

The Manor House

Ham Street, Ham, Richmond, Surrey TW10 7HA



Appendix C: Annotated Drawings

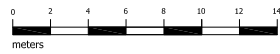
February 2019

Paul Davis Architect *with* Tsolakis Architects

Drawing List

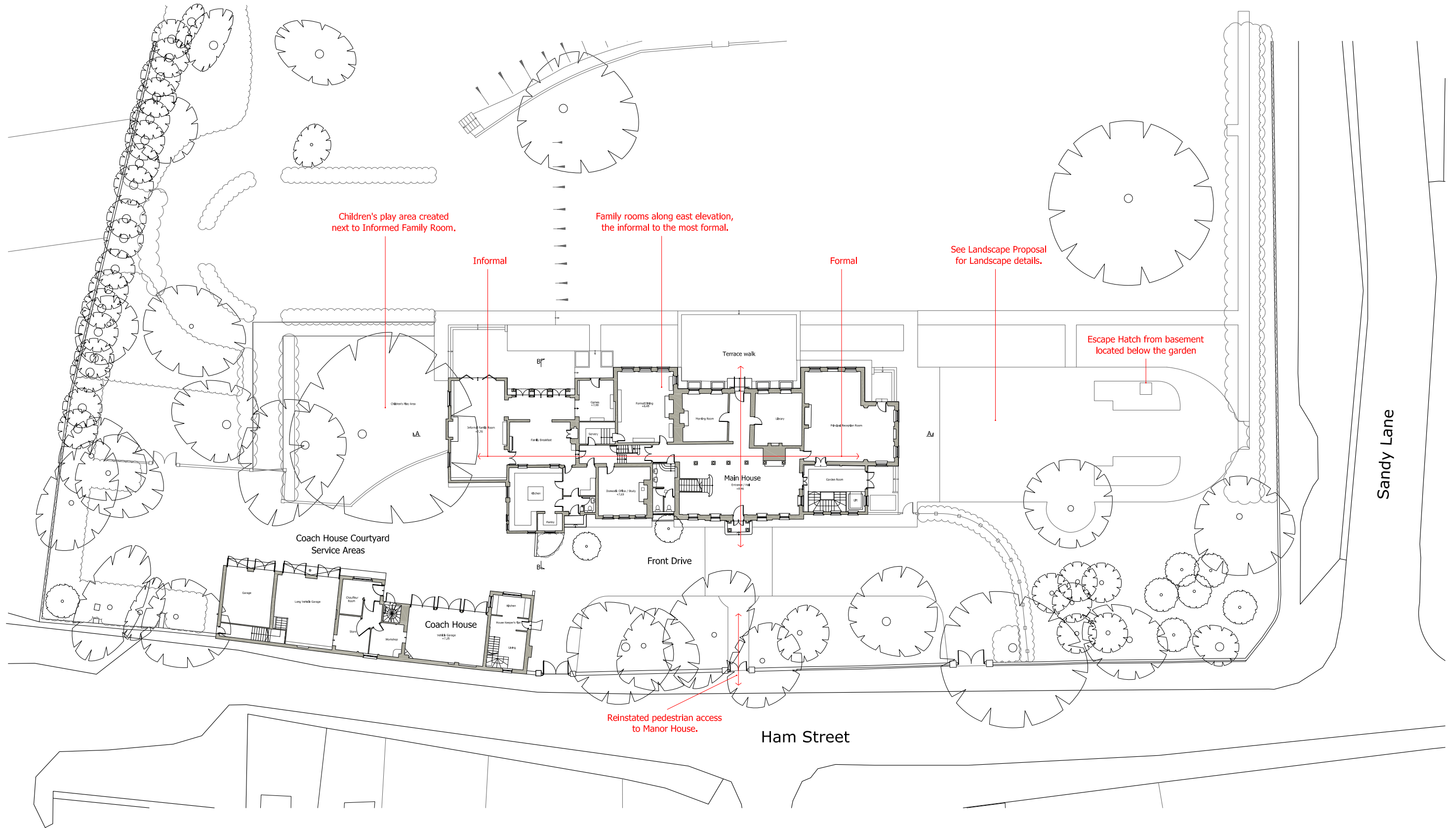
Project Area	Drawing Title	Drawing Number
Proposed Annotated Drawings		
Project Site	As Proposed: Site Plan with Ground Floor Plan	1140_MH_10-1_004
Main House (MH), Coach House (CH)	As Proposed: Main House & Coach House, Ground Floor Plan	1140_MH_15-1_001
Main House (MH), Coach House (CH)	As Proposed: Main House & Coach House, First Floor Plan	1140_MH_15-1_002
Main House (MH), Coach House (CH)	As Proposed: Main House & Coach House, Second Floor Plan	1140_MH_15-1_003
Main House (MH), Coach House (CH)	As Proposed: Main House & Coach House, Roof Plan	1140_MH_27-1
Main House (MH)	As Proposed: Main House & Coach House, Basement Plan	1140_MH_15-1_999

