

MILESTONES TOWARDS RESTORATION SINCE THE FIRST FIRE IN 1984

Between 1984 and 1999 several options for re-use have been explored. No-one has progressed to a conclusion.

25 April 1984 Fire at Broomfield House following a fire in the café area destroyed the main staircase mural and roof timbers. The Council Museum Service relocated to Forty Hall, Enfield with many items in storage.

Options considered over several years for restoration included:-

Demolition/New Build Pavilion

Royal Church School of Music considered terms with the Council for moving to Broomfield House with an extension on the rear lawns, RSCM relocated elsewhere.

Chicken Shed Theatre negotiated for the site but the scale of new build requirements to the rear lawns of Broomfield house for a large theatre proved prohibitive and they dropped the proposal.

April 1994 Terms negotiated and committee approval obtained for the Silver family to locating their textile collection at Broomfield House.

April 1994 Second major fire (purported arson attack) Demolition again mooted

April 1997 Public meeting and community consultation agreed that selected bidders be invited to make offers for a family restaurant solution. Whitbread and Bass shortlisted.

April 1998 Whitbread –Chef and Brewer Family Restaurant selected. Their scheme proposed the house restoration, a breach in the park boundary wall in Broomfield lane for a 2-way vehicle entrance, patron parking in the depot yard and on the main route to the House, public use of rooms upstairs on fee-paying basis. The Council as a method of restoring the house and achieving match fund support considered this for a bid to HLF for landscape works to the park lakes and for a council bid to HLF/EH for restoring the House mural.

Summer 1998. The Whitbread scheme achieved planning consent /listed building consent. However, the Whitbread team withdrew for commercial reasons. The Council then dropped the Broomfield Park landscape HLF bid and substituted a landscape scheme at Pymmes Park for a successful HLF Grant

14 December 1998 Community invited to come forward with a solution. Enfield Council allocated a grant of £10,000 to Broomfield House Community Group later to become Broomfield House Trust) to engage consultancy (support from Prometheus)

Early 1999 Bass as previously unsuccessful tenderer made an unsolicited offer to the Council Bass as previously unsuccessful tenderer made an unsolicited offer

to the Council to pick up the consent achieved by Whitbread for a family restaurant solution. Option explored by Council consultants.

The consultants considered the Bass scheme to be better than the original Whitbread proposal by providing separate free community access to first floor rooms from the original grand staircase hallway. The proposal would also facilitate the mural reinstatement .

28 Feb 1999	Community solution Prometheus report submitted
March/April 1999	Community bid and Bass scheme evaluated
5 May 1999	Policy panel of Council resolve to accept Bass proposal Panel also selected Radiomarathon as a day centre partner for the restoration of the dilapidated stable block
Summer 1999	Bass decide not to proceed
October 1999	Council/ community public meeting
October 1999	Establishment of Task Force as voluntary partnership of council with community organisations to seek self sustaining solution for full restoration of House in context of park masterplan including stables area.
24 November 1999	Council approve task Force terms of reference
2000-2005	On –going research by the Task force into user definitions, covenant design constraints, consultancy advice on catering ; transportation solutions ; fund raising and BBC2 Restoration
28th Sept 2001	Cabinet (part 2 report 121) Explored utilising cottages as funding support to scheme- minute attached see CD /TF4
January 2002	Sandcliff, fundraising consultancy appointed.
Summer 2002	Planning design exhibition Safeway supermarket Palmers Green <ul style="list-style-type: none">• The Council at the time of the Safeway exhibition in summer 2002 made the scheme concept known in a green leaflet distributed to 16 libraries and specifically to residents on the Broomfield estate and a wide area totalling 8000 households. The Safeway exhibition ran for a month including plasma screen and video display of the proposed extension and user intentions.
September 2002	Civic Centre display for a month with plasma screen video and display

21 – 22 Sept 02	London Open House series weekend
Oct 2002	Architect instructed to proceed with Planning application and listed building application submitted for Task Force solution
November 2002	Sandcliff Fundraising Planning & Feasibility Study completed. Broomfield house Task Force participate in BBC2 Restoration series and filming contracts arranged
November 2002	
16/01/2003	Cabinet (part 2 report 29) minutes attached at CD/TF 4 noting that Radiomarathon had withdrawn from stable block deal. Members support for realising receipts from stable yard
11 June 2003	Broomfield House Planning and Listed building applications registered.
3 August 2003	Park centenary event and open House filmed by BBC London for BBC Restoration series
9 Sept 2003	BBC 2 restoration broadcast – A plasma screen display at safeway and display at the Palmers Green library. Local press and web site info. Further leaflets available at Open House and public speaking forums
20/21 Sept 2003	Open House event
21 October 2003	Planning committee consider LBE /03/0013 and LBC/03/0025
3 March 2004	Cabinet report 280 – council commitment to allocate resources from stable yard receipts towards house restoration fund of at least £1M
Sept 2004	Open house event
17 May 2005	Listed building consent granted
Sept 2005	Broomfield Historic Buildings Trust submit application to Heritage Lottery Board for planning development grant of £ 29,000
Sept 2005	Open house event – 700 visitors in 2 days plus some 700 visitors to a stall at the Enfield Town Show.
14 Dec 2005	Cabinet report 233 reaffirmed Council position in support of Task Force solution
10 March 2006	Submission of Lands Tribunal witness statements and core documents

