

SUMMARY HISTORIC BACKGROUND –

(by Dr Agnieszka Sadraei, Senior Properties Curator (London), English Heritage)

The site consists of the Marble Hill Stable Block with its surrounding area and the rear courtyard delineated by a brick boundary wall with South End House to north-west.

Marble Hill is situated on the north bank of the River Thames (National Grid Reference: NGR TQ 17353 73651), c. 1km upstream from Richmond Bridge and on the opposite bank to Ham House. Richmond town is c. 2km to the north-east, and Twickenham c. 1km to the south-west. The park is separated by iron railings from Warren Path, an asphalted footpath which runs alongside the river to Richmond. Richmond Road and the backs of houses in Cambridge Park provide the boundary to the north and east, Montpelier Row and Orleans Road the boundary to the west.

Stable Block forms part of Marble Hill estate which was created for Henrietta Howard in 1720s and focuses on Marble Hill House, a compact, quintessential Neo-Palladian villa situated in the centre of the park. Stable Blok forms an important landscape element in the park with views across from the east, the great lawn and Marble Hill House focussing on this historic building.

It was constructed in c.1827 by Lieutenant-General Jonathan Peel who owned Marble Hill at the time. The building consists of a two-storey linear block running N-S, with a hipped pitched roof with front pediment and small central clocktower, and two single storey rear wings, again with hipped roofs. It is made of loadbearing brick, with sash windows, doors and clocktower in painted timber, with slated roofs. The east (principle) façade is distinguished by a symmetrical composition, with the clocktower above and a central carriage arch giving access to the yard at the rear as originally conceived. The other facades are less visible and less formal, partly as they have been extensively altered over the years, with one remaining pair of large timber coach house doors to the north wing.

Originally the building included 6 stalls for carriage and working horses and 3 loose boxes where more valuable horses, perhaps mares with their foals, were kept. Archival plans show that the building was converted into two tenement houses c.1905 and further altered to accommodate the WCs and existing café c1964. The stalls partitions are still intact and located in main range on the ground floor together with the office and tack room, while the

rear wings acquired service function – in the south one of the loose boxes was converted into a wash house and the north wing, originally a cart shed, was later converted to a garage. The upper level provided residential accommodation including bedrooms, scullery and coal storage.

While externally the building is relatively unchanged, internally the layout has been considerably altered in the 1960s. These alterations are mostly confined to the ground floor, with the stalls partitions and several dividing walls removed and the north range converted into toilet facilities. Some of the original features such as chimney pieces, panelling in the small office have been retained. The position of the horse stalls in the south range is marked by the surviving partition posts.

The building houses the café, toilets plus flats for staff on the first floor. The raised beds in front of the block were thought to have been added with rubble from the Second World War but current tests indicate that they contain only soil. To the rear of the Stable Block is a walled yard. This is currently used for car parking and is poorly presented although historic stone setts are present beneath the modern surfacing.

Associated with the stable block is a disused GLC changing block located to the north and hidden in the shrubbery of the Sweet Walk. It is made of timber, well detailed, and in fair condition. It does not have a negative impact on the setting of the Stable block and as such, it is anticipated that the block will be retained. To the north-east of the stables, at the corner of the shrubberies is a small shed clad in waney-edge boards, containing a ticket machine for the tennis courts. This is in poor condition and is visually inappropriate.

To north-west of the Stable Block, seen over the boundary wall, there stand South End House and Montpelier House. These are large, 18th-century mansions forming a block which is part of Montpelier Row. They are elaborately finished with red brick bands and dressings, brick cornices and panelled parapets. Brick wall in front of Montpelier House has 4 piers with stone vases, iron railing and overthrow. The iron gate is modern.



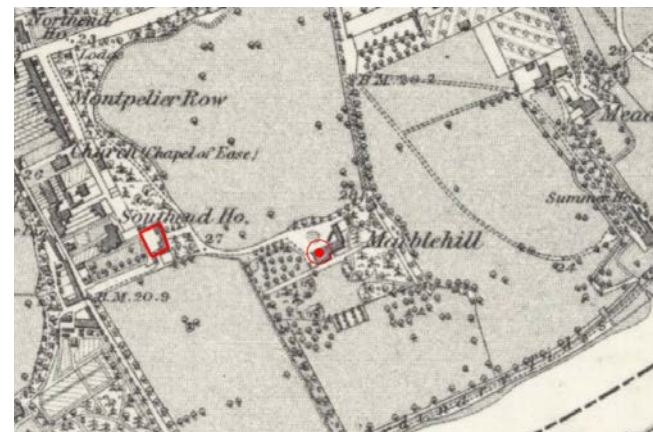
Diagram of Listed Buildings

South End House is larger (3-storey) than the rest of the buildings in Montpelier Row and stands at the end of the street with the gates to its grounds facing down the road. To its left is a one-storey "Gothick" stucco addition, now painted pale green, with a semi-hexagonal bay with tall pointed windows. At the back of the main block, one-window wings project to the depth of one blank window.

The Gazebo in the south-east corner of South End House garden is a two storey brick building with a parapet and chimney stack. The block is 4.15m square, and approximately 6.5m high. It originated as a single storey structure in mid-18th century and was extended and altered in later 18th and 19th centuries.



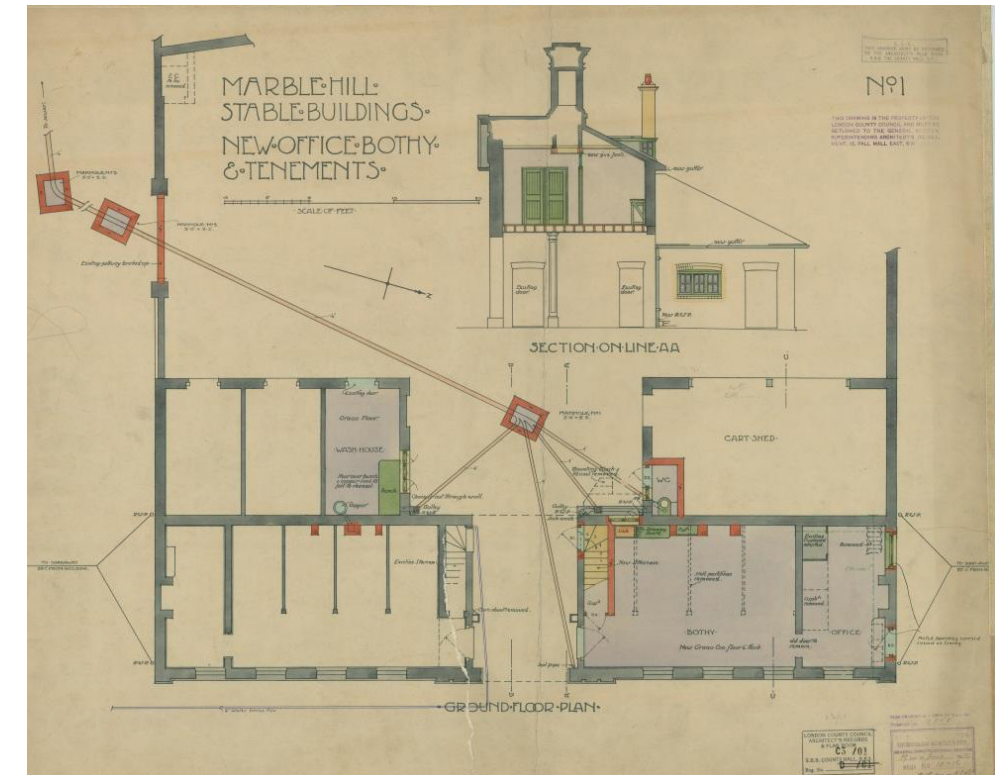
Extract from Rocque c1754 map showing the site shortly after the buildings' completion. Approximate site centre and existing stable block marked in red.



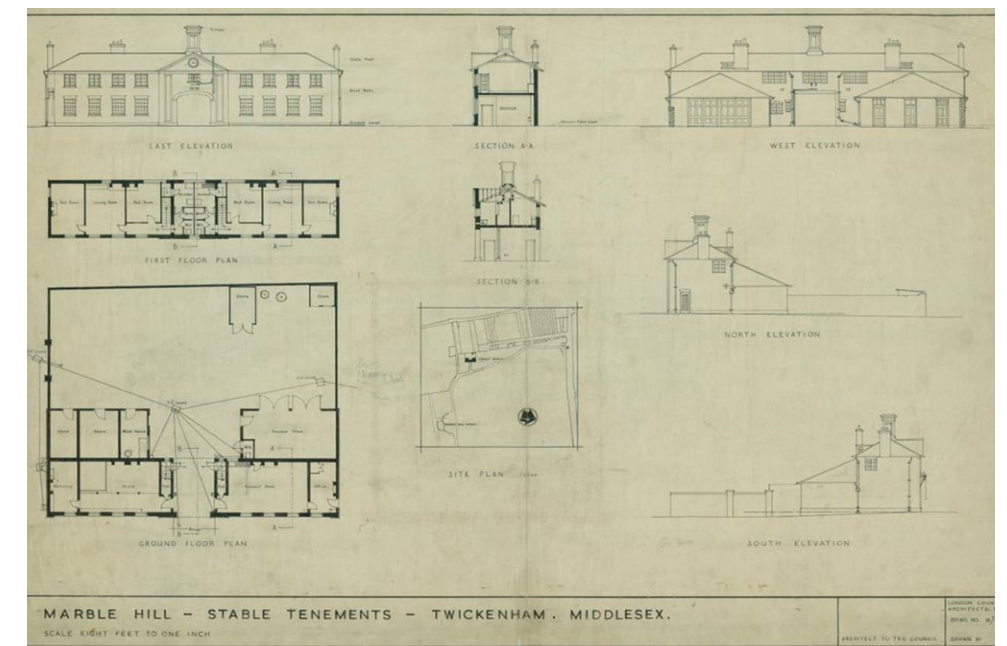
Extract from the OS 1867 six-inch map, with the stable block outlined in red.



Extract from B.R. Davies' 1847 map. Marble Hill House and landscaped gardens are shown, in addition to the development of South End House to the west.



Original Architects Drawings of Stable Block - 1905



Stable Block Survey Drawings - 1964

6.3 THE BRIEF

OVERALL PROJECT OBJECTIVES

Marble Hill runs at substantial and unsustainable annual loss to English Heritage, and as Government grant funding has been steadily cut, the operation of Marble Hill has become more and more constrained. At present public access to the House is only available once a week, on a guided tour with minimal interpretation. The facilities and maintenance of the landscape, sports and recreational facilities in the Park are similarly constrained.

The objective of the overall project is to transform the experience of visitors to the site, increasing understanding of the House and Park's heritage value and providing enhanced recreational facilities that appeal to a broad range of people. In doing so the intention is to generate more revenue from visitors to secure a financially sustainable future for the Park and its buildings.

There is insufficient capital funding available within English Heritage to invest in better facilities. English Heritage has therefore established the Marble Hill Revived project to make a funding bid to the Heritage Lottery Fund's Parks for People scheme.

The potential public benefits of the project have been recognized by the HLF's award of a Round 1 pass, and it is now in its Development Stage. The Applications for works to the Stable Block form part of the work to preparation of the HLF Round 2 application.

STABLE BLOCK CAFÉ - PRINCIPLE AIMS AND ASPIRATIONS

Revenue generation within the Park

Typically a heritage attraction such as Marble Hill House would generate revenue by visitor admission fees, and by providing a café and a shop for visitors. However, the operational basis of both House and Park is that they will remain free-entry, to attract the broadest audience and maximize public benefit. The commercial viability of the café and shop are therefore of fundamental importance for the future of the site.

