

APPENDIX D - CURRENT OWNERSHIP, MANAGEMENT AND USE OF THE SITE

D1 Introduction

D1.1 Principle current land ownership within the Site is indicated on **Figure 4**, and the main current land uses are defined on **Figure 5**.

D2 Chatham Historic Dockyard Trust

D2.1 Chatham Historic Dockyard Trust [CHDT] is a Registered Charity established by government following the closure of the naval Dockyard in 1984. The freehold of the land passed to the Chatham Historic Dockyard Trust in March 1984.

D2.2 Chatham Historic Dockyard Trust is responsible for an area of 32.37 hectares (80 acres) encompassing over 100 buildings and structures, 47 of which are Scheduled Monuments and 54 of which are historic Listed Buildings.

D2.3 Chatham Historic Dockyard Trust has two core charitable objectives:

‘To secure for the public benefit the preservation and use of the historic Dockyard at Chatham in the County of Kent in a manner appropriate to its archaeological, historical and architectural importance; and

To promote and foster for the public benefit a wide knowledge and understanding of the archaeological, historical and architectural significance of the Historic Dockyard’¹

D2.4 A number of long-term leases have been granted on certain residential properties to a subsidiary company, The Historic Dockyard Property Company Ltd [HDPL]. HDPL have granted long leases to private individuals on a range of historic residences as residential and commercial properties.

D2.5 Leasehold has been granted on No. 2 Dry Dock to the HMS Cavalier (Chatham) Trust for the purpose of berthing HMS Cavalier.

D2.6 Generally, public access to Chatham Historic Dockyard is limited to those paying to enter, however there is also access for those who live and work within the Dockyard, or who are visiting businesses. Tickets for the Historic Dockyard cost £13.50 for an individual 12-month season ticket. The site is also used as a film location and is licensed for weddings as well as being available for conferences.

D2.7 The museum element of the CHDT is fully accredited, It collects, preserves, studies and exhibits objects and material connected with the history of:

- the people who worked in, or were associated with the Dockyard;
- the development of Royal Navy warship design and construction; and
- the Royal Navy’s use of the River Medway and its role in the development of the Medway area.

¹ The Historic Dockyard, Chatham. Conservation Management Plan 2004–2009 Vol.1 v3.1

D2.8 To assist in the conservation of Chatham Historic Dockyard, CHDT has prepared a *Conservation Management Plan* for the period 2004 to 2009². The plan assesses the significance and vulnerability of the Historic Dockyard, and sets out a number of policies for its maintenance, conservation and enhancement. Business objectives for the development of the yard are set out in CHDT's *Corporate Plan 2006-11*³.

D3 Fort Amherst

D3.1 Fort Amherst and Lines Trust (FALT) was established in 1979 to buy, restore and open Fort Amherst to the public as a tourist attraction. The site was acquired from the Ministry of Defence. The local authority and English Heritage supported with grant and other assistance some restoration works making use of a Government initiative skills training scheme, and the majority of Fort Amherst was opened to the public in 1983. Public funding of FALT's work was later reduced and the training scheme withdrawn. In January 2005, FALT's educational work separated from the conservation work of the Fort and FALT was reconstituted as Fort Amherst Heritage Trust (FAHT).

D3.2 Land in the ownership of the FAHT is predominantly used for heritage interpretation and educational purposes. FAHT does not currently have the resources to fully restore and maintain its property, however in the future it is seen as an integral part of the Great Lines Heritage Park.

D3.3 There is currently limited public access to Fort Amherst. Access can be gained for educational visits and pre-booked school trips, as well as other pre-arranged groups or for specific special events. Fort Amherst is a licensed wedding venue and is also used as a film location. Free summer Sunday opening for the public took place in July 2008. Free daytime opening is planned as a permanent feature of the Great Lines Heritage Park from 2010/11.

D3.4 FAHT has been the subject of a governance review that has identified significant weaknesses in its membership and activities and for the operation of Fort Amherst. These are being addressed by FAHT with advice and assistance from other stakeholders including Medway Council and the Chatham World Heritage steering group. FAHT aims to secure a number of new Trustees, to address these weaknesses.