As a supplementary to the Milestones paper

The Whitbread scheme history provides an outline of community concerns

- 1 The Whitbread scheme received support from English Heritage; achieved planning and listed building consent and was to match fund a Council proposal to seek the restoration of the original Baroque water garden landscape with an Heritage Lottery Fund bid of some £4m.
- 2 This solution was also to provide community use of first floor meeting room accommodation in the restored house. The full cost of restoration of the House then assumed at £2m was being met by Whitbread who were to enter into a building agreement for restoration and a long lease from the Council at a peppercorn.
- 3 An arts based solution was proposed to the restoration of the dilapidated Grade 2* brick built stable block building in the depot yard.
- 4 Local concern about that scheme resolved around the following issues:-
 - i) A breach of the park historic wall in Broomfield Lane to create a new two-way vehicular entrance.
 - ii) Prospective patron car parking for the family restaurant close to the house – prospective conflict with a principal pedestrian route along the drive through the park
 - iii) The prospective risk of alcohol being consumed to excess and intoxicated patrons of the family restaurant disturbing park visitors.
 - iv) Noise and late night disturbance inside and surrounding the park.
 - v) Conflict with the Park byelaws and Park covenant.

The local press dubbed the scheme the “ pub in the park” proposal.

- 5 Subsequent to obtaining planning and Listed building consent Whitbread made a commercial decision not to proceed. The stable arts scheme was therefore also stopped at that time.
- 6 Following the Whitbread withdrawal the Heritage Lottery Fund (HLF) recommended that the Council drop the landscape bid (until such time as a House solution was certain).
- 7 Councillors resolved not to seek the complete removal of the covenant, or invite alternative commercial offers but instead recognised local concerns and invited community organisations to come forward with a solution. A grant of £10,000 was made available to fund such research.
- 8 During the research period Bass re-expressed their interest in providing a family restaurant option similar to Dansons House, Bexley. The Bass scheme for Broomfield proposed no car parking close to the house, confining parking to the stable yard and free community use of the first floor rooms accessed exclusively from the House grand staircase. Overall, this scheme was more sympathetic to community interest than the Whitbread scheme.
- 9 This option as well as the community based solution (Prometheus Scheme) was considered by a Policy panel of the Council on 5 May 1999.
- 10 The Bass and Prometheus proposals were evaluated by Officers, Consultant Valuers and English Heritage(EH).

- 11 The Prometheus proposal was rejected. The Council and EH and the consultant valuers considered the Prometheus submission unlikely to realise the match funding and revenue profiles as defined.
- 12 However, the introduction of a Greek Community organisation 'Radiomathon', by Prometheus, to restore the dilapidated stable block as a 'Day Centre' for children with special needs was approved .
- 13 The Council and English Heritage selected the Bass scheme for the House and Radiomathon bid for the stable block.
- 14 The local concerns expressed about the Whitbread scheme were perceived to be the same for the Bass scheme. These concerns were exacerbated by the perceived duplicitous action of the Council in considering the Bass solution at all given the previous commitment to invite the community to come forward with a solution.
- 15 This mistrust has continued. Residents of the Broomfield estate and particularly those residing close to the Broomfield Lane entrance to the Park, represented by the Broomfield House Trust on the Task Force, have consistently canvassed at Task Force meetings that there is no need to modify the covenant and that uses within the confines of the covenant should be found for the House.
- 16 To-date, no evidence of a sustainable solution for the long term sustainability and full restoration of the House based on uses within the covenant parameters has been presented to the Task Force by those recommending this approach. The Prometheus solution in 1999 proposed a part restoration that also relied on income from a park café use and wedding income (strictly in conflict with the covenant) .
- 17 Some local residents fear that the proposed modification, if approved by the Lands Tribunal may yet be abused in the future to create more commercially orientated activity .i.e. the current application to the Tribunal is brought by a Council with ulterior motives in mind to e.g. revert to a 'pub in the park ' at some time in the future or sell off more of the parkland for residential development.