



Section 07.
Landscape

Landscape Strategy - Application 1

Local Landscape Character

The site benefits from the picturesque outlook to the south into the significant open parkland of Ham Common. This area has a highly distinctive character, with a number of significant 18c houses fronting onto the perimeter road. The boundaries to these properties are defined by tall red brick walls, iron gates and large mature trees which offer an impressive backdrop to the common. The convent lies adjacent two strategic vistas: the Great South Avenue framed by limes linking the gardens of Ham House to Ham Common, and Ham Gate Avenue forming a straight route through Ham Common Woods towards Richmond Park. The parkland is fringed by further lime trees contrasting with the dense oak and birch woodland to the east of Richmond Road. This sequence of spaces and woodland belts establishes an important network of wildlife corridors stretching from Ham Lands alongside the River Thames to the west to Richmond Park to the east. The combination of significant areas of green space, mature woodland and large domestic gardens offers an extensive range of habitats and abundant plant and animal species. Buildings around the green are varied in scale, from groups of modest terraced cottages to 18th century mansions in their own mature grounds. Front boundaries further define the edge of this central space. The area is distinguished by a mix of more modest 19c and 20c dwellings with generous garden plots and mature trees which further contributes to the secluded rural character of the area.

This proposal presents a sympathetic response to the landscape setting of the convent in recognition of the potential impact on the special rural identity of Ham Common Conservation Area, the risk of disrupting strategic views, and the need to conserve its distinctive landscape setting. The intent is to carry out careful management of the existing garden landscape in order to enhance and conserve the site's qualities rather than impose a new design. Critical to this approach is the retention of all perimeter walls, seek to reduce the existing extent of hard surfacing to the Ham Common frontage and offer a palette of hard materials sympathetic to the architectural character of the area and retained listed building.

All existing mature boundary trees are to be retained (unless for structural or health reasons it is in the public interest for them to be removed) and new predominantly native trees planted in order to retain and enhance the existing verdant quality of the site and the significant benefit this provides for adjacent overlooking properties and the wider amenity of the area. The scheme is seen as an opportunity to strengthen the sense of tranquillity associated with the existing convent and grounds.

Key

- | | |
|---|---|
|  Application boundary | 8. Orchard Walk |
|  Site Ownership Boundary | 9. Timber field gate (existing entrance) |
|  Retained vegetation | 10. Species rich wildflower meadow |
|  New tree planting | 11. New native broad leaf boundary trees (planted as semi-mature specimens) |
| 1. Ham Common | 12. Cycle shelter & stands |
| 2. Timber double gate (to existing entrances) | 13. Ornamental railing gate |
| 3. Potential pedestrian footpath | |
| 4. Plastic grid ground reinforcement with grass / gravel infill to parking areas | |
| 5. Building entrance threshold | |
| 6. Steps to Coach House | |
| 7. Existing Mulberry tree | |



The convent is located in approximately 3.83 acres (1.55 hectares) of mature gardens including an 18c walled garden and glasshouse, an extensive orchard and expansive lawns. The site lies within Ham Common Conservation Area adjacent to Ham Common (Metropolitan Open Land or MOL) and contains a single formal tree preservation order for the large Holm Oak located on the southern boundary.

The orchard, although attractive is in poor condition and management of the trees is required to establish greater age diversity and ensure its long-term prospects. This proposal offers an important opportunity to restore the orchard and enhance the grassland and under-storey within a framework of new native planting to enhance biodiversity and strengthen the amenity value of the existing gardens.

Despite the mature tree boundaries and open character of the site, the convent gardens require management. The site exhibits relatively low levels of biodiversity. This scheme seeks to enhance the ecological value of this site within the wider green infrastructure of Ham and Petersham. Particular reference is made in the design to the retention and enhancement of the verdant site boundaries; new native planting is introduced to the west boundary to mitigate potential adverse impact on the Great South Avenue; and wider consideration is given to the Protected View in the context of the Thames Landscape Strategy linking Ham House, Orleans House and Marble Hill House.

Large villas set within generous garden plots are indicative of the Ham Common Conservation Area. This scheme seeks to retain and further augment the intrinsic character of the convent building set within sweeping open grounds which offer long views north and west through the gardens and contribute positively to the local townscape amenity.



