

**AVENUE LODGE**  
**Design and Access Statement**

**Phase 2 - Pool Wing**  
*September 2024*

Avenue Lodge,  
51 Ham Common,  
London,  
TW10 7JG

## 1.0 INTRODUCTION

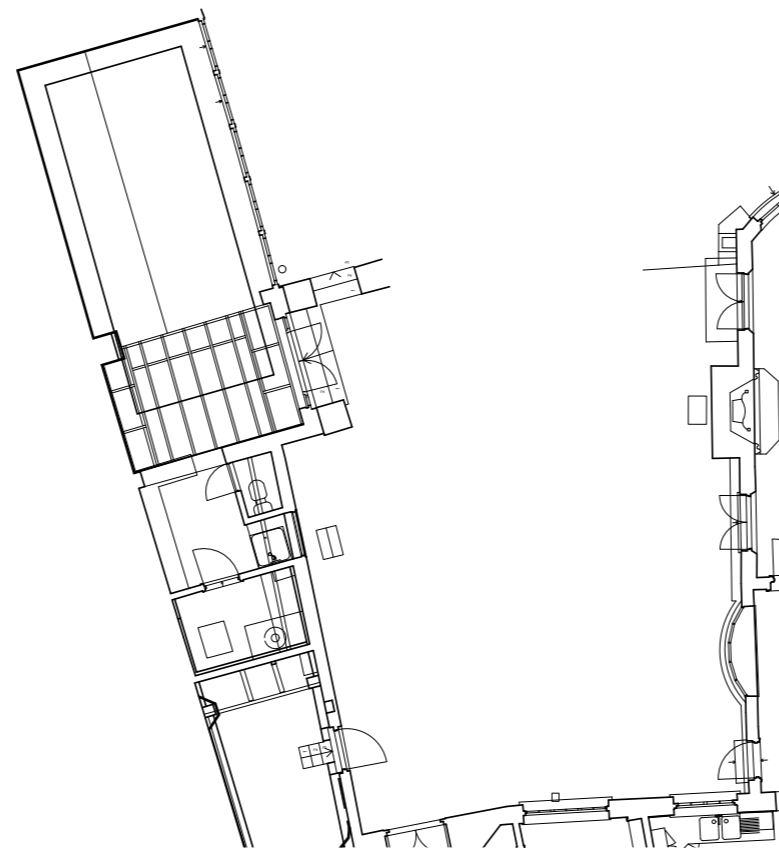
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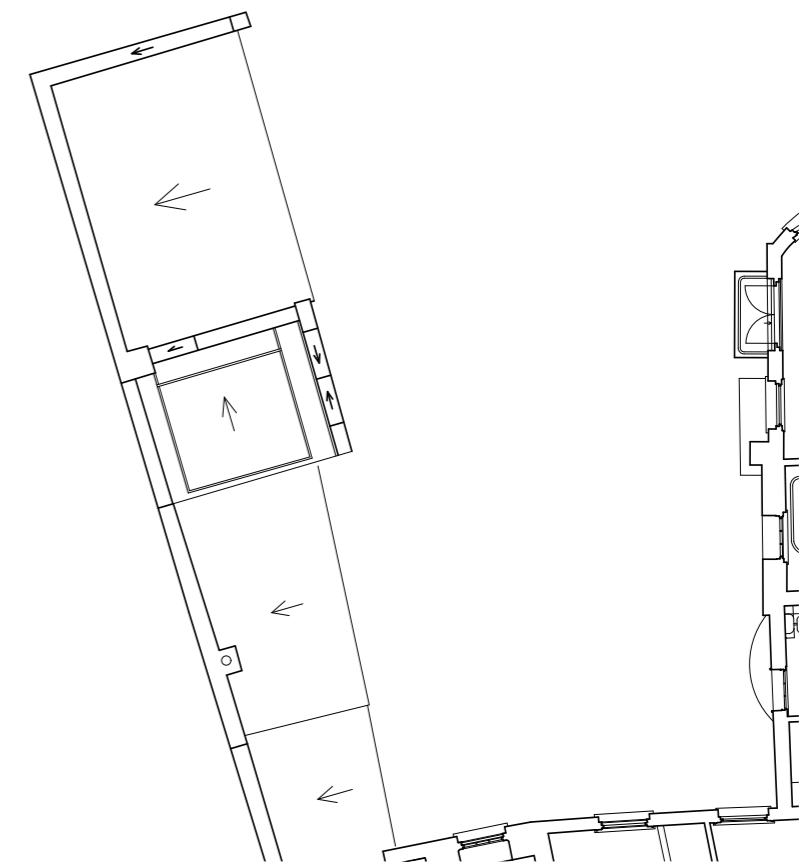
Tom Turner Architects have been commissioned to develop design proposals for alterations to Avenue Lodge on Ham Common. Proposals detailed in this application seek to consolidate plant areas and improve access to the pool by replacing the pool building in a similar footprint. A new loggia is also proposed, linking the main house and pool wing.