Enhancing Visitor Experiences

Feedback and operational experience from previous English Heritage visitor centres has informed the brief. A key distinction is that this facility will be outside an attractions 'pay line' and is thus different from most English Heritage facilities. There is no possibility of designing the visitor flow to the House go through either shop or café. So the café will continue to function as the park café rather than an 'historic house' tea room.

The visitor experience must be compelling, with food, merchandise, ambience and setting that attract the widest range of visitors complement the interpretation of the House and Park.

To help attract visitors it is advantageous if the café and shop are known to those in the wider park and coming from the House. The brief recognizes that this objective needs to be balanced with the impact on the front façade, given its completeness and role within the overall park landscape. It is also helpful that the café is co-located with the park WCs, as this avoids duplication.

The WCs need to be improved so that they can serve both café visitors and others using the park. They must be robust enough to remain in good condition despite heavy use in all weathers. They should have low water-use fittings to reduce water use.

The capacity of the café needs to be large enough to operate with the visitor numbers foreseen, and the kitchen needs to be well-equipped to allow for a sophisticated catering offer and use of the facility for vocational training.

A well-screened service yard is required to minimize visual and audible impacts on the neighbours and the Park. External seating is needed, to give more covers in the summer, and to increase the visibility of the café to visitors.

The building will continue to provide residential accommodation for rangers on the first floor and toilet facilities for the Park. The brief does not include any works to the residential accommodation. No staff parking is required by the brief, so this will not be provided.

Both retail and catering operations will be run directly by English Heritage, to maximize control of the operation and to ensure that their objectives for visitor experience and commercial return are met.

Performance and Environmental Measures

The brief seeks to minimise both water and energy used by the facilities, and use sustainable urban drainage techniques to mitigate rain water run-off.

However, the nature of operational demands on the building, overall budgetary constraints and the heritage significance of the building and its surroundings, have limited the sustainable approaches that are reasonably applicable.

The attached Environmental Sustainability Statement by Martin Thomas Associates at Appendix 8.2 gives more detail on the measures proposed given the sites heritage and other constraints.

Character

In discussing the brief a number of precedents were discussed and/or visited by van Heyningen and Haward and English Heritage. These have informed the discussions about the appearance and character of the new facilities.

The application site's location within a listed Park and within the curtilage of other listed buildings, and the listed status of the existing building, creates clear limitations on the external expression of the building.

The external appearance of the new elements of the building needs to complement the historic fabric and retain a clear distinction between old and new. Ideally the new elements should be perceived as subsidiary to the existing building, and have minimal impacts on the significance of the adjacent listed buildings (Marble Hill House, South End House and gazebo, and Montpelier House) and the listed Park landscape.

Whilst Marble Hill Park is very much part of the Thames Arcadia, with the House and its designed landscape (which will be restored as part of the wider Marble Hill Revived project) amongst the best surviving of the arcadian Villa's, its

park facilities are now strongly community based .

The aspiration is for the character of the new café to have the accessibility and informality of a local park café, rather than the formal qualities of the House and its formal landscape setting.

In particular the café must present an attractive and welcoming environment which can welcome a wide variety of users throughout the year from both park and house for example muddy dog walkers, families with small children, elderly people and organized tour or school groups.

The conclusions drawn from the precedent examples were that the café experience should:

- Provide a relaxed and informal environment welcoming to all
- Have a simple and easily understood sequence of spaces with obvious access and wayfinding
- Have seating which can be easily supervised, and accommodate a wide variety of group sizes
- Create a strong linkage, with views and movement, from inside to outside – to external seating and the Park
- Create places for external seating which can be vibrant and busy in the summer, whilst providing some sheltered external seating in the winter
- Recognise that many visitors will have dogs and/or buggies
- Use the materials and techniques of construction to create a high quality space which suits its location in a heritage asset by English Heritage, rather than relying on the applied finishes and decoration typical of a more commercial operation
- Treat the furniture and colour palette within the space as an integral part of the design



La Rochelle canteen - roof structure expresses the space and adds visual interest



La Rochelle - a seamless connection of internal and external space, with openable glazed panels onto the courtyard



Electric Coffee Co. cafe in Ealing - minimal finishes as historic structure is exposed



Food display at Ottolenghi restaurant- high quality and attractive food.



Sutton Hoo Museum - timber structure with acoustic timber lining to ceiling soffit creates a comfortable cafe environment

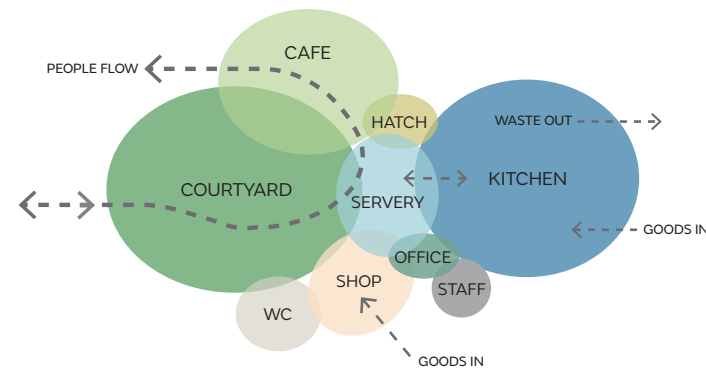


Eltham Palace cafe - Cooper8 interior design for English Heritage

FACILITIES REQUIRED

Area Schedule

Detailed discussions with the retail and catering teams within English Heritage, study of precedents, market research and van Heyningen and Haward's previous experience with visitor centres including for the National Trust, Royal Horticultural Society and various Wildlife Trusts has led to the brief for the facilities required, as follows:



Relationship of areas

REVISION	ISSUE PURPOSE	DATE
Rev G	Stage 3 Information	18.01.17 - items on VE schedule implemented

New build or remodelling	ROOM NAME	PROPOSED ROOM SIZE GIA (m ²)	NOTES
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GROUND FLOOR			
New build	Milling space and servery	66.7	Reduced from 100m ² . 32% reduction as recommended by catering consultant and head of catering at EH
New build	Seating (internal)	70	Required area for 60 .
New build	Kitchen	76	
New build	External Plant	18	Screened plant adjacent to Kitchen. Ventilated, unheated space with roof
Remodel	Staff Welfare	13.6	Based on 18 staff (approx. 0.5m ² per person)
Remodel	Hatch	10	Serving coffee/ cold drinks/ice-cream/ pre-made sandwiches
Remodel	Office	14.5	To include staff "mess area"
Remodel	Shop	50.9	
Remodel	Shop store	13.5	Storage of 2 pallets
Remodel	Male WC	14.4	2WC + urinals
Remodel	WC Lobby	4.1	
Remodel	Store	0.7	
Remodel	Female WC	21.7	4 WC + 1 AWC
Remodel	Staff WC	1.6	1 staff
Remodel	Plant	20.2	Smaller space than requested by M&E
REMODELED TOTAL		165.2	
NEW BUILD TOTAL		230.7	
SUB TOTAL		395.9	

EXTERNAL AREA			
New build	External courtyard	216	80 number seating required
New build	External seating	84	Stone paving. EH to confirm area of reclaimed stone pavers on site
Remodel	Shed storage	53.5	Re-provision of existing storage
New build	Delivery yard and road	350	Permeable paving
SUB TOTAL		703.5	

CATERING BRIEF

Café Seating and Servery

The main café capacity required is 60 covers inside and at least 80 covers outside. External seating allows the capacity to be simply increased at peak months, when the weather is good.

The required internal space per cover is to be based on about 1.5m²/person, and is complementary to the size of the shop. The seating areas need to be easily supervised and served.

It is anticipated that external seating and the consequential increase in covers in the summer will be a major contributor to viability, so the attractiveness and variety of external seating areas is important. A related consideration is the need for furniture storage space in the winter.

The café is to operate an 'assisted service' where a range of cold/ambient food and drinks are on display along the counter. It is intended that the café will have an alcohol license. The customer will help themselves to the displays whilst selecting snacks and/or main meals from the menu boards, then will pay and collect drinks, with food brought to them at their table.

This requires a front counter to accommodate a display of cakes, ambient foods, chilled drinks, sandwiches, front facing with the ability to replenish stock from behind. The back counter must accommodate a barista coffee machine, boiler and sunken soup terrine along with under counter fridges.

Within the counter area there needs to be sufficient milling space for customers and a direct link to the kitchen which does not cross the servery or customer flow.

The dog-free area to the south of the Stable Block is used by those with small children, and this area will be enhanced by the landscape works. It is desirable that this is overlooked by the café and its seating, to allow parents to obtain/consume refreshments whilst their children play.

Many of the regular park users are dog-walkers, and so the café arrangements need to suit those with dogs as well as those who find dogs intimidating or unpleasant. A place for buggy parking needs to be provided.

The form, materials and finishes need to provide a welcoming space, using good quality materials and forms which are

in sympathy with the historic fabric of the Stable Block and surrounding area. The look and feel of the space will be key to its success. Many of the users of the café will have been walking in the park and may well be wet and/or have muddy shoes, so internally the finishes need to be robust, look good and be easy to clean when used by any park users.

Kitchen, storage and Service Yard

The kitchen size is based on the number of covers and the food offer proposed. An additional requirement of the café, and especially the kitchen, is that it provides suitable facilities and space to allow it to be used for the apprenticeship and training offer proposed. The catering offer will be tailored to the syllabus ensuring staff development and community involvement.

The brief is based on a full catering kitchen which can provide high quality fresh and seasonal hot and cold food, made on the premises. There needs to be adequate storage space and a suitable cold store. If suitable, the existing timber building to the north of the Stable Block can be used for dry goods storage.

If possible the kitchen should use electric equipment only, i.e. induction hobs, not gas, as this is safer (so less complex safety equipment), needs lower extraction volumes and creates a better working environment for staff. The feasibility of an entirely electrical kitchen depends on the confirmation of electricity supply capacity by the utility company.

Welfare, delivery and refuse arrangements need to be appropriate for this level of catering, with a dedicated service yard adjacent to the kitchen entrance but away from the main visitor routes.

The service yard needs to accommodate deliveries by a small truck as well as refuse collection vehicles. As at present these will access the site using the park path along the western edge of the park, with timed deliveries. The design of the service yard needs to provide space for refuse storage, a degree of security and a surface that can be washed-down.

The visual and acoustic impact of the service yard should be minimized with effective location screening, and conflicts between vehicles and pedestrians mitigated as much as possible.

Kiosk Servery

In addition to the main café servery, the brief asks for a small 'kiosk' hatch, serving directly to outside, allowing customers to

buy take-away ice-cream and hot drinks without entering the café proper.

This will enable the café to provide a better offer in the summer months when there will be the greatest number of visitors to the park.

Retail Brief

The shop requires an internal area of 50m² to successfully support the business plan for the site, with a linked secure store for shop stock.

The interior of the space will be fitted out with English Heritage's standard retail fit-out furniture units, reducing the need to modify the walls (if in the historic building) to support shelving and display.

Staff welfare and management facilities can be shared with the café, as all staff are employed by English Heritage, as can delivery and refuse arrangements.

A nearby external area for display of plants for sale is required. This is to attract people into the shop from outside, as well as providing part of the site's ability to support horticultural apprenticeships and training.

