

St Michael's Convent, Ham

Schedule of works

February 2017



prp-co.uk

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

Beechcroft
DESIGNED WITH RETIREMENT IN MIND

indigo

PRP

Client

Beechcroft Developments Ltd
1 Church Lane
Wallingford
Oxfordshire
OX10 0DX

Heritage Consultant

Indigo
Swan Court
Worple Road
London
SW19 4JS

Architects

PRP Architects
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Thames Ditton
Surrey KT7 0QJ

Site Address

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

PRP Job Reference

AA6250

Issuing Date / Office

February/ Surrey

Project Lead

Polly Damen

Original File Location

L:\AA6250 St Michael's Former Convent Ham Common\PRP Live Data\Presentation\Works Schedule r2

Revision Date

February 2017

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Introduction

This amended Schedule of Works has been prepared following Conservation Officer comments to accompany a revised design for the Planning and Listed Building Applications 16/3552/FUL. and 16/3553/LBC

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

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

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

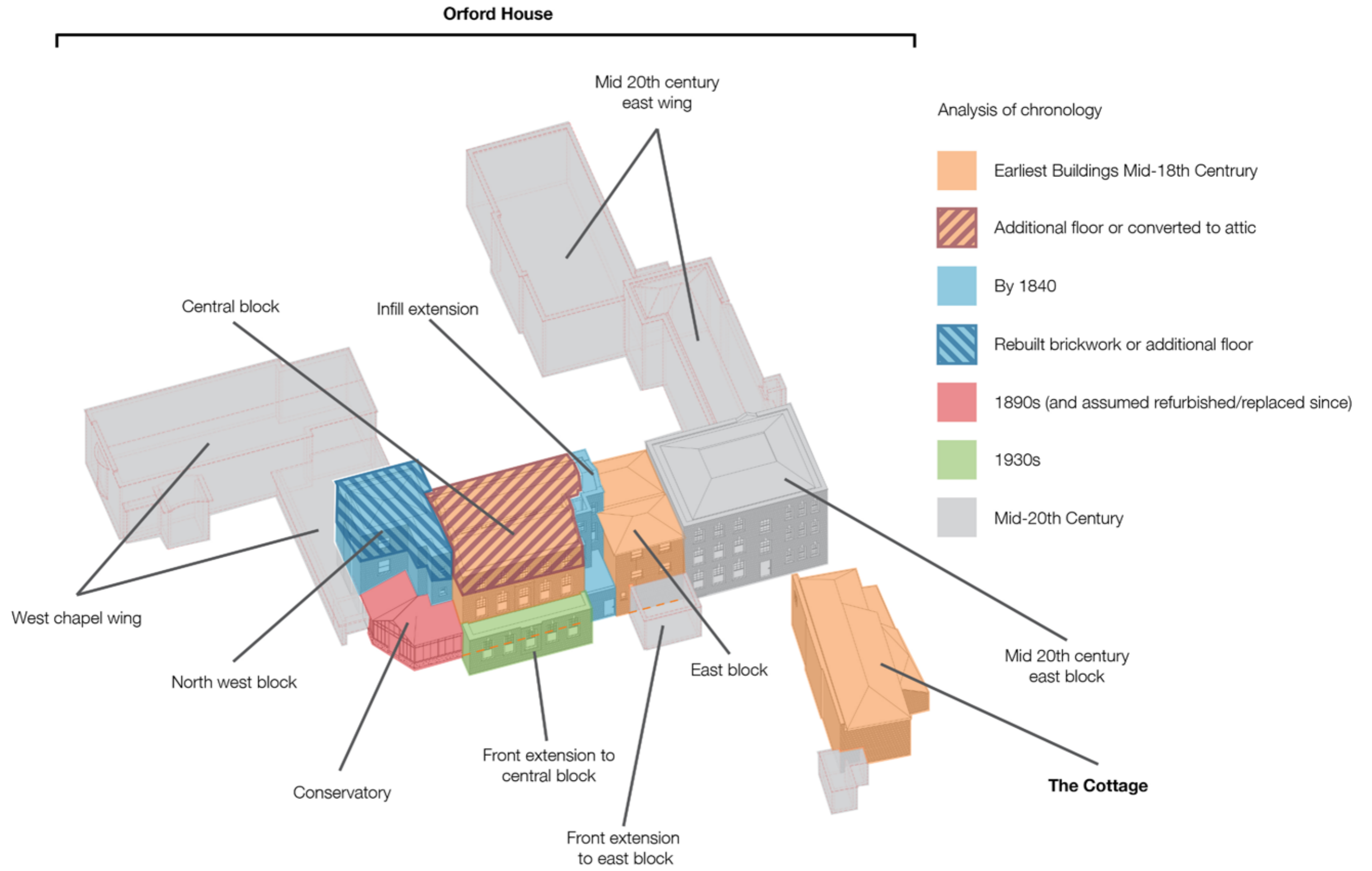
Proposals

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

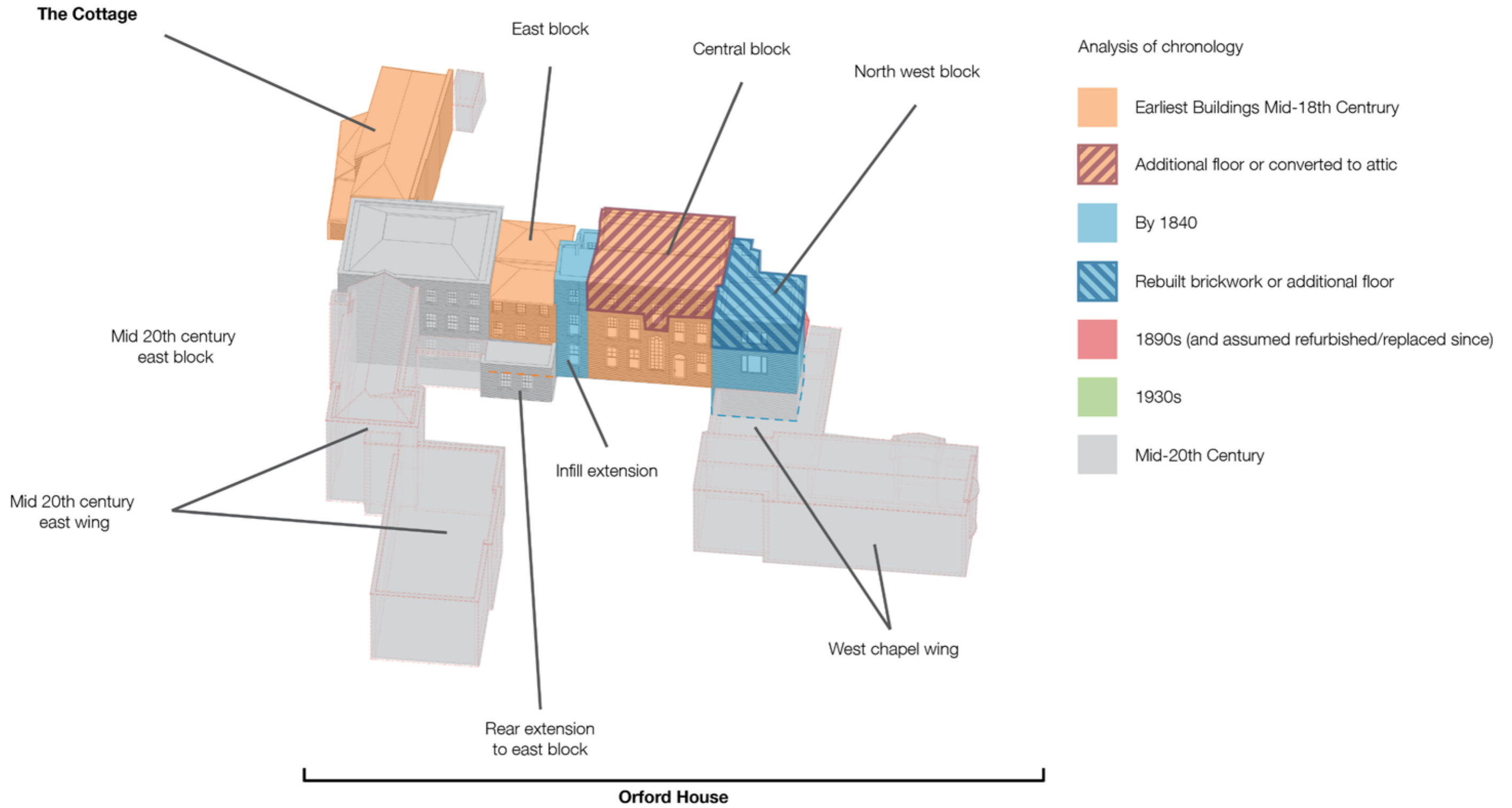
The proposals aim to retain as much of the historic building fabric as possible as well as architectural details. By the removal of later partitions (added by the Convent) the building is brought back to its more original layout.

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

Building Chronology (Orford House and The Cottage)



Building Chronology (Orford House and The Cottage)



Section 01.
Site Survey

SITE SURVEY



Symbol	Description
...	...
...	...
...	...
...	...

NOTES

SERVICES: WHERE ALL REASONABLE CARE HAS BEEN TAKEN IN LOCATING THE UNDERGROUND SERVICES SHOWN ON THIS PLAN, THE COMPLETENESS OR ACCURACY OF THE INFORMATION CANNOT BE GUARANTEED.

USERS ARE ADVISED TO SATISFY THEMSELVES CONCERNING THE TYPE, SIZE AND ROUTE OF SERVICES BEFORE PROCEEDING WITH GROUND WORK.

TREES: TREE SPREADS ARE AVERAGES UNLESS OTHERWISE INDICATED AND CANOPY SPREADS SHOWN TO SCALE. IF TREE TYPES ARE CRITICAL VERIFICATION BY A SPECIALIST MUST BE UNDERTAKEN.

MULTI-BOLE TREES ARE INDICATED WITH (MB).

