

CABINET

31 March 2004

GRANTS UNDER THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS)  
ACT 1990

REPORT OF DIRECTOR OF DEVELOPMENT SERVICES

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RECENT REFERENCES:

CAB 768 Historic Buildings Grants Report 17 December 2003

EXECUTIVE SUMMARY:

To consider one application for grant assistance to repairs on a Grade II\* listed building, vary the allocation of funds to accommodate this grant offer and delegated offers and inform Members of historic building grants dealt with by their Officers under delegated powers.

RECOMMENDATIONS:

- 1 That an offer of up to £ 29,197 (4.5%) be made on eligible repairs at the Grade II\* listed Brambridge House.
- 2 That delegated offers since the Cabinet Meeting on 17 December 2003 are noted.

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ACT 1990REPORT OF DIRECTOR OF DEVELOPMENT SERVICES1 DETAIL:

1.1 The Revenue Budget for Year 2003/2004 is made up of £25,050 from central funding and £100,000 has been set aside from the Environmental Grants Reserve.

1.2 Overview of the Historic Buildings Grants Budget

<b>Revenue Budget for Year 2003/2004</b>	<b>£ 125,050</b>
Allocations to date	£ 77,577
<b>Balance remaining</b>	<b>£ 47,473</b>
Offers requiring Cabinet approval (1)	£ 29,197
<b>Balance remaining after proposed offer</b>	<b>£ 18,276</b>

Total number of offers to date	29
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2 offers under delegated powers (i.e. those under £5,000) since last reported to Cabinet on 17 December 2003	£ 1,048
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1.3 Summary of Allocations

	City Council	Churches	Combined	BAR	Special Projects	Fees
<b>Budget Split</b>	<b>25,010</b>	<b>25,010</b>	<b>25,010</b>	<b>37,515</b>	<b>7,503</b>	<b>5,002</b>
Total Offers	34,929	25,492	16,202	660		294
Balance	-9,919	-482	8,808	36,855	7,503	4,708
Proposed Offers				29,197		

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#### 1.4 Variation of Grant Allocations

The grant pockets were varied to accommodate increased demand in the 'City Council Only' pocket and 'Church' pocket and agreed at Cabinet on 17 December 2003.

#### 1.5 Variations to Grant Offers

##### (i) Additional Costs

HBG 2002/05	22-24 Bridge Street, Winchester	£146
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##### (ii) Recredits (Under-spend)

HBG 2002/36	St Andrews Church, Chilcomb	£ 7
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HBG 2003/10	Allotment Walls at Cripstead Lane, Winchester	£ 90
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## 2 Grants Requiring Cabinet Approval

Building at Risk Grant

### 2.1 **Brambridge House, Brambridge**

**HBG2003/38**

APPLICANT – M25 Group

#### Description

This Grade II\* property is a large H-shape, 3-storey country house of stuccoed brick with a slate roof. The 18<sup>th</sup> Century garden side faces south east and is unaltered except for the stucco dressing. (This side has the drawing and dining room that survived the 1872 fire) The rebuilt riverside has flats in the basement forming a fourth floor and a large entrance and staircase hall by Wyatt<sup>1</sup>.

#### Nature of works

A schedule of the most urgent repairs was agreed in 2001/2. The works are extensive and comprised in a comprehensive specification that has been the subject of a competitive tender process. This includes some work that is not eligible for a grant and has therefore been excluded from the following list of items that require repair:

Scaffolding, Portico roof, Orangery roof, Balustrade Parapet Walls, Parapet Walls, Chimneys, Firewalls, Tank rooms, Slate roofs and Asphalt repairs.

A report on timber rot and infestation may be grant aided separately from the 'Fees' pocket.

<sup>1</sup> See Appendix 1 for more detail as to the building's history

Estimated Costs

Eligible Repairs	£480,175
Fees & Supervision	£ 72,026
Vat @ 17.5%	£ 96,630
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TOTAL	£648,831

Report

The building was last grant-aided by WCC just over 20 years ago when repairs were required to the roof. More recently, extensive repairs to the parapets and lead work were undertaken without the benefit of grant-aid but as can be appreciated from the tender prices considerable repairs are still required.

The property is on the English Heritage Register of Buildings at Risk (one of five entries for Winchester – only Grade I and II\* listed buildings are included). It is also on the City Council and County Council Registers and would normally attract a grant of up to 30% from WCC<sup>2</sup>. Due to the size of expenditure required, it is considered that the Council can only afford to contribute between 4-5% in this instance due to other grant offers to be made. English Heritage have been approached but so far have declined to contribute and Hampshire County Council no longer grant-aid domestic properties.

