

Planning Application Submission – February 2014

# Heritage Statement

Consultant: Turley Associates - Heritage

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Latchmere House – Scheme 2



# Heritage Statement

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Latchmere House and HM  
Remand Centre, LB  
Richmond upon Thames  
and RB Kingston upon  
Thames

Berkeley Homes Limited

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February 2014

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# 1 Introduction

- 1.1 This Heritage Statement has been prepared by Turley Associates' heritage team on behalf of our client in support of an application for planning permission for proposed new residential development (total 89 units) at the site of the former HM Remand Centre at Latchmere House.
- 1.2 Part of the application site falls within the boundary of the Ham Common Conservation Area and Latchmere House has also been identified by the London Borough of Richmond upon Thames as an unlisted "building of townscape merit".
- 1.3 The application scheme for the site has been developed within the context of the Latchmere House and HM Remand Centre Planning Brief, which was prepared jointly by the London Borough of Richmond upon Thames and Royal Borough of Kingston upon Thames and published in March 2013. The proposals have also been informed and guided by discussions at pre-application stage in consultation with the local community and planning authorities.
- 1.4 The National Planning Policy Framework (NPPF) 2012 provides the Government's national planning policy on the conservation of the historic environment. In respect of information requirements for applications, it sets out that:

*"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance"*<sup>1</sup>
- 1.5 To comply with these requirements, Section 2 of this statement firstly identifies the relevant designated and non-designated heritage assets within the site and its vicinity that may be affected by the current application proposals (and at Appendix 1).
- 1.6 Section 3 then provides a statement of significance for the designated heritage asset of the Ham Common Conservation Area, within which part of the site is located, describing its special architectural and historic interest in terms of historical development and character and appearance, relevant to the site. This includes a description of the contribution of the remainder of the site outside the conservation area boundary and its wider surroundings to its significance as an element of the setting of this heritage asset.
- 1.7 A statement of significance has also been provided for the non-designated heritage asset of Latchmere House, identified by LBRuT as an unlisted building of townscape merit, describing its local historic and architectural interest. This also includes a description of the setting of the house and the contribution of elements within the site and setting to its significance.
- 1.8 These assessments are proportionate to the importance of each identified heritage asset and also the likely impacts of the application proposals. Assessment is undertaken on the

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<sup>1</sup> DCLG, National Planning Policy Framework (NPPF) 2012 – para. 128

basis of existing published information, focussed archival research and on-site visual survey.

- 1.9 Section 4 provides an assessment of the impact of the application proposals on the significance of the identified heritage assets, in light of the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy in the NPPF 2012, and regional and local planning policy for the historic environment (set out in detail at Appendix 2).

## 2 The Heritage Assets

### Introduction

2.1 The National Planning Policy Framework (NPPF) 2012 defines a heritage asset as:

*“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.”<sup>2</sup>*

### Designated Heritage Assets

2.2 Designated heritage assets are those which possess a level of heritage interest that justifies designation and are then subject to particular procedures in planning decisions that involve them.

### Conservation Area

2.3 Part of the application site along its northern edge is included within the boundary of the Ham Common Conservation Area. This is clearly illustrated on figure 3a and figure 5 (extract below – dashed blue line) of the Latchmere House and HM Remand Centre Planning Brief (March 2013).

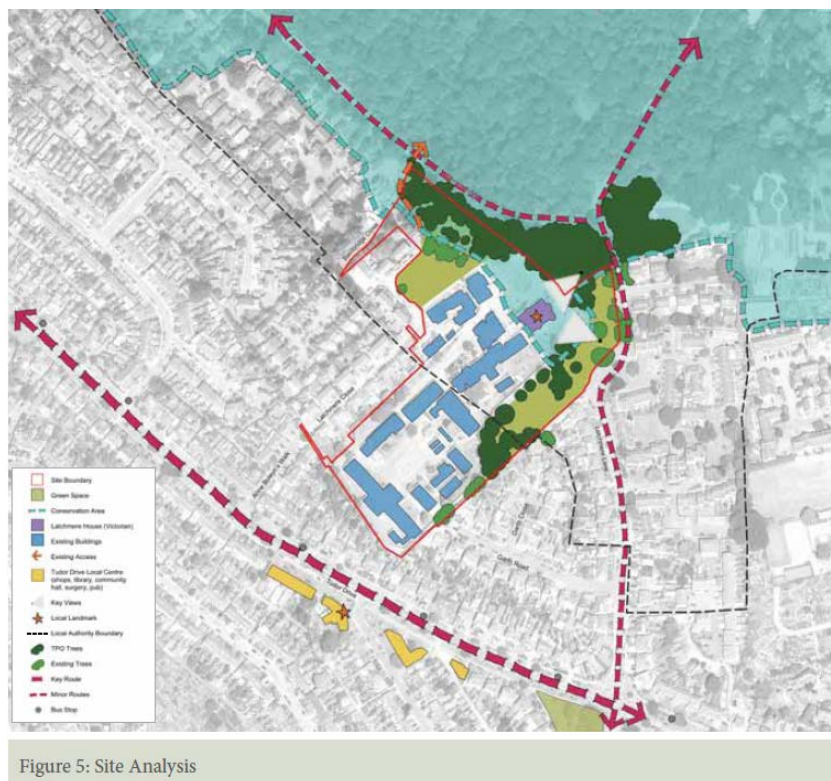


Figure 1: Extract from Latchmere House and HM Remand Centre Planning Brief

<sup>2</sup> DCLG, National Planning Policy Framework (NPPF) 2012 - Annex 2: Glossary