0.2 / 6 / 10
Dia of / Dia. of / Ht. of
Bore / spread / Tree

COORDINATE TABLE

STATION	DESCN	EASTING	NORTHING	LEVEL
S1	PK NAL	517772.188	172136.385	7.141
S2	HLTI	517767.387	172166.304	6.932
S3	HLTI	517772.230	172173.586	7.075
S4	PK NAL	517776.390	172176.975	7.201
S5	PK NAL	517776.208	172186.916	7.284
S6	PK NAL	517770.591	172206.587	7.243
S7	PK NAL	517761.030	172231.263	6.910
S9	HLTI	517746.654	172186.639	7.592
S10	HLTI	517763.551	172192.353	7.297
S12	PK NAL	517720.201	172181.248	7.089
S14	PK NAL	517718.385	172141.854	7.071
S15	PK NAL	517788.588	172148.917	7.247
S16	PK NAL	517782.427	172195.990	7.351
S17	PK NAL	517747.626	172116.439	6.853
S18	PK NAL	517653.955	172319.910	6.761
S22	PK NAL	517707.992	172191.982	7.215
S23	PK NAL	517700.151	172222.417	7.192
S24	PK NAL	517677.446	172218.033	7.123
S29	PK NAL	517676.129	172302.601	6.921
S30	PK NAL	517695.899	172303.436	6.484
S32	PK NAL	517701.617	172248.410	6.742
S33	PK NAL	517726.013	172309.635	6.435
S34	PK NAL	517747.111	172284.771	6.465
S35	PK NAL	517750.847	172252.028	6.185

REVISIONS

A. FAR KERB LINE ADDED
04/10/13 JG

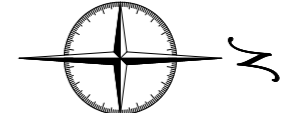
Callidus Surveyors
60 Wiltshire Avenue
London SW19 2RR

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

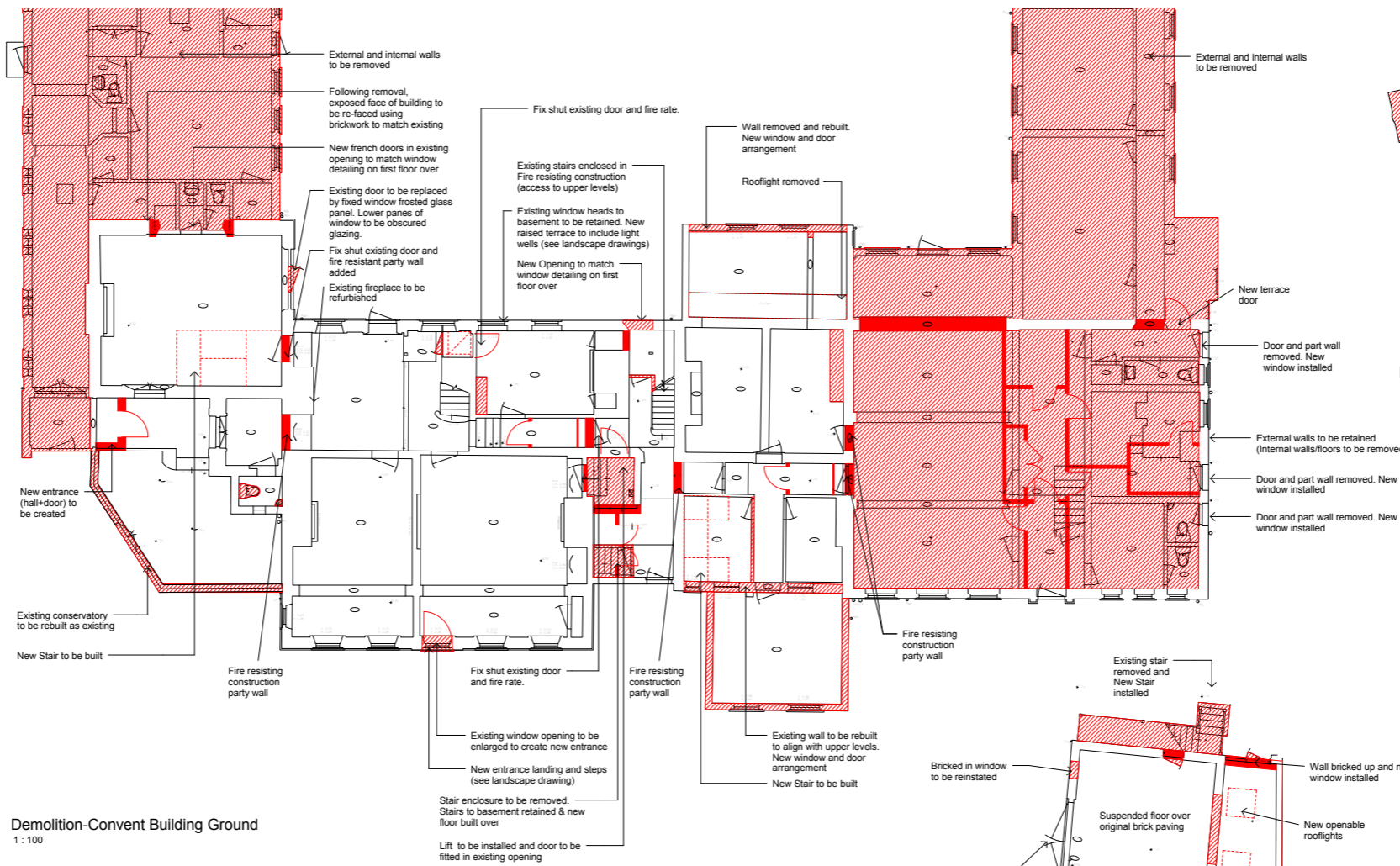
Client:
**GERALD EVE LLP
72 WELBECK STREET
LONDON
W1G 0AY**

Job No: 13057 Drawing I.D: PSF
Drawn: JH Scale: 1/200
Checked: JG Date: 19/09/13

(020) 8543 8884
(020) 8543 6664
info@callidussurveyors.co.uk
www.callidussurveyors.co.uk

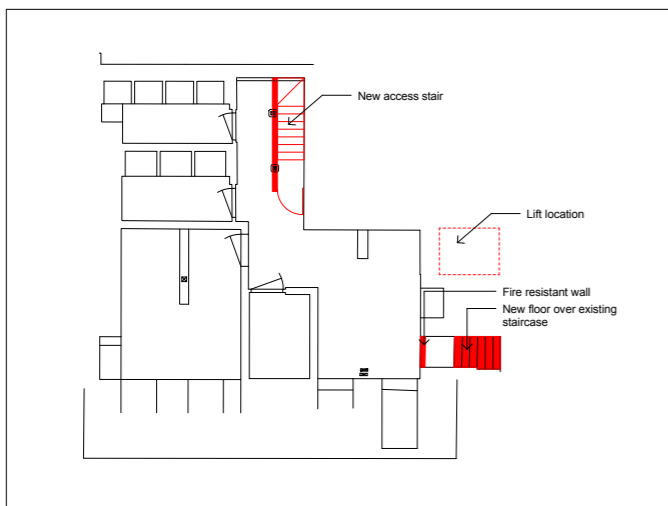


Section 02.
Demolition plans and
elevations

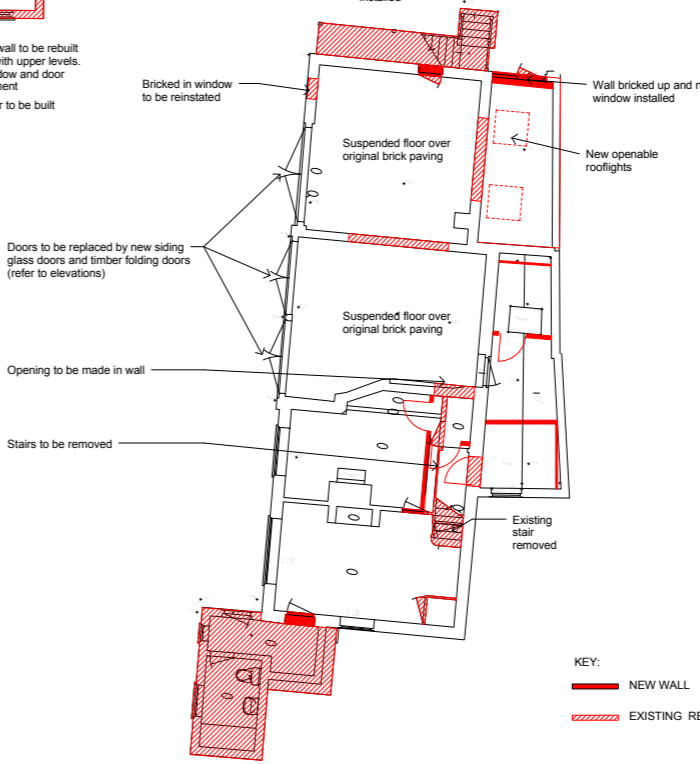
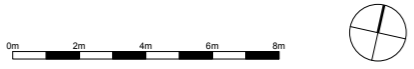


Demolition-Ground
1 : 500

Demolition-Convent Building Ground
1 : 100



Demolition-Convent Building Basement
1 : 100



KEY:
NEW WALL
EXISTING REMOVED

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

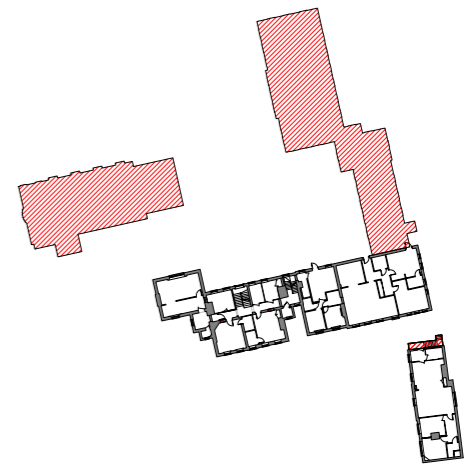
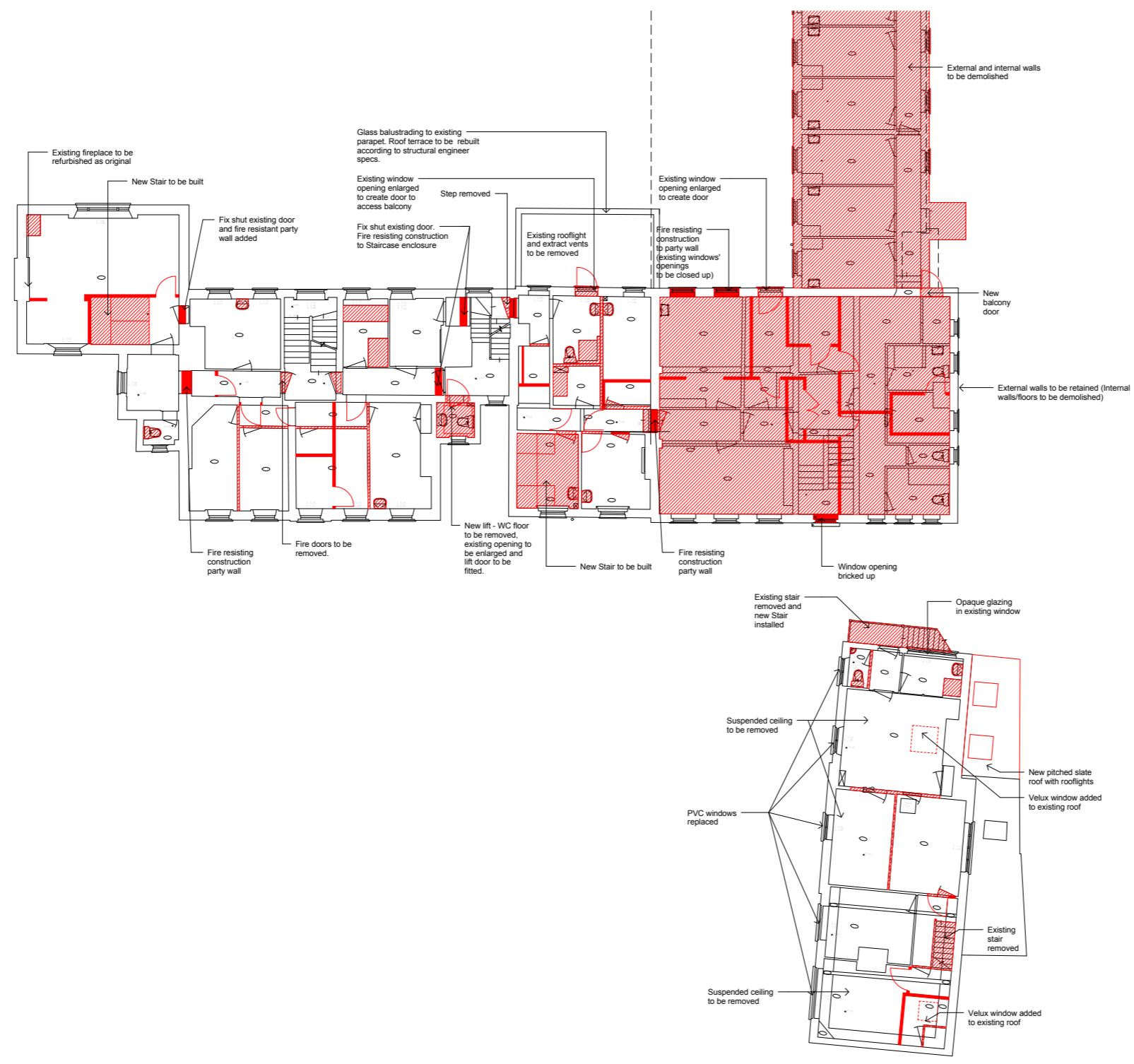
Designed with reference to the surveys, information and reports listed:
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

