

MARBLE HILL PARK

DESIGN AND ACCESS STATEMENT
STABLE BLOCK CAFE

DATE: 31.08.18





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EXECUTIVE SUMMARY

In March 2017, following pre-application consultation with the local community, English Heritage launched its first planning application for the Marble Hill Revived Project. Part of the project included:

Refurbishing the existing Stable Block café in order to relocate the retail space from the House to the Stable Block and to create a catering kiosk. Constructing an L-shaped new-build café extension to the rear of the Stable Block adjacent to the boundary wall with South End House. Creating external seating in the space between the new-build café and the Stable Block, the East and South elevations of the Stable Block.

The Stable Block proposals were the focus of significant public concern and sustained opposition. The main areas of concern were:

1. Design (size and massing)
2. Potential harm/significance in heritage terms
3. Party wall
4. Pollution (noise/odour)

Whilst English Heritage's view was that the Stable Block proposals were compliant in policy terms, minimised harm to the historic fabric and would serve the needs of the park, English Heritage does recognise that many people living locally disliked our original proposal for the café extension to the rear of the Stable Block. This was one of the reasons that English Heritage took the decision to withdraw the planning application in February 2018 in order to re-consult and to re-evaluate the feedback which local people subsequently provided for the Marble Hill Project as a whole.

English Heritage commenced a re-consultation process in March 2018 until August 2018, which culminated in the current design described in this document.

The design for the Stable Block will provide many public benefits to the local community. Benefits include; new employment opportunities such as Catering Manager, Chef, Porter, and Catering Assistants and new training opportunities (Catering/Hospitality apprenticeships) recruited from the local colleges (Richmond Upon Thames College, West Thames College and Capel Manor College).

The design integrates noise and odour mitigation strategies (even though the expanded café is further away from the neighbours).

The expanded café is the fundamental mechanism through

which the project will reduce the annual operational deficit for the House and Park.

The proposal seeks to maximise the utility of an existing heritage asset more than before, whilst making minimal changes. The new cafe design incorporated a flexible space which outside of periods of peak cafe usage, can be booked for daytime use by sports and other community groups. This community/sports group amenity space was something which was called for by a significant proportion of the local community,

The landscape design allows the Stable Block to open out into the park, and the revised seating arrangement makes the most of the views that the park and the River Thames have to offer. The revised seating arrangement has the added advantage of minimising sound leakage to the residential properties behind the Stable Block.

We believe this design delivers the requirements of our brief and address the neighbours concerns.

1.0 INTRODUCTION

This document has been prepared by van Heyningen and Haward Architects to explain the basis and evolution of the design proposals and access for the conversion and refurbishment of the Stable Block at Marble Hill Park to provide enhanced visitor and community facilities.

It is submitted in support of the Planning Application for the whole of the works proposed to the Park and its constituent buildings, and the Listed Building consent applications for the works proposed to the Stable Block on behalf of English Heritage, and includes summaries of the existing heritage and the historic background to the site prepared by English Heritage's Senior Properties Curator (London).

The proposals form a fundamental part of English Heritage's wider project – Marble Hill Revived. As explained by English Heritage's Statement of Need, the project seeks to create a much better visitor experience, providing better interpretation of and public access to the heritage assets, and improved sports and amenity facilities in the Park, to broaden audiences. This is intended to establish a self-sustaining financial model for the site to enable English Heritage to conserve the Park and buildings.

1.0.1 Location

Marble Hill Park is located within the East Twickenham area of the London Borough of Richmond upon Thames. Marble Hill House lies at the centre of the site, bounded by Richmond Road to the north, Meadowside to the east, Orleans Road to the west and the River Thames to the south.

The application Stable Block site is at the west side of the Park, adjacent to the southern end of Montpelier Row, and consists of the Stable Block and its immediate surroundings. It is about 250m from the House.

The site lies within the Twickenham Riverside Conservation Area (no.8) as designated by the London Borough of Richmond Council.

1.0.2 Site Description

The site consists of the Grade II listed Stable Block and surrounding landscape. It is a two-storey linear block running north-south, with a hipped pitched roof and small central clock tower, and two single storey rear wings, again with hipped roofs. It is made of loadbearing stock bricks, with sash windows, doors and clock tower in painted timber, with slated roofs.

At the rear of the building to the west is a yard, bounded by brick walls and accessed through the building's central archway. North, east and south of the building is the landscape of the Park.

1.0.3 Use

At present the ground floor of the building provides a small café, of about 25 covers, in the southern half with the rear wing providing the kitchen, storage and welfare facilities. The cafe is accessed from the south, and the kitchen from the rear yard.

The northern part provides the Park's WCs and a small office (with its own access). The rear wing also contains the disaster store for the house. The office is not currently in regular use.

The upper floor is occupied by two flats, each with independent access from the archway. These are used by English Heritage park staff (rangers).

The yard is used for delivery access and provides refuse storage for the café kitchen and is used for parking by the resident staff. It also provides access to the Male WCs and disaster store.

1.0.4 Condition

The condition of the building itself is generally fair. It is Grade II listed.

The landscape immediately adjacent to the Stable Block is not well maintained, and of poor quality, with incongruous raised lawns in front of the principal façade, piecemeal and poor quality terraces, hard standing areas, paving and fencing to north and south, and disintegrating tarmac in the former stable yard.



Aerial photo - Stable Block location



Stable Block from Great Lawn

1.1 STRUCTURE OF THIS DESIGN AND ACCESS STATEMENT

The introduction, section 1, sets out the parties involved and the purpose of this Design and Access Statement. Following this there is a description of the site and its surroundings, section 2, and then the brief, section 3. This gives an understanding of the context and the requirements and sets out the parameters of the design.

The next sections explain how the design has developed based on these parameters. It describes how it has developed through collaboration and consultation, section 4.

Finally, section 5 explains the design proposals for the Stable Block and its immediate environs in detail. It describes how the layout meets both the users' and the accessibility brief. It illustrates how the quality of detail and materials reflect the aspirations of the client and responds to the context.

1.2 PURPOSE OF THIS STATEMENT

This Design and Access Statement (DAS) demonstrates that the proposals:

- are based on a good understanding of the development contexts and circumstances
- are informed by the wider context of the site
- are based on sound consideration of the site and buildings heritage significance
- balance the heritage impacts with public benefit, not least the improved condition, interpretation and accessibility of the wider heritage of the Park
- are safe and accessible
- address the needs of all in society and are accessible, useable and easy to understand
- are visually attractive as a result of good architecture, urban design and landscaping
- have well-planned public and private spaces that bring people together
- function well and add to the overall character and quality of their area
- support the effective use of resources

This DAS should be read in conjunction with other documents available for download on the planning portal.

1.3 PROJECT TEAM

The Stable Block proposals have been established by a design team, commissioned by English Heritage and working within the wider Marble Hill Park project team, led by van Heyningen and Haward Architects:

Client	English Heritage
Architect and Lead Designers	van Heyningen & Haward
Structural Engineers	The Morton Partnership
Services Engineers	Martin Thomas Associates
Landscape Architects	J&L Gibbons
Quantity Surveyor	Firmingers LLP
Catering Consultant	Cooper8
Senior Properties Curator	English Heritage
Acoustics Consultant	HRS Services Ltd
Principal Designer (CDM2015)	Scott White and Hookins
Approved Inspector	Salus Approved Inspectors
Archaeology	Compass
Transport Consultant	Vectos
Ecologist	FOA Ecology
Arboriculturalist	CBA Trees

van Heyningen and Haward (vHH) are architects who specialise in projects involving heritage assets and sensitive sites including Scheduled Ancient Monuments, Listed Buildings and Cathedrals.

2.0 UNDERSTANDING THE CONTEXT

2.1 SITE SELECTION

Despite its stature and presence, the House is physically small with a formal plan and valuable interiors: it is not possible to provide adequate retail or catering opportunities in it without unacceptable heritage impacts.

The formal character of the house and the nature of the heritage landscape around it, itself of great significance, also preclude extending the building to provide these ancillary facilities. Café must be elsewhere.

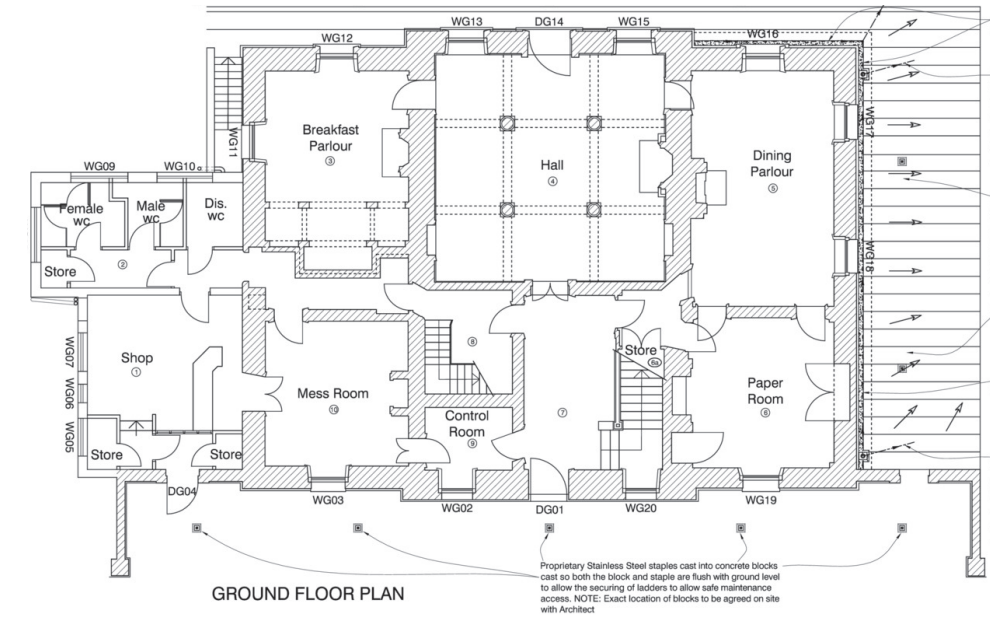
Having considered the heritage issues relating to both buildings and landscape at the outset of the project, as well as the commercial opportunities of the whole Park, English Heritage came to the conclusion that the most favorable location for the new Café was at the Stable Block, the current café location.

This extends the current use of the building in a way that is familiar to current users, co-locates the visitor facilities with the WCs and places them at the heart of the Park in an obvious place without undue impacts on the historic landscape or the status of the Park as Metropolitan Open Land.

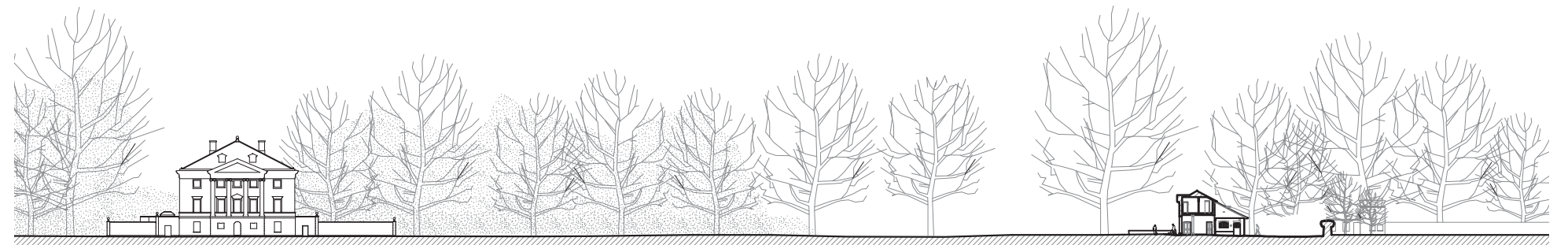
This statement covers the Stable Block and its immediate environs; this has been the area considered for the new facilities required by the brief.