This application follows pre-application advice received on proposals for the house and pool wing, which expressed no initial concerns. Since then, proposals for the main house have been approved (ref 24/1291/HOT + 24/1292/LBC) and additional bat surveys have been carried out for the pool wing to form part of this application.

This Design and Access Statement includes descriptions of the design proposed. It should be read in conjunction with the Heritage Statement submitted as part of the application.



Existing Pool Wing and Courtyard Ground Floor Plan



Existing Pool Wing and Courtyard Existing First Floor/Roof Plan



## 1.1 SETTING

Avenue Lodge is grade II listed and is situated in the Ham Common Conservation Area. The house is predominantly two storey with a smaller ground floor wing along the northern edge of the site.

The house is situated at the northern edge of Ham Common, adjacent to Ham Avenues leading to Ham House further north. It is located adjacent to Avenue Lodge Cottage, one of two listed cottages forming the entrance to Ham Avenues.

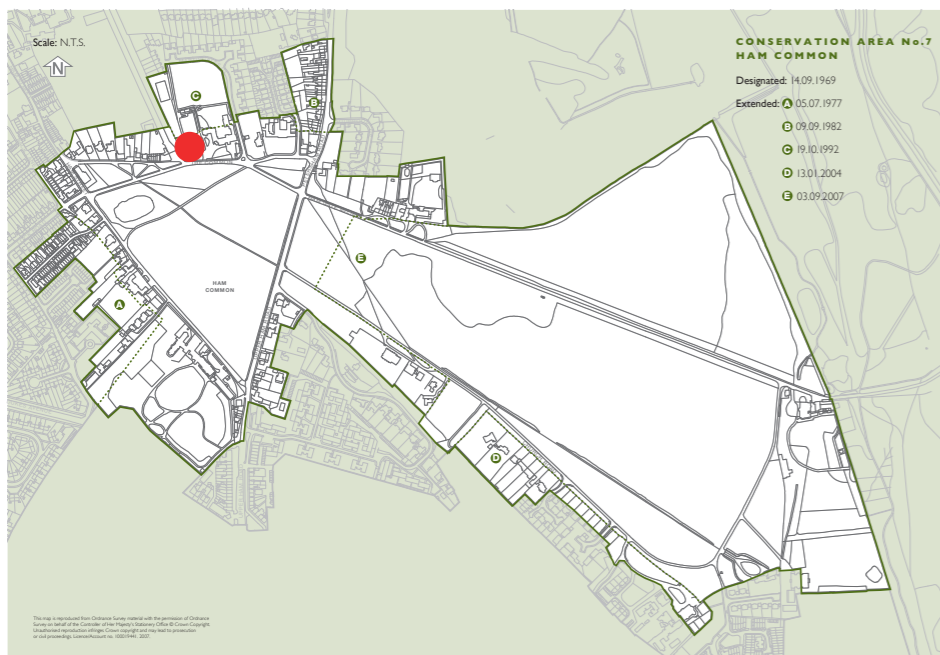
The house is located in the Ham Common Conservation Area. Alongside the two neighbouring cottages, there are a number of listed buildings along this edge of the Common. Ham Avenues is part of a larger listed garden attached to Ham House.

The main facade of the house faces almost directly south over the park with gardens to the south and east. The main entrance to the house is now located on the west facade and accessed via a gate from Ham Avenues.

The subject of this application, the pool wing, is located behind the main house and is not visible from the street.



