

St Michael's Convent, Ham  
Design and Access Statement





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Architecture  
Urban Design  
Masterplanning  
Landscape  
Sustainability  
Project Services  
Planning  
Transport Planning  
Interiors  
Research

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**Beechcroft**  
DESIGNED WITH RETIREMENT IN MIND

**indigo**

**PRP**

**Client**

Beechcroft Developments Ltd  
1 Church Lane  
Wallingford  
Oxfordshire  
OX10 0DX

**Planning + Heritage Consultant**

Indigo Planning Ltd  
Swan Court  
Worple Road  
London  
SW19 4JS

**Architects + Landscape Architects**

PRP  
Ferry Works  
Summer Road  
Thames Ditton  
Surrey KT7 0QJ

**Site Address**

St Michael's Convent  
56 Ham Common  
Richmond  
Surrey  
TW10 7JH

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# Section 01. Introduction

## Summary of Proposals

### Application 1 - Ham Common

- Total 26 units:  
7 apartments in retained listed building;  
3 apartments in extension to retained building;  
1 cottage in listed coach house;  
A further 15 houses across the site;
- Car / cycle parking

### Application 2 - Martingales Close

- Total 2 units:  
2 stable buildings next to Orchard
- Car / cycle parking



## Introduction

This Design and Access Statement has been prepared to accompany two planning applications for the proposed works to St. Michael's Convent, Ham in the London Borough of Richmond Upon Thames.

The site is currently occupied by The Community of the Sisters of the Church, who have been there since the 1940s. The Community is an international body of women within the Anglican Communion.

The Community of the Sisters of the Church are relocating to Buckinghamshire to better suit their needs.

Beechcroft Developments has recently purchased the site. Beechcroft is a leading retirement developer that builds homes for the over 55s

As part of the process we have engaged with: local residents, ward members, The Ham and Petersham Association, Ham United Group (HUG), Ham Amenities Group and Ham and Petersham Neighbourhood Forum.

This document should be read in conjunction with other supporting documentation prepared by the project consultant team including:

- Planning Statement/Community Engagement - Indigo
- Heritage Statement - Indigo
- Planning Application Drawings - Prepared by PRP
- Schedule of Works document - Prepared by PRP
- Landscape Design Drawings – Landscape at PRP
- Sustainability strategy - Environmental at PRP
- Daylight/Sunlight - Environmental at PRP
- Flood risk / drainage - Glanville
- Transport Survey - Glanville
- Archaeology - Cotswold
- Ecology - Ecology Solutions
- Arboricultural - ACD
- Contamination - Southern Testing

## Beechcroft Developments

### Background and aims for the project

For over three decades, Beechcroft Developments has been a leading developer in the premium retirement housing market.

The Company builds high-quality homes with developments set in attractive and sought after locations throughout the The South of England and Western Home Counties.



Beechcroft Developments Locations

The Special Projects Department is used to working with listed buildings and conservation issues, breathing new life into redundant buildings and making them fit for purpose, whilst acknowledging and enhancing their historic place in the community.

Developments are focused on locations that provide easy access to shops, services and transport links and most importantly, a vibrant community of like minded people.



## The concept of retirement housing

The Office of National Statistics population projections show the ageing population as the fastest growing demographic in the UK.

58% of property owners 60 and over are interested in moving home but feel restricted by a lack of suitable alternative accommodation. Savills Research shows that retirement housing is an underserved market requiring some 18,000 homes p.a. to maintain provision, and only 2,8% of the current housing supply targeted at the retirement market.

## Housing need & requirement for older people in Richmond

There is demand within Richmond for retirement housing. The redevelopment of this site to provide specialist independent quality accommodation in keeping with the location and setting is a positive contribution to Richmond.

See Planning Statement prepared by Indigo which forms part of this application.



### The White House, Isleworth, Richmond

The White House, set in beautiful riverside parkland, was built in 1832 for Sir William Cooper, Chaplain to King George III.

Today, this unique private estate has been given a new lease of life as Fitzroy Gate which comprises an exclusive collection of restored and converted period buildings along with a range of complementary new homes.



### Thameside Place, Hampton Wick

Thameside Place is an exclusive special projects development of new and converted one, two and three-bedroom houses and apartments with an extensive river frontage. Located on the banks of the River Thames, just across the river from Kingston-upon-Thames, the original period property was said to have once been home to Lillie Langtry, mistress of the Prince of Wales, later to become Edward VII.



