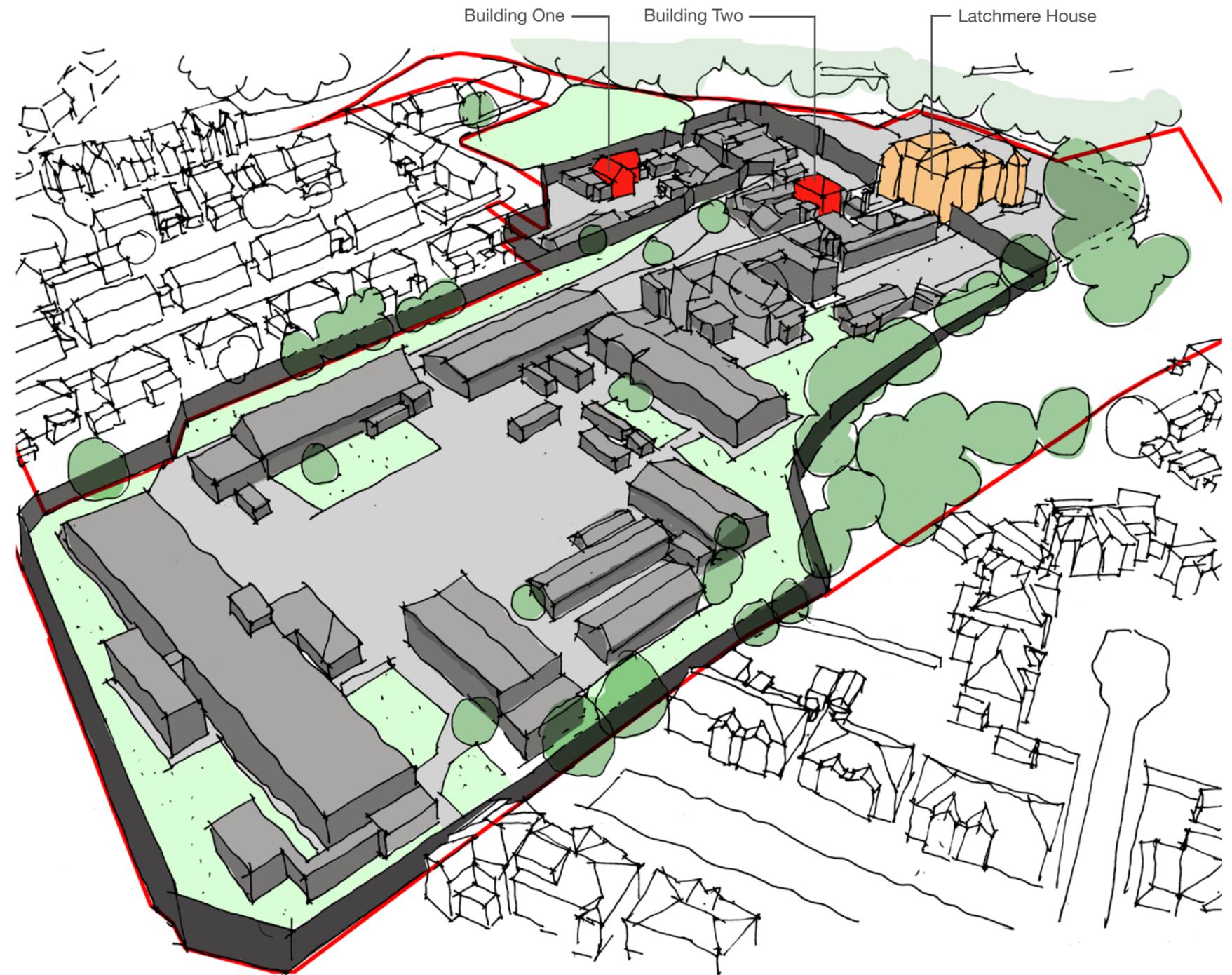


## Outbuilding Retention Study

Through pre-application discussion with London Borough of Richmond upon Thames conservation officers there was an aspiration expressed to retain two of the outbuildings on site. This was on the grounds that they provided context to the main Latchmere House buildings. A detailed study of these buildings was then carried out to assess the impact of their retention. (See Appendix: Outbuilding Retention Study)

Building One is located to the north and was built around 1900 and was probably used as a garden outbuilding. This building is in a very poor state of repair and in the opinion of our surveyors beyond saving. Richmond Conservation have also conceded that this building is of lesser importance and is located with its back toward Latchmere Green, where animated building frontages are desirable.