As with the café, visibility of the shop is a key issue, albeit similarly constrained by the nature of the historic building. If possible, a direct link would be provided to the café seating space, to encourage customers of the café to browse the shop too, but this is not essential.

Toilets

The current arrangement provides male, female and accessible WC facilities within the Stable Block. There are five female WCs, two male WCs and four urinals, two staff WCs and one unisex wheelchair accessible WC.

The brief is to maintain this provision, but to improve their quality and provide baby change facilities.

Given the use of the park by families with small children additional provision for unisex assisted WC / baby-change facilities is desirable. The staff welfare facilities need to include dedicated toilet facilities.

The public toilets need to be attractive and particularly robust, given their use whenever the park is open. Both finishes and sanitary ware need to be robust, look good and be easy to clean.

Other Facilities Required

The Stable Block currently holds the House disaster recovery store. If possible this should be accommodated within the new layout, but if this is not possible it may be relocated to the main rangers' office area in the Park maintenance yard.

6.4 INVOLVEMENT & DESIGN EVOLUTION

COMMUNITY ENGAGEMENT AND INVOLVEMENT

The consultation as described below has reviewed and refined the brief. This demonstrates the range of input to the design development including the Client, stakeholder users, planning and conservation officers, Historic England and GLAAS and English Heritage's Senior Properties Curator (London), the neighbouring community, and technical specialists.

Throughout the design process meetings have been held with English Heritage, approximately fortnightly, to review the evolving brief and proposals. This regular involvement of their retail and catering teams has enabled the operational issues to be discussed with the evolution of the design proposals and ensured that the needs of the Client are satisfied.

English Heritage have held:

- A public consultation drop-in event with 246 attendants. Advertised with a leaflet drop in TW1 and TW2, this included tours of the house and landscape, a pop up exhibition and key leads from the project available to answer questions. English Heritage's Head of Volunteering was present to test volunteer roles with members of the public.
- Two stakeholder briefing events for organisations with interest in Marble Hill, either from a local or national perspective. 13 organisations attended, including representatives from the Turner's House Trust and Strawberry Hill House, the Thames Landscape Strategy, The London Parks and Gardens Trust, The Thames Landscape Strategy, Historic England, the Twickenham Riverside Trust, the Environment Trust for Richmond, the London Borough of Richmond Sports and Leisure, Together As One access group, and the Twickenham Society.

We have held additional consultation events with:

- The Marble Hill Society – a briefing afternoon and opportunity to respond (45 people)
- Marble House Guides – an afternoon workshop (10 people)
- Marble Hill Dog walkers – two hour-long drop in events at the café used by dog walkers adjacent to Marble Hill (33 people)

To test ideas, and recruit towards specific user groups, the newly appointed Audience Development Manager has

visited 15 key community groups, to share the story of Marble Hill and the ideas for its next chapter. These groups included schools, playgroups, access groups, BAME organisations and sports clubs.

To close the consultation period, a public consultation meeting was held with sports groups, and one held for the general public.

The second general consultation was attended by 31 members of the public, and families had almost no representation. Proposals for the Stable Block were noted and there were no major issues raised. The main focus of comment reflected opposition to fencing around the proposed the Pleasure Ground, and a strong lobby to ensure dogs continued to be allowed to use that area.

Following the meeting, a short survey was sent to the parents and families involved in the Marble Hill Play Centres. Of the 32 responses received, 66% of families said there should be a dog free area and only 25% were supportive of dogs continuing to use the area.

During and following the various consultation meetings English Heritage's Audience Development Manager has issued notes of the representations to the project team members, and the proposals and activity planning have been modified where possible to address people's views.



Local residents at public consultation event



Pre-application meeting with Richmond Council Planning and Conservation Officers on site, 10.10.17

PRE-APPLICATION DISCUSSIONS WITH LONDON BOROUGH OF RICHMOND-UPON-THAMES (LBRT)

Pre-Application Meeting

A group site visit and subsequent meeting with members of the planning team (Development Control, Conservation and Urban design) explored the policy issues and discussed the sites opportunities and constraints.

The Development Control officer has offered advice on some aspects of policy and suggestions as to the methodology for particular elements of the application, such as transport assessment. These have helped to generate discussions about wider issues and effective design strategies that have informed the proposals.

The dialogue with the planning and conservation officers was beneficial and, in the absence of any formal response to the pre-application submission, has helped the design to develop to address where possible to their feedback.

The issues raised by officers at the site visit and in subsequent e mails have been addressed by a combination of further research, better supporting documentation and/or revisions to the design proposals. These have led to the application materials now submitted.

Pre-Application Submission

English Heritage submitted a formal pre-application information package to the planning authority on 24.08.16. This pre-app was registered 1.09.16.

This included the RIBA stage 1 Feasibility Report describing the architectural and landscape proposals for the entire Marble Hill Revived project, including all proposed works to the Park landscape, Marble Hill House, the Changing Block and Stable Block, and questions relating to the content and process of the application.

The following information was issued to the London Borough of Richmond-upon-Thames, the Planning Authority:

Letter 1 – 16.08.24 – Appendices were:

- The HLF feasibility document – (appendices 1-11).
- Appendix 12 – draft CMP
- Appendix 13 – draft landscape investigations
- Appendix 14 – Heritage Appraisal (pre-app status)
- Appendix 15 - Marble Hill House - Richmond LPA - local_validation_checklist_september_2015 (English Heritage annotated table showing assumed supporting documents)

Letter 2 – 16.10.12 – Appendices were:

- Marble Hill House , Service wing plans and photographs
- Landscape Impact Assessment

Conservation Officer – 6.12.16 – Heritage Significance information provided:

- Appendix 1- maps&vis sources analysis
- Heritage Impact Appraisal AS final 021216
- Marble Hill stable wall archaeological recording
- Public Benefits of Marble Hill Project AS 021216
- SE House significance table

In particular clarification was requested as to whether application needed to be for the entire project or in individual applications for the works to separate elements of the project – ie the Stable Block works. Clarification was also sought as to whether the Stable Block project was considered a medium or major development, and which supporting information was needed for this application – by submitting the annotated local validation checklist.

Heritage issues

At our pre-application meeting on 10.10.16 the Conservation officer expressed his concern about the impact of the proposals on the boundary wall between South End House and the application site, noting that this was part of the curtilage of several listed buildings and the setting of South End House.

In response to these comments English Heritage has commissioned further archaeological, structural and heritage research into this wall, in parallel with a further design review of location and massing options. These are included in the Appendices 8.6: Heritage Impact assessment Stable Block, Heritage Impact assessment South End House and Gazebo, Archaeological Recording Report

The latter suggests that any other option for the café and shop close to the Stable Block would have equal or greater impacts on the heritage assets, particularly the Park and the Stable Block, and would create significantly more impacts to the residential amenity of the neighbours (see site selection in the following sections).

Pre-Application Response

To date, no formal response on the questions raised in terms of planning process or and the pre-application proposals, or the design of the proposals as shown in the Feasibility Study submitted at Pre-Application stage, has been finally received from the Planning Authority on 6.02.17.

Therefore the applications and supporting material is based on the information issued to the planning authority for their comment, based on the project team's assumptions and response, ie:

- that the applications are for the whole park proposals, incorporating the works proposed for the landscape, House, Stable Block Café works and Changing Block, though informed by the overall Park works as documented in the RIBA stage 3 report for the Landscape, House and Changing Block works.
- that this project is a not considered a major development
- that the supporting information required is as suggested by English Heritage to LBRT in the pre-application submission.

Pre-Application consultation with Historic England

A pre-application meeting with Historic England was held on 7.02.17 to review the draft Heritage Appraisals, Heritage Impact Assessments and the design proposals.

The significance of the Stable Block and the surrounding heritage assets was discussed, and the options appraisal processes reviewed so that Historic England could consider and then comment on the acceptability of the design proposals.

A verbal response by Historic England to the proposals for the Stable Block was given at the meeting. This was that Historic England:

- appreciate the need for the café and shop facilities in this position, to unlock the potential of the whole park and restore and conserve its heritage assets
- agree with the assessments made by English Heritage of significance and heritage impacts
- agree that the proposals for the Stable Block represent the best approach to delivering the brief whilst minimising heritage impacts
- consider that these acknowledged impacts (on the boundary wall and to the setting of the Stable Block, South End House and its gazebo) are acceptable given the extensive public benefits that the proposals will deliver

Arboricultural Issues

J&L Gibbons, The Lead Consultant and Landscape Architects for the wider project have commissioned a full arboricultural survey of the Park, and surrounding trees of relevance, including the area around the Stable Block.

They have subsequently met and reviewed their proposals with the Council Tree Officer, whose feedback has been addressed by the proposals. The arboricultural issues of the Stable Block proposals are documented by the supporting arboricultural statement at Appendix 8.13

Acoustic Issues

The Planning officer has confirmed that an acoustic report was not needed as part of the application, as the residents of Montpelier Row are not considered 'sensitive receptors' justifying this.

However, in view of the sensitivity of the residents to the increased café use, an acoustics report from HRS Services has been commissioned, to investigate and document the acoustic background noise levels, the impact on neighbours due to the proposals, and the appropriate spec for plant, fabric and room acoustics to minimise acoustic breakout.

The height of the boundary wall is the most important element in reducing noise transfer from the visitor activity and service yard to the neighbouring gardens and houses. With these proposals there is minimal impact on the surrounding residential occupiers. See following sections, and the Acoustic Report at Appendix 8.23 & 8.24

Consultation with Richmond Council

A pre-application meeting was held on 6.03.17 to items raised in the formal pre-application letter.

VHH presented ten different design options which have been considered as a means of addressing amenity concerns regarding the height of the rebuilt stable block wall, previously shown as reaching a maximum of 4.8m.

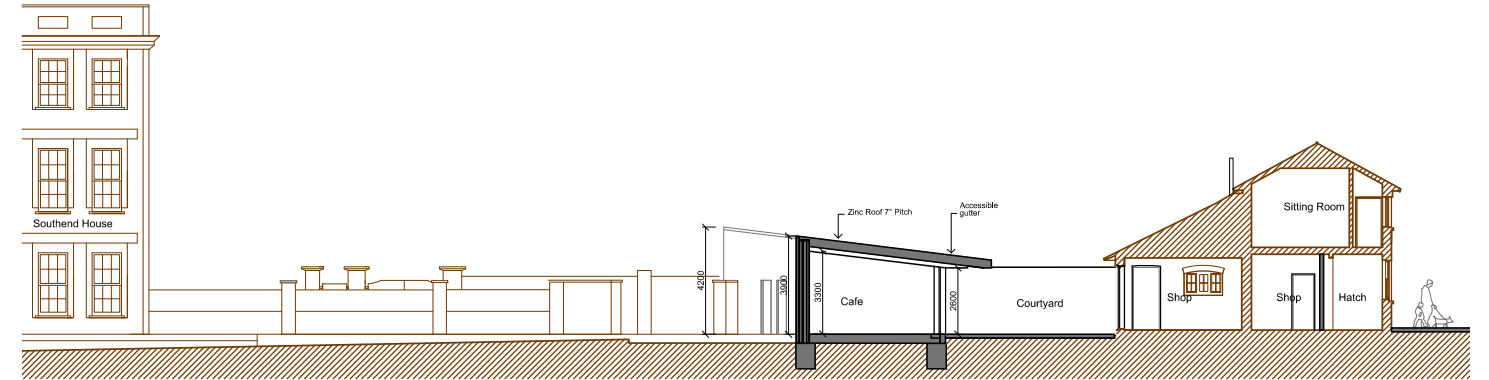
The Council's preferred option to best address impacts on the historic wall and on the and neighbouring amenity was as follows:

- The curtilage-listed wall will be rebuilt up to its highest point to create a datum height to of c2.8m, with the zinc cladding then rising to a height of c3.9m.
- The building footprint will sit parallel to the wall to create an even mono pitch running north-south on an orthogonal rather than tapering plan.
- In reaching the preferred design it was acknowledged that the overall height had to be sufficient to accommodate kitchen ductwork internally - rooftop plant was not considered acceptable.
- VHH expressed concerns with the Council's preferred design, notably that the 2.8m wall with zinc cladding above may cause long term maintenance issues and was not the preference of the neighbours; also that the orthogonal design creates a less sympathetic relationship to the listed Stable Block. Nonetheless, it was agreed that the Council's preferences would be pursued in the submission design.

