

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



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.



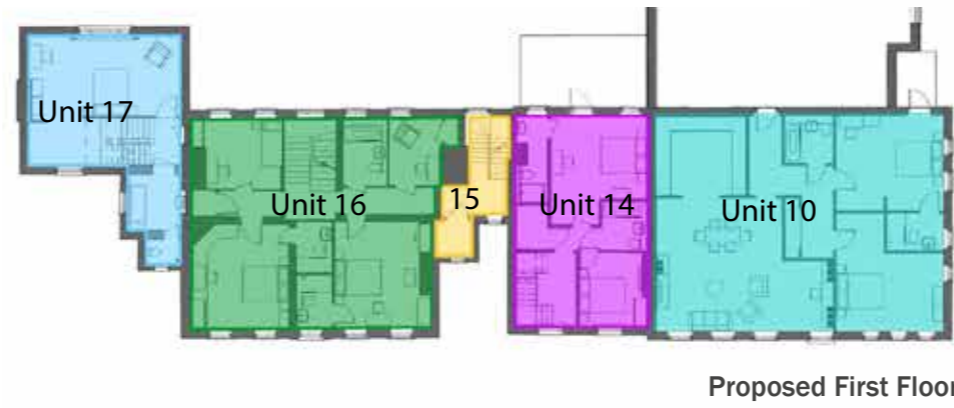
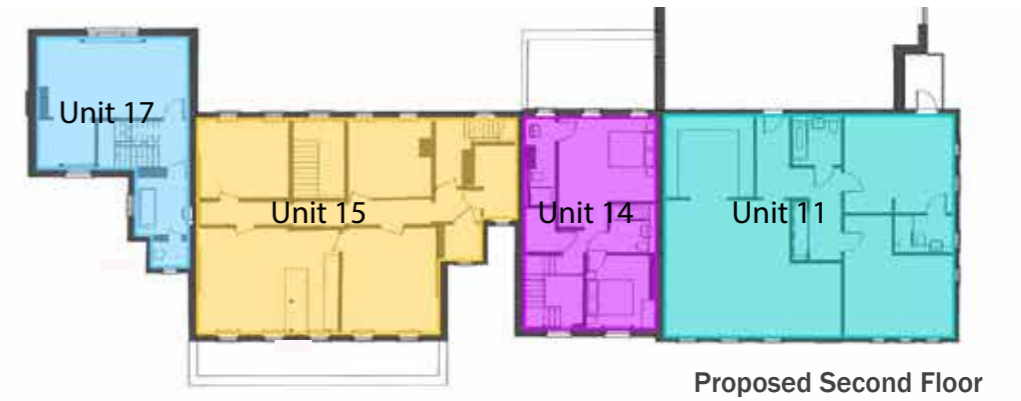
Key Plan



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.

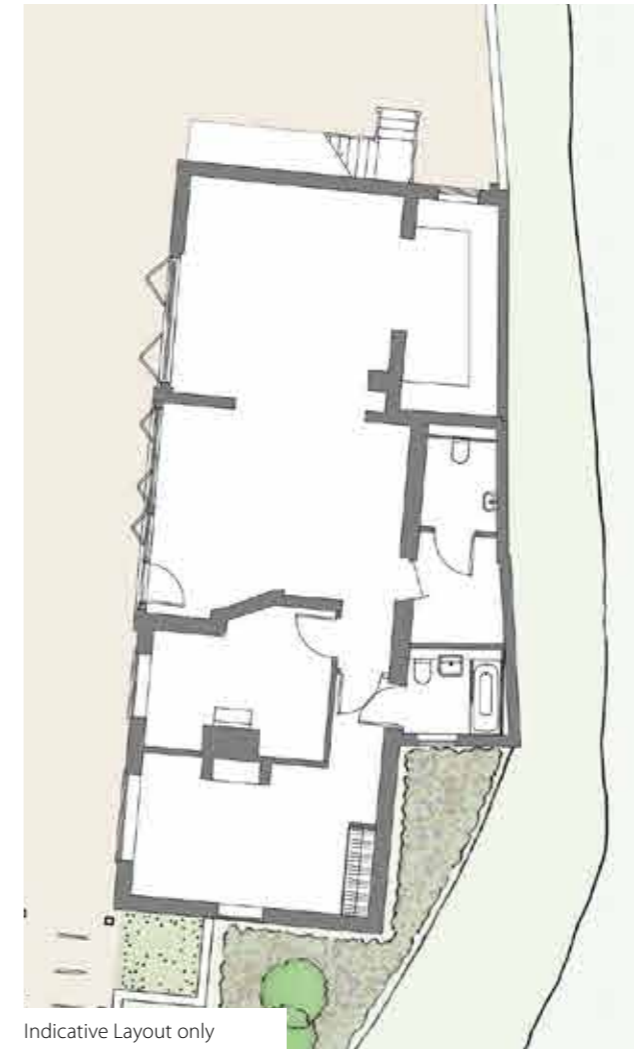
These will match the appearance of the existing timber doors as closely as possible.