### Durrants House, Croxley Green, Hertfordshire

This Special Projects' development of 19 one, two and three-bedroom houses and apartments is the result of Beechcroft's careful conversion of an impressive Grade II listed country manor house.



### Langholm Terrace, Petersham Road, Richmond

Comprising nine one, two and three-bedroom houses, apartments and duplexes, Langholm Terrace was created by Beechcroft Special Projects' restoration and conversion of the period lodge and stables of a riverside estate once owned by the Duke of Montague. A private tunnel provides owners with direct access to the riverside and the superb view over the River Thames is reputedly the only view in the country protected by an Act of Parliament.



### The Clock House, Byfleet, Surrey

The Clock House is a beautiful courtyard development, parts of which date back to the 18th century.

Beechcroft's careful conversion has created nine elegant two-bedroom apartments within the original Grade II listed building known as The Clock House along with 16 newly-built apartments and houses within the new Coach House and Mill Lane. Many of these stunning new homes provide a private terrace or balcony; most with views over the landscaped grounds which form such an important part of this new development.



### Rotary Court, Hampton Court

Rotary Court is an example of Beechcroft's skilled restoration of a period building. Once owned by the Crown Estate, this early Victorian building was converted into 26 two and three-bedroom apartments which were sold on the open market. The development is next to houses once owned by Sir Christopher Wren and Michael Faraday and is a few minutes' from Bushy Park and Hampton Court Palace. The development features lawned gardens that sweep down to the River Thames.



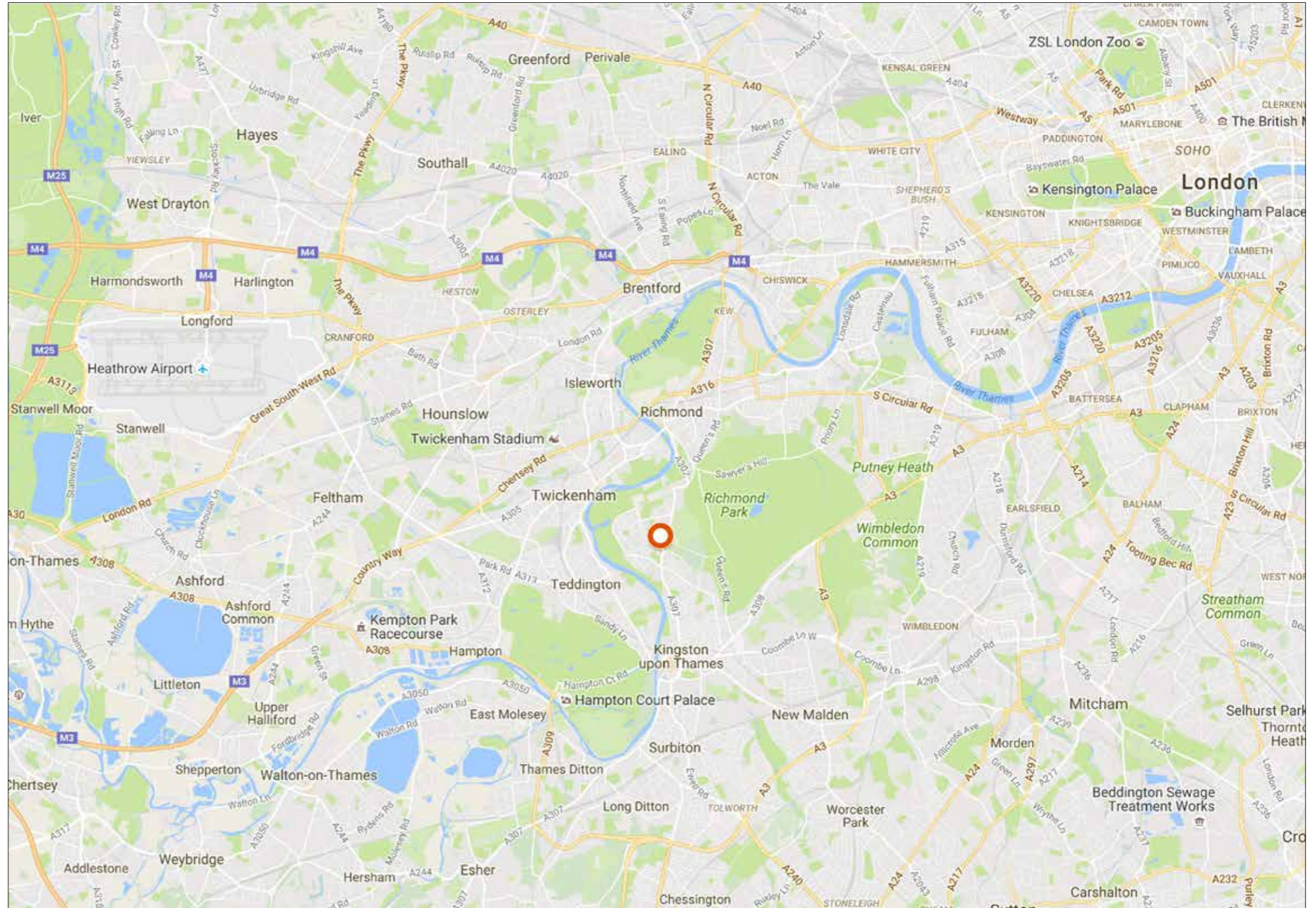
Section 02.  
Existing site, building & context