Rev	Date	Description	Drawn	Checked	Date	Scale
					Feb 17	1 : 100

St Michael's Convent
Ground Floor & Basement
Demolition Plan

AA6250 R1-2121





Demolition-First
1 : 500

Demolition-Convent Building First
1 : 100



KEY:
 NEW WALL
 EXISTING REMOVED

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

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

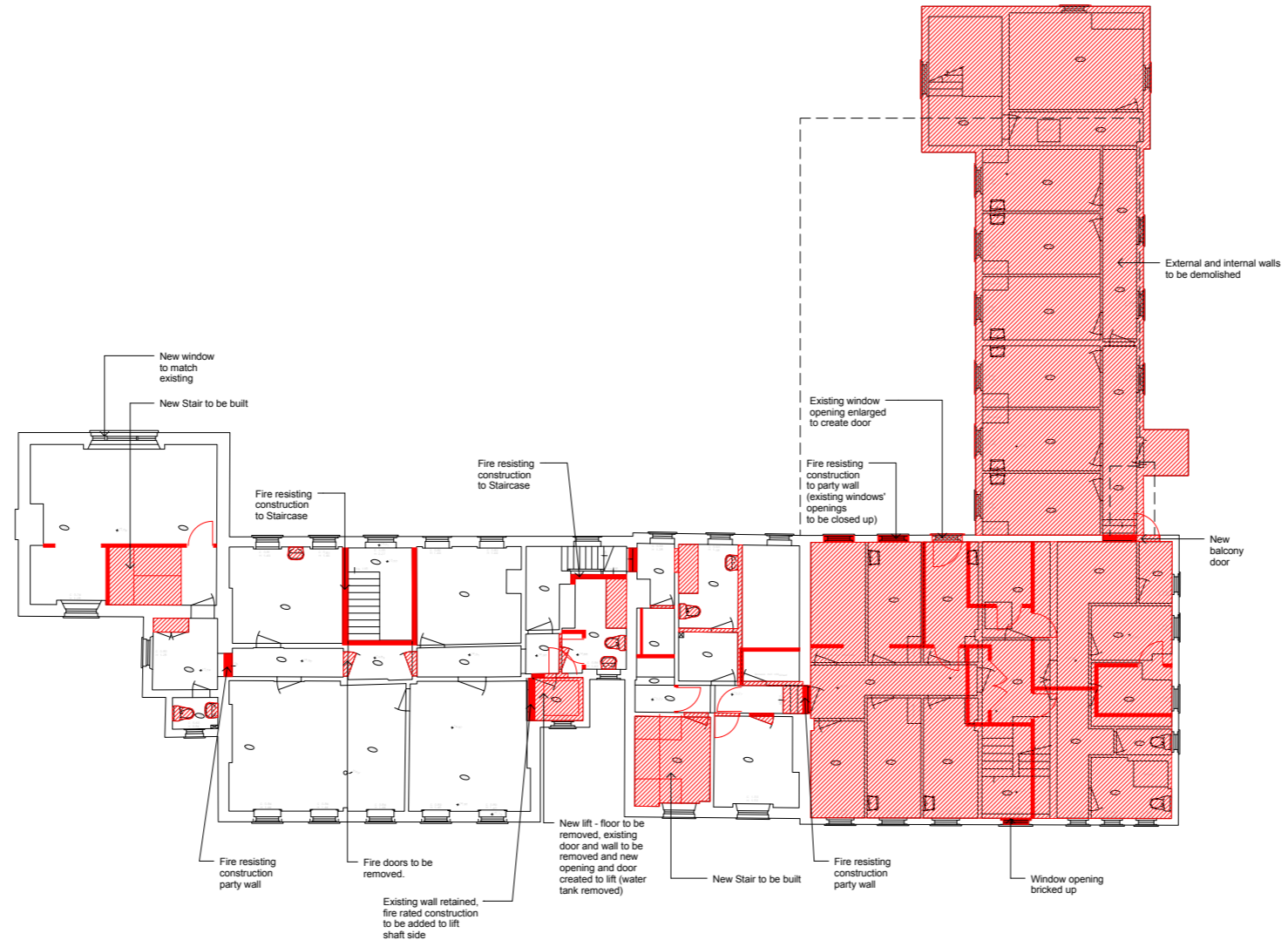
Rev	Date	Description

Dwn Ckd	Drawn	ed

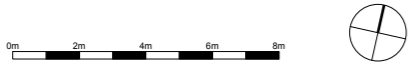
St Michael's Convent
 First Floor Demolition Plan

AA6250 R1-2122





Demolition-Convention Building Second
1 : 100



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

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

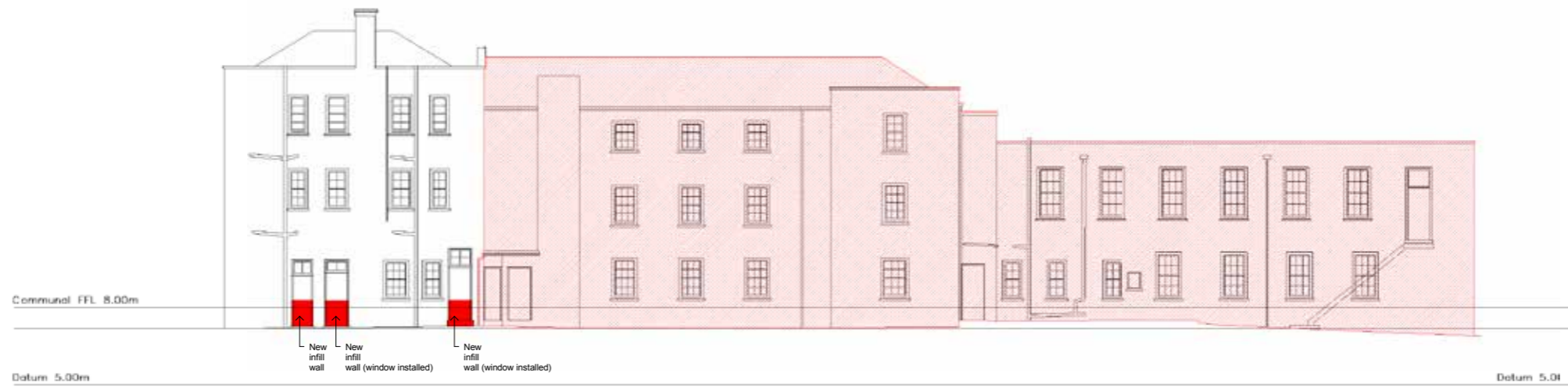
Rev	Date	Description	Dwn	Ckd	Drawn	ed
					Checked	PD
					Date	Feb 17
					Scale @ A1	1 : 100

St Michael's Convent	AA6250 R1-2123
Second Floor Demolition Plan	





South Elevation



East Elevation

To be demolished
 To be bricked up



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

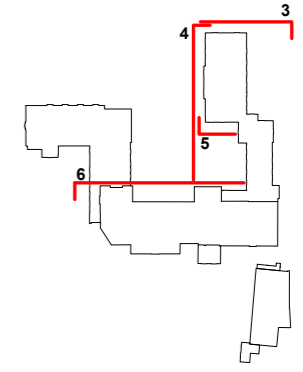
Rev	Date	Description

Dwn	Old	Drawn	ed
		Checked	PD
		Date	Feb 17
		Scale	@ A1 As indicated

St Michael's Convent
 Demolition - Elevation 1 - 2

AA6250 R1-2124

PRP



E L E Part North Elevation

E L E Part West Elevation



E L E W Part West Elevation

E L E N Part North Elevation

To be demolished
 To be bricked up



CDM REGULATIONS 2015. All current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environment Assessment Record. All intellectual property rights reserved.
 Designed with reference to the surveys, information and reports listed:
 XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
 XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
 XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