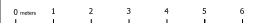
Annotated Drawings *illustrative drawings*



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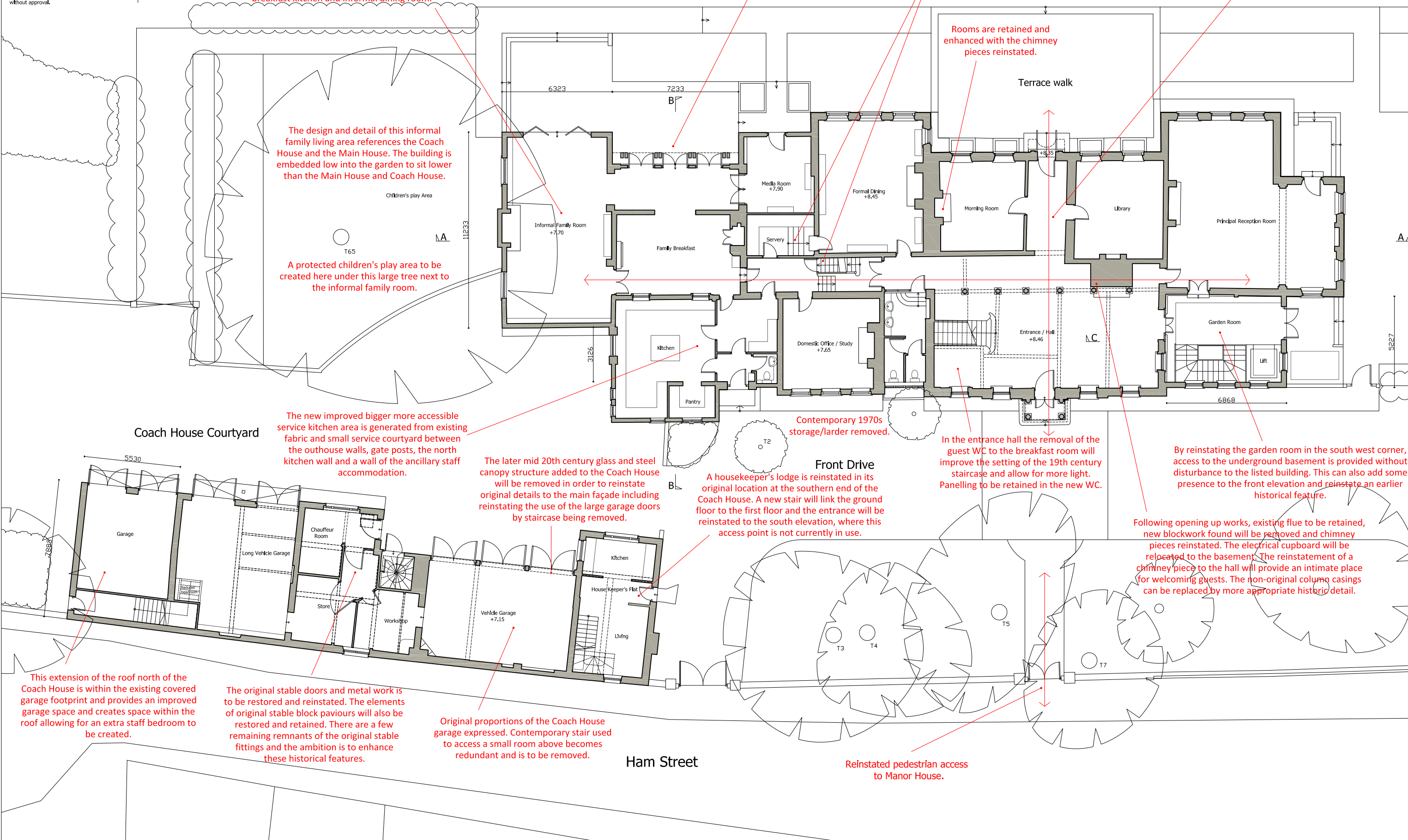
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An informal family living area is proposed to the north east of the Main House, replacing the ancillary staff accommodation. In this way all the main family entertaining rooms are located along the east elevation running from the most informal to the most formal. The informal family area will cater for today's requirements of family living separate from the grander formal reception rooms. The family living rooms retain walls to inform their size and shape. For example the existing sitting room in the ancillary staff accommodation is retained as a family breakfast kitchen and informal dining room.

