

John Rich Architects

Heritage Statement

36 Ham Street
Richmond
TW10 7HT



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Proposal

The design proposal for 36 Ham Street is to retain architectural quality and unity through extending the ground floor side extension with a small link to the existing garage maintaining the architectural integrity of the existing building.

Heritage Status

Building of Townscape Merit 83/02320/BTM and Conservation area CA23 Ham House

History of area

“Ham Street runs North to South from the riverbank and Ham House to Ham Common. It contains an eclectic collection of buildings including a group of elegant 18th century listed mansions of The Manor House, Beaufort House and Newman House, with their enclosing high brick walls and mature gardens, and also a number of terraced cottages and almshouses on a smaller scale. Wiggins and Pointer Cottages is a secluded distinctive and largely unspoilt group of simple Victorian terraced cottages built off at right angles to the street. The resulting mix of styles and traditional materials gives texture and interest to this street. Those gaps between the houses and groups of houses provide glimpses of the wider backdrop of trees and green space, a landscape setting which contributes to the distinctive rural character of this area.” – Ham House Conservation Area 23

Recent Approved Planning Precedents

- 50 Ham Street Ham Richmond TW10 7HT - 20/1977/HOT
Demolition of existing storage and garage and erection of ground floor side/rear extension
- 50 Ham Street Ham Richmond TW10 7HT - 19/2558/HOT
Extension to the existing garage (to form a new gymnasium) and the removal of the garage corrugated roofing and replace with a slate roof and re-clad in weatherboarding to the south, east and west elevations
- 3 Lock Road, Ham
The design has an internal courtyard space in a larger scale than the proposed design at 36 Ham Street. This is an example of a similar design in principle and reiterates that the design typology exists in the area.



Problems and Pressures

The Problems and Pressures identified in the Conservation Area statement are set out below in italics with responses in plain text:

- *Development pressure which may harm the balance of the river and landscape-dominated setting, and the obstruction or spoiling of views, skylines and landmarks.*
The location and small size of the proposal means that it will not result in any harm to the balance of
- *The landscape-dominated setting, or to the obstruction or spoiling of views, skylines, and landmarks.*
The design contributes positively the “landscape-dominated setting”.
- *Loss of traditional architectural features and materials due to unsympathetic alterations*
The proposal will not result in any Loss of traditional architectural features and materials.
- *Loss of front boundary treatments and front gardens for car parking*

The proposal will not result in any Loss of front boundary.

- *Lack of coordination, clutter and poor quality of street furniture and flooring*
These aspects of the historic environment will not be affected.

Opportunity for Enhancement

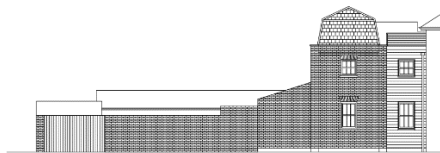
- *Improvement and protection of river and landscape setting*
The design contributes positively the “landscape-dominated setting” through adding a green sedum roof.
- *Preservation, enhancement and reinstatement of architectural quality and unity*
The design contributes a sympathetic and subordinate design maintaining the architectural quality and unity.
- *Retain and enhance front boundary treatments and discourage increase in the amount of hard surfacing in front gardens*
The design seeks to create a Hortus Conclusus (enclosed garden), reduce hard surfacing and increase planting
- *Coordination of colour and design, rationalisation and improvement in quality of street furniture and flooring*
The design contributes a sympathetic and subordinate design both in colour and design

Relevant Previous Planning History

20/1977/HOT (Refused Permission 08/09/2020)

Design summary: Additional approx. 1.3m side extension to existing main house creating circulation, approx. 23m² of GIA added, original roof height maintained through to proposed design.

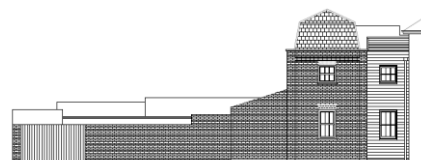
Officer's comments: Design considered unsympathetic, incongruous, and dominant to host dwelling and surrounding conservation area.



20/P0322/PREAPP (04 November 2020)

Design Summary: Additional 10m² of GIA added, reduction in proposed ridge height to show reduction in massing and 1.3m side extension for circulation removed.

Officer's comments: *“Whilst it is acknowledged the proposed height of the has been reduced, the submitted alterations are not considered to have addressed the previous reason for refusal. The council will resist a proposed development running the entire length of the rear garden. It is noted there is currently a light weight, small store joining the study and garage, however given this is of a lower height and significantly narrower in width than the study and garage buildings a clear visual separation has been retained and therefore cannot be considered as justification to allow for an over scaled, full garden length extension.”*



Proposed Design (Ground floor infill extension)

Front Elevation (street)

- The front elevation remains unaltered aside from the green roof link seen in the background maintain clear visual separation.

Side Elevations

The Western Elevation (No. 38 side) will alter through:

- Existing wall will increase by 30mm between garage and main house, from 1970mm to 2000mm which is lower than Richmond Boroughs Planning Guidelines.

The Eastern Elevation (street side) will alter through:

- The immediate street elevation remains unaltered.
- The Eastern elevation alters with the addition of a green sedum roof, green wall and tall window designed to visually reduce physical massing.

Rear Elevation

- No change

General

- 6 Conservation Roof lights added.
- Additional 10m² in total floor area added.

Landscape/External Works

- Green Sedum roof added to link.
- Additional planting added to garden to create Hortus Conclusus (enclosed garden).

