



THE PROPOSAL

Great Budworth Parish Council is seeking a contribution towards funding the cost of essential repairs and restoration works to a Grade II listed Pumphouse with running water.

GREAT BUDWORTH

Great Budworth is a village with a population of about 350 in the unitary authority of Cheshire West and Chester (CW&C). It is mentioned in the Domesday Book and until 1949 was part of the Arley Estate. In the mid to late 1800's Rowland Egerton-Warburton of Arley Hall set about a campaign to "render it (the village) picturesque in Victorian eyes" and the result is a unique collection of heritage buildings, many Grade II listed, and a fine very large Grade I listed Church. Almost all of the village is now designated a Conservation Area. See www.greatbudworth.com It has often been used as a film set and this, together with its intrinsic quaint charm, attracts visitors. Its location close to the more industrial areas of Warrington and Northwich make it an attractive destination especially with walkers stopping en route from Arley or the nearby Meres and cyclists following the Biking the Backroads route.

THE LOWER PUMPHOUSE

The Pumphouse is sometimes known as the Lower or Bottom Pumphouse (to distinguish it from another Pumphouse up the hill in the centre of the village). It is also sometimes referred to as Dene Well-house or Dene Running Pump.

It is Grade II listed (UID 1139126) and described in The National Heritage List for England as: "Wellhouse, 1880 by Edmund Kirby for Rowland or Piers Egerton Warburton. Oak frame on weathered sandstone plinth; stone-slate roof, gable to front. Open framing of large timbers

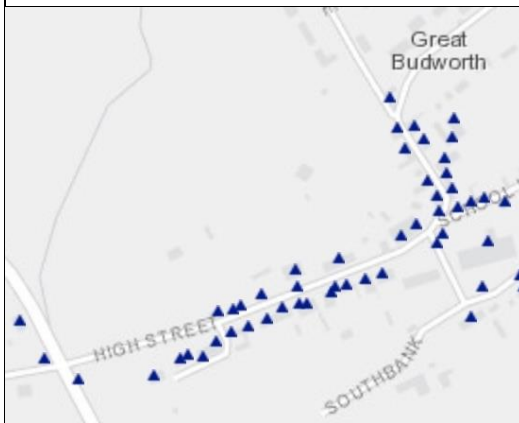
closely spaced; Tudor-arched entrance with ornate wrought-iron gate; cusped oak bargeboards. Interior: Flowing spout projects water into stone trough with bucket-stand; stone plaque above inscribed with verse by R Egerton Warburton, squire and minor poet. BLESSINGS IN NEVER ENDING LOVE ARE ON US POURED FROM HEAVEN ABOVE THIS RUNNING STREAM WITH CEASELESS FLOW SPRINGS FROM THE BOUNTEOUS EARTH BELOW; ALIKE IN BOTH HIS GOODNESS SHOWN WHOM HEAVEN AND EARTH THEIR MAKER OWN”

The Pumphouse is beautifully designed, both in terms of its visual quality and ingenuity of construction. It echoes the character of the Church lychgate with its sturdy oak frame, sandstone plinth and stone slate roof. It is a striking design, deliberately intended to be noticed and impress yet be serviceable. A fine example of the melding of form and function.

The Pumphouse is owned and insured by the Parish Council, having been transferred to it from Arley Estate by a Conveyance dated 26th March 1949. It is registered at the Land Registry under Title No. CH427279.

Located on the corner at the junction of High St and the A559 Warrington Road, it is a well-known landmark (no pun intended!) and the gateway to the village. In terms of the mission statement of Historic England, it very much “defines who we are” – a village with a strong sense of community and history where the fast pace of urban life (the busy A559) and more rural idyll (High St) intersect. Although until 1934 it was the only source of drinking water for the village and so a key meeting point, the Pumphouse now gives a glimpse of times gone by to passing traffic and tempts visitors to explore the village and understand more about our heritage.