- 2.4 The conservation area was first designated by the London Borough of Richmond upon Thames in 1969 and later extended or amended in 1982, 1992, 2004 and most recently in 2007. The part of the application site was first brought within the boundary of the conservation area in 2004. A map of the current conservation area boundary is included at Appendix 1<sup>3</sup>.
- 2.5 London Borough of Richmond upon Thames adopted combined character appraisals and management plans for the Petersham, Ham Common, Ham House and Parkleys Estate Conservation Areas as supplementary planning guidance in 2007. An earlier Conservation Area Statement was also published for Ham Common by LBRuT in 2004.

### **Non-Designated Heritage Assets**

- 2.6 The NPPF<sup>4</sup> identifies that heritage assets include both designated heritage assets and assets identified by the local planning authority (including local listing).

#### ***Building of Townscape Merit***

- 2.7 The London Borough of Richmond upon Thames maintains a register of unlisted buildings of local architectural or historic interest, which are known as “buildings of townscape merit”.
- 2.8 Latchmere House was proposed to be included on the register within the Ham Common Conservation Area Management Plan 2007, subject first to the determination of an application for its addition to the statutory list of buildings of special architectural or historic interest. It was not subsequently included on the statutory list, being reject at sift stage by English Heritage in 2008.
- 2.9 Latchmere House is identified in the Latchmere House and HM Remand Centre Planning Brief 2013 as a building of townscape merit – indicated in purple as Latchmere House (Victorian) and local landmark on the extract of figure 5 above. It is unclear, however, if or when the building was formally included on the register. The normal procedure at LBRuT is for a building to be added to the register following a period of public consultation and on the subsequent decision of the Cabinet Member for the Environment.

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<sup>3</sup> London Borough of Richmond upon Thames (website)

<sup>4</sup> DCLG, National Planning Policy Framework (NPPF) 2012 - Annex 2: Glossary

### 3 Significance of the Heritage Assets

#### Significance and Special Interest

- 3.1 The NPPF defines the significance of a heritage asset as:

*“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”<sup>5</sup>*

#### Conservation Areas

- 3.2 Conservation areas are designated if they are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. English Heritage has revised and republished its guidance in respect of conservation areas<sup>6</sup> and this provides a framework for the appraisal and assessment of the special interest and significance of a conservation area.

#### All Heritage Assets

- 3.3 English Heritage has published guidance<sup>7</sup> on the identification of four types of heritage value that an asset may hold: aesthetic, communal, historic and evidential value. Together, this guidance provides a framework for assessing the significance of designated or non-designated heritage assets.

#### Setting

- 3.4 The NPPF defines the setting of a heritage asset as:

*‘The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’<sup>8</sup>*

- 3.5 English Heritage has published guidance<sup>9</sup> in respect of the setting of heritage assets, providing detail on understanding setting and the associated assessment of the impact of any changes.

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<sup>5</sup> DCLG, National Planning Policy Framework (NPPF) 2012 - Annex 2: Glossary

<sup>6</sup> Understanding Place: Conservation Area Designation, Appraisal and Management, English Heritage, 2011

<sup>7</sup> English Heritage, Conservation Principles, Policies and Guidance, 2008

<sup>8</sup> DCLG, NPPF, 2012 – Annex 2: Glossary

<sup>9</sup> English Heritage The Setting of Heritage Assets, 2011



## Ham Common Conservation Area

### ***Historical Development***

- 3.6 The combined Character Appraisal for Petersham, Ham Common, Ham House and Parkleys Estate Conservation Areas 2007 describes the historical development of Ham Common in detail (pages 4-6).
- 3.7 The Ham Common Conservation Area Statement 2004 states that:

*“The development of Ham Common dates from at least the 17th century, associated with the building of Ham House and the laying out of its landscape. The history of this area is also linked with the enclosure of Richmond Park by King Charles I. A number of 18th century mansions were built here by the wealthy, attracted by this picturesque setting and the prestigious location. St Andrew’s Church (listed grade II) was built in 1831. Gradual development around the green continued through the 19th and 20th centuries.”*