Interior of Marble Hill House



Plan of Marble Hill House



Marble Hill House

Great Lawn

Stable Block

South End House

2.2 SITE LOCATION

The Stable Block is located to the west of Marble Hill House, on the same ridge of higher ground running parallel to the river on which the House is situated. The Park is on the north bank of the Thames, so the view to the river is to the south, and the principle façade of the Stable Block faces east.

The application site is at the southern end of the strip of heavily wooded landscape called the Sweet Walk which defines the western edge of the Park and separates it from Montpelier Row. This is a historic feature of the Park landscape.

The Stable Block yard shares a boundary wall with the grounds of South End House. South End House and Montpelier House are at the southern end of Montpelier Row and are both grade II* listed. Both remain in residential use.

Access to the site for both pedestrians and vehicles is via the network of park paths, which lead to a short spur which passes through the central carriage archway into the stable Block yard. The closest road entrance for vehicles from Richmond Road is to the north at White Lodge.

There is no permitted access from Montpelier Row, which lies directly to the west of the site. Having mistakenly come down Montpelier Row, both pedestrians (climbing/damaging the low park fence) and vehicles (having difficulty turning) have been an issue for neighbours.

The application site is well within the park and is served by the English Heritage car park to the north-east of the Park and by regular buses along Richmond Road. The Park has good public transport links (PTAL of 4 at Richmond Road). All the surrounding public highway is within Controlled Parking Zones (CPZs F, S, S1 and D) which prevents unauthorized off-site parking by visitors.



Existing Landscape Plan - J & L Gibbons

2.3 SITE CONTEXT AND CHARACTER

2.3.1 Buildings

The site consists of the two storey Stable Block itself, the yard behind it and the external areas immediately to the north, south and east.

The Stable Block's east (principle) façade is distinguished by a symmetrical composition, with the clocktower above and a central carriage arch giving access to the yard at the rear as originally conceived. Its other facades are less formal, partly as originally intended, but also because they have been extensively altered over the years. There is one remaining pair of large timber coach house doors to the north wing, otherwise there has been considerable change to the fenestration and doorways, evidenced by changes in brickwork bonds, colour and texture.

To the north of the building is a disused changing block erected by the GLC, referred to as the Scout Hut. This is currently used for unheated ancillary storage by the English Heritage park staff. It is made of timber, well detailed, and in fair condition and could be reused. It does not have a negative impact on the setting of the Stable Block as it is well screened by the Sweet Walk shrubberies.

To the north-east of the building, at the south-east corner of the Sweet Walk shrubberies, is a small shed clad in waney-edge boards, containing a ticket machine used for payment for the tennis courts. This is in poor condition and is visually inappropriate.

2.3.2 Boundaries

The application site is contiguous with the wider landscape of the park to north, east and west, but lies against the historic Park boundary to the west.

This is defined by an old brickwork wall along the boundary to South End House. This is heavily overgrown by ivy and shows evidence of extensive repairs. The initial construction of the wall is contemporary with the original fabric of the Stable Block, and it is in precarious condition.

This wall stops at its junction with the north wall defining the South End House grounds and the western boundary between Montpelier Row and the Park is continued by a low fence of timber paling.



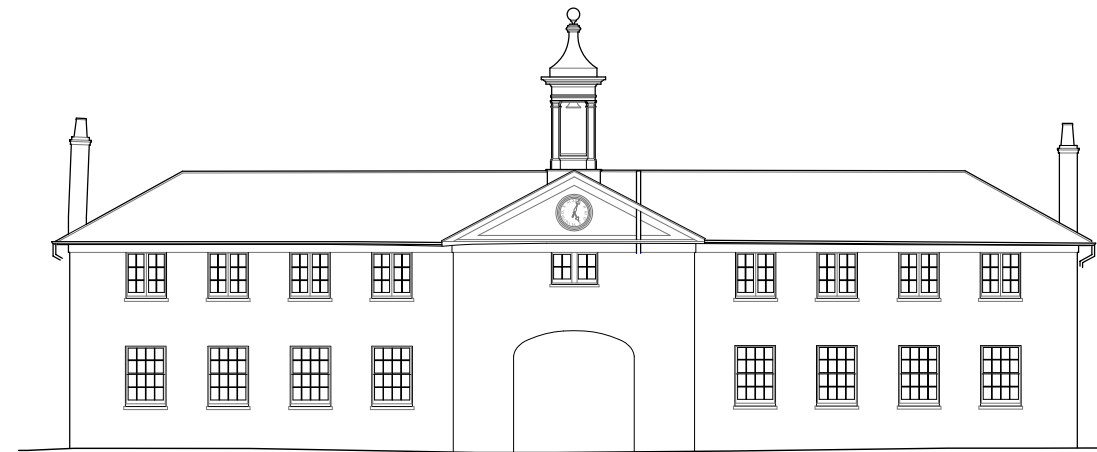
Stable Block



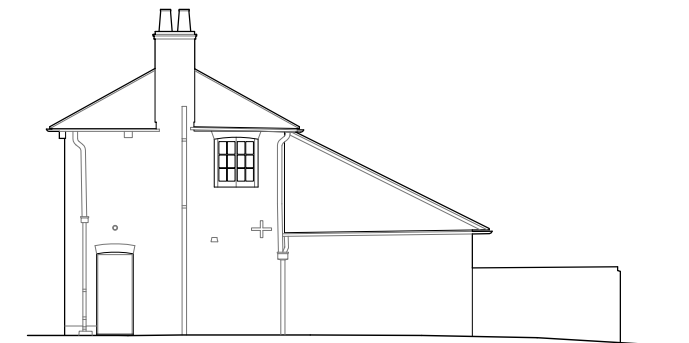
Former Changing Block, Scout Hall



Ticket Machine Shed



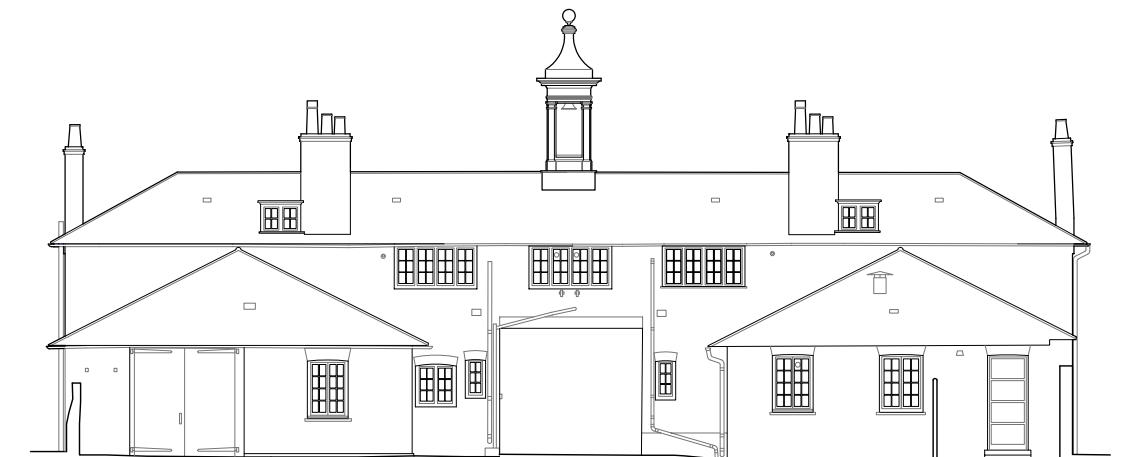
East Elevation



North Elevation



South Elevation



West Elevation

2.3.3 Landscaping, trees and views

The stable block yard occupies the site between the Stable Block and the western boundary wall. It is defined by the rear of the building, the boundary wall to South End House described above (running north-south) and by two walls perpendicular to it that continue the lines of the Stable Block's north and south facades. The Stable Block walls are early C19, and contemporary with the Stable Block itself, although extensively rebuilt.

There are openings in the north and south walls, with a modern timber gate in that of the south wall. The yard is covered in tarmac. A bin area outside the current kitchen is defined by a modern timber fence parallel to the south wall, which also encloses a small timber shed.

Views between the grounds of South End House and the Stable Block yard are screened by planting within the South End House grounds, with mature trees and shrubberies along the edge of the drive which runs north-south to the garage at the south-east corner.

Elsewhere the application site is contiguous with the wider park landscape. To the south and east consists of open park grass land. Immediately adjacent to the Stable Block to the east there are two curious raised lawns, but then the open landscape runs into the Park's northern half. It is reasonably level, with long distance views to and from the wider landscape and the House.

The ground drops noticeably immediately to the south of the site, and from this point one overlooks the path towards/ from Orleans House to the west, with views across the Western meadow to the Thames towpath beyond. This is analogous, in a minor way, to the view from the piano nobile of the House down to the river. This area has a number of substantial mature trees close to the site, so the long views are between the trunk and under the canopy.

To the north of the service yard there is an unkempt service area containing the former changing block building and some concrete hard standings. This is enclosed, and screened from the rest of the park and Montpelier Row by the shrubberies of the Sweet Walk to the north, east and west, interspersed with substantial mature trees. There is a poor quality timber and wire fence reinforcing the boundary to park to the east. There are no clear views into or out of this area from the park or from Montpelier Row due to the shrubberies and trees.

The Topographic survey and Agricultural statement supporting the application, give more information on trees and levels.

2.3.4 Adjacent Buildings outside the site

The nearest buildings to the site are those to the immediate west; South End House, its gazebo and garage, and Montpelier House. These are described at section 2.5 below, and more fully in the Heritage Statement.



Existing bin store and kitchen door



View of Southend House Boundary wall and Stable Block



View of Boundary wall to Southend House from yard



View of existing terrace and cafe entrance

2.4 SUMMARY OF EXISTING HERITAGE

The Stable Block is Grade II Listed and sits within the Listed Marble Hill Park. The House, which is some distance away from the Stable Block, but visible from it, is Grade I Listed.

The site itself contains statutory listed structures. The Stable Block is grade II listed and forms part of Marble Hill Park, which is a grade II* Registered Park and Garden.

Within the 500m study area, the assessment has identified two Grade I, 11 Grade II* and 23 Grade II listed buildings. The Grade I Marble Hill House (AOC 114) is located c. 250m west of the proposed site. A grade II listed Gazebo stands to south-west of the Block, beyond the boundary wall with South End House, which is grade II* listed together with Montpellier House to the north.

A grade II Ice House stands to the east of the Stable Block. Grade II listed White Lodge stands at the north-west entry to Marble Hill Park. Along Montpellier Row there are a total of five Grade II* and five Grade II Listed Buildings.

The site lies within Conservation Area 8: Twickenham Riverside, and within an Archaeological Priority Area, both designated by Richmond upon Thames Borough Council.

