BRAMSHILL PARK

Welcome

Welcome to our exhibition regarding the future of Bramshill Park.

Since purchasing the Bramshill House, Park and Gardens in 2015, we have developed a series of proposals to bring this historic site back into beneficial use.

City & Country remains committed to finding a viable solution for Bramshill House, Park and Gardens and safeguard it for the future.

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

Thank you.

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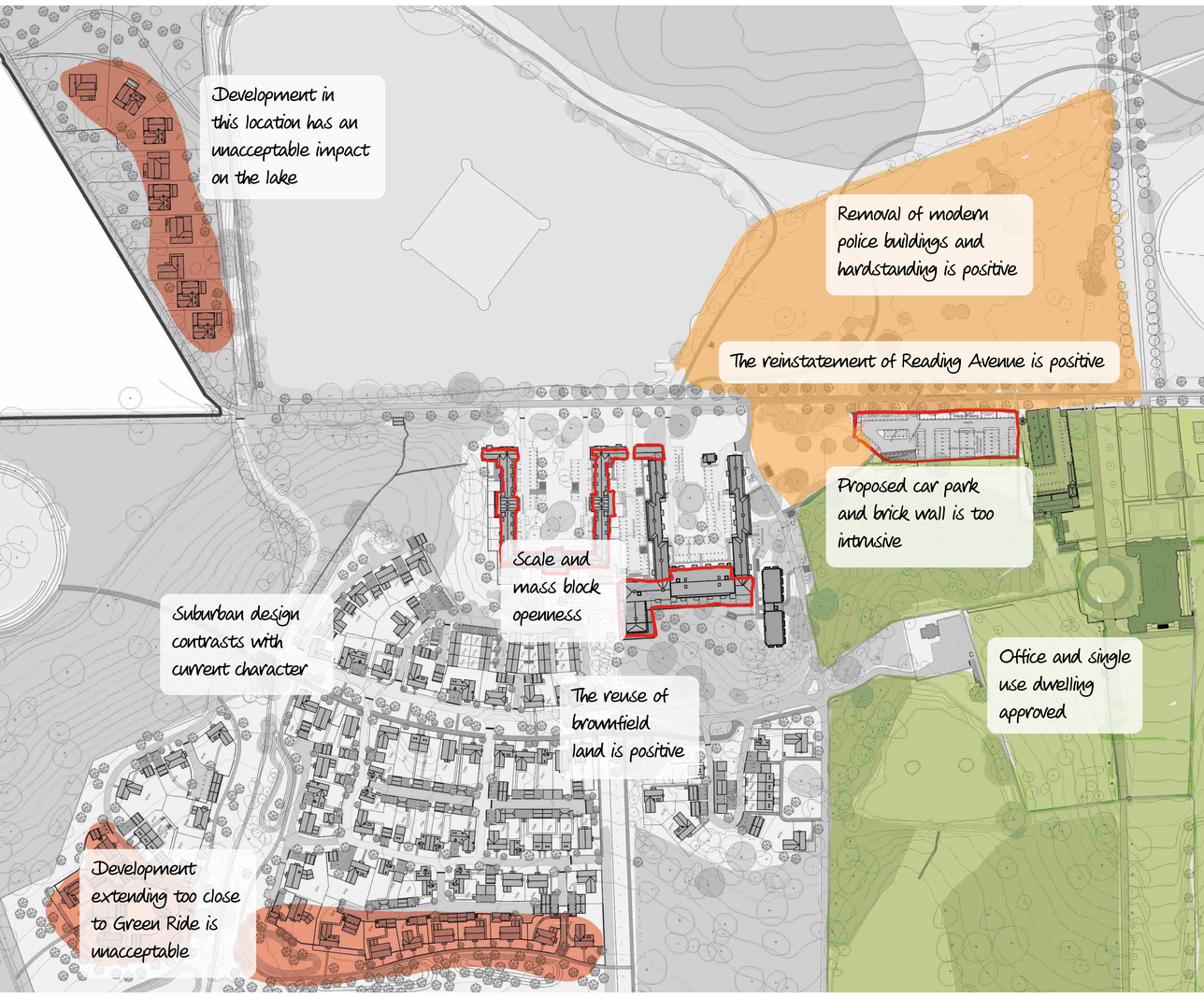
Previous Proposals



Summary of Appeal Inspector's Design Comments on Previous Proposals

In 2015, following three rounds of pubic consultation a series of planning applications were made for both the conversion of Bramshill House and development in the park.

