

St Michael's Convent, Ham  
Schedule of works



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

**Beechcroft**  
DESIGNED WITH RETIREMENT IN MIND

**indigo**

**PRP**

**Client**

Beechcroft Developments Ltd  
1 Church Lane  
Wallingford  
Oxfordshire  
OX10 0DX

**Heritage Consultant**

Indigo  
Swan Court  
Worple Road  
London  
SW19 4JS

**Architects**

PRP Architects  
Ferry Works  
Summer Road  
Thames Ditton  
Surrey KT7 0QJ

**Site Address**

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

**PRP Job Reference**

AA6250

**Issuing Date / Office**

August 2016 / Surrey

**Project Lead**

Polly Damen

**Original File Location**

L:\AA6250 St Michael's Former Convent Ham Common\PRP Live Data\Presentation\Works Schedule

**Revision Date**

July 2016

## Contents

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Section 02. Demolition plans and elevations	09
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## Introduction

This Schedule of Works has been prepared to accompany the Planning Application no. 1 and Listed Building Consent Application for the proposed works to St. Michael's Convent in Ham in the London Borough of Richmond Upon Thames.

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

- Heritage Statement - Prepared by Indigo
- Planning Application Drawings - Prepared by PRP
- Landscape Drawings - Prepared by PRP

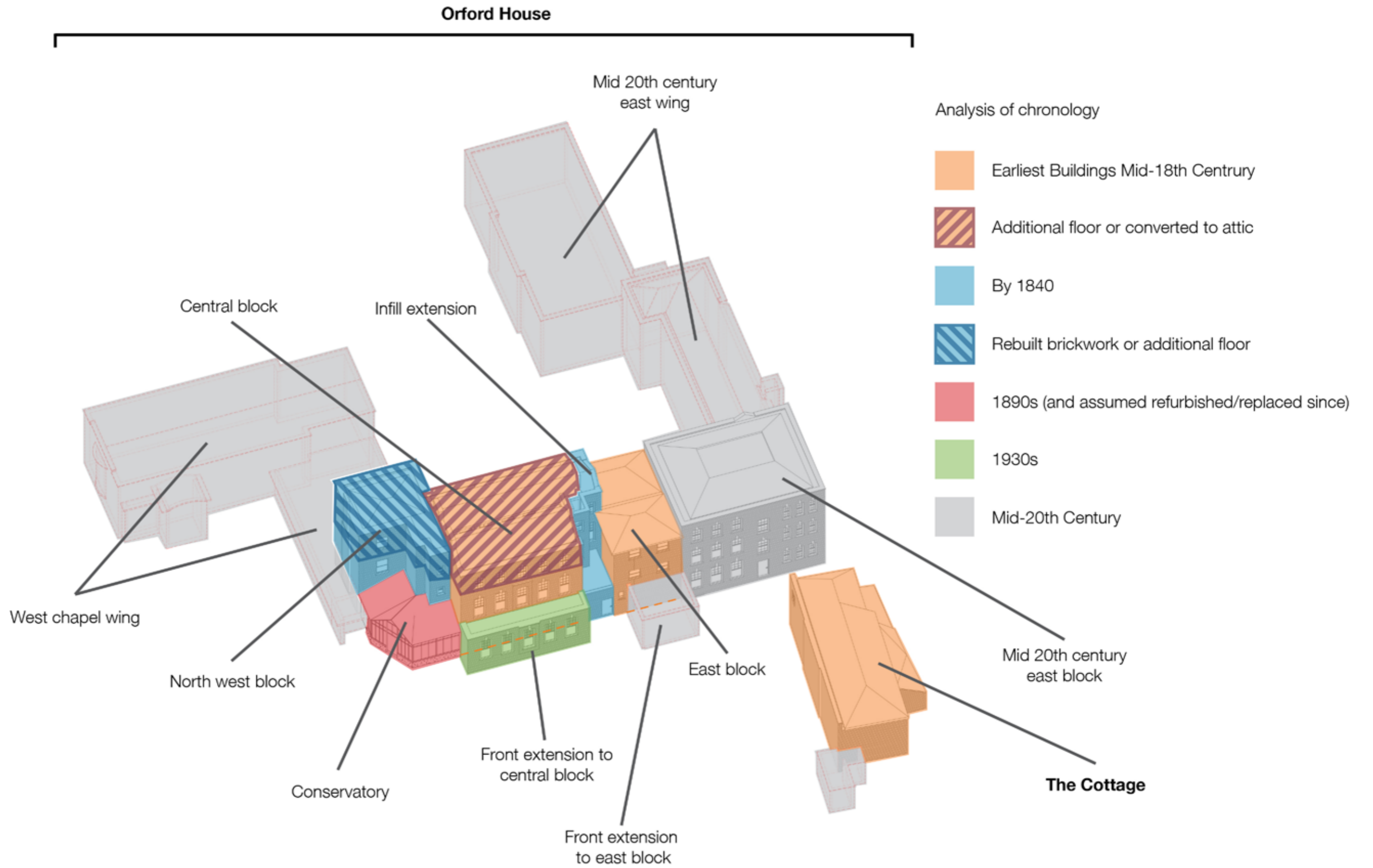
## Proposals

Each room in the existing buildings has been photographed and catalogued on the following pages.