Design Features Summarised:

- Green sedum roof designed to maintain glimpses of 'green space backdrop' in line with Conservation Area Statement.
- Green/Ivy wall retains the design intent of maintaining glimpses of 'green space backdrop' in line with Conservation Area Statement alongside retaining clear visual separation of existing forms.
- Height increase is minimal and below all planning guidelines stated.
- Creation of Hortus Conclusus (enclosed garden) creates a soft green space in line with the surrounding area.
- 10m² of additional floor area proposed.

Access

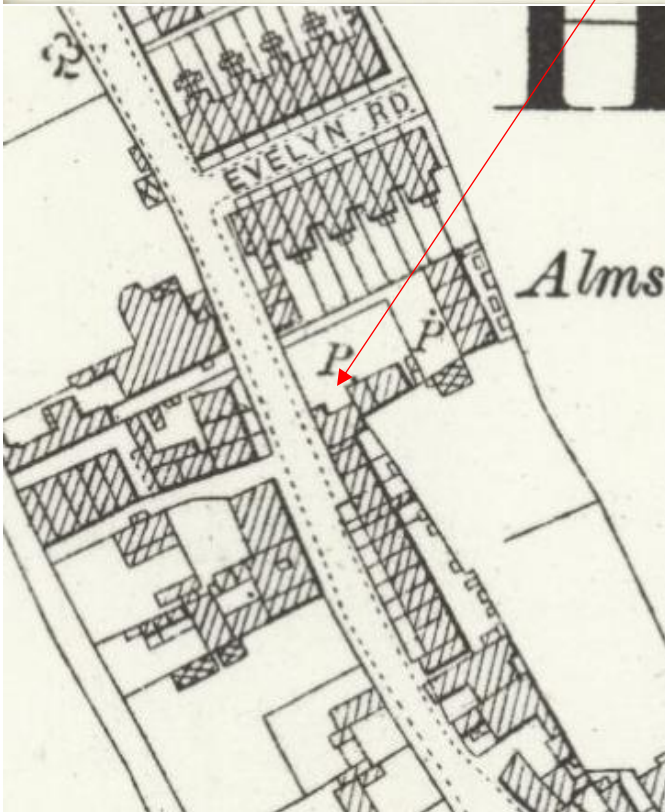
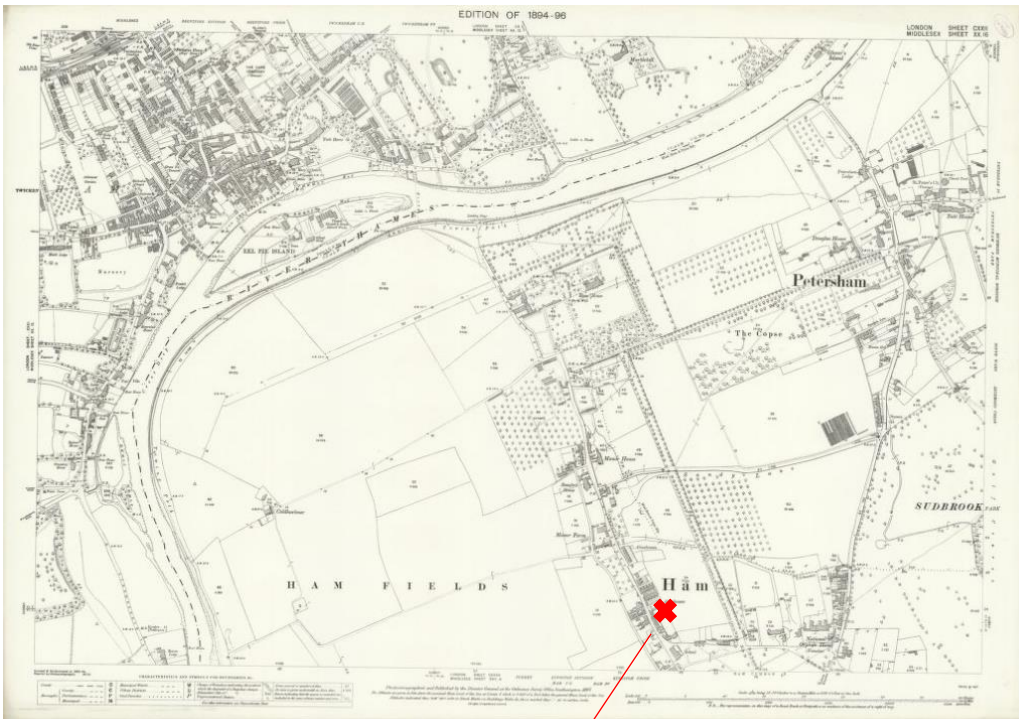
The proposed design does not alter the existing access and allows for increased ground level accessibility for an elderly couple.

- Inclusivity – The flexibility and adaptability within the design meets a diverse range of needs over time
- Accessibility – Inclusive design provides convenient and independent access into the house (externally and internally)
- Adaptability – The original design didn't accommodate future provision for adaptation from the outset
- Sustainability – The accessibility, flexibility and adaptability will ensure long term demand
- Good design – Carefully considered design, incorporating provision for adaptation, will give inherent flexibility and provide better value for the wider community in accommodating the changing needs of older people, thus reducing the future need for specialised housing

Conclusion

The proposed design of 36 Ham Street takes the opportunity to extend the ground floor in a sympathetic and appropriate manner, with a subordinate link between 2 existing structures that retains and enhances the architectural integrity of the original building and surrounding environment. The design takes into consideration neighbouring properties and its overall context and provides a design that retains the original buildings features and is designed to sensitively conform to local policy contributing positively to the character and appearance of the area.

Historical Maps



National Library of Scotland
London (Edition of 1894-96) CXXII
Revised: 1893 to 1894, Published: 1897
<https://maps.nls.uk/view/101919945>