We submitted applications for the House to be converted either into a single home, 25 apartments and publicly accessible rooms, or office use. Alongside this, we submitted proposals for a series of developments in Bramshill Park itself – totalling 258 homes.

Whilst these proposals were originally well received by the planning committee in December 2015, they were subsequently refused permission. Following an appeal and public inquiry, our proposals were largely refused, except for the application to convert the house into a single dwelling and office use.

The inspector provided a significant amount of feedback on what sort of development in the Park would be appropriate – this can be seen on the above plan. This feedback has been used to develop the revised proposals on display today.

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New consultant team

City & Country has appointed a new highly-skilled consultant team to bring forward an entirely fresh approach to our proposals for the redevelopment of Bramshill Park. We believe that this team has the skill and experience to help us realise an exciting new vision for this complex and challenging site.

ADAM ARCHITECTURE

Bentley Priory - ADAM Architecture was commissioned to restore and convert the house into a museum and eight high quality apartments, with new homes on the site of disused RAF structures.

Established in 1955, ADAM Architecture is the leading practice specialising in Classical and Traditional architecture and urban design.

They are recognised worldwide for their award-winning projects, which range in scale from private houses and the restoration of historic buildings, to commercial and public buildings, to masterplans including village extensions and major housing developments.

open
optimised environments

Culzean Castle - OPEN worked with the National Trust to help regenerate and reorganise this historic site.

Optimised Environments, or "OPEN", is a multidisciplinary design company with masterplanning, urban design, landscape architecture, architecture and environmental planning at its core.

The professionals who work in the OPEN studio have a vast depth of experience in the design and planning of the built environment, having worked on all scales of projects throughout the United Kingdom and around the world.

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The Future of Bramshill House & Gardens

In January 2019, City & Country was granted planning consent to convert Bramshill House back into a single dwelling, from its prior use as part of the Police Staff Training College.

We have now begun the process of marketing the house as a single home, alongside the 92 acres of historic gardens and various outbuildings.

As such, Bramshill House and Gardens do not form any part of the proposals on display today. Whilst it is not included in the plans themselves, the house and its setting are a key consideration for what we're proposing in the park.

In order to safeguard the future and fund the restoration of the listed Park, we have spent a period of months developing proposals for a sensitive and appropriate level of development.