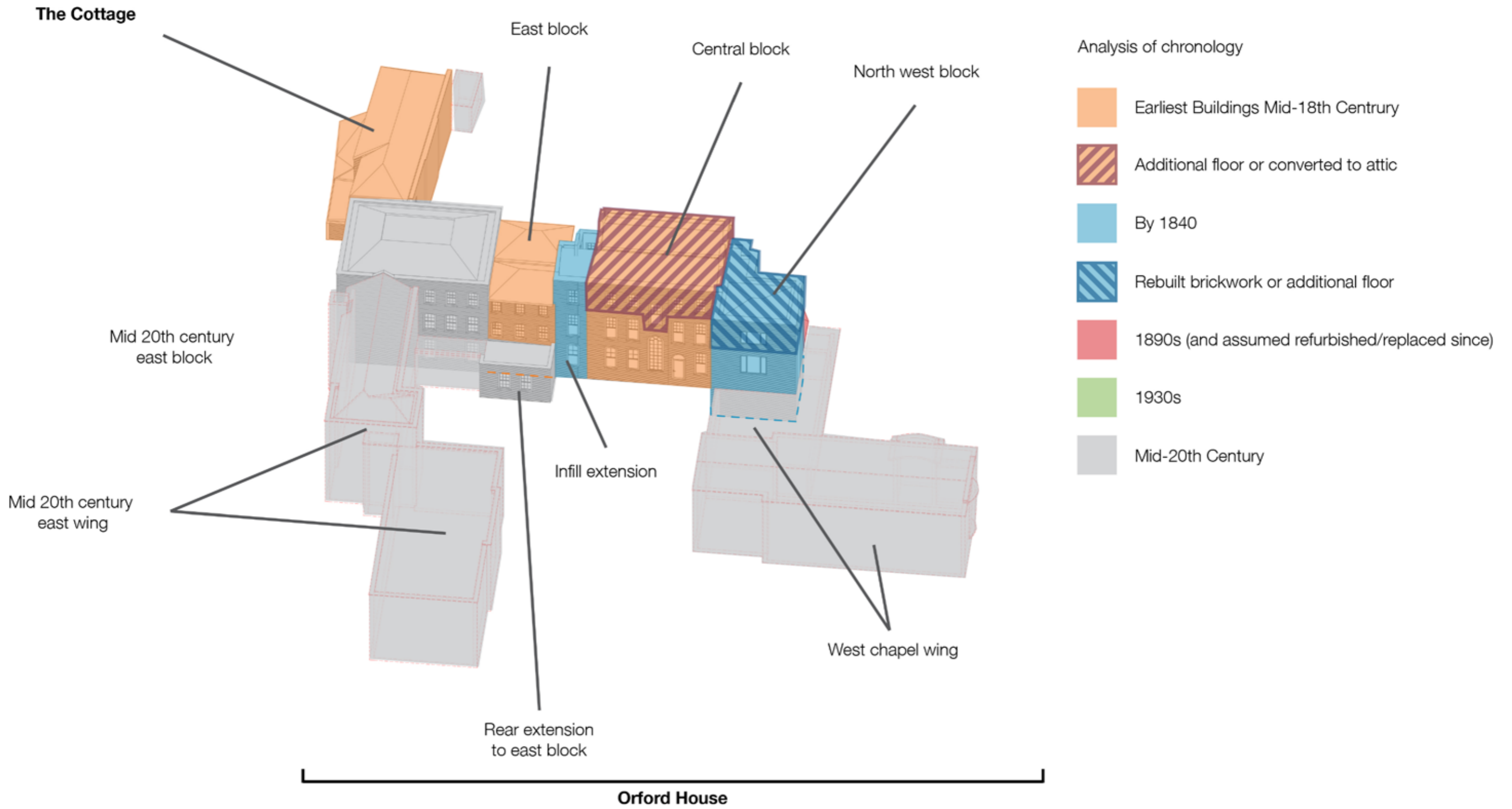
The proposals aim to retain as much of the historic building fabric as possible as well as architectural details. By the removal of later partitions (added by the Convent) the building is brought back to its more original layout.

In all rooms there is to be careful removal of fabric where noted, and all sinks to individual rooms will be removed. Where removal of inserted partitions or other elements are proposed, exposed areas of fabric would be restored to match the surrounding fabric.

# Building Chronology (Orford House and The Cottage)



# Building Chronology (Orford House and The Cottage)



Section 01.  
Site Survey





Section 02.  
Demolition plans and  
elevations









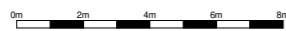


South Elevation



East Elevation

To be demolished  
 To be bricked up



CDM REGULATIONS 2015. All current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environment Assessment Record. All intellectual property rights reserved.

Designed with reference to the surveys, information and reports listed:  
 XXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXX  
 XXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXX XXXXXXXXXXXXXXX XXXXXXXXXXXXXXX

Rev	Date	Description

Dwn	Ckd	Drawn	AG
		Checked	PD
		Date	Sept-16
		Scale	@ A1 1:100

St Michael's Convent  
 Demolition - Elevation 1 - 2

AA6250-2124

PRP




Part North Elevation

Part West Elevation



Part West Elevation

Part North Elevation

 To be demolished



CDM REGULATIONS 2015. All current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environment Assessment Record. All intellectual property rights reserved.

Designed with reference to the surveys, information and reports listed:  
 XXX  
 XXX  
 XXX

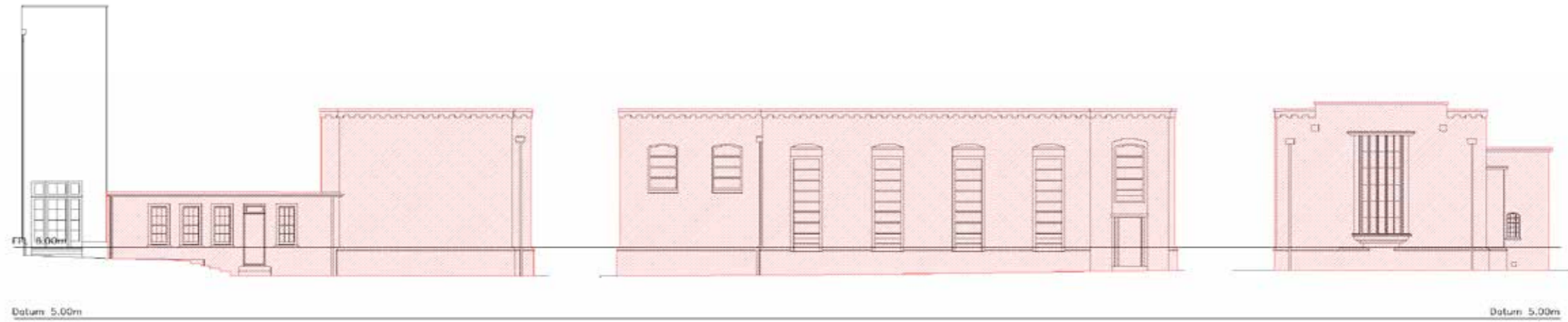
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**St Michael's Convent**  
 Demolition - Elevation 3 - 6

AA6250-2125

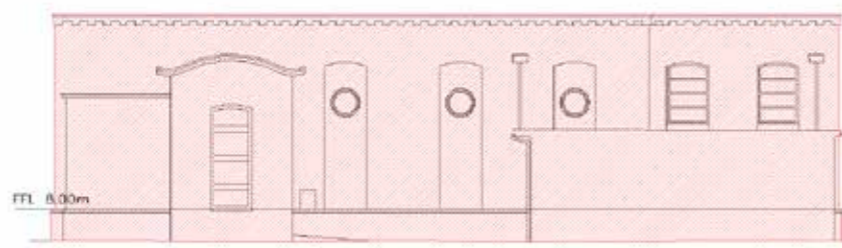




Part East Elevation

Part North Elevation

Part West Elevation

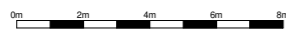


Part South Elevation



Part West Elevation

To be demolished



CDM REGULATIONS 2015. All current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environment Assessment Record. All intellectual property rights reserved.

