

St Michael's Convent, Ham
Design and Access Statement
Revised Proposals February 2017



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Urban Design
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Beechcroft
DESIGNED WITH RETIREMENT IN MIND

indigo

PRP

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Section 01. Introduction

Summary of Proposals

Application Summary

Total 23 dwellings:

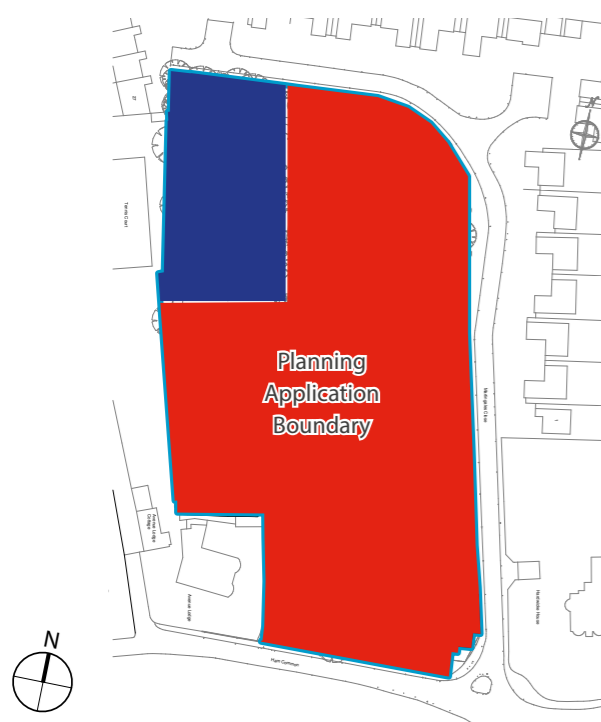
Existing Buildings

- 4 x 2 bed flats
- 1 x 4 bed house
- 1 x 3 bed maisonette with basement
- 1 x 2 bed house
- 2 x 2 bed flats (coachhouse)

New Buildings

- 3 x 2 bed flats
- 11 x 2 bed houses

Car / cycle parking



Introduction

This Design and Access Statement has been prepared to accompany a revised design for the current Planning and Listed Building Applications **16/3552/FUL and 16/3553/LBC**

The application is for the proposed works to St. Michael's Convent, Ham in the London Borough of Richmond Upon Thames.

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

The Community of the Sisters of the Church have relocated to Buckinghamshire to better suit their needs.

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

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

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

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

Beechcroft Developments

Background and aims for the project

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

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



Beechcroft Developments Locations

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

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

The concept of retirement housing

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

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

Housing need & requirement for older people in Richmond

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

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



The White House, Isleworth, Richmond

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

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



Thameside Place, Hampton Wick

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



Durrants House, Croxley Green, Hertfordshire

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



Langholm Terrace, Petersham Road, Richmond

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



The Clock House, Byfleet, Surrey

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

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



Rotary Court, Hampton Court

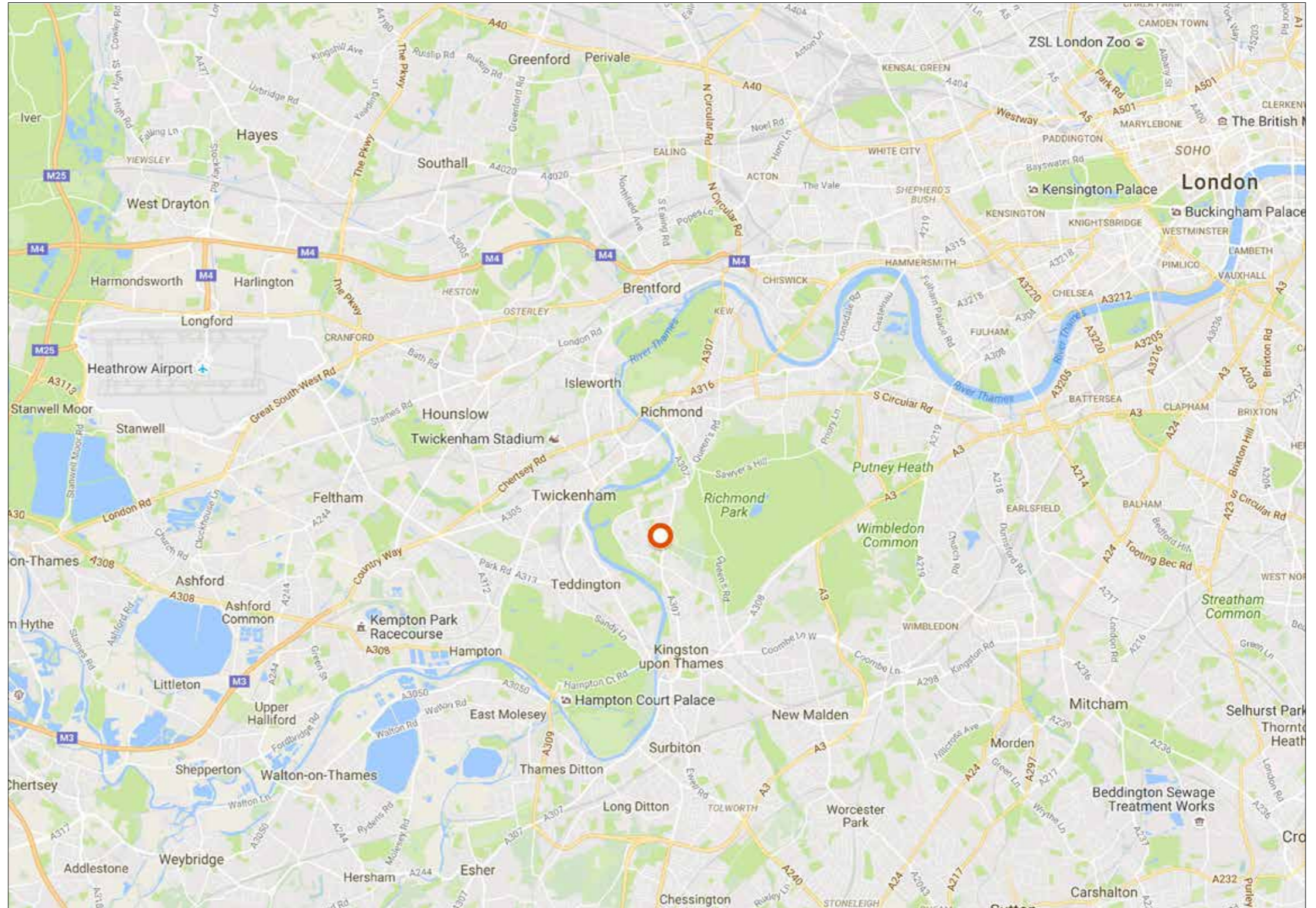
Rotary Court is an example of Beechcroft's skilled restoration of a period building. Once owned by the Crown Estate, this early Victorian building was converted into 26 two and three-bedroom apartments which were sold on the open market. The development is next to houses once owned by Sir Christopher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

Section 02.
Existing site, building & context

Site Location

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

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



Location & Transport Links

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

Travel connections from Central London:

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

From Richmond:

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

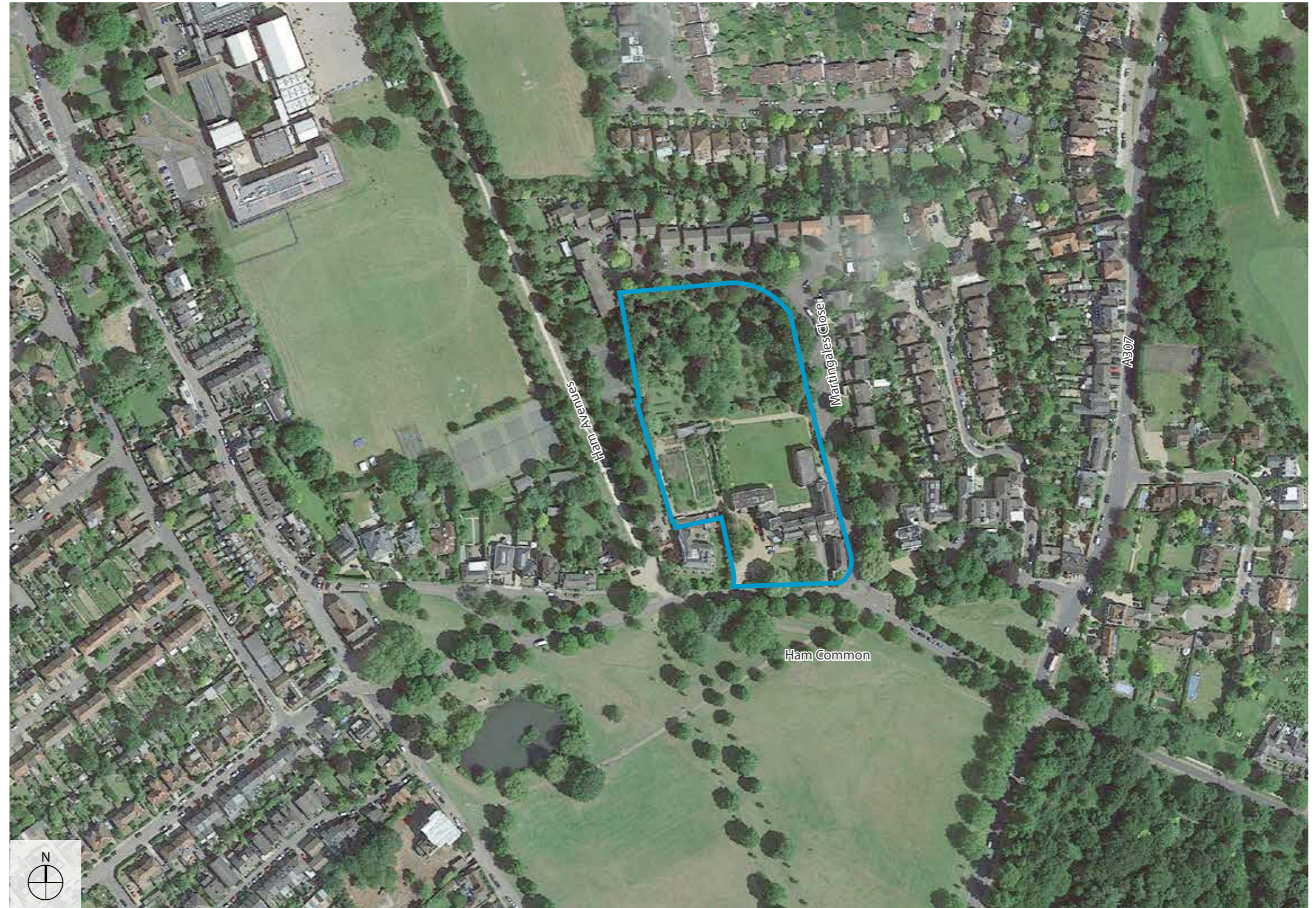
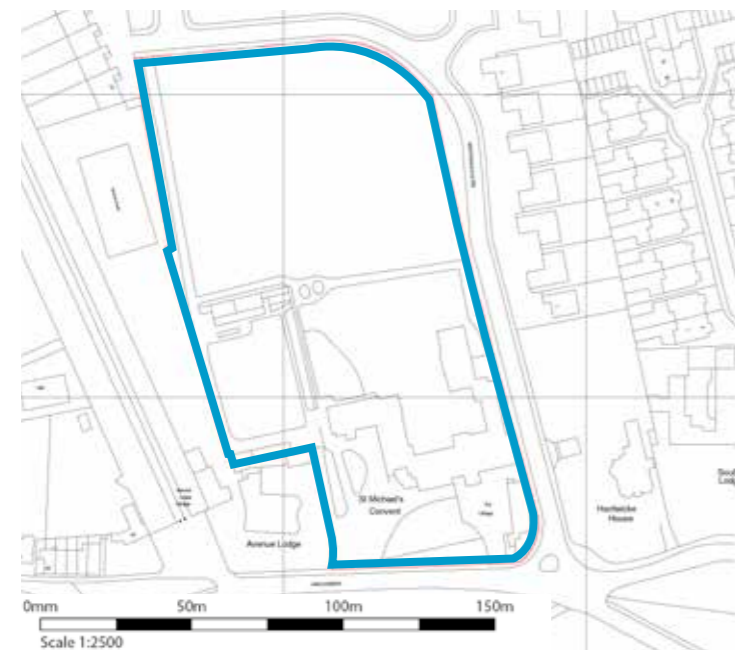
From Kingston:

