

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



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Architecture
Urban Design
Masterplanning
Landscape
Sustainability
Project Services
Planning
Interiors
Research

PRP Job Reference

AA6250

Issuing Date / Office

17/02/2017 / Surrey

Revision Number / Date Checked

Rev 1 / February 2017

Project Lead

Polly Damen

Original File Location

L:\AA6250 St Michael's Former Convent Ham Common\PRP Live Data\Presentation\DAS\DAS\20170117 Revised Proposals



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Section 01. Introduction

Summary of Proposals

Application Summary

Total 23 dwellings:

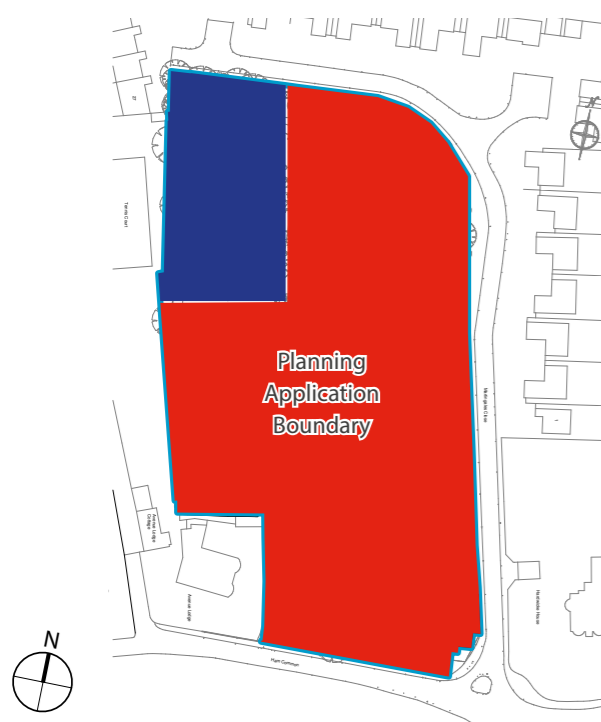
Existing Buildings

- 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

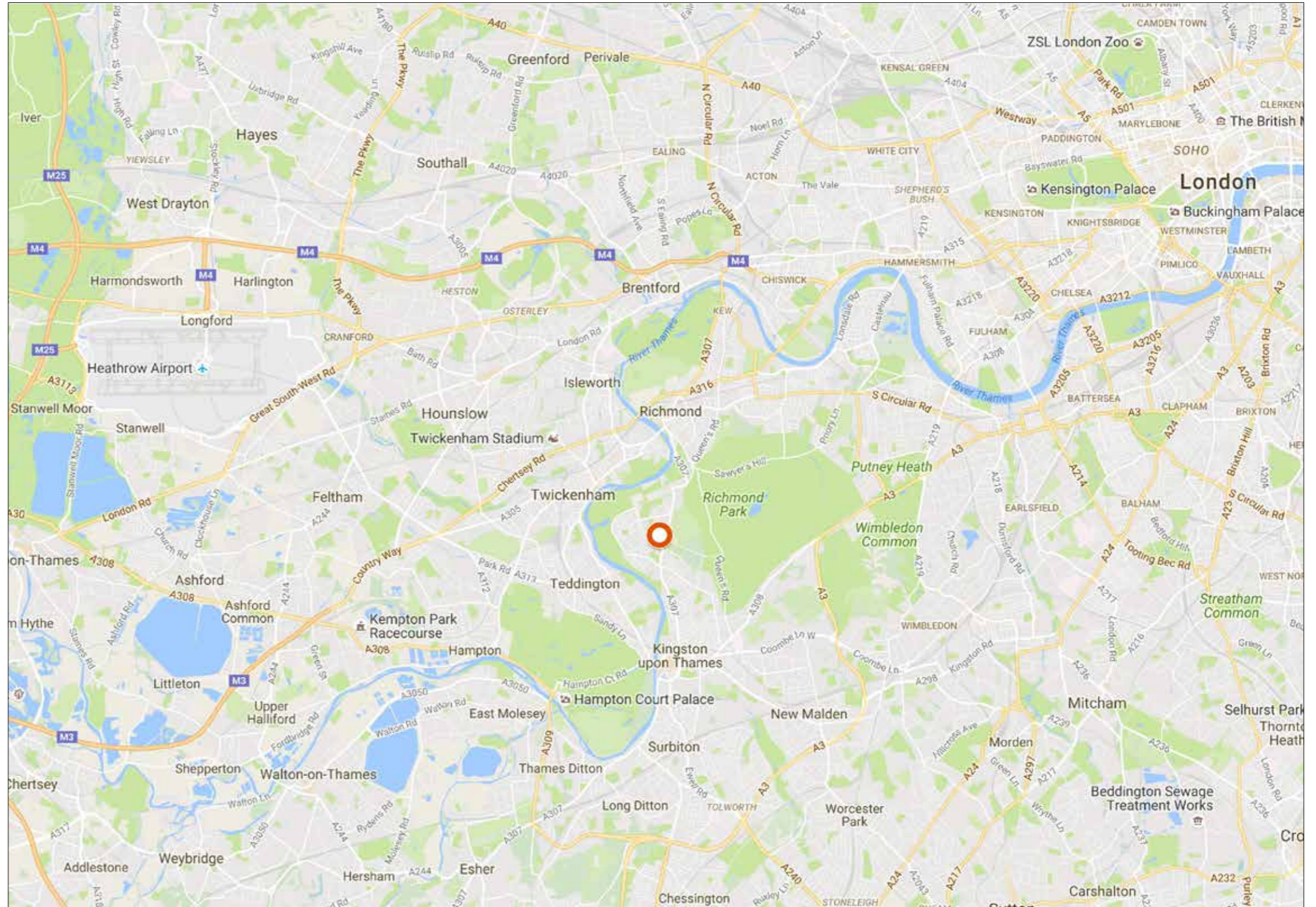
Rotary Court is an example of Beechcroft's skilled restoration of a period building. Once owned by the Crown Estate, this early Victorian building was converted into 26 two and three-bedroom apartments which were sold on the open market. The development is next to houses once owned by Sir Christopher 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.

