward, but the ornate plasterwork which is sensitive and fragile will make this more difficult. We have worked closely with JGA fire consultants, Compco and followed recent Historic England guidance in order to develop a strategy which is least intrusive to the historic fabric.

31.4.6 MEP REPLACEMENT - The ME systems are all at the end of their useful life and will need to be replaced entirely. Our strategy for the listed buildings is discussed in more detail in later sections of this design and access statement, but broadly, we are working with the grain of the listed buildings. Once the fire compartmentation, detection and suppression systems, circulation and services strategy are established and robust, the intention is to leave the rest of the fabric alone as much as possible

31.4.7 PROVIDING ATTRACTIVE AND ENJOYABLE PLACES TO LIVE - We are proposing to work with the original period features to ensure none of the historic beauty is lost in the conversion process. Externally, the buildings will be brought back to life with careful repair and minimal changes, removing detrimental elements and enhancing the historic structures. The gardens surrounding the house will be beautifully restored as shared amenity spaces for residents to enjoy and the public to experience, whilst the wider parkland provides an important backdrop and will be managed accordingly. It is crucial as part of the design process that the end result is both practical and enjoyable, sustaining the listed buildings for future use and creating attractive new spaces which are the next period of evolution in the history of Bramshill.

Exemplary interiors from listed buildings converted into apartments by City & Country.

31.4.8 SUMMARY

The proposal delivers high quality design, materials and detailing and importantly ensures that a coherent relationship is maintained internally between rooms and areas and the house as a whole. For example, the basement flats utilise some spaces on the ground floor considered to be secondary to the principal rooms, whilst keeping the vaulted undercroft beneath the hall as an undivided space and the fine rooms on the first floor considered to be a progressive sequence of spaces have been set aside for management by a charitable trust with public access. Elsewhere, fine rooms, historically used as bedrooms and family rooms have been kept as such, whilst smaller apartments have been placed on the second and third floors where division of less important spaces is considered more acceptable. Underlying all of the work to date is a respect for the values of the heritage assets which have not been compromised. Whilst change is inevitable, it has been approached with the importance of the house and its historic landscape setting at the heart. Other necessary works have been designed to lessen the risk or consequences of disaster, particularly fire risk which is high whilst the house remains uncompartmented and unoccupied. A series of policies have been established in the Conservation Management Plan which include the importance of risk assessment and disaster mitigation and contingency. Energy efficiency (in production as well as use) has also been important, including the sustainable sourcing of materials, and environmental good practice guiding all new work whilst respecting the heritage values of the place.

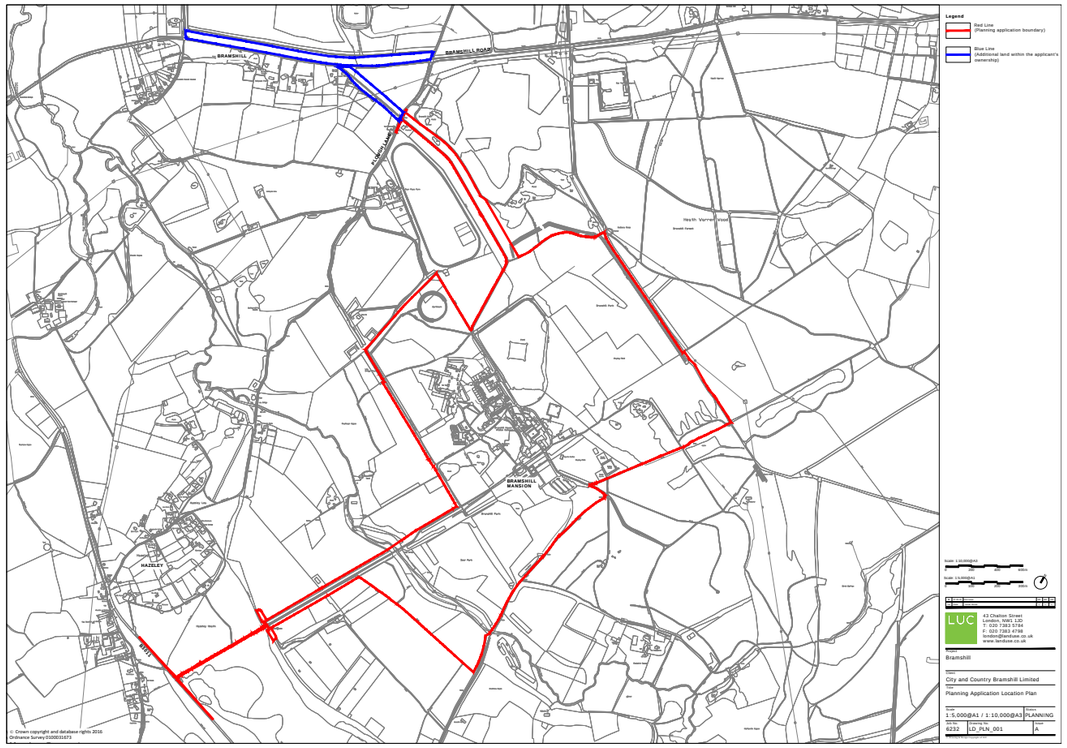
Overall, multiple residential use is the most realistic, deliverable and beneficial use for the heritage asset and delivers the following benefits:

- Less impact on the historic fabric of the house;
- 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;
- Provision of public access to some of the fine rooms in the house.

32.0 AMOUNT AND USE

- **House GIA = 3487m²** Stables GIA = 358m²
- House GEA = 1565m² Stables GEA = 430m²
- Nuffield Newsam GEA retained = 479m²
- **Stables + Nuffield Newsam total GIA = 1316 m²**
- Garaging and stores in Nuffield Newsam = 10 no. garages and stores
- No. of residential units in house= 20
- No. of residential units in Stables = 5
- Charitable Trust Areas =
  - Basement storage – 19m²
  - Ground Floor – 340m² + 8m² storage
  - First Floor – 826m² + 7m² storage
  - Charitable Trust in Nuffield Hall 171m²
  - Cricket pavilion area = 216m² is shared with cricket club
  - About half is tea room/kitchen store +kitchen = 108m²
  - Charitable trust ticket office +store in cricket club= 7.2m²
  - **TOTAL CHARITABLE TRUST AREA = 1702.2m²**
- Parking spaces total = 63
- Cycle spaces total = 41

This application is for conversion from class use C2A to class use C3 (multiple residential) and D1 (museum space).



REDLINE BOUNDARY FOR THE APPLICATION

33.0 SCALE AND APPEARANCE

33.1 The scale and proportion of the house are part of its architectural importance and aesthetic appeal and commensurate with the Jacobean love of high elevations, symmetry, piercing skylines and an appreciation of the Classical orders. One of the fundamental differences between the Jacobean Bramshill and the Bramshill we see today, is the loss of two huge wings, projecting from the South West front and providing what was presumably an entrance court and a sequences of exterior spaces that one would have progressed through upon arrival.

33.2 Despite this, the house retains its great presence in the landscape and therefore there are no proposals to alter the scale of the mansion, and any external changes which might affect its appearance have been kept to the absolute minimum, and only where completely necessary.

33.3 The greatest change of all is the provision of a lift in the central lightwell. This will change the existing massing however the central lightwell is considered to be a service space and secondary to the fine, principal areas and elevations. It is assessed as less sensitive overall and although it is graced by the presence of an impressive 17th Century chapel window, still demonstrates that the house, like many other great houses of the kind, was designed to be outward looking. It is assessed that the changes in massing by the provision of a lift in the lightwell will lead to less than substantial harm overall which is balanced with the need to provide inclusive access, public access and crucially in order that a long term beneficial use for the house is established as soon as possible.

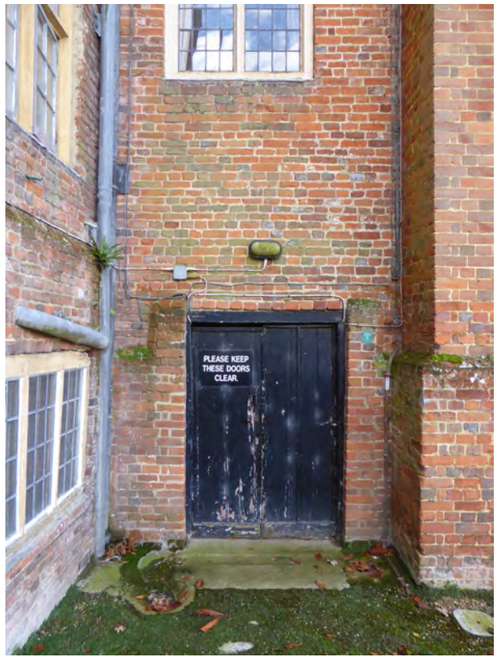
33.4 Our proposals keep changes in the appearance of the house to a minimum.

33.5 On the North West elevation, two windows will be reinstated, and the exit door from the basement in the West corner will be replaced. On the South West, a fire escape door onto the roof leads is proposed which on assessment will be barely visible at range and not visible from the immediate areas outside the house. Photographs have been included below which demonstrate this.

33.6 Other relatively minor changes in appearance include the reinstatement of a window on the north east elevation, along with the replacement of an existing vent for a window, and on the south east elevation, a small section of the stone balustrade will be removed in order that it can be fully reinstated in place of the existing iron balustrade which was put in place during the Police College occupation in the 20th Century. Replacement of the existing would be seen as an enhancement which is considered to be detrimental to the appearance of this elevation.

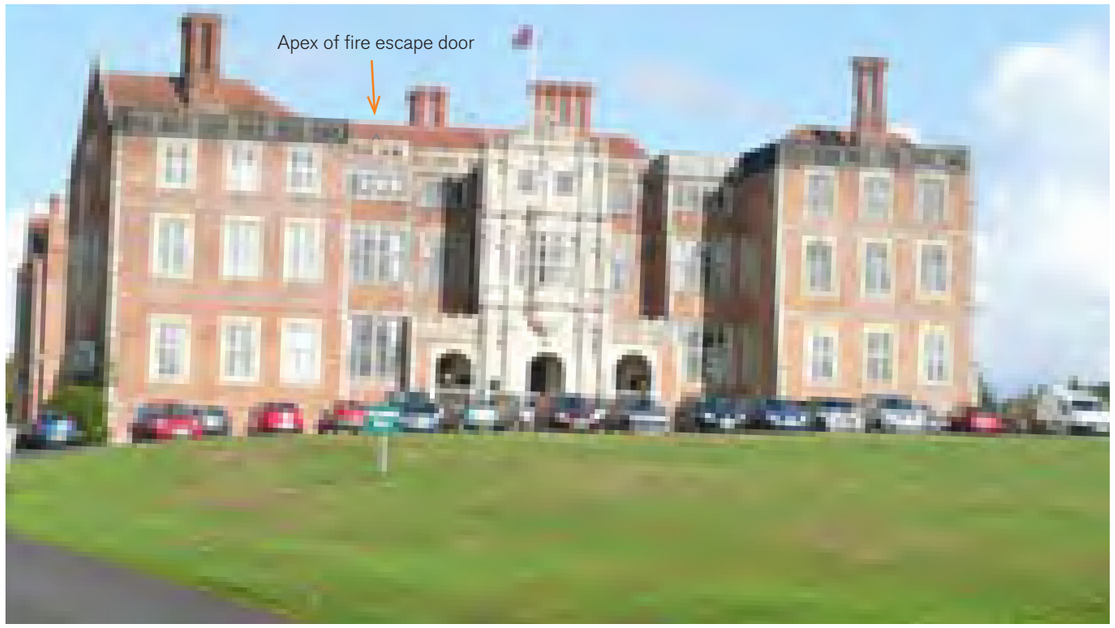
33.7 Otherwise, any further change has been concentrated to the central lightwell which is not visible from the exterior and only partially visible when circulating the interior. There are no windows looking on to the lightwell from the south east range or any of the fine rooms so we know that it was never intended to be seen. Windows looking on are from the stair turrets only, to provide light to these interior circulation spaces. The lift will also provide level access to a second floor flat which has been designed specifically to accommodate occupants with impaired mobility.

33.8 In order to install services for the flats, such as kitchens and bathrooms, some change is proposed to the “dark corridor” which was built by William Cope in the 19th Century. It was designed to provide improved circulation around the House when it was used as a single residence. It has been identified as an area which is less sensitive overall and therefore any changes that are required have been concentrated to this area as much as possible. This will include the blocking of some windows and the creation of 2 separate doorways on the ground floor from the flats to the lightwell area. It is assessed that the changes in the lightwell will lead to less than substantial harm overall which is balanced with the need to provide inclusive access, public access and crucially in order that a long term beneficial use for the house is established as soon as possible.



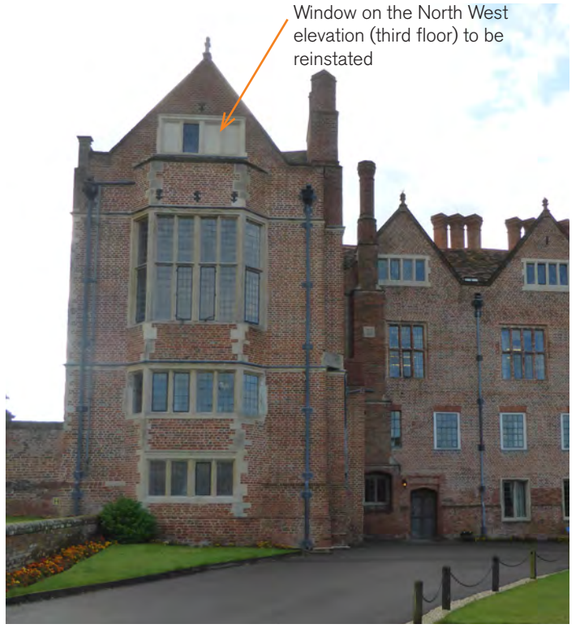
Existing double doors from basement to be replaced with a single door


Window on the North West elevation serving the basement to be reinstated



Apex of the fire escape door which has been shaped to mirror the existing roof structures. This photograph of the South West elevation shows that the addition will be barely visible at distance. The materials will sufficiently disguise the appearance of the door from a distance.


The fire escape door is set back from the parapet and not visible from outside the house.



33.9 THE STABLES – Removal of the 20th century additions from the Police College occupation will help to restore the general aesthetic appeal and coherence of the building. Historically, stables were gradually superseded by cars as a means of transport and so no-longer-needed stables were usually converted or demolished altogether. The fact that the 19th Century stables do still survive is important and by using the building for apartments, its value as an integral part of the Bramshill estate will be maintained and its appearance enhanced. Generally, when buildings are converted in this way, it is more likely that new residents will pay better care and attention to their homes and therefore the overall appearance will be kept up. The proposed areas for demolition will remove poorly considered additions and junctions with the listed Stables. The removal of these will be an enhancement and will reduce the overall scale to give the area a more domestic feel.

33.10 NUFFIELD HALL – Nuffield Hall is considered to be of some architectural merit and has an interesting built form. As a relic of the Police College occupation, it is proposed to keep the building with some minor changes to convert it to garaging and storage. The proposal will keep the overall form and as with the proposals for the Stables, will remove awkward adjoining additions which are considered to be detrimental, thereby improving the overall appearance and scale.

33.11 LANDSCAPING - Conserving the walled gardens surrounding the house will significantly enhance their appearance and the interpretation of their historical value. The proposals do not involve any intervention but a careful strategy for repairing and restoring the existing. Further details on the landscaping proposals are set in the following sections.

34.0 MATERIALS AND DETAILING

34.1 Original material is unique; once it is removed much of the character and significance of a building goes with it. Nonetheless, even the most durable components will eventually need to be repaired and this scheme proposes using authentic materials and techniques where possible.

34.2 The policies in the CMP have been generated in order to manage small or incremental changes during the lifecycle of the building. Whilst the proposed changes to the house are detailed on the accompanying planning drawings, it is also likely that further work will be identified once the building is opened up and we presume that further works as a result of new discoveries will be captured by conditions at a later date and subject to separate applications if necessary.

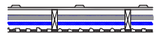
34.3 In general, the proposals seek to replace like for like.

34.4 Where new work is proposed, the following materials will be used:

- Walls and wall linings: Some of the walls will be upgraded and elsewhere, the drawings show where new walls are proposed. The materials are given in more detail on the table opposite.
- Windows and doors: Will be assessed individually on a case by case basis. Many of the historic doors are fragile and some are significant to particular spaces. A blanket approach for any upgrade works will not be appropriate.
- Roof materials: Lead roofing where new work is proposed.
- Roof lights: Conservation roof lights are proposed designed with slim, clean lines and a low-profile to match the existing roofline. Offers a paintable moisture-resistant internal lining, which sits flush to the reveal and can be finished to blend with the internal décor.

Proposed new and upgraded wall Options.

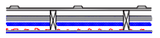
WALL TYPE KEY - EXISTING WALL UPGRADES (E)



E1

Wall Type E2: Existing Lath and Plaster wall upgraded to compartment wall.(to achieve 1hr FR . Min 40 Rw dB)

- Where access behind paneling is easily archived without undue damage fire protection and insulation to be fitted behind.



E1a

Wall Type E1a: Existing Lath and Plaster wall upgraded to compartment wall.(to achieve 1hr FR . Min 40 Rw dB)

- leave Paneling and remove Lath and Plaster. To fit fire protection and acoustic insulation.Behind paneling and floor , wall and ceiling junctions.

E1b

Wall Type E1b: new fire board and acoustic insulation fixed to 70mm stud infront of existing wall structure. Where full protection can be achieved.

E2

Wall Type E2 : Existing Paneled wall (both sides) upgraded to compartment wall.(to achieve 1hr FR . Min 40 Rw dB)

- remove paneling on one side and re hang on 18mm OSB on two layers of fire board on 70mm studs with insulation between.

E2b

Wall Type E3: Basement Tanking

- 9mm of Newton Mesh Membrane.
- 3mm render to match existing finish.

E2b

Wall Type E4: Existing Lath and Plaster wall (both sides) upgraded to compartment wall.(to achieve 1hr FR . Min 40 Rw dB)

- New fire board and insulation fitted infront of existing L&P. ensuring all voids our given protection.

WALL TYPE KEY - NEW WALLS (N)

N1

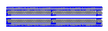
Wall type N4: Internal metal stud partition walls. Comprising: British Gypsum 70mm S50C studs @ 600mm centres with 50mm Isowool APR 1200 insulation, single layer 12.5mm wall board to both sides, 3mm skim finish.

N1a

Wall type N4a: Internal walls with additional 18mm OSB to one side, allowing kitchen units/ paneling to be hung.

N1b

Wall type N4b: Internal walls with additional 18mm OSB to both sides, allowing kitchen units/ paneling to be hung.



N2

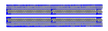
Wall type N2: New Metal stud Compartment walls

Comprising: two layers of British Gypsum 70mm S50C metal studs @ 600mm centers with 50mm Isowool APR 1200 40mm gap between two layers of studs, two layers 15mm British Gypsum Soundbloc to both sides, 3mm skim finish.

N2a

Wall type N2a: New Metal stud Compartment walls

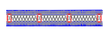
Comprising: two layers of British Gypsum 70mm S50C metal studs @ 600mm centers with 50mm Isowool APR 1200 40mm gap between two layers of studs, two layers 15mm British Gypsum Soundbloc to both sides, 3mm skim finish.Additional 18mm OSB allowing kitchen units / paneling to be hung.



N2b

Wall type N2b: New Metal stud Compartment walls

Comprising: two layers of British Gypsum 70mm S50C metal studs @ 600mm centers with 50mm Isowool APR 1200 40mm gap between two layers of studs, two layers 15mm British Gypsum Soundbloc to both sides, 3mm skim finish. Additional 18mm OSB to both sides allowing kitchen units / paneling to be hung.

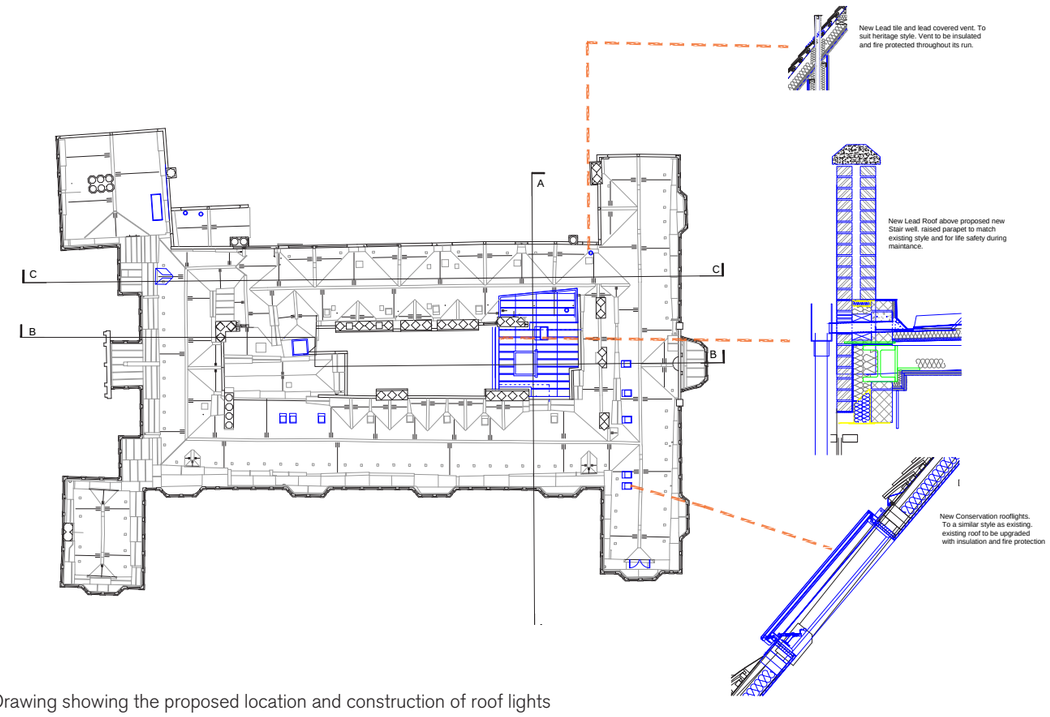


N3

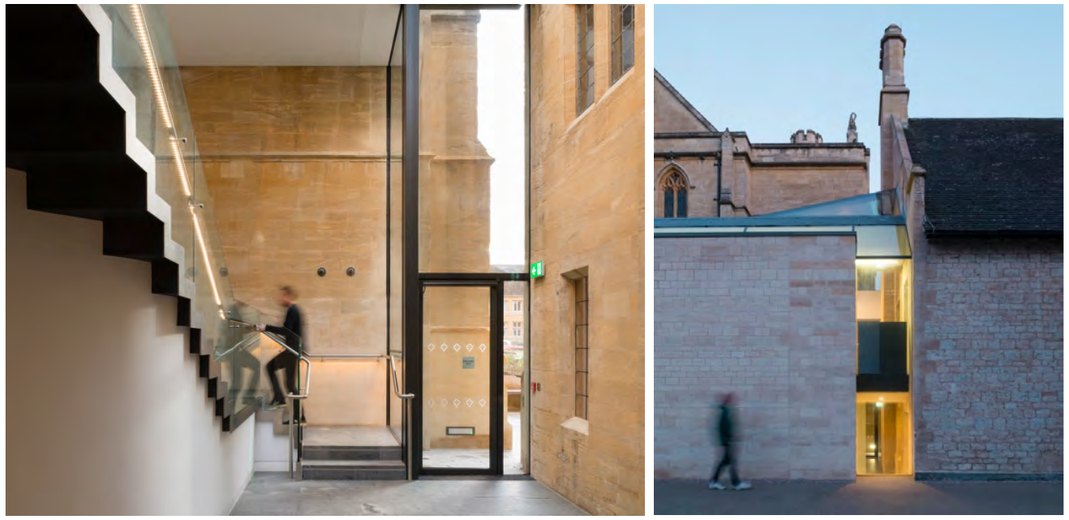
Wall type N3: New Timber stud Partition wall

Comprising: crossbraced lightweight timber with plywood cladding with 100mm Isowool between studs, two layers 15mm British Gypsum Soundbloc to both sides, 3mm skim finish. (To act as a deep beam to spread load to main walls and reduce load on actual floors)

PROPOSED WALL AND WALL UPGRADING MATERIALS



Drawing showing the proposed location and construction of roof lights



Example images showing how the junction between new and old can be managed sensitively and innovatively, particularly when integrating new access and circulation to historic buildings such as stairs, glazed screens and lifts. http://www.batstudio.co.uk/East-Range-Mansfield-College

Example images showing leading roofing and conservation roof lights

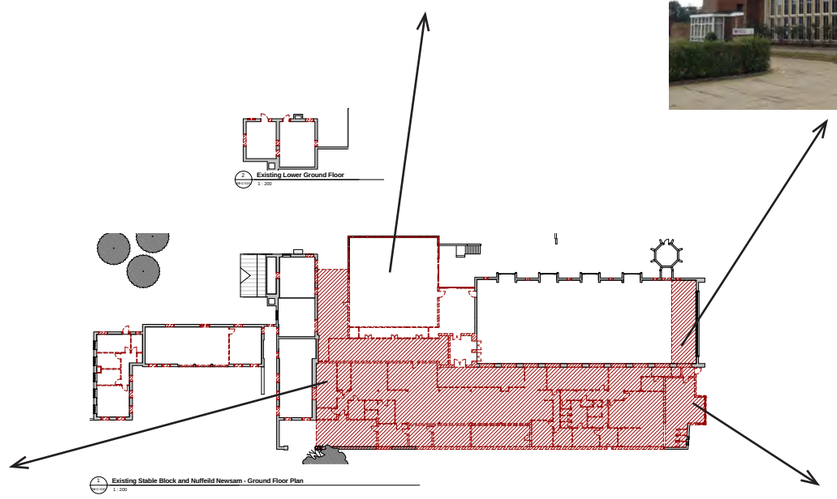
Detrimental elements to the appearance of the house include the metal railings on the terrace front which were instated during the Police College occupation. They are not sympathetic to the fine features of the south east elevation and should be removed.

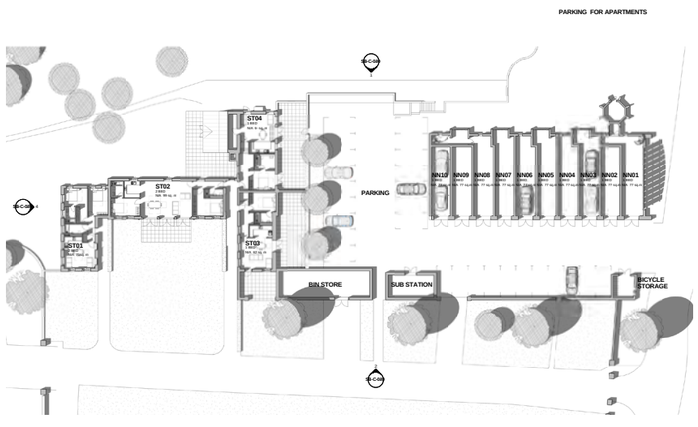
Previously, the South West front was used for parking which detracted from the appearance of the Mansion. The proposals include a revised strategy for vehicular access and parking which diverts cars away from the principal front.

Removing 20th Century additions adjoining the Stable Block will enhance its presence and historical value. Its original form will be more easily interpreted and the important relationship with House reinstated.

Inconsiderate additions to the listed Stable Block

Nuffield Hall is of some merit and can be effectively adapted for use as garaging and stores





The junctions between old and new are poorly conceived and will be removed

VIEW OF THE STABLE BLOCK FROM THE NORTH WEST SIDE OF THE HOUSE, LOOKING NORTH

EXISTING

PROPOSED

Modern buildings adjoining the Stable Block have been cleared and the parking and hardstanding area outside has been removed to create a more intimate and attractive space. The hard landscaping around the house has been revised with the reintroduction of the grassed area in the turning circle and new landscaping materials.

VIEW OF THE STABLE BLOCK FROM THE NORTH EAST SIDE OF THE HOUSE, LOOKING NORTH TOWARDS THE MAIN LAKE

EXISTING

PROPOSED

Modern buildings adjoining the Stable Block have been cleared allowing a clear view from the North East elevation of the house (the Long Gallery) to the main lake.

35.0 ALTERATIONS TO LISTED BUILDINGS

BRAMSHILL HOUSE

Details of the proposals are illustrated in the submitted drawings and the alterations are set out in the tables on the following pages.

35.1 ALTERATIONS GENERALLY

- Introduction of fire compartmentation on each floor to arrest the spread of fire throughout the house.
- Improvements to means of escape (see JGA fire strategy report)
- Provision of inclusive access and public access to the listed buildings
- Repairs to historic plaster ceilings - as part of the works full repairs to all the ceilings will be carried out avoiding need for access in the short and medium term. If access was required later on the floors could still be taken up above and the ceilings repaired. There could be a clause in the house deeds that gives the charitable trust a right of access in the future if needed.
- Electrical services upgrade.
- Heating services - Independent boilers for each apartment
- Water services and foul drainage: Bathrooms and wet rooms have been located to reduce the risk of leaks over important rooms. In the instance where these have been planned over historic ceilings, secondary catch trays have been added beneath to direct water away from the ceiling.
- Service risers: The risers are planned in locations to cause the least amount of damage to the historic fabric.

35.2 ALTERATIONS TO ROOF AND ROOF STRUCTURE

1. Conservation roof lights will be instated to provide natural light and ventilation to the proposed apartments on the third floor. These will not have an affect on the appearance of the house from outside.

2. Smoke vents will be instated as shown on the drawings, in line with the proposed fire strategy for the house.

35.3 ALTERATIONS TO EXTERIOR

Externally, changes have been kept to a minimum and only where completely necessary. The external elevations, particularly the principal elevations (north east, south east and south west) are considered to be of high architectural merit and sensitive. They illustrate the revolutionary development in house design in the early 17th Century which inverted the medieval courtyard house into the outward looking house with a small residual court or lightwell at its heart. The changes proposed are both minimal and restorative.

- Reinstatement of windows previously blocked
- Removal of steel balustrade on South East front and reinstatement with more appropriate design
- Replacement of a door serving the basement (North West side)
- Glazed windows and doors at third floor level which will not be visible from outside the house.
- Fire escape door added at roof level (South West front)
- Re-configuration of space within the central lightwell including: reinstatement of blocked windows at third floor, new window openings to light the basement areas, removal and reinstatement of windows along the dark corridor at ground floor and addition of doors leading to the central courtyard, excavation of the central lightwell, lowering the overall floor level, insertion of new passenger lift with circulation stairwell.

35.4 ALTERATIONS TO INTERIOR

The following table is not intended to be an exhaustive list of changes. The drawings accompanying this application give full details of all the changes proposed to the listed buildings. The most significant changes are discussed below where they will have an effect on the historic fabric or overall character of the place. Otherwise, changes are discussed which have been integral to the delivery of the key design strategies, predominantly fire, structure and M+E.

	ALTERATION	CURRENT CONTEXT & REASON FOR ALTERATION
	BASEMENT	
1	Dropping basement floor level throughout to accommodate sump pumps.	The addition of sump pumps in the basement is necessary for the removal of water from the sump basin and will help eliminate possible damp in basement apartments. There is currently extensive damp throughout the basement and standing water in some areas. In historical terms, a blocked doorway (indicated by a brick arch) at west end of the southern corner turret (corresponding to B.15) relates to a lower level than the present floor of the room within, which is nonetheless lower than that of B.15. At some point - probably during the 16th Century, the basement was much lower than the 17th Century basement. Original 17th Century flooring materials exist in much of the basement today although the loss of the projecting wings on the south west front has diminished the overall size and the truncated wings in the basement have been substantially altered (internally and externally). The proposals will reinstate any historic flooring which is removed temporarily.
2	Removal of redundant services throughout basement.	New integrated servicing strategy to be introduced throughout the house. The services are currently at the end of their useful life. An improved wiring strategy will also alleviate the need for unsightly cable trays suspended from the ceilings and improve fire rating.
3	Demolition of 20th Century doors and partitions in basement.	Necessary for the proposed apartment layouts which have been designed to the recommended fire strategy set out in JGA fire report, 2015. The existing partitions are considered to be of no historical value.
4	Demolition of stair ST.10 and replacement to allow access from apartment G01 to exterior	Allows protected alternative escape route to flats above. Due to the sloping site, this core is entered at basement level and extends to Third Floor, which is 13.2m above ground level. However, Third Floor is the upper level of a duplex apartment. Therefore the common part of the stair extends between Basement and Second Floor. The apartment will have a protected hallway and be code compliant. Stone surfaces of the existing stairs are weathered /worn and repointed previously. Brickwork to sides of steps is in poor condition with eroded joints and cementitious repairs. Tubular metal handrail with paint finish in poor condition.

5	New wall linings throughout basement (Newton 500 series/50mm tanking)	Prevent damp penetration and reduce noise impact. The wall finishes are in poor condition where render has previously been applied directly to brick and currently suffer from extensive damp.
6	New window proposed in B.05	This area of the basement is the most complex historically and it is clear from wall thicknesses that old work has been married to new. The location of the proposed window has been subject to extensive change and is shown with a substantially different footprint on the Justis plan of 1699. The addition of a window here will provide natural light and ventilation into the proposed bedroom/dressing room and act as a possible fire escape.
7	Floor lowered in B.05	Existing floor is brick, with raised brick platforms on 3 sides. Floor uneven with some cracked bricks. Lowering the floor will provide adequate ceiling height for habitable space.
8	Blocking doorway between B.12 and B.13	This will allow for the creation of a separate museum storage space in existing B.13. The spaces are shown as undivided on Chapman's 1763 but not considered to be of high historical value, being used as areas to serve the principal rooms above.
9	Blocking doorway between B.13a and B.13	Allowing for creation of separate flat and a museum storage space in existing B.13.
10	Creation of new windows (North West elevation) for apartment B02	The new windows are necessary for the provision of natural daylight and ventilation into the apartment. By placing them on the north west side, they will be contained to the central lightwell and not affect the appearance of the building from the main exterior. Vents/openings appear to have been created here in the 17th Century as shown on Chapman's basement plan of 1763
11	Provision of protected hallway for apartment B02	Creates separate access to apartment B02 and to the adjacent plant room. The apartment has been designed with a conventional layout with each habitable room accessed from a protected entrance hallway.
12	Fire resisting wall with F020 door in B02	Separates two escape routes
13	Tunnel B.21 adapted for alternative means of escape	Steel gate to brick vault opening currently (damaged brickwork externally, part of brick arch missing). Work will make good the brickwork to arch and repairs generally following assessment of structural integrity of the vault by a specialist. It is unclear whether this was once open but visual inspection indicates it may have been a doorway originally
14	Staircases added in B.19 and B.09	Staircases will provide connectivity to the rooms above allowing privacy for residents and the effective utilisation of spaces which are otherwise generally cut off from the main circulation routes in the Mansion. Alternative escape routes to two separate stairs will be provided for the newly created apartments B06 and G01. G01 is an open plan duplex apartment, which are not covered in BS fire code guidance however this is a common occurrence in residential design and a fire engineering solution will be developed to deal with this.
15	Base of platform lift occupying part of B.03	A platform lift has been installed at ground floor level to provide level access to the ground floor areas managed by a charitable trust.
16	Blocking doorway between B.04 and B.06	Enables the creation of a separate apartment.
17	New stairs in position of ST.09	Access for apartment B01. Designed with a conventional layout, with each habitable room accessed from a protected entrance hall. The brickwork to the sides of the steps is currently in poor condition with eroded joints. Soffit to stair is also in poor condition.
18	Open window out from vault in B.10	Currently a bricked up window opening. Sits within a deep brick vaulted opening reveal with a concrete slab on the inside face. Plastered reveal walls with signs of damp. New window will provide natural light for the hallway and damp will be treated in accordance with specified wall linings for the basement.
	GROUND FLOOR	
19	Removal of reception desk in Hall	Considered to have a detrimental impact on the room and of no historical value, being fitted during occupation by the Police College.
20	Door fixed shut between G.04 and G.05	Not appropriate in heritage terms to link the stairs to non-residential uses with a protected lobby therefore door to be fixed shut. The existing doors are solid timber tall double doors with semi-circular Georgian wired glass fanlight over, altered during the 20th Century and of low historical value.
21	Door fixed shut between G.05 and G.07	This will enable the adaptation of the existing stairwell into a separate, protected core. The majority of apartments will be separated from the stair cores either by a protected lobby or a protected entrance hallway.
22	Doorway opening created between G.07 and G.06	The existing wall is plastered brickwork and whilst this area of the house is of some historical value, has been substantially altered during the 18th, 19th and 20th centuries. Inserting a doorway will allow the use of these rooms as habitable spaces whilst keeping them separate from the protected stair core.

23	Water mist system installed in apartment G01	Water mist fire suppression will be provided in all apartments which open directly on to the stair. The provision of water mist within the apartments will control and possibly extinguish the fire. The amount and temperature of smoke will be significantly reduced.
24	G.40 converted to Trust office and store with removal of existing WCs	If some of the rooms are to be managed by a charitable trust, it will be necessary to provide some back of house areas. G.40 is currently used for WCs which are considered to have a detrimental impact on the historic fabric. Removing the fixtures and fittings and the floor and wall coverings which have been added in the 20th Century will be an enhancement. Locating the trust office here will not encroach on any of the proposed flat layouts which might otherwise require further intervention by way of fire protected separation.
25	Platform lift installed in existing G.41 with direct access off West entrance lobby	This will allow for the provision of level access from the West entrance to the ground floor public rooms. A disabled refuge will also be provided.
26	Removal of part of wall dividing G.35 and G.41	This will allow for the provision of level access from the West entrance to the ground floor public rooms.
27	Installation of smoke sealed fire shutter adjacent to the door from G.03 into G.42	This will provide the equivalent protection to two fire doors. The fire shutter will descend on local smoke detection. There will be a responsibility on management of the building to ensure that the fire shutter is maintained and tested, and will be written in the Fire Risk Assessment for the building. The existing 8 panel raised and fielded timber door will be retained as the shutter will go above the door itself.
28	Compartment wall between proposed apartments G02 and G03	Required to provide adequate fire protection. Walls and floors between apartments will achieve 60 minutes fire resistance.
29	Steps up from apartment G02 to dark corridor G.19 with opening created in wall	Steps up will accommodate the change in levels and will enable the utilisation of part of the existing dark corridor as a bathroom for apartment G02. The overall ME strategy for the house is to concentrate kitchens and bathrooms as close to the lightwell as possible to minimise intervention to the historic fabric.
30	Door between dark corridor G.19 and ST.04 fixed shut	ST.04 will serve as access to and means of escape from apartments S02 and S03 and therefore will need to be blocked off at first, mezzanine and ground floor levels.
31	Water mist system installed in apartment G02	Necessary as the apartment only has one means of escape and allows for more flexibility in internal design. The apartment also has a habitable room opening on to stair core 2, therefore water mist fire suppression will be required.

32	Doorway created from dark corridor G.19 to outdoor lightwell	The dark corridor was added in the 19th Century by WH Cope to improve the circulation in the mansion. It is not considered to be historically significant. The creation of a doorway will allow apartment G02 shared access to the lightwell which will act as an attractive, outdoor space.
33	Outdoor lightwell level lowered	Excavation of the lightwell is required for drainage and the area exposed can be used for horizontal service distribution to vertical risers. This level of intervention will be necessary whatever the future use of the building.
34	Water mist system installed in apartment G03	The water mist fire suppression is installed to deal with the inner room bedroom accessed off the living area. A number of apartments with inner rooms and water mist fire suppression exceed the maximum dimensions recommended in code guidance to allow an open plan arrangement. However, this is a common occurrence in residential design, and a fire engineering solution will be developed to deal with this.
35	Level changes throughout areas in apartment G03	The changes in level between G.18, G.19. G.32 and G.33 will require steps to be added internally, rather than building up the floors themselves. This is considered to have the least impact on the historic fabric
36	Opening created between G.33 and G.19	The opening will enable the utilisation of part of the existing dark corridor as a kitchen for apartment G03. The overall ME strategy for the house is to concentrate kitchens and bathrooms as close to the lightwell as possible to minimise intervention to the historic fabric. The wall added in the dark corridor between G02 and G03 will achieve 60 minutes fire resistance.
37	Opening blocked between G.32 and G.24	Blocking the existing opening will create separation between apartments G03 and G04. The wall will achieve 60 minutes fire resistance.
38	Blocked windows on north east elevation at ground level reinstated	Although now nearly regular in its appearance, the north east front has been much altered. The window bays are probably c.1615-25, coeval with the final phase of the south east front although these windows have been blocked at a much later date. Opening the blocked windows will reinstate the intended symmetry of the north east elevation and provide natural light and ventilation into the newly created bedrooms.
39	Water mist system installed in apartment G04	Necessary as the apartment only has one means of escape and allows for more flexibility in internal design. The apartment also has a habitable room opening on to core 4.
40	Creation of new doorway opening between G.20 and G.23 for access to apartment G04	Apart from the fireplace in room G.23 no other historic features are visible on the ground floor. WH Cope rebuilt the wall dividing G.20 and G.23 in the late 19th Century which further demonstrates the extent of alteration in this area.

41	Reconfiguration of G.17 and G.18 for insertion of passenger lift from ground to second floor and core stair	This reconfiguration and alteration will provide improved circulation with separate access to apartments G03, G04, M02 and M03 and the provision of inclusive access to floors above. The addition of a protected core stair here alleviates the pressure to change core 3 which is more historically sensitive and will remain open. The external elevation to Stair 4 will be glazed and is adjacent to existing windows in the elevation of the building at Ground, Mezzanine and First Floors. The separation between the stair and windows will be approximately 700mm. To comply with Building Regulations guidance the elevation of the stair would be fire rated for 1.8m from the window. However it is not proposed to fire rate the elevation of the stair. This is proposed on the following basis: - ▪ The windows adjacent to the stair at Ground and Mezzanine floors are into apartments. These will be provided with water mist suppression. This will control the size and intensity of a fire and may even extinguish it. ▪ When assessing unprotected areas between buildings, where the plane of reference is greater than 80° to an elevation, fire spread can be ignored. ▪ In a building without fire suppression, occupants in the stair could be escaping past a fully developed post flash over fire. However, the fire size in the apartments will be limited in area. Sprinklers will prevent fire spread between adjacent combustibles. Therefore the potential for fire spread between from apartment and the core is significantly reduced. ▪ At First Floor the doors into the Closet and State Bedroom will be fire doors. This provides equivalent protection to the stair as fire rating the elevation. Area part of a series of alterations made by William Cope in the late 19th Century.
42	Dry riser outlet at Core 4	Improve standard of fire fighting to the Charitable Trust areas. This means that the majority of First Floor will also be within 45m of the fire main outlet. Areas which are beyond 45m hose coverage are accessible from the parking position adjacent to the building.
43	Door fixed shut between G.16 and G.14	Fixing the door shut is necessary as the spiral staircase will form part of the newly protected core and means of escape for apartments on the third floor. The existing doorway was added in the early 20th Century and photographs from Country Life magazine show that prior to this, the area formed an angled fireplace.
44	Door fixed shut between G.16 and G.13	Fixing the door shut is necessary as the spiral staircase will form part of the newly protected core and means of escape for apartments on the third floor. G.13 has undergone substantial alteration in the early 20th Century when a partition wall, previously dividing the room into two, was removed. The proposals have accordingly directed change to such areas which have reduced sensitivity and significance.
45	Location of bathroom in G.14	The existing rooms proposed to form apartment G05 have been recorded in detail and the sensitivity of each element assessed. Locating new bathrooms in room G.13 is considered to be the least intrusive to the historic fabric and spaces.
46	Fitted kitchen in room G.13	G.13 has undergone substantial alteration in the early 20th Century when a partition wall, previously dividing the room into two, was removed. The proposals have accordingly directed change to such areas which have reduced sensitivity and significance. This room currently contains a bar area with servicing which will be utilised for the proposed kitchen. It is proposed that the back of the kitchen units stand 10mm from the historic panelling and the space sealed which will alleviate the need to remove the panelling itself. Where new work requires the removal of panelling, this should be appropriated and accurately recorded and stored temporarily during works and then reinstated. Policies in the CMP give further details on managing these changes.
47	Door fixed shut and compartment wall between G.13 and G.12	This is necessary for the separation of apartment G05 and the Tapestry Room which will be used by the charitable trust and be open for public access. Early options did not consider using the Tapestry Room as a public space however after discussions with Hart DC and the National Trust, it was agreed that this was to be the case. Walls between apartments and charitable trust areas will be compartment walls and achieve 60 minutes fire resistance. In this case it was necessary to strike a balance between ensuring that sufficient measures are in place for the safety of people and maintaining the character of the building by avoiding extensive alteration.
48	Lift installed in G.39	As well as providing inclusive access to the charitable trust areas on the ground floor, the lift will also provide inclusive access to apartments S02 and S03, increasing the number of apartments with level access from two to four.
49	G.39 subdivided to provide back of house areas for the charitable trust and a lobby between the lift, trust rooms and stair core	Doors and partitions added to give greater fire separation between cores 2 and 3. It was decided earlier on in the design development to give part of this area to the charitable trust for use as a store / back of house area.

