

HAMPSHIRE COUNTY COUNCIL**Decision Report**

Decision Maker:	Executive Member for Policy and Resources
Date:	25 October 2012
Title:	Basing House, Old Basing
Reference:	4309
Report From:	Director of Culture, Communities and Business Services

Contact name: Steve Clow and Bob Wallbridge

Tel: 01962 847858
01962 847894

Email: steve.clow@hants.gov.uk
bob.wallbridge@hants.gov.uk

1. Executive Summary

- 1.1. This report seeks approval for the acceptance of a grant of £624,000 from the Heritage Lottery Fund (HLF) towards the development of the Basing House and Grange Farm site at Old Basing. The report also seeks authority to enter into a contract with the Heritage Lottery Fund for the express purpose of delivering the objectives defined in the Round 2 application to the HLF, dated December 2011.
- 1.2. Approval is also sought for the project proposals for the conservation and improvement works at Basing House, at an estimated total cost of £594,000.

2. Scope of Work

- 2.1. It is proposed to carry out alteration and refurbishment works to Basing House and Grange Farm to improve the visitor experience by:
- a) constructing a viewing platform to increase public experience and access;
 - b) conversion of the Cow Byre building into an education room;
 - c) conservation of the Citadel brickwork ruins.
- 2.2. This report outlines the available budget from within which the project must be designed and delivered. Confirmation of grant funding for the project was received from the Heritage Lottery Fund in March 2012.
- 2.3. Any significant issues from the Impact Assessments will need to have specific attention in the design and implementation of this project.

3. Contextual Information

- 3.1. Basing House is designated as a Scheduled Ancient Monument and contains a number of Grade II listed buildings. The Grange Farm site contains a collection of Grade II listed farm buildings along with the Great Barn, listed Grade I and a Scheduled Ancient Monument.
- 3.2. Other works have been undertaken on the site with the support of the HLF over the last 5 years including significant restoration and improvement as well as to create a visitor reception and enable public access.
- 3.3. More recently, in December 2011 a further application was submitted to the Heritage Lottery Fund (HLF) to the value of £721,521. This application covered the capital works as proposed in this report and a programme of volunteer and training opportunities focusing on conservation, archaeology and heritage craft skills.
- 3.4. In March 2012 confirmation was received that this bid was successful and total grant funding of up to £624,000 has been awarded (86% of the total eligible project cost). Approval is now sought to carry out the works detailed in the report.
- 3.5. The rest of the HLF Grant will be spent on:
 - Staff costs for a 2 year part-time volunteer co-ordinator;
 - Training for staff – Bursledon Brickworks, craft and handheld media training;
 - Training for volunteers – Archaeological and visitor service training, college supervision for trainee placements and heritage craft training;
 - Travel costs for staff and volunteers;
 - Interpretation interactive media, leaflets and workshop handouts.

The Museums Service will contribute £30,000 as match funding for these activities.
- 3.6. The site is to be closed to the public, as usual over the winter months (from November this year until March next year) but remain open to groups and school visits during the construction period.
- 3.7. It is proposed that the works be procured using a traditional form of tender. It is anticipated that building works will commence on site during Autumn 2012 and complete during Summer 2013. Local management arrangements will be put in place to manage the health and safety impact to all users.
- 3.8. The £75,000 of match funding for the conservation and improvement works will be provided from the County Council's Capital Repairs and Historic Buildings Budgets as detailed at para 4.2.

4. Finance

4.1. Capital Expenditure:

The following tables outline the breakdown of expenditure distribution across the project:

Capital Expenditure	Current Estimate	Capital Programme
	£'000	£'000
Repair & conservation work	384	
New building work	161	
Fees	49	
	594*	

* The means by which the difference between the Current Estimate and the Capital Programme allocation is to be met are shown in the table below:

4.2. Sources of Funding:

Financial Provision for Total Scheme	Buildings	Fees	Total Cost
	£'000	£'000	£'000
1. From Own Resources			
a) P&R Capital Repairs Budget	57	7	64
b) P&R Historic Buildings Budget	10	1	11
2. From Other Resources			
a) Heritage Lottery Fund Grant	478	41	519
Total	545	49	594

a) *Building Cost:*

Due to the nature of the works is it not possible to provide a net and gross cost. A Costing has been produced for each discrete piece of repair work or new build which cumulatively add up to the overall funding provision.

b) *Furniture & Equipment:*

Not included in the costs above or required separately for this project

4.3. Revenue Issues:

a) *Overview of Revenue Implications*

There are no expected revenue implications as these are works to existing building and facilities.

b) *Energy Costs:*

The estimated annual energy consumption for the new accommodation will meet that required by current Building Regulations.

