

Revised application for support from The Investing in Hampshire Fund for Bursledon Brickworks Museum Trust

Background

In January 2020, Hampshire County Council generously awarded a grant of £100,000 to Bursledon Brickworks Museum Trust (BBMT), as match funding in support of The New Foundations Project. A £1.7m scheme that had been developed to ensure that two of the Museum's drying sheds are saved, restored, and given new uses ensuring their long-term survival and financial sustainability. The grant was subject to a successful National Lottery bid and receipt of a satisfactory cost plan and business case.

The pledge from the Council was instrumental in the Trust being able to secure funding and other pledges from private trusts and foundations. It is also helping the Trust to engage in ongoing conversations with Historic England for support for both the sheds and an adjacent kiln, which are now listed on the national 'Heritage At-Risk' register (HARR). Sadly, however, The New Foundations Project has been severely impacted by Covid-19 which caused a sale of land (the proceeds of which were to form the majority of the funding for the project via enabling development), to be significantly delayed and as a result, the Trust's National Lottery bid was refused in March 2021 as having insufficient matched funding.

However, the National Lottery Heritage Fund has encouraged BBMT's trustees, to consider phasing the project and advised that the Trust could reapply for support, once the outcome of the land sale became more certain. Accordingly therefore, the Trust has taken further professional advice, to determine how the project could best be phased cost effectively, albeit that the final outcome will take longer to complete.

Re-Phasing the Project

Subsequent to Historic England's decision to list both the two drying sheds and the adjacent Staffordshire Kiln (which is believed to be the oldest surviving Staffordshire Kiln in England), on the national Heritage At Risk Register. And, following the guidance from the NLHF, BBMT's trustees have taken the decision to divide the original New Foundations Project into two phases, but also to extend the project's scope to include both the kiln and the two drying sheds. Maintaining the continued support of the County Council is essential to the eventual success of the newly re-phased project.

Phase one of the revised project, will ensure that the two drying sheds and the kiln can be removed from the Heritage-At-Risk Register. It will also include a small amount of additional work as follows:

- To enable the two drying sheds to be useable
- To fully interpret the kiln
- To create additional exhibition space on the top level of the kiln explaining the history of kiln design.

Once phase one has been completed, mindful of the time it will take for life to return to the new normal after the pandemic, the Trust will make an assessment as to when to continue with the conversion of the two drying sheds into a business centre. If the original business centre model, remains viable, then a new application will be made to NLHF to help with the final conversion costs. If the business model needs to be changed then alternatives will be explored and a view on moving ahead with further works to the sheds taken at this point.

Scope of Works

In order to remove the sheds from the HARR the Trust will need to undertake essential repairs as follows:

1. Remove the debris left when the original flat roofs were taken down. This includes a small amount of asbestos which was in the roofing felt.
2. Remove the remains of the old flooring – there are still some dwarf walls in situ although these are mostly broken up into rubble.
3. Replace the floor with a new concrete one complete with drainage ducts, insulation and damp proofing as required.
4. Re-roof the sheds using metal trusses with a pitched profile to match the existing roofs on site. The covering will be an insulated profiled metal sheet to match. Provide rainwater drainage.
5. Provide steel framing to the interior as required to hold the walls in place.
6. Repair the brick walls throughout, render areas beyond repair, create window and door openings

Whilst a final decision as to the future use of the two drying sheds is being made they will have a value as large empty spaces. In order to make the sheds useable, the Trust will need to put in the windows and doors to the sheds and add plumbing and other services etc. The more useable features, the more interim income generating options the Trust will have. Opportunities that are currently being explored include:

- An arts venue – a large space for exhibitions, performances etc. that other venues can use in partnership with the museum
- A venue for film locations – this will be essentially an empty space and so very flexible for building sets in, using historic settings etc.

Artists Impression of the Restored Drying Sheds – Phase One.



For completeness, in order to take the Staffordshire kiln off the HARR the following essential works will also form part of the first phase of work:

1. Removal of the existing asbestos kiln roof that has reached the end of its working life and is in danger of breaking up

2. Replacement with a new metal roof and new rainwater goods
3. Creation of a rainwater drainage route – currently there is none
4. Ensuring the structural stability of the whole kiln – there was a survey done as part of earlier work and it is generally sound.



The Kiln (to the right of the photo) and the kiln roof showing fuel feeds

The total estimated costs of completing phase one is c£1.1m.

Project Funding

The Trust has worked assiduously to re-shape its fundraising strategy for the project. Funding for phase one will continue to come from the land sale, which is now progressing well, but it will not cover all project costs. Maintaining the level of existing support from Hampshire County Council, of at least £100,000 for the project is critical. Following confirmation of revised costings, the Trust is also now approaching each of the trusts and foundations that have previously pledged their support for The New Foundations Project which are expected to raise around £105,000 if all of the funding can be applied to the newly defined phase one.

Further, following the Trust's initial approaches, Historic England, who are supportive of the approach to phase the work to include both the sheds and the kiln, have indicated that there is potential for funding support for works to the kiln, to be made available, for the 2022/3 financial year. Maintaining the continued support of funders who have previously made commitments to the project, will enable the Trust to help leverage this interest from Historic England.

Bursledon is a unique industrial heritage site, it belongs to Hampshire and its survival will benefit Hampshire residents. The Trustees of Bursledon Brickworks Museum would therefore like to make a revised bid to the Investing in Hampshire Fund, in support of phase one of the re-phased project for at least £100,000. Which will in turn, *contribute strongly to the Council's strategic aims including:*

Outcome 1: Hampshire maintains strong and sustainable economic growth and prosperity

- *Attracting increased inward investment*
- *Delivering appropriate development and infrastructure*

Outcome 3: People in Hampshire enjoy a rich and diverse environment

- Enhancing and protecting Hampshire's heritage and culture
- Maintaining the unique character of the County

Outcome 4: People in Hampshire enjoy being part of strong inclusive communities

- Supporting a thriving and diverse voluntary and community sector and body of volunteers.



Sheds 1 and 2 in their current state

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