

The Orangery at Ingestre Hall, Staffordshire
AHF Options Appraisal Report
Friends of Ingestre Orangery



Prepared by:
ECUS Ltd.
Brook Holt
3 Blackburn Road
Sheffield
S61 2DW
0114 266 9292

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ECUS Ltd

Report to: **The Friends of the Orangery
Maple Cottage
8 Home Farm Court
Ingestre
Stafford
ST18 0PZ**

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Originated By:



**Dr Holly Smith
Senior Environmental
Scientist**

Date: 25/10/2012

Reviewed By:

**Andrew Burn
Heritage Consultant**

Date: 26/10/2012

Approved By:



**Nick Birkinshaw
Director**

Date: 26/10/2012

Prepared by:
ECUS Ltd.
Brook Holt
3 Blackburn Road
Sheffield
S61 2DW
0114 2669292

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Contents

1. INTRODUCTION.....	4
2. EXECUTIVE SUMMARY.....	8
3. LOCATION, OWNERSHIP, CURRENT USE AND DESCRIPTION.....	10
4. HISTORY AND SIGNIFICANCE.....	14
5. CONSERVATION PHILOSOPHY.....	15
6. RISKS TO THE ORANGERY.....	16
7. PLANNING CONTEXT.....	17
8. CONDITION AND PRINCIPAL REPAIRS.....	21
9. OPTIONS FOR USE.....	23
10. MARKET ANALYSIS.....	29
11. THE PREFERRED SCHEME.....	32
12. PROJECT COSTS.....	36
13. VALUATIONS.....	38
14. FINANCIAL ANALYSIS AND VIABILITY.....	41
15. LONG-TERM MANAGEMENT.....	48
16. CONCLUSION AND RECOMMENDATIONS.....	49
17. IMPLEMENTATION STRATEGY.....	50
18. APPENDICES.....	53

1. Introduction

1.1 Background and Context

- 1.1.1 Ecus Ltd have been commissioned by the Friends of Ingestre Orangery and their project partners, The Architectural Heritage Fund (AHF), to undertake a Stage 1 Options Appraisal for the restoration and reuse of an Orangery at Ingestre Hall, Staffordshire. Ingestre Orangery is a Grade II listed building and there is a statutory duty to protect such buildings.
- 1.1.2 The purpose of this study was to explore the possible options and costs associated with the reuse of Ingestre Orangery currently owned by Sandwell Council, and to identify the financial deficit, sources of potential funding and delivery mechanisms.

1.2 Charity Structure and Aims

- 1.2.1 The study was funded by AHF and the Friends of Ingestre Orangery which is a Charitable Company with Charitable Status (Charitable Status Registration Number No. 1147905). There is a Chair, Secretary/Treasurer and two other trustee-directors.
- 1.2.2 The Charity's aims are to *"preserve for the nation Ingestre Orangery, Ingestre in the County of Stafford ("the Building") and to carry on there activities which sustain the preservation of the Building and support and enhance the education, health and well being of the local community"*.

1.3 Ingestre Orangery

- 1.3.1 Ingestre Orangery (also termed the Orangery) is situated at Ingestre Hall, Ingestre, Stafford, Staffordshire, ST18 0RF Ordnance Grid Reference SJ 977 248 (Figure 1).

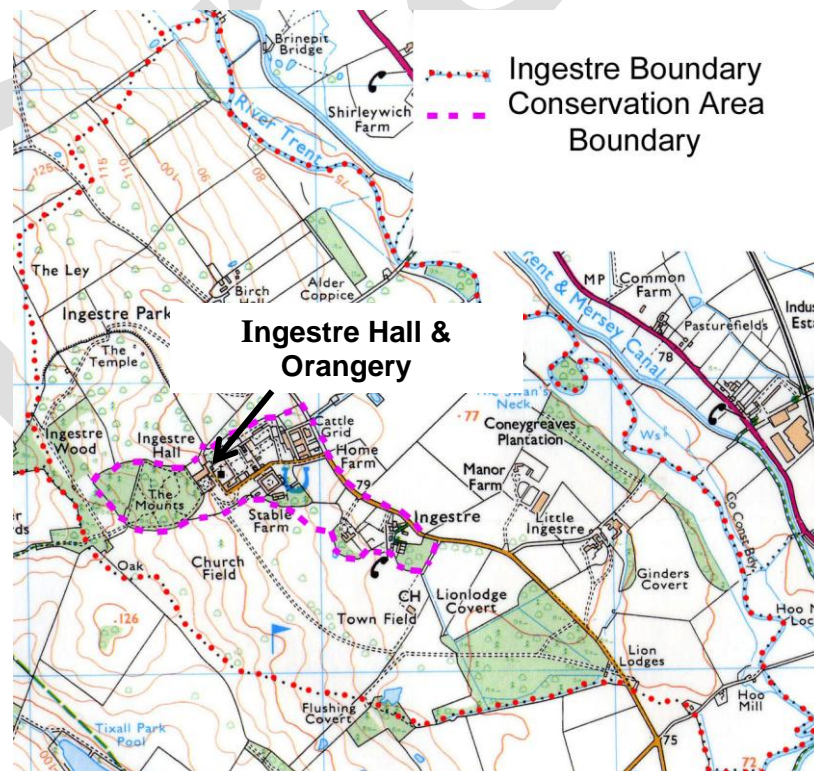


Figure 1: Location of Ingestre Hall

- 1.3.2 The history and background of Ingestre Orangery is inextricably linked to Ingestre

Hall Grade II* listed building which was built in 1613 by Walter Chetwynd and the adjoining Ingestre Church which was built by his grandson (also called Walter) in 1676. This church was designed by Sir Christopher Wren and is of national importance as indicated by its Grade I listing (Figure 2).

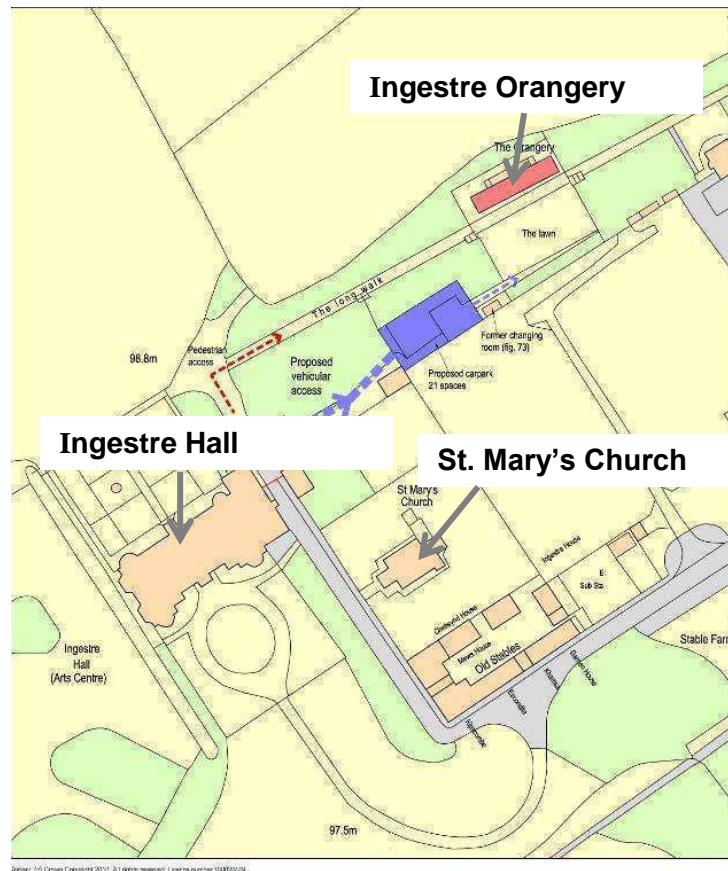


Figure 2: Location of the Orangery

1.3.3 Ingestre Orangery is a Grade II listed building built in the eighteenth century and set within an Arcadian landscape. It is a hidden gem, sadly neglected and decaying. It is the only listed building that has not been sensitively restored to its former glory within Ingestre village.

1.4 Background to the Options Appraisal

1.4.1 The background of the Options Appraisal is centred on two specific requirements in relation to the Orangery. Firstly, Ingestre is a Conservation Area which has a rich built heritage to sustain. All of these buildings within Ingestre Conservation Area have been restored and are well maintained and used except for Ingestre Orangery. This is a Grade II listed building and lies hidden from public view in the grounds of Ingestre Hall. It has not been used for many years and is in a state of disrepair requiring a new use to sustain it for future generations.

1.4.2 The second reason for the Optional Appraisal is the need at Ingestre for a public building that can be used by the community and wider public. Ingestre village is also a tourist and equestrian destination that attracts many visitors who would like to have access to its rich heritage. Therefore the restoration of Ingestre Orangery will offer opportunities to fulfil these needs by saving a beautiful building with the potential of having a sustainable future.

1.5 People Involved

- 1.5.1 The Friends of Ingestre Orangery is a charitable organisation with an active website created in 2012 <http://www.friendsofingestreorangery.btck.co.uk>. The Charity is made up by the following people.

Mr Aaron Chetwynd - Director/Chair

- 1.5.2 Aaron is an architect (Aaron Chetwynd Architect Studio LLP, Ingestre) who has returned to Ingestre Village and has a successful business from his recently restored Grade II listed home. He has a wide experience of planning, building, construction and is passionate about the restoration of the village's built heritage. He provides invaluable technical support, expertise and practical help.

Mrs Gill Broadbent - Director/Secretary/Treasurer

- 1.5.3 Gill is retired, but was a head teacher of a large primary school and one of Her Majesty's Inspectors (HMI) of Schools. Since her retirement in 2008 she has spent her time working in several voluntary roles within the community. She is also a Trustee of Ingestre with Tixall Village Hall. As a head teacher she managed the education of 500+ pupils, with an annual budget of £750,000. She also successfully raised and bid for funding to develop the school's IT suite. As an HMI she was responsible for the development of an innovative IT system which was delivered on time and to budget. Since then in 2011, together with Tony Young and the treasurer of St. Mary's Church, Ingestre, ensured a Heritage Lottery Fund (HLF) project was completed successfully. She attended a one day workshop on the 9th August 2011 with the HLF to learn about successful features of HLF projects. This provided invaluable opportunities to explore the possibilities for the Ingestre Orangery project. As a longstanding Trustee of the village hall she is fully aware of the roles, responsibilities and duties of managing charitable organisations and sustaining and maintaining a community building.

Mr Geoff Tavernor – Director

- 1.5.4 Mr Geoff Tavernor is a farmer and a long standing, highly regarded member of the community. He has also supported HLF projects that have been successfully completed in the village. He attended a one day conference on the 9th August 2011 with the HLF to learn about the new criteria for successful features of HLF projects. This provided invaluable opportunities to explore the possibilities for the Ingestre Orangery project.
- 1.5.5 Geoff has expertise in fund raising and is one of the initiators of many successful events where he enlists the help of local contacts.

Mr Tony Young – Director

- 1.5.6 Mr Tony Young is retired and works within the community in a wide range of roles. He has an excellent record with successful HLF projects. In 2000, St Mary's Church at Ingestre, a Grade I listed building and the only parish church designed by Wren outside London, was found to have Death-watch Beetle. The church was closed for 4 years. During that time he was Chair of a worldwide campaign, supported by the community and which raised funds and grants of over £600,000 to rescue and restore the church. This was then followed in 2006 by the successful restoration of the Bell Tower. He has considerable experience of maintaining listed buildings and continues to use this expertise in his current roles. As a longstanding Trustee of the village hall he is very aware of the roles and responsibilities of its management and in ensuring the sustainability of a community building. He is highly regarded in the community for his high standards and professional integrity.