## Site Location

Ham is a suburban district in south-west London which has meadows adjoining the River Thames where the Thames Path National Trail also runs. Most of Ham is in the London Borough of Richmond upon Thames and, chiefly, within the ward of Ham, Petersham and Richmond Riverside.

The proposed development site is that of the former St Michael's Convent located to the north of Ham Common.





# Location & Transport Links

Located on the A307 between Richmond and Kingston-upon-Thames, the immediate area is served by bus routes on Ham Common.

### Travel connections from Central London:

- District Line or train from Waterloo to Richmond Station then Bus No. 65 from outside Richmond station to Ham Gate Avenue.

### From Richmond:

- Bus No. 65 (towards Kingston) from outside Richmond station to Ham Gate Avenue.

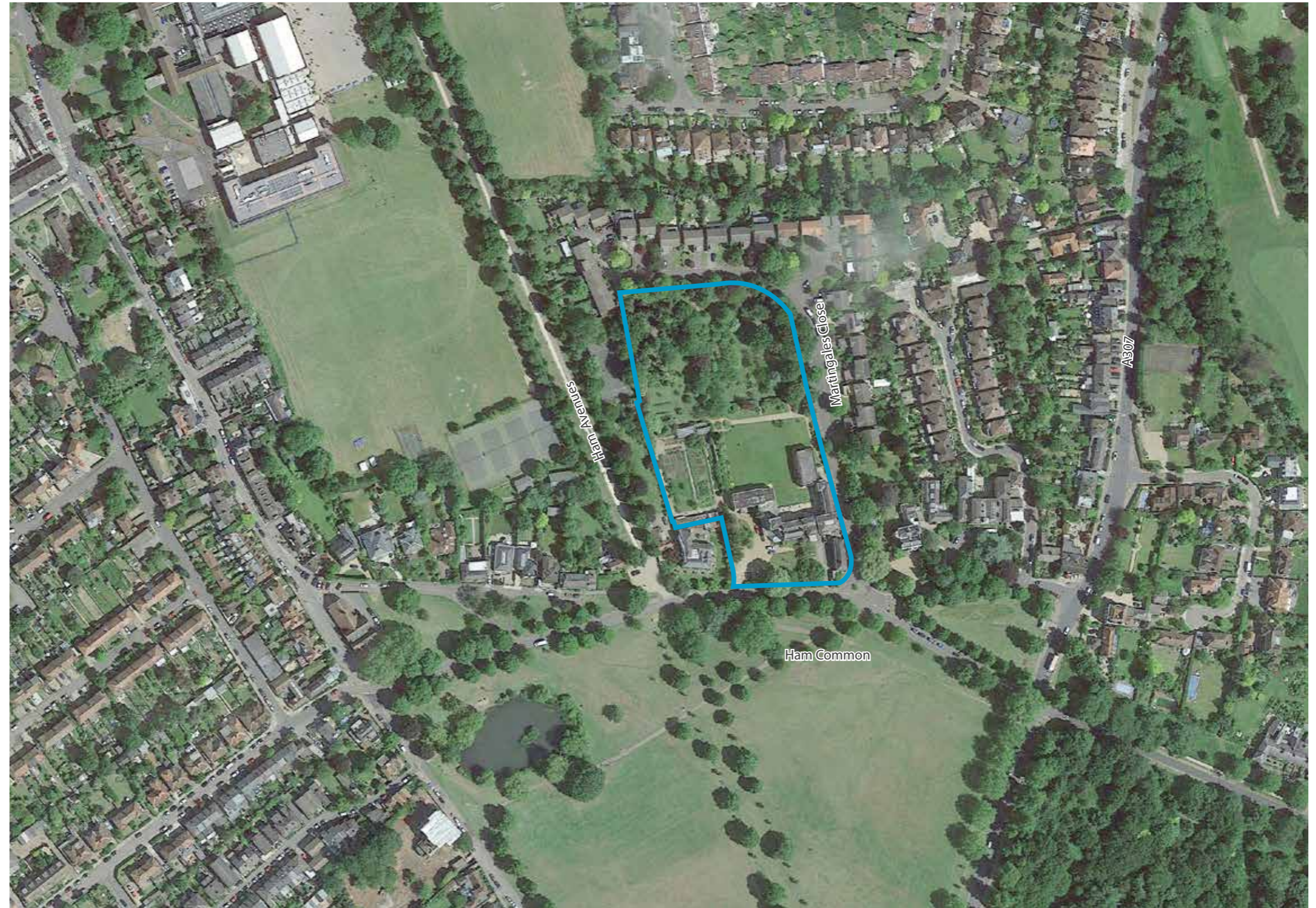
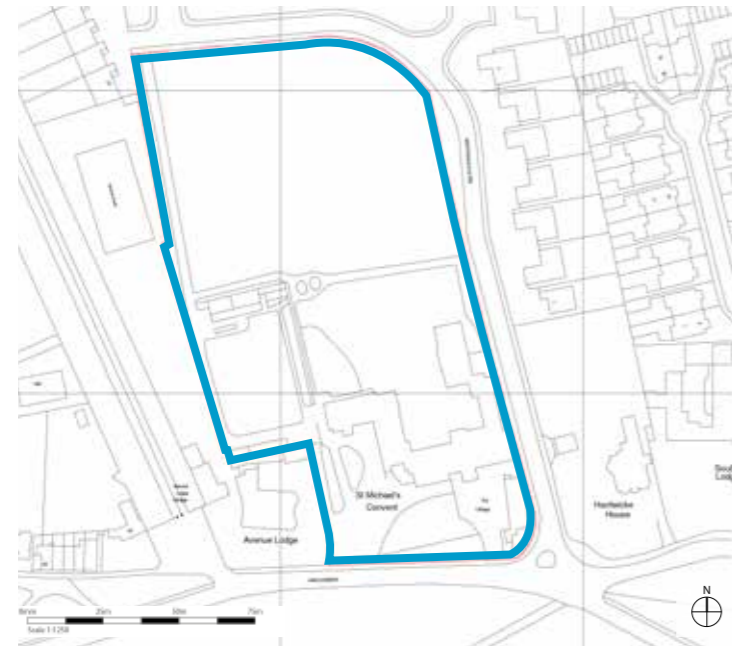
### From Kingston:

