

**St Michael's Convent, Ham Common,
Ham**

Planning Statement (incorporating
Statement of Community Engagement
and Draft Heads of Terms)

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September 2016

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Summary of feedback from the second public drop-in session

1. Introduction

- 1.1. This Planning Statement is submitted on behalf of Beechcroft Developments Ltd (the applicant) to London Borough of Richmond upon Thames (LBRuT and the Council) to support proposed residential development proposals at St Michael's Convent, Ham Common.

Background

- 1.2. The site comprises St Michael's Convent which is occupied by The Community of the Sisters of the Church, an international body of women within the Anglican Communion. The Sisters have occupied the site since the 1940s.
- 1.3. The convent was purchased as, and is currently occupied as, a home to the Sisters of the Church and the women of faith that live alongside them.
- 1.4. The buildings no longer suit the Sisters' needs, particularly given the decline in numbers and the costs of maintaining the property and its grounds.
- 1.5. As a result, the Sisters are moving to a brand new facility at Gerrards Cross in Buckinghamshire in 2017. The new convent is purposely designed to meet the needs of the Sisters so that their work can continue from more appropriate and viable premises.
- 1.6. With St Michael's Convent becoming surplus to the Sisters' requirements, the site has been purchased by Beechcroft.

The planning applications

- 1.7. Planning permission is sought for the comprehensive redevelopment of the site however contractual obligations require the submission of two separate planning applications.
- 1.8. The first application pertains to the majority of the St Michael's Convent site and gardens (planning application 1). It seeks full planning permission and listed building consent for:

Conversion and extension of the existing convent buildings (following demolition of some mid-20th century extensions), together with new build apartments and houses, to provide a total of 26 residential retirement units, parking and associated works within a landscaped site, with access via Ham Common.

- 1.9. The second application relates to the remaining parcel of land within the north-western part of the convent's gardens, accessed from Martingales Close (planning application 2). Planning permission is sought for:

Erection of a pair of semi detached residential retirement cottages, parking and associated works within a landscaped site, with access via Martingales Close.

- 1.10. The applications should be considered alongside one another and are being submitted at the same time to ensure that neither is prejudiced.
- 1.11. Further details of the development proposals are set out at **Section 3** of this Statement.

This submission

- 1.12. The submission of these planning applications follows pre-application discussions with the Council and a comprehensive programme of community engagement. This Planning

Statement incorporates a Statement of Community Engagement (at **Section 4**).

- 1.13. The remainder of this Statement is structured as follows:
- **Section 2** describes the application site and its surroundings. It also sets out the relevant planning history;
 - **Section 3** outlines the development proposals, providing details about each discreet element being applied for;
 - **Section 4** explains the community engagement exercise undertaken by the applicant, including the methodology employed and the results, as well as pre-application discussions held with the local planning authority (LPA);
 - **Section 5** sets out the planning policy context relevant to the proposals;
 - **Section 6** discusses the principle of development, including the existing 'community use' at the site and residential redevelopment;
 - **Section 7** assesses other key planning considerations; and
 - **Section 8** provides the overall conclusions.
- 1.14. In addition to this Planning Statement, the planning application submissions comprise:
- Planning application forms and certificates;
 - Community Infrastructure Levy (CIL) additional questions forms;
 - The planning application fees;
 - Planning application covering letters from Indigo Planning;
 - Site Location Plans, prepared by PRP;
 - A full set of plans and drawings, prepared by PRP;
 - Design and Access Statement, prepared by PRP;
 - Schedule of Works, prepared by PRP;
 - Heritage Statement, prepared by Indigo Planning;
 - Health Impact Assessment, prepared by Indigo Planning;
 - Landscaping Scheme, prepared by PRP;
 - Sustainability Statement, prepared by PRP;
 - Sustainable Construction Checklist, prepared by PRP;
 - Energy Statement, prepared by PRP;
 - Daylight, Sunlight and Overshadowing Assessment, prepared by PRP;
 - Transport Statement, prepared by Glanville;
 - Framework Construction Management Statement, prepared by Glanville;

- Flood Risk Assessment and Surface Water Drainage Strategy, prepared by Glanville;
- Foul Water Drainage and Utilities Assessment, prepared by Glanville;
- Archaeological Desk-Based Assessment, prepared by Cotswold Archaeology;
- Ecological Assessment, prepared by Ecology Solutions;
- Tree Report (Tree Survey and Constraint Advice), prepared by ACD Environmental; and
- Desk Study and Preliminary Site Assessment Report (contamination), prepared by Southern Testing.

1.15. The applicant and the Council are currently working together to finalise a Planning Performance Agreement (PPA).

2. Application Site and Surroundings

Existing site and context

- 2.1. The St Michael's Convent site is approximately 1.54 ha and includes two Grade II listed buildings. The site falls within Ham Common Conservation Area and fronts onto Ham Common (to the south) and is bounded by Martingales Close to the east and north and the grounds of Avenue Lodge to the west.
- 2.2. The site is comprised of various buildings, which include:
- The substantial original house (which is a three-storey plus basement brick building constructed between 1730 and 1734), together with 18th and 19th century additions (including the front conservatory and two/three storey side extensions). The building was listed Grade II in 1950;
 - 20th century additions (from the 1950s), including the chapel linked to the original house on the north west side and the accommodation wing to the north east, parallel to Martingales Close. These extensions were built after the house was listed and do not form part of the listing description; and
 - In the south east corner of the site is the former coachhouse/garage (known as The Cottage). It is oriented at right angles to the main house (and set forward of it). This building falls under a separate list entry and is also Grade II listed. It is a two storey brick building with slate roof and chimneys.
- 2.3. The buildings are set within landscaped grounds that are bounded by a high wall. There is also a large walled kitchen garden on the west side of the site that contains two green houses along its northern wall and a large shed along the southern wall.
- 2.4. The gardens at the southern end of the site around the main house are relatively formal and mainly comprise lawn and planted beds, with the northern part of the site being more informal and also containing an orchard. There is a double gate linking the northern part of the site to Martingales Close.
- 2.5. The sites are located within Flood Zone 1 and there is therefore a low risk of flooding.
- 2.6. The site has a PTAL rating of 1b, indicating a low level of public transport accessibility. The low score is primarily because it is not close to a train or tube station. However, bus services are very frequent.

Application 1 site (Ham Common)

- 2.7. The site encompasses all existing buildings, as well as the orchard in the north-east of the site and walled garden to the west and has an area of 1.2 ha. The south is bounded by Ham Common, from which pedestrian and vehicular access can be made. The north and east of the site are bounded by Martingales Close, with Avenue Lodge to the west.

Application 2 site (Martingales Close)

- 2.8. The site is comprised of the north west corner of the existing Convent gardens, the boundaries of which are well covered by existing trees. The site is bounded by residential land to the west, the convent to the south and east and Martingales Close to the north, to which there is an existing access. The site has an area of 0.33 ha.

Planning history

- 2.9. There is limited relevant planning history relating to the site, with an online search of the Council's planning register identifying the following two applications of interest, in addition to various applications for the felling of trees between 1999 and 2010:
- Consent for the rebuilding of the damaged entrance piers and widening of the access to the site from Ham Common (LPA ref: 11/3087/FUL) was approved on 18 December 2011; and
 - Permission was granted on 8 May 1979 for the erection of an extension to provide a lift shaft (LPA ref: 78/1511).
- 2.10. A previous potential site purchaser had a pre-application meeting with planning officers in December 2014, which was for a different and far denser scheme. The proposed scheme included accommodation for people aged 55 and over, alongside facilities such as a spa, library and café/restaurant. A care element was also proposed, on a range of scales dependent on the requirements of individual residents.
- 2.11. Beechcroft subsequently held a pre-application meeting with officers in the summer of 2015. Again, the scheme presented was different to that which is now proposed. The scheme put forward was for a development aimed at elderly people, with a total of 36 units proposed across the site comprising both extra care and independent living units.

3. Development Proposals

Residential development

- 3.1. The overall proposal comprises the conversion and extension of the existing convent buildings following the removal of modern extensions, together with new build houses, to provide a total of 28 retirement residential units (for the elderly) within a landscaped site.
- 3.2. The existing two accesses at the front of the site (onto Ham Common) and one access in the north west of the site (onto Martingales Close) will be retained.

Application 1 (Ham Common)

- 3.3. The 26 residential units are proposed on the site as follows:
- **Seven** units will be provided in the original buildings (Orford House) and **three** further units in a new link extension on the eastern side (Block B). Orford House and the ground floor conservatory will be carefully restored through the conversion, with fine architectural details preserved. Car parking for these units is provided to the front of the site through reorganising the current informal parking, with additional landscaping screening it from view;
 - The eastern accommodation wing will be removed and replaced with much higher quality additions to provide **five** further two storey residential units (Block C), and **one** single unit (Block I). The massing of these replacement extensions would be largely as per the existing buildings, as well as being subservient to the listed buildings. Car parking is provided to the front of the site, as above;
 - The large unsympathetic 1950s western chapel will be removed and replaced with two facing terraces of three small mews houses (ie **six** mews houses - Block D), fronting onto a courtyard garden, with **one** single storey semi-detached houses (Block H) behind;
 - In the walled garden, the existing glass houses and sheds would be replaced with **two** small mews houses (Blocks E and F). Again, the car parking is located at the front of the site; and
 - The existing two storey Cottage at the front of the site would be restored and converted, for use as **one** residential unit, following removal of later additions (Block A). Parking will be provided on the Cottage forecourt, as existing.
- 3.4. A pedestrian access is proposed through a new opening in the wall on Ham Common, leading directly to a new entrance door in the main elevation of the listed building, which is thought to be where the door was originally positioned.
- 3.5. Pedestrian access to the houses in the north of the site will be possible via two routes: through an existing opening in the walled garden wall, or through a lobby in Orford House.

Application 2 (Martingales Close)

- 3.6. **Two** stable cottages (Block G) are proposed in the north west corner of the site, accessed from the existing gates to Martingales Close, with parking provided under a timber pergola.
- 3.7. Pedestrian access to the two dwellings will be possible from Martingales Close, or alternatively from either of the Ham Common site entrances.



Design concept

- 3.8. The overall concept behind the design is to allow the listed buildings and the extensive gardens to inform the layout and massing of the scheme, whilst creating a high quality development that is reflective of local character and better celebrates the site's listed buildings

Landscape

- 3.9. The proposals include landscape enhancements and vistas to and from the original house will be retained and maximised. The historic mulberry tree will be retained and protected. The walled garden will also be retained, and framed by small units at either end. The orchard will be retained as existing to maintain the openness of the site.

4. Statement of Community Engagement

- 4.1. Several stages of pre-application consultation have been undertaken by Beechcroft Developments and the consultant team to discuss the proposals with the local community and LBRuT. The various consultation methods and stages are outlined below.

Consultation with local community

- 4.2. Two public consultation events were held at the Convent to inform local residents of the proposals and allow their input into the progression and design of the scheme, the first of which was in May 2016 and the second in July 2016.
- 4.3. Approximately 450 invitations were posted to local properties. A copy of the map identifying the invitation catchment area is included at **Appendix 1**. The catchment area was chosen to ensure that all local residents who may have an interest in the development proposals had the opportunity to view and comment on them. The invitation flyer distributed for the first drop-in session is included at **Appendix 2** and the second drop-in session at **Appendix 3**.
- 4.4. Invitations were also sent to the Ham, Petersham and Richmond Riverside ward councillors and the following local interest groups:
- The Ham and Petersham Association;
 - Ham and Petersham Neighbourhood Forum;
 - Martingales Close Residents Association;
 - Ham Amenities Group; and
 - Ham United Group (HUG).
- 4.5. Local ward councillors were invited to an earlier viewing of the proposals on the day of both public drop-in sessions, to allow them to discover more about the scheme and raise any questions they may have, whilst identifying the priorities of their local constituency. However, the councillors declined the invitation and were unable to attend the earlier sessions, instead visiting the public session where possible.

Engaging with local interest groups

- 4.6. Prior to the public drop-in sessions, local interest groups were engaged with to discuss the proposals and gain the view of these key local groups that seek to influence development within the local area. Engagement with local interest groups has been ongoing throughout the development of the scheme.
- 4.7. In advance of the first drop-in session a meeting was held with representatives from Ham and Petersham Association, the Ham and Petersham Neighbourhood Forum and Martingales Close Residents Association on 17 May 2016, providing a preview of the proposals.
- 4.8. Similarly, a meeting was held with representatives of the Ham and Petersham Association, Martingales Close Residents Association and the Ham and Petersham Neighbourhood Forum on 11 July 2016, before the second public drop-in session.

First public exhibition

- 4.9. The first public drop-in session was held on 24 May 2016 between 17:00 and 20:00 and of the 450 households invited 125 people attended. The session was held between these times to ensure as many people as possible could attend, including those who work during the day.
- 4.10. Local residents were able to view and discuss the proposals with members of the project team, while viewing display boards of the proposals, a copy of which is included at **Appendix 4**. The session provided the opportunity for people to provide feedback on the proposals during and following the event, through completing a feedback form, included at **Appendix 5**.
- 4.11. A total of 49 feedback forms were received, with further feedback received via emails and letters. The feedback was largely positive, with 88% of respondents stating that they either strongly support or support the principle of restoring and converting the main listed building and coach house into apartments. Furthermore, an overwhelming support was identified for the principle of housing for the over 55s, as 85% respondents stated either strong support or support. The proposed construction of five stable cottages in the north west corner of the site was viewed less favourably, with 67% of respondents having reservations or strong reservations about this aspect, with many of these respondents residing in Martingales Close. Nearly 60% of respondents supported or strongly supported the draft landscape enhancements within the site. The removal of the 1950s chapel and other wings was also viewed positively on the whole, with 72% of respondents either in support or strong support. When completing the feedback forms, not all respondents chose to answer every question. A more detailed summary of the feedback received is included at **Appendix 6**.
- 4.12. In addition, some local residents, largely from Martingales Close (that borders the site to the north and east), provided additional comments on feedback forms that raised concerns regarding the potential impact of using the existing access point in the north west of the site to serve the stable cottages.

Amendments to scheme

- 4.13. Following the first public exhibition, the feedback received from local interest groups and residents was considered, further work was carried out and the scheme was amended. The key changes made included:
- A reduction in the number of proposed units from 32 to 29, including the removal of two stable cottages in the north west corner of the site, to address feedback received;
 - Confirmation that the scheme will be for people aged over 55 only, as such strong support was identified for such a development; and
 - Production of additional design ideas for the proposed units.
- 4.14. In addition, transport surveys were undertaken following the first session to address concerns raised by some residents regarding the potential impact of reinstating the access in the north west of the site.