D4 The Lower Lines Trust

D4.1 The Lower Lines Trust was established by Mid Kent College with support from Medway Council and the Ministry of Defence. The Trust will lead the future management of 5.5ha of the Great Lines Heritage Park at the Lower Lines, with full funding from an endowment provided by Mid Kent College.

D4.2 This Trust will be a company limited by guarantee with seven trustees (each of whom will also be a member – a part owner of the trust). Mid Kent College will appoint the first trustees and will continue to play an active part in the operation of the trust; firstly through retaining a membership; and secondly by retaining the right to agree to the appointment of up to three trustees.

D4.4 In future, all appointments will be made by the Trust. In addition to the College's retained right, Medway Council and English Heritage will each agree one appointment.

² The Historic Dockyard, Chatham: Conservation Management Plan 2004 – 2010 (Chatham Historic Dockyard Trust, last review March 2006)

³ The Chatham Historic Dockyard Trust Corporate Plan 2006 - 2011 (Chatham Historic Dockyard Trust, undated)

D5 Upnor Castle

- D5.1 Upnor Castle is managed by Medway Council on behalf of English Heritage who hold the castle in guardianship. The site has been managed under a Local Management Agreement with English Heritage since 1995 and the agreement is revisited on a 5-year cycle. Upnor Castle falls within the Upper Upnor Conservation Area.
- D5.2 Upnor Castle is managed as a visitor attraction during the tourist season and visitors pay an entry fee to gain access to the grounds and buildings. It is marketed as a heritage attraction and enables the paying public to access the core historic elements of the site as a museum. Upnor Castle is a licensed wedding venue.
- D5.3 Private accommodation also falls within the boundary of the site around Upnor Castle. Public access to Upnor Castle House is not available.
- D5.4 Medway Council manage the site in close consultation with English Heritage, as per the Local Management Agreement, and in line with best practice. A draft conservation statement has been compiled to ensure future management and conservation work is sympathetic to the historic fabric and setting.

D6 The Military Estate

- D6.1 The Ministry of Defence (and its predecessors) has been a major landowner in the Chatham area since at least 1708, and the first Infantry Barracks were established above the Dockyard in the mid-18th century. It owns three significant sections of the site: Brompton Barracks and the Royal Engineers Museum, the Chatham Lines, and Kitchener Barracks. The Royal Engineers and the Royal School of Military Engineering (RSME) use these sites for accommodation, storage and training (the largest training facility in Medway).
- D6.2 Land in the ownership of the Ministry of Defence is used for defence, residential and educational purposes and public access is restricted to very few areas without prior appointment.
- D6.3 The Ministry of Defence has recently appointed a private sector partner, Holdfast Consortium, to undertake the management and delivery of a large number of the Royal School of Military Engineering's technical and artisan training courses. Part of this process is likely to include the rationalisation of Kitchener Barracks.
- D6.4 Medway Council prepared a *Planning Framework for the Royal School of Military Engineering in Medway* (November 1999) to guide the Ministry of Defence/ Royal School of Military Engineering and its potential private sector partners in the preparation of their PPP proposals.
- D6.5 Management of the historic environment is in line with Defence Estate's published guidelines⁴ and best practice and ensures the continued conservation measures are adopted for all buildings and areas of historic interest.
- D6.6 The Royal School of Military Engineering is also responsible for the Royal Engineers Museum and the Royal Engineers Library. The Royal Engineers Museum is open all year

⁴ JSP 362 Defence Lands Handbook, Chapter 6, The Historic Environment, Archaeology, Ancient Monuments and Historic Buildings (Defence Estates, undated)

round for the paying public while the Royal Engineers Library is open to the public through prior booking.

D6.7 The Royal Engineers Museum was designated an accredited museum in 2005 in line with Museums, Libraries and Archive Council's guidelines⁵ which '*...sets nationally agreed standards for UK museums. To qualify, museums must meet clear basic requirements on how they care for and document their collections, how they are governed and managed, and on the information and services they offer to their users*'.

D6.8 The Museums, Libraries and Archive Council designated The Royal Engineers Library as an Outstanding Collection in 1998. '*The Designation Scheme identifies and celebrates outstanding collections of national and international importance held in England's non-National museums, libraries and archives, based on their quality and significance. These inspiring collections represent a vital part of our national cultural and artistic heritage. Designation celebrates and promotes the nation's most important and culturally valuable collections, so they can be fully enjoyed by many generations to come*⁶.

