

BROOMFIELD HOUSE ENFIELD



OPTIONS FOR THE FUTURE

The Paul Drury Partnership

Historic environment policy and practice

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The Paul Drury Partnership

114 Shacklegate Lane

Teddington

TW11 8SH

tel: 020 8977 8980

fax: 020 8977 8990

e-mail: rpeats@pdpartnership.com

1 EXECUTIVE SUMMARY

- 1.0.1 This report examines a number of options for the future of Broomfield House, and its stable block, both listed buildings.
- 1.0.2 The historical and architectural significance of the surviving fabric of the house and the park were established in part 1 of this report (July 2008), which concluded that the building remained of sufficient architectural and historic interest to justify its listed status, and plays an important role as the focus of an early 18th century formal landscape that survives sufficiently intact to be included in the English Heritage *Register of Historic Parks and Gardens*.
- 1.0.3 This report begins by summarising recent attempts to find a use for Broomfield House, and the implications of the restrictive covenant that limits the uses to which the house and park can be put unless the covenant is varied through a successful application to the Lands Tribunal. The planning and conservation policy context is then set out, with particular reference to the national policy criteria set out in PPG 15 for permitting the demolition of a listed building. It is concluded that such a case could not yet be made, as it has not been demonstrated that there is no potentially viable future for the building.
- 1.0.4 The stables and walled garden are crucial to supporting the future of the house. Converting the stables to housing and creating a relatively intense new housing development in the walled garden might realise a small surplus of between £0.25 and £0.5 million, but this makes little allowance for supporting the use of the house, to which the stable yard area is likely to be fundamental. In addition, the return would be far short of meeting the gap between the cost of repair and conversion of the house and its end value in any commercial use.
- 1.0.5 Given current market conditions, the development of the house, stables and yard as sheltered housing provided by a Registered Social Landlord (RSL) appears to be the best option for securing its future. Such a scheme could be achieved without material damage to the significance of the main house or the site as a whole, could attract enough public funding to cover the deficit between the development costs and end value of the building, and provide a secure future for the building, while minimising the likely reasons for objection by local residents. The proviso is that a RSL can be found that would be willing to take on a project which may be of sub-optimal size and form in operational terms.
- 1.0.6 It is therefore recommended that early approaches are made to RSLs in order to test their reaction, and dependent on the outcome, a feasibility study is undertaken in order to explore the needs of an RSL providing sheltered housing in more detail, and whether a restored Broomfield

House (and a developed stables and walled garden) could meet these needs. This study should also develop and refine the estimated costs of development as sheltered housing and its likely end value.

- 1.0.7 If the feasibility study indicates that the sheltered housing option would not prove viable, the next best option would be minimal restoration of the historic core of the house. If cross-subsidised by an intensive development of the stable yard, there would still be a significant funding gap to overcome, but the result should be viable in revenue terms.
- 1.0.8 Use as private housing or offices is unlikely to be viable due to the shortfall between the value realised and cost involved. Proposals for large scale community use are considered untenable, given both local opposition and the difficulties in obtaining total capital funding from public or charitable sources. Proposals for a commercial use as a pub/restaurant have failed due to local opposition and it is unlikely that this position will change in the near future.
- 1.0.9 If both sheltered housing and minimal restoration, having been fully explored, do not prove viable, the property should be market-tested to see if any viable uses come forward. Only if this fails to produce a viable scheme could it be considered that all avenues have been exhausted and a case made for demolition.
- 1.0.10 It should be borne in mind that in terms of meeting the tests in PPG 15, local opposition to a viable use would not be sufficient to rule out such a use and overcome the presumption in favour of preservation. If credible proposals came forward (perhaps along the lines of a pub/ restaurant) in response to market testing, they would need to be ruled out by the rejection of those proposals by the Lands Tribunal and/or the Secretary of State for Communities and Local Government on appeal before an application by LB Enfield for consent to demolish is likely to succeed.

2 INTRODUCTION

- 2.0.1 Broomfield House, Enfield is a former country house that now stands within a public park in the south east of the London Borough of Enfield. While most of the fabric dates to the early 19th century, it has a long and complex history. It incorporates early 18th century murals by the baroque painter Lanscroun and built fabric dating back to the 16th century. It is listed grade II* and stands in a grade II registered park. The house is currently in a very poor state, its interior having been largely destroyed by successive fires in 1984, 1993 and 1994. It is now a roofless ruin under an inadequate temporary roof; elements of the interior fit-out which survived the fire, including parts of the Lanscroun murals, are stored in a container on site and in the basement of Southgate Town Hall.
- 2.0.2 On 12 November 2007, The Paul Drury Partnership was commissioned to report on the architectural and historic significance of Broomfield House and the park in which it stands, and to set out possible options for the building's future.
- 2.0.3 The report has been produced in two parts: the first, *The Significance of the House and Park*, was produced in draft form in May 2008, finalised as a consultation draft in July 2008, and its findings accepted by the Council in May 2009. It outlines the development of the house and park, examines the extent of survival of the historic fabric and assesses its significance as a historic building and landscape in its current condition. It concluded that the surviving elements of the pre-19th century core of the building remained of sufficient architectural and historical interest to justify retaining listed status. The 19th century and later elements were either of relatively little interest or of such a fragmentary nature as to make a negligible contribution to the architectural and historical interest of the building as a whole. This part addresses *Options for the future*
- 2.0.4 Advice on orders of costs for the various options was provided by Brian Lawrence of Rider Levett Bucknall. Estimates of likely values of the options for house and stable block were supplied by James Leaver of Knight Frank. Full reports from both parties are appended to this document.

2.1 Restrictions on the use of the house and park

- 2.1.1 The use of the building and park is restricted by a covenant attached to the conveyance by which Southgate Council purchased Broomfield House from R. C. L. Powys-Lybbe, dated 25th March 1903. This states that “the Purchasers shall be at liberty to use the existing buildings or to erect on any part of the said hereditaments and premises not exceeding in the whole

five acres any one or more buildings to be used as a Town Hall, Library, or other Municipal buildings but such buildings shall not be used for the purpose of any trade or business or for any purpose which may be of or grows to be an annoyance or injury to the said Broomfield Estate”.

- 2.1.2 Thus any use beyond “Town Hall, Library or Municipal building” would involve either discharging or amending the 1903 covenant. Under section 84 of the Law of Property Act 1925, an application to the Lands Tribunal would be necessary in order to do so.

2.2 Recent attempts to find a use for the house

- 2.2.1 In 1996 the Council came to an agreement with Whitbread plc to redevelop the house as a Brewer’s Fayre restaurant. This was highly unpopular with local residents and Whitbread withdrew their proposal in July 1998. Subsequently negotiations were also entered into with Bass for a similar scheme, which foundered for the same reasons.

- 2.2.2 Enfield Council and the Broomfield House Trust subsequently prepared a scheme for a café, educational and community facility, with a large extension to the south-east of the house, designed by Donald Insall Associates. This received planning permission and listed building consent in 2003. This would have required an alteration to the covenant, and thus preparations were made to bring a case at the Lands Tribunal. This hearing was scheduled to take place in 2006; however, the Council withdrew from it. Local residents objected strenuously to the proposal, principally on the grounds of the increased traffic and noise that they believed would be generated by the proposed use.

3 POLICY CONTEXT

3.1 The need for listed building consent and planning permission

- 3.1.1 Any proposal for the building, other than a like for like repair, will inevitably involve changes to its character, and thus require an application for listed building consent. If the Council itself makes an application, it does so to the Secretary of State for Communities and Local Government, which is advised by English Heritage.
- 3.1.2 If an application for listed building consent is made by a third party, it will normally be for the Council to determine unless called in by the Secretary of State. However, as a grade II* building within Greater London, English Heritage must be notified, and has the power to direct the Council to refuse the application¹.

¹ Circ. 01/01, para. 26(2)

3.1.3 Any change of use, extension or material alteration to the exterior (but not demolition) would also require planning permission. In determining such applications the Council, or Secretary or State, is required to “have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”² Any decision must also be made in accordance with policies in the Unitary Development Plan, unless material considerations indicate otherwise.³

3.2 Repair after fire damage

3.2.1 There is little specific policy guidance in relation to fire damage. When a listed building has been damaged by fire, the normal assumption is that it will be repaired and restored to its pre-fire form.

3.2.2 That assumption is supported by paragraph 7.10 of PPG15. This concerns repairs notices, and states that they may specify “works reasonably necessary for the preservation of the building.” A House of Lords judgement (*Robbins v Secretary of State for the Environment* ([1989] 1 All E.R.878) makes it clear that a “notice can include works for the preservation of a building having regard to its condition at the date which it was listed: in other words, where a building has suffered damage or disrepair since being listed, the repairs notice procedure can be used to secure the building’s preservation at the date of listing, but should not be used to restore other features.”

3.2.3 Damage or disrepair need not be the result of neglect over an extended period of time, but may be the result of a single catastrophic event, such as the fire that damaged Broomfield House.

3.3 Assessing applications for listed building consent

3.3.1 Guidance for determining listed building consent applications is provided in paragraph 3.5 of PPG 15. This states that the following matters should be taken into account:

- (i) the importance of the building - its intrinsic architectural and historic interest and rarity, in both national and local terms;
- (ii) the particular physical features of the building (which may include its design, plan, materials or location) which justify its inclusion in the list: the list description may draw attention to features of particular interest or value, but these are not exhaustive and other features of importance (eg interiors) may come to light after the building’s inclusion in the list;

² Planning (Listed Buildings and Conservation Areas) Act 1990 sec. 16.(2)

³ Planning and Compulsory Purchase Act (2004) sec. 38(6)

- (iii) the building's setting and its contribution to the local scene, which may be very important, *e.g.* where it forms an element in a group, historic park, garden or other townscape or landscape, or where it shares particular architectural forms or details with other buildings nearby;
- (iv) the extent to which the proposed works would bring substantial benefits for the community, in particular by contributing to the economic regeneration of the area or the enhancement of its environment (including other listed buildings).

3.3.2 This guidance is reflected in 'saved' policies C16 and C17 of the LB Enfield Unitary Development Plan (1994):

Policy (II) C16: to refuse planning permission for uses, including advertisements, which would be prejudicial to the special architectural or historic interest of listed buildings, their historic curtilages, or structures therein.

Policy (II) C17: normally to resist substantial built development within the historic curtilages of listed buildings, other than such ancillary development as is reasonably required in conjunction with a suitable use of that building.

3.4 Demolition

Policy context

3.4.1 In addition to the general principles set out in paragraph 3.5 of PPG 15, the basic approach of the Government towards applications for demolition is set out in paragraph 3.16 of the same document:

"The destruction of historic buildings is in fact very seldom necessary for reasons of good planning: more often it is the result of neglect, or of failure to make imaginative efforts to find new uses for them or to incorporate them into new development."

3.4.2 Paragraph 3.17 makes it clear that consent should not be given for the total or substantial demolition of any listed building without clear and convincing evidence to show:

- all reasonable efforts have been made to sustain existing uses or find viable new uses;
- that preservation in some form of charitable or community ownership is not possible or suitable; or
- that redevelopment would produce substantial benefits for the community which would decisively outweigh the loss resulting from demolition.

3.4.3 Furthermore, paragraph 3.19 of PPG15 (included in full in Appendix 1) states that when considering an application for demolition, the local authority or the Secretary of State would have to consider:

(i) the condition of the building, the cost of repairing and maintaining it in relation to its importance and to the value derived from its continued use. The assessment should take account of the possibility of tax exemptions and of grants from public or charitable sources. In the rare cases where it is clear that a building has been deliberately neglected in the hope of obtaining consent for demolition, less weight should be given to the costs of repair;

(ii) the adequacy of efforts made to retain the building in use. The Secretaries of State would not expect listed building consent to be granted for demolition unless the authority (or where appropriate the Secretary of State) is satisfied this included an offer of the unrestricted freehold of the building on the open market, at a realistic price reflecting the building's condition;

(iii) the merits of alternative proposals for the site.

3.4.4 Point (ii), requiring the offer of the building on the open market with the minimum of restrictions, in effect requires the private sector option to be explored if a public sector future can be demonstrated (under Point i) not to be viable. Under Point (iii), simply clearing away the buildings and grassing over the site is unlikely to be considered to meet the 'very exceptional' test that 'the proposed works [of demolition] would bring substantial benefits for the community which have to be weighed against the arguments in favour of preservation'. Paragraphs 3.37-8 (also in Appendix 1) are also particularly stringent in relation to the handling of local authority applications, emphasising the need for 'clear and convincing evidence that alternative possibilities for new ownership and new uses have been thoroughly explored.'

3.4.5 With regard to grade II* listed buildings, such as Broomfield House, paragraph 3.17 of PPG15 also states that: "There are many outstanding buildings for which it is in practice almost inconceivable that consent for demolition would ever be granted. The demolition of any Grade I or Grade II* building should be wholly exceptional and should require the strongest justification."

