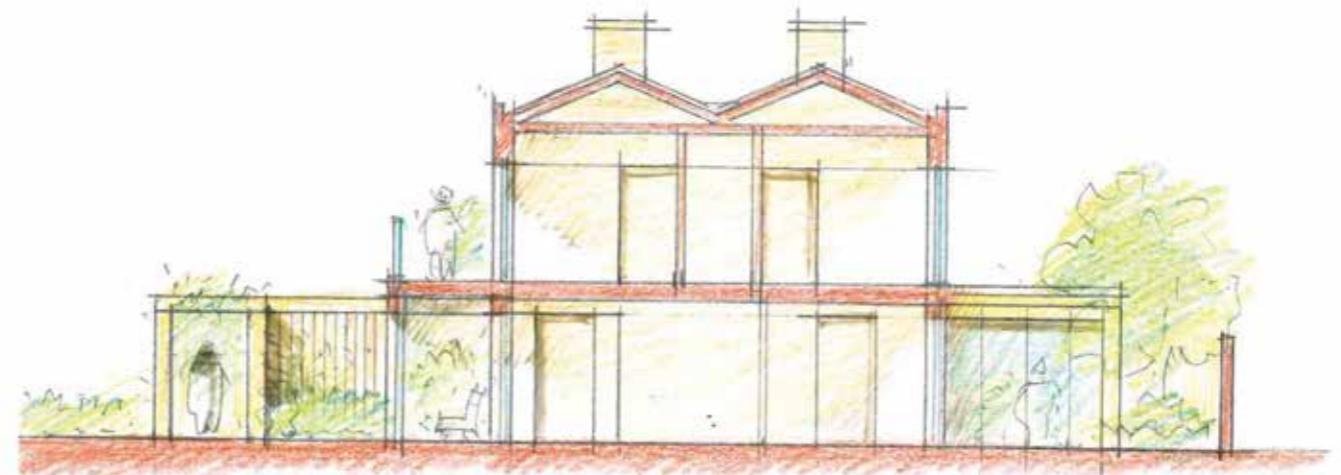
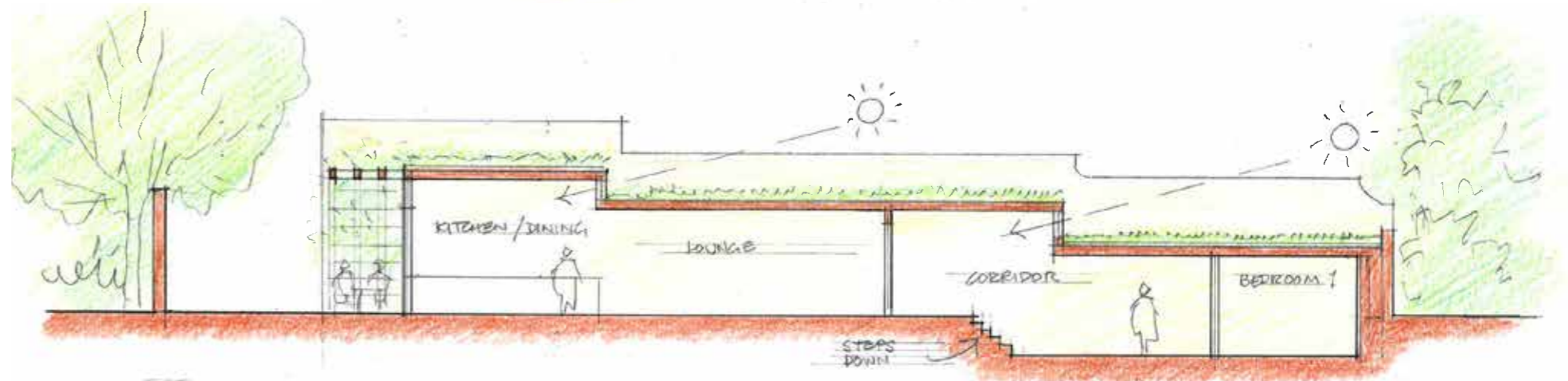
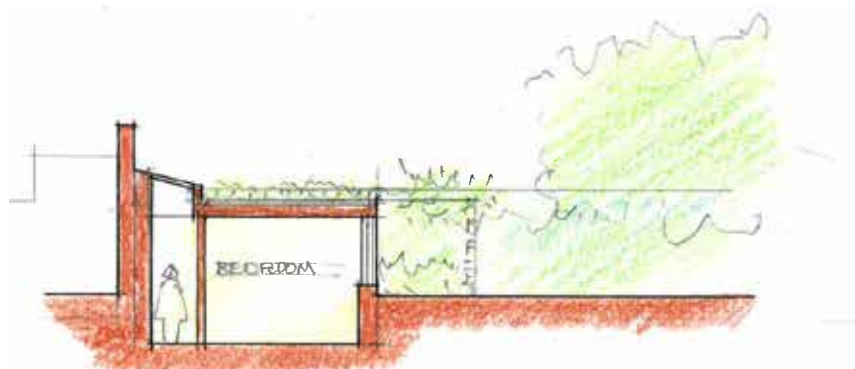
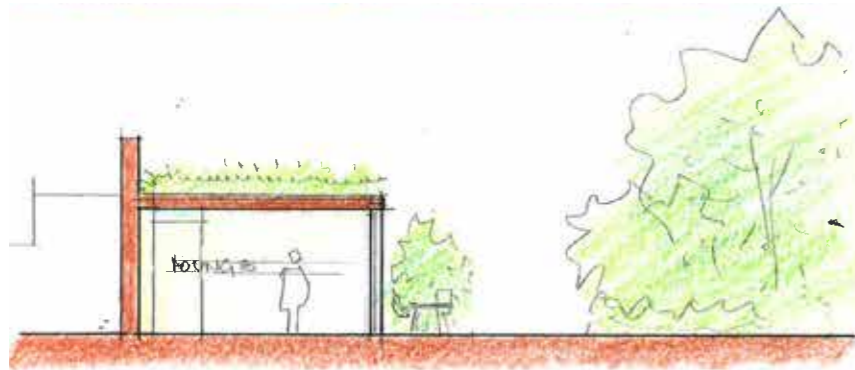


Early typical house designs



Early designs for walled garden lodges



Early designs for the stable buildings



Application 1 - Restoring the main building

All works to the Listed Building will ensure that the special historic and architectural interest is maintained, preserved and enhanced.

- Reinststate main entrance door at front
- Create visual link to the garden
- Create high quality communal spaces
- Keep existing quality interior features
- Make existing staircase main focus of building
- Restore the conservatory