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

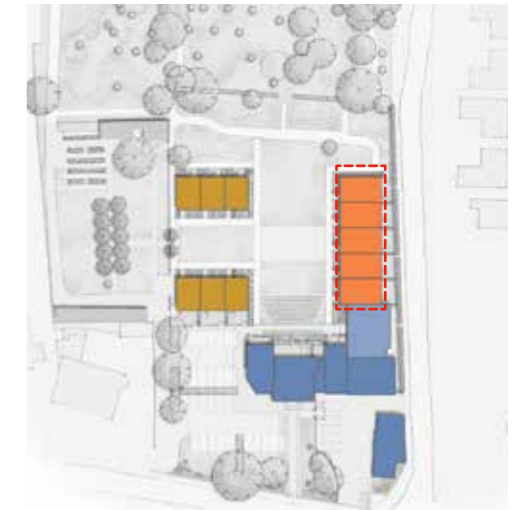
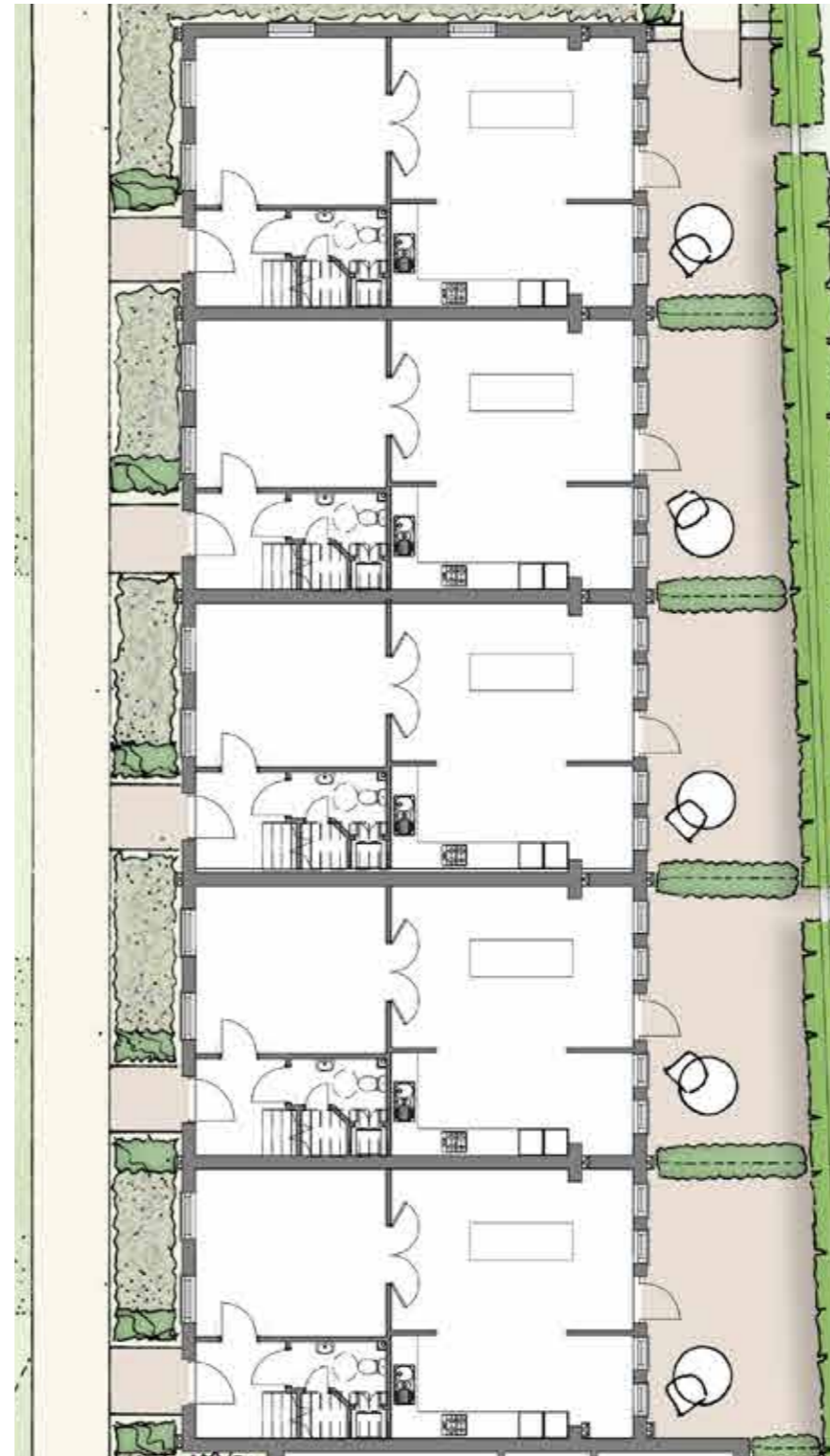
House Type 1 (units 1-5)

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.