Second public exhibition

- 4.15. A second public drop-in session was held on 19 July 2016 between 17:00 and 20:00 and of the 478 households invited 65 people attended (the number of invitations sent increased following the first drop-in session, as we gathered additional contact details of those who attended the event but lived outside the invitation catchment). This session allowed local residents to view and comment on the amended scheme and new information. Again, feedback forms were provided, included at **Appendix 7**, and information boards were on display, included at **Appendix 8**.

- 4.16. As with the first drop-in session, the second allowed the public to discuss the proposals with the project team. The key Transport Planner involved with the scheme from Glanville Consultants was also in attendance, to assist in addressing transport related questions arising from the first consultation event. The results of the survey work were also shared with residents.
- 4.17. A total of 28 feedback forms were received, with additional feedback provided through emails and letters. Considerable support was given to the principle of restricting occupation of the proposed housing to people aged 55 and over, with 81% of respondents strongly supporting or supporting the restriction. Similarly, the majority of respondents (76%) supported a reduction in the number of Stable Cottages in the north-west of the site from five to three. In addition, 48% of respondents view the contemporary design ideas for the Stable Cottages in the north-west corner of the site positively, whereas 28% indicated they have reservations or strong reservations about the design ideas. The principle of replacing the existing shed and greenhouse in the walled kitchen garden with single storey lodges was either supported or strongly supported by 68% of respondents.
- 4.18. The predicted impact of forecasted car movements on Martingales Close generated mixed feedback, with 44% of respondents believing that the predicted number of car movements will either definitely have an impact or have an impact (82% of which were Martingales Close residents). As with the first drop-in session, when completing the feedback forms, not all respondents chose to answer every question. A more detailed summary of the feedback received is included at **Appendix 9**.

Further amendments to the scheme

- 4.19. Following the feedback received at the second drop-in session, combined with that from the first, additional work was undertaken and the proposals were amended as follows:
- The number of stable cottages proposed in the north west corner of the site (which now comprise application 2) were reduced from three to two;
 - A more traditional approach to the architecture of the new buildings was adopted;
 - The size of the residential units was decreased, through the removal of single storey elements to the two storey dwellings; and
 - Alterations to the landscaping scheme, including the removal of the pergola structure fronting the new two storey dwellings.

Pre-application discussions with the Council

- 4.20. The applicant has undertaken pre-application discussions with both planning and highways officers, other officers of the council and other statutory and non statutory consultees. All of these discussions have informed the proposals contained in this application.

5. Planning Policy Context

- 5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.
- 5.2. The relevant development plan comprises:
- Core Strategy (2009);
 - Development Management Plan (2011); and
 - London Plan (2015).

National policy and guidance

National Planning Policy Framework (NPPF)

- 5.3. The NPPF (2012) is an important material consideration in the determination of planning applications. At the heart of the NPPF is a presumption in favour of sustainable development and paragraph 14 states that development proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless *'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits'*.
- 5.4. Paragraph 17 identifies a set of core land-use planning principles which should underpin plan-making and decision-taking, including:
- Proactively drive and support sustainable economic development to deliver homes, business and industrial units, infrastructure and thriving local places that the country needs;
 - Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
 - Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations; and
 - Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.

National Planning Practice Guidance (NPPG)

- 5.5. The NPPG is a live document that supports national and local planning policy, providing guidance on the correct application and implementation of planning policies and practices.

Adopted local and regional policy

Core Strategy (2009)

- 5.6. The Core Strategy provides the Strategic Planning Framework for the Borough from 2009 to 2024, helping guide the future development of the Borough.
- 5.7. The policies of relevance to this planning application (and referred to in the Council's pre-

application advice) include:

- CP1: Sustainable Development
- CP2: Reducing Carbon Emissions
- CP3: Climate Change – Adapting to the Effects
- CP4: Biodiversity
- CP5: Sustainable Travel
- CP7: Maintaining and Improving the Local Environment
- CP14: Housing
- CP15: Affordable Housing
- CP16: Local Services/Infrastructure

Development Management Plan (2011)

5.8. The Development Management Plan (DMP) sets out the detailed planning policies which development proposals are assessed against and takes forward the strategic objectives in the Core Strategy.

5.9. The following designations are relevant to the site:

- Ham Common Conservation Area;
- Located within the protected view West from King Henry VIII's Mound (that is located in Pembroke Lodge Gardens in Richmond Park); and
- Ham Common, to the south of the site, is designated as Metropolitan Open Land, Public Open Space and an Other Site of Importance to Nature Conservation.

5.10. The policies of relevance to this planning application (and referred to in the Council's pre-application advice) include:

- DMSD1: Sustainable Construction
- DMSD2: Renewable Energy and Decentralised Energy Networks
- DMSD6: Flood Risk
- DMSD7: Sustainable Drainage
- DMSD9: Protecting Water Resources and Infrastructure
- DMOS2: Metropolitan Open Land
- DMOS3: Other Open Land of Townscape Importance
- DMOS4: Historic Parks, Gardens and Landscapes
- DMOS5: Biodiversity and New Development
- DMOS7: Children's and Young People's Play Facilities
- DMHD1: Conservation Areas – designation, protection and enhancement
- DMHD2: Conservation of Listed Buildings and Scheduled Ancient Monuments
- DMHD7: Views and Vistas
- DMHO3: Backland Development
- DMHO4: Housing Mix and Standards
- DMHO5: Housing to Meet Specific Community Needs
- DMHO6: Delivering Affordable Housing
- DMSI2: Loss of Existing Social Infrastructure Provision
- DMTP2: Transport and New Development
- DMTP8: Off Street Parking – Retention and New Provision
- DMDC1: Design Quality
- DMDC4: Trees and Landscape
- DMDC5: Neighbourliness, Sunlighting and Daylighting
- DMSD10: Water and Sewerage Provision

London Plan (2015)

5.11. The London Plan provides the overall strategic plan for London with the aim of promoting

sustainable development. The Plan supports the recycling of brownfield sites into new uses to ensure the best use of space is made throughout London.

- 5.12. Policy 3.3 recognises the pressing need for homes in London and states that Boroughs should seek to achieve and exceed the relevant minimum annual average housing target, which for LBRuT is 315 dwellings per annum between 2015 and 2025.
- 5.13. The policies of relevance to this planning application (and referred to in the Council's pre-application advice) include:
- 3.3: Increasing Housing Supply
 - 3.4: Optimising Housing Potential
 - 3.5: Quality and Design of Housing Developments
 - 3.16: Protection and Enhancement of Social Infrastructure
 - 7.8: Heritage Assets and Archaeology

Minor Alterations to the London Plan (MALP) 2015

- 5.14. The following MALPs have been published on 14 March 2016, to bring the London Plan in line with national housing standards and car parking policy:
- Housing Standards Minor Alterations to the London Plan (2016); and
 - Parking Standards Minor Alterations to the London Plan (2016).

Emerging policy

Local Plan Pre-publication Version for Consultation (July 2016)

- 5.15. LBRuT are currently reviewing the policies within the adopted Core Strategy (2009) and Development Management Plan (2011), whilst also considering the allocation of key sites for development.
- 5.16. An initial public consultation on the rationale and scope for the policy review, along with the proposed sites to be allocated for development, was undertaken between 4 January and 1 February 2016.
- 5.17. A further consultation is currently underway, allowing comments and representations to be made on the Pre-Publication Local Plan, taking place between 8 July and 19 August 2016.
- 5.18. A draft Site Allocations Plan was consulted on in August 2014, however it is being taken forward as part of the Local Plan Review and is therefore superseded by the Pre-publication version of the new Local Plan.
- 5.19. The emerging Local Plan is still at an early stage. The timetable for the Local Plan is as follows:

Stage of Local Plan Review	Date
Consultation on scope of review of policies and draft site allocations	4 January to 1 February 2016
First consultation on the Pre-publication draft Local Plan	8 July to 19 August 2016
Second consultation on the Publication draft Local Plan that the Council intends to submit to the Secretary of State	Late autumn 2016

Submission of the draft Local Plan to the Secretary of State	Spring/summer 2017
Independent Examination in Public	Autumn/winter 2017/2018
Adoption of the Local Plan	Spring 2018

5.20. The following emerging policies may be of relevance to the development proposals:

- LP1: Local Character and Design Quality
- LP2: Building Heights
- LP3: Designated Heritage Assets
- LP5: Views and Vistas
- LP8: Amenity and Living Conditions
- LP14: Other Open Land of Townscape Importance
- LP15: Biodiversity
- LP16: Trees and Landscape
- LP17: Green Roofs and Walls
- LP21: Flood Risk and Sustainable Drainage
- LP28: Social and Community Infrastructure
- LP30: Health and Wellbeing
- LP34: New Housing
- LP35: Housing Mix and Standards
- LP36: Affordable Housing
- LP37: Housing Needs of Different Groups
- LP45: Parking Standards and Servicing
- SA16: St Michael's Convent, Ham Common

Ham and Petersham Neighbourhood Plan

- 5.21. On 16 January 2014, the London Borough of Richmond approved the designation of the Neighbourhood Area and the Neighbourhood Forum. The Neighbourhood Forum will produce a Neighbourhood Plan for their Area which, together with the adopted planning policy documents for Richmond Council, will form the basis for determining planning applications in their area.
- 5.22. The Neighbourhood Forum is now working up their draft policies through a series of policy workshops and preparing a Neighbourhood Plan with a view to consulting on a draft Plan in Autumn 2016, prior to its submission to the Council.

Supplementary planning documents/guidance

- 5.23. The Greater London Authority's (GLA) Housing SPD (2016) provides guidance on the implementation of London Plan (2015) housing policies.
- 5.24. The GLA Social Infrastructure SPG (2015) provides guidance on the implementation of London Plan policies 3.16, 3.17, 3.18 and 3.19.
- 5.25. The LBRuT Residential Development Standards SPD (2010) provides guidance aimed at promoting high quality sustainable design within the Borough.

6. Principle of Development

Land use

- 6.1. St Michael's Convent is currently occupied by The Community of the Sisters of the Church, which is an international body of women within the Anglican Communion. The Sisters have occupied the site since the 1940s. The primary purpose, and the original intention, of buying the property was to provide the Sisters with a place to live.
- 6.2. The convent is not open to the public and is essentially in private residential use, serving as a home to the Sisters and the women of faith that live alongside them. The number of residents fluctuates throughout the year depending on, for example, religious holidays.
- 6.3. The convent is a *Sui Generis* use, however it should be noted that the Sisters pay Council Tax – a charge that is levied on households. This further adds weight to the more residential nature of the site's use.
- 6.4. The convent contains 20 residential units at present and is home to women that are invariably of an age that is not dissimilar to that of the intended future occupiers. Whilst the planning application seeks a formal change of use for the site (from *Sui Generis* to Class C3 use), in reality the site will continue to be used in much the same way as it is at present. Therefore the associated levels of use/activity levels on site will remain low.
- 6.5. As well as being a home for its Sisters, the convent offers retreat facilities to guests. The retreat facilities are not open to the public on a 'walk-in' basis, but offer individuals or groups the opportunity to stay at St Michael's to undertake prayer and quiet reflection. Guests typically travel from outside the borough and many from overseas. In this sense, the site does not play any real role in supporting an extensive or substantive local community use.
- 6.6. There is no public access to St Michael's Convent except during special events which are held a couple of times a year, for example open garden days. This is no different to private households opening up their gardens for the public to enjoy, by invitation.
- 6.7. The National Gardens Scheme website reports that the garden was open from 2-4pm on Sunday 24 April 2016, with an admission fee of £3.00. The fact that the gardens were open for two hours in total, and an entry fee to the gardens was charged, mean that these private gardens cannot be considered an important community facility.
- 6.8. The applicant maintains that, contrary to the LPA's position during pre-application discussions, the convent does not represent a true community use. St Michael's Convent's primary function is as a home for the Sisters of the Church and other ancillary activities at the site are insufficient to qualify the convent as a community facility, and certainly not an important community facility as suggested by the Council.

The extent of any community use

- 6.9. Core Strategy Policy CP16 states that the loss of community facilities will be resisted, unless it can be shown that the facilities are no longer needed or that the service could be adequately re-provided in a different way or elsewhere.
- 6.10. Development Management Plan Policy DM SI 2 states that the Council will encourage an alternative social infrastructure use if that social infrastructure use ceases. In considering applications involving the loss of social infrastructure, the following evidence will be required:
 - that the existing facilities are no longer needed or do not meet the needs of users and

cannot be adapted in any way; or

- that the existing facilities are being adequately re-provided in a different way or elsewhere in a convenient alternative location, in accordance with Policy DM SI 1 'Encouraging New Social Infrastructure Provision'; or that there are sufficient suitable alternative facilities in the locality; and
- the potential of re-using or redeveloping the existing site for the same or an alternative social infrastructure use has been fully considered.

- 6.11. Emerging Policy SA16 deals specifically with the site. It follows the sentiment of adopted development plan policy and states that if St Michael's Convent is declared surplus to requirements, social and community infrastructure uses are the most appropriate land uses for the site. The conversion of the site for residential uses could be considered if it enables the protection and restoration of the Listed Buildings. It is important to note that this is still a draft policy and the emerging Plan is at an early stage. As such this policy should only be afforded limited weight.

Surplus to requirements

- 6.12. The site is currently occupied by The Community of the Sisters of the Church, which is an international body of women within the Anglican Communion. The Sisters have occupied the site since the 1940s.
- 6.13. St Michael's Convent no longer suits the Sisters' needs, particularly given the steady decline in numbers.
- 6.14. Meeting Health and Safety, Accessibility and Building Regulation requirements, in the context of a listed building, is burdensome. The site as a whole is expensive to maintain and issues with the built fabric require substantial investment to rectify.
- 6.15. The Convent is no longer fit for purpose and the Sisters are moving to more appropriate facilities at Gerrard's Cross in Buckinghamshire during 2017. At this time, St Michael's Convent will become redundant.
- 6.16. During pre-application discussions, the Council understood that the site will become surplus to requirements once the Sisters move to their new home in 2017 however requested to see the appropriate disposal method of such.
- 6.17. A marketing statement, currently being finalised by Gerald Eve, details how the site has been fully marketed over a prolonged period for a wide range of uses. The statement identifies that the site has been marketed in various property industry publications, both in print and online. It will demonstrate that there has been no meaningful interest during the marketing of the site. The statement will follow the submission of these applications.