### ***Character and Appearance***

- 3.8 The Character Appraisal describes the special interest of the conservation area. This expands to describe the area’s location and context, settlement form and character, architecture, activity and former uses, and topography and landscape setting. The character and appearance of the area is described in more detail street by street at pages 16-19.
- 3.9 The earlier Statement from 2004 states that overall:
- “The conservation area is a distinctive historic settlement centred on the remarkable green of Ham Common. There are important views out from the green to the surrounding parkland setting, contributing to its exceptional rural character and providing an important green backdrop to those buildings which fringe the green. Historically Ham Common plays an important strategic role as part of the wider formal landscape of Ham House and Richmond Park. There are important views along the Great South Avenue towards Ham House and along Ham Gate Avenue towards Richmond Park ...”*
- 3.10 Church Road is a sub-area of the conservation area, which runs along the south west edge the open green space of the common and along the area’s boundary. The common extends to the north east of the road and along its south east edge there are a dispersed group of building of different ages, scales, forms, styles and use of materials. These include the early 19<sup>th</sup> century brick built Church of St Andrew towards the road’s north west end, a number of detached houses with their own mature gardens that date from the late 19<sup>th</sup> or 20<sup>th</sup> centuries, and the late 19<sup>th</sup> century former residential Latchmere House – now part of HM Remand Centre site. The conservation area also includes part of the former domestic gardens (now modern rear car park) and driveway approach to Latchmere House, to its south east and north west, respectively.



*Figure 2: View of Latchmere House from north west within conservation area*

- 3.11 The Character Appraisal identifies Latchmere House as a local landmark (together with the church) within some views along Church Road. It is also described as a gateway feature marking an entrance to the common from the adjoining area of suburban residential development to the south outside the conservation area.
- 3.12 The Character Appraisal identifies the variety in the style, materials and detailing of the buildings along Church Road and the importance of the existing front boundary treatments. The contribution of trees and other vegetation, both on the common and within private gardens, contribute to the semi-rural character of this part of the conservation area.

### **Summary of Significance**

- 3.13 The significance of the conservation area as a whole is derived from its history as a formerly rural settlement which has developed around the large open green space of Ham Common, at its centre. The common is fringed by a variety of buildings of different orientations, types, scales, forms, styles and use of materials, dating from the 17<sup>th</sup> century to the present day. The common and Great South Avenue also form part of the wider historic landscape associated with Ham House. It is an area with rich and diverse architectural character, which also retains a distinctive semi-rural feel.

## **Setting**

- 3.14 The Character Appraisal describes the setting of the group of conservation areas within the Petersham and Ham area on pages 8-9. This highlights the importance of the extensive and inter-linked areas of open green landscape and riverscape within and around the conservation areas in contributing to their semi-rural character. It is recognised, however, that with regard to Ham Common Conservation Area:

*“... modern Ham now adjoins suburban Kingston to the south.”*



*Figure 3: Modern suburban residential development to the south of Latchmere House along Latchmere Lane outside the conservation area*

- 3.15 The setting of the conservation area, immediately to the west, south and east of Latchmere House, is largely characterised by an extensive pattern of residential streets and houses dating from the inter-war and post-war periods. The distinction in character between the open green space of Ham Common and suburban Kingston is clearly defined by the current conservation area boundary, which was most recently reviewed in 2007.
- 3.16 Part of the land immediately to the south west of Latchmere House (comprising the larger part of the application site) comprises a largely modern layout of buildings and spaces associated with its most recent use as a remand centre. This site adjoins existing suburban residential areas, and it is an element of the setting of the nearby conservation area that does not make a positive contribution to its significance.
- 3.17 This part of the site also includes a number of 19<sup>th</sup> or 20<sup>th</sup> century structures which likely date from the period when this formed part of a domestic estate centred on Latchmere House – referred to generally in the Latchmere House and HM Remand Centre Planning

Brief 2013 as outbuildings (page 12). However, as found today these earlier buildings are isolated and fragmentary. They sit amongst the modern remand centre buildings and spaces and have also each been unsympathetically altered or extended over time in adapting them to new uses.



*Figure 4: View former 19<sup>th</sup>/20<sup>th</sup> century outbuildings and modern blocks within the former remand centre site but outside the conservation area, seen from Latchmere House*

- 3.18 The various remaining outbuildings lie outside the boundary of the conservation area, but within its setting. As found today, they make a very limited contribution to the significance of this designated heritage asset as a whole.

## Latchmere House (Building of Townscape Merit)

### **Significance**

- 3.19 Latchmere House was originally built as a large residential property within its own once extensive grounds and estate. This was formerly a rural area on the edge of the settlement at Ham. A building appears on this site in the early 19<sup>th</sup> century, although analysis of historical maps, archival information and visual survey indicates that the house was very considerably altered and extended in the Edwardian period.