Other Interested Parties

1.5.7 Other interested parties involved in the project include:

- Sandwell Council - Ms Sharon Nanansen.
- Sandwell Council - Mr Stefan Hemming Senior Estate Surveyor.
- Sandwell Council - Jennifer Harrison External Funding Team.
- Sandwell Metropolitan Borough Council - John Thompson Manager of Ingestre Hall.
- Community Council of Staffordshire - Sara Green, Community Development Officer.
- Staffordshire County Council Community Fund - County Councillor Len Bloomer.
- South Staffordshire & Stafford - Sarah Jones Community Partnership Officer.

Community Volunteers

1.5.8 Thirty volunteers have been involved in the restoration project to date. Full details are provided in Appendix 1.

Supporters of the Orangery

1.5.9 In addition 78 supporters of the Friends of Ingestre Orangery have signed up to the project to date. Full details are provided in Appendix 2.

1.6 Sources of Funding and Acknowledgements

1.6.1 The sources of funding and acknowledgements are made to:

- AHF's Option Appraisal grant;
- Mr Aaron Chetwynd - Director/Chair;
- Staffordshire County Council Community Fund (two Grants) CC Len Bloomer, Strategy and Transformation Sarah Jones (one grant);
- Staffordshire Leadership Fund Ian Jackson, and Sarah Green (Funded the Feasibility Study), and
- Friends of Ingestre Orangery.

2. Executive Summary

2.1 The Vision

- 2.1.1 It is the vision of the Friends of Ingestre Orangery (Charitable Status Registration Number No. 1147905) to create a desirable and useable flexible space within the Orangery at Ingestre which will function as the heart of the local community and be a unique and nationally iconic venue for a variety of events.
- 2.1.2 It is envisaged that the Orangery will serve as a heritage centre, space for community group events, art exhibitions, an appropriate music venue, outdoor theatre production venue and meeting venue. The aim will be to create a flexible space that will appeal to a wide user audience in order to secure the Orangery's future and ensure sustainability through difficult economic times. Whilst its primary role will be to serve the needs of the local community and relieve other local venues which are currently over subscribed, it will also become a unique venue of interest to a variety of user groups in the region.
- 2.1.3 It is not anticipated that the addition of a community space in Ingestre will impact on the revenue or operation of existing community spaces in the locality. Instead it will release pressure on some of the existing facilities in the wider area, while providing a venue at the heart of Ingestre itself.
- 2.1.4 It is envisaged that the project will occur in two stages. The first stage will be to ensure that the Orangery is weather tight together with the creation of suitable temporary flooring and upgrading of access and existing toilets so the Orangery can be used in the short term for local regular events. This will also involve community led projects to record the building and its archaeological interests and ensure every opportunity is taken to involve a wide audience in recording and understanding the heritage of the Orangery. The second phase will be the development and construction of a temporary building at the back of the Orangery to provide facilities appropriate for a venue such as a small kitchen, toilets and a space that can be used all year around through an appropriate and sustainable heating source.
- 2.1.5 Sustainability is a key aim of the project not only in terms of function and continued use, but also environmentally sustainable. To this end renewable heating source and efficient insulation will be key priorities in the design and operation of the Orangery.
- 2.1.6 A key aspect for the success of the Orangery will be community involvement which will be integral to the project from start to finish. The community will be engaged from the options appraisal through to the planning and construction of the project. Particular community involvement is envisaged through archaeological and historic assessments of the building, opportunities for landscaping and addition to the understanding of Ingestre's history through gathering of local knowledge and heritage. The community end use of the Orangery will ensure its continued value for social cohesion for generations to come.
- 2.1.7 It is estimated that the whole project to breathe life into the Orangery again would cost a total of approximately £38,000 for the planning stage, £187,000 for Stage 1 works and £278,000 for Stage 2 works excluding contingencies which are likely to be in the region of an additional £100,000. It is anticipated that the total costs will be in the region of £500,000. The funding for this is to be sourced from the Heritage Lottery Fund (HLF) and the AHF grants. Additional funding may also be sourced from the English Heritage capacity building grants. The operation of the Orangery will be funded through the revenue from its multi-purpose uses.

2.2 Next Steps

- 2.2.1 The next step is for the Trust to secure the necessary funding to begin the essential repairs and stabilization of the building (Phase 1) and generate an initial revenue stream before applying for additional funding for Stage 2 works which will ensure that the Orangery will be a sustainable operating venture in the long term. Stage 1 and Stage 2 works will require the effective design of all the elements required to get planning approval and secure the funding for the repairs and implementation of the project.

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3. Location, Ownership, Current Use and Description

3.1 Location

- 3.1.1 The Orangery is situated at Ingestre Hall, Ingestre, Stafford, Staffordshire, ST18 0RF Ordnance Grid Reference SJ 977 248 (see Section 1; Figures 1 and 2 for location).

3.2 Ownership

- 3.2.1 Ingestre Hall and Orangery were purchased by West Bromwich Council in 1960 and because of boundary restructures is now in the ownership of Sandwell Council who maintain Ingestre Hall as a Residential Arts Centre.
- 3.2.2 The Orangery has not been used for many years and is now in disrepair. The building is not on the market, but Sandwell Council have offered the Friends of Ingestre Orangery an Agreement to Lease and a 30 year lease with a peppercorn rent.

3.3 Current Use

- 3.3.1 The Orangery was used for growing exotic fruit and plants by the Chetwynd-Talbots and subsequently the Earls of Shrewsbury until 1959 when the estate was broken up and sold. The Orangery has not been used for many years
- 3.3.2 Ingestre Hall, Ingestre Orangery and surrounding land were bought by West Bromwich Council in 1959 as a residential arts centre for children. Consequently the tradition of the promotion of the arts, established by the Earls of Shrewsbury, has been continued.
- 3.3.3 The Hall opened its doors to the first groups of children in 1960. At that time the Orangery was used for growing plants for the grounds and local children were also allowed to use the swimming pool in the surrounding garden. However, the Orangery has not been used for many years other than occasional space for art installations associated with the Hall. Currently the Orangery has been cleared of vegetation by a group of volunteers so the space within the building is useable.

3.4 Description

- 3.4.1 Photographic representation of the Orangery is given in Figures 3-5 below to aid description. The following description is taken from a feasibility study undertaken by Brownhill, Haywood and Brown Architects in 2010 on behalf of the Friends of Ingestre Orangery. A full copy of the report can be found in Appendix 3.
- 3.4.2 Ingestre Orangery was built by Samuel and Joseph Wyatt after the designs by James Athenian Stuart for the Grade II* listed Orangery at Blithfield Hall nearby. It faces south and is an Athenian style building with a temple structure at both ends with a Doric colonnade. It is built of brick, the front of the south-east elevation, and the return elevations being clad in limestone ashlar. The rear elevation is bare brick. The building has pitched glazed roofs and the temple facades have a pair of niches and pilasters on either side of a central doorway with a fluted frieze above.



Figure 3: Front elevation of the Orangery



Figure 4: The inside of the Orangery (a) before clear out (b) Open Day in September 2012

- 3.4.3 The building comprises a single open area with nine equal bays of south facing window with a wider pedimented pavilion at each end. The north, east and west walls are blank. A fully glazed, pitched roof spans north/south throughout the main area and east/west plus metal framed windows, both features are thought to date from the nineteenth century. Brickwork returns at a high level to separate the wings from the central zone. The floor is of sandstone with an integrated grille.
- 3.4.4 In 2012 Ecus' archaeologist Andrew Burn inspected the Orangery and recorded building foundations (Figure 5) which were considered likely to be the remnants of the boiler house that provided hot air which circulated the Orangery through a system of lead pipes and grilles and served to warm the Orangery in winter months. A lintel was recorded at ground height which may give an indication of a previously unknown underground room. The Orangery's twin at Blithfield Hall has an underground room, likely used for storage, mushroom growing etc., and it is possible the Ingestre Orangery has a similar space beneath which warrants investigation.



Figure 5: Back elevation of the Orangery showing foundations of former boiler house

- 3.4.5 The Orangery opens out onto a lawn bounded by mature trees and a brick garden wall (Figure 6). In addition numerous earth works were recorded in the lawn fronting the Orangery which were considered likely to be remnants of the former formal garden planting and pathways. The centre part of this formal landscape can be seen in Figure 3 above and is currently dominated by nettles and weeds.



Figure 6: Orangery lawn

- 3.4.6 Indeed cross comparison of photographs taken of the Orangery in 1957 clearly shows the landscaped garden at this time (Figure 7). Understanding the original landscaping of the garden and the original paths leading to the Orangery (e.g. Long Walk) is integral to understanding the setting of the building and will be the focus of community led projects.



Figure 7: Orangery lawn in the 1957 taken from Country Life.

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4. History and Significance

4.1 History of the Orangery

- 4.1.1 The following information on the history of the Orangery is taken from a feasibility study undertaken by Brownhill, Haywood and Brown Architects in 2010 on behalf of the Friends of Ingestre Orangery. A full copy of the report can be found in Appendix 3.
- 4.1.2 Ingestre Orangery is of historic importance since it is one of a unique group of 17th, 18th and 19th century buildings set within an Arcadian landscape.
- 4.1.3 Ingestre Orangery is variously attributed to Joseph and Samuel Wyatt after a design by James Athenian Stuart c. 1770 by Stuart himself or to early 19th century. It was probably built in the time of Catherine Talbot, between 1765 and 1785. It is very similar to the Orangery at Blithfield Hall. Stuart was also active at Shugborough from 1760. His Orangery there was begun in 1763 and demolished about 1860. Stuart is credited with creating the first accurate revived Greek Doric Temple since classical times at Hagley Hall in Worcestershire in 1758 with a second version at Shugborough in 1762.
- 4.1.4 The Orangery at Ingestre should be restored because whatever the date and attribution of the Orangery it is an important example from the early period of Greek revival architecture and one of a limited number of Orangeries within the UK.

4.2 Local Context and Significance

- 4.2.1 Ingestre village is in an isolated area which culminates in a dead end. Homes are clustered in groups over a wide area so that the distance to the nearest bus stop can be up to 1.5 miles away. There is no school, no shops, post office, pub or any other amenity within the local area.
- 4.2.2 Whilst there are many fields and private gardens and paddocks there is no public open space or community building within Ingestre. The nearest community building is located in Tixall which has a Village Hall and is situated approximately 2.5 miles away and accessible by car. It is difficult to get regular weekday evening bookings at Tixall Village Hall because it is so well used.
- 4.2.3 Therefore the restoration of the Orangery for community use will extend the range of activities available to both Ingestre and Tixall residents. The Ingestre population of 153 adults and Tixall's population of 195 are predominantly people of 50 + years. The few children who live in the village go to different schools. Consequently there is a need for a building which can be easily reached and used by the community. This could bring these scattered groups of people together to easily access a wide range of activities, enhance their understanding of their local heritage, education, health and well being and social cohesion.