Complete minutes from the meeting are included in the planning statement. Four of the ten options discussed are included on this page.

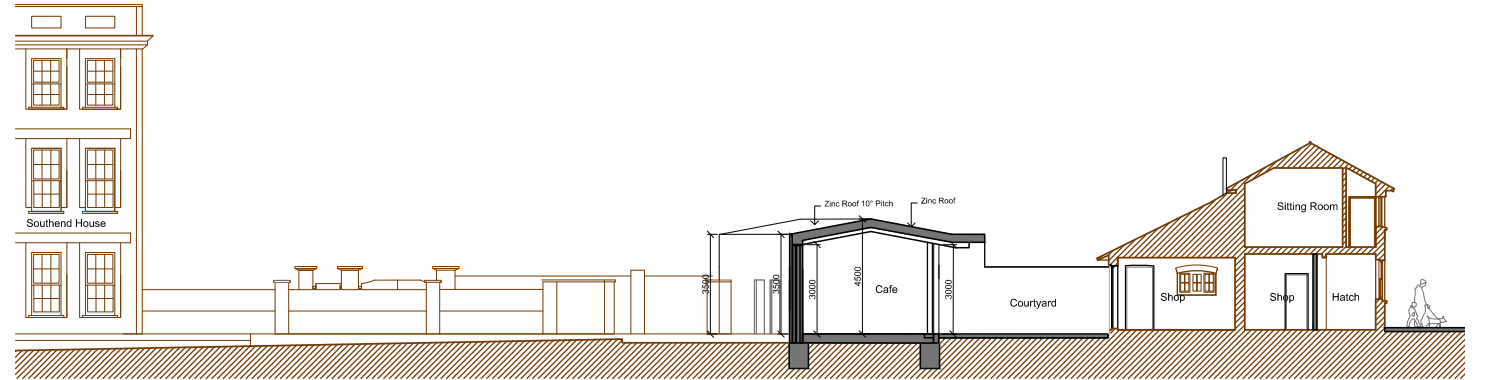
OPTION 3 - Lowered monopitch to boundary

- 7 degrees
- Zinc standing seam roof
- Eaves at 2.6m
- FFL in Cafe at 7.74m



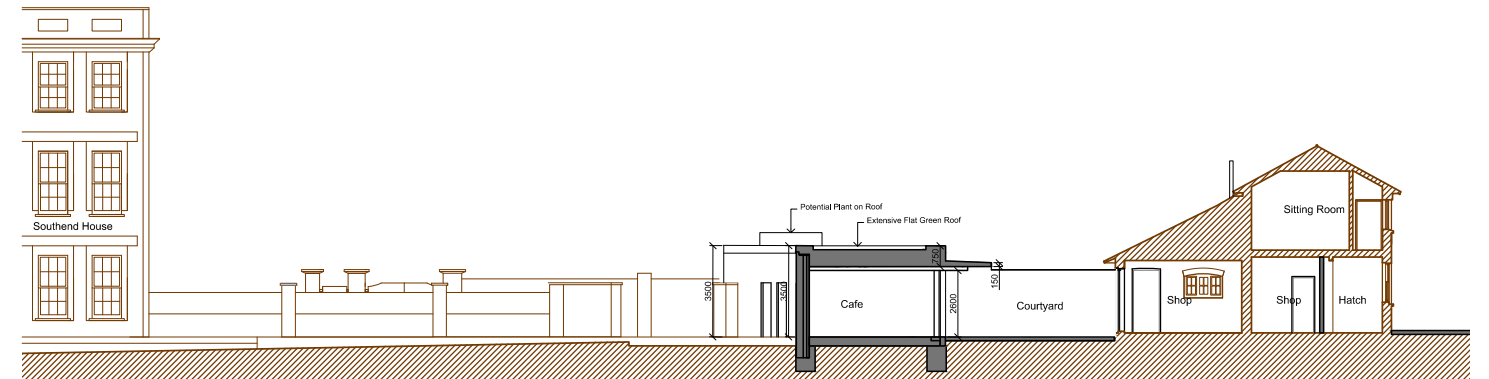
OPTION 6 - Double Pitched Roof

- 10 degrees to courtyard
- Zinc standing seam roof
- Eaves at 3m
- FFL in Cafe at 7.74m



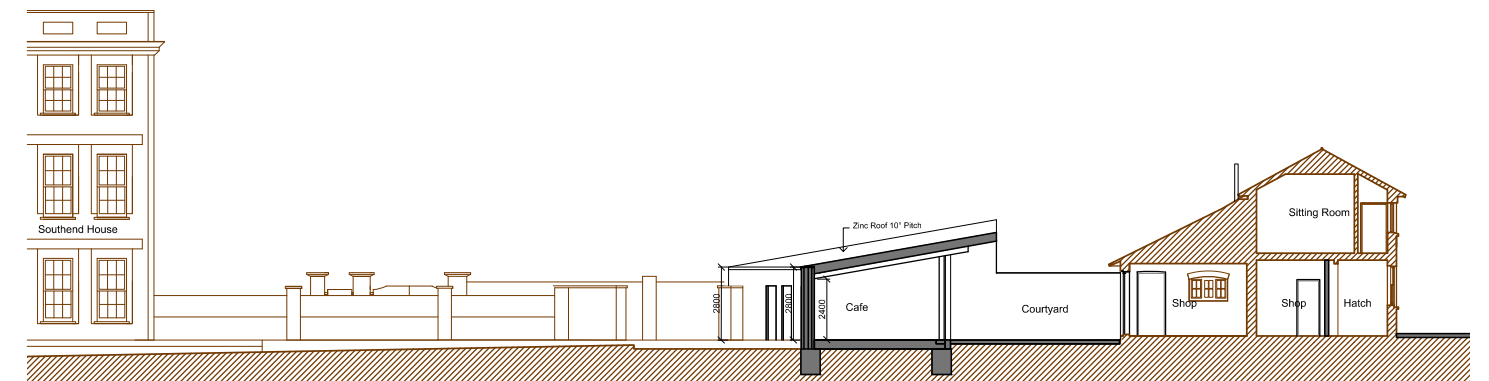
OPTION 9 - Green Roof

- Extensive flat green roof
- Eaves at 2.6m
- FFL in Cafe at 7.74m



OPTION 10 - Monopitch Roof to Boundary

- 10 degrees
- Eaves rising from 3.5m
- FFL in Cafe at 7.74m



ENGAGEMENT WITH NEIGHBOURS

Two properties have an immediate relationship to the application site, South End House and Montpelier House. These are the two houses at the south end of Montpelier Row. Both are Grade II* listed and in residential use. The proposals would affect these properties much more than the other houses in Montpelier Row.

Expressions of concern were raised from the residents of South End House and Montpelier House regarding noise impact from the cafe. Subsequently an auralisation demonstration was set up with an acoustician with each of the residences in order to demonstrate the expected volume of noise from the cafe and the affect on the neighbouring properties.

Accordingly, meetings have been held with representatives of the owners/occupiers of each to discuss the rationale for the project and the design proposals and to give them an opportunity to comment. Feedback included the following shared points:

- Recognition that it was beneficial to improve the park and public access to the house
- Concern about increase in noise from café seating, kitchen and service yard
- Concern about aesthetic impact of a vertical kitchen extract flue – would like to avoid having
- Concerns about possible smells from kitchen extract and bins
- Would like café rooflights to be fixed shut (not openable) – to reduce noise
- Concerned about operating hours – residents sensitive to summer events / late opening

The Montpelier House residents also noted their:

- Concern that a better café that might worsen the current problems caused by ill-informed visitors and deliveries to Marble Hill coming down Montpelier Row
- Concern about reducing the current green 'rural' outlook towards the proposed service yard – Montpelier House residents would much rather have a green buffer zone & timber fences rather than a wall
- Wish to understand which trees may be removed (if any)

The South End House owners' representative also noted their:

- Concern about disturbance from the courtyard seating reducing amenity in South End House's garden
- Welcome of a higher boundary wall if this effectively mitigates the potential acoustic issues

Feedback from the meetings has been useful and the proposals have been modified to address the concerns as follows:

- Opening rooflights have been replaced with fixed low profile rooflights
- An acoustic survey and report has been commissioned to establish the background noise levels, specify plant and other noise limits and predict the noise levels at the residential properties caused by the catering operation. See Appendix 8.29 for this report.
- The design has been revised to obviate the need for a vertical kitchen flue, and to include fixed rooflights. The kitchen plant design has been revised to provide attenuated and odour-controlled kitchen extract, discharging horizontally into the service yard area
- The brick boundary wall is continued only as far as the north wall of South End House drive/garden at the end of Montpelier Row, maximizing the separation to South End House grounds
- The service yard has been moved 6m away from the Montpelier Row boundary
- Opposite Montpelier House, the low paling is retained, existing shrubberies underplanted and thickened, and a 2m close boarded timber fence placed behind this to enclose the service yard so that a 'hard' walled boundary is avoided.
- a covered bin store is created backing onto the inner fence, so it is easy to use and to clean, but shields the bins from view and from the weather.

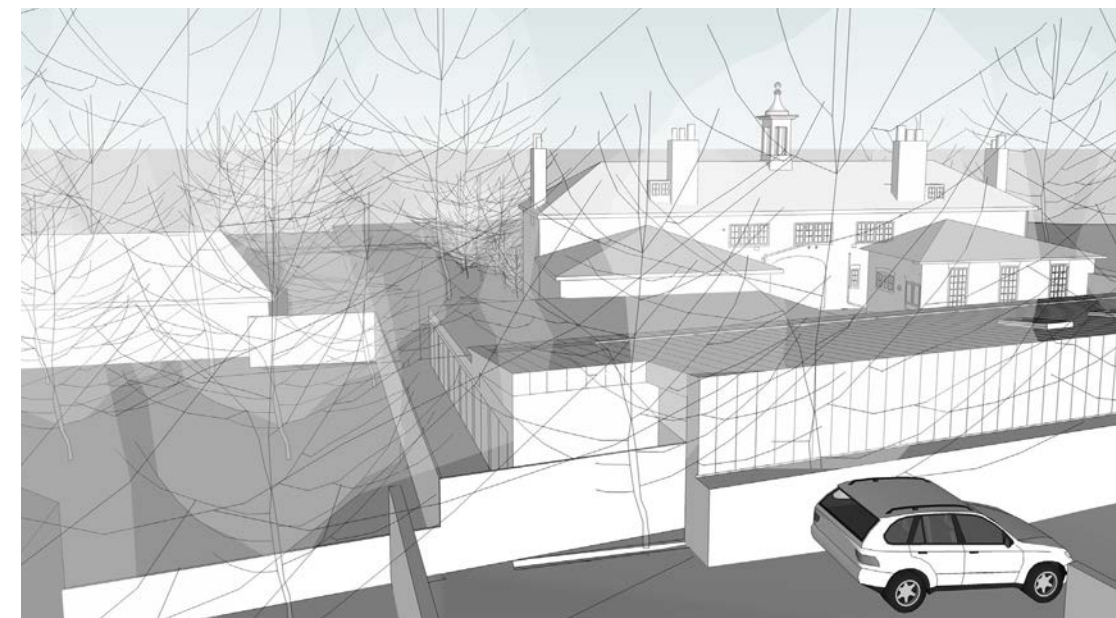
DESIGN EVOLUTION

Our understanding of the site, the project team's (client and designers) experience of realising and operating similar buildings, the brief and agreed design objectives were used to test the alternative concept options, each of which was tested in terms of their satisfaction of the project objectives and impact on the significance of the heritage environment.

