



View across the lawn towards Marble Hill to the South and the Stable Block to the west

4.0 INVOLVEMENT & DESIGN EVOLUTION

4.1 COMMUNITY ENGAGEMENT AND INVOLVEMENT

English Heritage commenced a re-consultation process in March 2018 until August 2018. As part of this, the membership of the Community Steering Group which meets monthly was widened, two Open Days were held in May and June and three workshops were held for more in depth feedback on three areas of the original proposal, one of which was the café. Further details of the re-consultation process can be found in the Statement of Community Involvement document available for download from the planning portal as part of this planning application.

At the end of the re-consultation process, English Heritage made a presentation to the Council on the evolution of the project scope in the period following the withdrawal of the application.

4.1.1 Café Workshop

The café workshop took place on Saturday the 2nd of June. Participants included: five representatives from Montpelier Row, the Love Marble Hill campaign, local dog walkers and residents.

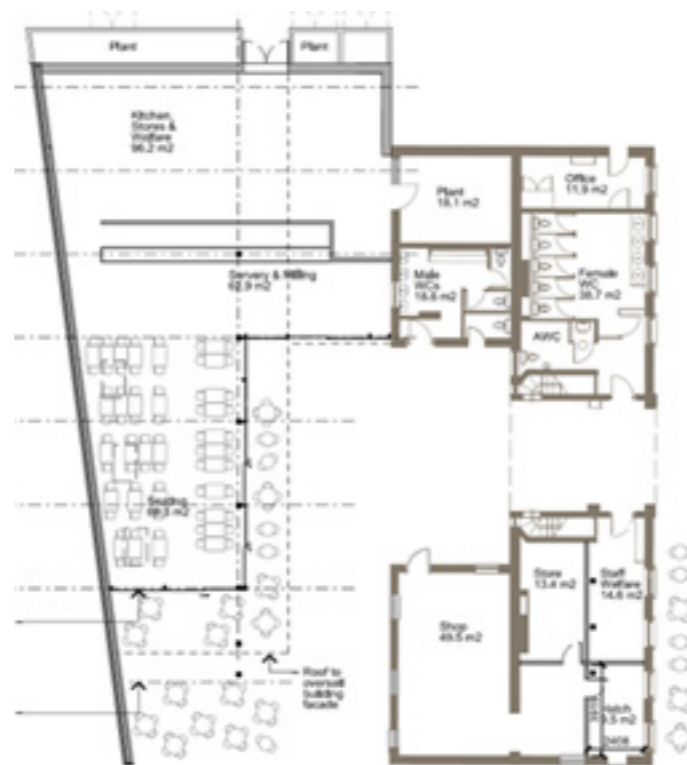
Five café options were presented for consideration at this workshop. One of these options was developed by a local architect on behalf of local residents and the Love Marble Hill campaign.

Participants were asked to score these options against the following criteria which were weighted by the workshop participants before the scoring exercise:

- Heritage Impact
- Food offer and training
- Financial Performance
- Build Cost
- Look & Feel Exterior
- Layout (interior)
- Impact on neighbours
- Impact on Park users
- Impact on Trees
- Traffic/Parking

Option A

- Internal seating area – 60 internal covers
- External seating area – 80 external covers
- Counter and servery area – Assisted service, salads, barista, hot main meals, home-made cakes and cream teas
- Kitchen capacity – designed to allow space for apprenticeship training for two trainee chefs
- Ice cream, coffee & cake kiosk for dog walkers and high season
- Mobile Ice cream, coffee & cake kiosk for dog walkers and high season
- Minor extension, less intrusive against boundary wall



Option B

- Internal seating area – 24 internal covers
- External seating area – 100 external covers
- Counter and servery area – assisted service, limited hot main meals, mix of bought-in and homemade cakes and cream teas
- Kitchen capacity – reduced therefore safe training environment no longer viable
- Mobile Ice cream, coffee & cake kiosk for dog walkers and high season
- No additional extensions however option no longer financially viable



Option C

- Internal seating area – 54 internal covers
- External seating area – 100 external covers
- Counter and servery area – assisted service, cold & hot main meals, mix of bought-in and homemade cakes and cream teas
- Kitchen capacity – space to allow for one kitchen apprentice and one front of house apprentice
- Retail area between stable wings, less intrusive within courtyard and boundary wall