Aerial View of Ham Common with Avenue Lodge highlighted in red



Ham Common conservation area map with Avenue Lodge highlighted in red



## 1.2 EXISTING PHOTOGRAPHS



Pool Interior



View of pool wing from main house roof



Courtyard view looking north west



### 1.3 EXISTING ELEVATIONS



East Elevation



Courtyard Elevation Looking North








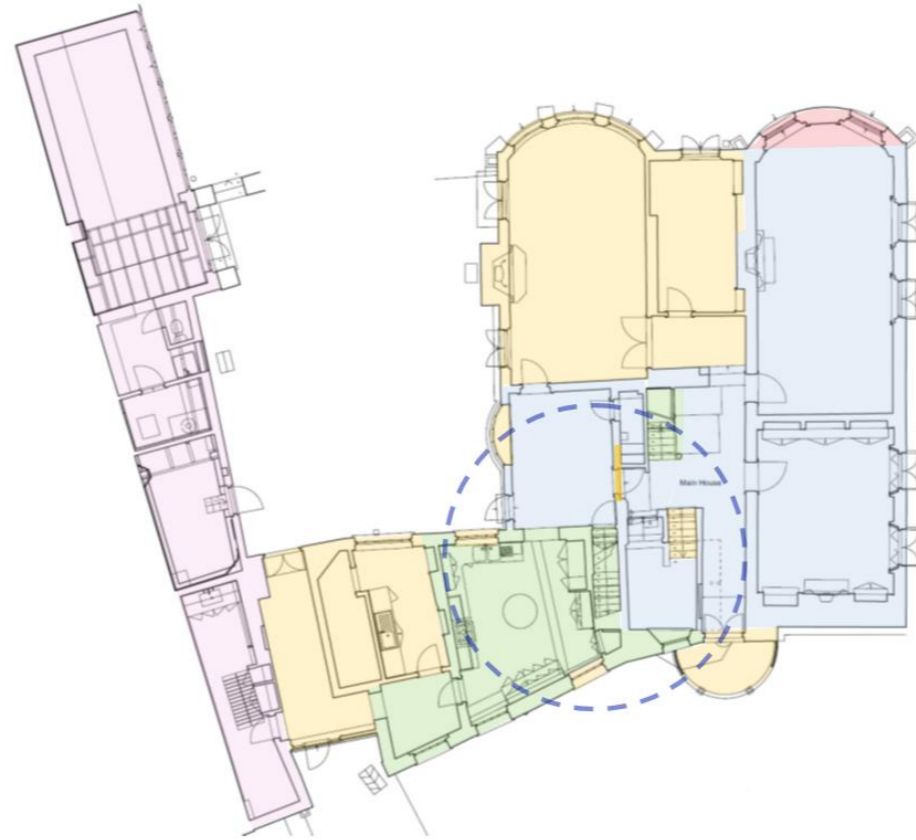
Courtyard Elevation Looking South

## 1.4 HISTORIC CONTEXT

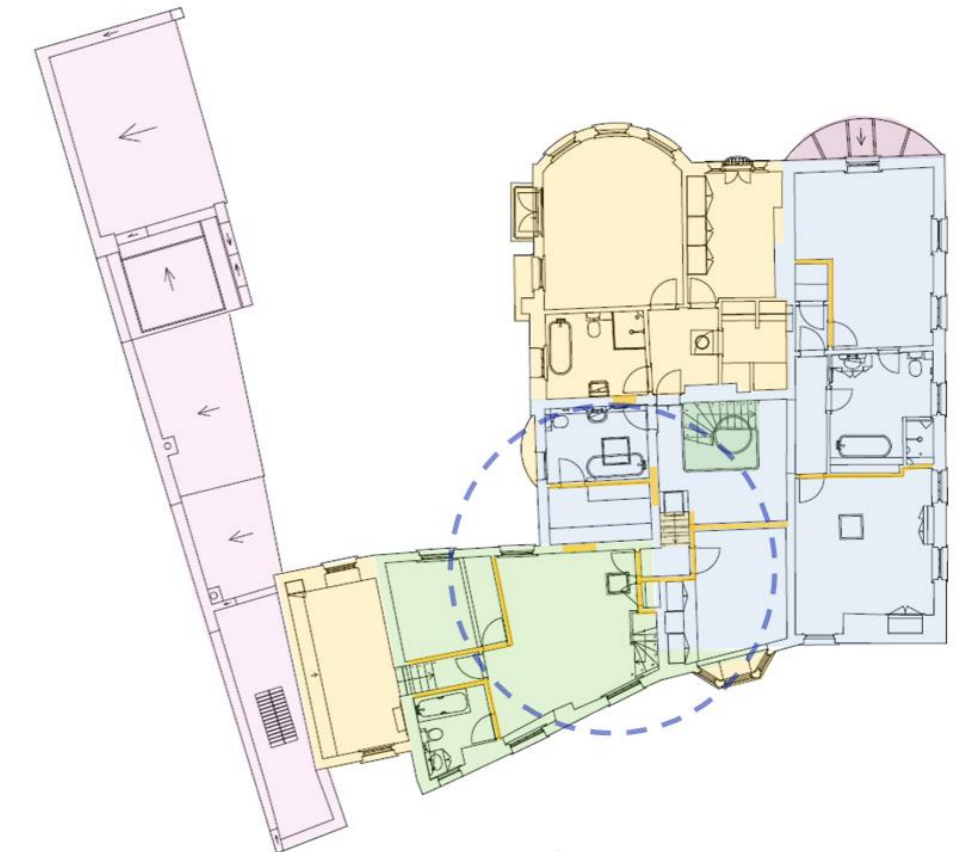
Avenue Lodge has been extended from its estimated 1734 origins over the years in several phases. Significant extensions were made in the 20th century, notably in the 1930s and also more recently to include the swimming pool.