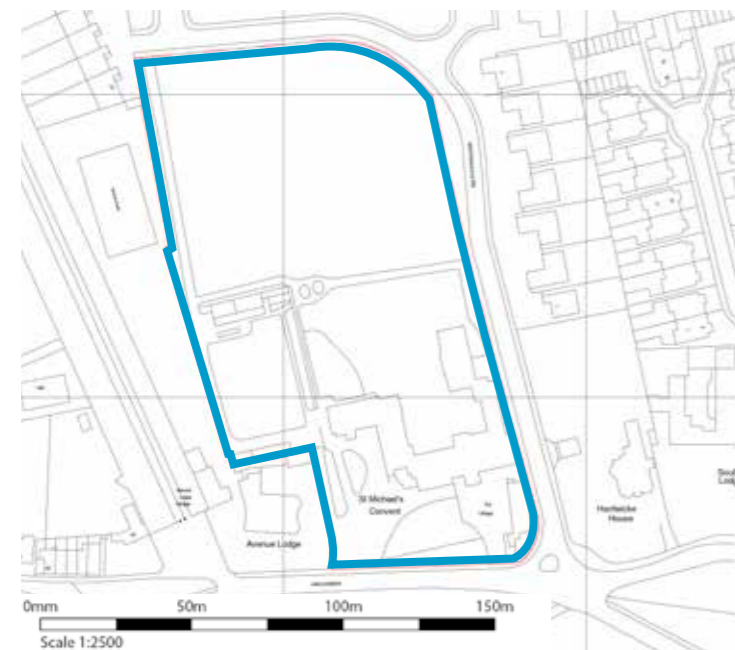
From Kingston:

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

Key

— Site Ownership Boundary

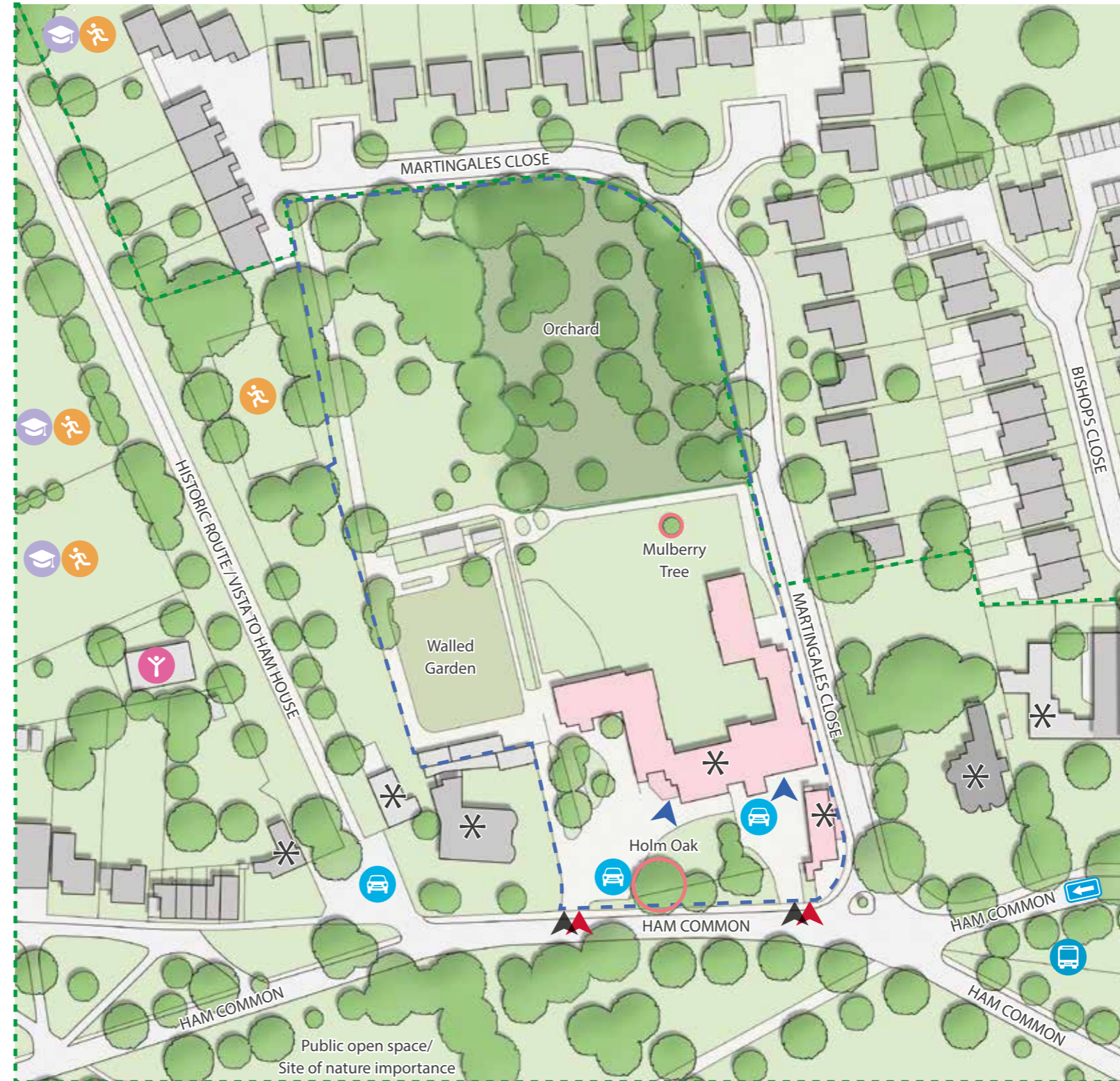
Site Location Plan



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.

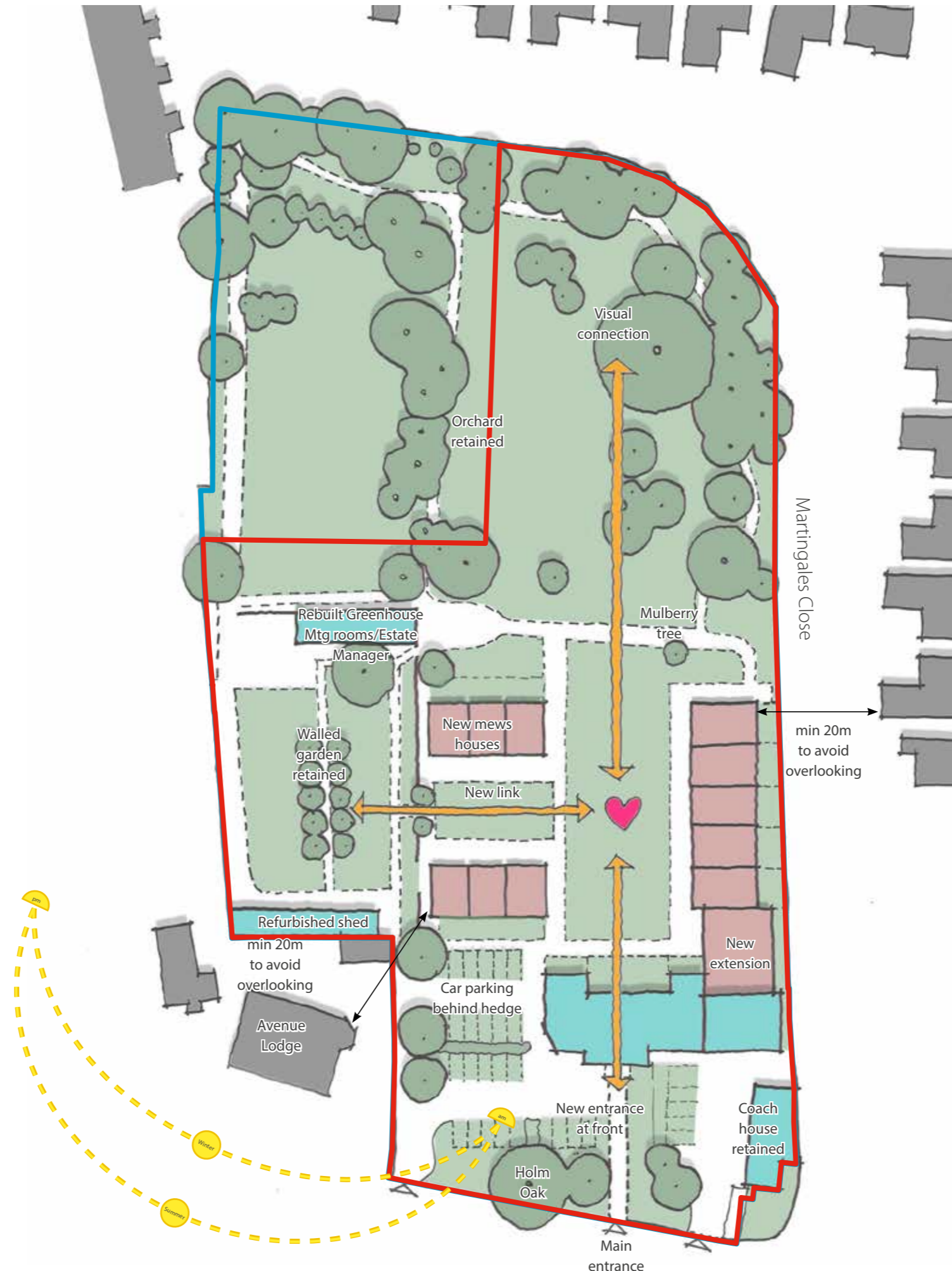
A path on both sides of the lawn leads the residents down towards the orchard. On the east side of the lawn is a 2 storey terrace of houses. On the west side there is a small mews of 2 storey houses centred around a courtyard garden. This design creates a formal arrangement of buildings which are positioned 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.