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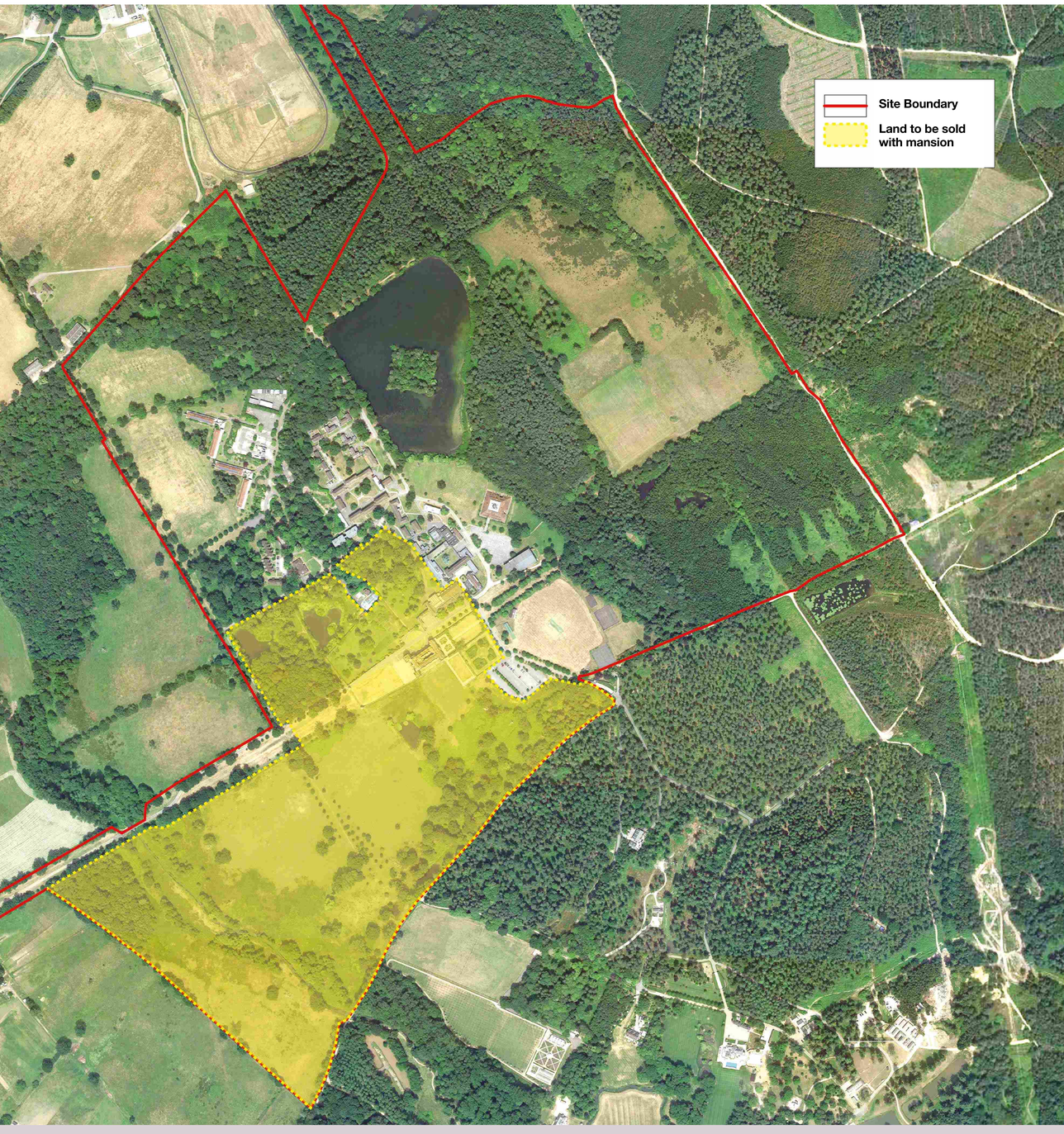
The Site

Excluding Bramshill House, associated gardens and out-buildings, the site comprises offices for the former National Police College together with a range of purpose-built accommodation providing office suites, staff housing, dormitories, sporting facilities and extensive car parking.

The grounds comprise woodland, a 15-acre lake, as well as sports pitches, tennis courts and parking for over 600 cars.



