

## 1.1 STRUCTURE OF THIS DESIGN AND ACCESS STATEMENT

The introduction, section 1, sets out the parties involved and the purpose of this Design and Access Statement. Following this there is a description of the site and its surroundings, section 2, and then the brief, section 3. This gives an understanding of the context and the requirements and sets out the parameters of the design.

The next sections explain how the design has developed based on these parameters. It describes how it has developed through collaboration and consultation, section 4.

Finally, section 5 explains the design proposals for the Stable Block and its immediate environs in detail. It describes how the layout meets both the users' and the accessibility brief. It illustrates how the quality of detail and materials reflect the aspirations of the client and responds to the context.

## 1.2 PURPOSE OF THIS STATEMENT

This Design and Access Statement (DAS) demonstrates that the proposals:

- are based on a good understanding of the development contexts and circumstances
- are informed by the wider context of the site
- are based on sound consideration of the site and buildings heritage significance
- balance the heritage impacts with public benefit, not least the improved condition, interpretation and accessibility of the wider heritage of the Park
- are safe and accessible
- address the needs of all in society and are accessible, useable and easy to understand
- are visually attractive as a result of good architecture, urban design and landscaping
- have well-planned public and private spaces that bring people together
- function well and add to the overall character and quality of their area
- support the effective use of resources

This DAS should be read in conjunction with other documents available for download on the planning portal.

## 1.3 PROJECT TEAM

The Stable Block proposals have been established by a design team, commissioned by English Heritage and working within the wider Marble Hill Park project team, led by van Heyningen and Haward Architects:

Client	English Heritage
Architect and Lead Designers	van Heyningen & Haward
Structural Engineers	The Morton Partnership
Services Engineers	Martin Thomas Associates
Landscape Architects	J&L Gibbons
Quantity Surveyor	Firmingers LLP
Catering Consultant	Cooper8
Senior Properties Curator	English Heritage
Acoustics Consultant	HRS Services Ltd
Principal Designer (CDM2015)	Scott White and Hookins
Approved Inspector	Salus Approved Inspectors
Archaeology	Compass
Transport Consultant	Vectos
Ecologist	FOA Ecology
Arboriculturalist	CBA Trees

van Heyningen and Haward (vHH) are architects who specialise in projects involving heritage assets and sensitive sites including Scheduled Ancient Monuments, Listed Buildings and Cathedrals.

## 2.0 UNDERSTANDING THE CONTEXT

### 2.1 SITE SELECTION

Despite its stature and presence, the House is physically small with a formal plan and valuable interiors: it is not possible to provide adequate retail or catering opportunities in it without unacceptable heritage impacts.

The formal character of the house and the nature of the heritage landscape around it, itself of great significance, also preclude extending the building to provide these ancillary facilities. Café must be elsewhere.

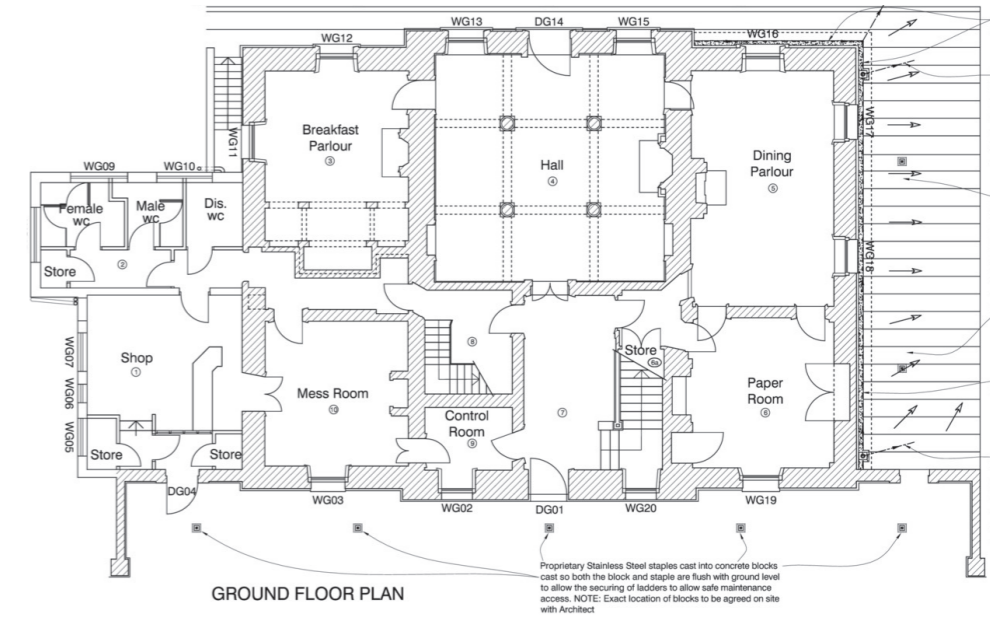
Having considered the heritage issues relating to both buildings and landscape at the outset of the project, as well as the commercial opportunities of the whole Park, English Heritage came to the conclusion that the most favorable location for the new Café was at the Stable Block, the current café location.