5. Conservation Philosophy

5.1 Friends of Ingestre - Conservation Philosophy and Approach

- 5.1.1 The Friends of Ingestre Orangery charities own conservation philosophy has been to carefully consider the proposed impact of the restoration of the Orangery and decide which use would best preserve and protect the fabric of the building which is of paramount importance to the Trust.
- 5.1.2 The Friends of Ingestre Orangery refer to English Heritage's publication 'Informed Conservation' which emphasises the importance of both the restoration of the listed building, but also the symbiotic relationship between maintenance and repair and the building's future life.
- 5.1.3 The Charity is keen to preserve the character, atmosphere and unique beauty of the building: conserving where necessary and repairing and replacing like for like materials. The Charity will follow the conservation principles of Minimal Intervention so that the building will not be stripped of its particular architectural features, but conserved and restored. It is a key aim of the Charity to involve the public in all aspects of this work so the heritage of Ingestre Orangery, Ingestre Hall and the wider area can be shared.
- 5.1.4 In addition, careful consideration of appropriate end uses for the Orangery will fully consider the setting of the building both within the Conservation Area and the surroundings (e.g. the Hall and other listed buildings). Consideration of the Orangery will therefore extend beyond the physical building to include the landscape in which it sits.
- 5.1.5 Any restoration proposals will be considered fully with respect to its status as a Grade II listed building and on-going consultations will be undertaken with relevant statutory consultees including English Heritage and the Council to ensure an appropriate and sensitive approach to the project is undertaken.

6. Risks to the Orangery

6.1 Principal Risks

- 6.1.1 The principal risk to the Orangery through physical vulnerability stems from the long absence of significant and appropriate maintenance work.
- 6.1.2 Whilst the structure is considered to be in reasonable condition, the cumulative effects of wear and tear from previous regular use, as well as decay from exposure to the damaging effects of water ingress, rot and overgrown plants etc., have left its woodwork, brickwork and masonry in need of sensitive repair works in order to keep the Orangery structurally sound and usable.
- 6.1.3 The most immediate areas of risk through physical vulnerability identified by Brownhill, Haywood and Brown Architects in 2010 are summarised in Table 1 below and the full report is provided in Appendix 3.

Table 1: Risks from physical vulnerability (summarised from Brownhill, Haywood and Brown Architects in 2010)

Risk	Known effected areas
Major problems emanating from the lead lined gutters exposing external stonework and brickwork, as well as internal masonry and woodwork to long term water damage	<ul style="list-style-type: none"> • south wall of west pavilion • between pier lintels of central section south wall • brickwork at base of northern elevation
Leakage from internal rainwater goods and inappropriate modern additional piping	<ul style="list-style-type: none"> • northernmost bay of east elevation • north elevation of west pavilion
Defects in masonry due to original construction techniques or water ingress from the above sources	<ul style="list-style-type: none"> • third bay from the east of south elevation
Rotted roof, window and door timbers	<ul style="list-style-type: none"> • opening top lights • south elevation of central section • door in south wall of west pavilion

6.2 Implications of Risk

- 6.2.1 The main risks to the Orangery are likely to be due to continued dilapidation which has been on-going since the 1960's. Whilst some works have been undertaken to maintain the Orangery, the Council is under continued financial pressure and maintenance of a disused building is unlikely to be a high priority. As such it is not anticipated that this situation will alter.
- 6.2.2 The Orangery is a Grade II listed building and a good example of its kind as stated by English Heritage in its designation "as a relatively well-preserved example of an orangery of the later C18". There are few orangeries in the country and loss of this example through lack of maintenance over the long term would be of significance to local and national heritage. A full copy of the citation is given in Appendix 4.

7. Planning Context

7.1 Consultations

7.1.1 Consultation has been on going with Sandwell Council and the Friends of Ingestre Orangery for numerous years. Copies of relevant correspondence and notes of meetings are included in Appendix 5 and key consultees are summarised below:

- Sandwell Metropolitan Borough Council - Mr Stefan Hemming Senior Estate Surveyor.
- Sandwell Council - Jennifer Harrison External Funding Team.
- Sandwell Council - John Thompson Manager of Ingestre Hall.
- Staffordshire Borough Council - Penny McKnight Conservation Officer.
- Community Council of Staffordshire – Sara Green.
- Community Partnership Officer (South Staffordshire and Stafford) – Sarah Jones.

7.1.2 Consultation has been undertaken with other consultees including:

- Stafford County Council Archaeologist Stephen Dean Historic Environment Officer.
- English Heritage Inspector of Ancient Monuments – Alan Taylor.
- Staffordshire Gardens and Parks Trust – Alan Taylor.
- Tixall and Ingestre Local History Group - Dr Anne Andrews.

7.2 Planning Objectives

7.2.1 The restoration and reuse of the Orangery fits within the known planning objectives of national and local planning policy and development plans. Selected relevant policies have been included below.

Central Government Policy, Strategic Plans and Development Control

7.2.2 In March 2012 the Government published the National Planning Policy Framework (NPPF). This document replaces all previous Planning Policy Guidance/Statements. The NPPF does not have development plan status. However, Paragraph 196 of the NPPF confirms it is a material consideration in the planning decision making process. Annex 1 - Implementation, of the NPPF provides further guidance on the weight than can be afforded to the NPPF in the decision making process. It confirms that Development Plan documents will need to be revised to take into account policies in the NPPF. For a 12 month period from the date of the publication of the NPPF decision makers may continue to give full weight to relevant policies in Development Plan documents adopted since 2004, even if there is a “*limited degree*” of conflict within the framework. In other cases, and following the 12 month period, due weight should be given to relevant policies in existing plans according to the degree of consistency within the NPPF. The closer the policies in the plan to the policies in the framework the greater the weight they may be given.

7.2.3 With regards to the historic environment, NPPF the relevant paragraphs for this Option Appraisal are given below.

7.2.4 Paragraph 126 states that “*Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable*

resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- *opportunities to draw on the contribution made by the historic environment to the character of a place”.*

7.2.5 The restoration and re-use of the Orangery will contribute to local authorities' positive strategy for conservation and enjoyment of the historic environment particularly given the risk through neglect and decay which the Orangery currently faces.

7.2.6 Paragraph 129 states that “*Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.*”

7.2.7 Paragraph 137 states that “*Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably*”.

Local Policies

Sandwell Council

7.2.8 The four Black Country Local Authorities (Dudley, Sandwell, Walsall and Wolverhampton) agreed to work together to produce a Black Country Core Strategy in partnership with the community and other key organisations such as voluntary and private sector bodies and businesses. This is a ‘spatial planning document’ (dealing not only with land use but also environmental, economic and social issues) that sets out the vision, objectives and strategy for future development in the Black Country to 2026. The Core Strategy is a Development Plan Document and forms the basis of the Black Country Local Authorities’ Local Development Frameworks. Relevant policies are outlined below.

7.2.9 Policy EMP6 Cultural Facilities and the Visitor Economy relates to the vision for the Black Country to be involved in transformational change whilst respecting and promoting its unique heritage. “*The protection, promotion and expansion of existing cultural facilities, visitor attractions and associated businesses will ensure their enhanced role as key economic drivers in stimulating and regenerating the local economy in line with Spatial Objective 1*”. The Policy states “*In order to help deliver economic, social and environmental transformation, subregionally important cultural facilities within the Black Country (including tourist attractions, leisure facilities, museums, theatres & art galleries as identified on the Economy Theme Diagram) will be protected and, where necessary enhanced, promoted and expanded in partnership with key agencies and delivery partners*”.

- 7.2.10 Policy ENV2 Historic Character and Local Distinctiveness spatial objective is *“Environmental transformation is one of the underpinning themes of the Vision which requires a co-ordinated approach to the protection and enhancement of the built and natural environment. The protection and promotion of the historic character and the areas local distinctiveness is a key element of transformation and in particular helps to deliver Spatial Objectives 3, 4, 5 and 6”*. The Policy states *“All development should aim to protect and promote the special qualities, historic character and local distinctiveness of the Black Country in order to help maintain its cultural identity and strong sense of place. Development proposals will be required to preserve and, where appropriate, enhance local character and those aspects of the historic environment together with their settings which are recognised as being of special historic, archaeological, architectural, landscape or townscape quality”*.
- 7.2.11 Sandwell Council issued a Policy on Land and Premises for the Voluntary and Community Sector on the 9th July 2011 which is relevant to the Appraisal. The policy includes the full range of the Council’s relationship with the voluntary and community sector in respect of land and premises and includes policies on:
- Finding land and premises.
 - Allocation of land and premises.
 - Property leases.
 - Land leases.
 - Policy on Asset transfer.
 - Reserving property for development for community benefit.
 - Short term occupation of Council property.
- 7.2.12 The Policy applies to:
- voluntary organisations;
 - community groups;
 - tenants and residents groups;
 - faith groups;
 - housing associations;
 - co-operatives and social enterprises;
 - sports organisations, and
 - charities
- 7.2.13 The Policy is based on organisations or delivering services in Sandwell and non-governmental and value driven groups, for the social good and non party political and principally reinvest any financial surpluses to further social, environmental or cultural objectives that bring a significant community benefit to Sandwell. The Friends of Ingestre Orangery therefore qualify as a charity.
- 7.2.14 Whilst it is not currently considered likely that asset transfer will be relevant to this appraisal as the Orangery has been agreed to be rented to the Trust on a 30 year peppercorn rent basis, it is useful to include this policy within the planning context. Of particular relevance to the Appraisal is the policy on asset transfer. Policy 5.1 states that *“Asset transfer is the transfer of council assets, primarily land and buildings, to voluntary and community sector organisations. The Council recognises that asset transfer, under the right circumstances, can bring about a number of local benefits including:*

- *the development of enterprise opportunities,*
 - *contribution to the long term financial stability of vcs organisations,*
 - *improvement of local buildings,*
 - *real savings in repairs and premises management costs,*
 - *enables the leverage of resources for local regeneration.”*
- 7.2.15 Policy 5.2 states that *“The council will consider asset transfer applications from vcs organisations (or consortia of voluntary organisations) on a case by case basis. Asset transfer will usually be done through a 99 year lease at a reduced rental. Applications will go through an assessment process. In addition from time to time, as part of its asset management process, the council will identify property which may be suitable for asset transfer and will seek vcs partners who may wish to take on and develop the asset”.*
- 7.2.16 Policy 5.3 states that *“The council’s approach to asset transfer will include all types of council property, not just community centres. In principle this could cover land, old schools, car parks etc. However the council will reserve the right to earmark some property for its own purpose, including sale or redevelopment purposes. Land and property held by Housing will not be considered for asset transfer”.*
- 7.2.17 Policy 5.4 states that *“Proposed use of the building must:*
- *deliver and support the priorities of the council*
 - *be for the benefit of the whole community and help to build community cohesion.*
- 7.2.18 Policy 5.5 states that Applicants must:
- *have a track record of at least 5 years of delivering services in Sandwell. In the case of a new consortium we would look at the track records of the member organisations);*
 - *be local organisations based in Sandwell, with a local management body;*
 - *meet the requirements of Sandwell’s third sector definition;*
 - *have a constitution that will allow property to be leased or owned;*
 - *have a current working relationship with and the support of at least one of the council’s service areas;*
 - *have at least 3 years worth of accounts, and*
 - *deliver or support the priorities of council*
- 7.2.19 *The only exception will be if the council initiates the asset transfer. This will enable the council to build a partnership with an organisation that does not necessarily meet all of the above requirements, in order to maintain or develop services from a particular building. Organisations without the necessary track record may explore the option of a shorter lease of 10 years during which they can develop the necessary track record”.*
- 7.2.20 This section aims to provide an overview of some of the most relevant planning policies for the project only.

