

Design Development

Proposed Masterplan - February 2013

This second iteration was presented to Richmond and Kingston in February 2013. The creation of a new village green and removing development from the rear of Latchmere House was praised. Conservation and Urban Design commented on the 3 houses on the approach to Latchmere House, and suggested a better approach would be a pair of gatehouses to frame the view. We were also encouraged to move Latchmere House parking to the north of Latchmere House, and to return the south to garden and parkland.

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:
62 Houses and 8 Apartments
19.8 DPH

Parking: 118 spaces



Design Development

Proposed Masterplan July 2013

This third iteration was presented to Richmond and Kingston in July 2013. The approach to Latchmere House is framed by a pair of gatehouses. The parking area is moved to the front and screened with a parterre garden. To the south of Latchmere House the garden is restored with terraces and a formal lawn. On Latchmere Lane a more informal parkland, including the TPO'd trees, is opened up to the public. Latchmere House is the focal point at the eastern end of the new avenue, whilst at the western end a new double fronted house with central gable terminates the view along the avenue.

This iteration also illustrates a vehicular link to Latchmere Lane for reasons discussed earlier. Officers indicated a preference in design and conservation terms not to have vehicular access routed past the house to Latchmere Lane, albeit in this masterplan proposal the access route is design so as to be appropriate in the context of the house.

There has been detailed analysis of this route and there are no highways issues with its delivery. In terms of design it would be sensitive to the setting and surfaced and treated as an estate road, drawing inspiration from those in Richmond Park.



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




Proposed Masterplan September 2013

This proposed masterplan provided a range of 3, 4 and 5 bed family homes, in addition to eight apartments in the refurbished Latchmere House.

The masterplan incorporates the main features established in the design development section, principally -

- Houses framing the village green to the north of the site.
- A pair of 'gatehouses' framing the approach towards Latchmere House.
- The preservation of green space and new pedestrian connections to the south east of Latchmere House.
- A north-east to south-west axis terminating at Latchmere House itself
- Pedestrian connections stitching the proposal into the existing street layout at Garth Road.

The breakdown of unit types and sizes is outlined below.

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Design Development

Sketch Perspectives

These early stage sketch perspectives provide a concept for the look and feel of the scheme as a whole. Traditional materials: London stock brick, slate roofs and timber windows provide a simple pallet of materials. The perspectives describe a journey through the site:

Approaching the site from Church Road passing the new village green on the right and mature woodland on the left. The village green is framed to the south by two new terraces of houses with landscaped front gardens and entrances doors addressing the street. This terrace completes the framing of the square together with the existing properties on Latchmere Close. A pair of 'gatehouses' frame the view to Latchmere House itself.