The source of the constantly running water is an aquifer. Water filters through permeable rock until it meets an impermeable layer and collects as groundwater before being released to the surface due to the contours of the land. **CHECK Dene Stream??**



Listed Buildings in Great Budworth



Arrow shows location of the Pumphouse

THE ISSUES

Despite its constant hammering from busy main road traffic, the Pumphouse displays no apparent structural defects. However, it is suffering from severe problems of dampness due to changes in surrounding ground levels (such that it is now cut into the slope by as much as 900mm at the rear) and problems with the roof which allow the ingress of rainwater. There are also issues with drainage for the constantly running water. Some of the timber has decayed and wrought iron balusters need replacing. These, together with the gate, need repainting. Mould needs to be removed and the masonry cleaned and repointed. Without these works it will undoubtedly

deteriorate and we propose “a stitch in time” to prevent further decay which could lead to its eventual loss. Our aim is not to leave the building looking brand new but rather to retain its historic patina and preserve it.

To this end the Parish Council, working in partnership with the Great Budworth Heritage Society, commissioned a short report **CHECK** on the refurbishment of the Pumphouse which has formed the basis for discussions with the CW&C Conservation Officer and which informed the preparation of a Schedule of Works. See Appendix 1.

On the advice of the Conservation Officer, volunteers from the Heritage Society have already come together to gently spray clean the stonework to remove the slime and lime-like deposit on lower courses of the walls. Also, as a preliminary step for the refurbishment works, the Parish Council has agreed a quotation for tree surgery on the Oak tree adjacent to the Pumphouse. No decision has yet been taken on the Yew tree.

COSTINGS

The Schedule of Works was circulated for tenders and three quotations were received ranging from £2000 to over £30,000. The difference can be explained by the fact that the contractors were not all able to tackle all aspects of the work. The cheapest quote, for example, only covered the cleaning of masonry and the replacement of roof tiles.

Having considered these the Parish Council decided that it would be preferable for all aspects of the work (woodwork, masonry, ironwork) to be carried out by a single contractor and sought further tenders. Two were received and following site visits with the contractors the Council is minded to accept a quotation of about £12,000 from a well reputed specialist conservation contractor. Details are still being finalised. (**£10,336 + £1440**)

FUNDING

Great Budworth’s total precept from CW&C amounts to less than £10,000 for the year. This is to cover all administration costs (incl insurance, audit, IT and Clerk’s salary), community grants and maintenance costs such as grass cutting and tree work in the parish. The Council owns a number of built environment and countryside assets, including a long avenue of mature lime trees, which require upkeep.

This leaves very little for projects such as the Lower Pumphouse, which must compete with footpath improvements and parking issues. It is high on our list of projects, especially after a village survey in 2017 accorded it considerable priority, but money is short. CW&C have indicated that they are unable to offer financial support. **CHECK Have we checked whether CW&C give Historic Building Grants? Also, did you know that Ward Councillors each have £5000 per year to give to worthy local projects in their areas?**

Having said this, the Council did receive an unexpected income in 2018 from the filming of a new adaptation of War of the Worlds for the BBC and, in its 2019/20 budget, has allocated £6000 to the refurbishment work on the Lower Pumphouse. £1000 of that is earmarked for preliminary tree work to the nearby oak and possible replacement of the yew tree.

This means that we are looking for at least £7,000 to enable the work to go ahead. The Heritage Society is looking at fundraising in the local community via events and donations but this is

unlikely to exceed £2000 so we are short of £5000 and ask whether you would consider making a grant to help us reach this target. **Is this a fair estimate?**

BENEFITS

Building conservation

The key benefit will be the preservation of a unique Grade II listed building of architectural value in need of repair. Without the works it will become dilapidated and could be lost. The building is of value in itself, but also as part of the whole that is the village of Great Budworth – a heritage gem close to an industrial heartland where salt extraction fuels the chemical industry.

The Pumphouse is a significant landmark, the gateway into the village. Its prominent location makes it a signpost to visitors and local people. It is a well loved and much respected landmark that helps define the village and the local community.