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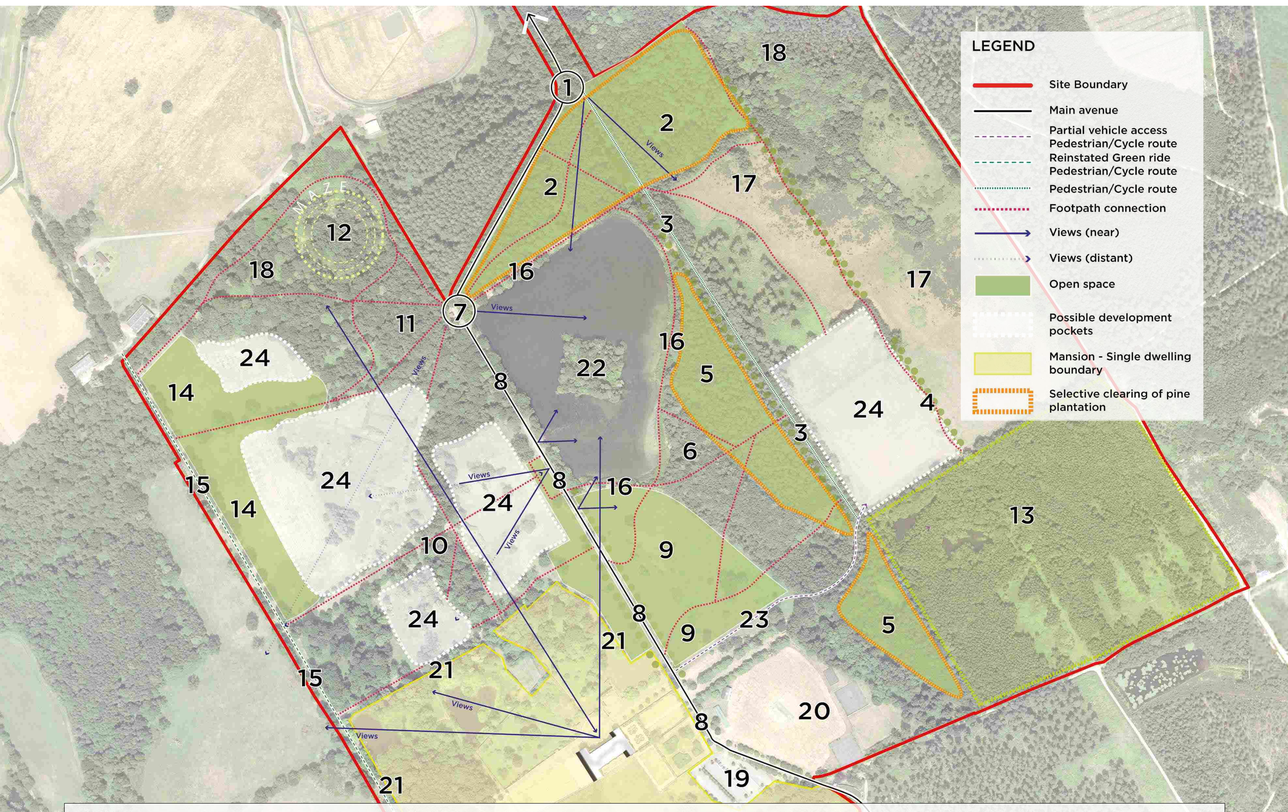
Landscape-led approach



1. Entrance will be cleared and have seating, signage and low walling to allow views of the lake embankment.

2. Clearing of some of the pine planation will allow views towards the lake embankment and Jacobean landscape. The grassland nature of the site will include paths and a heath which will connect to the wider existing landscape. New mixed species trees will be planted.

3. Re-instatement of historic avenue as path/cycle arrival route running down the side of the lake. Existing trees to be managed and new trees to be planted establishing historic alignment.

4. Re-instatement of suggested historic tree alignment. Broad mixed species tree and shrub planting to signify difference between useable land and the protected grassland.

5. Clearing of some of the pine planation and replacement with open parkland and grassland. New mixed species parkland trees with pathways connecting to lake side.

6. Woodland management with introduction of walks and small clearings.

7. Key arrival space with clear view down Reading Avenue, to the lake and through selective woodland clearing to the south west.

8. Reinstatement of Reading Avenue. Primarily to the Lake side all undergrowth removed and tree management to allow views to water.

9. Removal of Foxley Hall, Gym and associated car parking and municipal landscape. Clear/manage existing trees to allow views to lake.

10. Managed Woodland with new/recreated path connections leading up on to lake side. Likely to include steps and ramps with seating areas for viewing.

11. Managed Woodland with selective thinning/ removal to create framed views from arrival and also paths and potential vehicle access to lower escarpment.

12. Careful woodland management around Maze with new path networks leading to it and around it, connecting into the wider managed landscape.

13. Woodland management as part of enhancement to Special Protection Area.

14. Creation of a parkland setting to the Green Ride with a suitable setback, and boundary treatments. Managed meadow grass/potential grazing for animals.

15. Management of Green Ride. Reinstatement of missing trees and removal of dead trees. Green Ride to link into other paths such as towards Maze, Lake overflow channel, as well as other existing routes.

16. Management of lake edge, with removal of excess shrubbery, introduction of new edge path. Seating opportunities with information/signage, possibly deck/wood boardwalks in places.

17. Managed grassland habitat, to extend towards no2 clearing. Former rugby pitch to be returned as grassland.

18. Managed woodland.

19. Retention of car parking. Useful for the adjacent cricket pitch and tennis courts.

20. Retention of tennis courts and cricket pitch.

21. Consider appropriate boundary situation to Mansion House.

22. Consider habitat management to woodland on the island.

23. Realignment of existing road to allow access to potential development pocket on site of former football pitches. Realignment to allow conservation of existing parkland trees.