Re-provision of facilities

- 6.18. As mentioned the Sisters are relocating to a new convent at Gerrards Cross in Buckinghamshire in 2017.
- 6.19. The new facilities will require a lower level of maintenance and will result in much more appropriate and affordable accommodation for the Church. The new facility is being renovated to better suit the needs of the Sisters and make the buildings more environmentally sustainable.
- 6.20. The applicant has therefore demonstrated that St Michael's Convent is no longer needed and is surplus to requirements. The existing convent is being re-provided in an alternative location, albeit outside the borough.

- 6.21. The first part of the test in Policy DM SI 2 has therefore been satisfied (as has the first part of emerging Policy SA 16).

Re-use of the site for social infrastructure use

- 6.22. This second part of Policy DM SI 2 requires applicants to fully consider the potential of re-using or redeveloping the existing site for the same or an alternative social infrastructure use.
- 6.23. London Plan Policy 3.16 is however clear that only social infrastructure uses, for which there is a defined local need, should be considered. It states:

“The suitability of redundant social infrastructure premises for other forms of social infrastructure for which there is a defined need in the locality should be assessed before alternative developments are considered.”

- 6.24. In compliance with Policy DM SI 2 and Policy 3.16, the applicant has considered other social infrastructure for which there is an identified need in the locality.

- 6.25. The applicant has looked specifically at:

- Infrastructure Delivery Plan (2012);
- Background Paper – Needs Assessment – Community Facilities (2013); and
- LBRuT Community Plan 2016-2020.

- 6.26. The Infrastructure Delivery Plan (2012) includes a table summarising the infrastructure assessment and requirements (page 103), including a column on future need. The Plan identifies the following needs in the Ham area:

- Primary education – Medium to long term possible need to consider alternative provision in the Ham/Petersham area (among other areas);
- Sports facilities – 3G floodlit artificial turf pitch in east of Borough (Ham);
- Leisure facilities (sports halls and indoor) – Need for 1 indoor pool (e.g. 25m school/community pool in Ham); and
- Youth centres – Need for investment in Ham and Petersham.

- 6.27. The Background Paper – Needs Assessment – Community Facilities (2013) identifies the need for the following within the Ham area:

- Co-locating community libraries with other public services, with a particular focus on the co-location of Kew Library and Ham Library; and
- Ham and Petersham Youth Centre – ideally re-provision of the facility within this locality or future modernisation/upgrading.

- 6.28. The Community Plan 2016-2020 contains no relevant needs in the Ham area.

- 6.29. We assess each of the social infrastructure uses identified above in turn.

Primary education

- 6.30. The emerging Local Plan reports that the Council’s School Place Planning Strategy provides evidence that more school places are required to meet longer-term forecast demand, particularly in the primary phase.

- 6.31. The site will become surplus to requirements in 2017 and as such is available in the short term. Given the listed buildings on site, it would be inappropriate to leave the site vacant until the potential delivery of a primary school in the longer term.
- 6.32. Further, the facility requirements of primary school uses would have a significant and detrimental impact to the on-site heritage assets.
- 6.33. The existing infrastructure is not adequate to accommodate a primary school use and nor could it be easily upgraded, given the surrounding site constraints (ie MOL designation, Historic Parks and Gardens, etc) and without significant cost.
- 6.34. Primary education use is therefore not suitable.

Sports/leisure facilities

- 6.35. The site could not accommodate a 3G artificial pitch. It would be entirely inappropriate to introduce floodlighting and would result in significant harm to the on and off site heritage assets.
- 6.36. Likewise, the site could not accommodate a swimming pool or sports hall without significant intervention or without causing significant harm to designated heritage assets.
- 6.37. The site would be an inappropriate location for sports/leisure facilities and are simply not suitable at the site.

Youth centre

- 6.38. Ham Youth Centre is located approximately 0.5km north-west of the site. Opening up another youth centre at the site is unnecessary as there would simply not be enough demand to sustain both centres.
- 6.39. The site is therefore unsuitable for use as a youth centre.

Library

- 6.40. A £146k revamp of Ham library was completed in 2013. We also understand that a further extension is planned using s106 monies from other developments in the area.
- 6.41. There is no longer a need for a local library in the area.

Summary

- 6.42. As demonstrated, none of the social infrastructure uses which the Council has identified a need for in the local area, would be suitable for, or could be reasonably accommodated at the site. In this case, given the pressing need for housing, adopted and emerging planning policy encourages residential development.
- 6.43. The adaptation of the site for a 'community use' is likely to give rise to similar problems, or even greater ones in terms of an impact on the historic and architectural interest of the listed buildings. The proposed residential development would enable the protection and restoration of the listed buildings in line with emerging Policy SA 16.
- 6.44. In order to maintain a degree of community use, akin to that enjoyed currently by the community, the applicant is happy to commit to opening up the gardens to the general public under the National Gardens Scheme, in the same way the Sisters do at present.

Residential redevelopment

- 6.45. The applicant has demonstrated that other social infrastructure uses are simply not feasible

at the site. If no alternative social infrastructure uses are suitable at a site, then Policy DM SI 2 requires residential development (as does emerging Local Plan Policy SA 16).

- 6.46. Residential development would return the listed buildings to their original use and result in the least amount of physical intervention to the historic fabric. Residential use is the only serious, viable land use that can support the long-term future of the listed buildings and adjoining land. It would secure the long-term protection and restoration of the listed buildings in line with the early provisions of emerging Policy SA 16.
- 6.47. The proposed residential redevelopment of St Michael's Convent is therefore acceptable in principle.

Specialist accommodation

- 6.48. The retirement accommodation proposed by Beechcroft would be only for the elderly. Typically, the average age of residents moving into an independent retirement living Beechcroft Development is between 65 and 70. Although the accommodation will be available to purchase, it will certainly not be available to the wider open market and this would be covered by a section 106 legal agreement.
- 6.49. LBRuT's adopted housing policy DM HO 5 seeks to ensure that permission is granted for new housing where it meets an identified local need.
- 6.50. The Council's final draft Strategic Housing Market Assessment (SHMA) (June 2016), recognises the long-term need for specialist accommodation for the ageing population in the borough.
- 6.51. The SHMA notes that a significant growth in the population in older age groups, particularly over 65s, is expected. The SHMA sets out that there is likely to be a requirement for additional levels of care/support along with the provision of some specialist accommodation in both the market and affordable sectors. It estimates that some 50-65 units of new provision per annum should be some form of specialist housing for older people.
- 6.52. The proposals would therefore go some way to addressing the rising local need for such specialist accommodation for the over 65s, in accordance with the sentiment of adopted policy DM HO 5.
- 6.53. Further, the provision of appropriate housing for this age group would release existing family homes in the borough.
- 6.54. It should be noted that during the public consultation exercise, there was clear local support for an active retirement development, with many expressing their desire to live in such a scheme. This was a recurring theme during and after the public consultations.
- 6.55. This sentiment is endorsed in the findings of the Council's own evidence base, which recognises the specific, and increasing, housing need in the borough for this demographic.

Affordable housing

- 6.56. Policy DM SI 2 requires affordable housing to be delivered in accordance with Core Strategy Policy CP15 (50%).
- 6.57. The planning applications will be accompanied by a viability statement submitted under separate cover which will determine the level of affordable that can viably be supported by the proposed development. The viability statement will be subject to independent scrutiny by the council's viability assessors.

7. Other Planning Considerations

- 7.1. This section identifies the other key planning issues and assesses the proposed development in the context of the relevant planning policy, guidance and other material considerations.

Loss of open space

- 7.2. The application site is adjacent to, but not within, designated Metropolitan Open Land (MOL) and Historical Parks and Gardens.
- 7.3. The gardens to the rear of St Michael's Convent are proposed to be designated as Other Open Land of Townscape Importance (OOLTI), however the gardens are not designated in the adopted Proposals Map.
- 7.4. The draft Site Allocations DPD (2014), which has since been incorporated into the new Local Plan Review, sought to introduce the gardens to the OOLTI designation.
- 7.5. In 2006 Allen Pyke & Associates, on behalf of the Council, carried out a review of open land designations in the Borough to assess whether they were appropriately designated. They then reviewed a further 100 other open areas. The consultants suggested that 35 areas be designated as OOLTI, and a further 65 should be put forward for consideration. St Michael's Convent was not identified in this comprehensive study which forms the basis of formal designations through the 2011 Development Management Development Plan Document. This is clear evidence that the site is not of sufficient value in planning terms to be designated OOLTI.
- 7.6. Given the comprehensive nature of the work on the review, it was the DM DPD which should have introduced the OOLTI designation if this was justified. The Site Allocations DPD was not the appropriate document to amend the provisions of the DM DPD or the Local Plan proposals map.
- 7.7. Paragraph 4.1.8 of the adopted Development Management Plan states that OOLTI should be predominantly open or natural in character. The following criteria are taken into account in defining OOLTI:
- Contribution to the local character and/or street scene, by virtue of its size, position and quality;
 - Value to local people for its presence and openness;
 - Immediate or longer views into and out of the site, including from surrounding properties; and
 - Value for biodiversity and nature conservation.
- 7.8. There appears to be no proper assessment of the site in the context of this description.
- 7.9. The proposed OOLTI designation covers the majority of the garden area to the rear of the convent. This area is part of the domestic amenities of the main building. It is very well screened on its boundary, to the point where it is very difficult to get general views into the site. This is not surprising given the domestic nature of the area. The boundary planting provides some general amenity and it is protected by virtue of its location within a conservation area. In this way, the value of the site to its surrounding will be maintained into the future. The site is relatively small and is not visible in general views from Ham Common

and it fronts onto a cul-de-sac comprising 19 dwellings, built in the late 1960s on land similar to the proposed OOLTI land once owned by the convent and the adjoining neighbour.

- 7.10. The proposed OOLTI land does not therefore meet the criteria of the OOLTI designation due to its lack of contribution to local character.
- 7.11. In any case, the proposals result in a low intensity development scheme and the majority of the site will remain open and free from development. Where there is new development proposed, this is low-rise subservient development which is broadly aligned with the locations of the existing buildings that are currently on site.
- 7.12. This relatively modest development will very quickly assimilate with the existing character and appearance of the site.

Heritage assets

- 7.13. The site comprises two statutorily Listed Buildings – St Michael's Convent and The Cottage. It is also part of the Ham Common Conservation Area.
- 7.14. Paragraph 128 of the NPPF directs applicants to describe the significance of any heritage assets that are affected by development. The level of detail provided should be proportionate to the importance of the asset and it should also evaluate the potential impact of the scheme on the significance of that heritage asset, including its setting. Accordingly, a Heritage Statement, prepared by Indigo, accompanies this submission.
- 7.15. The Heritage Statement's conclusions on both applications are outlined below.

Application 1 (Ham Common)

- 7.16. Overall it is concluded that the impact of the proposals in application 1 would result in some harm to the significance of the listed building, Orford Hall/House, principally due to the impact of the proposed new buildings encroaching further into the existing landscaped area at the rear affecting its setting. This harm would not be substantial and could be mitigated by detailed design of both the buildings and landscaping to minimise it so far as possible.
- 7.17. The significance of The Cottage, subject to detailed design of the proposed interventions and new fabric, would not be harmed by the proposed works to it and proposals for the forecourt, subject to appropriate detailed design, would have a positive impact by improving the building's setting. The building's special historic character would be preserved.
- 7.18. The significance of the other heritage assets (listed buildings or Ham Common Conservation Area) would be unaffected by the proposals.

Application 2 (Martingales Close)

- 7.19. The proposed new semi-detached buildings within the mature landscaped grounds in the north west part of the site would introduce built form into a part of the grounds that historically have not been built on, and that comprise part of the listed building's setting. Views into and out of the area would be largely unaffected due to the existing trees and shrubs that would be retained. Historically this land was originally open until planting was introduced from the late 1950s. This part of the grounds now constitutes part of the landscaped backdrop providing a setting to the listed Orford Hall/House building that contributes to its significance. The proposed buildings, subject to detailed design of the buildings and associated landscaping, would not affect this significance.
- 7.20. The proposals would not affect the setting of The Cottage, the other listed buildings, or the Ham Common Conservation Area and their significance would not be harmed.

Design

- 7.21. The development proposals are of very high quality design and are explained in detail in the Design and Access Statement, prepared by PRP. This document also sets out the landscaping strategy.
- 7.22. In terms of application 1, the proposed layout respects the listed buildings and its garden setting. The layout celebrates the character of the gardens, enhancing the primary view down to the orchard and then a framed secondary view toward the walled garden. The layout also enhances connections across the gardens. The orchard, open lawn and walled garden are all maintained through the proposals. Modest single storey rustic buildings are proposed to replace the existing potting sheds and glasshouses which absolutely secure the future of the walled garden.
- 7.23. The newer build elements are largely positioned at the location of existing development which is to be replaced. The development is low-rise, comprising two storeys with the only three storey element replacing an existing building of the same height.
- 7.24. Application 2 would result in two modest stable cottages accessed from Martingales Close. The application site is well-screened and the development would only be seen in glimpsed views from Martingales Close. The proposal also makes use of existing access point.

Design summary

- 7.25. Taken together, the proposals would provide a low intensity use (a retirement community) and the creation of high quality buildings which are well mannered and designed and would be a substantial improvement on the 1950s buildings that are to be demolished.
- 7.26. Overall the proposals are of high design quality in accordance with the provisions of Policy CP7 and Policy DM DC 1.

Views

- 7.27. The site is located within the view West from King Henry VIII's Mound, and from Richmond Hill identified in LBRuT's adopted Proposals Map.
- 7.28. LBRuT's adopted Ham and Petersham Conservation Area Character Appraisal and Management Plan, notes that:

*"The famed view from Richmond Hill and other panoramic views gained from high ground within Richmond Park (including the view west from King Henry's Mound) give the impression of Petersham and Ham as distinct almost rural villages nestled in an expanse of trees and open green space within the river valley bottom. Throughout the year **the riverscape and treed landscape dominate the view of the conservation areas from higher ground. The buildings forms tend to appear subservient in this landscape.** However, within these views the distinctive settlement form and roofscape of Petersham, and **to a lesser extent Ham**, can be appreciated"* [our emphasis].

