

**Appraisal for
a Maintenance Building at
Warrenwood Manor Estate,
Hornbeam Lane, Essendon,
Herts, AL9 6JF**

Prepared by

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Warrenwood Manor Estate

1.0 INTRODUCTION

1.1 JSP Management LTD have been instructed to prepare an independent appraisal of the factors relevant to the planning application for a new maintenance building at Warrenwood Manor Estate, Hornbeam Lane, Essendon, Herts.

1.2 The report is based on information gathered during a visit to Warrenwood Manor Estate, Hornbeam Lane, Essendon, Herts on 19th September 2016. The report is based on information collected during the course of that visit together with my own observations whilst on site.

1.3 This report has been written by Jim Powell of JSP Management LTD. Jim Powell is a graduate of Shuttleworth College, Bedfordshire, and Wye College, Kent. I have been acting as a Farm Consultant since 2001. I can confirm that I have the necessary experience to provide an expert opinion on the subject matter.

2.0 HISTORY

2.1 Mr Brunt has occupied Warrenwood Manor Estate since 2013.

3.0 ESTATE ENTERPRISES

3.1 The Estate enterprise extends to 23.36 hectares, made up of follows :

- 15.41 hectares of grass
- 0.75 hectares of established Woodland
- 2.00 hectares of newly planted Parkland
- 3.00 Landscaped Gardens & House
- 2.20 hectares Stables, Storage Barn & Ménage.

3.2 Warrenwood Manor estate currently have three full-time estate workers and two part-time.

4.0 REASONS FOR THE NEED OF A MAINTENANCE BUILDING

4.1 Warrenwood Estate is quite extensive and complex. There are 3 hectares (7.5 acres) of landscaped gardens, 2 hectares of newly planted parkland, 0.75 hectares of established woodland, 15.41 hectares of grassland, 3800 metres of hedgerow, and 4500 meters of fencing that need maintaining.

4.2 To maintain an Estate like Warrenwood takes a considerable amount of time and machinery, especially as Mr Brunt wants to be self sufficient in help. This is very important in the early years of establishing a newly formed estate where plants and trees are growing rapidly and need pruning to obtain a healthy plant or tree. It is also a requirement of the planning consent that all landscape planting must be maintained for a period of five years after planting.

- 4.3 A typical machinery list for an estate of this size would include two garden tractors, one self-propelled mower, a rotavator, a chipper, a couple of trailers, a grass harrow, a roll, ride on mowers, push mowers, a tractor mounted hedge cutter, a tractor mounted post banger, and a water bowser to water the newly planted trees. All of these items are large and need space for storage. They also need to be stored in lockable sheds as they are a high security risk.
- 4.4 As well as the list above, an estate maintenance yard would need to have a workshop, and a separate lockable store for hand held tools such as chainsaws, hedge trimmers, strimmers, rakes, push along mowers, and push along rotavators, etc.
- 4.5 I would also expect to see one compartment within a complex be used purely as a store for spare sheets of timber, posts, gates, hinges, roofing tiles, bags of cement, land drainage pipes, water pipes and connectors, and other building materials.
- 4.6 There should also be within a complex the wood store where chopped logs can be kept in the dry ready for the owners open fire.
- 4.7 Warrenwood Manor Estate employs three full time estate workers, and also has two extra part time staff during the busy summer periods. This gives you an idea the amount of work that is done on the estate and obviously the amount of machinery and equipment used (which needs to be stored somewhere). There is also a requirement to provide welfare facilities such as toilets and washing facilities for the estate staff separate from the house.
- 4.8 Mr Brunt should be applauded for providing employment in the countryside.

5.0 THE SUMMARY OF THE NEED FOR A MAINTENANCE BUILDING

- 5.1 I have analysed the plans and seen the building in situ and I can confirm that the building complex is what I would expect an Estate of this size and type to have.
- 5.2 Calculating the storage space needed for all the machinery currently on site and expected in the near future, all compartments will be used by estate maintenance equipment.

