

To reach this view we have created a hornbeam walk, to match that at Ham House. It not only provides a beautiful walk but also helps to screen the later addition wall along that edge and provides an improved backdrop to the views from the principle drawing room.

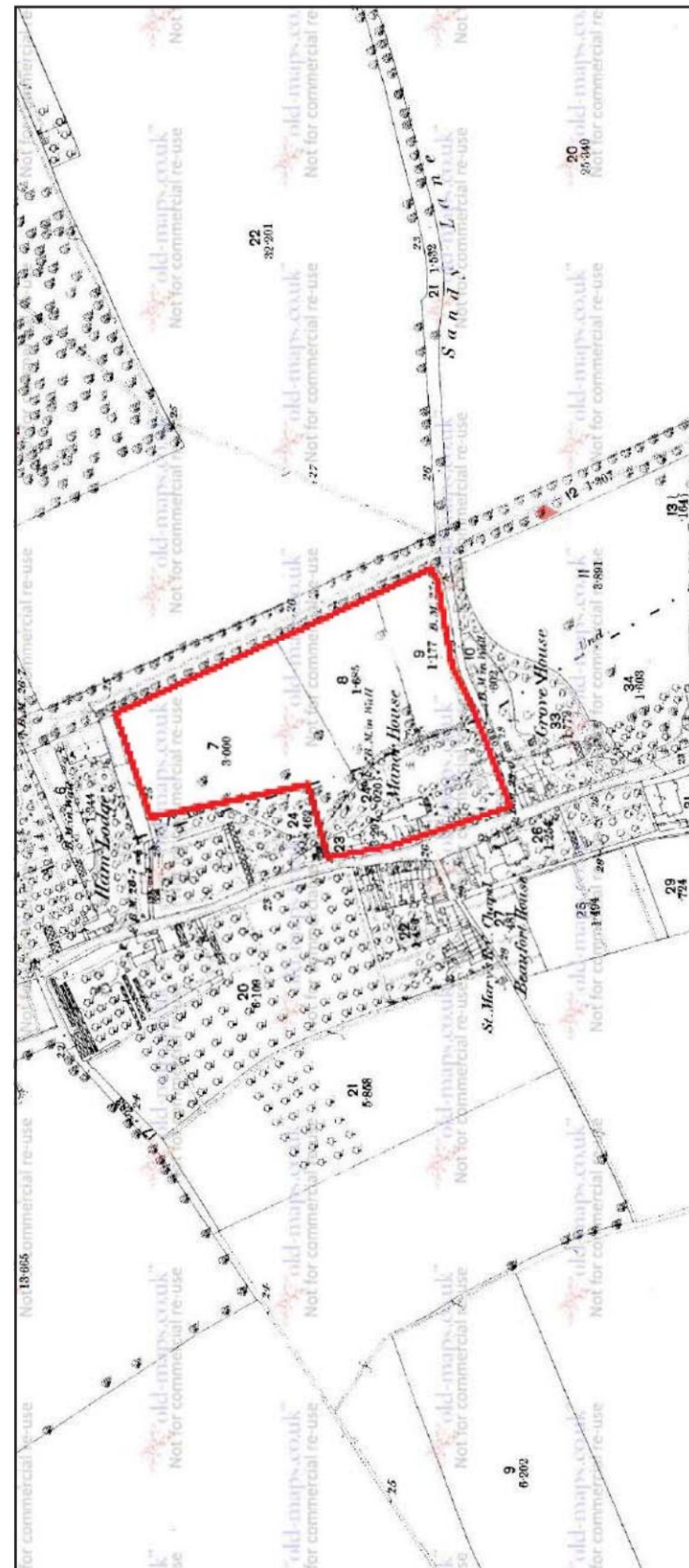
With this path and its adjacent planting we have created a formal garden that is aligned on the principle drawing room; with herbaceous planting to one side, that still allows extensive views into the wider landscape and evergreen woodland planting to the other side which will help to filter views and overlooking from the neighbouring Beaumont House. Removal and replanting of two magnolias allows us to leave the specimen Liquidambar as the significant tree on this part of the garden. Historic images have shown that this was always the case, with originally a beautiful cedar taking pride of place. Now lost, this liquidambar is more than fulfilling the cedar's role.