This extends the current use of the building in a way that is familiar to current users, co-locates the visitor facilities with the WCs and places them at the heart of the Park in an obvious place without undue impacts on the historic landscape or the status of the Park as Metropolitan Open Land.

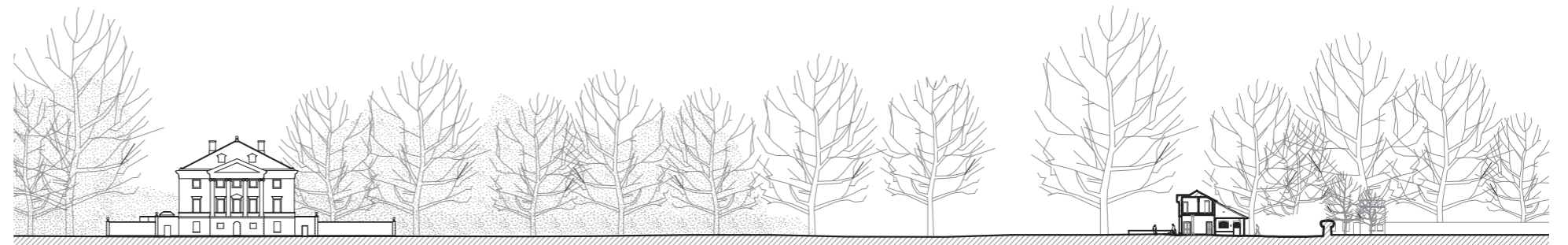
This statement covers the Stable Block and its immediate environs; this has been the area considered for the new facilities required by the brief.



Interior of Marble Hill House



Plan of Marble Hill House



Marble Hill House

Great Lawn

Stable Block

South End House

## 2.2 SITE LOCATION

The Stable Block is located to the west of Marble Hill House, on the same ridge of higher ground running parallel to the river on which the House is situated. The Park is on the north bank of the Thames, so the view to the river is to the south, and the principle façade of the Stable Block faces east.

The application site is at the southern end of the strip of heavily wooded landscape called the Sweet Walk which defines the western edge of the Park and separates it from Montpelier Row. This is a historic feature of the Park landscape.

The Stable Block yard shares a boundary wall with the grounds of South End House. South End House and Montpelier House are at the southern end of Montpelier Row and are both grade II\* listed. Both remain in residential use.

Access to the site for both pedestrians and vehicles is via the network of park paths, which lead to a short spur which passes through the central carriage archway into the stable Block yard. The closest road entrance for vehicles from Richmond Road is to the north at White Lodge.

There is no permitted access from Montpelier Row, which lies directly to the west of the site. Having mistakenly come down Montpelier Row, both pedestrians (climbing/damaging the low park fence) and vehicles (having difficulty turning) have been an issue for neighbours.

The application site is well within the park and is served by the English Heritage car park to the north-east of the Park and by regular buses along Richmond Road. The Park has good public transport links (PTAL of 4 at Richmond Road). All the surrounding public highway is within Controlled Parking Zones (CPZs F, S, S1 and D) which prevents unauthorized off-site parking by visitors.



Existing Landscape Plan - J & L Gibbons

## 2.3 SITE CONTEXT AND CHARACTER

### 2.3.1 Buildings

The site consists of the two storey Stable Block itself, the yard behind it and the external areas immediately to the north, south and east.

The Stable Block's 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. Its other facades are less formal, partly as originally intended, but also because they have been extensively altered over the years. There is one remaining pair of large timber coach house doors to the north wing, otherwise there has been considerable change to the fenestration and doorways, evidenced by changes in brickwork bonds, colour and texture.