24. Potential development pockets, all discreet from the Mansion House with little or no visual connection. All pockets working within existing and proposed landscape constraints.

Landscape masterplan and methodology

Our approach to the revised designs for the rejuvenation of Bramshill Park has been entirely landscape-led, considering the feedback from the appeal decision of January 2019.

The structure and nature of the existing and historical Jacobean landscape has been of prime consideration throughout the process. We are aiming to restore this forgotten landscape, whilst also reflecting the historical intentions and ecological diversity of the site.

We have analysed the character of the site, and from this identified several individual and distinctive landscape pockets for their suitability for future development. A key consideration has been their visibility from Bramshill House.

Each potential development pocket has a set of specific criteria attached for any future proposals, which has allowed the architecture and individual landscape of each pocket to evolve together.

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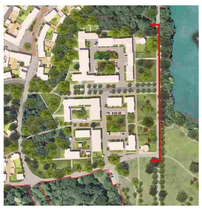
Our Proposals

The Police College has significantly eroded the setting of the House and the new proposals seek to redress this. Across the site, we are proposing approximately 230 traditional family homes, which is 40 fewer traditional family homes than the overall scheme submitted in 2015. In addition to these 230 family homes, we are proposing a residential care village, with assisted living dwellings and a residential care home.

The Estate Yard



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The Estate Yard elevation

The proposals to the north of Bramshill House and west of Reading Avenue have been developed in response to the site's built and landscape heritage assets and seek to enhance the setting of the House, its gardens and parkland. The existing Police College buildings are to be demolished allowing for the re-establishment of the southern end of Reading Avenue and the removal of existing buildings that can currently be viewed from the House's main gallery. They also draw their inspiration from historic relationships between estate houses and their estate yards and villages.

Approaching from the north the lower level ground planting will be removed along the edges of the lake to open up views across it.

Trees will be reinstated along its length transitioning from a more informal spacing in the north to a formal arrangement approaching the House. To the west, two residential courtyards form around existing groups of ancient trees set back from the Avenue.

The northern range is closed and the southern open, offering opportunities for long views through the site. The courts evoke the character of an Estate Yard. They are separated by an east-west avenue that provides a physical and visual link with The Ride. Car parking is provided in an undercroft, hiding vehicles from view. In the Estate Yard we are proposing 114 homes.

Examples of an Estate Yard

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Our Proposals

Park Village, Hamlet and Maze Hill Farm

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Park Village elevation

Below the escarpment the land falls gently towards The Ride. The existing Police College buildings are to be demolished and the terrain remodelled to take out the recent terracing. The proposals are informed by the landscape and are divided in three principal areas: the Park Village, the Hamlet and Maze Hill Farm.

Access is primarily provided from Reading Avenue with a new route winding its way down through the trees. To the east, the principal street has a tighter feel with more continuous built frontage as it follows the line of the escarpment. From here, further streets radiate out towards the triangular greens formed by the Gull Wing buildings and The Ride beyond. In the Park village there will be 89 homes.

Along these green fingers, the buildings transition to a looser, more informal pattern, creating a soft rural edge. The Hamlet is conceived as an organic collection of 11 houses formed around a Green with a wooded enclave to the south of Park Village. To the north, on the edge of the woodland, Maze Hill Farm forms a small cluster of 5 buildings of agricultural character, overlooking paddocks towards The Ride.

Example of a village

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The Care Village

We are proposing a Care Village including assisted living homes for those less mobile and a care home for residents with greater needs. The number of these homes will be finalised later.

The Care Village will occupy a defined plot, currently largely covered by playing fields and bordered on two sides by dense woodland belts. We will mitigate impact of the different aspects of the site, by providing:

- to the northeast, a nature reserve for the conservation of wild birds
- to the southwest, selectively thinned mature woodland
- to the southernmost corner, a single point of vehicular access.

We have carefully considered these site characteristics, so that open spaces, buildings and new routes through the Care Village are integrated sensitively.

The proposals are likely to include a variety of elderly living and care options; we have carefully considered which care facility sits most appropriately on each part of the site.