Since then the design brief and proposals have evolved through an iterative process of detailed briefing and review with the Client and wider consultation. Our understanding of the parameters of the project has deepened by listening, discussing and recording.



South End House and Montpelier House on Montpelier Row



View from South End House to Stable Block and proposed cafe

6.5 PLANNING & SITE ANALYSIS (BY DR AGNIESZKA SADRAEI, SENIOR PROPERTIES CURATOR (LONDON), ENGLISH HERITAGE)

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The national policies of relevance to this report are set out within the *National Planning Policy Framework (2012)* and within the *Historic Environment Planning Practice Guide (2010)*, which remains relevant despite the replacement of *Planning Policy Statement 5: Planning for the Historic Environment (2010)* by the NPPF (2012).

The NPPF requires applicants for development proposals to provide a description of the significance of the heritage asset affected by proposed development. A heritage asset is defined within Annex 2 of the NPPF as:

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).

Significance (for heritage policy) is defined within Annex 2 of the Framework as:

The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Paragraph 128 of the NPPF indicates that, in determining planning applications, local planning authorities should require an applicant to:

Describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 131 of the NPPF indicates that, in determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

In respect of designated heritage assets, paragraph 132 states that great weight should be given to the asset's conservation; "the more important the asset, the greater the weight should be".

Paragraphs 133 and 134 then set out the criteria for weighing 'substantial harm' or 'less than substantial harm' against the benefits of proposed developments:

Para 133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- *the nature of the heritage asset prevents all reasonable uses of the site;*
- and*
- *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- *conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible;*
- and*
- *the harm or loss is outweighed by the benefit of bringing the site back into use.*

Para 134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Regional and Local Policies

Regional and local policy relating to heritage assets are contained within the Mayor of London's London Plan and the Royal Greenwich Local Plan. The Local Plan comprises the Core Strategy and Development Management Plan (DMP) and these are currently under review. The new policies relating to heritage assets do not differ in principle from the existing policies and therefore this statement assesses the new proposal at Marble Hill against the existing guidance.

CORE STRATEGIES

The Core Strategy was adopted on 21 April 2009 and is a policy document which determines the future development of the borough over the next 15 years. The Strategy outlines the:

- Vision
- Spatial strategy
- 20 core planning policies on topics such as climate change, housing, employment and retailing

Marble Hill is one of the main features of the local development framework. The policies within the Core Strategy that are of relevance to this development are:

CP7 Maintaining and Improving the Local Environment

7.A Existing buildings and areas in the Borough of recognised high quality and historic interest will be protected from inappropriate development and enhanced sensitively (...)

7.B All new development should recognise distinctive local character and contribute to creating places of a high architectural and urban design quality that are well used and valued. Proposals will have to illustrate that they:

(i) are based on an analysis and understanding of the Borough's development patterns, features and views, public transport accessibility and maintaining appropriate levels of amenity;

(ii) connect positively with their surroundings to create safe and inclusive places through the use of good design principles including layout, form, scale, materials, natural surveillance and orientation, and sustainable construction.

DEVELOPMENT MANAGEMENT PLAN

The Plan was adopted on 1 November 2011, builds on the Core Strategy and includes more detailed policies for managing development. The policies within the Plan relevant to this development are:

Policy DM OS 4

Historic Parks, Gardens and Landscapes

Parks and gardens as well as landscapes of special historic interest included in the Register compiled by English Heritage (...) will be protected and enhanced. Proposals which have an adverse effect on the settings, views, and vistas to and from historic parks and gardens, will not be permitted.

Policy DM HD 1

Conservation Areas - designation, protection and enhancement

The Council will continue to protect areas of special significance by designating Conservation Areas and extensions to existing Conservation Areas using the criteria as set out in PPS 5 and as advised by English Heritage.

The Council will prepare a Conservation Area Appraisal and Management Plan for each Conservation area, these will be used as a basis when determining proposals within or where it would affect the setting of, Conservation Areas together with other policy guidance.

Buildings or parts of buildings, street furniture, trees and other features which make a positive contribution to the character, appearance or significance of the area should be retained. New development (or redevelopment) or other proposals should conserve and enhance the character and appearance of the area, and views and vistas.

Policy DM HD 2

Conservation of Listed Buildings and Scheduled Ancient Monuments

The Council will require the preservation of Listed Buildings of special architectural or historic interest and Ancient Monuments and seek to ensure that they are kept in a good state of repair by the following means:

- 1. consent would only be granted for the demolition of Grade II Listed Buildings in exceptional circumstances and for Grade II* and Grade I Listed Buildings in wholly exceptional circumstances following a thorough assessment of their significance;*
- 2. retention of the original use for which the listed building was built is preferred. Other uses will only be considered where the change of use can be justified, and where it can be proven that the original use cannot be sustained;*
- 3. alterations and extensions including partial demolitions should be based on an accurate understanding of the significance of the asset including the structure, and respect the architectural character, historic fabric and detailing of the original building. With alterations, the Council will normally insist on the retention of the original structure, features, material and plan form or features that contribute to the significance of the asset. With repairs, the Council will expect retention and repair, rather than replacement of the structure, features, and materials of the building which contribute to its architectural and historic interest; and will require the use of appropriate traditional materials and techniques;*
- 4. using its legal powers to take steps to secure the repair of Listed Buildings, where appropriate;*
- 5. protecting the setting of Ancient Monuments and Listed Buildings where proposals could have an impact;*
- 6. taking a practical approach towards the alteration of Listed Buildings to comply with the Disability Discrimination Act 2005 and subsequent amendments, provided that the building's special interest is not harmed, using English Heritage advice as a basis.*

Policy DM HD 4

Archaeological Sites

The Council will seek to protect, enhance and promote its archaeological heritage (both above and below ground), and will encourage its interpretation and presentation to the public. It will take the necessary measures required to safeguard the archaeological remains found, and refuse planning permission where proposals would adversely affect archaeological remains or their setting.

Policy DM HD 7

Views and Vistas

The Council will seek to protect the quality of views indicated on the Proposals Map. It will also seek opportunities to create attractive new views and vistas and, where appropriate, improve any that have been obscured.

METHODOLOGY

The aim of any heritage assessment is to demonstrate the understanding of the significance of the relevant heritage assets and specific values which contribute to that significance, the extent of the building and landscape fabric that holds this interest and its comparative level of importance.

The NPPF provides a definition of archaeological interest imbued in a heritage asset as:

There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

Guidance on what constitutes architectural, artistic, historic and social values can be drawn from Conservation Principles, Policies and Guidance published by English Heritage (2008).

In addition the statutory listing criteria used for the selection of buildings of special interest provided definitions of architectural and historic interest, as follows:

Architectural Interest

To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms;

Historic Interest

To be of special historic interest a building must illustrate important aspects of the nation's social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing.

The works proposed on the landscape and its features fall into the category of restoration and reconstruction. These works will be designed to acknowledge and satisfy the following criteria set out in English Heritage Conservation Principles Policies and Guidance. For restoration projects,

Conservation Principles states that:

Restoration to a significant place should normally be acceptable if:

- a. the heritage values of the elements that would be restored decisively outweigh the values of those that would be lost;*
- b. the work proposed is justified by compelling evidence of the evolution of the place, and is executed in accordance of that evidence;*
- c. the form in which the place currently exists is not the result of an historically-significant event;*
- d. the work proposed respects previous forms of the place;*
- e. the maintenance implications of the proposed restoration are considered to be sustainable.*

The setting of a heritage asset is defined in Annex 2 of the NPPF as:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surrounding evolve. Elements of setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

The Historic Environment Good Practice Advice in Planning – Note 3: The Setting of Heritage Assets, published by English Heritage in March 2015 (now Historic England) provides a five step approach for accessing the impact of a development proposal on the setting of a heritage asset, as follows:

1. Identify which heritage assets and their settings are affected;
2. Assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
3. Assess the effects of the proposed development, whether beneficial or harmful, on that significance;
4. Explore the way to maximise enhancement and avoid or minimise harm;
5. Make and document the decision and monitor outcomes.

TWICKENHAM RIVERSIDE CONSERVATION AREA POLICIES

Twickenham Riverside Conservation Area was designated on 14th January 1969 and extended in 1982 and 1991. Richmond Borough Council's Conservation Area Statement includes the following information relevant to Marble Hill.

History and Development

"The village is of medieval origin focused on the Parish Church of St. Mary which dates from the 14th century. The pattern of Georgian and early Victorian development illustrates that growth took place based on this core. There was also some 18th century villa development along the river. With the advent of the railway in 1863 the focus shifted towards the current centre of Twickenham. York Street was built in 1890 and became the main route to Richmond, bypassing the original centre."

Character

"The area was originally designated in recognition of the historic and architectural value of the original village core and river frontage. It was extended to include the 18th century splendour of Marble Hill Park and the setting of important surrounding buildings, particularly Montpelier Row (...). 17th and 18th century development along the Thames is characteristic of the period's grand formal approach to landscape and buildings. The Palladian Marble Hill House, set in extensive grounds running down to the river, is a nationally important example of such development. Together with York House, Orleans House and Montpelier Row it contributes to an exceptionally fine area of integrated architectural and landscape design. These buildings also have a strategic role in visually linking up with other houses in the area such as Ham House and Strawberry Hill and viewpoints such as Richmond Hill. (...) Trees play an important role in framing views and providing the setting to the buildings."

Problems and Pressures

- *Development pressure which may harm the balance of the river and landscape-dominated setting in many parts of the area, and the obstruction or spoiling of views, skylines and landmarks*
- *Loss of traditional architectural features and materials due to unsympathetic alterations*
- *Loss of front boundary treatments and front gardens for car parking*
- *Lack of coordination and poor quality of street furniture and flooring*

Opportunity for Enhancement

- *Improvement and protection of the river and landscape setting*
- *Preservation, enhancement and reinstatement of architectural quality and unity*

SITE SELECTION

(by Dr Agnieszka Sadraei, Senior Properties Curator (London), English Heritage)

The present location for the new café in the Stable Block was chosen following detailed consideration of the landscape and built heritage constraints and discussions with the curatorial, retail and catering teams within English Heritage, study of precedents and market research, all supported by van Heyningen and Haward's extensive experience of designing visitor centres situated in historic areas.

The present café in the Stable Block has served the users of the park successfully for a few years and it was deemed that this location benefits from a well-liked and tested tradition of use, being sufficiently central and visible to provide a successful offer but not competing visually with Marble Hill House. The location of the new café in the House was ruled out because it is a compact building and the spaces within it will be better used for providing interpretation which will enhance the understanding and enjoyment of Marble Hill.