Building Two is located closer to Latchmere House and may have been a stable or coach house. The building has been extensively modified, with numerous later extensions surrounding it on all elevations. The building also has a range of structural defects, as set out in the retention study, though these are less profound than for building one. The location of this building is far from ideal, and would compromise the preferred access route strategy.



# Context

## Predicted vehicle movements



## Access and Highways

Berkeley Homes (Central London) Ltd have engaged in a detailed discussion and consultation with local stake holders over access to serve the new development. Richmond and Kingston boroughs identified three potential site access points in their planning brief: Church Road, Latchmere Lane and Garth Road. Berkeley Homes preferred option has been the use of the existing access point off Church Road. Sole access from Church Road works in highways terms and is acceptable to both Richmond and Kingston highways officers. Due to local input during the course of pre-application discussion and consultation events we have reviewed both Garth Road and Latchmere Lane as secondary access points.

Garth Road is an potential access point. Its use as a secondary access could potentially create a short cut route through Latchmere House to Church Road. If Garth Road were to be used for access it would need to serve just a few of the houses to the west of the development site and not be connected through to Church Road. Even so there is concern that this route would adversely change the character of Garth Road which is a cul de sac. In addition there are a number of trees at the head of Garth Road which would need to be removed in order to connect through to Latchmere House. These trees are not in the ownership of Berkeley Homes.

Latchmere Lane is a more plausible secondary access point and Mayer Brown's studies show that it could function as a highway access point to the south of the house and on Latchmere Lane.



Potential secondary access route from Latchmere Lane

Public Consultation 1

Berkeley undertook a comprehensive programme of community consultation from April – September 2013. The consultation was undertaken in two stages, with immediate neighbours consulted in stage 1 and the wider community consulted in stage 2. The Statement of Community Involvement submitted with the planning application contains full details on all activities undertaken and feedback received, with team response to issues raised; a summary is provided below:

Stage one consultation activities

- Neighbour Workshop 16th April; interactive workshop on the early concept masterplan and understanding the site constraints and opportunities. 78 attendees
- Church Road (and neighbouring roads) residents meeting 24th June; meeting regarding proposed single access off Church Road. 55 attendees

Consultation Feedback -

- General consensus that the proposals respond well to the planning brief.
- Key topic of discussion was access, although the majority supported the concept of a single access off Church Road some were in favour of at least one other access.
- If a secondary access was to be proposed the majority supported no through routes.
- Preservation of the trees and open green space in general was welcomed, would want further detail on how these spaces will be managed.
- Many enquired about construction impact and management of the process.

Latchmere House April 2013

### 1. Berkeley

Berkeley is one of the UK's best known developers of new homes with a reputation for creating highly individual, high quality homes in carefully chosen locations. In 2011 the Berkeley Group were honoured to be voted Britain's Most Admired Company.

The Berkeley Group builds homes and neighbourhoods. We seek to create beautiful, successful places. We work together with other people to tackle the shortage of good quality homes. We make a lasting contribution to the landscape and to the communities we help create.

Our business is about place-making, not just house-building. We acquire land in the right locations. Then we create places characterised by the quality of their design, public realm, transport and access to jobs and amenities – the things we know people look for in somewhere to live.

This process depends on strong partnerships. Collaboration is key to our success. It helps us create high quality places that go on to become thriving communities. They can range in size from a development of twenty homes near a market town to complex, mixed-use urban regeneration schemes with over four thousand dwellings.

Berkeley is not a volume business; our model is based on adding value. Everything we set out to do is long-term. We rely on our balance sheet, keep our independence, and never gear the business. Berkeley has never made a loss since we were first listed in 1984.

- Building more high quality homes is good for everyone. This is how society delivers on the basic human right each person has to shelter.
- Housing also brings new investment and facilities to a community. It creates more jobs and helps fuel the economy.
- Britain needs to build 240,000 new homes a year just to keep up with demand. The shortfall is currently over 125,000 homes per annum.
- If we hit that target, it would not just give many more people the security of a home. It would create 437,000 new jobs in construction, 28,000 permanent local jobs, and add £46 billion a year to the UK's gross domestic product.

The Group were also ranked first in the 2011 NextGeneration Sustainability Benchmark category for the sixth year running and are industry leaders regarding sustainability.