Three other Conservation Areas, as designated by Richmond upon Thames Borough Council, lie within the 500m study area, comprising 21: Cambridge Park; 48: Amyand Park Road; and 49: Crown Road.

The proposed development site does not lie within 500m of any nationally designated Scheduled Monuments, Registered Battlefields or World Heritage Sites.

A total of 77 non-designated heritage assets, registered on the Greater London Historic Environment Record, fall within the 500m study area. None of which fall within or are adjacent to the site's boundary.





1. Delivery road from Richmond Road, looking north from Stable Block



4. View from Great Lawn to Stable Block



7. View from Stable Block to Great Lawn



2. View from Stable Block looking across Marble Hill Park to Marble Hill House



5. View from south of Stable Block of raised lawns and Great Lawn



8. Stable Block and South End House viewed from Western Meadow



2. View from existing Cafe terrace across Western Meadow to the Thames

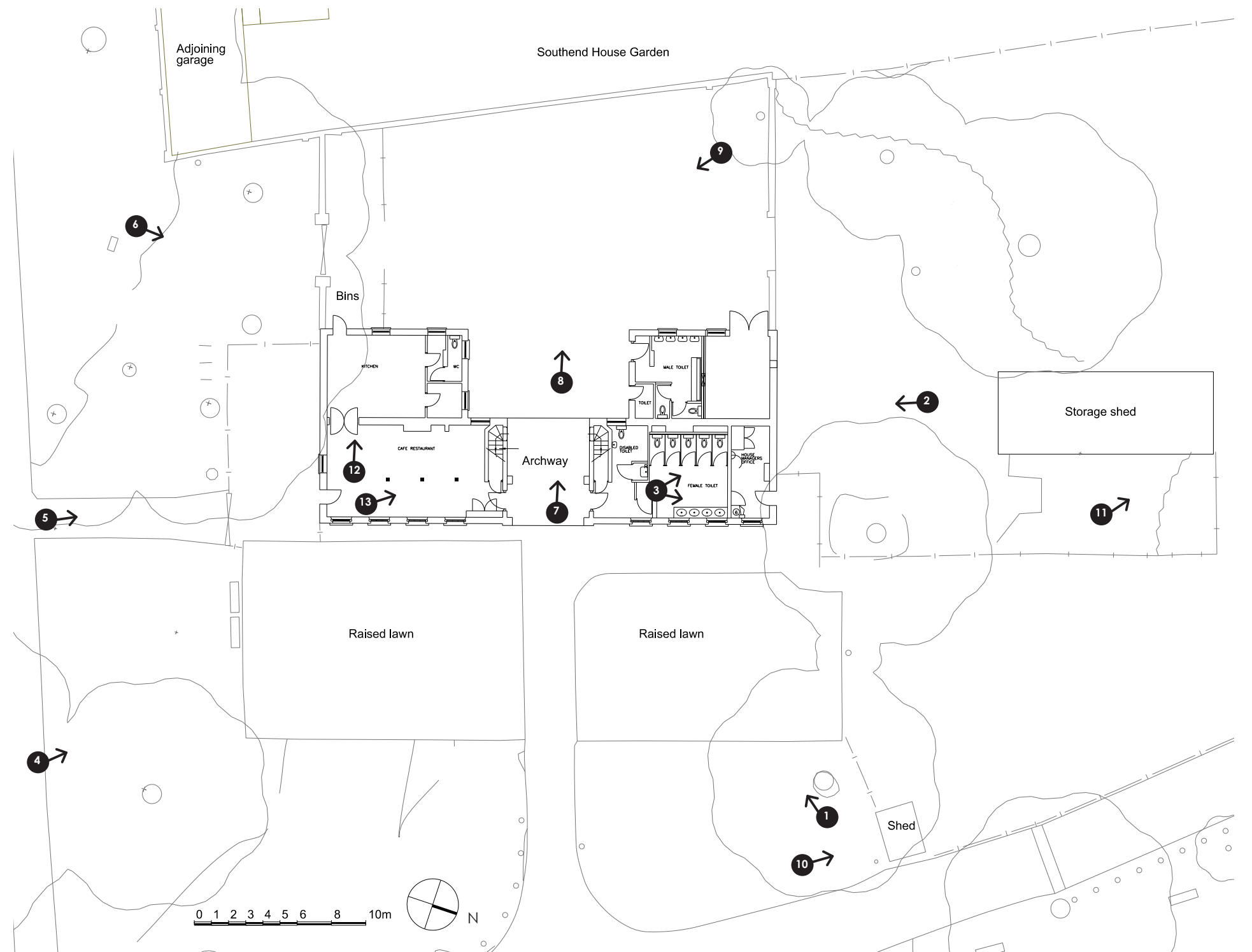


6. South End House boundary wall and gazebo with existing Stable Block fence



9. Montpelier Row and South End House

EXISTING GROUND FLOOR PLAN WITH PHOTO LOCATIONS





1. Stable Block from north-east, showing raised lawns



4. Stable Block from south-east, entrance door to cafe and raised lawn



7. View of yard from entrance archway



10. Shed for tennis court booking



2. Stable Block north elevation



5. South elevation, cafe and seating area under mature trees



8. View from yard of boundary wall to west of park and South End House



11. Former changing rooms to north of Stable Block



3. Existing Female W.C.'s



6. South elevation, boundary wall to yard. Ground falls away towards western meadow



9. West (rear) elevation from yard



12 & 13. Coach House cafe interior

2.5 SUMMARY HISTORIC BACKGROUND

The site consists of the Marble Hill Stable Block with its surrounding area and the rear courtyard delineated by a brick boundary wall with South End House to north-west.

Marble Hill is situated on the north bank of the River Thames (National Grid Reference: NGR TQ 17353 73651), c. 1km upstream from Richmond Bridge and on the opposite bank to Ham House. Richmond town is c. 2km to the north-east, and Twickenham c. 1km to the south-west. The park is separated by iron railings from Warren Path, an asphalted footpath which runs alongside the river to Richmond. Richmond Road and the backs of houses in Cambridge Park provide the boundary to the north and east, Montpelier Row and Orleans Road the boundary to the west.

Stable Block

Stable Block forms part of Marble Hill estate which was created for Henrietta Howard in the 1720's and focuses on Marble Hill House, a compact, quintessential Neo-Palladian villa situated in the centre of the park. Stable Block forms an important landscape element in the park with views across from the east, the great lawn and Marble Hill House focusing on this historic building.

It was constructed in c.1827 by Lieutenant-General Jonathan Peel who owned Marble Hill at the time. The building consists of a two-storey linear block running N-S, with a hipped pitched roof with front pediment and small central clocktower, and two single storey rear wings, again with hipped roofs. It is made of loadbearing brick, with sash windows, doors and clocktower in painted timber, with slated roofs. The east (principle) façade is distinguished by a symmetrical composition, with the clocktower above and a central carriage arch giving access to the yard at the rear as originally conceived. The other facades are less visible and less formal, partly as they have been extensively altered over the years, with one remaining pair of large timber coach house doors to the north wing.

Originally the building included 6 stalls for carriage and working horses and 3 loose boxes where more valuable horses, perhaps mares with their foals, were kept. Archival plans show that the building was converted into two tenement houses c.1905 and further altered to accommodate the WCs and existing café c1964. The stalls partitions are still intact and located in main range on the ground floor together with the office and tack room, while the rear wings acquired service function – in the south one of the loose boxes was converted into a wash house and the north wing, originally a cart shed, was later converted to a garage.

The upper level provided residential accommodation including bedrooms, scullery and coal storage.

While externally the building is relatively unchanged, internally the layout has been considerably altered in the 1960s. These alterations are mostly confined to the ground floor, with the stalls partitions and several dividing walls removed and the north range converted into toilet facilities. Some of the original features such as chimney pieces, panelling in the small office, have been retained. The position of the horse stalls in the south range is marked by the surviving partition posts.

The building houses the café, toilets, plus flats for staff on the first floor. The raised beds in front of the block were thought to have been added with rubble from the Second World War. To the rear of the Stable Block is a walled yard. This is currently used for car parking and is poorly presented although historic stone setts are present beneath the modern surfacing.

Associated with the stable block is a disused GLC changing block located to the north and hidden in the shrubbery of the Sweet Walk. It is made of timber, well detailed, and in fair condition. It does not have a negative impact on the setting of the Stable block and as such, it is anticipated that the block will be retained. To the north-east of the stables, at the corner of the shrubberies is a small shed clad in waney-edge boards, containing a ticket machine for the tennis courts. This is in poor condition and is visually inappropriate.

To north-west of the Stable Block, seen over the boundary wall, there stand South End House and Montpelier House. These are large, 18th-century mansions forming a block which is part of Montpelier Row. They are elaborately finished with red brick bands and dressings, brick cornices and panelled parapets. Brick wall in front of Montpelier House has 4 piers with stone vases, iron railing and overthrow. The iron gate is modern.

South End House & Gazebo

South End House is larger (3-storey) than the rest of the buildings in Montpelier Row and stands at the end of the street with the gates to its grounds facing down the road. To its left is a one-storey "Gothick" stucco addition, now painted pale green, with a semi-hexagonal bay with tall pointed windows. At the back of the main block, one-window wings project to the depth of one blank window.

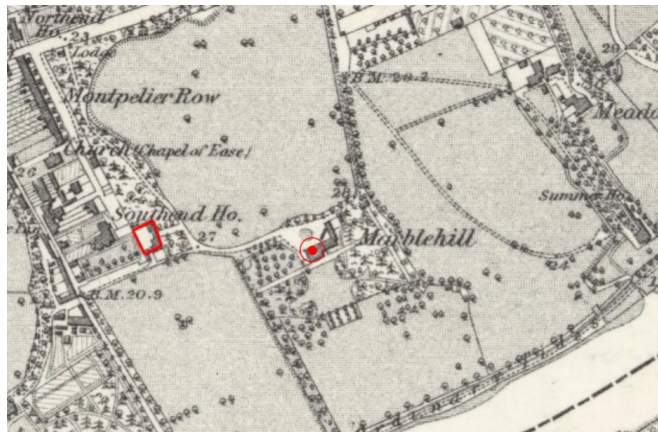
The Gazebo in the south-east corner of South End House garden is a two storey brick building with a parapet and chimney stack. The block is 4.15m square, and approximately 6.5m high. It originated as a single storey structure in mid-18th century and was extended and altered in later 18th and 19th centuries.