In addition, a discreet positioning benefiting from a sympathetic association with an existing historic building will reduce the impact on the historic character of the landscape, which English Heritage plans to restore as part of this project. There are no other locations in the newly restored landscape where a café could be situated without having a detrimental impact on its historic layout, integrity as well as the illustrative and aesthetic values.

As part of the new project the operational basis of the House will be changed to free-flow and free of charge, yet the greater visitor numbers need to provide increased income so that the site can become financially self-sufficient and economically sustainable. Because of this the new café needs to be able to serve provide up to 60 covers inside and 80 covers outside 70 covers internally and at least 70 covers outside, and house a supporting kitchen, welfare, and storage and retail facilities. An additional requirement of the café and shop, and especially the kitchen, was that it provided suitable facilities and space to allow it to be used for the apprenticeship and training offer proposed. The

catering offer will be tailored to the syllabus ensuring staff development and community involvement.

The spatial and heritage analysis has shown that in its current capacity the Stable Block does not provide sufficient space to fulfil those requirements. It has therefore been decided to provide an extension to the building. This will not only allow for good quality catering and retail offer but also eliminate the need to intervene into the historic layout and fabric of the listed building itself. The building has lost majority of its original internal features but has preserved most of its layout and this state of preservation is one of the principal qualities which enhances its significance as a heritage asset.

The intact appearance of the east (principle) façade is another important attribute which enhances the significance of the Stable Block and extensions to the east or south were ruled out as detracting from the elegance of its symmetrical composition and historic character. The west elevations of the building are less formal and have been extensively altered. It was therefore thought that locating the extension in the rear

courtyard will allow for the new facilities to remain visible for users and visitors, who can still enjoy the connection to the park, while minimising the intrusion of the new café into the Registered landscape. The location at the rear of the Stable Block will also minimise the visual impact of the service yard required to serve the café.

Finally, the current option for the layout, design and size of the extension was chosen carefully following discussions of various options appraisal. This considered the areas required for the new facilities to successfully support the business case for Marble Hill when compared to those available within the historic building, the routes, views and visibility which connect the café and shop to the wider Park and House and the operational adjacencies and logic of the proposed facilities.

The following sections explain the sites opportunities and constraints, and the layout and massing options appraisals



View from Great Lawn of Marble Hill House and Stable Block

SITE OPPORTUNITIES AND CONSTRAINTS

Site Opportunities

The site offers the following opportunities:

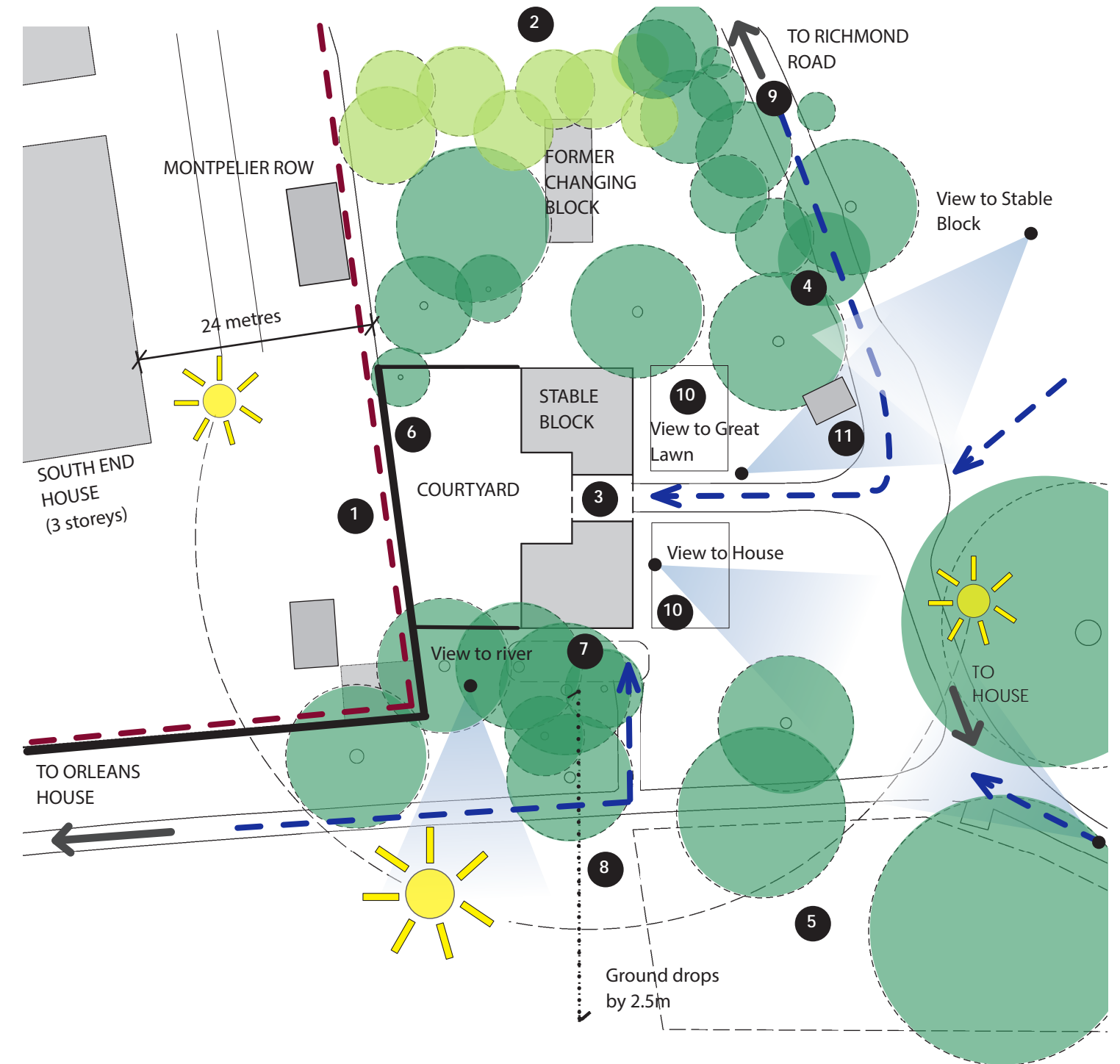
- It is in a good place for the catering operation, being well within the Park, reasonably near the House, close to the children's play area and continuing the established café and WC use
- It has good pedestrian and serviceable vehicle access for deliveries/refuse disposal
- It is connected to mains utilities services, including gas
- The current WCs and kitchen have drainage systems that can be adapted/used
- The buildings orientation gives good sunlight penetration in the rear yard and any terrace at the south or east of the Stable Block
- The Front (east) façade of the Stable Block is handsome and is visible from much of the Park, at long distances.
- The view from the south of the site extends over the West meadow to the Thames
- The ground floor of the Stable Block and the former changing block to the north are both under-utilised at present, and the former has little surviving historic interior fabric. Both could therefore be better used to accommodate the brief
- The historic fabric of the Stable block is in reasonable condition, but under-utilised at present; its heritage significance could be better appreciated if it was used more
- Visitor facilities and increased activity in or close to the Stable Block will not have an adverse effect on other Park uses, or the heritage significance of the Park or House in this location
- The yard behind the Stable Block is not well used at present; extension or additional activity here would have a minimal impact on the park
- The north of the site (north of the Stable block) is well screened by the northern end of the Sweet Walk shrubberies and not well used at present; extension or additional activity here would have a minimal impact on the park
- The adjacent residential buildings (South End House and Montpelier House) are located the other side of Montpelier Row, c.25m away from the site boundary. Both are partially screened from the site by trees

Site Constraints

The site has the following constraints:

- Service vehicle access is also used by pedestrians
- The mains utilities services have limited capacity,

- particularly electricity
- The condition and capacity of the drainage system is not known
- The Stable Block is grade II listed and the site is adjacent to South End House and Montpelier House both Grade II* listed and South End House gazebo (Grade II)
- The ground floor of the Stable Block is split into two parts by its carriage arch, and neither half is of sufficient size to accommodate the larger spaces required by the brief.
- Any extensions to the north, east or south of the Stable block would have very considerable impact of the heritage significance of the Stable Block and the Park, and are unlikely to be acceptable
- The boundary wall between the site and South End House grounds is relatively low, listed (by virtue of curtilage), and in poor structural condition. It is likely to need rebuilding if the yard is used
- Any extension to the west of the Stable Block is likely to have negative impacts on the significance of the Stable Block and/or the boundary wall
- The first floor of the Stable Block is in residential use by English Heritage's park staff
- Any extension, or increased activity to the west of the stable block is likely to be perceived by the owners of South End House and Montpelier House (both in residential use) as reducing their residential amenity, with the potential for negative impacts (views, overlooking, noise, smells)
- The landscape areas to the north and south of the yard have numerous mature trees; the root protection zones may limit development
- To the south the ground drops by c.2.5m over a relatively short distance, so un-stepped access is challenging to achieve from the south
- Close proximity to neighbouring residences requires limited and respectful operating hours of any business - No night or large events in the cafe or near to the site boundary with Montpelier Row and South End House



Site Analysis - Existing

LAYOUT OPTIONS

Appraisal Criteria

An initial options appraisal exercise investigated the potential locations and arrangements for the various facilities required by the brief, best exploiting the opportunities and mitigating the constraints.

The layout selected was chosen following an options appraisal process which considered the areas required by the brief when compared to those available within the historic building, the routes, views and visibility which connect the café and shop to the wider Park and House and the operational adjacencies and logic of the proposed facilities. Underpinning all this was consideration of the value for money of each option.

Major criteria for the appraisal process were:

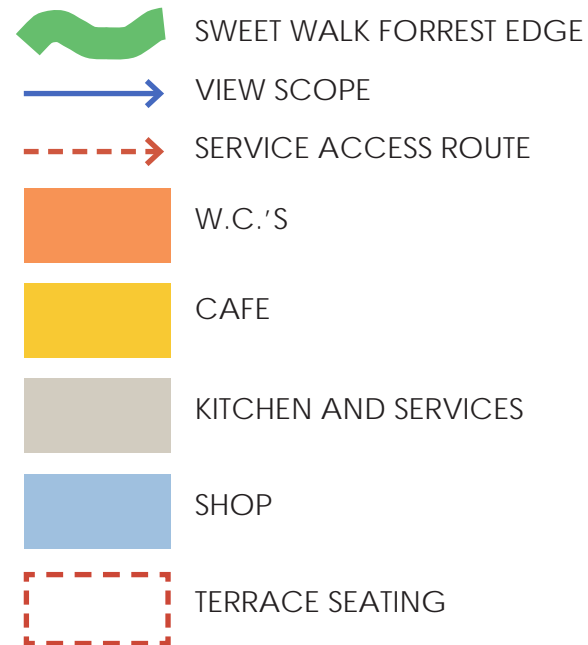
- Provision of the spaces required by the brief
- Operational - functionality, adjacencies and ease of management
- Accessibility and safety
- Impact on the Heritage Assets
- Impact on the Metropolitan Open Land
- Impact on the neighbours residential amenity
- Value for Money

Each option was reviewed on its advantages and disadvantages with English Heritage. The evaluation of the heritage impacts of the options was carried out by vHH and English Heritage's Senior Property Curator. In doing this recognition was given as to the hierarchy of significance evidenced by the various heritage assets (the Park, Marble Hill House, Montpellier House, South End House, its gazebo and the boundary wall, as well as the Stable Block itself).