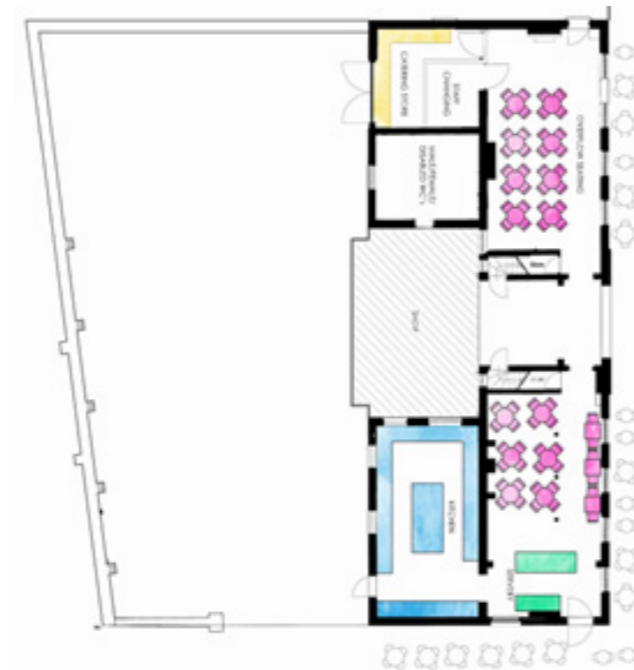
Option D

- Internal seating area – 60-75 internal covers (includes overflow for bookings)
- External seating area – 100 external covers
- Counter and servery area – assisted service, reduced cold & hot main meals, mix of bought-in and homemade cakes and cream teas
- Kitchen capacity – space to allow for one kitchen apprentice and one front of house apprentice. Space limits quantity of food offer produced in house
- Mobile Ice cream, coffee & cake kiosk for dog walkers and high season



Option E

- Internal seating area – 62 internal covers (includes overflow or private bookings)
- External seating area – 100 external covers
- Counter and servery area – assisted service, reduced cold & hot main meals, mix of bought-in and homemade cakes and cream teas
- Kitchen capacity – space to allow for one kitchen apprentice and one front of house apprentice. Space limits quantity of food offer produced in house
- Mobile Ice cream, coffee & cake kiosk for dog walkers and high season
- Retail area between stable wings, less intrusive within courtyard and boundary wall



4.1.2 Outcomes of consultation

Plan E scored the highest. It proposed that the café is located within the existing Stable Block, with a glazed extension at the end of the archway for the retail offer and a glazed screen at the front of the archway.

	Scheme	Total score
A	Original Scheme	151.25
B	Fit within stable's southern block - no extension	334.75
C	Fit within stable's southern block - small extension	265.5
D	Fit within full stable block with glazed extension and use of archway	345.5
E	Fit within full stable block with glazed extension but archway left as it stands	348.75

English Heritage instructed the Design Consultants to develop Plan E from its concept stage to a solutioned design (at RIBA design stage 3). The project architect worked closely with the local architect who had designed the original community scheme to find design solutions for operational and technical challenges that needed to be overcome.

Once developed, the cost of Plan E significantly exceeded the available budget despite occupying a smaller footprint. This led to one further change and the resultant plan that forms part of this application. This change is the omission of the glazed entrance screen and glazed extension. A comparison of the two layouts can be seen below.

Option E	Proposal
Kitchen location as per existing	Kitchen location as per existing
Seating area on both sides of the Stable Block	Seating area on both sides of the Stable Block
No external seating at rear of the Stable Block	No external seating at rear of the Stable Block
Glazed extension	No glazed extension
Glazed entrance screen	No glazed entrance screen

A key message from the scoring from the café consultation is that it is preferable for the new café to be contained within the existing footprint of the Stable Block.

The proposed plan respects that key message and also addresses the main concerns raised in the 2017 proposals:

- Size and massing – the proposed cafe is essentially contained within the existing footprint of the Stable Block.
- Harm/significance in heritage terms – There will be no impact on the evidential, historic, architectural and aesthetic values of the Stable Block.
- Party wall – the 2017 proposals relied on carefully dismantling the boundary wall and re-building this wall as the western elevation of the new-build café. There will be no interventions to the party wall with the new proposal.
- Pollution/Odour – whilst the 2017 proposals were geographically closer to the neighbouring properties, noise and odour attenuation measures which were in place for that scheme have been retained in the new proposal.