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

Key

— Site Ownership Boundary

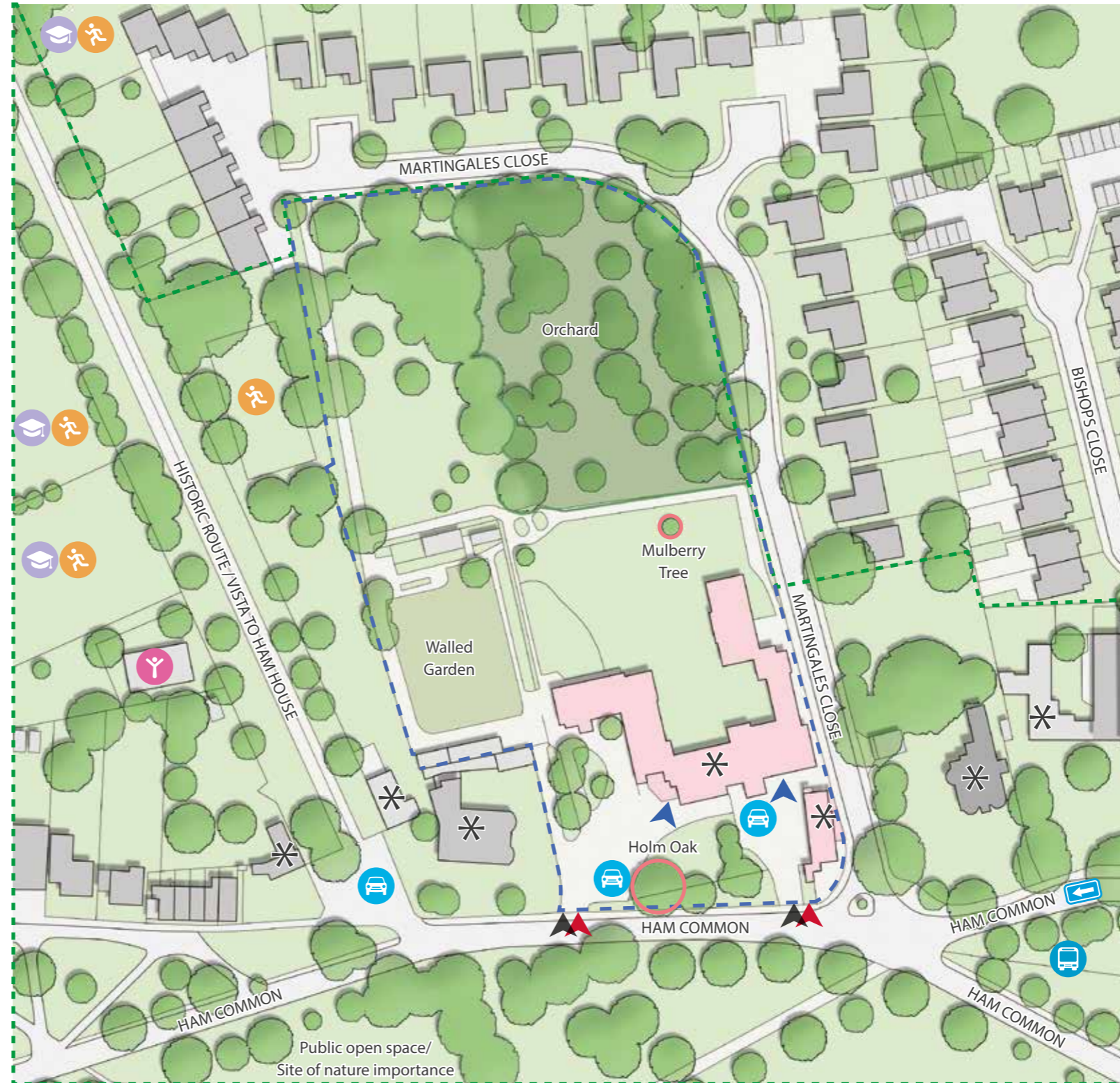
Site Location Plan



Site analysis

Key

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



Context and Surrounding Area

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

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

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

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

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

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

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

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

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



Aerial photo of the site



Aerial view of site looking north



Aerial view of site looking south

Site photos



Listed building on site, South side



Listed building on site, North side



End of Martingales Close



Bishops Close, looking South



Ham Common



Ham Common looking North towards historic pedestrian route



Ham Common looking South towards public open space





View of east wing from Martingales Close



View of rear access to site from Martingales Close



View of main entrance from Ham Common



View down Martingales Close



View of rear elevation



View of walled garden



Greenhouses in walled garden



View of main entrance through the conservatory



Main entrance to later wing (to be retained)



View of main window overlooking gardens



View of walled garden entrance



View of main staircase



View of down access road towards Ham Common

Site Investigations / Constraints

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

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

The Mulberry Tree and the Holm Oak have both been given Tree Protection Orders.



Topographical Survey (Callidus)

Section 03.
Concept design

Concept

The concept behind the design of the St Michael's Convent is to allow the focus to be on the main historic building.

The vistas from the original house towards the orchard are retained and the setting enhanced with a new central lawn.

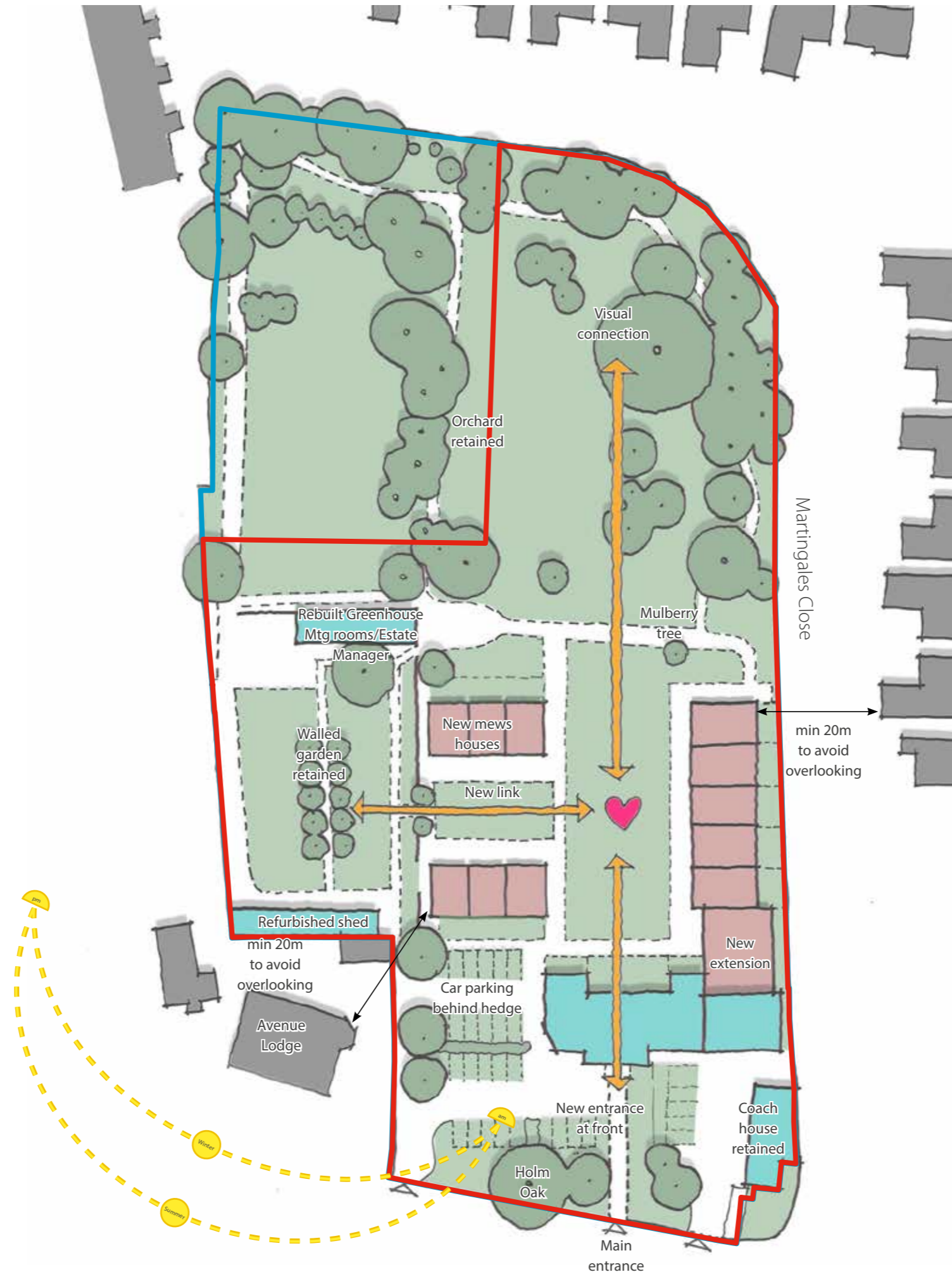
A path on both sides of the lawn leads the residents down towards the orchard. On the east side of the lawn is a 2 storey terrace of houses. On the west side there is a small mews of 2 storey houses centred around a courtyard garden. This design creates a formal arrangement of buildings which are positioned below the OOLTI and allow the Mulberry Tree to stand pride of place within the grounds. The new buildings have been repositioned in these revised proposals so as to reveal the entire rear historic elevation which is currently obscured by the chapel.

The orchard and its circulation will remain as it is.

A new opening in the wall to the kitchen garden provides a link connecting the landscaped spaces.

The walled garden is retained as it is. The greenhouse to the northern edge is rebuilt to match the existing (which is in a state of disrepair) and will provide an Estate Manager's office and meeting rooms.

The shed at the southern end will be refurbished to provide storage space for garden equipment.



