

STOKES HOUSE, HAM STREET



Heritage, Design and Access Statement Planning Application

Proposal for the replacement of the existing single-storey outbuildings with a new single-storey outbuilding for a gym/office.

Stokes House
Ham Street,
Richmond
TW10 7HR

December 2024

Contents

Introduction

Assessment of the site and surrounding area

Conservation Area

Building of Townscape Merit

Existing property

Heritage

Existing storage buildings

Planning History

Stokes House Applications

Development of the Design

Proposal for single storey outbuilding

Other planning matters

Archaeology

Ecology

Fire Safety

Flood Risk

Tree Protection Order

Conclusion

Drawings

Introduction

Stokes House is a semi-detached Georgian three storey, five bedroom home, built circa 1760 and originally owned by the Dysart Estate, sitting on a plot of approximately half an acre within a large walled garden, with mature yew and box hedging, herbaceous borders, many roses and interesting trees and shrubs. Off-street parking, car-port and indoor swimming pool. The building is not statutory listed, but it is a Building of Townscape Merit and is located within the boundaries of the Ham House Conservation Area - CA 23. There are currently several existing TPOs on site, these have been considered with the proposal.

This document outlines our proposal to rebuild an outbuilding that currently sits along the southern boundary of the site. The existing building is in a poor state of repair, and the proposed replacement will sit on the existing concrete subbase so does not result in extensive excavations nor an increase in impermeable footprint. The fenestration design will mimic the timber framed windows of the ground floor extension approved in the granted application 23/3452/HOT. Applying a traditional breathable lime render and capping the wall with stone copings to match the lime render granted in application 24/2040/HOT. If granted, this proposal will be implemented alongside these two approvals.



Fig. 01: Site location plan showing outline of site at Stokes House, Ham



Fig. 02: Aerial photograph showing outline of site at Stokes House, Ham

Assessment of the site and surrounding area

The existing property sits between Back Lane and Ham Street. Originally called Stokes Hall, the building was split into two properties, currently they are interwoven at the party wall, now named Stokes House and Bench House. Located centrally in Ham, close to Ham Common, the property has dual access, with the main pedestrian access from Ham Street and pedestrian & vehicle access from Back Lane.

The Georgian property is believed to have been constructed circa 1760. The earlier parts of the building are finished in a white lime render with a modern single storey extension currently under construction, which will contain extended kitchen, living and dining space. The outer boundary wall facing Ham Street is being retained, currently in painted modern cement render. The property is situated in Ham within the boundaries of the Ham House Conservation Area - CA 23.



Fig. 03 Bench House, Ham Street



Fig. 04 Stokes House Entrance, Ham Street



Fig.05 Gate Entrance, Back Lane

The site has two main entrances, the primary one (to the east) with which the address is associated, has a pedestrian door directly onto Ham Street (Fig.04). There is also a vehicle/pedestrian entrance via Back Lane (Fig.05) to the west, allowing for additional access to the house via the front door, from this side.

Conservation Area

Stokes House sits within the Ham House Conservation Area No.23. First designated in 16.09.1975 and extended in 07.09.1982 and 03.09.2007.

Building of Townscape Merit

The property was locally listed as a Building of Townscape Merit (BTM) on 5th September 1983, reference number 83/02237/BTM.

Existing property

Heritage

The analysis of historic maps and images reveals that Stokes House was originally a single structure named Stokes Hall before it was divided in 1972 into Bench House and Stokes House. The map below shows the original building including both what we now know as Stokes House and Bench House, with the current boundary line in red showing that division of the property as we know it today.

The elongated single-storey wing containing outbuildings more than likely originally provided garden storage space to the occupants of Stokes Hall. When Stokes Hall was divided to form Stokes House and Bench House in 1972, this single-storey storage extension was apportioned between the two sites. Its north elevation has retained its historic appearance, with painted brickwork up to the height of the top of the brick architrave, and a shallow, pared back cornice. The pitched clay-tiled roof is not visible from the garden.