Historical research has brought to light an attractive Victorian loggia which can be reinstated to provide a link to the garden and a new informal family living space, see historical photographs shown here. This is proposed to enhance the balance of informal family space so that the main formal reception rooms are retained in their original 18th and 19th century layout and use.

We propose extending the service staircase down into the basement between the existing spine walls to provide direct staff access to the laundry and other service facilities. The server located next to the formal dining room is extended, has direct access to the circulation corridor and kitchen.

The plan form of the original 18th century structure and the late 19th century wings that provide the principal formal rooms of the house work well and are retained and enhanced with the reinstatement of the chimney piece in the library.



The design and detail of this informal family living area references the Coach House and the Main House. The building is embedded low into the garden to sit lower than the Main House and Coach House.

A protected children's play area to be created here under this large tree next to the informal family room.

The new improved bigger more accessible service kitchen area is generated from existing fabric and small service courtyard between the outhouse walls, gate posts, the north kitchen wall and a wall of the ancillary staff accommodation.

The later mid 20th century glass and steel canopy structure added to the Coach House will be removed in order to reinstate original details to the main façade including reinstating the use of the large garage doors by staircase being removed.

Contemporary 1970s storage/larder removed.

A housekeeper's lodge is reinstated in its original location at the southern end of the Coach House. A new stair will link the ground floor to the first floor and the entrance will be reinstated to the south elevation, where this access point is not currently in use.

In the entrance hall the removal of the guest WC to the breakfast room will improve the setting of the 19th century staircase and allow for more light. Panelling to be retained in the new WC.

By reinstating the garden room in the south west corner, access to the underground basement is provided without disturbance to the listed building. This can also add some presence to the front elevation and reinstate an earlier historical feature.

Following opening up works, existing flue to be retained, new blockwork found will be removed and chimney pieces reinstated. The electrical cupboard will be relocated to the basement. The reinstatement of a chimney piece to the hall will provide an intimate place for welcoming guests. The non-original column casings can be replaced by more appropriate historic detail.

This extension of the roof north of the Coach House is within the existing covered garage footprint and provides an improved garage space and creates space within the roof allowing for an extra staff bedroom to be created.

The original stable doors and metal work is to be restored and reinstated. The elements of original stable block pavours will also be restored and retained. There are a few remaining remnants of the original stable fittings and the ambition is to enhance these historical features.

Original proportions of the Coach House garage expressed. Contemporary stair used to access a small room above becomes redundant and is to be removed.

Reinstated pedestrian access to Manor House.