- 7.29. The proposed development is low rise and is lower than the heights of both the existing buildings on the site and those surrounding it. The accompanying Design and Access Statement deals with protected views and demonstrates that there would be no impact on the view from King Henry VIII's Mound or Richmond Hill. Indeed the development would simply not be visible from these views and therefore will have no impact whatsoever on these views and so fully complies with the requirements of Policy DM HD 7.
- 7.30. In terms of more localised views from Ham Common, St Michael's Convent is well-screened by a strong line of mature trees which bounds the Common's perimeter – a point recognised in the Council's Conservation Area Character Appraisal and Management Plan:

*“Although the architecture of Ham Common is dominated by a remarkable collection of Georgian mansions, these buildings do not succeed in containing the green, nor do they dominate the view from this space. Thanks to this large expanse of green space, its edging of mature trees and the trees of private gardens; **it is this greenery that provides the real sense of enclosure to this space and dominates the view. Buildings tend to be subservient to greenery**” [our emphasis].*

Housing standards

- 7.31. The MALP Housing Standards (2016) outlines minimum space standards for new dwellings. Those relevant to the proposals are as follows:

Number of bedrooms	Number of bed spaces	Minimum GIA (sqm)		
		1 storey dwellings	2 storey dwellings	3 storey dwellings
1b	1p	39 (37 where the dwelling has a shower room instead of a bathroom)		
1b	2p	50	58	
2b	3p	61	70	
2b	4p	70	79	
4b	5p	90	97	103
4b	6p	99	106	112
4b	7p	108	115	121
4b	8p	117	124	130

- 7.32. The accompanying Accommodation Schedule confirms that all proposed dwellings exceed the minimum nationally described space standards as set out in the above table. The dwellings are therefore compliant with London Plan Policy 5.3.
- 7.33. It should be noted that some of the proposed new houses have studies, all of which are too small to be used as bedrooms as they are below the size threshold of at least 2.12m wide and at least 7.5 sqm in total size.
- 7.34. Two of the units in the development that have larger studies (over 7.5 sqm) are being classified as two three bedroom dwellings for the purpose of the Transport Statement only.

Residential amenity

- 7.35. The development proposals will not result in any unreasonable loss to the privacy of neighbouring properties. At its closest point, a separation distance of 20m is maintained between the new Block C and the existing houses on the otherside of Martingales Close, in accordance with Policy DM DC 5.
- 7.36. The Daylight/Sunlight Assessment, prepared by PRP, demonstrates that the proposed development would conform to BRE guidelines.

Sustainability and energy

- 7.37. The Energy Statement, prepared by PRP, confirms that the development proposals would achieve a 35% reduction in CO2 emissions. This accords with the provisions of Policy CP2.
- 7.38. The Sustainability Statement, prepared by PRP, demonstrates that the scheme achieves a good standard of sustainability which seeks to minimise its impact on the environment.

Ecology and biodiversity

- 7.39. Habitat surveys were carried out in September 2015 and between May and July 2016 in order to ascertain the general ecological value of the site and wider study area and to identify the main habitats and associated plant species. In addition specific surveys were undertaken within the site in respect of badgers and bats.
- 7.40. The accompanying Ecological Assessment, prepared by Ecology Solutions Ltd, concludes that there are not likely to be any significant adverse effects on any statutory or non-statutory sites of nature conservation interest from any of the development proposed.
- 7.41. In fact, the planting of new native trees, hedgerows and shrubs, and the enhancements to the retained areas of grassland, will provide retained and enhanced foraging and navigational opportunities for bats and foraging and nesting opportunities for birds.
- 7.42. The biodiversity of the site will therefore be safeguarded and enhanced in accordance with Policy CP4 and DM OS 5.

Trees

- 7.43. The trees contained on site are protected by virtue of the site's location within a designated Conservation Area.
- 7.44. The Tree Report, prepared by ACD Arboriculture, identifies that Trees of A and B category are located predominantly to the borders of the site and in a central spine running north/south within the orchard.
- 7.45. As demonstrated, the development proposals do not result in a significant loss of trees on site and therefore the proposals comply with the provisions of Policy DM DC 4 in this regard.

Transport, access and parking

- 7.46. A Transport Statement, prepared by Glanville, supports the application, in accordance with Policy DMTP2. As a result of the review and analysis carried out, it confirms that:
- The sites are both accessible and sustainable and the proposals will not give rise to any significant transport impacts;
 - The additional traffic generated in both the AM and PM peaks will be negligible and absorbed within the daily fluctuation of traffic already on the network;
 - Car parking within the curtilage of the site is proposed slightly above the adopted parking standards, given the concerns raised by the Local Highway Authority, local residents and the low PTAL rating of the area;
 - The sites have good access to local bus services, walking and cycling and are therefore capable of supporting a development of the scale and nature proposed; and
 - The residual cumulative impact of the development will not be 'severe' and therefore the proposed developments are considered acceptable in transport terms in the context of paragraph 32 of the National Planning Policy Framework.

Application 1 (Ham Common)

- 7.47. A total of 35 parking spaces are proposed in newly landscaped areas, including four disabled bays, which are screened by new hedging or behind the existing southern boundary wall. All vehicle parking is located at the south of the site and is accessible via Ham Common.
- 7.48. The provision of 35 parking spaces includes six visitor spaces and one allocated to the general manager of the site, thus preventing overspill onto streets surrounding the site.
- 7.49. The proposals also include the provision of 26 cycle parking spaces, which exceeds local standards thus in accordance with Policy DMTP7. Additionally, the provision encourages sustainable travel in compliance with Policy CP5.
- 7.50. It is estimated that the proposed 26 units will generate a maximum of 5 and 4 two-way vehicle trips in the AM and PM peaks respectively, with a total of 79 daily trips generated by the development.

Application 2 (Martingales Close)

- 7.51. A total of five parking spaces, including one visitor space and one disabled bay, are proposed within two newly landscaped areas under a timber canopy.
- 7.52. Four cycle parking spaces are also proposed, located at either end of the dwellings in small lean-tos, thus complying with Policy DMTP7.
- 7.53. It is estimated that the proposed two units will not generate any vehicle trips in the AM and PM peaks and just six two-way vehicle trips over the course of the day.

Summary

- 7.54. In conclusion, it has been demonstrated that the proposals would deliver a development which is accessible, and has good access to local bus services. The traffic impact of the proposed development on the surrounding highway network has been assessed as negligible. There would be no significant impact in transport terms.

Flood risk and drainage

- 7.55. The scheme is supported by a Flood Risk Assessment and Surface Water Drainage Strategy, prepared by Glanville, as both applications sites combined are greater than one hectare, in accordance with Policy DMSD6.
- 7.56. The site is located in Flood Zone 1, at the lowest possible risk from flooding from fluvial sources. Furthermore, the Flood Risk Assessment and Surface Water Drainage Strategy report concludes that the site is considered to be at low risk from all sources of flooding including allowance for the potential of climate change, in accordance with Policy CP3.
- 7.57. The report identifies that the proposed development will not create an increased flood risk from surface water either on the site or to the surrounding area, whilst providing betterment to both foul and surface water public sewers.
- 7.58. The proposals will employ a surface water drainage strategy based on the principles of sustainable drainage, therefore according with Policy DMSD7.
- 7.59. Finally, the report concludes that the proposals are considered to be fully compliant with national, regional and local planning policy.

Archaeology

- 7.60. The accompanying Archaeological Assessment, prepared by Cotswold Archaeology, concludes that there is some potential for the presence of unrecorded archaeological remains of prehistoric date to be situated within the site. However, any surviving archaeological remains within the site are unlikely to be of such significance as to influence or preclude development and any potential impacts can be suitably mitigated through an appropriate programme of works agreed with the Archaeological Advisor to the Local Planning Authority.

Contamination

- 7.61. The applications are supported by a Phase One Desk Study and Preliminary Site Assessment Report, prepared by Southern Testing. It concludes that the top soils and ground soils are largely considered to be suitable to remain on site.
- 7.62. It recommends that further investigation is undertaken to increase coverage of the site and further assess the extent of the slightly elevated Lead concentration identified at one of the boreholes.
- 7.63. The applicant would undertake further exploration at a later date. This exercise could be secured through planning condition if the Council felt it necessary.

Planning obligations – Draft Heads of Terms

- 7.64. The applicant is willing to enter into a legal agreement in order to offer the necessary planning obligations, provided that the requested contributions meet the tests set out at paragraphs 203-206 of the NPPF and Regulations 122 and 123 of The Community Infrastructure Levy 2010 (as amended).
- 7.65. A legal agreement would be drafted under Section 106 of the Town and Country Planning Act 1990 (as amended). Specific provisions are subject to further discussions with the Council, however the applicant is willing to restrict the development to retired people.

Community Infrastructure Levy (CIL)

- 7.66. The residential development will be subject to Mayoral CIL of £50 per sqm (subject to indexation) and LBRuT's (2016 indexed) CIL of £218.62 per sqm.

8. Socio-economic Effects

Introduction

8.1. This section of the HIA assesses the anticipated socio-economic effects of the redevelopment proposals for St Michael's Convent. It considers the following socio-economic effects:

- Net addition to the local population;
- Additional Council Tax receipts;
- New Homes bonus payments; and
- Increased consumer spending.

Net additional population

8.2. In order to estimate the net addition to the local population Indigo Planning has made the following assumptions:

- Each of the two one bedroom properties will have one occupant;
- Each of the 23 two bedroom properties will have two occupants;
- Each of the three four bedroom properties will have two occupants, on the basis that the properties are for the retired.

8.3. Based on these assumptions the redevelopment proposals for St Michael's Convent will accommodate a total of 54 occupants. After allowing for the departure of the 20 Sisters currently residing at St Michael's Convent the net addition to the local population will be 34 people.

Additional Council tax receipts

8.4. The new residential accommodation at St Michael's Convent will have a beneficial impact on the annual Council Tax receipts for the LBRuT.

8.5. In order to estimate the scale of this effect, Indigo Planning has made the following assumptions:

- All new properties at St Michael's Convent are rated as Council Tax Band D. Band D Properties in the LBRuT are subject to an annual Council Tax charge of £1,582:39 in 2016/17;
- The two one bedroom apartments could be occupied by only one person. Indigo Planning has therefore assumed that these two properties will be occupied by people qualifying for the sole occupancy discount of 25% on the standard Band D charge; and
- All the residential units are occupied.

8.6. The LBRuT is required to pay a Greater London Authority precept of £276 per Band D property. The net Council Tax receivable by the LBRuT per Band D property is therefore £1,306:39. The net Council Tax receivable by the LBRuT per Band D property with a sole occupancy discount is therefore £979:79.

- 8.7. Based on these assumptions, Indigo Planning estimates that the 28 new households at St Michael's Convent will generate additional Council Tax receipts for the LBRuT of £35,925 per annum at 2016/17 prices.
- 8.8. This additional Council Tax revenue will be generated in stages as the residential accommodation at St Michael's Convent is constructed and then occupied. The full effect of the increased Council Tax receipts will be felt on completion of the new residential accommodation by the end of 2018.

New Homes Bonus payments

- 8.9. The "New Homes Bonus" is a Government scheme which is designed to encourage local authorities to grant planning permissions for the construction of new houses in return for additional revenue. The scheme provides a lump sum payment for each new home built and is payable for a total a six years.
- 8.10. Indigo Planning has used the New Homes Bonus Calculator tool, provided by the Department for Communities and Local Government, to estimate the New Homes Bonus payment which will be generated by the redevelopment proposals for St Michael's Convent.
- 8.11. Based on the overall total of 28 new homes, and assuming that all the new homes fall into Council Tax band D, the scheme will generate New Homes Bonus payments to the LBRuT of £41,540 in year 1. The total New Homes Bonus payment to the LBRuT over a six year period will be £249,241.
- 8.12. The New Homes Bonus scheme also includes an additional premium of £350 per year for each new affordable home built. Indigo Planning has not estimated these additional payments at this stage, as the final mix of housing tenures remains subject to the overall financial viability of the scheme.
- 8.13. Some care is required in considering these estimates. The precise timing of New Homes Bonus payments will depend on the construction programme for delivering the new residential accommodation at St Michael's Convent. There is also a lag between the construction of new homes and the commencement of New Homes Bonus payments to local authorities.
- 8.14. Indigo Planning has also assumed that all the new homes fall into Council Tax band D. In reality, there could be a mix of properties falling into more than one Council Tax band.
- 8.15. These factors mean that the estimates of New Homes Bonus payments provided by this section are likely to differ slightly from the final sums that will be received by the LBRuT. Notwithstanding this, the figures provide a sensible indicative estimate of the New Homes Bonus payments that will be generated by the new residential accommodation at St Michael's Convent.

Increased consumer spending

- 8.16. The new residential population at St Michael's Convent will generate additional demand by increasing household spending in the local area.
- 8.17. The report on Family Spending 2015 published by the Office for National Statistics in December 2015 provides data for the 2014 calendar year on household expenditure. The results reflect the Living Cost and Food Survey for 2014 which is based on a sample of 4,982 households across Great Britain.
- 8.18. Family Spending 2015 reveals that the average weekly household expenditure in London for the period from 2012 to 2014 was £616.30. The survey also shows that, on average, each household in the London region spends £109.00 per week on net housing (excluding mortgage interest payments and Council Tax), fuel and power costs. Since this spending

typically goes to major national institutions with only modest impacts on the local economy, Indigo Planning has deducted this spending from average weekly household expenditure.

- 8.19. This means that for the period from 2012 to 2014 (net) average weekly household expenditure in the London region was £507.30, which is equivalent to an annual figure of £26,379.60. Assuming that VAT of 20% had been paid on all of this spending, the average annual household expenditure (net of indirect taxation and housing, fuel and power costs) was £21,983 for the London region during the period from 2012 to 2014.
- 8.20. Based on this analysis and the net addition of 28 new households, Indigo Planning estimates that the gross additional household expenditure generated by the new residential population at St Michael's Convent will be around £615,000 per annum. This assumes that the scheme's 28 households demonstrate spending patterns typical of the London region as a whole.
- 8.21. This additional household expenditure of £615,000 per annum is a gross effect. Some of this spending will clearly leak out of the Richmond area. Indigo Planning has assumed that 25% of the additional household expenditure generated by the new residential population at St Michael's Convent will be spent outside the wider impact area defined for the HIA.
- 8.22. This means that the net additional household expenditure generated by the new residential population at St Michael's Convent will be around £461,000 per annum.
- 8.23. This net additional household expenditure will be generated in stages as the residential accommodation is constructed and then occupied. The full effect of the net additional household expenditure will be felt on completion and occupation of the new residential accommodation by the end of 2018.