Extension Location Options

In terms of the location and layout of the facilities a critical issue was the relationship of the current cellular spaces, the need for an extension and the operational and heritage impacts of different extension positions.

The heritage and arboricultural constraints prevent the extension from being to the east or south of the Stable Block, so the following alternatives were considered:



Option 1. Enclosing the carriage arch and extending the rear wings west

This allows the café to occupy the whole of the Stable Block ground floor, with direct access from the east through a glazed screen inserted in the carriage arch. Shop and WCs would be relocated to the extended south wing, accessed from the café, and kitchen, server and plant in the extended north wing.

Pros:

- The café is in one space, facing east, with external seating east facing the Great Lawn.
- The rear extensions do not touch the rear boundary wall
- Service yard and kitchen access can be provided at the north

Cons

- Insufficient total area
- The front facade of the Stable Block is visibly altered
- Very significant heritage impacts to the Stable Block
- The carriage arch needs to be infilled
- The Café has no view south
- WCs need to be relocated,
- The service yard cannot be directly accessed by vehicles
- Poor acoustic separation between service yard and South End house
- It offers poor value for money



Option 2. Keeping an open carriage arch and extending the rear wings

The café is in the south of the block, with kitchen in an extended wing. WCs are relocated and the shop located in the north half of the Stable Block. This creates better circulation and staff access, but splits the back-of house facilities. The café seating area, kitchen and welfare is too small to meet the brief.

Pros:

- Insufficient total area
- The carriage arch, east facade and existing flats access and open circulation is maintained
- The rear extensions do not touch the rear boundary
- WCs can be retained in their current location
- Service yard and kitchen access can be provided at the north

Cons

- There are very significant impacts to the Stable Block, inc removal of the internal loadbearing walls in the south of the Stable Block, and the external walls of the rear wings.
- The café is too small
- The service yard cannot be directly accessed by vehicles
- Poor acoustic separation between service yard and South End house
- It offers poor value for money (more alterations and less area)



Option 3. Keeping an open carriage arch and extending across the stable yard

The café is in the south of the block, with kitchen in an extended wing. WCs are retained and the shop added in the extension.

Pros:

- The café is in one space, facing east and south, with external seating to the south and in the courtyard
- The rear extensions do not touch the rear boundary
- The carriage arch, east facade and existing flats access and open circulation is maintained
- WCs can be retained in their current location
- Shop can be joined to café space
- Service yard and direct kitchen access can be provided at the north

Cons

- There are significant heritage impacts to the Stable Block, inc removal of the internal loadbearing walls in the south of the Stable Block, and the external walls of the south wings.
- The provision of the south terrace requires extensive tree removal
- External seating area is split
- Kitchen is very long and thin
- It offers poor value for money (more alterations and less area)



4. Keeping an open carriage arch and extending long the boundary wall from the north wing

The café and kitchen is in the extension, with all WCs retained and the shop and welfare accommodated in the south of the Stable Block.

Pros:

- Provides adequate total area
- The café is in one space, facing east and south, with external seating to the south and in the courtyard
- Minor arboricultural impacts
- Minor heritage impacts - Minimal alterations to Stable Block historic fabric
- Minimal heritage impacts to the Park
- The carriage arch, east facade and existing flats access and open circulation is maintained
- WCs can be retained in their current location
- Service yard and kitchen access can be provided at the north
- It offers good value for money (less alterations)

Cons

- There are significant heritage impacts to the stable yard and boundary walls



5. Keeping an open carriage arch and extending north and east of the Stable Block

The café and kitchen is in the extension, with WCs retained and the shop and welfare accommodated in the south of the Stable Block. Putting the service yard to the north avoids the need to drive delivery vehicles through the carriage arch and the public seating areas.

Pros:

- The café is in one space, facing east and south, with external seating to the south
- The stable yard and boundary walls are untouched
- There is little activity in the stable yard to effect neighbouring residents
- The carriage arch, east facade and existing open circulation can be maintained
- WCs can be retained in their current location
- Service yard and kitchen access is provided at the north
- It offers good value for money (less alterations)

Cons

- There are significant heritage impacts to the setting of the Stable Block and the Park landscape
- Impact on the Metropolitan Open Land
- There are major arboricultural impacts
- There is an impact on the setting of the House
- The service yard is closer to Montpellier Row, with little acoustic screening
- The stable yard remains largely unused

Having reviewed these strategies it was agreed that all options had similar access arrangements for vehicles, and very similar access and safety issues for the public.

Historic England have agreed that Option 4 has the least impact on the Stable Block also the boundary wall is the least significant of heritage assets and the loss of the wall is outweighed by the public benefit.

Due to the poor condition of the park boundary wall (see 5.8.6) this needs extensive repairs and partial rebuilding for all options – even for those options which do not integrate it with the buildings.

Considering the balance between the heritage impacts (allowing for the varying significance of different elements), operational effectiveness and value for money, location option 4 was the preferred option, with the extension running along the west boundary.

Building Layout Options

Having decided to extend within the Stable Yard area along the boundary, three approaches to the layout of the new facilities were explored. These were:

1. Opening up the courtyard to the south and the River Thames
2. Enclosing the courtyard fully
3. Opening up the courtyard to the north and south to allow for a connection with both the Sweet Walk and the river.

These options were explored with the client and design team through diagrams, drawings and models. This process did not change the assessment made when evaluating the best location for the extension, namely that the core of the circulation should be the courtyard, and that opening up the views to the south was a key opportunity of the site that the café should benefit from.

Layout Concept

As a result of this exercise, layout type 1 was confirmed. This places the extension with café seating along the boundary wall, servery and the kitchen to the north, linked to the existing building and shielding the service yard to the north of that. The other facilities can be accommodated within the Stable Block without major changes to the historic fabric.

It was agreed this option responded best to the landscape and heritage context, minimized both loss of historic fabric within the Stable Block and negative impacts on the surrounding heritage assets. It establishes a defined and easily screen back-of-house service yard, and creates a unique public space within the courtyard, which maintains the link to the Park via the carriage arch, catches the sun and has the long view southward to the Thames.

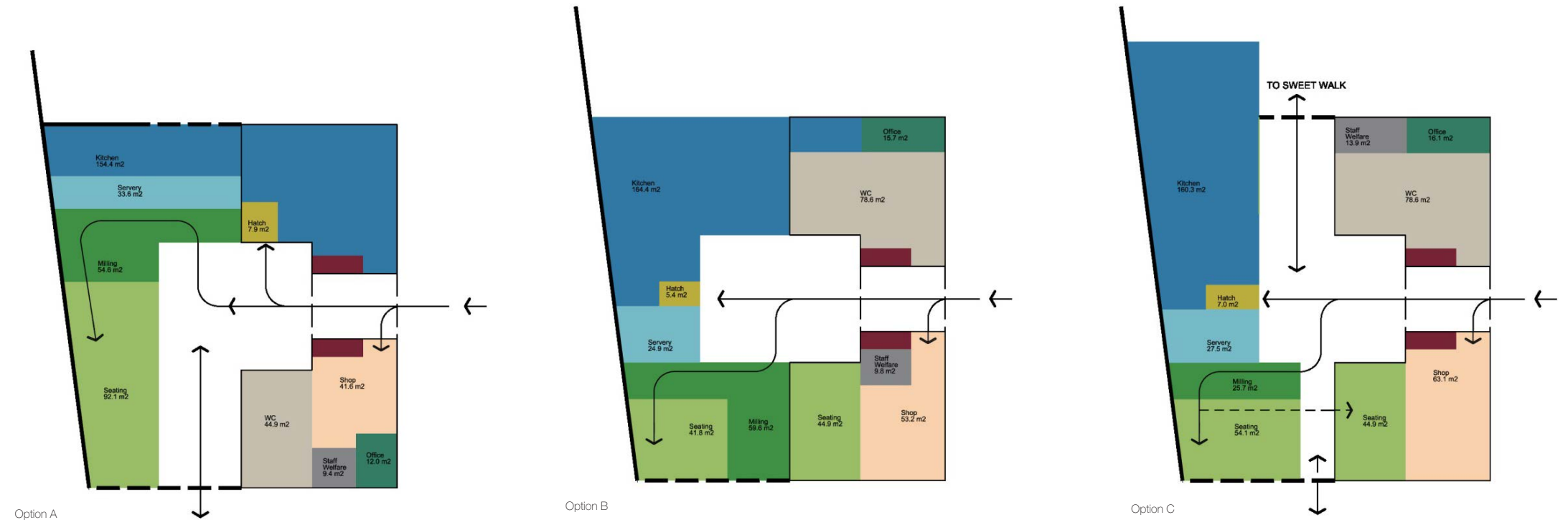
There is an acknowledged impact on the C19 boundary wall, listed by virtue of curtilage. However, this impact on heritage

is less severe than the other available options that could satisfy the brief. Refer to the Heritage Impact assessment at Appendix 8.6.

Within this layout, the disposition of the various facilities has been developed to further reduce heritage impacts, increase reversibility and reduce cost:

- As a result the WCs and office are maintained in their current locations
- there is minimal structural work required to the existing Stable Block to create the staff welfare areas, plant room, shop and kiosk.
- Operationally it allows the café facilities to have an efficient relationship, particularly the key linkage from vehicle access - service yard - kitchen - servery - café
- It provides clear and intuitive visitor flow, with good visibility for café and shop
- The courtyard is at the heart of the concept and provides a focus for visitor activity and obvious circulation.

A further review of the location and layout options was carried out following the meeting with the Planning and Conservations officers of LBRT on site, and the concerns they expressed about the foreseen heritage impacts on the boundary wall. However, the alternatives were all found to have more substantial heritage impacts, as well as being aesthetically and operationally inferior, and/or more costly.



Roof Form Options

In conjunction with designing the general arrangement of the café, the form of the building and its impact and relationship with the historical context and landscape was developed. Within the selected layout the massing was investigated to find the most appropriate relationship to the Park, the Stable Block and South End House and gazebo, and Montpelier House.

The possibility of creating a flat roofed building was considered, to minimize its massing impact. As part of this a green roof was assessed.

It was decided that a flat roof was not appropriate because:

- its appearance - which would be at odds with the heritage context, in both forms and materials
- of the need to keep all services within the building volume. To provide a void within a flat roof would increase all facades height, not just the boundary wall. Increases cost
- a higher level roof would create an unsatisfactory interface at the junction with existing rear wing, or would require an unsightly step in the roof
- it would not create a decent café internal volume, ie enough height
- of the need to rebuild boundary wall whatever (its not the case that one can just build off the wall if one has a flat roof as it is still too low and in too poor a condition)
- of the greater maintenance required for a flat roof, and thus higher recurring costs

Green roofs, even a sedum 'extensive' type, would have the following additional disadvantages:

- the very substantial weight of a green roof would increase loadings and the roof deck structure, superstructure and substructure loadings, sizes and costs
- the virtual impossibility of getting a green roof to thrive when heavily overshadowed by big deciduous trees, as the site is
- Long term maintenance and access liabilities caused by a green roof - regular maintenance is needed and made more difficult by the boundary condition on this site

Each pitched roof massing option has pros and cons. Conversations and design reviews of each option with the client, design team and heritage consultant resulted in developing a preferred option.

Central Ridge Option

A central inclined ridge along the length of the main volume of the new extension, with a small joining flat roof element meeting the existing Stable Block north wing. This roof form sits well within the context of the existing architecture. However as it is on the boundary wall the maintenance of gutters would be problematic, with numerous deciduous trees surrounding the site. The existing wall would need to be raised to provide adequate head height.