5.0 SITE ANALYSIS

5.1 SITE OPPORTUNITIES AND CONSTRAINTS

5.1.1 Site Opportunities

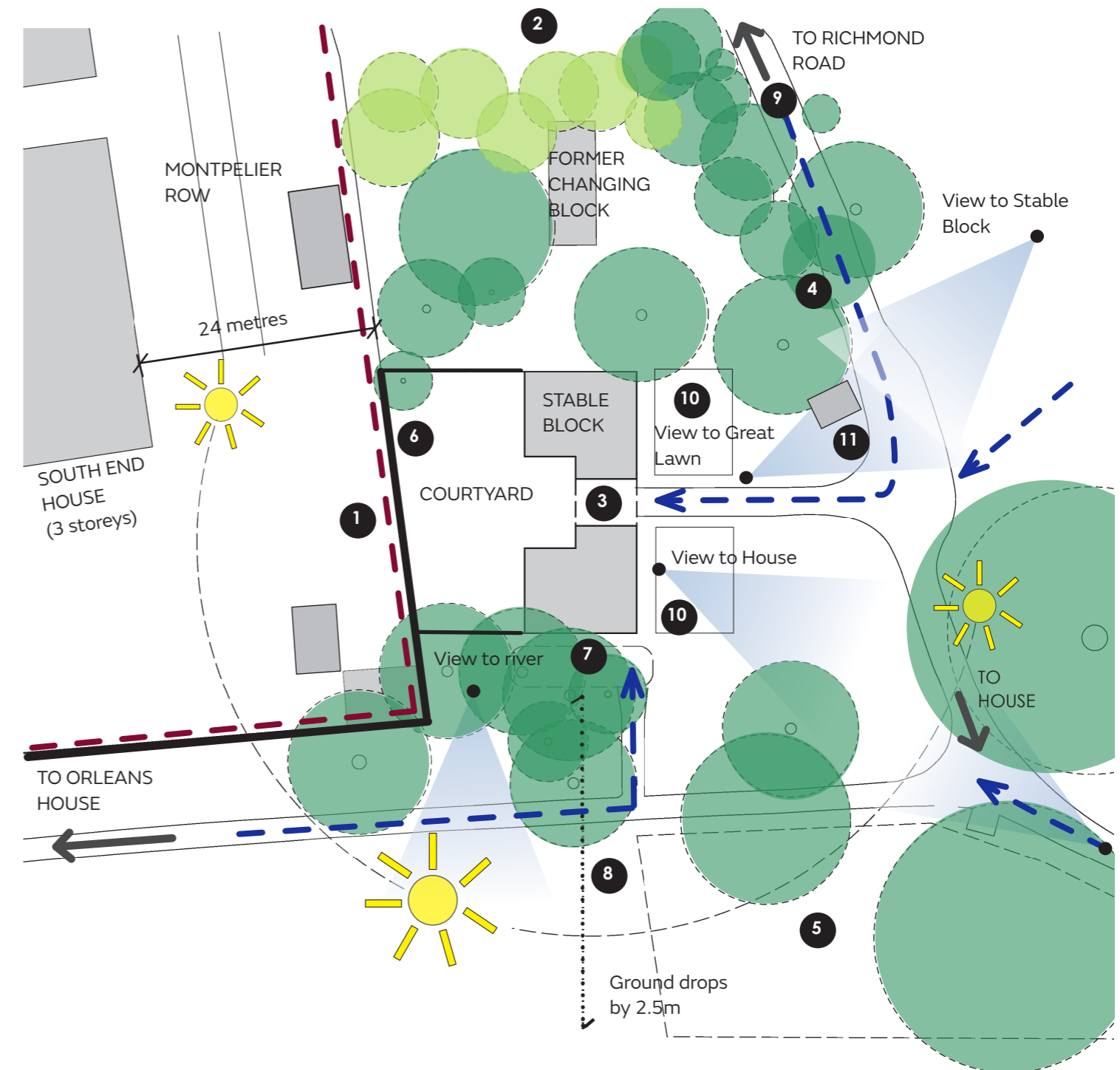
The site offers the following opportunities:

- 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 building's orientation gives good sunlight 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
- The stable yard remains largely unused

5.1.2 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 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 on the heritage significance of the Stable Block and the Park, and are unlikely to be acceptable
- The first floor of the Stable Block is in residential use by English Heritage's park staff
- 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

6.0 DESIGN PROPOSAL

6.1 CONCEPT

6.1.1 Proposal

Entrance to the cafe is via the very attractive East facade of the Stable Block, through the carriage way arch.