At the end of this garden is another centrally placed access into the hornbeam walk with a focal piece of garden statuary. This garden is modelled on the classic formal gardens created in the 1920/1930's with a formal lawn, curved to one end and perimeter planting and provides a suitable backdrop to this Edwardian facade. The facade is extended with the addition of a matched set of steps at either end to provide access from the house and the drawing room directly into this garden.

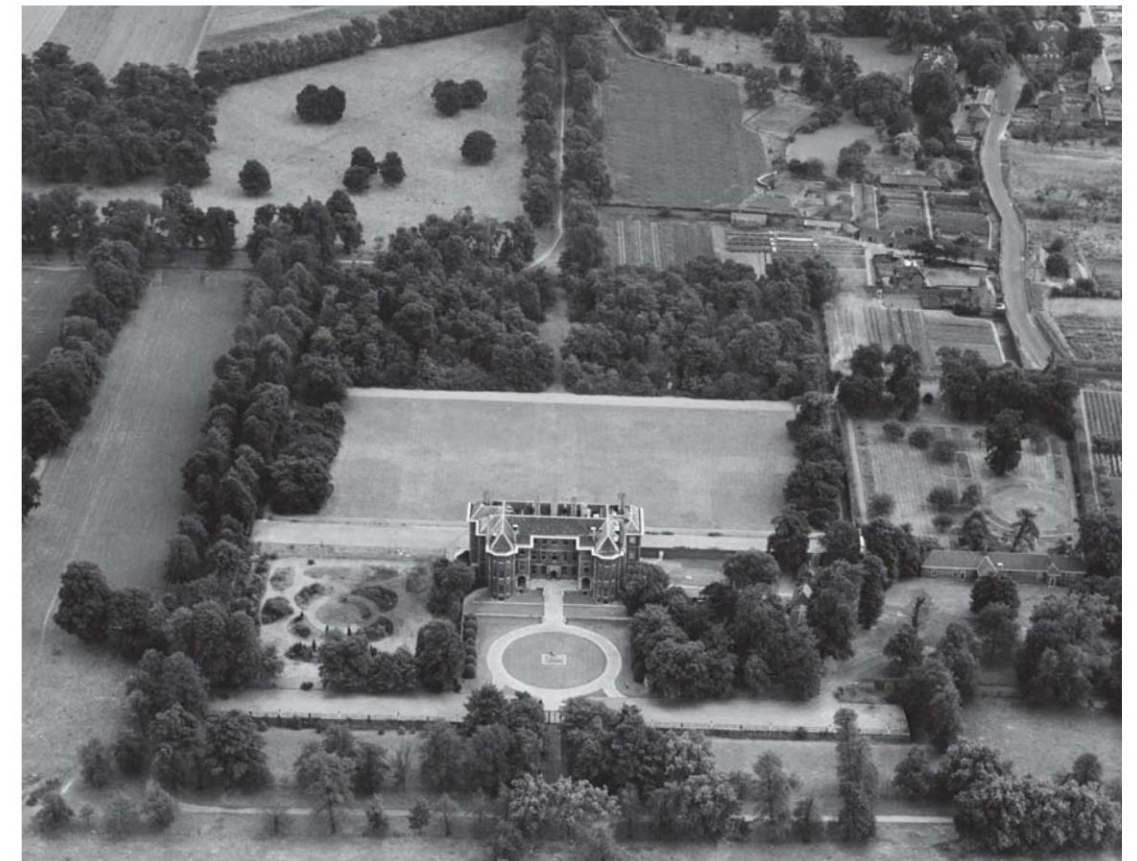
Returning to the garden facade of the house, smaller terraces have been created to respond to the proposed new rooms; from a formal dining terrace surrounded by planting, to the larger family terrace that links to a potential planting or children play area to the east of the house.

These effectively follow the same room hierarchy that flows within the house itself. A contained garden adjacent to the main drawing room; a main terrace aligned with the central historic portion of the house and then smaller function specific terraces that relate directly to their adjacent family rooms.

These are all divided by planting beds to help hold the house into the landscape in its new form. Existing Wisteria and climbers are kept and integrated into new planting beds. These will be primarily herbaceous planting with small evergreen shrubs.



Historic map of context of Manor House from 1884



Historical image of Ham House from 1949



Historical image of Manor House from 1927

Arranged along the east path to the hornbeam walk, will be a series of structural topiary trees that are inspired by those shown on the 1884 plan. We are looking to plant fruit trees, held within metal frames, to retain a small flavour of the orchards that once extended to the north of the house, now lost with the neighbouring "The Orangery" residential development.