A full Heritage Impact Statement prepared by HCUK has been submitted alongside this application.

-  c.1734
-  C18 origins, now entirely C20
-  Early C19
-  Late C19
-  1930s and later 20th century



Ground floor phasing plan  
Refer to HCUK heritage statement submitted as part of this application



First floor phasing plan  
Refer to HCUK heritage statement submitted as part of this application

## 1.5 PLANNING CONTEXT

There are two previous planning applications available online for Avenue Lodge dated prior to the current proposed works. An application for phase 1 works to the main house (ref 24/1291/HOT + 24/1292/LBC) has recently been approved.

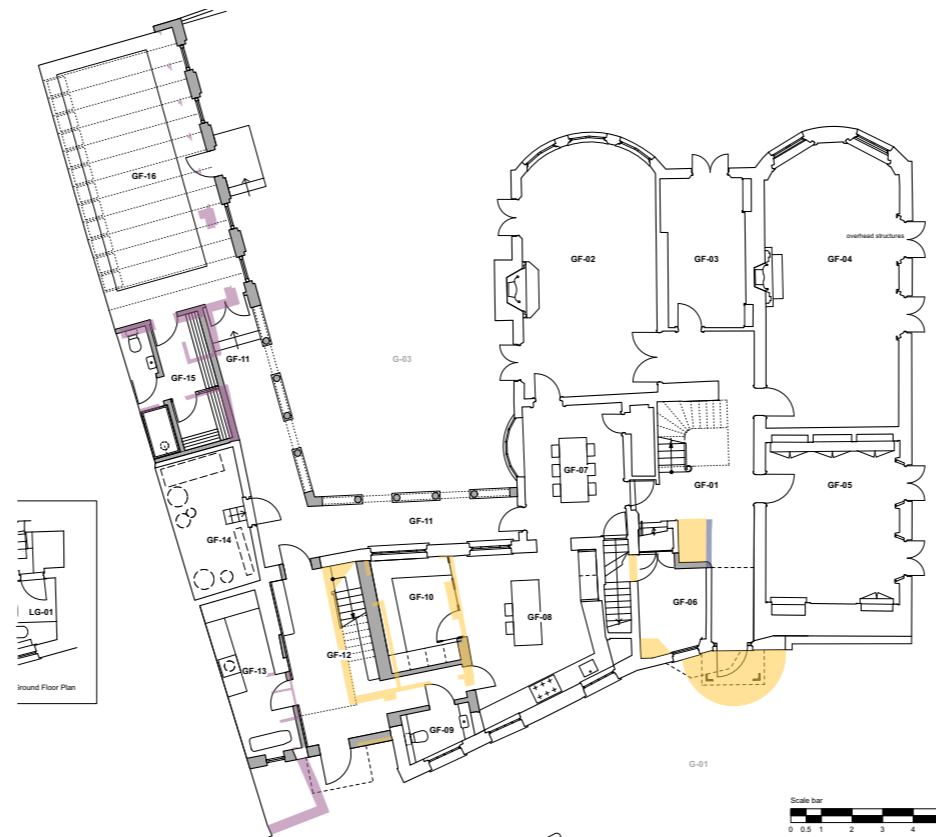
### 01/0605 - Granted Permission

*Erection of conservatory in rear courtyard. Service area roof reformed and passage way added to access swimming pool. Front enclosure and swimming pool moved out. Porch to side reformed. First floor extension.*