Rev	Date	Description	Drawn	Checked	Date	Scale
			ed	PD	Feb 17	As indicated

St Michael's Convent
 Demolition - Elevation 3 - 6
AA6250 R1-2125



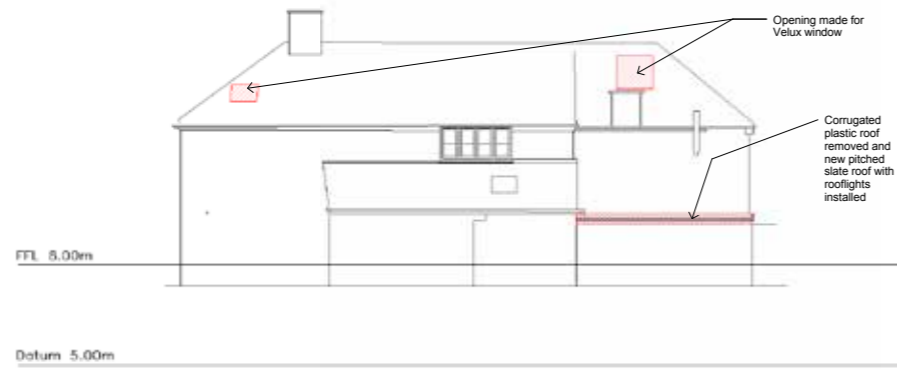




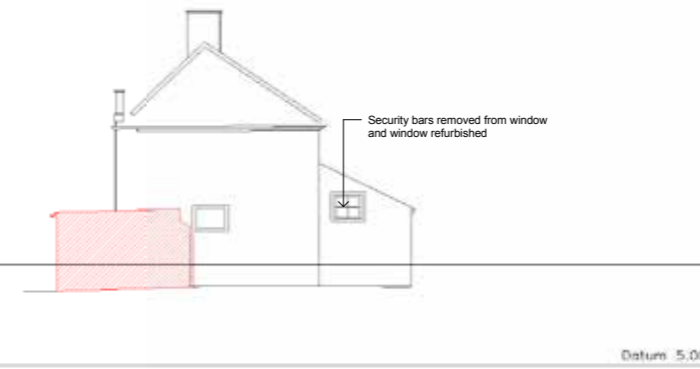
Part West Elevation



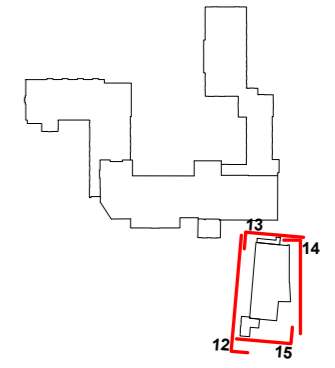
E L E Part North Elevation



Part North Elevation



Part South Elevation



- To be demolished
- To be bricked up



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

Rev	Date	Description

	Drawn	ed
	Checked	PD
	Date	Feb 17
	Scale	@ A1 As indicated

St Michael's Convent
Demolition - Elevation 12 - 15

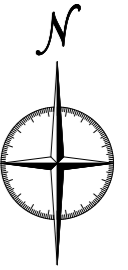
AA6250 R1-2127



Section 03.
INTERNAL - Schedule of works

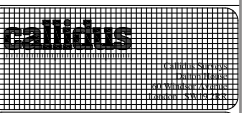
BASEMENT FLOOR

⊛	WCH HEIGHT
⊞	DOOR TO LIFTING M.
⊞	DOOR HEIGHT
•	WATER COVER
Δ	LEVEL DATUM
TM	TEMPORARY BENCHMARK



Key

- To be retained
- To be demolished



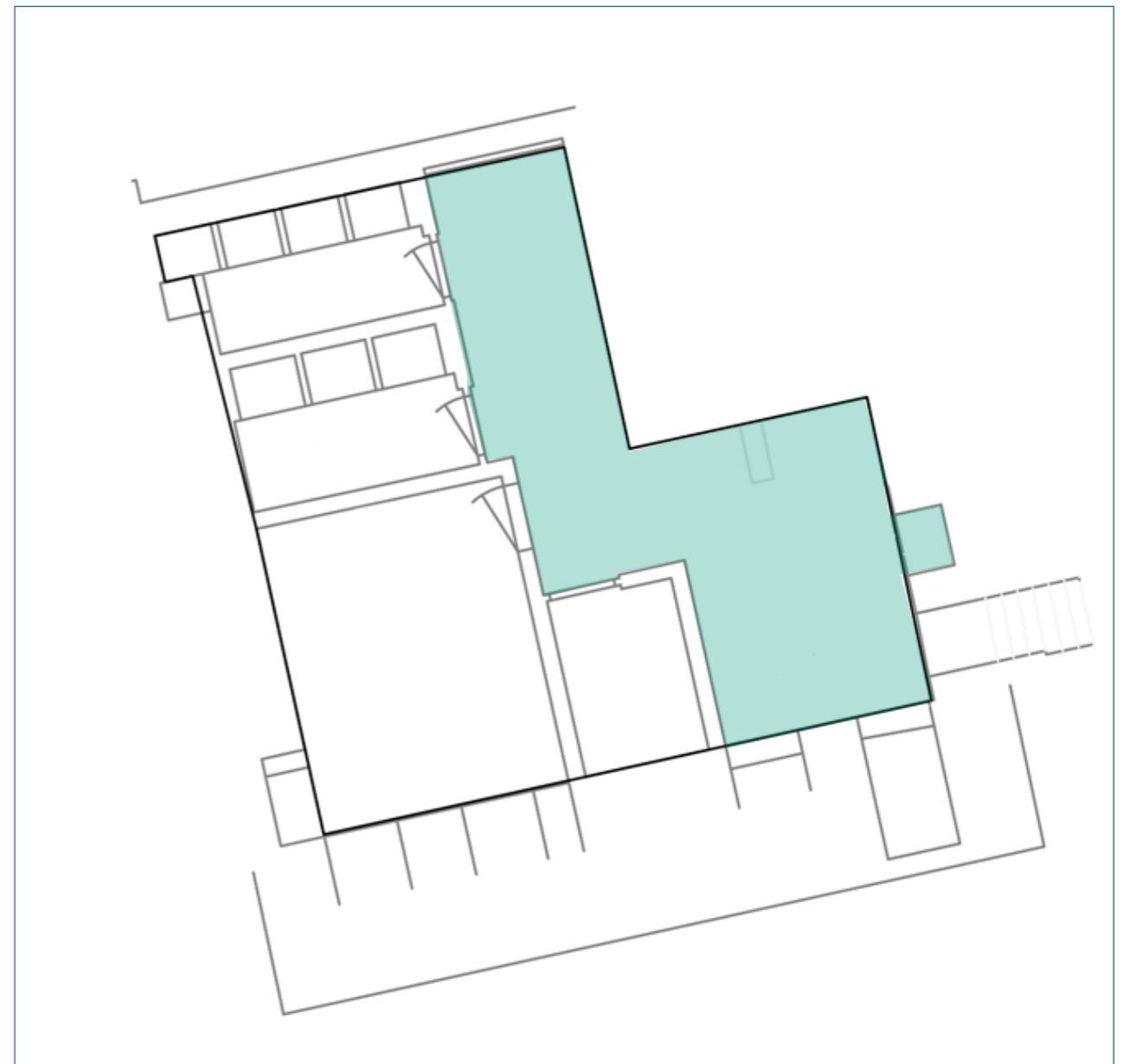
Project:
ST MICHAEL'S CONVENT
HAM COMMON
RICHMOND
SURREY, TW10 7JH
BASEMENT PLAN

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

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

BASEMENT		PRP
Project AA6250 St Michael's Convent, Ham		
Schedule No. 1	Revision: 1	Date: February 2017
Location B1.0		
<p>Description</p> <ul style="list-style-type: none"> • Basement being retained as part of central dwelling • Careful removal of all furnitures/loose items currently stored in basement • Careful redecoration (and making good where required) of walls, floors and stairs • Checked for damp and tanked if required. Electrics to be rewired and new light fittings installed • Door and stair to basement (from below main stair) to be constructed (see proposal drawings) • New floor constructed to cover existing front basement stair with new door at bottom of flight 		

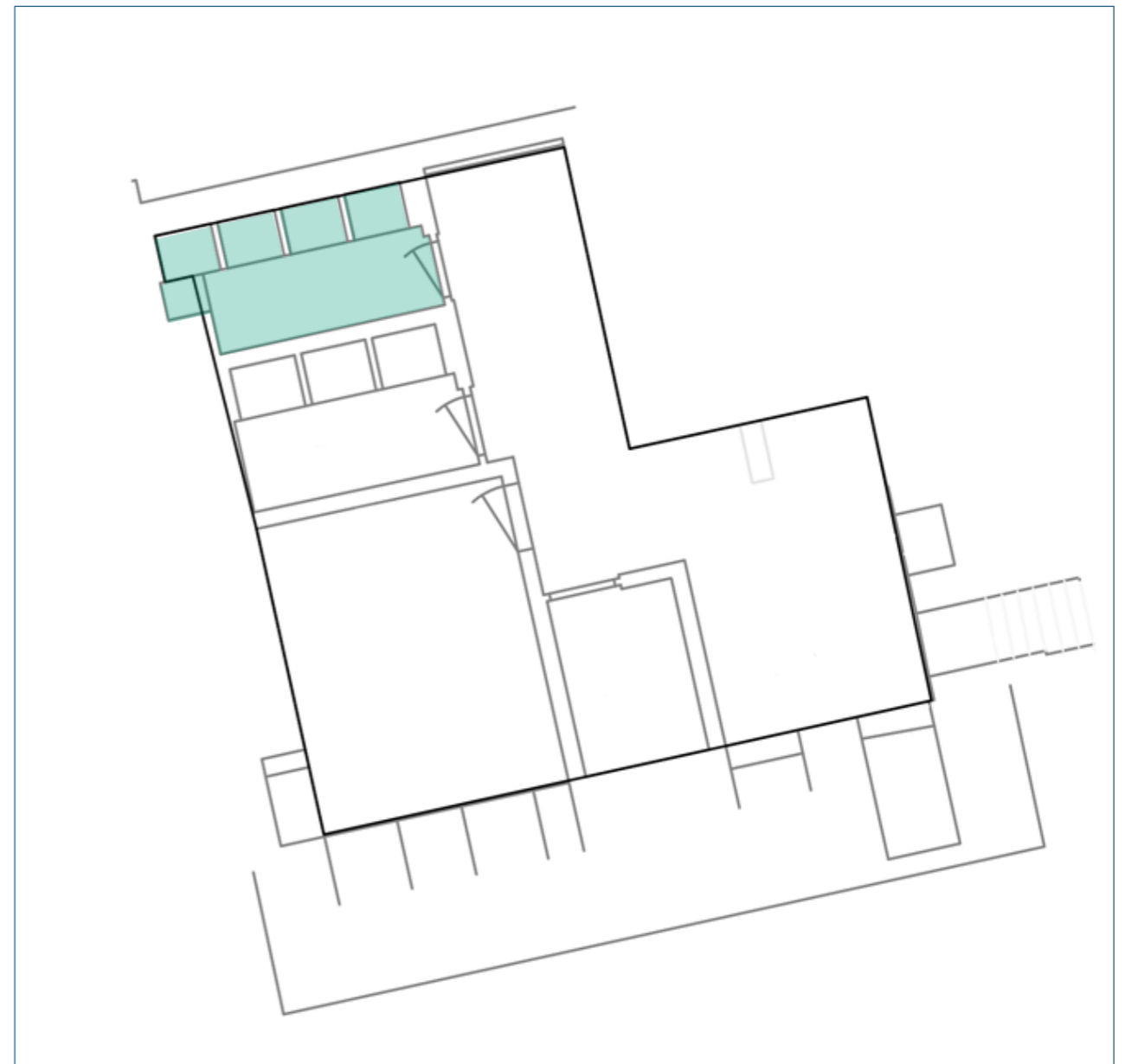
B1.0





BASEMENT		PRP
Project AA6250 St Michael's Convent, Ham		
Schedule No. 1	Revision: 2	Date: February 2017
Location B2.0		
<p>Description</p> <ul style="list-style-type: none"> • Basement being retained • Careful removal of all furnitures/loose items currently stored in basement • No alterations proposed • Architectural features retained. Careful redecoration (and making good where required) of walls, floors and stairs • Checked for damp and tanked if required. Electrics to be rewired and new light fittings installed 		