Ground floor



All interior design images: The Kennels, Goodwood by Leveson Design



Interiors ideas for original building



The original staircase at St. Michael's Convent



An original fireplace at St. Michael's Convent



An original fireplace at St. Michael's Convent

Sketch view of front entrance



Existing




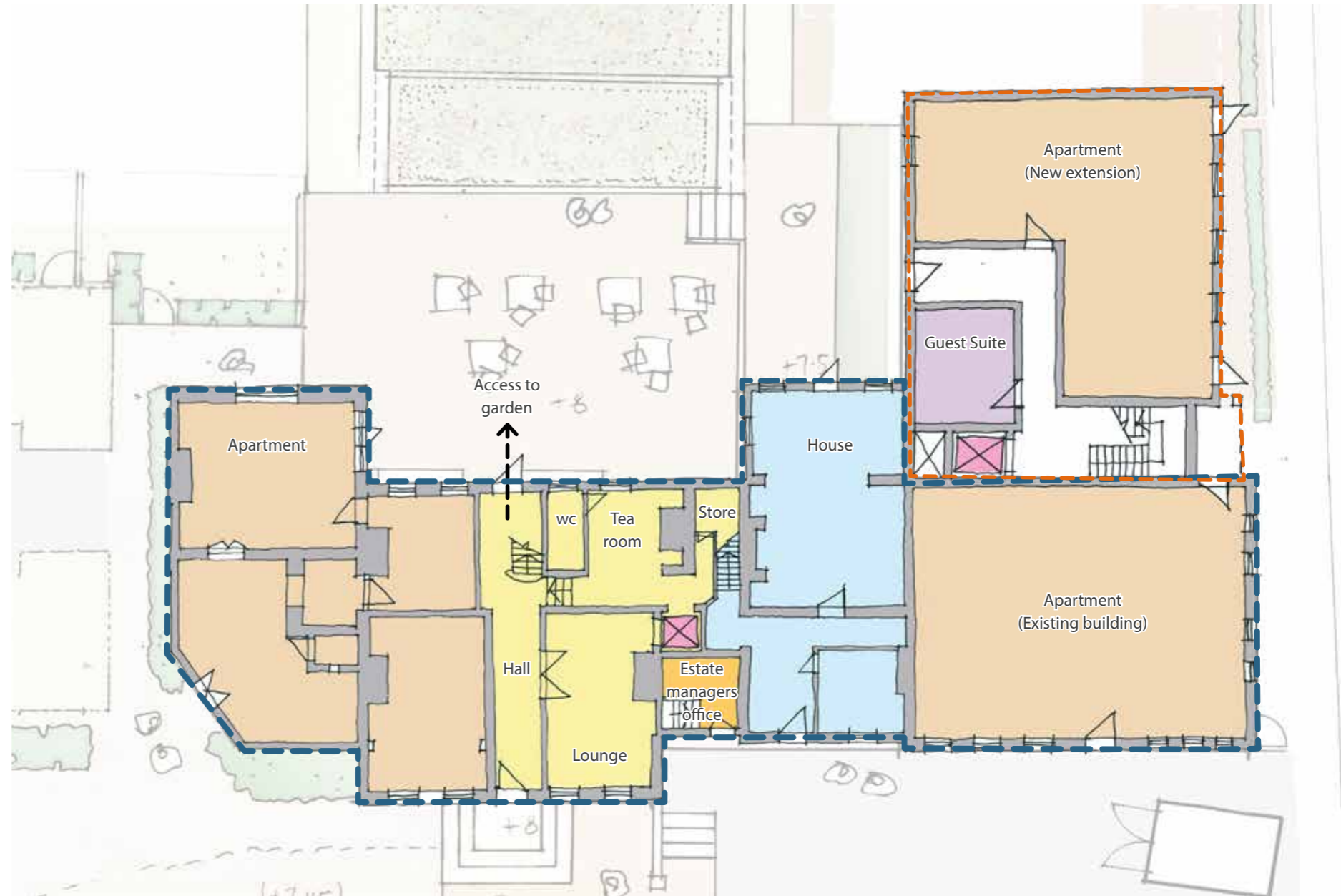
Proposed

Restoring the main building

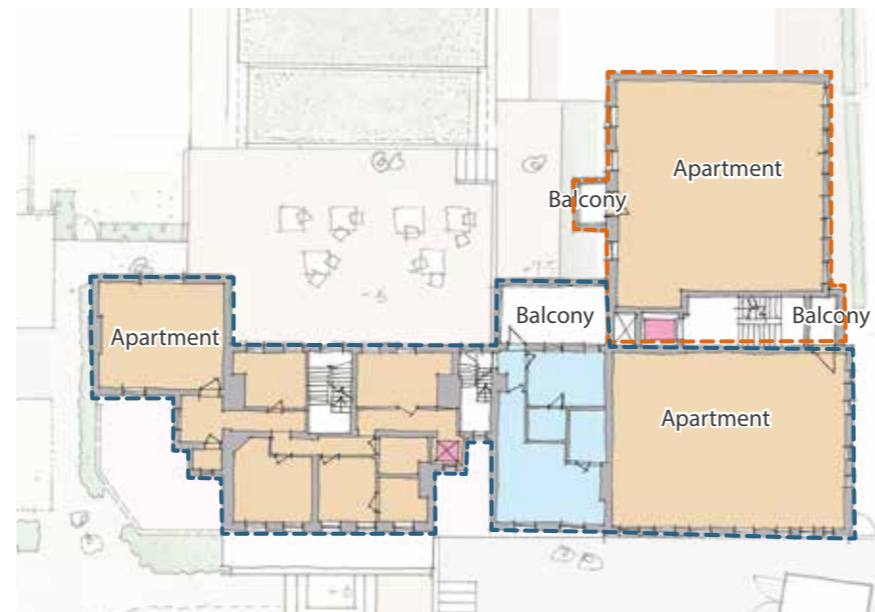
New apartments are to be created within the existing fabric as well as within a new three storey extension. The design and layout of these apartments has been carefully considered and the majority of the historic fabric of the building is retained. All the fine architectural details will be preserved including the grand central staircase which is a key feature of the building.

Key

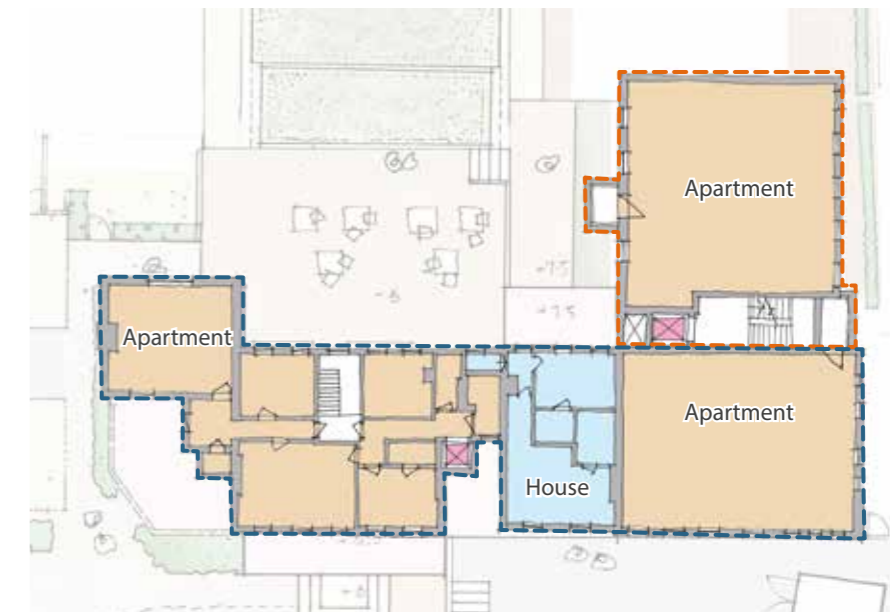
-  Existing building
-  New extension



Ground floor



First Floor



Second Floor

Architectural character

The following imagery illustrates the architectural styles that have inspired the designs of the proposed housing.



Architectural style idea for mews houses



Interiors idea for walled garden cottages



Architectural style idea for walled garden houses



Architectural style idea for typical house types



Architectural style idea for walled garden houses



Interiors idea for walled garden cottages



Architectural style idea for stable buildings



Architectural style idea for main entrance



Architectural style idea for typical house types

Section 04.
Pre - App Response

Site plan - at Pre-Application

Diagrammatic layout only



Site plan - revised

Diagrammatic layout only



Evolution of scheme

Amount

The pre-application meeting proposals consisted of the following:

7 apartments in retained listed building;

3 apartments in extension to retained building;

1 cottage in listed coach house;

Further 21 houses across the site;

Total 32 units.

The scheme has been reduced and the current proposals consist of the following:

Application 1 - Ham Common

6 apartments in retained listed building;

one 4 bed house in retained listed building;

3 apartments in extension to retained building;

1 cottage in listed coach house;

Further 15 houses across the site;

Total 26 units.

Application 2 - Martingales Close

2 houses adjacent to orchard 'The Stables'

Total 2 units.

Siting and design

The proposals for St Michael's convent have evolved since the pre-application meeting to reflect the local vernacular in terms of scale, proportion and materiality. All buildings are to be in a brick that sits comfortably with the existing building and window proportions are similar so that the new buildings improve the existing character of the site. Detailing will be of the best quality and only high quality materials are to be specified.

The current buildings are under-used and the later additions are of poor architectural design. The proposals aim to restore a thriving community to the site as well as improving the urban design with a more cohesive massing with the emphasis on linkages between the gardens and views to and from the main historic building.

The scale of the new building is mainly on two storeys (with one element to be three storeys where a three storey element already existed). The rest of the buildings which form the perimeter lodges around the walled garden are to be single storey. The scale of the proposals has been tested in 3- dimensional model form and the proposed massing sits comfortably within the site. The heights of the buildings are reduced further by the design of the two-pitch roofs which take precedence from the historic building roof form. Others have been designed as green roofs which allow the buildings to sit low in and form part of the grounds.