Financial viability as an argument for demolition

3.4.6 Demolition, or alterations that would harm the special interest of a listed building in some way, cannot be approved merely because such an

approach would be more attractive in financial terms. This is set out explicitly in paragraph 3.17 of PPG 15:

“The Secretaries of State would not expect consent for demolition to be given simply because redevelopment is economically more attractive to the developer than repair and reuse of a historic building”.

3.4.7 However, there are clear precedents for local planning authorities or the Secretary of State granting consent for alterations that would not normally be acceptable because of harm to the listed building, where it can be demonstrated that this would allow the repair of a building that would otherwise be lost.⁴

3.4.8 Additionally, several reported appeal decisions have allowed the demolition of listed buildings on the grounds that, after due process, no scheme that was financially viable could be found for its reuse, nor grants obtained to cover the deficit, and the building would have only local, and extremely limited, interest. When considering such proposals the following factors appear to be relevant:⁵

- (1) the cost of putting the listed building into good repair;
- (2) the value of the building for any purpose if put into good repair;
- (3) the extent to which such restoration is an economic proposition;
- (4) whether any, and if so what, replacement building is feasible; and
- (5) the cost and value of any such replacement.

3.4.9 Even where rehabilitation of a listed building is not economically viable for its owner, consent may still be refused where there is a reasonable prospect of it being purchased and restored by a new owner, or this possibility has not been adequately explored.⁶

Conclusions on the argument for demolition

3.4.10 As discussed in part 1 of this report, despite the fire damage, elements of considerable significance remain, albeit that many of these are not at present *in situ*. The permanent destruction of these elements would be a notable loss to the cultural heritage of the Borough.

3.4.11 The alternative to restoration, namely demolition and a cleared site, would also seriously damage the significance of the grade II registered landscape of the park, as it would leave it bereft of its focal point. There is little merit in this proposal in terms of benefit to the community, and so no

⁴ Collins J. in *Thompson v Secretary of State*, quoted in Mynors, C. *Listed Buildings, Conservation Areas and Monuments* Sweet and Maxwell, London, 4th edition, 2006 p.473

⁵ *ibid.* p.475

⁶ *ibid.* p.475

justification for demolition on the grounds of the merits of the alternative proposals for the site.

- 3.4.12 Therefore the criteria for justification of demolition in PPG 15 para. 3.19 (ii) can only be considered to have been met if, after all avenues have been explored, there is demonstrably no potential viable future for the building. When considering this, the possibility of grant or other public sector aid and the potential for cross subsidy from the development of the stable yard must have been taken into account.

4 THE FUTURE OF THE STABLE BLOCK AND WALLED GARDEN

4.1 Introduction

- 4.1.1 Regardless of the future use of the house, a new use is required for the stable block, the yard in which it stands and the adjacent walled garden area. The stable block is listed grade II in its own right, as is the east boundary wall and inner garden walls. But the fate of the stables and yard is inextricably linked with that of the house. Their development has the potential to realise a capital sum which could make a contribution towards the restoration of the house. At the same time the stable yard is the only place where parking for uses associated with the house could realistically be accommodated. It follows that the future of the house must be settled before any decision is made about the future of the stables, yard or walled garden area, or the ability to do so will be prejudiced.

- 4.1.2 This section therefore sets out a range of scenarios which are subsequently considered in relation to the needs of options for the future of the house. All involve striking a balance between maximising development and thus financial return, the provision of parking to support the main house, and protecting the setting of the stables and the wider registered landscape. Nonetheless, a use that would harm the character of the stables to an extent may be permissible, provided that it facilitates securing the future of the site of a whole, following the precedent cited above in 3.4.7.

4.2 Potential uses for the stables

- 4.2.1 As set out in of part I of this report, the stable block itself is of limited architectural or historic interest, there being virtually nothing of significance internally beyond the carcass of the building. In order to satisfy the criteria for granting listed building consent set out in 2.3, it will be necessary to preserve the carcass of the building, the general character of the external envelope, and the setting of the building. The adjacent 16th/17th century boundary wall is of greater significance than the stable block itself.

4.2.2 It is considered that it would be relatively straightforward to devise a scheme to convert the stables into residential use while not harming their special historical or architectural interest. The building would divide relatively easily into a pair of generously-sized three bedroom houses. Alternatives, for instance four two-bedroom flats, or a three relatively small three-bedroom houses, would also be feasible (as demonstrated by a study carried out by Shephard Epstein Hunter in 2007). Office or workshop use would also be possible without harming the significance of the building.

4.3 The potential of the walled garden

4.3.1 There is also the potential to redevelop the later 20th century houses in the walled garden with a high quality development. The amount of development would be limited by the need to avoid damaging the setting of the park and house. Given the enclosed nature of the site, the effect on the park and house would be minimal provided that the height of any new development were limited to two and a half (domestic) storeys. The setting of the stables would, however, need careful consideration. The current housing has established a precedent for development close to them. However, a reasonable amount of space would need to be left around the front of the stables; any adjacent building should be on the same line or recessed, and the stables should remain the dominant building in the area.

4.3.2 A key consideration in any scheme for the stables walled garden would be the provision of car parking, both for uses taking place in the yard and garden itself and for the main house. A study by JMP Consulting carried out in 2000 determined that, the stable yard/ walled garden could accommodate up to 41 spaces while retaining the current buildings. The study also concluded that the current entrance is suitable for vehicular access. This is not ideal, as it also forms a pedestrian entrance to the park. However, some degree of separation can be secured by using the pedestrian side gates. An inner gate could be erected to prevent vehicles entering the park and to allow the park to be secured out of hours while enabling 24 hour access to the stable yard. This has been done successfully at Danson Park and is proposed for Clissold Park, where similar historic buildings within public parks have been, or are being, restored for new uses. Provision of an alternative entrance, by creating an opening in the 16th/17th century boundary wall, is unlikely to be acceptable either in historic building or highway safety terms.

4.3.3 The quantum of development undertaken in the stable yard and walled garden is therefore to a great extent dependent on the level of car parking required. There are three broad options. The first (A) involves the creation of a large car park in the stable yard and northern part of the walled garden. This was looked at in some detail as part of the 2007 Shephard

Epstein Hunter feasibility study, which assumed that the stable yard would need to function as a car park for Broomfield house. On that basis, it concluded that the preferred development option was to build 8 flats and 2 cottages, which would leave an adequate car park (see fig. 1).

- 4.3.4 A second option (B) assumes that extraneous car parking considerations are discounted. On that basis the site is estimated to be able to support a maximum of 9 three-bedroom units (fig. 2), in addition to the conversion of the stable block into a pair of three-bedroom units. In order to maximise income by providing as many of these units as possible, demolishing the Bothy to create more space would need to be considered. This would have to be carefully justified, on the basis that the increased income generated was vital in order to produce a viable scheme that provided a secure future for the house and park. This intensity of development would be a maximum and would, to an extent, be detrimental to the setting of the stables. However, the impact could be minimised by reinstating the lost historic wall dividing the stable yard from the walled garden, and concentrating car parking in the (historically) hard landscaped area in front of the stables. The fall in ground level to the west could also be used to minimise the visual impact of the new houses, which would have to be 2½ storeys high to be large enough to contain three bedrooms. With mitigation measures such as these, a high density of development may be acceptable if it is necessary to fund a viable future for the house itself.
- 4.3.5 A third option (C) would be to retain a substantial car park and erect 6 three-bedroom dwellings. The Shephard Epstein Hunter study of 2007 demonstrated that it would be possible to do so, while fitting in five units with a gross internal area of 645 sq m. It should also be possible to increase the number of units to six with a slight reduction in car parking, as well as converting the Bothy into a single bed unit (fig. 3). Again, the existing and reinstated walls and the fall in ground level should be utilised in order to minimise the impact of any new build.

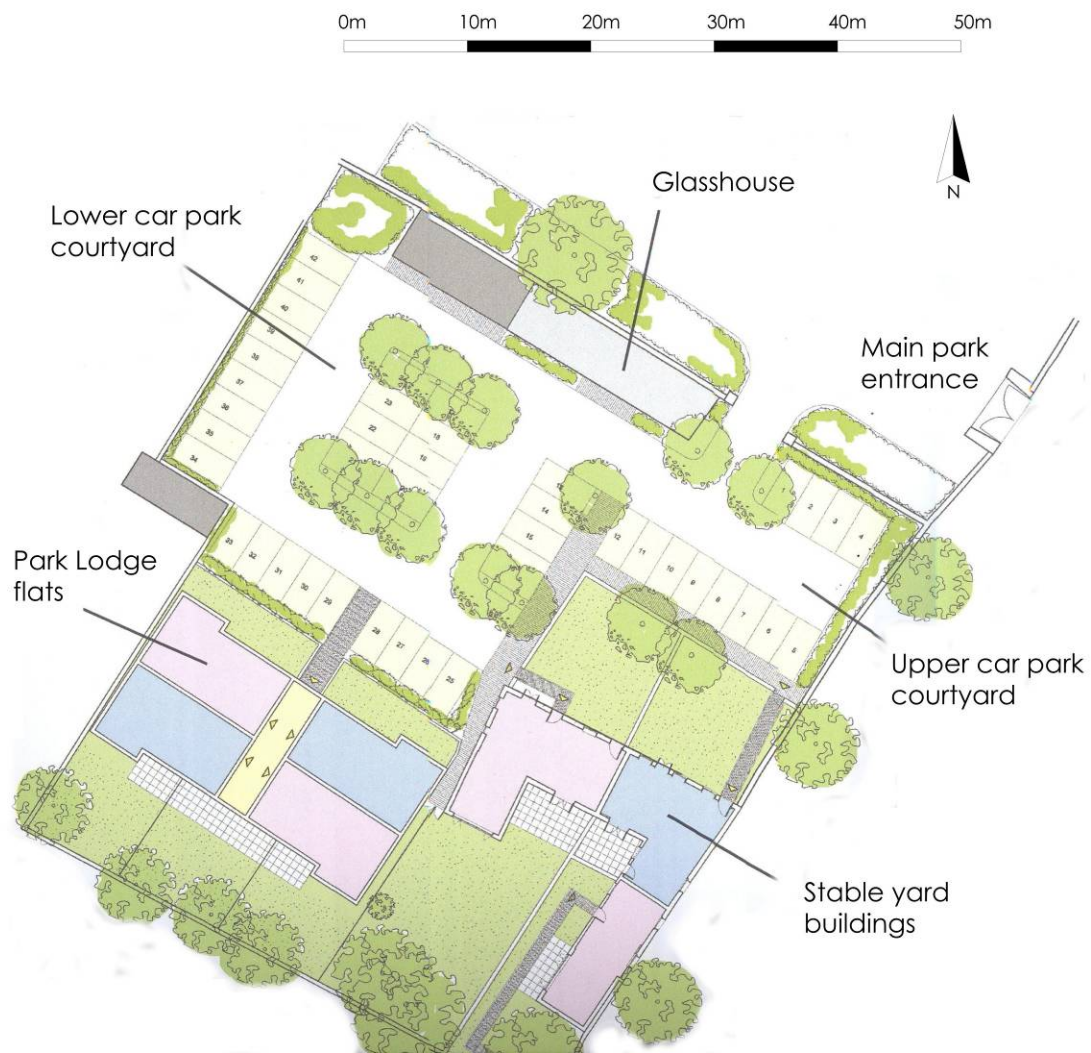


Figure 1: Shepherd Epstein Hunter proposal for stable yard (Option A)



THE STABLE YARD

- HISTORIC BUILDING/WALL
- POTENTIAL NEW BUILD
- GARDEN
- PARKING/CIRCULATION

Figure 2: Maximum possible development of the stable and stable yard (option B)



THE STABLE YARD

- HISTORIC BUILDING/WALL
- POTENTIAL NEW BUILD
- GARDEN
- PARKING

Figure 3: Mix of new build and parking for the main house (option C)

4.4 Financial viability

- 4.4.1 Advice from Knight Frank (see appendix 4) is that there is a strong demand for three and four bedroom houses in the local area which will command a premium over flats of a similar size. Semi-detached three bedroom houses in the local area with a garden and off-street parking are currently achieving between c.£400,000 and c.£430,000 depending on size and state of repair. In order to achieve premium values, it would be crucial that all houses have demised garden areas and are allocated one car parking space per unit.
- 4.4.2 This advice also clearly states that development as flats, as favoured in the 2007 Shephard Epstein Hunter study, is likely to be far less attractive to buyers, especially in current market conditions, and realise less value than a comparably-sized development of family houses. The study is also thought to have significantly underestimated the costs of repairing the stables, which are in a poor state of repair.
- 4.4.3 The high potential cost of repairing the stables (estimated at £500,000 to repair the structure and external envelop and £650,000 to fit the building out, exclusive of VAT and fees, approximately £2674/m²) suggests that they will require some cross-subsidy from the new build, reducing the amount that could be raised to subsidize works to the main house.
- 4.4.4 Option B, in which 9 three bed units were squeezed onto the site in addition to the conversion of the stable, would be expected to realise in the region of £4.4 - £4.75 million in the open market. Build costs including fees are likely to be in the order of £3.2 million.⁷ Allowing for finance costs and profit within an ‘entrepreneurial developer’ scenario, this suggests that the overall project would be viable, and may contribute something in the order of £0.25- £0.5 million towards the main house.
- 4.4.5 Option C, assuming 6 three-bedroom units in addition to converting the stables into two units, would realise between approximately £3.2 and £3.44 million. Build costs are likely to be in the region of £2.56 million⁸.
- 4.4.6 The most appropriate method of delivery in an ‘open market’ scenario may be for the stables to be renovated by a building preservation trust, while the new build is undertaken by a builder-developer, part of the purchase price providing a subsidy for the repair of the stables. Sale of the new build opportunity to a house builder would (in normal times, anyway) be likely to improve the return to the Council, since house builders typically do not

⁷ See appendix 3, repair of shell of stables @£500,000, fit out of stables @£625,000, 9 houses @£1,650,000 + 15% fees. Exc. of VAT.