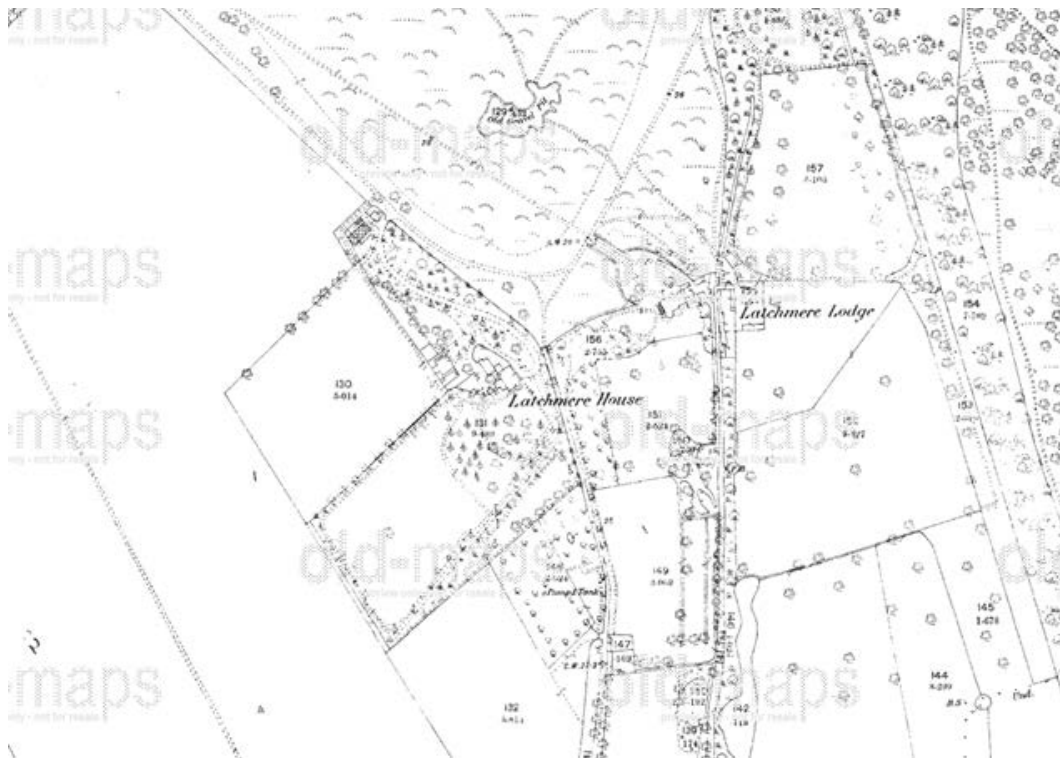


Figure 5: Extract of Ordnance Survey map dated 1878

- 3.20 The sift summary report prepared by English Heritage in 2008 as part of the failed application to add the building to the statutory list, however, indicated that its more recent history as Camp 020 is of greater significance. It states that:

*“The main element of interest in the storey of Latchmere House is its use in WWII as a detention centre for German spies, some of whom became double agents.”*



*Figure 6: Illustration of the principal (north west) front of Latchmere House – probably early 20<sup>th</sup> century*

- 3.21 The existing external appearance of the building illustrates its phased development and sequence of alterations and extensions in the 19<sup>th</sup> and 20<sup>th</sup> centuries, of which some later changes have been unsympathetic to the architectural character of the building. It is part three and part two storeys in height and has a complex plan form. It is brick built with stucco render to some discreet elements or details, and also some painted stone dressings. The pitched roof form is clad in slate with a number of dormer windows to the north west or front elevation.
- 3.22 The south east or garden elevation has a stuccoed and curved bay to the taller three storey element, which may indicate that this part of the building dates from the earlier 19<sup>th</sup> century. The two storey north east element or wing presents canted bays to the former garden space, now modern car park. The principal front (north west) elevation has a distinctive shaped gable towards its centre and related segmental dormers, which shows the influence of the revival in the Northern Renaissance style of architecture, and also corresponds to the Edwardian phase in the development of the house. There is a single storey range to the north corner of the building, which incorporates the current main entrance.



*Figure 7: View of Latchmere House from the east within modern car park*

### **Summary of Significance**

- 3.23 The existing building is of significance as an example of a large multi-phase house or villa dating from the 19<sup>th</sup> and 20<sup>th</sup> centuries, albeit subsequently altered, extended and adapted for new uses, which is closely associated with clandestine operations during the Second World War.

### **Setting**

- 3.24 As found today, the historic setting of the former domestic residence at Latchmere House does not remain intact. Its historic context has been very substantially altered over time as a result of later developments within the former estate and surrounding area. This change has affected our understanding and appreciation of the significance of the original building today. The sift summary report from English Heritage also indicates that it was unlikely that very much has survived in terms of fabric which links the building to its later WWII history.
- 3.25 Surrounding the former house, domestic gardens and associated features, the north gate lodge, and former service and farm buildings and associated spaces are indicated on the sequence of historical maps from the 19<sup>th</sup> to early 20<sup>th</sup> century and also described in archival information. As found today, these features have been lost, or the isolated or reduced fragments of these elements that do remain have been unsympathetically altered in later periods. A number of former outbuildings to the house, which date from the 19<sup>th</sup> or 20<sup>th</sup> century, are referred to in the Planning Brief 2013.