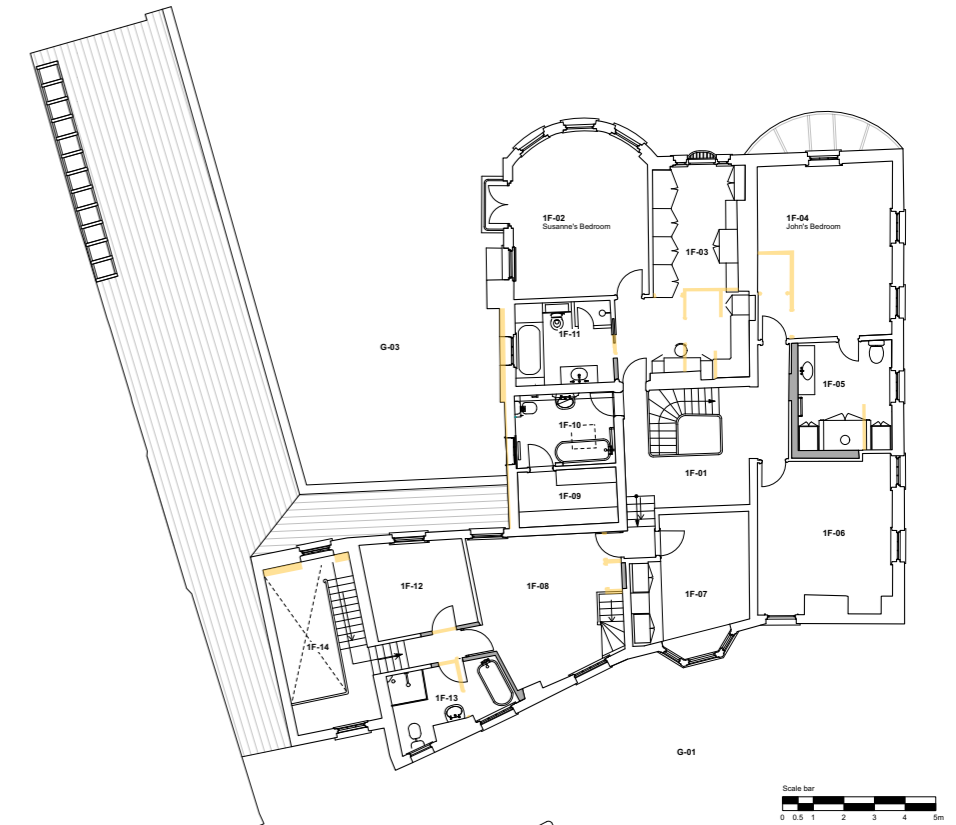
### 01/0623 - Granted Permission

*Conservatory to rear courtyard. Re-roof service area with skylight and flat roof on north wing, widen internal access adjacent to swimming pool. Replace side porch. Extend at first floor above porch, associated internal and window alteration.*

Prior to this current planning application a pre application (ref 23/P0304/PREAPP) was made for the changes proposed in this application alongside proposals for the main house. Pre application feedback included no initial concerns with the proposals however further details were recommended for the planning submission.



23/P0304/PREAPP Ground floor plan showing proposed demolitions submitted at pre application stage