Development sketch of view across Latchmere Green towards Latchmere House



Development sketch of view west along avenue

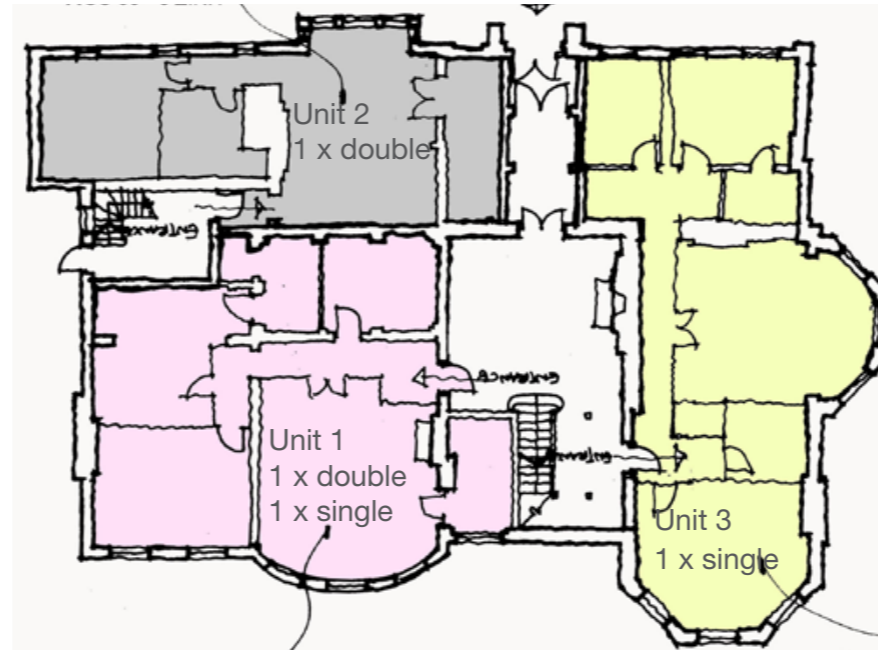


Development sketch of view past 'gatehouses' towards Latchmere House

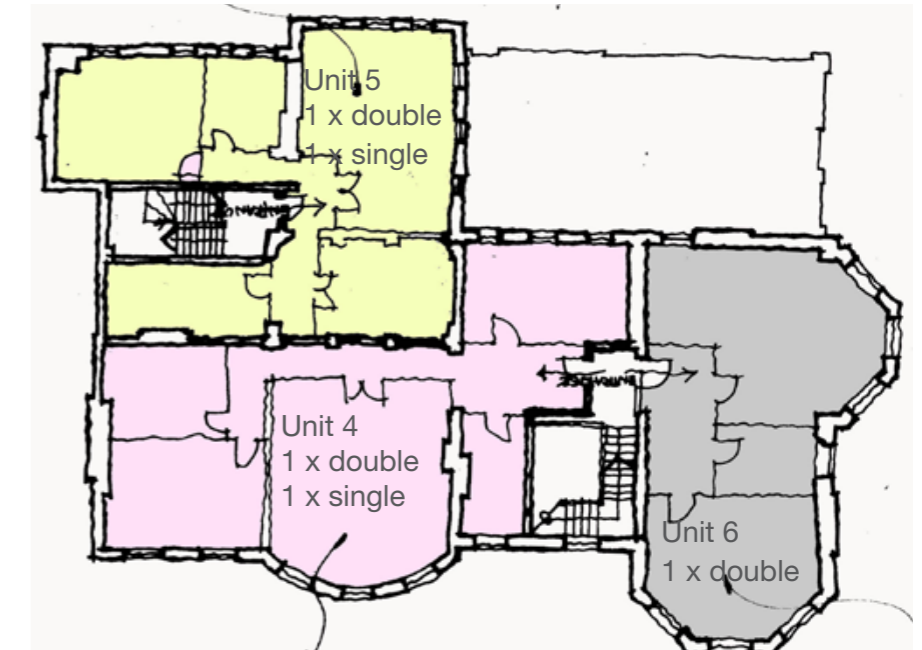
Latchmere House - Initial Concept

Latchmere House lends itself to conversion to residential apartments. Our initial proposals were to convert the house into 7 or 8 large apartments utilising the existing main staircase and the service stair.

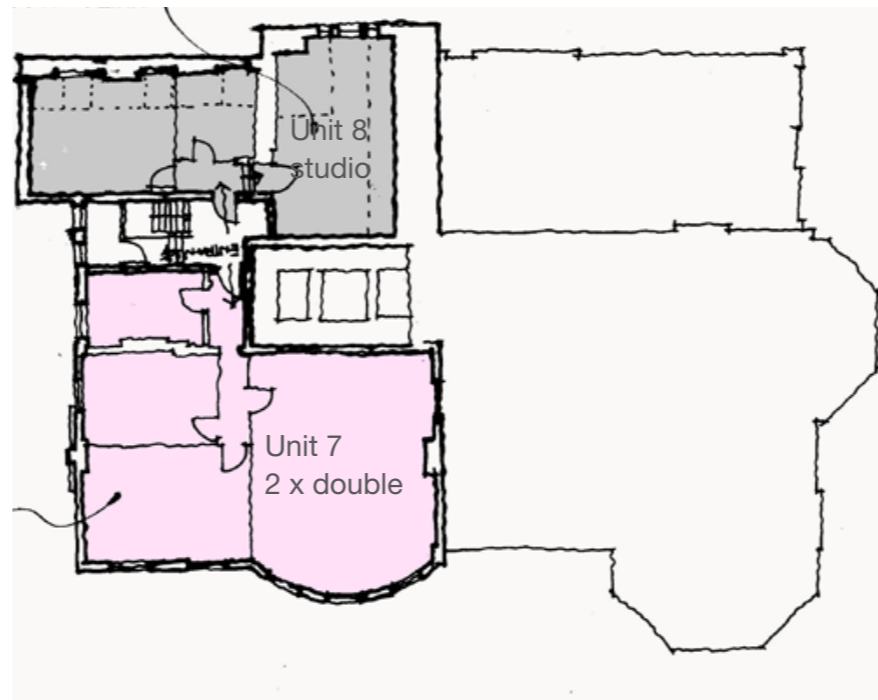
We met in October 2012 with Richmond's principle conservation officer who welcomed the restoration of the building and its use for residential apartments. The officer identified three reception rooms on the ground floor which she wanted key features retaining and ideally did not want the existing grandeur lost. The existing lightwell was also identified as a feature which should be retained if possible. Otherwise the approach illustrated on this page was welcomed.