To create a suitable conclusion to this north end of the house, we are looking to plant a series of ascending evergreen hedges in the form of an apse. The highest hedge would be a beech hedge and in front two tiers of yew. This then contains the view and gives it a focus that is planted, evergreen and helps to reduce the impact of the neighbouring houses and the line of conifers that emphasise the strong linear nature of the boundary.

Using a broken apse form creates different visual exits that draw the eye in different directions. It is also designed to provide access from the service area of the property to the wider landscape that can be achieved discretely, even with the family in residence, as the high yew hedges will screen any machinery entering the garden at this point.

There is a service access to the garden at this point, located in a similar place to the existing one that links to the service courtyard and relocated gardeners compound. New walls and fences will be created to separate this area from the main garden and are designed to connect in with the retained section of original wall. There is a new pedestrian access along side the family room to allow the family to enter the garden from this part and is separate from the service entrance to the house off the main carriage sweep.

This service area has always historically been accessed from the main entrance approach which has undergone a number of changes since the house was first built, including the creation of a second entrance gateway and therefore a carriage sweep passed the main entrance door.



Manor House historic imagery. Separate lawn area & straight path



Ham House historic walk



Refer to Manor House landscape masterplan on page 38



Hornbeam walk with yew

We are looking to formalise the main historic pedestrian entrance and to respond to the reintroduction of the garden room to this facade. Reusing the metal arches that exist in this location, but were once in the rear gardens, we will realign them on a widened carriage sweep and create a new formal garden entrance door inline with the garden room and of a suitable status as the primary pedestrian entrance into the garden.

A new yorkstone apron will be created by the main door that will be extended to the currently unused original pedestrian entrance. Bringing this back into use is an important part of acknowledging the original historic fabric and approaches to the house.

This was, in its time, a significant entrance and needs to be brought back into use. To do this requires the felling of a single tree outside the main entrance door (See Tree proposals section page 43).



Reference images of structural planting. Trained fruit trees or clipped topiary



Historic image of Manor House with topiary



Manor House as view from Ham Street

Refer to Manor House landscape masterplan on page 38



Manor House with original metal arches

In the wider, pastoral landscape, a new wooden bridge would be built and moved to a new location that responds to an axial view created by the position of the specimen trees in that area. It then provides another route to enjoy the gardens and a draws your eye into the wider landscape which is the prize of this property and to the Great South Avenue of Ham House.

It is also proposed to form a circular mound that can be ascended on a grass path. Based on the golden section geometry and reminiscent of the mound that once existed at the end of the great south avenue of Ham House. It is a turfed earthwork that will reuse earth extracted from the basement construction, minimising the soil removal required from site. It creates a gentle landscape feature to conclude the views into this part of the landscape and a destination to be discovered as it will not be visible from the house itself. It will be seen from the end of the hornbeam walk.

Originally the Manor House would have sat within its open landscape. Twentieth century additions to the house, changes to the approach and neighbouring development changes have bought the boundaries visibly closer to the house and changed its setting. This landscape masterplan looks to address these issues by holding the house itself within a new formal garden that is inspired by both its close association with Ham House and with the formal gardens created in the 1920/30s.

The wider landscape outside the ha-ha returns to a more pastoral feel as befits its role and position within Richmond's arcadian landscape, with the removal of the planting beds and shrubs and a change to the mowing regime. This allows the last original built feature, the ha-ha, to seamlessly resume the role of invisible boundary between the two landscape worlds of the formal and the pastoral.



Reference images of double sided low herbaceous planting



Turf earthwork



Reference images of Yew Hedges. Low Hedges framing views



Refer to Manor House lanscape masterplan on page 38

Tree proposals

The landscape masterplan proposes the planting of 30 new trees in the landscape as a whole. In addition there will be 16 fruit trees planted formally alongside a garden path. Of the 5 trees it is proposed to fell, 2 are required after the tree survey due to disease (further details can be seen in the submitted tree report) and 3 to facilitate the proposed development. Full details of each of these trees can be seen on the submitted drawings.

We are proposing two alternative treatments for the approach to the Manor House, Ham. Our preferred option (Proposal 1) requires the removal of a tree outside the Manor House to allow the reopening of the original entrance gate and formalising the tree planting along Ham Street.