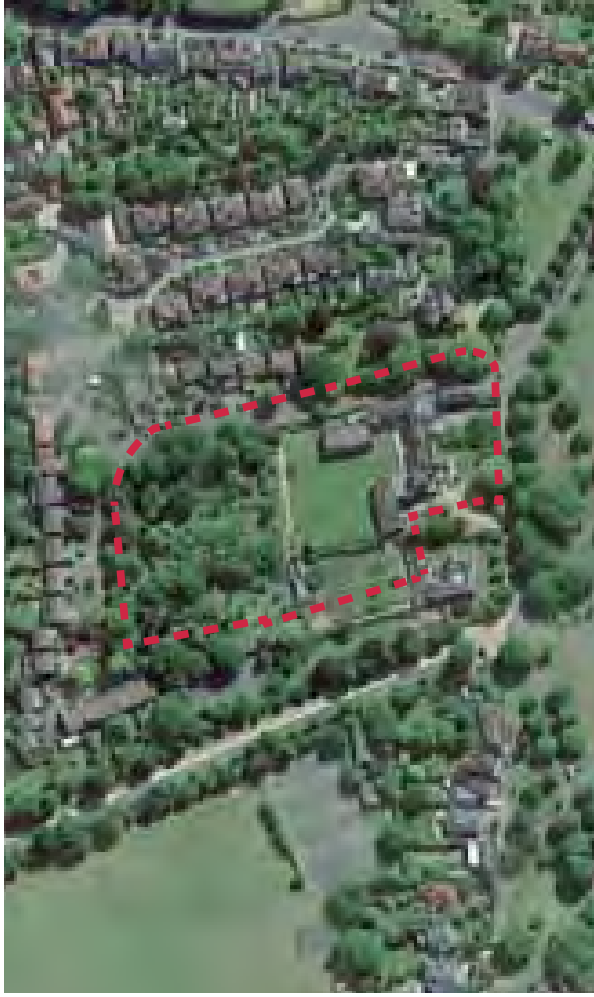
9. Conclusions

- 9.1. The site comprises St Michael's Convent which is occupied by The Community of the Sisters of the Church, an international body of women within the Anglican Communion. The Sisters have occupied the site since the 1940s, however the convent is now surplus to requirements as the Sisters prepare to move to their new purpose-built convent in Buckinghamshire in 2017.
- 9.2. The site has been purchased by Beechcroft Developments Ltd and planning permission is sought, via two applications, for the comprehensive redevelopment of St Michael's Convent.
- 9.3. The overall proposal for the site includes the conversion and extension of the existing convent buildings (following the removal of modern extensions) together with new build houses, to provide a total of 28 residential retirement units. Existing accesses will be utilised and the proposals incorporate a comprehensive landscaping strategy.
- 9.4. The development proposals have evolved throughout the extensive exercise of community engagement undertaken by the applicant, prior to the submission of the planning applications.
- 9.5. Whilst the applicant contests that St Michael's Convent is a true 'community use' (as suggested by the Council), this Planning Statement demonstrates that residential redevelopment of the site is acceptable in principle and the site is unsuitable to be re-used for an alternative community/social infrastructure use.
- 9.6. Residential use is the only serious, viable land use that can support the long-term future of the listed buildings and adjoining land. The proposals would also contribute significantly to the rising (and well-documented) local need for specialist accommodation for the Borough's ageing population, particularly the over 65s.
- 9.7. The proposals would not cause any substantial impacts in heritage terms and some aspects of the scheme would enhance the historic interest of the listed buildings. The proposals are well-designed and respect the special character of the heritage assets and their gardens.
- 9.8. The proposals will result in a low intensity development scheme and the majority of the site will remain open and free from development. Where new development is proposed, it is low-rise and subservient, broadly aligned with existing built footprints.
- 9.9. The proposals would also deliver a range of socio-economic benefits to the local community of Ham.
- 9.10. The development proposals are compliant with planning policy at all levels, and in order to secure the long-term future of the site, planning permission for the redevelopment of the convent should be granted.

Appendix 1

Appendix 2

St Michael's Convent, Ham



The Community of the Sisters of the Church are relocating from St Michael's Convent to a site in Buckinghamshire to better suit their needs. St. Michael's Convent has been bought by Beechcroft, a leading retirement developer that builds homes for the over 55s. Beechcroft is looking to invest in the site and convert the listed building and coachhouse into residential units and also build some small units in the grounds.

We are keen to hear your views before progressing a scheme further and submitting a planning application.

Drop-in Session

We would like to invite you to a drop-in session where we can tell you about our latest ideas and get your feedback:

Tuesday 24th May 2016

5pm - 8pm

St. Michael's Convent, Ham Common,
Ham, TW10 7JH

Contact

Please get in touch with Indigo Planning if you have any questions.

A: Indigo Planning, Swan Court, Worples Road,
London, SW19 4JS

W: indigoplanning.com

E: comment@indigoplanning.com

T: 020 8605 9400

Appendix 3

St Michael's Convent, Ham



The drop-in session on 24 May 2016 was well attended and a number of people provided feedback which was appreciated. We have developed the plans further and we are keen to hear your views before progressing the scheme and submitting a planning application.

Drop-in Session

We would like to invite you to a second drop-in session where we can tell you about our latest ideas and get your feedback:

Tuesday 19 July 2016

5pm - 8pm

St. Michael's Convent, Ham
Common,
Ham, TW10 7JH

Contact

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Worple Road,

London SW19 4JS

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Appendix 4

St Michael's Convent Ham



Welcome

The community of the Sisters of the Church are relocating from St. Michael's Convent to a site in Buckinghamshire to better suit their needs.

St. Michael's Convent has been bought by Beechcroft, a leading retirement developer that builds homes for the over 55's.

Beechcroft is looking to invest in the site to convert the Listed Building and Coachhouse into residential units and also build some small units in the grounds.

We are keen to hear your views before progressing a scheme further to submitting a planning application.



Beechcroft Gardens



Beechcroft Architecture



St Michael's Convent Ham



Beechcroft Development

Beechcroft is a leading UK developer building outstanding homes in Surrey, Sussex, Hampshire, Hertfordshire, Berkshire, Oxfordshire, Wiltshire, Middlesex, Gloucester and Kent.

Beechcroft's houses and apartments offer award-winning landscaped settings and estate management services, access to shops and services and a community of like-minded people.



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.



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.



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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.



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This new development has been created by Beechcroft's careful restoration and conversion of a listed mill building into a collection of two and three-bedroom apartments and duplexes. Beechcroft have also built a select number of brand new two and three-bedroom apartments.



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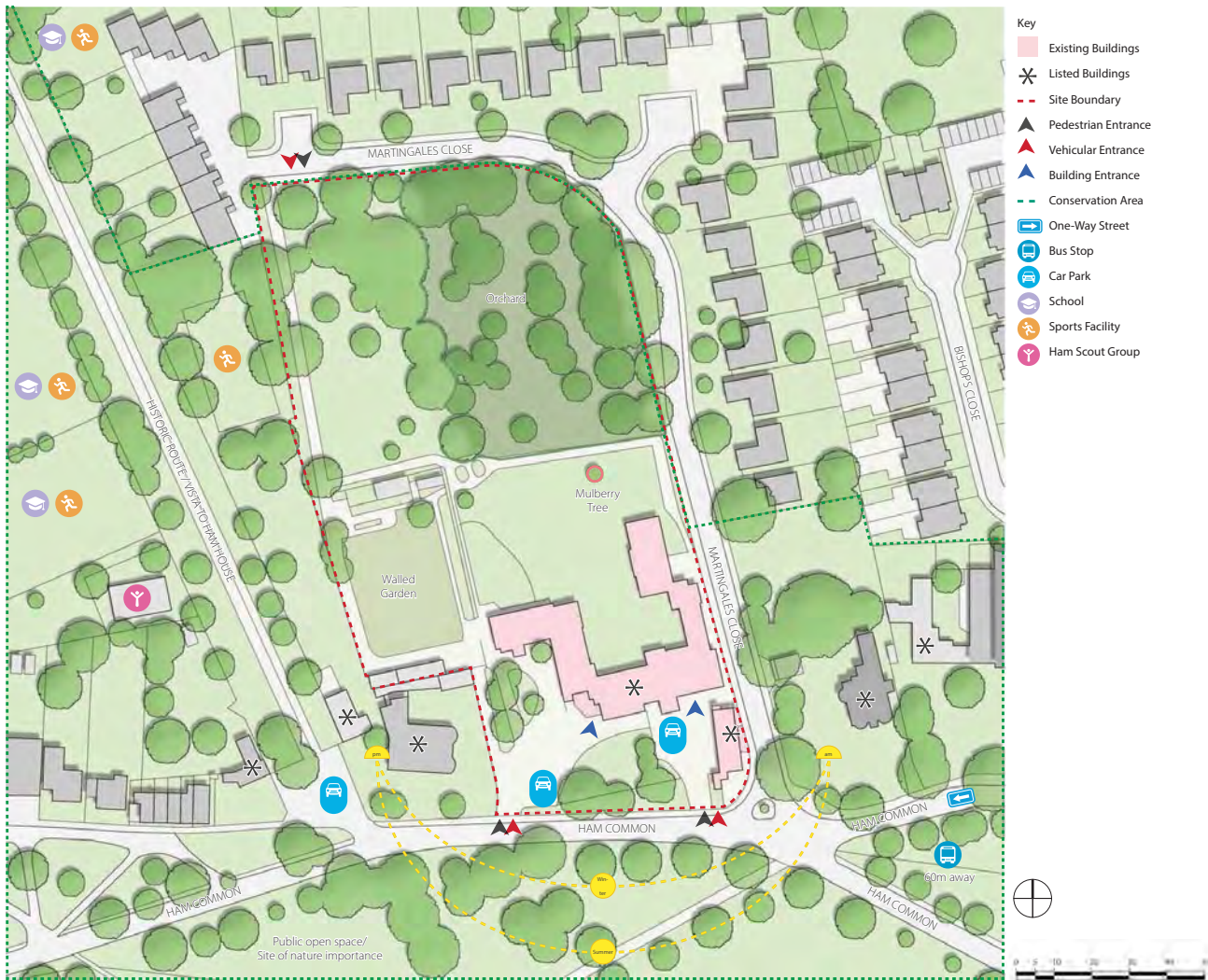


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The Courtyard at Regents Green, Cheltenham: an exclusive collection of 21 elegant two and three-bedroom houses and apartments including both new and converted properties; each designed with retirement in mind. Beechcroft has restored and converted the Victorian buildings on the site of Cheltenham's historic Delancey Hospital to provide 9 homes with a wealth of period features and 12 new homes designed to complement the original buildings.



Site Analysis



Site Location



Aerial photo of the site



Aerial view of site looking north



Aerial view of site looking south

St Michael's Convent Ham



Site Photographs



St Michael's Convent Ham



Concept Layout

- 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
- Restore conservatory for a communal sun-room
- 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
- Reinstate access to North
- Opportunity to create new high quality housing in keeping with c18 building
- Reinstate existing front entrance
- Car parking reorganised at front of site and disguised with landscaping



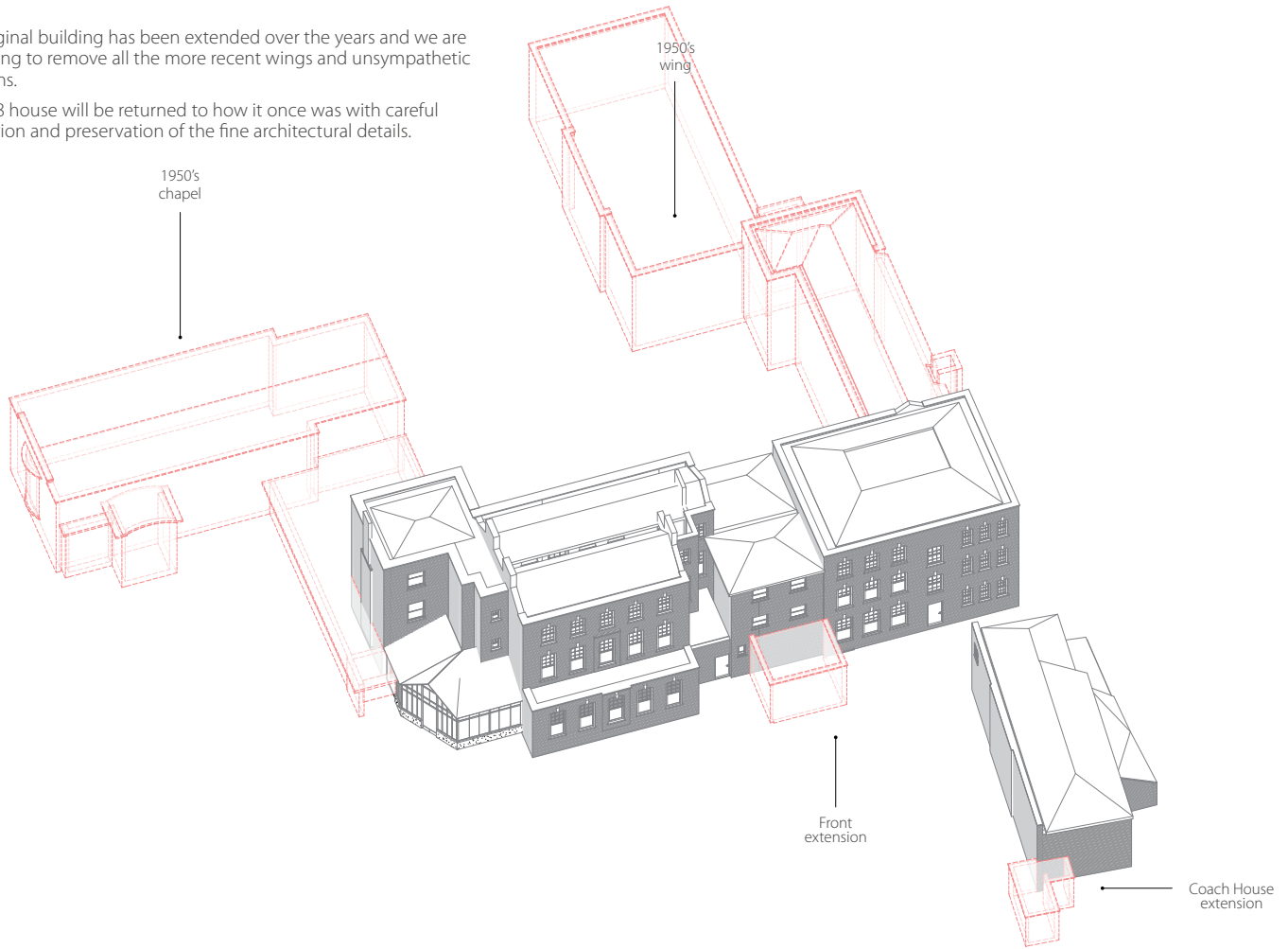
St Michael's Convent Ham



Proposed Elements to be Removed

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.