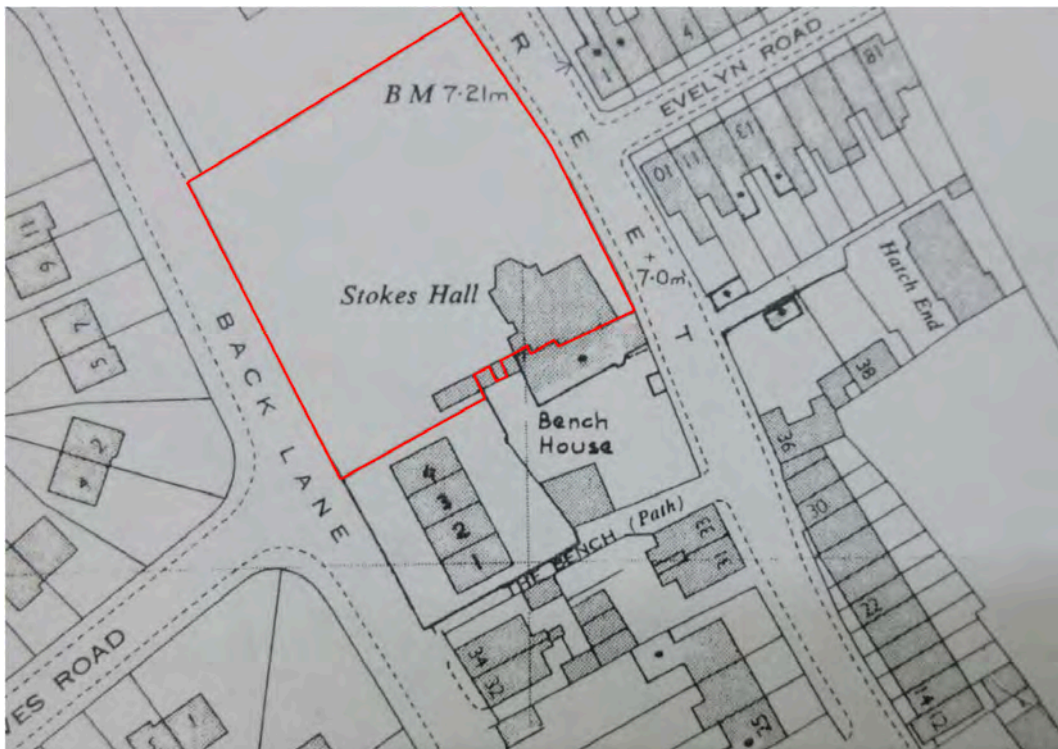


Fig.06 1982 Map (OS). Subject site outlined in red

On the boundary between Stokes House and Bench House, the single-storey outbuilding acts as a boundary wall, with storage rooms on either side that define Stokes House's property line. The rear of this outbuilding adjoins the garden wall of Bench House number 4, marking the boundary for Stokes House.

The existing outbuildings feature a single access door that leads to two distinct areas, one on either side. However, the walls of this structure exhibit clear signs of distress and neglect. Various sections of the brickwork have been painted over time with modern non-breathable masonry paint, likely in an attempt to harmonise with the existing house; however, this has not concealed the underlying issues, and has likely amplified pre-existing damp issues as seen in the Fig.07 images. The buildings are constructed of low-quality materials, lacking proper water proofing

and insulation, and are in poor structural condition, with visible cracks in the brickwork and overall signs of deterioration. The spaces within are similarly of low quality, with little to no natural light, and ultimately detract from the overall quality and value of the site.



Fig.07 These images show the disrepair of the existing structure.

In terms of heritage value, the outbuildings do possess some historical significance; however, this is marred by their deteriorating condition and lack of craftsmanship. The removal of certain sections could enhance the setting of the existing site by eliminating these poorly constructed elements that currently undermine the aesthetic and structural integrity of the area. The presence of these outbuildings, in their current state, detracts from the overall historical context of the site and negatively impacts the character of the surrounding area diminishing the site's potential heritage value. Addressing these issues presents an opportunity to restore the integrity and enhance the heritage value of the property.

Existing storage buildings

The existing outbuilding today is a single-storey structure attached to the side of the historic building, constructed with low-quality materials that do not complement the architectural merit of the main building. Its exterior is characterised by both painted and weathered brickwork that has suffered from exposure to the elements, leading to visible cracks and signs of serious deterioration. Faded and flaking modern non-breathable masonry paint, likely added in an attempt to address defects and enhance its appearance, has peeled and chipped, revealing underlying issues that compromise both its integrity and visual appeal.

Upon entering the structure, the interior layout is basic and poorly lit due to the lack of windows, resulting in no natural light. Given its state of neglect and misalignment with the architectural integrity of the historic property, this outbuilding requires rebuilding to restore both its functionality and aesthetic appeal, ensuring it harmonises seamlessly with the main structure and enhances the overall setting of nearby heritage assets.



Fig.08: View of existing northern elevation looking towards The Bench



Fig.09: Internal views of existing low quality storage areas

Planning History

Stokes House Applications

A number of previous planning applications have been granted and if approved, the intention will be that this proposed outbuilding is built alongside these other approvals. Currently permission 23/3452/HOT for the redevelopment of the existing ground floor extension and refurbishment of the main house is currently under construction, along with permission 24/1351/HOT to reposition a window on the western elevation, and permission 24/2040/HOT which entails the rendering with lime render of the exterior of the historic main house to enhance its appearance. In addition to this there is a permission 24/1873/HO for enlargement of the existing basement and creation of a small lightwell, which will also be implemented.