The existing rooms in the north and south wings on the ground floor look towards the Great Lawn. These spaces are to be refurbished and their use adapted. The south wing will remain as a cafe seating area. The north wing will be opened up to create a overflow seating area that can be used by the cafe as well as for hire by community groups. The landscaping proposal of removing the raised beds to the East of the Stable Blocks will provide a clear, unobstructed view of the Park and enhance the quality of these rooms.

The proposal is to locate the new kitchen in the same location as the existing. However, all internal partitions will be removed and the area totally refurbished to create an open-plan modern kitchen that is capable of delivering the offer outlined in the catering brief.

WCs, Staff WC, Staff Changing room and a Plantroom are located at the northern ancillary wing of the Stable Block. The 2no WC cubicles are designed to be unisex and will have one accessible WC (Part M). Staff change area with its own private cubicle is located in this area. The new plant room occupies part of the Garage.

6.1.2 Use and amount

The proposals provide a full-service café, with a kiosk hatch servery for take-away drinks/snacks. The necessary WCs, kitchen, stores and staff welfare facilities are included in the scope of works and supported by external hard and soft landscaping. The existing residential use of the upper floor of the Stable Block will remain.

The café seating area provides space for up to 60 covers, and additional external seating is available on the southern terrace, via views towards the river and on the eastern terrace overlooking the Great Lawn.

The kitchen is located adjacent to the servery within the cafe seating area. The kitchen has a door to the yard to allow for staff, delivery and refuse access.

6.1.3 Access to the site

Visitors will access the Stable Block facilities on foot, using the network of existing Park paths. The cafe will be fully accessible with un-stepped access via the carriage arch.

Public transport serving the Park is good, and this remains unchanged by these proposals.

There will be no public parking provided at, or near, the Stable Block; the parking for the Park as a whole, including accessible parking, will remain in its current location. The existing paths between the parking and café are suitable for wheelchairs / mobility walkers etc.

Vehicle access will continue to be from the main west access drive, accessed from Richmond Road at the White Lodge gate. Deliveries will be managed to avoid congestion and mitigate potential conflict between delivery vehicles and park users.

Refer to the Transport Assessment and Travel Plan Report accompanying this planning application.

6.2 SITE BOUNDARIES, ENTRANCES AND ACCESS, SECURITY

6.2.1 Boundaries

The Stable Block forms one part of the overall project to transform Marble Hill Park. The boundaries between the application site and the rest of the Park are minimal. It is not intended to change this, as the Stable Block is an integral part of the park and the heritage significance of both the Stable Block and Park would be diminished by separating them. So, for example, no fences are proposed to define the outer edges of terraces.

The Stable Block yard is bounded to the north, south and west by an existing brick wall and will remain unaltered and continue to separate the yard from the park grounds. The timber gate to the south will be closed shut for security.

North of the Stable Block the boundary will remain as the existing timber paling fence.

6.2.2 Entrances and Access

Staff vehicles will access the yard via the carriage arch, as per the existing arrangement. Staff parking spaces located in the yard will remain the same. Staff arriving by car will need to access the Stable Block through the Kitchen or by using the same entrances as the general public.

Pedestrians will access the facilities via the existing paths. Main entrance will be the Stable Block carriage arch.

6.2.3 Security

The outer security line is provided by the Park boundary, which is closed each day by the rangers. Within the perimeter the secure line is defined by the building itself.

The facilities will be further protected by an intruder alarm system and the on-site staff living on the upper floors of the building.

6.3 EXTERNAL PLACES

The external spaces proposed:

- integrate the building into the park landscape
- improve the setting of the listed building, and enhance the Park
- create attractive seating and gathering spaces
- provide the necessary service facilities

These spaces are fundamental to the successful operation of the new facilities. Their design has benefited from the landscape design of the overall Park, as well as the ecological and arboricultural surveys of the Park. Refer to Landscape Architect's drawings and the Arboricultural Assessment information provided with this application.

6.3.1 South Terrace

At the south of the Stable Block and courtyard the level drops relatively sharply and there are a number of substantial mature trees. There are good views over the west meadow to the river, and over the nearby children's play area.

It is proposed to retain the existing café terrace (at the south-east corner of the stable block) and its access path. The terrace is adjacent to the kiosk servery and provides an external seating area which overlooks the Thames.

6.3.2 East Terrace and Lawns

The east façade of the Stable Block preserves its original appearance, facing towards the House and the Great Lawn. At present this is interrupted by two raised lawns, about 500mm higher than the prevailing ground level, each side of the carriage way access path.