#### Placemaking - the process

STAGE 1	Site Evaluation Potential Uses Constraints and Opportunities Review
STAGE 2	Work in partnership with the London Borough of Richmond upon Thames, the Royal Borough of Kingston upon Thames, local residents and groups and key stakeholders to create a framework for developing the site, taking on board concerns and opportunities.
STAGE 3	Work with architect and design team to create a concept masterplan and design concept for the site.
STAGE 4	Engage with local residents and stakeholders on the proposed design of the site. Review comments and input
STAGE 5	Develop proposals in response
STAGE 6	Submit detailed planning Residents notified of Council's statutory consultation - minimum 21 days to respond and comment
STAGE 7	Final planning submission consultation event - presentation of detailed proposals
STAGE 8	Seek planning committee approval
STAGE 9	Discharge planning conditions to allow construction to start on site
STAGE 10	Delivery of a sustainable, high quality development

CONSULT ENGAGE & REVIEW

Latchmere House April 2013

### 2. Planning Brief

Setting the Vision for the Site

Richmond and Kingston councils have jointly prepared a Planning Brief for the site to help guide future development on the site. This sets out a number of key elements that should be taken into consideration as part of any proposals including:

- Planning policy
- Land use
- Heritage and conservation
- Open space
- Ecology
- Transport and access
- Urban design
- Density
- Scale and massing
- Sustainability

The Councils' Vision

This is an important site in an exceptional location, bordering Ham Common and Richmond Park, partly within the Ham Common Conservation Area, including a Building of Townscape Interest. Development should respond to the local character of the surrounding areas and deliver a mix of uses including a range of high quality family housing and affordable homes compatible with the local landscape and local character. The development should be of exceptional design quality respecting local character, sustainable in its construction and delivering appropriate community infrastructure and open space.

Consultation

The councils have undertaken a thorough consultation exercise regarding the Latchmere House Planning Brief, with an initial public meeting held on the 17th October 2012 followed by a further meeting held 30th January 2013. Kingston adopted the Brief on the 14th March 2013 and Richmond formally adopted the brief on the 4th April 2013 so it is now a material consideration for any planning application.

The consultation raised some key concerns from local residents groups which will also play a key part to inform the development solution for the site - these included:

- Traffic, parking and access
- Impact on surrounding residential properties
- Retention and refurbishment of Latchmere House
- Impact on local infrastructure

Latchmere House April 2013

### 3. Site & Surroundings

Scale & Mass of Existing Buildings

Constraints & Opportunities

Latchmere House April 2013

### 4. Emerging Design Strategy

July 2013

### Current Proposals – New Homes: Materials & Elevations

The houses take their inspiration from the wider Ham Common area, and are a traditional Georgian style. There will be a variety of building types and sizes across the development, ranging from terraced houses, semi-detached and detached units. The majority of the houses will be two and a half storeys high.

The key materials are:

- Brick
- Sash-style windows
- Clay tile and re-con slate roofs
- Dormers

The architectural detailing continues the Georgian inspiration, and includes feature brick string courses, full arch brick lintels to the windows, and banding to the roof parapets.

Window detail  
Brick roof & parapet detail  
London Stock Brick  
Elevation of Semi Detached Houses  
Street House

Latchmere House

July 2013

### Masterplan (Option 1 – Current Masterplan)

Latchmere House

July 2013

### Development Considerations

Constraints & Opportunities

Previous Concept Diagram

The diagram above sets out some of the key constraints and opportunities of the site.

This is the concept masterplan that was displayed at the consultation event held on the 16th April 2013.

Constraints:

- Access
- Open Space
- Trees
- Neighbouring residential properties
- Applicable planning policy

Opportunities:

- Reinstatement of the setting of Latchmere House
- Semi rural character
- High quality low density housing
- Improved permeability

Latchmere House

July 2013

### Alternative Secondary Vehicle Access Options

Vehicle access to the site is a key issue which has been raised throughout the consultation process. We've discussed this in detail at two public consultation events prior to this event which has allowed us to gain an understanding of the key concerns of local residents.

We want to hear your views on the other secondary access options which are set out below in addition to the current vehicular access from Church Road which will be maintained.

These were both considered as part of the planning brief as potential vehicular access points.