8. Condition and Principal Repairs

8.1 Summary of Works Required

- 8.1.1 A summary of the works required for principal repairs to the Orangery were outlined in the feasibility study undertaken by Brownhill, Haywood and Brown Architects in 2010 (Appendix 3) and as such is not repeated here. However the results of condition assessment undertaken by Brownhill, Haywood and Brown Architects (2010) are summarised for ease of reference. In addition since the feasibility study was undertaken there have been numerous repairs undertaken which are summarised below.
- 8.1.2 The inspection undertaken by Brownhill, Haywood and Brown Architects (2010) was confined to a visual examination of the exposed parts of the structure, both inside and out, but did not include woodwork, services, finishes or other parts of the structure which were covered, unexposed or inaccessible, and it is not, therefore, possible to report that any such part of the building is free from defect.

8.2 Priority Works

- 8.2.1 The following information is taken from Brownhill, Haywood and Brown Architects (2010) (Appendix 3). Only the parts of the building highlighted as being in sub-optimal condition have been extracted below for ease of reference.
- 8.2.2 Below are recommendations to form a coherent phased repair programme identifying the urgency of the work and suggesting a likely cost where applicable (Brownhill, Haywood and Brown Architects, 2010). The priorities are categorised as follows:
- Priority 'A' : within 2 years
 - Priority 'B' : 2 to 5 years

Priority 'A'

Vegetation

- 8.2.3 *"The existing internal planting is overgrown and prevents use; it should be removed. A horticulturalist should advise on the importance of the plants and the need for propagation. External replanting may work for some specimens but taking cuttings or seeds may be advisable. Ivy should be removed from elevations and from around bases of walls".*
- 8.2.4 Since this recommendation was made the Friends of Ingestre Orangery and volunteers have undertaken extensive vegetation removal from inside the Orangery and the ivy from around the bases of the walls. As such these works are no longer required.

Masonry

- 8.2.5 *"Specific defects to the masonry have been noted, caused by original construction techniques and water ingress. In one bay to the south elevation the dropped entablature should be propped back to its true line and pinned to its neighbours with non-ferrous dowels. Elsewhere repointing is required to open joints or cracks in the stonework, particularly to the entablature and weathering courses, to prevent further water ingress. Rusting of iron dowels is suspected. Lichen should be removed, steps levelled and worn steps indented".*
- 8.2.6 *"The lower section of the north wall is particularly damp. Attention to gutters will remove some of the source but I suggest a French drain be formed against this*

elevation to reduce ground levels and allow evaporation to the base of the wall. The clearing away of vegetation and its maintenance here is vital”.

- 8.2.7 These works have yet to be undertaken. However at the time of writing this report the gutters had been cleaned and repair was underway and vegetation against the walls was in the process of being removed. Steps have been levelled but worn steps have not been indented.

Roofs and Rainwater Goods

- 8.2.8 *“The lead lined roof gutters must be cleaned out to allow closer inspection, but it is probable that blockages in the rear gutter due to proximity of trees and lack of maintenance is causing backing up throughout the system. The gutters inevitably have insufficient falls and will be susceptible at the joints. It is probable that lead repairs to perhaps eliminate joints by introducing ‘T pren’ will be required. Rusted internal rainwater goods have caused chronic water ingress. These must be replaced”.*
- 8.2.9 *“Internal UPVC pipes have been added to divert roof drainage. This is unsightly and inappropriate. Adequate maintenance will allow free flowing in gutters and obviate the need for these internal pipes. Lead overflow pipes should be added to the north elevation”.*
- 8.2.10 At the time of writing this report an inspection of the gutters and clearance all the way round the building had been undertaken to ensure that they are functional during the forthcoming winter. This work revealed that the lead parapet gutters appear to be in good condition and that the two valley gutters are “boxed galvanised metal” and are probably in one length. There are one or two wire balloon gratings missing from some of the rainwater outlets, but these could easily be fitted at very little cost and this would help prevent any larger leaves or debris being washed down the pipes, however, this is not urgent.
- 8.2.11 The bushes and tree branches at the rear of the building will be trimmed in early November 2012 which should then give easy access all the way round the building and will also help keep the gutters clear.

Joinery and Glazing

- 8.2.12 *“Sections of window frames have collapsed or are missing; a third of the opening top lights require replacement or substantial repair. Rotten timber should be removed and normal joiner’s repairs made on a like for like basis. Doors require similar joinery repairs. All timber is in desperate need of preparation and redecoration in full oil-based paint such as Potmolen”.*
- 8.2.13 *“Broken or missing glass should be replaced. The vertical glazing requires complete re-puttying and would benefit from removal to allow cleaning and a complete repainting of the woodwork. The roof glazing could be repaired in situ. The roof structure should be stripped and redecorated. This will conceal the modern repairs that have been made”.*
- 8.2.14 These works had not been commissioned at the time of writing this Appraisal. However a suitable local glazier had been identified with experience of historic buildings and quote for the work were being sought.

Priority ‘B’

Floor

- 8.2.15 *“The sandstone flags require extensive lifting and re-laying to provide an even floor, amounting to at least 50% of the total. The stone kerb to the planted area requires*

simple epoxy repair of splitting in places”.

- 8.2.16 These works have not been undertaken to date, but as stated in Section 11 below options for retention of the floor that will allow safe use have been explored and discussed with English Heritage and the Council.

Ventilators

- 8.2.17 *“Sliding ventilators require joinery repair to replace missing sections. The voids need cleaning out and their external cast iron grilles should be de-rusted and redecorated. The addition of insect meshes would be beneficial. Rusted air bricks should be cleaned out, de-rusted and redecorated and fitted with insect meshes”.*
- 8.2.18 These works have not been undertaken to date.

Plasterwork/Rendering

- 8.2.19 *“Much patching has been carried out with smooth non-breathable modern plasters. Much has deteriorated due to water ingress from broken or blocked rainwater goods, raised planters or missing joinery. These problems have been exacerbated by the use of modern paint. However much of the plaster is in relatively good condition. There is no evidence of structural movement”.*
- 8.2.20 *“All surface paint should be removed using appropriate techniques. The stone piers should be retained as self-finished. Modern plaster and damaged original plaster should be removed back to substrate. The original plaster/render should be analysed to find its composition and the replacement made in matching material. The whole should then be re-coated in limewash or casein bond distemper to preserve breathability”.*
- 8.2.21 These works have not been undertaken to date.

Masonry

- 8.2.22 *“General repointing is required to elevations. This will prevent further deterioration and prevent water ingress. Lost stonework detail may be replaced by indenting”.*
- 8.2.23 These works have not been undertaken to date. However the Charity is aware that bat survey work may be required before re-pointing is undertaken. This is discussed further in Section 11.

8.3 Emergency Repairs

- 8.3.1 No emergency repairs have been identified to date. However, given that the feasibility study by Brownhill, Haywood and Brown Architects in 2010 identified Priority A works to be completed in two years the remaining Priority A works outlined above should ideally be completed within the next six months. As with any building of this type there is always a risk that inclement weather over the forthcoming winter period may exasperate existing damage and therefore all works to make the building water tight and weather proof in the immediate future will be prioritised.

9. Options for Use

9.1 Other Examples of Use

- 9.1.1 In order to fully examine options of re-use for the Orangery, a short desk based review of known restoration of Orangeries in the UK was undertaken. Numerous orangeries have been restored across the country and the end uses of these orangeries include café/restaurant (e.g. Cliveden, Kent), re-use as an orangery (e.g.

Montacute House, Somerset and Tyntesfield near Bristol). No known Orangeries used as a community space have been found to date.

- 9.1.2 Options for re-use of Ingestre orangery were undertaken with an aim to tailor use to the requirements of the local community. The following options were considered.

9.2 Option 1

Café/restaurant

- 9.2.1 The Orangery lends its self to providing an excellent venue for a café/restaurant due to its setting, tourist attraction and the limited facilities in Ingestre. In addition there are examples of orangery restoration for this purpose having been undertaken (e.g. Cliveden, Kent). However this option is not considered to be appropriate for this scheme due to the requirements of Ingestre Hall and Sandwell Council.

9.3 Option 2

Community space for meetings by local groups and societies

- 9.3.1 There is proven high demand in the local area for a community space (see Section 10 below) and additional space would be immediately beneficial to service these demands.
- 9.3.2 The current space could easily be adapted for community use with basic additional modifications. A raised planked floor to cover existing stone kerbed plant beds and uneven original flooring would allow the effective use of the whole space. This has the additional benefit of being low impact to the building and being completely reversible. It is required that all roofing repairs, basic and essential repair outlined in Section 8 are undertaken to allow the building to perform this function.
- 9.3.3 In addition to the minor and essential modifications to the building, it is proposed that external pods are fitted to the rear of the property to create a space that can be heated throughout the year. Two designs have been considered, a single pod the length of the Orangery and two separate pods at the wings of the Orangery. Whilst this need not be an immediate modification, the construction of kitchen, toilet and storage space will allow the on-going use of the building providing greater flexibility in its end-use. This is essential to finding a sustainable role for the building within the community in the long term. The pods provide a low impact option (both environmentally and visually) whilst preserving the historic character of the building.
- 9.3.4 Whilst the addition of the pods allows a flexible approach to the end use of the Orangery and is seen as the core requirement of the building, the described modifications and repairs also allow for the following additional options to be incorporated into the overall operation of the building. For example the pod(s) operating as a community space and concert venue concurrently, as demand dictates, allows flexibility to adapt to the most sustainable operation of the building in the long term, ensuring its survival for the future. This is the essential community benefit, providing an evolving community space that can react to market demands and business opportunities, tailored to fit the demand of not just the local Ingestre community, but also demand in the wider area.

9.4 Option 3

Venue for art, drama and concerts

- 9.4.1 As well as a community space, the Orangery lends itself to a venue for art installations, small dramatic productions and as a venue for concerts. Use for art and drama compliments that of the Hall and the original aspirations of the Earl of Shrewsbury. The Hall is mainly an art centre for children and to avoid direct

- competition it is envisaged that the Orangery would focus on adult art and drama.
- 9.4.2 The required modifications and repairs are identical to those outlined in Option 2 and diversity to the end use of the building. It is not envisaged that this option will be a permanent use, but rather as an additional use of the building that would operate in tandem with the community space operating on a regular basis.
- 9.4.3 Art installations would not necessarily take up the whole Orangery and use as a community space could easily be maintained, especially with the construction of the proposed pods at the rear of the building. This option has been explored to some degree and there is emerging interest in using the Orangery by artists such as Turner Prize nominee Spartacus Chetwynd (see Appendix 4 for correspondence).
- 9.4.4 The Orangery will also make an excellent space as the backdrop for open air dramatic performances. This would require all the modifications described above in Option 1 with the addition of tidying and reinstatement of the gardens in front of the building. In summertime this would allow the erection of a small temporary stage on the Orangery steps and seating on the lawn with possible outside temporary catering. This has been successful at a number of similarly situated National Trust properties and could be a chargeable event with a fixed calendar. There are a number of small local dramatic societies who would use the space in this way, and a number of larger travelling companies who specialise in outdoor productions and would be interested in performing at such a venue. This option would add revenue to the existing stream, but is subject to good weather conditions.
- 9.4.5 As well as dramatic functions occasional concerts could be performed both in the same way as that described above and inside the Orangery if required. Examples include the local amateur dramatic society, Christmas productions etc., which will suit the demographic of the local population.
- 9.4.6 There is ample space for a small ensemble inside and seating for 100 people. Alternatively the concerts could be staged outside (subject to suitable weather). There are several local music groups in the area who would potentially be interested in performing small concerts at the Orangery and using the space as a practice venue. There is local demand for such concerts although these would be occasional or seasonal and not the primary sustainable function of the building. Any such use would have to be run in tandem with the underlying function of a flexible community space.