Key

- Restored or rebuilt original buildings
- Proposed new buildings

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

Key

- Site Ownership Boundary
- Application Boundary

Proposed elements to be removed and retained

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

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

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



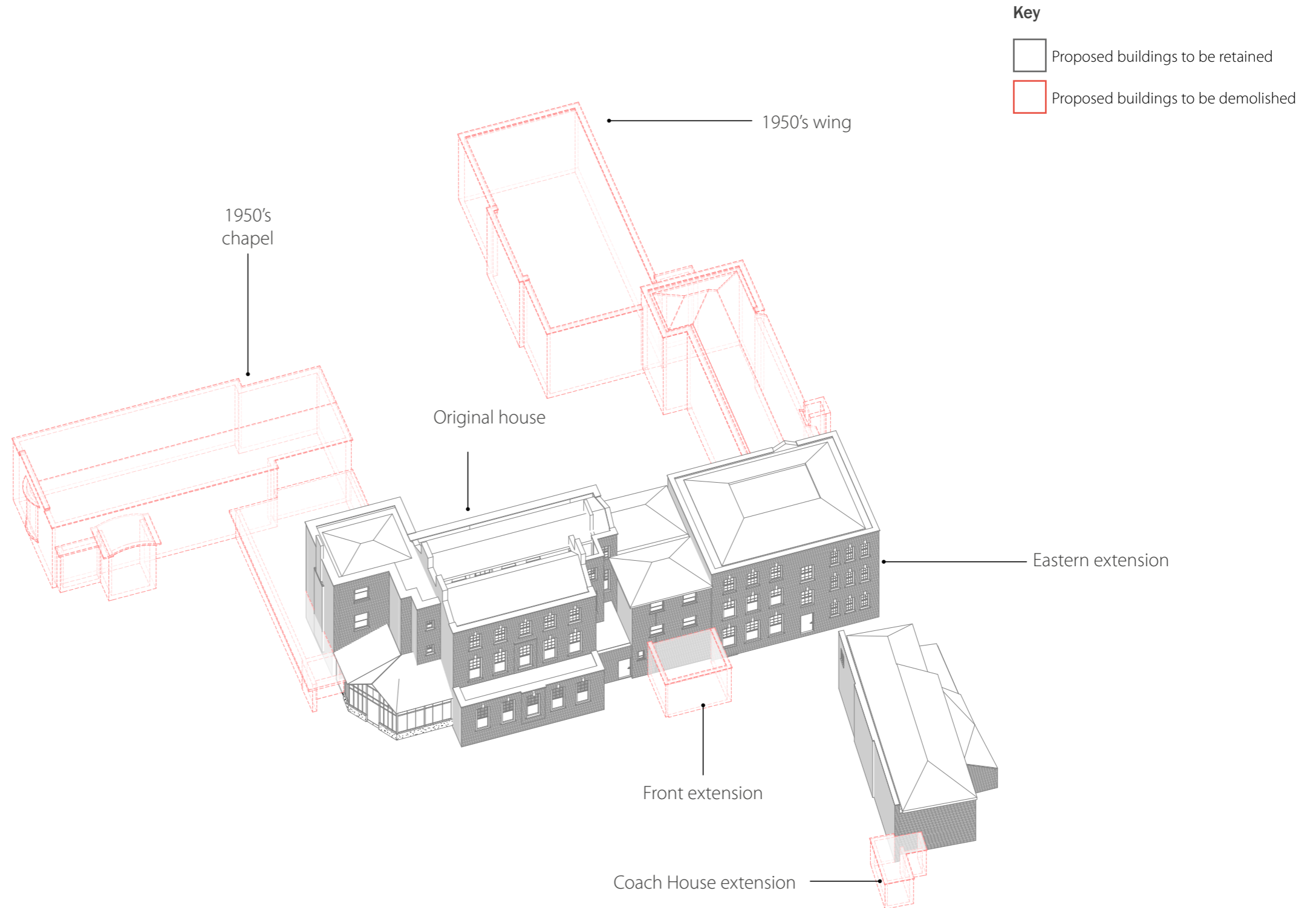
Front elevation later addition



Chapel dated 1956

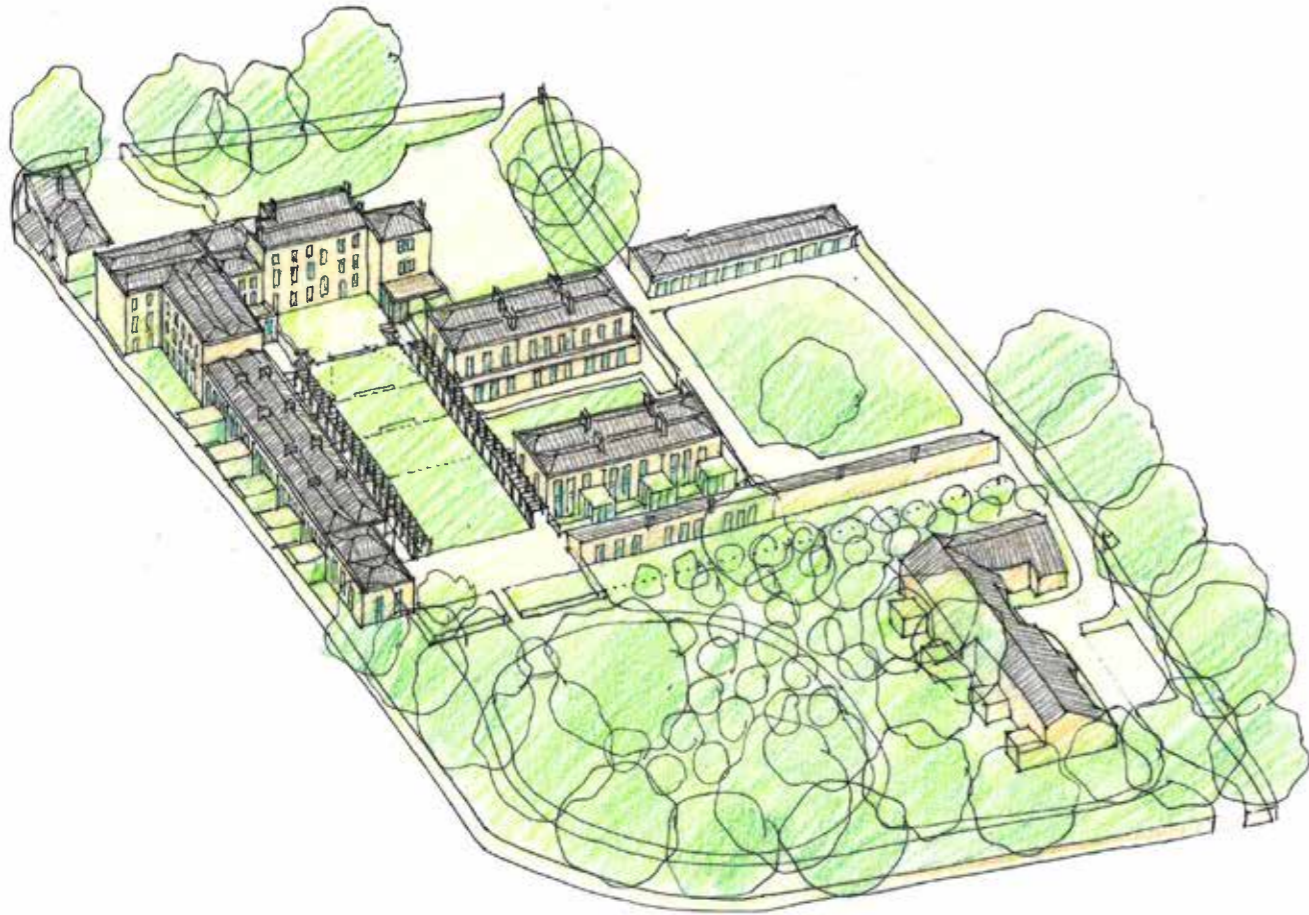


East wing dated 1956

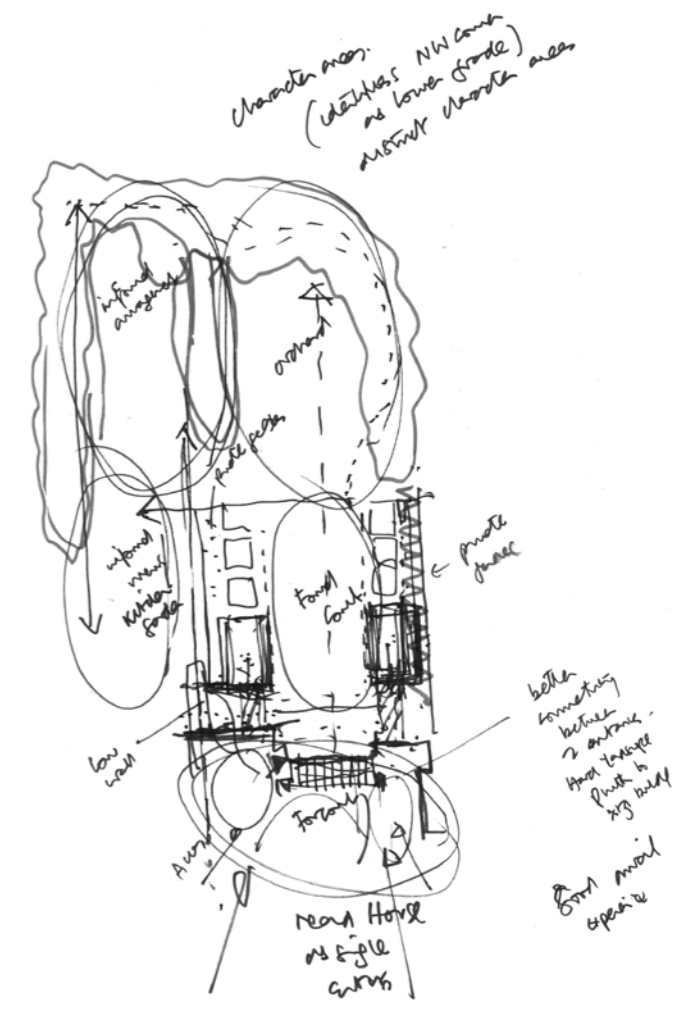
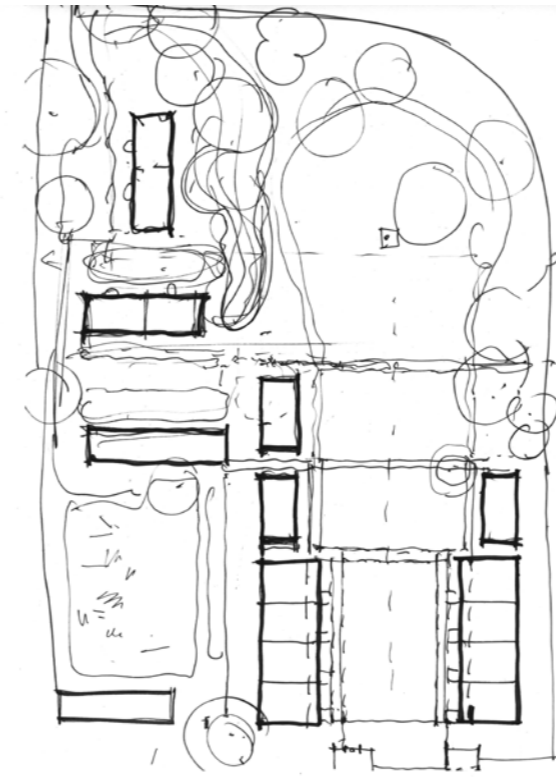
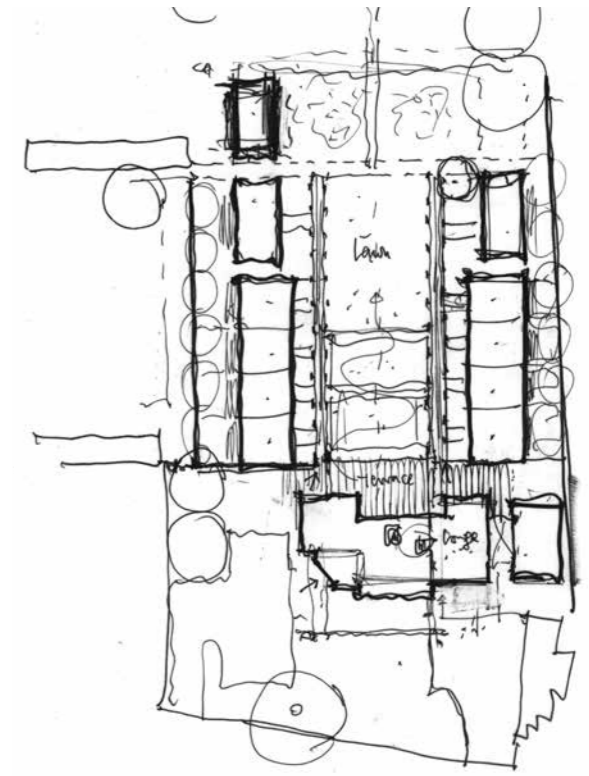
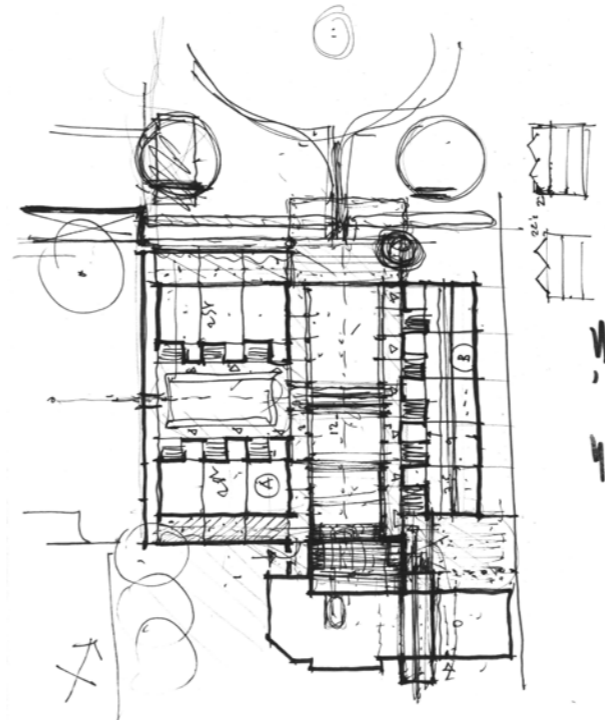


Sketch Pad

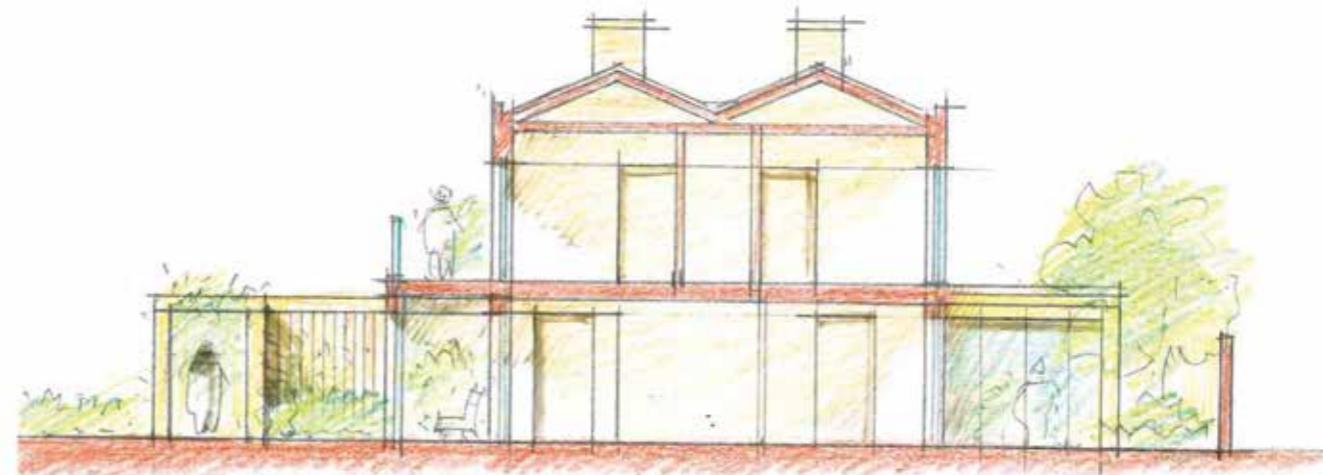
These drawings are a selection of working sketches produced throughout the design process and illustrate the development of the form, massing and architecture.