⁸ See appendix 3, repair of shell of stables @£500,000, fit out of stables @£625,000, 5 houses @£1,283,333 + 15% fees. Exc. of VAT.

take the full builder's and developer's profits assumed in the entrepreneurial developer scenario implicit in a residual valuation.

4.5 Conclusions on the future of the stable block and yard

4.5.1 The high costs anticipated for the repair and fit out of the stable block suggest that converting these buildings to a new use is likely to require a small subsidy, rather than making a contribution to the costs of restoring Broomfield House. The only way in which the stable yard could make a meaningful contribution to the costs of restoration of the House is by a relatively intense residential development in excess of six units. This of course has implications for the role of the stable yard as parking for activities in the main house.

5 OPTIONS FOR FUTURE OF THE HOUSE

4.0.1 Excluding demolition, which can only be considered a possibility if all other avenues have been exhausted, there are three possible options for the future of the house:

- Restoration for community uses
- Restoration for commercial use either as a restaurant or offices
- Restoration for residential use, either in the private sector, as flats, or the public sector, as sheltered housing.

5.1 Community use

Restoration of the entire envelope

5.1.1 This option has been thoroughly explored in the Donald Insall Associates feasibility study of March 2001 and the subsequent application to the Lands Tribunal by the Broomfield House Trust. Budget projections made by the Broomfield House Trust in 2002 estimated that use as a café and community centre, including revenue generated by letting rooms for functions, would produce a small operating surplus of approximately £12,500pa.⁹ The business model was therefore almost entirely reliant on grant aid in order to provide the capital costs, which were estimated at approximately £6 million by Bucknall Austin in 2003,¹⁰ inclusive of the provision of an annex, VAT and professional fees.

5.1.2 Very little cross subsidy would be available from the development of the stable and walled garden, as use as a car park would significantly reduce the amount of development possible. As discussed above (4.3.5) while it

⁹ Broomfield House Trust, *Budget Projections for Broomfield House and Annex*, Lands Tribunal Case CD/F/6

¹⁰ Lands Tribunal Case LP/34/2004 exhibit 16

would be possible to build around 6 houses on the site and retain a car park, this would only produce a relatively small capital surplus.

- 5.1.3 While the costs could be phased by restoring the Lanscroom murals as a second stage, this would only narrow the funding gap by £862,500 (exc. VAT, inc. fees, 2002 prices) which would have to be raised at a later date. The Heritage Lottery Fund is the only body realistically likely to be able to provide such extensive funds. Unfortunately informal advice from the HLF has not been positive, and funding forthcoming from them is likely to be comparatively modest in relation to total costs and associated with the restoration of particular elements of heritage value, such as the stairs and murals.¹¹
- 5.1.4 The case of Dollis Hill House, Brent is a good example of the limited amount of funding that can be expected from the HLF in similar cases. Like Broomfield, Dollish Hill House is a Council owned mansion in a public park which has been gutted by fire and derelict for several years. A proposal for conversion into a training kitchen was developed with an estimated capital cost of £5.5 million. While the HLF agreed to contribute towards the project their proposed contribution was limited to £1.2 million.
- 5.1.5 Other sources of funding will be limited in scope. A fundraising planning and feasibility study prepared by Sandcliff in November 2002 concluded that it was reasonable to expect to raise around £250,000 made up of small grants from various charitable trusts.¹² There no reason to suppose that the picture has substantially changed since then. These bodies tend to limit their giving to relatively small grants; a summary of potential sources is included in Appendix 2. While they may make a useful contribution to partnership funding in an HLF bid, they could not stand alone as a source of significant funding.
- 5.1.6 Such a scheme would necessitate amending the covenant attached to the park. Objections prepared for the 2006 lands tribunal case for extension and community use focused on the increased traffic and nuisance caused by the park being open in the evening. Concerns were also raised about the viability of the scheme and a perceived threat that the extension of the building would open the door to further development in the park. There was also in principle objection to the sale and development of the stable block and walled garden.
- 5.1.7 Advice from Knight Frank suggests that similar buildings can raise substantial amounts of revenue, the best local example being Fulham Palace. However, this was only achieved with the help of a substantial HLF grant. Recent work by Rider Levett Bucknell (June 2009) has

¹¹ Paul Drury, pers. com.

¹² LB/37/2004 exhibit 17

estimated the current costs of repairing the entire external envelope and fitting out for community use at £4.25 million (exc. VAT inc. fees @15%). In addition £225,000 (exc. VAT inc. fees @15%) is estimated as necessary for external works (drainage, car park, works to the gate and external lighting).

- 5.1.8 The business case for such a scheme has not been tested, but the lack of historic interiors would be a major disadvantage. The restrictive covenant would need to be amended and objections from surrounding residents are also likely to continue, as the same basic issues which prompted objection in 2006 would remain.

Restoration of the historic core of the building

- 5.1.9 Another possibility is restoration to a much smaller footprint, similar to that at an earlier stage in its development, which would incorporate those surviving elements identified in part 1 of this report as being of considerable or outstanding significance.
- 5.1.10 The key structural elements to retain are the remains of the 16th century building - the original cross wing, the repairable parts of the phase Ia floor inserted into the 'hall' (G12) and the repairable elements of the 17th century extension - the north chimneystack, west wall at ground floor level and floor structure. These could be incorporated into what would effectively be a new building. However, in order for these fragments to have meaning, it would be necessary for such a new building to follow the general form of the early phases of the original building, as indicated in figs 4 and 5.
- 5.1.11 It would be advantageous to follow the footprint of the 'hall' (G12) as extended to the west c.1600. This would enable the passage linking this room with the cross-wing (G13) to be retained along with the site of the former stair adjacent. The reinstatement of this stair would allow the upper floor of this wing (F13-15/F21) to be serviced independently of the main stair.
- 5.1.12 The new building would also have to provide a setting for the restored 18th century interior of the entrance hall, the Lanscroun murals and associated panelling. In order to preserve the significance of this space it would have to continue to function as a grand entrance, and the stairs would have to fulfil a practical function. In other words, principal rooms should be located on the top floor of this wing.
- 5.1.13 Rather than a self-consciously modern structure, or an out and out pastiche, a simple, modern interpretation of the historic building is suggested. At its minimum this would follow the basic form of the structure c.1600 but without the lost south-eastern wing. The massing of such a building would be closer than the present house to the building

around which the formal Baroque landscape park was designed. While modern materials and techniques *could* be used for the structure, it is suggested that traditional, natural materials similar to those originally used would be the most appropriate. For example walls could be finished in lime roughcast, the roof covered in hand-made tiles and simple oak framed casement windows.



Figure 4: Ground floor - elements to retain

Broomfield House Enfield
 Elements to retain
 First floor

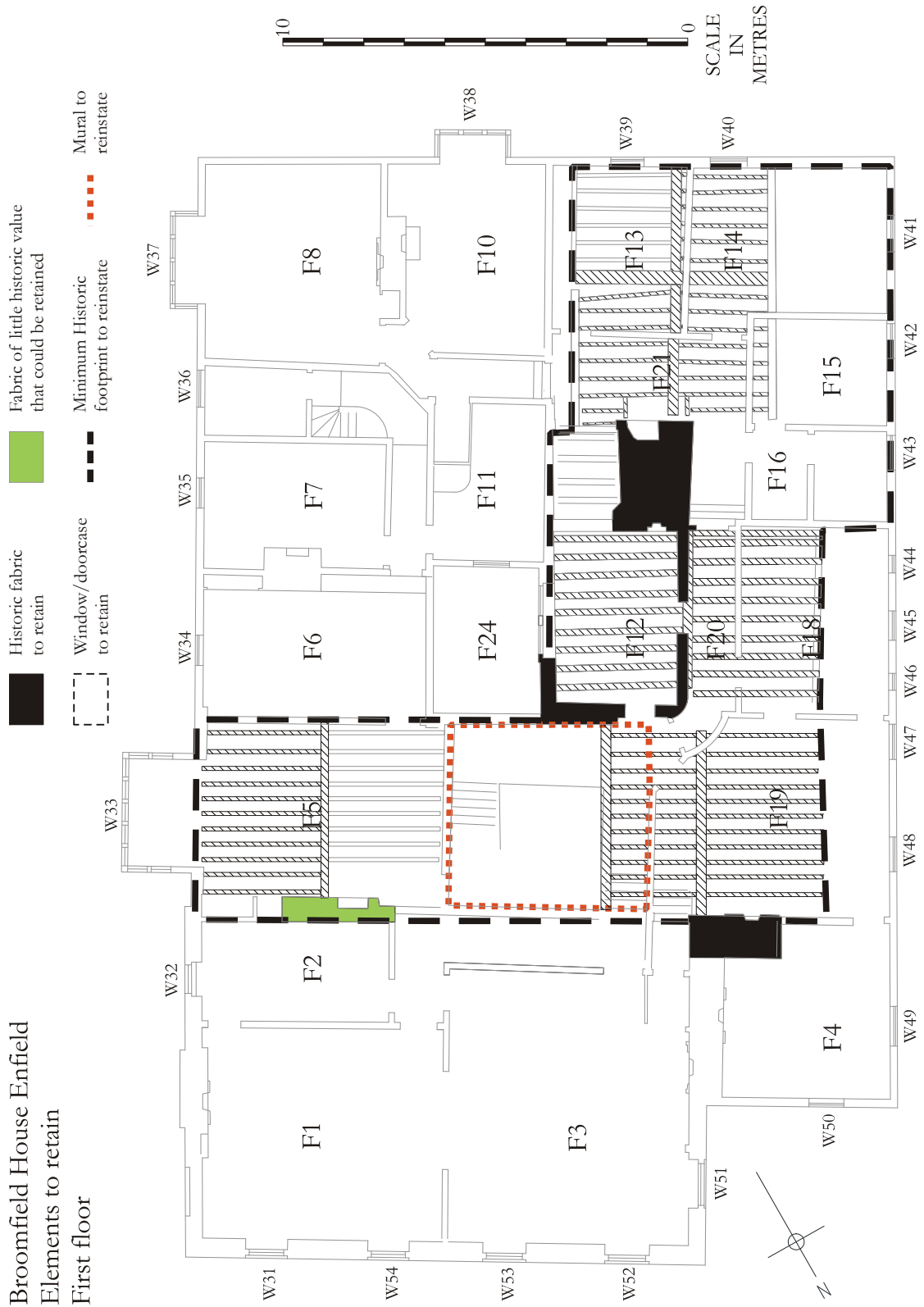
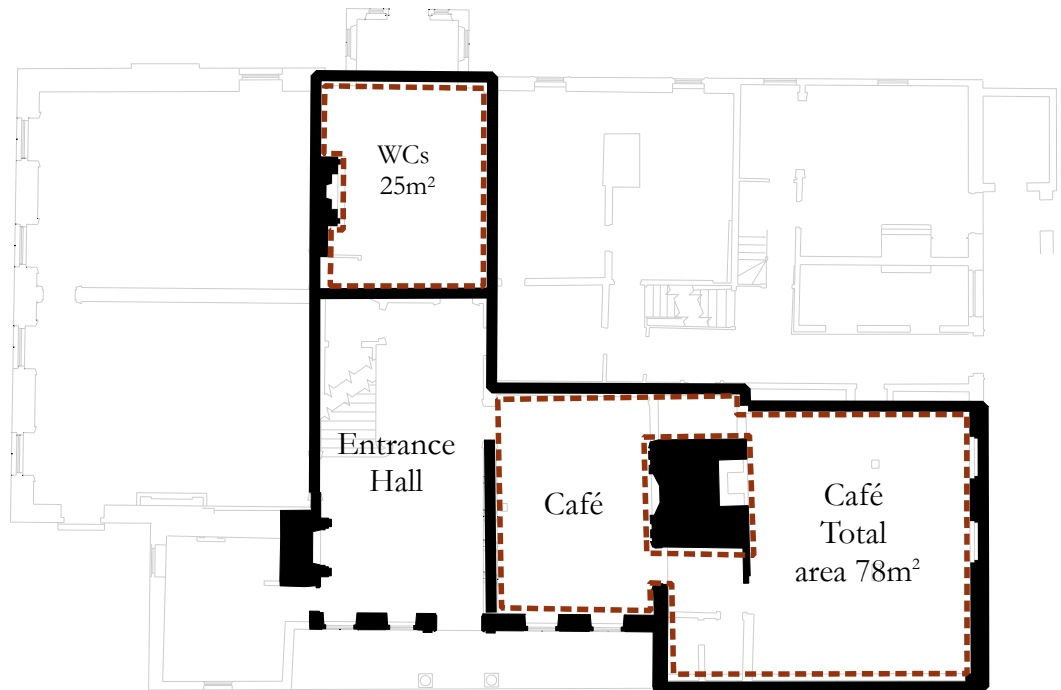