The massing of the buildings have been designed to open up links particularly between the gardens and provide adequate breathing space between the buildings without overpowering the main house. Large areas of green link the buildings allowing privacy but also creating a sense of community. Buildings have been designed so that they don't overlook one another but allow permeability with walkways and green spaces.

Block G has been scaled back to less than half the footprint it was at the pre-application meeting and is well screened.

In comparison to grand houses in the area, the gardens of the convent are much larger than any other. The new proposals sit comfortably within the landscape with large expanses of green between them and plenty of breathing space.

Because of the chapel, there is currently no view of the walled garden from the main building. The development preserves the garden setting; the formal lawn is maintained as is the walled garden and the orchard. The proposed landscaping will enhance the existing gardens, whilst new native trees will be planted in order to retain and enhance the existing verdant quality of the site.

The walled garden currently has structures to the north and south boundaries. On the southern boundary, there is a timber outbuilding/shed. This is in very poor condition and is in urgent need of repair. On the northern boundary, there are two greenhouses and a garden shed with a plastic corrugated roof. These buildings are not part of the C18th plans and are not of high architectural quality. The quality of the walled garden will improve by redeveloping the same footprints and creating high quality single storey dwellings with part green roofs (blocks E and F).

The single storey lodge behind the mews house (Block H) acts as a garden wall to these houses. The building will not be visible from the main house and will have a sedum roof so that it blends in with the landscape.

The previously proposed pergolas have been removed from the new proposals opening up views from the main house northwards. The landscaping has been revised to show a softer organic look. The formal gardens have been removed from the design. The new proposal is simply careful management of the existing garden landscape in order to enhance and conserve the site's qualities rather than impose a new design.

The footprint of the proposed wings adjacent to Martingales Close have been revised since the pre-application response to be the same width as the existing buildings. The design has also been revised to show a more sympathetic traditional response in form and proportion and materiality to that of the historic building.

The balconies to the mews buildings along Martingales Close have been removed as well as the pergolas, widening the view from the historic building to the lawns and orchard and allowing more

breathing space between the buildings.

The single storey conservatories have also been removed.

The coach house building is being retained with little intervention. The later structures either side are to be removed as they are of poor quality. Existing elevations and the historic internal features remain largely unchanged. See Schedule of Works to the building and Heritage Statement.

Heritage

The proposals have been carefully designed to be sympathetic to the form, scale, materials and architectural detail of the historic buildings. The proposals remove bulky additions which were unsympathetically attached. The new form allows the sense of openness to be retained whilst improving connections between the buildings and the gardens. The materials proposed take account of the historic materials being brick, timber windows and slate roofs.

The partial demolition of the listed building has been carefully thought through and discussed in detail with Indigo Planning. The building has been assessed in detail in the Heritage statement and a full schedule of internal and external proposed works has been prepared to accompany this application (see schedule of works).

Existing survey drawings accompany this application as well as historic building plans in the Heritage Statement. These show that the current proposals actually restore the building closer to its original form by removing later partitions and poor quality additions to the historic building core. These also show that the historic core was actually made up of two separate buildings which have since been joined into one building with various level changes to the floors. The proposals will take the building back to its historic form, retaining the original layout and all the original quality features. See also Schedule of Works to the building.

Views

The view from King Henry VIII's Mound to St Paul's Cathedral is the subject of a Direction made by the Secretary of State as part of strategic guidance and is one of eight such strategic views of St Paul's from various viewpoints. The site is not within this view

PRP have provided a photomontage from King Henry's mount looking towards the site which indicates the proposals are not visible from this view (see protected views on pages 54-56).

The proposals do not have an adverse effect of the settings, views and vistas to and from historic parks, gardens and landscapes. The proposals cannot be seen from any of these areas including Richmond Park, Bushy Park, Hampton Court Park, Royal Botanic Gardens Kew (including Old Deer Park), Ham House, Marble Hill House, Strawberry Hill, Hampton Court House, Richmond Terrace Walk, Pope's Garden, York House Gardens, Terrace Gardens and Buccleugh Gardens (Richmond Hill) and Teddington Cemetery.

Section 05.
Scheme Proposals - Application 1
Ham Common

Proposals Application 1



Scheme Proposals

The Proposals

The proposals will provide the following accommodation:

Existing Building

- 1 x 1 bed flats
- 5 x 2 bed flats
- 1 x 4 bed house
- Estate Managers office (WC/kitchenette located in basement)

Extension

- 2 x 2 bed flats
- 1 x 1 bed flats
- (and 1 x 1 bed guest suite)

Existing Coach house (cottage)

- 1 x 2 bed house

New Houses (including walled garden lodges)

- 15 x 2 bed houses

Total no. of units

- 26 units + guest suite

Total no. of car parking spaces (excluding 2 stable houses)

- 28 plus 20% visitor = 34 spaces (this includes 4 disabled bays)

Plus 1 estate managers car parking space = 35 spaces TOTAL

Cycle spaces and car parking:

- 26 cycle spaces
- 35 car parking spaces (including 20% visitor parking and Estate Manager space)

Key

- Existing Buildings
- Site Ownership Boundary
- Application 1 Boundary



Indicative site plan only

House Types

Key

- Existing Buildings
- House Type 1
- House Type 2
- House Type 3
- House Type 4
- House Type 5

- Site Ownership Boundary
- Application 1 Boundary



Extension

Existing Building

Indicative site plan only

Storey Heights & Distances

Key

- Existing Buildings
- 1 storey
- 2 storeys
- 3 storeys
- Site Ownership Boundary
- Application 1 Boundary
- Distance Between Buildings



Indicative site plan only

Access and Parking

There are two vehicular access points proposed. Both currently exist and are in use, accessed from Ham Common.



A pedestrian access is also proposed through a new opening in the wall on Ham Common which leads directly to a new entrance door in the main elevation (which is thought to be the original position).

Pedestrian access to the houses to the north are either through an existing opening in the walled garden wall or through a lobby in the main building (where the later ground floor extension to the front will be demolished).

- Parking for 35 cars is proposed in newly landscaped areas behind new hedging or behind the existing front wall.
- There are four disabled bays (10%) and 26 cycle spaces (100%).

Please refer to accompanying Transport Statement for further information and justification of Parking Strategy.

Key

-  Fire / Emergency Access
-  Vehicular Access
-  Pedestrian Access
-  Site Ownership Boundary
-  Application 1 Boundary



Indicative site plan only

Housing

There are a range of house typologies that include 1 and 2 bedroom apartments and 2 bedroom houses as well as one 4 bed house. These will all provide high quality accommodation within traditionally designed elevations and incorporating materials such as timber windows, brickwork to match that of the existing building and slate roofs.

Application 1

Existing Building:

- 1 x 1 bed flats
- 5 x 2 bed flats
- 1 x 4 bed house

Extension:

- 1 x 1 bed flats
- 2 x 2 bed flats

Coach house (cottage)

- 1 x 2 bed house

New Houses (including walled garden lodges)

- 15 x 2 bed houses

Total no. of units: 26

Total no. of car parking spaces for residents 28 plus 20% visitor = 34 spaces (this includes 4 disabled bays). In addition to this there is further space allocated to the Estate Manager.

Application 2

- 2 x 4 bed houses

Total no. of units: 2

Total no. of car parking spaces 4 plus 20% visitor = 5 spaces (this includes 1 disabled bay)

A lift is proposed in the main building to give access to the first and second floors. The location of this has been carefully thought through together with the Heritage Consultant to be of minimal impact on the fabric of the historic core. The detailing of the junctions with the insertion of the lift will be very sensitive to the historic fabric of the building. The lift will be an electric platform passenger type lift which has a low pit requirement that can fit within the suspended floor build up, is machine room less and would not require a lift overrun (ie would not be visible externally).

Working together with the historic consultant, the designs have evolved to retain most of the building fabric including all fireplaces and period architectural detailing.

The external appearance of the building remains largely untouched. The front entrance has been reinstated to the central part of the historic elevation (albeit the ground floor has been extended at the front at a later date). This allows for the building to work as it once did with a series of rooms leading from the front entrance towards the main central stair, which is a grand feature of the house.