50	Door between G.38 and G.39 fixed shut	G.38 will be adapted for use as a bedroom with ensuite bathroom forming part of apartment G02. In order to do this, separation between the charitable trust area and the apartment will need to be provided. The door will be fixed shut and upgraded with the dividing wall to achieve 60 minutes fire resistance.
51	G.38 divided internally to create bedroom with ensuite bathroom	This room is the former chapel, probably originally on two levels [G.38, Water Room un-numbered]. It is lit by a window with simple, massive tracery executed in thickly plastered brick. No historic decoration survives within, but it is probably Zouche's work. WH Cope described the chapel as having been deconsecrated in the early nineteenth century. As this space has been altered substantially over the years, there is a great opportunity to utilise this space and make the most of the attractive chapel window and the natural daylight. The policies in the CMP provide protocols for new discoveries as a result of interventions to the fabric. If this is uncovered during works, the policies should be adhered to.
52	Opening created between G.38 and the dark corridor (G.19)	This wall forms what was originally the outer wall of the chapel, before the dark corridor was added in the late 19th Century. Creating an opening in the fabric, connecting the newly creating apartment internally will involve the demolition of some historic fabric. The proposals do not alter our interpretation of the space or the way in which it has been used historically but enhance the connectivity between the rooms. Generally, there is more flexibility for change in areas of secondary importance or where the interiors are not of special interest. The primary consideration when conserving an historic building is to retain or establish a beneficial use as soon as possible. Buildings that are unoccupied are at threat from deterioration, damage and theft and are considered to be at their most vulnerable and so alterations to the historic fabric have been balanced with the need to establish long term beneficial use.
	MEZZANINE	
53	Mezzanine in north west range to be reconfigured and will provide 3. no self-contained flats	In the early eighteenth century the mezzanine was inserted, probably in order to supply a want of family bedrooms. This comprises five chambers [M.04, M.06-M.09], the western three [M.07-M.09] heated in the south wall. These retain their early eighteenth century fireplaces. M.04, M.06 and M.07 have introduced wainscot in small square panels. Fireplaces are now divided off from the rooms they formerly heated by a modern partition forming a passage through the mezzanine floor. Although the mezzanine is sensitive in certain areas, it is considered to be a more adaptable area and provides the opportunity to add kitchens and bathrooms for the apartment in the existing wall thickness between the ground and first floors of the dark corridor.
54	Water mist fire suppression systems installed in all mezzanine apartments (M01, M02 and M03)	All mezzanine apartments have habitable rooms opening directly on to stair cores, therefore a water mist system is required. In addition, it will provide protection in the instance where apartments are laid out with inner rooms / bedrooms accessed from living rooms or without a protected hallway. Given the need to limit changes to the exterior of the building, water mist systems in the apartments will also eliminate the need to provide a smoke vent or shaft on the north west elevation.
55	Door from winder stair ST.04 to mezzanine fixed shut	ST.04 will serve as access to and means of escape from apartments S02 and S03 and therefore will need to be blocked off at first, mezzanine and ground floor levels.
56	Door between M.01 and M.03 fixed shut	The compartmentation of stair core 2 will require the door between M.01 and M.03 to be fixed shut. The newly created space will provide storage for apartment M01.
57	Doorway created between M.03 and M.04	M.03 will be used as a store for apartment M01 and therefore in practical and aesthetic terms should be separate from the living space.
58	20th Century partitions along M.05 hallway removed	Partitions were added throughout the mezzanine in the 20th Century, during the Police College occupation, in order to create separate offices. They are not considered to be of historical value and detrimental to the overall plan form. Removing them would be an enhancement.
59	Mezzanine level extended over dark corridor to provide kitchens and bathrooms for apartments	Wherever possible the design strategy is to put bathrooms and kitchens close to existing runs and next to the courtyard so as to reduce the size of pipe work needed within the building and to reduce works the external facade.
60	Door fixed shut between M.06 and M.07	This creates a 2 no. separate apartments. The door will be fixed shut and upgraded with the wall to provide 60 minutes fire resistance.
61	Door fixed shut between M.07 and M.08	This allows for the subdivision of the internal space to create 2 no. bedrooms off the central living / dining area.
62	Addition of kitchens and bathrooms over dark corridor (G.19) with windows inserted along	The capacity for change in this area is much greater than anywhere else in the building. The corridor tells us something of the need for better circulation in the house in the late 19th Century, but it is located on the service side of the building (north west range) and contained within the central lightwell which indicates that it was always intended to be a practical feature. In this vein, the proposals to create space at this level to accommodate new kitchens and bathrooms for the mezzanine apartments is an appropriate adaptation of the space, enabling services to be concentrated where they will be least visible and intrusive. New windows will be inserted along the elevation, to match the existing sash windows above.
63	M.14 partitioned off for riser space	Considered to be less intrusive overall compared with other possible locations.

	FIRST FLOOR	
64	Door fixed shut between 1.03 and 1.04	This provides separation between apartment F01 and the charitable trust areas. The upgraded door and wall will achieve 60 minutes fire resistance. The Chapel Drawing Room [1.03] was probably intended as a Great Chamber, with a smaller Withdrawing Room, now the Zouche Room [1.04] to the north. Fixing the door shut will mean that the connection between the rooms is lost, however it is balanced overall with the provision of both apartments and areas for public access which is considered to be a heritage gain and will allow a long term viable use for the house to be established.
65	Door fixed shut between 1.04 and 1.11	This connection is visible on WH Cope's plan of the first floor, published in his 1883 book, however the area itself has been much altered in plan form since. At this time, it was used as a "boudoir" for the adjoining bedroom (room 1.04). Fixing shut the door will allow a separate kitchen to be created in this space off the proposed living room.
66	Rooms 1.11, 1.11a, 1.12 and 1.13 converted into kitchen	This space was previously one room (see note above) so removing the partitions to reinstate this is considered to be an enhancement. The area is currently used as kitchen/ WC/store so proposed changes to the fabric will not be any more intrusive than existing.
67	Partition wall and doorway added to ST.03	Creates a code compliant protected lobby between stair core and apartment.
68	Ensuite bathroom added in 1.09, room 1.08 made into ensuite bathroom with door between 1.08 and 1.09 fixed shut and new doorway opening created between 1.08 and 1.07	This corner tower has been greatly altered since the early 18th Century. Firstly, the destruction of the South West projecting wings meant that considerable reconfiguration of this area was undertaken. The 1763 plan shows the corner tower as one large room with two smaller closets at the east end and a markedly large thickness of wall. This appears later on the 1883 Cope plan, divided into two rooms with a hallway / lobby and staircase. Proposals to make changes here have been directed by the strategy to focus new work in areas of reduced sensitivity and significance.
69	Door fixed shut between 1.14 and landing and wall compartmented	Separates apartment F01 from core 2. The apartment will use cores 1 and 3 as means of escape. A fire resisting wall will be inserted giving 60 minutes fire resistance. It is necessary to provide this level of protection between apartments and charitable trust areas
70	Automatic opening window proposed at landing to ST.02a	A window at the stair head has presumably been in place as long as the stair has. The staircase itself is not coeval with the original house and was inserted in the early 18th Century. The window is a brick mullion and transom window with leaded lights and from the exterior, appears to have been constructed at the same time as the rest of the sequence of windows to the east. It was previously rendered/painted. The automatically opening smoke vent will require the window lights to be place on electric rotors. The alternative options would be to provide an opening vent on the sloping roof above or close off this core from public access. On balance, the proposals provide the best option. (Legislation limits the distance between fire doors in corridors to 30m and the length of dead-end corridors to 7.5m to limit the distance people may have to travel through smoke.)
71	Partition wall added in 1.17	The Chintz Room [1.17] is lined with simple, small panelled wainscot and retains the name recorded in 1764, but in comparison with the plan of that date shows it to have been largely rearranged. The Chintz room has a simple, geometrical panelled overmantel probably original to the house but probably moved. The room, although part of this historically significant and complex range, has been altered substantially and so is considered to be a greater receptor for change.
72	Water mist fire suppression installed in apartment F02	This is required as apartment F02 has a habitable room opening directly on the stair core.
73	Door fixed shut between 1.17 and 1.18	This will separate apartment F02 from the charitable trust areas and is considered to be the end of the sequence of rooms in the north west range that supposedly formerly compromised the King's rooms. The wall will be compartmented to provide 60 minutes fire resistance.
74	Doorway opening created between 1.17 and 1.27	A doorway will be created between the Chintz room and the corridor 1.27. The dividing wall is thin and whether or not it was the location of a former window, would have been an external wall prior to the addition of the corridor in the late 19th Century. Various changes have been made here to create in built cupboards and storage. Opening up the wall will enable the corridor to be utilised for kitchen and bathroom space, connecting directly to the living space adjacent and will alleviate the need to provide a kitchen or bathroom on an area which is more historically important.
75	Kitchen and bathroom for apartment F02 located in corridor 1.27	See note above. This follows our overall ME strategy to locate services as close to the lightwell as possible.
76	Spiral stair ST.04 blocked off from corridor 1.27	ST.04 will serve as access to and means of escape from apartments S02 and S03 and therefore will need to be blocked off at first, mezzanine and ground floor levels.

77	Corridor 1.27 separated with compartment wall	This forms the division between apartment F02 and the charitable trust areas. Part of corridor 1.27 will act as a lobby and circulation space for the public rooms. This will be further divided to ensure a partition is provided to core 4.
78	Fire doors added off public rooms to corridor 1.27	The public rooms will further be separated from core 4 by means of upgrading the corridor wall and doors. Inner room doors are to be left. Only outer doors to corridor are to be given extra protection.
79	1.21 partitioned off for riser space	
80	Dry riser outlets at Core 3 and Core 4	Improve standard of fire fighting to the Charitable Trust areas. This means that the majority of First Floor will also be within 45m of the fire main outlet. Areas which are beyond 45m hose coverage are accessible from the parking position adjacent to the building.
81	1.15 reconfigured with partitions added to create store area and accommodate the lift shaft with a common lobby	See also notes 48 and 49. The creation of a lobby will allow for an alternative means of escape for apartment F01 which alleviates the need for a sprinkler system in the apartment.
82	Door fixed shut between 1.15 and the Water Room	See notes 50 and 51.
83	Door blocked between 1.15 and ST.04	ST.04 will serve as access to and means of escape from apartments S02 and S03 and therefore will need to be blocked off at first, mezzanine and ground floor levels.
84	Disabled refuges provided at Core 3 and Core 4	Disabled refuges should be provided for each protected stairway from each storey. The fire strategy report gives further detail on this. Refuges have been provided to have direct access to the stair.
	SECOND FLOOR	
85	Addition of kitchen and bathrooms for apartment S02	The strategy for adding bathrooms to apartment S02 has had to consider the sensitivity and importance of the fine historic plaster ceilings and interiors below. Earlier designs showed bathrooms and bedrooms placed together, however this was changed to allow for the need for stacks which will enable the most effective route for water to be directed away from the ceilings. Secondary catch trays will also be inserted in the floor void. The bathrooms and kitchen have been kept to a minimal footprint.
86	Insertion of new partitions (apartment S02)	During occupation by the Police College, this area was divided up internally to provide office spaces. The partition walls have since been removed but overall the space would benefit from considerable enhancement. There are no historic plans to our knowledge which show the layout of the second floor, however the 17th Century inventories do throw up some anomalies and there have been various suggestions as to what might have been here at that time. The position of the fireplace with a four centred arch in the centre of the room suggests that it might always have been one space, but this is speculation. It is considered that the addition of partitions here and the creation of a new apartment will not harm the overall significance. The apartment has been laid out conventionally with habitable rooms off a fire protected hallway.
87	Dry riser outlet at core 2 and core 4	Dry riser outlets provided as recommended by fire report. Building Regulations guidance recommends that all areas of apartments should be within 45m of a fire appliance parking position and where this is not possible, dry risers should be provided with outlets at each level. Given the constraints of the existing buildings, recommendations have been made as to the proposed location of new dry riser outlets.
88	New door opening out from ST.11	The door will be added to provide fire protection between the stair and lobby
89	New stair inserted in apartment S01	This will create a duplex apartment and enable the space above to be effectively utilised. The stairs will be fire protected and allow access to a fire escape onto the roof leads.
90	Landing ST.34 partition with stair upgraded, including provision of smoke vent at head of stair.	To provide code compliant protected hallway between stair core and apartment and following the guidance outlined in the fire strategy report.
91	Addition of bathrooms and kitchen in rooms 2.26, 2.27 and 2.28	These have been designed as sensitively as possible to cause minimal impact on the historic fabric and utilising existing stacks and drainage runs where possible.
92	Water mist fire suppression systems installed in apartments S03 and S04	Water mist systems will be provided as the apartments do not have an alternative means of escape. They are laid out conventionally with habitable rooms off a fire protected hallway.
93	North west range divided internally to form two separate apartments	The north west range was the family and service side of the house, and may pre-date the south east range. This was originally of two storeys, with gabled attics. The gables were rebuilt in the late 20th Century, along with new render on the windows. The space was divided internally with partitions to provide offices during the Police College occupation. It is considered to be less historically sensitive and significant and therefore more receptive to interventions and change.

94	Lift stack providing level access to second floor, adjacent to ST.04	It is proposed to continue to lift stack up to second floor which will provide level access to apartments S02 and S03. This will involve the reconfiguration of the existing roofs over 1.15 and the Water Room.
95	New stair and lift at core 4 rises to second floor level	This will provide inclusive access to apartment S04. A protected lobby will be provided between the stair core and apartment, as well as a dry rise outlet at the head of the stair, in conjunction with guidance set out in the fire report.
96	New stair added in S.08	This will provide access to the third floor from core 4, enabling the division of the roof space above the long gallery into two separate apartments with a protected lobby provided.
	THIRD FLOOR	
97	Apartments T01, T02 and T03 and plant located in existing roof space	Existing beams will require cutting through in order to provide adequate habitable space in the existing roof. This has been informed by the structural report included with this application. Details are shown on the accompanying drawings.
98	New doorway created off 3.09	Will provide an alternative means of escape
99	Apartment T01	This apartment has a conventional layout with habitable rooms off a protected hallway. The apartment is entered via a newly created protected lobby off core 4. It has been designed so that the kitchen and bathroom are as close as possible to the drainage stack enable the most effective route for water to be directed away from the plaster ceiling below. The floor level will be raised slightly to accommodate secondary catch trays below, providing further protection to the fine ceiling. The proposed extract fans have lead risers to match existing – detail shown on drawing.
100	Apartment T02	This apartment has a similar layout to apartment T01 but with an alternative means of escape provided. Full height french doors will be added at the southern end to let light into the flat. These will not be visible as they are disguised by the existing parapet. An internal fire resisting wall and door is provided between the entrance hallway and the kitchen / living room.
101	Apartment T03	Apartment T03 utilises most of the south east range and has alternative escape routes to two separate stairs. The apartment has two fire resisting walls and door internally separating the internal corridor from the reception room and living room.
102	Fire escapes on to roof leads at third floor	Required as part of the fire strategy. The materials, details and finishes will be discrete and not visually intrusive.
	ROOF	
103	1m^2 automatically opening smoke vents at the head of each common escape stair	Guidance recommends the addition of smoke vents to ventilate stairs in case of fire. Further information is given in the fire strategy report.
104	Conservation roof lights added (see drawings)	Roof lights will provide natural light for the newly created apartments at third floor level. They will be specified to conservation standard and located on the inner roof slopes so will not be visible from the exterior.

35.5 ALTERATIONS TO STABLE BLOCK

The Stable Block will be converted into five apartments, four of which have level access. Existing windows, doors and internal partitions will be removed and will allow for a better planned and well integrated layout. The existing structure has determined the division of apartments and where possible, kitchens and bathrooms have been grouped together to reduce the overall impact of M+E interventions. Externally, paved courtyard like areas will be provided for apartments ST02, ST03, ST04 and ST05. Apartments ST03 and ST04 will have access directly from their courtyards to the adjacent car park.

35.6 PROPOSALS FOR NUFFIELD HALL

Nuffield Hall will be partitioned internally to provide parking and stores above for use by residents in the apartments. The garages will be entered from within the proposed parking area and will have double doors opening outwards. A new car park entrance is proposed directly adjacent to Nuffield Hall with a gate in the wall. The stores can be accessed directly from the outside through the octagonal turret in the North East corner, up a spiral staircase. Two of the garages have access to stores from within. Along the car park retaining wall, existing openings will be bricked up and the existing footpath removed. The will allow for a more rational access arrangement to the proposed areas. Cycle storage and bin stores are also contained behind the retaining wall, screened from the house. The sub station will remain as existing.

36.0 ME STRATEGY

36.1 Great care has been taken to reduce the effects of the ME strategy.

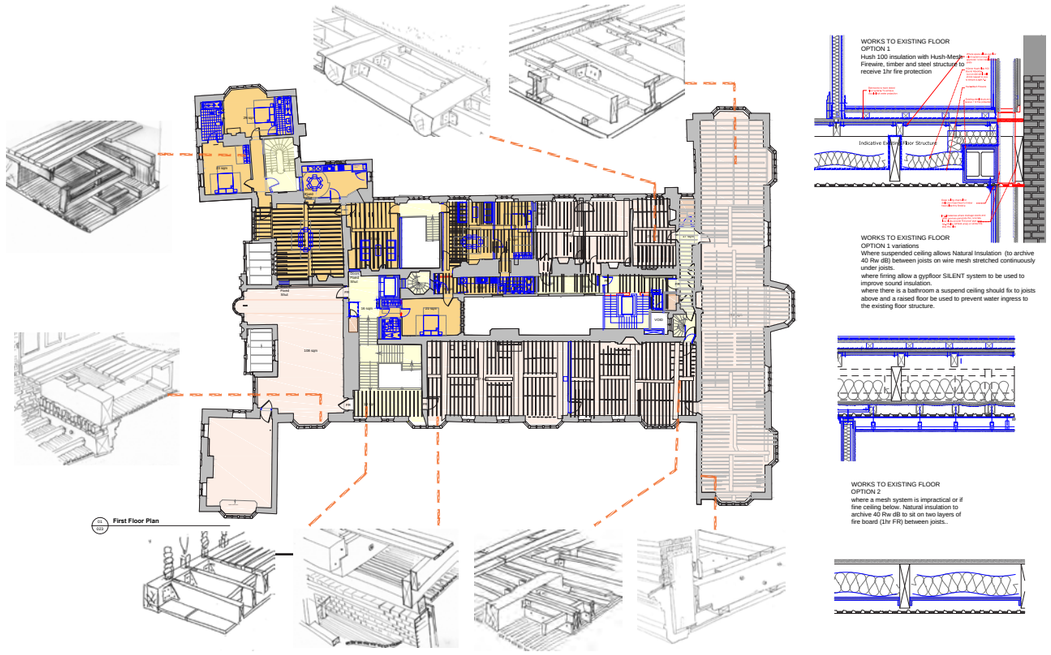
36.2 Wherever possible the design strategy is to put bathrooms and kitchens close to existing runs and next to the courtyard so as to reduce the size of pipe work needed within the building and to reduce works the external facade. Although a large effort has been made to understand the existing floor and wall build up it is expected each run will only be certain once floor and wall runs are raised so as to ensure lease damage is caused.

HEATING

36.3 Heating of the separate flats is from individual boilers reducing the need for large piping cutting through the building. The reduced size of piping is to fit within the timber floor firings where possible. This is a benefit which the multi resi scheme will deliver, as opposed to other proposed options which would utilise a central boiler and consequently, larger pipe runs.

BATHROOMS

36.4 Where bathrooms are situated above fine rooms, a new raised floor with water proofing is proposed to give extra protection in case of a leak and a alarm system to detect if leak occurs. Where possible, bathrooms have been located next to the courtyard with natural ventilation being preferred. Where mechanical ventilation is required for bathrooms it is proposed to vent through the roof with sympathetic lead lined vents hidden behind the parapets and within the courtyard zone so as not to be visible from the external view and to match existing vents. Pipe work is to run through the floor voids where possible to drainage stacks which drain to the courtyard or new manholes around the building.



DRAWING SHOWING OPTIONS FOR PROPOSED FLOOR INTERVENTIONS

KITCHENS

36.5 Wherever possible the kitchen ventilation strategy is directed to new roof tile vents in the courtyard roofs. Pipe work to the stacks is proposed to run through the floor voids.

WIRING

36.6 Where possible it is proposed to remove all existing wiring which could be a fire risk. New fire protected wiring is proposed.

SUPPRESSION SYSTEMS

36.7 Consultation has been undertaken with Compco Fire Systems and a high pressure water mister system is being proposed. This would reduce the amount of water needed in the instance of a fire and reduce damage caused by a sprinkler system. A more expensive steel tube is proposed as this reduces the circumference of pipe work reducing any damage needed to install the system within the floor voids while giving a protection system which reduces the amount of water damaged caused by a fire.

WATER & GAS

36.8 Water and gas is to enter building though new pipe work through North East Entrance to the basement. (Reason for all the demolition on basement ground floor layout.)

FOUL DRAINAGE

36.9 The strategy for foul drainage is to keep as many kitchens and bathrooms close to the central lightwell as possible, thereby working with the grain of the house which is designed to be outward looking and to have a number of smaller vertical risers for piped services and main cable runs located where there are known voids or less sensitive fabric, rather than having a few large risers. This approach makes horizontal distribution through the floor voids less problematic and works best for multiple residential use. Multiple residential is also more flexible when providing heating systems than the other uses which would all tend towards one large central system (as at present) with relatively large distribution pipework, because it allows the use of a mix of systems including centrally based individual boilers in a basement plant room where existing distribution routes can easily be reused, local gas fired boilers where it is easy to install flues to electrical heating systems where nothing else will fit. Understanding the likely build sequence of the house through the creation of the date model has been key to establishing the basic servicing strategy, which is essentially pragmatic rather than imposed.

37.0 FIRE STRATEGY (see also fire strategy report by JGA, included with this application)

37.1 The proposals for the design of apartments in the house have been developed to provide adequate fire protection in order to achieve a reasonable standard of safety while preserving the original features of the buildings which are important.

APARTMENTS

37.2 Apartments have either been provided with water mister systems, designed with habitable rooms off a protected hallway, have alternative means of escape or will have bespoke fire engineering solutions where they exceed the maximum dimensions for code compliance.

37.3 Water mist suppression systems are considered to be the most effective and least damaging option. A water mist fire protection system is a fixed active fire protection system that discharges a fine spray of small water droplets. The water droplets discharged removes the heat from the fire (cooling of fire plume and wetting/cooling of the fuel surface), displaces oxygen and dilutes the fuel vapour from the fire, resulting in fire suppression or extinguishment.

37.4 The use of water mist fire suppression, when compared to the use of gaseous agents and traditional sprinkler systems, has significant advantages such as:

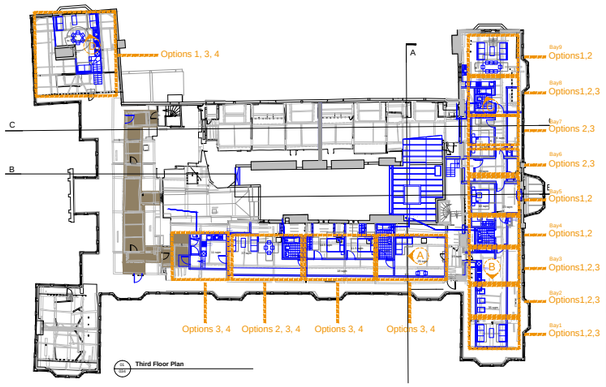
- Immediate activation
- High efficiency in the suppression of a wide variety of fires
- Minimized water damage
- Environmentally sound characteristics
- No toxic problems

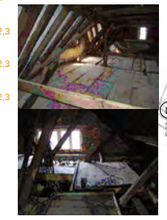
37.5 Water mist systems are intended to support areas where a fire engineering solution is proposed and to allow flexibility in the internal apartment design. Where water mist suppression is provided, internal walls and doors within apartments do not need to be fire resisting.

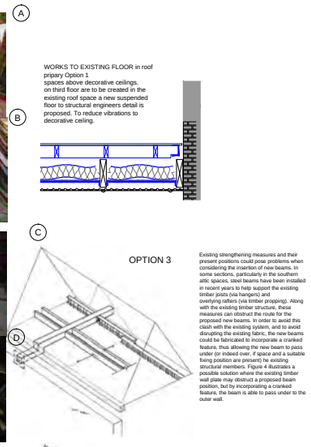
37.6 All apartments will be fitted with smoke detection to LD3 standard as a minimum, and charitable trust areas to L2 minimum.

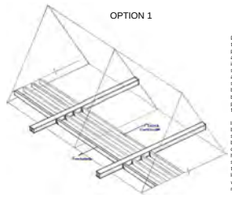
37.7 Some apartments exceed the maximum dimensions recommended in code guidance to allow an open plan arrangement however this is a common occurrence in residential design, and a fire engineering solution will be developed to deal with this as the scheme progresses.

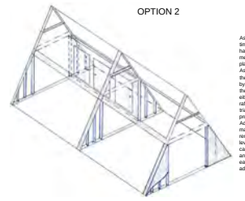
Water mist fire suppression systems are considered to be the most effective systems for these proposals and although more costly than standard sprinkler systems, will cause substantially less damage to the historic fabric in the instance of a fire.

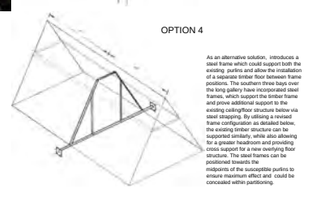












We have carried out extensive work on the possibly options for structural work to third floor. Due to the sensitivity and importance of the underlying lime plaster ceilings, we propose to introduce new steel beams as support to the new floors. By introducing new beams as a separate support system, we avoid adding additional loads to the existing strengthening elements. Furthermore, by bypassing the existing elements, it is possible to minimise disturbance to the fragile historic fabric below.
Existing strengthening measures and their present positions could pose problems when considering the insertion of new beams. In some sections, particularly in the southern attic spaces, steel beams have been installed in recent years to help support the existing timber joists (via hangers) and overlying rafters (via timber propping). Along with the existing timber structure, these measures can obstruct the route for the proposed new beams. In order to avoid this clash with the existing system, and to avoid disrupting the existing fabric, the new beams could be fabricated to incorporate a cranked feature, thus allowing the new beam to pass under (or indeed over, if space and a suitable fixing position are present) the existing structural members.
The diagram above shows possible options considered and where these might be most appropriately affected.

COMMON AREAS

37.8 There are 4 main stair cores in the building. Cores 1, 2 and 4 are circulation routes for the apartments and core 3 will be used primarily for public use. The majority of apartments will be separated from the stair cores by either a protected lobby or a protected entrance hallway.

37.9 The Charitable Trust areas will escape via cores 2, 3 and 4, which are shared with a number of apartments. In general, one fire door separation is proposed between the Charitable Trust areas and the protected escape stairs. Apartments which share an escape stair with a Charitable Trust area will typically have an alternative means of escape via a different stair not connected to the Charitable Trust area. In the event that a fire in a Charitable Trust area affects an escape stair, occupants of the apartments who need to escape will be able to escape via an alternative stair which is not affected.

37.10 Additional protection will be provided to core 2 at Ground Floor. A fire in the Hall could affect Cores 2 and 3 simultaneously. Core 2 forms the only means of escape from Apartments G02, M01 and F02. To comply with Building Regulations, two fire door protection would need to be provided between the Charitable Trust area and the stair. However, the constraints of the existing building meant that this is not possible. Therefore it is proposed to provide a smoke sealed 60 minutes fire shutter adjacent to the door from the Hall into Core 2. This will provide equivalent protection to two fire doors. The fire shutter will descend on local smoke detection. There will be a responsibility on management of the building to ensure that the fire shutter is maintained and tested, and will be written in the Fire Risk Assessment for the building.

37.11 Disabled refuges are provided in cores 2, 3 and 4 but are not needed in cores serving apartments only.

CHARITABLE TRUST AREAS

37.12 Escape from the charitable trust areas at the ground floor will be via the main entrances to the Hall and via the exits to cores 2 and 3. Escape from the first floor will be via cores 3 and 4.

37.13 Doors on the escape routes generally open against the direction of escape so provide capacity for 60 occupants. However each core can be accessed from at least two directions, so a fire discounting one exit would not prevent all occupants from using that stair. There is escape capacity for at least 140 occupants at First Floor and is sufficient.

FIRE FIGHTING

37.14 Fire appliance access will be available to two elevations of the building (South West and North West). There are no fire hydrants close to the building and instead it is proposed that the current arrangement of drawing water from the nearby reservoir for fire fighting continues.

37.15 Building regulations recommend all areas of apartments should be within 45m of a fire appliance parking position which is not possible for a number of apartments at the upper levels. It is therefore proposed to provide two dry risers. Dry riser outlets will be located at the second floor of core 2, first floor of core 3 and ground, first and second floors of core 4.

37.16 The omission of dry risers at Third Floor is considered reasonable on the basis that operational procedure for fire fighters would be to set up fire fighting operations one or two floors below the fire. It is therefore unlikely that fire fighters would use an outlet at Third Floor. The omission of outlets at Basement, Ground and Mezzanine levels is considered reasonable on the basis that apartments on the levels which would be served by these dry risers will be within 45m of the parking position. The dry riser inlets will be located within 18m and in sight of the fire appliance parking position.

37.17 The standard of fire fighting to the charitable trust areas will be improved further given the provision of a dry riser outlet in core 4 at ground floor.

STRUCTURE AND COMPARTMENTATION

37.18 Historic England guidance says that the particular benefits of compartmentation include:

- Limiting the damage to the building and artefacts by containing the fire within a single compartment
- Limiting the size of the fire to be attended by the Fire Service
- Reducing the risk that one group of occupants might cause a fire hazard to another group within the same building a degree of sub-compartmentation is also offered by 30-minute fire resistant doorsets and partitions on means of escape.

37.19 At present the building will not achieve the required fire resistance periods to meet current guidance. A fire in the existing building could spread to affect large areas of the building, resulting in significant property damage, and potentially loss of the entire building. The proposed change of use to residential means that structure and compartmentation in the building will need to be upgraded where necessary to meet current standards. While this is a requirement for life safety, it will also have significant benefits for property protection. A fire in the proposed building will be limited to the compartment or even room of fire origin.

37.20 The structure will achieve 60 minutes fire resistance. Floors in the multi storey apartments only need to achieve 30 minutes fire resistance if they only contribute to the support of that apartment.

37.21 The following will achieve 60 minutes fire resistance:

- Walls and floors between apartments and between apartments and common/public areas (FD30S doors to apartments).
- Stair enclosures (FD30S doors).
- Protected corridors and lobbies.
- Protected hallways in apartments will achieve 30 minutes fire resistance (FD20 doors).
- Doors between public areas and residential areas will be FD60S.

UPGRADING HISTORIC DOORS OF HIGH SIGNIFICANCE AND SENSITIVITY

37.22 Contrary to some views, solid wood doors provide a reasonable degree of fire separation and even panelled doors have been known to resist the spread of fire for 15-20 minutes. The requirement to replace original doors with modern rated fire doors is one of the most contentious issues in the process of modifying historic buildings for new uses.

37.23 Upgrading historic doors for fire protection will not have a blanket approach. Each door will be assessed individually on its sensitivity, capacity for change and integrity. Adding fire protecting boards or glazed panels to the external face of the doors would be unacceptable and therefore we would not propose this method. Intumescent paint or varnish can improve fire resistance (and flame spread) but has largely been discredited and generally inappropriate for doors which are of heritage value. Steel strip inserts are an alternative option but would require the disassembly of the door first and are usually only appropriate when the door does not have a special paint finish.

37.24 Where it is not possible to upgrade the door but where fire protection is required, it is proposed that the doors are recorded accurately and stored safely on site, in line with the protocols set out in the conservation management policies. The preferred option would be to reuse the doors elsewhere if possible but in the case of the Bramshill, some of the historic doors have been designed specifically for certain spaces and would not be appropriate in another place.

37.25 Historic England's current thinking is that in large rooms, such as the Long Gallery for instance, full door upgrades are unlikely to be necessary, but much greater attention should be given to ceiling penetrations. The methodology for risk assessment of doors to determine the appropriate level of upgrade needed is due to be published shortly and we will be seeking guidance on these methods prior to works.

37.26 Existing doors may not offer any formal evidence of fire resistance but this does not mean that they provide no resistance.

COMPARTMENTING WALLS AND FLOORS OF HIGH SIGNIFICANCE AND SENSITIVITY

37.27 Generally, traditional lath and plaster finishes cannot be relied upon to provide the necessary period of fire resistance – especially at junctions and where the plaster is in poor condition – and thus will compromise the integrity of separating walls and floors. Upgrading timber floors may cause significant loss of historic materials and finishes.

37.28 In addition to the fire suppression systems proposed, the issue of maintenance will clearly be an important matter requiring careful consideration. Good ventilation and airflow is an important feature often required in many historic buildings. However, vents in walls, doors or floors that are also required to prevent the spread of fire can be acceptable if suitable products are installed that will seal in the event of fire e.g. automatic dampers or intumescent grilles.

37.29 There are various means of upgrading the fire resistance duration of existing timber separating floors. The most appropriate method will be determined by the required period of resistance, the historic importance of the floor and the construction and condition of the floor. For these floors the following methods of upgrading performance could be considered:
a) Applying a layer or layers of plasterboard to the underside of the existing floor. However, this method is appropriate only where the existing ceiling is of no significance to the historic character of the building
b) Installing a fire resisting suspended ceiling system beneath the existing floor may be appropriate when high fire resistance duration is required and where the floor to ceiling height permits. The existing historic ceiling may then be preserved within the new construction.
c) Installing a lightweight underfloor fire-resisting barrier within the depth of the floor is useful when the existing ceiling and its fixing to the joists are in good condition

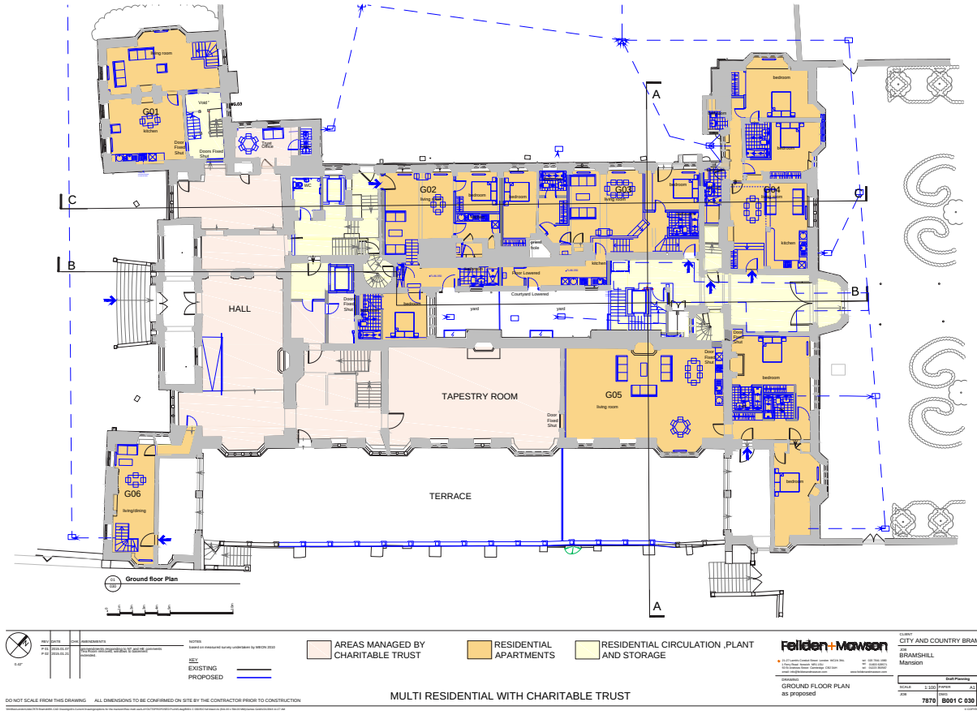
37.30 One of the least damaging methods of improving the fire resistance of a separating floor to achieve half-hour fire protection while retaining the existing ceiling is by adding a hardboard or plywood layer to the surface of the existing floor

37.31 When upgrading the fire resistance duration of a historic timber floor, it is essential to provide resistance to the junction between the floor and the wall. However, sealing the gap between the floor and the wall will prevent the ventilation of voids behind lath and plaster wall finishes. As with the historic doors, walls and floors will be assessed individually.

38.0 MANAGEMENT STRATEGY FOR PUBLICLY ACCESSIBLE ROOMS

38.1 Given the historical importance and grandeur of the principal rooms, through discussions with Historic England and the National Trust, it is proposed that as part of the multiple-residential option for the mansion, the principal rooms will become publicly accessible rooms.

38.2 The proposed publicly accessible rooms include the tapestry room, the long gallery and three adjoining rooms believed to have been the King's Apartment. The selected rooms will provide a circular route through the ground and first floors of the house. Disabled access will be provided in a new stair and lift core which is centrally located.



MULTI RESI GROUND FLOOR PLAN WITH CHARITABLE TRUST ROUTE THROUGH

38.3 Having met with visitor attraction consultants, it is clear that there are a number of potential uses for these rooms and that the creation of a Trust will be imperative to its successful operation. City & Country are committed to facilitating the creation of the Trust. The scale and intensity of the use must also be carefully considered which could include a small museum run by the Trust, an event space or a greater, commercially run visitor attraction.

38.4 Work continues with the specialist consultants, the National Trust and the Prince's Regeneration Trust on the details of how this space could work so that everyone can have confidence that the Trust will have the appropriate skill set to run the facility for the foreseeable future. The first crucial step is to secure planning permission for the uses proposed and that the public offering is compatible. To aid this discussion, aspects of this public offering that have already been considered are outlined below.

38.5 There is a scale as to the level of access that could be provided and will need to be agreed with key stakeholders. It is possible that the eventual outcome is a combination of some of the options listed below:

- Access to restored rooms for event hire on a limited number of days each year.
- Access to restored rooms on open days run on specific days each year.
- Access to restored rooms by guided tours on a more regular basis throughout the year.
- The creation of a museum setting out the history of the building with regular opening hours.

38.6 There are various options for the content of the publicly accessible rooms such as, providing access to restored rooms, through to the creation of an interpretative museum with displays and/or the 'dressing' of the rooms with furniture and furnishings appropriate to the period. Clearly the latter has a greater demand on finances and will require specialist input, but it does provide the opportunity for an increased visitor experience. The Princes Regeneration Trust have produced a briefing note which sets out their experienced view on how the public offering could work and how the Trust is formed. The briefing note is provided in full as an appendix to the DAS.

38.7 Turning to the more practical issues relating to a new public offering, visitors will enter the site from the Hazeley Lodges entrance and use the current car park behind the mansion. A ticket office will be located in the new cricket pavilion, within the café which will serve both the cricket club and guests to the museum. It is expected that visitors will have to pay for parking whether they are visiting the museum or just the gardens. From the cricket pavilion visitors could then access the main building via the main entrance, being able to witness the magnificent view back down the drive, view the deer park and then explore the principal rooms. The route will then provide either a circular route back to the main entrance, or they will have the opportunity to experience the walled gardens.

38.8 Whilst we accept that visitors to the museum will theoretically have the ability to access any part of the wider site they will be encouraged to use the walled gardens, the veranda and the permissive footpath, so as to not unduly impact on the residents.

38.9 It is anticipated that the facility will be staffed by Trust members and volunteers with limited paid staff in order to keep overheads low. The Prince's Regeneration Trust briefing note and application is viewed as the first of several key stages to the successful running of the space. With the benefit and commitment of a planning consent, a detailed feasibility study will be commissioned which will include:

- Research relevant local visitor attractions to consider attendance, admission pricing, seasonality and length of season, and where available, financial performance
- Consider the proximity to resident markets and exposure to tourist markets
- Calculate the likely demand and capacity of the space
- Calculate an estimate of the likely peak on site visitor numbers
- Recommend appropriate pricing
- Establish whether the attraction is likely to obtain repeat custom

38.10 The feasibility study / business plan is a lengthy and costly piece of work, which can only be commissioned once the aspirations of the stakeholders is understood. City & Country are committed to securing this public offering via a Section 106 legal agreement should the Council be minded to approve the multiple-residential scheme.