- Bus No. 65 (towards Ealing Broadway or Brentford) from the centre of Kingston to Ham Gate Avenue,

### Key

— Site Ownership Boundary

Site Location Plan

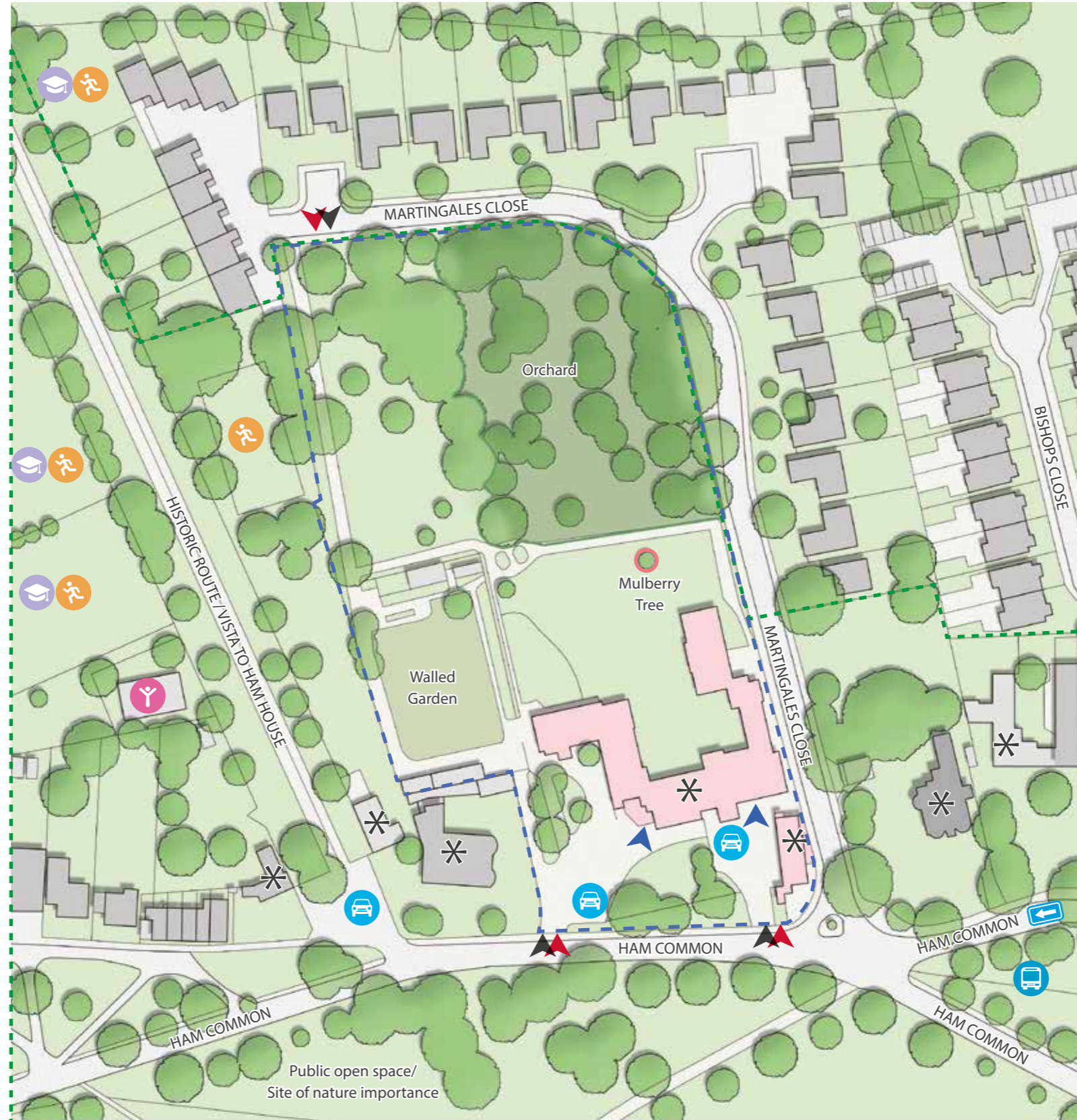




# Site analysis

**Key**

- Existing Buildings
- Listed Buildings
- Site Ownership Boundary
- Pedestrian entrance
- Vehicular entrance
- Building Entrance
- Conservation Area
- Bus stop
- Car park
- One-way street
- School
- Sports facility
- Ham Scout Group





# Context and Surrounding Area

Aerial views of the site show the site ownership boundary in blue.

The site area is predominantly residential with large detached houses surrounding Ham Common. To the far north is Ham House and Garden reached via Ham Avenues which is approximately 100m to the west of the site across the gardens of the adjacent listed Avenue Lodge which run parallel to the site.

Immediately surrounding the site is a cul de sac of smaller detached and terraced houses built in the 1960's in the former gardens of the Convent known as Martingales Close.

To the immediate east of the site across Martingales Close is the listed Hardwicke House.

Further to the north west is Grey Court secondary school and associated sports grounds.

St Thomas Aquinas Church, Ham is a Roman Catholic church on Ham Street on the western corner of Ham Common.

Up from the Church is Ham Street where there is a local Pub (The Ham Brewery Tap) and a row of late georgian/ early Victorian 2 storey terraced houses with a couple of grocery stores.

To the east of the site is another local pub (The New Inn) and this leads onto the A307 which has Richmond Golf Course to east and a run of modest 2 storey buildings to the west. The A307 takes you to Richmond in one direction and Kingston in the other.

To the south of the site is Cassel Hospital which is being redeveloped.



Aerial photo of the site



Aerial view of site looking north



Aerial view of site looking south



## Site photos



Listed building on site, South side



Listed building on site, North side



End of Martingales Close



Bishops Close, looking South



Ham Common



Ham Common looking North towards historic pedestrian route



Ham Common looking South towards public open space







View of east wing from Martingales Close



View of rear access to site from Martingales Close





View of main entrance from Ham Common



View down Martingales Close





View of rear elevation



View of walled garden





View of access road to rear of site



View of main entrance through the conservatory



Main entrance to later wing (to be retained)



View of main window overlooking gardens



View of walled garden entrance



View of main staircase



View of down access road towards Ham Common



# Site Investigations / Constraints

A Topographical Survey of the site has been carried out, to record the main features of the site including the existing buildings, levels and trees. Refer to Topographical Survey by Callidus which forms part of this application.