Early Masterplan



Early typical house designs



Restoring the main building - Revised proposals

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

- Create new main entrance door at front
- Create single dwelling in historic core
- Create better connections with the garden
- Keep existing quality interior features

The restoration and division of the buildings has been revised in these proposals following discussions with the Conservation Officer. See Schedule of Works and Planning Drawings



Indicative Layout only



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



Interiors ideas for original building



The original staircase at St. Michael's Convent



An original fireplace at St. Michael's Convent



An original fireplace at St. Michael's Convent

Sketch view of front entrance



Existing






Proposed

Restoring the main building - Revised proposals

Following comments from the Conservation Officer as well as workshops with the Heritage Consultant, the proposals have been revised, in particular the division of dwellings within the historic core.

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

The Ground and First floors (as well as the basement) of the central 'historic core' will be retained as a single maisonette dwelling.

-  Existing building
-  New extension
-  House (over three storeys)
-  Maisonette (over two storeys with basement)
-  Apartment (over three storeys)
-  House (over three storeys)
-  Apartment (each apartment over one storey)
-  Apartment (each apartment over one storey)





First Floor



Second Floor

Architectural character

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



Images for illustrative purposes

Evolution of scheme

Amount

The pre-application meeting proposals consisted of the following:

Existing Buildings;

- 7 flats
- 1 cottage in coachhouse

New Buildings;

- 3 flats
- 21 houses

Total 32 units.

The scheme was reduced and the submitted proposals for applications *16/3552/FUL* and *16/1553/LBC* consisted of the following:

Existing Buildings;

- 6 flats
- 1 house
- 1 cottage in coachhouse

New Buildings;

- 3 flats
- 15 houses

Total 26 units.

The revised proposals as described in this document now consist of:

Existing Buildings;

- 4 x 2 bed flats
- 1 x 4 bed house
- 1 x 3 bed maisonette with basement
- 1 x 2 bed house

2 x 2 bed flats (coachhouse)

New Buildings;

- 3 x 2 bed flats
- 11 x 2 bed houses

Meeting rooms/Estate Manager's room

Total 23 units.

Siting and design

The proposals for St Michael's convent have evolved since the pre-application meetings and since the submission of the application *16/3552/FUL* to reflect the comments made by the Council and consultees.

Whilst the original application proposals included improvements to the setting and the Listed Building, the revised proposals represent a very significant enhancement to the setting of the Listed Building. The demolition of the fairly unsightly 1950's chapel, which harms the setting of the Listed Building and its proposed replacement by residential dwellings set back 7m from the flank of the chapel wall, opens up and much improves the overall setting to the Listed Building but also specifically will reveal the entire north west wing. This has been hidden from view for over 60 years. The extent of the development has also been reduced so that all residential buildings are now located outside the draft OOLTI designation.

All buildings are to be in a brick which sits comfortably with the historic buildings with window proportions designed to reflect those existing.

Detailing will be of the best quality and only high quality materials are to be specified.

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

The scale of the new building is mainly on two storeys, with one element to be three storeys where a three storey element already exists. The proposed three storey building is smaller than the existing building.

The proposed dwellings in the walled garden have been removed in the revised proposals. The greenhouse will be rebuilt following the original form (retaining the garden walls) and will be used as meeting rooms and the Estate Manager's office. The shed at the southern edge of the walled garden will be retained and refurbished and used to store garden materials, as well as bikes and bins.

The scale of the proposals has been tested in 3- dimensional

model form and the proposed massing sits comfortably within the site. The heights of the buildings are reduced further by the design of the two-pitch roofs which take precedence from the historic building roof form.

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

The new proposals sit comfortably within the landscape with large expanses of green between them and plenty of breathing space. The revised proposals offer more open landscape by reducing the buildings footprint and moving development out of the OOLTI.

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

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

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

The coach house building is being retained with little intervention. The later structures either side are to be removed as they are of poor quality. New external stairs are to be built to access the upper apartment. New timber folding doors are proposed to replace the existing timber doors which are in a poor state.

See Schedule of Works to the building and Heritage Statement

Heritage

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

The building has been assessed in detail in the Heritage Statement and a full schedule of internal and external proposed works has been prepared to accompany this application (see Schedule of Works).

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

The revised proposals have been altered to reflect all principle comments made by the Council's Conservation Officer, in particular the retention of the historic core as a single dwelling over the Ground and First and basement Floors.

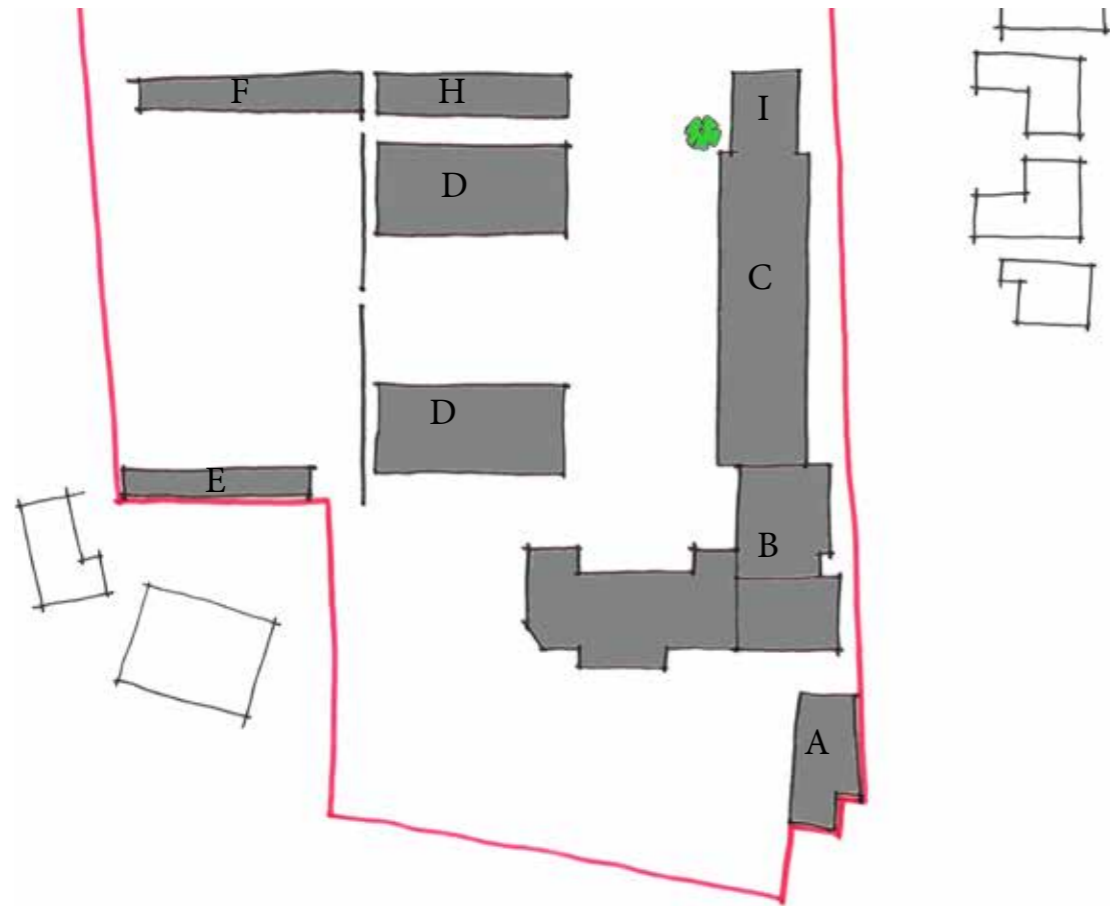
The design will retain all the original quality architectural features.

Building Layout Options

(Note; same quantum of development for options 2-6)

1. Scheme originally submitted for Planning and Listed Building Applications

16/3552/FUL and 16/3553/LBC



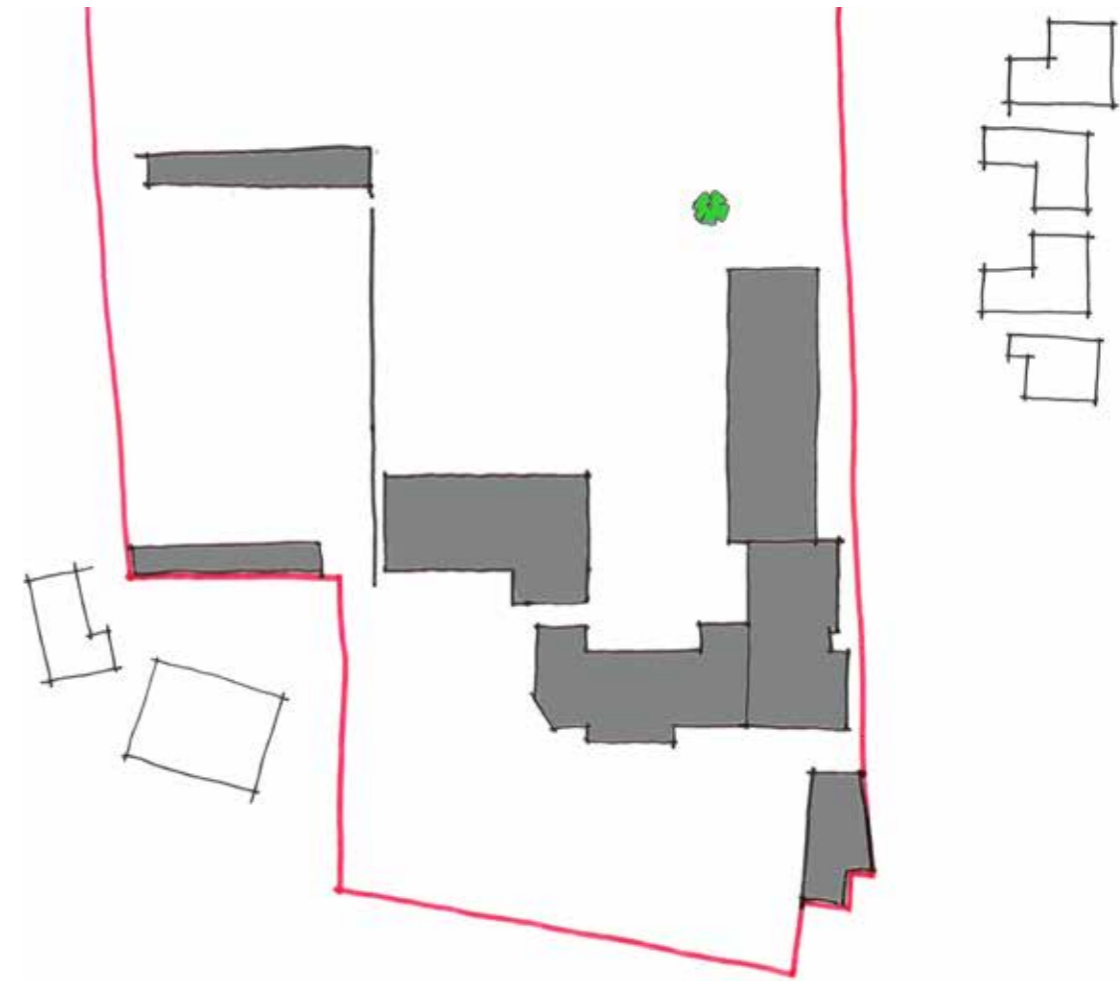
Pros

- Clearly defined landscaped spaces
- Regular formal building layout
- Clear links between buildings and spaces

Cons

- Buildings E, F, H, I and part of C and D, within the OOLTI boundary
- Proximity to Mulberry Tree
- Buildings D and H obscure historic rear elevation