An example - Bentley Priory Museum "From where the Battle of Britain was won"

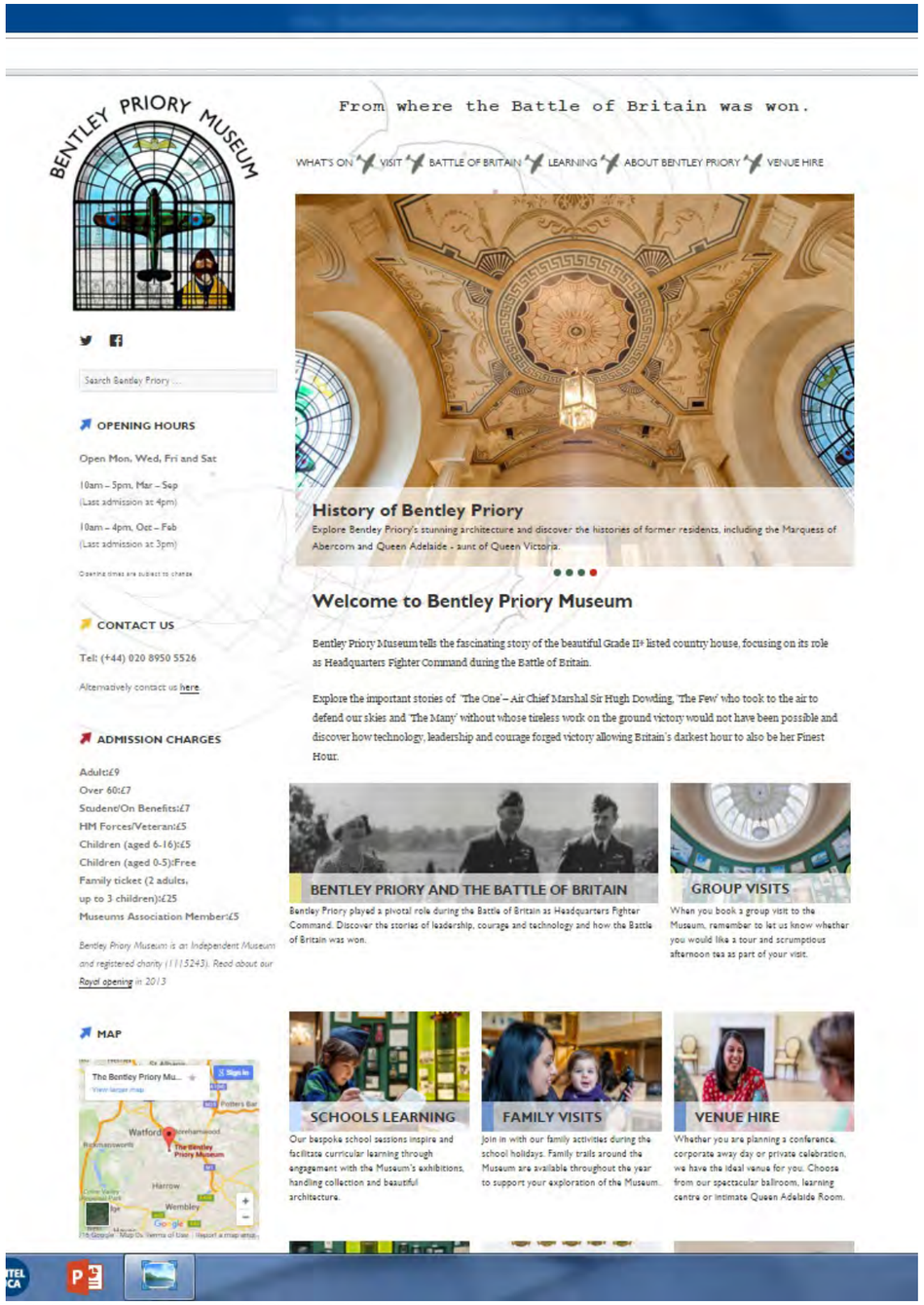
38.11 City & Country are proud to have worked closely with the Bentley Priory Battle of Britain Trust and the Princes Regeneration Trust to create a wonderful museum space dedicated to the important role that the Battle of Britain played during the Second World War.

38.12 The Grade II* housein Stanmore, Greater London has been transformed into a series of publicly accessible rooms alongside 25 residential apartments. The house was the centre piece of a wider enabling development scheme, which included new housing in the grounds subsidising the creation of a museum space. Despite being significantly smaller that Bramshill House, the initial aspiration of the Trust was to occupy the entire house for a museum. The Princes Regeneration Trust were consulted in detail to advise whether this was indeed feasible. The advice was to limit the museum space to the principal rooms and introduce higher value, compatible uses into the remainder of the museum to help fund the conversion works and limit the overheads going forward and greatly improving the success of the museum.

38.13 Following planning permission in 2008, for the reduced museum spaces and the introduction of residential into the remainder of the mansion, the Trust undertook a detailed feasibility study of likely attendances and how the spaces could be used which informed the specification of the space that City & Country provided and handed over to the Trust as part of the wider restoration and conversion of the mansion. With the benefit of planning consent, the Trust successfully obtained a Heritage Lottery funding grant that enabled the fit out of the museum. The museum was opened by TRH The Prince of Wales – Patron of the Bentley Priory Battle of Britain Trust – and The Duchess of Cornwall on 12 September 2013.

38.14 The museum is supported by a dedicated website which can be found at *www.bentleypriorymuseum.org.uk.*

PHOTOGRAPH OF BENTLEY PRIORY MUSEUM



SCREENSHOT FROM BENTLEY PRIORY MUSEUM WEBSITE

39.0 CLEANING AND MAINTENANCE STRATEGY

39.1 Regular maintenance is the best way to ensure the continued preservation and future use of a building, monument or designed landscape. Such work is part of the day-to-day responsibility of all owners and occupiers.

39.2 Maintenance is most effective when carried out regularly, on a planned cycle. Not only should planned maintenance extend the life and preserve the appearance of your building, monument or designed landscape, but it is most beneficial in conservation terms because less historic fabric is lost in regular, minimal and small-scale work than in disruptive and extensive repairs.

39.3 Good maintenance needs the regular investment of small amounts of time and money, but the cost of preparing and carrying out a planned maintenance programme should be far less than the costs resulting from a series of unplanned major repairs, and will help plan the future financial commitments and fund-raising needs.

39.4 The responsibilities for future maintenance and repair of the property fall to various parties.

39.5 As is normal practice, a Management Company limited by shares is to be set up to preserve the long term responsibilities for the maintenance and repair of the common areas of the property. The common areas are defined in the leases/transfers to be entered into but will include the structure of Bramshill house, shared services, common external areas and utilities. Encore Estate Management Ltd, a reputable and tested firm of professional managing agents, are to be appointed by the Management Company to fulfil the obligations of the Management Company.

39.6 The individual owners will be responsible for maintaining the parts of their individual properties that are not maintained by the Management Company, for example, bathrooms, kitchens, interior plasterwork and decorations.

39.7 Key areas that the cleaning and maintenance strategy will address:

- Roof
- Rainwater disposal
- External walls
- Internal structure
- Building services
- Gardens and external works

40.0 WASTE AND RECYCLING

41.1 The design proposes discreet bin storage provision that is appropriate for the site.

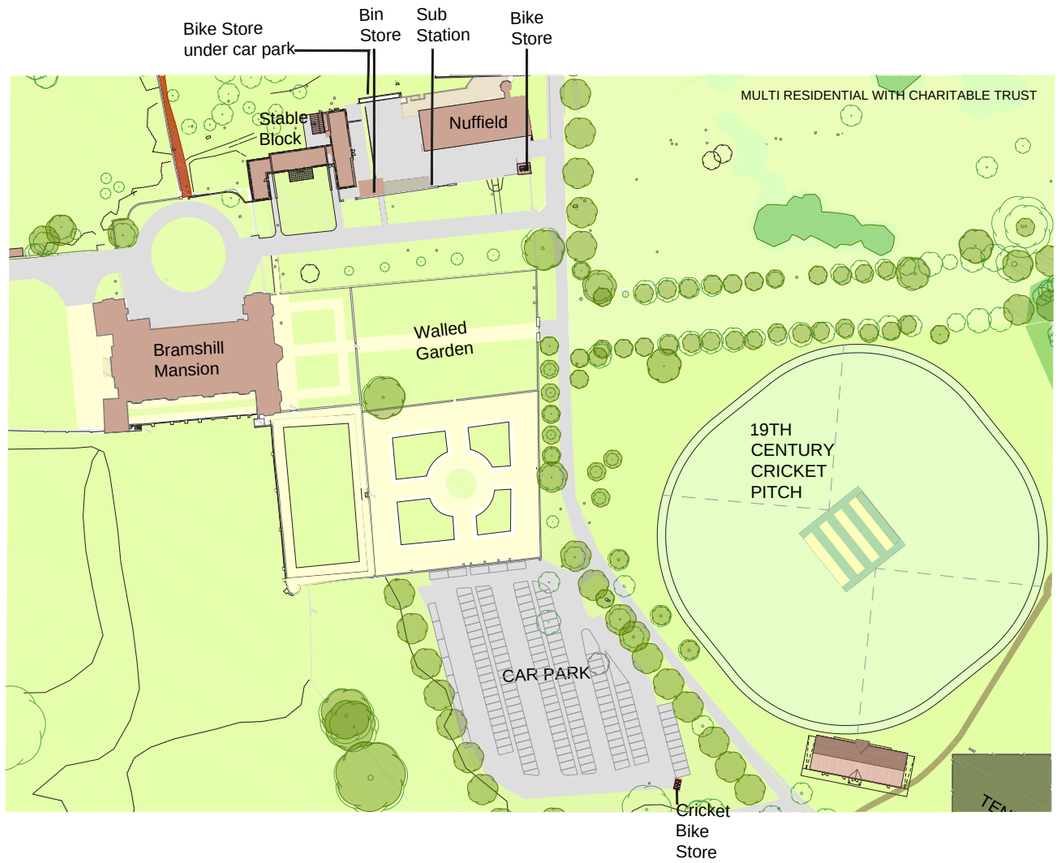
41.2 Waste and recycling facilities for residents and the charitable trust will be provided nearby the house and Stables, to Hart District Council standards. It is proposed that the bin store is located behind the brick wall to the north west of the house, adjacent to the Stable Block so that it is well contained and out of sight.

41.3 Numbers are **4 x 1100 litre rubbish bins, 4 x 1100 litre recycling bins and 4 x 240 litre bins for glass.**

41.4 The floor of the bin store shall be of solid construction. There shall be a solid, level pathway on the route from the bin store to the point where the refuse vehicle stops.

41.5 They have been designed to be accessible from all dwellings and located appropriately to reduce visual impact, noise and smell.

DIAGRAM SHOWING LOCATION OF BIN STORES AND CYCLES STORES FOR THE HOUSE AND STABLES



42.0 ACCESS

INCLUSIVE ACCESS AND PUBLIC ACCESS

The provisions made for disabled access have been incorporated as sensitively as possible with the existing buildings.

- No. of parking spaces provided for visitors with impaired mobility = 6 adjacent to mansion
- No. of parking spaces provided for visitors = 50+ in main car park
- Level access will be provided from the Nuffield Hall car park to the house for use by residents with impaired mobility. The North West side of the house will be a drop off point.

42.1 There are a number of entrances to the house, the grandest of which is the South West entrance which leads into the hall. It is proposed that this entrance is used as a visitor entrance for the public rooms on the ground floor. It is not possible to provide level access here because of the historic stone steps and the importance of not making any changes to the external appearance of this elevation. Instead, the North West entrance will be used for those with impaired mobility as it proposed to provide a platform lift inside the entrance, and this route will link directly to the public rooms on the ground floor.

42.2 There are a number of other entrances into the building and some older blocked entrances, although it is proposed to make as few alterations to the exterior appearance of the buildings as possible so blocked entrances will not be reopened.

42.3 The North East entrance is historically significant and sensitive as it retains a grand 16th Century carriage arch with doors. It is proposed that this entrance is used for public access to the first floor rooms and with the addition of a new stair core and lift here, it will also serve apartments on the second and third floors. (The lift will run to second floor only). The proposals have been designed to enable public access to the first floor rooms for people with impaired mobility, however the narrow doorways and uneven floors (particularly in the North West range) would mean that large electric wheelchairs cannot be used. The management strategy for the fine rooms includes assisted access with the use of a collapsible wheelchair. The landscaping strategy is to replace the existing gravel path with paving to enable use of the North East entrance by users in wheelchairs.

42.4 Entrances from the terrace or from below the terrace are going to have more limited use and so they have been integrated within the design of the apartments as more private entrances and in some cases as alternative means of escape.

42.5 Level access will also be provided for 1 no. apartments in the house and 4 no. apartments in the Stable Block. Level access will be provided to all charitable trust areas.

VEHICLES AND PARKING

- No. of parking spaces provided for residents = 63
- The existing Nuffield Hall will also provide garaging and storage space for residents. 20 garage spaces will be provided in total, with parking for 28 cars outside.
- Further spaces, including the provision of spaces for visitors to house residents, will be accommodated in the main car park.

42.6 The site is in a relatively remote area of countryside approximately 1 mile from the nearest public highway, let alone bus route. Apart from a limited number of walkers, access to the site and house will be by car. Our concept is that users and visitors to the house will come in through the west entrance past Hazeley Lodges and that the rest of the site will enter from the north.

42.7 The access roads in both directions are single track and therefore additional passing places are proposed which are included in the site access plans by Hydrock. Reading Avenue is c. 4.4m wide. This is sufficient for two cars to pass, but additional passing places will be provided (widening to 5.5m) to enable larger vehicles to pass also.

42.8 An early decision in the design process was to reinstate the line of Reading Avenue. The decision was made as t is considered to be part of the primary design phase of the historic landscape and therefore a key part of the restoration of the important landscape features. The design of the new housing will respond to this by being stepped back beyond 25m of the historic line. It is proposed that residents will enter the site from the North (along Reading Avenue) and South West (Main Approach). Public visiting the charitable trust areas will enter from the South West. This will alleviate additional traffic movement along Reading Avenue.

42.9 Parking in front of the South West entrance will be removed because of its negative impact.

42.10 All the measures above combined would provide 59 parking spaces reasonably close to the house but with no weatherproof link from cars to building. This would be unsightly and inappropriate in the immediate setting of the listed buildings.

42.11 Residential parking bays are distributed as evenly as possible across the site so that residents and visitors do not have to walk long distances. The majority are contained within the main carpark to the East.

42.12 The distribution of parking is sympathetic to the scale and openness of the site, utilising the existing parking to the east part of the site so that the listed buildings are not dominated by parked cars and traffic.

42.13 The parking has been calculated based on City & Country's standards, which are marginally lower than Hart District Council. Experience on other similar sites demonstrates that the numbers provided will be adequate and that enough additional parking has been factored in for visitors, residents visitors and numbers attending the cricket club and charitable trust cafe.

42.14 It is important that we achieve this important balance between parking provision and hardstanding whilst not compromising the highly important setting of the heritage assets. Overall, **our proposals reduce the amount of hardstanding on the site by 487m².**

CYCLE ACCESS AND STORAGE

42.14 Cycling and walking are the most sustainable methods of travel due to their zero carbon footprint. Any method not powered by fuel has zero negative impact over the environment.

- **No. of cycles provided for = 41**
- **No. of cycle stands provided = 21**
- The converted Nuffield Hall also be used as cycle storage.

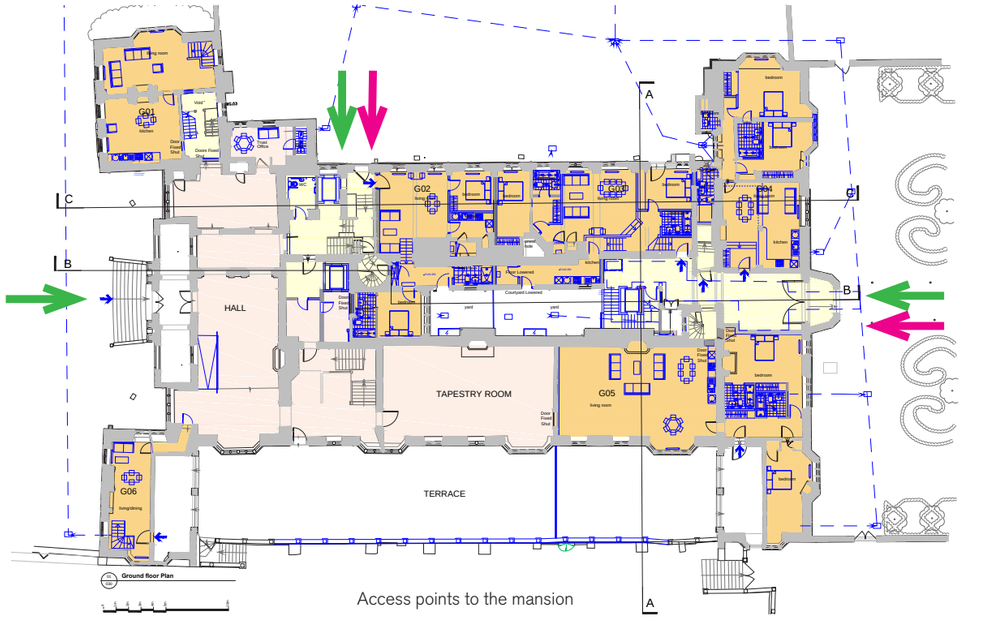
42.15 A total of 41 covered cycle spaces are provided for residents of the house and Stable Block with extra space provided in the converted Nuffield Hall which can be used by residents and their guests.

42.16 Additional spaces are provided in the main car park for visitors to the charitable trust areas and users of the cricket club.

42.17 Cycle store locations are indicated on the diagram on page 98.

42.18 Capacities for the proposed developments follow the guidance for cycle stores provided by Hart District Council. Hart District's 'Parking Provision Interim Guidance' (2008) is listed in the current policy section of Harts

Inclusive access provision will be as discreet as possible. A ramp with paving will be provided from the drop off point outside the north west front, through the walled garden to the visitor entrance at the north east side of the mansion.
Platform listed can also be incorporated into historic buildings with little visual impact or intrusion.



website.

43.0 LANDSCAPE STRATEGY

43.1 The landscape proposals adjacent to the House are focused on conserving the existing walled gardens and enhancing the immediate setting to the building. The landscape proposals include the following:

43.2 Conserving the Walled Gardens: The walled formal gardens including The Green Court to the east with the Long Garden beyond, The Rose Garden also in the east and southwest garden known as the troco ground will be retained and maintained in their current form.

43.3 The Kitchen Garden: The enclosure to the garden will be conserved, while the internal area will be divided into small allotment plots for use by residents in the house. The remaining orchard in the west side of the garden will be retained and subject to ongoing management.

43.4 The Main Approach: The route will largely remain as existing but with additional infill tree planting where needed to complete the existing avenues. Adjacent to the western façade, the existing gravel parking area will be reduced and largely returned to lawn. The vehicle route to the north of the House will be partially infilled with grass and the circular arrangement reinstated for drop-off. All the routes will be re-surfaced in a gravel dressed macadam finish.

43.5 South of Nuffield Hall: A new brick boundary wall with outbuildings will border Nuffield Hall to the south containing a small parking court. South of the boundary, existing trees are retained within the existing grassed verge. Existing Parking: To the south east of the house, the large existing car park is retained to services the Cricket Pitch and provide parking for visitors to the house. The existing pleached trees in the centre will be removed and replaced with clumped tree planting. The car park is located in close proximity to the re-located cricket pavilion.

43.6 North of Nuffield Hall: A new parking court will be formed to provide spaces for The Quad and Lakeside areas. The space will be gravel dressed with car barns to the edges. The car park will be bordered by native hedge planting to provide some screening to parked cars.

43.7 Reading Avenue: The restored Reading Avenue will be extended south to intersect with Fir Avenue. This treed avenue provides a filtered transition from the formal gardens to the wilder heath parkland to the east.

43.8 The formal gardens will require management and upkeep, which needs to be paid for, as does the captive deer herd (one of 3 albino captive herds in the country). Local anglers are keen to fish the lake and the football and rugby pitches have been brought back into use.

43.9 Redevelopment of the site as housing, as long as there are sufficient numbers, will provide service charges to support the management and upkeep of the site, and it is hard to see how this can be achieved with any certainty in the medium to long term in any other way.

Diagram showing proposed landscape layout for mutil resi use in the house

APPLICATION 2 - Full Planning and Listed Building Consent Application for:

Conversion of the Bramshill House to single residential use

Conversion of the Stable Block to amenity space and stores

Adaptation of the Nuffield Hall to garages and stores

Demolition of some of the Police College accommodation adjoining the Stable Block

Restoration of the walled gardens and management of the landscape

Associated access, parking and hard landscaping

44.0 INTRODUCTION

44.1 Single residential use of the house is considered to be the optimum beneficial use if the right person or family buy it, because it is the purpose for which the house was first designed. However, single residential occupancy has different implications today to what it would have meant in the 17th Century, or indeed 70 years ago.

44.2 Today, the purchaser would not have control over or income from the "estate" and development required on the rest of the site could be a deterrent, particularly as privacy and security are important for high net worth individuals likely to buy this sort of property.

44.3 The scheme for single residential use has therefore been designed to incorporate as much privacy and security as possible, creating a comfortable and sustainable family home whilst maintaining the significance of this important heritage asset. It will be crucial to secure an occupant who appreciates and values this and is comfortable with the restrictions inherent in its Grade I listed status.

44.4 Other examples of Grade I listed mansions in single residential occupation can be seen elsewhere across the UK, although they are rare nowadays. In 2014, Historic England secured a purchaser for Apethorpe Palace in Northamptonshire who has agreed to fund and undertake internal restoration and fit out works and granted public access on a certain number of days per year. This however, was not without its difficulties. After many years laying empty and draining resources, the outcome is finally a great success but if the same is to happen at Bramshill, a purchaser will need to be found immediately in order for the option to be viable. This sort of outcome is not considered a likely possibility at Bramshill.

44.5 The house lends itself well to conversion to single residential use as there is little requirement for the division of important rooms and spaces. Whilst viability is fundamental, the underlying principals driving this scheme are the following conservation issues:

- **Establishing long term beneficial use for the house**- The core of effective conservation of historic buildings is to maintain them in use. An empty unused building is immediately at risk. Beneficial use is one which is capable of providing the income stream necessary for the long term repair and maintenance of the building without damage to the cultural value of the building, and the optimum beneficial use is one closest to the original design intent. For Bramshill House that would be residential use. The proposals to convert the house for single residential use fulfil this in the sense that the principal purpose for which the building was originally built is still maintained.
- Balancing the demands of the conservation of the natural environment with the needs of the historic buildings and landscape
- Restoration and renewal of the existing buildings
- Public access – provision has not been made for public access but it could be agreed with a potential purchaser if they are willing to grant it.

45.0 CHANGE

45.1 Few places are so sensitive that they, or their settings, present no opportunities for change. For the House itself, changes have been made only where necessary and generally in areas considered to be of lower sensitivity. Single residential use places high demands on the fabric itself because of the services required to provide comfortable, contemporary accommodation. However, whilst some changes are needed, they have been designed to not materially harm the values of the place.

45.2 To ensure that Bramshill is sustainable as a family home, our proposals balance some necessary restorative works, contain change within less sensitive areas of the listed building and allow for some more luxurious spaces such as a gym, sauna and disco in the basement and a private cinema at mezzanine level. The majority of bedrooms with ensuite bathrooms are concentrated at mezzanine and second floor level. The proposals also include the provision of two passenger lifts for improved circulation throughout the mansion.

45.3 Internally, change has been informed by the sensitivity plans shown in section 23.0 and by the 3D date model showing the possible build sequences of the mansion, of which we have identified 11 different phases to date. Building the date model was a fundamental part of understanding the complexity of the House and the extensive changes that have taken place here. Although the House itself is highly significant and some internal areas have been graded as most sensitive, the date model has allowed us to understand how the different layers of history have intertwined and where some areas have diminished sensitivity and significance as a consequence.

45.4 The historic fabric has been the most important driver for the internal layouts with more sensitive spaces remaining undivided and detrimental elements being removed in order to better enhance the significance of the listed buildings. Where change is proposed in areas considered to be more sensitive, these proposals have been developed carefully, looking at all possible alternative options and crucially, have been balanced with the need to provide improved circulation, level access and address issues of fire safety.

45.5 The proposals have been developed to have the least impact overall on the historic value and significance of the Mansion. From analysis of historical documents, primarily the 17th Century inventories, it has been possible to map out some of the early uses for the rooms in the Mansion, despite some areas remaining conjecture. On the whole, the single residential scheme returns most of the rooms to their likely 17th Century use, although we know that a fire in 1700 destroyed two wings on the south west front containing many other rooms, possibly the "Queens's apartment" and further bedrooms and guest rooms. On the whole however, our design has remained as faithful as possible to what we know of the 17th Century layout of the house whilst being practical for modern purposes.

45.6 The final design has incorporated the following key considerations:

45.6.1 FINE INTERIORS - These presented less of a challenge with single residential use because the fine rooms can be left relatively untouched. If wet rooms with drainage were needed within a large room then we looked at providing pods which read visually as pieces of modern furniture, on the assumption that drainage and other services can be fitted into the floor beneath them. Some of the fine rooms, such as the Chapel Drawing Room on the first floor will have a free-standing bath in the oriel window bay. Given the size of the room and the fact that there is a not a fine ceiling below, the proposal can be justified, however, we recognise that the layouts are not necessarily fixed and that a new owner might want to change some of the elements we have proposed. Wet rooms above the ornate plaster ceilings have required secondary catch trays below the visible floors to take any leakage away from the ornate plasterwork and they have been located in order to make the most effective use of drainage runs, taking water away from the important ceilings and making sure they will not damage any important features or structure, such as plasterwork, beams or features in adjoining rooms. Extensive study of the existing floor structures has been undertaken in order to assess the suitability of installing bathrooms in the proposed locations, void depths for accepting pipe runs, secondary catch trays and ME ducting. The proposals to incorporate new elements alongside fine interiors is an important part of providing safety and livability to potential occupants. Alterations have been proposed so that there is as little intervention or destruction to historic fabric as feasibly possible and where new work is proposed, we want to keep it as unobtrusive as possible whilst having a distinctly modern feel.

45.6.2 INCLUSIVE ACCESS - Historic buildings do not tend to be easily accessible for those with impaired movement. Bramshill is no exception and initial analysis showed that it had no inclusive access. In addition the staircases are not all easy to use and the general circulation is not immediately clear. The pressure to improve internal circulation and inclusive access is less of an issue with single residential use as it is accepted that historic buildings under single occupancy do not usually have provision for this.. Should it be possible to agree a level of public access with a new owner, the provision of inclusive access would be an important element. We have proposed two passenger lifts which will allow level access between the basement and second floor. Where interventions are proposed in order to provide inclusive access, they have been designed as sensitively as possible and located in areas of the House where they will not be visible from the exterior. The lift will provide level access for a potential occupier with impaired mobility

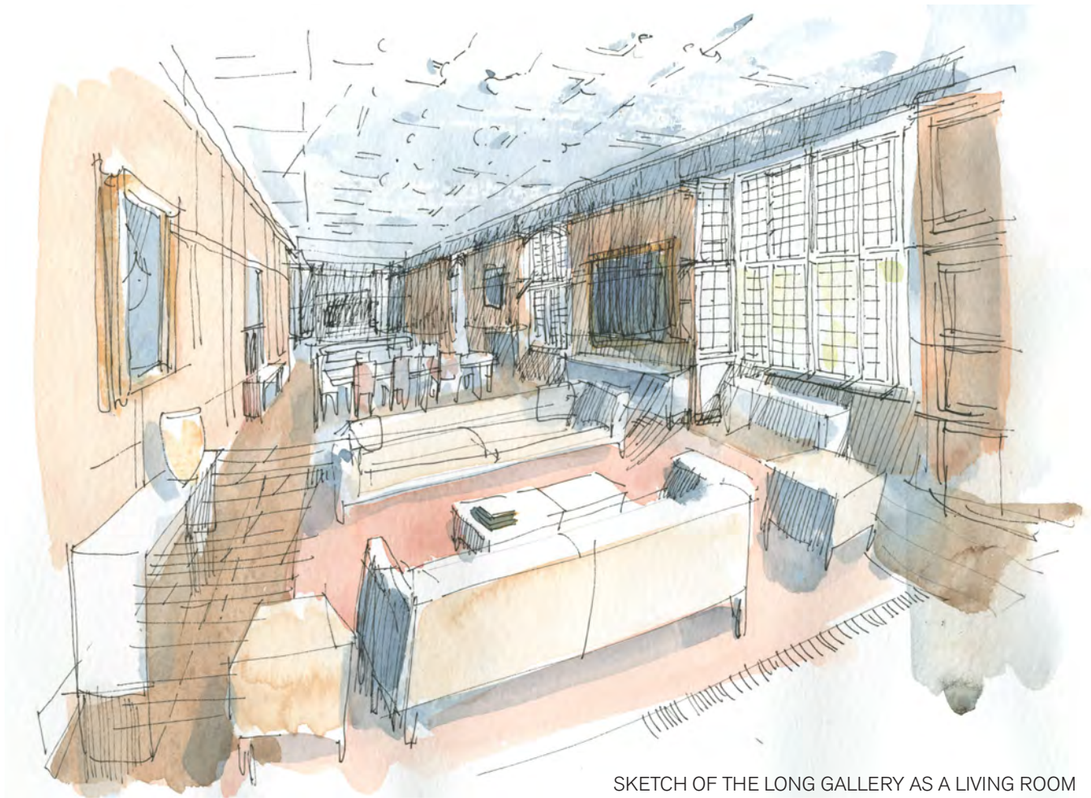
and can be used for the movement of furniture which will alleviate use and potential damage to the historic stairs.

45.6.3 PUBLIC ACCESS - Public access will need to be on agreement with a new owner and whilst some design provision can be made in anticipation of this, the level of access to be allowed, if any, can not be determined at this stage. Public access is an important benefit that the scheme could deliver but with single residential use, the presumption is that it will be mostly limited.

45.6.4 COMPARTMENTATION, FIRE RISK AND ESCAPE ROUTES – The House has not been divided into fire compartments internally, and given its age and the extent of wooden panelling, has a high fire load. Currently empty, it is at high risk, particularly as the electrical systems are reaching the end of their working life. Single residential use requires relatively little change to provide a reasonable standard of safety, and a fire engineering solution for the proposals has been developed and discussed in detail in section 8.0.

45.6.5 MEP REPLACEMENT - The ME systems are all at the end of their useful life and will need to be replaced entirely. Our strategy for the listed buildings is discussed in more detail in later sections of this design and access statement, but broadly, we are working with the grain of the listed buildings. Once the fire protection and detection systems, circulation and services strategy are established and robust, the intention is to leave the rest of the fabric alone as much as possible

45.6.6 PROVIDING ATTRACTIVE AND ENJOYABLE PLACES TO LIVE - We are proposing to work with the original



SKETCH OF THE LONG GALLERY AS A LIVING ROOM

MOOD BOARD OF EXAMPLE IMAGES WHICH HAVE INSPIRED THE PROPOSALS

period features to ensure none of the historic beauty is lost in the conversion process. Externally, the buildings will be brought back to life with careful repair and minimal changes, removing detrimental elements and enhancing the historic structures. The gardens surrounding the House will be beautifully restored whilst the wider parkland provides an important backdrop and will be managed accordingly. It is crucial as part of the design process that the end result is both practical and enjoyable, sustaining the listed buildings for future use and creating attractive new spaces which are the next period of evolution in the history of Bramshill.

46.0 AMOUNT AND USE

This application is for change of use from class C2A to C3.

- House GIA = 3487m2 Stables GIA = 358m^2
- House GEA = 1565m2 Stables GEA = 430m^2
- Nuffield Newsam GEA retained = 479m^2
- Stables + Nuffield Newsam total GIA = 1316 m^2

Parking will be provided for an estimated 10 vehicles.

47.0 SCALE AND APPEARANCE

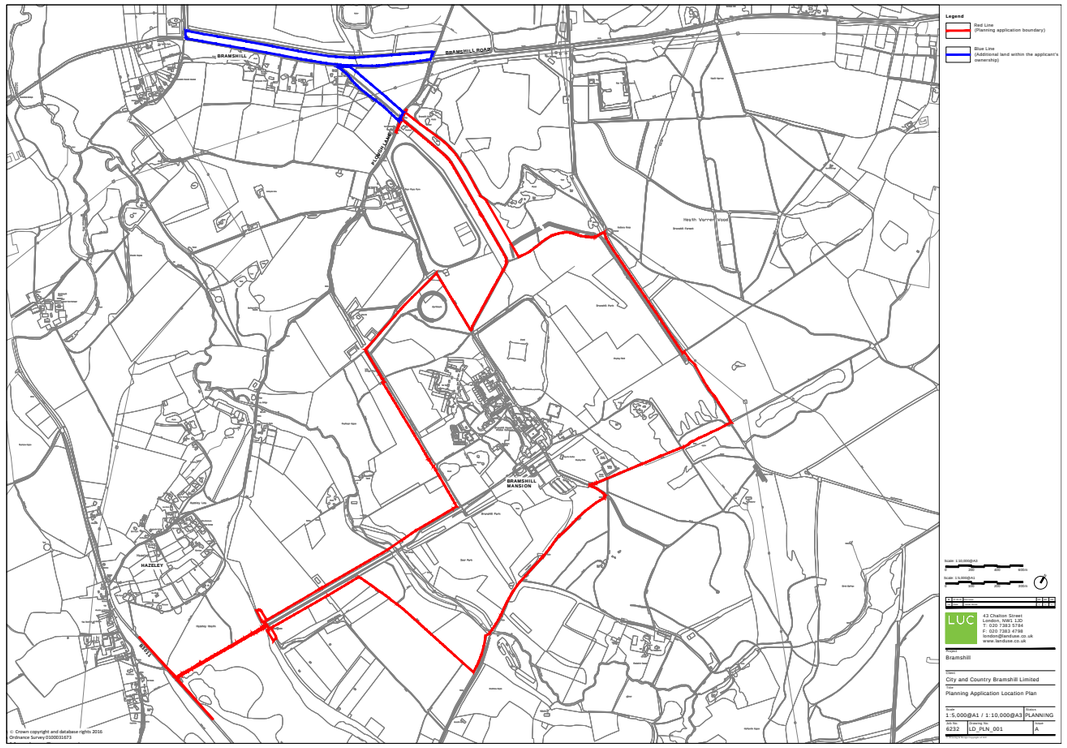
47.1 The scale and proportion of the house are part of its architectural importance and aesthetic appeal and commensurate with the Jacobean love of high elevations, symmetry, piercing skylines and an appreciation of the Classical orders. One of the fundamental differences between the Jacobean Bramshill and the Bramshill we see today, is the loss of two huge wings, projecting from the South West front and providing what was presumably an entrance court and a sequences of exterior spaces that one would have progressed through upon arrival.

47.2 Despite this, the house retains its great presence in the landscape and therefore there are no proposals to alter the scale of the mansion, and any external changes which might affect its appearance have been kept to the absolute minimum, and only where completely necessary.

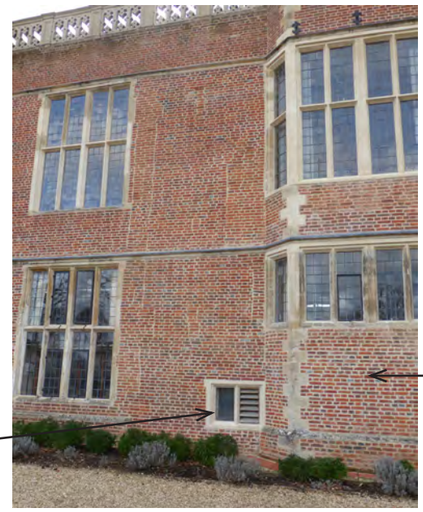
47.3 The greatest change of all is the provision of a lift and stairwell in the central lightwell. This will change the existing massing however the central lightwell is considered to be a service space and secondary to the fine, principal areas and elevations. It is assessed as less sensitive overall and although it is graced by the presence of an impressive 17th Century chapel window, still demonstrates that the Mansion, like many other great houses of the kind, was designed to be outward looking. It is assessed that the changes in massing by the provision of a lift in the lightwell will lead to less than substantial harm overall which is balanced with the need to provide inclusive access and crucially in order that a long term beneficial use for the house is established as soon as possible.

47.4 Our proposals keep changes in the appearance of the House to a minimum. Demolition proposal drawings show that all of the principal elevations will remain unchanged except for the reinstatement of two windows on the North East elevation and a small number of outlet vents (as shown on the accompanying drawings). A small section of the stone balustrade along the South East terrace will be removed in order that it can be fully reinstated in place of the existing iron balustrade which was put in place during the Police College occupation in the 20th Century. Replacement of the existing would be seen as an enhancement which is considered to be detrimental to the appearance of this elevation.

47.6 Otherwise, any further change has been concentrated to the central lightwell which is not visible from the exterior and only partially visible when circulating the interior. There are no windows looking on to the lightwell from the south east range or any of the fine rooms so we know that it was never intended to be seen. Windows looking on are from the stair turrets only, to provide light to these interior circulation spaces. French double dors have also been provided in lace of windows from the dark corridor at ground floor level, opening directly onto the courtyard



REDLINE BOUNDARY FOR THE APPLICATION

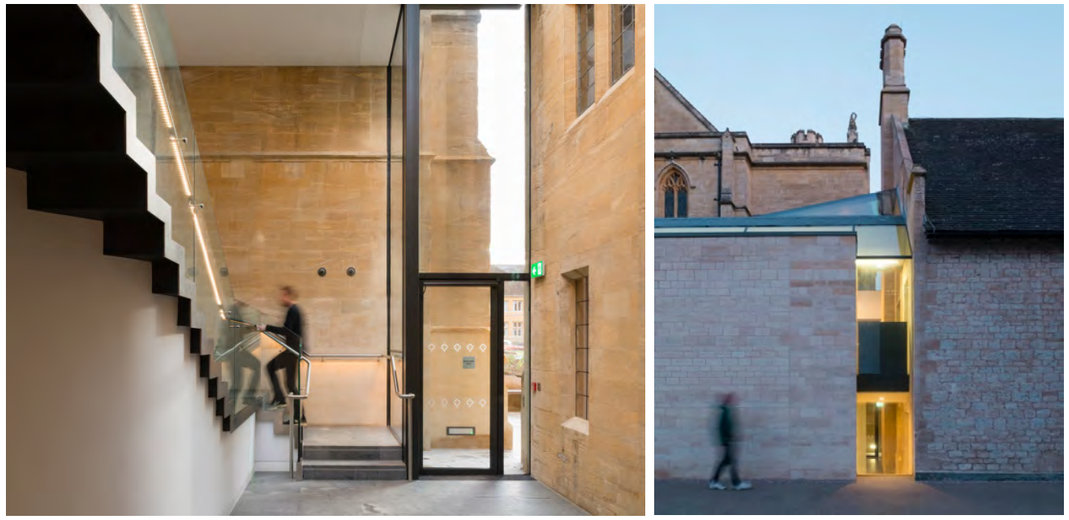


space. As its name suggests, this corridor does not receive much natural daylight at present and so the doors will provide improved lighting, natural ventilation and make the area a more pleasant and attractive space overall. It will also encourage the use of the central lightwell as a space to be enjoyed as opposed to a redundant space which it was during the Police College occupation.

47.7 THE STABLES – Removal of the 20th century additions from the Police College occupation will help to restore the general aesthetic appeal and coherence of the building. Historically, stables were gradually superseded by cars as a means of transport and so no-longer-needed stables were usually converted or demolished altogether. The fact that the 19th Century stables do still survive is important and by using the building for apartments, its value as an integral part of the Bramshill estate will be maintained and its appearance enhanced. Generally, when buildings are converted in this way, it is more likely that new residents will pay better care and attention to their homes and therefore the overall appearance will be kept up. The proposed areas for demolition will remove poorly considered additions and junctions with the listed Stables. The removal of these will be an enhancement and will reduce the overall scale to give the area a more domestic feel.

47.8 NUFFIELD Hall – Nuffield Hall is considered to be of some architectural merit and has an interesting built form. As a relic of the Police College occupation, it is proposed to keep the building with some minor changes to convert it to garaging and storage. The proposal will keep the overall form and as with the proposals for the Stables, will remove awkward adjoining additions which are considered to be detrimental, thereby improving the overall appearance and scale.

47.9 LANDSCAPING - Conserving the walled gardens surrounding the house will significantly enhance their appearance and the interpretation of their historical value. The proposals do not involve any intervention but a careful strategy for repairing and restoring the existing. Further details on the landscaping proposals are set out in the following sections.



Example images showing how the junction between new and old can be managed sensitively and innovatively, particularly when integrating new access and circulation to historic buildings such as stairs, glazed screens and lifts. http://www.batstudio.co.uk/East-Range-Mansfield-College

48.0 MATERIALS AND DETAILING

48.1 Original material is unique; once it is removed much of the character and significance of a building goes with it. Nonetheless, even the most durable components will eventually need to be repaired and this scheme proposes using authentic materials and techniques where possible.

48.2 The policies in the CMP have been generated in order to manage small or incremental changes during the lifecycle of the building. Whilst the proposed changes to the house are detailed on the accompanying planning drawings, it is also likely that further work will be identified once the building is opened up and we presume that further works as a result of new discoveries will be captured by conditions at a later date and subject to separate applications if necessary.

48.3 In general, the proposals seek to replace like for like.

48.4 Where new work is proposed, the following materials will be used:

- Walls and wall linings: Some of the walls will be upgraded and elsewhere, the drawings show where new walls are proposed. The materials are given in more detail on the table on the following page.
- Windows and doors: Will be assessed individually on a case by case basis. Many of the historic doors are fragile and some are significant to particular spaces. A blanket approach for any upgrade works will not be appropriate.
- Roof materials: Lead roofing where new work is proposed.

Example image showing lead roofing

Proposed new and upgraded wall
Options.

WALL TYPE KEY - EXISTING WALL UPGRADES (E)

E1

Wall Type E2: Existing Lath and Plaster wall upgraded to compartment wall.(to achieve 1hr FR . Min 40 Rw dB)

- Where access behind paneling is easily archived without undue damage fire protection and insulation to be fitted behind.

E1a

Wall Type E1a: Existing Lath and Plaster wall upgraded to compartment wall.(to achieve 1hr FR . Min 40 Rw dB)

- leave Paneling and remove Lath and Plaster. To fit fire protection and acoustic insulation.Behind paneling and floor , wall and ceiling junctions.

E1b

Wall Type E1b: new fire board and acoustic insulation fixed to 70mm stud infront of existing wall structure. Where full protection can be achieved.

E2

Wall Type E2 : Existing Paneled wall (both sides) upgraded to compartment wall.(to achieve 1hr FR . Min 40 Rw dB)

- remove paneling on one side and re hang on 18mm OSB on two layers of fire board on 70mm studs with insulation between.

E2b

Wall Type E3: Basement Tanking

- 9mm of Newton Mesh Membrane.
- 3mm render to match existing finish.

E2b

Wall Type E4: Existing Lath and Plaster wall (both sides) upgraded to compartment wall.(to achieve 1hr FR . Min 40 Rw dB)

- New fire board and insulation fitted infront of existing L&P. ensuring all voids our given protection.

WALL TYPE KEY - NEW WALLS (N)

N1

Wall type N4: Internal metal stud partition walls.
Comprising: British Gypsum 70mm S50C studs @ 600mm centres with 50mm Isowool APR 1200 insulation, single layer 12.5mm wall board to both sides, 3mm skim finish.

N1a

Wall type N4a: Internal walls with additional 18mm OSB to one side, allowing kitchen units/ paneling to be hung.

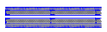
N1b

Wall type N4b: Internal walls with additional 18mm OSB to both sides, allowing kitchen units/ paneling to be hung.

N2

Wall type N2: New Metal stud Compartment walls

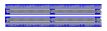
Comprising: two layers of British Gypsum 70mm S50C metal studs @ 600mm centers with 50mm Isowool APR 1200 40mm gap between two layers of studs, two layers 15mm British Gypsum Soundbloc to both sides, 3mm skim finish.



N2a

Wall type N2a: New Metal stud Compartment walls

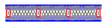
Comprising: two layers of British Gypsum 70mm S50C metal studs @ 600mm centers with 50mm Isowool APR 1200 40mm gap between two layers of studs, two layers 15mm British Gypsum Soundbloc to both sides, 3mm skim finish.Additional 18mm OSB allowing kitchen units / paneling to be hung.



N2b

Wall type N2b: New Metal stud Compartment walls

Comprising: two layers of British Gypsum 70mm S50C metal studs @ 600mm centers with 50mm Isowool APR 1200 40mm gap between two layers of studs, two layers 15mm British Gypsum Soundbloc to both sides, 3mm skim finish. Additional 18mm OSB to both sides allowing kitchen units / paneling to be hung.