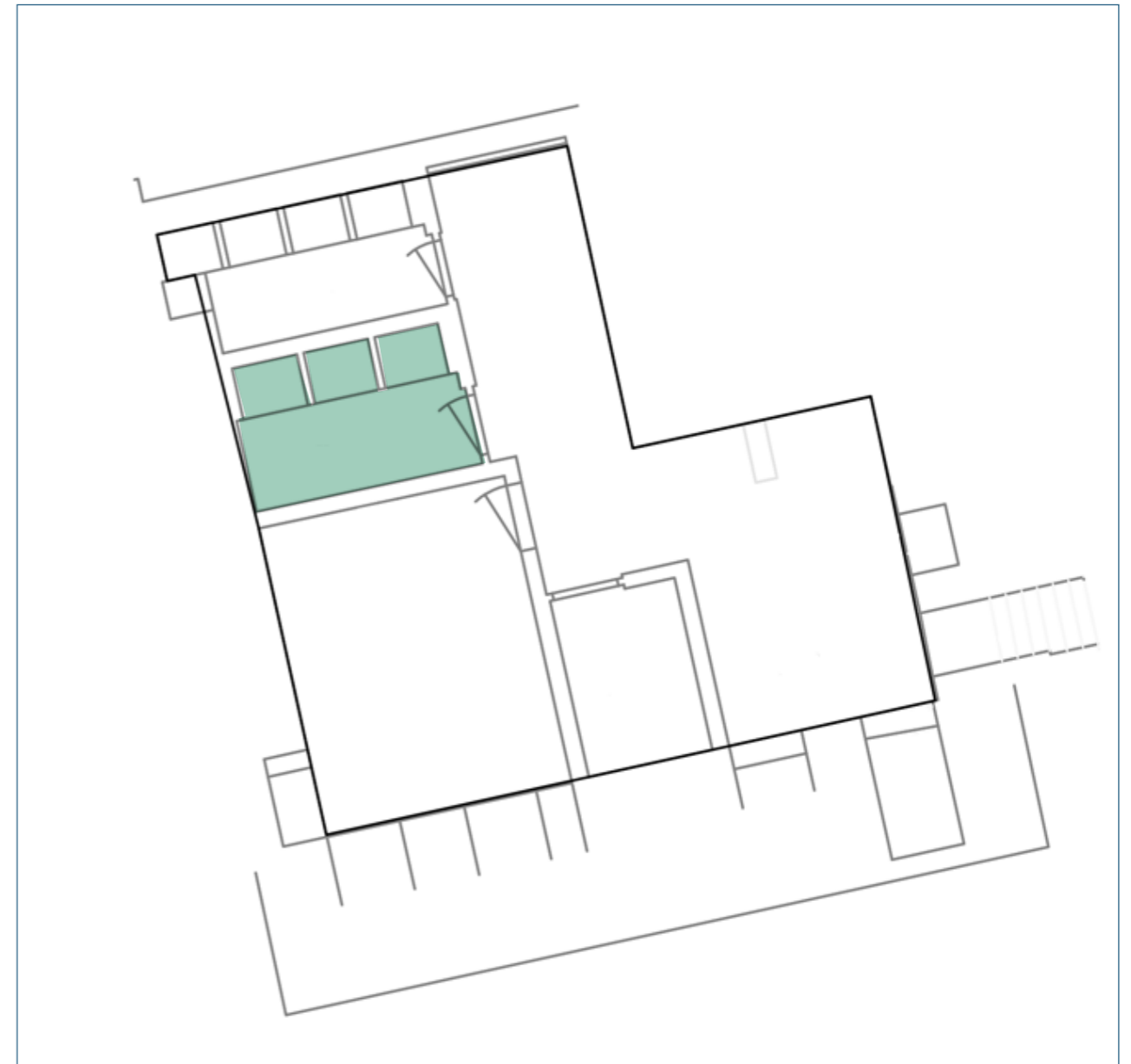
B2.0





BASEMENT		PRP
Project AA6250 St Michael's Convent, Ham		
Schedule No. 1	Revision: 2	Date: February 2017
Location B3.0		
<p>Description</p> <ul style="list-style-type: none"> • Basement being retained • Careful removal of all furnitures/loose items currently stored in basement • No alterations proposed • Architectural features retained. Careful redecoration (and making good where required) of walls, floors and stairs. • Checked for damp and tanked if required. Electrics to be rewired and new light fittings installed. 		

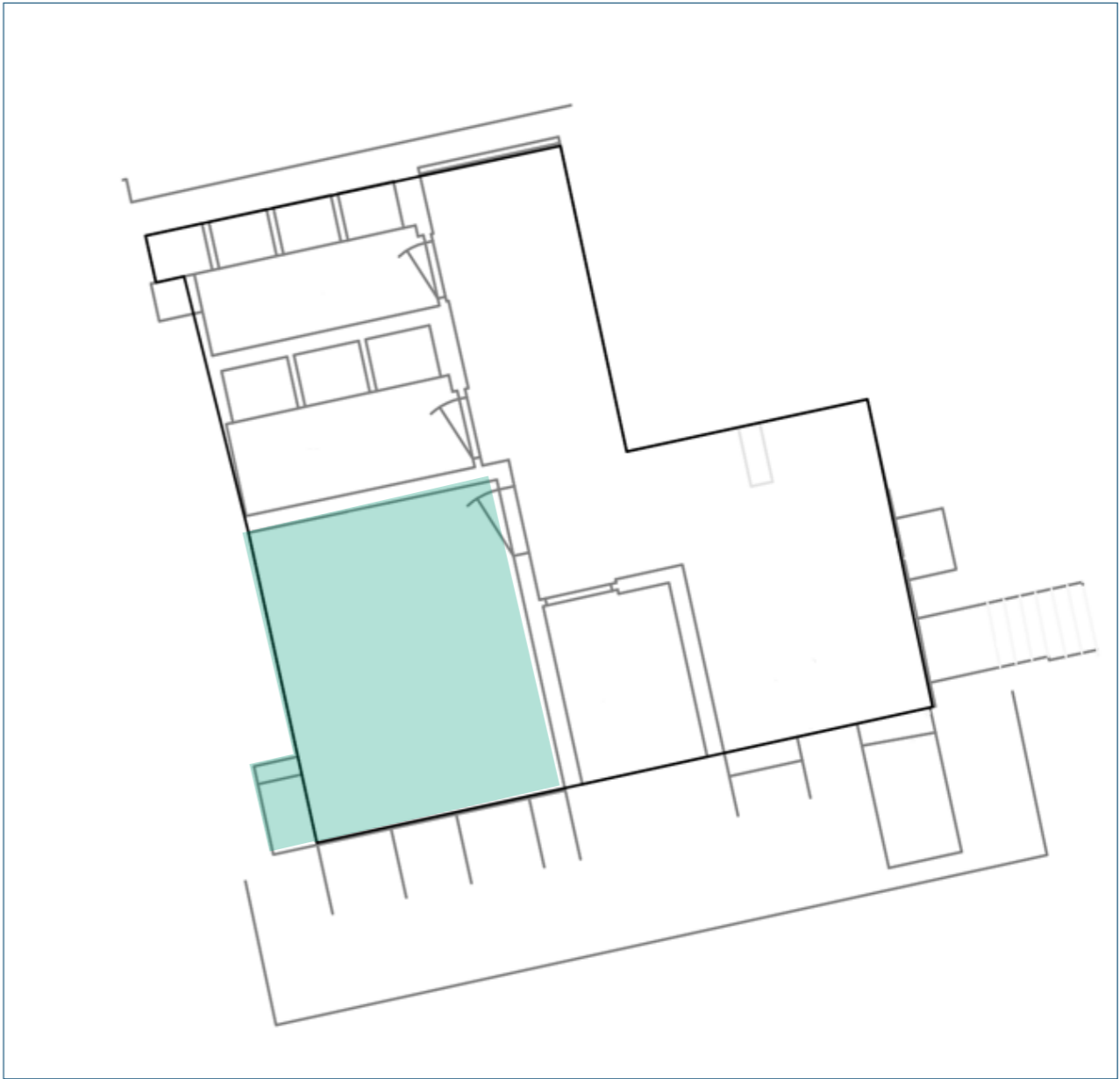
B3.0





BASEMENT		PRP
Project AA6250 St Michael's Convent, Ham		
Schedule No. 1	Revision: 2	Date: February 2017
Location B4.0		
<p>Description</p> <ul style="list-style-type: none"> • Basement being retained • Careful removal of all furnitures/loose items currently stored in basement • No alterations proposed • Architectural features retained. Careful redecoration (and making good where required) of walls, floors and stairs. • Existing plant to be removed or upgraded. • Checked for damp and tanked if required. Electrics to be rewired and new light fittings installed. • Lightwells to front or property to be retained. 		