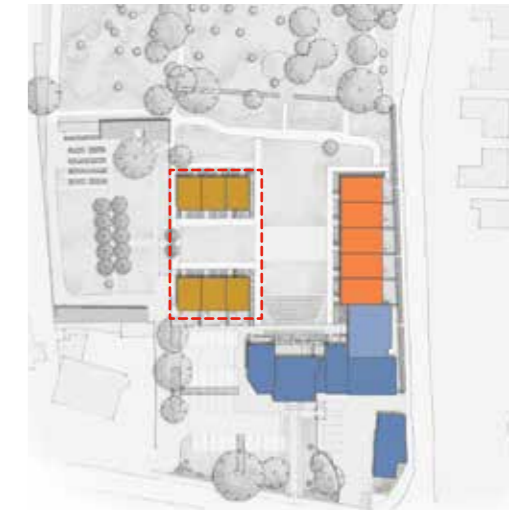
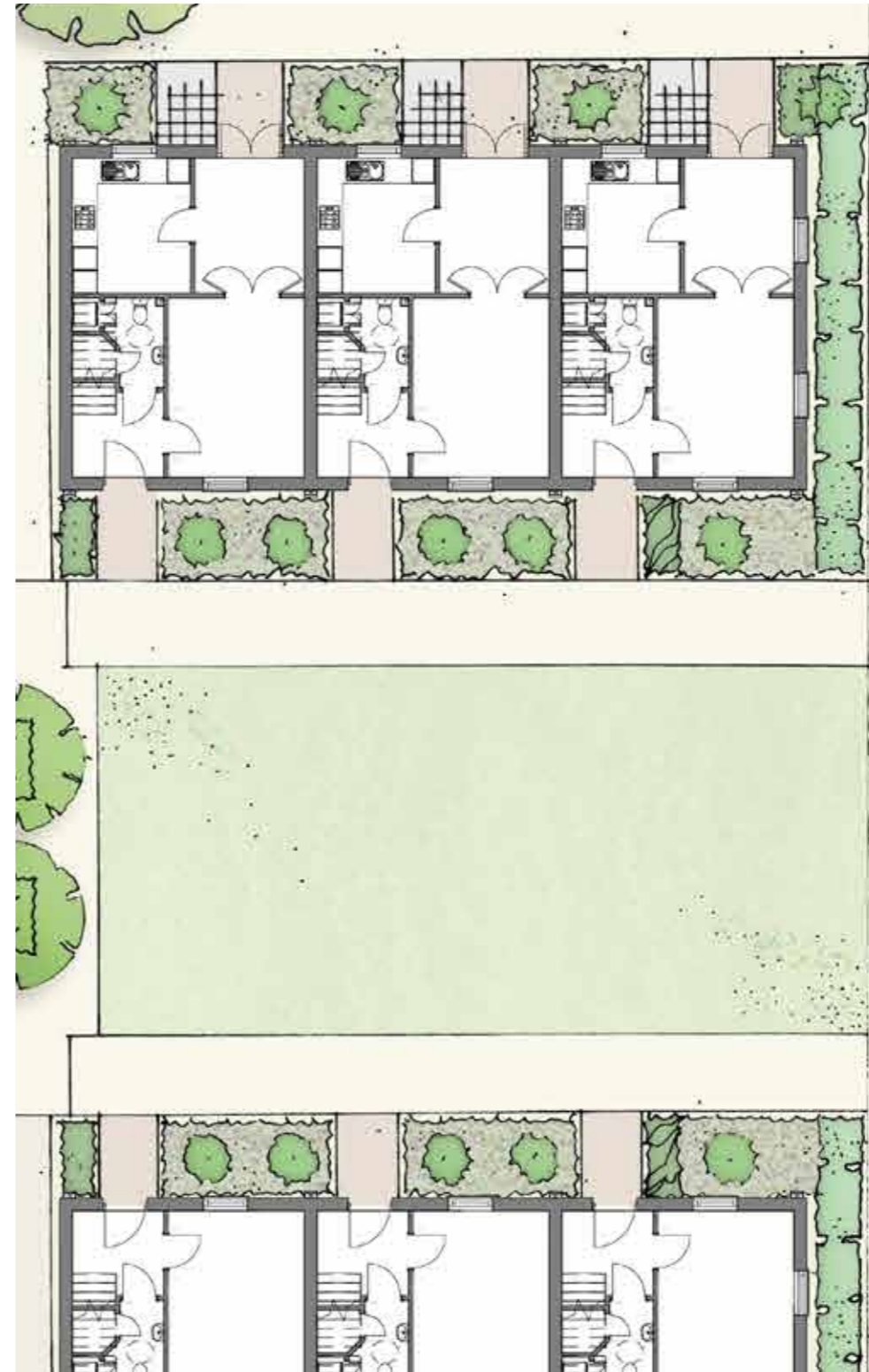
Key Plan