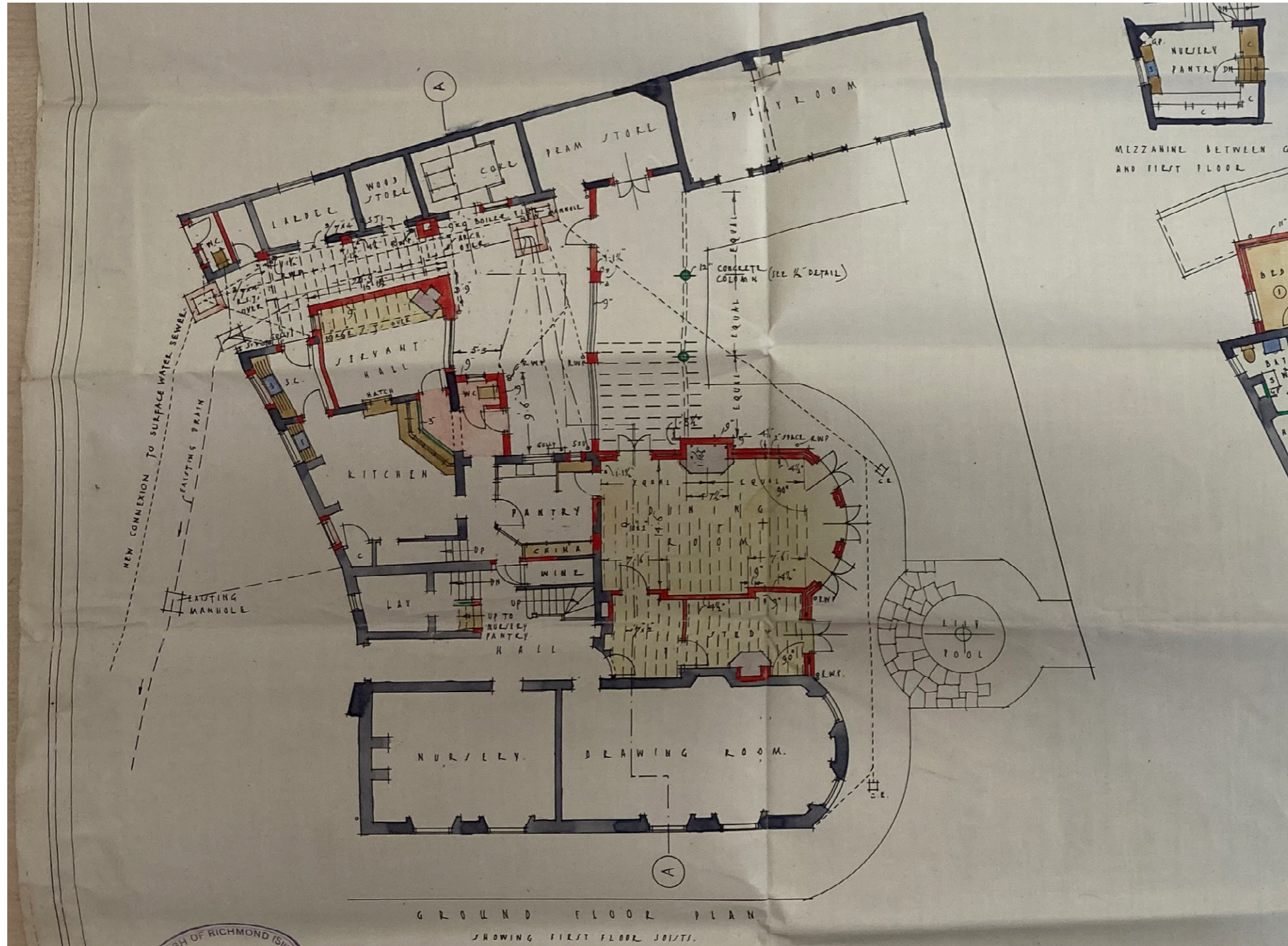
23/P0304/PREAPP First floor plan showing proposed demolitions submitted at pre application stage