The conservatory is retained and refurbished and leads onto a room which originally had period French windows overlooking the garden. This has since been blocked in to allow for the single storey 1950's building which connected the historic building to the chapel. It is proposed this wing is to be demolished and windows reinstated, looking out towards the gardens.



The grand marble fireplace (one of the best in the house) is to be refurbished and the later tiles taken out to restore it to how it originally was.

The facade only on the later wing to the east is to be retained. The internal layout is to be completely rebuilt to create high quality living accommodation, with a single dwelling per floor.

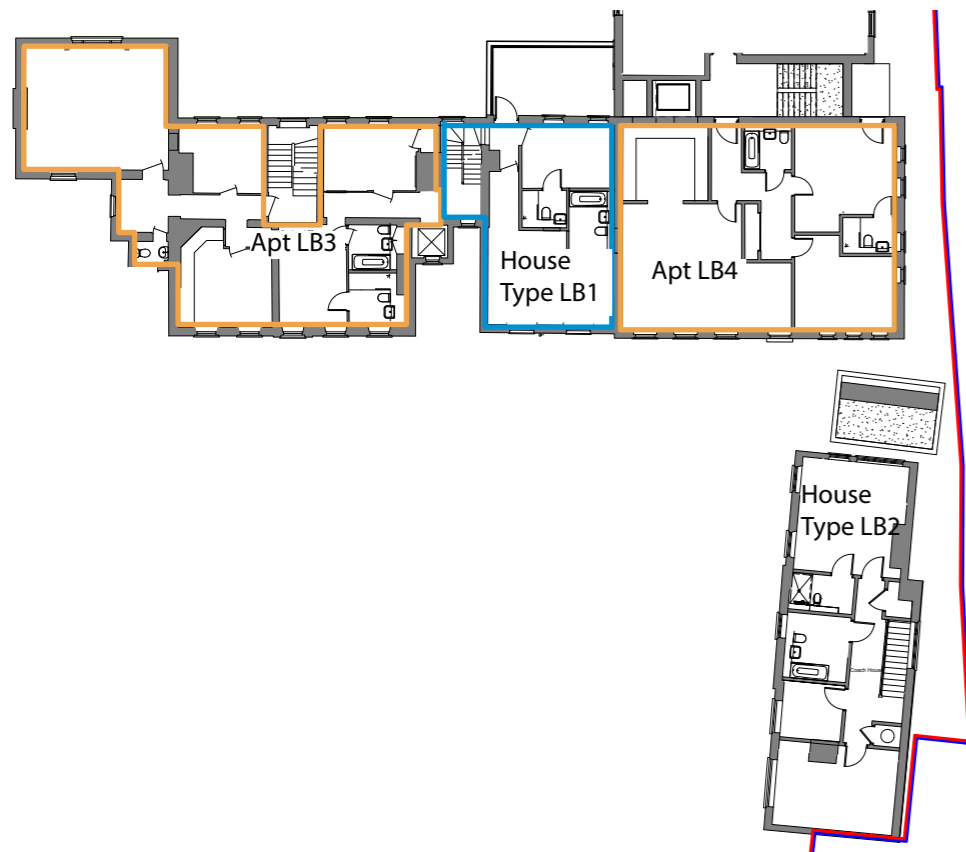
See also Schedule of Works and Heritage Statement, plus associated planning and demolition drawings.



Key Plan

Existing Building

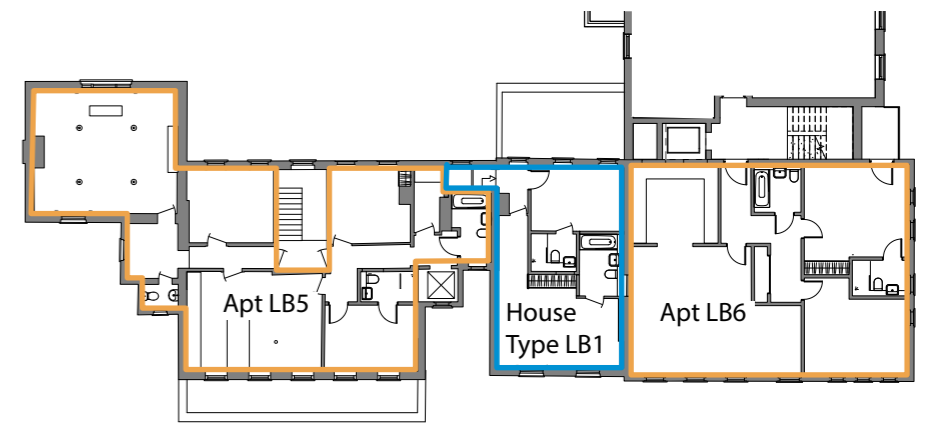
The proposals will comprise of six flats - LB (Listed Building) 1-6, one 4 bed house (House Type LB1) and the Coach House (House Type LB2) (refer to planning drawings)



Proposed First Floor



Proposed Ground Floor



Proposed Second Floor



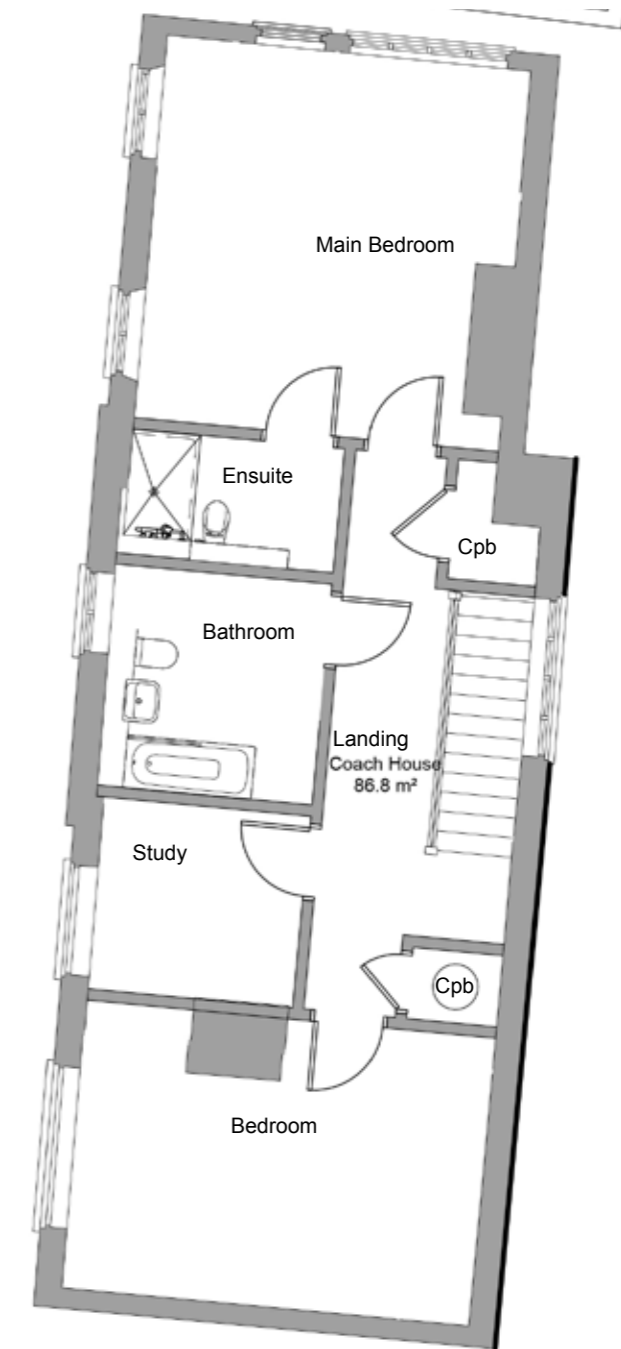
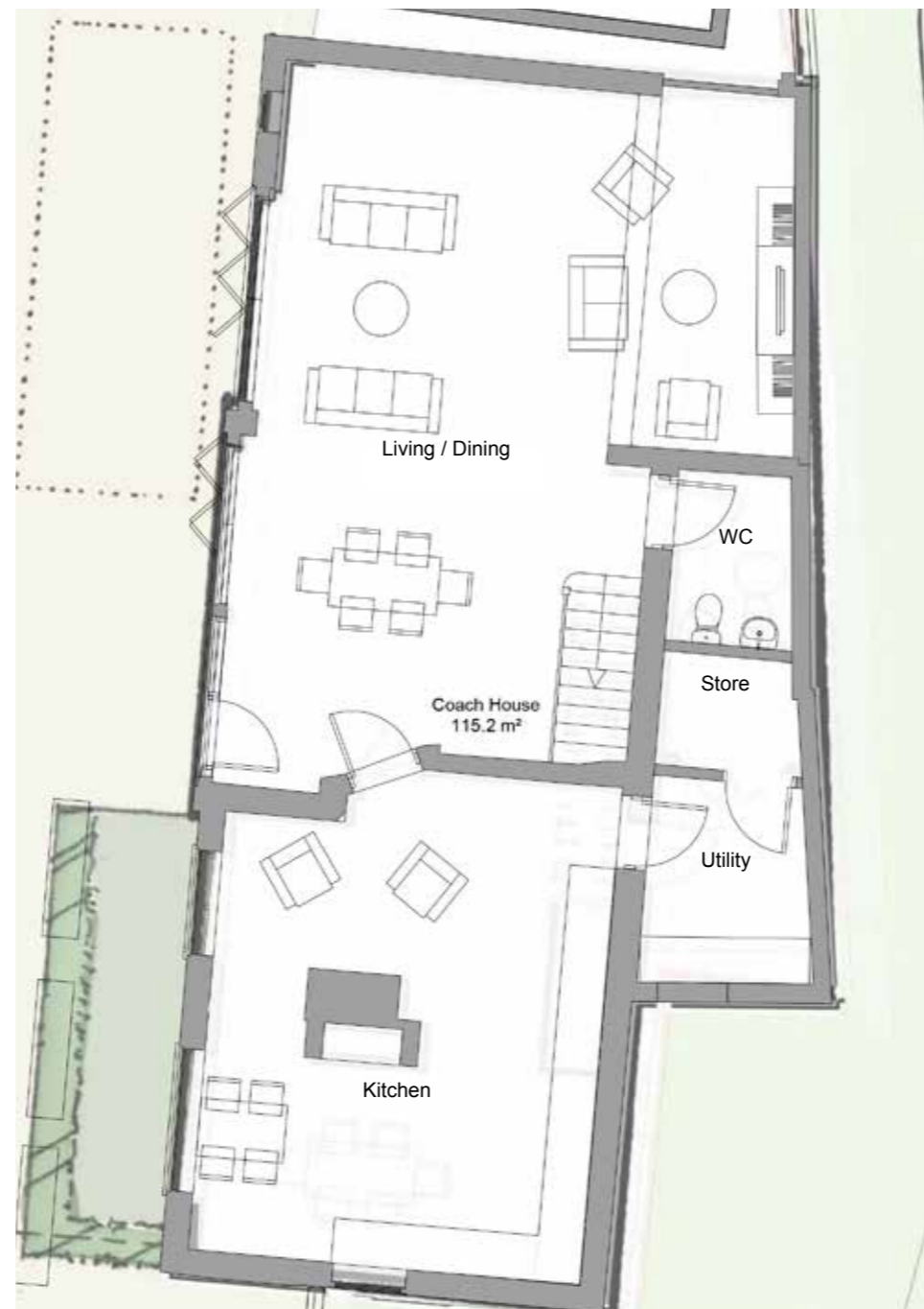
Key Plan