N3

Wall type N3: New Timber stud Partition wall

Comprising: crossbraced lightweight timber with plywood cladding with 100mm Isowool between studs, two layers 15mm British Gypsum Soundbloc to both sides, 3mm skim finish. (To act as a deep beam to spread load to main walls and reduce load on actual floors)

PROPOSED WALL AND WALL UPGRADING MATERIALS

49.0 ALTERATIONS TO LISTED BUILDINGS

BRAMSHILL HOUSE

Details of the proposals are illustrated in the submitted drawings and the alterations are set out in the tables on the following pages.

49.1 ALTERATIONS GENERALLY

- Improvements to fire protection and detection (see JGA fire strategy report)
- Provision of inclusive access in the house
- Repairs to historic plaster ceilings - as part of the works full repairs to all the ceilings will be carried out avoiding need for access in the short and medium term. If access was required later on the floors could still be taken up above and the ceilings repairs. There could be a clause in the house deeds that gives the museum a right of access in the future if needed.
- Electrical services upgrade.
- Heating services - The existing central boiler will be replaced.
- Water services and foul drainage: Bathrooms and wet rooms have been located to reduce the risk of leaks over important rooms. In the instance where these have been planned over historic ceilings, secondary catch trays have been added beneath to direct water away from the ceiling.
- Service risers: The risers are planned in locations to cause the least amount of damage to the historic fabric.

49.2 ALTERATIONS TO ROOF AND ROOF STRUCTURE

1. Lead roofing will be used over the new lift core and stairwell roof.

49.3 ALTERATIONS TO EXTERIOR

Externally, changes have been kept to a minimum and only where completely necessary. The external elevations, particularly the principal elevations (north east, south east and south west) are considered to be of high architectural merit and sensitive. They illustrate the revolutionary development in house design in the early 17th Century which inverted the medieval courtyard house into the outward looking house with a small residual court or lightwell at its heart. The changes proposed are both minimal and restorative.

- Reinstatement of windows previously blocked
- Removal of steel balustrade on South East front and reinstatement with more appropriate design
- Re-configuration of space within the central lightwell including: new window openings to light the basement areas, removal and reinstatement of windows along the dark corridor at ground floor and addition of doors leading to the central courtyard, excavation of the central lightwell, lowering the overall floor level, insertion of new passenger lift with circulation stairwell.

49.4 ALTERATIONS TO INTERIOR

The following table is not intended to be an exhaustive list of changes. The drawings accompanying this application give full details of all the changes proposed to the listed buildings. The most significant changes are discussed below where they will have an effect on the historic fabric or overall character of the place. Otherwise, changes are discussed which have been integral to the delivery of the key design strategies, predominantly fire, structure and M+E:

	ALTERATION	CURRENT CONTEXT & REASON FOR ALTERATION
	BASEMENT	
1	Dropping basement floor level throughout to accommodate sump pumps.	The addition of sump pumps in the basement is necessary for the removal of water from the sump basin and will help eliminate possible damp. There is currently extensive damp throughout the basement and standing water in some areas. In historical terms, a blocked doorway (indicated by a brick arch) at west end of the southern corner turret (corresponding to B.15) relates to a lower level than the present floor of the room within, which is nonetheless lower than that of B.15. At some point - probably during the 16th Century, the basement was much lower than the 17th Century basement. Original 17th Century flooring materials exist in much of the basement today although the loss of the projecting wings on the south west front has diminished the overall size and the truncated wings in the basement have been substantially altered (internally and externally). The proposals will reinstate any historic flooring which is removed temporarily.
2	Removal of redundant services throughout basement.	New integrated servicing strategy to be introduced throughout the house. The services are currently at the end of their useful life. An improved wiring strategy will also alleviate the need for unsightly cable trays suspended from the ceilings and improve fire rating.
3	Demolition and replacement of stair ST.10	Stone surfaces of the existing stairs are weathered /worn and repointed previously. Brickwork to sides of steps is in poor condition with eroded joints and cementitious repairs. Tubular metal handrail with paint finish in poor condition.
4	New wall linings throughout basement (Newton 500 series/50mm tanking)	Prevent damp penetration and reduce noise impact. The wall finishes are in poor condition where render has previously been applied directly to brick and currently suffer from extensive damp.
5	Creation of new windows (North West elevation) for the gym and wine cellar	The new windows are necessary for the provision of natural daylight and ventilation into the proposed gym and wine cellar spaces. By placing them on the north west side, they will be contained to the central lightwell and not affect the appearance of the building from the main exterior. Vents/ openings appear to have been created here in the 17th Century as shown on Chapman's basement plan of 1763.
6	Addition of showers, WC and sauna in B.13a	Single residential use could place demands on the fabric for more luxurious interiors and facilities. Where these have included, we have placed them in areas where there will be the least impact overall on the historic fabric. By locating the gym in the basement, the fine interior spaces will be avoided. They have also been placed close to the central lightwell which acts as a core service area for the building.
7	New stairs in position of ST.09	The brickwork to the sides of the steps is currently in poor condition with eroded joints. Soffit to stair is also in poor condition. The stair will be designed as a protected stair with FD20 door leading to basement areas.
8	Existing ST.07 to be partitioned at basement level with fire protecting walls and FD20 door	Necessary fire upgrade works as shown in the fire strategy report.
	GROUND FLOOR	
9	Removal of reception desk in Hall	Considered to have a detrimental impact on the room and of no historical value, being fitted during occupation by the Police College.
10	Outdoor lightwell level lowered	Excavation of the lightwell is required for drainage and the area exposed can be used for horizontal service distribution to vertical risers. This level of intervention will be necessary whatever the future use of the building.
11	Blocked windows on north east elevation at ground level reinstated	Although now nearly regular in its appearance, the north east front has been much altered. The window bays are probably c.1615-25, coeval with the final phase of the south east front although these windows have been blocked at a much later date. Opening the blocked windows will reinstate the intended symmetry of the north east elevation and provide natural light and ventilation into the newly created bedrooms.
12	Reconfiguration of G.17 and G.18 for insertion of passenger lift from ground to second floor and core stair	This reconfiguration and alteration will provide improved circulation with level access to floors above. The lift will be enclosed in 30 mins fire resisting material.
13	Lift installed in G.39	Provides level access to upper storeys. The lift will be enclosed in 30 mins fire resisting material.
14	FD20 doors with cold smoke seals between circulation cores and rooms	In line with fire strategy. G.11 is an exception because of the historic staircase and relationship to the Hall.
15	G.23, G.24, G.25, G.30 and G.32 will be reconfigured for back of house space. Existing WCs will be removed	WH Cope's plan of the ground floor shows that this area was previously used for back of house in the 19th Century, and from studying 17th Century inventories, we know that this area was always intended as a service area. The existing WCs are considered and so removing these would be an enhancement. The reinstatement of windows on the North East elevation will provide more natural light into the rooms.
16	New partition wall between G.32 and G.33	Internal circulation in this area could be improved and given the changes in levels, it is deemed more practical to locate the door to the kitchen at the northern end of the wall as opposed to its current location.
17	G.34 partitioned to create separate office	It is considered necessary to separate the office from the proposed kitchens for practical and safety purposes.

18	G.38 opened out to Bell Room	This room is the former chapel, probably originally on two levels [G.38, Water Room un-numbered]. It is lit by a window with simple, massive tracery executed in thickly plastered brick. No historic decoration survives within, but it is probably Zouche's work. WH Cope described the chapel as having been deconsecrated in the early nineteenth century. As this space has been altered substantially over the years, there is a great opportunity to utilise this space and make the most of the attractive chapel window and the natural daylight. The policies in the CMP provide protocols for new discoveries as a result of interventions to the fabric. If this is uncovered during works, the policies should be adhered to. It is not known what form the original chapel took but it should be recognised that substantial changes have taken place over the centuries and the space could be enhanced.
19	Opening created between G.38 and the dark corridor (G.19)	This wall forms what was originally the outer wall of the chapel, before the dark corridor was added in the late 19th Century. Creating an opening in the fabric, connecting the newly creating apartment internally will involve the demolition of some historic fabric. The proposals do not alter our interpretation of the space or the way in which it has been used historically but enhance the connectivity between the rooms. Generally, there is more flexibility for change in areas of secondary importance or where the interiors are not of special interest. The primary consideration when conserving an historic building is to retain or establish a beneficial use as soon as possible. Buildings that are unoccupied are at threat from deterioration, damage and theft and are considered to be at their most vulnerable and so alterations to the historic fabric have been balanced with the need to establish long term beneficial use.
20	G.06 and G.07 used as bedrooms with newly created ensuite bathrooms	Whilst this area of the house is of some historical value, it has been substantially altered during the 18th, 19th and 20th centuries. In line with our design strategy, changes have been focussed to areas of reduced significance and sensitivity.
	MEZZANINE	
21	Mezzanine in north west range to be reconfigured for bedrooms and bathrooms and a cinema at the northern end.	In the early eighteenth century the mezzanine was inserted, probably in order to supply a want of family bedrooms. This comprises five chambers [M.04, M.06-M.09], the western three [M.07-M.09] heated in the south wall. These retain their early eighteenth century fireplaces. M.04, M.06 and M.07 have introduced wainscot in small square panels. Fireplaces are now divided off from the rooms they formerly heated by a modern partition forming a passage through the mezzanine floor. Although the mezzanine is sensitive in certain areas, it is considered to be a more adaptable area and provides the opportunity to add kitchens and bathrooms for the apartment in the existing wall thickness between the ground and first floors of the dark corridor.
22	Doorway created between M.03 and M.04	M.03 will be converted to an ensuite bathroom and therefore separated from the adjoining bedrooms
23	20th Century partitions removed	Partitions were added throughout the mezzanine in the 20th Century, during the Police College occupation, in order to create separate offices. They are not considered to be of historical value and detrimental to the overall plan form. Removing them would be an enhancement.
24	Door fixed shut between M.07 and M.08	This allows for the subdivision of the internal space to create 2 no. bedrooms
	FIRST FLOOR	
25	Door fixed shut between 1.04 and 1.11	This connection is visible on WH Cope's plan of the first floor, published in his 1883 book, however the area itself has been much altered in plan form since. At this time, it was used as a "boudoir" for the adjoining bedroom (room 1.04). Fixing shut the door will allow a separate kitchen to be created in this space off the proposed living room.
26	Rooms 1.11, 1.11a, 1.12 and 1.13 converted into bathroom	This space was previously one room (see note above) so removing the partitions to reinstate this is considered to be an enhancement. The area is currently used as kitchen/ WC/store so proposed changes to the fabric will not be any more intrusive than existing.
27	Ensuite bathroom added in 1.09, room 1.08 made into ensuite bathroom, room 1.07 partitioned to create bedroom and ensuite bathrooms	This corner tower has been greatly altered since the early 18th Century. Firstly, the destruction of the South West projecting wings meant that considerable reconfiguration of this area was undertaken. The 1763 plan shows the corner tower as one large room with two smaller closets at the east end and a markedly large thickness of wall. This appears later on the 1883 Cope plan, divided into two rooms with a hallway / lobby and staircase. Proposals to make changes here have been directed by the strategy to focus new work in areas of reduced sensitivity and significance.

28	Partition walls added in 1.17	The Chintz Room [1.17] is lined with simple, small panelled wainscot and retains the name recorded in 1764, but in comparison with the plan of that date shows it to have been largely rearranged. The Chintz room has a simple, geometrical panelled overmantel probably original to the house but probably moved. The room, although part of this historically significant and complex range, has been altered substantially and so is considered to be a greater receptor for change.
29	Door fixed shut between 1.17 and 1.18	This will separate the propsed bathrooms and is considered to be the end of the sequence of rooms in the north west range that supposedly formerly compromised the King's rooms.
30	1.21 partitioned off for riser space	Considered to be the most appropriate location following study
31	1.15 reconfigured with partitions added to accommodate the lift shaft with a common lobby	See notes 18 and 19
32	1.15 and the Water Room divided to create back of house and WC	See notes 18 and 19
	SECOND FLOOR	
85	Addition of bedrooms and bathrooms on the second floor throughout	The strategy for adding bathrooms has had to consider the sensitivity and importance of the fine historic plaster ceilings and interiors below. Earlier designs showed bathrooms and bedrooms placed together, however this was changed to allow for the need for stacks which will enable the most effective route for water to be directed away from the ceilings. Secondary catch trays will also be inserted in the floor void. The bathrooms and kitchen have been kept to a minimal footprint.
86	Insertion of new partitions throughout second floor	During occupation by the Police College, this area was divided up internally to provide office spaces. The partition walls have since been removed but overall the space would benefit from considerable enhancement. There are no historic plans to our knowledge which show the layout of the second floor, however the 17th Century inventories do throw up some anomalies and there have been various suggestions as to what might have been here at that time. The position of the fireplace with a four centred arch in the centre of the room suggests that it might always have been one space, but this is speculation. It is considered that the addition of partitions here will not harm the overall significance.
94	Lift stack providing level access to second floor, adjacent to ST.04	It is proposed to continue to lift stack up to second floor which will provide level access. This will involve the reconfiguration of the existing roofs over 1.15 and the Water Room.
	THIRD FLOOR	No proposals to alter the third floor
	ROOF	No proposals to alter the roof

49.5 ALTERATIONS TO STABLE BLOCK

The Stable Block will be converted for use as a gym and ancillary spaces for the house including an office and staff welfare facilities on the ground floor with storage space and plant located on the lower ground floor. All windows and doors will be removed and reinstated and modern partitions will be removed. We have proposed that the spaces be kept as open plan as possible, more faithful to the open interior of a stables. It is acknowledged that the layouts could be negotiated and redesigned should the property be sold. The addition of showers and WCs are not considered to have a detrimental impact on the interior as the proposals will establish a long term use for the building.

49.6 PROPOSALS FOR NUFFIELD HALL

Nuffield Hall will be used to provide storage space for the occupants, with a car parking area adjacent, screened from the house. A new car park entrance is proposed directly adjacent to Nuffield Hall with a gate in the wall. Along the car park retaining wall, existing openings will be bricked up and the existing footpath removed. The will allow for a more rational access arrangement to the proposed areas. Cycle storage and bin stores are also contained within the retaining wall, screened from the house. The sub station will remain as existing.

50.0 ME STRATEGY

50.1 Great care has been taken to reduce the effects of the ME strategy.

50.2 Extensive work has been carried out to verify suitable routes through the building for services in order that they are integrated as sensitively as possible.

50.3 Wherever possible the design strategy is to put bathrooms and kitchens close to existing runs and next to the courtyard so as to reduce the size of pipe work needed within the building and to reduce works the external facade. Although a large effort has been made to understand the existing floor and wall build up it is expected each run will only be certain once floor and wall runs are raised so as to ensure lease damage is caused.

HEATING

50.4 Heating is from a central boiler, replacing the existing and utilising the basement for plant space (see drawings).

BATHROOMS

50.5 Where bathrooms are situated above fine rooms, a new raised floor with water proofing is proposed to give extra protection in case of a leak and a alarm system to detect if leak occurs. Where possible, bathrooms have been located next to the courtyard with natural ventilation being preferred. Where wet services are proposed in fine rooms, the floors and ceilings will be raised and natural ventilation will be through the existing windows. Pipe work is to run through the floor voids where possible to drainage stacks which drain to the courtyard or new manholes around the building.

KITCHENS

50.6 Wherever possible the kitchen ventilation strategy is directed to new roof tile vents in the courtyard roofs. Pipe work to the stacks is proposed to run through the floor voids.

WIRING

50.7 Where possible it is proposed to remove all existing wiring which could be a fire risk. New fire protected wiring is proposed.

WATER & GAS

50.8 Water and gas is to enter building though new pipe work through North East Entrance to the basement. (Reason for all the demolition on basement ground floor layout.)

FOUL DRAINAGE

50.9 The strategy for foul drainage is to keep as many kitchens and bathrooms close to the central lightwell as possible, thereby working with the grain of the house which is designed to be outward looking and to have a number of smaller vertical risers for piped services and main cable runs located where there are known voids or less sensitive fabric, rather than having a few large risers. This approach makes horizontal distribution through the floor voids less problematic and works best for multiple residential use. Single residential use will be served by one large central system as at present with relatively large distribution pipework, because it allows the use of a mix of systems including centrally based individual boilers in a basement plant room where existing distribution routes can easily be reused,. Understanding the likely build sequence of the house through the creation of the date model has been key to establishing the servicing strategy, which is essentially pragmatic rather than imposed.

51.0 FIRE STRATEGY (also see JGA fire strategy report, submitted with this application)

51.1 The proposals for the design of apartments in the house have been developed to provide adequate fire protection in order to achieve a reasonable standard of safety while preserving the original features of the buildings which are important.

51.2 In historically important buildings like Bramshill House, current building regulations guidance will often prove unduly restrictive and therefore an alternative solution using fire engineering will achieve a reasonable standard of safety while preserving the original features of the building which make it important.

51.3 The house will be provided with a Grade A category LD2 standard fire alarm and detection system. This will include detection and alarm in all habitable rooms and smoke detection in the common hallways.

51.4 In general, fire upgrading works for single residential use are focussed on providing protection to stairs and alternative escape routes. Guidance recommends that stairs do not need to be enclosed in fire resisting construction in houses with more than one stair, provided they are physically separated.

51.5 Protected final exist at ground floor for escape from the basement are not possible in all areas - specifically the stair between the main hall and rooms on the South East front. Instead alternative means fo escape from basement rooms have been provided. Basement stairs are separated from the basement accommodation by fire resisting construction.

51.6 Where inner rooms are provided such as a study at the East corner G.15), a high standard of fire detection and alarm can be used instead of removing the doors which would not be favourable as the room has a fine panelled scheme.

STRUCTURE AND COMPARTMENTATION

51.7 The existing fire resistance period should be confirmed and improved to achieve 1 hour wherever possible.

The fire resistance of the roof does not need to be improved if it remains used as it proposed.

51.8 The two new lifts will be enclosed in construction achieving 30 minutes fire resistance with FD20 lift doors.

51.9 Doors on circulation routes separating the stairs will be FD20 doors.

52.0 WASTE AND RECYCLING

52.1 The design proposes discreet bin storage provision that is appropriate for the site.

52.2 Waste and recycling facilities fwill be provided nearby the house and Stables, to Hart District Council standards. It is proposed that the bin store is located behind the brick wall to the north west of the house, adjacent to the Stable Block so that it is well contained and out of sight.

52.3 Numbers are **1 x 240 litre rubbish bin, 1 x 240 litre recycling bin and 1 x box for glass.**

52.4 The floor of the bin store shall be of solid construction. There shall be a solid, level pathway on the route from the bin store to the point where the refuse vehicle stops.

52.5 They have been designed to be accessible from all dwellings and located appropriately to reduce visual impact, noise and smell.

52.6 It may be that a greater number of containers are required which could be negotiated at a later date. The bin storage area would provide sufficient space should this be the case.

53.0 ACCESS

VEHICLES AND PARKING

- **No. of parking spaces provided = 10**
- The existing Nuffield Hall will also provide garaging and storage space
- Further spaces, including the provision of spaces for the cricket club, will be accommodated in the main car park.

53.1 The site is in a relatively remote area of countryside approximately 1 mile from the nearest public highway, let alone bus route. Apart from a limited number of walkers, access to the site and house will be by car. Our concept is that users of the house will come in through the South West entrance past Hazeley Lodges and that the rest of the site will enter from the North.

53.2 The access roads in both directions are single track and therefore additional passing places are proposed which are included in the site access plans by Hydrock. Reading Avenue is c. 4.4m wide. This is sufficient for two cars to pass, but additional passing places will be provided (widening to 5.5m) to enable larger vehicles to pass also.

53.3 Parking in front of the South West entrance will be removed because of its negative impact but this would need to be agreed in principle with a potential buyer.

53.4 All the measures above combined would provide 10+ parking spaces reasonably close to the house but with no weatherproof link from cars to building. This is not considered necessary for single residential use.

53.5 The distribution of parking is sympathetic to the scale and openness of the site, utilising the existing parking to the east part of the site so that the listed buildings are not dominated by parked cars and traffic.

53.6 The parking has been calculated based on City & Country's standards, which are marginally lower than Hart District Council. Experience on other similar sites demonstrates that the numbers provided will be adequate and that enough additional parking has been factored in for visitors and numbers attending the cricket club.

53.7 It is important that we achieve this important balance between parking provision and hardstanding whilst not compromising the highly important setting of the heritage assets. Overall, our proposals reduce the amount of hardstanding on the site by **487m².**

INCLUSIVE ACCESS

53.8 Level access from the car park to the North East entrance of the house will be provided. Parking spaces for wheelchair users have not been allocated per se, but it is presumed that single residential occupiers will be able to park next to the North West front of the house should they need to.

CYCLE ACCESS AND STORAGE

53.9 Cycling and walking are the most sustainable methods of travel due to their zero carbon footprint. Any method not powered by fuel has zero negative impact over the environment.

53.10 For the proposals to promote the highest standard of sustainable travel for residents and/or staff, a number cycle store outbuildings are to be designed on site. Capacities for the proposed developments aim to follow the guidance for cycle stores provided by Hart District Council. Hart District's 'Parking Provision Interim Guidance' (2008) is listed in the current policy section of Harts website.

- An allocated cycle storage area is provided for single residential use of the house.
- The converted Nuffield Hall can also be used as cycle storage.

54.0 LANDSCAPE STRATEGY

54.1 The landscape proposals adjacent to the House are focused on conserving the existing walled gardens and enhancing the immediate setting to the building. The landscape proposals include the following:

54.2 Conserving the Walled Gardens: The walled formal gardens including The Green Court to the east with the Long Garden beyond, The Rose Garden also in the east and southwest garden known as the troco ground will be retained and maintained in their current form.

54.3 The Kitchen Garden: The enclosure to the garden will be conserved, while the internal area will be divided into small allotment plots for use by residents in the house. The remaining orchard in the west side of the garden will be retained and subject to ongoing management.

54.4 The Main Approach: The route will largely remain as existing but with additional infill tree planting where needed to complete the existing avenues. Adjacent to the western façade, the existing gravel parking area will be reduced and largely returned to lawn. The vehicle route to the north of the house will be partially infilled with grass and the circular arrangement reinstated for drop-off. All the routes will be re-surfaced in a gravel dressed macadam finish.

54.5 South of Nuffield Hall: A new brick boundary wall with outbuildings will border Nuffield Hall to the south containing a small parking court. South of the boundary, existing trees are retained within the existing grassed verge. Existing Parking: To the south east of the house, the large existing car park is retained to services the Cricket Pitch and provide parking for visitors to the house. The existing pleached trees in the centre will be removed and replaced with clumped tree planting. The car park is located in close proximity to the re-located cricket pavilion.

54.6 North of Nuffield Hall: A new parking court will be formed to provide spaces for The Quad and Lakeside areas. The space will be gravel dressed with car barns to the edges. The car park will be bordered by native hedge planting to provide some screening to parked cars.

54.7 Reading Avenue: The restored Reading Avenue will be extended south to intersect with Fir Avenue. This treed avenue provides a filtered transition from the formal gardens to the wilder heath parkland to the east.

54.8 The formal gardens will require management and upkeep, which needs to be paid for, as does the captive deer herd (one of 3 albino captive herds in the country). Local anglers are keen to fish the lake and the football and rugby pitches have been brought back into use.

54.9 Redevelopment of the site as housing, as long as there are sufficient numbers, will provide service charges to support the management and upkeep of the site, and it is hard to see how this can be achieved with any certainty in the medium to long term in any other way.

55.0 BOUNDARY TREATMENT FOR SINGLE RESI USE

55.1 Post and rail fencing with integrated soft landscaping will provide an unobtrusive boundary between the house and immediate surrounding areas and those areas for public access, parking and new development on the site. It is not proposed to provide high security boundary treatments (usually required by high net worth individuals) which would be unsuitable and detrimental to the setting of the listed buildings.

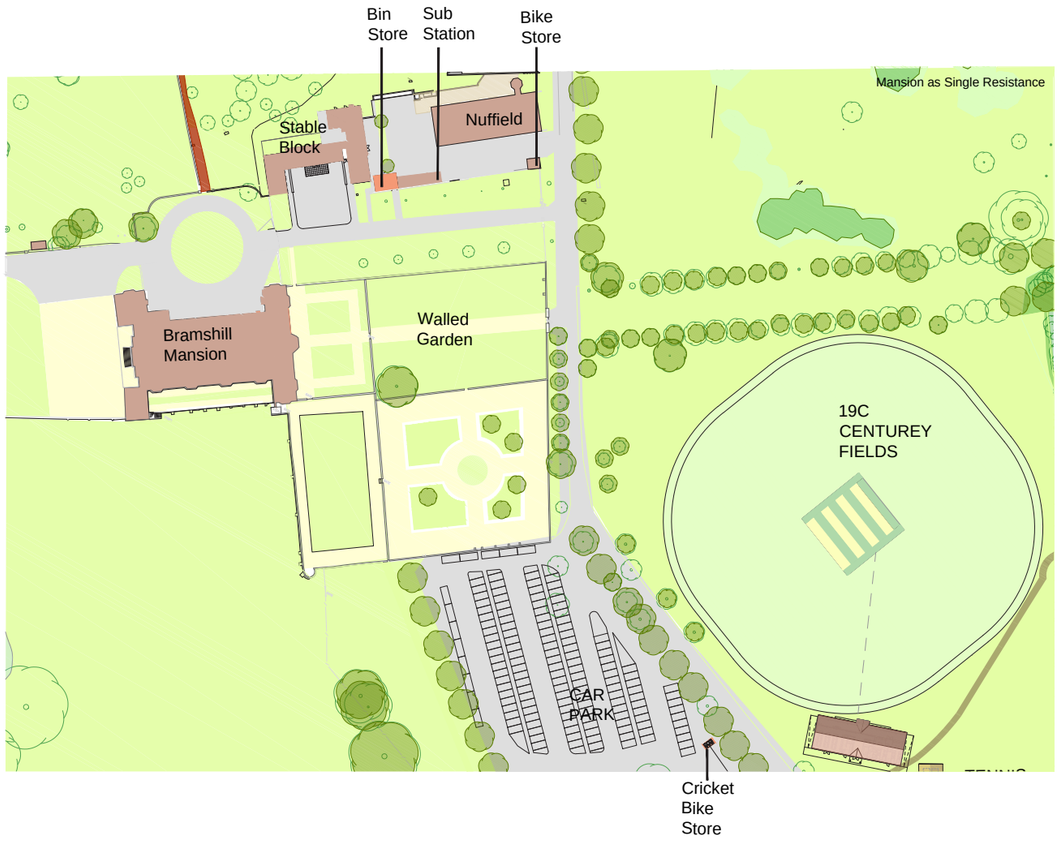


DIAGRAM SHOWING PROPOSED LOCATIONS FOR BIN AND BIKE STORES WITH SINGLE RESI USE

Diagram showing proposed landscape layout for single resi use in the house

APPLICATION 3 - Full Planning and Listed Building Consent Application for:

Conversion of the house to office space (5196m^2)

Conversion of the Stable Block to dining and welfare facilities

Adaptation of the Nuffield Hall to garages and stores

Demolition of some of the Police College accommodation adjoining the Stable Block

Restoration of the walled gardens and management of the landscape

Associated access, parking and hard landscaping

56.0 INTRODUCTION

56.1 Bramshill has a rich heritage which includes the occupation of the site by The National College of Policing in the second half of the 20th Century. The institution was internationally renowned.

56.2 The use of the house as office space would fundamentally utilise the legacy of the Police College in terms of the existing spaces but alterations and improvements would still need to be carried out in order to meet current standards including compartmentation, inclusive access and servicing. The key positive aspect to this scheme is that there would be no residential development within the SPA exclusion zone. It is also considered to be the least intrusive option on the historic fabric because most of the space can be used in its present state with little alteration to the overall layout. However, in order to keep intervention to a minimum, restrictions would need to be placed on occupancy levels and the division of spaces between different tenants.

56.3 Buildings used as offices 50 years ago will not meet modern specifications and therefore some change will be required in order to bring the spaces into attractive and usable spaces for the present day.

56.4 It is not uncommon for listed buildings to be converted to office space nowadays and it has become popular in central locations, particularly big towns and cities. The issues with a place like Bramshill is that it is not easily accessible and therefore its attractiveness as office space is significantly reduced, or at least narrowed down to those willing to travel to work by vehicular means. Public transport to and from work would be costly. The viability report, submitted with these application, goes in to more detail.

56.5 In comparison to the other proposals, office use would be policy compliant and therefore could be seen as more favourable by Hart DC, although the practicalities may be less straightforward and still have an impact on the historic fabric of the listed building, as well as increasing traffic numbers.

57.0 CHANGE

57.1 Few places are so sensitive that they, or their settings, present no opportunities for change. For the House itself, changes have been made only where necessary and generally in areas considered to be of lower sensitivity. Office use could place high demands on the fabric itself because of the services required to provide comfortable, contemporary and safe office accommodation with appropriate fire servicing. However, whilst some changes are needed, they have been designed to not materially harm the values of the place.

57.2 To ensure that Bramshill is sustainable as offices, our proposals balance some necessary restorative works, contain change within less sensitive areas of the listed building. The majority of offices make use of what is already there. The proposals also include the provision of two passenger lifts for improved circulation throughout the house.

57.3 Overall, the scheme for offices use does not deviate from the previous layout used by the Police College, however it is proposed to provide a greater number of WCs and use some of the second and third floors as open place offices.

57.4 The implications of placing offices on the third floor are discussed in subsequent sections of this DAS.

57.5 Internally, change has been informed by the sensitivity plans shown in section 23.0 and by the 3D date model showing the possible build sequences of the mansion, of which we have identified 11 different phases to date. Building the date model was a fundamental part of understanding the complexity of the House and the extensive changes that have taken place here. Although the House itself is highly significant and some internal areas have been graded as most sensitive, the date model has allowed us to understand how the different layers of history have intertwined and where some areas have diminished sensitivity and significance as a consequence.

MOOD BOARD SHOWING EXAMPLES OF OFFICES IN LISTED BUILDINGS

57.6 The historic fabric has been the most important driver for the internal layouts with more sensitive spaces remaining undivided and detrimental elements being removed in order to better enhance the significance of the heritage asset. Where change is proposed in areas considered to be more sensitive, these proposals have been developed carefully, looking at all possible alternative options and crucially, have been balanced with the need to provide improved circulation and fire compartmentation. The proposals have been developed to have the least impact overall on the historic value and significance of the house.

57.7 Whilst utilising the Police College layout can be seen as a positive aspect of the proposal, we have also considered that some of the spaces were not formerly utilised and presented in the most appropriate way for the historic fabric and character of the place. We have tried to improve this where possible and the CMP policies sets out guidelines for managing change whilst the buildings are in use.

57.8 The final design has incorporated the following key considerations:

57.8.1 FINE INTERIORS - These presented a challenge prior to the proposals to keep the fine rooms managed by a charitable trust. If wet rooms with drainage were needed within a large room then we looked at providing pods which read visually as pieces of modern furniture, on the assumption that drainage and other services can be fitted into the floor beneath them. Following the decision to keep some of the fine rooms open as public spaces, it was therefore easier to fit bathrooms and kitchens into areas which are less sensitive. Wet rooms above the ornate plaster ceilings have required secondary catch trays below the visible floors to take any leakage away from the ornate plasterwork and they have been located in order to make the most effective use of drainage runs, taking water away from the important ceilings and making sure they will not damage any important features or structure, such as plasterwork, beams or features in adjoining rooms. Extensive study of the existing floor structures has been undertaken in order to assess the suitability of installing bathrooms in the proposed locations, void depths for accepting pipe runs, secondary catch trays and ME ducting. The proposals to incorporate new elements alongside fine interiors is an important part of providing safety and livability to potential occupants. Alterations have been proposed so that there is as little intervention or destruction to historic fabric as feasibly possible and where new work is proposed, we want to keep it as unobtrusive as possible whilst having a distinctly modern feel.

57.8.2 INCLUSIVE ACCESS - Historic buildings do not tend to be easily accessible for those with impaired movement. Bramshill is no exception and initial analysis showed that it had no inclusive access. In addition the staircases are not all easy to use and the general circulation is not immediately clear to the visitor. In order that beneficial use can be established, including public access to the fine rooms, passenger lifts will be provided in core 4, core 3 and a platform lift at ground floor level in core 2. This will allow visitors level access to all public spaces within the house and provide some level access for occupants. One of the flats has been designed to be DDA compliant (along with the other four in the Stable Block). Inclusive access is considered necessary if public access is to be provided. Where interventions are proposed in order to provide inclusive access, they have been designed as sensitively as possible and located in areas of the house where they will not be visible from the exterior.

57.8.3 PUBLIC ACCESS - Public access would be limited with office use but might be possible by separate negotiation, depending on the types of businesses occupying the premises. It is assumed that there will be some level of access for visitors because of the nearby cricket club which will remain in use, however for the purposes of this application, public access to the house is assumed unlikely.

57.8.4 CIRCULATION - There are four existing entrances to the house which connect directly to the internal circulation, the south west entrance into the hall, two north west side entrances and the north east entrance. Because of the plan configuration there are effectively two internal circulation systems, one at each end, but no single stack of vertical circulation from top to bottom of the house. As the two spiral staircases can be upgraded to act as fire escape routes, although they seem to be constricted to use as main stairs, then introducing lifts into the building seemed more effective than re-configuring or adding stairs. A number of possible lift locations have been considered but only two deliver from basement to second floor. During the design development process, we produced an options matrix for possible lift locations and the most suitable have been incorporated into the final proposals.

57.8.5 COMPARTMENTATION, FIRE RISK AND ESCAPE ROUTES – Given the sensitivity of the fabric and important historical elements, it will not be possible for the house to achieve an equivalent standard of safety as a new office building. However, for the purposes of occupation and use by the Police College, the environment was considered safe although the high fire load in the building means it would be preferable to ensure that the historic fabric is also protected as far as possible. The fire engineering solution will ultimately depend on the level of occupancy and the division of tenancies across floors which can not be determined at this stage. As far as possible, a detailed fire strategy is set out in section 8.0 of this DAS.

57.8.6 MEP REPLACEMENT - The ME systems are all at the end of their useful life and will need to be replaced entirely. Our strategy for the listed buildings is discussed in more detail in later sections of this design and access statement, but broadly, we are working with the grain of the listed buildings. Once the fire compartmentation, detection and suppression systems, circulation and services strategy are established and robust, the intention is to leave the rest of the fabric alone as much as possible

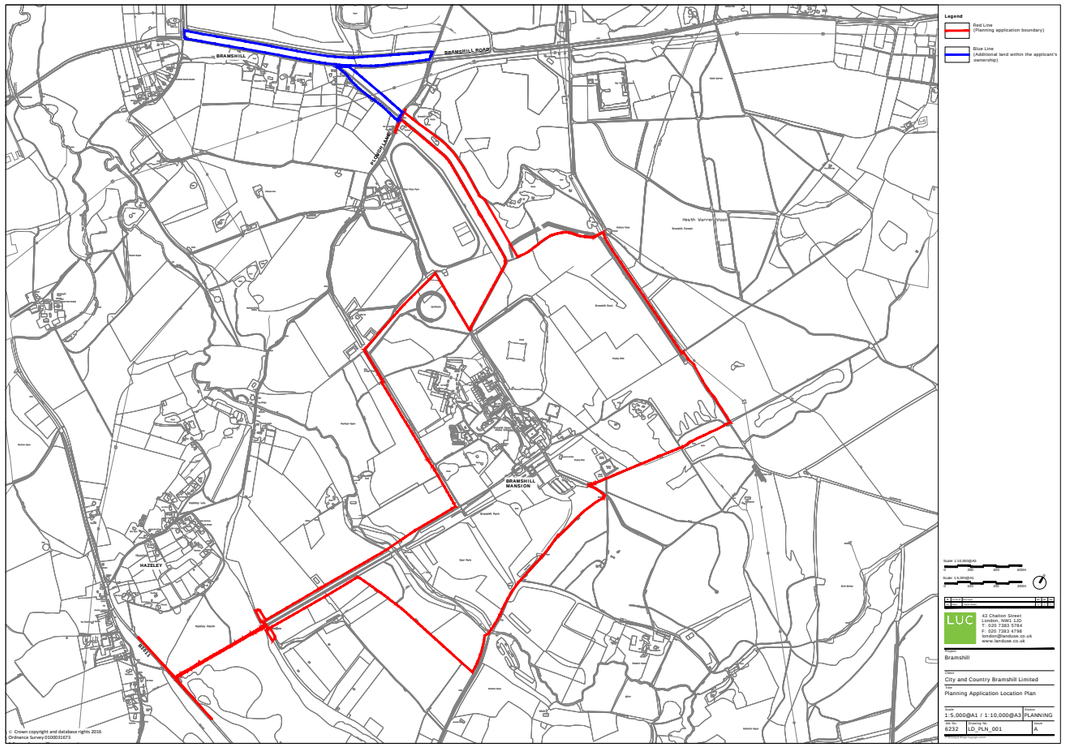
57.8.7 PROVIDING ATTRACTIVE AND ENJOYABLE PLACES TO WORK - In modern offices, occupiers like to be able to personalise their own environment. We have tried to use the space as efficiently as possible to future proof it for modern working methods however in a building like Bramshill House, greater restrictions on occupancy and use levels including appropriate use would need to be put in place as part of the management strategy. This would need to be monitored regularly. In order to offer attractive space it is important to show future occupiers how the building might benefit their business and although the restrictions internally might be a deterrent it is felt that the association with such a prestigious site would outweigh this.

57.8.8 We are proposing to work with the original period features to ensure none of the historic beauty is lost in the conversion process. Externally, the buildings will be brought back to life with careful repair and minimal changes, removing detrimental elements and enhancing the historic structures. The gardens surrounding the House will be beautifully restored as shared amenity spaces for occupiers to enjoy, whilst the wider parkland provides an important backdrop and will be managed accordingly. It is crucial as part of the design process that the end result is both practical and enjoyable, sustaining the listed buildings for future use and creating attractive new spaces which are the next period of evolution in the history of Bramshill.

58.0 AMOUNT AND USE

This application is for change of use from class C2A to B1.

- House GIA = 3487m^2 Stables GIA = 358m^2
- House GEA = 1565m^2 Stables GEA = 430m^2
- Nuffield Newsam GEA retained = 479m^2
- Stables + Nuffield Newsam total GIA = 1316 m^2
- **Commercial space total = 5196m^2**
- **Parking spaces provided = 175**
- Cycle spaces provided = **4 cycle stands provision for 8 cycles**



REDLINE BOUNDARY FOR THE APPLICATION

59.0 SCALE AND APPEARANCE

59.1 The scale and proportion of the house are part of its architectural importance and aesthetic appeal and commensurate with the Jacobean love of high elevations, symmetry, piercing skylines and an appreciation of the Classical orders. One of the fundamental differences between the Jacobean Bramshill and the Bramshill we see today, is the loss of two huge wings, projecting from the South West front and providing what was presumably an entrance court and a sequences of exterior spaces that one would have progressed through upon arrival.

59.2 Despite this, the house retains its great presence in the landscape and therefore there are no proposals to alter the scale of the mansion, and any external changes which might affect its appearance have been kept to the absolute minimum, and only where completely necessary.

59.3 The greatest change of all is the provision of a lift and stairwell in the central lightwell. This will change the existing massing however the central lightwell is considered to be a service space and secondary to the fine, principal areas and elevations. It is assessed as less sensitive overall and although it is graced by the presence of an impressive 17th Century chapel window, still demonstrates that the Mansion, like many other great houses of the kind, was designed to be outward looking. It is assessed that the changes in massing by the provision of a lift in the lightwell will lead to less than substantial harm overall which is balanced with the need to provide inclusive access and crucially in order that a long term beneficial use for the house is established as soon as possible.

59.4 Our proposals keep changes in the appearance of the House to a minimum. Demolition proposal drawings show that all of the principal elevations will remain unchanged except for the reinstatement of two windows on the North East elevation and a small number of outlet vents (as shown on the accompanying drawings). A small section of the stone balustrade along the South East terrace will be removed in order that it can be fully reinstated in place of the existing iron balustrade which was put in place during the Police College occupation in the 20th Century. Replacement of the existing would be seen as an enhancement which is considered to be detrimental to the appearance of this elevation.

59.5 Otherwise, any further change has been concentrated to the central lightwell which is not visible from the exterior and only partially visible when circulating the interior. There are no windows looking on to the lightwell from the south east range or any of the fine rooms so we know that it was never intended to be seen. Windows looking on are from the stair turrets only, to provide light to these interior circulation spaces.

59.6 THE STABLES – Removal of the 20th century additions from the Police College occupation will help to restore the general aesthetic appeal and coherence of the building. Historically, stables were gradually superseded by cars as a means of transport and so no-longer-needed stables were usually converted or demolished altogether. The fact that the 19th Century stables do still survive is important and by using the building for service space alongside the house, its value as an integral part of the Bramshill estate will be maintained and its appearance enhanced. The proposed areas for demolition will remove poorly considered additions and junctions with the listed Stables. The removal of these will be an enhancement and will reduce the overall scale to give the area a more domestic feel. Windows, doors and modern partitions will be removed and replaced appropriately.

59.7 NUFFIELD Hall – Nuffield Hall is considered to be of some architectural merit and has an interesting built form. As a relic of the Police College occupation, it is proposed to keep the building with some minor changes to convert it to offices and meeting rooms. The proposal will keep the predominant features (the external elevations) in tact, and as with the proposals for the Stables, will remove awkward adjoining additions which are considered to be detrimental, thereby improving the overall appearance and scale.

59.8 LANDSCAPING - Conserving the walled gardens surrounding the house will significantly enhance their appearance and the interpretation of their historical value. The proposals do not involve any intervention but a careful strategy for repairing and restoring the existing. Further details on the landscaping proposals are set out in the

following sections.

60.0 MATERIALS AND DETAILING

60.1 Original material is unique; once it is removed much of the character and significance of a building goes with it. Nonetheless, even the most durable components will eventually need to be repaired and this scheme proposes using authentic materials and techniques where possible.

60.2 The policies in the CMP have been generated in order to manage small or incremental changes during the lifecycle of the building. Whilst the proposed changes to the house are detailed on the accompanying planning drawings, it is also likely that further work will be identified once the building is opened up and we presume that further works as a result of new discoveries will be captured by conditions at a later date and subject to separate applications if necessary.

60.3 In general, the proposals seek to replace like for like.

60.4 Where new work is proposed, the following materials will be used:

- Walls and wall linings: Some of the walls will be upgraded and elsewhere, the drawings show where new walls are proposed. The materials are given in more detail on the table opposite.
- Windows and doors: Will be assessed individually on a case by case basis. Many of the historic doors are fragile and some are significant to particular spaces. A blanket approach for any upgrade works will not be appropriate.
- Roof materials: Lead roofing where new work is proposed.

61.0 ALTERATIONS TO THE LISTED BUILDINGS

BRAMSHILL HOUSE

61.1 ALTERATIONS GENERALLY

- Improvements to fire protection and detection (see JGA fire strategy report)
- Provision of inclusive access in the house
- Repairs to historic plaster ceilings - as part of the works full repairs to all the ceilings will be carried out avoiding need for access in the short and medium term. If access was required later on the floors could still be taken up above and the ceilings repairs. There could be a clause in the house deeds that gives the museum a right of access in the future if needed.
- Electrical services upgrade.
- Heating services - The existing central boiler will be replaced.
- Water services and foul drainage: Bathrooms and wet rooms have been located to reduce the risk of leaks over important rooms. In the instance where these have been planned over historic ceilings, secondary catch trays have been added beneath to direct water away from the ceiling.
- Service risers: The risers are planned in locations to cause the least amount of damage to the historic fabric.