2. Replacement building on chapel footprint



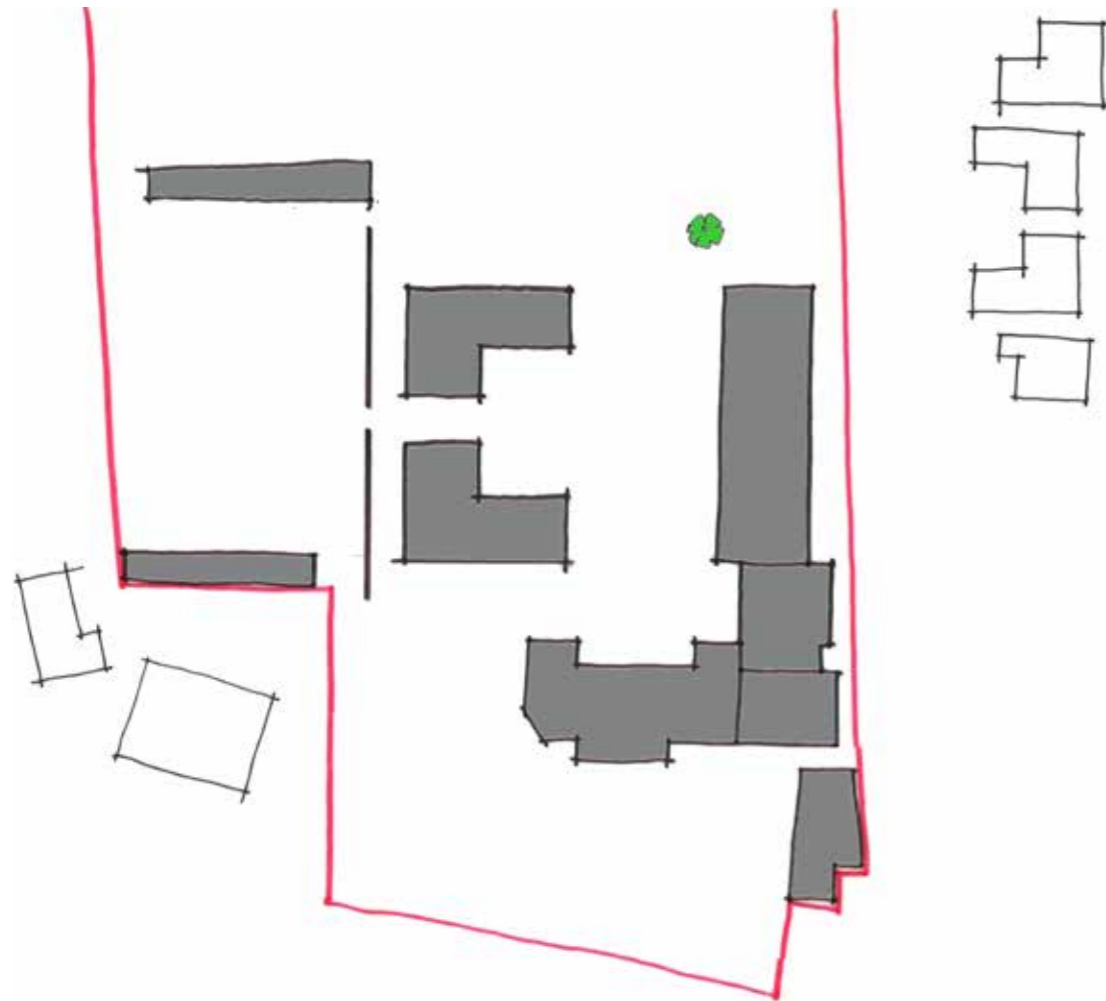
Pros

- Buildings outside the OOLTI boundary
- On approximate footprint of existing buildings
- Development away from Mulberry Tree
- Gardens more open

Cons

- Building would be 3m taller than existing chapel, obscuring the listed building to an even greater degree
- Irregular landscaping arrangement
- Irregular building layout
- Unclear links between buildings and spaces
- No clear connection to walled garden
- Buildings obscures most of historic rear elevation causing additional harm over and above the harm caused by the existing 1950's additions
- Building proportions reinforce the mistakes made in the 1950's

3. C - Shape buildings adjacent to walled garden



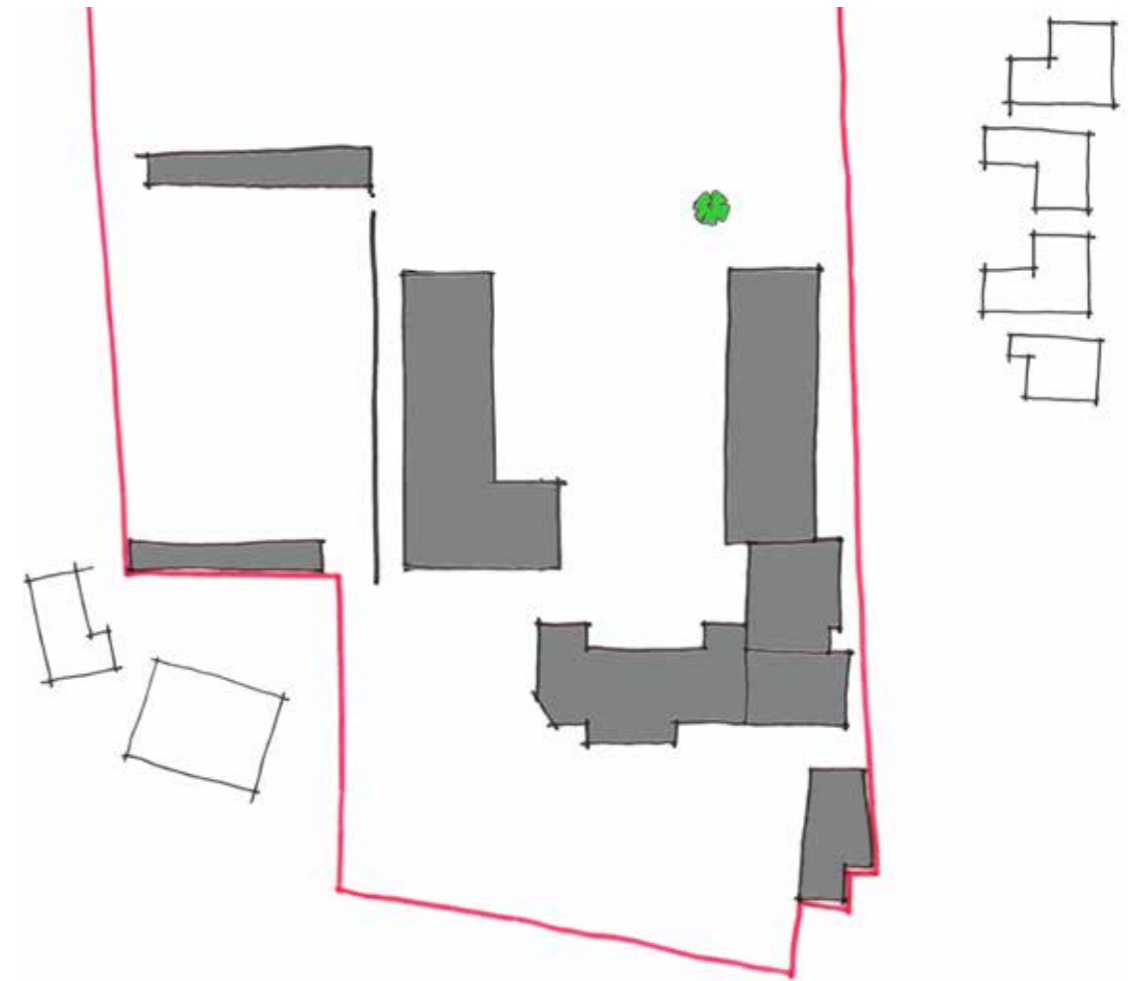
Pros

- Buildings outside the OOLTI boundary
- Development away from Mulberry Tree
- Connection to walled garden

Cons

- Buildings obscure historic rear elevation
- Buildings built close up to garden wall (daylight issues)
- Privacy issues with central pedestrian link to walled garden and proximity of buildings
- Greater length of walled garden obscured from view

4. L - Shape building adjacent to walled garden



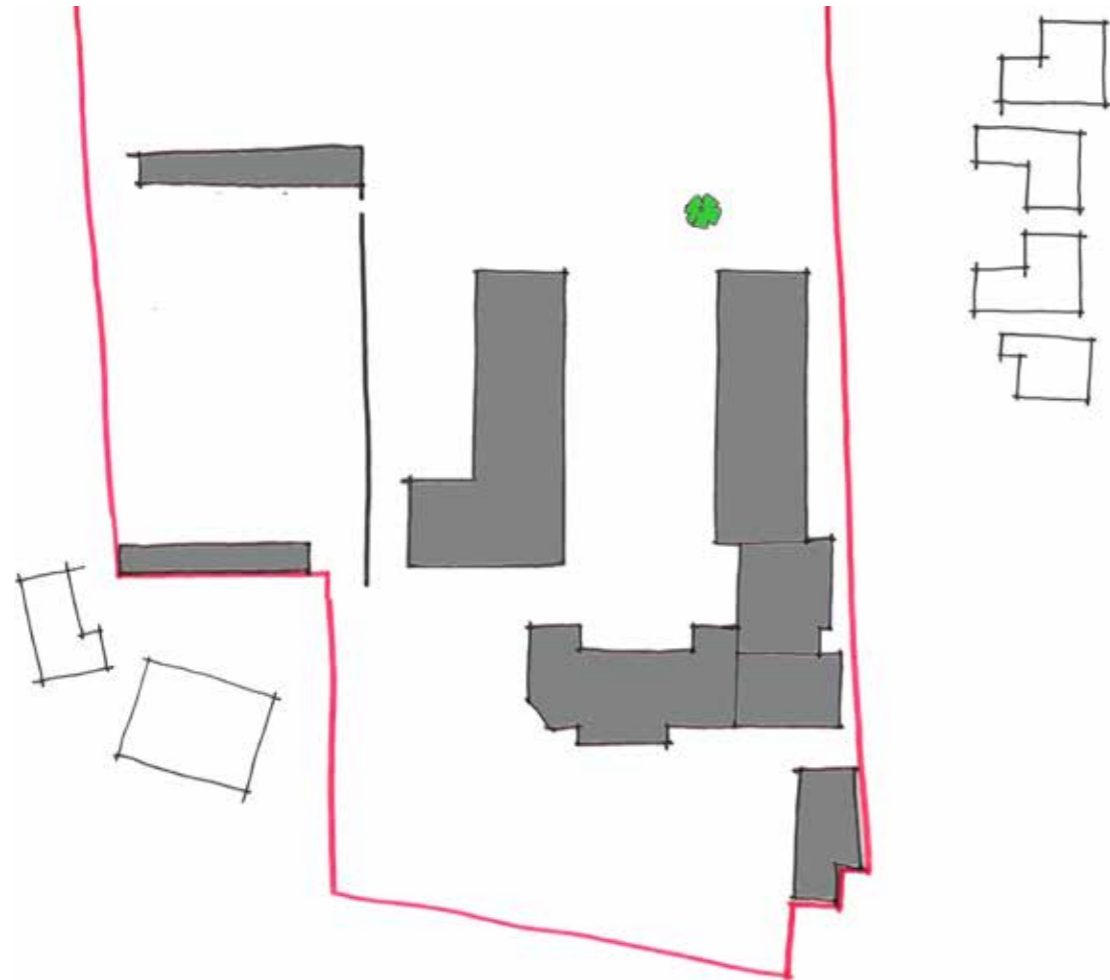
Pros

- Buildings outside the OOLTI boundary
- Development away from Mulberry Tree

Cons

- Buildings built close up to garden wall
- Building obscures virtually all of the garden wall
- No clear connection to walled garden
- Building obscures historic rear elevation
- Irregular landscaping arrangement
- Irregular building layout