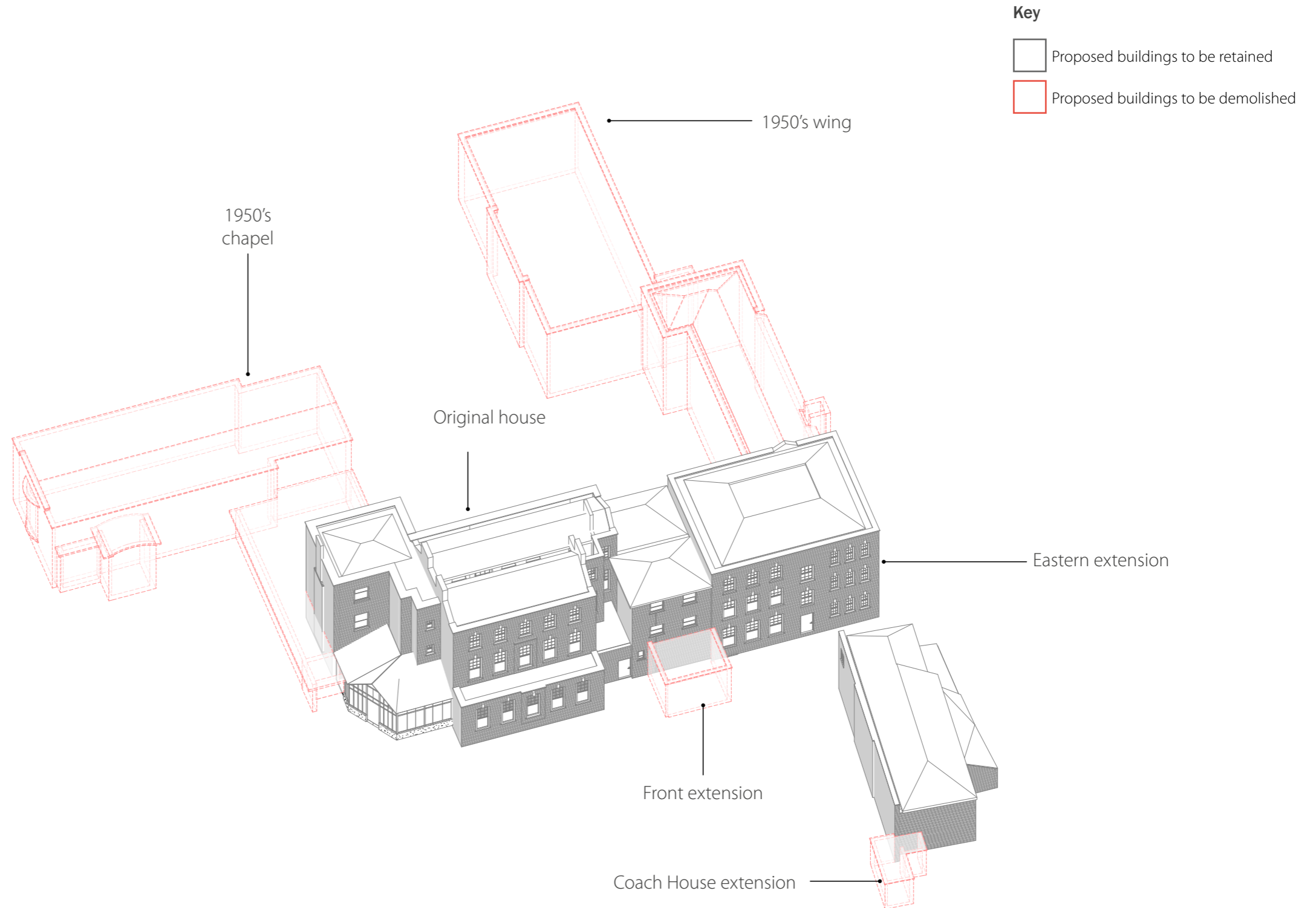
Front elevation later addition



Chapel dated 1956

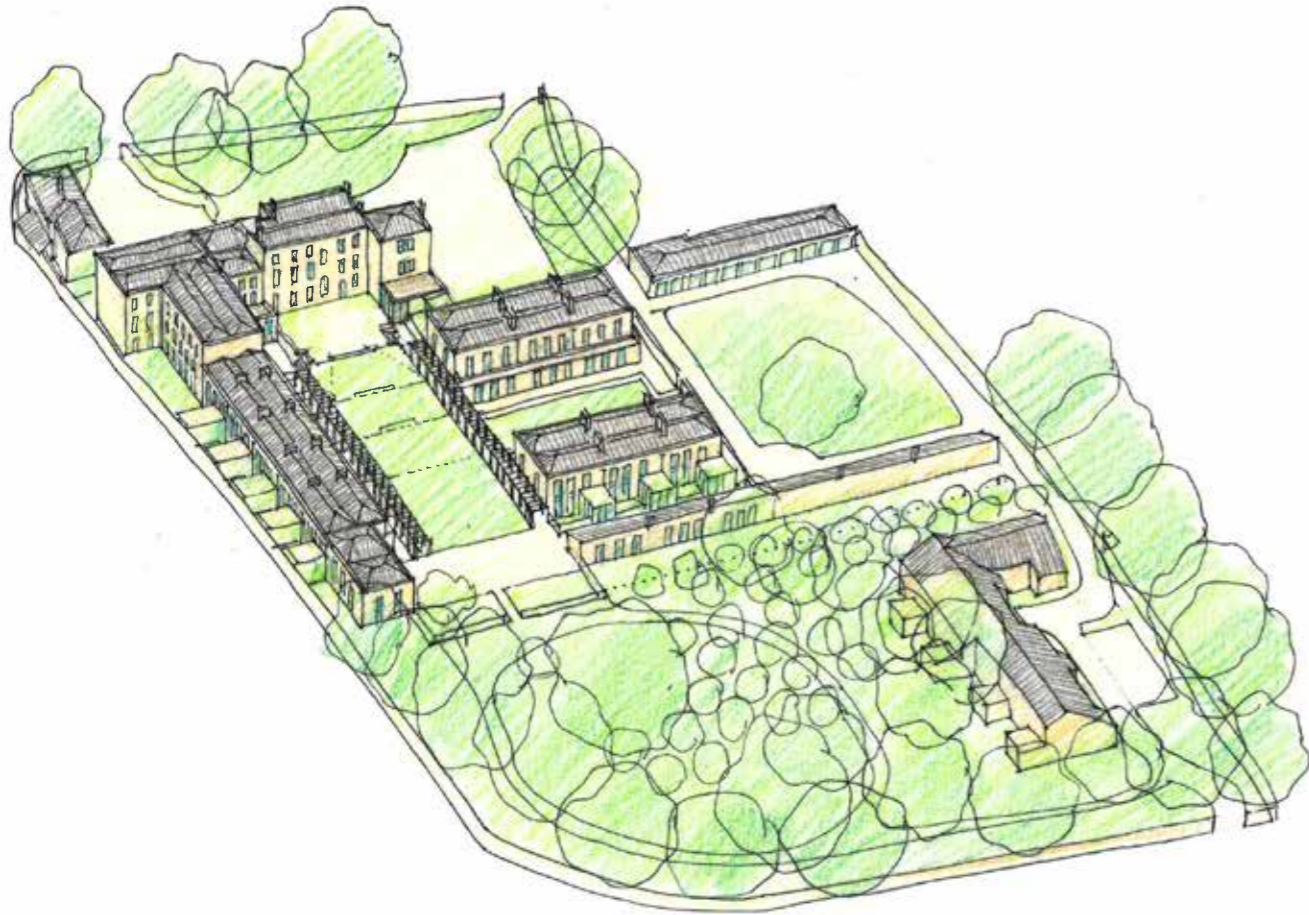


East wing dated 1956