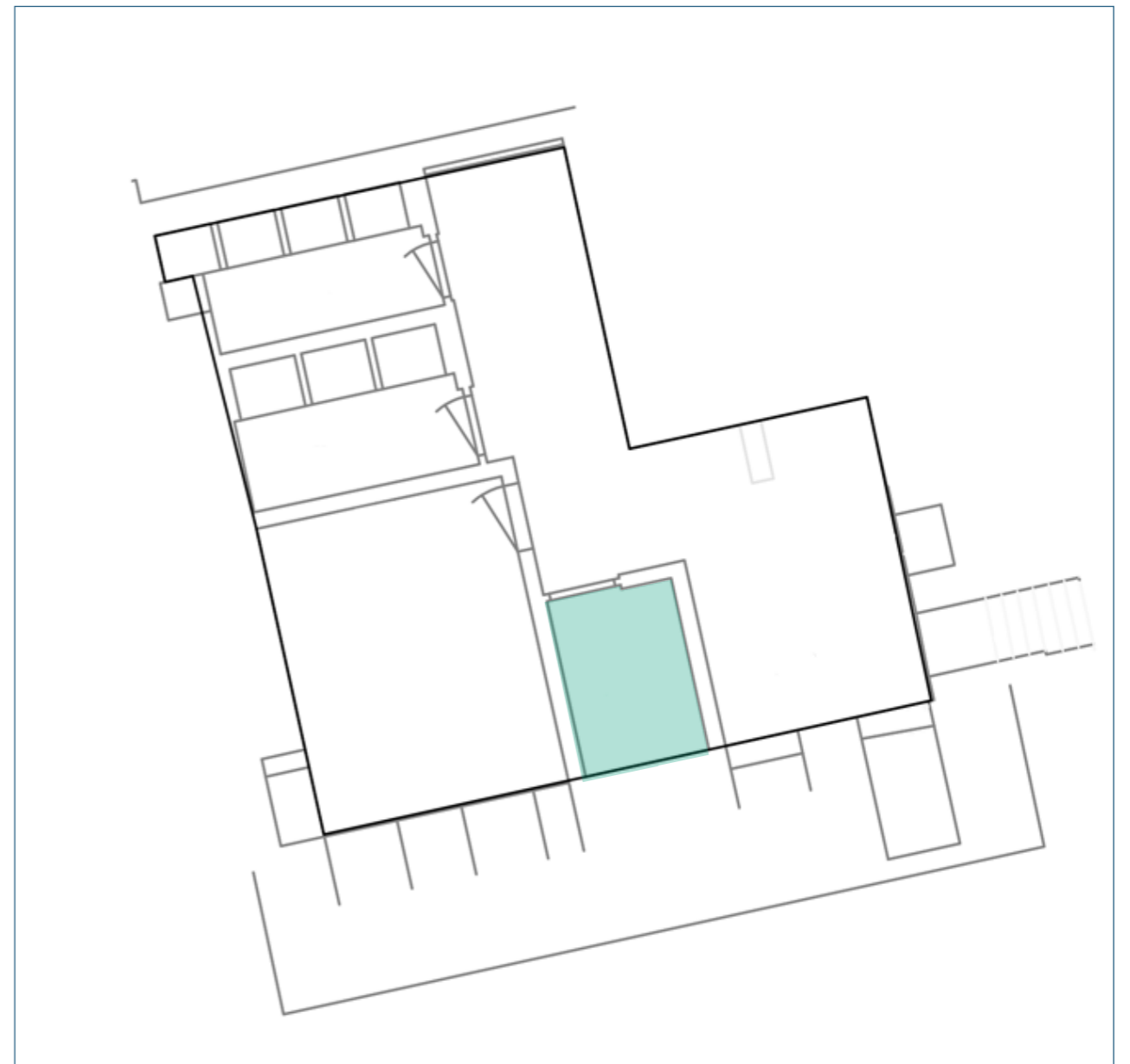
B4.0





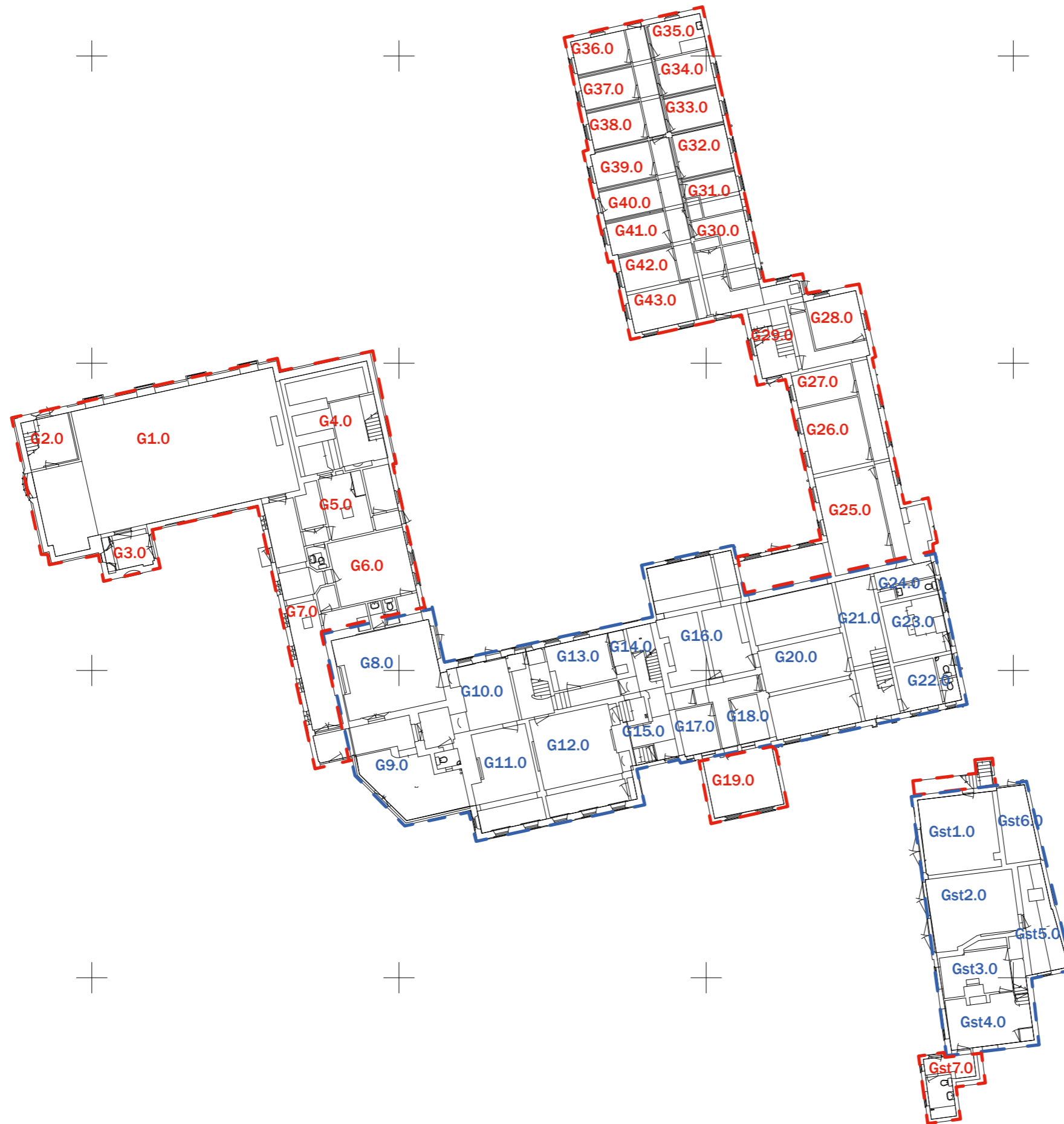
BASEMENT		PRP
Project AA6250 St Michael's Convent, Ham		
Schedule No. 1	Revision: 2	Date: February 2017
Location B5.0		
<p>Description</p> <ul style="list-style-type: none"> • Basement being retained • Careful removal of all furnitures/loose items currently stored in basement • Architectural features retained. Careful redecoration (and making good where required) of walls, floors and stairs. • Checked for damp and tanked if required. Electrics to be rewired and new light fittings installed. 		

B5.0



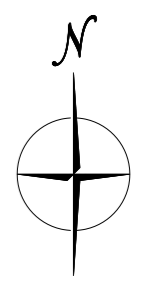


GROUND FLOOR



Key

- To be retained
- To be demolished



calidus

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

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

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

WEST CHAPEL WING		PRP
Project AA6250 St Michael's Convent, Ham		
Schedule No. 1	Revision: 2	Date: February 2017
Location G1.0 - G7.0		
Description The following pages are a photographic record. <ul style="list-style-type: none">• Careful demolition of G1.0-G7.0• This wing was built in the mid 20th century and has no historical or architectural interest and makes no contribution to the significance of the original buildings.• Careful making good of revealed external walls to G8.0 (refer to external sheets)		



GROUND FLOOR North West Block



Project AA6250 St Michael's Convent, Ham

Schedule No. 1

Revision: 2

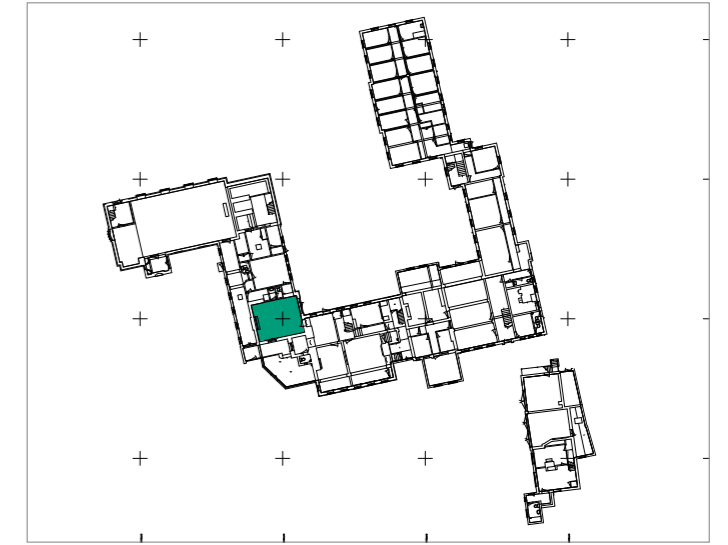
Date: February 2017

Location G8.0

Description

- All existing openings, fire surround, and architectural features (including shutters) to be retained
- Fire place to be refurbished with 1930's tiles removed and made good.
- New french doors to be inserted into new opening within recess of north wall to match windows on upper floors with new brickwork reveals as required to match existing.
- Door to terrace to be removed and new full length window with same proportions to be inserted. Glass panes to be obscured glazing up to eye level.
- New stair case to be constructed. Detail of stair such that it causes no damage to existing architectural features (ie is offset from walls)
- Door to existing garden room G10.0 to be retained and fixed shut

G8.0



Key





View 1



View 2

GROUND FLOOR - Conservatory



Project AA6250 St Michael's Convent, Ham

Schedule No. 1

Revision: 2

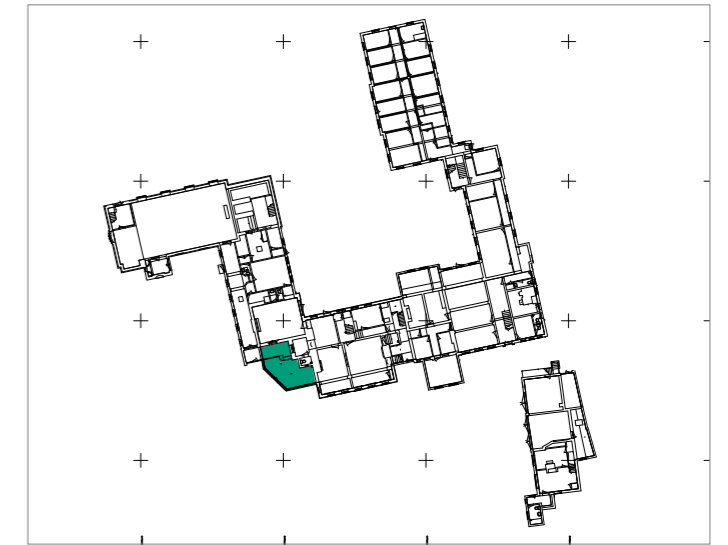
Date: February 2017

Location G9.0

Description

- The conservatory is to be rebuilt as existing with new glass elements (glass specification to be agreed)
- The irrigation 'pond' is to be reviewed with an engineer for removal.
- Small round window to wc to be retained
- The concrete flooring to be retiled as are the steps
- New entrance door and steps to be inserted in location of removed link to chapel
- Infill arched opening to existing garden room
- Form new recessed entrance lobby with new wall and door (see planning drawings)