Landscape Section A-A

Key

- | | |
|---------------------------------------|-------------------------------------|
| 1. Ham Common | 8. Wildflower staircase |
| 2. Existing brick boundary wall | 9. Walled garden (new gate) |
| 3. Retained Holm Oak at site frontage | 10. Open lawn |
| 4. Forecourt | 11. Existing Mulberry tree retained |
| 5. New entrance | 12. Orchard |
| 6. Listed building | |
| 7. Terrace | |



Images for illustrative purposes

Landscape Design Principles

The expansive convent gardens constitute a significant proportion of the overall site. The primary areas incorporate the front parking space and coach house courtyard, the rear lawn, mature orchard, and walled garden.

The site has developed in an incremental manner through the 20c with the addition of new wings of accommodation to the north of the main house and the chapel. These structures have served to dilute coherency in the layout of the gardens and the important physical and visual connection between the house and walled garden has become blurred. The overall impression is of a garden lacking distinctiveness and character. A carefully structured conservation plan would ensure its rejuvenation for wildlife and the new residents. The next phase in the history of St Michael's Convent offers the significant potential to establish a mature garden setting in-keeping with the informal open character of the existing landscape and more befitting the listed building. This would be supported by well-mannered pockets of new development encapsulated within the existing brick walls.

The landscape is experienced as a sequence of distinct character areas framed by the form of the new buildings. The main access off Ham Common road arrives at an open forecourt which provides an appropriate sense of arrival to the main house. In keeping with the character of other large houses on Ham Common a new metal gate and footpath offers a direct connection for visitors on foot up to the new centrally positioned front door.

The open lawn to the north of the manor house is retained with a new terrace providing flush access to the gardens. A simple wildflower staircase provides a delicate transition to the lower lawn. The vista extends towards the retained mulberry tree with flowering climbing plants clothing the new building façades bringing in colour and framing the view into the orchard from the terrace.

The simple courtyard space framed by the new dwellings to the west establishes a positive visual and physical connection from the main lawn to the walled garden. A new timber gate establishes a direct connection to the walled garden promoting its use for vegetable production and gardening activities by all residents including those occupying the converted apartments in the listed building.

At the Ham Common frontage the existing Holm Oak (TPO specimen) is retained and new native hedges are introduced to screen parked vehicles for views from Ham Common.

The forecourt and parking areas incorporate a permeable surface to facilitate a sustainable drainage strategy. The existing entrance off Ham Common is unremarkable and lacks formality. A strong axis along a new footpath and gate will establish a sense of grandeur suited to this significant 18c mansion. New shrub and low level planting will act as a foil for the new parking areas, provide enclosure and establish a greater sense of arrival. Visitor and disabled parking is also provided in this area which benefits from existing mature tree boundaries which will be retained and strengthened to mitigate potential visual impact from Ham Common and the Great South Avenue.

The existing mulberry tree on the rear lawn is retained and framed by a newly installed double steel trim inset flush into the grass in recognition of its special importance in the garden.

The walled garden is retained in its current form. A few sympathetic additions including raised vegetable beds and heritage apple trees will encourage resident activity whilst retaining the character and function of the garden as an important historical asset of the property.

The attractive character of the large orchard, woodland boundaries and open sweep of meadow will be retained and enhanced. Selective management of the trees will ensure their health for future generations and offer opportunities for opening up vistas back towards the house. There are opportunities to increase the diversity of tree species and to enhance the vista through the meadow towards the house with new flowering species. Access to the orchard is provided along the existing footpaths. Log piles and hibernacula (stag beetles), bird boxes and feeders and insect attracting flowering shrubs will be located close to seating points to provide an informal nature trail.

The design seeks to conserve the mature broadleaf woodland character of the site boundaries, retaining all significant tree groups and where trees are removed reasons these will be replaced by predominantly native species of a sufficient size to provide early impact and enhance species diversity across the site.



The following imagery illustrates the landscape character proposed for the St Michael's Convent site in recognition of the verdant quality of Ham Common conservation area and the provision of a high quality garden amenity.

Forecourt and entrance



Terrace and wildflower staircase



Orchard



Hard Materials Palette

The scheme employs appropriate surface materials and boundary treatments to coordinate with the proposed buildings and reinforce the character of the Conservation Area. The paving palette will contribute to the high quality of the development, provide full accessibility across the scheme and coordinate fully with the surface water drainage strategy proposed by others. Visually the scheme will be composed from a simple and controlled hard landscape palette which complements the setting of the listed building and clearly defines use and the division between communal and private. The scheme will look to re-use existing materials where viable.