*Figure 8: Photograph of Latchmere House from the south east from within formerly more extensive domestic gardens – circa 1908*

- 3.26 As found today, the immediate setting of the building is characterised by a largely modern layout of buildings and spaces, which are associated with its most recent use as a remand centre. These elements do not make a positive contribution to the significance of the building of townscape merit. The very considerable changes which have occurred to the surrounding buildings and spaces over time have now compromised the legibility of the historic use of the house, and also the former layout and character of a once domestic estate.





*Figure 9: Modern buildings associated with HM Remand Centre*

3.27 These later changes have also considerably diminished the contribution of the various and isolated outbuildings, which remain within the application site (outside the boundary of the conservation area). These buildings lie within the setting of the building of townscape merit Latchmere House. As found today, they make a limited contribution to the significance of this non-designated heritage asset.



*Figure 10: Former 19<sup>th</sup>/20<sup>th</sup> century outbuilding to the north west of Latchmere House*

3.28 More widely, the extended setting of the building is characterised by land of two distinctly different characters. The first is the large open green space of Ham Common stretching northwards from across Church Road, and the second is an area of extensive residential development, largely dating from the inter-war and post-war periods, which has today established a more urban or suburban edge to the site to its west, south and east.

3.29 There is view of the principal front of the building from the north west along the driveway from Church Road, which is an element of its setting which contributes to its significance. The modern car park to the rear (south east) is an open space which also allows close views of the former garden front.

3.30 Views to the building from Church Road and the common to the north east are more limited by the screening effects of mature vegetation. Similarly the existing mix of largely modern buildings within the adjoining remand centre site constrains longer views of the house from this direction. There are more open views of the garden front (rear) of the building between existing trees from the modern suburban Latchmere Lane to its south.



*Figure 11: View towards Latchmere House from within remand centre site, including former 19<sup>th</sup>/20<sup>th</sup> century outbuildings and modern blocks in foreground*

## 4 Impact of Application Proposals

### Introduction

- 4.1 The heritage policy and guidance context for consideration of the application proposals is set out in Appendix 2. This includes the statutory duties of the Planning (Listed Building and Conservation Areas) Act 1990<sup>10</sup>, national policy set out in the NPPF<sup>11</sup>, and regional and local policy for the historic environment.
- 4.2 The Planning Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of a conservation area, in determining applications. The meaning of preservation in this context, as informed by case law, is taken to be the avoidance of harm.
- 4.3 In accordance with the requirements of the NPPF<sup>12</sup> the significance of the heritage assets of the conservation area and the locally identified building of townscape merit, which will be affected by the application proposals, has been described in this Statement. Consequently, the application proposals have been informed by a clear understanding and appreciation of the historical development and architectural character of Latchmere House and its surroundings at the edge of Ham Common, as found today.
- 4.4 Paragraph 129 of the NPPF sets out that local planning authorities should also identify and assess the particular significance of heritage assets that may be affected by proposals. They should take this assessment into account when considering the impact of proposals in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
- 4.5 Importantly, Annex 2 of the NPPF defines "conservation" as the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance. It is not a process that should prevent change where proposals, such as these, would not result in harm to the significance of the heritage assets but have the potential to deliver enhancements.

### The Proposals

- 4.6 The application proposals at the site of the former HM Remand Centre at Latchmere House comprise demolition of existing prison buildings, excluding Latchmere House, which is to be retained and extended and adapted. There will be provided within the site a total of 89 residential units, comprising a mix of single family houses (48 no. market and 7 no. affordable) and apartments (7 no. market (within Latchmere House) and 27 no. affordable). There will be alterations to existing access via Church Road. Associated landscaping, site roads, pedestrian routes and car parking across the site.
- 4.7 Full details with regard to the layout and design of the proposed residential scheme on site are set out in the drawings / images package and the accompanying **Design & Access Statement** prepared by Matthew Allchurch Architects as part of the application

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<sup>10</sup> HMSO, The Planning (Listed Buildings and Conservation Areas) Act 1990

<sup>11</sup> DCLG, National Planning Policy Framework (NPPF) 2012

<sup>12</sup> DCLG, NPPF 2012 – para. 128

submission. This statement also provides a description of the evolution of the scheme design in response to the development constraints and opportunities of the site, and also in response to feedback from the local community and planning authorities during consultation at the pre-application stage.

- 4.8 The Heritage Statement should also be read in conjunction with the accompanying **Planning Statement** prepared by Turley Associates, in support of the proposals.

## **Assessment of Impact**

### ***Heritage Context***

- 4.9 It is identified that an area within the north part of the application site falls within the boundary of the Ham Common Conservation Area (within the London Borough of Richmond upon Thames), which is a designated heritage asset. The greater part of the site is not included within the conservation area, although it falls within the setting of this heritage asset.
- 4.10 It is understood from the Latchmere House and HM Remand Centre Planning Brief that Latchmere House has been included on the London Borough of Richmond upon Thames's register of unlisted buildings of townscape merit, and for the purposes of the NPPF would therefore be considered to be a non-designated heritage.
- 4.11 That part of the site within the conservation area comprises the unlisted building of townscape merit Latchmere House and also an area of hard and soft landscape (including the principal access way to the former remand centre), and groups of mature trees. This area forms part of the fringe to Ham Common immediately to the north and also provides a zone of transition between this extensive open green space and the built development of the remand centre and surrounding suburban residential area.