Designed with reference to the surveys, information and reports listed:  
 XXXXXXXXXXXXXXXXXXXXXXXX, XXXXXXXXXXXXXXXXXXXXXXXX, XXXXXXXXXXXXXXX  
 XXXXXXXXXXXXXXX, XXXXXXXXXXXXXXX, XXXXXXXXXXXXXXX, XXXXXXXXXXXXXXX

Rev	Date	Description

Dwn	Ckd	Drawn	AG

St Michael's Convent  
 Demolition - Elevation 7 - 11

AA6250-2126

PRP







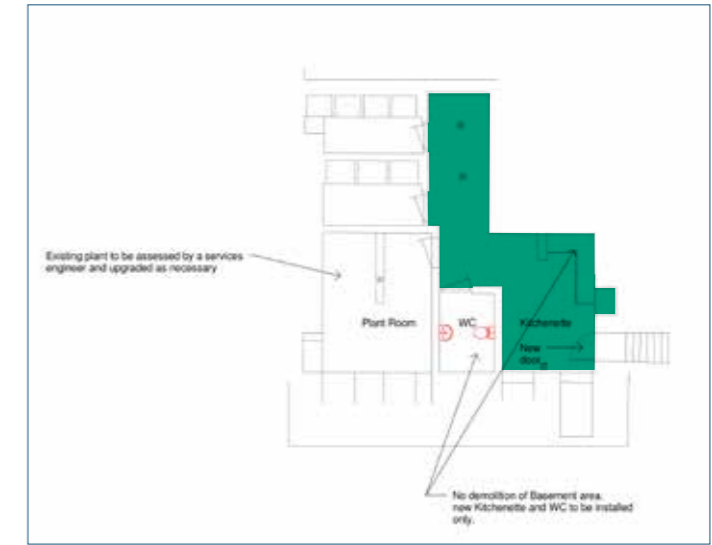
Section 03.  
INTERNAL - Schedule of works



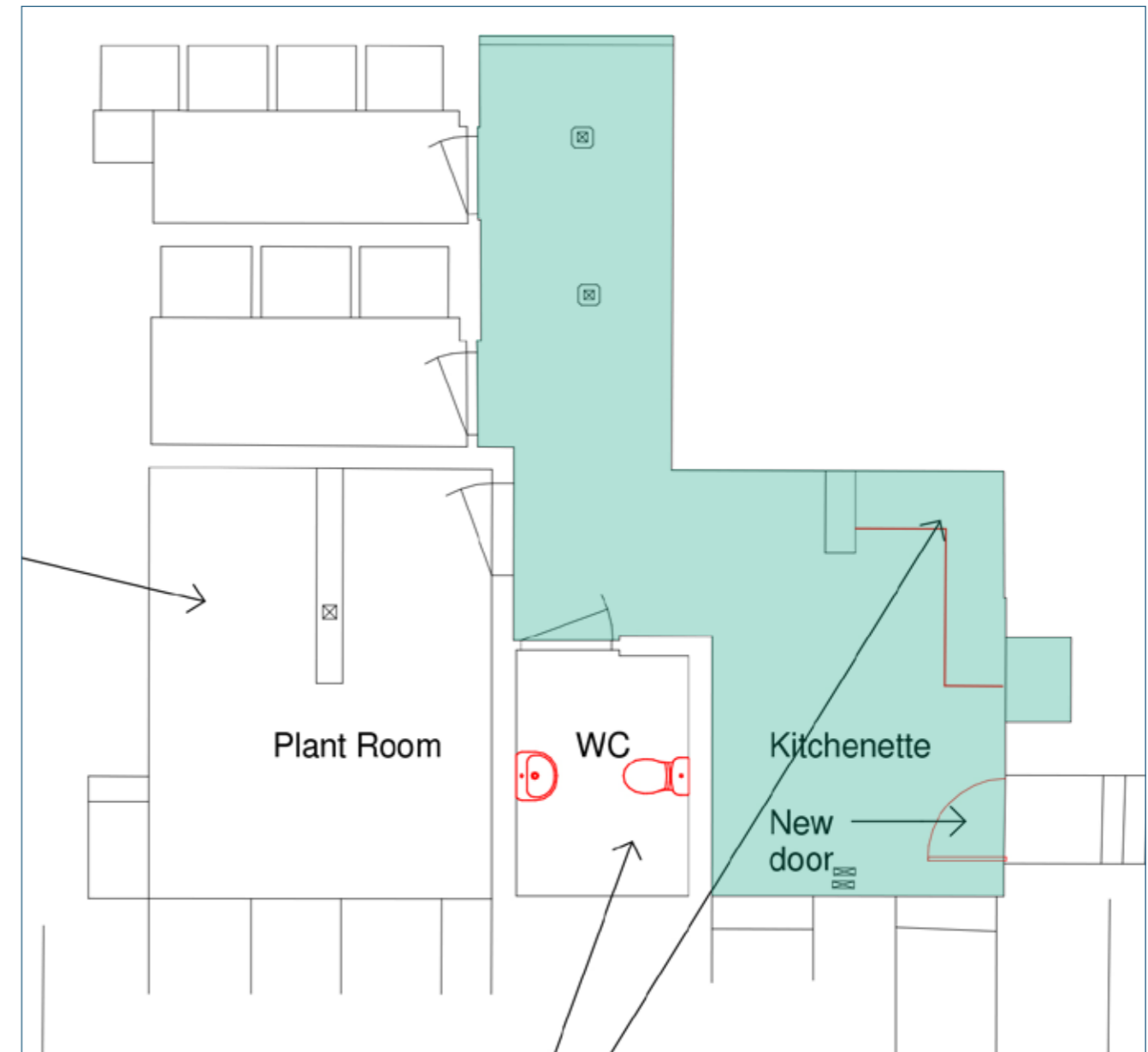


<b>BASEMENT</b>		<b>PRP</b>
Project AA6250 St Michael's Convent, Ham		
Schedule No. 1	Revision: 1	Date: August 2016
Location B1.0		
<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Basement being retained</li> <li>• Careful removal of all furnitures/loose items currently stored in basement</li> <li>• Architectural features retained. Careful redecoration (and making good where required) of walls, floors and stairs</li> <li>• Checked for damp and tanked if required. Electrics to be rewired and new light fittings installed</li> <li>• Kitchenette for Estate Manager added</li> <li>• New door to basement (base of stair)</li> </ul>		

**B1.0**



Key





# BASEMENT



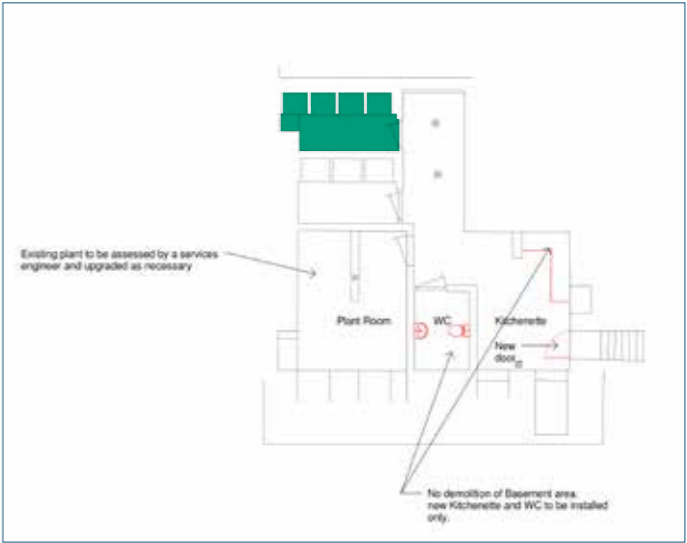
Project AA6250 St Michael's Convent, Ham