Diagram of Listed Buildings



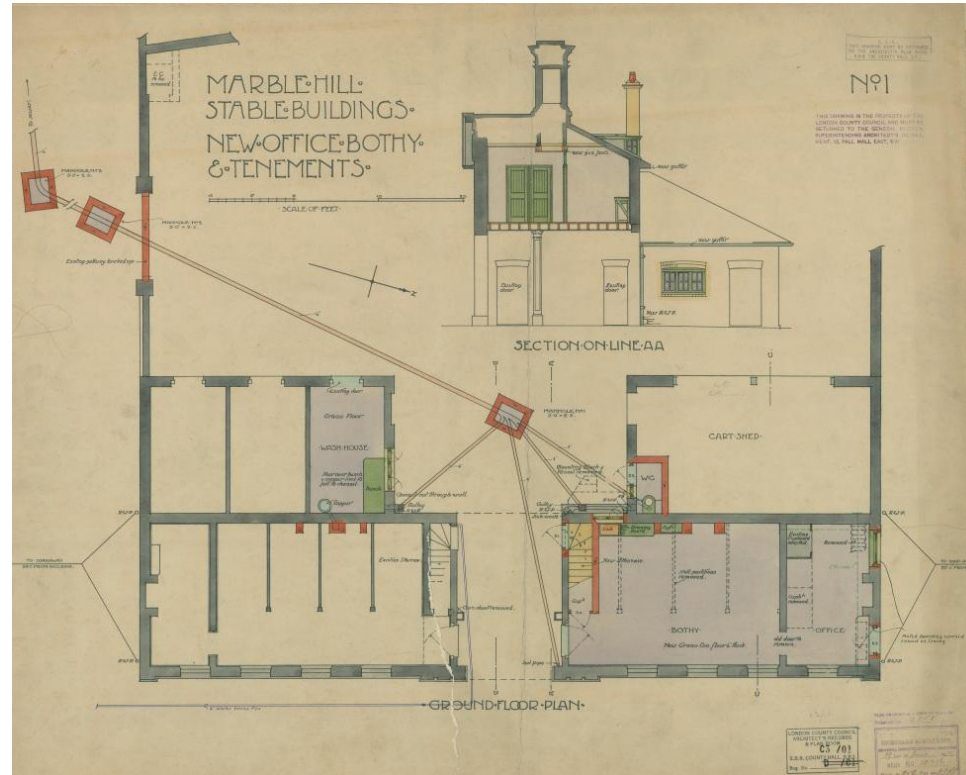
Extract from Rocque c1754 map showing the site shortly after the buildings' completion. Approximate site centre and existing stable block marked in red.



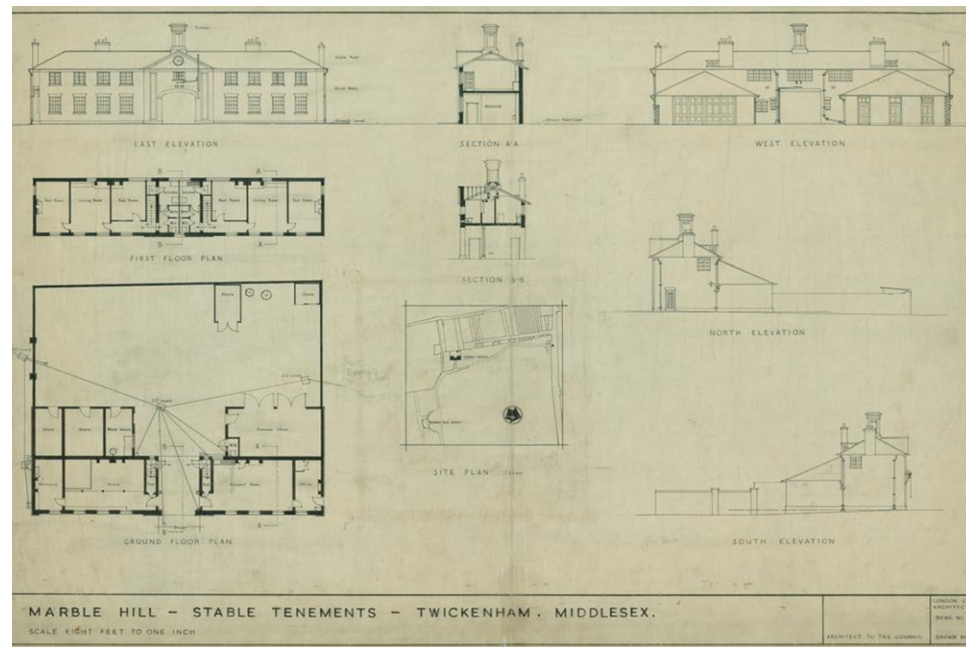
Extract from the OS 1867 six-inch map, with the stable block outlined in red.



Extract from B.R. Davies' 1847 map. Marble Hill House and landscaped gardens are shown, in addition to the development of South End House to the west.



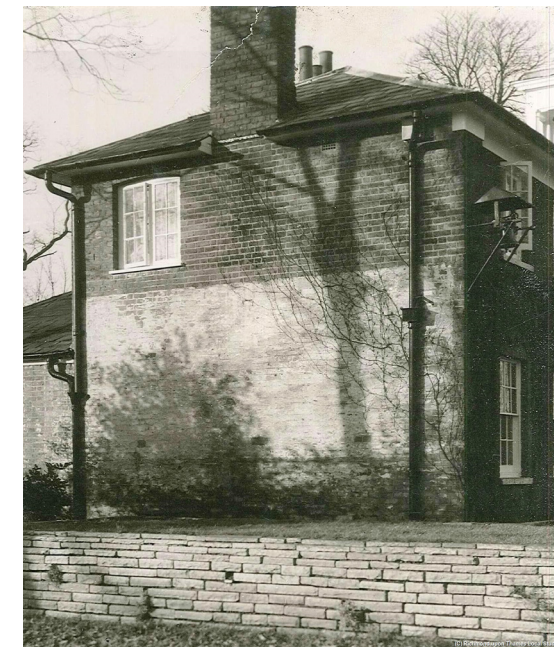
Original Architect's Drawings of Stable Block - 1905



Stable Block Survey Drawings - 1964



Historic photograph of Stable Block east elevation



Historic photograph of Stable Block south elevation

3.0 THE BRIEF

3.1 OVERALL PROJECT OBJECTIVES

Marble Hill runs at substantial and unsustainable annual loss to English Heritage, and as Government grant funding has been steadily cut, the operation of Marble Hill has become more and more constrained. At present, public access to the House is only available once a week on a guided tour with minimal interpretation. The facilities and maintenance of the landscape, sports and recreational facilities in the Park are similarly constrained.

The objective of the overall project is to transform the experience of visitors to the site, increasing understanding of the House and Park's heritage value and providing enhanced recreational facilities that appeal to a broad range of people. In doing so, the intention is to generate more revenue from visitors to secure a financially sustainable future for the Park and its buildings. Please refer to the Landscape Design and Access Statement for further detail on the wider project proposal.

There is insufficient capital funding available within English Heritage to invest in better facilities. English Heritage has therefore established the Marble Hill Revived project to make a funding bid to the Heritage Lottery Fund's Parks for People scheme.

The potential public benefits of the project have been recognized by the HLF's award of a Round 2 pass, and it is now in its Development Stage.

3.2 STABLE BLOCK CAFÉ - PRINCIPLE AIMS AND ASPIRATIONS

3.2.1 Revenue generation within the Park

Typically a heritage attraction such as Marble Hill House would generate revenue by visitor admission fees, and by providing a café and a shop for visitors. However, the operational basis of both House and Park is that they will remain free-entry, to attract the broadest audience and maximize public benefit. The commercial viability of the café and shop are therefore of fundamental importance for the future of the site.

3.2.2 Enhancing Visitor Experiences

Feedback and operational experience from previous English Heritage visitor centres has informed the brief. A key distinction is that this facility will be outside an attractions 'pay line' and is thus different from most English Heritage facilities. There is no possibility of designing the visitor flow to the House to go through the café. So the café will continue to function as the park café rather than an 'historic house' tea room.

The visitor experience must be compelling, with food, ambience and setting that attract the widest range of visitors and complement the interpretation of the House and Park.

The brief recognizes that this objective needs to be balanced with the impact on the front façade, given its completeness and role within the overall park landscape, and works to the existing building will be considerate to the impact to the neighbours to Montpelier Row. It is also helpful that the café is co-located with the park WCs, as this avoids duplication.

The building will continue to provide residential accommodation for rangers on the first floor and toilet facilities for the Park. The brief does not include any works to the residential accommodation.

Catering operations will be run directly by English Heritage, to maximize control of the operation and to ensure that their objectives for community use, visitor experience and commercial return are met.

3.2.3 Performance and Environmental Measures

The brief seeks to minimise both water and energy used by the facilities, and use sustainable urban drainage techniques to mitigate rain water run-off.

However, the nature of operational demands on the building, overall budgetary constraints and the heritage significance of the building and its surroundings, have limited the sustainable approaches that are reasonably applicable.

3.2.4 Character

In discussing the brief a number of precedents were discussed and/or visited by van Heyningen and Haward and English Heritage. These have informed the discussions about the appearance and character of the new facilities.

The application site's location within a listed Park and within the curtilage of other listed buildings, and the listed status of the existing building, creates clear emphasis on the quality of the external expression of the building.

Whilst Marble Hill Park is very much part of the Thames Arcadia, with the House and its designed landscape (which will be restored as part of the wider Marble Hill Revived project) amongst the best surviving of the arcadian Villas, its park facilities are now strongly community based.

The aspiration is for the character of the new café to have the accessibility and informality of a local park café, rather than the formal qualities of the House and its formal landscape setting.

In particular, the café must present an attractive and welcoming environment which can welcome a wide variety of users throughout the year from both park and house for example muddy dog walkers, families with small children, elderly people, or school groups.

The conclusions drawn from the precedent examples were that the café experience should:

- Provide a relaxed and informal environment welcoming to all
- Have a simple and easily understood sequence of spaces with obvious access and wayfinding
- Create places for external seating which can be vibrant and busy in the summer
- Treat the furniture and color palette within the space as an integral part of the design
- Create a welcoming place that will invite people from across the lawn
- Provide a place for all park users to enjoy



Chiswick House cafe, external seating area in the gardens



Woodberry Wetlands cafe, external seating viewing the wetlands



Woodberry Wetlands cafe, internal seating



Food display at Ottolenghi restaurant- high quality and attractive food.



English Heritage Beach Cafe, Cornwall



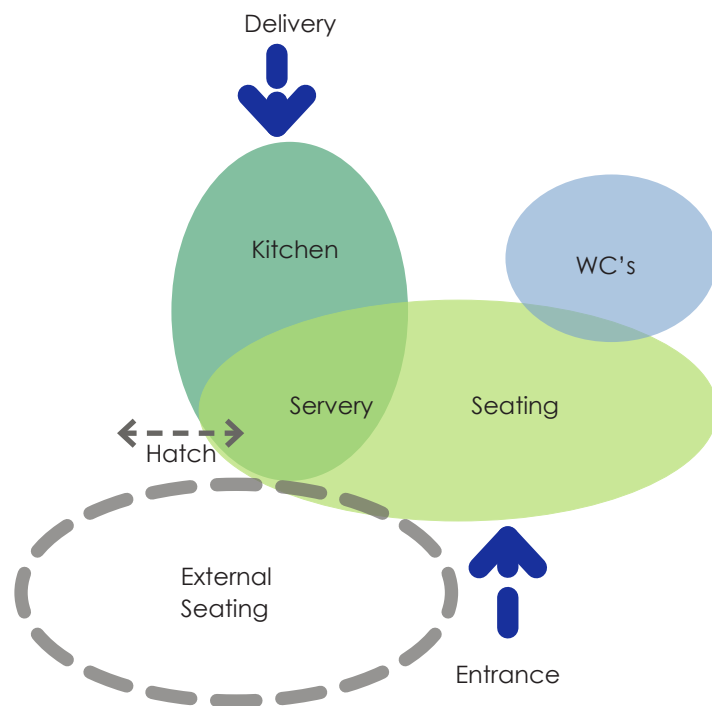
Eltham Palace cafe - Cooper8 interior design for English Heritage

3.3 FACILITIES REQUIRED

3.3.1 Area Schedule

Accommodation described in this brief should be read in conjunction with the Schedule of Areas below:

Room	Area (m2)
Kitchen	37
Servery and Cafe Seating	51
Cafe Overflow Seating	33
WC's	18
Office	15
Staff WC's and changing	5
Plant	15
External Store	63
TOTAL	237



Adjacency Diagram of required facilities

3.3.2 Catering Brief

Café Seating and Servery

The main café capacity required is 60 covers inside and at least 80 covers outside. The main café seating area will include counter and 30 covers with an additional overflow seating area of approximately 30 internal covers during peak days. External seating allows the capacity to be simply increased at peak months, when the weather is good.