Development of the Design

Proposal for single storey outbuilding

The proposal aims to significantly enhance the setting of the existing buildings at the heritage site. In contrast to the existing outbuilding, the proposed new outbuilding will feature higher-quality construction, thereby improving the setting of the site and its contribution to the Building of Townscape Merit (BTM).

The intention is to partially demolish the existing outbuilding. This decision is motivated by our goal to reconstruct the structure along the line at the edge of the current concrete sub base. By aligning the new construction with this established boundary, we aim to enhance the overall integrity and aesthetics of the property while ensuring that the new design harmonises with the surrounding environment. This careful approach allows us to retain elements of the original outbuilding while optimising the space for future use.

The plan proposes to rebuild the outbuildings with a slight enlargement of the existing outdated structures into a modern constructed single-storey outbuilding designed for use as an office/gym space. By aligning with the existing ridge and roofline, the new addition aims to maintain harmony with the current form. It will feature inclusive level access and ample daylight through a thoughtfully positioned glazed door and windows overlooking the garden. These elements will complement the main house's aesthetic, utilizing centrally located timber sash windows and doors that match the approved ground floor extension that is under construction.

In compliance with current Building Regulation Standards and Approved Documents, the new outbuilding will adhere to structural standards during the demolition and rebuilding of the wall. The new construction will utilise cavity wall construction to improve protection from water ingress, longevity and enhance insulation, ensuring it serves as a functional space for the occupants alongside the main house.

Additionally, the existing boundary wall and other structural elements are currently displaying signs of distress, with bricks showing significant deterioration and cracking. The proposal includes removing the existing paint from these walls to allow the brickwork to breathe, followed by the application of lime render to the newly exposed surfaces to enhance appearance and create visual cohesion with the main house.

Other planning matters

Archaeology: With this application we have submitted an Archaeological Desktop Assessment. The majority of work is being carried out within the existing footprint of the property and in already developed ground. For that reason there is limited excavation required and it is unlikely that anything of archaeological interest will be disturbed. To accompany this application we have commissioned an Archaeological Desktop Study by Border Archaeology which has been included in this submission.

Ecology potential for bats: A Bat Roost Assessment was recently carried out for the property, which included inspection of the outbuildings. In conclusion the report found that roosting bats are considered likely to be absent. Taking into account the lack of suitable features, it is considered that the proposed development has negligible potential to disturb or harm roosting or foraging bats. We have included a copy of this report with this submission for your reference.

Fire Safety: Our submission includes a suitable Fire Safety Statement to support our application.

Flood Risk: According to the Environment Agency's Flood Map, the property falls within Flood Zone 2, which indicates a medium likelihood of flooding from rivers and the sea. We have included with this submission the council's pro-forma which is appropriate for this type and scale of development.

Tree Protection Order - 1 Mulberry Tree: The mulberry tree is located just beyond the existing outbuilding structure, and the proposal has taken this into careful consideration to ensure that the condition and integrity of this protected tree is not harmed by our proposal. Whilst we are proposing to extend the outbuilding slightly closer to the mulberry tree, we are only proposing to encroach onto 5% of the total root protection area, and the area in question already has a concrete subbase, meaning that no excavation within the root protection area will be required in order to implement the proposal. We recognise that it is important to adequately protect and maintain this tree, and so alongside our submission we have commissioned an Arboricultural Method Statement and Tree Protection Plan, which once received will be submitted with this application.

Conclusion

In conclusion, the existing outbuilding, characterised by its poor materials and notable deterioration, detracts from the architectural integrity of the historic building. Its lack of natural light and outdated layout necessitate a rebuild to enhance both functionality and aesthetic appeal, ensuring it aligns harmoniously with the main structure and enriches the site's heritage. Coupled with a modest increase in floorspace, the proposed redevelopment will introduce a traditional, high-quality single-storey annex designed as an office/gym space, featuring appropriate glazing and timber sash windows that match the main house. Complying with Building Regulations, the new construction will improve structural integrity and insulation. Additionally, restoring the retained boundary wall by removing existing paint and applying lime render will enhance visual cohesion with the main house. Overall, the proposal aims to significantly elevate the setting of the heritage site while preserving its historical value.

Drawings

1939.01.03.Exg.08.001	Site Location
1939.01.03.Exg.08.002	Existing Block Plan
1939.01.03.Exg.08.022	Existing Ground Floor Plan
1939.01.03.Exg.08.026	Existing Roof Plan
1939.01.03.Exg.08.062	Existing West Elevation CC
1939.01.03.Exg.08.064	Existing North Elevation GG
1939.03.03.Pln.08.002	Proposed Block Plan
1939.03.03.Pln.08.022.A	Proposed Ground Floor Plan
1939.03.03.Pln.08.026	Proposed Roof Plan
1939.03.03.Pln.08.062	Proposed West Elevation CC
1939.03.03.Pln.08.064	Proposed North Elevation GG