Schedule No. 1      Revision: 1      Date: August 2016

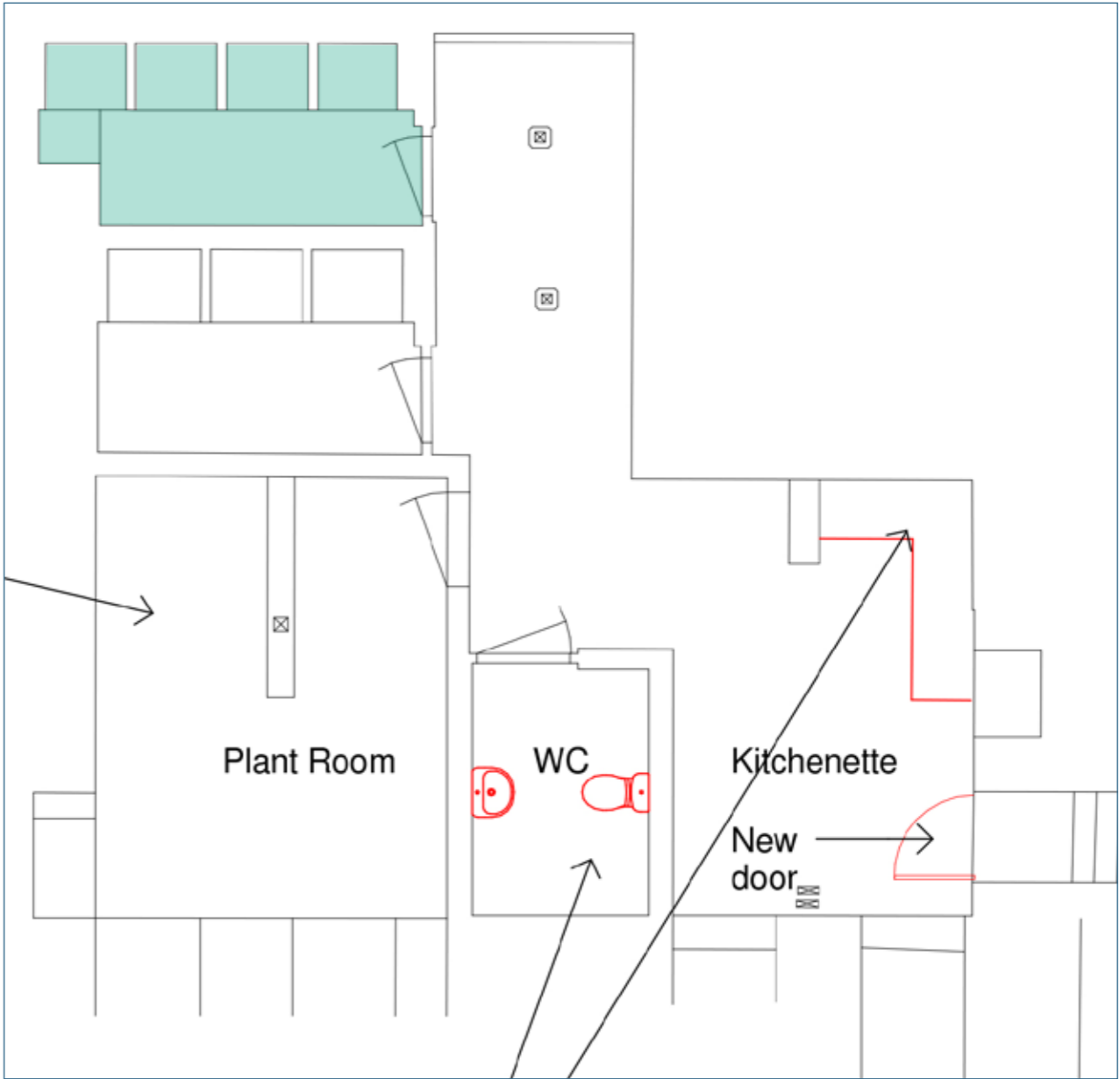
Location B2.0

- Description**
- Basement being retained
  - Careful removal of all furnitures/loose items currently stored in basement
  - No alterations proposed
  - Architectural features retained. Careful redecoration (and making good where required) of walls, floors and stairs
  - Checked for damp and tanked if required. Electrics to be rewired and new light fittings installed

## B2.0



Key







# BASEMENT



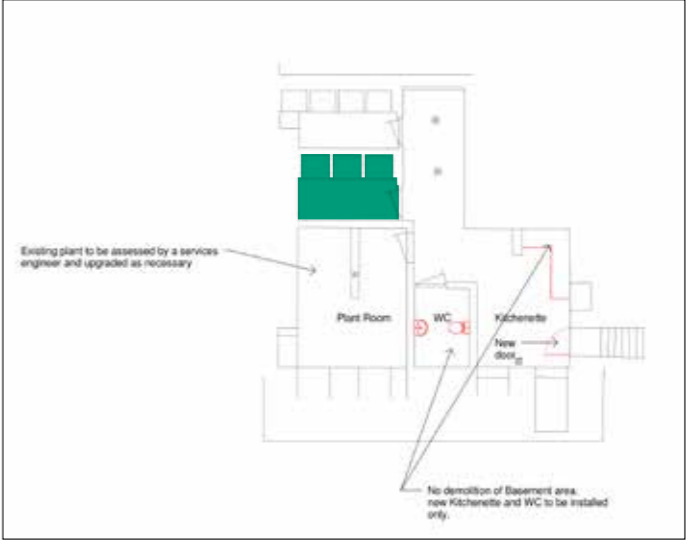
Project AA6250 St Michael's Convent, Ham