G9.0



Key





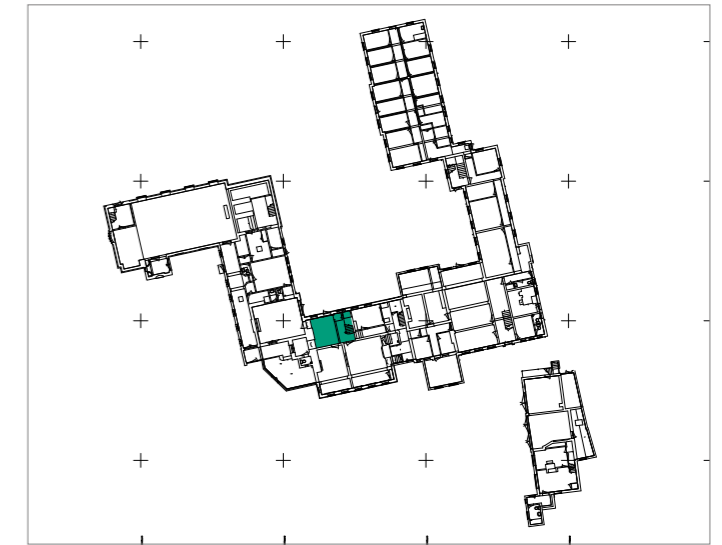
View 1



View 2

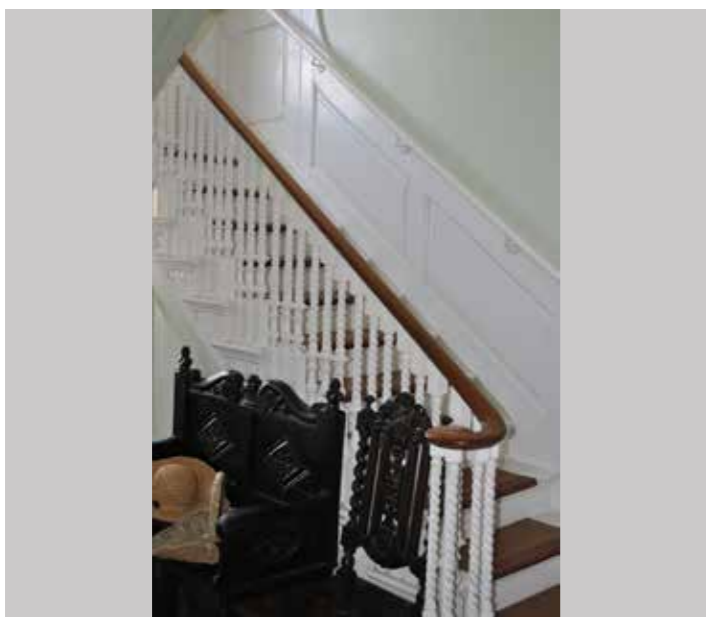
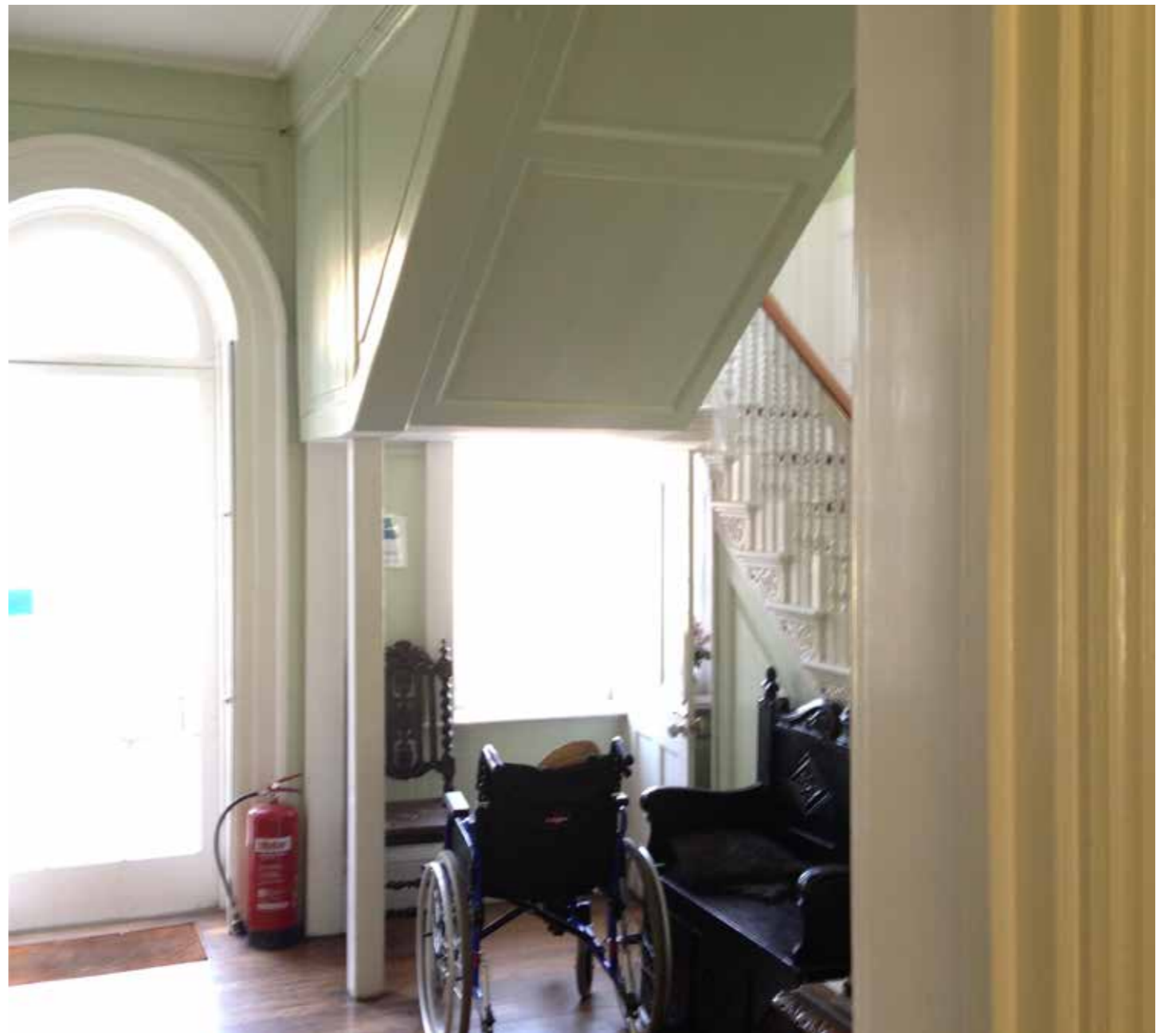
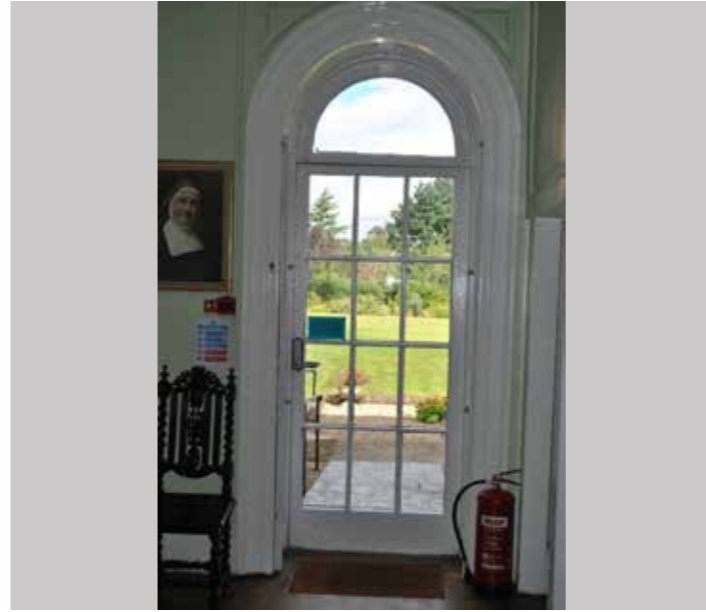
GROUND FLOOR Central block		PRP
Project AA6250 St Michael's Convent, Ham		
Schedule No. 1	Revision: 2	Date: February 2017
Location G10.0		
Description <ul style="list-style-type: none"> • No alterations. Architectural features retained and restored • New fire resisting party walls inserted in arched openings. Existing door to G8.0 to be retained and fixed shut • New access stairs to basement created under main stair • Door to office/cupboard under stairs to be removed to expose full window • Fire surround, and architectural features to be retained (1930's tiles removed and made good) • Stair retained. 		

G10.0



Key





View 1



GROUND FLOOR Central block



Project AA6250 St Michael's Convent, Ham

Schedule No. 1

Revision: 2

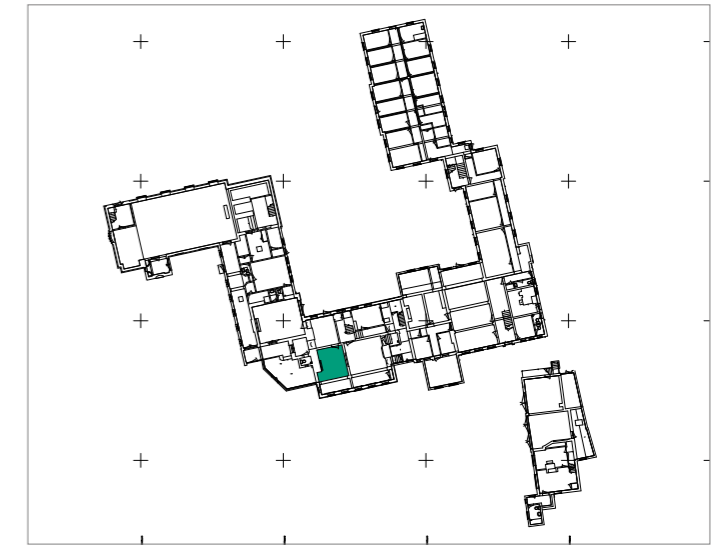
Date: February 2017

Location G11.0

Description

- No alterations. Architectural features (including windows and shutters) retained and restored
- Existing door to G12.0 to be retained
- Fire surround, and architectural features to be retained (1930's tiles removed and made good)

G11.0



Key



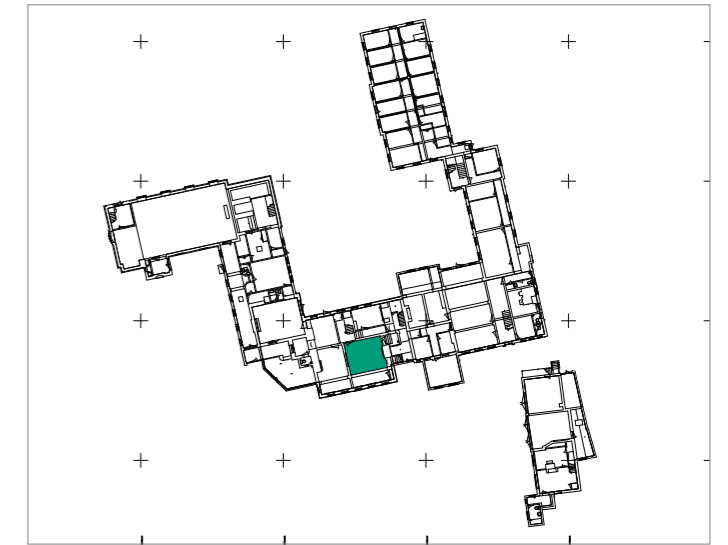


View 1

View 2

GROUND FLOOR Central block		PRP
Project AA6250 St Michael's Convent, Ham		
Schedule No. 1	Revision: 2	Date: February 2017
Location G12.0		
Description <ul style="list-style-type: none"> • One existing window, architrave, shutters, and panelling carefully removed and opening extended to provide new front entrance to building • New front door (see application drawings) • Other existing architectural features retained • Fire surround, and architectural features to be retained (1930's tiles removed and made good) • Door to G15.0 fixed shut 		

G12.0



Key

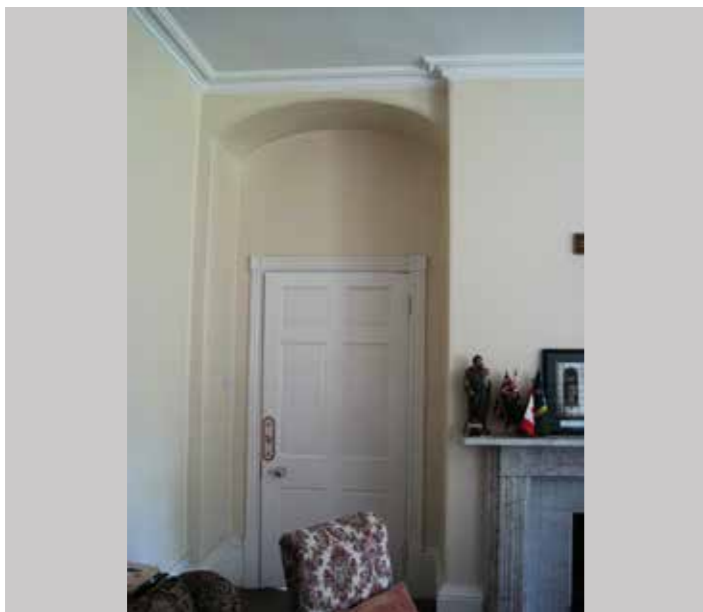
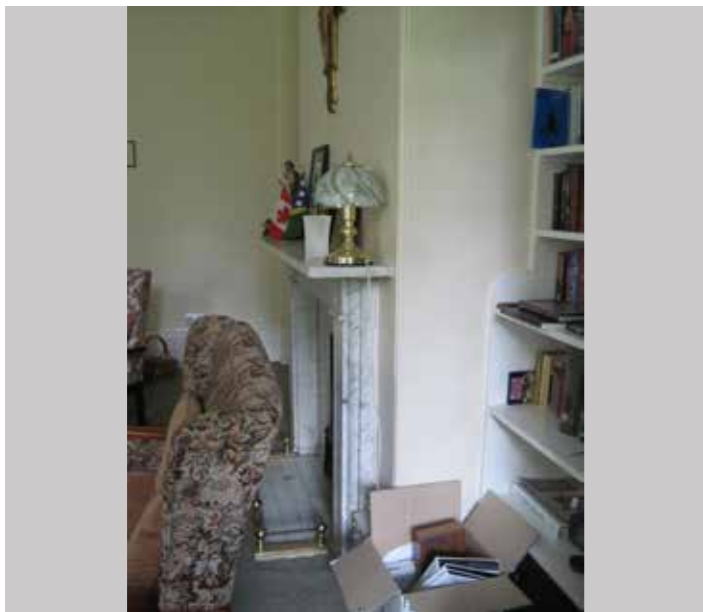