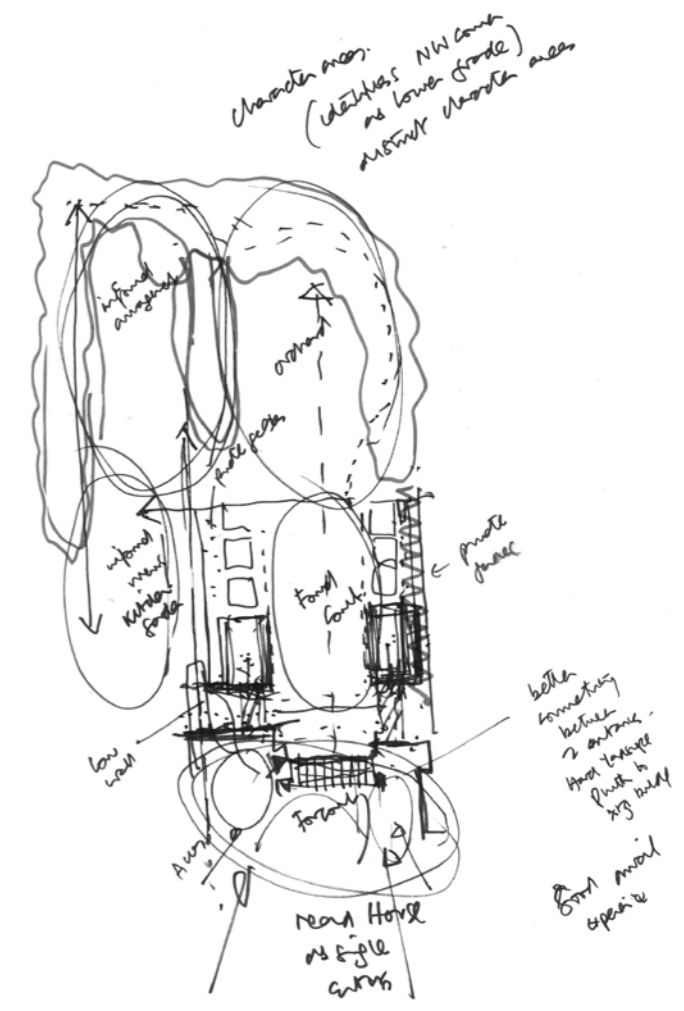
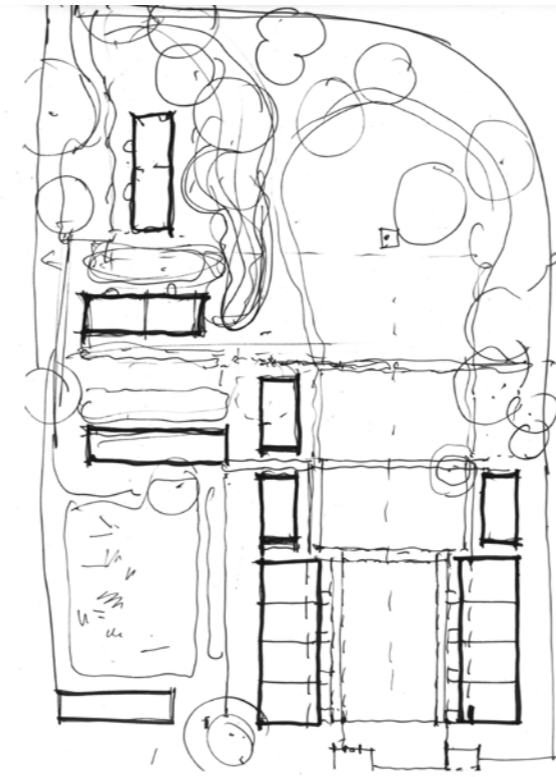
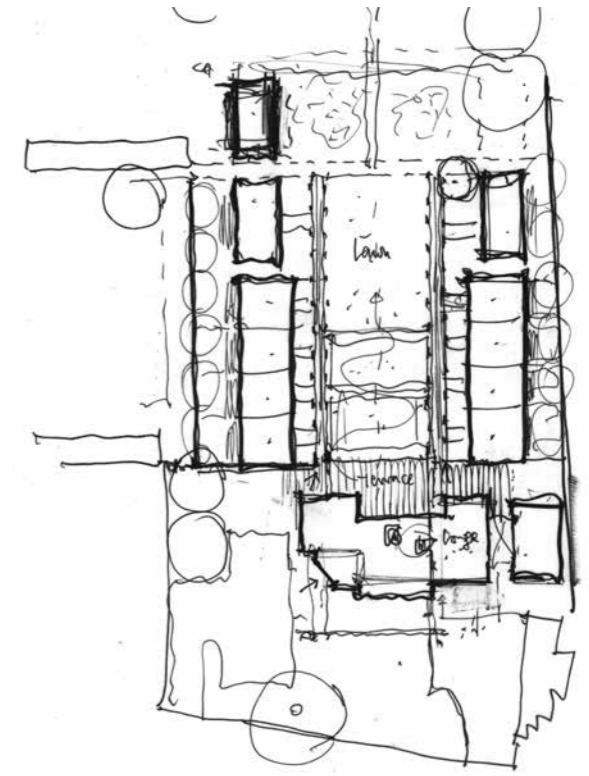
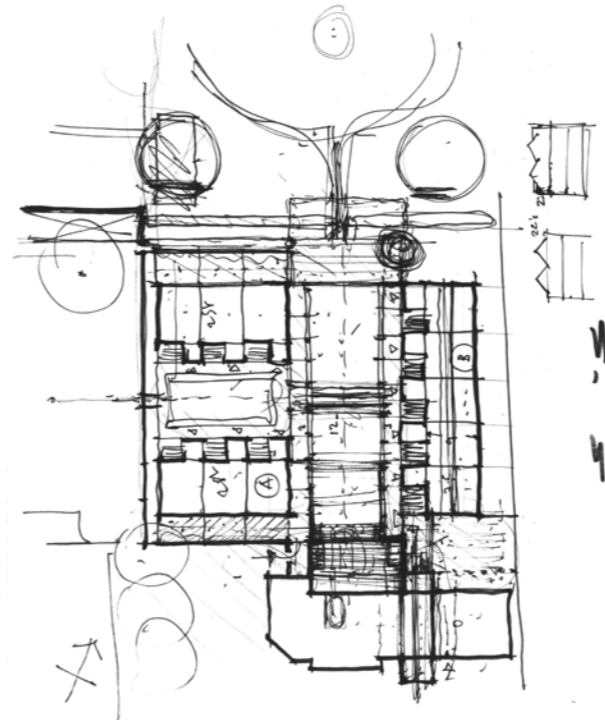