External Lighting Design Criteria and Aesthetic Considerations

All external lighting associated with the new access and parking areas will be designed and installed to the current British Standard European Norm (BSEN) and in accordance with ILP Guidance Notes For The Reduction Of Obtrusive Light 2011 for the design of external light installations. In recognition of the character of the area the lighting scheme will seek to minimise light pollution of the night sky or light trespass into adjacent streets and properties. All electrical systems will comply with prevailing regulations. Low rise light bollards will be located within the forecourt. Simple discrete low wattage external bollard lighting will be used to illuminate the access footpaths and floor mounted units to the main terrace. Lighting to the Ham Common frontage will be limited to avoid potential glare within the Conservation Area. Any new signage will be discretely lit by directional uplighters to minimise potential light spill. As a general rule obstruction of footways by light fittings will be avoided by positioning columns and bollards at the rear of the footway or by the use of wall mounted lighting units. The final positioning of all external lighting equipment will be determined by the engineer.



Images for illustrative purposes

- 1/2. **Parking Areas** - Plastic grid ground reinforcement with gravel/ grass infill
2. **Main Entrance & Pedestrian Footpath (Off Ham Common)** - Marshalls Appleton Yorkstone flag paving or similar; Finish: Flame
3. **Walled Garden (Replica clay pavers)** - Tobermore Retro paving or similar; colour: Retro bracken
4. **Footpath to Orchard** - Upgraded to Resin bound gravel with timber edge
5. **Pedestrian Footpath** - Resin bound gravel with flush steel edging
6. **Main Terrace** - Retain and match existing stone flag paving



- 7. **Coach House Forecourt** - Retain and match existing blue engineering brick paving
- 8. **Private Patios** - Marshalls Tegula Cobbles or similar; colour: Pennant Grey
- 9. Oak planter
- 10. **Cycle stand** - Marshalls Ollerton Sheffield Stainless Steel or similar
- 11. Reconstituted stone steps

*Note:
Walled garden layout remains as existing except potential upgrade to paths, installation of additional timber raised beds and planting of heritage fruit trees.*

Planting Strategy

The key objectives of the planting strategy for St Michael's Convent are to reinforce the open woodland character of the gardens, highlight entrances, strengthen boundary screening and establish a sequence of distinct character areas. The new boundary planting is structured around a native species palette employing a mix of flowering trees, climbing roses, shrub dogwood and wildflowers for seasonal colour and to provide a sense of enclosure from neighbouring streets.

The palette of species selected for the northern, eastern and western boundaries seeks to reinforce the light woodland character to complement the retained mature trees. Overlapping swathes of native under storey and sub-shrubs provides a strong backbone to the scheme giving a strong sense of enclosure and seasonal interest. The planting is graded in height from the boundary towards internal pathways bringing in daylight and maintaining good surveillance through the lawns and orchard. A mix of spring bulbs and evergreen groundcovers forms a margin to pathways. The intention is to use a drought tolerant palette of plants which will tolerate the existing shaded conditions beneath the retained trees. Climbing plants are an important component providing vertical greening to the retained walls and the façades of existing buildings in order to establish a unified planting scheme.

The quality and value of trees on this site has been assessed in accordance with best practice under BS5837: Trees in Relation to Design, Demolition and Construction (2012). The proposed layout has been carefully considered and guided by the constraints of significant existing trees and tree groups. The proposed removals are informed by the tree survey which means that any tree loss is mostly limited to those of poor quality or value. The Landscape & Ecology proposals demonstrate how the development will provide an opportunity to improve and sustain the tree cover on the site. The proposals include the thinning of occasional low quality self-seeded trees on the West Street boundary to create space for the planting of new native trees of higher value to strengthen the

visual amenity along the public highway. To compensate for the loss of a number of existing trees, we are incorporating new tree/hedge planting along both the eastern and western boundaries to enhance the greening to adjacent streets and properties.

Biodiversity and Ecological Enhancement

The ecological approach and soft landscape strategy is guided by the baseline ecology survey to ensure that all existing ecological assets are protected and opportunities for enhancement maximised. Consideration will be given to opportunities for rainwater harvesting and the introduction of hibernacula, bird-feeding stations, water baths and artificial nest boxes. Further native fringe planting to hedgerow boundaries contributes to the visual amenity of the gardens and reinforces existing wildlife movement corridors.

The key ecological design features include the:

- Strengthening of existing wildlife corridors with native planting
- Enhancement of the existing wildlife pond
- Introduction of indigenous grassland/wildflower meadow
- Strengthening of existing boundary hedgerows with native planting, and
- Provision of associated opportunities for birds, amphibians and reptiles.