It is proposed that these are removed and replaced by terraces adjacent to the building façade and the lawns reinstated at ground level, so that the park landscape extends right up to the façade. This area is to be used for additional external seating in the summer, when the weather permits.

6.4 STABLE BLOCK CAFE LANDSCAPE

The landscape proposals in connection with the Stables, aim to improve the setting of the Listed building and provide complimentary outdoor spaces and necessary service facilities for the running of the cafe. This is part of the wider landscape proposals for Marble Hill Park.

Please refer to the Landscape Design and Access Statement for site-wide proposals.

Access

Level thresholds are proposed between internal and external publicly accessible spaces.

East Terrace and Lawns

The two existing raised lawns to the east of the Stables are proposed for removal. This aims to improve the setting of the Listed building and provide space for an outdoor seating terrace adjacent to the cafe. The terrace surface will be a porous self-binding gravel.

The lawn will be reinstated next to the terrace and planted with bulbs to maintain the newly opened up view of the Stables main facade. Views to the south look out over the existing and proposed play areas and beyond towards the Thames.

South Terrace

An area of paved terrace and the current access path will be retained to the south-east corner of the Stables with an extension to meet the new seating terrace. This area will service the new 'grab-and-go' cafe hatch and provide space for cycle parking.

Yard

The existing yard to the rear of the Stables will remain as it is currently as staff car parking space accessed via the archway. A new pedestrian path is proposed to connect the yard with the existing shed to the north of the Stables, which will be used for storage. A new double gate is proposed to the existing wall opening.

Refuse

A new refuse collection store is proposed to the north-east of the Stables. This will provide a holding point for refuse generated by the cafe before it is collected off the internal park road. The proposed timber store is positioned perpendicular to the road to minimise visual impact when viewed from the Stables. This area will be screened from the

new seating terrace by 1.8m timber fencing and planting, including new trees. Some tree removals are proposed to enable more efficient servicing to the cafe. The details of this can be found in the Arboricultural Development Statement accompanying this application.

- Key:
- 01 Stables cafe and public WC - refer to Architect's drawings
 - 02 Existing staff parking in yard
 - 03 Existing shed to be used for storage
 - 04 Proposed gates
 - 05 New Refuse store
 - 06 New pedestrian path for staff access only
 - 07 Seating terrace
 - 08 Paved terrace for 'grab-and-go hatch'
 - 09 Cycle parking
 - 10 Existing facade planting retained and infilled at ground level
 - 11 Bulb planting in lawn
 - 12 Shrub and groundcover screen planting
 - 13 New tree planting
 - 14 New fencing
 - 15 Existing access path
 - 16 Extent of public access



Extract from Landscape Masterplan - Ref. 581_PL_L_01

6.5 THE BUILDING

6.5.1 Layout and Circulation

The entrance to the building is demarcated by the carriage arch. On entering the cafe, the servery beyond is visible immediately.

The servery backs onto the kitchen. The kitchen has a direct link to the café seating area for the waiter service. The existing scout hut building to the north is used for dry goods and cold storage.

The management office is located in the historic office space, allowing its interior to remain undisturbed, and the plant room is located in the north wing, minimising BWIC work in the historic building.

The kiosk/ hatch is at the south-east corner of the building, making sure its potential queues at peak times are separate from that for the main servery. Its position here allows the existing doorway to be modified to create the hatch, and work with the existing terrace which overlooks the children's play area.

A staff welfare room, used by all café staff is located adjacent to the WC's.

Circulation between the various parts of the building is via the carriage arch. There are no stairs or ramps.

6.5.2 Structural Strategy

A visual inspection of the existing stables structure was carried out. The structural condition of the existing stables was considered to be reasonable. The walls and floors were generally found to be vertical and free from excessive distortion and movement. The inspection was visual only and it was not possible to carry out any opening up or investigative works. Some minor cracking was noted to the walls but this is common for load-bearing masonry walls in clay soils with a high plasticity index. These cracks can be stitched using helical bar reinforcement during the works. An allowance should be made for other structural repairs that will only be evident when the works are on site and areas are opened up. Allowances for timber joist and rafter repairs should be allowed for, as well as some additional crack repairs.

To allow for level access and amended toilet arrangement adjustments will be made to the toilets and garage. These

comprise the introduction of a door opening between the two rooms and new ground-bearing reinforced concrete slabs. Modifications to non load-bearing internal walls will have no impact on the existing structure.