6.0 CONCLUSION

Warrenwood Manor Estate is clearly only just developing as an Estate. Trees, shrubs and plants are being planted all the time and new beds are being

Warrenwood Manor Estate

formed. All of this needs labour and machines to achieve. And the machines need to be stored securely.

I therefore conclude that building of the maintenance building has been an important and essential addition to the Estate.

APPENDIX



A view of the lake and a maintenance vehicle



A view of the Landscaped Gardens and House



A view of the newly planted parkland and lake

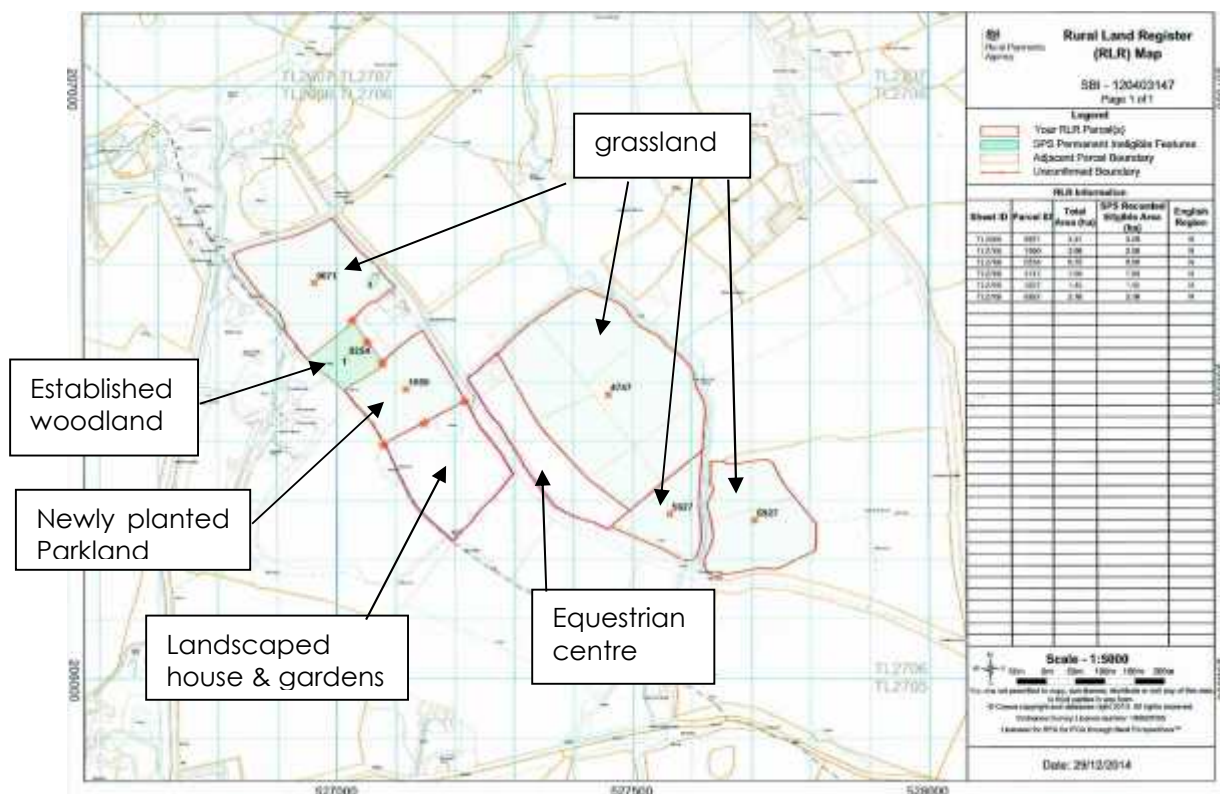


A view of the maintenance buildings and some machinery

Warrenwood Manor Estate



An aerial view of the site



The Estate Map