Images for illustrative purposes



3



4



5



8



Shrub Curtilage - 9



10



Sensory / Herbaceous - 13



Grasses / Bulbs / Groundcover - 14



15

Trees

1. Prunus avium 'Plena'
2. Amelanchier lamarckii
3. Acer platanoides 'Crimson King'
4. Corylus colurna
5. Cornus nuttallii

Hedging

6. Carpinus betulus
7. Taxus baccata
8. Buxus sempervirens

Shrub Curtilage

9. - 10.

Wildflower Grassland Mix

11. - 12.

Sensory / Herbaceous

13.

Grasses / Bulbs / Groundcover

14. - 15

Landscape Strategy - Application 2



Landscape Design Principles

The scheme comprises a well-mannered pocket of new development incorporating two modest cottages within the existing woodland to the north-west corner of the convent grounds.

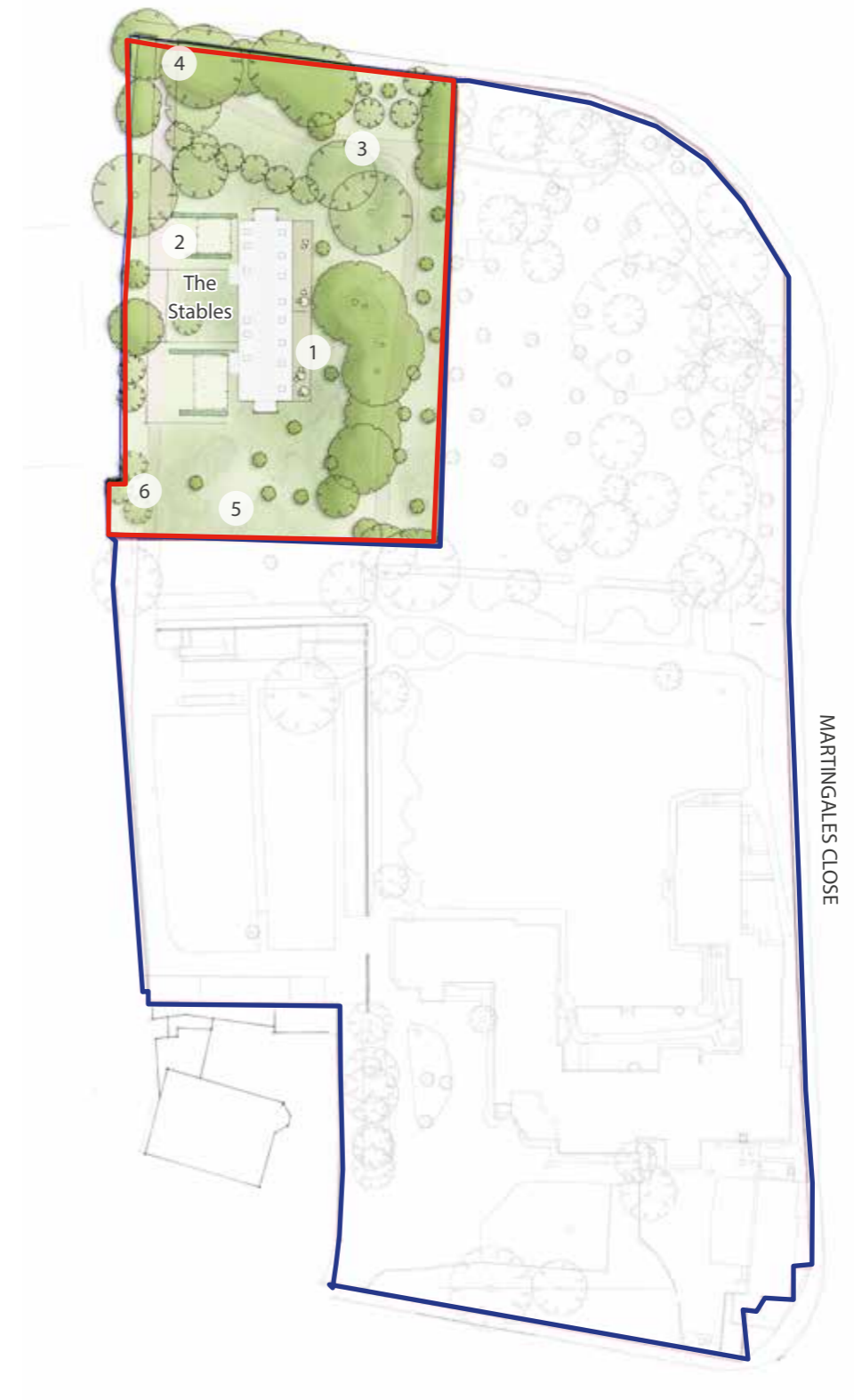
Vehicles access the site through existing gates off Martingales Close along a bound gravel surfaced driveway on the alignment of an existing track and hard standing. The new access is fringed by wildflower grassland strips punctuated by occasional native woody shrubs. The screening to the adjacent north and west boundaries is strengthened with a mix of new broadleaf and evergreen specimen trees. The courtyard and parking area is sympathetically paved a permeable plastic grid reinforcement system in-filled with fine gravel or turf. A private timber deck patio provides an attractive outlook into the mature orchard to the east for both dwellings. New shrub and low level planting act as a foil for parked vehicles and provides enclosure and a sense of arrival.