Sketch Pad

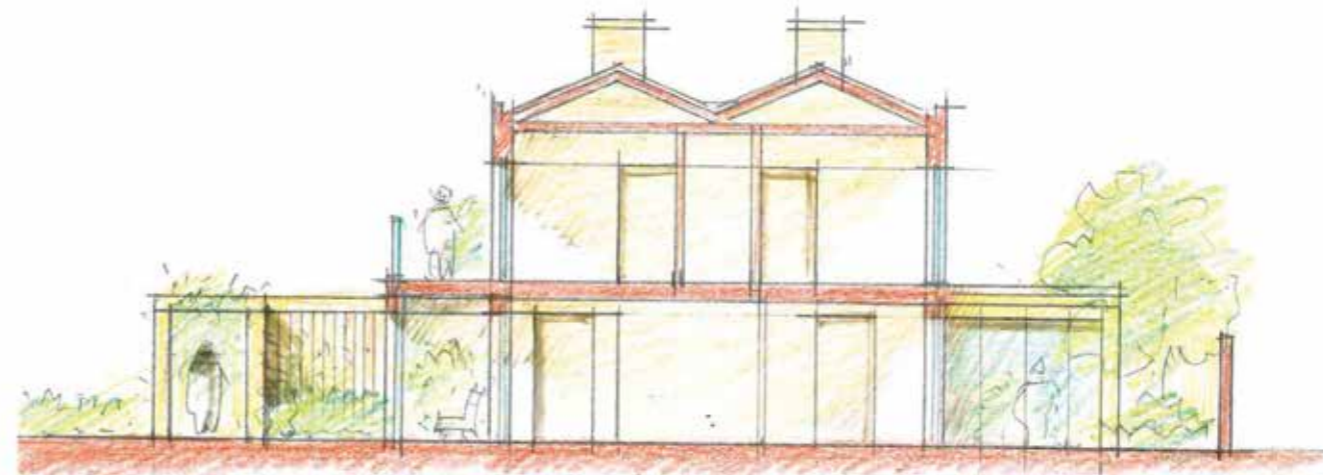
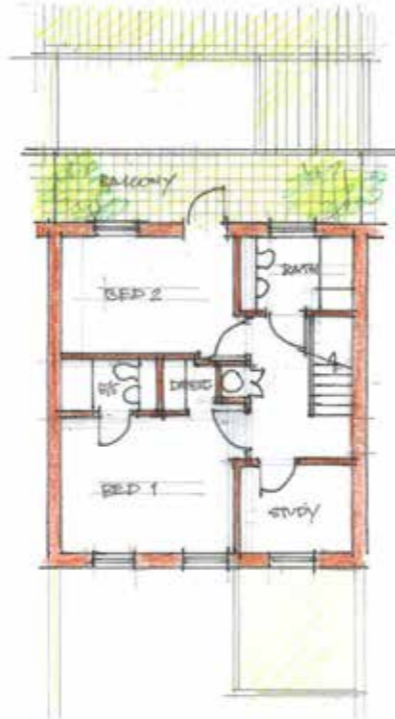
These drawings are a selection of working sketches produced throughout the design process and illustrate the development of the form, massing and architecture.



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

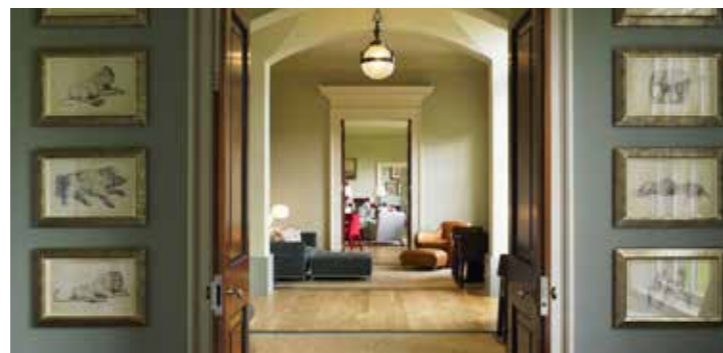
The restoration and division of the buildings has been revised in these proposals following discussions with the Conservation Officer. See Schedule of Works and Planning Drawings



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



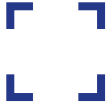




Proposed

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.