Schedule No. 1      Revision: 1      Date: August 2016

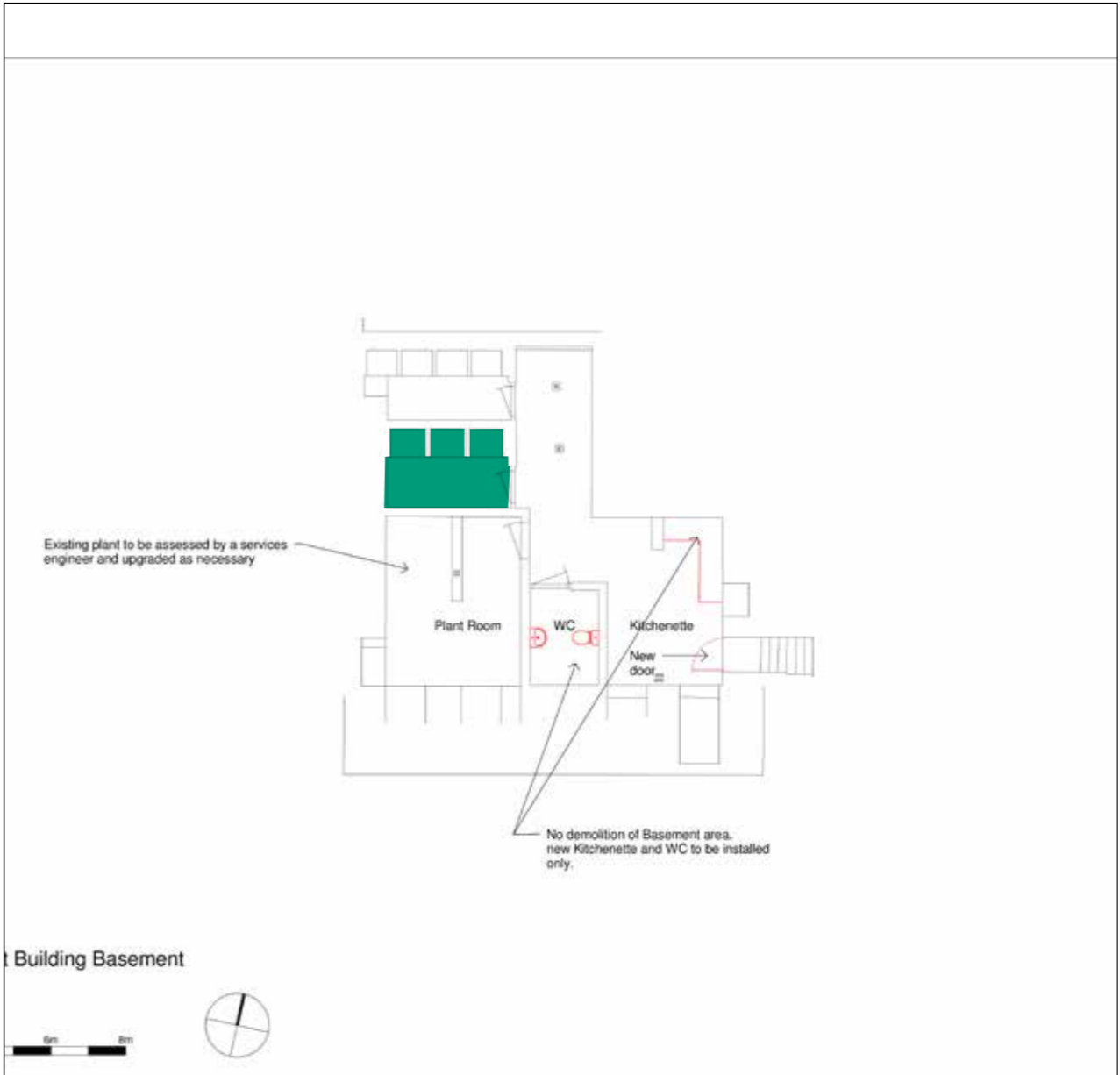
Location B3.0

- Description**
- Basement being retained
  - Careful removal of all furnitures/loose items currently stored in basement
  - No alterations proposed
  - Architectural features retained. Careful redecoration (and making good where required) of walls, floors and stairs.
  - Checked for damp and tanked if required. Electrics to be rewired and new light fittings installed.

## B3.0



Key





<h1 style="margin: 0;">BASEMENT</h1>	<h1 style="margin: 0; color: red;">PRP</h1>
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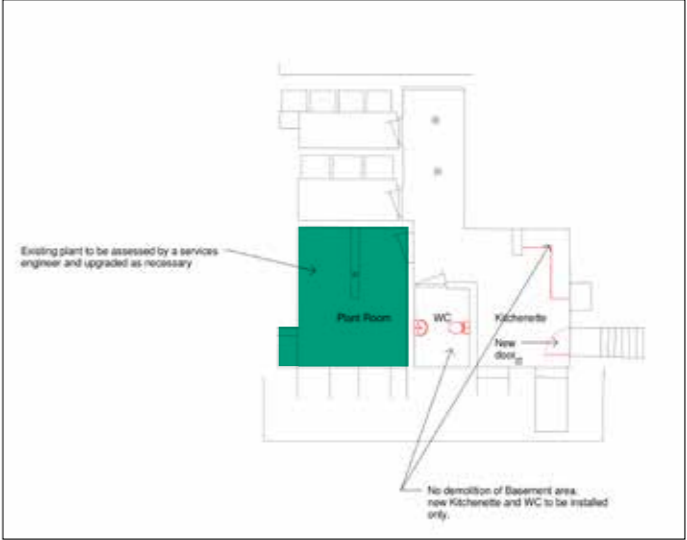
Project AA6250 St Michael's Convent, Ham

Schedule No. 1	Revision: 1	Date: August 2016
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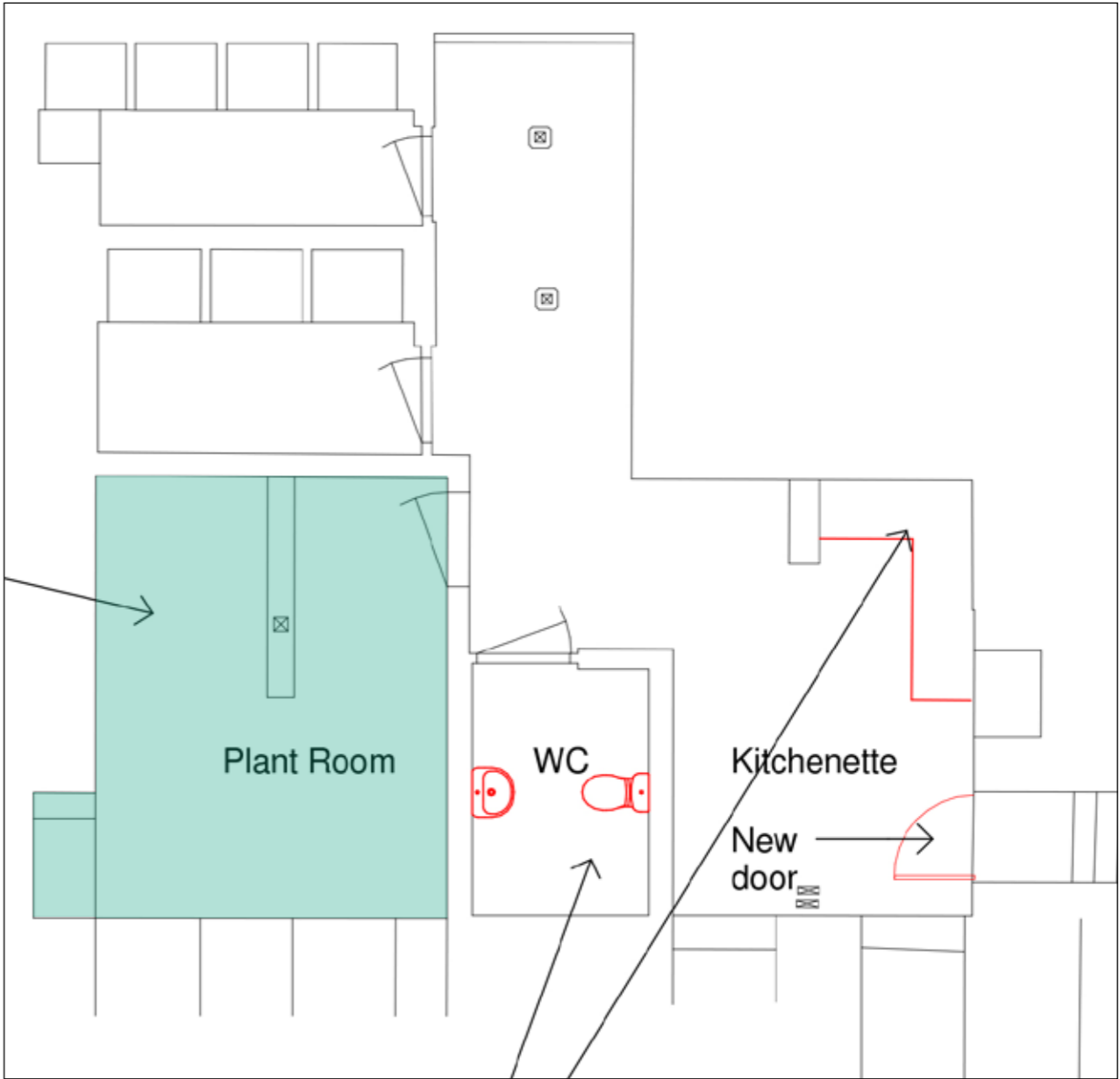
Location B4.0