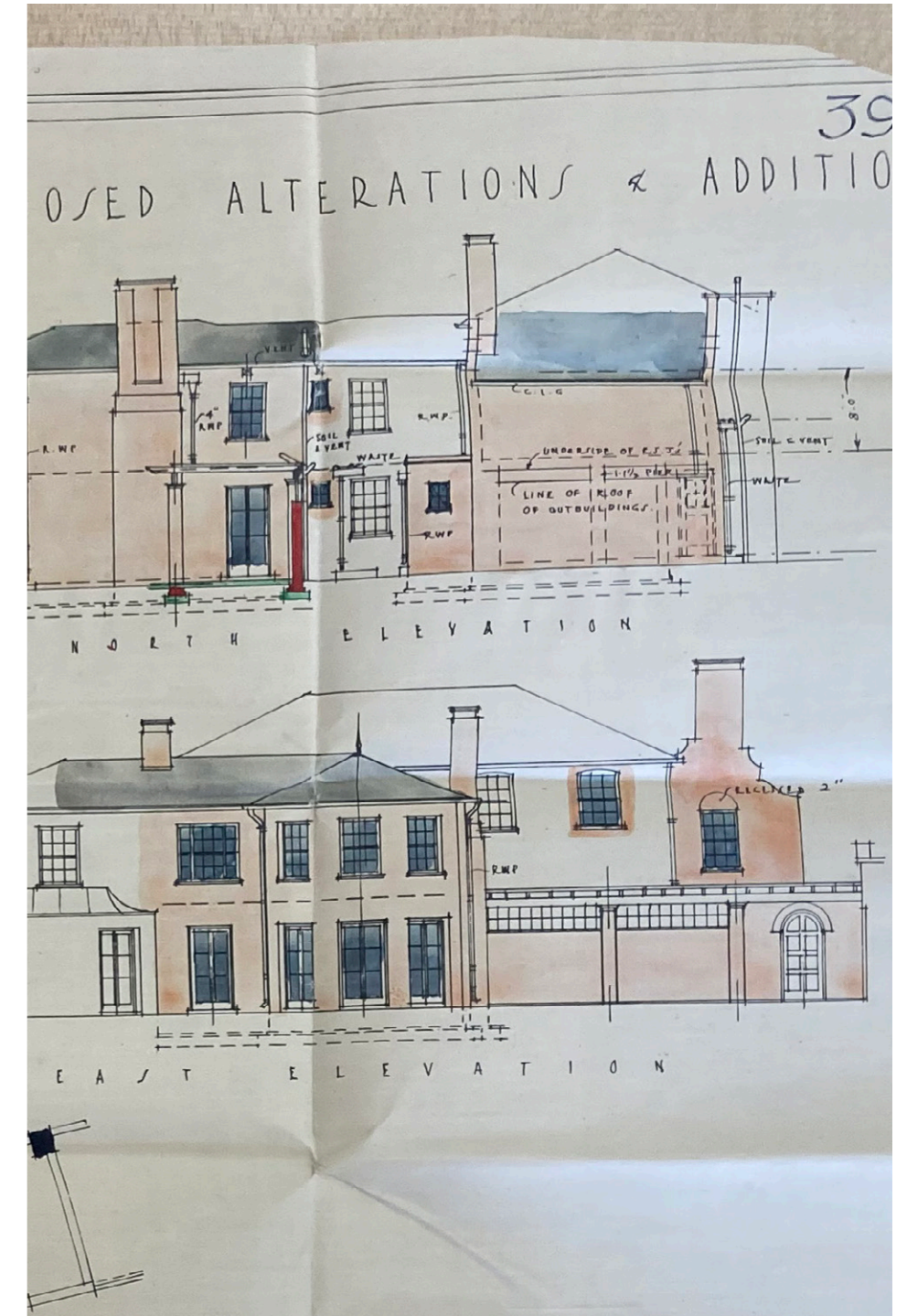
## 1.6 HISTORIC REFERENCE FOR PROPOSALS

### Arched Loggia and Pool Wing

In the 1933 proposals for the house, a covered walkway was included to link the house with the pool wing. This was either never built or has since been removed. A covered walkway however would still be appropriate and would better connect the main living spaces of the house with the pool wing.