Figure 5: First floor - elements to retain

Ground floor



First floor

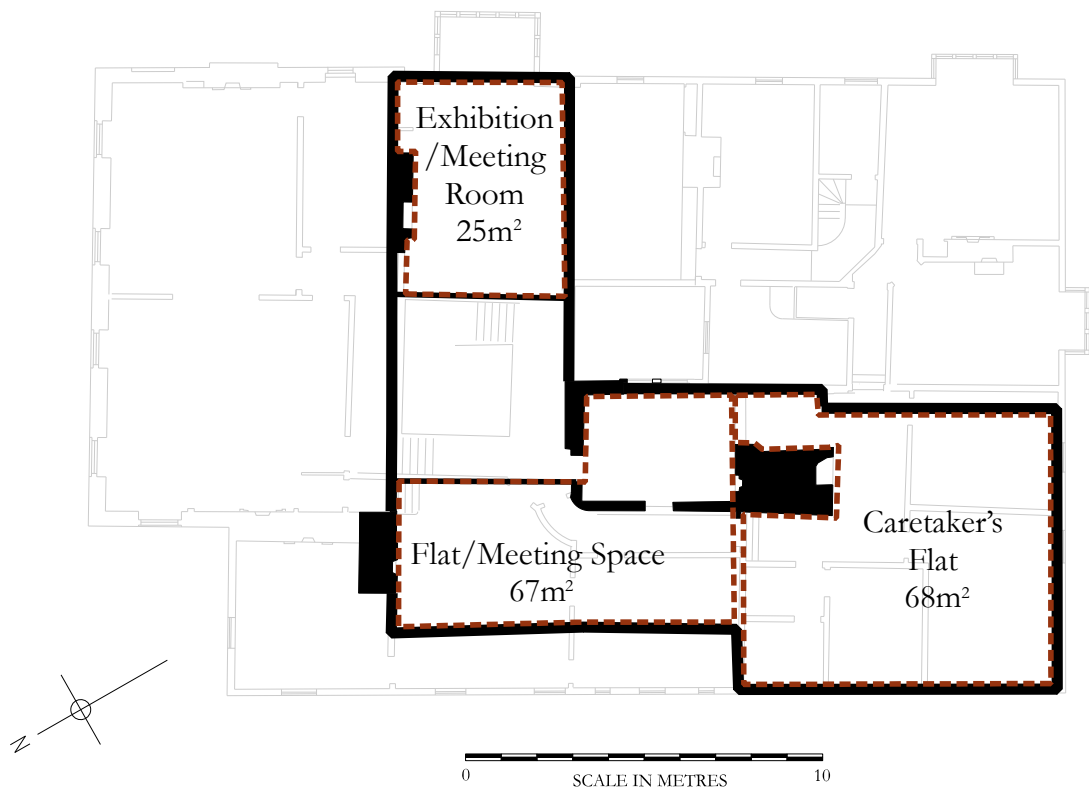


Figure 6: Potential use of reduced building as café, meeting rooms and flat

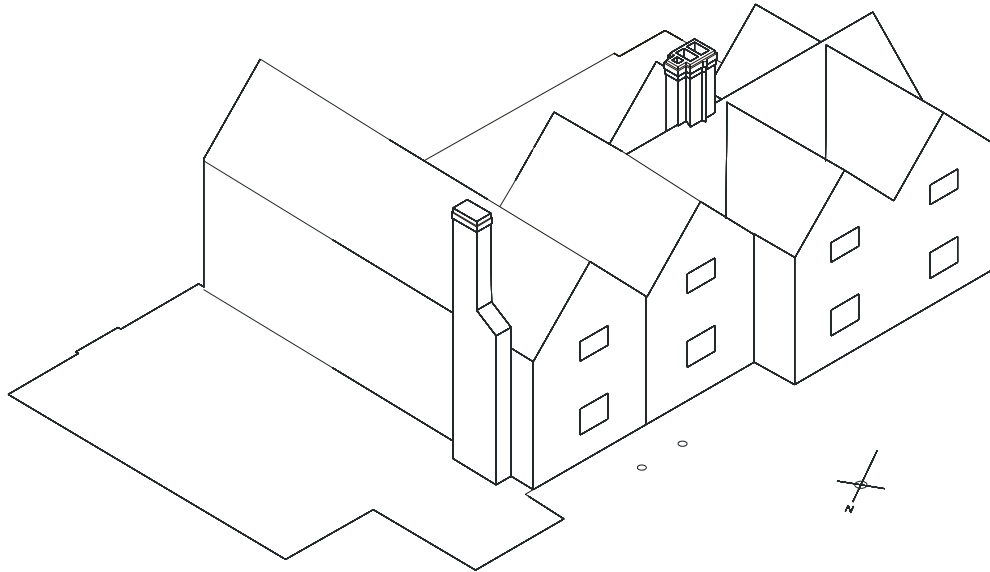


Figure 7: 3D sketch of possible reconstructed house

- 5.1.14 Such a rebuilding would produce a floor space of approximately 263m². This would be sufficient for use as a café, a large first floor flat, a first floor function room/exhibition space and a further small flat/function room/exhibition space. The presence of residential accommodation in the building would ensure that the house was regularly used, thus deterring vandals. It could either be used as accommodation for a Council employee, particularly temporary accommodation for new staff in the process of relocating to the area, or be let on a more commercial basis, probably with the café.
- 5.1.15 The advantage of such a scheme would be that the building created would be relatively small and thus easier to fund. A budget estimate by Rider Levett Bucknall in 2009 (see appendix 3) suggested that this minimal restoration, including restoring the panelling and Lanscroun murals, would cost approximately £2.65 million (exc. VAT, inc. fees @15%), of which £862,500 is attributable to the Lanscroun murals. A phased approach, in which the Lanscroun murals were restored at a later date in order to reduce initial costs, would be possible, but tackling the project in a single phase with targeted HLF support would be more economical.
- 5.1.16 Use as a park café would not generate much revenue. Advice from Knight Frank suggests that between £15,000 and £20,000 per annum could be raised from a café concession (appendix 4). Commercial demand for meeting space is considered to be limited, given the relatively weak local employer catchment and inaccessibility for use. Such a component would therefore barely cover operational costs (ancillary to the café) and make no contribution to the capital value of the scheme; but may be significant as a community facility. The contribution of the rent from a flat would also be relatively small, and while making a useful contribution to supporting

maintenance and operating costs, would not contribute towards the capital costs of restoration.

- 5.1.17 This form of restoration would therefore have to be capital funded by cross subsidy from the development of the stables and public funding. If the development of the stables was maximised, pursuing Option B, then between around £0.25 and 0.5 million might be realised; more if the new build site were sold to a housebuilder (assuming the market recovers).
- 5.1.18 Use as a caretaker's flat is not felt to require varying the covenant, though a legal opinion would need to be sought. This scheme is likely to be the most acceptable of all the options to the local population, given that the impact of traffic on the local area would be relatively small, the park opening times would not be extended, but the park would gain a desirable facility.

5.2 Commercial use

Restoration of the entire envelope as a restaurant

- 5.2.1 Previous interest in the property by both Whitbread and Bass suggested that there was a commercial market for the building. At the time there was no heritage objection to such proposals, with English Heritage indicating that it considered restaurant use preferable to community use as it provided a more secure economic future for the building.¹³ It is estimated that restoration of the entire structure and envelope and fitting out for this use would cost between £3.68 million and £3.97 million (exc VAT, inc. fees at 15%).
- 5.2.2 Previous interest from developers in this use suggests that a pub/restaurant in this area would be commercially viable. However, when first proposed in 1996 this type of scheme encountered such vociferous local opposition that it was not pursued. Given similar subsequent opposition to community uses, there is no reason to think that this opposition will have abated.

Office use

- 5.2.3 Another alternative would be to restore the structure and exterior envelope of the house, while fitting out the interior for office use. Providing surviving panelling and the Lanscroun murals were retained, this is likely to be acceptable in historic buildings terms, given the very limited survival of the majority of the interior. Car parking could be provided in the stable yard, using development option C.

¹³ Letter from Sue Hendrie of EH to Brian Mould LBE 20 April 1999

- 5.2.4 Financially the restoration of the envelope and fitting out of the interior of the house is estimated to cost approximately £4.25 million, with a further £225,000 needed for external works (all exc. VAT but including fees at 15%).
- 5.2.5 However, advice from Knight Frank concludes that, given that this is a non-established office location, and the condition of the building, it is extremely unlikely that a party would come forward with an office scheme if the building were placed on the open market. With no comparable data available, the likely value of the building in office use cannot be assessed.
- 5.2.6 Such a use would entail applying to vary the conditions of the restrictive covenant. There is likely to be some objection to this, given that there would be extra traffic, particularly at the beginning and end of the working day, and public access to the building would be limited (though occasional access to the restored entrance hall and murals could probably be incorporated into the disposal terms). However, there would be very little activity out of hours, so objections could not reasonably be raised regarding increased noise and nuisance in the evenings.

5.3 Residential use

Private residential use

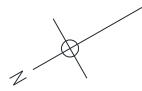
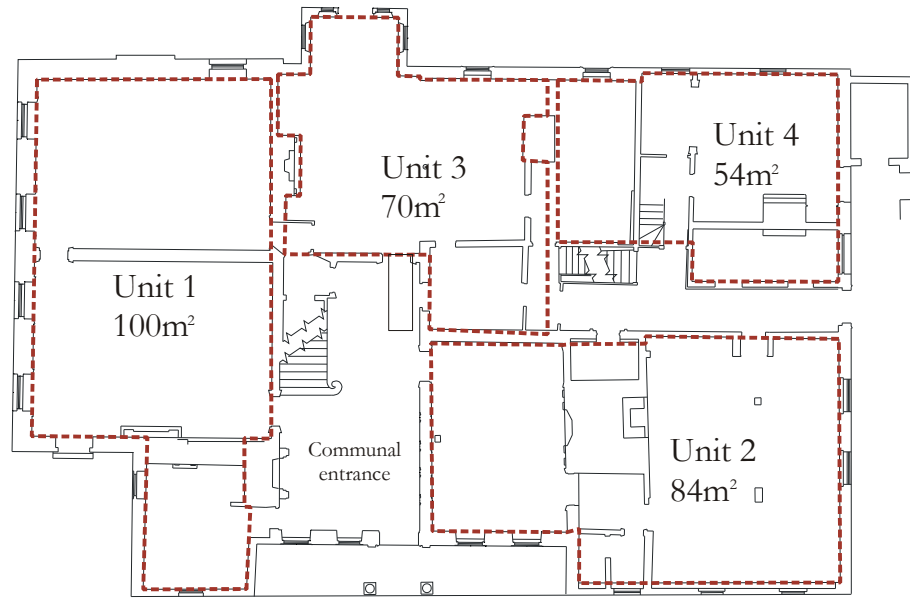
- 5.3.1 Using G4 as a circulation space, it would be possible to divide the building into up to nine or ten residential units. Advice from Knight Frank is that demand for housing in the local area still exceeds supply and that two and three-bedroom apartments are extremely popular amongst local buyers. In order to achieve premium values, a high standard of restoration and fit out would be necessary and the rear-facing ground floor units should have some demised garden area, which would eat into the area of the public park to a limited extent. Parking would be accommodated in the stable yard, reducing the potential quantum of development in this area to option C.
- 5.3.2 Advice from RLB (June 2009) indicates that the total build cost would be around £4.43 million (exc VAT, inc. fees at 15%). As with other schemes, an additional £225,000 would be necessary for external works. Against this the flats could be expected to raise around £2,645,000 on the open market.¹⁴ A significant cross-subsidy from the stable yard would be ruled out by the need for it to contain parking for the converted house. Thus private residential development, while providing a secure long term future for the site, would not be possible without a substantial public subsidy to cover a shortfall between build costs and end values of around £2 million,

¹⁴ See Appendix 4

without even taking into account financing and other development costs and profit.