Monopitch

A Monopitch running along the length of the main volume of the new extension, with a small joining flat roof element meeting the existing Stable Block north wing. This roof form also sits well within the context of the existing architecture, and creates an interesting space inside the café. The monopitch necessitates a higher boundary wall, but all rainwater goods are away from it. The higher roof and boundary wall improves the acoustic separation of the neighbouring properties. Due to the angles of the pitch this option also minimizes the view of the roof from South End and Montpelier Houses upper windows, and views to and from the courtyard.

Reduced length monopitch and flat roof over kitchen/servery: A Monopitch running only over the café seating and servery area, with a large flat roof over the rest new extension. Either this has to step, with a small lower area joining the existing Stable Block north wing under its eaves, or the roof has to be higher than the existing eaves, to provide headroom for the kitchen extract plant services. The building form created by this option is less sympathetic to the existing building form and is much more visible from the adjoin properties. The acoustic separation will be less good as the boundary wall is lower by the flat roofed portion.

Every roof option has a major impact on the boundary wall, as this is too low to form the wall of the new extension, and in such poor condition that it cannot be raised (or be built within) without extensive rebuilding (see).

All options assume that a traditional hard metal sheet is used for the roof cladding, which would be appropriate in the context of the listed buildings, thus giving a minimum recommended pitch of 7°.

The preferred option was a linear monopitch roof with a small flat roof extension to connect the new extension to the existing stable block.



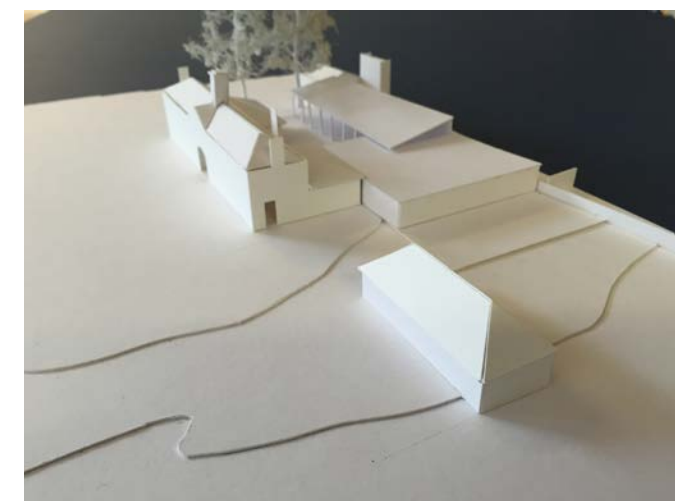
Central Ridge



Monopitch



Reduced length Monopitch



Boundary Wall

The boundary wall is listed (by virtue of curtilage), and there are impacts due to this proposed layout and any of the massing options. The current wall is not in good condition with defects in foundations, cracks and eroded joints, a substantial lean, damage caused by ivy and evidence of several areas of previous inappropriate repair.

There is evidence that its overall height in the Stable Yard was formerly greater (as it is further south and to the north) and previously it has been reduced, by c. 10 courses, to its current height.

Refer to the Archaeological Recording Report, Structural Report and Archaeological Watching Brief at appendices 8.27, 8.21 and 8.26.

The reasons for raising the height of the wall are as follows:

- To provide sufficient head height within the café seating and kitchen spaces
- To enable use of a sympathetic good quality roofing material
- To ensure there is good acoustic separation between the new facilities and the grounds of South End House

The height of the ridge is given by the following factors:

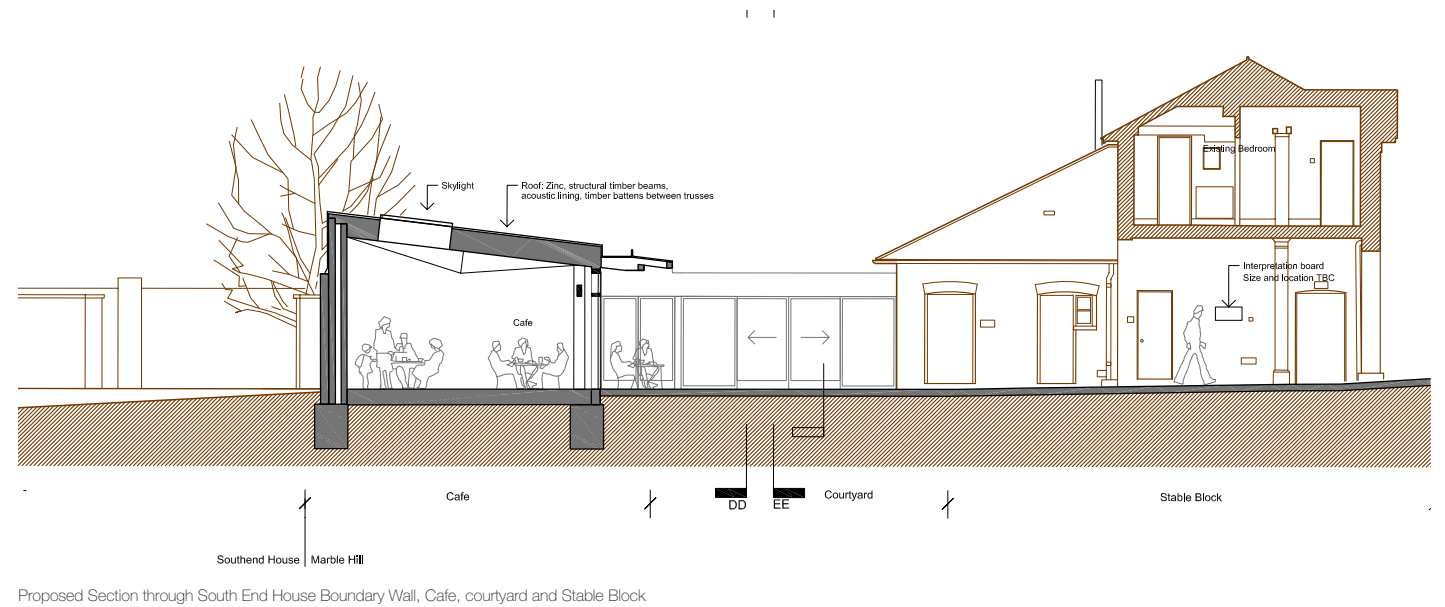
- The width of the new building, to give courtyard and building interior good proportions which have a suitable relationship with the Stable Block
- The height of the facade at the eaves, which needs to provide opening lights over the doors, plus the thickness of the roof structure. (2.1m door height, plus opening lights for natural vent of c. 400 height, plus roof thickness)
- The zinc roof has a minimum angle it can be installed at (7 degrees)

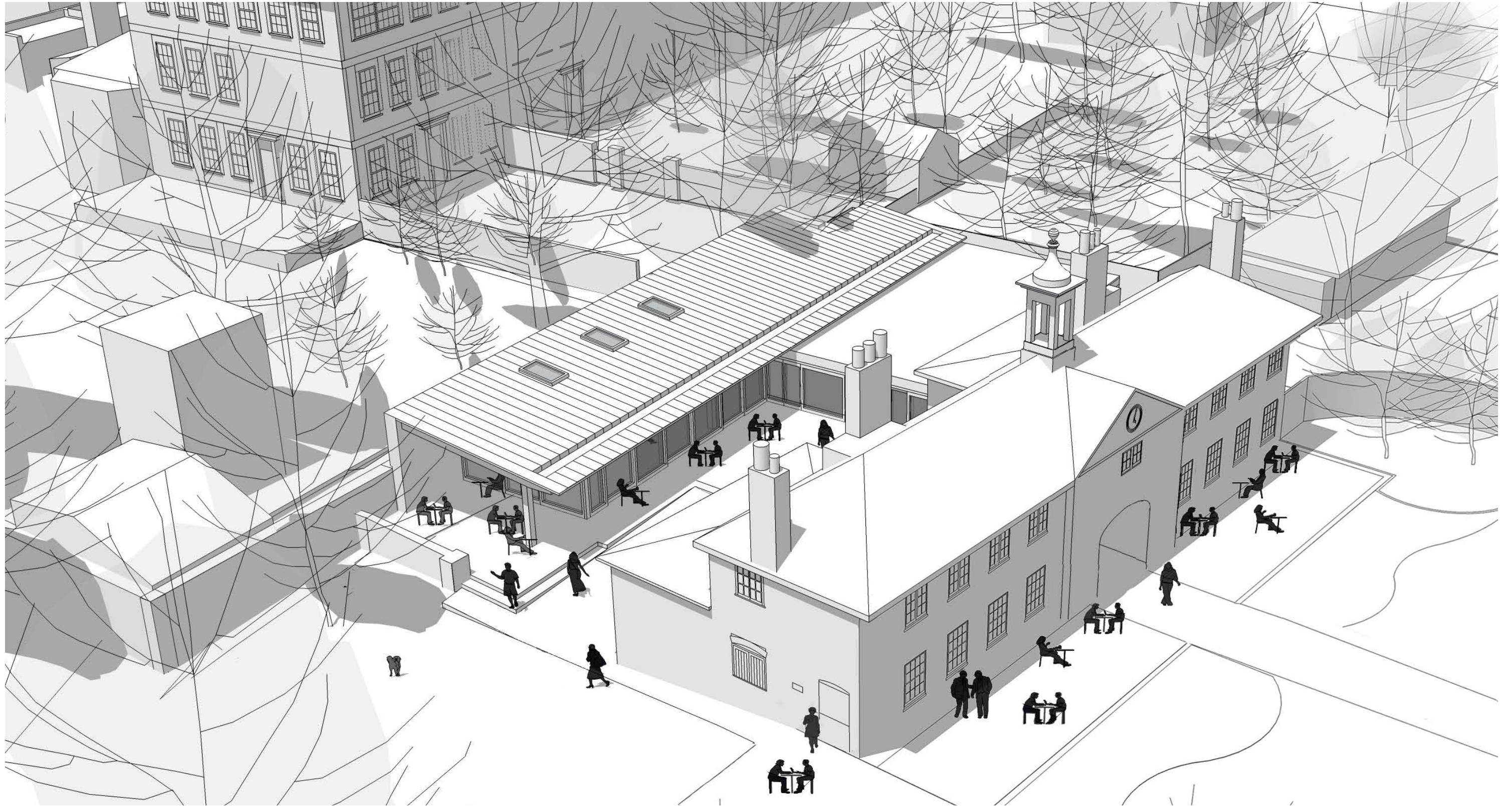
This angle taken from the line of the facade, gives the roof height, which increases towards the north (away from the gazebo) as the plan widens.

This height creates an attractive internal space for the café seating area, and allows all kitchen services, including ducts, to be completely enclosed within the building volume.

The shape of the café section, with the low eaves, the roof overhang, and the height of the ridge and new boundary wall at the south terrace mean that the acoustic disturbance of the neighbouring houses is minimised.

At pre-application stage the roof form was negotiated through a series of ten options presented at a meeting with LB Richmond-upon-Thames, English Heritage, J&L Gibbons and Lichfields. In order to address amenity concerns voiced by neighbouring residents the roof was agreed to be a monopitch form running north-south. The building would sit orthogonally with the boundary wall. This design enables the boundary wall to follow a consistent height of 3.9m above the café FFL of 7.74m





Visualisation showing monopitch roof of proposed cafe and boundary wall to Southend House