D7 Medway Council

D7.1 Medway Council owns several office buildings, the majority of the Field of Fire and Gun Wharf. The land is used for heritage, leisure and commercial purposes.

D7.2 In usage terms, the Field of Fire can be divided into three sections. North of Prince Arthur Road is designated in the Local Plan partly as proposed open space and partly as housing land allocation. The section allocated for housing land, however, has now been safeguarded as the Lower Lines Park. The central part of the section south of Sally Port Gardens is ungrazed pastureland criss-crossed with footpaths and is designated within the Local Plan as a Site of Nature Conservation Interest. The remaining sections are sports ground.

D7.3 Land within the Great Lines owned by Medway Council, the Ministry of Defence and the Fort Amherst Heritage Trust is managed for public amenity benefit, and will be further enhanced by the Great Lines Heritage Park initiative.

D7.4 The World Heritage steering group is progressing the Great Lines Heritage Park project. The first phase of the Great Lines Heritage Park is scheduled for completion in 2009. It will feature restored ditches, as well as play and relaxation areas, cycle paths and walkways. The aim is for the Lower Lines Park – which will be owned and operated by an independent Trust - to secure Green Flag status in its first years. The use of developer contributions to finance the Lower Lines Park and its endowment provides a replicable model for the broader Great Lines Heritage Park project. Ultimate aims include the creation of an endowed Trust to unite the ownerships of Medway Council, Fort Amherst Heritage Trust, Defence Estates and the Lower Lines Trust.

D7.5 The northern area of the Great Lines Heritage Park is being progressed as Medway Park, thanks to government and University funding relating to the London 2012 Olympics. Medway Park will be a regional centre of sporting excellence at the heart of the Great Lines Heritage Park. The development includes a purpose-built gymnastics centre, an eight-lane athletics track and a complete refurbishment of the Black Lion leisure centre. Work began is scheduled to finish in 2010.

⁵ The Accreditation Scheme for Museums in the United Kingdom (Museums, Libraries and Archive Council, September 2004)

⁶ The Accreditation Scheme for Museums in the United Kingdom (Museums, Libraries and Archive Council, September 2004)

- D7.6 Gun Wharf is the site of the Tudor Dockyard and former Ordnance Yard. The Ordnance Yard was closed in 1958 and everything south of the Command House is now owned by Medway Council. Today Gun Wharf is public open space and contains a number of structures of historic interest. It will contain significant buried archaeology. The area has been earmarked for regeneration as part of Medway Council's regeneration strategy for Chatham Centre and Waterfront. The aim is to transform Chatham into Medway's new city centre and cultural heart.
- D7.7 The administrative back office for Lloyd's Insurance and Lloyds of London was relocated to a new office across the former four-acre site of the Royal Marine barracks, from London in 1980. The Lloyds office building is now occupied by Medway Council and is the central administration building for the authority.

D8 Universities and Colleges

- D8.1 Mid-Kent College is in the process of developing a campus within the site. The campus is being developed in the Lower Lines area and will be open for students in September 2009.
- D8.2 The new campus will provide a modern learning environment that will be inspirational and encourage learning for life. The campus will be situated alongside the 'Universities at Medway' campus and will further enhance the educational facilities within, and directly adjoining, the Site.

D9 SEEDA

- D9.1 SEEDA secures the provision of previously used sites. This includes identifying areas of market failure where private developers have been unsuccessful in bringing forward sites. This can be due to complex physical regeneration issues such as land contamination, complicated planning or land ownership issues, and difficulty with affording or providing the infrastructure works necessary to bring forward the site. SEEDA carries out site clearance and remediation on redundant brownfield land, and provides infrastructure services.

D10 Private Residential Areas

- D10.1 There are many areas of private, residential and commercial properties, particularly in Brompton.
- D10.2 Maintenance of individual properties is the responsibility of the individual owners. Further protection is awarded to individual buildings where areas of the Site fall within a Conservation Area. Those of greatest relevance to the Site are Upnor, Brompton-Lines and Chatham Historic Dockyard.