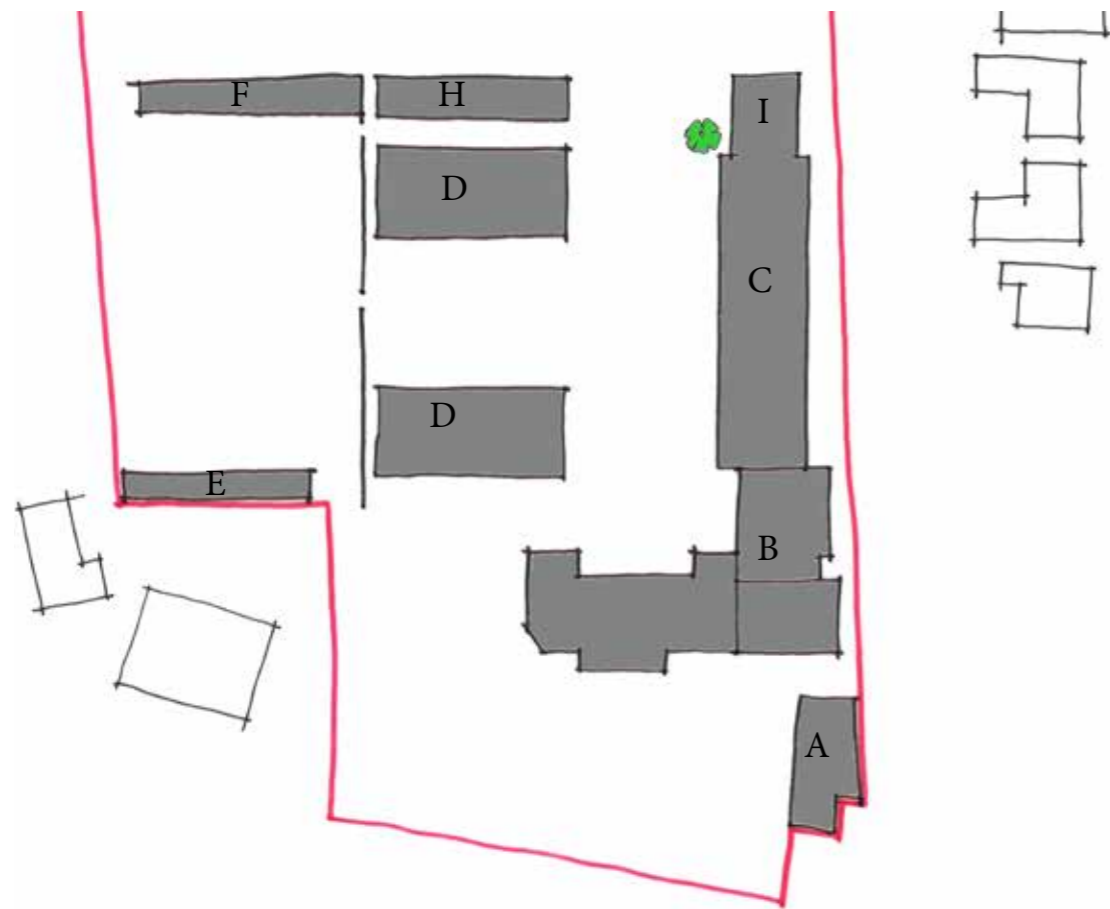
The design will retain all the original quality architectural features.