The required internal space per cover is to be based on about 1.5m²/person. The seating areas need to be easily supervised and served.

It is anticipated that external seating and the consequential increase in covers in the summer will be a major contributor to viability, so the attractiveness and variety of external seating areas is important.

The café is to operate an 'assisted service' where a range of cold/ambient food and drinks are on display along the counter. It is intended that the café will have an alcohol license. The customer will help themselves to the displays whilst selecting snacks and/or main meals from the menu boards, then will pay and collect drinks, with food brought to them at their table.

This requires a front counter to accommodate a display of cakes, ambient foods, chilled drinks, sandwiches, front facing with the ability to replenish stock from the kitchen. The back counter must accommodate a barista coffee machine, boiler and sunken soup terrine along with under counter fridges.

The dog-free area to the south of the Stable Block is used by those with small children, and this area will be enhanced by the landscape works. It is desirable that this is overlooked by the café and its seating, to allow parents to obtain/consume refreshments whilst their children play.

Many of the regular park users are dog-walkers, and so the café arrangements need to suit those with dogs as well as those who find dogs intimidating or unpleasant.

The form, materials and finishes need to provide a welcoming space, using good quality materials and forms which are in sympathy with the historic fabric of the Stable Block and surrounding area. The look and feel of the space will be key to its success. Many of the users of the café will have been walking in the park and may well be wet and/or have muddy shoes, so internally the finishes need to be robust, look good, provide a sense of place and be easy to clean when used by any park users.

Kitchen, storage and Service Yard

The kitchen size is based on the number of covers and the food offer proposed. An additional requirement of the café is that it provides suitable facilities and space to allow it to be used for the apprenticeship and training offer proposed. The catering offer and service will be tailored to the syllabus ensuring staff development and community involvement. The brief is based on a catering kitchen which can provide high quality fresh and seasonal hot and cold food, made on the premises.

There needs to be adequate storage space and a suitable cold store. If suitable, the existing timber building to the north of the Stable Block can be used for dry goods storage.

Where possible the kitchen should use electric equipment only i.e. induction hobs, not gas, as this is safer (so less complex safety equipment), needs lower extraction volumes and creates a better working environment for staff. The feasibility of an entirely electrical kitchen depends on the confirmation of electricity supply capacity by the utility company.

Welfare, delivery and refuse arrangements need to be appropriate for this level of catering.

The service yard needs to accommodate Staff parking. Deliveries by a van as well as refuse collection vehicles will access the site using the existing park path along the western edge of the park, with timed deliveries. Refuse is collected from a bin store adjacent to the access road. Delivery will be trolleyed from the road into the kitchen via the carriage arch.

The visual and acoustic impact of delivery and refuse will be minimized with effective location screening, and conflicts between vehicles and pedestrians mitigated as much as possible.

Kiosk Servery

In addition to the main café servery, the brief asks for a small 'kiosk' hatch, serving directly to outside, allowing customers to buy take-away ice-cream and hot drinks without entering the café proper. This will enable the café to provide a better offer in the summer months when there will be the greatest number of visitors to the park.

3.3.3 Toilets

The current arrangement provides male, female and accessible WC facilities within the Stable Block. There are five female WCs, two male WCs and four urinals, two staff WCs and one unisex wheelchair accessible WC.

The proposed provision is to eliminate the current male and female separation. This is achieved by providing 2 individual cubicles each with its own washing basin and toilets and also an unisex wheelchair accessible WC. A Staff Change and WCs is also located nearby to improve services connections and better water and energy management.

These will serve the users of the café and park. Additional public toilets will be available in the refurbished Sports Block, located in the East side of the park, outside sports match times.



View across the lawn towards Marble Hill to the South and the Stable Block to the west

4.0 INVOLVEMENT & DESIGN EVOLUTION

4.1 COMMUNITY ENGAGEMENT AND INVOLVEMENT

English Heritage commenced a re-consultation process in March 2018 until August 2018. As part of this, the membership of the Community Steering Group which meets monthly was widened, two Open Days were held in May and June and three workshops were held for more in depth feedback on three areas of the original proposal, one of which was the café. Further details of the re-consultation process can be found in the Statement of Community Involvement document available for download from the planning portal as part of this planning application.

At the end of the re-consultation process, English Heritage made a presentation to the Council on the evolution of the project scope in the period following the withdrawal of the application.

4.1.1 Café Workshop

The café workshop took place on Saturday the 2nd of June. Participants included: five representatives from Montpelier Row, the Love Marble Hill campaign, local dog walkers and residents.

Five café options were presented for consideration at this workshop. One of these options was developed by a local architect on behalf of local residents and the Love Marble Hill campaign.

Participants were asked to score these options against the following criteria which were weighted by the workshop participants before the scoring exercise:

- Heritage Impact
- Food offer and training
- Financial Performance
- Build Cost
- Look & Feel Exterior
- Layout (interior)
- Impact on neighbours
- Impact on Park users
- Impact on Trees
- Traffic/Parking

Option A

- Internal seating area – 60 internal covers
- External seating area – 80 external covers
- Counter and servery area – Assisted service, salads, barista, hot main meals, home-made cakes and cream teas
- Kitchen capacity – designed to allow space for apprenticeship training for two trainee chefs
- Ice cream, coffee & cake kiosk for dog walkers and high season
- Mobile Ice cream, coffee & cake kiosk for dog walkers and high season
- Minor extension, less intrusive against boundary wall



Option B

- Internal seating area – 24 internal covers
- External seating area – 100 external covers
- Counter and servery area – assisted service, limited hot main meals, mix of bought-in and homemade cakes and cream teas
- Kitchen capacity – reduced therefore safe training environment no longer viable
- Mobile Ice cream, coffee & cake kiosk for dog walkers and high season
- No additional extensions however option no longer financially viable



Option C

- Internal seating area – 54 internal covers
- External seating area – 100 external covers
- Counter and servery area – assisted service, cold & hot main meals, mix of bought-in and homemade cakes and cream teas
- Kitchen capacity – space to allow for one kitchen apprentice and one front of house apprentice
- Retail area between stable wings, less intrusive within courtyard and boundary wall



Option D

- Internal seating area – 60-75 internal covers (includes overflow for bookings)
- External seating area – 100 external covers
- Counter and servery area – assisted service, reduced cold & hot main meals, mix of bought-in and homemade cakes and cream teas
- Kitchen capacity – space to allow for one kitchen apprentice and one front of house apprentice. Space limits quantity of food offer produced in house
- Mobile Ice cream, coffee & cake kiosk for dog walkers and high season



Option E

- Internal seating area – 62 internal covers (includes overflow or private bookings)
- External seating area – 100 external covers
- Counter and servery area – assisted service, reduced cold & hot main meals, mix of bought-in and homemade cakes and cream teas
- Kitchen capacity – space to allow for one kitchen apprentice and one front of house apprentice. Space limits quantity of food offer produced in house
- Mobile Ice cream, coffee & cake kiosk for dog walkers and high season
- Retail area between stable wings, less intrusive within courtyard and boundary wall



4.1.2 Outcomes of consultation

Plan E scored the highest. It proposed that the café is located within the existing Stable Block, with a glazed extension at the end of the archway for the retail offer and a glazed screen at the front of the archway.

	Scheme	Total score
A	Original Scheme	151.25
B	Fit within stable's southern block - no extension	334.75
C	Fit within stable's southern block - small extension	265.5
D	Fit within full stable block with glazed extension and use of archway	345.5
E	Fit within full stable block with glazed extension but archway left as it stands	348.75

English Heritage instructed the Design Consultants to develop Plan E from its concept stage to a solutioned design (at RIBA design stage 3). The project architect worked closely with the local architect who had designed the original community scheme to find design solutions for operational and technical challenges that needed to be overcome.

Once developed, the cost of Plan E significantly exceeded the available budget despite occupying a smaller footprint. This led to one further change and the resultant plan that forms part of this application. This change is the omission of the glazed entrance screen and glazed extension. A comparison of the two layouts can be seen below.

Option E	Proposal
Kitchen location as per existing	Kitchen location as per existing
Seating area on both sides of the Stable Block	Seating area on both sides of the Stable Block
No external seating at rear of the Stable Block	No external seating at rear of the Stable Block
Glazed extension	No glazed extension
Glazed entrance screen	No glazed entrance screen

A key message from the scoring from the café consultation is that it is preferable for the new café to be contained within the existing footprint of the Stable Block.

The proposed plan respects that key message and also addresses the main concerns raised in the 2017 proposals:

- Size and massing – the proposed cafe is essentially contained within the existing footprint of the Stable Block.
- Harm/significance in heritage terms – There will be no impact on the evidential, historic, architectural and aesthetic values of the Stable Block.
- Party wall – the 2017 proposals relied on carefully dismantling the boundary wall and re-building this wall as the western elevation of the new-build café. There will be no interventions to the party wall with the new proposal.
- Pollution/Odour – whilst the 2017 proposals were geographically closer to the neighbouring properties, noise and odour attenuation measures which were in place for that scheme have been retained in the new proposal.