### ***Ham Common Conservation Area and Latchmere House (BTM)***

#### **Conservation Area**

- 4.12 The Ham Common Conservation Area Appraisal document identifies the positive contribution of green spaces and trees within the Church Road sub-area to the character of the common and conservation area. Latchmere House is also identified as a local landmark within this part of the conservation area and a gateway feature to the common from the surrounding suburban residential area. The Planning Brief for the site also identifies the building as a local landmark.
- 4.13 As a key part of the proposals Latchmere House will be retained and restored. It will be returned to its former residential use and will become a block of eight high quality apartments. This building of townscape merit will become the centrepiece of the proposed new residential development on the wider site. Not only will the building itself be reused and integrated within the new scheme, but also opportunities will be taken to

introduce a new road layout and a high quality hard and soft landscape and planting scheme that will improve the character and appearance of the setting of the house.

- 4.14 The layout and orientation of proposed new roads, open spaces and groups of houses and apartment blocks have been well considered in order to make Latchmere House the focus of the new development. The quality and character of existing views of the house will be enhanced from within and outside the site, and also new views will be revealed to better appreciate the architecture of this historic building. The existing local landmark status of the house will be secured and enhanced, and it will continue to act as a gateway feature to the common from Latchmere Lane to the south and also along the new road from within the site to Church Road.
- 4.15 The key view of, and approach to, the house within the conservation area is from the north west looking towards its principal frontage and main entrance along the existing access way. The main approach to the house and into the site will be retained from Church Road, which will maintain the importance of views of the north west frontage. As part of the development two pairs of two storey semi-detached houses will be built either side of the main access. The appropriate positioning, scale and design of these new buildings will enable them to act as “gatehouses” into the site from the green at Latchmere Close. This device will emphasise the historic importance of the main approach to Latchmere House and will also act to frame views of the principal frontage from the north west.
- 4.16 The southwest-northeast alignment of the new road through the centre of the site will create a new view of the improved flank south west elevation of the house. This long view looking south west will be channelled by the enclosure provided by the proposed groups of new two to three storey detached, semi-detached and terraced houses with front gardens along its route.
- 4.17 With the exception of the new semi-detached “gatehouse” pair to the north west of Latchmere House, the development of new built form will be excluded from within the conservation area boundary and the immediate setting of the house to its south east and north east. Existing groups of mature trees at the northernmost part of the site and also along its north east and south east fringes around the house and within the conservation area will be retained as part of the proposals. The proposed replacement of the existing unsympathetic boundary wall treatment and the retention of open space to the east of house will retain and enhance existing views of the garden fronts from Latchmere Lane. A new access road and pedestrian paths to the south and east of the house will link the development to Latchmere Lane.
- 4.18 New high quality hard and soft landscape and planting will be introduced within the immediate setting of Latchmere House, replacing existing unsympathetic areas of hardstanding and boundary treatments associated with the former remand centre. The proposed landscape design has been informed by the history and character of the house and its former gardens. To the north west of the house a new parking area will be introduced together with a formal garden layout and planting which reflects the importance of this frontage as the main entrance. To the east of the house the landscape will have a more informal character with grassed lawns and retained trees reflecting the more private and less grand garden elevations.

### **Latchmere House (BTM)**

- 4.19 As part of the proposals, there will be a scheme of external and internal alterations to Latchmere House that will adapt it to new use as residential apartments (7 no.). This is a complex multi-phase building which has been subject to very substantial, successive and often unsympathetic remodelling and extension over time as it has been adapted to new requirements and uses. The advice report issued by English Heritage as part of the failed application to add the building to the statutory list attempts to unravel this history of change in more detail.
- 4.20 The proposals include general repair and refurbishment of the exterior of the house, including replacement of existing unsympathetic modern uPVC windows with traditional painted timber units, and the addition of a single storey orangery-like extension to the south west elevation. Archival research reveals that in the early 20<sup>th</sup> century there was a large conservatory extended from this elevation, which has since been demolished. The proposals seek to reinstate such a traditional and subservient feature to this part of the house, which will have the added benefit of providing further interest to the newly created view from the south west.
- 4.21 Internally efforts have been made where possible and appropriate to retain key features of the historic plan form and interior scheme that remain within this unlisted building as part of the proposed new layout of residential apartments. For example, existing features such as the grand fireplaces in the former principal living and entertaining spaces on the ground floor will be retained and reused. Also the former top-lit double-height lightwell within the heart of the house will be re-opened and adapted to form the principal circulation space for the apartments, together with a new lift. Subdivision of existing spaces will facilitate the new use and the existing unsympathetically altered main staircase (20<sup>th</sup> century) will be removed.