This felling is required to achieve the following:

- 1) To bring back into use the original pedestrian gate with the creation of a stone path that extends from the gate to the Manor House front door. The existing False Acacia (T6) has surface roots that extend throughout this area making the creating of a hard surface unachievable.
- 2) To highlight the line of existing historic limes in this location (T3, T4 and T7). Currently the False Acacia (T6) overshadows the historic lime (T7) adjacent to the pedestrian gate.
- 3) To plant, where appropriate, additional lime trees along the edge to create a uniform tree scheme along Ham Street.
- 4) Two diseased trees that have been recommended for removal (T16 and T73) located along this edge, will be replaced by Limes.



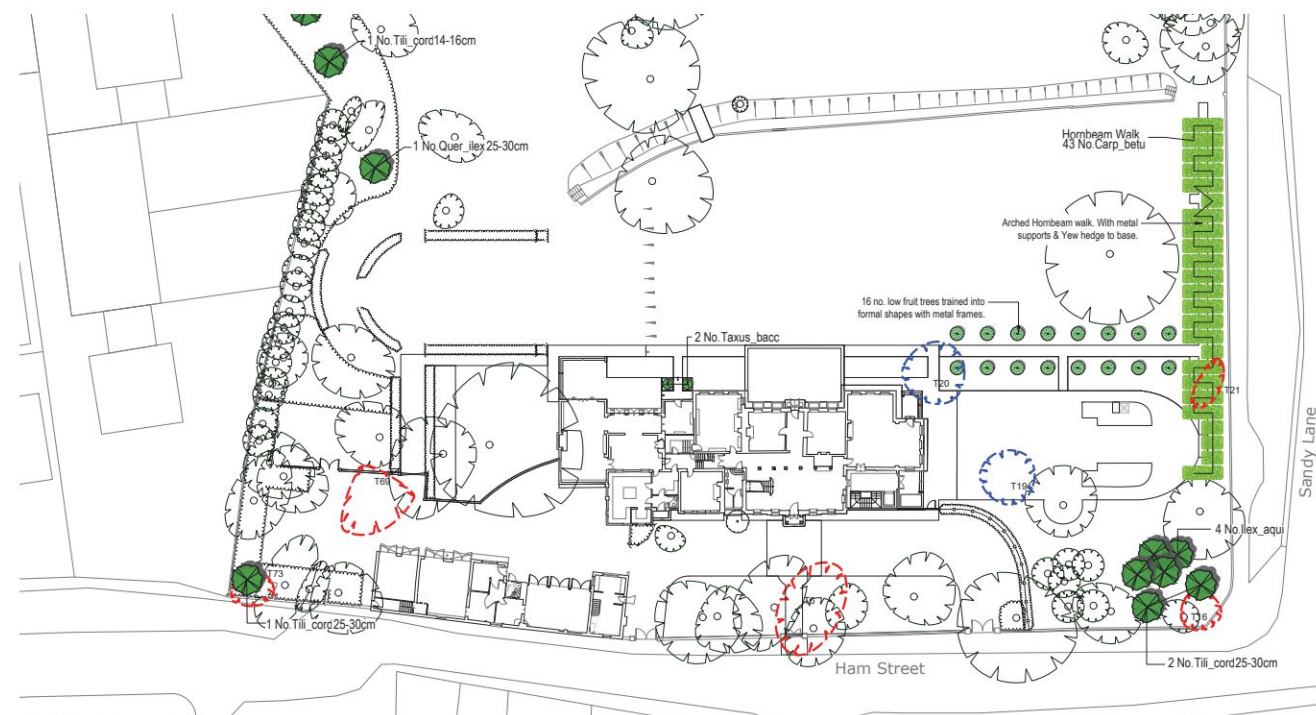
Tree Proposal 1

We feel that it is essential that the pedestrian gate, one of the original features, is bought back into use and that this is not achievable without the removal of the False Acacia (T6).