A detailed Arboricultural Survey has been carried out by ACD reporting on the existing trees on the site with each tree being assessed under BS5837. The report categorises trees as either A,B or C. The survey specifies root protection areas for each of the tagged trees and details of these exclusion zones have been noted on the Tree Constraints Drawing.



Topographical Survey (Callidus)







Section 03.  
Concept design



## Concept - Application 1

The concept behind the design of the St Michael's Convent is to allow the gardens to inform the layout of the buildings. The vistas from the original house are retained and the setting enhanced with a new communal terrace.

The lobby, lounge and other communal areas are located on the ground floor of the original building where everyone can congregate and socialise.

A path on both sides of the lawn leads the residents down beside the formal lawn towards the orchard. On the east side of the lawn is a 2 storey terrace of houses. On the west side there is a small mews of 2 storey houses centred around a landscaped courtyard garden.

Beyond this garden is access the kitchen garden.

The kitchen garden is retained and at either end it is proposed to create single storey lodges within the footprint of the existing greenhouses and sheds.



### Key

- Restored original buildings
- Proposed new buildings

- Retain historic part of the building
- Remove 1950's extensions
- Create high quality additions to the Listed Building
- Enhance the existing landscaping, strengthening the original concept
- Create strong visual links and improve connections between the key areas
- New opening created in walled garden wall to improve connections
- Restore conservatory as part of new apartment
- Convert and restore coach house into one cottage
- Reinstate and upgrade the original building
- Keep orchard free of development
- Provide communal uses within the Listed Building
- Opportunity to create new high quality housing in keeping with c18 building
- Reinstate front entrance door and create new opening in boundary wall for a footpath
- Car parking reorganised at front of site and disguised with landscaping



## Concept - Application 2

To the rear of the site we propose two 1 and a half storey dwellings hidden in the landscape with views out towards the adjoining orchard. The dwellings are orientated obliquely from the Martingales close properties to the north-west to avoid overlooking of those properties.



### Key

Proposed new buildings

- Create two new dwellings adjacent to the Orchard.
- Open up the existing rear entrance off Martingales Close for vehicular and pedestrian access



# Application 1 - Proposed elements to be removed and retained

The original building has been extended over the years and we are proposing to remove all the more recent wings and unsympathetic additions.

The C18 house will be returned to how it once was with careful restoration and preservation of the fine architectural details.

A supporting Schedule of Works document provides detail on these proposed works.