Coachhouse (House Type LB2)

The coachhouse is a two bedroom dwelling and forms an importance historical part of the layout of the site. This building will be retained and refurbished using as much of the original building fabric as possible. The large timber door openings on the ground floor will be filled with glazed doors and wooden shutters added to the outside so the external appearance remains virtually as was.

The stair to the northern side will be removed as it is unsightly and did not form part of the original building. The newer entrance single storey extension will also be removed.

The area in front of the building will be landscaped to form a soft border and some defensible space for the dwelling.





Key Plan

House Type 1

This is a 2 Bedroom House located adjacent to Martingales Close and also to the western side of the central lawn.

This 2 storey house has an open plan kitchen, dining living space with direct access to the patio garden. There is a ground floor WC and generous storage space.

There is a carefully designed canopy over the entrance door. The elevational design is traditional based on Georgian proportions and the proposed material is brick to match the existing historical building. The roof form is a double pitch which takes precedence from the historical houses and gives a low overall roof height.



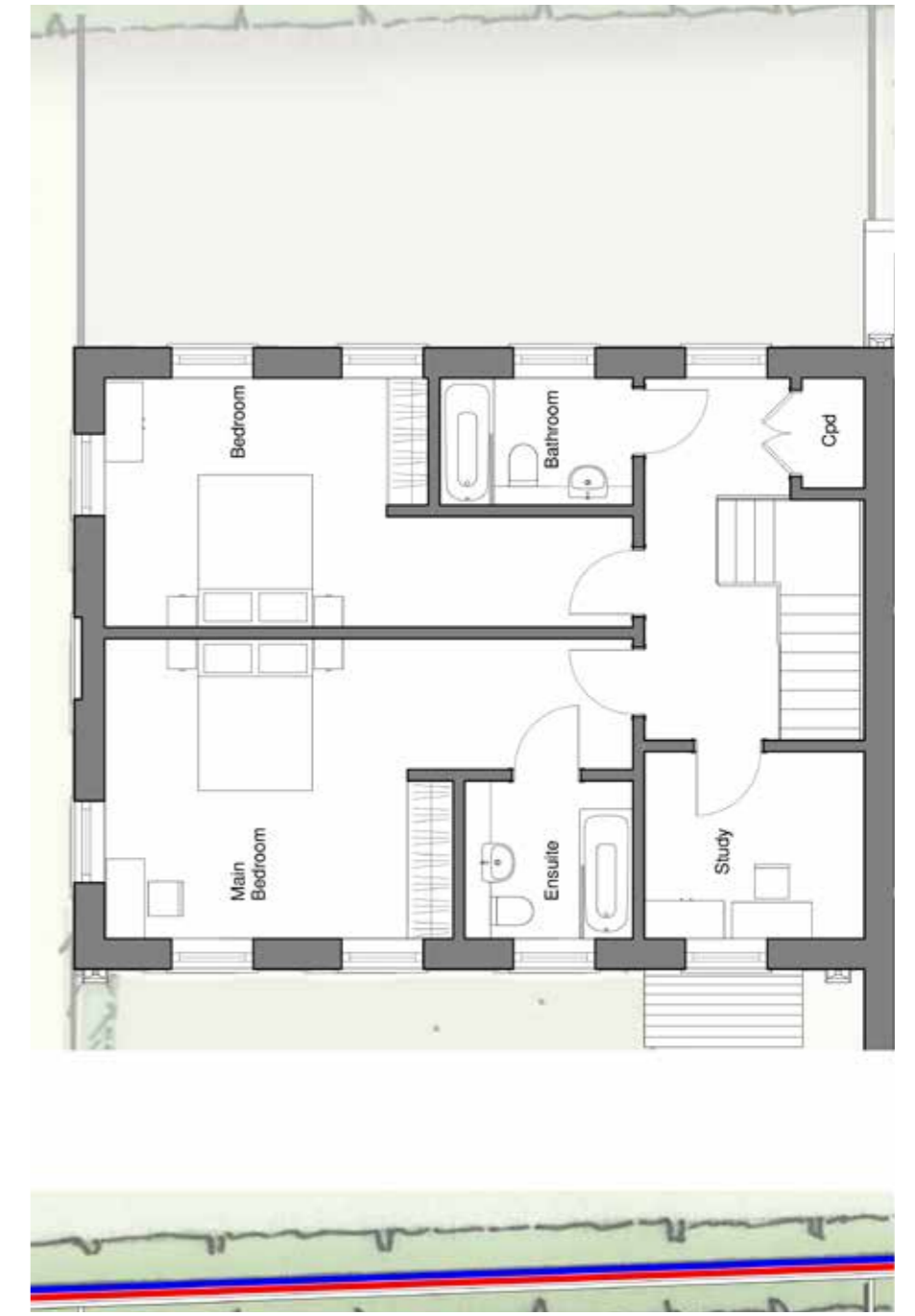


Key Plan

House Type 2

This is a 2 bedroom House located at the end of the terrace adjacent to Martingales Close. This 2 storey house has an open plan kitchen, dining living space with direct access to the patio garden. There is a ground floor WC, utility room and generous storage space.