We propose:

- a care home building to the north-eastern edge of the site, at the back of the site relative to the main entrance approach
- a main driveway, characterised by detached and semi-detached homes
- terraces and/or apartment blocks to the south west, reaching out towards the mature woodland, enabling residents to feel closely engaged with the ever-changing woodland outlook.
- open green swathes between the buildings, allowing the surrounding natural landscape and the new designed landscape to merge and dovetail seamlessly
- strong pedestrian links, especially through the key areas of development and outwards to the woods, paths and lake beyond
- routes and paths to open spaces, with a landscaped square located to provide a sense of arrival
- careful control of access to the site to ensure no physical access to the SPA.

Examples of Care Village homes

Bungalows and independent houses

Flats and terraced Houses

Nursing home

Care Village plan

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Highways and Sustainability

The access designs will remain as previously agreed with the Highway Authority.

The existing access roads of Mansion Drive and Reading Drive South are to be retained as part of the proposals, providing vehicular access to the site. These roads provide access to/from the highway network via the B3011 Bracknell Lane and Bramshill Road.

Mansion Drive would remain unchanged given the importance of the character of this key avenue. Reading Drive South to the north of the lake will be improved, with passing places provided, as previously agreed with the Hampshire County Council.

A review of the trips generated by the proposed development has been undertaken, including the Care Village. The results of the review demonstrate that there will not be an increase in car trips above the position previously agreed as acceptable by HCC.

Including shops on the site will help to make it as sustainable as possible by reducing the need for trips by residents.

The highways mitigation measures previously agreed with HCC are also appropriate for the new proposals, and include:

- Improvements to the geometry and visibility at the site access junction of Reading Drive South and Plough Lane.
- A safety scheme at the off-site junction of Bramshill Road/Bracknell Lane, converting the double priority junction into a single priority T-junction resulting in significant safety benefits.
- Improvements to the geometry and visibility at the off-site junction of Reading Drive South and Bramshill Road.
- An extensive range of measures and initiative will also be presented within the Travel Plan.

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Improving our proposals

The new proposals on display today have been developed using feedback from the Planning Appeal and therefore, we believe that they are a significant improvement from the proposals submitted in 2015. In addition, there are significant benefits which both the revised and previous proposals would bring.

Improvements

- 230 traditional family homes, which is 40 fewer family homes than the previous scheme. In addition to this, we are proposing a residential Care Village with assisted living for residents with significantly lower mobility, and a care home for residents with greater care needs.
- The proposals generate fewer car trips than was previously agreed with the Highway Authority as 'acceptable', and the highways impact will be lower than the previous scheme. There will be 150 fewer two-way trips per day and it is important to note that Hampshire County Council's Highways Department agreed the trips generated by the previous scheme could be accommodated by the network.
- The inclusion of the shops within the Care Village provides an option for residents to reduce their travel.
- There will be less of a visual impact on the listed Bramshill House in these proposals.
- The opportunity for ecological enhancement and protection in these proposals is greater by virtue of maintaining a greater volume of the parkland.
- The proposed Estate Yard provides a more sympathetic development approach to Reading Avenue in terms of scale, massing and openness.
- The proposals for the Park Village, Hamlet and Maze Hill Farm provide a residential layout that has a stronger relationship with the landscape and built form that draws on the Jacobean forms of Bramshill House.

Benefits

- Removal of the former modern police headquarter buildings and areas of hardstanding which are accepted to be detrimental to the Grade I Bramshill House and the Registered Park and Garden of Historic Interest.
- Significant investment in the restoration of the Estate to allow for its removal from Historic England's "At Risk" Register.
- The reinstatement and restoration of Reading Avenue, historic walks and routes, increasing the potential for public accessibility.
- Long term custodianship of the landscape and Enhanced ecology and biodiversity.
- Straight-forward delivery of new homes for first time buyers and downsizers, in various price bands.
- The inclusion of the Care Village further reduces vehicle movements than standard residential housing. This fulfils the need for later living in the area.
- Creation of an estate yard and village that fits naturally within the landscape and supports the identity of Bramshill House.

Example of hamlet architecture

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Feedback & Next Steps

Thank you for taking the time to visit our public exhibition.

Your views are important to us. We would appreciate it if you could take time to let us know what you think about the proposals, using the feedback forms provided.

We will review the feedback before submitting our final proposals for Bramshill to Hart District Council.

For further information and updates on the progress of our proposals, please visit our website.

www.cityandcountry.co.uk