5. L - Shape handed building adjacent to walled garden



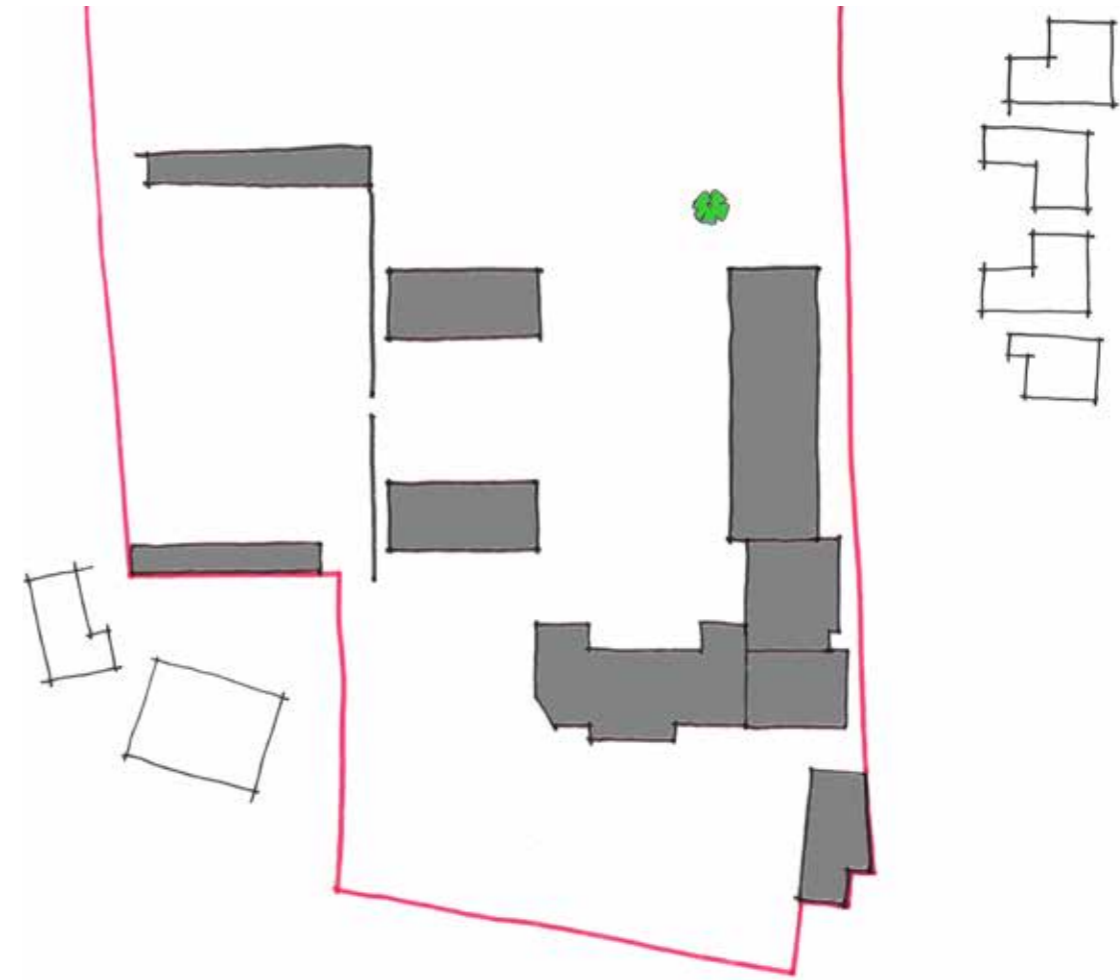
Pros

- Buildings outside the OOLTI boundary
- Development away from Mulberry Tree

Cons

- Less open character
- No clear connection to walled garden
- Building obscures historic rear elevation
- Irregular landscaping arrangement
- Irregular building layout

6. Current Proposals showing mews buildings adjacent to walled garden



Pros

- Buildings outside the OOLTI boundary
- Opening of view of NW wing for the first time in 60 years rectifies mistakes made in 1950's which harmed the setting of the Listed Building
- Less development in walled garden (southern shed retained and northern greenhouse rebuilt on existing footprint)
- Development away from Mulberry Tree
- Greater opening up of Listed Building as a whole
- Clear links between buildings and spaces
- Maximum view of walled garden
- Regular landscaping arrangement
- Regular building layout

Cons

- Less residential accommodation overall

Site plan - at Pre-Application



Site plan - Planning Application



Site plan - Revised Proposals

Quantum of residential development;

- Existing Buildings; 9 Dwellings
- New Build; 14

Total number of dwellings; 23



Revised proposals - Comparative Footprints

Key

- Historic Buildings
- New Extension
- New houses

Application Boundary

Existing Building
 Previous Planning Application

0m 10m 20m 30m



Existing View



Planning and Listed Building Applications 16/3552/FUL and 16/3553/LBC

Original Submission September 2016



Proposed amendments to Applications 16/3552/FUL and 16/3553/LBC

Revised Proposals February 2017



Quantum of Development – Revised Proposals

The proposals will provide the following accommodation:

Existing Building

- 3 x 2 bed flats (units 9, 10, 11)
- 1 x 4 bed house (unit 14)
- 1 x 2 bed flat (unit 15)
- 1 x 3 bed maisonette with basement (unit 16)
- 1 x 2 bed house (unit 17)

Extension

- 3 x 2 bed flats (units 6, 7, 8)
- (plus guest suite)

Existing Coach house (cottage)

- 2 x 2 bed flats (units 12 and 13)

New Houses

- 11 x 2 bed houses (Units 1-5 and 18-23)

Total no. of units

23 units + guest suite

Total no. of car parking spaces

26 plus 20% visitor = 31 spaces (this includes 4 disabled bays)
Plus 1 estate managers car parking space = 32 spaces

Cycle spaces and car parking:

- 26 cycle spaces
- 32 car parking spaces



House Types

Key

- Existing Buildings
- Replaced Extension
- House Type 1
- House Type 2
- Site Ownership Boundary
- Application Boundary



Indicative site plan only

Storey Heights & Distances

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



Indicative site plan only



Access and Parking

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

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

Pedestrian access to the houses to the north are either through an existing opening in the walled garden wall or via a pathway adjacent to the existing building.

- Parking for 32 cars is proposed in newly landscaped areas behind new hedging or behind the existing front wall.
- There are four disabled bays (10%) and 26 cycle spaces (100%).

Bins and bikes are located either in the shed in the walled garden and next to the coachhouse.

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

Key

◀ - Fire / Emergency Access

◀ - Vehicular Access

◀ - Pedestrian Access

— Site Ownership Boundary

— Application Boundary



Indicative site plan only

House Types

Housing

There are two new housing typologies that provide 2 bedroom houses. These will all provide high quality accommodation within traditionally designed elevations and incorporating materials such as timber windows, brickwork to match that of the existing building and slate roofs.

Existing Building

- 3 x 2 bed flats (units 9, 10, 11)
- 1 x 4 bed house (unit 14)
- 1 x 2 bed flat (unit 15)
- 1 x 3 bed maisonette with basement (unit 16)
- 1 x 2 bed house (unit 17)

Extension

- 3 x 2 bed flats (units 6, 7, 8)
- (plus guest suite)

Existing Coach house (cottage)

2 x 2 bed flats (units 12 and 13)

New Houses

- 11 x 2 bed houses (Units 1-5 and 18-23)

Total no. of units

23 units + guest suite

Total no. of car parking spaces

26 plus 20% visitor = 31 spaces (this includes 4 disabled bays)
Plus 1 estate managers car parking space = 32 spaces

Cycle spaces and car parking:

26 cycle spaces
32 car parking spaces

Existing Building

The central historic core is to be retained as a single dwelling over ground and first floors (with basement) as it once was. The second floor which was a later addition is a separate apartment accessed by the existing stair (in the infill development) and a new lift.

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

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

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

The conservatory is retained and refurbished as part of a dwelling and leads onto a room which originally had period French windows



overlooking the garden. This has since been blocked in to allow for the single storey 1950's building which connected the historic building to the chapel. It is proposed this wing is to be demolished and french doors provided, which open out to a garden area.

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

The facade only on the later wing to the east is to be retained. The internal layout is to be completely rebuilt to create high quality living accommodation.

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



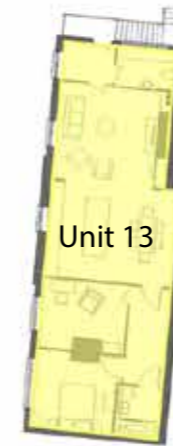
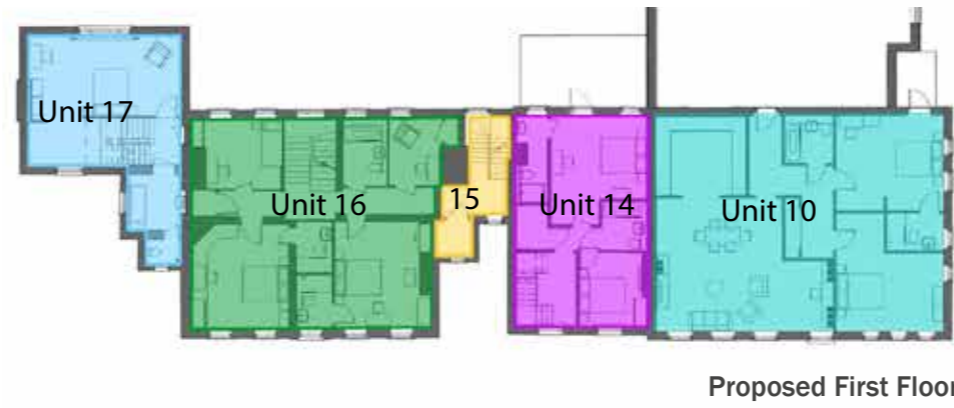
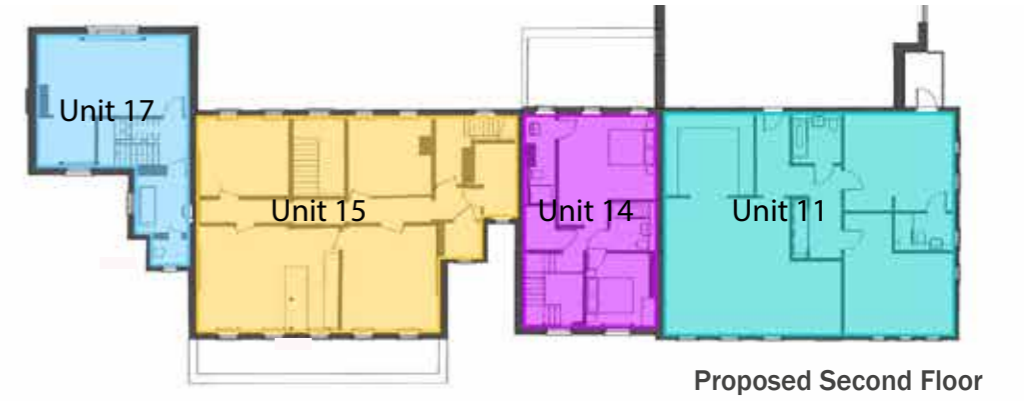
Key Plan



Existing Building

- 3 x 2 bed flats (units 9, 10, 11)
- 2 x 2 bed flats (Coach house units 12, 13)
- 1 x 4 bed house (unit 14)
- 1 x 2 bed flat (unit 15)
- 1 x 3 bed maisonette with basement (unit 16)
- 1 x 2 bed house (unit 17)

(refer to planning drawings)



Coachhouse (Cottage) Units 12 and 13

The coachhouse forms an important historical part of the layout of the site. This building will be retained and refurbished using as much of the original building fabric as possible. The large timber doors on the ground floor will be replaced with sliding glazed doors to the inside and folding timber doors externally.

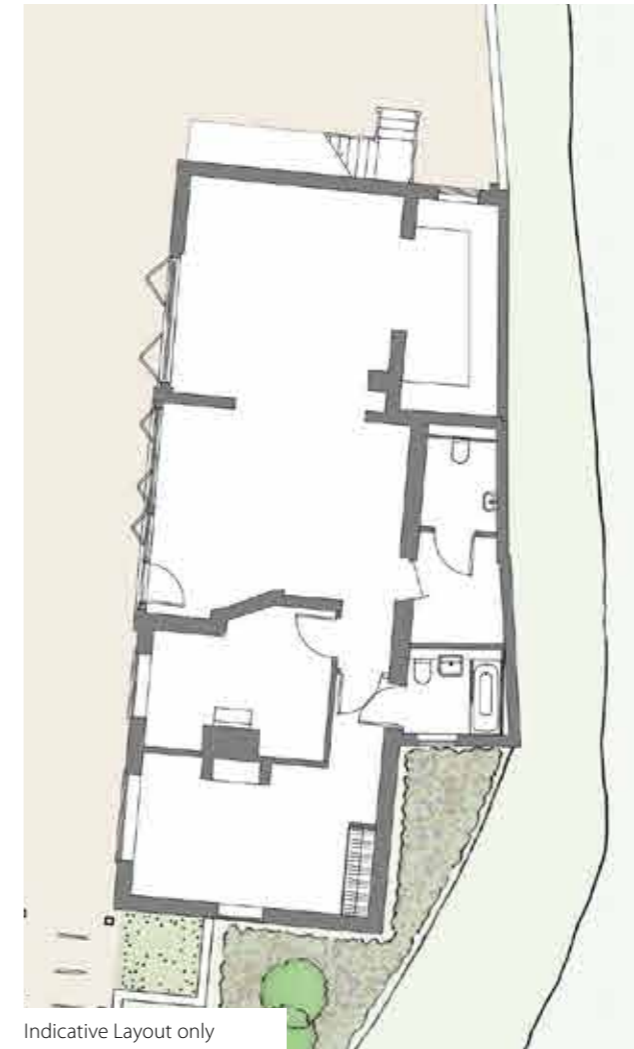
These will match the appearance of the existing timber doors as closely as possible.