- Description**
- Basement being retained
  - Careful removal of all furnitures/loose items currently stored in basement
  - No alterations proposed
  - Architectural features retained. Careful redecoration (and making good where required) of walls, floors and stairs.
  - Existing plant to be removed or upgraded.
  - Checked for damp and tanked if required. Electrics to be rewired and new light fittings installed.

## B4.0



Key





<h1 style="margin: 0;">BASEMENT</h1>	<h1 style="color: red; margin: 0;">PRP</h1>
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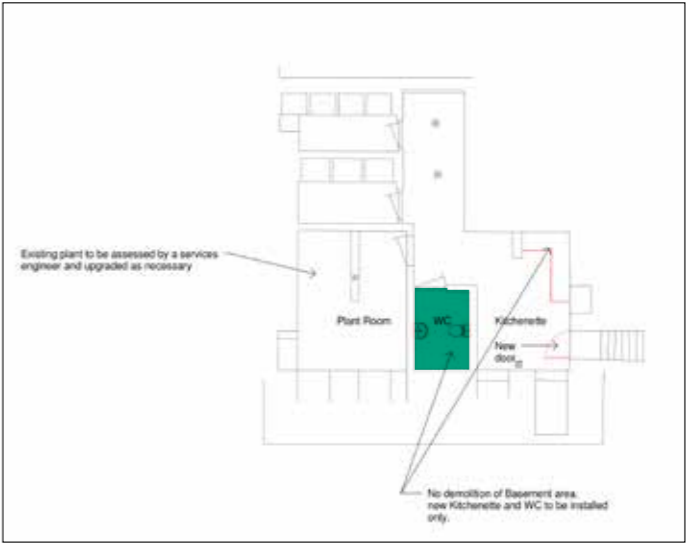
Project AA6250 St Michael's Convent, Ham

Schedule No. 1	Revision: 1	Date: August 2016
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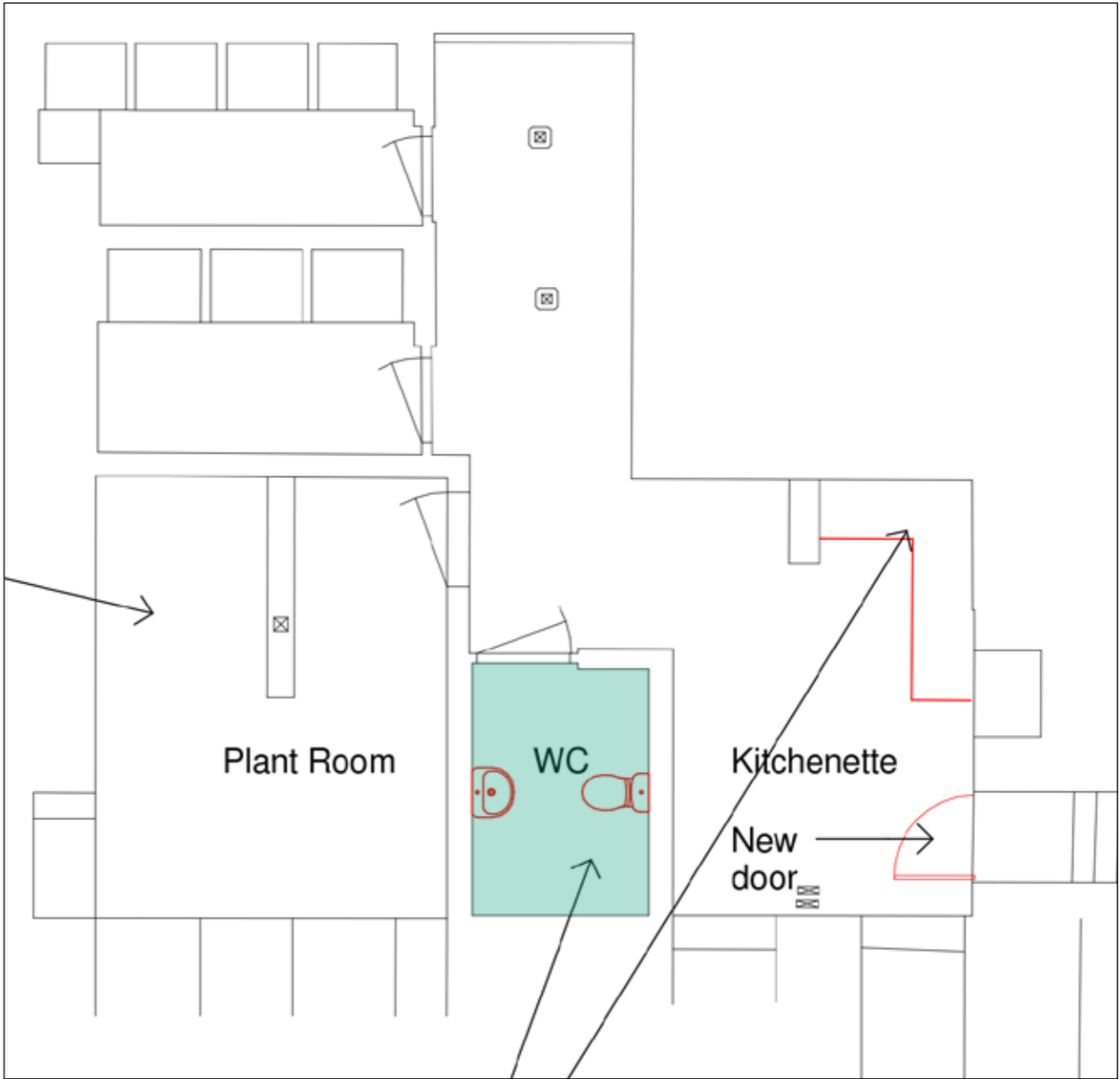
Location B5.0

- Description**
- Basement being retained
  - Careful removal of all furnitures/loose items currently stored in basement
  - New wc and wash hand basin to be installed with new connection to mains
  - Architectural features retained. Careful redecoration (and making good where required) of walls, floors and stairs.
  - Checked for damp and tanked if required. Electrics to be rewired and new light fittings installed.