The 1950's chapel



Rear 1950's wing



View along Martingales Close



The front single storey extension

St Michael's Convent Ham



Draft Design



Aerial view looking South



View from orchard to terrace

St Michael's Convent Ham



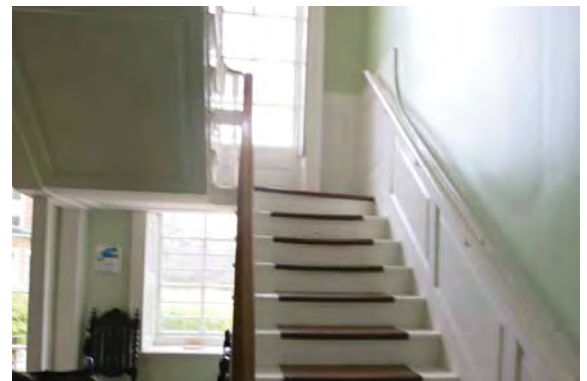
Restoring the main building

- Reinststate main entrance door at front
- Open up the building to the garden
- Create high quality series of communal spaces with easy orientation
- Keep existing quality interior features
- Make existing staircase main focus of building
- Restore the conservatory

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



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



The original staircase at St. Michael's Convent



Design ideas for new houses

2 Bed House - Courtyard Elevation



Section



Ground Floor



First Floor



Interiors idea for walled garden cottages



Architectural style idea for mews houses



Interiors ideas for original building



Architectural style idea for stables houses



Interiors ideas for original building



Architectural style idea for walled garden houses



Landscape Masterplan

Beechcroft places great value in the quality of its gardens and landscapes for which it has won numerous national design awards.



Site Section



Section A-A

- Key**
1. Ham Common
 2. Existing brick boundary wall
 3. Retained Holm Oak at site frontage
 4. Forecourt
 5. New entrance
 6. Listed building
 7. Terrace
 8. Wildflower staircase
 9. Planted pergola
 10. Gateway introduced into existing garden wall
 11. Specimen tree (eye catcher at end of garden vista)
 12. Lavender Parterre
 13. Mulberry Bosque
 14. Orchard Walk
 15. Tree house / Summer house

St Michael's Convent Ham



Landscape Character

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



Lavender parterre and sensory garden



Orchard



Terrace and wildflower staircase



Walled garden

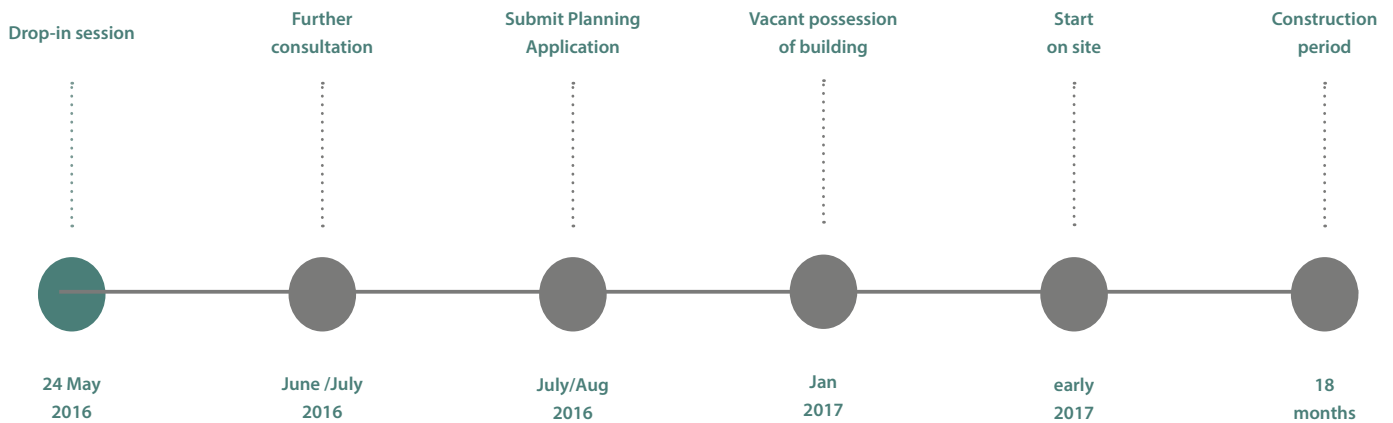




Programme

Following this drop-in session we will review your feedback and be able to understand local residents' views on the current proposals. We will try to incorporate your comments and suggestions into our plans going forward.

If you have any comments or thoughts on our proposals, you can share them with us today either by talking to a member of the team or by filling out the feedback form.



Superb landscaped settings & careful attention to detail are the hallmarks of every Beechcroft development

Appendix 5

St Michael's Convent, Ham

Your feedback

Thank you for taking the time to read through our proposals for St Michael's Convent. We welcome any comments on the draft proposals and would be grateful if you could let us have your views by completing this feedback form.

Please leave your completed feedback form with a member of the Indigo Planning team at the drop-in session or return it to the address by Friday 27 May 2016.

1. How do you feel about the principle of restoring and converting the main listed building and the coach house into apartments?

- I strongly support the principle
- I support the principle
- I have reservations about the principle
- I have strong reservations about the principle
- I have no opinion

3. How do you feel about building five stable cottages in the north west corner of the site, in amongst the trees?

- I strongly support the proposal
- I support the principle proposal
- I have reservations about the proposal
- I have strong reservations about the proposal
- I have no opinion

5. To what extent do you support the draft landscape enhancements to the site?

- I strongly agree that the landscaping will enhance the site
- I agree that the landscaping will enhance the site
- I do not agree that the landscaping will enhance the site
- I strongly disagree that the landscaping will enhance the site
- I have no opinion

2. How do you feel about removing the 1950's chapel and other wings?

- I strongly support the removal
- I support the removal
- I have reservations about the removal
- I have strong reservations about the removal
- I have no opinion

4. To what extent do you think the draft designs for the new houses in the grounds are in keeping with the surroundings?

- I strongly agree that the designs are in keeping
- I agree that the designs are in keeping
- I do not agree that the designs are in keeping
- I strongly disagree that the designs are in keeping
- I have no opinion

6. How do you feel about the principle of housing for the over 55s on this site?

- I strongly support the principle
- I support the principle
- I have reservations about the principle
- I have strong reservations about the principle
- I have no opinion

Please turn over

St Michael's Convent, Ham

Your personal information

We are committed to protecting your privacy and will not release your personal information to anyone. We will use your contact details to keep you in touch with the proposals if you select that option in the feedback form.

Name _____ Email _____

Address _____

Would you like to be kept up to date with progress on the proposals for St Michael's Convent? Yes No

Are you a: Resident Councillor Organisation Representative Other (please specify) _____

Any other thoughts or comments about this proposal would be welcomed:

Contact

Please get in touch with Indigo Planning if you have any questions or comments.

A: Indigo Planning, Swan Court, 11 Worples Road, London, SW19 4JS

E: comment@indigoplanning.com

W: indigoplanning.com

T: 020 8605 9400

The logo for Indigo Planning, featuring the word "indigo" in a lowercase, blue, serif font.

Appendix 6

Briefing Note



Ref: bfn.006.GB.09030002
Date: 6 June 2016
Subject: St Michael's Convent, Ham Common

Feedback from drop-in session on 24 May 2016

125 people attended the event.

We have received 49 feedback forms to date (6 June 2016), the results of which are summarised below.

1. How do you feel about the principle of restoring and converting the main listed building and the coach house into apartments?

There was overwhelming support for the principle of the restoration and conversion of the main building and coach houses, with 88% of respondents saying that they either strongly support or support the principle.

2. How do you feel about removing the 1950s chapel and other wings?

72% of respondents said that they either strongly support or support the removal of the 1950s chapel and other wings.

3. How do you feel about building five stable cottages in the north west corner of the site, in amongst the trees?

Respondents viewed the construction of the stable cottages more negatively in general, with 67% either having reservations or strong reservations about the proposals. Of the 22 respondents who had strong reservations, 14 were Martingales Close residents.

4. To what extent do you think the draft designs for the new houses in the grounds are in keeping with the surroundings?

Responses were split on the design, though more heavily weighted in favour of the proposals, with 64% of respondents saying that they either strongly agree or agree that the designs are in keeping with the surroundings.

5. To what extent do you support the draft landscape enhancements to the site?

Support for the landscaping scheme was surprisingly low, with 59% of respondents saying that they either strongly support or support the enhancements.

6. How do you feel about the principle of housing for the over 55s on this site?

The feedback identified major support for over 55s housing on the site, with 85% of respondents either in strong support or in support of the principle.

Appendix 7

How have we consulted to date?

After an initial meeting with local residents' groups, we shared our ideas for the future of St Michael's Convent at a drop in session attended by 125 people on 24 May 2016. We subsequently received 49 completed feedback forms, and emails with comments and suggestions.

We met again with local residents' groups on 11 July 2016, prior to this second drop in session on 19 July 2016.

How has the scheme evolved?

Following the feedback to date, we have made several changes to the proposals and are also carrying out further research, including:

- Confirmed that the scheme is for the over 55 market only
- Reduced the number of units from 32 to 29 (two less Stables Cottages in the NW corner and one less Lodge in the walled garden)
- Undertaking transport surveys
- Carried out historic research into the existing buildings
- Produced more design ideas for the new units

Your feedback

We welcome any further comments on the revised proposals. Please let us have your views by completing this feedback form and leaving it with a member of the Indigo Planning team at the drop in session. Alternatively, you can complete the feedback form and return it to us at the address overleaf, ideally by 26 July 2016.

Your personal information

We are committed to protecting your privacy and will not release your personal information to anyone. We will use your contact details to keep you in touch with the proposals if you select that option in the feedback form.

Name _____ Email _____

Address _____

Would you like to be kept up to date with progress on the proposals for St Michael's Convent? Yes No

Did you complete a feedback form about the initial proposals? Yes No

Are you a: Resident Councillor Organisation Representative Other (please specify) _____

1. Do you support Beechcroft's commitment to restrict occupation of the housing to people aged 55 and over?

I strongly support the age restriction

I support the age restriction

I have reservations about the age restriction

I have strong reservations about the age restriction

I have no opinion

Please turn over

2. Do you support the reduction in the number of Stable Cottages in the north-west corner of the site from five to three ?

- I strongly support the reduction
- I support the reduction
- I have reservations about the reduction
- I have strong reservations about the reduction
- I have no opinion

4. Do you support the contemporary design ideas for the Stable Cottages in the north-west corner of the site (including timber cladding)?

- I strongly support the design ideas
- I support the design ideas
- I have reservations about the design ideas
- I have strong reservations about the design ideas
- I have no opinion

3. Do you think that the predicted number of car movements from three Stable Cottages (nine daily movements, including a maximum of 1 between 0800 – 0900 and no movements between 1700 – 1800) will have an impact on Martingales Close?

- I definitely think it will have an impact
- I think it will have an impact
- I do not think it will have an impact
- I definitely do not think it will have an impact
- I have no opinion

5. Do you support the principle of replacing the existing shed and greenhouse in the walled kitchen garden with two single storey Lodges (that are lower than the surrounding walls)?

- I strongly support the principle
- I support the principle
- I have reservations about the principle
- I have strong reservations about the principle
- I have no opinion

Any other thoughts or comments about this proposal would be welcomed:

Contact

Please get in touch with Indigo Planning if you have any questions or comments.

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Appendix 8



Welcome to our second drop in session

The community of the Sisters of the Church are relocating from St. Michael's Convent to a site in Buckinghamshire to better suit their needs.

St. Michael's Convent has been bought by Beechcroft, a leading retirement developer that builds homes for the over 55's.

Beechcroft is looking to invest in the site to convert the Listed main building and coachhouse into residential units and also build some small units in the grounds.

Approximately 120 people attended the first drop-in session in May 2016.



Since the last drop in session we have considered your comments and have:

- Reduced the number of units from 32 to 29
- Confirmed that the scheme is for the over 55 market only
- Carried out transport surveys
- Carried out historic research into the existing buildings
- Produced more design ideas for the new units

We are keen to hear your views again before progressing the scheme further and submitting a planning application in the coming weeks.

Beechcroft Gardens



St Michael's Convent, Ham



The Community of the Sisters of the Church are relocating from St Michael's Convent to a site in Buckinghamshire to better suit their needs.
The Ham Common site has been bought by Beechcroft, a leading retirement developer that builds homes for the over 55s. Beechcroft is looking to invest in the site and convert the listed building and coachhouse into residential units for the over 55s and also build some small units in the grounds.
We are keen to hear your views before progressing a scheme further and submitting a planning application.

Drop-in Session

We would like to invite you to a drop-in session where we can tell you about our latest ideas and get your feedback.

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Beechcroft PRP

indigo

St Michael's Convent, Ham



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Beechcroft PRP

indigo

Beechcroft Architecture



St Michael's Convent Ham



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This new development has been created by Beechcroft's careful restoration and conversion of a listed mill building into a collection of two and three-bedroom apartments and duplexes. Beechcroft have also built a select number of brand new two and three-bedroom apartments.