Accommodation will comprise two 2 bedroom apartments.

The stair to the northern side will be removed as it is unsightly and in a state of disrepair and not part of the historic fabric. A new access stair will be built in its place for the first floor apartment.

The newer entrance porch on the southern side of the building will also be removed.

The plastic corrugated roof to the rear of the property will be removed and this area reroofed in slate to match the existing (refer to planning drawings and Schedule of Works)



Key Plan

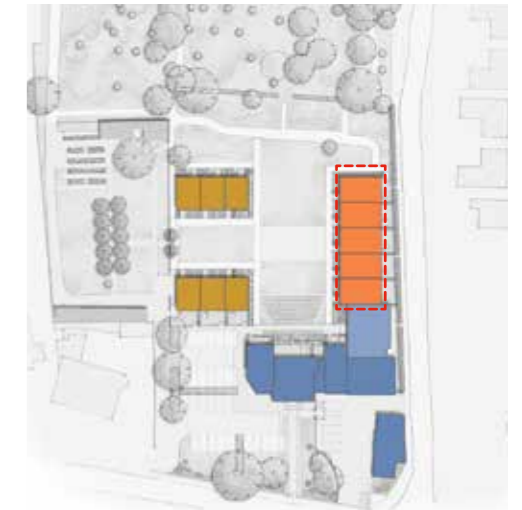
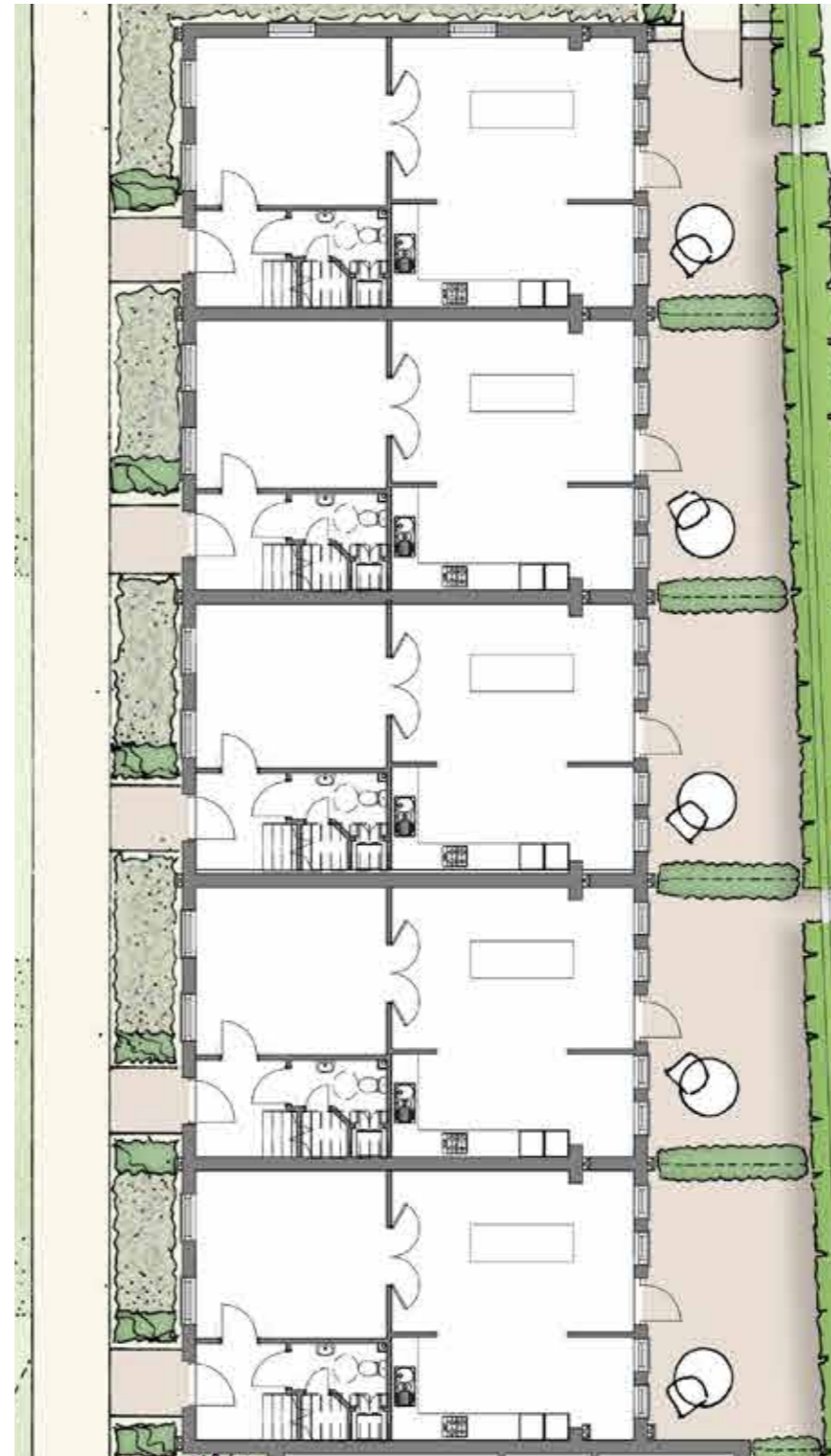
House Type 1 (units 1-5)

This is a 2 Bedroom House located adjacent to Martingales Close.

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

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

One house has been removed from this terrace in these revised proposals and the buildings brought out of the OOLTI boundary.



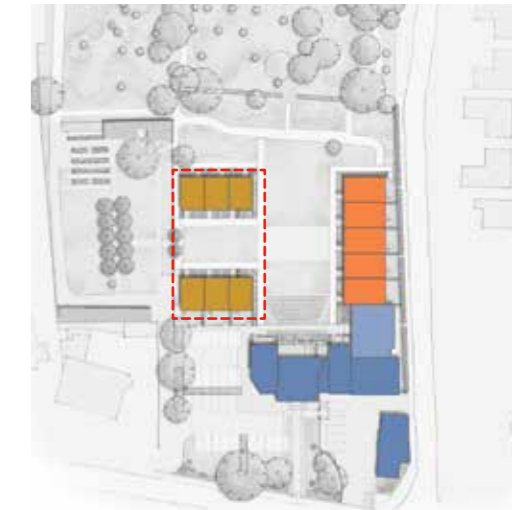
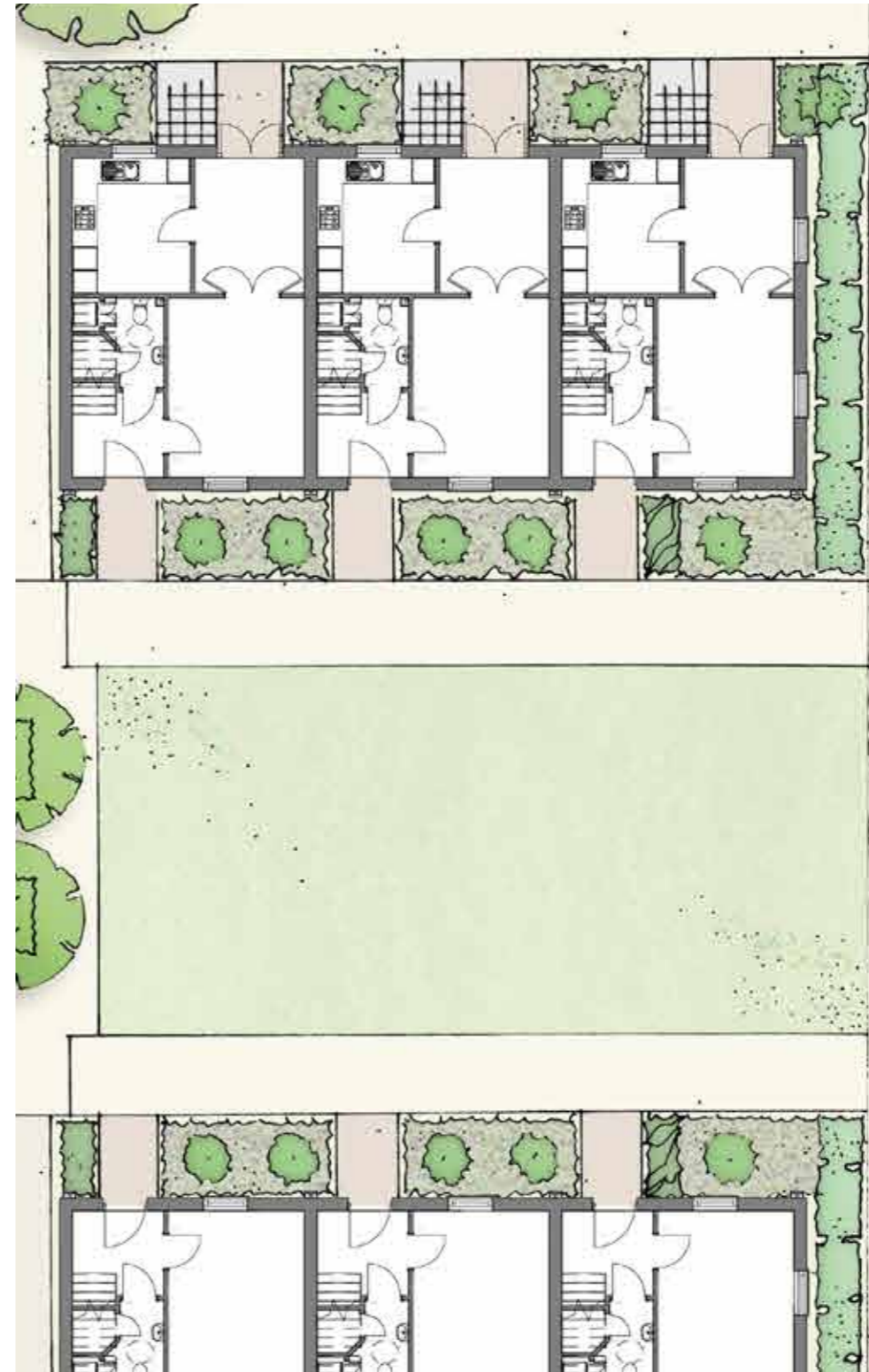
Key Plan

House Type 2 (units 18 - 23)

This is a 2 bedroom house type forming two terraces facing on to a lawned courtyard garden adjacent to the walled garden.

This 2 storey house has a dining/ living space with direct access to the patio garden. There is a ground floor WC, utility room and generous storage space.

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



Key Plan

The Greenhouse

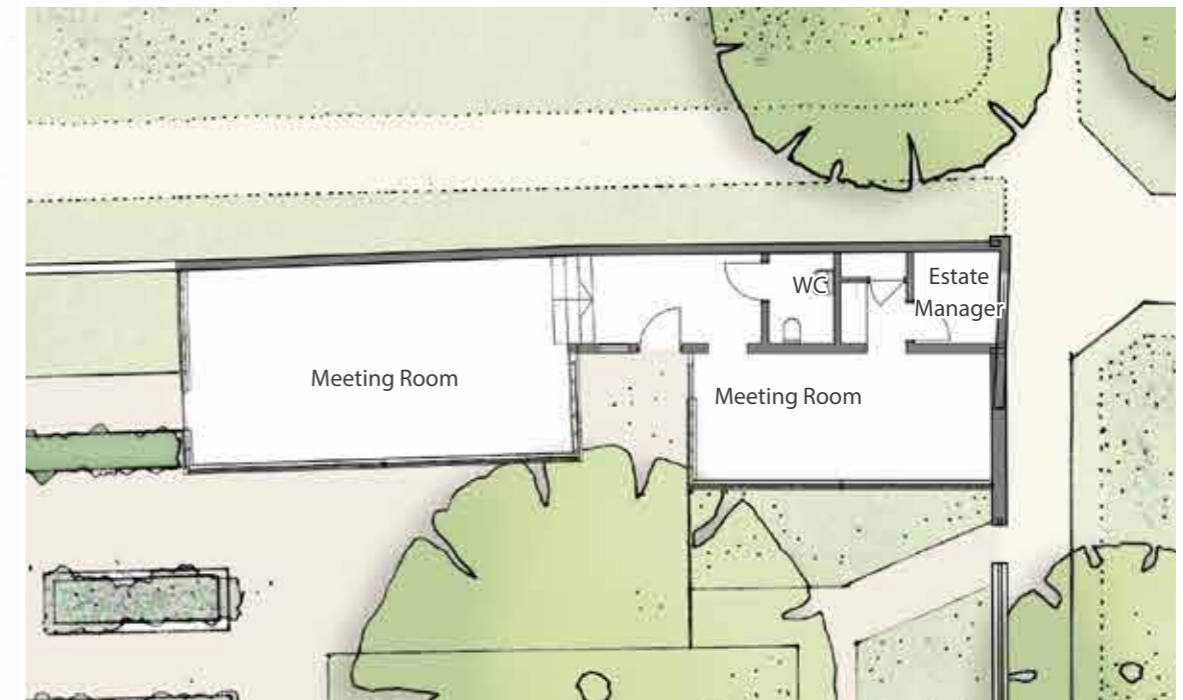
The current greenhouse is in a state of disrepair and not part of the historic 18c buildings. It is proposed to demolish and rebuild it on the same footprint with the same architectural style. The roof will be slate rather than glass to prevent overheating.