- 5.3.3 This approach would also entail an application to amend the restrictive covenant. The relatively small amount of parking and therefore traffic movement and the relatively low level of activity out of hours would address most of the concerns previously raised by objectors. However, there is likely to be objection to the loss of community ownership and use. While this could be addressed to an extent by occasional opening of the hall and stair to the public, and possibly also by using one of the ground floor units as a café, this would greatly reduce the desirability of the flats in commercial terms and reduce potential revenue.

Broomfield House Enfield
Indicative layout as flats
Ground floor



0 10
SCALE IN METRES

First floor

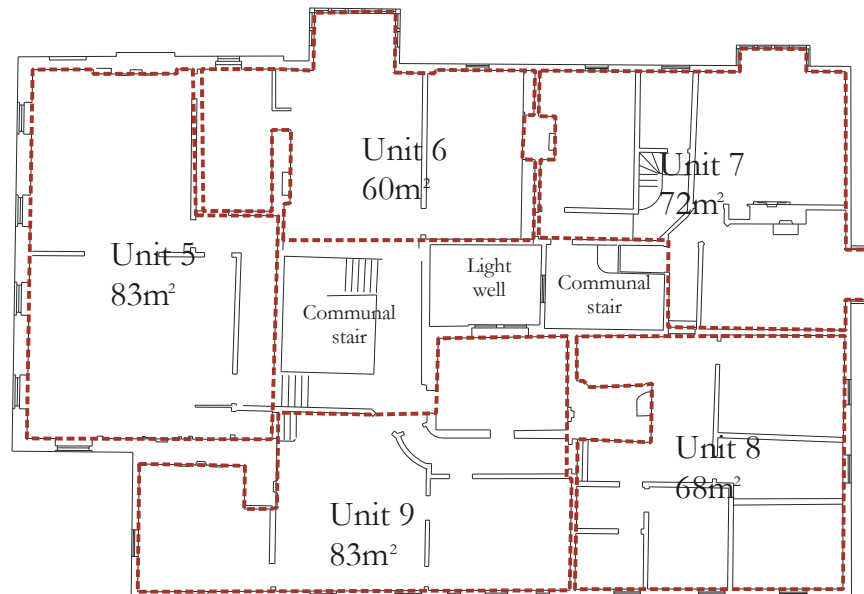


Figure 8: Possible division into flats

Sheltered housing

- 5.3.4 A final possibility is use as sheltered housing. Again, this could be carried out without damage to the historic fabric provided that the key elements identified as being of significance were retained and the external appearance of the building remained unchanged. It would also be possible to incorporate a café at ground floor level, giving some public access to the hall and stair.
- 5.3.5 Any sheltered housing scheme would be expected to provide the following:
- Self-contained flats with their own kitchen and bathroom
 - Wide corridors
 - Lifts
 - A laundry
 - Optional social activities
 - Communal gardens
 - A guest room for overnight visitors
 - Security and safety features
 - A warden or scheme manager
 - 24-hour emergency assistance through an alarm scheme.
- 5.3.6 These functions could be probably accommodated within the current external envelope, given that the majority of the upper floor has either been destroyed or is of very limited significance, allowing for a high degree of freedom. However, Knight Frank are of the opinion that a development consisting of the house alone would be too small to be viable to as sheltered housing. In order to overcome this, it would be necessary also to develop the stables and stable yard as sheltered housing. Limited parking would need to be provided in the stable yard, which would nonetheless allow some development in the walled garden.
- 5.3.7 Even if the stables and adjoining land form part of a sheltered housing development, it is unlikely that such a scheme would be attractive to a commercial developer, as it would still be small, and would not be able to provide the standardised plan which these companies need to create economies of cost. However, substantial funding, of approximately £5.9 million, has been earmarked by the Mayor of London for conversion of the house and new build in the stable yard for sheltered housing. This may make the scheme attractive to a Registered Social Landlord (RSL). Grant funding, particularly from HLF, may also be available for the restoration of specific heritage elements, so long as public access to them were provided.
- 5.3.8 If costs are assumed to be roughly the same as that for housing (using option B for the stable yard), the build costs (including fees) and end values are estimated as follows:

	<i>Build cost</i>	<i>Value</i>
House	£4,430,000	£2,645,000
External works	£225,000	£0
Restoration of stable block and new build in stable yard	£3,200,000	£4,400,000
Totals	£7,855,000	£7,045,000

5.3.9 Although the apparent shortfall between build costs and values is relatively small (at approximately £0.8 million), total development costs, including the cost of financing, are likely to be significantly higher. Nevertheless, total development costs are unlikely to exceed the combined final value and grant available for the project.

5.3.10 Although it is debatable whether it would be necessary to alter the covenant, it would probably be advisable to do so in order to give a prospective RSL assurance that it did not present a risk. Sheltered housing would involve a relatively low level of parking/traffic movement, and the nuisance and noise generated would be minimal. The park could retain a café and public access to the main stair could also be retained. The objections of local residents would therefore largely be met. Nevertheless, there is still likely to be disquiet regarding the increased residential use in the park.

6 CONCLUSION

6.1.1 Given current market conditions, the development of the house, stables and yard as sheltered housing provided by a RSL appears to be the best option for the future. Such a scheme could be achieved without material damage to the significance of the main house or the site as a whole, could attract enough public funding to cover the deficit between end value and development costs, and provide a secure future for the building, while minimising the likely reasons for objection by local residents. The proviso is that a RSL can be found that would be willing to take on a project which may be of sub-optimal size and form in operational terms.

6.1.2 It is therefore recommended that early approaches are made to RSLs in order to test their reaction, and dependent on the outcome, a feasibility study is undertaken in order to explore the needs of an RSL providing sheltered housing in more detail, and whether a restored Broomfield House (and a developed stables and stable yard) could meet these needs. This study should also develop and refine the estimated costs of development as sheltered housing and its likely end value.

6.1.3 If the feasibility study indicates that the sheltered housing option would not prove viable, the next best option would be minimal restoration of the

historic core. If cross-subsidised by an intensive development of the stable yard, there would still be a significant funding gap to overcome, but operating costs would be reduced to those that could reasonably be met by income from a park café; no long term revenue subsidy would be needed. While there is likely to be some local objection to the principle of development in the park, local worries regarding noise and increased traffic would largely be addressed.

- 6.1.4 Use as private housing or offices is unlikely to be viable due to the shortfall between the value realised and cost involved. Proposals for large scale community use are considered untenable, given both local opposition and the difficulties in obtaining total capital funding from public or charitable sources. Proposals for a commercial use as a pub/restaurant have failed due to local opposition and it is unlikely that this will change in the near future.
- 6.1.5 If both sheltered housing and minimal restoration, having been fully explored, do not prove viable, the property should be market-tested to see if any viable uses come forward. Only if this fails to produce a viable scheme could it be considered that all avenues have been exhausted and a case made for demolition. The decision making process for this is set out below.
- 6.1.6 In terms of meeting the test in PPG 15, local opposition to a viable use would not be sufficient to rule out such a use and overcome the presumption in favour of preservation. If credible proposals came forward (perhaps along the lines of a pub/ restaurant) in response to market testing, they would need to be ruled out by the rejection of those proposals by the Lands Tribunal and/or the Secretary of State for Communities and Local Government on appeal before an application by LB Enfield for consent to demolish is likely to succeed.

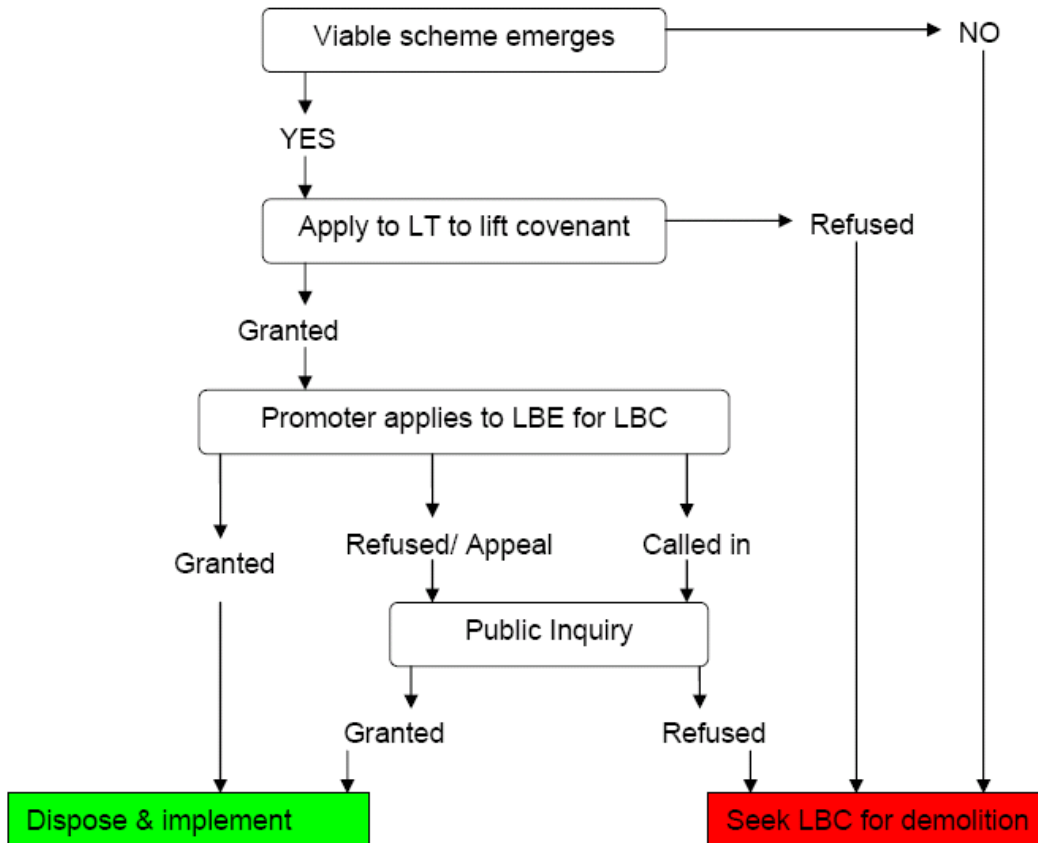


Figure 9: Flow chart showing process necessary before LBC can be sought for demolition

7 APPENDIX 1: EXTRACT FROM PPG 15, PLANNING AND THE HISTORIC ENVIRONMENT

3.19 Where proposed works would result in the total or substantial demolition of the listed building, or any significant part of it, the Secretaries of State would expect the authority, in addition to the general considerations set out in paragraph 3.5 above, to address the following considerations:

- i. the condition of the building, the cost of repairing and maintaining it in relation to its importance and to the value derived from its continued use. Any such assessment should be based on consistent and long-term assumptions. Less favourable levels of rents and yields cannot automatically be assumed for historic buildings. Also, they may offer proven technical performance, physical attractiveness and functional spaces that, in an age of rapid change, may outlast the short-lived and inflexible technical specifications that have sometimes shaped new developments. Any assessment should also take account of the possibility of tax allowances and exemptions and of grants from public or charitable sources. In the rare cases where it is clear that a building has been deliberately neglected in the hope of obtaining consent for demolition, less weight should be given to the costs of repair;
- ii. the adequacy of efforts made to retain the building in use. The Secretaries of State would not expect listed building consent to be granted for demolition unless the authority (or where appropriate the Secretary of State himself) is satisfied that real efforts have been made without success to continue the present use or to find compatible alternative uses for the building. This should include the offer of the unrestricted freehold of the building on the open market at a realistic price reflecting the building's condition (the offer of a lease only, or the imposition of restrictive covenants, would normally reduce the chances of finding a new use for the building);
- iii. the merits of alternative proposals for the site. Whilst these are a material consideration, the Secretaries of State take the view that subjective claims for the architectural merits of proposed replacement buildings should not in themselves be held to justify the demolition of any listed building. There may very exceptionally be cases where the proposed works would bring substantial benefits for the community which have to be weighed against the arguments in favour of preservation. Even here, it will often be feasible to incorporate listed buildings

within new development, and this option should be carefully considered: the challenge presented by retaining listed buildings can be a stimulus to imaginative new design to accommodate them.