6.5.3 Services Distribution

This statement sets out the broad project aims for the mechanical and electrical services strategy in advance of the detailed design of the services installations.

In addition to the statutory requirements and English Heritage's own Standards of Construction requirements, the Mechanical and Electrical services strategy for the development will incorporate the following works: -

- The aged systems above ground drainage, domestic hot and cold water supply, mechanical ventilation and heating serving the existing ground floor areas of the café and public toilets shall be removed and replaced with new energy and water efficient systems in keeping with the Grade I listed building and Parkland.
- The existing external natural gas and mains cold water supplies to the café and plantroom shall be upgraded to support the building's revised services requirements, including the provision of a new gas meter kiosk mounted on the southern side of the outbuildings.
- The incoming natural gas and main cold water supplies serving the first floor flats shall be replaced with new dedicated supplies.
- The staff room and the seated areas of the café shall be naturally ventilated through the refurbishment of the building's existing openable windows.
- The public and staff toilets shall be provided with supply and extract ventilation via a fan unit incorporating a high efficiency system of heat recovery.
- The kitchen shall be provided with mechanical supply and extract ventilation in accordance with the specialist requirements of the Catering Consultant.
- A high efficiency fully condensing natural gas boiler shall be installed within the plantroom, this shall provide space heating to the ground floor via a system of radiators, with heating also being provided to the Air Handling Unit serving the kitchen and a wall mounted fan convector located within the kitchen.
- The boiler shall be provided with a purpose built flue designed to conceal the flue as a heritage SVP.
- Domestic hot water shall be generated by an unvented cylinder located within the plantroom and heated by the new condensing boiler.
- A potable cold water storage tank and pressurisation set shall be installed within the plantroom to provide a pressurised water supply for the operation of the specialist catering equipment.
- A system of natural gas supply incorporating an automatic gas safe system shall be provided to serve the plantroom and kitchen.
- Inverter driven variable speed fans and pumps shall be used to minimise electrical consumption.
- To minimise water consumption, all WHB's shall be fitted with spray taps and all new WCs shall be fitted with low volume flushing syphons.
- To minimise potential water wastage, the public toilets shall be fitted with automatic solenoid valves which will isolate the water supply to the building when the toilets are not in use.
- Pipework and ductwork insulation with a global warming potential of zero and an ozone depletion potential of less than 5.
- A replacement system of above ground drainage shall be installed to meet the revised locations of the new sanitary and kitchen appliances.
- Use of automatic lighting controls within WC's and ancillary areas.
- Light fittings will be selected to have low energy lamps, where practicable LED fittings will be employed.
- External Lighting will be minimised to prevent light pollution.
- External Lighting controls will be incorporated to reduce the power consumption of the external lighting system
- Security strategy will be developed with the client security advisors to minimise the risk of vandalism.

6.6. EXTERNAL APPEARANCE

6.6.1 Visual Context and Appearance

The visual context of the site is provided by the listed Stable Block and the Park landscape. The Stable Block and other listed buildings and walls are made of brick, their quality and detailing varying according to the date and status of each, and exposed roofs are slated. Doors, windows and fittings are painted timber.

The Stable block is a formal two storey composition, with symmetrical plan. The principal façade to the east is a relatively 'closed' façade with small ordered windows in the wall. The existing carriage arch will signify the entrance to the building.

6.6.2 External Materials Palette – Stable Block

The material palette of the Stable Block will be maintained and extended for altered elements of the historic building, such as the servery hatch, new kitchen door and door to rebushied WC's. The new brickwork, cills, joinery and metalwork details are intended to match existing elements with similar details and finishes. Existing bricks and cills will be reused if possible when altering openings.

The relatively minor interventions to the facades of the Stable Block are in the majority modifications to existing openings. These modifications allow for the layout required to fulfill the brief. In each case the brickwork and joinery detailing and finishes will follow the precedents of the existing building.

6.6.3 Internal Materials Palette – Stable Block

The ground floor of the existing Stable Block retains very little of its historic internal finishes due to successive phases of alteration and conversion into the current WCs and café facilities. Where possible the traces of its former use – such as the stall posts in the current café and garage doors are retained and left exposed.

Existing historic elements (mouldings, skirtings and details) will be retained, and the new constructions cut around them, rather than vice-versa. This maximizes reversibility. Any local damage to retained finishes will be made good to match.

The north wing (garage) of the Stable Block retains its ceramic stable block floor, and the office in the north-east corner retains its fireplace and matchboard internal linings, and possibly its floor (now covered).