The garden walls are to be retained.

This building is to be used as meeting rooms as well as a small office for the Estate Manager.



Key Plan





Revised Proposals

Planning Application



Protected Views

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

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

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

The revised proposals have also been tested and again do not have an adverse effect on these views.

Protected Views

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





Protected Views

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



Protected Views

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

View of site from Ham Avenues

View from Ham Avenues. showing Existing roofline and Proposed



Existing view



Proposed view - Revised Proposals



Key

- Existing Building
- Proposed Building

Lifetime Homes and Wheelchair Dwellings

Lifetime Homes and Wheelchair User Dwellings M4 (3)

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

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

Lifetime Homes

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

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

Approved Document Part M4 (2) Category 2: Accessible And Adaptable Dwellings

Broadly equivalent to the LTH Standard, however:

Step-free access required to dwelling;

No requirement for a through-floor-lift, hoist, temporary bed space at entrance level or turning circles in living or dining spaces;

Stair width minimum 850mm;

Modified WC approach zone

Wheelchair User Dwellings M4 (3)

Approved document part m4 (3) Category 3: wheelchair user dwellings

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

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

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

Section 04.
Landscape

Landscape Strategy






Local Landscape Character

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

The intent is to carry out careful management of the existing garden landscape in order to enhance and conserve the site's qualities rather than impose a new design approach. The scheme retains perimeter walls, seeks to reduce the existing extent of hard surfacing to the Ham Common frontage and offers a palette of hard materials sympathetic to the architectural character of the area and retained listed building.

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

Key

- | | |
|--|--|
|  Application boundary | 7. Retained Mulberry tree |
|  Site ownership boundary | 8. Espalier fruit trees to screen boundary |
|  Retained trees | 9. New and retained vegetable beds |
|  New trees | 10. New 'heritage' fruit trees |
|  Trees of strategic of historical importance with protection orders | 11. Orchard Walk (existing path retained) |
| 1. Ham Common | 12. Species rich wildflower staircase |
| 2. Existing vehicle entrances retained | 13. Cycle shelter & stands |
| 3. New footpath and metal gate | 14. Refuse stores |
| 4. Plastic grid ground reinforcement with gravel/ grass infill to parking areas | 15. New gateway to walled garden |
| 5. New stepped entrance to existing building | 16. Existing garden footpaths retained |
| 6. New steps to Coach House | 17. Private patios |
| | 18. Wildflower meadow enhancement. |



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

The orchard is retained for its significance to the site and locality.

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

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



Landscape Section A-A

Key

- | | |
|---------------------------------------|-------------------------------------|
| 1. Ham Common | 7. Access to garden terraces |
| 2. Existing brick boundary wall | 8. Wildflower staircase |
| 3. Retained Holm Oak at site frontage | 9. New access to walled garden |
| 4. Forecourt | 10. Open lawn |
| 5. New entrance | 11. Existing Mulberry tree retained |
| 6. Listed building | 12. Existing orchard retained |



Images for illustrative purposes

Landscape Design Principles

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

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

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

The open lawn to the north of the manor house is retained and a bold wildflower staircase provides a colourful transition to the lower lawn. The vista extends towards the retained mulberry tree (TPO specimen) with flowering climbing plants clothing the new building facades bringing in colour and framing the view into the orchard from the terrace.

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

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

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

The existing mulberry tree on the rear lawn is retained in recognition of its special importance in the garden.

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

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

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



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

Forecourt and entrance



Wildflower staircase and garden courts



Orchard



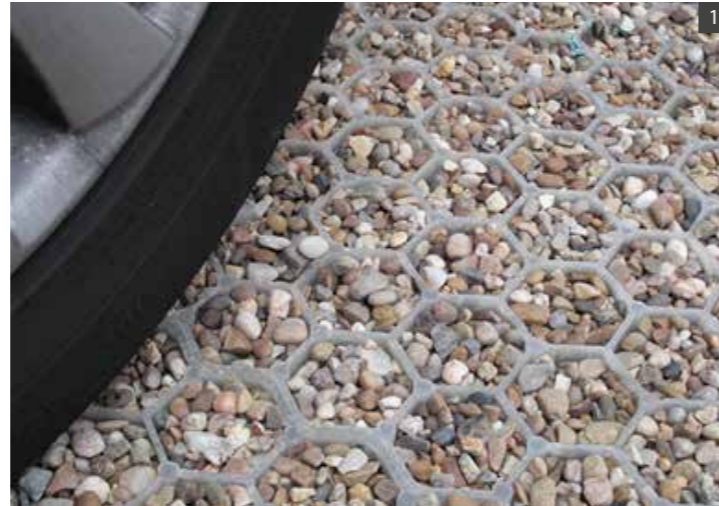
All images for illustrative purposes

Hard Materials Palette

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

External Lighting Design Criteria and Aesthetic Considerations

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



All images for illustrative purposes

- 1/2. **Parking Areas** - Plastic grid ground reinforcement with gravel/ grass infill
- 3. **Main Entrance & Pedestrian Footpath (Off Ham Common)** - Marshalls Appleton Yorkstone flag paving or similar; Finish: Flame

- 4. **Walled Garden (Replica clay pavers)** - Tobermore Retro paving or similar; colour: Retro bracken
- 5. **Footpath to Orchard** - Upgraded to Resin bound gravel with timber edge.

- 6. **Pedestrian Footpath** - Resin bound gravel with flush steel edging



- 7. **Coach House Forecourt** - Retain and match existing blue engineering brick paving
- 8. **Private Patios** - Marshalls Tegula Cobbles or similar; colour: Pennant Grey

- 9. Oak planter
- 10. **Cycle stand** - Marshalls Ollerton Sheffield Stainless Steel or similar
- 11. Reconstituted stone steps

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

Planting Strategy

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

The planting is graded in height from the boundary towards internal pathways bringing in daylight and maintaining good surveillance through the lawns and orchard. A mix of spring bulbs with a mown grass strip forms a margin to pathways. Climbing plants are an important component providing vertical greening to the retained walls and the façades of existing buildings in order to establish a unified planting scheme and a proportion of vertical greening.

The quality and value of trees on this site has been assessed in accordance with best practice under BS5837: Trees in Relation to Design, Demolition and Construction (2012). The proposed layout has been carefully considered and guided by the constraints of significant existing trees and tree groups. All proposed tree removals are informed by the tree survey to ensure that any tree losses are limited to those of poor quality or value. The Landscape & Ecology proposals demonstrate opportunities to improve and sustain the tree cover on the site.

Biodiversity and Ecological Enhancement

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

The key ecological design features include the:

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

Trees

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

Hedging

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

Shrub Curtilage

9. – 10.

Wildflower Grassland Mix

11. – 12.

Sensory / Herbaceous

13.

Grasses / Bulbs / Groundcover

14. – 15



Images for illustrative purposes



Section 05. Waste Management Plan

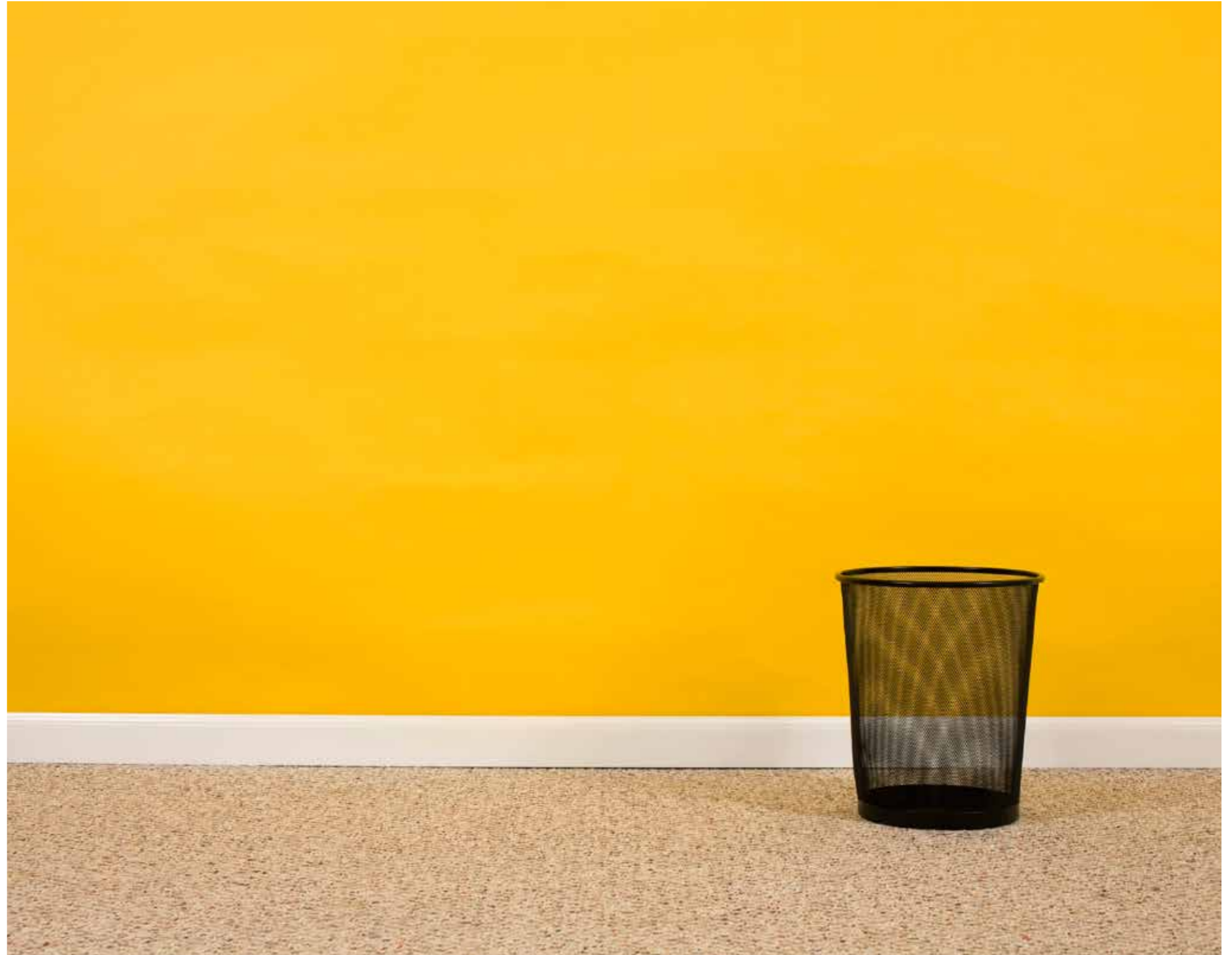
The proposals include adequate space for the storage of refuse and recycling and can be easily accessed by the site manager.

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

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

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

Total 8 no. 1100 Litre Euro Bins.



Section 06. Summary of revised proposals

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

Accommodation has been reduced in this amended application and moved out of the OOLTI.

The concerns over the TPO trees (Mulberry and the Holm Oak) have been addressed (see Arboricultural Report)

The division of the main house has been redesigned based on suggestions by the Conservation Officer to retain the historic core as a single dwelling.

The rear elevation is also now completely revealed which greatly improves its setting in the landscape.

The landscaping has been simplified in response to officer comments and the walled garden and orchard retained as they are.

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

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

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

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

The proposals also respect the existing views and vistas.