3.37The Secretaries of State ask authorities to deal with their own buildings in ways which will provide examples of good practice to other owners. It is particularly important that every effort should be made to maintain historic buildings in good condition, and to find appropriate new uses for buildings in authority ownership which are no longer in active use. Prompt disposal is important: empty buildings should not be retained on a contingency basis, with all the risk of neglect and disrepair that this can create.

3.38 The Secretary of State will be particularly concerned to ensure that local planning authorities take full account of the policies set out in this PPG, and will not be disposed to grant consent for the demolition of listed buildings in authorities' ownership unless there is clear and convincing evidence that alternative possibilities for new ownership and new uses have been thoroughly explored.

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8 APPENDIX 2: DETAILED BREAKDOWN OF GRANTS INVESTIGATED

1. Grant making bodies identified through the Funds for Historic Buildings and Grant finder databases

Grant making body	Funding criteria	Reason unsuitable
Britannia Building Society Community Fund	The objective of the Community Fund is to provide support for projects in areas where there are Britannia Building Society branches across the UK. The Fund provides support for one-off projects that will be of direct and immediate benefit to Britannia's home communities.	Grant available under £50,000
CEMEX Community Fund	Funding for local communities in vicinity of CEMEX operations, including buildings of architectural or historic interest	Not within 3 miles of a CEMEX site.
Community Foundation Network	Grants for projects in all sectors of the local community. Each foundation has its own character appropriate to the location and grants may be made to a wide range of activities including: health; children and young people; arts and culture; the environment; services.	Do not fund major capital projects
Earnest Cook Trust	UK-based educational projects in the fields of the countryside and environment, environmental research and the arts, crafts and architecture.	Grant available under £50,000
Esmee Fairbairn Foundation	The Foundation aims to improve the quality of life for people and communities that face disadvantage. It supports work that focuses on the UK's cultural life, education, the natural environment, and enabling people who are disadvantaged to participate more fully in society.	No not fund projects with total capital costs of £500,000 or more
PF Charitable Trust	Grants to a wide range of charities in the United Kingdom with priority given to medical support and research. Charities concerned with homelessness, children, poverty, the aged and conservation are also considered.	Fund very small significantly under £50,000
Pilgrim Trust	Funding is available for projects concerned with social welfare, preservation, places of worship, and for the conservation of historic contents.	The Trust do not make grants for major capital works programmes in excess of £1 million where partnership funding is required
Sainsbury Family Charitable Trusts	Collectively, the Trusts support a wide range of interests, both in the UK and overseas, from: arts; disadvantaged children; homelessness; parenting and child welfare; social housing; social welfare; health welfare; medical research; urban regeneration/environment; environmental projects; education; Christian causes; to developing countries.	Unsolicited applications are very rarely successful.
Tubney Charitable Trust	Grants to registered charities whose activities fall into the following categories: conservation of the natural environment of the UK through achievement of Biodiversity Action Plan targets; and improvement of the welfare of farmed animals, both in the UK and internationally.	Do not support building repairs
Lord Barnaby's	The Foundation will consider giving grants for the	Appear to only give

Foundation	preservation of buildings, both religious and secular, of historic or architectural interest.	small grants to charitable institutions.
Benham Charitable Settlement	Small grants are available for heritage-based projects (among a significantly broader range of charitable objectives).	Grants in the region of £300-£500
The Woodroffe Benton Foundations	The Foundation will consider giving grants for the preservation of buildings, both religious and secular, of national historic or architectural interest. Grants are not normally made for projects of local interest only	Grants do not normally exceed £2,000
The Clothworker's Foundation	The Foundation offers grants for the preservation of buildings of historic or architectural interest, under its Heritage and Environment category of charitable giving.	Grants do not normally exceed £50,000
Jill Franklin Trust	The trust makes grants towards the restoration of churches (and occasionally other buildings) of architectural importance which are favoured by the Trust.	Grants not normally more than £500
The Gordon Fraser Trust	The Trust has a wide range of general charitable purposes, particularly involving young people, the environment and visual arts. While not a specifically defined area of interest, the repair and restoration of historic buildings are not precluded.	Grants do not normally exceed £1,000
The J Paul Getty JR Charitable Trust	The Trust's principal focus is social welfare, but it will consider giving grants for the preservation of secular buildings of exceptional historic or architectural interest.	Grants do not normally exceed £15,000
Idlewild Trust	The Trust will consider giving grants for the preservation of religious and secular buildings and items of historic or architectural interest or national importance, for the benefit of the public.	Maximum Grant £5,000
Lankellychase Foundation	The Trustees of the Foundation have a number of areas of interest, one of which includes heritage buildings.	Grants of up to £10,000
Leche Trust	The Trust supports a number of charitable causes, one of which is the preservation of buildings and their contents and the repair and conservation of church furniture, such as monuments. The Trust also supports charitable activities associated with the preservation of rural England.	Grants of up to £5,000
The Helen Isabella McMorran Charitable Trust	The Trust will consider giving grants for the preservation or conservation of religious buildings of historic or architectural interest. Trustees tend to favour applications for specific purposes, events or projects.	Maximum grant tends to be £2,000
The Manifold Charitable Trust	The Trust will consider grant-aiding the preservation of any building of historic or architectural interest.	While there is no upper limit grants are usually in the region of £1,000-£9,000
Mercers' Charitable Foundation	The Trust will consider giving grants for the restoration or conservation of buildings of Grade I and Grade II* listed buildings and exceptionally, other buildings that have particular importance. Applicants must be registered charities or UK charities that are exempt under the 1995 Charities Act.	Grants of between £1,000 and £4,000
The Skinner's Company Lady Neville Charity	The Lady Neville Charity is one of a number of discrete charities administered by the Skinners' Company. Its aim is to provide grants that will make a clear and significant contribution to grassroots	Grants between £500 and £1,000

	charitable organisations working in designated priority areas, one of which is Local Heritage.	
The Bernard Sunley Charitable Foundation	The Foundation gives grants to many causes across a broad range of charitable activities, including the preservation of religious and secular buildings of historic or architectural interest.	Although a large fund it is heavily committed. Therefore the chances of a successful application are relatively small
Kress Foundation (World Monuments fund)	Grants are awarded for the conservation of buildings, groups of buildings, and works of art of recognized artistic quality in an architectural context.	Maximum grant £15,500
World Monuments Watch	The World Monuments Watch programme, created by the World Monuments Fund (WMF) identifies and supports cultural landmarks in immediate peril. Its biennial list - the World Monuments Watch list of <i>100 Most Endangered Sites</i> - is the WMF's primary advocacy tool.	Grants generally range from £6,500-£65,000
The Goldsmiths' Company's Charities	Make 600 grants a year including to heritage causes	Entire annual Budget c.£60,000
H D H Wills Charitable Trust	Supporter of restoration projects.	Grants tend to be between £250 and £500.
Wolfson Foundation	Grant aid grade I and II* buildings open to the public. Applications are by invitation only.	Grants of up to £250,000 have been given, however these are rare.

2. Landfill Community Trust Sources

Funder	Form of grant	Reason unsuitable
Gem Trust	Category E grant: Projects awarded under this category must be for 'the repair, maintenance or restoration of a place of worship or a place of architectural importance'.	Maximum grant £25,000
SITA	Enhancing Communities Programme: for community improvement projects within ten miles of an active landfill site owned by SITA UK.	Not within 3 miles of SITA site
Veolia	Category E grant: Projects awarded under this category must be for 'the repair, maintenance or restoration of a place of worship or a place of architectural importance'. It needs to be within 10 miles of a licensed landfill site.	Maximum total size of project £500,000
Viridor	Category E grant: Projects awarded under this category must be for 'the repair, maintenance or restoration of a place of worship or a place of architectural importance'.	A relatively small grant, up to £50,000
Ibstock Cory	Category E grant: Projects awarded under this category must be for 'the repair, maintenance or restoration of a place of worship or a place of architectural importance'.	A relatively small grant, up to £30,000
Biffaward	Bio diversity and community projects funded only. Would only be interested in fitting out parts of the building for community use.	Community and Biodiversity projects only
Grantscape	Only relevant project is the Biodiversity Challenge fund	Biodiversity projects only

9 APPENDIX 3: COST ADVICE FROM RIDER LEVETT BUCKNALL

Dear Richard,

Please see below a draft of our preliminary estimates as requested in respect of the various options etc.

Notes;

- a) Estimates are based on current rates, no allowance for changes in labour or material prices,
- b) Assume prices will be obtained through normal competitive tendering procedures.
- c) Values **exclude**, furniture and fittings, carpets etc, professional fees and all costs related to VAT.

Preliminary Estimates for Options;

a) Existing House; Repair structure and external envelope etc	£ 1,250,000.00
b) Reinstatement of interior panelling etc G4, G8	£ 200,000.00
c) Reinstatement of Lanscroon murals	£ 750,000.00
d) Fit out/ new build existing house as cafe/community centre	£1,500,000.00
e) Fit out as pub/ restaurant (depends on catering/kitchen facilities	£ 1,000,000.00 to
£1,250,000.00	
f) Fit out as offices	£ 1,500,000.00
g) Fit out as flats (9 no total)	£1,650,000.00
h) Restore historic parts (reduced area) incl panelling and murals	£ 2,300,000.00
g) Stables, - Repair of structure and external envelope	£ 500,000.00
- Allowance for 4 flats	£ 700,000.00
- Allowance for 2 semi detached houses	£ 625,000.00
- Allowance 9 no 3 bedroom houses	£ 1,650,000.00
h) Other Items to consider;	
Drainage new and existing say	£ 50,000.00
Car parking access	£ 75,000.00
External signage/lighting	£ 50,000.00
Works to entrance gates	£ 20,000.00

I hope the above suits your requirements at this stage and provides 'food for thought', I am away from the office until Monday, please review the above and if there are any queries or matters you wish to discuss hopefully we can speak on Monday.

Regards

Brian Lawrence

Consultant

Rider Levett Bucknall

Cutlers Court.115 Houndsditch
London,EC3A 7BR, United Kingdom

Phone: +44 020 7398 8342

Fax: +44 020 7623 0466

Mobile +44(0) 7717 731164

Email: brian.lawrence@uk.rlb.com

Web: www.rlb.com

10 APPENDIX 4: VALUATION ADVICE FROM KNIGHT FRANK

Broomfield House, Broomfield Park, Palmers Green

1.0 Introduction

Knight Frank has been appointed by Paul Drury Partnership (PDP) to provide feasibility advice to support the London Borough of Enfield on the proposed restoration/conversion schemes for Broomfield House and Stables. There are three options which have been proposed for the House for which we are reporting:-

- Market Residential;
- Sheltered housing / Retirement flats;
- Cafe and Meeting Rooms; or
- Offices

We have been asked to comment on the sizes, mix and indicative values for each scheme, providing our view on the best way to maximise value.

We have also provided commentary on scheme imperatives being the provision of privacy, access, the demised outside space, and parking which we consider as relevant issues affecting value. In addition we have commented on and our experience of working with similar schemes and the effect of the building's listed status upon value.

2.0 Listed and Historic Buildings

Knight Frank advises a range of clients including private and public owners, trusts, charities and developers in respect of historic property across the UK. Similar schemes to Broomfield House in greater London and upon which Knight Frank has advised in recent years include:-

- Danson House in Danson Park, Bexleyheath
- Dollis Hill House in Gladstone Park, Brent
- Fulham Palace in Bishops Park, Fulham
- The Magazine, Kensington Gardens

These buildings provide an important reference point as to what is achievable in the context of historic buildings which have been in public ownership and sit in a public context.

2.1 Danson House

Knight Frank was asked to promote this Grade I listed neo-Palladian villa on behalf of English Heritage and to find a beneficial use. It comprised 1,690 sq metres of space in a wind and watertight “shell” finish and was set in 3.3 acres. At the time that English Heritage bought the house and neighbouring stable block from London Borough of Bexley for £1 the buildings were on the register of buildings at risk. They managed to lease the adjoining stables to Whitbread for a highly successful pub operation and spent c. £2 million restoring the House to shell condition. A non-competition clause in the Whitbread lease together with heritage issues limited the options for the building considerably and efforts to market with a successful outcome very nearly failed. It was subsequently sold on a long lease to Bexley Heritage Trust and now operates as a restored country house holding various events / talks, conferences and wedding receptions. The house and the gardens are open to the public along with a café. The terms of the lease required of the tenant to complete the remaining restoration / conservation works and repair including fitting out, servicing of the house and external landscaping.

2.2 Dollis Hill House

Knight Frank undertook a marketing campaign of the substantially dilapidated Grade II listed villa on behalf of London Borough of Brent in 2007. The house potentially extended to 631 sq metres of space and the stable block was also potentially available. Despite a concerted effort to identify a beneficial user for the property interest in the house was limited. This was largely due to the condition, costs of restoration and significant constraints associated with a public park location. Expressions of interest were scrutinised over a significant period which culminated in the decision being made to demolish the house but to let the Dollis House Trust remain in the stable block.