5. Risk & Impact Issues

- 5.1. Please see Appendix B for a summary of the risk and impact issues considered in relation to the design of this project.
- 5.2. A protected species survey undertaken on the site as part of the earlier project recorded evidence of bats, water voles and nesting birds. As a result provision for the bat population is included in the project. Further survey work has been undertaken and licences will be obtained prior to work commencing on site.

6. Details of site and existing Infrastructure

- 6.1. The existing public car park is located at Barton's Lane, to the north of the main site. The visitor route from the car park follows an existing right-of-way past a public house alongside the River Loddon to a point at the northern boundary of the complex, where a footbridge carries visitors across some fish tanks of Tudor date.
- 6.2. The Little Barn is located within the main Grange Farm complex and consists of an aisled timber framed barn with brick external walls. It is the main visitor centre, retail and introductory exhibition area for the site.
- 6.3. The Stable Block is a brick and tiled range of buildings forming the west boundary of the farm site. Internally, it functions as the main education room for delivering learning at Basing House.
- 6.4. The Great Barn is the largest building on the site and the most significant. The roof timbers date back to 1535 and it is one of the few brick built barns in Hampshire. There is evidence of damage in the walls from the Civil War, caused by outgoing mortar fire from Basing House.
- 6.5. The Cow Byre and Cow Byre Store form the eastern boundary of the site. There is an open-fronted byre at the north end of the range with a two-storey cattle shed in the centre, with hay loft over. The interior is open plan, with the original hay mangers surviving.
- 6.6. Basing House comprises the well-preserved remains of a Norman castle site and an important Tudor estate. It has the substantial earthworks of a 12th Century ringwork and bailey castle, superimposed on which are the earthworks and excavated built remains of a magnificent house built between 1531 and c1551 by Sir William Paulet (later the Marquess of Winchester) and sacked and burnt by Cromwell in 1645. An altered 16th Century gateway leads into the enclosure which also retains earthworks from the Civil War. The building now known as Basing House is an altered 18th Century lodge. Tudor walls and garden earthworks also survive. Bordering the site to the west and north is the dry bed of a section of the Basingstoke Canal built c1788-94 and retaining a brick bridge.

7. Scope of the Capital Project

- 7.1. Following accelerated deterioration of the brick ruins of Basing Old House and later garden walls within the Norman ringwork known as 'The Citadel' a significant amount of conservation and repair work is now needed.
- 7.2. The need for extensive conservation and repair work to the Citadel ruins is largely the direct result of severe winter frosts over recent years. The damage has been surveyed, measured and recorded.

- 7.3. The Cow Byre is part of the Basing Grange farmyard. The Byre is a two story brick building with a hipped tiled roof. It is a simple animal barn with a cobbled floor, wood mangers along the rear wall and a hay loft above.
- 7.4. The project also includes a proposal for the construction of a viewing platform located on the ringwork opposite the main gate.

8. The Proposed Works

8.1. Conservation (Basing Old House and The Citadel)

- 8.1.1. Brickwork repairs will be sensitively undertaken and traditional methods and material used such as lime mortars and handmade bricks. Repairs will be undertaken in a way that will maintain as much historic fabric as possible.

8.2. Viewing Platform

- 8.2.1. The proposed position of the platform uses a site where there has been historic landslip and subsequent archaeological excavation at the south end of the circle opposite the site of the main entrance gatehouse. Access to it will be from outside the ring work. This position offers the maximum information about the interior of the embankment and avoids touching the undamaged lengths of the Norman structure buried inside the ring work embankment on either side. It is proposed to construct the platform using sustainably sourced oak timber.

- 8.2.2. The platform will provide a view over the interior of the Citadel and will have further interpretation panels and a panning and zooming CCTV camera connected to a high-definition monitor in the Bothy Tea Room.