61.2 ALTERATIONS TO ROOF AND ROOF STRUCTURE

1. Lead roofing will be used over the new lift core and stairwell roof.
2. Conservation roof lights will be installed in roof if the third floor is utilised as office space.

61.3 ALTERATIONS TO EXTERIOR

Externally, changes have been kept to a minimum and only where completely necessary. The external elevations,

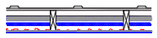
Proposed new and upgraded wall Options.

WALL TYPE KEY - EXISTING WALL UPGRADES (E)

E1

Wall Type E2: Existing Lath and Plaster wall upgraded to compartment wall.(to achieve 1hr FR . Min 40 Rw dB)

- Where access behind paneling is easily archived without undue damage fire protection and insulation to be fitted behind.



E1a

Wall Type E1a: Existing Lath and Plaster wall upgraded to compartment wall.(to achieve 1hr FR . Min 40 Rw dB)

- leave Paneling and remove Lath and Plaster. To fit fire protection and acoustic insulation.Behind paneling and floor , wall and ceiling junctions.

E1b

Wall Type E1b: new fire board and acoustic insulation fixed to 70mm stud infront of existing wall structure. Where full protection can be achieved.

E2

Wall Type E2 : Existing Paneled wall (both sides) upgraded to compartment wall.(to achieve 1hr FR . Min 40 Rw dB)

- remove paneling on one side and re hang on 18mm OSB on two layers of fire board on 70mm studs with insulation between.

E2b

Wall Type E3: Basement Tanking

- 9mm of Newton Mesh Membrane.
- 3mm render to match existing finish.

E2b

Wall Type E4: Existing Lath and Plaster wall (both sides) upgraded to compartment wall.(to achieve 1hr FR . Min 40 Rw dB)

- New fire board and insulation fitted infront of existing L&P. ensuring all voids our given protection.

WALL TYPE KEY - NEW WALLS (N)

N1

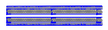
Wall type N4: Internal metal stud partition walls. Comprising: British Gypsum 70mm S50C studs @ 600mm centres with 50mm Isowool APR 1200 insulation, single layer 12.5mm wall board to both sides, 3mm skim finish.

N1a

Wall type N4a: Internal walls with additional 18mm OSB to one side, allowing kitchen units/ paneling to be hung.

N1b

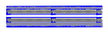
Wall type N4b: Internal walls with additional 18mm OSB to both sides, allowing kitchen units/ paneling to be hung.



N2

Wall type N2: New Metal stud Compartment walls

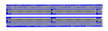
Comprising: two layers of British Gypsum 70mm S50C metal studs @ 600mm centers with 50mm Isowool APR 1200 40mm gap between two layers of studs, two layers 15mm British Gypsum Soundbloc to both sides, 3mm skim finish.



N2a

Wall type N2a: New Metal stud Compartment walls

Comprising: two layers of British Gypsum 70mm S50C metal studs @ 600mm centers with 50mm Isowool APR 1200 40mm gap between two layers of studs, two layers 15mm British Gypsum Soundbloc to both sides, 3mm skim finish.Additional 18mm OSB allowing kitchen units / paneling to be hung.



N2b

Wall type N2b: New Metal stud Compartment walls

Comprising: two layers of British Gypsum 70mm S50C metal studs @ 600mm centers with 50mm Isowool APR 1200 40mm gap between two layers of studs, two layers 15mm British Gypsum Soundbloc to both sides, 3mm skim finish. Additional 18mm OSB to both sides allowing kitchen units / paneling to be hung.

N3

Wall type N3: New Timber stud Partition wall

Comprising: crossbraced lightweight timber with plywood cladding with 100mm Isowool between studs, two layers 15mm British Gypsum Soundbloc to both sides, 3mm skim finish. (To act as a deep beam to spread load to main walls and reduce load on actual floors)

PROPOSED WALL AND WALL UPGRADING MATERIALS

particularly the principal elevations (north east, south east and south west) are considered to be of high architectural merit and sensitive. They illustrate the revolutionary development in house design in the early 17th Century which inverted the medieval courtyard house into the outward looking house with a small residual court or lightwell at its heart. The changes proposed are both minimal and restorative.

- Reinstatement of windows previously blocked
- Removal of steel balustrade on South East front and reinstatement with more appropriate design
- Re-configuration of space within the central lightwell including: excavation of the central lightwell, lowering the overall floor level, insertion of new passenger lift with circulation stairwell.

61.4 ALTERATIONS TO INTERIOR

The drawings accompanying this application give full details of all the changes proposed to the listed buildings. The changes to the interior are minor because effectively the Police College layout is being utilised although some changes have been integral to the delivery of the key design strategies, predominantly fire, structure and M+E discussed in the following sections.

ALTERATIONS TO STABLE BLOCK

61.5 The Stable Block will be converted to dining and welfare facilities for the offices. This alleviates the pressure of heavy use and servicing on the house and the need to provide a kitchen and servery which could be intrusive. Large mechanical ventilation air supply and extracts will exhaust directly on to the roof without affecting sensitive rooms or spaces. The restaurant will be designed to accommodated 100 seated covers at any one time.

PROPOSALS FOR NUFFIELD HALL

61.6 Converted to open plan offices and meeting rooms.

62.0 ME STRATEGY

62.1 Great care has been taken to reduce the effects of the ME strategy.

62.2 Extensive work has been carried out to verify suitable routes through the building for services in order that they are integrated as sensitively as possible.

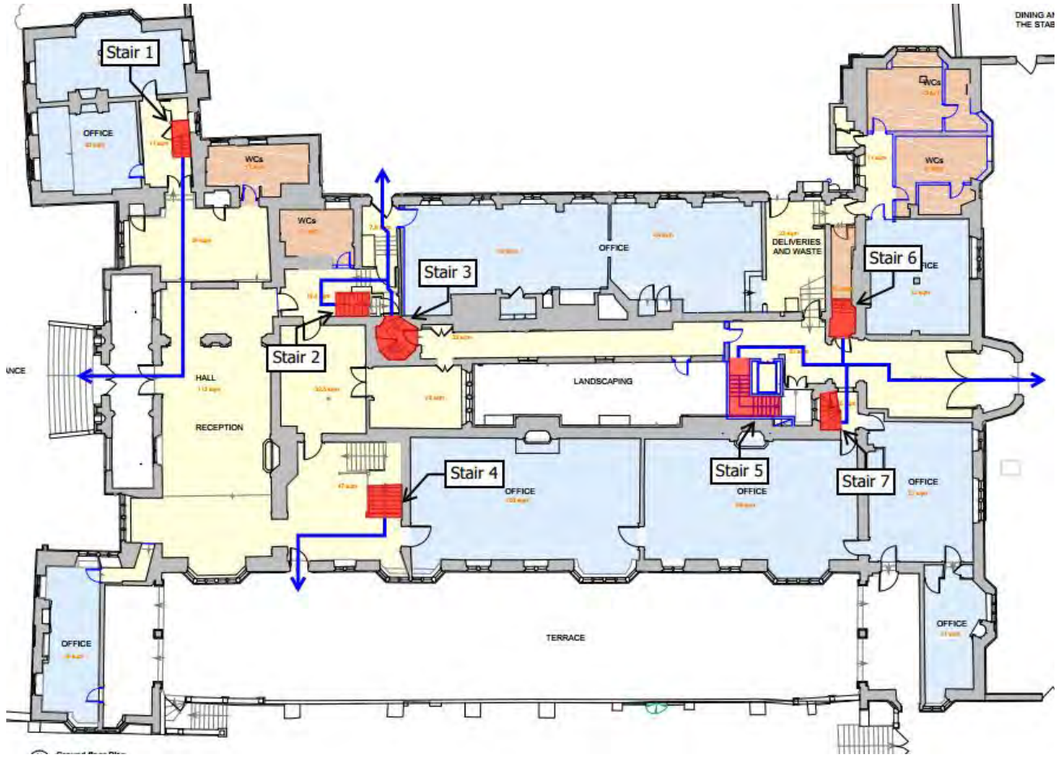
62.3 Wherever possible the design strategy is to put bathrooms and kitchens close to existing runs and next to the courtyard so as to reduce the size of pipe work needed within the building and to reduce works the external facade. Although a large effort has been made to understand the existing floor and wall build up it is expected each run will only be certain once floor and wall runs are raised so as to ensure lease damage is caused.

HEATING

62.4 Heating is from a central boiler, replacing the existing and utilising the basement for plant space (see drawings).

BATHROOMS

62.5 Where bathrooms are situated above fine rooms, a new raised floor with water proofing is proposed to give extra protection in case of a leak and a alarm system to detect if leak occurs. Where possible, bathrooms have been located next to the courtyard with natural ventilation being preferred. Where wet services are proposed in fine rooms, the floors and ceilings will be raised and natural ventilation will be through the existing windows. Pipe work is to run



FINAL EXITS FROM THE STAIRS

through the floor voids where possible to drainage stacks which drain to the courtyard or new manholes around the building.

KITCHENS

62.6 Wherever possible the kitchen ventilation strategy is directed to new roof tile vents in the courtyard roofs. Pipe work to the stacks is proposed to run through the floor voids.

WIRING

62.7 Where possible it is proposed to remove all existing wiring which could be a fire risk. New fire protected wiring is proposed. Electric routes will be within the floor voids as existing. New router locations have been identified to suit the proposed office layout.

WATER & GAS

62.8 Water and gas is to enter building though new pipe work through North East Entrance to the basement. (Reason for all the demolition on basement ground floor layout.)

FOUL DRAINAGE

62.9 The strategy for foul drainage is to keep as many kitchens and bathrooms close to the central lightwell as possible, thereby working with the grain of the house which is designed to be outward looking and to have a number of smaller vertical risers for piped services and main cable runs located where there are known voids or less sensitive fabric, rather than having a few large risers. This approach makes horizontal distribution through the floor voids less problematic and works best for multiple residential use. Office use will be served by one large central system as at present with relatively large distribution pipework, because it allows the use of a mix of systems including centrally based individual boilers in a basement plant room where existing distribution routes can easily be reused,. Understanding the likely build sequence of the house through the creation of the date model has been key to establishing the servicing strategy, which is essentially pragmatic rather than imposed.

63.0 FIRE STRATEGY (also see JGA fire strategy report, submitted with this application)

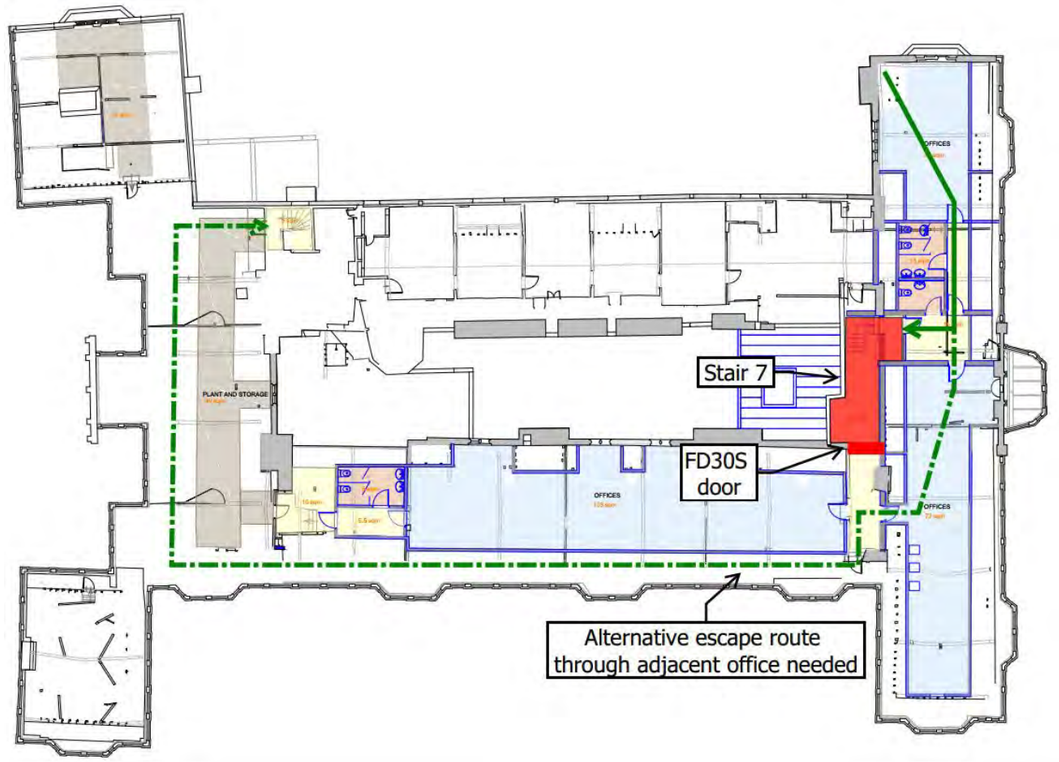
63.1 Designing in line with building regulations guidance is not possible for the house given its sensitivity, therefore a bespoke fire engineering solution is required. The main issue is the occupation of the third floor as offices which it was not previously designed for. The increase in occupied floor levels [places greater demand on the need for means of escape and structural fire resistance.

63.2 The detection and alarm system proposed throughout will be of at least L2 standard. Sprinklers are not required.

63.3 The proposed layout of offices, floor areas and locations of WCs have been designed to a calculated occupancy of 6m^2/person. The final exits are shown on the diagram opposite.

63.4 Based on this occupancy level however, there is insufficient capacity provided by the final exits from the stairs to deal with the occupants on the upper levels as the exit doors open inwards, limiting each to 60 persons. The options is to either change the doors to open outwards or to open inwards automatically upon activation of the fire alarm.

63.5 For some of the fine historic doors, neither of these options are favourable. However this would only be necessary should the density be at this high level and so it is proposed that a bespoke solution is formulated during design development, once levels of occupancy have been determined.



ALTERNATIVE ESCAPE ROUTE FROM THIRD FLOOR

63.6 The type of tenancies will also have an impact on the final solutions. it is not acceptable for a tenant to be reliant on escape through another tenants space which means some rooms would have to be occupied by the same tenants. An alternative escape route from the third floor has been planned and is shown in the diagram opposite.

63.7 Disabled refuges are provided on the landings as shown on the drawings accompanying this application.

63.8 No improvements to fire fighter access needs to be made.

63.9 Water supply for fire hydrants will be drawn from the nearby reservoir as existing.

STRUCTURE AND COMPARTMENTATION

63.10 The floors do not need to be compartment floors for the proposed use,

63.11 Stairs will be enclosed in construction achieving 30 mins fire resistance which can be achieved on all stairs by providing FD30s doors, apart from Stair 4 which is open. This is not perceived to be a problem as the stair only serves the first floor and the fire detection and alarm system will ensure a fire is detected at an early stage.

64.0 WASTE AND RECYCLING

64.1 The volume of waste generated and thus the number and type of containers that a commercial development requires is dependent on the activity of the occupants.

64.2 An allocated bin store is located adjacent to the parking areas and Stable Block. If the offices are occupied at a typical high density of 6m^2/person, the allocated area will be sufficient.

64.3 The floor of the bin store shall be of solid construction. There shall be a solid, level pathway on the route from the bin store to the point where the refuse vehicle stops.

65.0 ACCESS

INCLUSIVE ACCESS

65.1 The provisions made for disabled access have been incorporated as sensitively as possible with the existing buildings.

- No. of parking spaces provided for visitors with impaired mobility = 6+ adjacent to mansion
- It is proposed that occupiers and visitors with impaired mobility use the spaces in front of the Stable Block and next to the house.
- Level access will be provided from the Nuffield Hall car park to the house for users with impaired mobility. The North West side of the house will be a drop off point.

65.2 There are a number of entrances to the house, the grandest of which is the South West entrance which leads into the hall. It is proposed that this entrance is used as a visitor entrance. It is not possible to provide level access here because of the historic stone steps and the importance of not making any changes to the external appearance of this elevation. Instead, the North West entrance will be used for those with impaired mobility as it proposed to provide a platform lift inside the entrance, and this route will link directly to the rooms above.

65.3 There are a number of other entrances into the building and some older blocked entrances, although it is proposed to make as few alterations to the exterior appearance of the buildings as possible so blocked entrances will not be reopened.

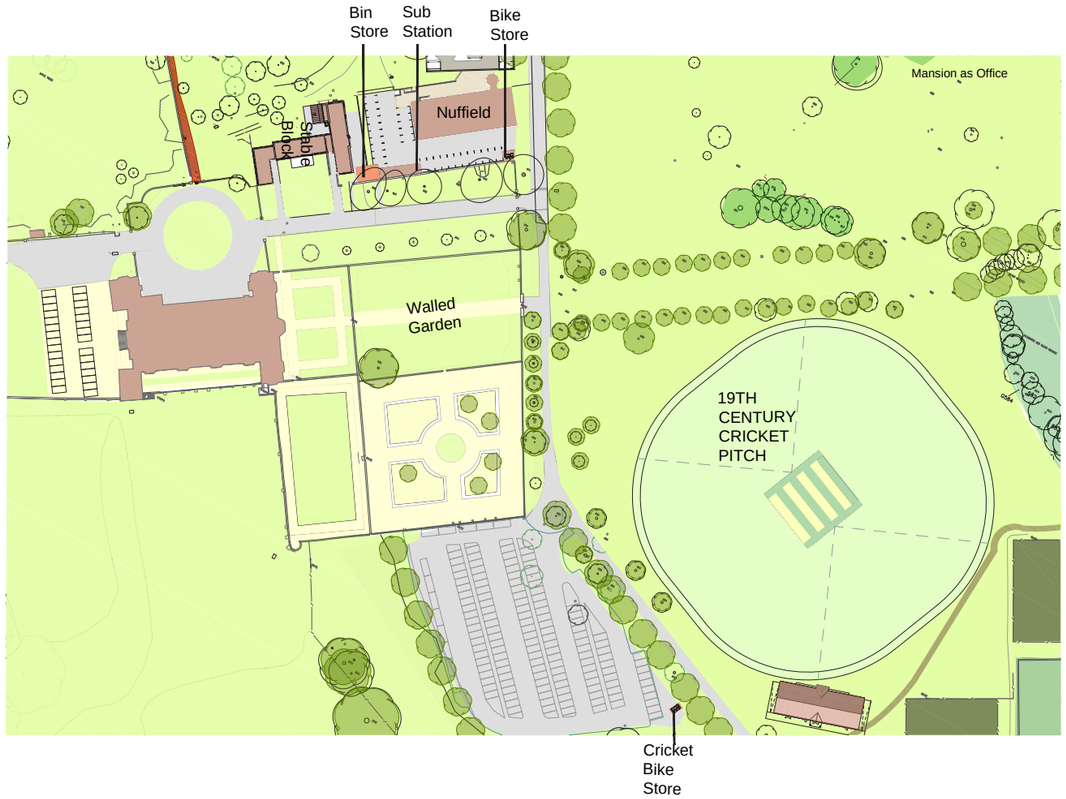


DIAGRAM SHOWING PROPOSED BIN AND BIKE STORE LOCATIONS

65.4 The North East entrance is historically significant and sensitive as it retains a grand 16th Century carriage arch with doors. It is proposed that this entrance is also used for level access and with the addition of a new stair core and lift here, it will also serve potential offices on the higher floors. The proposals have been designed to enable level access to most of the first floor rooms for people with impaired mobility, however the narrow doorways and uneven floors (particularly in the North West range) would mean that large electric wheelchairs cannot be used. The management strategy for these rooms would include assisted access with the use of a collapsible wheelchair. The landscaping strategy is to replace the existing gravel path with paving to enable use of the North East entrance by users in wheelchairs.

VEHICLES AND PARKING

- Provision has been made for **175 car parking spaces** for office use in the house.
- Of this,15 spaces will be in front of the Stable Block
- 28 spaces will be adjacent to Nuffield Hall
- 6+ spaces will be provided at the North West front of the house
- It is proposed that occupiers and visitors with impaired mobility use the spaces in front of the Stable Block and next to the house.

65.5 The site is in a relatively remote area of countryside approximately 1 mile from the nearest public highway, let alone bus route. Apart from a limited number of walkers, access to the site and house will be by car. Our concept is that users of the house will come in through the South West entrance past Hazeley Lodges and that the rest of the site will enter from the North.

65.6 The access roads in both directions are single track and therefore additional passing places are proposed which are included in the site access plans by Hydrock. Reading Avenue is c. 4.4m wide. This is sufficient for two cars to pass, but additional passing places will be provided (widening to 5.5m) to enable larger vehicles to pass also.

65.7 Parking in front of the South West entrance will be removed because of its negative impact.

65.8 All the measures above combined would provide 49+ parking spaces reasonably close to the house but with no weatherproof link from cars to building. The remaining spaces will be accommodated in the main car park to the East of the house.

65.9 The distribution of parking is sympathetic to the scale and openness of the site, utilising the existing parking to the east part of the site so that the listed buildings are not dominated by parked cars and traffic.

65.10 The parking has been calculated based on City & Country's standards, which are marginally lower than Hart District Council. Experience on other similar sites demonstrates that the numbers provided will be adequate and that enough additional parking has been factored in for visitors and numbers attending the cricket club.

65.11 It is important that we achieve this important balance between parking provision and hardstanding whilst not compromising the highly important setting of the heritage assets. Overall, our proposals reduce the amount of hardstanding on the site by **487m².**

CYCLE ACCESS AND STORAGE

65.12 Cycling and walking are the most sustainable methods of travel due to their zero carbon footprint. Any method not powered by fuel has zero negative impact over the environment.

65.13 For the proposals to promote the highest standard of sustainable travel for staff, a number cycle store outbuildings are to be designed on site. Capacities for the proposed developments aim to follow the guidance for

Diagram showing proposed landscape layout for office use in the house

cycle stores provided by Hart District Council. Hart District's 'Parking Provision Interim Guidance' (2008) is listed in the current policy section of Harts website.

65.14 Four cycle stands will be provided in the parking area in front of Nuffield Hall, screened from the house by the retaining wall. The stands will provide storage for a total of 8 bikes.

66.0 CLEANING AND MAINTENANCE STRATEGY

66.1 Regular maintenance is the best way to ensure the continued preservation and future use of a building, monument or designed landscape. Such work is part of the day-to-day responsibility of all owners and occupiers.

66.2 Maintenance is most effective when carried out regularly, on a planned cycle. Not only should planned maintenance extend the life and preserve the appearance of your building, monument or designed landscape, but it is most beneficial in conservation terms because less historic fabric is lost in regular, minimal and small-scale work than in disruptive and extensive repairs.

66.3 Good maintenance needs the regular investment of small amounts of time and money, but the cost of preparing and carrying out a planned maintenance programme should be far less than the costs resulting from a series of unplanned major repairs, and will help plan the future financial commitments and fund-raising needs.

66.4 The responsibilities for future maintenance and repair of the property fall to various parties.

66.5 As is normal practice, a Management Company limited by shares is to be set up to preserve the long term responsibilities for the maintenance and repair of the common areas of the property. The common areas are defined in the leases/transfers to be entered into but will include the structure of Bramshill house, shared services, common external areas and utilities. Encore Estate Management Ltd, a reputable and tested firm of professional managing agents, are to be appointed by the Management Company to fulfil the obligations of the Management Company.

66.6 The individual owners will be responsible for maintaining the parts of their individual properties that are not maintained by the Management Company, for example, bathrooms, kitchens, interior plasterwork and decorations.

66.7 Key areas that the cleaning and maintenance strategy will address:

- Roof
- Rainwater disposal
- External walls
- Internal structure
- Building services
- Gardens and external works

67.0 LANDSCAPE STRATEGY

67.1 The landscape proposals adjacent to the House are focused on conserving the existing walled gardens and enhancing the immediate setting to the building. The landscape proposals include the following:

67.2 Conserving the Walled Gardens: The walled formal gardens including The Green Court to the east with the Long Garden beyond, The Rose Garden also in the east and southwest garden known as the troco ground will be retained and maintained in their current form.

67.3 The Kitchen Garden: The enclosure to the garden will be conserved, while the internal area will be divided into small allotment plots for use by residents in the house. The remaining orchard in the west side of the garden will be retained and subject to ongoing management.

67.4 The Main Approach: The route will largely remain as existing but with additional infill tree planting where needed to complete the existing avenues. Adjacent to the western façade, the existing gravel parking area will be reduced and largely returned to lawn. The vehicle route to the north of the House will be partially infilled with grass and the circular arrangement reinstated for drop-off. All the routes will be re-surfaced in a gravel dressed macadam finish.

67.5 South of Nuffield Hall: A new brick boundary wall with outbuildings will border Nuffield Hall to the south containing a small parking court. South of the boundary, existing trees are retained within the existing grassed verge.

67.6 Existing Parking: To the south east of the house, the large existing car park is retained to services the Cricket Pitch and provide parking for visitors to the house.. The existing pleached trees in the centre will be removed and replaced with clumped tree planting. The car park is located in close proximity to the re-located cricket pavilion.

67.7 North of Nuffield Hall: A new parking court will be formed to provide spaces for The Quad and Lakeside areas. The space will be gravel dressed with car barns to the edges. The car park will be bordered by native hedge planting to provide some screening to parked cars.

67.8 Reading Avenue: The restored Reading Avenue will be extended south to intersect with Fir Avenue. This treed avenue provides a filtered transition from the formal gardens to the wilder heath parkland to the east.

67.9 The formal gardens will require management and upkeep, which needs to be paid for, as does the captive deer herd (one of 3 albino captive herds in the country). Local anglers are keen to fish the lake and the football and rugby pitches have been brought back into use.

67.10 Redevelopment of the site as housing, as long as there are sufficient numbers, will provide service charges to support the management and upkeep of the site, and it is hard to see how this can be achieved with any certainty in the medium to long term in any other way.

APPLICATIONS 4, 5 AND 6

Masterplan for the site delivering new housing in:

- Application 4 - CORE AREA
- Application 5 - Maze Hill and Sandpit Close Extension Areas
- Application 6 - Pinewood Extension Area

The masterplan includes the delivery of a site wide management strategy for the listed buildings and parkland, provision of SANG and the retention of the cricket club facility.

68.0 INTRODUCTION

68.1 The strategic aims of the masterplan design have focussed on the unique opportunities afforded by this highly significant site and fundamentally have worked with the historic landscape and the existing topography to create new buildings that will be special places to live.

68.2 Our work to date has fully realised the potential of the site as a heritage centrepiece and the idea that new development can make a positive contribution to an area. PPG Para 004:

"Local planning authorities should identify specific opportunities within their area for the conservation and enhancement of heritage assets. This could include, where appropriate, the delivery of development within their settings that will make a positive contribution to, or better reveal the significance of, the heritage asset."

68.3 Alongside this, we have designed a place which is accessible, safe and enjoyable for residents, visitor and passing members of the public.

68.4 Site analysis, technical reports, site surveys, evaluation of the opportunities and constraints including the developing Conservation Management Plan and feedback from consultation have been instrumental in forming the proposed masterplan. The pre-design process is discussed in more detail in sections 21.0 - 29.0 of this design and access statement.

Landscape Strategy

68.5 The enhancement of the historic parkland through both conservation and restoration is the basis for the proposed masterplan at Bramshill. Other key influences include responding to the various ecological constraints, particularly in relation to the Thames Basing Heath Special Protection Area and maintaining recreational use.

68.6 The proposals have been developed on the premise that the key design phase for the parkland and house was the 17th Century. The inherent link between the house and parkland is clear, with the landscape displaying rare and unique examples of Jacobean landscape design in the context of a surviving Jacobean mansion. Having established what the key 17th Century design features are, these are used to define the spatial master planning of the site. Linked to this strategy is the desire to repair some of the damage to the historic landscape structure which occurred during the 20th Century associated with the rapid expansion of the former Police College.

Primary Design Phase (17th Century landscape)

68.7 The 17th Century landscape developed rapidly in conjunction with the mansion. The formal gardens were established around the mansion, with the two principal rides; 'The Main Approach'; and 'Reading Avenue' laid out on the axis of the mansion. To the north of the mansion, the 'Main Lake' and its island were constructed, set against Reading Avenue. The Main Approach and Reading Avenue broadly divide the park into four segments.

68.8 The deer park at the time is understood to have covered the eastern two segments and partially crossed Reading Avenue to the west. Other than the formal gardens and water bodies including both White Pond and Dog Kennel Pond, the remainder of the park is believed to have been primarily laid to pasture.

Current Condition

68.9 Since the 17th Century, the parkland has undergone significant change but still retains many of its core designed features. The development of the Police College in the 20th Century is considered to have been the primary cause of change and damage to the historic landscape structure. The damage to the landscape has in part severed the connection between the house and parkland. While some areas of damage are more easily reversed through changes

DIAGRAM SHOWING PROPOSED MASTERPLAN FOR THE WHOLE SITE

in the management of the soft landscaping together with replanting, parts of the landscape can only be improved with more invasive work. This would include removing some of the 20th Century features and restoring parts of the 17th Century design.

Proposed Strategy

68.10 The site wide landscape strategy focuses on re-establishing the strong axis created by 'The Main Approach' and 'Reading Avenue'. The 20th Century built development will be removed to the east, allowing Reading Avenue to be re-established along its original alignment. This re-connects the mansions formal gardens back to the Main Lake as would have originally been the case. New development will then make use of the brownfield land created by largely clearing the 20th Century buildings to the west of Reading Avenue, and also extending into the pasture land further west.

68.11 The removal of buildings and hard surfacing to the east of Reading Avenue will allow the careful restoration of the 17th Century landscape structure and later design elements. The landscaped spaces will provide various recreational benefits as outlined within this statement

The Masterplan

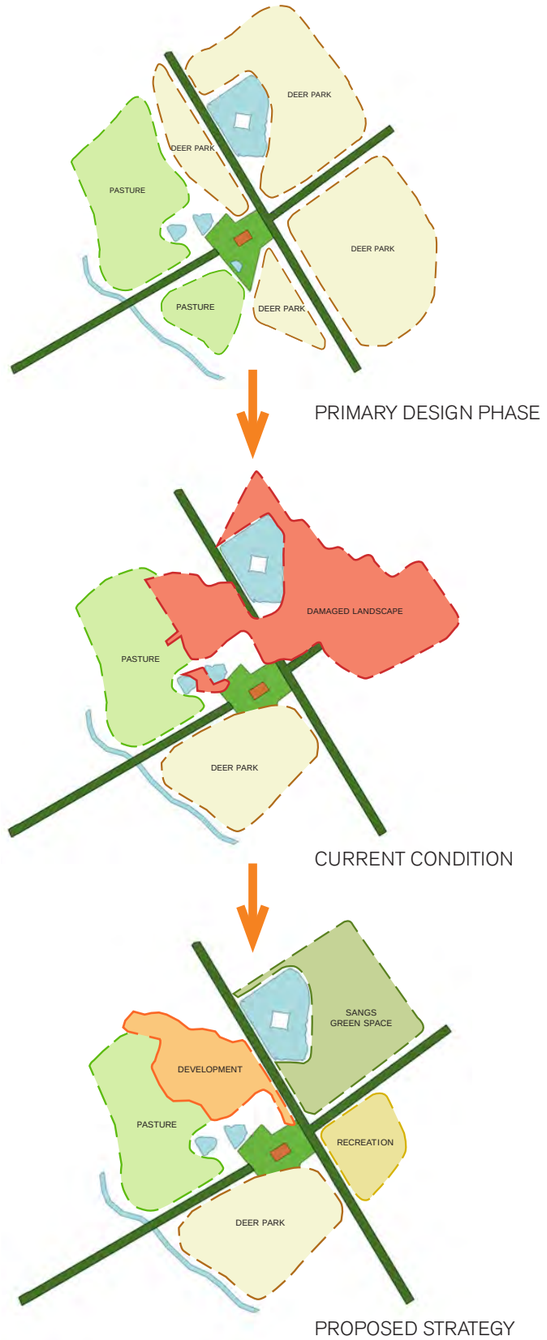
68.12 The landscape masterplan delivers the landscape strategy and helps to integrate new development in the brownfield and pasture land to the northwest of the House and to the north of the main lake. A number of the existing buildings are retained and refurbished within the proposals. The masterplan includes the following landscape elements:

- Restoration and enhancement of various historic avenues including amongst others the Green Ride, Reading Avenue and The Approach.
- Conservation of the remaining formal gardens surrounding the house.
- Retention of the cricket pitch and tennis courts / bowling greens.
- Retention of the current deer park and associated landscaping.
- Selective woodland clearance to re-link the parkland and improve the setting of the house.
- Enhancement of other key landscape features focusing on the Main Lake, White Pond and Dog Kennel Ponds.
- Provision of new recreational routes including suitably alternative natural greenspace (SANGs) as mitigation for impacts on the Thames Basing Heath SPA.
- Creation of new heathland habitat to the western areas.
- Formalised landscaping within the new build to the north west of the house.
- Establishing new woodland to replace existing pine plantations and integrate new housing.
- New pedestrian public right of way, providing year round access to parts of the parkland.

Restoring the Landscape

68.13 Several historic landscape features will be restored or conserved to assist in enhancing the historic parkland and the setting to the mansion. The key features include:

- The Walled Gardens: The walled formal gardens including the Kitchen Garden to the west, The Green Court to the east with the Long Garden beyond, The Rose Garden also in the east and the troco ground will be retained and conserved in their present form.
- The Main Approach: Retained, with the avenues inter-planted to maintain the tree lined edge. Some improvements are proposed to the front of the house to remove the current gravel parking area and return this to grass.
- The Main Lake: The lake will be retained in its entirety, with the removal of some of the encroaching vegetation to preserve the structure of the waterbody and its relationship to Reading Avenue.
- Reading Avenue: The avenue will be fully restored with the removal of 20th Century buildings and re-planting of semi-mature oaks to give instant presence in the landscape.



- The Maze: No restoration is proposed but new links will be created improving peoples access to the site. Some localised clearance of undergrowth planting will be undertaken to better reveal the structure of the earthwork.
- The Wilderness: No restoration is proposed at this time. The Wilderness will be maintained in its current form with ongoing management of the tree stock.
- The Conduit or Well House: The woodland enveloping Conduit House will be selectively removed to re-connect the eastern parkland to the west.
- White Pond and Dog Kennel Pond: Localised thinning of the encroaching woodland will be undertaken to open up views from the house towards White Pond. This will include selective removal of some of the Ash and conifer trees.
- The Green Ride: Similar to the main approach, with the avenues inter-planted to maintain the tree lined edge.
- Deer Park Boundary: The former edge of the deer park is represented within the proposals and acts as a link through the new residential development to the Maze.
- Other key Avenues and Walks: Other than those mentioned, several additional principal avenues and walks will be restored and enhanced. These are indicated on the map and will incorporate existing veteran trees where applicable.
- The Italian Garden: Ladywell Pond will be retained within the present day deer park.
- Current Deer Park: The current deer park will be retained in its current form with occasional new parkland tree planting.

Development Parcels

68.14 In response to this, the new build housing development is located to the north of the house and is split into seven development parcels with subtle changes to the architectural approach in each to help provide variation in the built form. The seven parcels include:

- Lakeside
- Quad
- Central Zone
- Walnut Tree Close APPLICATION 4
- Maze Hill (Including Maze Hill Extension)
- Sandpit Close (Including Sandpit Close Extension) APPLICATION 5
- Pinewood APPLICATION 6

68.15 These parcels are discussed in more detail in the following sections.

Opportunities and Constraints

68.16 The development of the masterplan proposals has been informed by various constraints including historic elements, ecology, existing trees and visual prominence and are summarised below:

Historic:

68.17 The site sits within the registered parkland which in itself is a material consideration on any proposals. While it is accepted that any development within the parkland could be considered negative, the proposals seek to minimise the impact by focusing development away from the key designed features and within a less sensitive part of the parkland.

68.18 The proposed development parcels take account of the following key historic constraints:

- The relationship to Reading Avenue and The Green Ride: Other than retained existing buildings, no development is proposed within 25m from the edge of the existing access road. This is designed to improve the setting of the avenue and allow the full establishment of proposed tree planting. Similarly, a generous off-set of at least 25m has been maintained from the green ride, maintaining a green setting to this key avenue.

DIAGRAM SHOWING DEVELOPMENT PARCELS

1 Mansion
2 Walnut Close
3 Quod
4 Central Area
5 Sandpit Close
6 Mazehill
7 Pinewood
8 Wider Parkland

- Deer Park boundary: The former alignment of the deer park boundary is preserved and provides a link to the Maze.
- Walk between Walnut Tree and Sandpit Close: This walk is preserved and extended through to the lakeside and Quad. Built development will be set back away from the tree avenues to allow them to develop to their full capability.
- Veteran trees: The development parcels are designed to work around the existing veteran trees as identified in the detailed tree survey.

Ecology:

68.19 The site contains multiple ecological constraints and hundreds of existing trees. The development parcels are designed to minimise impact on the key features. The primary ecological constraint is the SPA and its associated 400m buffer zone which straddles the NE corner of the Estate. All the new residential development parcels are designed to be outside the buffer zone. Other ecological constraints are managed through appropriate mitigation and retention of key features such as trees of high bat roost potential.

Trees:

68.20 Existing trees and woodland are numerous in this part of the site, the detailed tree survey has categorised these according to BS5837. Aside from those trees of historic value, the development proposals also seek to retain higher category trees including category 'A' specimens and other trees of note. Several areas of woodland are also present, with the key areas will be retained and enhanced.

Visual Impact:

68.21 The development parcels are located in an area which is generally separated from the house by intervening woodland and topography. Surrounding vegetation on the boundaries also aids in screening the parcels from wider views from public viewpoints. A full visual assessment is contained within the Cultural Heritage and LVIA chapters of the Environmental Statement. CGIs have also been produced as a visual aide to show what the new development will look like, taken from key points within the site. They are included in the following sections of the DAS.

Other Landscape Constraints:

68.22 Topography constrains the development, with the land rising to the north and east, and a localised valley depression along the small watercourse draining the lake. The land has a steep vegetated bank between the Central Zone, and Lakeside and Quad parcels. The watercourse has a small localised floodplain which needs to be kept clear. The watercourse also follows the alignment of a former field boundary as is evident by the available historic mapping.

Design:

68.23 Constraints of the landscape have been predominant in formulating the masterplan design and locating the specific development parcels. As discussed, these elements include the water course from the lake with a steep bank running down acting as a flood alleviation zone and the need to contain the development away from the Green Ride. A bridge has been designed to link to the housing across the water course, capable of supporting large vehicles for bin collection, services and removals etc. The topography has been something that we have worked with as much as possible so there will be practically no cut and fill required. Walnut Close for instance has been laid out so that it is contained by the existing banks surrounding, and Maze Hill forms a pocket of housing against a slope of woodland down from the historic Maze. Other important factors have been the ecology on site; retaining bat roosts and potential bat roosts, venerated oaks and other important mature trees. The new route through the housing leading up to Reading Avenue at the north end has been designed to avoid a badger sett, in accordance with the badger sett survey carried out.

KEY LANDSCAPE FEATURES

EXISTING CONSTRAINTS ON MASTERPLAN LAYOUT

SANGS

68.24 In light of the guidance, the applications have been developed to ensure that new buildings proposed for residential use will be further than 400m from the SPA and SAMM tariffs met in full. An extensive area, comprising c.13ha of the site has been identified for the provision of SANGs and appropriate management in perpetuity. Further details are set out in the following sections of this statement.

69.0 AMOUNT AND USE

69.1 We are proposing 15 different new build house types: with specific features which will lend themselves well to the development parcels in which they are laid out:

- New Build House Type 2N GEA= 52m^2 GIA=84m^2
- New Build House Type 3 GEA= 61m^2 GIA= 104m^2
- New Build House Type 3E GEA= 60m^2 GIA= 131m^2
- New Build House Type 4Aa GEA= 108m^2 GIA= 180m^2
- New Build House Type 4A GEA= 125m^2 GIA= 194m^2
- New Build House Type 4B GEA= 133m^2 GIA= 224m^2
- New Build House Type 4D GEA= 153m^2 GIA= 248m^2
- New Build House Type 4J GEA= 114m^2 GIA=193m^2
- New Build House Type 4Ka GEA= 103m^2 GIA=176m^2
- New Build House Type 4K GEA= 121m^2 GIA=191m^2
- New Build House Type 4O GEA= 59m^2 GIA=131m^2
- New Build House Type 5B GEA= 131m^2 GIA=263m^2
- New Build House Type 5E GEA= 165m^2 GIA=298m^2
- New Build House Pinewood Type A GEA= 217m^2 GIA=315m^2
- New Build House Pinewood Type B GEA= 245m^2 GIA=374m^2

CORE AREA TOTALS **235 UNITS with parking for 586 vehicles**

SANDPIT CLOSE AND MAZE HILL EXTENSION TOTALS **14 UNITS with parking for 56 vehicles**

PINEWOOD TOTALS **9 UNITS with parking for 36 vehicles**

70.0 HOUSE TYPES

70.1 The house types proposed to accommodate a mix of 50% 4 bed houses and some 2, 3 and 5 bed dwellings at the other end of the scale. Each of the development plots are different sizes and combinations of dwellings, laid out in accordance with the masterplan design strategy which has been based on the historic landscape opportunities and constraints and working with the grain of the topography. We have responded to the historic landscape setting, allowing it to help shape the new place and be part of its character and identity.

70.2 House Type 4A is a brick 4 bedroom house with clipped gables and low eaves that sit at the top of the first floor windows. The main entrance has a simple porch canopy with plain tiles to match the main roof.

70.3 House Type 4D is an L shaped brick house with integral garage in a wing that is clad in timber. The main wing has gable ends with decorated barge board and a bay window and the exposed brick chimney has sloped haunches lined with tiles. First floor accommodation has dormer windows and rooflights as the eaves are low.

70.4 House type 4J is another L-shaped brick house with the subsidiary wing rendered at first floor level. A simple hipped porch over the main entrance has plain tiles to match the main roof.

MOOD BOARD SHOWING THE LOCAL VERNACULAR

SKETCH SHOWING A PROPOSED VIEW FROM WITHIN THE NEW DEVELOPMENT

70.5 House type 4K is a brick 4 bedroom house with timber-clad breakfast/family room that projects into the garden.

70.6 House type 4O is a 4 bedroom terrace house with accommodation on the second floor with dormer windows and rooflights and asymmetrical roof over the entrance porch.

70.7 House Type 5B is an L-shaped five bedroom brick house with accommodation in the roof with a dormer and rooflight. The dining/ kitchen wing has vertical clay tiles hung at first floor level. Windows have cambered brick arches and the front entrance has an oak framed porch.

70.8 House type 5E is a brick 5 bedroom house with accommodation in the roof with a dormer and rooflight and a single storey kitchen/dining room that extends into the garden. Brick detailing is expressed at eaves.

70.9 House types 2M and 3 are 2 and 3 bedroom terrace houses respectively, that are more contemporary in style and are predominantly contained within the Quad and Lakeside development areas which have a greater number and density of dwellings.

70.10 Although now a modern parish, Bramshill contains a distinct set of houses with features which references their historical associations with the place and wider setting. Many of these elements are typical of the area and part of its special character. More details are set out in the Bramshill Character Area Appraisal (2012). Providing homes which have a direct link to the historic landscape setting and character of the area encourages residents to take a vested interest in the values of the site which helps to secure its long term future use and creates a unified and vibrant community. The housing has also been designed to respond to local policy GEN1 which states that new development should be “in keeping with the local character by virtue of their scale, design , massing, layout, height, prominence, materials, layout, landscaping, siting and density.”