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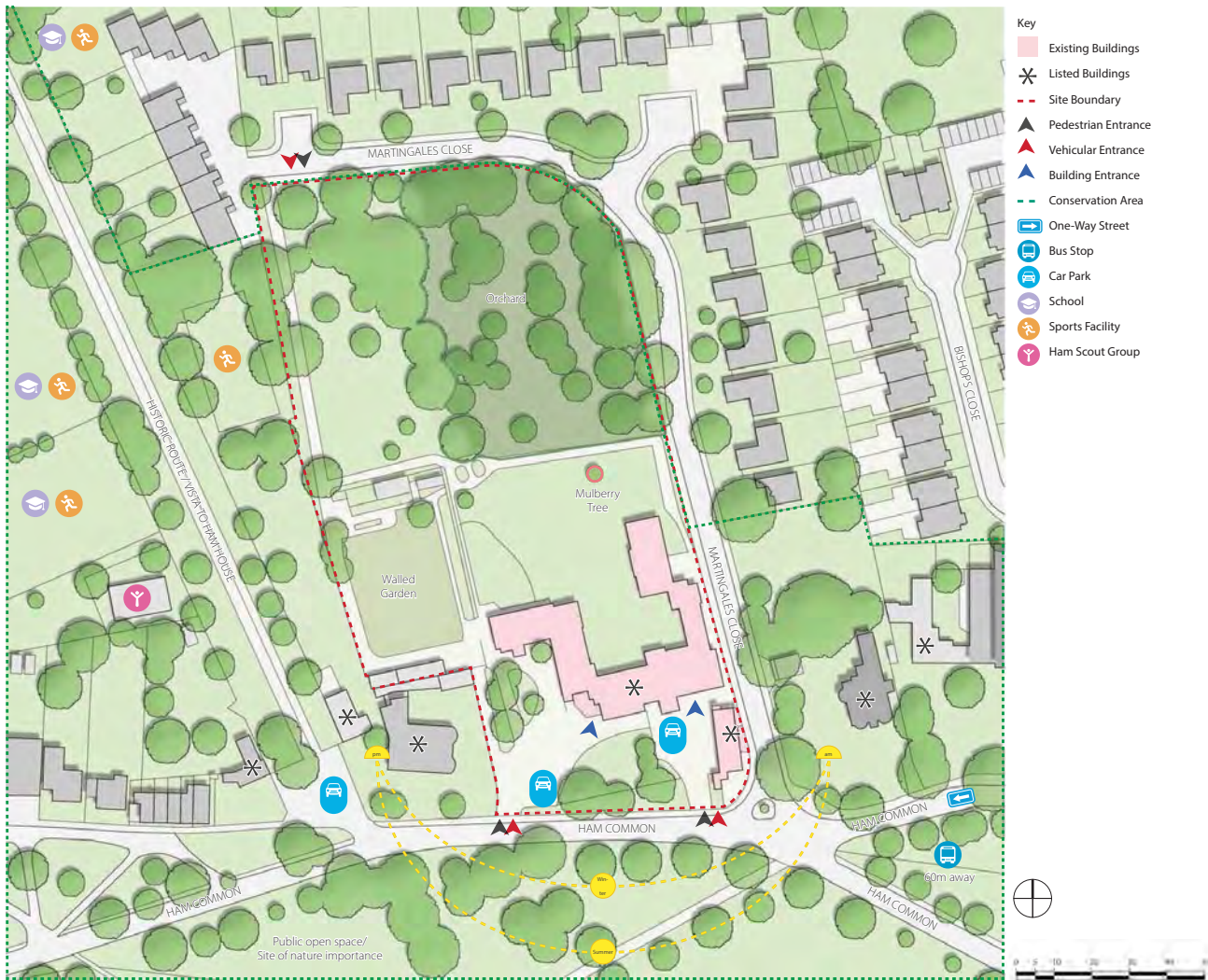


The Courtyard, Cheltenham, Gloucestershire

The Courtyard at Regents Green, Cheltenham: an exclusive collection of 21 elegant two and three-bedroom houses and apartments including both new and converted properties; each designed with retirement in mind. Beechcroft has restored and converted the Victorian buildings on the site of Cheltenham's historic Delancey Hospital to provide 9 homes with a wealth of period features and 12 new homes designed to complement the original buildings.



Site Analysis



Site Location



Aerial photo of the site



Aerial view of site looking north



Aerial view of site looking south

St Michael's Convent Ham



Site Photographs



St Michael's Convent Ham



Concept Layout

- A total of 29 units across the site for the over 55's
- Following the first consultation in May we have removed 2 of 'The Stables' houses next to the orchard and 1 lodge house from the walled garden
- Retain historic buildings and remove 1950's extensions
- Restore and create high quality additions to the main listed building
- Restore conservatory for a communal sun-room
- Provide communal uses within the main listed building
- Convert and restore the listed coach house into one cottage
- Enhance the existing landscaping, strengthening the original concept
- Create strong visual links and improve connections between the key areas
- Keep orchard free of development
- Opportunity to create new high quality housing in the grounds in keeping with C18 building
- Use existing access to North
- Reinstate front entrance door and create a path to Ham Common
- Reorganise car parking at front of site screened by landscaping



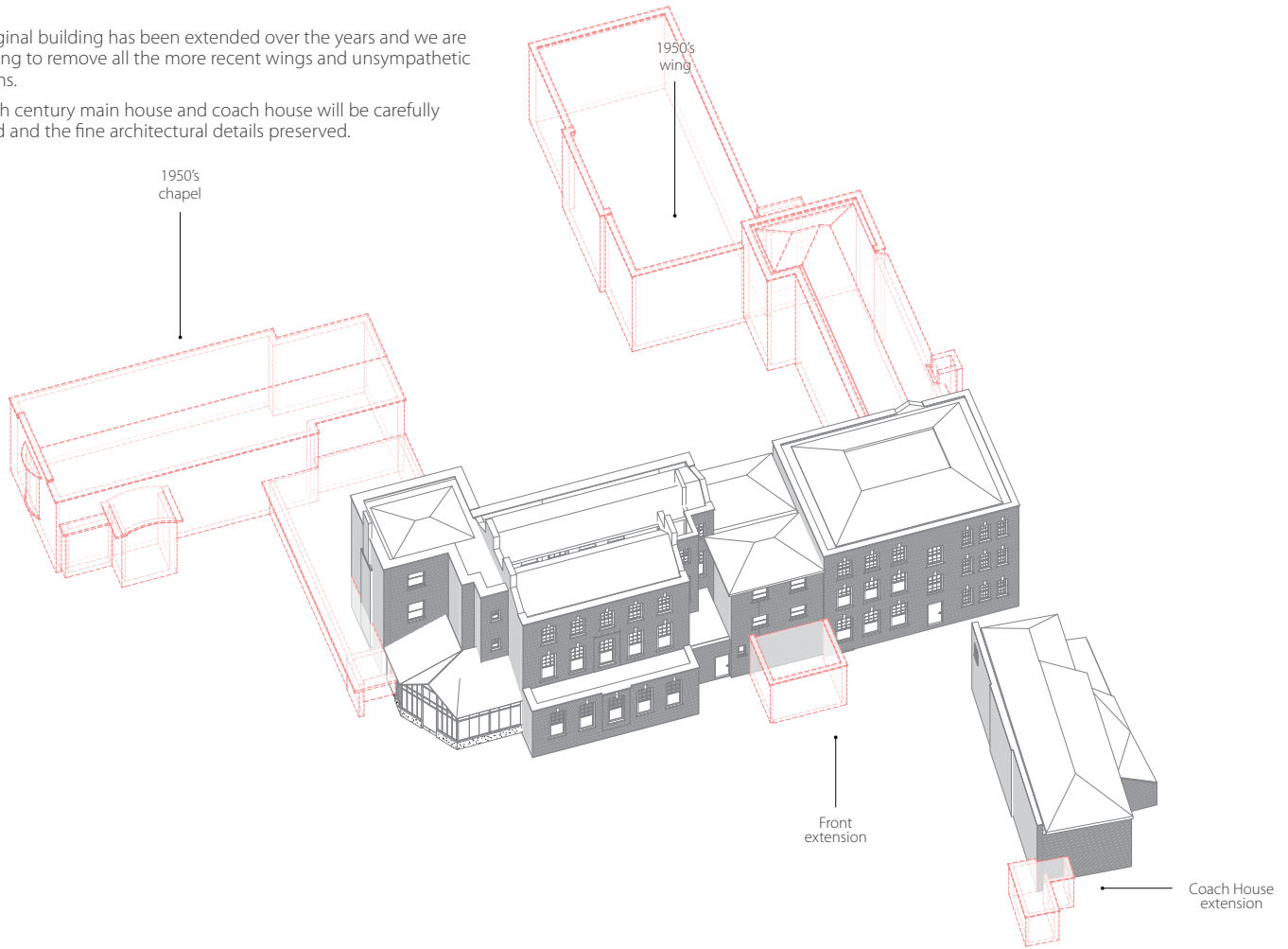
St Michael's Convent Ham



Proposed Elements to be Removed

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

The 18th century main house and coach house will be carefully restored and the fine architectural details preserved.



The 1950's chapel



Rear 1950's wing



View along Martingales Close



The front single storey extension

St Michael's Convent Ham



Draft Design



Aerial view looking south



View from orchard to terrace, looking south

St Michael's Convent Ham



Restoring the main building

- Reinststate main entrance door at front
- Open up the building to the garden
- Create high quality series of communal spaces with easy orientation
- Keep existing quality interior features including fireplaces and staircase
- Restore the conservatory

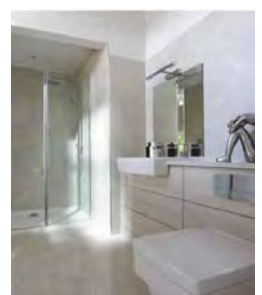
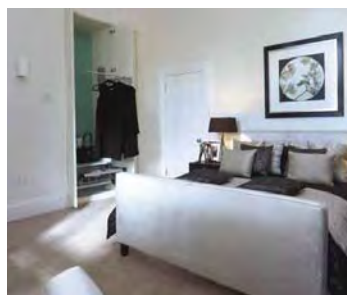
All works to the Listed Building will ensure that the special historic and architectural interest is maintained, preserved and enhanced.