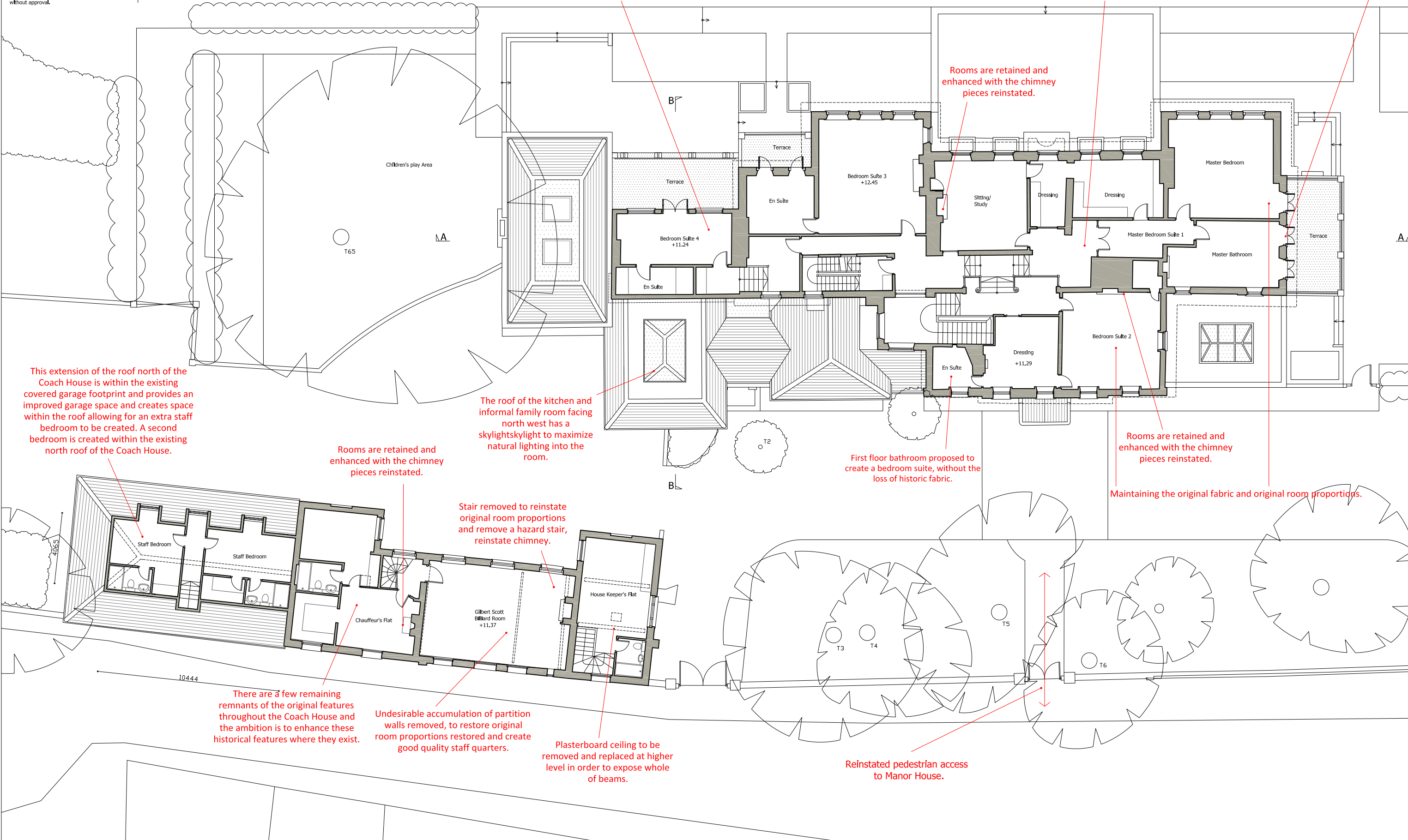
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Bedroom suite created by connecting bedroom and study of staff apartment, now accessible from first floor landing, access to ground floor closed off. A further three bedroom suites are proposed on this floor, all with ensuite bathrooms. Two of these suites will have their own verandas facing east, one accessed from the ensuite of bedroom suite three and the other off bedroom four. This veranda is also a part of the reinstatement of the Victorian loggia as can be seen in the historical picture seen in the Design and Access Statement of this part of the east elevation.