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



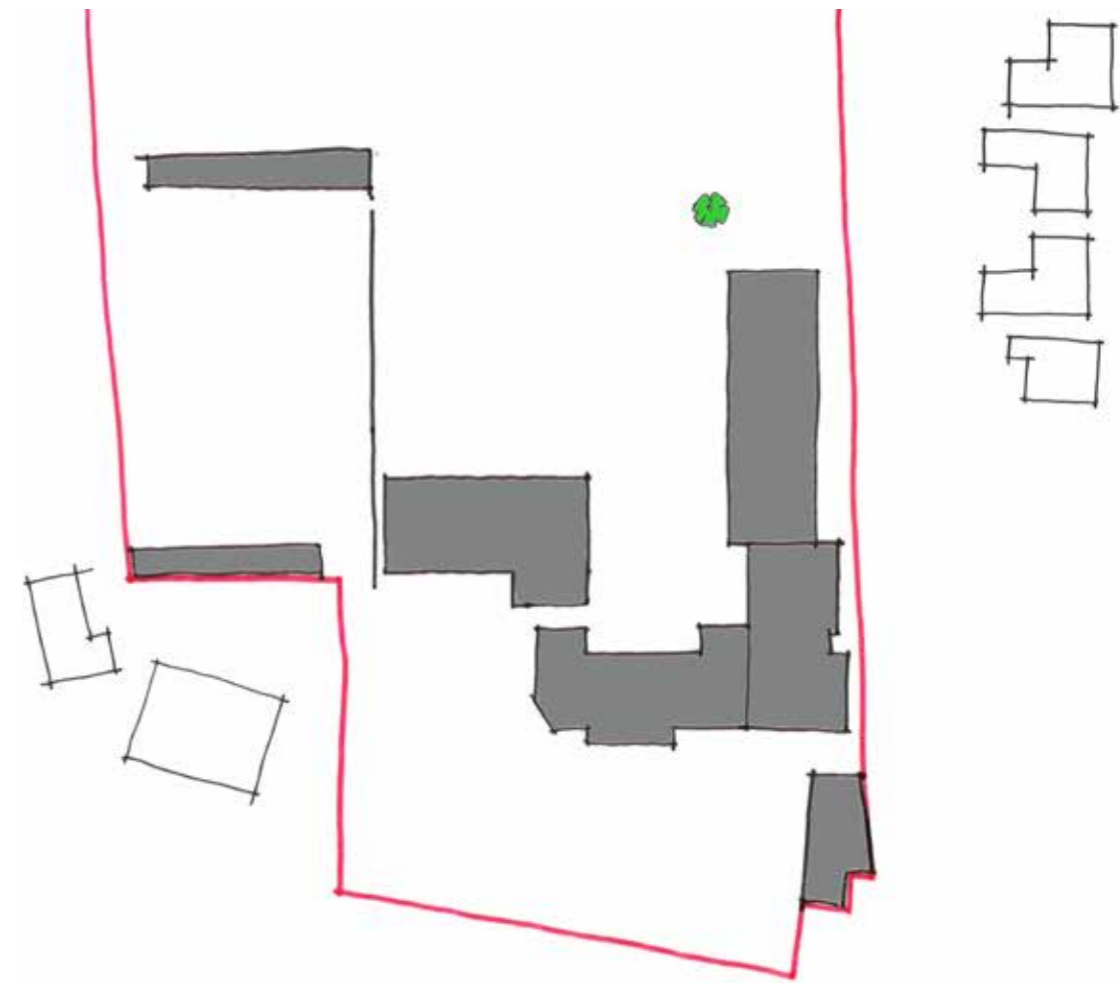
Pros

- 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



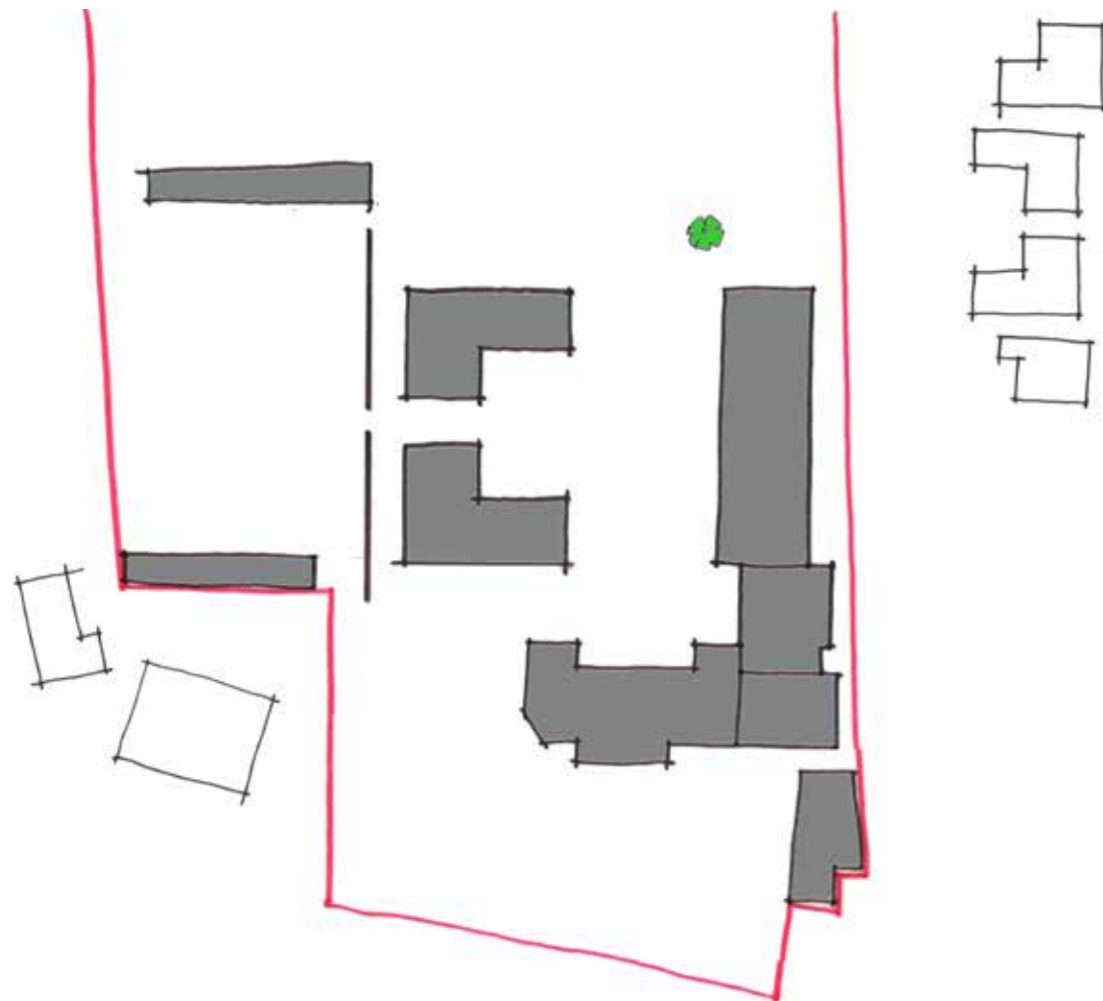
Pros

- 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



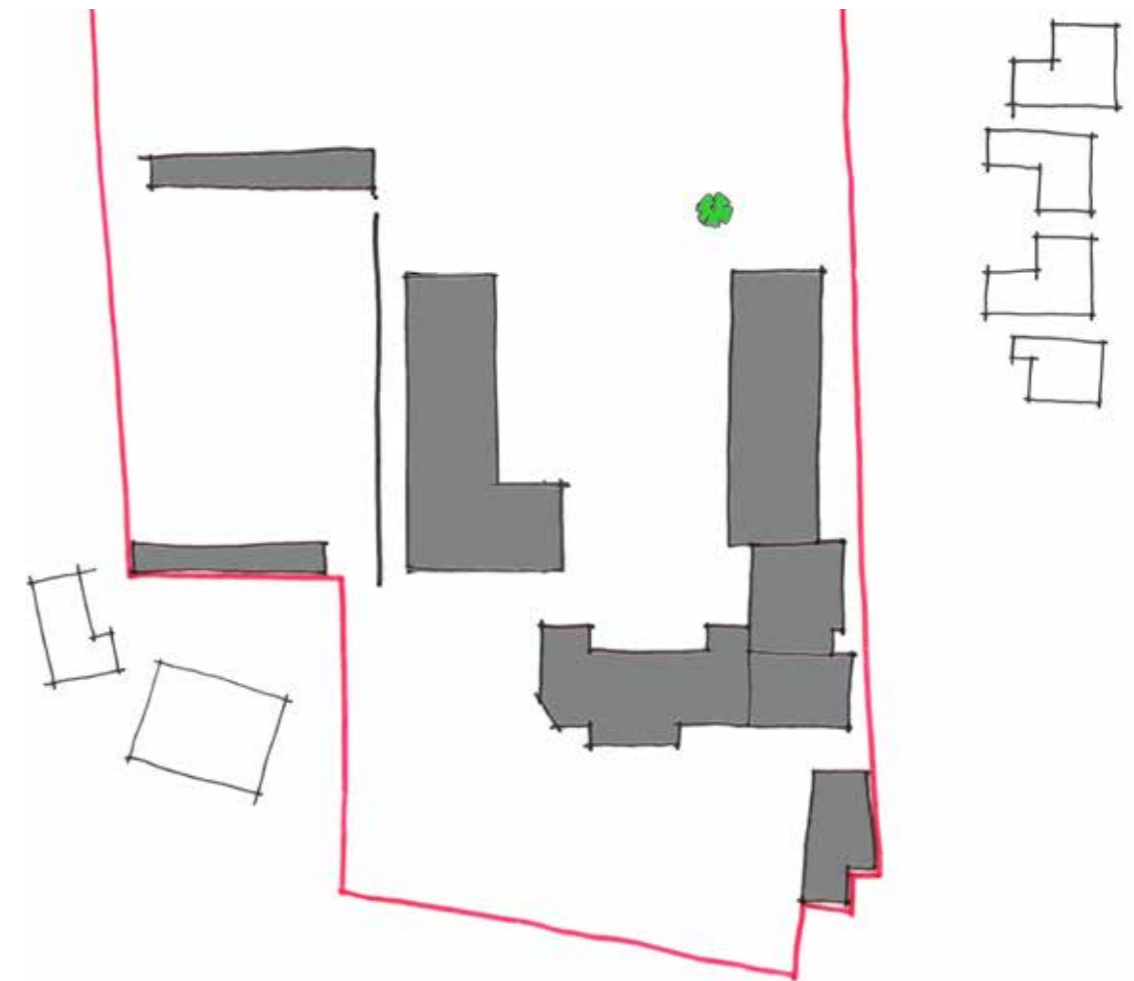
