

Planning Application Submission- February 2014

# Design & Access Statement

Consultant: MAA

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Latchmere House – Scheme 2





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## Introduction

This application is for the re-development of Latchmere House; an important site in Ham to the west of Richmond Park. The site straddles the boundary between the London boroughs of Richmond upon Thames and Kingston upon Thames. Latchmere House was originally built as a private house set in large grounds. During the First World War the house and estate were commandeered by the Ministry of Defence and subsequently converted to an open prison by the Ministry of Justice. The prison was closed in September 2011, and the site was subsequently purchased for re-development in 2013 by Berkeley Homes (Central London) Ltd.

The scheme illustrated here is for the demolition of all buildings on site, with the exception of Latchmere House itself, and construction of 69 houses – a mixture of three, four and five bedrooms – the sensitive conversion of Latchmere House into 7 apartments and also the construction of 22 new apartments across three small apartment blocks. The landscape setting of Latchmere House will be hugely improved, with a new public green and open parkland provided.



Aerial view of Latchmere House site with Richmond Park in the background

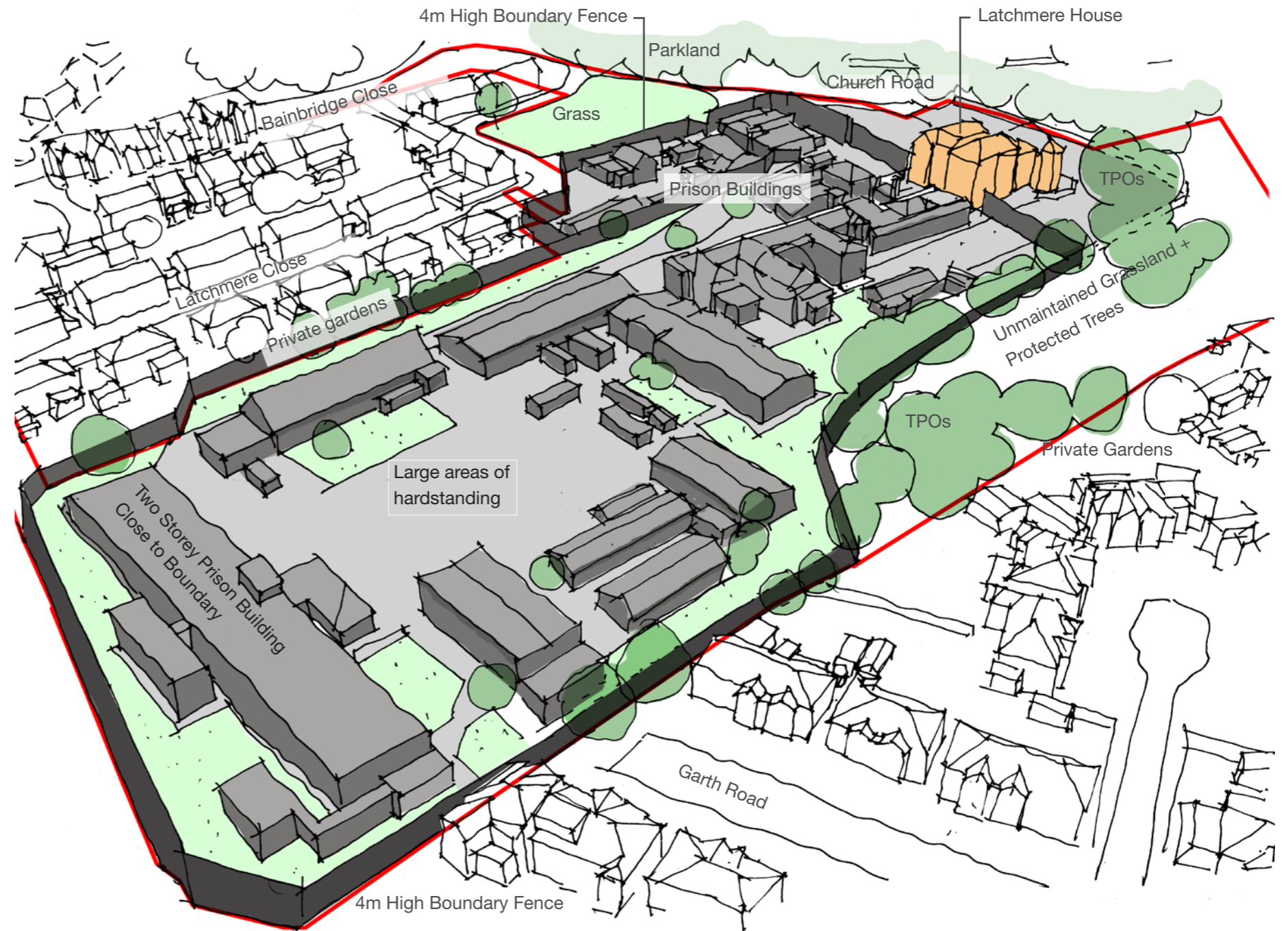
# Context

## Wider Site Context



### Scale and Mass of the Existing Buildings

Latchmere house itself is the tallest building on site at three tall storey heights (equivalent four modern residential storeys). The remaining buildings are between one and two storeys. The buildings are generally located toward the site boundaries, with large areas of hardstanding in the centre of the site. A 4m high security fence encloses the main prison buildings and is in close proximity to the surrounding residential properties and their back gardens.



# Context

## Scale and Mass of the Existing Buildings



Cell block



Latchmere House



Existing buildings and hardstanding



View across existing building roofs



View towards Latchmere House



Cell Block



## Local Building Height Analysis

We have analysed the building heights both on site and in the immediate area.

Latchmere house itself is a tall three storey building (equivalent four modern residential storeys). The remaining buildings on site to the north are generally single storey with pitched roofs and two storey with a mixture of pitched and flat roofs to the south.

The surrounding predominantly residential properties are generally two storeys in height with a pitched roof. The overall eaves heights are equivalent to modern two storey residential properties though ridge heights on the traditional buildings tend to be higher. A large number of houses have converted their roof spaces in a variety of styles ranging from discrete velux windows to large full width box dormers which present a three storey rear wall. Footprints are typical of residential houses with a mix of detached, semi detached and terraces. There are at least three apartment blocks located in the immediate area of three storey height.