9.5 Option 4

Wedding venue

- 9.5.1 The initial ideas included possible use of the Orangery as a wedding venue due to its unique location and setting. However, this was considered inappropriate due to the use of Ingestre Hall as a wedding venue and the Charity did not want to be in competition with the Hall.
- 9.5.2 However, if the renovations, repairs, and modifications outlined in Option 2 are undertaken then the Orangery could also be utilised as a space for weddings and functions, rented back to Ingestre Hall as an extension to their existing wedding package offer if this was acceptable to the Council and would not be undertaken independently, so as to not raise a conflict of interest with Sandwell Council who offer weddings at Ingestre Hall. The offer would be to Ingestre Hall who could rent the space from the Friends of the Orangery, to allow them to run two weddings at the same time. This is a possible option to generate revenue, although is dependent on the requirements and flexibility of Ingestre Hall. This is not the preferred option for a permanent function due to the reliance on the needs of Ingestre Hall and the Council. However it could be a lucrative side line to generate cash to maintain the

Orangery. This could potentially be attractive to the Council as they maintain use of a functional space for a small cost without having to pay for the more extensive repairs and modifications.

9.6 Option 5

Re-use as an Orangery and heritage centre

- 9.6.1 There is potential to revert the space to partial use as an orangery for growing citrus fruit or similar. This could then be utilised by local or potentially national horticultural groups a location for growing and exhibiting citrus fruit.
- 9.6.2 The real benefit of this option is reverting the building back to its original use and providing context for the buildings origins. This could include a small exhibition on the function and development of 18th century orangeries and the history of Ingestre Hall. It is not envisaged that this will be a primary function of the building, but an underlying function while the building is maintained as a community space.
- 9.6.3 It is envisaged that the full flower bed would not be reinstated, with only 50 % or less being planted. This would allow the rest of the space to be used as a flexible space as described above in Options above. There is local interest in seeing some of its original use retained and there is the possibility for local community groups being involved in creation and maintenance.

9.7 Option 6

Butterfly house

- 9.7.1 Initial ideas suggested one use of the building could be a butterfly house. However, the Orangery may be unsuitable due to the constant and precise atmospheric conditions required. As such this option was not considered likely to be viable.

9.8 Option 7

Public House/Licensed to sell alcohol

- 9.8.1 Initial ideas suggested one use of the building could be a bar/public house. However, the Orangery was considered unsuitable for this purpose due to the prevalence of glass windows, low population in the immediate vicinity likely to use such a facility and inappropriateness within the Ingestre Hall setting.

9.9 Option 8

Concert venue

- 9.9.1 Initial brainstorming of ideas highlighted the Orangery as a potential venue for holding concerts e.g. pop concerts/rock concerts etc. However, this option was not considered to be appropriate to the setting of the Hall and local residents and as such any concerts considered should be non-amplified music and not continuing after 10 pm. This limits concerts to music events such as classical, jazz etc.

9.10 Option 9

Children's venue/crèche

- 9.10.1 Initial brainstorming of ideas highlighted the Orangery as a potential venue for holding children's events or as a crèche. However the prominence of glass at the Orangery means that the building is not considered suitable for such a use.

9.11 Options for Heating

- 9.11.1 The long term use of the Orangery is dependant on heating the space throughout

the year. Orangeries by their construction are prone to losing heat in the winter and over heating in the summer. Whilst overheating in the summer can be minimised by opening windows and vents, heating in the winter is potentially one of the largest costs of running the Orangery.

- 9.11.2 A range of options for providing heating in the winter months have been explored. These options are based on the premise that the Orangery will be supported by pods on the back to create a heated space suitable for use in the winter. This minimises the requirement for heating the Orangery space in the winter months, which due to the number and expanse of windows is likely to be highly expensive and unsustainable as energy costs rise over the forthcoming years.
- 9.11.3 The Friends of Ingestre Orangery wanted to explore heating options that were sustainable. This included options of retaining heat within the Orangery during the winter. The main considerations are provided below.

Wood burning stove and re-use of existing infrastructure

- 9.11.4 This option aims to make use of the existing and original heating system within the Orangery. The Orangery was once heated from a boiler located at the back of the building with resultant hot water pumped through a system of pipes situated around the edge of the room, covered with iron grills. Initial inspection of the building has revealed that the majority of this system is still present and could be re-instated to heat the room in the winter. This option has the benefit of re-use of the original system which is in keeping with the building.
- 9.11.5 This option requires a new source of heat which could be provided by sustainable fuel source. Initial investigation has shown that a wood burning stove could be suitable. However the type and size of the appropriate biomass boiler will need detailed consideration as incorrect selection to the Orangery's energy demands can result in costly waste of fuel.
- 9.11.6 Desk-based investigation has revealed a potential case study which could be relevant to the Orangery. Tullenessle and Forbes Public Hall in Alford, Scotland has used woodfuel and a burner to heat a community hall of comparable size and frequency of use to that of the Orangery (see Appendix 7 for details). Woodfuel was considered to be the best option over ground source heat pumps due to the favourable cost of installation. It also delivered a more constant background heating than the original radiant and electric panel heaters. It has the option for community involvement and contribution to carbon reduction schemes. This option requires a reliable source of wood pellets delivered several times a year, storage location, cleaning and fire considerations. The benefits are that funding sources for this system may be available for example through the Government's Renewable Heat Incentive (RHI) or similar.
- 9.11.7 Source of wood pellets in the local area is key to minimising costs, potential companies have been identified such as Forever Fuels.
- 9.11.8 In order to ensure the most suitable option for heating the Orangery is selected, an energy feasibility study could be undertaken. Whilst this is a cost in the initial phases it has the potential to minimise costs in energy expenditure in the long term.

Other renewable energy sources

- 9.11.9 Consideration has been given to alternative renewable energy sources. Wind and solar energy was considered inappropriate due to the setting of the Orangery and these technologies were not considered appropriate. Ground source energy was also considered likely to be inappropriate as installation is costly and would require disturbance of the garden in front of the Orangery. However this option could be considered within any feasibility study.

Reduction of energy loss

- 9.11.10 Opportunities to minimise heat loss to compliment heat generation have also been considered. An example of potentially suitable materials includes Ethylene Tetra Flouro Ethylene (ETFE) foil cushions to insulate the Orangery, but still let the natural daylight through the idea was like a transparent false ceiling. ETFE foil roofs can be supplied as a single layer membrane supported by a cable net system or commonly as a series of pneumatic cushions made up of between two and five layers of a modified copolymer called ETFE. The ETFE copolymer is extruded into thin films (or foils) which are used to form either a single layer membrane or multi-layer cushions supported in an aluminium perimeter extrusion which, in turn, is supported by the main building frame (www.architen.com).
- 9.11.11 Whilst these foil cushions are reputed to give better insulation value than triple glazing when used horizontally (glazing manufacturers figures are for vertical glazing which considerably enhances the figures) (www.architen.com) full consideration of this option should be given in relation to the appropriateness of this approach within a listed building. This option will require consultation with English Heritage and the Council and included in any energy feasibility study undertaken.

10. Market Analysis

10.1 Market Research

Ingestre Hall Open Day

- 10.1.1 In order to gain some funding for the Orangery and gather feedback from the local community on the desired end uses of the building, The Friends of Ingestre Orangery held an Open Day at Ingestre Hall on Saturday 1st September 2012 between 11 am and 5 pm.
- 10.1.2 One of the aims of this open day was to consult with the local community on what end uses were likely to be appropriate. This involved talking to people as they entered the Orangery to gather feedback on the proposals. The following summarizes the main comments made during the day in relation to end use demand:
- Good light for art classes and space for holding adult art classes
 - Venue for evening themed meals
 - Use as an artists retreat
 - Charity events function room
 - Family parties – hire room
 - Choir/music venue (not using a PA system)
 - Christmas dinner venue
 - Dinner dances for locals
 - Café – themed (orangery, fig)
 - Theatre in the garden for local theatre group, practice venue
 - Farm shop outlet
 - Afternoon teas
 - Opera
 - Café and music hall
 - Piano playing in café
 - Good to have local venue for evening entertainment for older people
 - Fine dining venue with celebratory chef
 - Food courses – cookery school
 - Exotic plant show room and tea room
 - Ballroom dancing
 - Wine and cheese venue
 - Wedding supplement to hall
 - Bar
 - Links with local catering groups for specialist food
- 10.1.3 In general all the people who came through into the Orangery were supportive of the restoration of the Orangery and its proposed end uses. The main themes were café, music venue, restoration as an Orangery, and local entertainment on a more regular basis for the local population.
- 10.1.4 The only concerns raised related to access for the elderly and making sure the end venue was multi-purpose and in keeping with the setting. Also the bus service stops 1.5 miles away and runs only hourly which was a concern regarding access. People were pleased to hear that a small car park is planned for the site.
- 10.1.5 Some of the potential end uses proposed by the attendees of the Open Day are considered to be inappropriate for end aims of the Friends of Ingestre Orangery such as use as a café/tea room or farm outlet. However these views are useful for

showing what facilities the general public see as a benefit for the locality.

- 10.1.6 The initial feedback from the community which attended the open day was positive and highlights the general requirement for additional space both within Ingestre and throughout the wider communities.

Public consultation

- 10.1.7 Public consultation on the draft Options Appraisal will take place on 8th November 2012 the results of which will be included in the final version of this Appraisal.

10.2 Market Demand

- 10.2.1 While there are other existing community venues in the surrounding area, notably in Tixall, the use of the Orangery as a similar community space is not seen to be in direct competition with these spaces. The use of the orangery as a flexible community space is seen as a way of relieving the pressure on what are over-subscribed existing community facilities and by offering a different type of venue it can attract people from a wider area. The estimated use of the building for each function is outlined in Table 2 below.

Table 2: Estimated annual usage per interest group

Potential Uses	Example core audience/groups	Estimated use (days per year)
Flexible Community space	Ingestre and Tixall, Lichfield Local History Group, Eccleshall Historical Society, Ingestre Church, Ingestre Local History Group, Staffordshire Parks and Gardens Trust	280
Concert Venue	Chetwynd Choir, Andante Choir Stafford Music Festival, Stafford Folk Players	10
Drama Venue	Stafford & District Operatic Society, Musical Youth Theatre Stafford, Rugeley Musical Theatre Company, Abbots Bromley Players, Stagecoach Stafford	5 - 10
Wedding Venue	Ingestre Hall (exclusively) in addition to facilities already provided	12
Art Installation Venue	Spartacus Chetwynd, Stafford Art Group, Jennifer Collier textiles, Society of Staffordshire Artists	50 – 100
Orangery uses	Staffordshire Horticultural Society, Stafford Borough Horticultural Show	1-12

- 10.2.2 There are a variety of functions envisaged to balance the use and maintenance of the building as shown in the Table above. The Friends of the Orangery aim both to retain the building for use as a community venue as well as a potential arts use concurrently. This will effectively allow an efficient, flexible and sustainable model for operating the building. This will also generate a level of income which will help pay for on going modification and building maintenance. This balanced model is also seen as a way to change with the needs of the community both local to Ingestre and in the wider area including Tixall. This should ensure the survival of the building in the long term, avoiding the Orangery falling into disrepair and back into its current state.