5.0 SITE ANALYSIS

5.1 SITE OPPORTUNITIES AND CONSTRAINTS

5.1.1 Site Opportunities

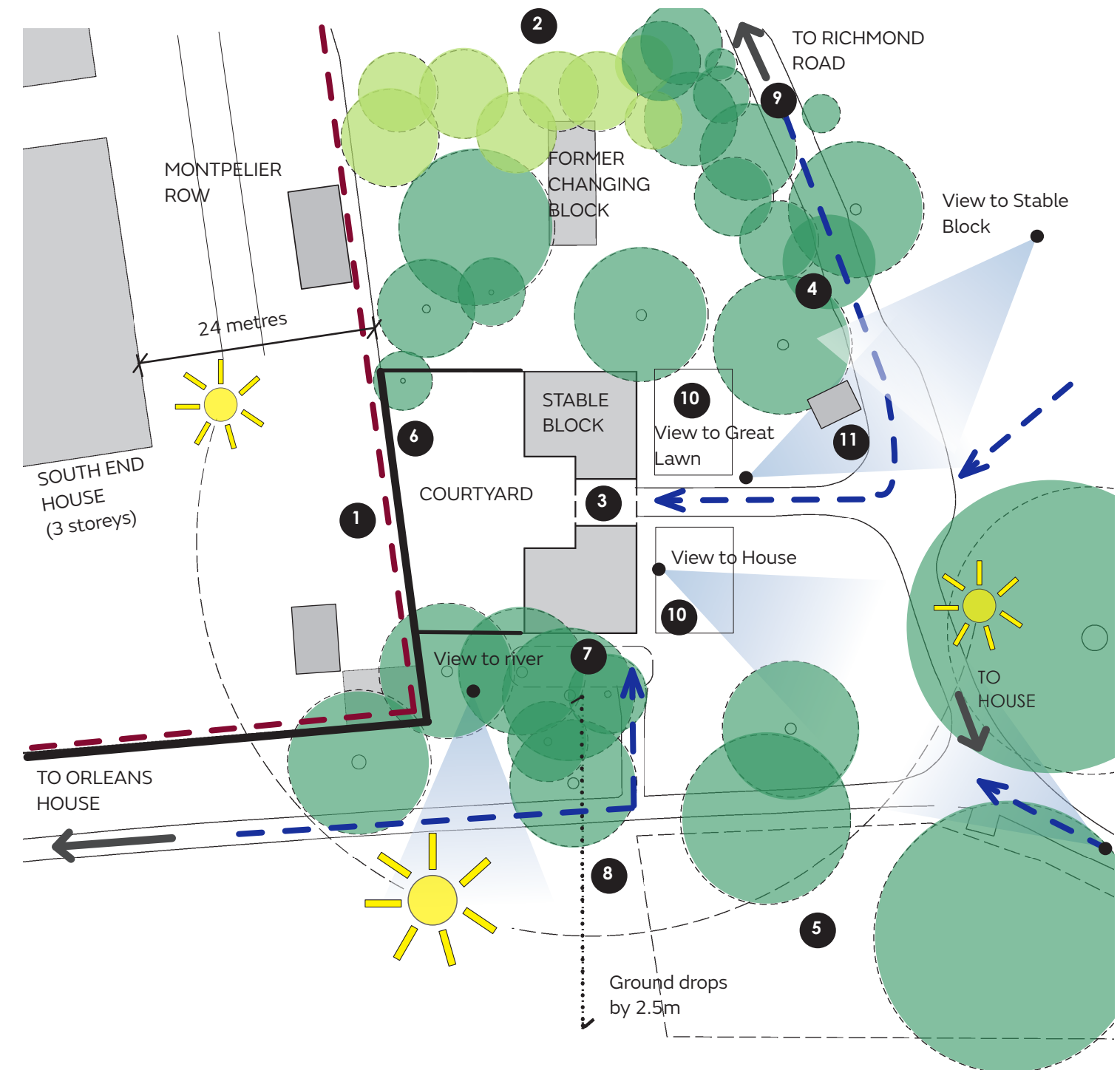
The site offers the following opportunities:

- It is in a good place for the catering operation, being well within the Park, reasonably near the House, close to the children's play area and continuing the established café and WC use
- It has good pedestrian and serviceable vehicle access for deliveries/refuse disposal
- It is connected to mains utilities services, including gas
- The current WCs and kitchen have drainage systems that can be adapted/used
- The building's orientation gives good sunlight and any terrace at the south or east of the Stable Block
- The Front (east) façade of the Stable Block is handsome and is visible from much of the Park, at long distances
- The view from the south of the site extends over the West meadow to the Thames
- The ground floor of the Stable Block and the former changing block to the north are both under-utilised at present, and the former has little surviving historic interior fabric. Both could therefore be better used to accommodate the brief
- The historic fabric of the Stable block is in reasonable condition, but under-utilised at present; its heritage significance could be better appreciated if it was used more
- Visitor facilities and increased activity in or close to the Stable Block will not have an adverse effect on other Park uses, or the heritage significance of the Park or House in this location
- The yard behind the Stable Block is not well used at present; extension or additional activity here would have a minimal impact on the park
- The north of the site (north of the Stable block) is well screened by the northern end of the Sweet Walk shrubberies and not well used at present; extension or additional activity here would have a minimal impact on the park
- The adjacent residential buildings (South End House and Montpelier House) are located the other side of Montpelier Row, c.25m away from the site boundary. Both are partially screened from the site by trees
- The stable yard remains largely unused

5.1.2 Site Constraints

The site has the following constraints:

- Service vehicle access is also used by pedestrians
- The mains utilities services have limited capacity, particularly electricity
- The condition and capacity of the drainage system is not known
- The ground floor of the Stable Block is split into two parts by its carriage arch, and neither half is of sufficient size to accommodate the larger spaces required by the brief
- Any extensions to the north, east or south of the Stable block would have very considerable impact on the heritage significance of the Stable Block and the Park, and are unlikely to be acceptable
- The first floor of the Stable Block is in residential use by English Heritage's park staff
- The landscape areas to the north and south of the yard have numerous mature trees; the root protection zones may limit development
- To the south the ground drops by c.2.5m over a relatively short distance, so un-stepped access is challenging to achieve from the south
- Close proximity to neighbouring residences requires limited and respectful operating hours of any business - No night or large events in the cafe or near to the site boundary with Montpelier Row and South End House



Site Analysis - Existing

6.0 DESIGN PROPOSAL

6.1 CONCEPT

6.1.1 Proposal

Entrance to the cafe is via the very attractive East facade of the Stable Block, through the carriage way arch.

The existing rooms in the north and south wings on the ground floor look towards the Great Lawn. These spaces are to be refurbished and their use adapted. The south wing will remain as a cafe seating area. The north wing will be opened up to create a overflow seating area that can be used by the cafe as well as for hire by community groups. The landscaping proposal of removing the raised beds to the East of the Stable Blocks will provide a clear, unobstructed view of the Park and enhance the quality of these rooms.

The proposal is to locate the new kitchen in the same location as the existing. However, all internal partitions will be removed and the area totally refurbished to create an open-plan modern kitchen that is capable of delivering the offer outlined in the catering brief.

WCs, Staff WC, Staff Changing room and a Plantroom are located at the northern ancillary wing of the Stable Block. The 2no WC cubicles are designed to be unisex and will have one accessible WC (Part M). Staff change area with its own private cubicle is located in this area. The new plant room occupies part of the Garage.

6.1.2 Use and amount

The proposals provide a full-service café, with a kiosk hatch servery for take-away drinks/snacks. The necessary WCs, kitchen, stores and staff welfare facilities are included in the scope of works and supported by external hard and soft landscaping. The existing residential use of the upper floor of the Stable Block will remain.

The café seating area provides space for up to 60 covers, and additional external seating is available on the southern terrace, via views towards the river and on the eastern terrace overlooking the Great Lawn.

The kitchen is located adjacent to the servery within the cafe seating area. The kitchen has a door to the yard to allow for staff, delivery and refuse access.

6.1.3 Access to the site

Visitors will access the Stable Block facilities on foot, using the network of existing Park paths. The cafe will be fully accessible with un-stepped access via the carriage arch.

Public transport serving the Park is good, and this remains unchanged by these proposals.

There will be no public parking provided at, or near, the Stable Block; the parking for the Park as a whole, including accessible parking, will remain in its current location. The existing paths between the parking and café are suitable for wheelchairs / mobility walkers etc.

Vehicle access will continue to be from the main west access drive, accessed from Richmond Road at the White Lodge gate. Deliveries will be managed to avoid congestion and mitigate potential conflict between delivery vehicles and park users.

Refer to the Transport Assessment and Travel Plan Report accompanying this planning application.

6.2 SITE BOUNDARIES, ENTRANCES AND ACCESS, SECURITY

6.2.1 Boundaries

The Stable Block forms one part of the overall project to transform Marble Hill Park. The boundaries between the application site and the rest of the Park are minimal. It is not intended to change this, as the Stable Block is an integral part of the park and the heritage significance of both the Stable Block and Park would be diminished by separating them. So, for example, no fences are proposed to define the outer edges of terraces.

The Stable Block yard is bounded to the north, south and west by an existing brick wall and will remain unaltered and continue to separate the yard from the park grounds. The timber gate to the south will be closed shut for security.

North of the Stable Block the boundary will remain as the existing timber paling fence.

6.2.2 Entrances and Access

Staff vehicles will access the yard via the carriage arch, as per the existing arrangement. Staff parking spaces located in the yard will remain the same. Staff arriving by car will need to access the Stable Block through the Kitchen or by using the same entrances as the general public.

Pedestrians will access the facilities via the existing paths. Main entrance will be the Stable Block carriage arch.

6.2.3 Security

The outer security line is provided by the Park boundary, which is closed each day by the rangers. Within the perimeter the secure line is defined by the building itself.

The facilities will be further protected by an intruder alarm system and the on-site staff living on the upper floors of the building.

6.3 EXTERNAL PLACES

The external spaces proposed:

- integrate the building into the park landscape
- improve the setting of the listed building, and enhance the Park
- create attractive seating and gathering spaces
- provide the necessary service facilities

These spaces are fundamental to the successful operation of the new facilities. Their design has benefited from the landscape design of the overall Park, as well as the ecological and arboricultural surveys of the Park. Refer to Landscape Architect's drawings and the Arboricultural Assessment information provided with this application.

6.3.1 South Terrace

At the south of the Stable Block and courtyard the level drops relatively sharply and there are a number of substantial mature trees. There are good views over the west meadow to the river, and over the nearby children's play area.

It is proposed to retain the existing café terrace (at the south-east corner of the stable block) and its access path. The terrace is adjacent to the kiosk servery and provides an external seating area which overlooks the Thames.

6.3.2 East Terrace and Lawns

The east façade of the Stable Block preserves its original appearance, facing towards the House and the Great Lawn. At present this is interrupted by two raised lawns, about 500mm higher than the prevailing ground level, each side of the carriage way access path.

It is proposed that these are removed and replaced by terraces adjacent to the building façade and the lawns reinstated at ground level, so that the park landscape extends right up to the façade. This area is to be used for additional external seating in the summer, when the weather permits.

6.4 STABLE BLOCK CAFE LANDSCAPE

The landscape proposals in connection with the Stables, aim to improve the setting of the Listed building and provide complimentary outdoor spaces and necessary service facilities for the running of the cafe. This is part of the wider landscape proposals for Marble Hill Park.

Please refer to the Landscape Design and Access Statement for site-wide proposals.

Access

Level thresholds are proposed between internal and external publicly accessible spaces.

East Terrace and Lawns

The two existing raised lawns to the east of the Stables are proposed for removal. This aims to improve the setting of the Listed building and provide space for an outdoor seating terrace adjacent to the cafe. The terrace surface will be a porous self-binding gravel.

The lawn will be reinstated next to the terrace and planted with bulbs to maintain the newly opened up view of the Stables main facade. Views to the south look out over the existing and proposed play areas and beyond towards the Thames.

South Terrace

An area of paved terrace and the current access path will be retained to the south-east corner of the Stables with an extension to meet the new seating terrace. This area will service the new 'grab-and-go' cafe hatch and provide space for cycle parking.

Yard

The existing yard to the rear of the Stables will remain as it is currently as staff car parking space accessed via the archway. A new pedestrian path is proposed to connect the yard with the existing shed to the north of the Stables, which will be used for storage. A new double gate is proposed to the existing wall opening.

Refuse

A new refuse collection store is proposed to the north-east of the Stables. This will provide a holding point for refuse generated by the cafe before it is collected off the internal park road. The proposed timber store is positioned perpendicular to the road to minimise visual impact when viewed from the Stables. This area will be screened from the

new seating terrace by 1.8m timber fencing and planting, including new trees. Some tree removals are proposed to enable more efficient servicing to the cafe. The details of this can be found in the Arboricultural Development Statement accompanying this application.