Pros

- 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



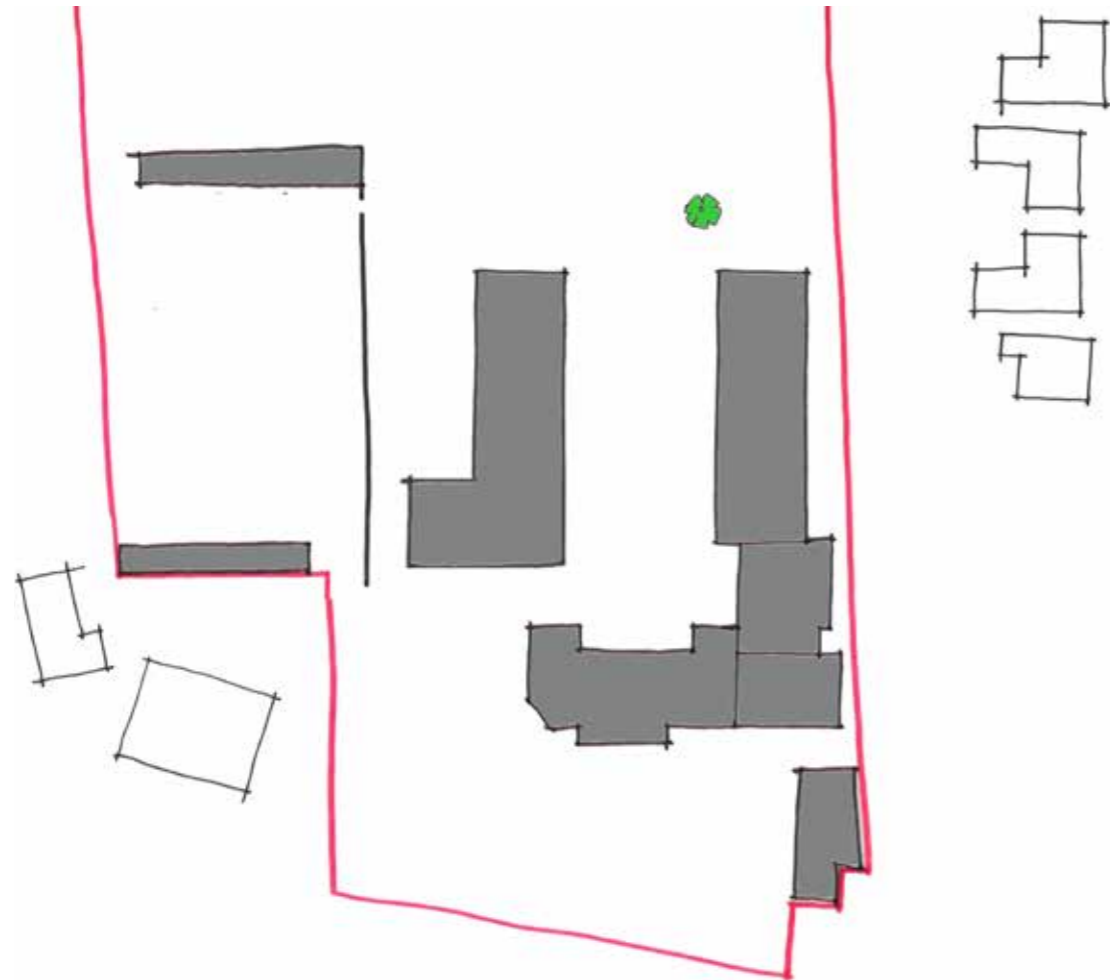
Pros

- 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



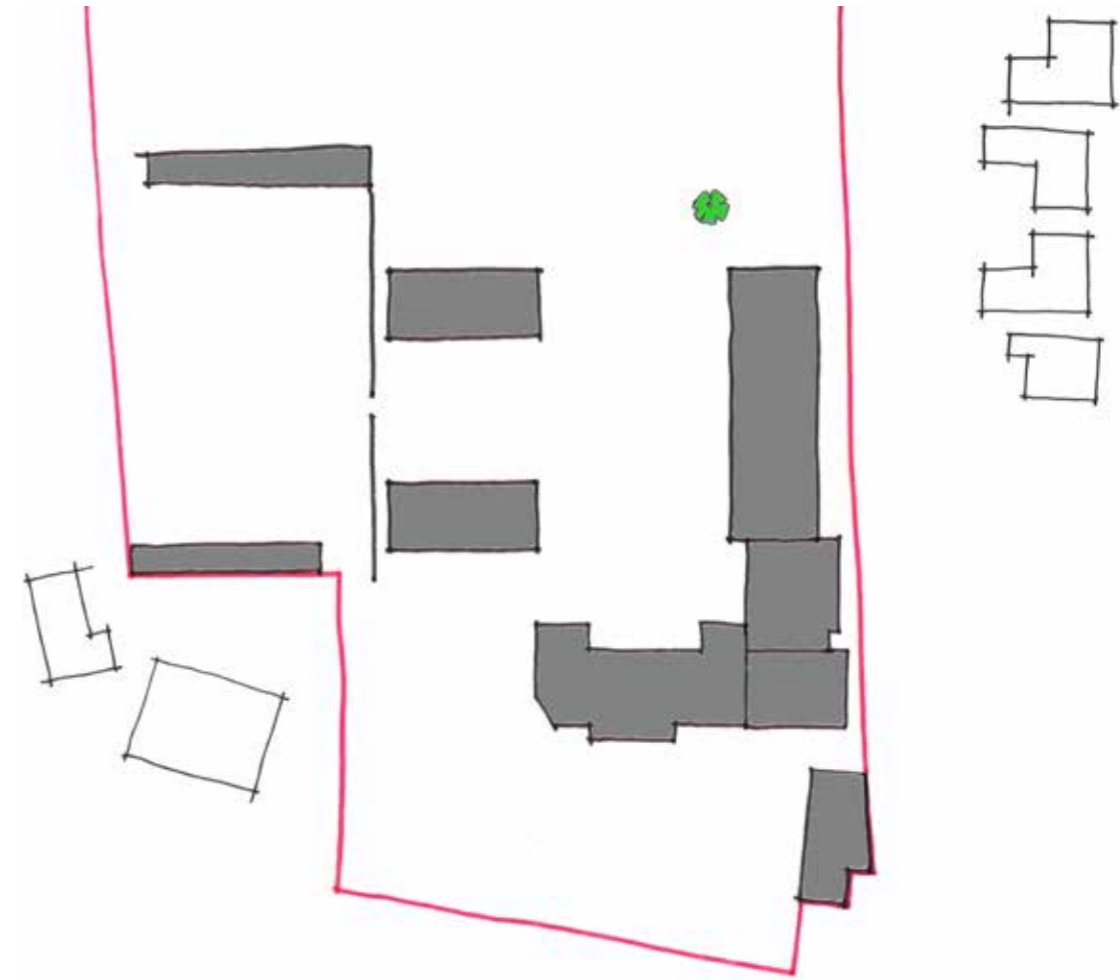
Pros

- 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