70.11 Bramshill is largely covered by plantation forest and has a small resident population with nearest villages being

SKETCH SHOWING A PROPOSED VIEW FROM WITHIN THE NEW DEVELOPMENT

MOOD BOARD SHOWING TYPICAL COUNTRY HOUSES

MOOD BOARD SHOWING CONTEMPORARY DWELLINGS IN A NATURAL SETTING

Farley Hill, Eversley, Hazeley, Heckfield, Riseley, Swallowfield. Houses from these villages have provided inspiration for the design for the proposed new housing.

70.12 The location for the new housing utilises the site of the former Police accommodation and we did look at options to re-use some of these buildings which have been discussed in more detail in sections 21.0 - 29.0. However, the vision for this site is to create a new residential area with a village feel that is in keeping with the surrounding area and so only a select few buildings of merit have been retained..

70.13 The primary route through the housing extends from the existing road layout to the North towards Maze Hill and then across to Reading Avenue. This road is flanked by a wide swathe of green that will be planted with groups of native trees with a winding path leading up to the Maze. Houses facing this road are typically larger and more formal although a mix of house types is still incorporated.

70.14 The secondary streets that lead off this main route are demarcated by rumble strips as the road becomes shared surface with pedestrians after this point. Service Roads off these secondary roads provide access for parking and for bin collection.

70.15 This central core area has parking distributed across the development rather than concentrating it in large parking courts.

70.16 The housing to the East of the main route has a higher density as this is closer to the apartments in the refurbished Quad and Lakeside accommodation. The short terraces of 2 and 3 bedroom houses have a more contemporary style and adjacent parking is provided with an access lane at the foot of a fairly steep bank of woodland below Lakeside.

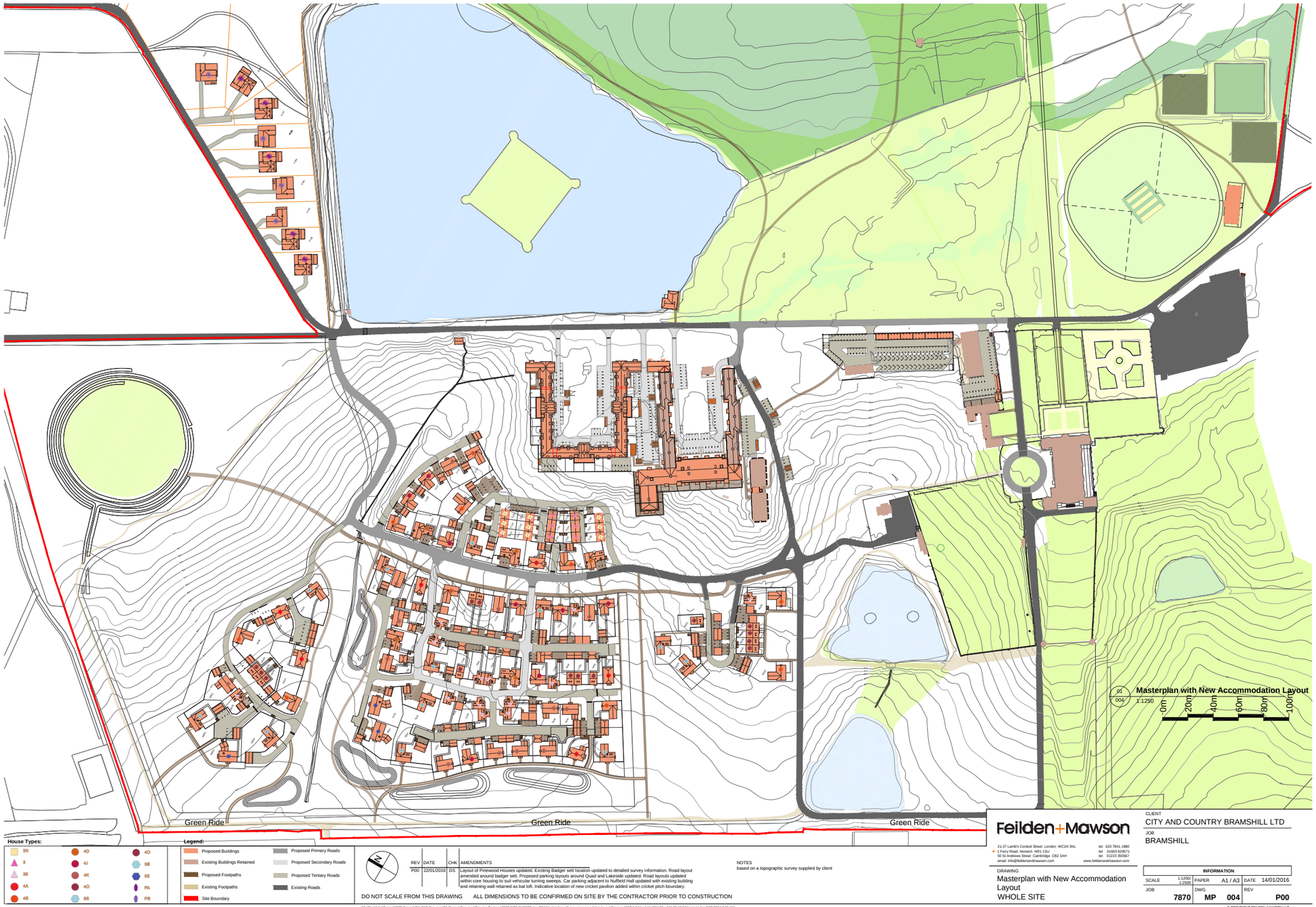
70.17 Features common to all houses have been incorporated to be sympathetic to the surroundings; taking inspiration from the local vernacular combined with a distinctly modern feel, including steep clay tiled roofs with low eaves and clipped gables.

70.18 The principal materials were proposing for the new housing are bricks and tiles with some timber facades on the larger houses and canopies / porches on the smaller house types.

71.0 DENSITY AND SCALE

71.1 The overarching principles have been to move the density and larger scale built forms away from the historic buildings however for the most part, the density has been led by the layouts which directly respond to the landscape and topography and are therefore relatively domestic and unobtrusive. The terraced houses and apartments of the Quad and Lakeside buildings are the densest concentration of new dwellings which make the most of the sloping side, allowing us to use the banks to create stepped levels of housing which lends itself well to single level, apartment style living. Some duplex apartments and terraced houses have been incorporated. Crucially, we are not proposing to level the site. We are following the existing contours and gradient of the land. Our proposals do not work to any density figures but instead by the desire to create residential areas along the village idea. Predominately, the new housing will be of 2 – 2.5 storeys as typically seen in the surrounding areas, with step pitched roofs. This has given us much more flexibility to create a safe, accessible and enjoyable environment with areas which each have a different and distinctive feel within the wider parkland setting.

PROPOSED SITE SECTION SHOWING RELATIVE SCALE OF NEW BUILDINGS



MASTERPLAN SHOWING ARRANGEMENT OF HOUSE TYPES ACROSS THE SITE

72.0 CORE AREA - APPLICATION 4

QUAD & LAKESIDE

72.1 The Quad scheme proposed has been created utilising some of the existing building stock on the site. The Police College buildings in this area are considered to have some interesting architectural detailing and some lend themselves well to conversion into residential apartments.

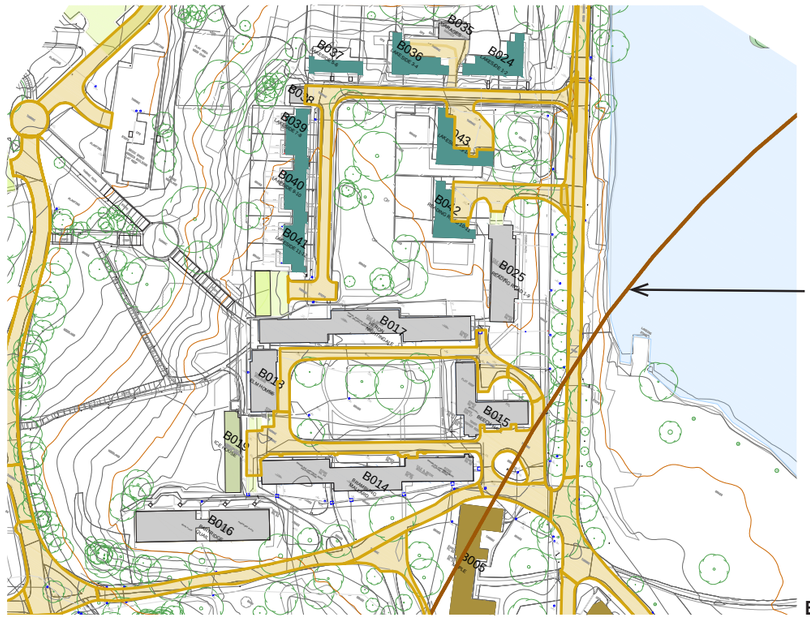
72.2 The buildings being retained are: Partridge Quail, Grebe Fieldfare, Beech Hall, Nightingale Mallard, B012 (reprographics) and the pump house.

SUMMARY

72.3 The location of the Quad on the edge of the steeply sloping scarp means that is it best suited for apartments, stepped into the site and with horizontal living which works effectively with the change in levels and makes the most of the views out to the rest of the site from balconies and large window bays.

72.4 The new block creates a courtyard effect with three connected sides and is a form which has been picked up from the existing arrangement of the buildings here. The courtyard will be newly landscaped, and internal parking layouts within will retain as many trees as possible including those with bat roosts.

72.5 Crucially, the scheme is set back from the historic Reading Avenue, and any structures which encroach on the 25m buffer zone are shown on the demolition drawings included with this application. The landscape strategy shows screen planting along Reading Avenue to soften the connection between buildings and important landscape features. The proposed new Quad building will be constructed with lightweight timber frames articulated with balconies and with reconfigured window openings which will give a better sense of proportion. The existing UPVC windows have a detrimental impact on the surroundings and so new windows will be constructed with timber surrounds giving a more traditional feel. All the roofs on the existing buildings will be replaced and the new roof structure will play heavily on over hanging eaves and generally be lightweight and set back at upper floor level to reduce the overall height in the



EXISTING

PROPOSED

landscape. The existing diaper brickwork is an interesting feature and a common feature of Tudor architecture, although there are only very small areas still visible on the Mansion. It is proposed to pick up this feature in parts of the Quad buildings, also mirroring the existing Beech Hall which we are proposing to convert into a single dwelling and which forms an interesting gateway to the Quad courtyard space.

72.6 Lakeside is designed very much in response to the quad building although it is a completely new build and one continuous structure, creating a double courtyard effect. The courtyards have been landscaped as detailed below with a one way in and out access route with a minimum road with, sufficient to still support fire and maintenance access. The formation of Lakeside buildings is reminiscent of a stable block and yard configuration, with long, low structures accentuated at regular intervals by central vertical features. At either side of the courtyard opening, the structure ends with two corner tower features which act as a gateway into this central space. The design has had to overcome the slope of the site here and whilst the internal landscaping has been designed around the existing trees, some re-landscaping in the surrounding parts is required.

CAR PARK FOR THE QUAD AND LAKESIDE

72.7 The car park to the north of Nuffield Hall will serve the Quad and Lakeside buildings. New brick walls, constructed in a warm red colour brick in Flemish bond with brick piers and a reconstituted stone coping course along the top will appropriately screen the parking area from Reading Avenue and the landscape areas to the East. Gate posts, pillars and ball caps will nod towards the listed walls and structures around the house but are not intended to replicate them. The wall will be softened with screen planting so it is not visually hard against Reading Avenue. The car park will consist of both open spaces and car ports. The car park has been laid out to respect the historic Reading Avenue to the East, existing bat roost trees to the West and the view angle between the house and the main lake from Reading Avenue. Building B012 will be retained on the car park: the ground floor will be converted to garaging and the roof space will be retained as a maternity bat roost. The principal materials are brick to match existing, timber cladding in replace of the existing plastic cladding and a clay tile roof with access for bats. Further details are shown on the drawings submitted with this application.

PARTRIDGE QUAIL

72.8 Partridge Quail is part of the Quad development area and utilises the existing buildings on the site. The proposed building will be three storeys containing a mixture of one and two bedroom apartments. Given the relatively small building footprint it has been more appropriate to concentrate smaller dwellings here. The building is laid out with a central spine corridor, access at the ground floor from the North side flats are arranged to be outward looking from all side. The largest flats have been placed at the West end of the building where the site drops steeply, utilising the full view out from this prospect. The building will be adapted so that the elevations respond to those of the adjacent Quad buildings. Most of the flats will have balconies constructed in oak with painted galvanised steel balustrades. The balconies are designed to be light weight which means they will be better integrated with the existing structure and appear more aesthetically appropriate. The existing Partridge Quail building is brown brick. New brickwork will be matched like for like. The UPVC windows and doors will be replaced with timber frames, oak structural posts and spandrel panels. Again, this will give the building a less obtrusive appearance. Roof materials and window canopies will be zinc, which will not be distinguishable by eye from the ground, given the flat roof. The lift core will be clad in oak siding. The full height balcony structures and windows along with the proposed material palette will give the buildings an attractive visual articulation and a more contemporary appearance, appropriate to the surrounding estate development and most importantly designed to integrate sensitively into the existing landscape.

72.9 Vehicular access will be via the primary route to the car parking area adjacent. Pedestrian access will be either off the primary route itself via a footpath or to the north of the building directly from the parking area. The building will have level access to and within and has been designed to accommodate as much Part M regulation as possible whilst appreciating that this is a conversion of an existing building. A bike store is provided within the building at ground floor next to the North entrance. Bin stores are proposed and laid out as per the diagram, located within easy access of the

PARTRIDGE QUAIL BUILDINGS AS EXISTING

PROPOSALS FOR PARTRIDGE QUAIL

PROPOSED MATERIAL PALETTE FOR PARTRIDGE QUAIL

building, to Hart DC standards.

GREBE FIELDFARE

72.10 The main alterations to Grebe Fieldfare will be the demolition of existing and unsympathetic UPVC windows and doors, replacing with timber frames, and replacement of the roof. The building will be three storeys consisting of one and two bedroom flats. The smaller flats, in this case the one and two beds are located at either end of the building on each floor. There will be two main access points and circulation cores on the North side of the buildings with two passenger lifts. Access to the ground floor flats in the central section will be via the South side. A carefully chosen palette of materials will effectively integrate the Quad and Lakeside buildings so that whilst they all have some distinctly different features, the overall appearance of the scheme will be cohesive. The balconies will be lightweight structures in oak with painted galvanised steel balustrades. As the roof is pitched, we are proposing to use clay tiles and brick chimneys with reconstituted stone copings which reference the vernacular features of the new estate development elsewhere on the site.

NIGHTINGALE MALLARD

72.11 This section of the Quad development mirrors to a large extent the buildings opposite (Grebe Fieldfare). The units are a mix of one, two and three bedroom apartments. The three bed apartments are concentrated to the East end of the buildings, making the most of the views towards the lake. The building will be three storeys high. The material palette will be similar to Grebe Fieldfare with bat tubes provided under the gable apex. There are five access points to the building on the North and South sides. Two passenger lifts are provided and level access will be provided to and within parts of the building.

BEECH HALL

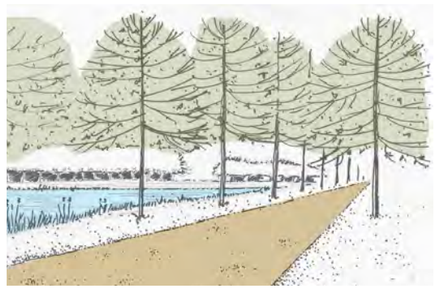
72.12 Beech Hall will be converted into a single dwelling. The tower will remain whilst other modern additions directly adjoining it will be demolished. New windows and doors are proposed which reflect those on the surrounding Quad buildings. Beech Hall provides an interest visual reference for the Quad development and a gateway to the courtyard. The building will have excellent prospect views over the Lake and wider landscape to the West and is behind the 25m buffer zone against Reading Avenue.

QUAD NEW BUILD

72.13 The new build element of the Quad connects the existing buildings to create a central courtyard and make the most of the excellent prospect views across the landscape to the West. It contains the most dense concentration of new dwellings but has been well integrated, working with the existing topography along this steeply sloping scarp and will be well screened on the West side by the existing tree and proposed planting. The building will be four storeys constructed in brick to match the existing Grebe Fieldfare and Nightingale Mallard. Stone detailing will be introduced for cills, window heads and the building base. Elsewhere, balconies will be lightweight timber constructs and the upper storey projecting bays and lift shafts will be timber clad, giving the building a more distinguishable contemporary feel. The use of timber gives a visually softer appearance which is more appropriate for the overall character of the place.

72.14 Access will be from within the Quad courtyard however some apartments on the ground floor will have individual access to a terrace on the West side. As much as possible, living spaces including bedrooms have been laid out to the outer parts of the building, most with balconies. Kitchens and bathrooms have been concentrated to the building core. The central service cores allow for more flexible internal layouts and maximise the space for views out from the building, creating better designed and more attractive places for residents to live. The building comprises a mix of one, two and three bed apartments and a small number of two bed duplex apartments. The top floor has been stepped back to create a softer and less intrusive visual impact in the wider landscape. The largest apartments have been placed here and have penthouse style feel.

READING AVENUE EXISTING



READING AVENUE PROPOSED

BEECH HALL AS EXISTING

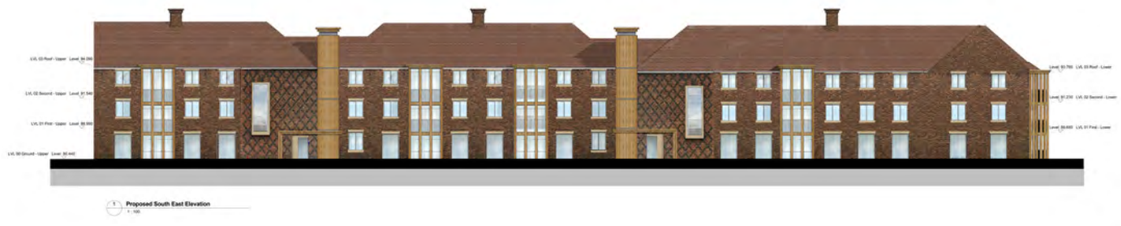
BEECH HALL PROPOSED

QUAD MATERIALS PALETTE

QUAD BUILDINGS AS EXISTING

QUAD AND LAKESIDE SOUTH WEST ELEVATION PROPOSED

QUAD PROPOSED



NIGHTINGALE MALLARD

LAKESIDE

72.15 The Lakeside comprises entirely new build elements, laid out to reflect the adjacent Quad buildings, creating a double courtyard from Reading Avenue. Whilst it has been designed to complement the Quad, it is distinctly more domestic in scale and appearance. The idea behind the design is that of a stable yard layout which is appropriate given that we know from historic maps that farm outbuildings previously existing along the boundary to Reading Avenue. This style also adds to the overall rural character and appearance of the place.

72.16 The building is characterised by long, low forms, accentuated by central cluster which give symmetry and articulation. These form the larger, terraced townhouses with steep pitched gables with timber barge boards and porches. Along the terrace, dwellings are more reserved in style, with fewer timber balconies and a step roof pitch with dormer windows for the upper storey. Properties will have gardens to the rear and the central courtyard will have appropriate soft landscaping to enhance the stable-like character of this development. The building also accommodates the existing trees and tree roots within the courtyard, which will be retained. Communal style store and bin stores to Hart DC standard have been carefully integrated with the landscaping proposals and will be easily accessible to all dwellings.

72.17 Access to the dwellings is via a one way vehicular loop which is wide enough to serve emergency and maintenance vehicles. There will be some parking in the courtyard itself and some through the carriage arches to the rear. The central townhouses will have integrated garages, making the connection between pedestrians and vehicles much closer; a key feature of a working stable yard.

LANDSCAPING

72.18 The Quad and Lakeside areas front Reading Avenue and both contain integral semi-private courtyard spaces with parking to the periphery. While the Quad is formed from partial refurbishment of existing buildings, Lakeside is entirely new build although it sits on the footprint of some of the existing buildings.

72.19 The courtyard spaces make use of the existing tree stock to add character, retaining the better quality specimens. With parking to the edge, a more formalised green space is created in the centre of each courtyard, providing for informal recreation, visual amenity and seating. Both of these courtyard spaces look out onto Reading Avenue with views offered across the lake and beyond.

72.20 To the rear of the buildings are a mixture of private gardens and terraces, set against a backdrop of existing woodland.

1842 Tithe Map showing buildings located on the Quad and Lakeside areas

LAKESIDE AS PROPOSED

LAKESIDE MATERIALS PALETTE

ACCESS TO THE QUAD AND LAKESIDE

- Proposed Buildings
- Existing Buildings Retained
- Proposed Primary Roads
- Proposed Secondary Roads
- Proposed Tertiary Roads
- Existing Roads
- Proposed Footpaths
- Existing Footpaths
- Site boundary

PROPOSED HARD LANDSCAPING PALETTE FOR THE QUAD AND LAKESIDE AREAS

LAKESIDE ELEVATION PROPOSED

QUAD AND LAKESIDE NUMBERS

Coins Plot ID (4 Digits)	Conversion / Newbuild	Gross Internal Area m^2 (GIA)	Gross Internal Area ft^2 (GIA)	Net Sales Area m^2 (NSA)	Net Sales Area ft^2 (NSA)	No. Beds	Dwelling / Area Type
QUAD NEW BUILD							
NB 01	New Build	52	564	52	564	1	Apartment
NB 02	New Build	77	829	77	829	2	Duplex
NB 03	New Build	77	829	77	829	2	Duplex
NB 04	New Build	52	564	52	564	1	Apartment
NB 05	New Build	81	870	81	870	3	Apartment
NB 06	New Build	80	858	80	858	2	Apartment
NB 07	New Build	54	577	54	577	1	Apartment
NB 08	New Build	84	903	84	903	2	Apartment
NB 09	New Build	65	703	65	703	2	Apartment
NB 10	New Build	64	688	64	688	1	Apartment
NB 11	New Build	64	688	64	688	1	Apartment
NB 12	New Build	85	919	85	919	2	Apartment
NB 13	New Build	69	737	69	737	1	Apartment
NB 14	New Build	70	748	70	748	1	Apartment
NB 15	New Build	85	919	85	919	2	Apartment
NB 16	New Build	106	1,143	106	1,143	1	Apartment
NB 17	New Build	55	595	55	595	1	Apartment
NB 18	New Build	57	615	57	615	1	Apartment
NB 19	New Build	57	615	57	615	1	Apartment
NB 20	New Build	55	594	55	594	2	Apartment
NB 21	New Build	89	959	89	959	2	Apartment
NB 22	New Build	74	799	74	799	2	Apartment
NB 23	New Build	60	649	60	649	1	Apartment
NB 24	New Build	73	784	73	784	2	Apartment
NB 25	New Build	74	798	74	798	2	Apartment
NB 26	New Build	74	798	74	798	1	Apartment
NB 27	New Build	99	1,067	99	1,067	2	Apartment
NB 28	New Build	132	1,416	132	1,416	3	Apartment
NB 29	New Build	99	1,067	99	1,067	2	Apartment
NB 30	New Build	106	1,143	106	1,143	2	Apartment
NB 31	New Build	56	598	56	598	1	Apartment
NB 32	New Build	71	764	71	764	1	Apartment
NB 33	New Build	71	765	71	765	1	Apartment
NB 34	New Build	55	593	55	593	1	Apartment
NB 35	New Build	136	1,461	136	1,461	3	Apartment
NB 36	New Build	74	798	74	798	2	Apartment
NB 37	New Build	74	798	74	798	2	Apartment
NB 38	New Build	99	1,067	99	1,067	2	Apartment
NB 39	New Build	130	1,401	130	1,401	3	Apartment
NB 40	New Build	99	1,067	99	1,067	2	Apartment
NB 41	New Build	106	1,143	106	1,143	2	Apartment
NB 42	New Build	75	808	75	808	2	Apartment
NB 43	New Build	103	1,109	103	1,109	2	Apartment
NB 44	New Build	82	879	82	879	2	Apartment
NB 45	New Build	116	1,249	116	1,249	2	Apartment
NB 46	New Build	142	1,529	142	1,529	3	Apartment
NB 47	New Build	142	1,527	142	1,527	3	Apartment
NB 48	New Build	117	1,255	117	1,255	2	Apartment
NB TOTALS		**4018**	**43250**	**4018**	**43250**		
NB 49	New Build		0			3	House
NB 50	New Build		0			3	House

016 PARTRIDGE QUAIL							
PQ01	Conversion	45	484	45	484	1	Apartment
PQ02	Conversion	104	1,119	104	1,119	2	Apartment
PQ03	Conversion	55	592	55	592	1	Apartment
PQ04	Conversion	77	829	77	829	2	Apartment
PQ05	Conversion	74	797	74	797	2	Apartment
PQ06	Conversion	36	388	36	388	1	Apartment
PQ07	Conversion	46	495	46	495	1	Apartment
PQ08	Conversion	104	1,119	104	1,119	2	Apartment
PQ09	Conversion	55	592	55	592	1	Apartment
PQ10	Conversion	77	829	77	829	2	Apartment
PQ11	Conversion	74	797	74	797	1	Apartment
PQ12	Conversion	36	388	36	388	2	Apartment
PQ13	Conversion	57	614	57	614	1	Apartment
PQ14	Conversion	46	495	46	495	1	Apartment
PQ15	Conversion	104	1,119	104	1,119	2	Apartment
PQ16	Conversion	55	592	55	592	1	Apartment
PQ17	Conversion	77	829	77	829	2	Apartment
PQ18	Conversion	74	797	74	797	1	Apartment
PQ19	Conversion	36	388	36	388	2	Apartment
PQ20	Conversion	57	614	57	614	1	Apartment
PQ TOTALS		**1289**	**13875**	**1289**	**13875**		
NIGHTINGALE MALLARD							
NM01	Conversion	53	570	59	635	1	Apartment
NM02	Conversion	84	904	84	904	2	Apartment
NM03	Conversion	96	1,033	96	1,033	2	Apartment
NM04	Conversion	95	1,023	95	1,023	2	Apartment
NM05	Conversion	79	850	83	893	2	Apartment
NM06	Conversion	77	829	77	829	1	Apartment
NM07	Conversion	53	570	66	710	1	Apartment
NM08	Conversion	80	861	84	904	2	Apartment
NM09	Conversion	91	980	91	980	2	Apartment
NM10	Conversion	90	969	90	969	2	Apartment
NM11	Conversion	79	850	83	893	2	Apartment
NM12	Conversion	73	786	77	829	1	Apartment
NM13	Conversion	53	570	62	667	1	Apartment
NM14	Conversion	80	861	80	861	2	Apartment
NM15	Conversion	91	980	91	980	2	Apartment
NM16	Conversion	90	969	90	969	2	Apartment
NM17	Conversion	79	850	79	850	2	Apartment
NM18	Conversion	73	786	73	786	1	Apartment
NM19	Conversion	141	1,518	141	1,518	3	Apartment
NM20	Conversion	141	1,518	141	1,518	3	Apartment
NM21	Conversion	141	1,518	141	1,518	3	Apartment
NM TOTALS		**1839**	**19795**	**1883**	**20269**		
GREBE FIELDFARE							
GF01	Conversion	59	635	59	635	1	Apartment
GF02	Conversion	84	904	84	904	2	Apartment
GF03	Conversion	96	1,033	96	1,033	2	Apartment
GF04	Conversion	95	1,023	95	1,023	2	Apartment
GF05	Conversion	79	848	83	893	2	Apartment
GF06	Conversion	77	828	77	829	1	Apartment
GF07	Conversion	66	710	66	710	1	Apartment
GF08	Conversion	84	903	84	904	2	Apartment
GF09	Conversion	91	980	91	980	2	Apartment
GF10	Conversion	90	969	90	969	2	Apartment
GF11	Conversion	79	848	83	893	2	Apartment
GF12	Conversion	73	783	77	829	1	Apartment
GF13	Conversion	62	667	62	667	1	Apartment
GF14	Conversion	80	861	80	861	2	Apartment
GF15	Conversion	91	980	91	980	2	Apartment
GF16	Conversion	90	969	90	969	2	Apartment
GF17	Conversion	79	850	79	850	2	Apartment
GF18	Conversion	73	786	73	786	1	Apartment
GF TOTALS		**1447**	**15576**	**1460**	**15715**		
BEECH HALL	Conversion	195	2,099	195	2,099		
GF TOTALS		**195**	**2099**	**195**	**2099**		
TOTALS		**8788**	**94594**	**8845**	**95208**		

Coins Plot ID (4 Digits)	Conversion / Newbuild	Gross Internal Area m^2 (GIA)	Gross Internal Area ft^2 (GIA)	Net Sales Area m^2 (NSA)	Net Sales Area ft^2 (NSA)	No. Beds	Dwelling / Area Type	External Space
LAKESIDE NEW BUILD								
LS01	New Build	62.7	675	62.7	675	2	Apartment	
LS02	New Build	83.4	898	83.4	898	2	Apartment	
LS03	New Build	77.5	834	77.5	834	2	Apartment	
LS04	New Build	62.7	675	62.7	675	2	Apartment	
LS05	New Build	83.4	898	83.4	898	2	Apartment	
LS06	New Build	77.5	834	77.5	834	2	Apartment	
LS07	New Build	74.2	799	66.5	716	2	Apartment	
LS08	New Build	83.4	898	80.8	870	2	Apartment	
LS09	New Build	77.5	834	77.5	834	2	Apartment	
LS10	New Build	134.1	1443	129.7	1396	3	House	Garden
LS11	New Build	216.6	2331	186.6	2009	4	House	Garden
LS12	New Build	216.6	2331	186.6	2009	4	House	Garden
LS13	New Build	146.4	1576	136.8	1473	3	House	Garden
LS14	New Build	146.6	1578	136.8	1473	4	House	Garden
LS15	New Build	147.0	1582	137.3	1478	3	House	Garden
LS16	New Build	64.9	699	64.9	699	1	Apartment	Garden
LS17	New Build	87.7	944	87.7	944	2	Apartment	
LS18	New Build	90.0	969	73.9	795	2	Apartment	
LS19	New Build	138.6	1492	129.4	1393	3	House	Garden
LS20	New Build	138.6	1492	129.4	1393	3	House	Garden
LS21	New Build	216.6	2331	186.6	2009	4	House	Garden
LS22	New Build	216.6	2331	186.6	2009	4	House	Garden
LS23	New Build	138.6	1492	129.4	1393	3	House	Garden
LS24	New Build	138.6	1492	129.4	1393	3	House	Garden
LS25	New Build	64.9	699	64.9	699	1	Apartment	Garden
LS26	New Build	87.7	944	87.7	944	2	Apartment	
LS27	New Build	90.0	969	73.9	795	2	Apartment	
LS28	New Build	147.0	1582	137.3	1478	3	House	Garden
LS29	New Build	146.6	1578	136.8	1473	4	House	Garden
LS30	New Build	146.4	1576	136.8	1473	3	House	Garden
LS31	New Build	216.6	2331	186.6	2009	4	House	Garden
LS32	New Build	216.6	2331	186.6	2009	4	House	Garden
LS33	New Build	134.1	1443	129.7	1396	3	House	Garden
LS34	New Build	62.7	675	62.7	675	2	Apartment	
LS35	New Build	83.4	898	83.4	898	2	Apartment	
LS36	New Build	77.5	834	77.5	834	2	Apartment	
LS37	New Build	62.7	675	62.7	675	2	Apartment	
LS38	New Build	83.4	898	83.4	898	2	Apartment	
LS39	New Build	77.5	834	77.5	834	2	Apartment	
LS40	New Build	74.2	799	66.5	716	2	Apartment	
LS41	New Build	83.4	898	80.8	870	2	Apartment	
LS42	New Build	77.5	834	77.5	834	2	Apartment	
TOTALS		**4852**	**52227**	**4515**	**48604**			

VIEW LOOKING NORTH DOWN READING AVENUE EXISTING

VIEW LOOKING NORTH DOWN READING AVENUE PROPOSED

VIEW LOOKING SOUTH DOWN READING AVENUE EXISTING

VIEW LOOKING SOUTH DOWN READING AVENUE PROPOSED

CENTRAL AREA

72.21 This area is sited on the footprint of the current college buildings, which will be demolished to make way for new build. Already accessible for vehicles from the south, the access road will be extended through the central area and link into a new connection through the woodland to the north. The alignment of the road mirrors the former edge of the 17th Century deer park.

72.22 The primary access route created is edged with a generous green space incorporating pedestrian and cycle routes from the southern parkland through to the Maze in the north. These routes in turn link into the proposed new public pedestrian route through the site. As mentioned the route follows the former alignment of the deer park boundary and will be edged with estate railings supported by native mixed hedgerows and contain informal tree planting which might have been reminiscing of its former character. The green space also acts as a useful hub for informal play and small depressions will be created to aid sustainable drainage.

72.23 Breaking off the primary route are a series of smaller lanes providing access into the housing parcels. These are edged with hedging, grass verges with bulb planting and occasional specimen trees adding character to the street scene. Boundary treatments include brick walls with native hedging and estate railings to front gardens.

72.24 Surface treatments are kept reasonably uniform, with a gravel finish to the road surfaces and block paved transition strips at junctions. The tertiary streets with garage access will be block paved as will be private drives.

72.25 Gardens are cleared and seeded for private owners to populate with intermediate wattle fences. Pathways provide access form the dwelling to private parking bays and garages.

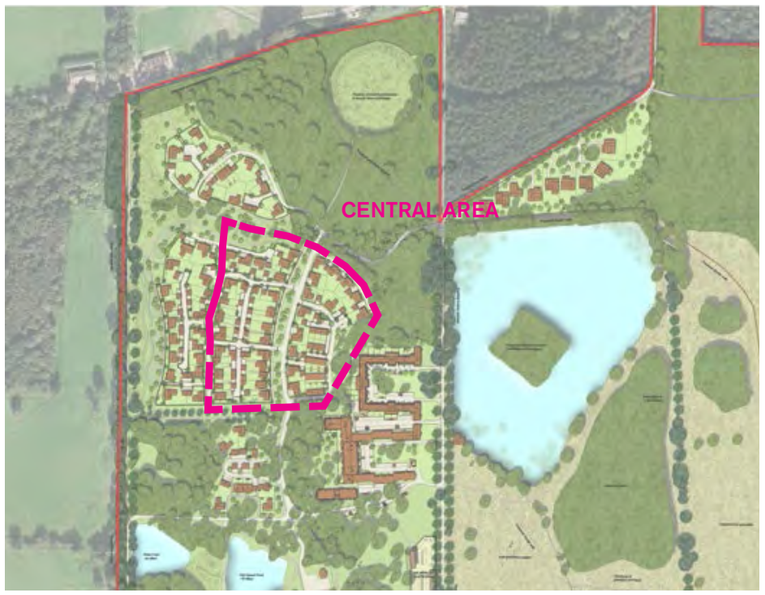
72.26 The area is comprised of a variety of different house types. In general, the larger plot houses frame the development areas, whilst the smaller dwellings are focussed around the central access spine (primary route) and closer to the Quad and Lakeside buildings which will ensure a lower visual impact from apartments and houses in this area, looking out to the West of the site.

72.27 The development structure follows the topographical form with building frontages, streets and drives running along the contours. This has a number of benefits including:

- More organic appearance relating to landscape form
- Minimal cut and fill required to construct the development
- Reduced impact on the historic landscape.

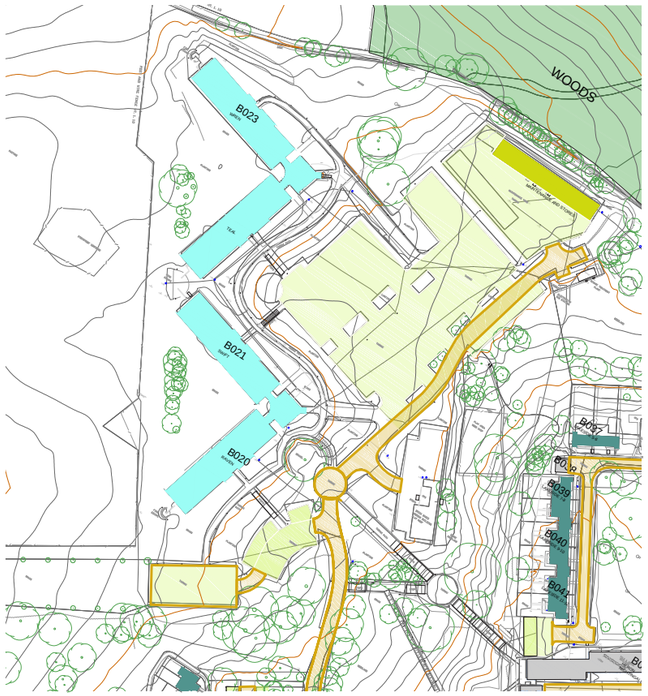
72.28 Key elements include building frontages facing outwards towards the wider landscape, and with integrated planting and the existing trees, focal areas and pause points within the area have been created.

72.29 The buildings are predominantly 2 and 2.5 storeys with garages integrated either on plot or between. The area has been designed to consist of high quality, low density family dwellings on large plots, similar to those found in the wider Bramshill area.



MOOD BOARD FOR HOUSE TYPE FEATURES AND MATERIALS IN THE CENTRAL AREA

CENTRAL AREA EXISTING



CENTRAL AREA PROPOSED

CENTRAL AREA ACCESS ROUTES

CENTRAL AREA NUMBERS PROPOSED

Coins Plot ID (4 Digits)	House type	Conversion / Newbuild	Gross External Area m^2 (GEA)	Gross External Area ft^2 (GEA)	Gross Internal Area m^2 (GIA)	Gross Internal Area ft^2 (GIA)	No. Beds	Dwelling / Area Type
CENTRAL CORE								
C101	4D	New Build	153	1,647	248	2,669	4	House
C102	4B	New Build	133	1,432	224	2,411	4	House
C103	4A	New Build	125	1,346	194	2,088	4	House
C104	4D	New Build	153	1,647	248	2,669	4	House
C105	5B	New Build	131	1,410	263	2,831	5	House
C106	4J	New Build	114	1,227	193	2,077	4	House
C107	4D	New Build	153	1,647	248	2,669	4	House
C108	4B	New Build	133	1,432	224	2,411	4	House
C109	4J	New Build	114	1,227	193	2,077	4	House
C110	4J	New Build	114	1,227	193	2,077	4	House
C111	4K	New Build	121	1,302	191	2,056	4	House
C112	4B	New Build	133	1,432	224	2,411	4	House
C113	4B	New Build	133	1,432	224	2,411	4	House
C114	2N	New Build	52	560	84	904	2	House
C115	2N	New Build	52	560	84	904	2	House
C116	2N	New Build	52	560	84	904	2	House
C117	2N	New Build	52	560	84	904	2	House
C118	2N	New Build	52	560	84	904	2	House
C119	2N	New Build	52	560	84	904	2	House
C120	3	New Build	61	657	104	1,119	3	House
C121	3	New Build	61	657	104	1,119	3	House
C122	3	New Build	61	657	104	1,119	3	House
C123	3	New Build	61	657	104	1,119	3	House
C124	3	New Build	61	657	104	1,119	3	House
C125	3	New Build	61	657	104	1,119	3	House
C126	2N	New Build	52	560	84	904	2	House
C127	2N	New Build	52	560	84	904	2	House
C128	2N	New Build	52	560	84	904	2	House
C1 TOTALS			**2544**	**27384**	**4247**	**45715**		
Central 02								
C201	5B	New Build	131	1410	263	2,831	5	House
C202	4P	New Build	108	1163	180	1,938	4	House
C203	4P	New Build	108	1163	180	1,938	4	House
C204	4K	New Build	121	1302	191	2,056	4	House
C205	4D	New Build	153	1647	248	2,669	4	House
C206	4K	New Build	121	1302	191	2,056	4	House
C2 TOTALS			**742**	**7987**	**1253**	**13487**		
Central 03								
C301	4B	New Build	133	1432	224	2,411	4	House
C302	3E	New Build	60	646	131	1,410	3	House
C303	3E	New Build	60	646	131	1,410	3	House
C304	5B	New Build	131	1410	263	2,831	5	House
C305	4O	New Build	59	635	131	1,410	4	House
C306	3E	New Build	60	646	131	1,410	3	House
C307	3E	New Build	60	646	131	1,410	3	House
C308	4D	New Build	153	1647	248	2,669	4	House
C309	4J	New Build	114	1227	193	2,077	4	House
C310	4P	New Build	108	1163	180	1,938	4	House
C311	4O	New Build	59	635	131	1,410	4	House
C312	4O	New Build	59	635	131	1,410	4	House
C3 TOTALS			**1056**	**11367**	**2025**	**21797**		
Central 04								
C401	5B	New Build	131	1410	263	2,831	5	House
C402	4J	New Build	114	1227	193	2,077	4	House
C403	3E	New Build	60	646	131	1,410	3	House
C404	4O	New Build	59	635	131	1,410	4	House
C405	4O	New Build	59	635	131	1,410	4	House
C406	4O	New Build	59	635	131	1,410	4	House
C407	4P	New Build	108	1163	180	1,938	4	House
C408	4J	New Build	114	1227	193	2,077	4	House
C409	4P	New Build	108	1163	180	1,938	4	House
C410	3E	New Build	60	646	131	1,410	3	House
C411	4J	New Build	114	1227	193	2,077	4	House
C4 TOTALS			**986**	**10613**	**1857**	**19989**		
C1-4 TOTALS			**5328**	**57351**	**9382**	**100988**		

LANDSCAPING PALETTE AND BOUNDARY TREATMENTS FOR CENTRAL AREA

VIEW FROM INSIDE THE CENTRAL AREA AS EXISTING

VIEW FROM INSIDE THE CENTRAL AREA AS PROPOSED

WALNUT CLOSE

72.30 Walnut Close is a small plot of predominantly four bed family homes. The layout focuses on the “U” shaped access route around which are a collection of 4 bedroom terraced houses with gardens and single storey garages. Larger plot houses, including a small number of five bed houses fan out from this arrangement.

72.31 The secondary route through the development, off the primary access spine, will accommodate fire and maintenance and other service vehicles.

72.32 The development area has been designed to respond to the topography which consists of steep banks surrounding the newly formed cluster of houses.

72.33 New housing is carefully integrated amongst the existing tree stock and primarily utilises the footprint of the existing buildings. The access mirrors the existing route into this area thereby further reducing impact on tree specimens. The spaces are more open, with low boundaries formed from hedgerows and estate railings. New tree planting is proposed in some locations to compliment the new built form. Pockets of rough grass and swathe are proposed between the new housing and the wider landscape.