- 10.2.3 A flexible and responsive space is considered to be the best way to achieve the core aim of preserving the building and bringing it back into community use which match the general requirements of those people who are most likely to use the building. By providing the local and wider community with a flexible indoor functional space and accompanying green space, it fills a core demand for the community together with reliving pressure on oversubscribed community buildings in the surrounding area.

Draft

11. The Preferred Scheme

11.1 Outline of the Preferred Scheme

- 11.1.1 The preferred scheme is re-use of the Orangery as a multi-purpose space by the creation of pods to provide appropriate conditions to allow use of the Orangery throughout the year. This will allow the Orangery to be used as a flexible space to accommodate a range of activities that can adapt and respond to the current needs of the community and the economic climate.
- 11.1.2 Following initial consultations with the community and assessment of facilities in the locality, the current range of uses envisaged for the Orangery is given in Table 3.

Table 3: Current potential main uses for the Orangery for the preferred scheme

Immediate Regular Uses	Longer Ad-Hoc Uses
Pilates	Art exhibitions
Tai Chi	Meetings/conferences
IT classes	Artists in residence
U3A activities	Heritage activities
Carpet bowling	Charity event functions
Choir practice/events	Function room
Art classes	Cookery school
Quiz night	Theatre venue
Reading circle	Opera venue
Gardening club	Additional wedding space (TBC)
Needlecraft	Society head quarters
Office space	Biodiversity/sustainability workshops
Ballet classes	
Ballroom dance venue	
Local performance practice venue	
Music clubs/practice	
Doctor's surgery	
Ingestre Hall interpretation centre	

- 11.1.3 Whilst the primary function of the building is likely to be supporting meetings of local community groups and societies, the space needs to be a flexible as possible to ensure that the on going use and maintenance of the building is sustainable. To this effect while use of the building as a community space is the preferred end option, the design of the interior will be as flexible as possible.
- 11.1.4 Implementation of the proposed scheme is envisaged to be undertaken in two phases. Firstly Phase 1 will involve the building work required to have safe access to the building and make the building watertight. This phase will also include installing all essential services and creating access and parking facilities and will allow immediate use by regular uses as described in Table 3.
- 11.1.5 The second phase will be upgrading the Orangery and associated gardens and building of a pod at the back of the Orangery to allow the space to be used all year round which allow the space to be used for a greater variety of functions. Each of these phases is discussed in more detail below together with an outline of the remaining works required.

11.2 Phase 1

- 11.2.1 Phase 1 works will allow the building to be used in a limited capacity, but will allow for immediate generation of revenue.

- 11.2.2 To have safe access to the building additional clearance of vegetation from the Long Walk and surrounding the building will be required so that the site can be accessed safely. Clearance works have been on going with volunteers, but additional access provision is likely to be required to ensure that footpaths etc., are suitable for all users including wheel chairs access.
- 11.2.3 The building will require being made watertight by undertaking masonry repairs, replacing rainwater goods, undertaking joinery repairs, upgrading the glass roof and lights and general glazing repairs including new wooden frames and using safety glass on vertical glazing including five French doors for ventilation and two opening panels at each end.
- 11.2.4 The choice of doors and glazing has been discussed with the relevant statutory consultees. There will be constraints to the final design of these windows, as they must be sympathetic to the historic character of the building. While there is a degree of flexibility, in that the Conservation Officer, English Heritage, and Local Authority Archaeologist would all like to see the building in use, wholesale changes that significantly impact upon the historic character and significantly change either the façade of the building, hide key architectural features, or impact upon the overall historic character will not be practicable or desirable. The design of the French windows must be true to the original form where possible and where possible like for like replacement or renovation of existing materials will be preferable.
- 11.2.5 To make the building safe the floor will require some level of upgrading and the entrance/exit doors will require modifying and made secure. By creating temporary deck flooring, with low impact and being completely reversible, immediate use of the building for a number of uses becomes possible in conjunction with the essential repairs described above. The key benefit of this flexible space is that any the modification of the space is reversible if the core aims of the charity adapt with a changing community needs whilst allow initial generation of revenue from regular activities such as those outlined in Table 3 above.
- 11.2.6 Restoration of the internal fabric such as ventilators, plaster repairs and redecoration will also be required.
- 11.2.7 The Orangery will require fitting with essential services. An electricity supply is already present. Light fittings will require installation/modification. A water supply is present however it is currently tapped off due to a suspected leak. Consultation will be required with the Hall and the water board to determine whether installation of a separate water supply to the Orangery that is metered or repair of the existing supply will be the most appropriate and cost effective option.
- 11.2.8 Two toilets for the former swimming pool are located at a short distance from the Orangery. However there is currently no access for disabled persons and some restoration will be required. In the longer term the pod space will be installed with toilets, but in the short term the outside toilets with restoration will be suitable.
- 11.2.9 Broadband and telephone services will be required to allow the Orangery to be used as an office/conference space. At this stage it is not known whether an arrangement with the Hall could be made to use existing broadband connection or whether a telephone line will require installation at the Orangery. Discussions for the former option, at least in the short term (Stage 1 works) will be undertaken.
- 11.2.10 Access routes will have to be upgraded including creation of a car park and access ramps for the disabled. Access to the Orangery is key to allowing a larger number of people to access it than is currently possible. The creation of a car park on the existing filled in swimming pool site (see Figure 2; Section 1) and access route will accommodate approximately 20 cars. There is scope for car park charging or a donation box to add additional income. Whilst the details of the access route will be

subject to a detailed planning application it is envisaged that the car park will have disabled spaces and comply with industry standards.

11.3 Phase 2

- 11.3.1 Phase 2 works are concerned with the upgrading of the Orangery and include provision for installation of insulation blinds. A new build multi-purpose pod, or pods, for the community use at the rear of the Orangery will be built. The proposed design is shown in Appendix 3 (Brownhill, Haywood and Brown Architects in 2010).
- 11.3.2 This pod design will be a temporary structure (e.g. wood) and designed to be in keeping with the existing building. The design of the pod has evolved through consultations with the statutory consultees and interested parties. Whilst the final design of the pod will be included in a detailed planning application and subject to change.
- 11.3.3 Initial consultations have been undertaken with Stafford County Council Archaeologist Stephen Dean Historic Environment Officer; English Heritage Inspector of Ancient Monuments Alan Taylor, and Staffordshire Borough Council Penny McKnight Conservation Officer. These consultations reported general support of the project with suggestions of how to design the pods to ensure that they are appropriate to the building. The only concerns raised with respect to the pod designs were the potential to hide significant architectural features at the rear of the Orangery. This should be avoided wherever possible. There is also potential for the remains of a former out building at the rear of the Orangery, presumably for the original heating system to be hidden or impact upon in the construction of the pods.
- 11.3.4 Whilst all efforts should be made to avoid impacts the foundations of the outbuilding, should they require removal it could be mitigated through an archaeological recording exercise. This could record all archaeological remains at the rear of the Orangery and include the local community as part of the project. This would also involve the recording of any architectural features that may be hidden by the pods. As the pods are designed to be low impact and reversible, it is likely that the impacts to the existing structure and the archaeology would likely be low anyway. However there are obvious community benefits to a community archaeology project as part of the overall Orangery project.
- 11.3.5 On going consultation will be undertaken with the Council archaeologist and English Heritage to ensure that the design of the pod submitted in the planning application is appropriate to the setting of the Orangery and Hall.
- 11.3.6 Phase 2 will also include restoration of the gardens and paths in consultation with the Council and English Heritage. The end restoration design will depend largely on the requirements of the gardens function. For example if the lawn is to be used as a concert space then minimal landscaping will be desirable and retention of the lawn will allow more flexibility in use of this space. However, even if the outdoor space is retained as a lawn there is still scope for recording and understanding the original layout of this space in the context of the Orangery. Indeed the original beds are still visible as earth works and a photograph of the Orangery taken in 1957 gives some clues as to the likely layout of the garden. The scheme allows for recording and interpretation of the outdoor space in conjunction with local interest groups and community/school projects (see Section 17).
- 11.3.7 Once the pods are installed and operational, then the wider functions become possible, such as art installations and concerts. The additional space afforded by the pods will allow effective use of the space for two functions at once, for example an art installation and community meeting occurring concurrently.

11.4 Benefits of the Scheme

- 11.4.1 The benefits of such a flexible scheme have been touched upon above, however the proposed adoption of such a flexible community space really does give an opportunity of breathing new life into a building that would otherwise fall into disrepair and ruin. This supports the views of English Heritage and Staffordshire County Council and Sandwell Council who have expressed a desire to see the Orangery renovated before it falls into further disrepair.
- 11.4.2 The preservation and renovation of a significant piece of architecture is the core aim of the Charity. In addition to the obvious benefit of restoring such an iconic and historically important part of Ingestre Hall, renovation of the building will serve a real purpose at the core of the local community for future generations through social cohesion.
- 11.4.3 It is rare to find an opportunity to restore a building of local significance and bring it back to life as a focal point for the local community with a real function. The flexibility of approach ensures the on going sustainability of the building, being able to adapt to changing situations and demand on its function for the benefit of the local community for years to come and is considered to be one of the most important benefits of this scheme.

12. Project Costs

12.1 Proposed Costs

12.1.1 The proposed cost of repairs and alterations, fees, finance costs, insurance, VAT etc., and the charity's own project management costs taking into account allowance for inflation and contingencies has been provided in Appendix 8. The costs are broken down into the following phases.

12.2 Pre-planning & Planning Application Stage Works

12.2.1 The following works are anticipated to be required prior to the restoration commencing:

- Arboriculture Survey
- Bat & Wildlife Surveys
- Topographical Survey
- Archaeological Survey and Desk-Based Assessment
- Japanese knotweed Treatment

12.2.2 These surveys are required in order to provide information on the location of trees and their roots in relation to the building works for the pod(s). This will highlight any restrictions with respect to Root Protection Zones or Tree Preservation Orders.

12.2.3 Bat activity surveys will be required to determine the usage of the Orangery by roosting bats. All bats are European Protected Species. All species of bat are protected under the EC Habitats Directive 1992, which is implemented by the Habitat Regulations 2010, and the Wildlife and Countryside Act 1981 (as amended), which provides protection to certain animals included in Schedule 5 of the Act. Under the Act (as amended) it is an offence intentionally or recklessly to kill, injure, capture or disturb bats or to damage, destroy or obstruct access to any place used by bats for shelter or protection. This is irrespective of whether the animals are present. Bat activity surveys can only be undertaken between May and August (inclusive). Should bats be present then a Natural England European Protected Species Licence may be required to enable works to proceed. Provision for this eventuality has been included within the costs.

12.2.4 A topographical survey will be required to inform the location of works with respect to the architectural plans.

12.2.5 An archaeological survey will be required to locate and map any potential features that will require investigation. However this element of the works could be included in a community project with a qualified archaeologist. More details on this approach is given in Section 17.