The case to demolish at Dollis Hill House is probably more straight forward given the fact that the building is listed for its historic interest rather than architectural merit and the demolition scheme includes a sensitive scheme to provide historic interpretation of the historic significance of the site.

2.3 Fulham Palace

We provided valuation advice to London Borough of Hammersmith & Fulham in respect of buildings at Fulham Palace, a listed Grade II former Bishop’s Palace. The advice was then used to form a business case where the Council undertook a programme of refurbishment and improvements to Fulham Palace with its own investment and Heritage Lottery funding. This has now been completed and includes the provision of a new café which is operated by Create in addition to office lettings, function room hire, a museum and gallery which have become popular visitor attractions.

The hospitality business has been particularly successful with approximately 140 to 160 events per annum, usually including two weddings per weekend. There is a marquee site and the business is run separately with approved caterers and other suppliers.

2.4 The Magazine

Knight Frank ran an expressions of interest for two opportunities on behalf of the Royal Parks in Hyde Park and Kensington Gardens in 2008. One of the opportunities was The Magazine, a Grade II listed former munitions store measuring approximately 804 sq metres and on a site of just under an acre. The building required significant reconfiguration to provide usable accommodation and to secure a beneficial use. Expressions of interest for a variety of uses including educational, art gallery, destination restaurant health and fitness were submitted and are currently the subject of deliberations by the Royal Parks.

The location, quality of catchment and number of visitors to Kensington Gardens and Hyde Park certainly raised the attractiveness of the proposition but the Royal Parks' desire to offer only a licence of the building did limit the number of interested parties.

3.0 The Schemes

We provide below our commentary on each scheme and its suitability.

3.1 Market Residential

3.1.1 Unit Sizes & Mix

The Paul Drury Partnership has provided us with indicative floor plans for the proposed conversion of Broomfield House into flats. Knight Frank has relied on these for the purposes of this report. The current proposal is for a two storey building comprising a total of 9 one, two and three bedroom apartments.

We refer you to a more detailed breakdown of the unit mix below:

Private Apartment Type	Number of Flats	Total Floor Area (Sq ft)
1 Bed	2	1,227
2 Bed	6	4,951
3 Bed	1	1,076
Totals	9	7,255

We have had an opportunity to consider the scheme and in our opinion it is appropriate in terms of size and configuration for the area and the profile of purchaser that we would envisage buying. As an alternative mix we would recommend exploring the possibility of turning flat 6 into a small two bedroom unit, which would increase sales values.

We have spoken with a number of respected residential agents who have been active in the local market for many years. We have questioned them at length on the condition of the market, the supply and demand for the types of apartment that are being proposed and the profile of potential purchasers.

Whilst there are a number of current and planned residential developments in the vicinity, we understand from local agents that demand still exceeds supply. There is a shortage of flats in the immediate area and we have been informed that two and three bedroom apartments are extremely popular amongst local buyers. On this basis we anticipate good demand for the proposed units. In addition, we believe that the flats will command a price premium on the basis that Broomfield House is listed, steeped in history and situated in a prime position which commands attractive views and amenity of the Park.

We have not seen scale drawings (1:50) for individual unit layouts and are therefore unable to comment in detail on internal space planning. With regard to kitchen layouts we are of the opinion that a mix of open-plan and separate kitchens would create variety, which in turn will appeal to a wider audience. Storage space within apartments is often a factor which is overlooked. In our experience maximising storage space is vital and is something that purchasers require and can be key to the decision making process.

3.1.2 Specification

The specification should complement the style and distinctiveness of the external elevations and contribute to establishing a new-build premium, essential to the success of the scheme. The specification should be measured against competing schemes. In order to achieve premium values it will also be important that the common parts are restored/ refurbished to a good standard of workmanship.

Good design is of equal importance and all unit layouts should be carefully considered. As mentioned above all flats should provide adequate storage with, for example, utilities housed in separate cupboards. Two bedroom units should have both an en-suite and family bathroom.

3.1.3 Target Markets

We believe that the development will attract the following types of end user, either as purchasers or tenants:

- Up-graders from surrounding apartment blocks;
- Young professionals, first or second time buyers;
- Mature single professionals – divorcees;
- Older buyers downsizing from larger properties.

The general consensus amongst local agents is that the scheme in question would particularly appeal to and attract buyers from the local market. It is also worth noting that buyers are likely to be reliant on the release of equity either from the sale or re-mortgaging of existing property, or the injection of investment funds.

3.1.4 Pricing

We refer you to the Schedule of Comparable Sales Evidence attached at Appendix I. As requested, we have carried out a pricing appraisal on the above scheme which can be found at Appendix II.

In Section 4 we refer to various scheme imperatives including outside space and car parking. Given the Listed status we appreciate that providing private outside space to the first floor units will almost certainly be impossible. We have however assumed that the ground floor units should have some demised garden area. Equally, we have made the assumption that each flat will be allocated one off street surface car parking space. On this basis we are of the opinion that the Gross Development Value of the proposed scheme is £2,645,000 which equates to an average £'s per sq ft rate of £365.

3.1.5 The Stables - Commentary on Sizes / Mix / Values

The Paul Drury Partnership have provided us with a total Gross External Area of 831 sq m (8,945 sq ft) which is to include the redevelopment of the existing stables and bothy plus an additional 534 sq m (5,640 sq ft) of new build. Knight Frank LLP has been asked to comment on optimum unit mix and achievable values.

Assuming the redevelopment at Broomfield House is designed as per 3.1.1.1 we are of the opinion that the following unit mix is suitable and will compliment the scheme as a whole as well as maximise value.

Proposed Unit Mix for Stables & Bothy									
Plot	Unit Type	Floor	Accommodation			Outside Space	Gross Internal Area		Comments
			Bedrooms	Bath	Reception		SqM	SqFt	
1	House	Ground & first	3	3	1	Garden	131	1410	Existing stables
2	House	Ground & first	3	3	1	Garden	131	1410	Existing stables
3	House	Ground & first	3	2	1	Garden	102	1093	New build
4	House	Ground & first	3	2	1	Garden	102	1093	New build
5	House	Ground & first	3	2	1	Garden	102	1093	New build
6	House	Ground & first	3	2	1	Garden	102	1093	New build
7	Flat	Ground & first	1	1	1	No	45	484	Existing bothy
8	Flat	Ground & first	1	1	1	No	45	484	New build
9	House	Ground & first	2	2	1	Garden	73	786	New build
Totals							831	8945	

We have been informed by local agents that three and four bedroom houses are in strong demand and will command a premium over flats of a similar size. Semi-detached 3 bedroom houses with garden and off street parking on surrounding roads are achieving between circa £400,000 and £430,000 depending on size and state of repair. We note that in order to achieve premium values it will be crucial that all houses have demised garden areas and allocated one car parking space per unit.

3.2 Sheltered Housing / Retirement flats

The second option for Broomfield House is to build sheltered housing / retirement flats. There are positive indicators that Broomfield Park and the house would be an attractive location suitable for potential purchasers. The area surrounding the park is relatively prosperous with a majority of family housing and this type of area is often preferred by elderly occupants who value living in close proximity to their own families.

However, we view that the house would be too small for inclusion of retirement facilities / services and that the building envelope would restrict the design of apartments.

3.2.1 Sizes

Typically any scheme for this type of housing will provide a variety of particular occupier features and services which the occupants can pay for by way of a service charge or one off payment.

These features include:

- self-contained flats with their own kitchen and bathroom;
- wide corridors;
- lifts
- a laundry;
- a communal lounge;
- optional social activities;
- communal gardens;
- a guest room for overnight visitors;
- security and safety features;
- a warden or scheme manager; and
- 24-hour emergency assistance through an alarm scheme.

At present the drawings do not provide for these facilities. The sizes of the flats will therefore need to change. Most commonly retirement flats are two bedrooms ranging from approximately 70 sq metres to 90 sq metres and the net to gross ratio can be 75% compared to 85-90% for new market residential. Further consideration would need to be given to how these would be built into the envelope of the restored building, the number of resulting flats that could be included and how design issues could be minimised. Developers will often purpose-build retirement flats to a set, uniform design of regular sizes in order to create building cost efficiencies. It is our view that the building could not provide for these efficiencies or provide enough critical mass for a retirement living developer.

3.2.2 Mix

Another important aspect to qualify is the Council's policy regarding the provision of affordable housing on developments of sheltered housing / retirement flats, as the inclusion of affordable housing will have a detrimental effect on value. This type of housing is not classified under a single 'user group' but can be classified as either Residential Institution (C2), which is not liable for affordable housing or Dwelling Houses (C3) which are. It is our interpretation that housing can only be classed as a Residential Institution (C2) if there are age restrictions on occupants and on-site domiciliary care. Therefore, Broomfield House would have to provide these extra facilities in order to

avoid the cost of affordable housing. It is the Council's privilege to interpret the 'user group' and their decision can be dependent upon the affordability and care provisions of the scheme.

3.2.3 Indicative Values

Present values for sheltered housing / retirement flats have fallen in concert with the market for family housing and apartments. The market for retirement flats is closely related to the residential market as most prospective purchasers are financially restricted by the need to sell their own home before purchasing a retirement flat. As demand has dropped so have values. Traditionally, retirement flats built by reputable developers with a good track record have attracted values 30% higher than equivalent residential apartments due to the build specification and facilities typically provided; as described above. However, due to the present market downturn, it would be difficult for retirement flats to command these values and difficult for Broomfield House to attract the interest of a reputable developer. We believe that Broomfield House does not provide the size or build efficiencies that a retirement living developer would seek. Developers are presently finding it difficult to sell flats; holding on their asking prices and offering a variety of incentives and payment schemes to attract purchasers.

Our research shows that the potential market value for retirement flats would be similar to market housing. However, we envisage some difficulty in selling the house for this use to a developer or building contractor.

There are a number of local schemes near to Broomfield Park including a McCarthy and Stone development at Winchmore Hill Road and a Pegasus development of retirement homes on Green Lanes. These developments have a number of flats available:

Address	Units	Asking Price / Sale Price
Pegasus Court, 194 Horn Lane, Acton, W3	1 Bedroom	£184,950
McCarthy & Stone Development, 7 Avenue Road, Southgate	1 Bedroom	£199,950
Pegasus Court, Green Lanes, N21	2 Bedrooms	£230,000
McCarthy & Stone Development, Homewillow Close, Winchmore Hill Road, N14	2 Bedrooms	£210,000
Pegasus Court, 194 Horn Lane, Acton, W3	2 Bedroom	£280,950
Pegasus Court, 194 Horn Lane, Acton, W3	3 Bedroom	£354,950
Pegasus Court, Green Lanes, N21	3 Bedrooms	£335,950

3.3 Cafe and Meeting Rooms

The third option for the house is to restore only the historic core, to provide a cafe in the southern part of the building, a ground floor meeting room, two first floor meeting rooms and a caretakers flat on the first floor. It is envisaged that the cafe might be leased to a franchisee and the meeting rooms could either be packaged with the café or let out through the Council with the upstairs caretaker performing the necessary associated on-site management activities.

Our experience in respect of the promotion of similar properties in similar environments is all about the catchment profile in terms of the population and economic demographic. We have sought statistics from the Council in respect of visitor numbers to Broomfield Park which were unavailable. Our instinctive feeling in respect of this option is that visitor numbers to the park are unlikely to sustain the café and meeting room use such that it is able to provide the capital for the conversion cost, fit-out works or provide adequate profit or surplus to contribute to the future maintenance of the building or provide a rent.

3.3.1 The Cafe

We have undertaken our own investigations and spoken with individuals at English Heritage, the Royal Parks and other London Boroughs who are responsible for the management of buildings which contain catering operations. Important factors to consider for the café are the size, the demise, the type of operation, the terms of the lease agreement and the rent payable. These factors will be determined by the franchisee or concessionaire.

Size and Demise

The sizing of the cafe in the current scheme would suggest that it would be a small café with a simple offer and serving pre-cooked food. It is more likely to be a café that attracts passing trade than becoming a destination which then creates additional challenges in respect of parking provision, servicing and hours of operation. It is likely that an area for outdoor eating would be a useful addition to the café and would attract more of the public to use it helping to bring further demand from operators. The café would also need to be DDA compliant.

Lease Terms

Particular lease terms which should be included in a lease include tenant obligations concerning:

- alterations (erection of tents, additional structures and mobile selling points)

- advertising signs / notices in the park,
- security measures
- opening hours

These terms will bring greater security to the landlord and are important to the tenant's business plan.