WALNUT CLOSE HOUSE TYPES AND NUMBERS

Coins Plot ID (4 Digits)	House type	Conversion / Newbuild	Gross External Area m^2 (GEA)	Gross External Area ft^2 (GEA)	Gross Internal Area m^2 (GIA)	Gross Internal Area ft^2 (GIA)	No. Beds	Dwelling / Area Type
Walnut Close core								
W101	4O	New Build	59	635	131	1,410	4	House
W102	5B	New Build	131	1410	263	2,831	5	House
W103	5B	New Build	131	1410	263	2,831	5	House
W104	4B	New Build	133	1432	224	2,411	4	House
W105	4O	New Build	59	635	131	1,410	4	House
W106	4O	New Build	59	635	131	1,410	4	House
W107	4O	New Build	59	635	131	1,410	4	House
W108	4O	New Build	59	635	131	1,410	4	House
W109	3E	New Build	60	646	131	1,410	3	House
W110	4B	New Build	133	1432	224	2,411	4	House
W TOTALS			**883**	**9505**	**1760**	**18945**		

WALNUT CLOSE ACCESS ROUTES

WALNUT CLOSE LANDSCAPING PALETTE

WALNUT CLOSE PROPOSED LAYOUT

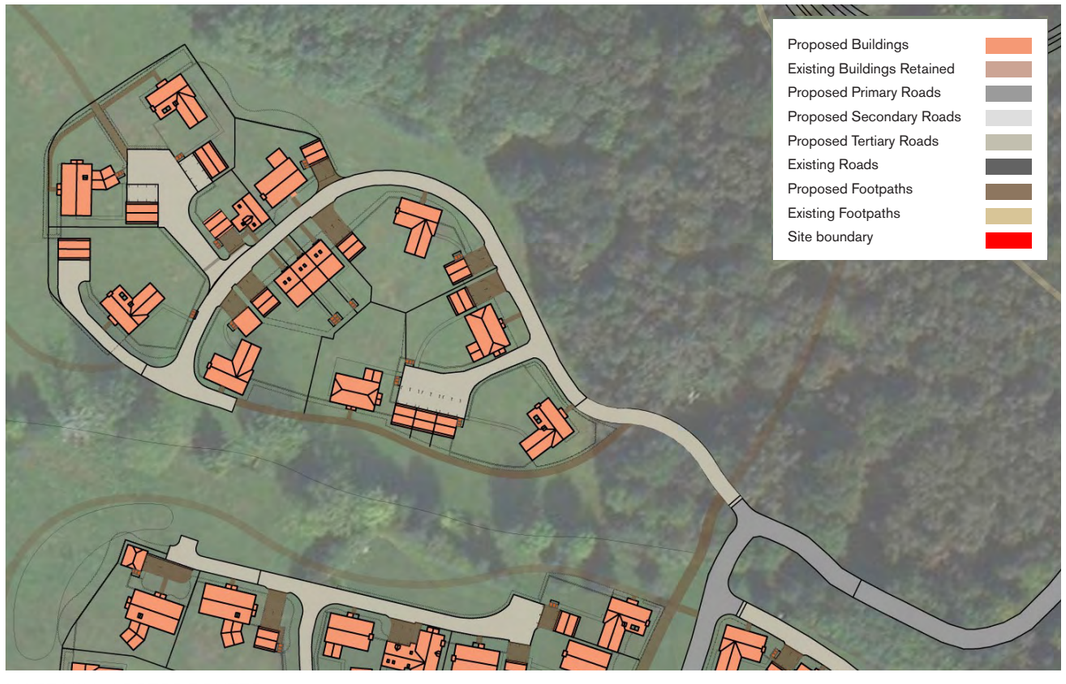
SANDPIT CLOSE AND MAZE HILL (plus extension areas)

72.34 Both of these parcels edge the proposed new build development, with housing laid out more informally to provide a transition to the open parkland beyond. Maze Hill is located to the north of the small watercourse running through the site, within an existing green space. Sandpit close sits to the west of the central area and borders the Green Ride to further to the west. A green buffer strip is provided between the Green Ride and the edge of the development.

72.35 The majority of the housing on the edge is designed to front the green space with a formalised gravel dressed path providing access to the front doors. Parking is to the rear of an informal lane with garages and private parking spaces.

72.36 Property boundaries will be edged with native hedging, with those facing the green space bounded by timber post and rail fencing. As with the central area, Waddle fencing will again divide internal boundaries, with brick walls to rear boundaries facing the lanes.

72.37 The Green space is designed for informal recreation and play. Slight depressions will provide some surface water attenuation and offer scope for diversifying habitat types. Clumps of tree planting together with the hedging and some localised landform work will set the buildings into the landscape and reduce the impact on views from the Green Ride. The majority of the green space will be planted with meadow grass and maintained to reflect its pasture character.



MAZE HILL ACCESS ROUTES

MAZE HILL EXTENSION AREA (APPLICATION 5)

72.38 Maze Hill extension consists of 1 no. 3 bed, 1 no. 4 bed and 3 no. 5 bed houses. This small pocket of housing responds directly to the layout of the Maze Hill area, contained within the steeply sloping banks either side and forming a cul-de-sac like arrangement at the edge of the estate. The extension area is accessed within Maze Hill. A pedestrian route has been created through Maze Hill and Maze Hill extension which joins directly to the permissive footpath and a separate route through leading to the Green Ride. The boundary treatment around the development will be as existing, post and wire fencing, which does not obstruct the views out from the houses and retains a more rural and less formal feel to the place, with no hard edging to the wider landscape or the Green Ride. This is important to ensuring that the housing is as well integrated as possible and visually connected to the surroundings.

72.39 Both of these parcels edge the proposed new build development, with housing laid out more informally to provide a transition to the open parkland beyond. Maze Hill is located to the north of the small watercourse running through the site, within an existing green space. Sandpit close sits to the west of the central area and borders the Green Ride to further to the west. A green buffer strip is provided between the Green Ride and the edge of the development.
The majority of the housing on the edge is designed to front the green space with a formalised gravel dressed path providing access to the front doors. Parking is to the rear of an informal lane with garages and private parking spaces. Property boundaries will be edged with native hedging, with those facing the green space bounded by timber post and rail fencing. As with the central area, Waddle fencing will again divide internal boundaries, with brick walls to rear boundaries facing the lanes.

72.40 The Green space is designed for informal recreation and play. Slight depressions will provide some surface water attenuation and offer scope for diversifying habitat types. Clumps of tree planting together with the hedging and some localised landform work will set the buildings into the landscape and reduce the impact on views from the Green Ride. The majority of the green space will be planted with meadow grass and maintained to reflect its pasture character.

SANDPIT CLOSE EXTENSION AREA (APPLICATION 5)

72.41 Sandpit close extension consists of nine houses of four and five bedroom family dwellings. Consistent with the layout strategy across the rest of the estate, the larger plot houses have been located to the edges of the built up areas. As such, they should be seen in the context of the other houses in Sandpit Close, to which they directly respond. They are arranged to follow the existing, curved land form and are accessed directly from tertiary roads within Sandpit Close. All dwellings in the extension area ha eve on plot parking and garages. The houses have been orientated to face outwards over the wider landscape to the west, making the most of the attractive wooded Green Rise and pasture land beyond. Bin stores have been provided on plot, with hard standing areas where they can either be accessed directly by waste management vehicles or moved easily to the edge of the access roads.

VIEW LOOKING SOUTH DOWN GREEN RIDE AS EXISTING

VIEW LOOKING SOUTH DOWN GREEN RIDE AS PROPOSED - APPLICATION 4 (CORE AREA)

VIEW LOOKING SOUTH DOWN GREEN RIDE AS PROPOSED - APPLICATION 5 (SANDPIT CLOSE EXTENSION AREA)

SANDPIT CLOSE ACCESS ROUTES

- Proposed Buildings
- Existing Buildings Retained
- Proposed Primary Roads
- Proposed Secondary Roads
- Proposed Tertiary Roads
- Existing Roads
- Proposed Footpaths
- Existing Footpaths
- Site boundary

Coins Plot ID (4 Digits)	Type	Conversion / Newbuild	Gross External Area m^2 (GEA)	Gross External Area ft^2 (GEA)	Gross Internal Area m^2 (GIA)	Gross Internal Area ft^2 (GIA)	No. Beds	Dwelling / Area Type
Sandpit Close Core								
S101	5E	New Build	165	1776	298	3,208	5	House
S102	5B	New Build	131	1410	263	2,831	5	House
S103	3E	New Build	60	646	131	1,410	3	House
S104	3E	New Build	60	646	131	1,410	3	House
S105	3E	New Build	60	646	131	1,410	3	House
S106	3E	New Build	60	646	131	1,410	3	House
S107	3E	New Build	60	646	131	1,410	3	House
S108	4K	New Build	121	1302	191	2,056	4	House
S109	4K	New Build	121	1302	191	2,056	4	House
S110	4B	New Build	133	1432	224	2,411	4	House
S TOTALS			**971**	**10452**	**1822**	**19612**		
Maze Hill core								
M101	5B	New Build	131	1410	263	2,831	5	House
M102	4A	New Build	125	1346	194	2,088	4	House
M103	4B	New Build	133	1432	224	2,411	4	House
M104	4O	New Build	59	635	131	1,410	4	House
M105	4O	New Build	59	635	131	1,410	4	House
M106	4O	New Build	59	635	131	1,410	4	House
M107	4B	New Build	133	1432	224	2,411	4	House
M108	4A	New Build	125	1346	194	2,088	4	House
M TOTALS			**824**	**8870**	**1492**	**16060**		

SANDPIT CLOSE AND MAZE HILL NUMBERS

PINEWOOD (APPLICATION 6)

72.42 Located to the north of the main lake, 9 new homes are proposed within this wooded section of the site. The pines will largely be cleared other than to the edges and replaced with native tree specimens to place the new homes within a wooded setting. Long drives off Bramshill Road will give access to the new homes. The edge of Bramhsill Road will be planted with a verge and native hedgerow to provide an informal boundary to the properties. Intermediate boundaries are a mixture of estate rail and hedging, with wattle fencing.

72.43 Pinewood has a distinctly different feel from the other housing as it has a woodland rather than a parkland setting. As such, the houses are designed to site in the woodland setting and are timber construction and clad. The location of this housing has enabled us to be more innovative with our designs and rather than having a village feel, the Pinewood houses are more Scandinavian in style. They are designed to be highly sustainable and quick and efficient to construct. One of the key design features is the lower ground floor masonry base that will not suffer should an overflow from the Lake ever occur. The timber house sits up on this masonry base which encloses parking and storages areas. Entry will be at first floor level with a generous terrace overlooking the Lake. We have recently designed an award winning Lake style holiday home for a client in the Czech Republic and have taken some of our inspiration from this design which was a resounding success. It was built in a very similar setting and designed in order to integrate well with the surrounding pine trees. There are two types of housing proposed for Pinewood. The first has the first floor dropped by half a storey with larger dormers for the bedrooms above. The second type is an L shaped house which will sit behind the screen of trees between the lake and has been designed to avoid mature deciduous trees nearby. The Pinewood houses will have slate roofs and brick chimneys and being completely timber clad will give them a different character.

PINEWOOD TYPE A HOUSE

PINEWOOD TYPE B HOUSE

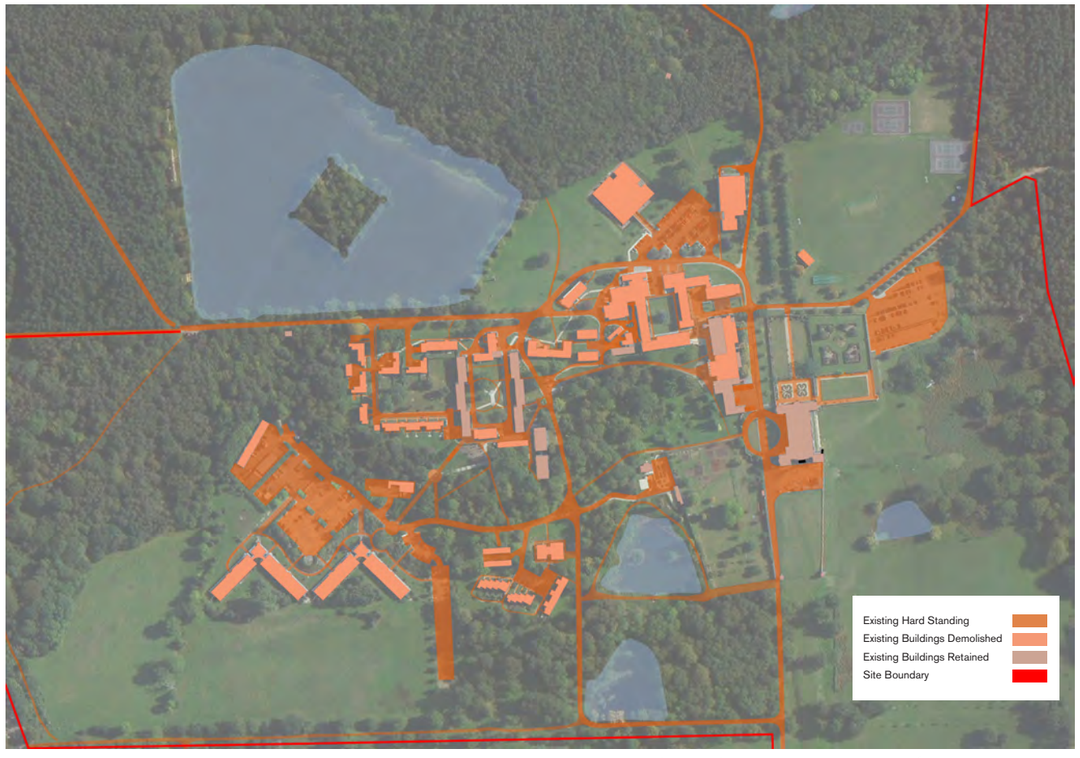
PINEWOOD AREA AS EXISTING

PROPOSED LAYOUT FOR PINEWOOD

Pine Forest Cabin in Washington www.e-architect.co.uk

MOOD BOARD AND MATERIALS PALETTE FOR PINEWOOD

HARD STANDING EXISTING



HARD STANDING PROPOSED

Diagrams showing existing hard standing on the site and proposed hard standing for all of the development areas (including the extension areas). The diagrams show how the proposals not only significantly reduce the existing amount of hard standing on the site, but rationalise and contain it. Crucially, hard standing around the listed buildings is reduced and in some parts cleared altogether. This is an important part of enhancing their setting important aesthetic qualities in the wider parkland.

73.0 MOVEMENT AND ACCESS

73.1 The proposals for the masterplan design have grown from our detailed understanding and investigation of the historic landscape. As a result, the overall design has been centred on keeping the primary route through the new development on the historic deer park line. The line of Reading Avenue will be reinstated as a principal historic avenue, and to the north, the new development is framed by the Maze and by Green Ride to the North West. These features of the landscape are important boundary markers and so the idea has been to focus the denser concentrating of new building towards the Quad and Lakeside areas, utilising some of the existing buildings and making the most of the steep slope down with the proposed building forms. The denser housing in these areas are mainly 2 and 3 bed apartments and a few houses, laid out in terraces. The rest of the housing areas fan out from here.

73.2 The historic deer park boundary line through the site has been used as an amenity facility for residents. The swathe of green and clumps of native woodland provide a natural route through the site, leading from Walnut Close up to Maze Hill.

73.3 Off this main route, secondary routes have been formed with a mixture of house types, leading to smaller development parcels, each with their own characteristics. The names for the areas have been taken from the 1733 Cope survey of the estate and the intention has been to retain as much of the historic character as possible.

73.4 Off the secondary routes are tertiary / service road which are shared pedestrian access routes with the feel of a village lane. The hierarchy of this street pattern has been something which we have continued on from very early in the design process and it helps to give a sense of place and definition to each of the areas.
The services roads provide access to each plot for bin collection and garaging units to avoid on street parking and clumps of courts cluttering up the routes.

TRAVEL PLAN

73.5 A range of measures and initiatives are proposed as part of the Framework Travel Plan to ensure that the site is as sustainable as possible.

73.6 The proposed site access arrangements have been designed in accordance with DMRB requirements and are capable of accommodating both the existing traffic flows on the highway network and those flows generated by the development.

73.7 In reviewing the details of the accident data, it is considered that there are no over-riding safety issues, particularly in the vicinity of the site, that would be exacerbated by the proposed development.

73.8 It is considered that the developments impact on each junction is insignificant in terms of the percentage increase, or in the case of Junction 6 the increase in movements given its low baseline.

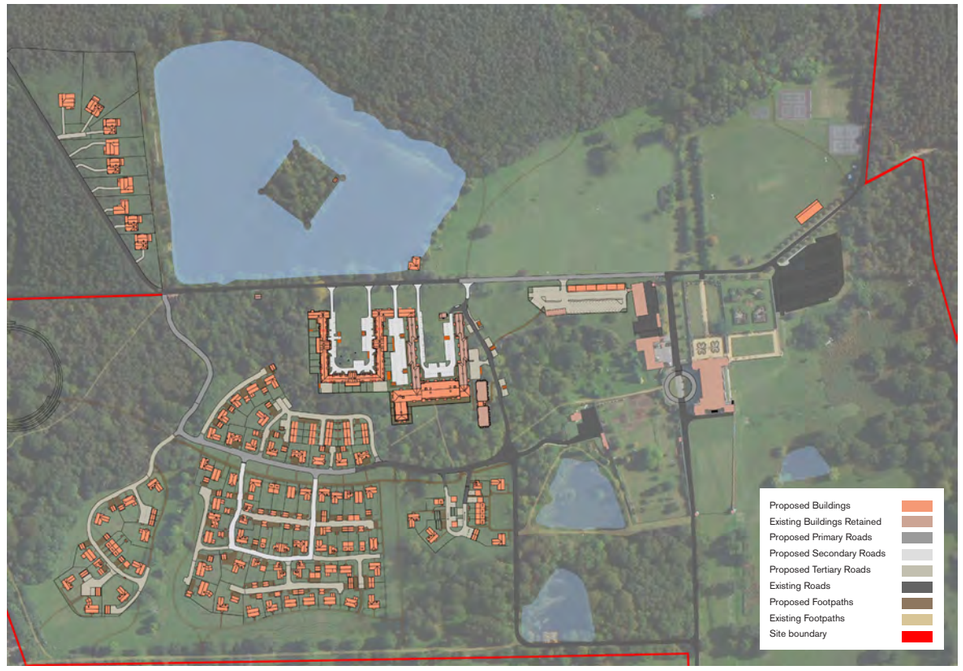
73.9 Furthermore the junction modelling shows that there are no junctions in any of the Combinations which experience an increase in vehicle movements that is considered to be significant in capacity terms.

73.10 It is therefore not considered that the development will have a 'severe' impact upon the future base scenario.

73.11 To summarise, in light of the assessment work and analysis within the TA, it is considered that the development would not have a material detrimental impact upon the operation and functioning of the local highway network, and in terms of accessibility, the application site is situated in a location that would give rise to residents and visitors being able to walk, cycle and use public transport to travel to and from the site.

73.12 Consequently, it is considered that there are no significant highways and transportation matters that should

PROPOSED ACCESS ROUTES FOR THE SITE



PROPOSED PARKING FOR THE SITE

preclude the Local Planning Authority from approving these planning applications.

VEHICULAR ACCESS

73.13 It is proposed that the site will utilise the two existing accesses; Mansion Drive which provides access to the south west via the B3011 (Bracknell Lane), and Reading Drive South which provides access to the north via the B3017 (Bramshill Road).

MANSION DRIVE / MAIN APPROACH

73.14 Mansion Drive is a private access road 1,600m long. For the first 400m it is shared with another residential dwelling before being solely used by Bramshill House. The drive is straight except for a kink 1km from the highway. It is tree lined for much of its length.

73.15 It can be concluded that the existing operation of the junction is appropriate in terms of highway safety including both visibility and junction geometry.

73.16 Given the weight restriction of 1.5t on the listed bridge, this access will only be used by cars, and so a width of 4.1m is deemed acceptable, in line with national guidance in the form of Manual for Streets.

READING DRIVE SOUTH

73.17 This is the estates second private access road and is also 1,600m from the centre of the site to the adopted highway at Plough Lane. Once it reaches Plough Lane it continues as adopted highway for a further 300m until it forms the minor arm at a priority junctions with Bramshill Road.

73.18 Currently the junction operates appropriately in terms of highway safety and capacity. However, local concern has been raised regarding the junction and so an amended junction layout is proposed in order to offer betterment at the junction.

73.19 This will consist of a priority build out at the junction which will improve visibility, slow speeds and physically reduce the ability of vehicles exiting the site to turn left to proceed down Plough Lane.

73.20 The visibility splays have been drawn to accommodate the current vehicle speeds as surveyed.

73.21 Vehicle swept path analysis of the access is provided in more detail in the Traffic Assessment Report.

73.22 The width of Reading Drive South has been assessed to ensure that it can safely accommodate the passing of appropriate vehicles. This has resulted in a program of amendments to the access to upgrade the passing spaces.

73.23 It is proposed that the Reading Drive South access is the subject of a program of improvements, starting with a redesign of its junction with Plough Lane. The redesign of the junction includes widening of the site access arm and a build out into Plough Lane which forms a priority shuttle arrangement for Plough Lane.

73.24 The junction improvements solve a number of what are perceived to be issues by local residents:

- Visibility – The proposed build out offers an improvement to the visibility when exiting the site. Visibility will also be improved by cutting back of vegetation, which will then be subject to more rigorous management.
- Plough Lane rat running – The proposed buildout has been designed to physically limit the left turn out of the site to travel along Plough Lane. Whilst our modelling does not support the expectation that rat running will occur, this should provide a strong disincentive should future residents want to make this manoeuvre.

PROPOSED BIN STORES FOR THE SITE

PROPOSED CYCLE STORES FOR THE SITE

- Speeds – the priority shuttle arrangement resulting from the build out will ensure that cars pass the junction safely. The resulting lower speed will also lower the required visibility further, although this reduction has not been taken into consideration in order to ensure that the visibility offered is robust.

73.25 In addition to the improvements to the junction itself, the access drive leading from Plough Lane into the site is to be improved, with seven new passing places proposed. This ensure that the access drive will suitably be able to accommodate the development traffic.

73.26 The site layout has been designed to accommodate a bus service, providing a loop road arrangement for ease of access. The local bus operators will be encouraged to serve the site.

PEDESTRIAN AND CYCLE ACCESS

73.27 Given vehicle numbers and the anticipated low speeds resulting from the access geometry it is considered appropriate for pedestrians and cyclists to share the vehicular access..

INCLUSIVE ACCESS

73.28 The requirements for disabled access apply to the new dwellings on the site. The design of these dwellings meets relevant requirements of Approved Document M (2010) with 2013 amendments to provide equal access to occupants and visitors.

73.29 The key elements of this design are:

- The approach to the dwelling will be either level / ramped / stepped depending on final ground levels in this area after the demolition phase has ended
- The entrance door and hallway are sized to allow use by people in wheelchairs
- Clear widths of doorways and passages meet requirements for use by people in wheelchairs
- An accessible downstairs WC will be provided.

73.30 The converted buildings have been adapted as far as possible to provide level access to and within the buildings with appropriate surface treatments, ramps, platform lifts and passenger lifts.

74.0 WASTE & RECYCLING

74.1 The design proposes a mix of individual and communal bin provision that is appropriate to the site and compliant with Hart District Council's proposed standards.

74.2 Individual houses will have their own on plot waste and recycling provision whilst communal areas and buildings such as the Quad and Lakeside developments will have shared bin storages areas, integrated into the proposed landscaping.

74.3 The floor of the bin store shall be of solid construction. There shall be a solid, level pathway on the route from the bin store to the point where the refuse vehicle stops.

74.4 Four wheeled (1100 litre) bins will be stored no more than 15m from where the refuse vehicle stops and two wheeled bins no more than 25m, with a level route to the bin store with no steps or significant rises.

74.5 Where possible, residents will not have to walk more than 25m from the threshold of their property to their bin store.

74.6 For properties with individual bin stores within their property, the developer will inform residents that they have to move their bins to the bin collection point on collection day, and return them to their property when emptied.

75.0 FLOOD RISK & DRAINAGE

75.1 The entirety of the site has been shown as being within Flood Zone 1 (land assessed as having a less than 1 in 1000 annual probability of river flooding (<0.1%) in any year) and is concluded to be at low risk from fluvial flooding. Due to the identified geology of the site there would be a medium risk of groundwater flooding. This is only considered to affect the lower elevated section of the site at the join of the Bagshot Sands and London Clay. Any groundwater emergence would ultimately follow the topography and drain to the River Hart to the south/southwest.

75.2 The site has been concluded to be at low risk for all other assessed forms of flooding. The only remaining risk would be in the event of a breach of failure of the reservoir. However, and owing to the ongoing inspections and management of the reservoir even this risk is concluded as being low.

SURFACE WATER DRAINAGE

75.3 The site is currently a mixture of undeveloped grassland and buildings, car parks and access roads associated with the former Police Training College. These impermeable areas drain via existing sewer networks and ultimately outfall to watercourses and ponds in the immediate vicinity of the site.

75.4 The redevelopment of the site will increase the overall impermeable area, although this will be offset to a certain degree by the demolition of a number of buildings and the areas subsequently landscaped.

75.5 The surface water drainage strategy is to replicate, as far as possible, the current outfall points from the site and to restrict discharge rates to the existing values. These values will be limited to the 1 in 2 year runoff rate and will apply to all storm events up to the 1 in 100 year together with an allowance for climate change.

75.6 Additional volumes of water resulting from the restricted flow rate will be stored in a combination of ponds and underground tanks.

FOUL WATER DRAINAGE

75.7 The existing buildings are drained by a network of sewers to a private sewage treatment plant within the site grounds. The treated effluent is then discharged to the River Hart to the south-west of the site. The discharge has an existing consent from the Environment Agency.

75.8 The proposed development will drain to the treatment plant utilising as much of the existing drainage system as possible. Due to the topography of the site it will be necessary to provide a number of new foul pumping stations in order to deliver flows to the treatment plant.

75.9 The total flows from the new development proposals are within the current operating limits of the treatment plant and will not exceed the maximum levels set by the Environment Agency consent.

76.0 ARCHAEOLOGY

CENTRAL AREA

76.1 Much of the Central Area was developed for Police College housing between 1953 and 2014; development of Foxley Hall and the lower buildings in particular evidently involved extensive terracing and alterations to levels and substantial impacts are likely to have arisen to any below ground archaeological remains, although there is a low

potential for remains to survive in the less intensively developed areas, or where ground levels have been raised rather than reduced.

76.2 There are no surviving traces within the Central Area of features known from historic mapping, including a possible lodge structure seen on late 17th century and 18th century plans (WA40) and a possible boundary structure shown on the 18th century plan (WA38). The 19th century icehouse (WA28) is peripheral to the proposed redevelopment within the Central Area, however there may be some potential for remains associated with this structure to survive beyond its immediate footprint.

SANDPIT CLOSE AND MAZE HILL

76.3 Geophysical survey of Sandpit Close identified a possible path seen to correlate to that depicted on the 1871 edition OS map and a possible ditch, pits and some other features of potential archaeological interest, suggesting some small-scale activity in this area.

76.4 Geophysical survey of Maze Hill identified a few possible pit features, suggesting a low level of activity within this area, these may relate to further features in Sandpit Close to the south. While the geophysical survey suggests a low level of activity within this area there is also the potential for other archaeological features to exist, which could not be identified by the geophysical survey.

PINEWOOD

76.5 The Pinewood development area is bounded on the north side by Reading Drive South; this follows the line of an avenue depicted on the 1871 1st edition OS map. An 18th century estate plan shows an avenue on a slightly different alignment which branched north-eastwards from North Avenue (now Reading Drive). A sinuous feature visible on the LiDAR data corresponds to a drain first depicted on the 1896 OS edition and still extant today. Some possible topographic features are visible adjacent to this but their nature and character is unknown. The current dense tree cover within this area is likely to have caused moderate impacts to the survival of any below ground archaeological remains through bioturbation.

77.0 SERVICES & UTILITIES

77.1 The proposed development will reduce the load on the existing infrastructure as the heavy use buildings, notably the office and classroom blocks will be demolished.

77.2 The estate is well served with a substantial and well maintained utilities infrastructure.

77.3 There is adequate capacity in the existing infrastructure to support to the proposed development.

77.4 Please see the Utilities Assessment Report for more details of existing and proposed infrastructure.

78.0 SECURITY

78.1 This proposed development of new housing aims to create a safe and accessible environment with clear pedestrian routes and high landscaping to public areas, which will encourage the active and continual use of the historic landscape setting.

78.2 We aim to create a sense of place where residents enjoy quality of life without unduly fearing crime and have followed the seven attributes defined by the planning guidance document 'Safer Places – The Planning System and Crime Prevention':

1. Access and Movement: Well defined routes with spaces and entrances that provide for convenient movement without compromising security.
2. Structure: Places that are structured so that different uses do not cause conflict.
3. Surveillance: Places where all publicly accessible spaces are overlooked.
4. Ownership: Places that promote a sense of ownership, respect, territorial responsibility and community.
5. Physical protection: Places that include necessary, well-designed security features.
6. Activity: Places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times.
7. Management and maintenance: Places that are designed with management and maintenance in mind, to discourage crime in present and future.

LAYOUT AND DESIGN

Layout of Roads and Footpaths

78.3 The vehicular access to the new housing is via the existing road B028 via Hazeley Lodges, which leads to a mini-roundabout from which the primary route through the housing heads in a northerly direction. This is clearly designed as the main route through the housing and is defined by its greater width of 5.5m and adjacent wide swathe of green planted with stands of native trees. Secondary roads lead off this main route and are defined by a narrower width of 4.8m with planting on soft verges. Rumble strips are located at the entrance to these secondary roads. Tertiary roads, sometimes narrower still at 4.1m wide, lead off the secondary roads to form cul-de-sacs or to garages at the rear of properties and act as service roads for bin collection. These are demarcated with rumble strips.

Through-roads and cul-de-sacs

78.4 The hierarchy of roads described above means that there is only one route through the development, with a secondary loop serving the central area with a number of short cul-de-sacs distributed around this central layout. This road layout pattern is supported by paths that run as part of the street to the dwellings.

78.5 Walnut close is the first area of new housing approached from the primary route, located immediately to the west of this route, and makes use of the existing road junction with the primary route. Walnut close is designed with a one way through-road access for residents, with parking in a central island and plots radiating out from this loop road.

78.6 Maze Hill to the north of the flood alleviation zone is effectively a cul-de-sac leading from the main route and there are others in the central area.

78.7 All roads are surface dressed with Axo Gold, where the gravel is exposed after hydroblsting the top film of binder, leaving a highly desirable finish.

Footpath design

78.8 Footpaths are surfaced with bound gravel. A three metre wide footpath leads from the mini-roundabout in the south alongside the green beside the main route and up to the maze to the north of the housing. The footpath also provides access to the houses facing the main route and is overlooked by them, with a timber post and rail boundary fence. This path will be well lit by the street lighting to the relevant levels and will be maintained by the management company. There will be low level planting alongside the verges of secondary roads.

Communal Areas

78.9 The wide green amenity space running north to south alongside the primary road will be covered in grass and served by a public footpath and well overlooked by adjacent properties.

Dwelling Boundaries

78.10 The housing development is intended to create a village feel in sympathy with surrounding settlements with houses in vernacular style and division boundaries defined by native hedgerow or wattle fences. Timber post and rail fencing will define the front boundary to houses and paths to front doors are surfaced with sandstone paving. Secure timber gates provide access to rear gardens

Layout and Orientation of Dwellings

78.11 Dwellings are generally positioned facing each other to allow neighbours to easily view their surroundings. The mix of dwellings leads to a greater variety of users and some occupation throughout the day and greater natural surveillance.

78.12 Gable end walls have windows and provide additional surveillance over public areas.

78.13 Dwellings will have clear identification with a numbering system.

Car Parking

78.14 Car parking is not desirable along the road verges and is instead provided for with a mix of garages and driveway parking allocation, where distances of car parking from the home are kept to a minimum. We wanted to avoid large rear parking courtyards and have instead provided tertiary service roads with garages and parking at the rear of their properties, within their plot cartilage and overlooked by the houses.

Planting

78.15 The planting of native trees and shrubs to soften the landscape is an integral feature of this scheme and maintenance will be part of a management programme.

Security of Dwelling

78.16 An effective level of physical security will be incorporated into the house construction including doorsets and locking systems and window hardware.

79.0 EXTERNAL LIGHTING

79.1 The external lighting will be designed to be kept to an absolute minimum. This will ensure it remains sensitive to the special location of the site in the National Park and its specific ecology. It is proposed that exterior lighting should be provided for safety only in order to maintain a tranquil dark sky area.

79.2 By strictly restricting any lighting along external roads and paths, it is intended artificial lighting levels will not affect the ecology on the site, in particular bats. It has been agreed with the project ecologist there shall be key bat foraging corridors where any external lighting shall be avoided, as shown in fig. 12.5.1.

79.3 On individual dwellings, one single light fitting will be located adjacent to the front door simply for address recognition and way finding.

79.4 Extensive lighting analysis has taken place with the use of CGIs to consider any impact on the surroundings is mitigated.

79.5 Any common internal lighting will have operation kept to a minimum on PIR movement detectors, which shall also help with energy saving. Additionally 75% of all internal light fittings will be dedicated to low-energy.

79.6 Future lighting will be controlled by the Estate Management Company.

80.0 SUSTAINABILITY

BUILDING REUSE

80.1 Preserving a heritage asset such as the house helps achieve sustainable development. When dealing with a listed heritage asset, building reuse comes as a given. Building reuse represents one of the highest levels of sustainable development, as it typically achieves great environmental savings when compared to demolition and new construction. By reusing an existing heritage asset these are some of the benefits can be achieved by the proposals:

- Minimising the use of new materials
- Minimising material waste
- Avoiding green house gas emissions due to transport when sourcing new building materials

80.2 Being able to successfully adapt an existing building for a new function will always come with its challenges, in particular when dealing with a listed grand house such as Bramshill. The client's and the design team's approach has been for any operational challenges a listed building reuse proposal brings to be dealt with by adapting the proposals to fit the house plan form constraints.

80.3 In addition to the mansion, a number of other buildings which form part of the estate are being reused and converted into new housing and ancillary spaces. These are:

- The stables
- Nuffield Hall
- Beech Hall
- Nightingale Mallard
- Grebe Fieldfare
- Nightingale Mallard
- Partridge Quail

PASSIVE DESIGN STRATEGIES

80.4 Following the developer's encouragement over sustainable design, plus our practice's design ethos, we believe good building design should adopt principles of passive design for currently predicted climate change mitigation and adaptation. In some cases, site orientation is already dictated by existing building footprints. In others, housing orientation has been optimised as much as feasibly possible whilst maximising other site opportunities and respecting constraints. Where optimal orientation is not feasible, proposals aim to concentrate on a fabric first approach for new building elements. As a general rule, high thermal performance to deliver maximum occupant comfort will be a driver for construction details. Window design for new housing will aim to provide adequate levels of daylight to interiors without compromising the character of the Bramshill Estate. Window design will aim for glazing area to equate to at least 20% of internal room area –applicable to occupied spaces only, to maximise passive solar gain and daylight access.

CYCLE TO WORK

80.5 Cycling and walking are the most sustainable methods of travel due to their zero carbon footprint. Any method not powered by fuel has zero negative impact over the environment.

80.6 For the proposals to promote the highest standard of sustainable travel for residents and/or staff, a number

cycle store outbuildings are to be designed on site. Capacities for the proposed developments aim to follow the guidance for cycle stores provided by Hart District Council. Hart District's 'Parking Provision Interim Guidance' (2008) is listed in the current policy section of Harts website.

80.7 The cycle stores will be covered and have secured locks for access and individual locks on each cycle parking space. The store outbuildings will be located as near as possible to a their corresponding main building entrance. Details to follow.

LOW ENERGY STRATEGY

80.8 In order to reduce the proposed development's energy and carbon the use of natural ventilation and low energy lighting and appliances will be promoted as much as possible. More details to follow under specialist engineering consultant's report.

EFFICIENT WATER SYSTEMS

80.9 Water saving measures such as low flow taps and showers will be implemented on proposals where feasibly possible.

ENHANCING SITE ECOLOGY AND BIODIVERSITY

80.10 Outdoor space and soft landscape areas are a key part of sustainable communities promoting wellbeing. A site ecology appraisal and arboricultural impact assessments in regards to the proposals has been developed and included as part of the application by LUC.

MATERIALS

80.11 The design approach towards materials is key to delivering a sustainable development. Selecting materials with green credentials, specifying responsible sourcing, designing for durability and resilience and high material efficiency are the basis for good practice design issues to be addressed and can be used as guidelines to follow when it comes to selecting materials, even if not targeting any green building certification.

80.12 Designing out the use of excess raw materials should be the first step in the early stages of the design process as it also has a knock on positive effect on other issues such as minimising waste and reducing materials' sourcing travel carbon footprint. The proposed development by the principle of reusing the listed mansion, stables and existing buildings for The Quad has minimised significantly the use of new raw materials.

80.13 The proposals aim to select materials with respectable green credentials in order to use as much as possible materials of low environmental impact and of low embodied energy. Additionally a material's green credential also ensures it has low or no toxins in order to deliver a healthy building with no toxins that can be released into interiors affecting occupants' health.

80.14 A material can be of low environmental impact but if it needs to be replaced every 5-10 years then it stops being of low impact due to the associated implications with replacement. Another driver for the proposals is to select durable materials which will stand the test of time, such as the proposed brick and stone facing for the new housing.

RECYCLING

80.15 The project aims to follow the guidance for waste recycling provided by Hart District Council.

81.0 ENERGY STATEMENT

81.1 As a first step, the recommended approach is to adopt a largely passive design. This involves designing to reduce the energy consumption from the outset. Through aspects such as:

- Improved insulation and air permeability standards
- Reduce the need for heating
- Use of natural ventilation in place of fans and
- Good area to volume ration
- Improved daylighting within a space

81.2 This approach can also be extended to building massing and orientation to maximise solar gain and where relevant, providing solar shading on the south façade to avoid overheating during the summer months.

81.3 The second step is to deliver the building's energy as efficiently as possible:

- Providing efficient building services
- High performance appliances
- Energy efficient lighting
- Demand controlled ventilation
- Ventilation heat recovery devices
- Building management systems

81.4 For the proposed development, a "fabric first" approach shall be taken when considering the energy efficiency and sustainable design for the project.

81.5 For planning submission, within the energy statement a predicted energy demand must be calculated. In order to estimate an energy demand for the site we have used historical project data from similar residential project types, and calculated an average energy use per m^2 and pro-rata this figure for the proposed development area.

81.6 From current architectural plans, the calculation is based on 8640m^2 for apartments and 19647m^2 for housing, giving a total area of 28,287m^2.

81.7 Below is a table that details predicted baseline regulated energy demand. Baseline if defined as the building regulations target.

	Baseline Regulated Energy Demand (kWh/year)	
	Apartment Geometry	House Geometry
Space Heating	305,337	743,049
Water Heating	261,792	400,798
Electricity for Mechanical Equipment	8035	11,592
Electricity for Lighting	40,435	85,072
Total	**615,600**	**1,240,512**

	Residual Regulated Energy Demand (kWh/year)	
	Apartment Geometry	House Geometry
Space Heating	276,566	414,355
Water Heating	172,108	603,359
Electricity for Mechanical Equipment	11,318	41,848
Electricity for Lighting	35,510	88,215
Total	**495,504**	**1,147,778**

82.0 WIDER PARKLAND STRATEGY

82.1 The wider parkland is designed to serve two primary purposes; the restoration and conservation of the historic parkland, and the opening up of the site to recreation, both public and for residents. The parkland is some 250ha in size, and the diagram in section 17.0 shows the areas proposed for recreation, while the remainder will be protected as nature reserves or as the present day deer park. The proposed parkland can loosely be split into two distinct areas each with its own characteristics:

82.2 Bramshill Plateau: Extending east of the house, this part of the site includes:

- Reduced woodland areas brought into active management, with clearer interlinking of spaces.
- Heathland habitat extending from Reading Avenue through to the eastern boundaries.
- The lake and opportunities for recreation including fishing and boating.
- A series of new pathways providing access to the eastern part of the site.
- A new fenced nature reserve to provide nesting habitat for SPA birds.
- Restoration of historic avenues and walks.
- Retention of existing recreational facilities including the cricket pitch, bowling green and tennis courts

82.3 Hart Valley: Extending south east of the house, this part of the site includes:

- New specimen parkland tree planting.
- Retention of the deer herd and the associated pasture.
- Preservation of the River Hart and the habitat within the former Broad Water.
- Potential for informal access at managed times to suit the management of the deer herd.

82.4 Avoidance through Iterative Scheme Design

82.5 Baseline survey information informed further refinement of the scheme design as part of an iterative process. As new information came to light, changes were implemented to avoid or minimise ecological impacts. For example, proposed housing in part of the site was dropped, and an access road realigned, despite subsequent technical challenges, to enable direct impacts to a main badger sett to be avoided. Trees with high ecological value, including those with potential to support roosting bats, were identified early and were subsequently avoided at the design stage. In addition, the scheme design was modified to retain a building which supports a soprano pipistrelle maternity colony.

Mitigation

82.6 Where ecological impacts could not be avoided from the outset, mitigation such as modifying scheme design, sensitive timing and phasing of works, and provision of replacement features has been proposed to eliminate perceptible impacts or reduce them to acceptable levels.

82.7 General mitigation during the construction phase will include appointment of an Ecological Clerk of Works to oversee works, production and implementation of a Species Protection Plan which sets out key timings, chronology and working methods, use of toolbox talks to ensure construction workers are aware of mitigation and legislative requirements, use of protective fencing and buffers, sensitive working hours and lighting, and phasing of works in accordance with specific species requirements outlined below.

Habitats

82.8 The majority of habitat loss relates to ornamental habitats which will be mitigated by extensive native planting incorporated into the site landscaping. The loss of grassland in two field enclosures in the west of the site will be mitigated by the creation of an extensive area of species rich grassland to the south of the lake, in place of existing buildings and a car park, and retention and enhancement of grassland at the western site periphery. Grassland management will include appropriate cutting regimes to maximise floristic diversity and benefits to wildlife. In addition, woodland thinning will facilitate the creation of open glades of acid grassland, resulting in a net increase in semi-improved grasslands.

82.9 The loss of semi-natural broadleaved woodland in the north of the site will be required to facilitate construction of an access road. The alignment of the road has been carefully designed to minimise direct impacts to trees of ecological value and avoid key features such as badger setts and potential bat roost features. The route alignment has been focused within an area where the invasive species Himalayan balsam is prevalent and existing ground flora is degraded. The road width has been minimised to ensure that the functional integrity of the woodland canopy remains intact. Mitigation will include the implementation of beneficial woodland management elsewhere within the site including selective thinning and creation of open glades to increase woodland diversity and structure.

Species

82.10 Impacts to protected species relate mainly to the construction phase and include disturbance to badgers, loss and disturbance of bat roosts, and killing and injury to reptiles and GCN.

82.11 Bats and GCN are EPS, and activities that may cause killing or injury of an EPS or that would result in the damage, destruction or disturbance of an EPS or their places of shelter require a Natural England (NE) EPS Licence.

82.12 To mitigate the impact on bats, and ensure no deterioration in favourable conservation status, new alternative roost sites will be provided in advance of closing existing roosts. New alternative roost sites include the provision of a bespoke bat house, and erection of a range of woodcrete bat boxes located close to the location of roosts to be lost. Like-for-like bat roost features will be included within the scheme to replace lost maternity roosts in the long term. This has included careful design in association with scheme architects to ensure that the bat roost design features will replicate the roosts to be lost in terms of their aspect, location, position and structure.

82.13 Removal of existing roosts will be undertaken during spring and/or autumn to avoid the sensitive breeding and hibernation periods when bats are typically more susceptible to disturbance.

82.14 Additional enhancement measures for bats will include the provision of 60 bat tubes installed within the gable ends of new houses, provision of woodcrete bat boxes on the Island, and enhancement of the existing Ice House to support a range of suitable bat roosting features for hibernating bats.