View 1

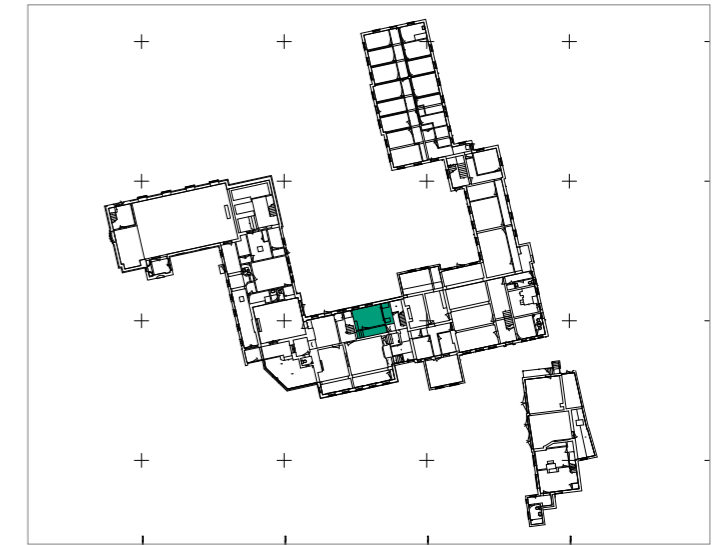


View 2

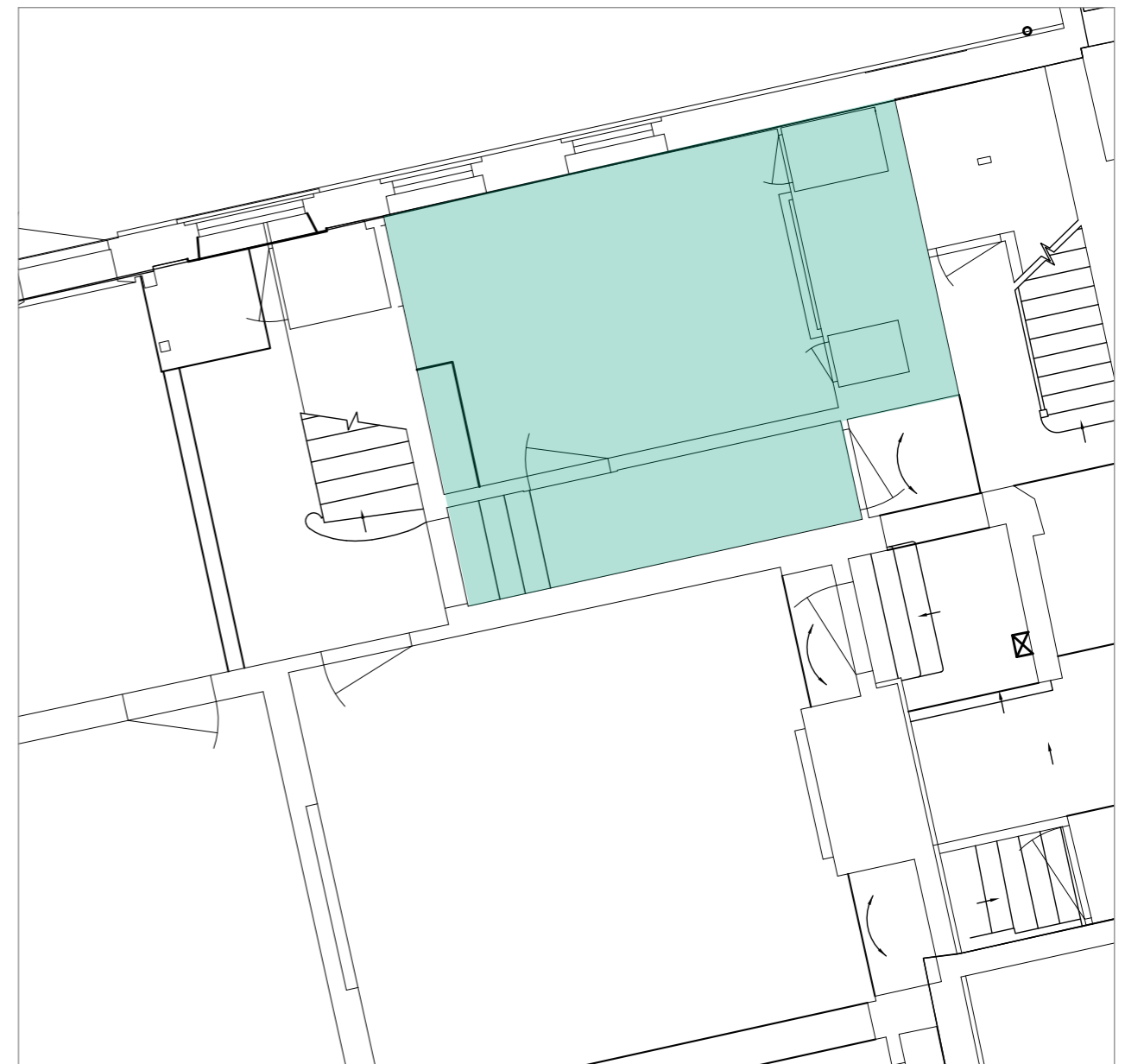


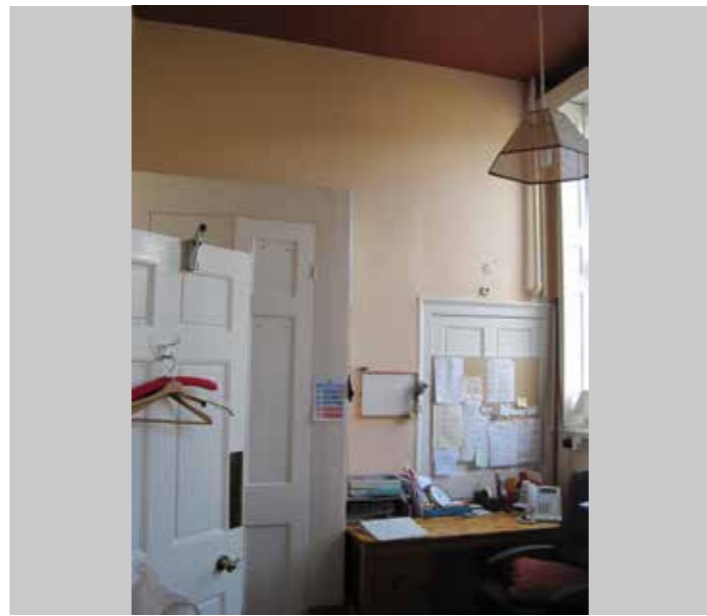
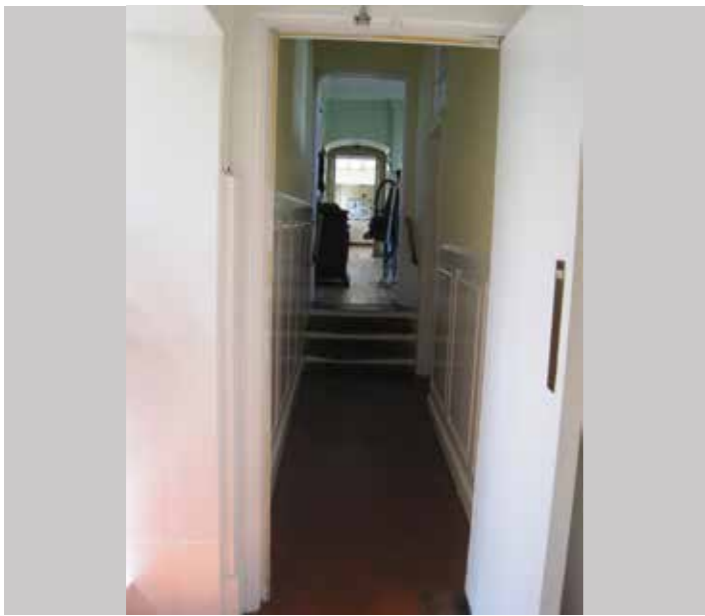
GROUND FLOOR Central block & infill		PRP
Project AA6250 St Michael's Convent, Ham		
Schedule No. 1	Revision: 2	Date: February 2017
Location G13.0		
Description Room G13 <ul style="list-style-type: none"> • Steps down to lower level retained • Cupboard removed • Existing door retained • Fireplace and surround retained • Existing fixed door to be reopened to provide access to new basement stair • Cupboards next to fireplace retained • All existing architectural features to be retained • Door at end of corridor with G15.0 removed, new wall inserted and wc constructed • Panelling in corridor to be retained 		

G13.0



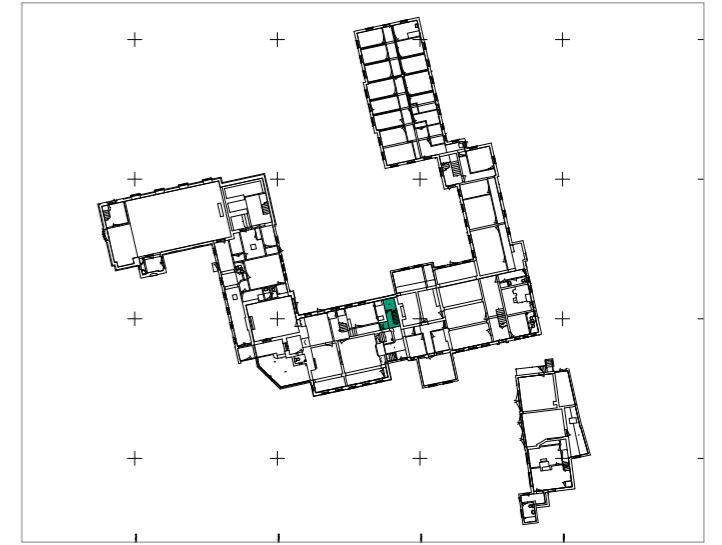
Key





GROUND FLOOR Central block & infill		PRP
Project AA6250 St Michael's Convent, Ham		
Schedule No. 1	Revision: 2	Date: February 2017
Location G14.0		
Description Room G14 <ul style="list-style-type: none"> Existing secondary staircase to be retained and refurbished as part of new house New fire resistant construction around stair Remove existing store door and services under stairs Panelling to walls to be retained, New glazed access door to garden to be inserted within bricked over opening (see planning drawings) New fire resistant wall to be constructed in place of existing door with G13.0 		

G14.0



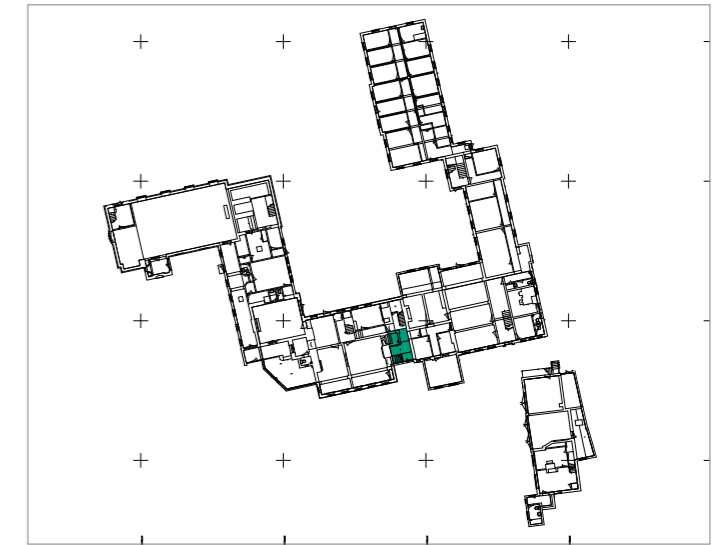
Key





GROUND FLOOR Central block & infill		PRP
Project AA6250 St Michael's Convent, Ham		
Schedule No. 1	Revision: 2	Date: February 2017
Location G15.0		
Description Room G15 <ul style="list-style-type: none"> • New wall inserted to enclose lift • Steps up to existing door with G12.0 removed for lift • New fire resistant wall construction to create lift enclosure, door retained and fixed shut behind • Steps to basement retained and floor installed over • Existing door to exterior retained • Roof light retained and refurbished with new glazed panels • Partition to basement stair removed and new partitions installed to form store next to lift enclosure • New fire resistant wall construction within arched opening to adjacent building, inset to retain arch feature 		

G15.0



Key