## B5.0



Key

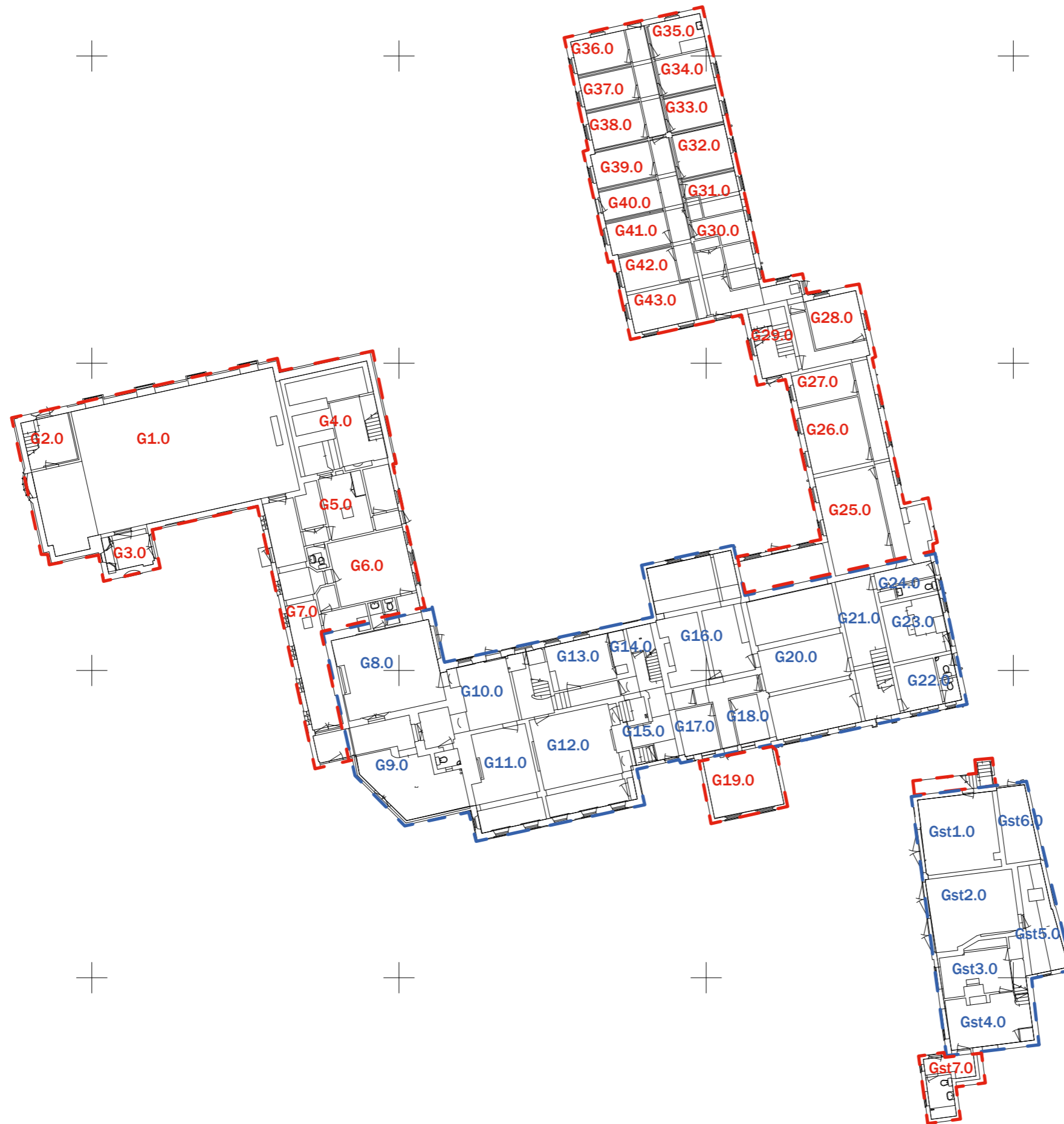






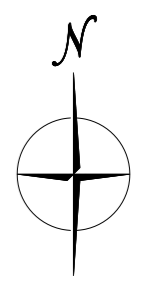


# GROUND FLOOR



**Key**

- To be retained
- To be demolished



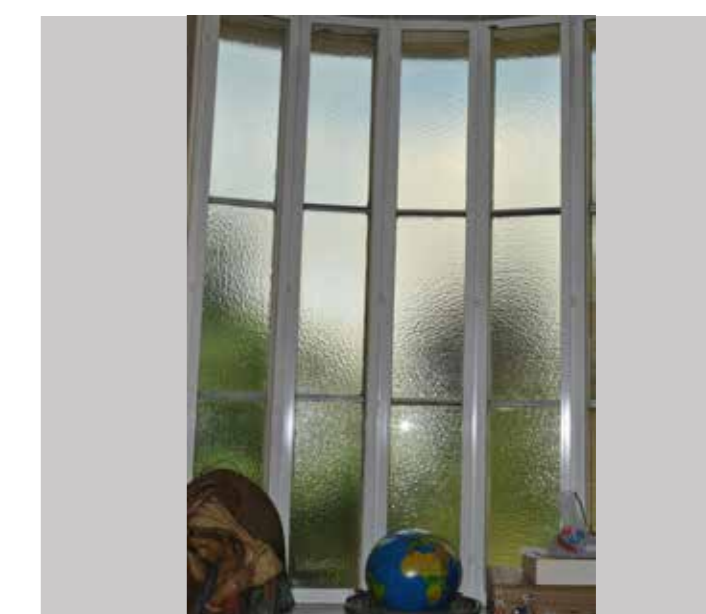
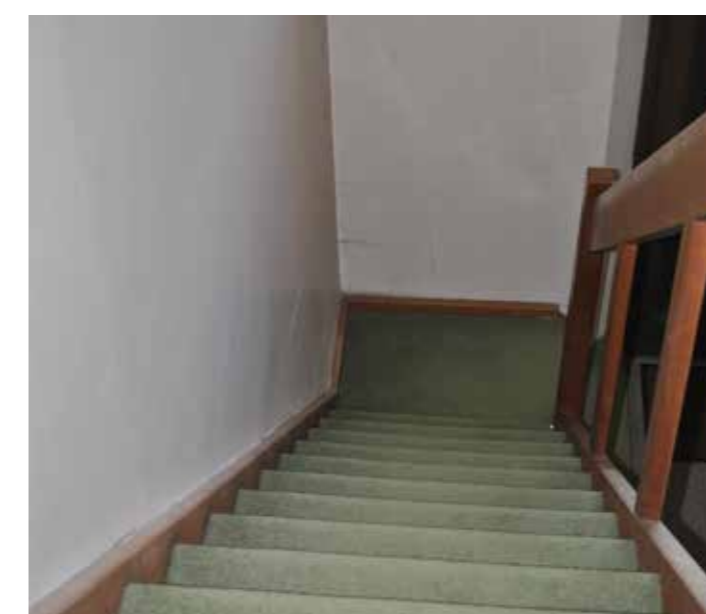
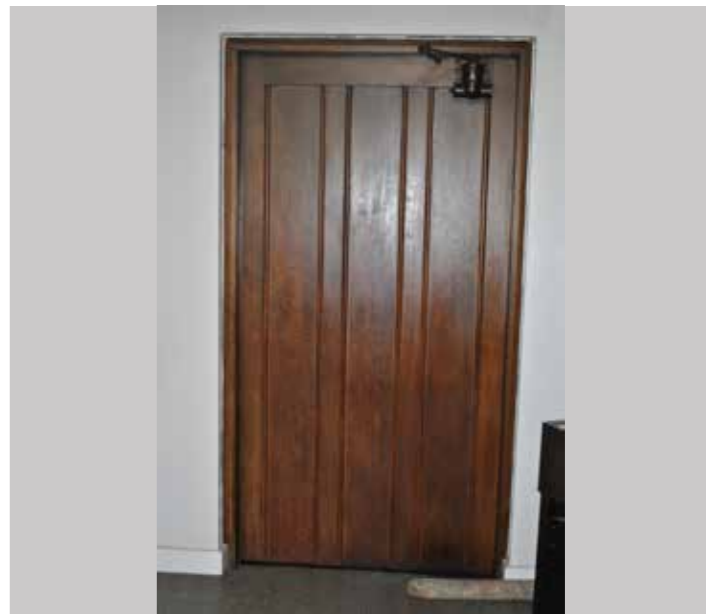
**callidus**