There is a carefully designed canopy over the entrance door. The elevational design is traditional based on Georgian proportions and the proposed material is brick with some reconstituted stone to parapets and cills to match the existing historical building. The roof form is a double pitch which takes precedence from the historical house and gives a low overall roof height.





Key Plan

House Type 3

This is a 2 bedroom single storey Lodge located at the southern end of the kitchen garden.

The narrow plan depth of the house relates to the existing building footprint which it is proposed to replace.

The plan comprises an entrance hall which gives access to a kitchen dining space and a separate lounge which opens onto a patio covered by an overhanging roof.

The elevational design reflects traditional brick and timberclad outbuildings with simple arrangements of windows and doors. The roof forms reflect the existing building with both a low pitched and a sedum flat roofed element enabling the building to sit within the existing surrounding garden wall.





Key Plan

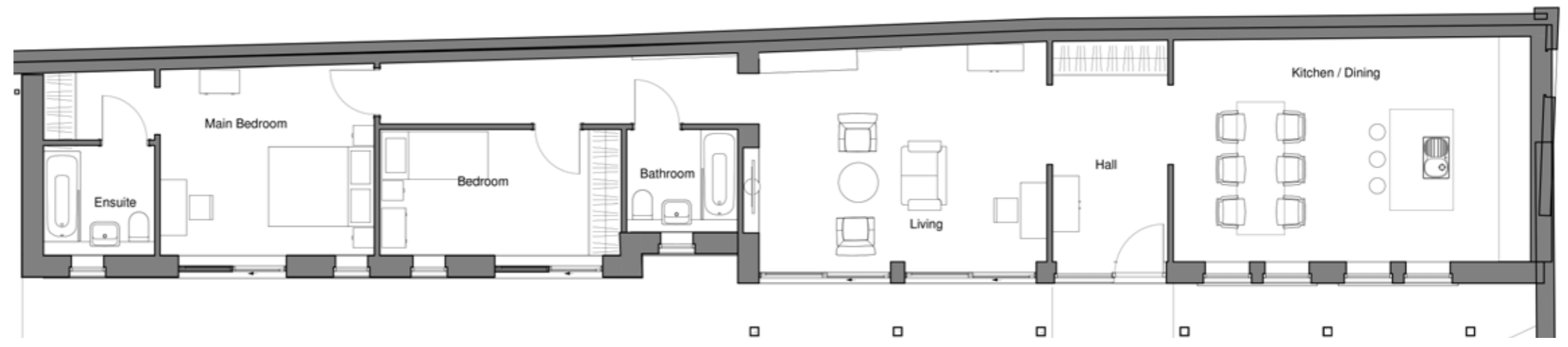
House Type 4

This is a 2 bedroom single storey Lodge located at the northern end of the kitchen garden.

The narrow plan depth of the house relates to the existing building footprint which it is proposed to replace. The plan comprises an entrance hall which gives access to a kitchen dining space and a separate lounge which opens onto a patio covered by an overhanging roof.

The elevational design reflects traditional brick and timberclad outbuildings with simple arrangements of windows and doors.

The roof forms reflect the existing building with both a low pitched and a sedum flat roofed element enabling the building to sit within the exiting surrounding garden wall.





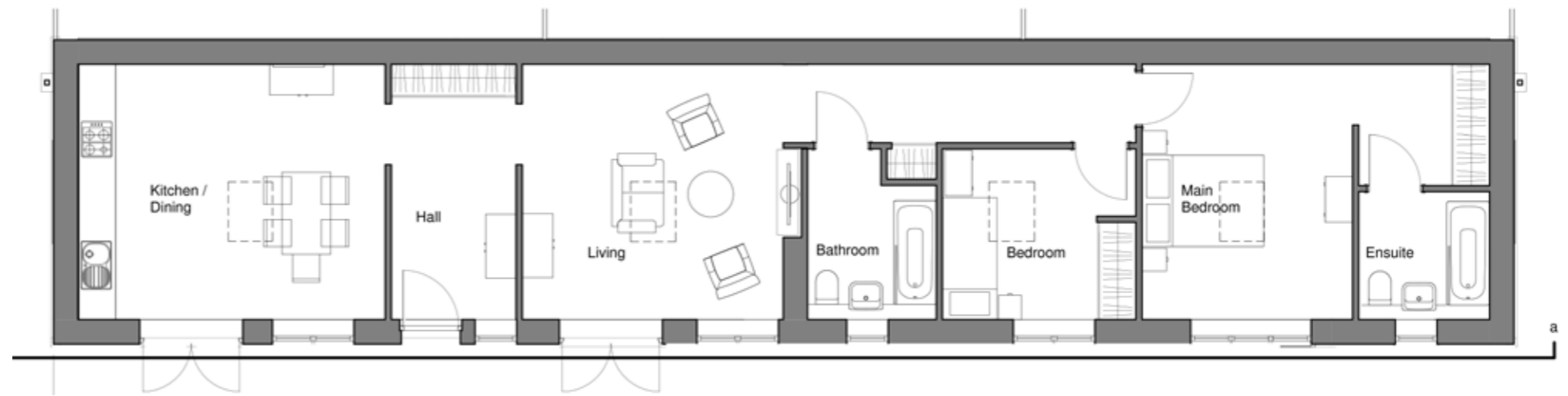
Key Plan

House Type 5

This is a 2 bedroom single storey Lodge located at the northern end of the site overlooking the orchard.

The plan comprises an entrance hall which gives access to a kitchen dining space and a separate lounge which opens onto a patio. The elevational design reflects traditional brick outbuildings with simple arrangements of windows and doors.

The roof form is sedum flat roofed with parapets to give a low roofline.







Perspective View – Station Square / Extra Care



Protected Views

View from King Henry's Mound. The site has been identified in red, although the proposals will not be visible.



Protected Views

View from Buccleugh Gardens - the site is not visible in this view



Protected Views

View from Terrace Gardens Richmond - the site is not visible in this view





Key Plan

View of site from Ham Avenues

View from Ham Avenues. showing Existing roofline and Proposed

Key

- Existing Building
- Proposed Building

Existing view



Proposed view



Lifetime Homes and Wheelchair User Dwellings M4 (3)

The scheme has been designed to ensure that all new dwellings meet Lifetime Homes standards and the new Part M4 (2) Accessible and adaptable dwellings.

10% of dwellings meet Part M4 (3) Wheelchair User Dwellings.

Lifetime Homes

Movement and connections have been considered at all scales when the main characteristics of the Lifetime Homes standard ensure adaptability to the changing needs of the household as well as visitability by family and friends who might have a disability. This means:

- Level access at entry level.
- Visitability ensured by having a living space at entrance level and an accessible WC.
- Corridor and door widths wide enough for ease of access, to comply with LTH requirements.
- Doors with clear opening reveals
- Circulation space in rooms provided to LTH requirements.
- Temporary bed-space provided at entrance level (for dwellings on two or more levels)
- Through-floor lift location identified in 2-storey dwellings not required
- Stairs wide enough to accommodate a future stair lift in dwellings of two or more levels.
- Accessible bathroom designed to full LTH standard that will enable later adaptation to shower wet-room.
- Potential for grab rails assistance to be installed at a later date.
- Windows, switches and controls will be installed at an accessible height with easy operation of window catches.
- Bike storage is provided, which where possible will facilitate wheelchair storage.

APPROVED DOCUMENT PART M4 (2) CATEGORY 2: ACCESSIBLE AND ADAPTABLE DWELLINGS

Broadly equivalent to the LTH Standard, however:

- Step-free access required to dwelling;
- No requirement for a through-floor-lift, hoist, temporary bed space at entrance level or turning circles in living or dining spaces;
- Stair width minimum 850mm;
- Modified WC approach zone

Wheelchair User Dwellings M4 (3)

APPROVED DOCUMENT PART M4 (3)

CATEGORY 3: WHEELCHAIR USER DWELLINGS

- Provides a distinction between wheelchair adaptable dwellings (those which are constructed with the potential to be adapted for occupation by a wheelchair user) and wheelchair accessible dwellings (those which are constructed for immediate occupation by a wheelchair user).
- Minimum hall or landing width 1050mm;
- Minimum door width 850mm, irrespective of the direction of entry;
- Minimum areas of general built-in storage to be provided based on number of bedrooms;
- Minimum combined floor areas for living/dining/ kitchen space;
- Minimum length of kitchen worktop;
- Different clear approach zones around items of
- Sanitary ware specified for wheelchair adaptable/
- Wheelchair accessible dwellings and situations.