12.2.6 Infestations of Japanese knotweed have been recorded adjacent to the Orangery. Japanese knotweed is a highly invasive plant species and is included on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended). Under this Act it is an offence to plant or otherwise cause the species to grow in the wild. Under the Environmental Protection Act 1990 Japanese Knotweed is classed as 'controlled waste' and as such must be disposed of safely at a licensed landfill site according to the Environmental Protection Act (Duty of Care) Regulations 1991.

12.2.7 At the time of writing this Appraisal the identified infestations are being chemically treated to reduce its vigour by volunteers. However a contingency has been included should Japanese knotweed require on-site treatment should any works be

required within 7 m of an infestation.

- 12.2.8 The restoration of the Orangery and creation of the pods will require a Planning Application to be made to the Council. As requested through consultation with the Ian Rice at the AHF regarding costs, a provision for an Appeal has been included in the costings although exact values are difficult to estimate until the nature of any objections are known. T
- 12.2.9 It is estimated that costs for the pre-planning and planning application stage is anticipated to be £45,979.00 with a contingency of £74,160.00 (see Appendix 8).

12.3 Building Work

- 12.3.1 Works required to undertake Phase 1 works have been outlined in Section 11. It is estimated that the cost of these works will be in the region of £199,045.00 (Appendix 8). However exact costs will be obtained prior to award to contracts which is outside the scope of an options appraisal.
- 12.3.2 Works required to undertake Phase 2 works have been outlined in Section 11. It is estimated that the cost of these works will be in the region of £235,605.00. However as stated above exact costs will be obtained prior to award to contracts which is outside the scope of an options appraisal (Appendix 8).

13. Valuations

13.1 Rental Valuation

- 13.1.1 The current rentable value of the Orangery in the unrepaired state is minimal as it is not currently in an appropriate state for use by the public.
- 13.1.2 The valuation of the Orangery is based on its rentable use as the property will be leased from the Council. Consultation was undertaken with the local taxation manager Mrs Rhian Callear in 2012 to provide an estimate of the rateable value for the Orangery upon completion. A copy of the email is provided in Appendix 9.
- 13.1.3 The estimated rateable value for the Orangery is £4900. This is an estimated rateable value only and would be subject to an inspection and formal valuation once the works at the Orangery is in use.

13.2 Estimated Rental Income

- 13.2.1 The estimated rental income for the Orangery upon completion is provided in more detail in Appendix 8.
- 13.2.2 Early consultation was undertaken with Ian Rice in October 2012 at AHF regarding the proposed estimated costs and incomes for the project (see Appendix 10 for copy of correspondence).
- 13.2.3 Table 4 shows the estimated income for the Orangery based on 40 weeks per annum. These estimates are a conservative estimate assuming that the majority of the income comes from weekly activities. As stated in the preceding sections there will also be potential additional revenue streams in the use of the Orangery for meetings, heritage groups, artists in residence etc., which are anticipated to add to the annual income estimated below. In addition should the option for rental to the Hall as an additional wedding space be possible then this could generate significant income for the Orangery over the summer period.

Table 4: Possible weekly users and anticipated hours

Weekly Activities	Hours
Ingestre Hall	3
Pilates	2
Tai Chi	2
IT classes	2
U3A activities	3
Carpet Bowling	2
Choir	2
Art Classes	2
Quiz Night	3
Reading Circle	2
Gardening Club	2
Needlecraft	2
Office Space	10
Ballet Classes	2
Total number of hours	39

Table 5: Estimated rental income

Estimated Income (£)	
PHASE 1 – Assumes 30 week use (reduced period)	Cost Excl. VAT
Rates for regular users @ £8/hr Assumes x5.5 hours use per day (6 days per week)	£7,920.00
Rates for casual users @ £12/hr Assumes x4 hours use per week	£1200.00
Rate for business users @ £15/hr Assumes x4 hours use per week	£1800.00
Total per annum	£10,920.00
PHASE 2 – Assumes 45 week use	Cost Excl. VAT
Rates for regular users @ £8/hr Assumes x5.5 hours use per day (six days a week)	£11,880.00
Rates for casual users @ £12/hr Assumes x5 hours use per week	£2,700.00
Rate for business users @ £15/hr Assumes x5 hours use per week	£3,750.00
Total per annum	£17,955.00
Possible other regular income streams per annum (both phases)	
Car park charitable donation scheme/donations to the Charity	£3,000.00
Summer music/drama events	£2,000.00
Occasional conference venue	£3000.00
Wedding venue (TBC)	unknown estimate between £1000 - 10,000 per annum
Art exhibitions	£1,000.00
Artists in residence	£1,000.00
Total estimate per annum from other revenue streams for both phases	£11,000-£21,000

13.2.4 These costs also assume the Orangery will be in use seven days a week, but only during the summer months for Stage 1 (April – September), but all year (assuming up to 40 weeks as a conservative estimate) for Stage 2.

13.2.5 In comparison the main venues in the area charge:

- Ingestre Hall - £75 per half day and the Main Hall taking 160 people is £200 per hour totalling £1200 for 6 hrs.
- Tixall and Ingestre Village Hall - £4 - £6 per hour
- The Moat House, Acton Trussell, Staffordshire – room catering for 60 – 100 people full day hire is £500 including VAT and evening hire £250 including VAT.
- The Staffordshire County Showground has two similar sized venues, both are

£180 per day incl. VAT

- Sandon Hall, Sandon, Stafford has a comparable venue, appears to only offer catered hospitality, £30 per head for the day.
- Moddershall Oaks, near Stone, Staffordshire – full day room hire is £800 (weekday) to £1600 (Saturday) or about 15 % cheaper for corporate events.

13.2.6 Figures presented in Table 5 above have been derived from an understanding of the current rental process for similar facilities within the locality. The village hall at Tixall has little availability on week day evenings. Only Monday and Tuesday are available currently with Kung Fu, Yoga, and various clubs on Wednesday, Thursday and Friday. The Hall holds 60 people in total.

13.2.7 The Orangery as it is now can hold 100 people or 72 seated people. Consequently it will attract larger groups even without the pod although the pod will be integral to use of the Orangery throughout the year.

13.2.8 Great Haywood, Litter Hayward and Hixon also have village halls which are similarly priced to that estimated in Table 4 and are well supported by local groups and have satellite surgeries for local doctors. However, what makes the Orangery a unique opportunity is its surroundings which will attract a different clientele e.g. companies, professional groups, film companies, catalogues that seek out unusual venues or who want somewhere that is peaceful, beautiful and inspiring.

14. Financial Analysis and Viability

14.1.1 The estimated costs for the Orangery are presented in Table 6 and 7 below for each of the Stages of development. It should be noted that an economic advisor had not been commissioned to review financial analysis at the time of writing this report.

14.2 Pre-Planning Stage & Planning Applications

14.2.1 Table 6 outlines indicative costs for the known element of works related to the pre-planning stages of the works. Stage 1 and Stage 2 works will require Planning Applications to be made and consents from the Council and English Heritage. Table 6 outlines indicative costs for the known element of works related to obtaining planning permissions.

Table 6: Indicative costs for the pre-planning stage works

PRE-PROJECT PLANNING	Indicative costs	with VAT	Inflation at 3 %	Total
Surveys				
Arboriculture Survey	£700.00	£840.00	£25.20	£865.20
Bat & Wildlife Surveys	£1,500.00	£1,800.00	£54.00	£1,854.00
Topographical survey	£1,500.00	£1,800.00	£54.00	£1,854.00
Archaeological Survey	£1,500.00	£1,800.00	£54.00	£1,854.00
Sustainable heating feasibility study	£2,000.00	£2,400.00	£72.00	£2,472.00
Planning Application				
Planning Application, consents, submission and fees incl. architect fees	£30,000.00	£36,000.00	£1,080.00	£37,080.00
Contingencies				
Contingency for bat licence and mitigation works	£5,000.00	£6,000.00	£180.00	£6,180.00
Contingency for removal/treatment works should Japanese knotweed be disturbed	£5,000.00	£6,000.00	£180.00	£6,180.00
Contingency for post-planning consultations	£10,000.00	£12,000.00	£360.00	£12,360.00
Contingency for Planning Conditions	£10,000.00	£12,000.00	£360.00	£12,360.00

PRE-PROJECT PLANNING	Indicative costs	with VAT	Inflation at 3 %	Total
Provision for Appeal	£30,000.00	£36,000.00	£1,080.00	£37,080.00
Indicative Cost	£37,200.00	£44,640.00	£1,339.20	£45,979.20
Indicative Contingency allowance	£60,000.00	£72,000.00	£2,160.00	£74,160.00
Total	£97,200.00	£116,640.00	£3,499.20	£120,139.20

14.3 Building Works

- 14.3.1 Table 7 outlines indicative costs for the known element of works related to building works required in Stage 1 and Stage 2. Costs do not include provision for obtaining funding for this work.

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Table 7: Indicative costs for Phase 1 and Phase 2 works (note maintenance costs covered separately)

Indicative Costs					
Action		Cost excl. VAT	Cost Incl. VAT	Inflation 3 %	Total
Phase 1					
To have safe access to the building	Clear vegetation by volunteers from the Long Walk & surrounding the building so that the site can be accessed safely	£1,000	£1,200	£30	£1,230
To make the building watertight	Clearing vegetation from interior by volunteers	£500	£600	£15	£615
	Clearing guttering	£250	£300	£8	£308
	Masonry Repairs	£7,000	£8,400	£210	£8,610
	Roof, rainwater goods	£7,000	£8,400	£210	£8,610
	Joinery Repairs	£4,000	£800	£120	£920
	Glazing repairs - new wooden frames and using safety glass on vertical glazing including 5 French doors for ventilation & 2 opening panels at each end	£46,000	£55,200	£1,380	£56,580
	Upgrade glass on roof	£10,000	£12,000	£300	£12,300
	Upgrade roof lights	£7,000	£8,400	£210	£8,610
To make the building safe	Upgrade floor	£3,000	£3,600	£90	£3,690
	Entrances/exits four doors to be made secure & new French doors	£10,000	£12,000	£300	£12,300
To restore the internal fabric	Ventilators	£2,000	£2,400	£60	£2,460
	Plaster repairs	£15,000	£18,000	£450	£18,450
	Redecoration	£2,000	£2,400	£60	£2,460
Essential Services	Electricity safety supply check	£200	£240	£6	£246
	Water supply assuming metered	£500	£600	£15	£615
	Light fittings & ceiling lights	£4,000	£4,800	£120	£4,920

Indicative Costs					
Action		Cost excl. VAT	Cost Incl. VAT	Inflation 3 %	Total
	Toilets (two on site but no access for disabled need restoration)	£10,000	£12,000	£300	£12,300
	Background heating to prevent frost damage in winter per year	£500	£600	£15	£615
	Broadband & Telephone services assuming share with existing	£200	£240	£6	£246
Access	Create access route	£7,000	£8,400	£210	£8,610
	Create Car Park	£15,000	£18,000	£450	£18,450
	Access ramps for disabled	£2,500	£3,000	£75	£3,075
PROJECT TOTAL PHASE 1		£154,650	£181,580	£4,640	£186,220
Phase 2					
Upgrading Orangery	Insulation Blinds	£6,000	£7,200	£180	£7,380
New Build Multi-purpose Pod for community use at the rear	Cess pit	£20,000	£24,000	£600	£24,600
	Pod at the rear construction	£100,000	£120,000	£3,000	£123,000
	Cloakroom	£5,000	£6,000	£150	£6,150
	Toilets	£10,000	£12,000	£300	£12,300
	Kitchen	£10,000	£12,000	£300	£12,300
	Storage room	£4,000	£4,800	£120	£4,920
	Community room floor & skirting	£5,000	£6,000	£150	£6,150
	Painting walls	£2,000	£2,400	£60	£2,460
	Curtains/blinds	£2,000	£2,400	£60	£2,460
	Doors/fittings	£5,000	£6,000	£150	£6,150
	Light fittings	£2,000	£2,400	£60	£2,460
	Heating installation assumes biomass option (cost depends on option)	£30,000	£36,000	£900	£36,900
Gardens & Paths	Restoration of lawns, gardens and paths	£7,500	£9,000	£225	£9,225

Indicative Costs					
Action		Cost excl. VAT	Cost Incl. VAT	Inflation 3 %	Total
PROJECT TOTAL PHASE 2		£208,500	£250,200	£6,255	£256,455
Contingencies	Contingency for heating supply	£50,000	£60,000	£1,500	£61,500

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14.4 Income and Running Costs

14.4.1 Table 8 outlines indicative costs for the likely running costs related to Stage 1 and Stage 2. Costs do not at this stage include provision work relating to obtaining funding for this work.