### **Summary**

- 4.22 Overall these proposals will deliver substantial heritage benefits that will enhance the significance of the conservation area and the unlisted building of merit Latchmere House. The approach is in accordance with the principles of the NPPF, which encourage local planning authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities; and the desirability of new development making a positive contribution to local character and distinctiveness (paragraph 131). Proposed new development will also realise opportunities within the conservation area and the setting of the building of townscape merit to enhance or better reveal the significance of these heritage assets (paragraph 137).
- 4.23 The proposals are also in accordance with local policies DM HD 1 and DM HD 3, which seeks to ensure the conservation and enhancement of the character and appearance of conservation areas through new development, and to ensure and encourage the preservation and enhancement of buildings of townscape merit, respectively (LBRuT).

- 4.24 The proposals also respond positively to paragraph 5.12 of the Planning Brief, which states that that “... both Councils consider it essential that Latchmere House is restored and the setting enhanced as part of any redevelopment proposals.” Latchmere House will also retain its status as a local landmark and key views from the north east and south east, as identified on figure 5 and at paragraph 5.33 of the brief.

### **Setting of Ham Common Conservation Area and Latchmere House**

#### **New Residential Scheme**

- 4.25 That larger part of the site outside the conservation area boundary is characterised by a largely modern layout of buildings and spaces associated with the former remand centre. These elements form part of the immediate and wider setting of both heritage assets (conservation area and building of townscape merit Latchmere House), and do not make a positive contribution to their significance. As found today, the historic use and character of this land as part of the former working estate and gardens associated with the house has been severely compromised by unsympathetic modern development.
- 4.26 Surrounding this part of the site to its west, south and east are extensive areas of suburban residential development largely dating from the inter-war and post-war periods (within both London Borough of Richmond upon Thames and Royal Borough of Kingston upon Thames).
- 4.27 The proposed residential development of the site comprises a mix detached, semi-detached and small groups of terraced houses with private gardens, alongside three apartment blocks, within a new layout of roads and open spaces. As discussed above, the proposed design has been led by the requirement to make Latchmere House the focus of the development. The opportunity has been taken to replace the existing largely modern remand centre buildings with a new high quality residential development that responds positively to, and will also integrate with, the established development pattern and character of surrounding suburban residential areas at the edge of the common.
- 4.28 Key features of the proposed new development include: retaining the main access way into the site from Church Road; the alignment of the main road through the site on a newly created view of the south west elevation of the retained and restored Latchmere House; retention and improvement of open space around the house to provide an appropriate garden setting and other green elements (including tree groups) within the site; introduction of a new two storey short terrace and apartment block (A) to provide appropriate enclosure and active frontages to the green at Latchmere Close; and new matching pair of two storey semi-detached houses providing a framed gateway feature into the site and on the approach to Latchmere House.
- 4.29 The height, scale, form, style, materials and architectural features of the proposed new houses have been informed both by the history and architecture of the former domestic estate at Latchmere House, and analysis of the prevailing characteristics of the surrounding suburban residential area. This is explained and illustrated in further detail in the **Design & Access Statement** prepared by Matthew Allchurch Architects. This

statement also demonstrates the high quality of the scheme design and its appropriate response to context.

- 4.30 The new houses and apartment blocks will range from two to two and a half (dormer windows) and three storeys in height within the site. Roof forms will be pitched and gabled ended, hipped or flat with parapet walls for the larger terraces and apartment block. The scale of new built form responds to that of its surroundings, with a prevailing scale of two or town and a half storeys across the site that rises up to three storeys for the terraced groups and one apartment block within the near vicinity of the taller landmark building Latchmere House. The design approach also employs traditional materials and details for the new houses and apartment blocks, including buff brickwork as the principal cladding, slate effect to roofs, brick stringcourses and heads to window openings, reconstituted stone copings, and timber sash windows.

### **Existing Outbuildings**

- 4.31 The Planning Brief identifies that within the site *“there are also a number of outbuildings that provide interesting adjuncts to the main [Latchmere] house”* (paragraph 2.6). Paragraph 5.12 states that *“...the merits of retaining them will need to be considered in conjunction with the LBRuT”*.
- 4.32 As part of the design process a number of masterplan options were prepared and tested for the site in consultation with the local planning authorities at pre-application stage. This work included investigating different options for the retention of the two outbuildings within the site, which had been identified by the principal conservation officer at LBRuT. This exercise has demonstrated that the retention of either or both of the outbuildings would introduce a number of serious constraints to the residential development of the site and its ability to optimise the delivery of public benefits that could flow from this. The accompanying **Design & Access Statement** discusses this aspect of the design process in more detail.
- 4.33 In the development of masterplan options for the site the retention of the outbuildings has also been shown to constrain: the achievement of an appropriate vehicular access into the site from Church Road and Latchmere Close, and also other vehicular and pedestrian circulation routes within the site; maximising the delivery of an appropriate number and density of new residential units, including both affordable and market provision; the introduction of an appropriate built frontage addressing the green at Latchmere Close on its south east side that would provide beneficial enclosure and active frontage to this space; the retention and improvement of open space within the immediate setting of Latchmere House that would enhance the appreciation of this historic building; and, the retention and enhancement of key views of the house from the north west.
- 4.34 The outbuildings themselves do not fall within the Ham Conservation Area, and were not identified for inclusion as part of the most recent review of the boundary in 2007. These structures have not been identified as buildings of townscape merit.
- 4.35 As found today, the former domestic estate of buildings and spaces which grew up around Latchmere House during the 19<sup>th</sup> and early 20<sup>th</sup> century have been lost or the isolated and reduced fragments that do remain have been unsympathetically altered and