Ground Floor Plan



First Floor Plan



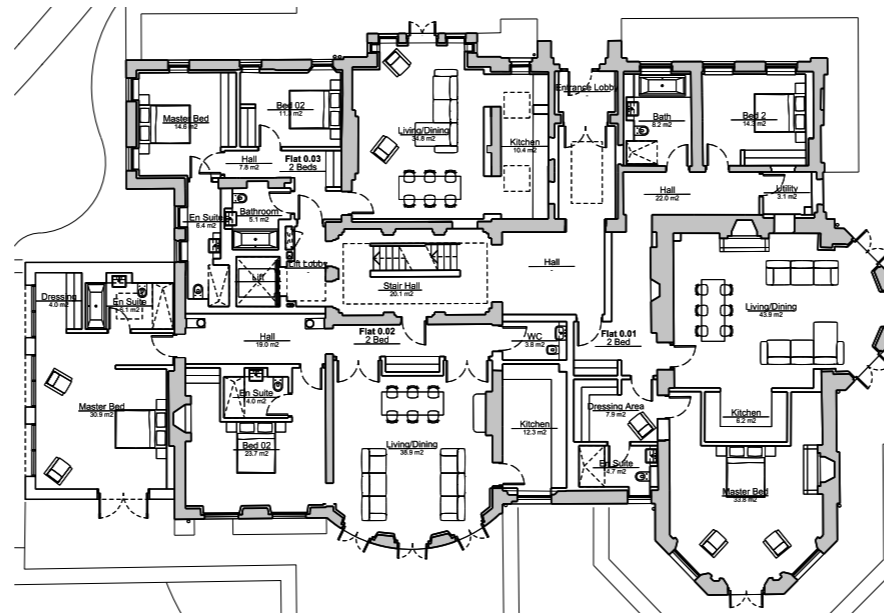
Second Floor Plan

Design Development

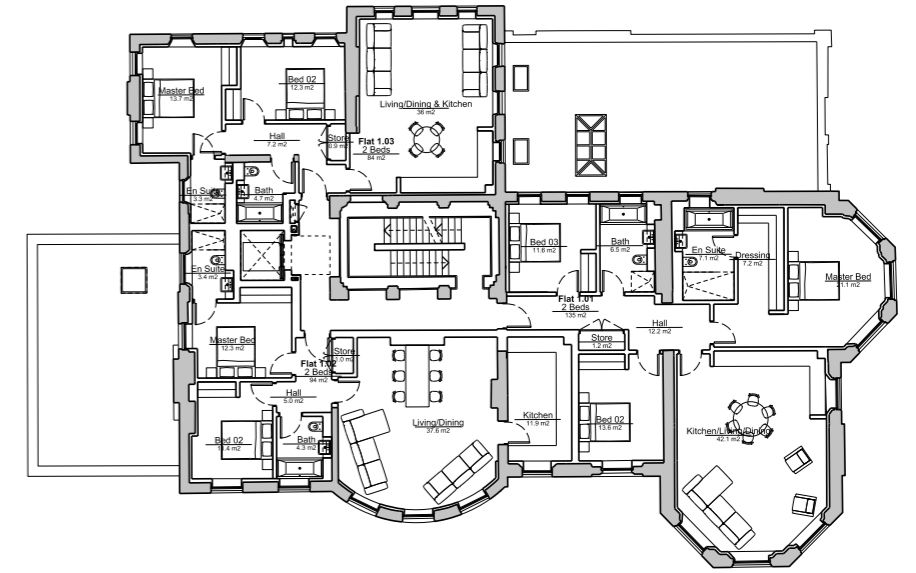
Latchmere House - Design Development

Following a further meeting with Richmond's Conservation Officer and also extensive design development with a number of options reviewed, our third and final iteration seeks to address all the historic building concerns as follows:

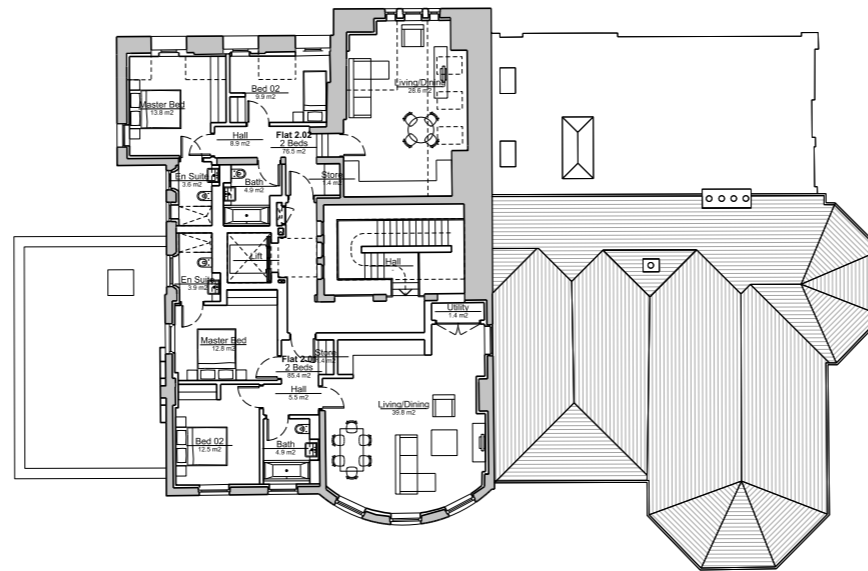
- Minimise internal structural alterations
- The three large reception rooms and their key features retained intact with inserted bathrooms designed as freestanding to minimise disruption of existing fabric
- The later poor quality reproduction main staircase removed
- A new staircase proposed.
- An 'orangery' style extension to the west elevation in the location of a previous extension
- The orangery provides animation on an otherwise blank façade
- Windows reinstated where bricked up
- Traditional timber windows proposed to replace the PVC units
- Much improved landscape setting to Latchmere House as described in later chapters



Ground Floor Plan



First Floor Plan



Second Floor Plan