Option 2: Church Road plus Latchmere Lane

Option 3: Church Road plus Garth Road

Latchmere House

Stage two consultation activities -

Public drop-in event 6th July; presentation of the proposals including options for secondary access. 128 attendees

#### Consultation Feedback

- Would like to have seen community use on site – i.e. using Latchmere House.
- Several questioned the location of the playground as do not feel that the entrance to the scheme is the right location – concerned about encouraging people to loiter and think that the green should be a village green only i.e. with a pond and landscaped.
- Concerned about density and increased population in particular the impact on local schools which are already oversubscribed.
- Green space is too heavily weighted to the north of the site (near large existing common) should have some further to the south – also feeds into density concern.
- Many commented on the pedestrian access to Tudor Drive shops via Anne Boleyn's Walk as positive – encouraging pedestrian connections
- Would like to see more cycle connections.
- Many are very positive about the architecture – one or two would like to see a more modern approach.
- Concerned about privacy and overlooking impact on Latchmere Close properties.
- One questioned who would maintain the open spaces.
- Entrance – couple of people were concerned about proposal to restrict access on the prison side of the green therefore forcing cars to travel down the other side which is a private road – residents concerned about impact on maintenance and who would pay.
- Trees – do not want to see them removed (non-TPO). In particular the trees that border 1,3,5 Garth Close should be retained as they create a natural boundary.
- Some people commented that they consider visitor parking on Garth Road an issue
- Road barriers – several noted that they do not want these as they are unsightly and cause social division (gated development)



## Local Authority Consultation

### Consultation Feedback -

There have been a number of pre-application meetings held with both local authorities that have taken place during the design process – key meetings are set out in summary below

- 19th October 2012: Initial pre-application meeting with both councils' development teams;
- 25th January 2013: Meetings to review draft Planning Brief;
- 18th April 2013: Pre-Application meeting (timed to coincide with the public consultation event);
- 15th July 2013: Preliminary Affordable Housing meeting;
- 29th July 2013: Pre-Application Meeting;
- 24th September 2013: Pre-submission briefing meeting;
- 18th October 2013: Amended scheme briefing - LBR
- 31st October 2013: Amended scheme briefing - RBK

It became clear at the meeting held shortly before the intended submission in September 2013 that the initial proposed scheme of 73 units was not in line with planning officers' aspirations for the site with particular reference to housing density and on site affordable housing provision.

Following the meeting the design team then revisited the scheme to establish the maximum amount of affordable housing the scheme could financially deliver on site, whilst maintaining the overall masterplan concept which preserved open space, enhanced the setting of Latchmere House whilst responding to the surrounding urban grain.

This scheme is being submitted alongside the 73 unit scheme and both solutions are appropriate forms of redeveloping the site.

# Design Development

## Constraints and Opportunities

The site has numerous constraints:

- Edge of Ham Common Nature Reserve
- Partly within a Conservation Area
- Several TPO'd trees
- Limited vehicular access opportunities
- Straddles the boundary between two boroughs
- Surrounding residential properties

The site has several opportunities:

- Removal of unsightly prison buildings
- Removal of unsightly 4m high security fence
- Removal of unsightly concrete boundary walls
- Public realm improvements
- Improving the setting of Latchmere House
- Restoring Latchmere House and returning it to residential use
- Creating a sense of place
- Increasing the amount of green space



Site Context

The key points driving the concept are:

- Latchmere House the focus at the heart the scheme
- Open up and frame views to Latchmere House
- Improve the landscape setting of Latchmere House
- Create a new public green on Latchmere Close
- Create a sense of arrival to the site with a new gatehouse
- Open up new park land to the south west for public access
- Create pedestrian routes through the site
- Create streets and a sense of place
- Back to back gardens to protect amenity and privacy



# Design Development

## Proposed Pedestrian Access Routes

Three new pedestrian routes have been proposed and approved by the Secure by Design officer. The two key new proposed links are via Garth Road and also Anne Boleyn's Walk/Latchmere Close. The Garth Road link connects the south east of the site to the surrounding residential area with a pedestrian and cycle route. The link via Anne Boleyn's Walk/Latchmere Close to the south west of the site provides a pedestrian route. The third route via Latchmere Lane will provide a pedestrian and cycle access.



Garth Road

It is proposed that the eastern pavement is extended to provide a pedestrian route through the site from the south. Garth Road also makes an convenient cycle route through the site and can provide a 2m wide two way path.



Latchmere Close

A pedestrian route from Latchmere Close is proposed which provides permeability to the north and allows a pedestrian short cut to the shopping parade on Tudor Drive. The pathway is a minimum of 2m wide and will have low level lighting for security at night. During the day No.8 Ann Boleyn's walk provides a level of passive surveillance over the pathway.