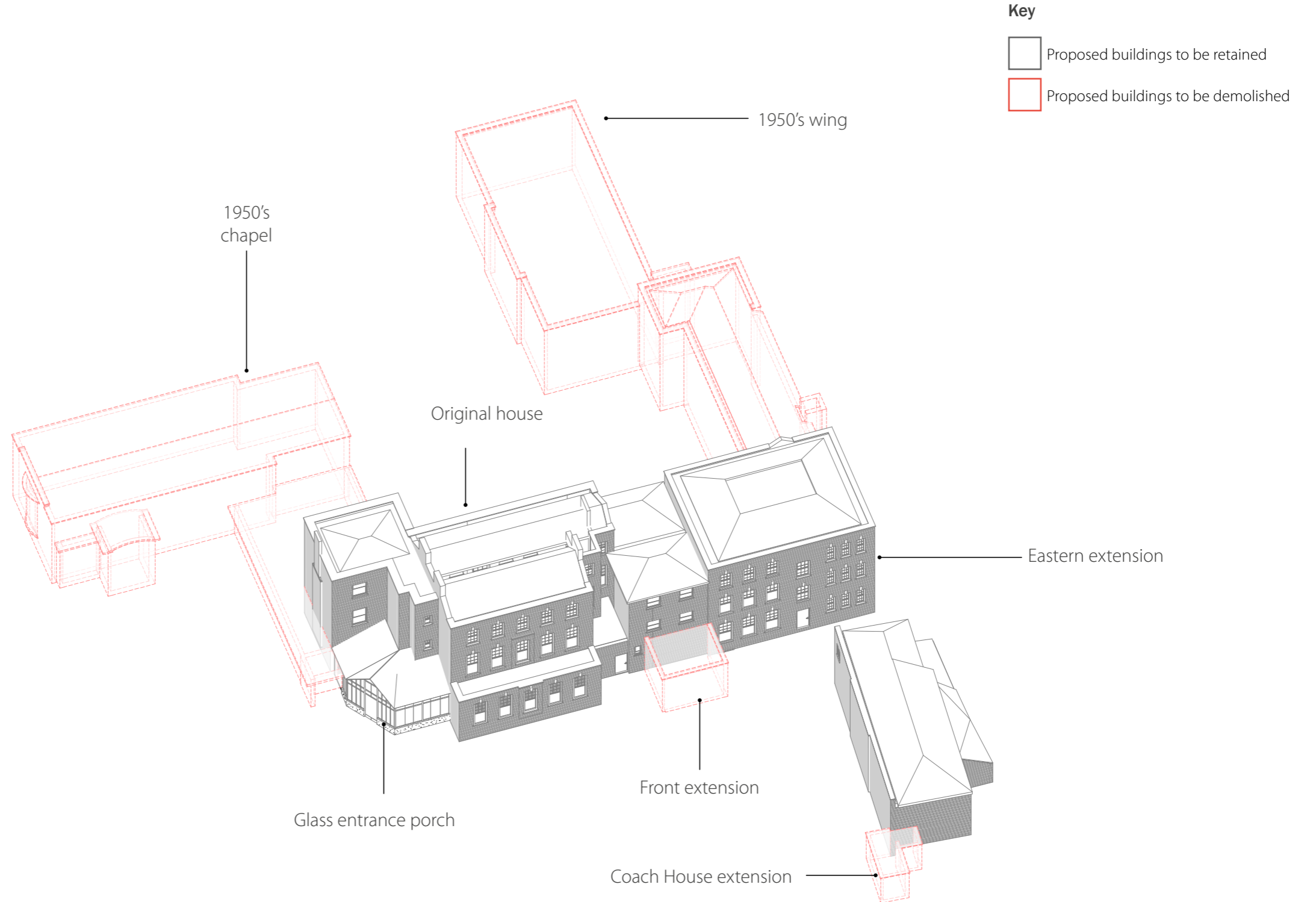
Front elevation later addition



Chapel dated 1956



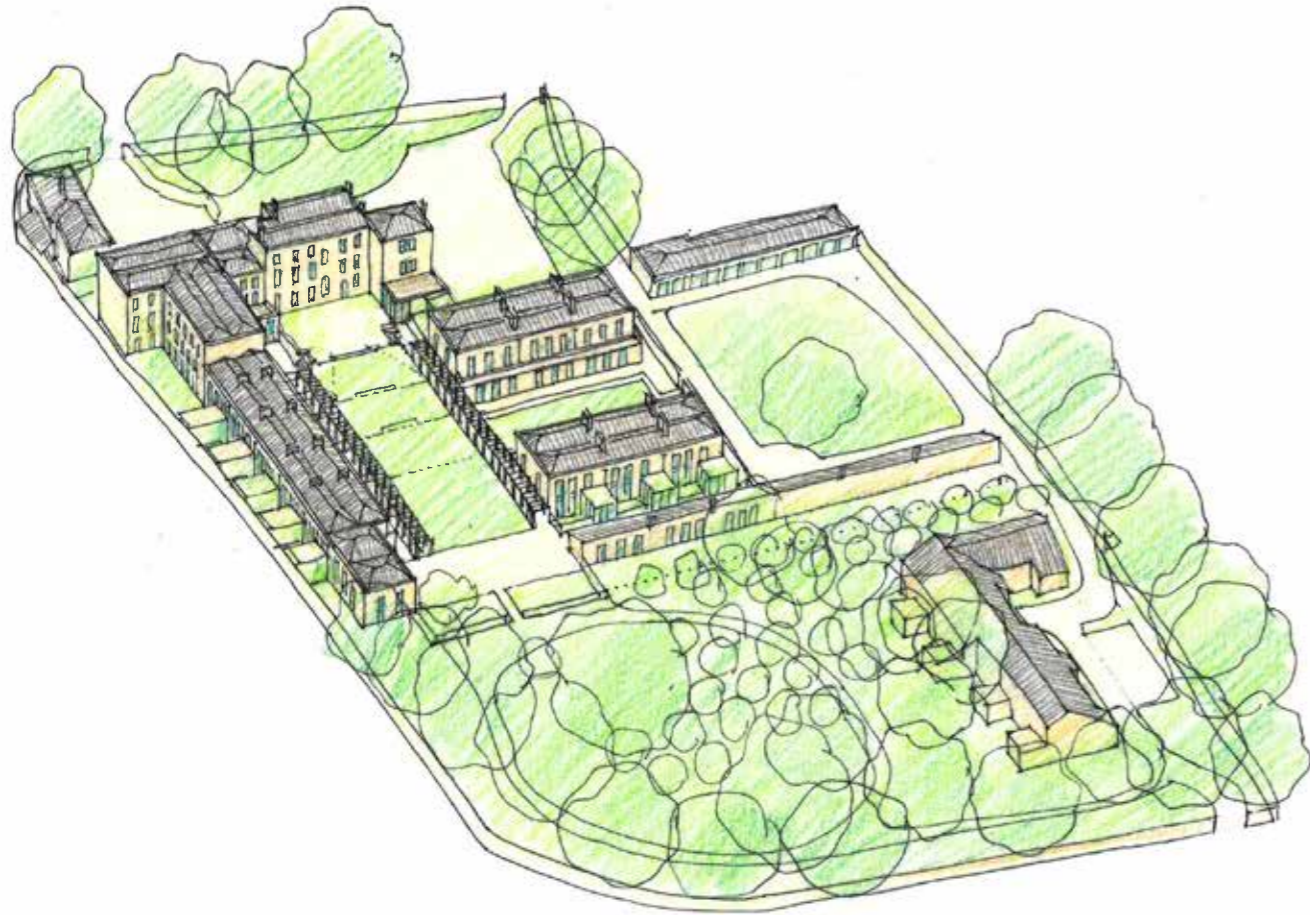
East wing dated 1956