- Key:
- 01 Stables cafe and public WC - refer to Architect's drawings
 - 02 Existing staff parking in yard
 - 03 Existing shed to be used for storage
 - 04 Proposed gates
 - 05 New Refuse store
 - 06 New pedestrian path for staff access only
 - 07 Seating terrace
 - 08 Paved terrace for 'grab-and-go hatch'
 - 09 Cycle parking
 - 10 Existing facade planting retained and infilled at ground level
 - 11 Bulb planting in lawn
 - 12 Shrub and groundcover screen planting
 - 13 New tree planting
 - 14 New fencing
 - 15 Existing access path
 - 16 Extent of public access



Extract from Landscape Masterplan - Ref. 581_PL_L_01

6.5 THE BUILDING

6.5.1 Layout and Circulation

The entrance to the building is demarcated by the carriage arch. On entering the cafe, the servery beyond is visible immediately.

The servery backs onto the kitchen. The kitchen has a direct link to the café seating area for the waiter service. The existing scout hut building to the north is used for dry goods and cold storage.

The management office is located in the historic office space, allowing its interior to remain undisturbed, and the plant room is located in the north wing, minimising BWIC work in the historic building.

The kiosk/ hatch is at the south-east corner of the building, making sure its potential queues at peak times are separate from that for the main servery. Its position here allows the existing doorway to be modified to create the hatch, and work with the existing terrace which overlooks the children's play area.

A staff welfare room, used by all café staff is located adjacent to the WC's.

Circulation between the various parts of the building is via the carriage arch. There are no stairs or ramps.

6.5.2 Structural Strategy

A visual inspection of the existing stables structure was carried out. The structural condition of the existing stables was considered to be reasonable. The walls and floors were generally found to be vertical and free from excessive distortion and movement. The inspection was visual only and it was not possible to carry out any opening up or investigative works. Some minor cracking was noted to the walls but this is common for load-bearing masonry walls in clay soils with a high plasticity index. These cracks can be stitched using helical bar reinforcement during the works. An allowance should be made for other structural repairs that will only be evident when the works are on site and areas are opened up. Allowances for timber joist and rafter repairs should be allowed for, as well as some additional crack repairs.

To allow for level access and amended toilet arrangement adjustments will be made to the toilets and garage. These

comprise the introduction of a door opening between the two rooms and new ground-bearing reinforced concrete slabs. Modifications to non load-bearing internal walls will have no impact on the existing structure.

6.5.3 Services Distribution

This statement sets out the broad project aims for the mechanical and electrical services strategy in advance of the detailed design of the services installations.

In addition to the statutory requirements and English Heritage's own Standards of Construction requirements, the Mechanical and Electrical services strategy for the development will incorporate the following works: -

- The aged systems above ground drainage, domestic hot and cold water supply, mechanical ventilation and heating serving the existing ground floor areas of the café and public toilets shall be removed and replaced with new energy and water efficient systems in keeping with the Grade I listed building and Parkland.
- The existing external natural gas and mains cold water supplies to the café and plantroom shall be upgraded to support the building's revised services requirements, including the provision of a new gas meter kiosk mounted on the southern side of the outbuildings.
- The incoming natural gas and main cold water supplies serving the first floor flats shall be replaced with new dedicated supplies.
- The staff room and the seated areas of the café shall be naturally ventilated through the refurbishment of the building's existing openable windows.
- The public and staff toilets shall be provided with supply and extract ventilation via a fan unit incorporating a high efficiency system of heat recovery.
- The kitchen shall be provided with mechanical supply and extract ventilation in accordance with the specialist requirements of the Catering Consultant.
- A high efficiency fully condensing natural gas boiler shall be installed within the plantroom, this shall provide space heating to the ground floor via a system of radiators, with heating also being provided to the Air Handling Unit serving the kitchen and a wall mounted fan convector located within the kitchen.
- The boiler shall be provided with a purpose built flue designed to conceal the flue as a heritage SVP.
- Domestic hot water shall be generated by an unvented cylinder located within the plantroom and heated by the new condensing boiler.
- A potable cold water storage tank and pressurisation set shall be installed within the plantroom to provide a pressurised water supply for the operation of the specialist catering equipment.
- A system of natural gas supply incorporating an automatic gas safe system shall be provided to serve the plantroom and kitchen.
- Inverter driven variable speed fans and pumps shall be used to minimise electrical consumption.
- To minimise water consumption, all WHB's shall be fitted with spray taps and all new WCs shall be fitted with low volume flushing syphons.
- To minimise potential water wastage, the public toilets shall be fitted with automatic solenoid valves which will isolate the water supply to the building when the toilets are not in use.
- Pipework and ductwork insulation with a global warming potential of zero and an ozone depletion potential of less than 5.
- A replacement system of above ground drainage shall be installed to meet the revised locations of the new sanitary and kitchen appliances.
- Use of automatic lighting controls within WC's and ancillary areas.
- Light fittings will be selected to have low energy lamps, where practicable LED fittings will be employed.
- External Lighting will be minimised to prevent light pollution.
- External Lighting controls will be incorporated to reduce the power consumption of the external lighting system
- Security strategy will be developed with the client security advisors to minimise the risk of vandalism.

6.6. EXTERNAL APPEARANCE

6.6.1 Visual Context and Appearance

The visual context of the site is provided by the listed Stable Block and the Park landscape. The Stable Block and other listed buildings and walls are made of brick, their quality and detailing varying according to the date and status of each, and exposed roofs are slated. Doors, windows and fittings are painted timber.

The Stable block is a formal two storey composition, with symmetrical plan. The principal façade to the east is a relatively 'closed' façade with small ordered windows in the wall. The existing carriage arch will signify the entrance to the building.

6.6.2 External Materials Palette – Stable Block

The material palette of the Stable Block will be maintained and extended for altered elements of the historic building, such as the servery hatch, new kitchen door and door to rebushied WC's. The new brickwork, cills, joinery and metalwork details are intended to match existing elements with similar details and finishes. Existing bricks and cills will be reused if possible when altering openings.

The relatively minor interventions to the facades of the Stable Block are in the majority modifications to existing openings. These modifications allow for the layout required to fulfill the brief. In each case the brickwork and joinery detailing and finishes will follow the precedents of the existing building.

6.6.3 Internal Materials Palette – Stable Block

The ground floor of the existing Stable Block retains very little of its historic internal finishes due to successive phases of alteration and conversion into the current WCs and café facilities. Where possible the traces of its former use – such as the stall posts in the current café and garage doors are retained and left exposed.

Existing historic elements (mouldings, skirtings and details) will be retained, and the new constructions cut around them, rather than vice-versa. This maximizes reversibility. Any local damage to retained finishes will be made good to match.

The north wing (garage) of the Stable Block retains its ceramic stable block floor, and the office in the north-east corner retains its fireplace and matchboard internal linings, and possibly its floor (now covered).

The proposal thus uses simple contemporary finishes as appropriate to create the new facilities, with layout, materials and detailing chosen to maintain those surviving historic finishes, minimize further intervention to the historic fabric and enable their later removal.

All existing WC's and Kitchen will be stripped out and internal partition (not original) walls removed to allow for the new open plan layout.

New partitions will be of drywall with skimmed and painted plasterboard. Internal doors will be simple painted solid core doors, with plain simple painted timber architraves and skirtings.

New ceilings will be painted plasterboard, to allow light fittings to be inserted and create adequate fire separation to the flats above. New lighting is provided throughout to enhance the facilities, improve control and efficiency and provide proper emergency lighting.

Non-original flooring will be stripped and replaced, with the exception of the existing café and office.

The plant room existing walls and floor are to be retained as they are currently, being made good at redundant penetrations. The layout of the plant room is subject to detail design, the principle equipment and design intent is detailed in the M&E section of this report. The existing floor will be retained, with plant sitting either directly on the existing floor or on concrete bases cast onto the floor over a separating layer.

The new WC's will be individual loos, divided with drywall partitions. The finish to the WC's will be robust but not institutional. Sanitary ware is white ceramic, but specified for maximum durability and resistance to vandalism.