10 % of ancillary will be wheelchair user M4 (3).

They are located in the new extension to the historic building.

Section 06.
Scheme Proposals - Application 2
Ham Common

Proposals Application 2



Parking

2 semi-detached houses
(1½ storeys)

Vehicular/pedestrian
entrance

Scheme Proposals

The Proposals

The proposed development consists of 2 semi-detached buildings of 1 1/2 storeys.

Cycle spaces and car parking:

2 x 4 bed houses

Total no. of units

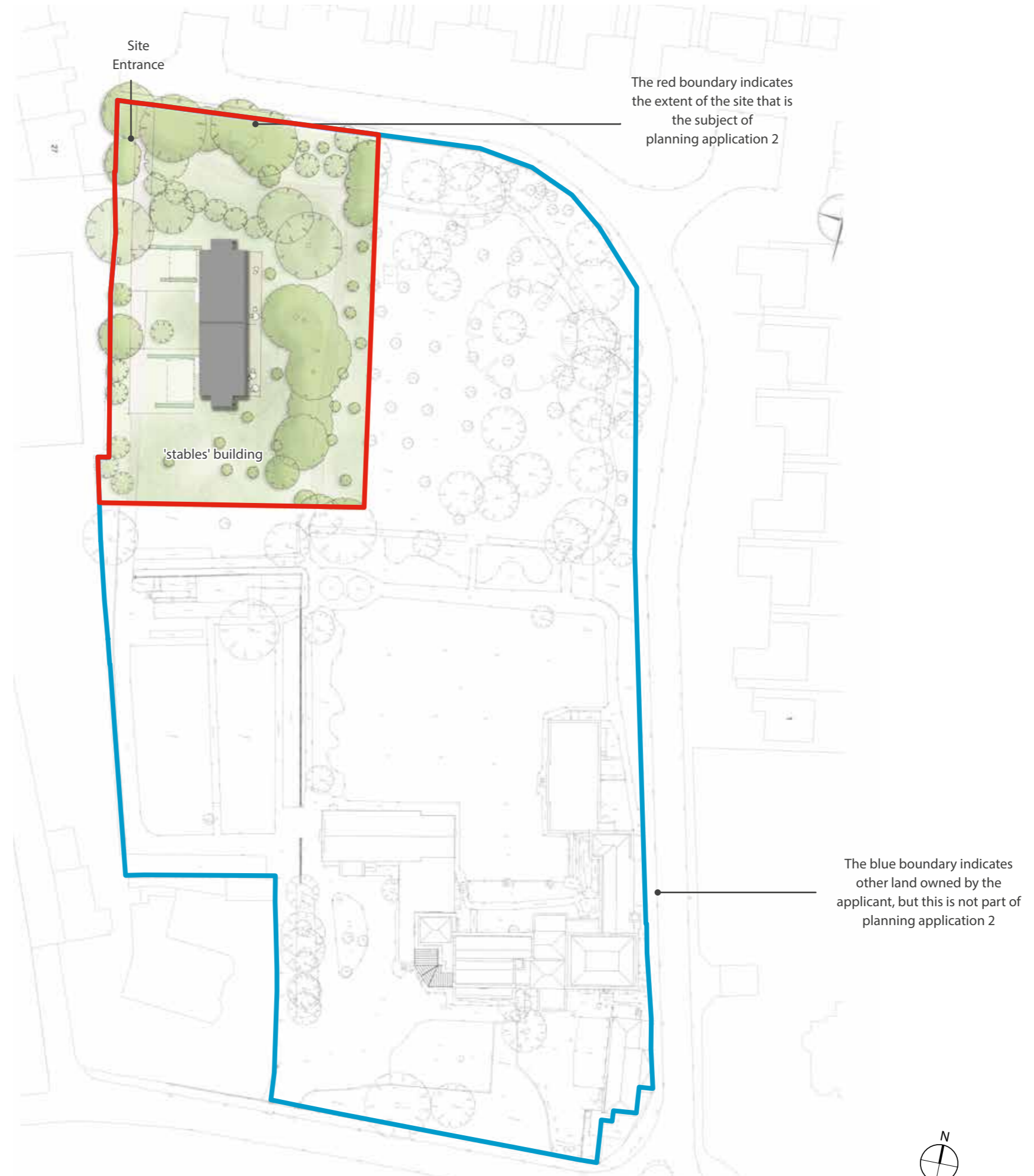
2 units

Total no. of car parking spaces

4 plus 20% visitor = 5 spaces (this includes 1 disabled bay)

Key




- Proposed Buildings
- Site Ownership Boundary
- Application 2 Boundary

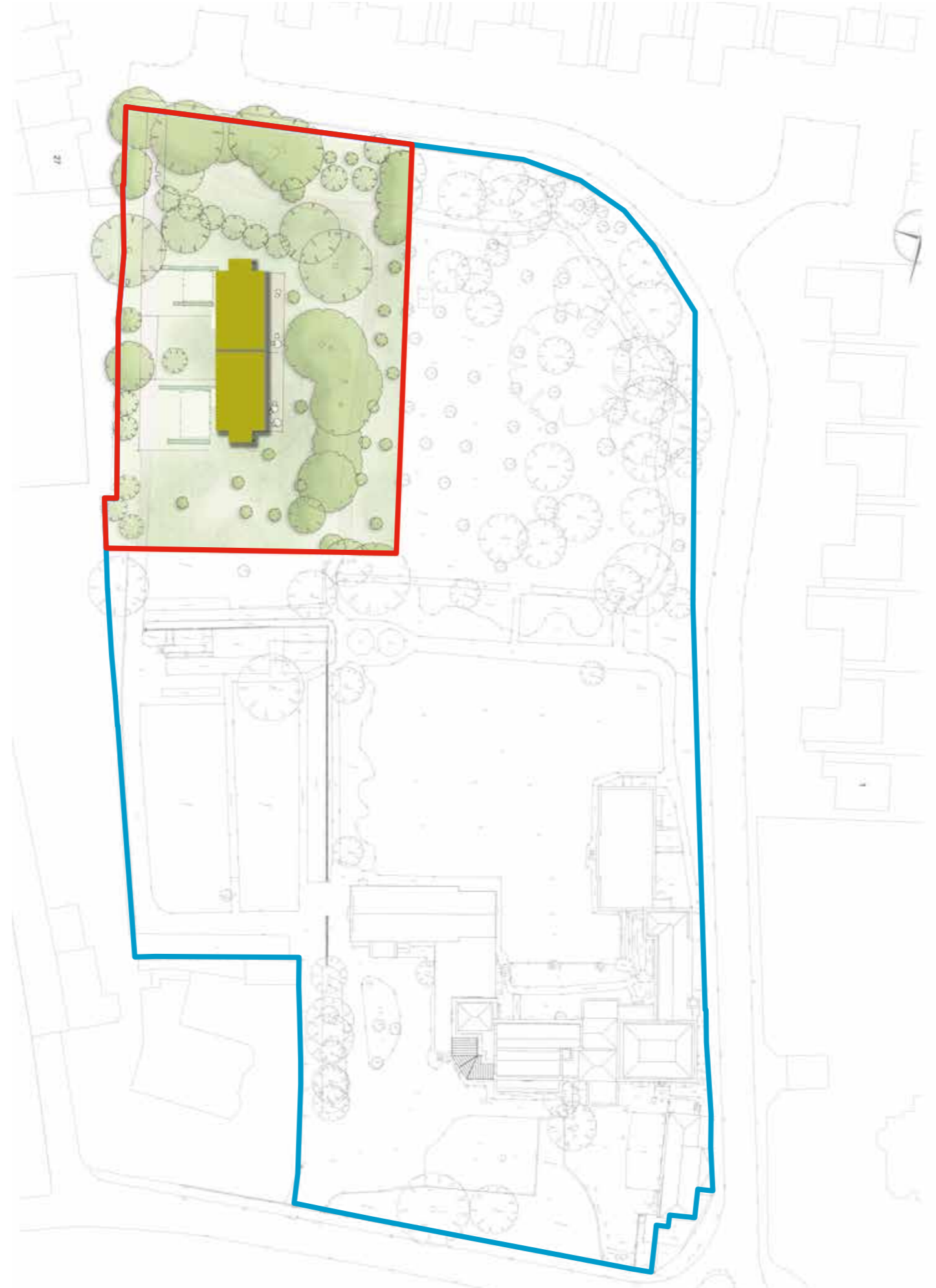


Indicative site plan only

House Type

Key

-  House Type 1
-  Site Ownership Boundary
-  Application 2 Boundary



Indicative site plan only

Storey Heights & Distances

- Key**
- 1 1/2 storey
 - Site Ownership Boundary
 - Application 2 Boundary
 - Distance Between Buildings



Indicative site plan only

Access and Parking

A vehicular access point is proposed off Martingales Close at the point of an existing crossover. Pedestrian access to the two dwellings will be off Martingales Close or alternately from either entrance 5 off Ham Common.