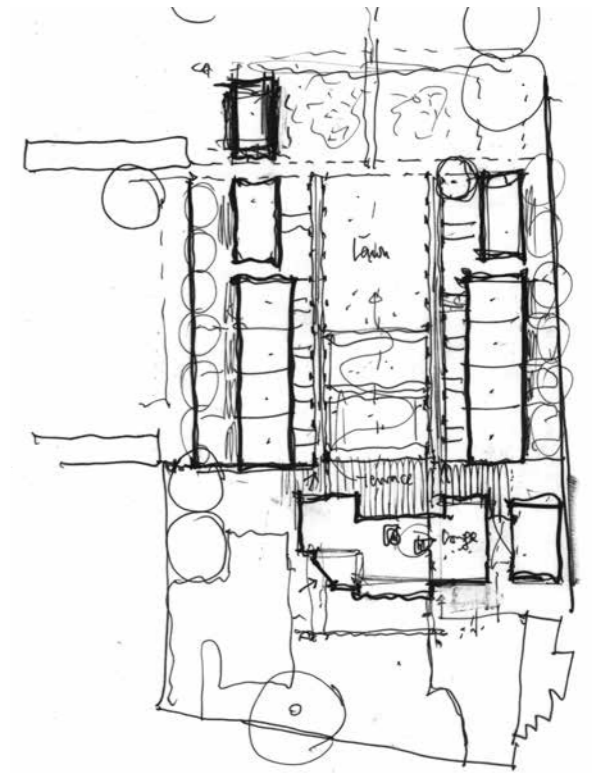
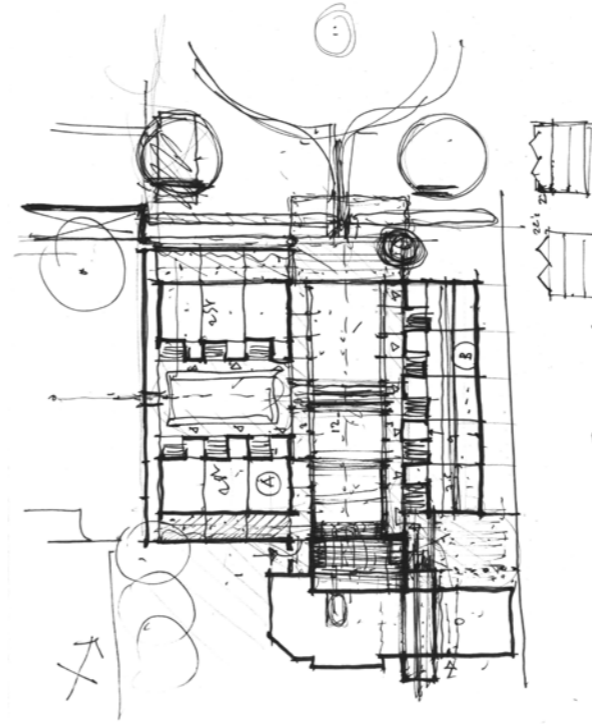


# Sketch Pad

These drawings are a selection of working sketches produced throughout the design process and illustrate the development of the form, massing and architecture.



Early Masterplan



Character area  
(includes NW corner  
as lower (grade)  
about character area