8.3. Conversion of Cow Byre

- 8.3.1. The following works are proposed in order to complete the conservation and repair of the building and enable it to function as an education workshop:

- Remove and replace the roof covering.
- Overlay the existing cobble floor with a new practical timber floor.
- Repair the existing doors and add new double glazed windows.
- Existing fittings - The mangers and hay racks will be preserved and repaired using matching timber.
- New fittings - A simple worktop and storage units will be provided.
- Services - New lighting and heating system will be installed and will be sensitively fitted around the historic fabric.

9. Planning

- 9.1. Listed Building Consent was obtained in September 2012. Scheduled Monument consent was submitted in September 2012 following extensive pre-application with English Heritage.

10. Building Management

- 10.1. The existing building management arrangements will remain in place.

11. Professional Resources

Architectural) Culture, Communities & Business Services
Mechanical and Electrical) Culture, Communities & Business Services
Structural Engineering) Culture, Communities & Business Services
Quantity Surveying) Culture, Communities & Business Services
Construction, Design & Management Coordinator) Culture, Communities & Business Services

12. Consultations

- 12.1. The following have been consulted during the development of this project and their feedback can be seen in overview in Appendix C:

Executive Lead Member for Culture and Recreation
Local County Councillor
Fire Officer
Access Officer
Planning Department
Conservation Officers
Historic Buildings Advisor
English Heritage

13. Recommendations

- 13.1. That the offer from the Heritage Lottery Fund of a grant of £624,000 towards the development of the Basing House and Grange Farm site at Old Basing, be accepted.
- 13.2. That Hampshire County Council enters into a contract with the Heritage Lottery Fund for the express purpose of delivering the objectives defined in the Round 2 application to the HLF, dated December 2011 and also signs, if required, a deed of dedication in which HCC covenants not to use the property for anything other than the project funded without the HLF's consent for the duration of the contract.
- 13.3. That the project proposals for Basing House, at an estimated total cost of £594,000, be approved.

CORPORATE OR LEGAL INFORMATION:

Links to the Corporate Strategy

Hampshire safer and more secure for all:	yes
Corporate Improvement plan link number (if appropriate):	
Maximising well-being:	no
Corporate Improvement plan link number (if appropriate):	
Enhancing our quality of place:	yes
Corporate Improvement plan link number (if appropriate):	

Other Significant Links

Links to previous Member decisions:		
<u>Title</u> Basing House and Grange Farm, Old Basing	<u>Reference</u> 547	<u>Date</u> 31.03.2009
Direct links to specific legislation or Government Directives		
<u>Title</u>	<u>Date</u>	

Section 100 D - Local Government Act 1972 - background documents

The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)

<u>Document</u>	<u>Location</u>
None	

RISK & COMBINED IMPACT ASSESSMENT:

1. Race and Equality Impact Assessment

- 1.1. Race and equality impact assessment has been considered in the development of this report and no adverse impact has been identified.

2. Crime Prevention Issues

- 2.1. The County Council has a legal obligation under Section 17 of the Crime and Disorder Act 1998 to consider the impact of all the decisions it makes on the prevention of crime. The proposals in this report have no impact on the prevention of crime.

3. Fire Risk Assessment

- 3.1. In consultation with the Hampshire Fire and Rescue Service, a fire risk assessment concludes that this a low fire risk category building. Therefore a sprinkler system will not be installed.

4. Health and Safety

- 4.1. A designer's risk assessment and a design health and safety plan, in accordance with the Construction Design and Management Regulations 2007, have been undertaken for the proposed scheme.

5. Climate Change

- 5.1. The project will incorporate the following sustainability features:
- Sustainable sourced timber
 - Thermal Insulation will be laid onto the hay loft floor to reduce heat loss.
 - Locally sourced and handmade bricks and tiles will be used throughout.

FEEDBACK FROM CONSULTEES:

OTHER EXECUTIVE MEMBERS:

Executive Member & Portfolio	Reason for Consultation	Date Consulted	Response:
Cllr Keith Chapman	Executive Member for Culture and Recreation	28.09.2012	No comments received.

OTHER FORMAL CONSULTEES:

Organisation	Reason for Consultation	Date Consulted	Response:
Cllr Elaine Still	Local Member for Loddon	28.09.2012	Member briefed. No comments received.