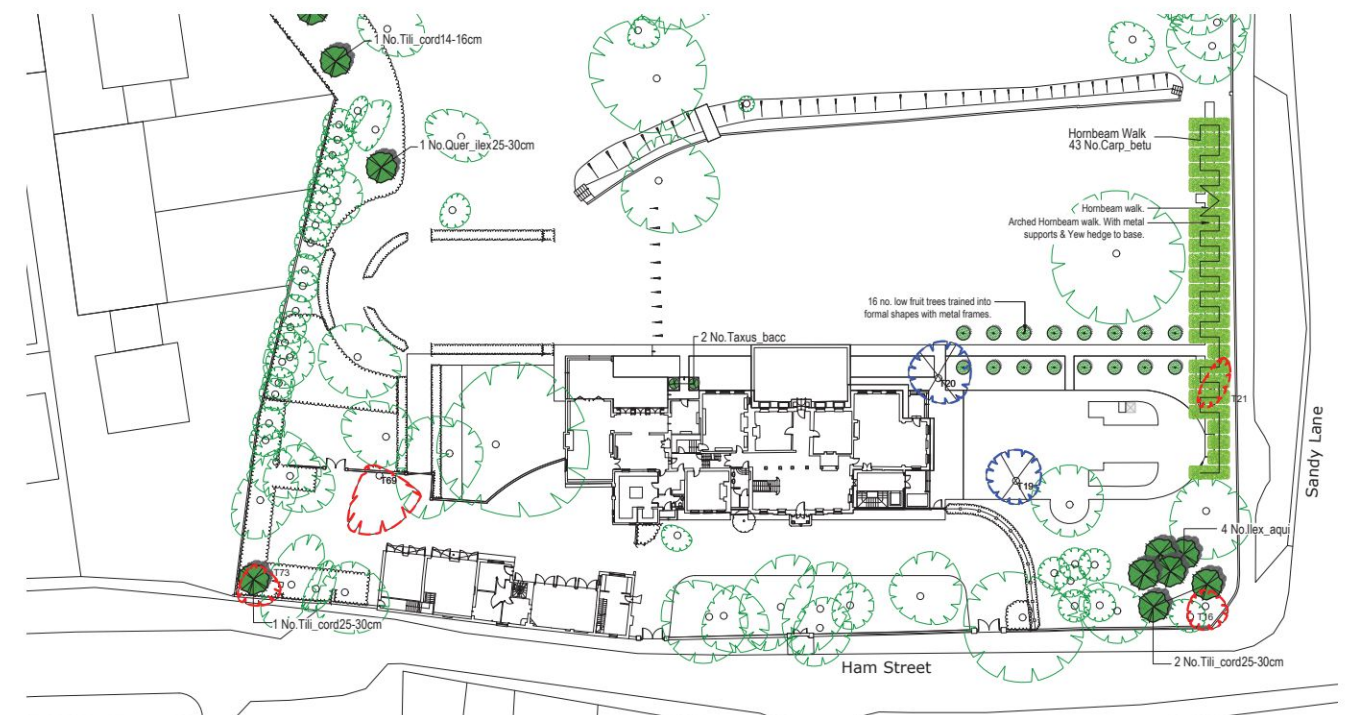
If it is considered that this is not appropriate then the alternative (Proposal 2) is to keep that tree and to leave the pedestrian gate closed and unused. The stone in this area would be omitted and the drive would remain as gravel.



Manor House as view from Ham Street



Tree Proposal 1



Tree Proposal 2

V. Conclusion

The proposal aims to retain and enhance the principal features of this grade II* listed house and its grade II listed Coach House.

We have worked with the officers of London Borough of Richmond upon Thames to further refine our proposals to provide improved family and service accommodation without compromise to the earlier formal rooms.

We have worked with the many layered history of the buildings to create a major home for the current family expectations and promote the long term future of the house.

The opportunity exists for the existing buildings and grounds to attract the investment necessary to secure their future with appropriate sensitivity and expertise that the client and consultant team aim to deliver.

The proposals provide a modest and proportionate extension to the original building increasing the GIA by just 19.5% in total. This scale of extension complies with NPPF paragraph part c). The proposed basement has been substantially reduced in size by 47.3% in line with officers advise in preapplication discussions. It has already been established through the previous proposals that a basement extension in this form will have no impact on the listed building and through its design will not be visible or effect the openness of the MoL or the character and appearance of the Conservation Area.