1933 Plan showing a covered walkway linking the main house with the pool wing.



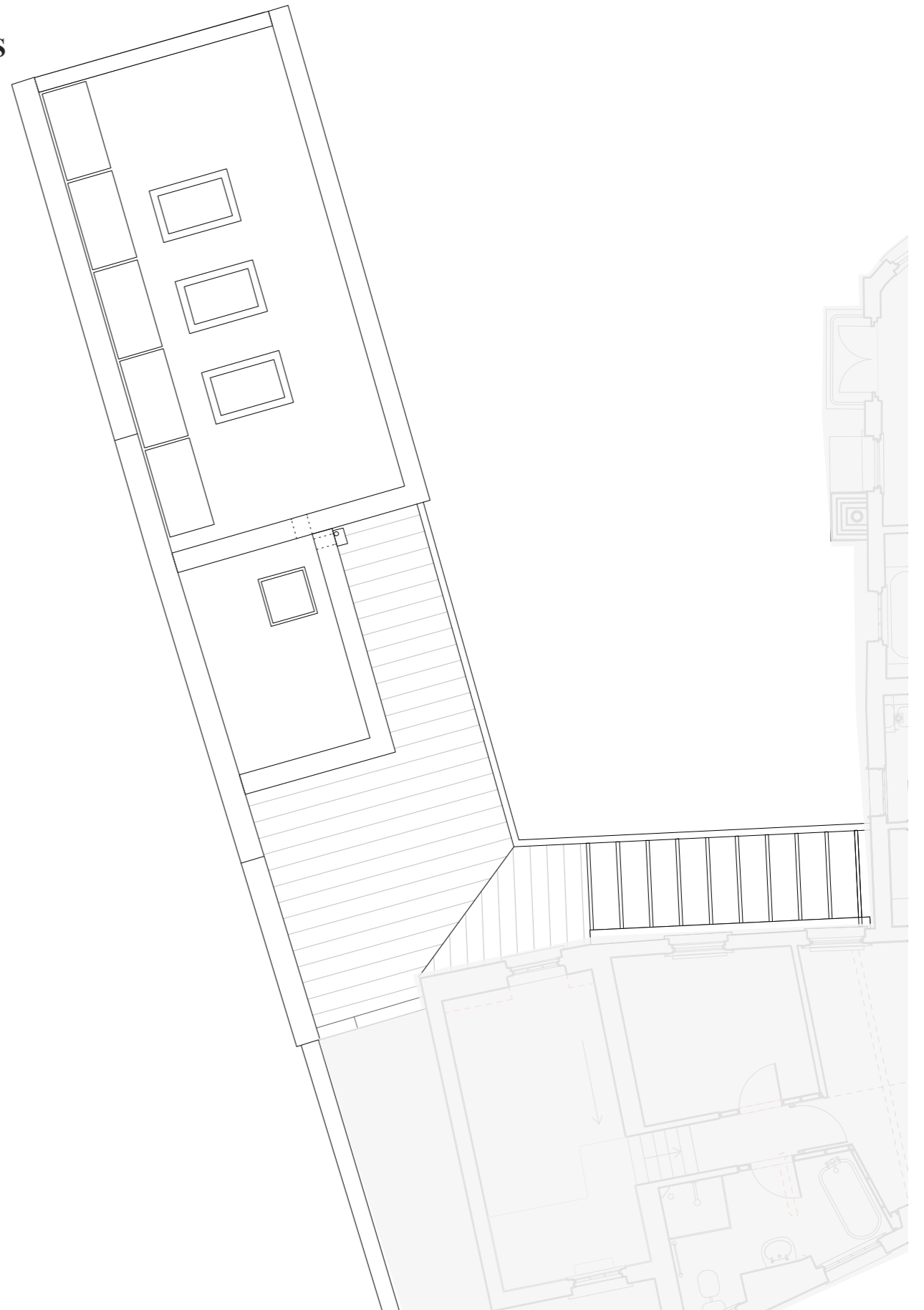
1933 elevations showing the covered walkway



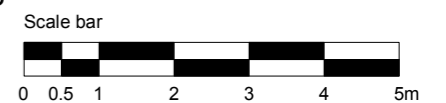
2.0 PROPOSED PLANS



Ground Floor Plan - Pool Wing



Roof Plan - Pool Wing



**Ground Floor Plan**

Two existing walls surrounding the pool are to be demolished and a new wall built in line with the new loggia to improve access around the pool. Steps between the pool and courtyard level will be included in the loggia.

The existing changing area is to be rebuilt and current pool plant equipment consolidated into the existing plant room for the house.



## 2.1 PROPOSED ELEVATIONS

### Summary of changes since pre-application

Proposals have moved away from the arched design presented at pre application stage. Lowering the loggia and removing the parapet has helped to scale down the loggia. This will reduce the impact it has on the courtyard. The pool building has been designed to sit more distinct to the loggia to break up the volume of the two new additions.





## 2.2 DETAILED PROPOSALS

### Materials

The proposed loggia is to be constructed from stone columns supporting a low profile timber roof with a standing seam zinc roof spanning back to the party wall behind. The new external walls to the pool building will be lime rendered. Parapets and pilaster capitals will be in Portland stone and match the render colour closely. Both will sit comfortably next to the tone of the existing rendered facades to the house. Steps leading up to the timber French doors will be in stone.

### Paving

The existing Yorkstone paving in the courtyard is to be carefully lifted, stored and relaid. Any new sections of paving required will be reclaimed to match the existing.



Reference for pool wing facade: Design for Montpellier Rotunda - John Buonarotti Papworth 1825



Example of loggia with low profile roof at Pitzhanger Manor

### Key

1. Render
2. Stone parapet
3. Zinc Roof
4. Stone Columns
5. Stone Clad Base
6. Stone Steps
7. Timber French Doors



Proposed pool wing south elevation showing proposed loggia