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

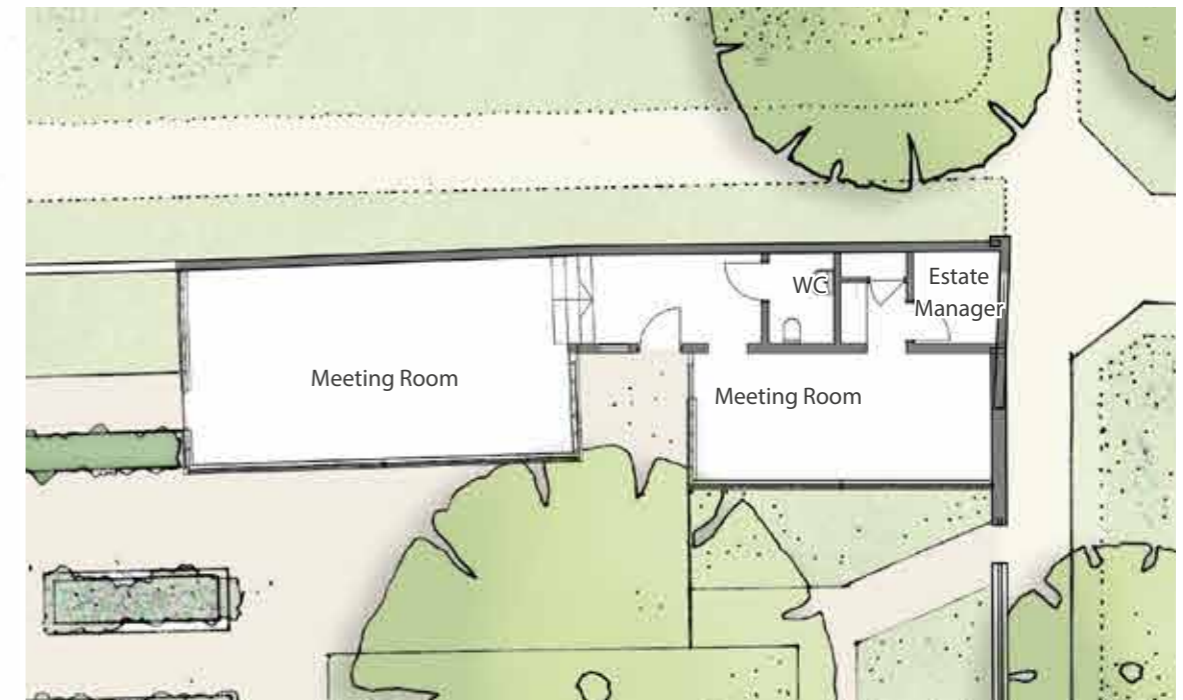
The current greenhouse is in a state of disrepair and not part of the historic 18c buildings. It is proposed to demolish and rebuild it on the same footprint with the same architectural style. The roof will be slate rather than glass to prevent overheating.

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



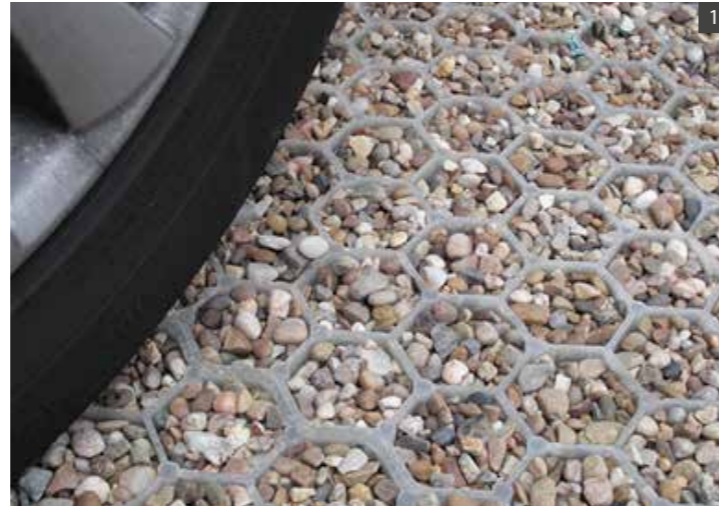
All images for illustrative purposes

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