East Facade



South Facade to be modified to create new hatch

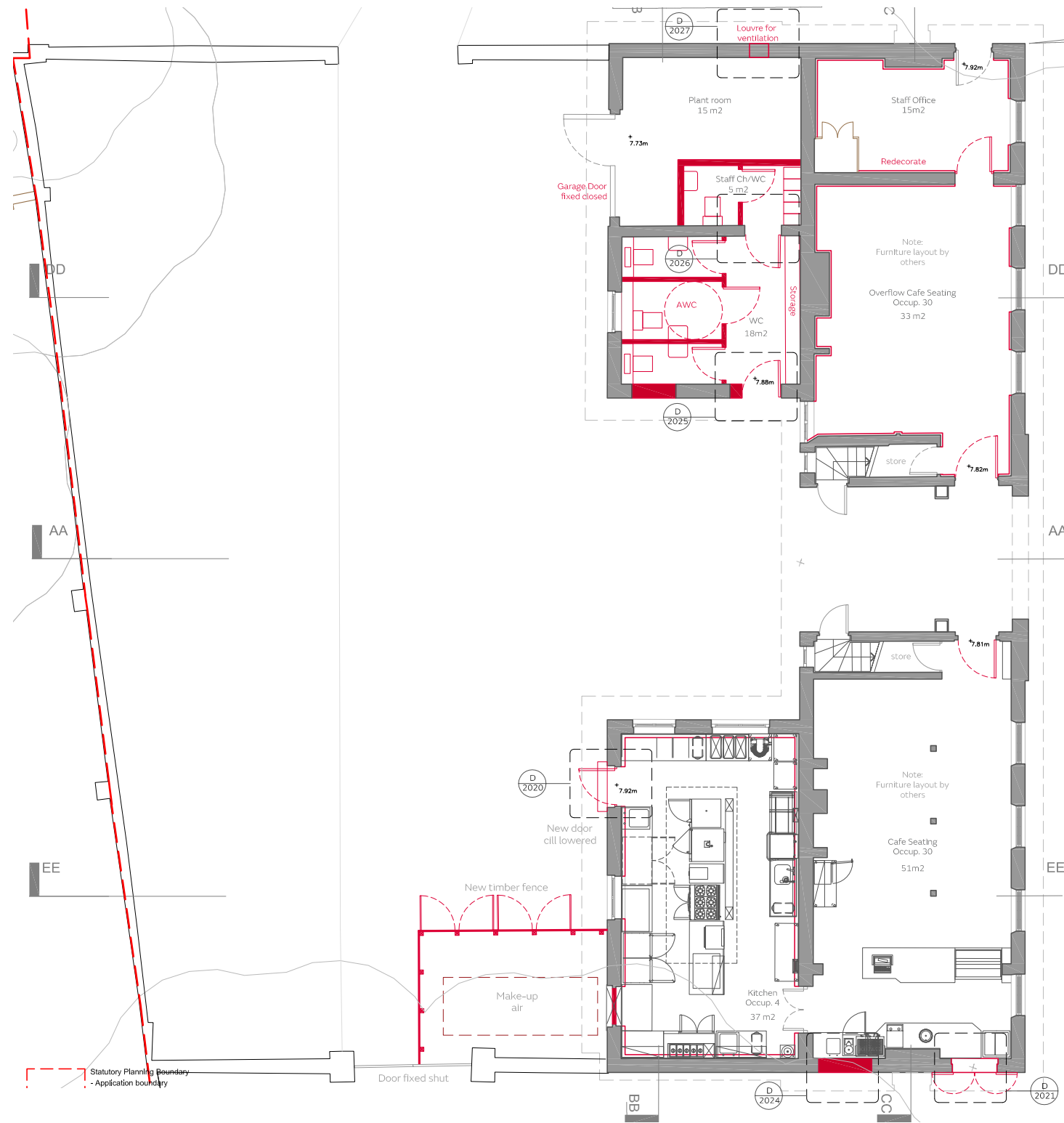


Existing door amended to create new entrance to overflow seating

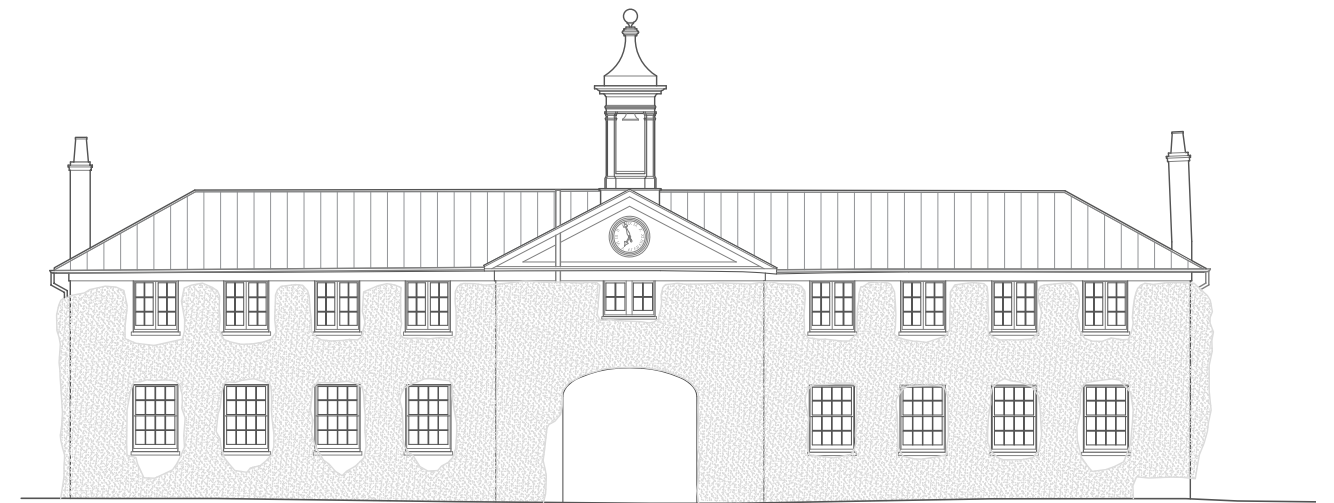


Existing Wc's to be upgraded

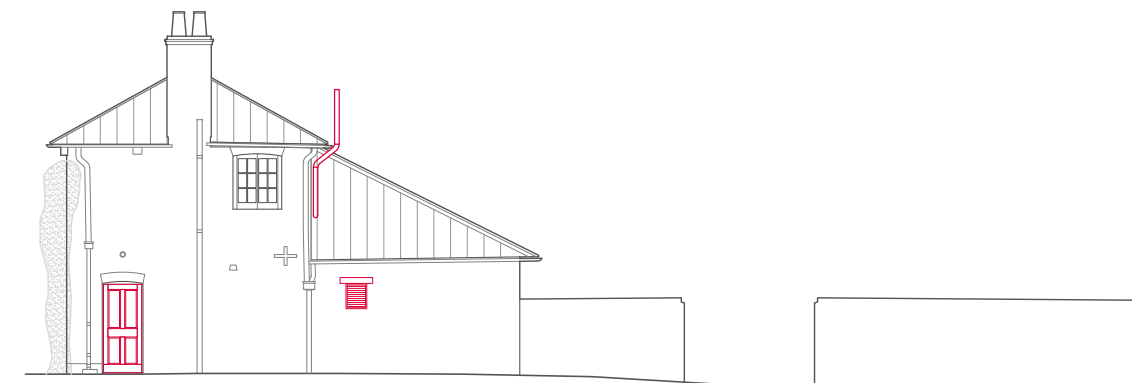
6.7 PROPOSED DESIGN DRAWINGS



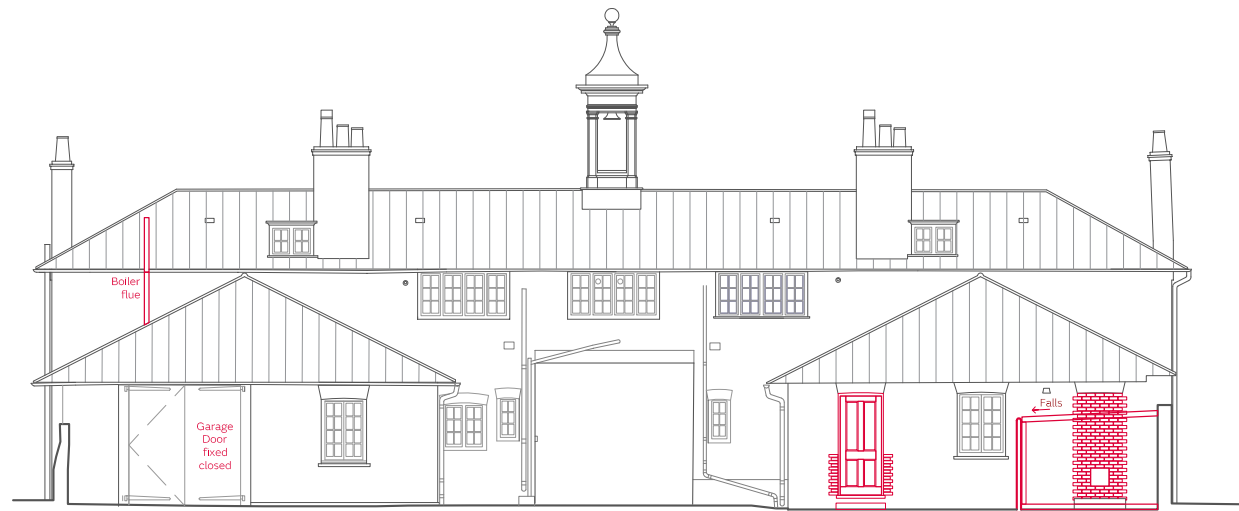
Ground Floor plan



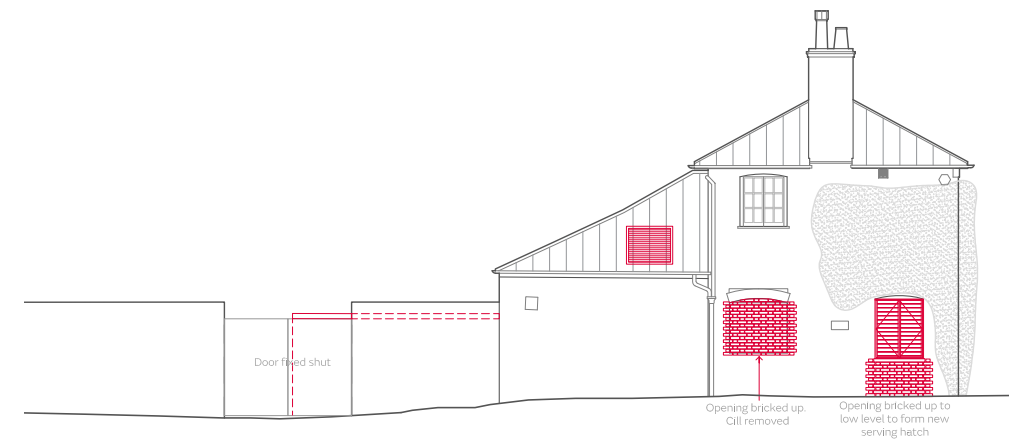
East Elevation



North Elevation



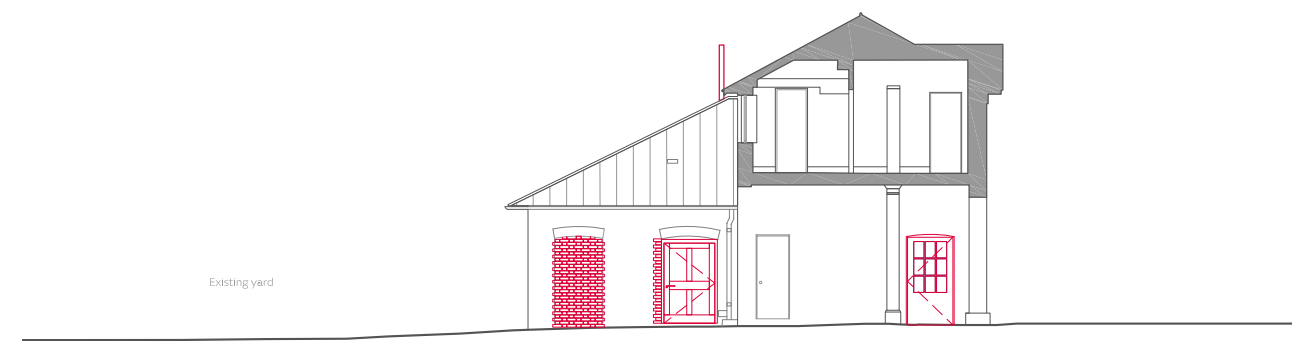
West Elevation



North Elevation



Section through ancillary wings to Stable Block



Section through carriage arch

7.0 CONCLUSION

The Marble Hill Revived project is intended by English Heritage to establish a sustainable future for the Park and House so that their heritage value is enhanced, they appeal to a wider range of audiences, and so more people are encouraged to visit to enjoy what Marble Hill offers in terms of heritage, sports and recreation.

Establishing an attractive café in an appropriate location, which support the uses of the park, as a place of leisure, sporting venue and heritage visitor attraction is fundamental to the commercial viability of the project, as external revenue funding is unavailable. The income from these commercial activities will enable the enhancements to the House and Landscape to be made, and will secure the future of the listed buildings and landscape.

The proposed design for the refurbishment and reordering of the cafe will be of a high quality. The design is sympathetic to the local context and enhances the offer of the park, in conjunction with the wider Marble Hill Revived project.

The proposal contained in this application has absolute minimal impact on the Park, House and Stable Block and the adjacent listed buildings, South End House, Montpelier House and the Gazebo.

The design carefully considers the character of the context of the Heritage setting and responds appropriately. It preserves views from neighbouring properties and the design has responded to and incorporated feedback from the neighbours of Marble Hill.

The proposal provides fit for purpose accommodation in an efficient layout within the footprint of the exciting building. The design delivers the brief requirements as set out by English Heritage with the set budget.

The proposal will deliver multiple public benefits of conservation, protection, enhanced knowledge and understanding as well improved facilities. It will allow restoration of a very significant piece of Grade II* landscape and conservation of the Grade I house. It will create a better environment for park users and visitors and the volunteering, employment and apprenticeship opportunities within the house and expanded café will strengthen the connection of the local people to the site, thereby enhancing its community values.