The attractive character of the large orchard, woodland boundaries and open sweep of meadow will be retained and enhanced. Selective management of the trees will ensure their health for future generations and offer opportunities for opening up vistas back towards the house. There are opportunities to increase the diversity of tree species and to enhance the vista through the meadow towards the house with new flowering species. Access to the orchard is provided along the existing footpaths. Log piles and hibernacula (stag beetles), bird boxes and feeders and insect attracting flowering shrubs will be located against the site boundaries.

Key

- Application boundary
- Site Ownership Boundary
-  Retained vegetation
-  New tree planting

1. Private patios
2. Parking
3. Orchard path
4. Timber field gate (existing entrance)
5. Species rich wildflower meadow
6. New native broad leaf boundary trees (planted as semi-mature specimens)





Images for illustrative purposes

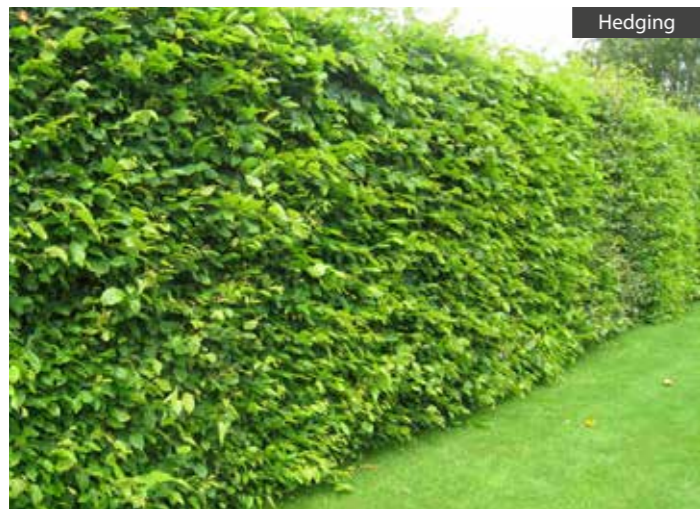
Hard Materials Palette



Images for illustrative purposes

1. **Access and Parking Area** - Plastic grid ground reinforcement with gravel infill (permeable)
2. **Pedestrian Footpaths** - Resin bound gravel with flush steel edging
3. **Private Patios** - Timber effect decking; Millboard enhanced grain or similar; colour: Limed oak.
4. Hedge planting

Soft Materials Palette



Images for illustrative purposes

Section 08.
Waste Management

Waste Management Plan

Application 1 - Ham Common

The proposals include adequate space for the storage of refuse and recycling and can be easily accessed from the main entrance forecourt by the site manager.

The strategy for waste collection is that site manager collects all refuse from the residents from their dwellings and deposits it in the main refuse stores.