The main staircase upper flights split at the first floor. One flight to the south rises to serve only the master suite, creating privacy and separation. The suite has been redesigned following the preapplication discussion with officers. The large flue and north west room are retained. The small room and existing bathroom on the east side are reunited as one room to express the original proportions as a two window room.

Create access to asphalt roof for terrace use. Maintaining the original fabric and original room proportions.



This extension of the roof north of the Coach House is within the existing covered garage footprint and provides an improved garage space and creates space within the roof allowing for an extra staff bedroom to be created. A second bedroom is created within the existing north roof of the Coach House.

Rooms are retained and enhanced with the chimney pieces reinstated.

The roof of the kitchen and informal family room facing north west has a skylight to maximize natural lighting into the room.

Rooms are retained and enhanced with the chimney pieces reinstated.

First floor bathroom proposed to create a bedroom suite, without the loss of historic fabric.

Rooms are retained and enhanced with the chimney pieces reinstated.

Maintaining the original fabric and original room proportions.

Stair removed to reinstate original room proportions and remove a hazard stair, reinstate chimney.

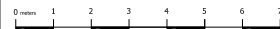
There are a few remaining remnants of the original features throughout the Coach House and the ambition is to enhance these historical features where they exist.

Undesirable accumulation of partition walls removed, to restore original room proportions restored and create good quality staff quarters.

Plasterboard ceiling to be removed and replaced at higher level in order to expose whole of beams.

Reinstated pedestrian access to Manor House.





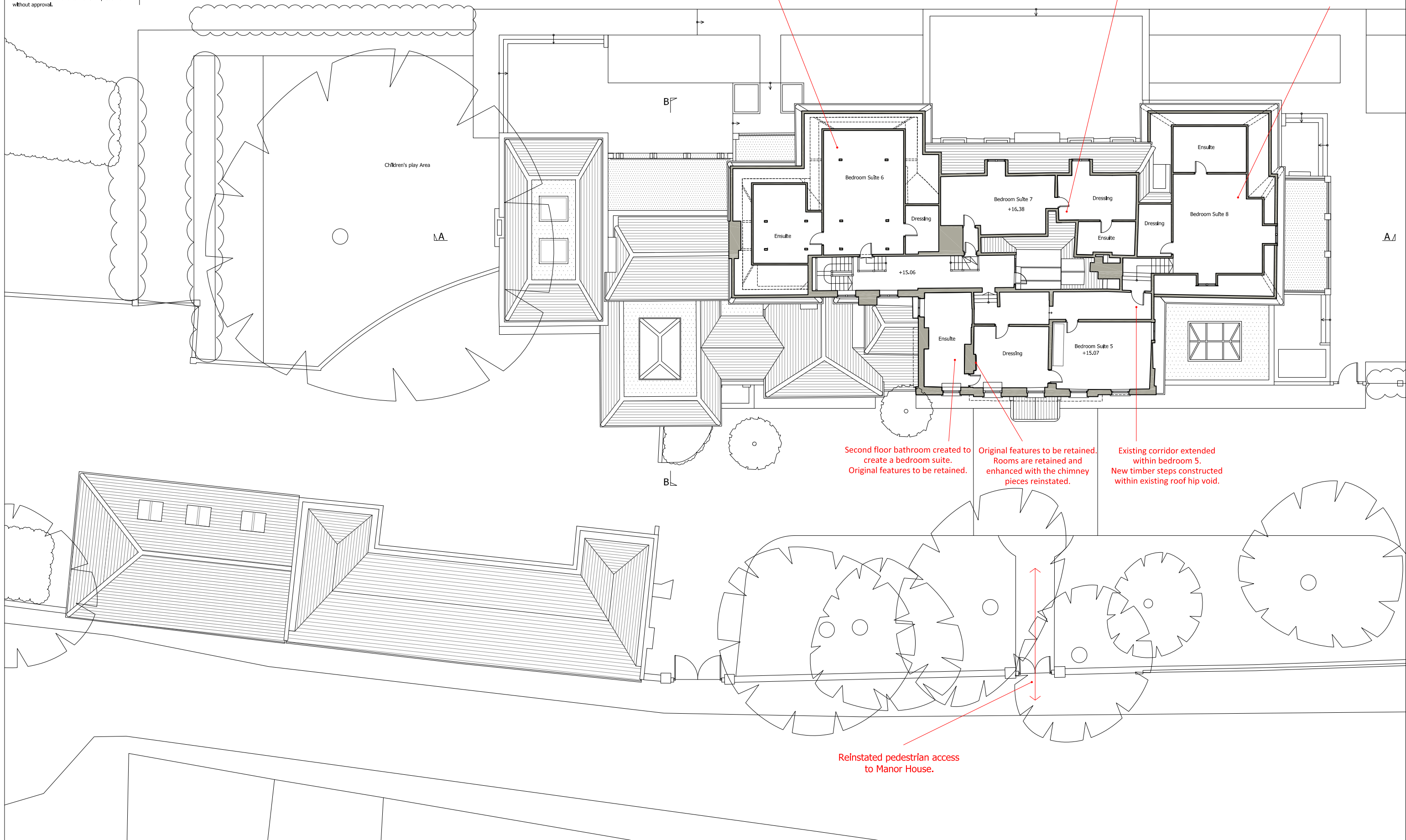
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The north attic above the Edwardian wing that was rebuilt after the 1950's fire is proposed to provide an additional bedroom and bathroom in unused roof space as a result of the preapplication discussions with officers. New rafters installed after the 1960's fire to be adjusted for access. Conservation Velux roof lights are to be provided here as suggested by the conservation officer.