Community engagement

A survey of village residents put this project high on the list of spending priorities for the village and volunteers have already been involved in preliminary cleaning works. The Parish Council is working in partnership with the local Heritage Society on this project. Their fundraising efforts will further engage the community, as will plans for fettling the Pumphouse and celebrating the finished work. A special community event is being considered next year to mark the 140th anniversary of building the Pumphouse. **Might these be possibilities?? Malcolm, what's fettling?**

Educational initiatives are also being considered as outlined below and we intend to do our best to communicate the project and the value of our heritage resources generally. The village website, Facebook page, Whats App group and monthly Budworth Bulletin magazine are all vehicles we will explore to achieve this. We will use before and after photographs. **These are all just ideas which, if we want to go with them, we will need names in frames of folk willing to lead.**

Education

We have strong links with our local primary schools and would like to develop a project-based learning initiative focussing on the Pumphouse, which brings together geography (mapping, aquifers, geology, underground water sources etc), history (Victorian period, time-line, architecture, social conditions, Arley Hall Estate etc), maths / science (quantities, volumes, pressure of water etc), religion and poetry (linking to the verse in the Pumphouse), art (drawings, models, posters). **NB location of Pumphouse not good for primary school site visits so might have to be done remotely with a PC / Heritage Soc rep going into the school. Just a suggestion. Discuss with Jane Robins / teachers?? Could we involve Cransley? What about links with schools further away in more disadvantaged area?**

Heritage awareness

The work proposed with the local schools and efforts to engage the local community will in themselves increase awareness of the value of heritage resources. The demographic profile of the village is one of an ageing population but the involvement of children will widen the impact.

We intend to put on a small exhibition to link the renovation of the Pumphouse to the architecture of the village generally and specifically to the works of the architect Edmund Kirby and Rowland Egerton Warburton. We will seek the involvement of Arley Hall with this. **Might this be a possibility? Perhaps in the Church?**

We will encourage visitors to explore the architecture of the village and look at the Pumphouse by seeking inclusion in any CW&C and www.visitcheshire.com material. We will explore links with the Salt Museum, Anderton Boat Lift, Marbury Park and Arley Hall. **Depends whether you want more visitors to the village? Parking?**

Cyclists

Great Budworth is on a popular cyclist route through Cheshire lanes. We will explore whether cycle route maps might include a specific reference to the Pumphouse. We will also promote it to the cyclists who visit the Parish Hall at a weekend for refreshments. **Depends whether you want more cyclists.**

Water Source

And talking of refreshment, in these days of greater plastic awareness and the move towards the use of refillable bottles, the running tap is a constant source of water for cyclists, visitors and local people. We believe that the water is used by a few people who prefer to drink it in preference to mains chlorinated flouridated water, in the same way as some people prefer raw milk. And we think that it may be being used by local amateur beer and wine makers. With climate change and greater awareness of environmental impacts moving up the agenda, here is a ready and, as far as we're aware, sustainable source of water. We will explore the possibility of getting the water regularly tested and putting up appropriate safety / disclaimer notices. **How do other places manage the health and safety aspect? Do we need to better understand the source of the water? Talk to one of the spa towns eg Malvern?**



APPENDIX 1 LOWER PUMPHOUSE - SCHEDULE OF WORKS

- 1 Carefully remove soil and roots including disposal
- 2 Rake out mortar joints and make good
Rake out mortar joints and make good - internal
- 3 Carefully cut out and splice new oak member - allowance
- 4 Carefully clean down and trat exisiting oak frame - allowance
- 5 Provisional sum - timber repairs
- 6 Wrought Iron balusters - provisional sum
- 7 Verge pointing to roof
- 8 Carefully clean roof
- 9 Carefully Install missing stone tiles to be measured on site, cut to size, include all protection to exisiting
- 10 Replace missing ridge
- 11 Carefully clean exisiting masonary
- 12 Carefully clean exisiting masonary - internal
- 13 Provisional sum - work to R.Egerton Plaque
- 14 Clean floor, including any making good
- 15 Carefully lift exisiting grate, clean gulley
Extra over drilling / cleaning holes in grate / gulley cover- allowance
- 16 Clean down and paint
Gate
Railings
Balusters
Spout
- 17 Stone trough - provisional sums
Clean and point - allowance
Cleanmould etc
Carefull remove and provide replacement steel cover - allowance
Carefully remove and replace spout
Carefully clean and overhaul exisiting isolation valve
Works to overflow and stone trough- allowance
- 18 Cut down and remove Yew tree
E.O stump removal

Contingency
Preliminaries

VAT
Total