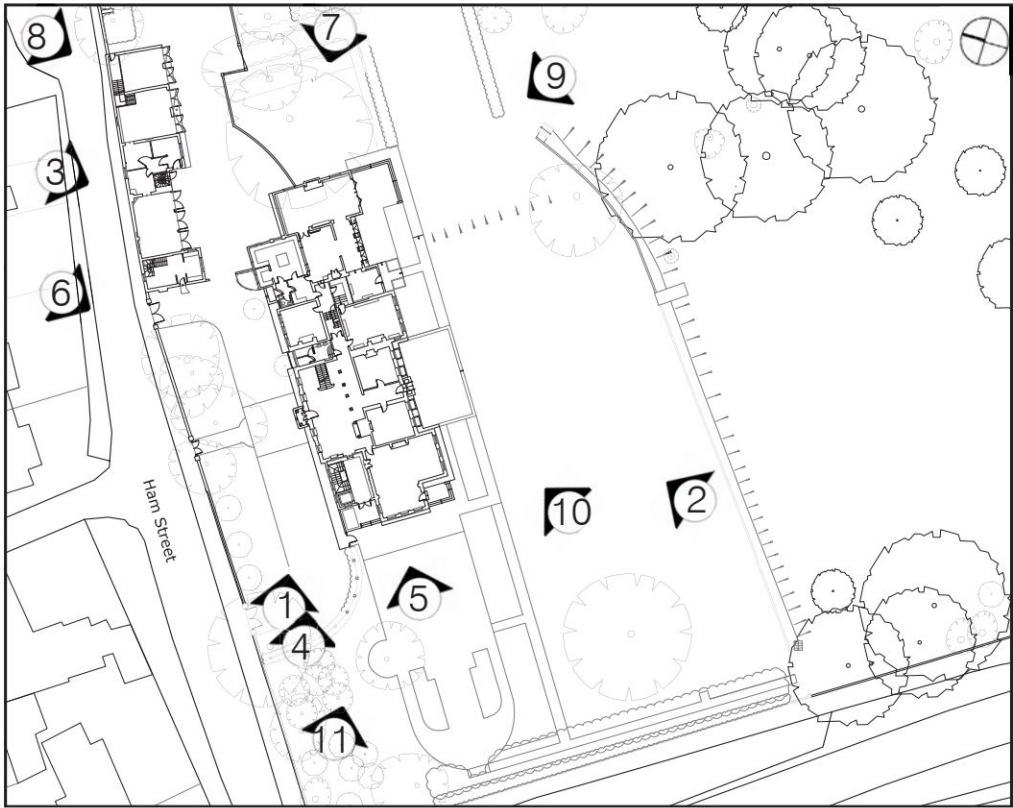
This second application has removed the elements of the proposal that were matters of concern for the Council and the Planning Inspector, by deleting the Guest House and Garden Pavilion and substantially reducing the scale of the basement extension. The provision of a comprehensive landscaping scheme together with the proposed works of preservation and restoration to the Manor House are clear and significant benefits securing the long term future of the property for its originally intended use.



View 7. Aerial view of The Manor House Main house and Coach House from the north east



View 6. The Manor House, along the west elevation of the Coach House
Trees hidden from 3D view for assistance in viewing proposed design



Views key plan

Benefits and Reinstatements

- Enhanced entrance hall of Main House and replacement of inappropriate column casings.
- Reinstatement of lost chimney pieces.
- Original room proportions preserved and reinstated.
- Reconstruction of loggia to reflect archive records.
- Reinstatement of garden room to previous location.
- Returning the existing ha-ha landscape feature to its original role.
- Providing an appropriate garden setting for the house and its wider pastoral landscape.
- Reinstatement of the original pedestrian entrance and reuse of earlier metal hoop plant frames.
- Linking new landscape features to the Manor House's close association with the neighbouring Grade 1 listed Ham House.
- Planting 30 new trees.
- Removal of the mid 20th century glass and steel canopy to the Coach House.
- Restoration and repair of the Coach House exterior details and original stable fabric and fittings.
- Provision of Sir George Gilbert Scott billiard room in the Coach House to honour his historical association and works produced whilst residing at the Manor House.
- Bringing an important listed house and Coach House into active use with much needed investment.



View 8. Aerial view of the Main House and the Coach House from north west



View 9. The Manor House, east elevation from the north



View 10. The Main House detail of east elevation from the south



View 11. The Manor House, south west elevation

Trees hidden from 3D views 8, 9, 11 for assistance in viewing proposed design

Additional Elevations



Main House proposed south elevation



Main House proposed north elevation



Main House proposed east elevation

VI. Appendix

- Appendix A Access Statement
- Appendix B Drawings: Proposed, Fabric Alteration, and Existing Drawings
- Appendix C Annotated Drawings
- Appendix D Views and Vistas
- Appendix E Opening Up Works
- Appendix F Building Fabric Survey and Fabric to be retained