82.15 Habitat types important for maintaining GCN and reptile populations within the site will be retained and protected as part of sensitive scheme design. Nevertheless, loss of semi-improved neutral grassland and ornamental landscaping risks killing and injuring these species during the construction phase. To mitigate this impact, these areas will be enclosed with special fencing, and reptiles and GCN caught and translocated to a receptor areas outside the fencing. Capture will be achieved using a combination of artificial refuges, pitfall traps and habitat manipulation. The completed scheme will incorporate extensive areas of species-rich grassland and wetland habitats, in addition to

creation of woodland glades. This habitat creation will increase the extent and connectivity of optimal habitat types for these species within the site.

82.16 Disturbance to badgers will be minimised by undertaking works in the vicinity of badger setts outside the breeding season. In addition, works will be undertaken under a strict method statement to ensure construction activities do not encroach into sensitive areas. Supplementary planting of native scrub species and site wide access management has been designed to minimise disturbance to badgers during operation of the scheme. Creation of wetlands, species-rich grasslands and woodland glades is likely to benefit this species by increasing the extent of foraging habitat in the site.

82.17 During operation of the scheme, potential impacts relate mainly to recreational disturbance. This will be avoided through the implementation of a site wide Landscape and Habitat Management Plan and a Suitable Alternative Natural Greenspace (SANGs) Strategy. These will manage and direct and restrict recreational activities and access within the site. Monitoring will be undertaken to assess the success of mitigation and management, and where necessary, monitoring results will be used to inform appropriate remedial measures and updates to site management.

82.18 In summary, through the implementation of well-established approaches to mitigation, which will be implemented in accordance with best practice guidance, it will be possible to reduce the impacts to 'not significant' for the majority of ecological features. During the construction phase, significant adverse impacts are predicted at the Site level for loss of semi-natural broadleaved woodland, and disturbance to bats and badgers. The operational scheme is predicted to result in significant beneficial impacts at the site level for bats and invasive species, and for habitats at the Local level due to the extent of habitat creation and beneficial management proposed.

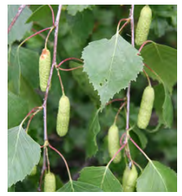
The Thames Basin Heaths SPA

82.19 The site lies adjacent to the Thames Heaths Basin Special Protection Area (SPA), which is designated under the European Birds Directive and protected in the UK under the Conservation of Species and Habitats Regulations. The SPA provides a habitat for internationally important populations of bird species, including of Woodlark, Nightjar and Dartford Warbler, ground or low nesting species that are particularly vulnerable to recreational disturbance and predation by cats.

82.20 The SPA boundary adjoins the Bramshill site to the east and north east, and part of the Bramshill estate lies within the Inner Exclusion Zone, which is within 400 metres of the SPA boundary. The remainder of the site is located in the SPA Zone of Influence, which is defined as areas outside the Inner Exclusion Zone that is within a 5km distance from the perimeter of the SPA.

82.21 A report to inform Habitats Regulations Assessment (HRA) has been produced to aid HDC in determining whether each of the Combination Options will result in a likely significant effect on the TBH SPA, either alone or in-combination with other plans or projects. It concluded that Appropriate Assessment is not required for each of the Combination Options because potential impacts can be mitigated via the provision of Suitable Alternative Natural Greenspace (SANGs), Strategic Access Management and Monitoring (SAMM) contributions, habitat management, a ban on cat ownership, and barriers to movement.

82.22 If HDC conclude that a Combination Option will result in a likely significant effect, either alone or in-combination with other plans or projects, they will be required, as the competent authority, to undertake an Appropriate Assessment to determine whether the Combination Option in question would, either alone or in-combination with other plans or projects, adversely affect the integrity of the site. The information provided within the HRA report provides sufficient detail to enable HDC to undertake an Appropriate Assessment, and has demonstrated that the mitigation and avoidance measures provided will ensure that the proposals would not result in adverse effects on the integrity of the Thames Basin Heaths SPA. Indeed, the HRA report concluded that each of the Combination Options would serve to strengthen the integrity of the SPA by increasing the availability and suitability of nesting habitat for SPA birds in


Betula (Birch)


Castania (Sweet Chestnut)

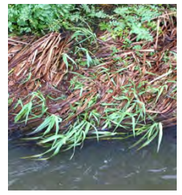

Pinus (Scotts Pine)

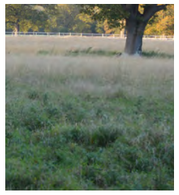

Acid Grassland


Nightjar


Quercus (Oak)


Tilia (Lime)


River


Pasture


Kingfisher

perpetuity.

TREES

Existing Trees

82.23 To assist with the restoration of the parkland and integration of the new development, several existing trees are to be removed. Tree removal and methods for preserving and protecting existing trees is discussed in detail within SJ Stephens Arboricultural Method Statement. The removed trees fall into three categories as follows:

- Trees to be removed to facilitate development including proposed buildings and associated infrastructure.
- Trees to be removed for arboricultural management reasons, usually because they have died or present a health and safety concern.
- Trees to be removed to facilitate the restoration of the parkland.

82.24 Tree removals to facilitate development have been kept to a minimum so as to preserve the highest category trees. Where necessary, some removals are required to develop a cohesive layout and to revise levels following the removal of existing buildings and their plateaus. Key veteran trees and trees with bat roost potential are retained.

82.25 More extensive tree removals are proposed to facilitate the restoration of the parkland. It is considered that this will happen as part of ongoing management of the site. Tree removals will be targeted to retain the best specimens in an open parkland setting, while removing areas of regenerative woodland. Woodland reduction is expected to offer substantial increases in open heathland habitat and the on-going active management of woodland will benefit ground flora.

82.26 Further tree removal is proposed to clear more ornamental species which related to some of the 20th Century development, particularly around Reading Avenue and the land to the south of Main Lake.

Proposed Trees

82.27 To mitigate for the loss of existing trees, substantial quantities of new tree planting is proposed within the development areas and surrounding parkland.

82.28 Existing avenues will be inter-planted, in addition to former avenues being restored. Reading Avenue will be restored, with semi-mature oaks, providing immediate impact. Further to the east, further avenues will be restored within the parkland and Fir Avenue will be extended.

82.29 Parkland tree planting is proposed in the current dear park around the River Hart. These individual trees are planted to approximately correspond with those indicated on the first addition OS map.

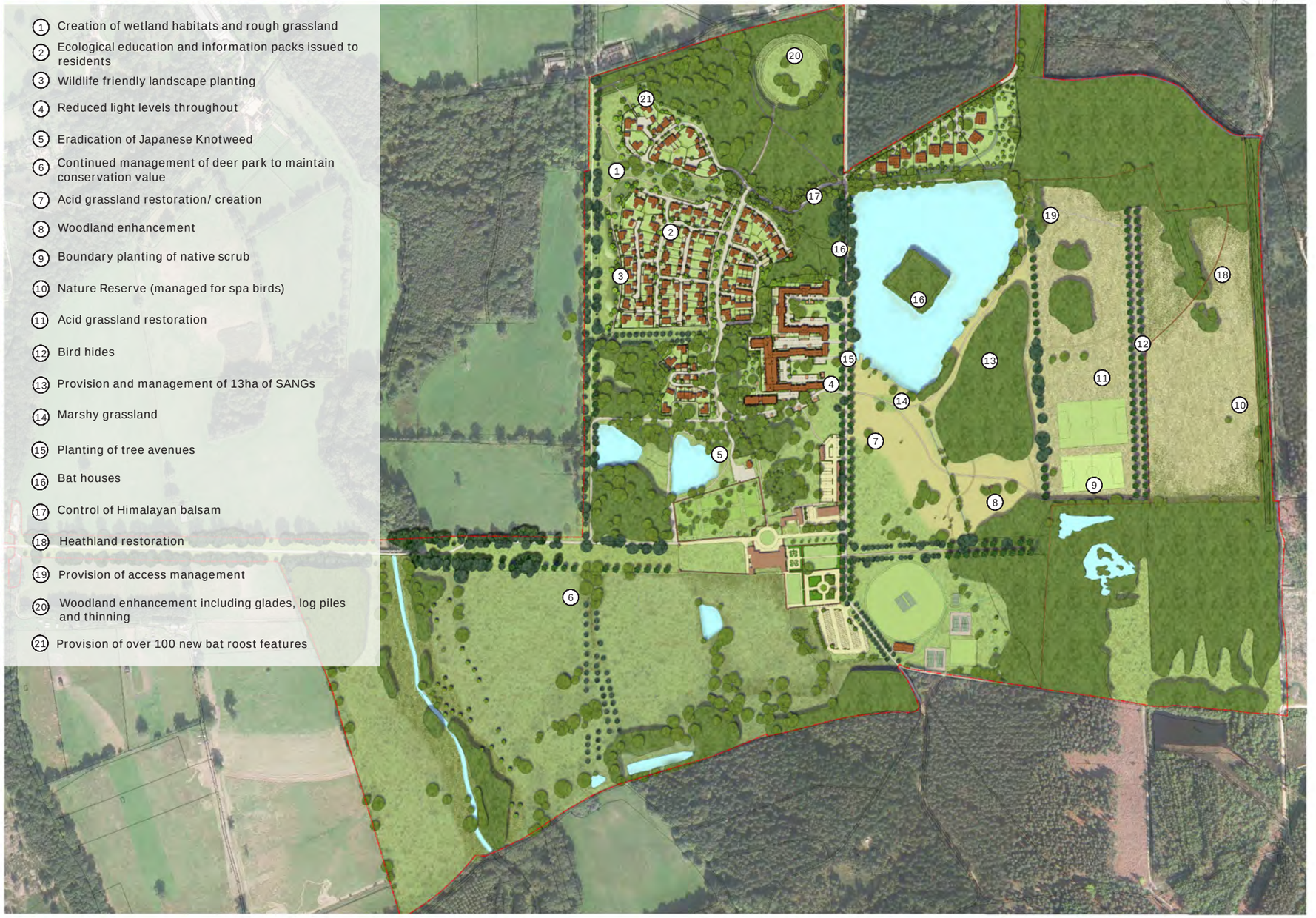
82.30 Within the development, new tree planting is proposed through a central spine route, helping to link the Maze to House and reflect the formal Deer Park boundary alignment. Within the housing areas, street trees set the buildings into the landscape and will over time help blend the development with the adjacent woodland parcels.

82.31 The proposed tree planting has been carefully considered so as to integrate the proposed development while not undermining the integrity of the existing and proposed historic features.

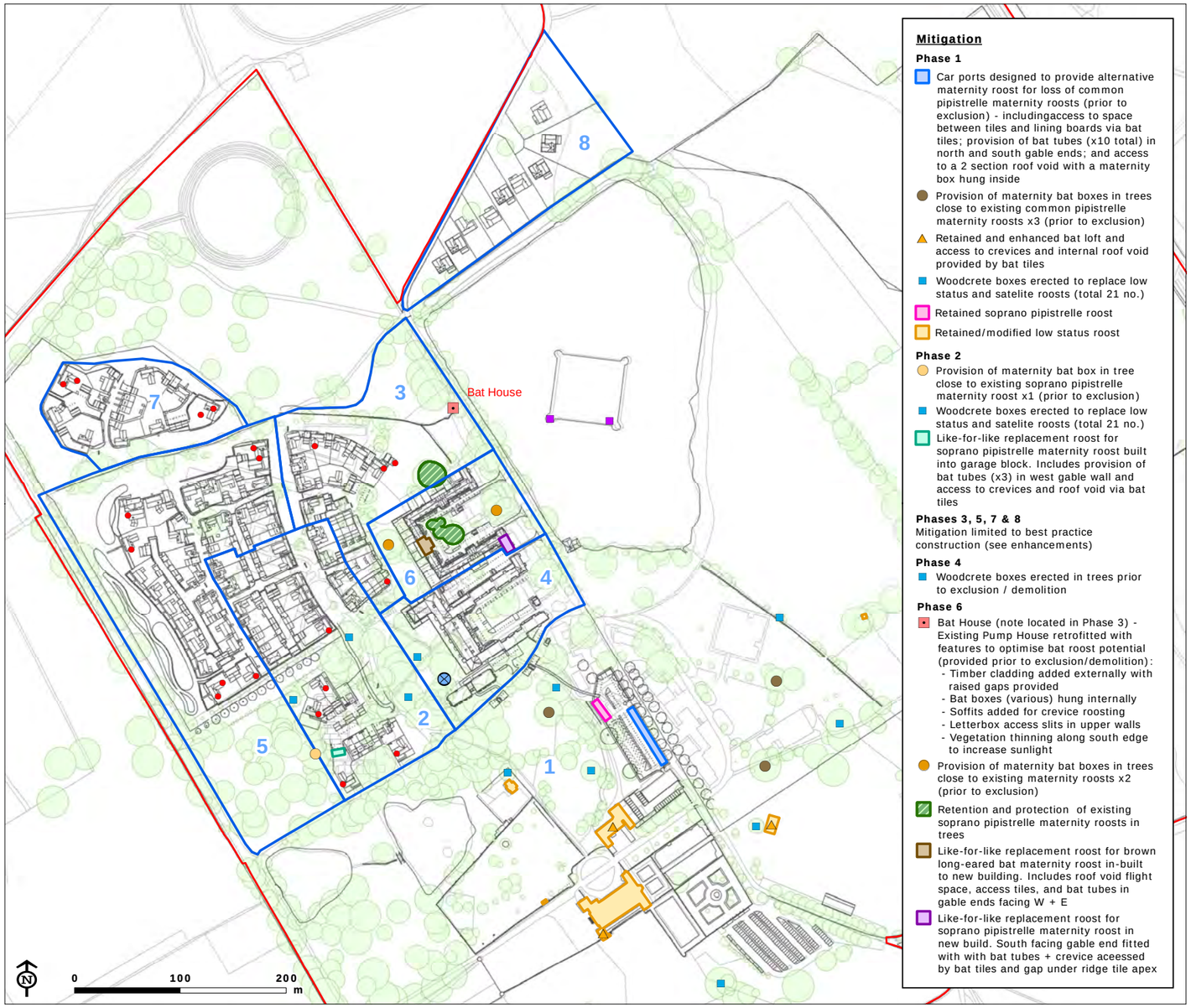
The proposals will deliver the following key ecological enhancements:

- Creation and management of accessible greesnpaces, including at least 13ha of SANGs to the east of the lake. The SANGs, together with other areas of accessible greenspace will provide a network of footpaths for residents throughout a variety of habitat and landscape types. This will include carefully aligned and surfaced footpaths designed to direct people away from sensitive ecological features such as heathland, the Deer Park and badger setts. Education will be provided for residents and potential visitors in the form of information packs for residents, signage and nature walks/work days etc. to encourage responsible behaviour, including removal of dog waste, avoiding disturbance to sensitive features, and preventing release or spread of non-native/invasive species.
- Reinstatement of historic tree line avenues will provide shelter, movement corridors and food sources for bats, invertebrates and birds.
- Creation and management of new wetland habitats, including marshy grassland, riparian habitat and open water in the northwest of the site will provide suitable habitat for GCN and reptiles, in addition to being of wider benefit to invertebrates, plants, birds and mammals.
- Creation of a heathland nature reserve in the northeast of the Site, will be managed to support a variety of successional stages of heathland and acid grassland vegetation and will benefit SPA birds while also providing valuable habitat for a range of species. Access to the nature reserve will be restricted via fencing and gorse scrub and bird hides located at the periphery will enable residents and visitors to enjoy its wildlife.
- Species-rich grasslands will be created to the south of the lake. This will include retention of existing areas of short mown marshy and acid grassland, which offers high potential for restoration and enhancement through favourable management, whilst new areas of species-rich grassland will be created in place of the existing car park and buildings. The grassland will be managed to support a diverse assemblage of plant species, and provide a varied sward which offers optimal habitat for reptiles, GCN, and invertebrates. Particular management prescriptions will be developed to maintain and enhance acid and wetland grassland habitats. This may include cutting on a twice yearly mowing regime to remove nutrients, or over sowing with yellow rattle Rhinantus minor, a hemi-parasite of grasses which may provide herbaceous species a competitive advantage and therefore facilitate an increase in floristic diversity.
- Woodland management will include opening up glades, selective tree thinning and retention of deadwood and log piles to maximise habitat niche diversity and increase the variety of plants, animals and fungi present.
- The provision of bat roost features goes well above what is required to mitigate for the loss of roosts, including a bat houses, bespoke bat lofts, 39 woodcrete bat boxes, 60 bat tubes built into buildings, and like-for-like features incorporated into new buildings to replicate the maternity roosts to be lost. As a result, the diversity and number of bats breeding within the site will be able to increase and strengthen in the long term.
- Landscaping, including peripheral boundary planting within the site will use native wildlife friendly species which provide food and shelter for wildlife, such as seed and fruit producing trees and shrubs, those which provide a dense structure and offer protection and nesting opportunities, and those which provide sources of nectar throughout much of the year.

82.32 Given the extensive habitat enhancement and creation measures undertaken in the site during the phased development, and the long-term management, the proposals will result in a significant positive enhancement of the habitats on the site in terms of quality and diversity. The scheme has been designed to incorporate extensive areas of semi-natural habitat and landscaping of benefit to wildlife. As a result, the proposals will increase ecological connectivity and strengthen the populations of species within the site. Crucially, without appropriate management, important habitat types within the site including open water, acid grassland, heathland and the deer park are likely to degrade due to unfavourable changes in management regimes. The proposals provide a viable means of managing the sites habitats and securing its continued ecological integrity, function and value in the long term.



ECOLOGY ENHANCEMENTS



Mitigation

Phase 1

- Car ports designed to provide alternative maternity roost for loss of common pipistrelle maternity roosts (prior to exclusion) - includingaccess to space between tiles and lining boards via bat tiles; provision of bat tubes (x10 total) in north and south gable ends; and access to a 2 section roof void with a maternity box hung inside
- Provision of maternity bat boxes in trees close to existing common pipistrelle maternity roosts x3 (prior to exclusion)
- Retained and enhanced bat loft and access to crevices and internal roof void provided by bat tiles
- Woodcrete boxes erected to replace low status and satelite roosts (total 21 no.)
- Retained soprano pipistrelle roost
- Retained/modified low status roost

Phase 2

- Provision of maternity bat box in tree close to existing soprano pipistrelle maternity roost x1 (prior to exclusion)
- Woodcrete boxes erected to replace low status and satelite roosts (total 21 no.)
- Like-for-like replacement roost for soprano pipistrelle maternity roost built into garage block. Includes provision of bat tubes (x3) in west gable wall and access to crevices and roof void via bat tiles

Phases 3, 5, 7 & 8

Mitigation limited to best practice construction (see enhancements)

Phase 4

- Woodcrete boxes erected in trees prior to exclusion / demolition

Phase 6

- Bat House (note located in Phase 3) - Existing Pump House retrofitted with features to optimise bat roost potential (provided prior to exclusion/demolition):
  - Timber cladding added externally with raised gaps provided
  - Bat boxes (various) hung internally
  - Soffits added for crevice roosting
  - Letterbox access slits in upper walls
  - Vegetation thinning along south edge to increase sunlight
- Provision of maternity bat boxes in trees close to existing maternity roosts x2 (prior to exclusion)
- Retention and protection of existing soprano pipistrelle maternity roosts in trees
- Like-for-like replacement roost for brown long-eared bat maternity roost in-built to new building. Includes roof void flight space, access tiles, and bat tubes in gable ends facing W + E
- Like-for-like replacement roost for soprano pipistrelle maternity roost in new build. South facing gable end fitted with with bat tubes + crevice aceessed by bat tiles and gap under ridge tile apex

Bramshill Environmental Statement

Figure 9.3: Bat Mitigation and Enhancement

- Site boundary
- Construction phases

Broad Mitigation Principles

Phasing

- Erect bat boxes and bat houses prior to exclusion of bat roosts and commencement of works

Sensitive timing

- Soft demolition of known bat roosts following exclusion of existing roosts in spring/autumn

Lighting

- No direct lighting of key bat habitats including retained roosts, proposed roost features, woodland edges, mature trees, tree lines and open water habitats.

Enhancements

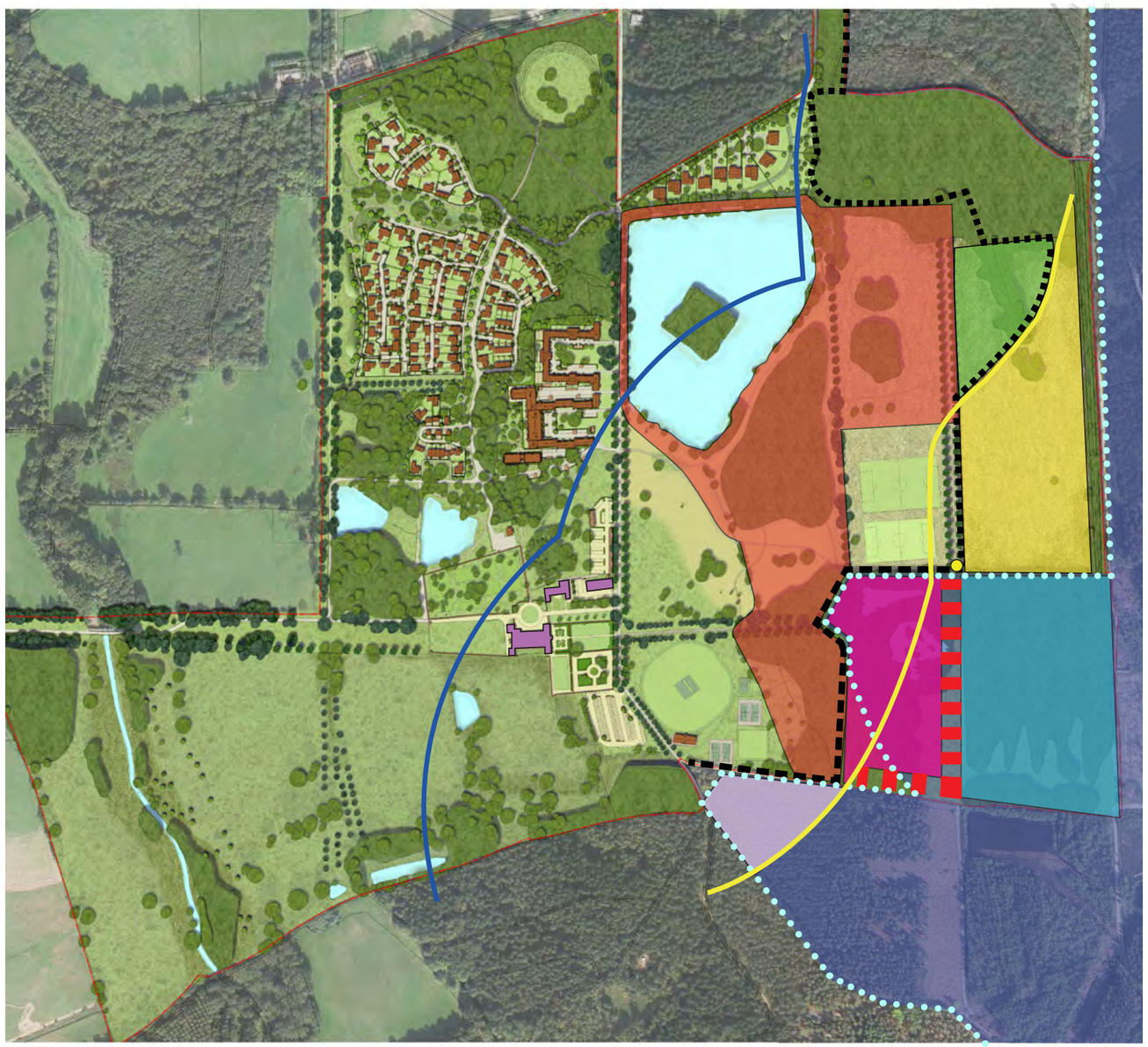
- Woodcrete bat boxes on island (x6)
- Bat tubes (x3) - located in gable ends (60 total)
- Ice house fitted with bat boxes to provide suitable hibernation site. Also, access provided via letterbox access within door.

Map Scale @ A3: 1:3,500

LUC

CB:JH EB:Johnny_H LUCEDI 6237_Fig9-3_Bat_Mitigation 10/03/2016 Source: Feilden + Mawson, LUC

BAT MITIGATION AND ENHANCEMENT



Key:

- Thames Basin Heaths SPA
- 400m from SPA
- 400m from proposed residential
- SPA <400m from proposed residential not under ownership of applicant
- Management of part of SPA under applicant ownership to maintain a continuous woodland buffer unsuitable for nesting SPA birds
- Maintenance of fire break
- Management of part of SPA under applicant ownership to restore and maintain nesting habitat for SPA birds
- Security fencing, wet ditch and thorn scrub to prevent human access to SPA
- Fencing to prevent access to 'nature reserve'
- Bird hide
- 'Nature reserve' - section managed to provide optimal nesting habitat for SPA birds in perpetuity (no public access)
- Managed to maintain open canopy birch / heathland mosaic
- Suitable Alternative Natural Greenspace (SANGS) - 13.9ha
- Ban on cat ownership

0 50 100m

N

Figure 3:
Bramshill HRA Screening Mitigation & Avoidance

NTS
09-03-2016

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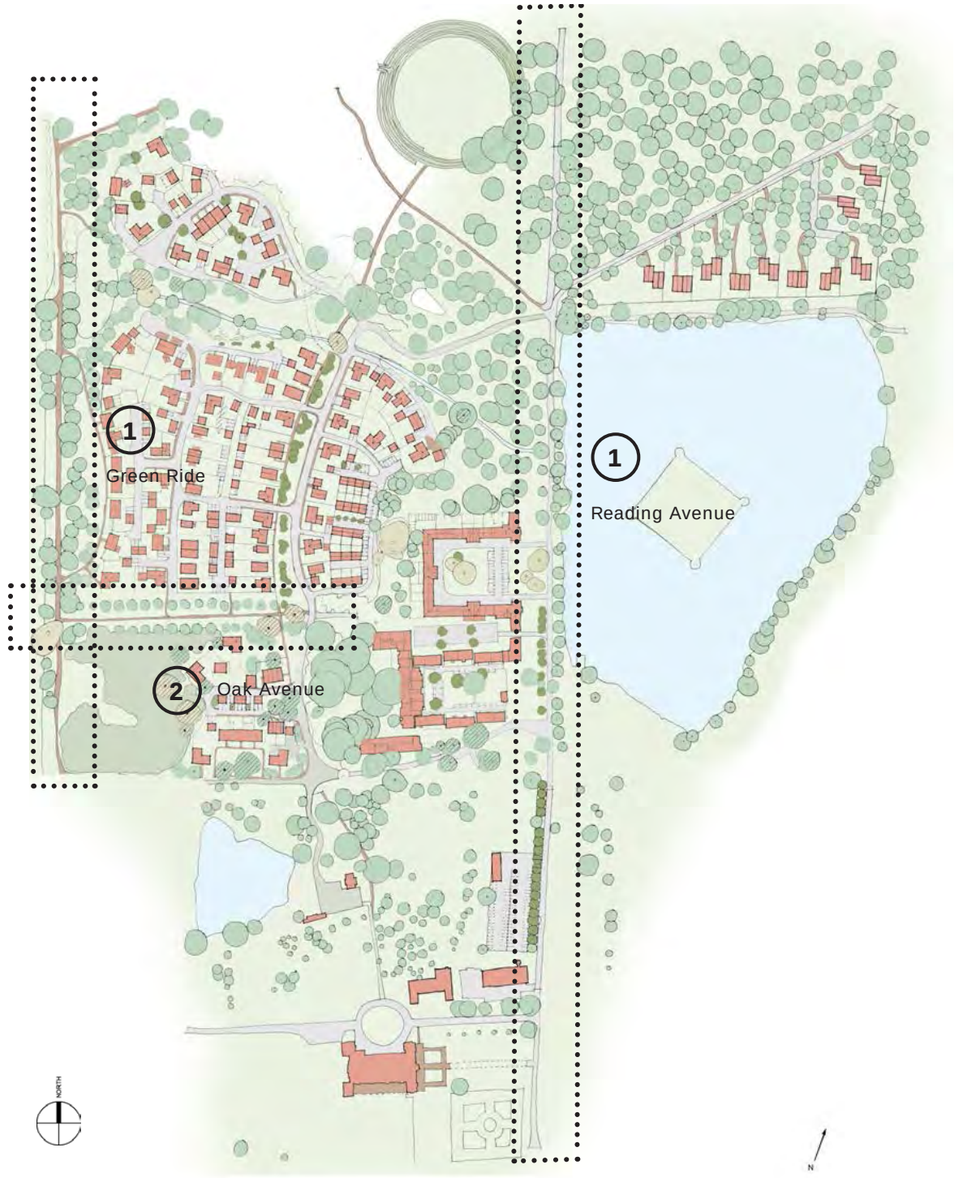
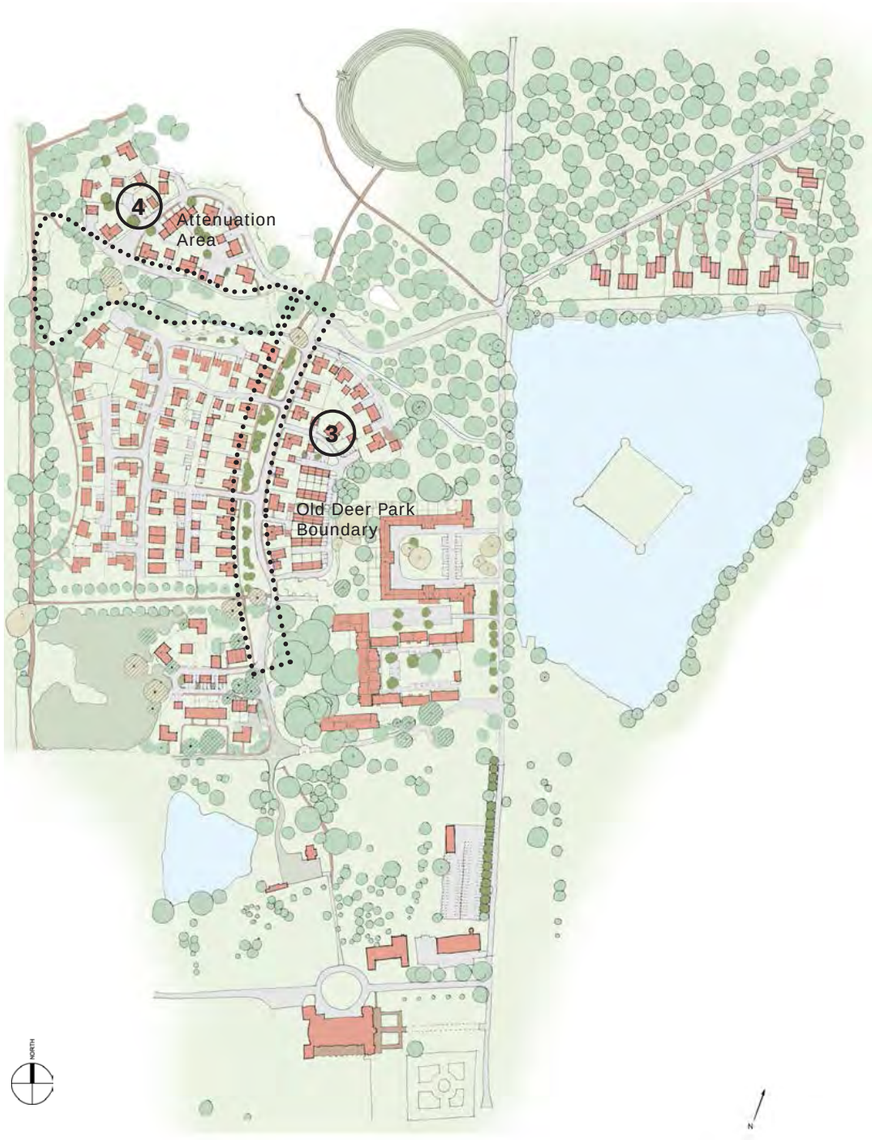
SANGS



Quercus robur (Oak)

Sizes:
Semi-mature (20-25cmg) (1)
Extra heavy standard (18-20 cmg) (2)

Castanea sativa (Sweet Chestnut)



3








Tilia europaea (Lime) | **Pinus sylvestris (Pine)** | **Prunus avium (Cherry)** | **Native hedgerow (Hawthorn, Blackthorn, Field Maple etc.)**

Sizes: Extra-Heavy (16-18cmg)

4








Quercus robur (Oak) | **Betula pendula (Birch)** | **Salix (Willow)** | **Alnus glutinosa (Alder)**

Sizes: Selected Standard (10-12cmg)

5






Tilia europaea (Lime) **Prunus avium (Cherry)** **Carpinus betula (Hornbeam)**

Sizes: Heavy (12-14cmg)

6






Pinus sylvestris (Pine) **Betula pendula (Birch)** **Fagus sylvatica (Beech)**

Sizes: Extra-Heavy (14-16cmg)

PROPOSED MATERIALS AND PLANTING FOR ON PLOT HOUSING AREAS


Ramnus cathartica (Buckthorn)


Daphne laureola (Spurge Laurel)

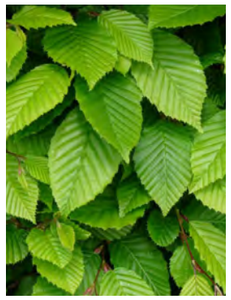

Hypericum androsaemum (Hypericum)

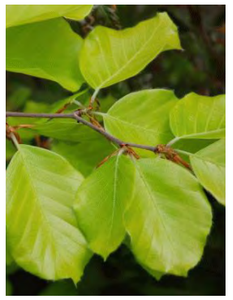

Ligustrum vulgare (Privet)


Viburnum lantana (Wayfaring Tree)

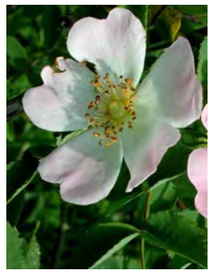

Taxus baccata (Yew)


Ilex (Holly)


Carpinus betula (Hornbeam)


Fagus sylvatica (Beech)


Ruscus aculeatus (Butcher's Broom)


Rosa canina (Dog Rose)


Euonymus europeus (Spindle)


Cornus sanguinea (Dogwood)


Sambucus nigra (Elderberry)


Crataegus monogyna (Hawthorn)


Prunus spinosa (Blackthorn)


Acer campestre (Field Maple)


Corylus avellana (Hazel)

84.0 RECREATION AND AMENITY FACILITIES

84.1 The landscape offers extensive recreational opportunities from formal sporting provision to informal walks and ball games. The primary recreational provision includes:

84.2 Walks: An extensive network of formal and informal walks is proposed through the masterplan. The walks largely follow existing routes down key avenues and through the woodland adjacent to the Maze. East of Reading Avenue, further walks are provided to facilitate the SANG's provision and to generally provide better access to this extensive area of green space.

84.3 New Permissive Right of Way: To encourage controlled public access to the site, a new permissive right of way will be created through the site, linking two off-site rights of way. The route will include the Main Approach, White Pond, The Green Ride, The Maze and offers views of the House and Main Lake.

84.4 Informal Play: opportunities exist for informal play within the many courtyard spaces and peripheral green space adjacent to the residential properties. Landform, planting and meadow grass provides excellent opportunities for imaginative and exploratory play.

84.5 Formal Sports Provision: The existing formal sports provision including the Cricket Pitch, Tennis courts and bowling green will be retained and maintained for use by residents on the site. The Cricket pitch will also be used for local community club matches as existing.

THE CRICKET PAVILION

84.6 As part of this application, the cricket pitch will remain in use, as the pavilion is being rebuilt in a less intrusive location and large enough to provide a "village hall" for the local community (another need identified in public consultation) and simply allowing walkers and cyclists to cross the site. Provision has been made for a cafe facility in the cricket pavilion for use by the charitable trust.

84.7 The proposed location has been chosen following an options study discussed with the Cricket Club, because it is close to the retained car parking and will give an excellent view of the house from the tea room. The proposed location is considered to have the least impact on the setting of the house and its immediate surroundings.

84.8 The pavilion will be constructed on a brick base with timber cladding, timber posts and a clay plain tile roof to integrate sensitively with the surroundings. A bat roost will also be created in the roof.

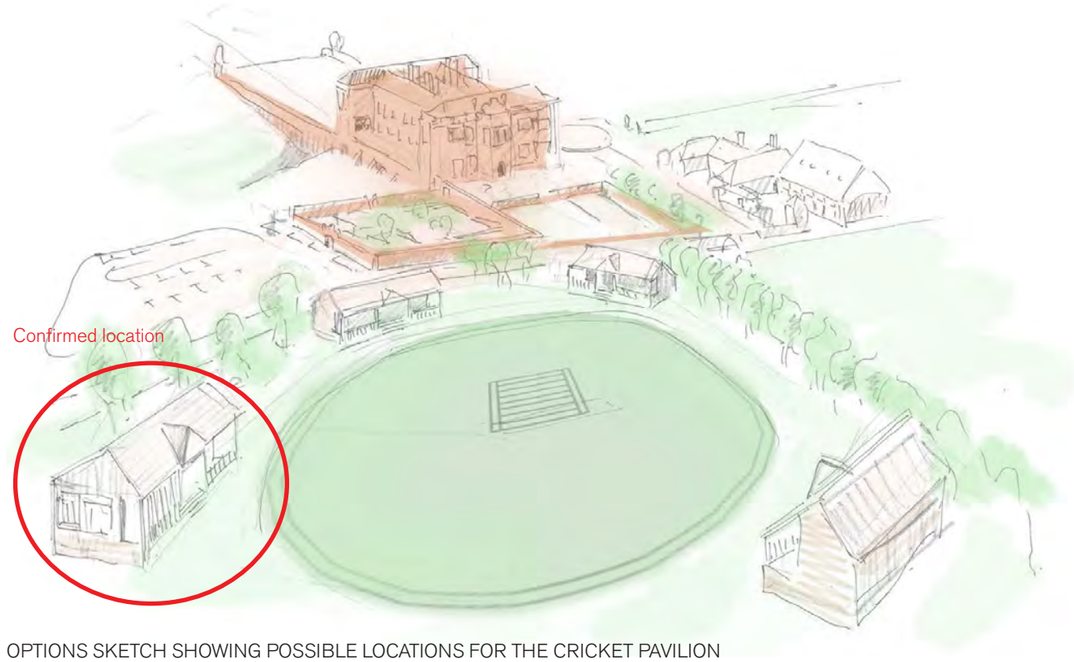
84.9 Access to the cricket club will be via the existing road, including access for refuse and maintenance vehicles.

84.10 Waste storage facilities will be located next to the pavilion.

84.11 A separate shed is shown on the proposal downs, based on a double garage design with wide doors which will be wide enough for a small tractor needed to maintain the pitch.

84.12 An options study was produced as part of the cricket pavilion relocation and redesign and is included within the appendices.

DIAGRAM SHOWING PROPOSED RECREATION AND AMENITY FACILITIES



OPTIONS SKETCH SHOWING POSSIBLE LOCATIONS FOR THE CRICKET PAVILION

85.0 CONCLUSION

The site is vulnerable. It is currently vacant, the listed buildings are empty and the buildings are deteriorating.

The only way to retain the listed buildings and the registered gardens is to find a viable new use for Bramshill House and build new development in the wider estate that will provide the capital to restore, refurbish, enhance and maintain the heritage assets.

The proposals have been driven by the need to establish a viable, long term future use for the listed buildings which is a key aim of conservation.

These proposals are supported by viability figures and a report, enclosed with these applications.

The applications have been put together to allow Hart District Council, City & Country Bramshill Ltd and other stakeholders to agree on an appropriate future use. It should be recognised that it might only be possible to save the site and its heritage assets by granting permission contrary to straightforward development plan considerations.

One of the NPPF Core Planning Principles (para 17) is to: “conserve heritage assets in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations.”

This is not a virgin site, with new development only being proposed on Greenfield land. The site, listed buildings and the registered park and gardens exist in conjunction with an array of campus buildings, designed and erected in the mid to late 20th Century for the Police College occupation.

Looking to the future, a new Local Plan Strategy and sites document is currently being prepared by Hart District Council which outlines their draft vision for 2032:

“In meeting development needs, effective use will have been made of appropriate previously developed land so that Greenfield development will have been limited to that identified as needed in the local plan. New developments will have been built to a high level of environmental and design standards, respecting local character and distinctiveness and providing measures to adapt to and mitigate the impacts of climate change. The best of Hart’s natural, built and heritage assets will have been protects, and where possible enhanced...”

The designations of the buildings, park and nearby Conservation Area have remained the central focus for the applicants throughout and this has been epitomised by the extremely thorough and robust assessments of the listed buildings, the registered park and gardens and the wider landscape, and the ecology of the site. Those assessments, and the many others carried out as part of the Environmental Impact Assessment have informed the appropriate approach, location, type, disposition and appearance of development throughout the site.

The proposals have been put together in order to pass on the cultural value of the site to future generations. In order to conserve the listed buildings, beneficial use must be established. In order to do this, development is required elsewhere on the site.

The submissions have demonstrated that the approach has been to refurbish, restore and convert the listed buildings to provide a viable new use; to remove the insensitive additions to the buildings which have blighted the integrity, setting and appearance of the historic buildings; and to sensitively add more coherently planned, respectful and well designed new buildings in sympathetic materials where appropriate.

This in turn will allow for the implementation of a management strategy for the landscape and for the restoration of the walled gardens and important historic landscape features. The setting and appearance of the listed buildings and registered gardens will be repaired and restored as an exemplar of conservation practice.

At the same time, the condition, appearance and biodiversity of the natural environment of the site will be similarly improved by the removal of unmanaged, over dense, etiolated groups of trees and invasive species, and the recreation of habitats which foster the wildlife of the site including bats, reptiles, invertebrates and birds.

The development will not only enhance the listed buildings and the registered gardens but the wider site.

The ability to provide the majority of the development close to the core of the existing buildings, and thus minimise the impact of the more ecologically sensitive parts of the site, whilst achieving a careful and balanced juxtaposition with the listed buildings has been considerably aided by providing the majority of new dwellings with well integrated on plot parking and garaging and by using the existing car park to the South East of the Mansion. **The proposals reduce the overall hardstanding on the site by over 400m².**

The Heritage Impact Assessment (HIA) which accompanies these proposals states that when the impact of proposals is considered cumulatively, the public benefits have been shown to far outweigh the predicated harm to the heritage assets.

Impacts have been mitigated by:

1. Careful design of new elements
2. Removal of intrusive structures
3. Sympathetic repairs to listed buildings
4. Restoring the historic landscape
5. Contributing to local character and distinctiveness
6. Improving public access to the listed buildings and site
7. Improving the historic and aesthetic value of the heritage assets.

The design of the new buildings takes its lead from the wider local vernacular, with timber, brick and clay tile features, clipped gables, low eaves and steep pitched roofs. The Quad and Lakeside buildings which form a series of terraced apartments have been stepped back outside a 25m buffer zone from the historic Reading Avenue, which will be reinstated. Appropriate soft landscaping and screen planting is proposed across the site.

The resultant development proposed produces a mixed and balanced development which meets the increasing need to provide new dwellings, associated amenity facilities, public access, potential office space and the need to provide smaller units of accommodation to meet the requirements of today’s society.

It has been the intention since the outset to ensure that the development does not result in any increase in the traffic generation of the use of the site as the National College of Policing.