Scale and Mass of the Existing Buildings

- Large Areas of Hard Standing
- TPOs
- Unmaintained Grassland + Protected Trees
- Private Gardens
- Two Storey Prison Building
- 4m High Boundary Fence

Constraints

- Main Site Entrance
- To Richmond & Ham Common
- Summer Sunpath
- Winter Sunpath
- Potentail access onto site
- Possible Pedestrian entrances

Royal Borough of Kingston
London Borough of Richmond

Possible Pedestrian entrances onto site

Nature Reserve
Summer Sunpath
Winter Sunpath
Potential access onto site
A tree survey has been carried out in accordance with BS 5837 (2012) Trees in relation to design, demolition and construction. This identified 115 individual trees and 16 groups including 1 ‘A’ category tree, 38 category ‘B’ trees, 84 category ‘C’ trees and 8 category ‘U’ trees. Selected trees located outside of the boundary walls are subject to TPO 447 of 1995 and TPO 20 of 1994 administered by London Borough of Richmond upon Thames and the Royal Borough of Kingston respectively. In general, the tree stock is early mature to mature including; Ash, Cherry, Corsican Pine, Cypress, False Acacia, Eucalyptus, Holm Oak, Lime, Lombardy Poplar, Norway Maple, Scots Pine, Silver Birch and Sycamore with the majority of mature trees are located to the north and south boundaries within open spaces.
Previously Proposed Masterplan,
(October 2012)

- A. 3 Bed Homes
- B. 4 Bed Homes
- C. 5 Bed Homes
- D. 5 Bed Homes
- E. 3 Bed Homes
- F. 4 Bed Homes
- G. 5 Bed Homes

2 Apartments
7 Apartments within Latchmere House

TOTAL of:
70 Houses and 9 Apartments
21 DPH
Previously Proposed Masterplan (April 2013)

Key
- A. 3/4 Bed House
- B. 4 Bed House
- C. 4 Bed House
- D. 4 Bed House
- E. 5 Bed House
- F. 5 Bed House
- Latchmere House, refurbished as apartments

TOTAL of:
- 62 Houses and 8 Apartments
- 19.4 DPH
Outbuilding Retention Study

Richmond conservation have accepted that building one is not worthy of retention but should be recorded prior to removal. We would argue that so little of building two remains intact that it too is not worthy of retention. The building would be almost impossible to restore to brickwork, and its conversion is likely to create noncompliant residential accommodation. This situation is compounded by the constraints that its retention would impose on the redevelopment of the wider site. Its retention would compromise the layout and reduce the ability to reinstate the landscape setting for Latchmere House.

Our preferred masterplan does respond positively to all the other comments raised in our meeting with Richmond and Kingston:

- A pair of gatehouses to frame the view of Latchmere House
- Buildings removed from the frontage of Latchmere House
- Car parking for Latchmere House moved to front and screened
- Formal landscaping to the main entrance to Latchmere House
- A formal lawn reinstated to the rear of Latchmere House
- An extension proposed on the southern elevation of Latchmere House
- The conversion of Latchmere House changed to ensure the integrity of the main receptions rooms are retained.

For all the reasons set out in this document we believe the approach set out in our preferred masterplan is the correct one. The layout provides the best opportunity to improve the setting of Latchmere House, to create a sense of place and create new landscapes – both formal and informal. The limited historical benefits of retaining building two are far outweighed by the wider benefits to Latchmere House and its context.
Outbuilding Retention Study

Existing Building Assessment

Elevation 1

Elevation 2

Later openings in existing fabric

Elevation 3

Elevation 4

Later openings in existing fabric

KEY

- Later period infill Partitions
- Original Structure
- Extension abutting existing fabric
- Plastered Brickwork
- Original Brickwork

Masterplan Retention Option Two

Masterplan Retention Option Three

Latchmere House, Pre-Application Enquiry
Access and Highways

Proposed vehicle movements

<table>
<thead>
<tr>
<th>Proposed</th>
<th>AM Peak (0800-0900)</th>
<th>PM Peak (1700-1800)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Arr</td>
<td>Dep</td>
</tr>
<tr>
<td>Church Road (W)</td>
<td>4</td>
<td>8</td>
</tr>
<tr>
<td>Ham Gate Avenue</td>
<td>2</td>
<td>4</td>
</tr>
<tr>
<td>Latchmere Lane</td>
<td>8</td>
<td>16</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>15</td>
<td>28</td>
</tr>
</tbody>
</table>

Secondary access via Latchmere Lane

28% vehicles travelling towards Petersham Road
14% vehicles travelling towards Queen's Road
58% vehicles travelling towards Park Road
Access and Highways

Proposed pedestrian / cycle access

Access from Garth Road

Access from Latchmere Close / Ann Boleyn’s Walk
Current Masterplan

Key
- A. 3/4 Bed House
- B. 4 Bed House
- C. 4 Bed House
- D. 4 Bed House
- E. 4/5 Bed House
- F. 5 Bed House
- Latchmere House, refurbished as apartments

TOTAL of:
63 Houses and 8 Apartments
19.8 DPH

Parking: 118 spaces
Elevation Precedents
New staircase in existing lightwell void, and removal of later turn of the century staircase.
The Eastern wing (with main stair and canted bays in brickwork) shows signs of varying levels of distress (spine wall subsidence with extensive associated cracking and distortions to window apertures, bowed piers, bowed first floor, failing line/embrasure panels) and further intrusive investigation might uncover further defects.

The evidence suggests that this section of the building was constructed to a much more basic specification than the rest of Latchmere House.

The most concerning defect is the defective foundations which have resulted in uneven settlements giving rise to substantial cracking with evidence that movement is ongoing. Furthermore, the subsidence is likely to expose or exacerbate other inherent defects.

Underpinning of the entire Phase 3 section should be allowed for so as to arrest any further movement, consideration might be given to jacking up the structure to its original position or possibly even a rebuild. When further investigations are completed regarding the internal and basement foundations to the other areas of the building the extent of any other works can be confirmed.
Latchmere House, Pre-Application Enquiry