The existing dormer lit bedroom/ study are to be retained without roof reconfiguration as a result of a preapplication discussions with officers.

New bedroom and bathroom provided within attic space of Edwardian South wing. Two new dormers added to match existing in size, form and detail.



Second floor bathroom created to create a bedroom suite. Original features to be retained.

Original features to be retained. Rooms are retained and enhanced with the chimney pieces reinstated.

Existing corridor extended within bedroom 5. New timber steps constructed within existing roof hip void.

Reinstated pedestrian access to Manor House.

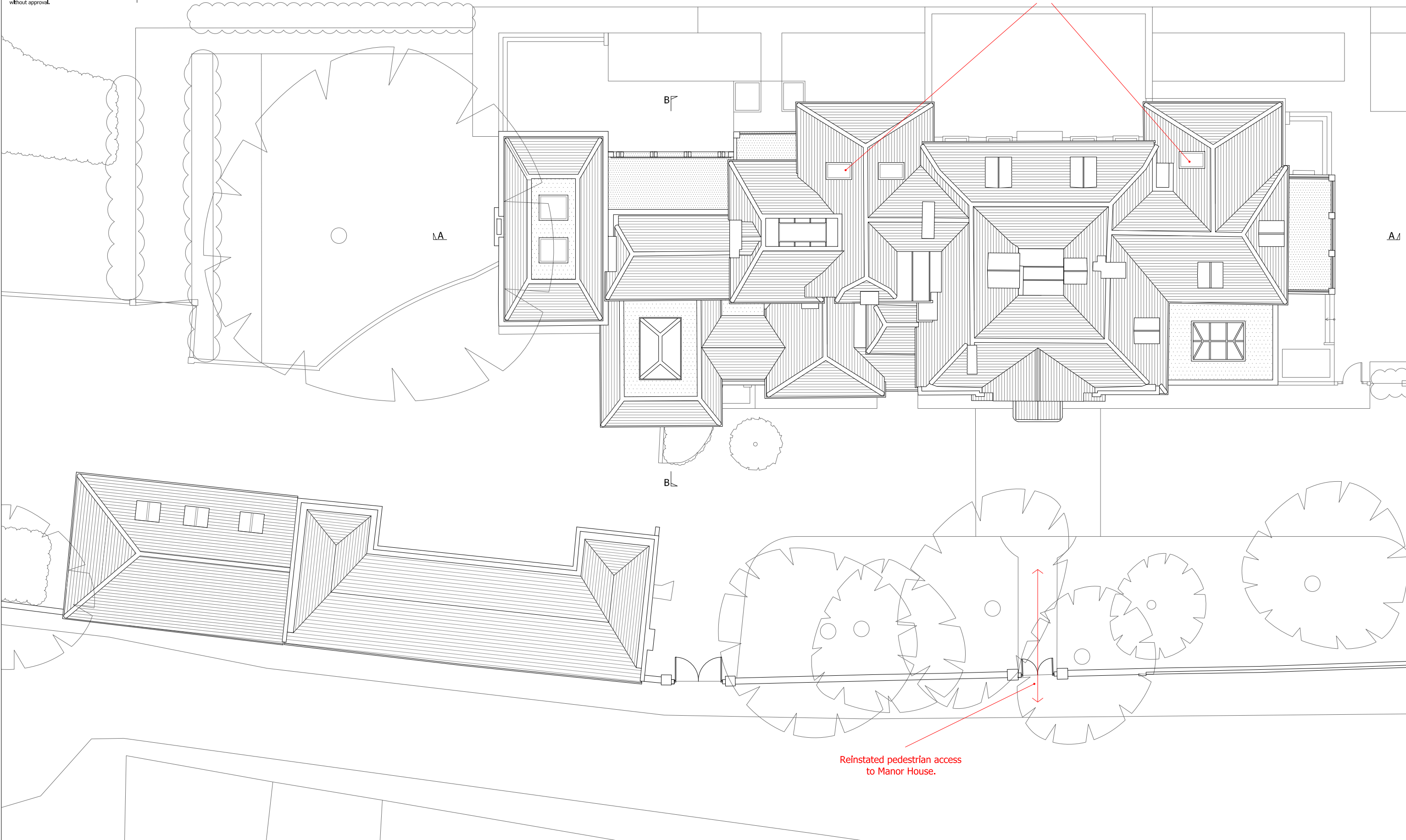




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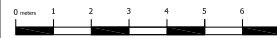
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Key
 - - - - - Outline proposed Main House/ Coach House
 Outline of Previous Planning Application

One metre of permeable soil as well as a minimum of 200mm drainage layer above the basement slab in accordance with the emerging Local Plan.

Basement outline for previously proposed planning application. The basement has been reduced from 524 sqm (appeal scheme) to 276 sqm, equating to an overall reduction of 47.3%.

Subterranean leisure area has been carefully sized, located away from the southern Edwardian extension to avoid disturbance to the main house foundations. Its location and size have also been determined to avoid existing tree root protection zones in an area of flat lawn which will be reinstated.

Area = 524 square meters
 Outline of Planning application basement from 2016

The plant is located here for service and ventilation. The plant has been located here to be far from the listed buildings.

Area = 276 square meters

A secondary stair for a means of escape through a hatch in landscape (garden) above is added here. Please see the Building Control Approved Document B1 for Fire Safety 2.13 addressing basements for dwelling houses.

By reinstating the Victorian garden room in the south west corner, access to the underground basement is provided without disturbance to the listed building. This can also add some presence to the front elevation and reinstate an earlier historical feature.

To meet modern requirements for a house and grounds of this scale, occupants will wish to have leisure areas, such as a swimming pool and a gym. To avoid the interference that such facilities inflict on a historic house, it is proposed to provide these amenities beneath a clear flat area of the garden and away from tree canopies to the south of the house.