Indicative Rent

Rent payable by café operators is traditionally paid monthly and based upon gross turnover. Rents can range from 8% to 17% depending on the size of the operation, the character/appeal of the park and building and the efficiency of the business offer. A small operator will pay a rent of 8% of gross turnover with an agreed percentage increase based upon the Retail Price Index or with a base rent at rent review. The rent can also be stepped as a percentage of turnover giving the landlord stepped benefits from the tenants improved turnover. These factors are negotiable at the point of tender.

In order to source an operator, landlords of park cafes will market the business by way of a tender and advertise locally and/or through catering magazines such as The Caterer. Interest is likely to come from small national café operators and/or family run businesses but only if the demographics and number of visitors to the park are right.

It is possible that based on the current scheme that a café in this location may contribute a rent of between £15,000 and £25,000 per annum but we must caveat that this is based on a benchmarking approach as the necessary statistics are unavailable.

3.3.2 The Meeting Rooms

The drawings show that the ground floor meeting room measures 25 sq metres and will be accessed via either the east or west entrances. There are also two first floor meeting areas which measure 25 sq metres and 67 sq metres respectively.

Demand for meeting space is likely to be limited given the relative weak local employer catchment and inaccessibility for this use. The use is likely to promote dependency on the private car to access such a facility. Treating the definition of this space in a "looser" sense may open up opportunities to increase room hire income; for example functions, product launches, exhibitions space etc. The location is arguably not suitable for an operation of this nature if it were possible to achieve a reasonable level of occupancy and management costs would still represent a very substantial proportion of potential income even before contributions to provide the capital for the conversion

cost, fit-out works or provide adequate profit or surplus to contribute to the future maintenance of the building or provide a surplus.

Our experience of buildings like Broomfield house is that they will only attract café and meeting room/ function space in conjunction with a higher value use.

3.4 Offices

We are not in a position to provide evidence of instances where a developer or interested party has proposed a speculative office scheme for an historic building of this nature, particularly given the condition of Broomfield House, in a non-established office location and without other component parts of the building being given over to other more valuable uses.

We cannot rule it out that if the building were marketed on an open basis that a party would come forward proposing an office scheme for owner occupation but we believe that this is extremely unlikely.

4.0 Scheme imperatives

4.1 Provision of Privacy

In terms of privacy; we consider that both sites benefit from being located within the walls of the park but it does also present challenges in design, particularly for the private residential scheme.

This situation and quality of amenity does suit the commercial uses and the retirement flats which are less likely to need demised outside space. Despite this, provision for the privacy of all potential schemes would still need to be considered carefully as the park is used daily by the public and occupiers or purchasers will not want the general public being able to stand by or see through ground floor windows or demised space.

4.2 Access

Pedestrian and vehicular access both require proper consideration in the context of convenience and security.

In respect of the residential schemes, and maybe an office scheme, access particularly outside park opening hours would need to be managed to ensure that residents or occupants of the house or stable block can enjoy exclusive access. We understand current park opening hours are Monday to

Saturday 8.00am to sunset and Sunday 8.30am to sunset. Therefore options to be considered might include a night porter or key pad and barrier access.

There is also the matter of secure parking for occupiers and residents, including visitors. In respect of commercial schemes allowance needs to be made for servicing and deliveries.

4.3 Demised outside space

Although the house and stables have the advantage of being set within the park, we believe that additional communal outside space will have to be included in any design for the residential units in the house and stables. The Council as owner of the Park will need to provide for this and this would form the boundary of the scheme. It is important that this outside area is capable of being separately managed by residents and secure from the public visiting the park.

Secondly, if the house is converted for residential use, some additional private garden space should be provided for residents of the house, in particular for those located on the ground floor. This garden area could be at the rear of the building. We note that garden space has been included in the plans for the stable yard.

Whatever the use there will also need to be adequate provision of demised dustbins and waste arrangements for the exclusive use of residents and occupiers in a place which is convenient for them to be filled and emptied and without detracting from the quality of amenity.

4.4 Car Parking and Servicing

A study carried out by JMP Consulting in 2000 determined that parking facilities for the house and the stables would have to be provided within the stable yard. Though we have not seen this report we consider that further parking spaces may be required for the residents of the house. By locating all parking within the stable yard, development density of the stables would be restricted.

In addition, if the house were converted to retirement flats, additional consideration must be given concerning the distance from the demised car parking to the house. If this distance is too great it might deter potential purchasers from buying a flat. Commonly retirement home schemes provide 1:1 parking including 30% additional parking for visitors. Alternative options for parking might include additional parking spaces by the main gate, parking closer to the main house or parking outside the front of the house. Early photographs suggest that parking was once available outside the main house.

4.5 Lease Terms

It is our experience that the market place and, more specifically funders, will usually dictate lease terms. If the expectation is that the market is expected to carry the cost of restoring the house we would expect a minimum lease term to be 125 years to afford the leaseholder the flexibility to sell residential units or secure an acceptable return on their investment.

5.0 Conclusions and Recommendations

Broomfield House is likely to require substantial restoration work to provide a wind and watertight shell with warranties for the workmanship before it can realistically be offered to the market and promoted for a beneficial user to fit out, occupy and pay a premium and/ or rent.

We are of the view that the Council would be ill advised to embark upon these speculative work to restore the shell of the building without having undertaken some initial market testing. We would recommend an initial soft-marketing exercise to introduce the potential opportunity to a handful of residential developers, including sheltered housing scheme providers and potential café operators before defining the extent and specification of the restoration works.

If the soft testing response places significant doubt about the Council's ability to secure a beneficial user for Broomfield House it may be necessary for the Council to change strategy and pursue further discussions with the Council's planning service and English Heritage to, for example:

- quantify the conservation deficit by establishing the costs of restoration to shell condition against the potential value in this condition;
- explore how planning policy could be relaxed in order to achieve a deliverable scheme, possibly including an element of enabling development.

Such an approach may be necessary to establish principles which can be utilised to support marketing efforts.

If the soft testing response is more positive we would recommend an "expressions of interest" marketing campaign along similar lines to that which we have undertaken for the examples of Danson House, Dollis Hill House and The Magazine as set out in Section 2 of this report. We are aware that the Council may be able to provide funding assistance for certain types of scheme, including a sheltered housing scheme. This assistance would be an important element of the

marketing campaign and securing the successful delivery of a scheme and a beneficial use for the building in a fully restored state. We do believe that an “open” campaign that allows for a broad base of interest to come forward is more likely to deliver a successful outcome and build competition for the site than if the Council promotes the site for a particular use.

We would be pleased to set out further thoughts in respect of a marketing strategy for an expressions of interest campaign if the Council would like us to.

Finally, we believe that the above marketing approach and sequence of events is important in that it provides a very clear audit that the Council will have given the building the best chance of being put back into beneficial use. If those efforts fail the Council will have the evidence base available to it if it needs to prove a case for financial intervention or demolition as a very last resort.

Appendix 1 - Schedule of Comparable Sales Evidence

Appendix 2 - Pricing Appraisal



Schedule of Comparable Sales Evidence

Address	Agent	Type	Flat/ House	Bedrooms	Level	Outside Space	Parking Yes / No	Condition	Status	Date	Asking Price £	Sale Price £	Sq Ft	£psf on sale* Ave	General Comments
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One Bed Units

76a Aldermans Hill	Castles	Second	Flat	1	1	No	No	Average	Sold	May-09		£160,000	650	£246	Above commercial.
Cunard Crescent	Addison Townends	Second	Flat	1	Ground	Patio	Off street	Average	Under Offer	May-09		£172,000	575	£299	
25 Kensington Way	Daniel Scott	Second	Flat	1	2	No	1	Good	Sold	May-09	£189,000	£170,000	450	£378	
28 Trinity House	Daniel Scott	Second	Flat	1	1	No	1	Average	Sold	May-09	£190,000	£180,000	450	£400	9 year old building.
Corrib Court, Crothall Close	Winkworth	Second	Flat	1	Ground	No	Off street	Good	Under Offer	Jun-09	£200,000	£200,000	550	£364	School conversion to flats.
Fox Lane	Winkworth	Second	Flat	1	1	No	Off street	Good	For sale	Jun-09	£230,000		487	£472	
Fox Lane	Winkworth	Second	Flat	1	Ground	No	Off street	Good	For sale	Jun-09	£249,950		472	£530	

Two Bed Units

Plot 6, Stefan House, Green Lanes	Paul Simon Homes	New	Flat	2	2	Balcony	Off street	Good	Sold	May-09	£310,000	£285,000	800	£356	Listed building converted in to flats.
Hannah Court, Fox Lane	Winkworth	Second	Flat	2	Ground	No	Off street	Average	For sale	Jun-09	£289,950		810	£358	
Plot 1, Stefan House, Green Lanes	Paul Simon Homes	New	Flat	2	Lower ground	Garden	Off street	Good	For sale	Jun-09	£315,000		790	£399	Listed building converted in to flats.
Plot 12, Stefan House, Green Lanes	Paul Simon Homes	New	Flat	2	1	Balcony	Off street	Good	For sale	Jun-09	£340,000		900	£378	Listed building converted in to flats.
Sovereign House	Winkworth	Second	Flat	2	2	Balcony	Off street	Average	Sold	Jun-09	£350,000	£330,000	850	£388	Views over Broomfield Park.
Aldermans Hill	Winkworth	Second	Flat	2	1	Balcony	Off street	Average	For sale	Jun-09	£349,950		969	£361	
Applebury Court, Aldermans Hill	Anthonyepe & Co	Second	Flat	2	1	Balcony	Off street	Average	For sale	Jun-09	£364,995		866	£421	

Houses

Hawthorne Avenue	Anthony Webb	Second	House	3	N/A	Garden	No	Average	For sale	Jun-09	£349,950				Semi-detached.
Broomfield Avenue	Winkworth	Second	House	3	N/A	Garden	Yes	Average	For sale	Jun-09	£399,950		1105	£362	Semi-detached.
Cranford Avenue	Anthonyepe	Second	House	4	N/A	Garden	Off street	Average	For sale	Jun-09	£449,950				Semi-detached.
Ulleswater Road	Patersons	Second	House	5	N/A	Garden	Off street	Average	Sold	Jun-09	£565,000	£530,000			Semi-detached.
Powys Lane	Winkworth	Second	House	4	N/A	Garden	Garage	Good	For sale	Jun-09	£550,000		1800	£306	Semi-detached.
Hawthorne Avenue	Bennetwalden	Second	House	5	N/A	Garden	Off street	Average	For sale	Jun-09	£589,950				Semi-detached.
Powys Lane	Winkworth	Second	House	5	N/A	Garden	Off street	Average	For sale	Jun-09	£699,950		2270	£308	Semi-detached.



Schedule of Accommodation & Achievable Prices

Private Residential

Plot	Floor	Accommodation			Outside Space	Aspect	Gross Internal Area		Achievable Price	£ PSF
		Bedrooms	Bath	Reception			SqM	SqFt		
1	Ground	3	2	1	Garden	North/East/ West	100	1076	£350,000	£325
2	Ground	2	2	1	Garden	South/West	84	904	£315,000	£348
3	Ground	2	2	1	Garden	East	70	753	£280,000	£372
4	Ground	1	1	1	Garden	East	54	581	£240,000	£413
5	First	2	2	1	No	North/East	83	893	£315,000	£353
6	First	1	1	1	No	East	60	646	£250,000	£387
7	First	2	2	1	No	East/South	72	775	£280,000	£361
8	First	2	2	1	No	South/West	68	732	£290,000	£396
9	First	2	2	1	No	West	83	893	£325,000	£364
Totals							674	7255	£2,645,000	£365

Scheme Summary

Summary	No. of Units	Total Floor Area (Sqft) by Unit Type	Av Unit Sizes (Sqft) by Unit Type	Total price by Unit Type (£'s)	Av £'s psf by Unit Type	Av Price (£'s) by Unit Type	% by UnitType
1 Beds	2	1227	614	£490,000	£399	£245,000	22%
2 Beds	6	4951	825	£1,805,000	£365	£300,833	67%
3 Beds	1	1076	1076	£350,000	£325	£350,000	11%
	9	7255		£2,645,000	£365		100%

Pricing Exercise

Please note, this is a Pricing Exercise. It has been produced as an informal document for illustration and discussion purposes only. It does not constitute a valuation or appraisal and must not be construed or relied upon as such. The prices/rents indicated, have been based upon certain General Assumptions (as listed), together with information provided at the time by third parties, e.g. architects plans/drawings, accommodation schedules, specification details etc. These details may be incomplete and subject to change and have not been verified by Knight Frank LLP.

General Assumptions

- A freehold or long leasehold interest of not less than 125 years unexpired.
- Reasonable Ground Rents and Service Charges, commensurate with the development and its location.
- A high-quality internal specification and quality of finish in accordance with market expectations.
- Stable market conditions.
- An appropriate marketing programme in accordance with current practice, relative to the development.
- NHBC or Zurich cover
- Parking to be available for all units by separate negotiation