Project:  
ST MICHAEL'S CONVENT  
HAM COMMON  
RICHMOND  
SURREY, TW10 7JH  
FLOOR PLAN

Client:  
GERALD EYE LLP  
72 WELBECK STREET  
LONDON  
W1G 0AY

Job No: 13057	Drawing I.D: PB612F
Drawn: JG	Scale: 1/100
Checked: JH	Date: 06/10/13

<b>WEST CHAPEL WING</b>		<b>PRP</b>
<b>Project AA6250 St Michael's Convent, Ham</b>		
<b>Schedule No. 1</b>	<b>Revision: 1</b>	<b>Date: August 2016</b>
<b>Location G1.0 - G7.0</b>		
<b>Description</b> <p>The following pages are a photographic record.</p> <ul style="list-style-type: none"><li>• Careful demolition of G1.0-G7.0</li><li>• This wing was built in the mid 20th century and has no historical or architectural interest and makes no contribution to the significance of the original buildings.</li><li>• Careful making good of revealed external walls to G8.0 (refer to external sheets)</li></ul>		



# GROUND FLOOR North West Block



Project AA6250 St Michael's Convent, Ham

Schedule No. 1

Revision: 1

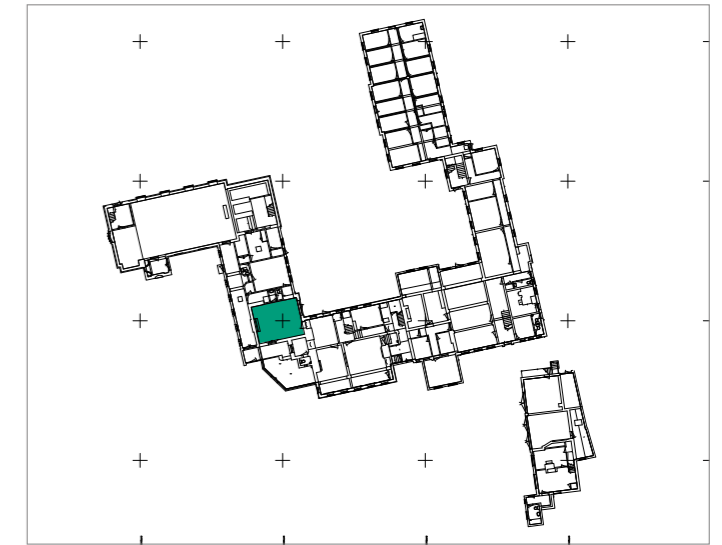
Date: August 2016

Location G8.0

## Description

- All existing openings, fire surround, and architectural features (including shutters) to be retained
- Fire place to be refurbished with 1930's tiles removed and made good.
- New window to be inserted into new opening within recess of north wall to match upper floors with new brickwork reveals as required to match existing.

G8.0



Key





View 1



View 2

# GROUND FLOOR - Conservatory



Project AA6250 St Michael's Convent, Ham

Schedule No. 1

Revision: 1

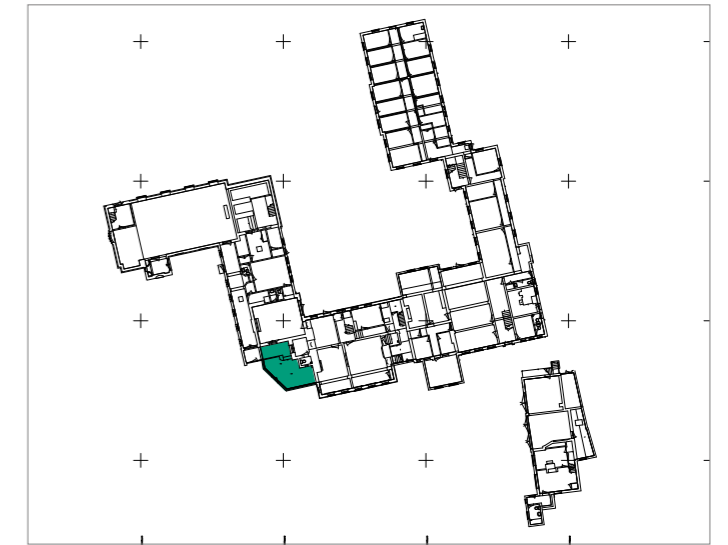
Date: August 2016

Location G9.0

## Description

- The conservatory is to be retained and refurbished and all architectural features retained.
- The blinds and 'Georgian Glass' wired glazing in the roof is to be removed and replaced with solar glazing.
- The irrigation 'pond' is to be reviewed with an engineer for removal.
- Entrance Door to east wall to be fixed shut retaining architectural features and new stud wall to be inserted.
- Existing door to wc removed and new wall inserted
- Small round window to wc to be retained
- New wall to infill following removal of link to chapel
- New door to wc added to east wall
- The concrete flooring is to be retiled as are the steps.

G9.0



Key





View 1



View 2