First Floor



Second Floor



Beechcroft Interiors

St Michael's Convent Ham



Design ideas for main building



Entrance currently via conservatory



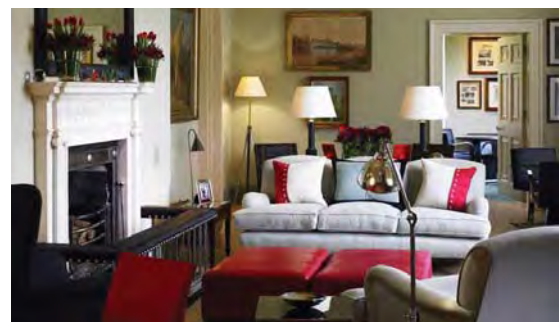
New front door proposed



Interiors ideas for original building



Interiors ideas for original building





Design ideas for new mews houses

2 Bed House - Courtyard Elevation



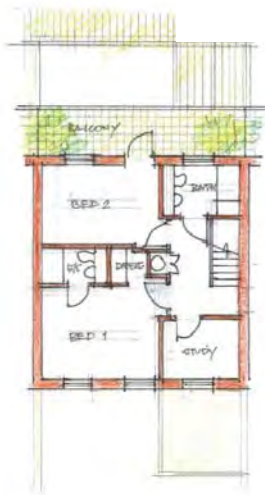
Section



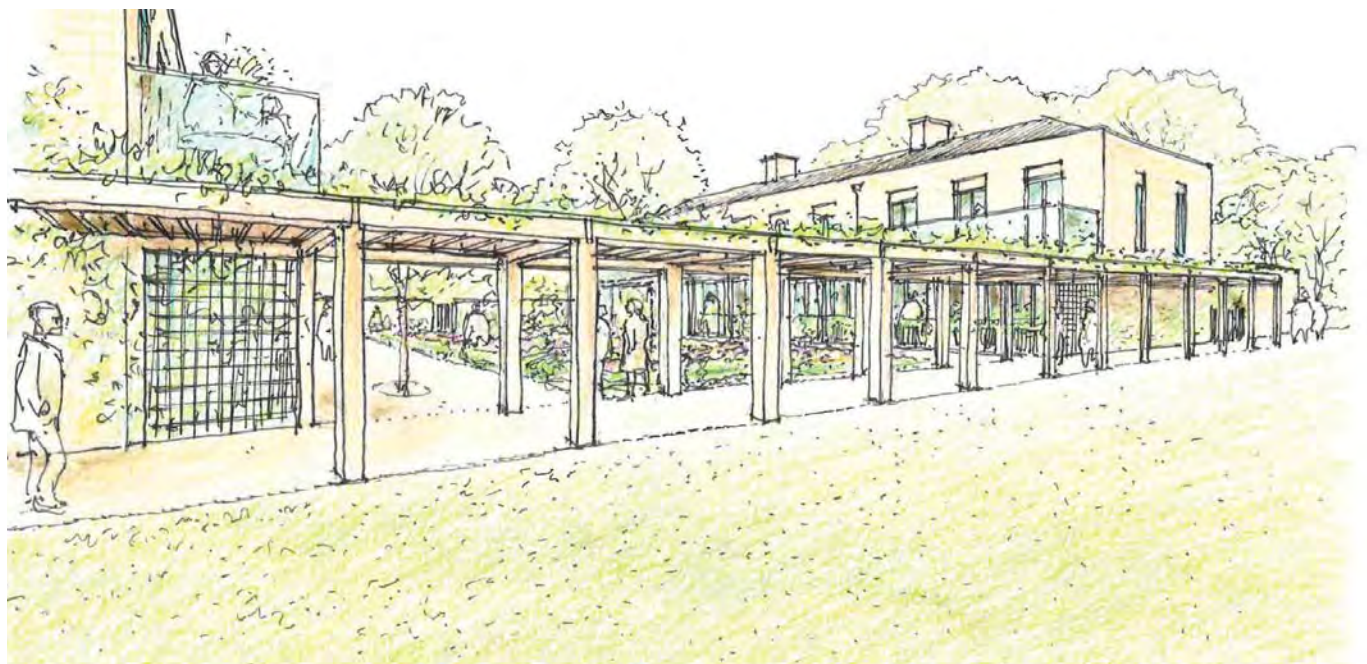
Ground Floor



First Floor



Architectural style idea for mews houses





New design work



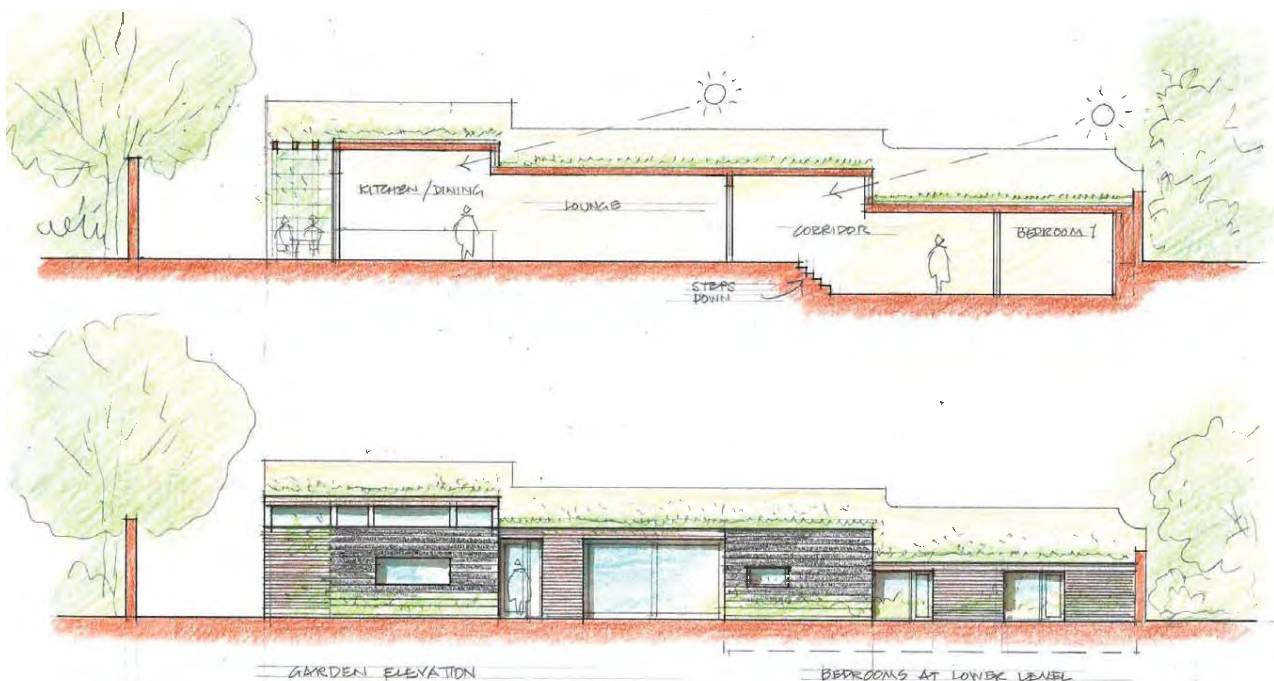
Walled garden lodges



Interiors idea for walled garden lodges



Architectural style idea for walled garden lodges



Section and elevation

St Michael's Convent Ham



New design work

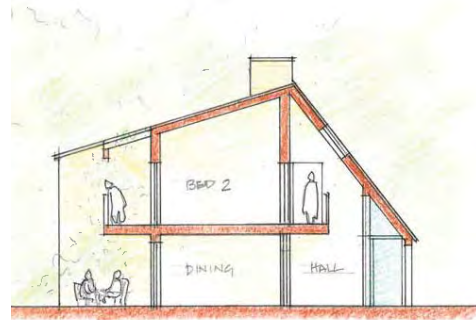
Following the May drop-in session, the stable buildings have been reduced from 5 to 3 dwellings.



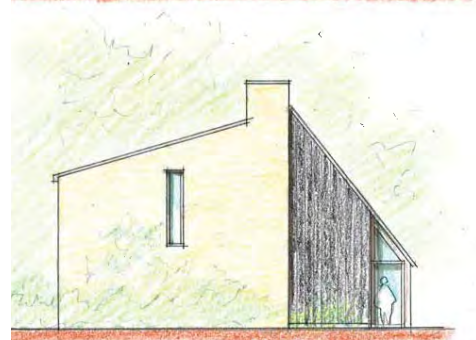
Stable buildings previous scheme (5 dwellings)



Stable buildings new scheme (3 dwellings)



Stable buildings rear elevation



Stable buildings side elevation



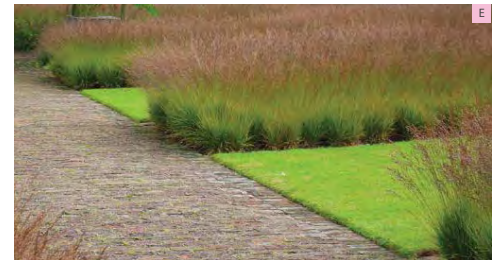
Architectural style idea for stables houses





Landscape Masterplan

Beechcroft places great value in the quality of its gardens and landscapes for which it has won numerous national design awards.



Site Section



Section A-A

- Key**
1. Ham Common
 2. Existing brick boundary wall
 3. Retained Holm Oak at site frontage
 4. Forecourt
 5. New entrance
 6. Listed building
 7. Terrace
 8. Wildflower staircase
 9. Planted pergola
 10. Gateway introduced into existing garden wall
 11. Specimen tree (eye catcher at end of garden vista)
 12. Lavender Parterre
 13. Mulberry Bosque
 14. Orchard Walk
 15. Tree house / Summer house

St Michael's Convent Ham



Landscape Character

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



Lavender parterre and sensory garden



Orchard



Terrace and wildflower staircase



Walled garden

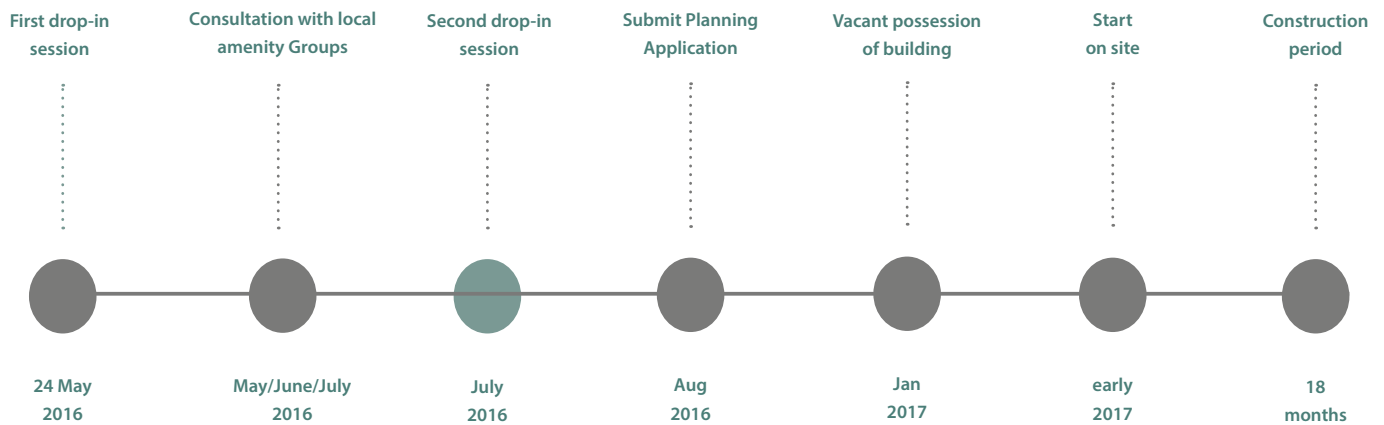




Programme

Following this second drop-in session we will review your feedback and gather local views on the current proposals. We will try to incorporate your comments and suggestions into our plans going forward.

If you have any comments or thoughts on our proposals, you can share them with us today either by talking to a member of the team or by filling out the feedback form.





Traffic and Transportation

A comprehensive assessment of highways and transport matters is being undertaken. The findings will be presented in a Transport Statement which will be included as part of the planning application.

Traffic surveys carried out by an independent survey company indicate that a modest numbers of cars currently travel into and out of Martingale Close.

There have been no reported injury accidents in the vicinity of the site along Ham Common or Martingales Close over the last 5 years.

Vehicle access for the proposed scheme is via three points: two off Ham Common serving 26 units and one off Martingales Close serving 3 units.

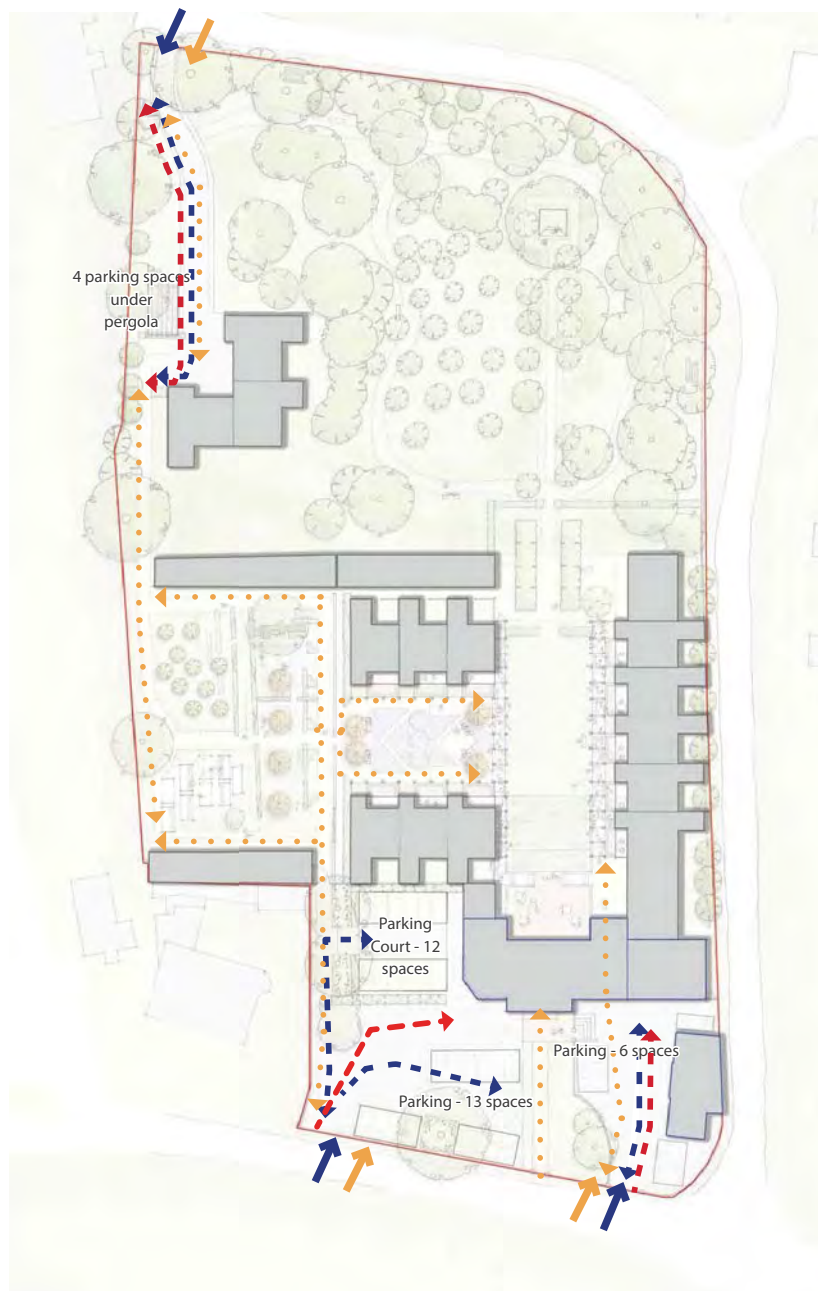
Pedestrians can use all of these accesses. A new pedestrian path is also proposed through the front boundary wall to Ham Common up to a new centrally located front door in the main listed building.

A total of 35 car parking spaces are proposed within the site including 4 no. disabled spaces and 7 visitor spaces. A total of 31 spaces are proposed to be accessed from Ham Common and 4 from Martingales Close.

Predicted vehicle traffic over the course of the day for the proposed development (ie all 29 units) is modest, with a maximum of 6 vehicle movements predicted between 0800 – 0900 peak time and 4 vehicle movements predicted between 1700 – 1800. This equates to one vehicle every 10- 12 minutes on average within these times.

Predicted traffic along Martingales Close for the 3 proposed stable cottages equated to 9 daily movements (a maximum of 1 between 0800 – 0900 and no movement between 1700 - 1800)

Data from over 55 residential schemes confirm that vehicle trips are lower than for conventional housing. Generally peak traffic to and from these schemes is around lunchtime and therefore not in the rush hour.



Key

- ◄ - Fire/ Emergency Access
- ◄ - Vehicular Access
- ◄ - Pedestrian Access

Appendix 9

Briefing Note



Ref: bfn.007.GB.09030002
Date: 2 August 2016
Subject: St Michael's Convent, Ham Common

Feedback from second drop-in session on 19 July 2016

65 people attended the event.

We have received 28 feedback forms to date (2 August), the results of which are summarised below.

1. Do you support Beechcroft's commitment to restrict occupation of the housing to people aged 55 and over?

Considerable support has been given to the principle of restricting the development to people aged 55 and over, with 81% of respondents strongly supporting or supporting the restriction.

2. Do you support the reduction in the number of Stable Cottages in the north-west corner of the site from five to three?

76% of respondents indicated that they either strongly support or support the reduced number of stable cottages. Only one person (4%) has indicated that they have reservations about the reduction, with the remaining five respondents (20%) stating that they have no opinion on the reduction.

NB: Of the 12 respondents who strongly supported the reduction, two stated that they would rather no development at all in the north-west corner of the site. A further six respondents wrote comments indicating the same view.

3. Do you think that the predicted number of car movements from three Stable Cottages (nine daily movements, including a maximum of 1 between 0800 – 0900 and no movements between 1700 – 1800) will have an impact on Martingales Close?

The traffic impact was a more divided issue, with 11 respondents (44%) believing that the predicted number of car movements will either definitely have an impact or have an impact on Martingales Close. However, nine of these 11 people are Martingales Close residents.

32% of respondents either do not think or definitely do not think the predicted car movements will have an impact on Martingales Close. The remaining 24% of respondents have no opinion.

4. Do you support the contemporary design ideas for the Stable Cottages in the north-west corner of the site (including timber cladding)?

48% of respondents view the contemporary design ideas positively (either strongly support or support), whereas seven people (28%) stated they have reservations or strong reservations about the contemporary design ideas, three of which are Martingales Close residents. 24% of respondents have no opinion.

5. Do you support the principle of replacing the existing shed and greenhouse in the walled kitchen garden with two single storey Lodges (that are lower than the surrounding walls)?

The majority of respondents (68%) either strongly support or support the proposed introduction of single storey Lodges around the Walled Garden. Only 12% of respondents have reservations or strong reservations about the Walled Garden Lodges, all of which are Martingales Close residents. The remaining respondents (20%) have no opinion.

indigo