extended in later periods. The part of the application site immediately to the south west of the house, including the outbuildings, is characterised by a largely modern layout of buildings and spaces of the former remand centre. The legibility of the historic use, layout and character of the former grounds and estate buildings of the house has been severely diminished by these changes. As a result, the contribution of the outbuildings to the significance of the conservation area or unlisted building of townscape merit, as elements within their setting, is limited. Accordingly their proposed demolition would have only a limited impact on the overall significance of these heritage assets.

- 4.36 During pre-application stage RSK were commissioned to survey the condition of the outbuildings. The findings of these surveys revealed that outbuilding one (furthest from Latchmere House and near to Latchmere Close green) and outbuilding two (to the southwest of the house) have both experienced very considerable alteration and extension resulting in substantial loss of original fabric and features. The structural integrity of these buildings was also called into question as a result of their poor condition and the impact of very substantial later interventions. An architectural exercise to investigate the potential to retain and convert outbuilding two also revealed that it would not provide good quality residential accommodation, and its final appearance would be very different to that original.

### **Summary**

- 4.37 The proposed new residential development of the site will make a positive contribution to local character and distinctiveness, in accordance with paragraph 131 of the NPPF. In accordance with paragraph 137, the proposals will also realise an opportunity through new development of an appropriate high quality design in the immediate and wider setting of the conservation area and unlisted building of townscape merit to enhance the significance of these heritage assets.
- 4.38 The proposals are also in accordance with local policies CP7, which seeks to ensure that new development recognises distinctive local character and contribute to creating places of quality (LBRuT), and CS8, which seeks to protect the primarily suburban character of the Borough, existing buildings and areas of high quality and historic interest from inappropriate development (RBKuT).
- 4.39 The proposals respond positively to the Councils' vision for the development of this site and guiding urban design principles set out in the Planning Brief (paragraphs 5.30-5.33).

### ***Heritage Benefits***

- 4.40 The proposals will deliver a number of public benefits, which are defined in the NPPF as anything that delivers economic, social or environmental progress. These are discussed in more detail in the accompanying **Planning Statement** and the **Design & Access Statement**. This would include a number of heritage benefits that would flow from the proposed development, which would enhance or better reveal the significance of the heritage assets:

- Retention, reuse and restoration of the former domestic building of townscape merit Latchmere House as new high quality residences;
- Carefully considered new development of high quality design within the setting of Latchmere House and conservation area, which would create new attractive open space within the area of its historic approach and gardens and will also create new or enhance the quality and character of existing views of the building of townscape merit;
- New development delivering new affordable and market residential units, which responds positively to local character and distinctiveness, and would replace existing unsympathetic modern buildings and spaces of the former remand centre within the setting of the building of townscape merit and conservation area.

## 5 Summary and Conclusions

- 5.1 The proposals have been developed within the context of the Latchmere House and HM Remand Centre Planning Brief 2013. They have also been informed by discussions at pre-application stage in consultation with the local community and planning authorities. The design of the development scheme and its evolution is described in the accompanying **Planning Statement** and **Design & Access Statement** to the submission.
- 5.2 In accordance with the NPPF, the significance of the Ham Common Conservation Area and the unlisted building of townscape merit Latchmere House has been described as part of this Statement. Accordingly the application proposals have been informed by a clear understanding and appreciation of the historical development and character of this area, the existing buildings and their surroundings, relevant to their likely impact on the significance of the heritage assets.
- 5.3 It is identified that the proposals would deliver a number of public benefits, including heritage benefits that would enhance or better reveal the significance of the heritage assets. These include:
- Retention, reuse and restoration of the former domestic building of townscape merit Latchmere House as new high quality residences;
  - Carefully considered new development of high quality design within the setting of Latchmere House and conservation area, which would create new attractive open space within the area of its historic approach and gardens and will also create new or enhance the quality and character of existing views of the building of townscape merit;
  - New residential development which responds positively to local character and distinctiveness, and would replace existing unsympathetic modern buildings and spaces of the former remand centre within the setting of the house and conservation area.
- 5.4 In conclusion, the application proposals will enhance the character and appearance of the conservation area. The significance of this designated heritage asset and that of the identified non-designated heritage asset Latchmere House will be sustained and enhanced.
- 5.5 The proposals will therefore meet the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy set out in the NPPF 2012, policy 7.8 of the London Plan, and relevant local policy and guidance for the historic environment for both local planning authorities.

**Appendix 1 - Designated Heritage Asset**

Ham Common Conservation Area (boundary map)

## **Appendix 2 - Heritage Policy and Guidance**

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