- Parking for 5 cars (including 1 visitor space and 2 disabled spaces) is proposed in two newly landscaped areas. There are also 2 cycle spaces per dwelling located at each end of the dwellings in small lean-to's.

Key

- ◀ Fire/ Emergency Access
- ◀ Vehicular Access
- ◀ Pedestrian Access



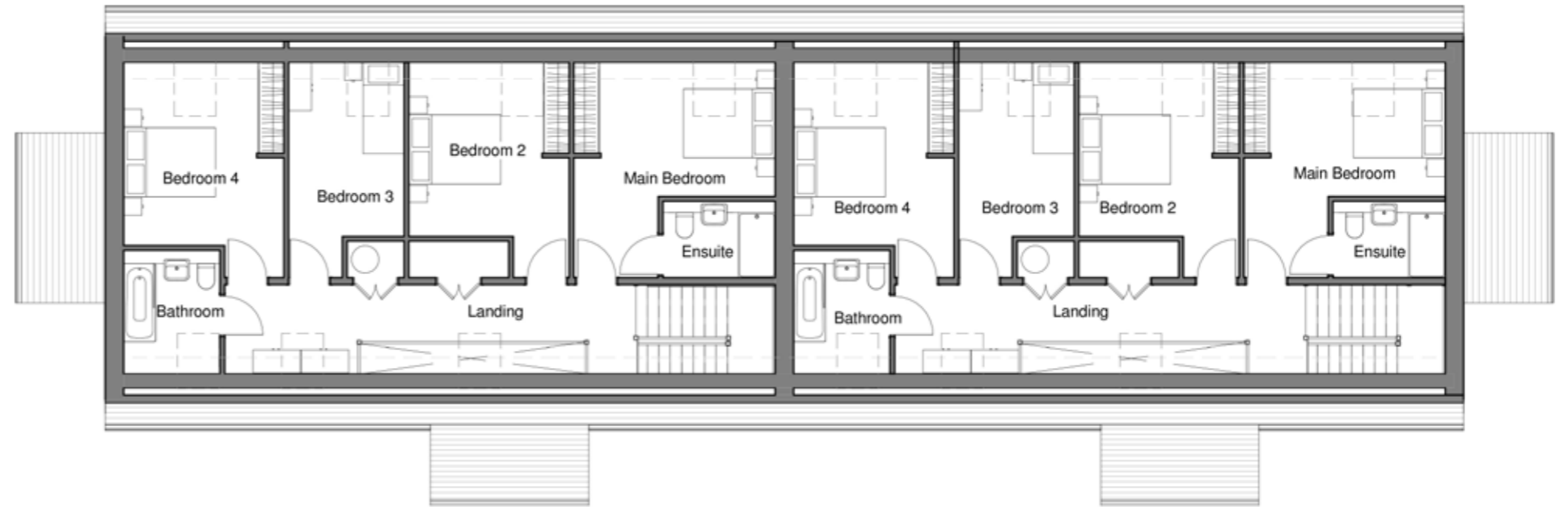
Indicative site plan only

House Type 1

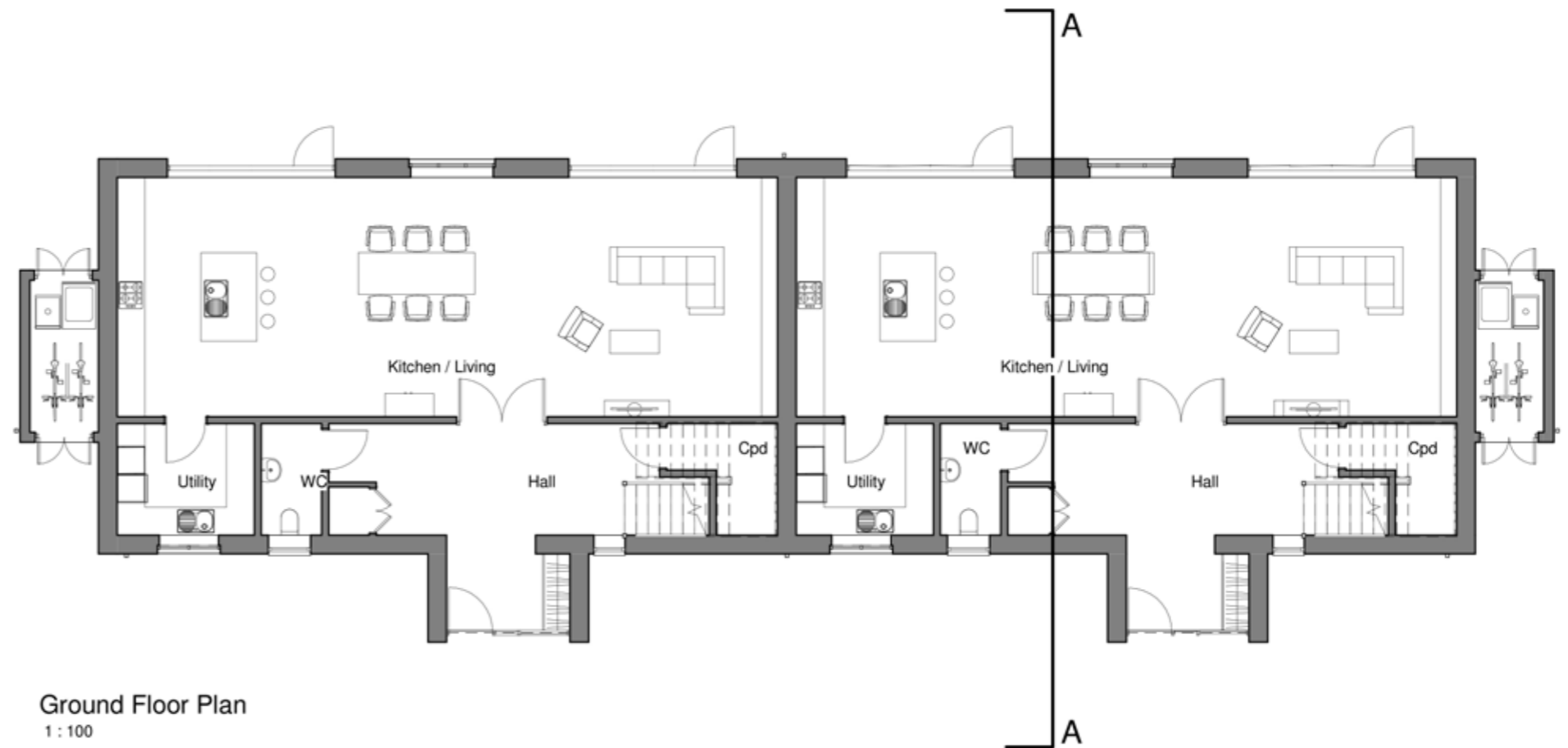
This is a 4 bedroom House located adjacent to the Orchard.

This 1 ½ storey house has an open plan kitchen, dining living space with direct access to a patio garden. There is a ground floor WC, utility room and generous storage space.

The upper floor is set within the roofspace with a lowered eaves level and rooflights. The elevational design reflects traditional brick stable buildings with simple arrangements of windows and doors with a pitched roof.



Proposed First Floor



Ground Floor Plan
1 : 100

Proposed Ground Floor