This current specification is only part of what is required to fully restore the building and further works will be required, it is hoped that EH will contribute in the future. The works to the common parts, which in the main benefits the current tenants, is contained within the current specification and under the terms of their leases they would have to cover the bulk of the above £648,831 and other expenditure not included here.

The Legal Department currently advises the Grant Offer letters make clear that any payments are made directly to the tenants, once they have settled their legal differences with the freeholder, the works have been undertaken and receipted invoices from the contractor are produced in the normal way. There is no requirement to pay the whole Grant and part only may be paid if the conditions of the offer letters are not met by some parties.

It is proposed that conditions in the offer letter provide for public access to the grounds/garden and make provision, by appointment, for access to the rooms with Adam style plasterwork and wood panelling.

**RECOMMENDED**

That a grant of up to £ 29,197 (4.5 % of eligible works) be offered.

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3. Delegated Offers (HBG 2003)
- (i) **Phoenix Cottage, 93 Hursley** **HBG2003/31**
- Applicant – Mrs Bailey
- City Council Grant at 20% of eligible costs. £300  
Brickwork repairs to front elevation.
- (ii) **43 High Street, Winchester** **HBG2003/33**
- Applicant – Moonraker Ltd
- City Council Grant at 20% of eligible costs. £748  
Stonework repairs to Norman wall.

OTHER CONSIDERATIONS:

4. CORPORATE STRATEGY (RELEVANCE TO):

4.1 To protect and enhance the built environment.

5. RESOURCE IMPLICATIONS:

5.1 As set out.

BACKGROUND DOCUMENTS:

Grant files held by Planning Department.

APPENDICES:

- 1 Five photographs of Brambridge House (colour photographs will be displayed at the meeting)
- 2 History and background of Brambridge House.

APPENDIX 1

**Brambridge House, Kiln Lane, Brambridge** **HBG2003/38**

**Photographs**

- Southeast 'garden' elevation.
- Portico to the Orangery.
- Typical chimney stack.
- North west view across roof and garden.
- Rotten section of timber next to doric column.

## APPENDIX 2

### History & Background

Grade II\* Listed building. The origins of the current house possibly date from 1762-1763 and may have been built for Walter Smythe of Shropshire in the 'Italian Style' (Palladian) and was extended in the early 1800's. In 1860 it was bought together with 1,400 acres by Thomas Fairbairn. He spent £25,000 adding a drawing room and conservatory or orangery. In 1872 the interior of the house was largely destroyed by fire but these new rooms survived and the fine Adams style plastered ceilings in the drawing room and dining room are assumed to date from this period.

The house was then rebuilt by Sir Digby Wyatt, a Victorian Architect, responsible for Addenbrooke's Hospital Cambridge, Paddington Station, Alford House and other well known buildings.

The house has a beautiful setting adjoining the river Itchen and now much reduced grounds, the former walled garden is now a garden centre and the stables were converted to houses in the 1950's.

The house has important historical associations with Mrs Fitzherbert 'a friend' of George IV when he was the Prince of Wales. She was born at Brambridge house in 1756. Her first marriage was to Edward Weld of Lulworth Castle in Dorset who died within a year and her second marriage in 1777 was to Thomas Fitzherbert who died in the south of France before she was 25.

She then moved to London and came to the notice of the Prince Regent in 1779. It is believed they married in 1785 possibly in at a chapel at Highbridge on the Brambridge estate. (Though the marriage would have been illegal, as Mary was a Catholic). John Nash designed a house for her in Brighton contemporaneous with the Brighton Pavilion that was built for the Prince between 1815 and 1823. Although her relationship with the Prince officially ended in 1794 when he married Caroline of Brunswick this marriage was a disaster and Maria and the prince were reconciled, with the Popes blessing, from 1800 to 1807 (when he again abandoned her)

The house passed through a number of owners and was sold in 1921 with only 14 acres of the original estate to Lt.Col.Heseltine. When he died in 1944 his wife was unable to maintain the property and the outbuildings were converted and sold and the main house passed into the hands of a property company who converted it into flats in the early 1950's.

One the first tenants were Mr & Mrs Miller-Smith. They were very unhappy with the maintenance arrangements with the freeholder and purchased the freehold themselves in the 1966 and carried out considerable repairs to the house, river, and gardens. However the on going expense and problems some what disheartened them and they asked for Grant assistance in 1983 and WCC offered 12.5%.

In the 1990's Mr Miller-Smith died and his wife (who continued to occupy the ground floor flats) seems to have had a difficult relationship with the other tenants. This resulted in a number of Court actions and Valuation tribunals and in December 2001 she sold the freehold to the M25 Group. Mrs Miller-Smith has now vacated the ground floor and these flats and those in the basement are currently empty.