To the north of the building is a disused changing block erected by the GLC, referred to as the Scout Hut. This is currently used for unheated ancillary storage by the English Heritage park staff. It is made of timber, well detailed, and in fair condition and could be reused. It does not have a negative impact on the setting of the Stable Block as it is well screened by the Sweet Walk shrubberies.

To the north-east of the building, at the south-east corner of the Sweet Walk shrubberies, is a small shed clad in waney-edge boards, containing a ticket machine used for payment for the tennis courts. This is in poor condition and is visually inappropriate.

### 2.3.2 Boundaries

The application site is contiguous with the wider landscape of the park to north, east and west, but lies against the historic Park boundary to the west.

This is defined by an old brickwork wall along the boundary to South End House. This is heavily overgrown by ivy and shows evidence of extensive repairs. The initial construction of the wall is contemporary with the original fabric of the Stable Block, and it is in precarious condition.

This wall stops at its junction with the north wall defining the South End House grounds and the western boundary between Montpelier Row and the Park is continued by a low fence of timber paling.



Stable Block



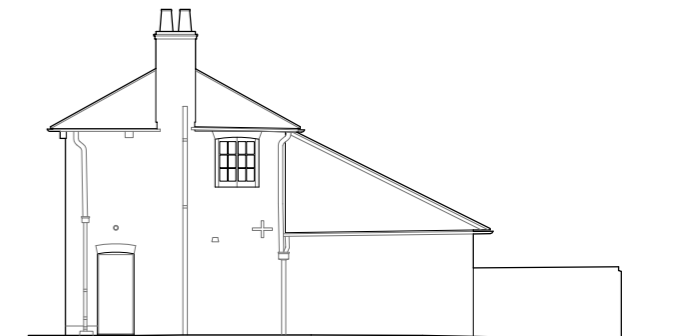
Former Changing Block, Scout Hall



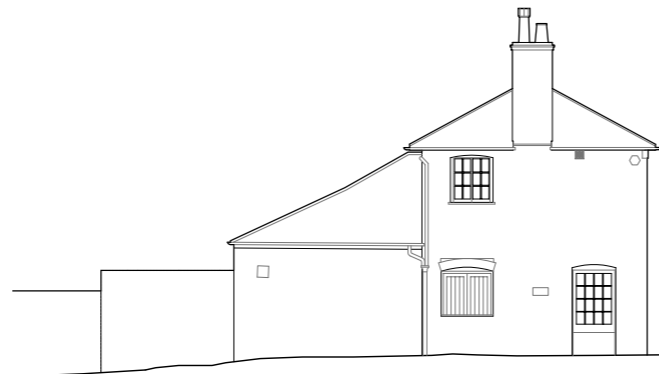
Ticket Machine Shed



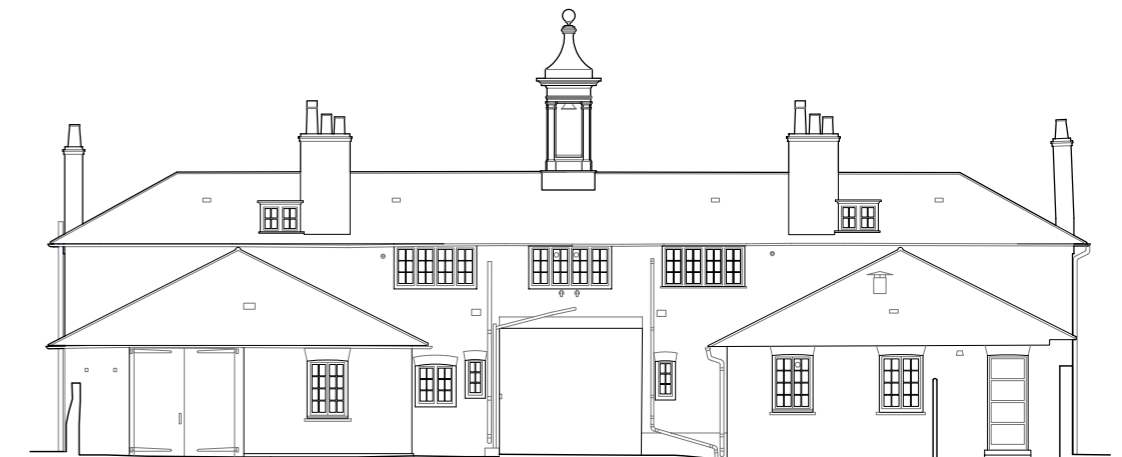
East Elevation



North Elevation



South Elevation



West Elevation