

TO JUMBO'S NEW OWNER – PLEASE READ THIS

Jumbo was bought by the previous owner at an Allsops auction in February 2006 for £330,000. At that time there was little information known about the building's development potential. Since that time –

- ❑ A conversion scheme replacing the tank with a penthouse was allowed on appeal in December 2001 (when Jumbo was listed grade II, not II* as now). It was not implemented and permission expired.
- ❑ A 2009 study by Savills stated '*It is certainly clear that under existing market conditions, the property would be unsaleable without a substantial payment being made to any prospective developer or occupier*'. (*Report and Valuation*, Savills, Sept 2009, para 16.1).
- ❑ A financial study of 2013 assessed the financial viability of eight possible commercial development schemes of Jumbo. The study calculated initial losses of between £1.3 million – £4.1 million for each scheme considered (*Appraisal of Development Options*, Morley Riches and Ablewhite, May 2013).
- ❑ The decision of recent planning applications for commercial development (091305/091343 and 131020/131023), cited as a reason for refusal the infilling of the legs. Without this, the provision of a significant floor area is impossible. It is therefore difficult to envisage any commercial scheme which is acceptable in planning terms.
- ❑ In January 2007 extremely high winds lifted a large section of copper cladding from the west side of the cupola, leaving the roof structure exposed to rain. This was patched up with a temporary repair in 2012 as a result of an Urgent Works Notice issued by CBC. No permanent repair has been carried out.
- ❑ In July 2007 vandals set fire to Jumbo's original oak door, which was totally destroyed. It has not been replaced.

Jumbo is a tank on legs. The only existing useable floor area is in the tank. The only enclosed space is in the roof. No viable commercial development of Jumbo has yet been devised.

Please help us obtain this unique historic building for the public benefit.

The Savills report is [here](#). The Development Options report is [here](#)

For general information about Jumbo see our [website](#)