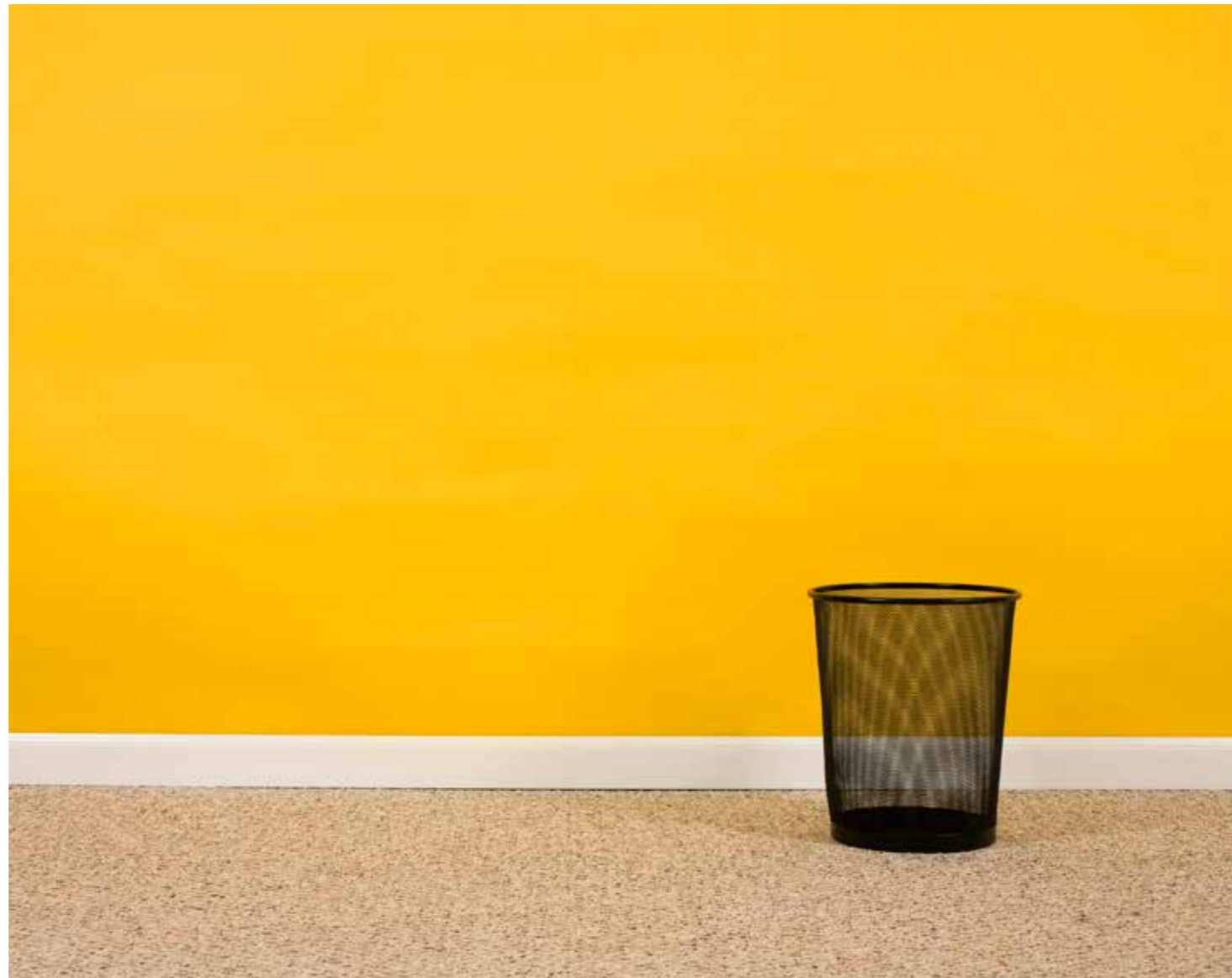
On the day of collection the site manager will take all the refuse from the stores and place it at the front edge of and just inside the property boundary and visible from the street.

2015 LBRuT Refuse and Recycling Storage Requirements SPD states 70 litres per bedroom. Using this, 4 bins for refuse plus 4 no. 1100 Litre recycling bins are proposed (based on the SPD, with 2 * mixed paper, card and carton recycling bins and 2 * mixed container recycling bins).

Total 8 no. 1100 Litre Euro Bins.

Application 2 - Martingales Close

For the stable buildings, there are separate bin stores for each dwelling. The site manager again will collect refuse from this store, on the day of collection the site manager will take all the refuse from the store and place it at the front edge of and just inside the property boundary and visible from the street



Section 09. Summary

Summary

The designs developed for the former Convent in Ham will create much needed high quality accommodation for the senior market in the Borough of Richmond.

The proposals incorporate appropriate provision for access, parking and amenity and respond to comments made by the local planning department, local interest groups & residents.

The high quality architecture and detailing is a well-crafted and fitting composition that will be appropriate for the Conservation Area.

The new designs, which are based on traditional proportions of the main historic building are sympathetic and are subservient in terms of proportion, scale and materials.

The proposals sympathetically restore the historic building, retaining all the important features and with the removal of later partitions and additions.

The proposals also respect the views and vistas.