Table 8: Indicative running costs

POTENTIAL ANNUAL EXPENDITURE				
Annual Costs	Cost excl. VAT	Cost Incl. VAT	Inflation 3 %	Total
Phase 1				
Rent	£4,900.00	£5,880	£147	£6,027
Building Insurance	£1,000.00	£1,200	£30	£1,230
Public Liability & Insurance for volunteers	£450.00	£540	£14	£554
Water Rates	£250.00	£300	£8	£308
Rates	£0.00	£0	£0	£0
Electricity	£3,822.00	£4,586	£115	£4,701
Phone and internet	£800.00	£960	£24	£984
Marketing	£500.00	£600	£15	£615
Warden to open Orangery/general caretaker (volunteer in phase 1)	£0.00	£0	£0	£0
Garden Maintenance (Volunteers)	£0.00	£0	£0	£0
Heating assuming temporary means	£500.00	£600	£15	£615
JKW (volunteer 3 treatments pa) incl. chemicals	£50.00	£60	£2	£62
Fire Extinguisher Service	£100.00	£120	£3	£123
Cleaning materials	£150.00	£180	£5	£185
Sundries	£300.00	£360	£9	£369
Contingency	£500.00	£600	£15	£615
TOTAL	£12,822.00	£15,386	£385	£15,771
Phase 2				
Building Insurance	£1,000.00	£1,200	£30	£1,230
Public Liability & Insurance for volunteers	£450.00	£540	£14	£554
Water Rates	£250.00	£300	£8	£308
Rates	£0.00	£0	£0	£0
Electricity	£5,000.00	£6,000	£150	£6,150
Marketing	£500.00	£600	£15	£615
Warden to open Orangery/general caretaker assume PT post	£3,000.00	£3,600	£90	£3,690
Cess pit maintenance	£500.00	£600	£15	£615
Heating assuming biomass up to 26,000 kWh per annum assuming 10 h per week	£1,600.00	£1,920	£48	£1,968
Phone and internet	£1,000.00	£1,200	£30	£1,230
Garden Maintenance (Volunteers)	£0.00	£0	£0	£0

POTENTIAL ANNUAL EXPENDITURE				
Annual Costs	Cost excl. VAT	Cost Incl. VAT	Inflation 3 %	Total
JKW (volunteer 3 treatments pa) incl. chemicals	£80.00	£96	£2	£98
Fire Extinguisher Service	£100.00	£120	£3	£123
Cleaning materials	£300.00	£360	£9	£369
Sundries	£500.00	£600	£15	£615
Contingency	£500.00	£600	£15	£615
TOTAL	£14,780.00	£17,736	£443	£18,179

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15. Long-term Management

- 15.1.1 The future management of the Orangery once the capital works have been completed will be undertaken by the Charity whilst the ownership of the building will be retained by the Council. It is assumed that the operating profits of the Orangery will allow for payment of on-going maintenance of the building and general repairs.
- 15.1.2 Activities at the Orangery will be managed by the Charity with a director overseeing them. Bookings will be arranged *via* the website or a volunteer *via* mobile phone using one diary for lettings. Access to the Orangery for a 'letting' will be made by use of an electronic code cards.
- 15.1.3 It is envisaged that to begin with the co-ordination of booking for the Orangery and caretaking will be undertaken on a voluntary basis by a volunteer for the Charity. Should operating profits permit then if possible a part time paid position could be considered for a local resident.
- 15.1.4 Cleaning will be undertaken by a rota of volunteers. The gardens will be maintained by volunteers on a planned basis throughout the year. Expert help and advice from local gardening clubs will be sought.
- 15.1.5 The building will be retained and the fabric of the building will be maintained in line with the lease. Condition assessments of the Orangery will be undertaken every four years, the cost of which has been covered within the estimates. It will be the responsibility of the Charity to organise these works and undertake any maintenance required.
- 15.1.6 The use of plain glass means that over time replacement glass would be on a breakage basis and reduces the risk inherent in using double glazed units which are guaranteed for 5-10 years and would all need replacing regularly. Wooden doors and frames will need to be painted especially on the south elevation every four years by volunteers. Gutters will be cleaned annually by volunteers.
- 15.1.7 Japanese knotweed treatment has already commenced by a volunteer qualified to do the work and will continue.
- 15.1.8 Internal walls will be re-painted every five years in accordance with the required specification by a specialist company.
- 15.1.9 Garden maintenance will also be undertaken by volunteers. Sponsorship will be sought for the costs of garden equipment or will be purchased via the Charity.

16. Conclusion and Recommendations

16.1.1 To be completed following consultation in final version.

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17. Implementation Strategy

17.1 Outline

- 17.1.1 There are several key steps to securing funding and gathering momentum for the project as a whole. The first step is to continue with the hard work of the Friends of Ingestre Orangery, in getting people involved, clearing and stabilising the access and undertaking works to make the Orangery a practical space for use.

17.2 Essential Repairs

- 17.2.1 Stage 1 works could be funded through grants associated with building repair and community involvement. The key benefit of the Orangery is that there is previously unrecorded archaeology present in the form of the former boiler room and the tantalising possibility that the Orangery supports a previously unknown room like its twin at Blithfield. This naturally is likely to create significant local and potentially regional interest and forms the basis of an existing local community heritage and archaeology project. The project could involve many sectors of the community in building recording, geophysical survey, archaeological excavation and interpretation. It has the potential to involve the children from the Hall in art related exercises, the U3A, local schools, colleges etc. This work could tie into the building restoration works and consultations with English Heritage and the Council and potentially open up funding opportunities for the Phase 1 works. This element of the works could be potentially funded through sources such as the AHF Project Development grants or Big Lottery Fund/HLF which will find such projects that have a proven community benefit.
- 17.2.2 Funding and implementation of essential repairs could be potentially sourced through English Heritage Regional Capacity Building Grants. If community involvement was built-in from an early stage, with local residents learning new skills and taking a positive experience away from the repair of the building, then Stage 1 works could qualify for a grant from English Heritage for capacity building. This could also be undertaken in partnership with the Heritage Skill Initiative who could market and use the repair of the Orangery for one of their Heritage Skills Open Days. This would be a useful starting point for getting the community involved at the earliest possible stage particularly with respect to undertaking essential building fabric repairs.

17.3 Finalising Plans for Pods

- 17.3.1 Once the exact layout of the pods has been agreed and put forward the scheme will need to obtain Planning Permission. The design of the pods is being undertaken by Aaron Chetwynd Architect Studio LLP who is a board member and chair of the Charity as a volunteer.
- 17.3.2 As part of the planning process the impacts of the extension and pod will have to be considered by English Heritage, the local conservation officer and county archaeologist, who will comment on the scheme to the planning officer. It is likely that a programme of archaeological and historic building recordings will be required in order to meet the planning requirements. This could be turned into an advantage by making it part of the community project and also used as a possible funding source if built in at the pre-planning stage.
- 17.3.3 Implementation of a community archaeology project as part of the planning requirements for the renovation and modification of the Orangery is envisaged through a Heritage Lottery Funded bid as stated above. This bid would only be for the clearance, recording and archaeological mitigation required to acquire planning

permission for the pods. This would involve members of the local community, local schools and train them in archaeological excavation, recording and building recording, supervised by a suitably qualified archaeologist. This would have the benefit of enhancing local skills and experience, community engagement with the history of the building and opening up the Orangery to a wider audience, before it is in use as a community space as described above. A project such as this will engage the community with the development of the building at all stages as well as informing them of its history and answering research questions and fulfilling the requirement for archaeological/architectural mitigation. This should be undertaken at an early stage, as the more information that is collected the better the proposed development scheme can be tailored to any currently unknown constraints.

- 17.3.4 The additional benefit of using a HLF or similar grant to undertake a community archaeological project to record the Orangery and answer questions that will be required for any planning application, is that the project will engage the wider community and encourage community involvement at an early stage. This will be especially beneficial if local schools are involved in the project, something that has been done in other projects in the past. It will also function as a marketing exercise, informing people of the existence and planned end uses of the Orangery, before it effectively “opens for business”.
- 17.3.5 Using the archaeological project as a starting point and making it a success will effectively act as a spring board for the project and help to gather momentum for additional funding required for Stage 2. Making a success of a smaller HLF project and having a proven track record, as well as proven community benefits and involvement will make securing more substantial funding for Stage 2 from other sources more achievable.

17.4 Funding

- 17.4.1 As described above there are a number of funding options available for the scheme and it is likely that a combination of these will be utilised to implement the final incarnation of the Orangery. The community involved elements of the project lend themselves to the HLF funding as well as English Heritage Capacity Building Grants.
- 17.4.2 The more extensive parts of the project in Phase 2 such as renovations and new structural builds are more appropriate for the Big Lottery Fund or AHF which would provide more substantial funding for the more complex and specialised elements of the project.

17.5 Marketing

- 17.5.1 Marketing the plans for the Orangery has already begun, with the public consultation and media coverage provided through the Friends of Ingestre Orangery. The momentum already is anticipated to continue to grow as the community involved elements of the project progress. The archaeological project and building recording project as well as community involved build will all spread local knowledge of the Orangery before it is in effective operation.
- 17.5.2 Once the building is in use it will be marketed through the Internet, Parish newsletter, in local newspapers and through the community *via* word of mouth. Consideration will be given to formal advertising through appropriate means.
- 17.5.3 One off events would be marketed through local press, the internet and the Parish newsletter. This model has been used with great success at other local venues in the wider area which are operated as a village hall.

17.6 Operation

- 17.6.1 Day to day operation of the Orangery will be undertaken by volunteers initially. These volunteers will be responsible for unlocking and locking of the building as well as any basic set up, seating or tables for example. At the point where demand for the use of the building exceeds the ability of a group of volunteers to facilitate this then a part time caretaker could be employed with the funds received from the operation of the building.
- 17.6.2 A bookings database could be set up through the Friends of Ingestre Orangery website and managed by volunteers first and the caretaker later. This would ensure the efficient running of the building and help give it an easy to use and professional look. There would also be a bookings line for those without internet access which will be managed by volunteers in the first instance.

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18. Appendices

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