

Landscape

Landscape Strategy

The landscape strategy for Latchmere House responds to the setting of Latchmere House, areas of existing open space and trees, and to the suburban nature of the site, maximising the areas of open space and landscape features.

There are five key landscape character areas within the proposed development, outlined on the adjacent plan. These character areas contribute to the place-making of the proposed development and create a 'journey' through the space.

The proposed development is located along a central road with houses fronting the road, providing a strong streetscape, which incorporates street trees, hedge and shrub planting. The majority of the existing trees have been retained and incorporated into the green infrastructure, contributing to the landscape character. The areas of public open space include an extension to Ham Common which is adjacent to Latchmere House, and the Village Green where the play area will be located. There will also be a pocket of open space, which will prevent vehicular access, through the site.

The sustainable drainage strategy has been designed to be incorporated into the landscape scheme, with the use of permeable paving, a large shallow detention basin in the Village Green and a drainage ditch to the perimeter of the Latchmere House. The swale has been designed to be planted, creating an attractive landscape feature for the setting of Latchmere House. The proposed development has also been designed to connect with the local area, with direct, accessible pedestrian and cycle way links.



Legend

	Existing trees		Public realm		Granite sett rumble strip
	Proposed trees		Swale		Feature paving flags
	Shrub planting		Bitumen macadam road/footways		Gravel surface dressed paths/road
	Hedge planting		240 gauge block paving		Play area
	Climbers to fence		160 gauge block paving		Metal estate railings
	Private realm		Permeable block paving		Brown roof

Latchmere House - Landscape Vignette

The landscaping to Latchmere House is illustrated on the landscape vignette. The front of the building has been designed with a formal garden responding to the architecture and creating an attractive feature when entering the proposed development. This garden is animated with formal shrub beds and a central water feature and seating area.

The perimeter of Latchmere House incorporates private terraces with railings and hedge treatments to provide a secure space. These terraces overlook the lawns and extend towards the adjacent area of public open space.

There is a discrete divide between the grass area for Latchmere House and the adjacent public open space, with the use of metal estate railings and a planted swale, part of the drainage strategy



Quercus robur



Magnolia 'Susan'



Parterre garden








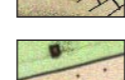






Metal estate fencing



Water feature

Legend

-  Existing trees
-  Proposed trees
-  Shrub planting
-  Hedge planting
-  Private realm
-  Public realm
-  Feature paving flags
-  Gravel surface dressing
-  Water feature
-  Metal estate railings
-  Timber posts
-  Swale



Latchmere House landscape vignette v2

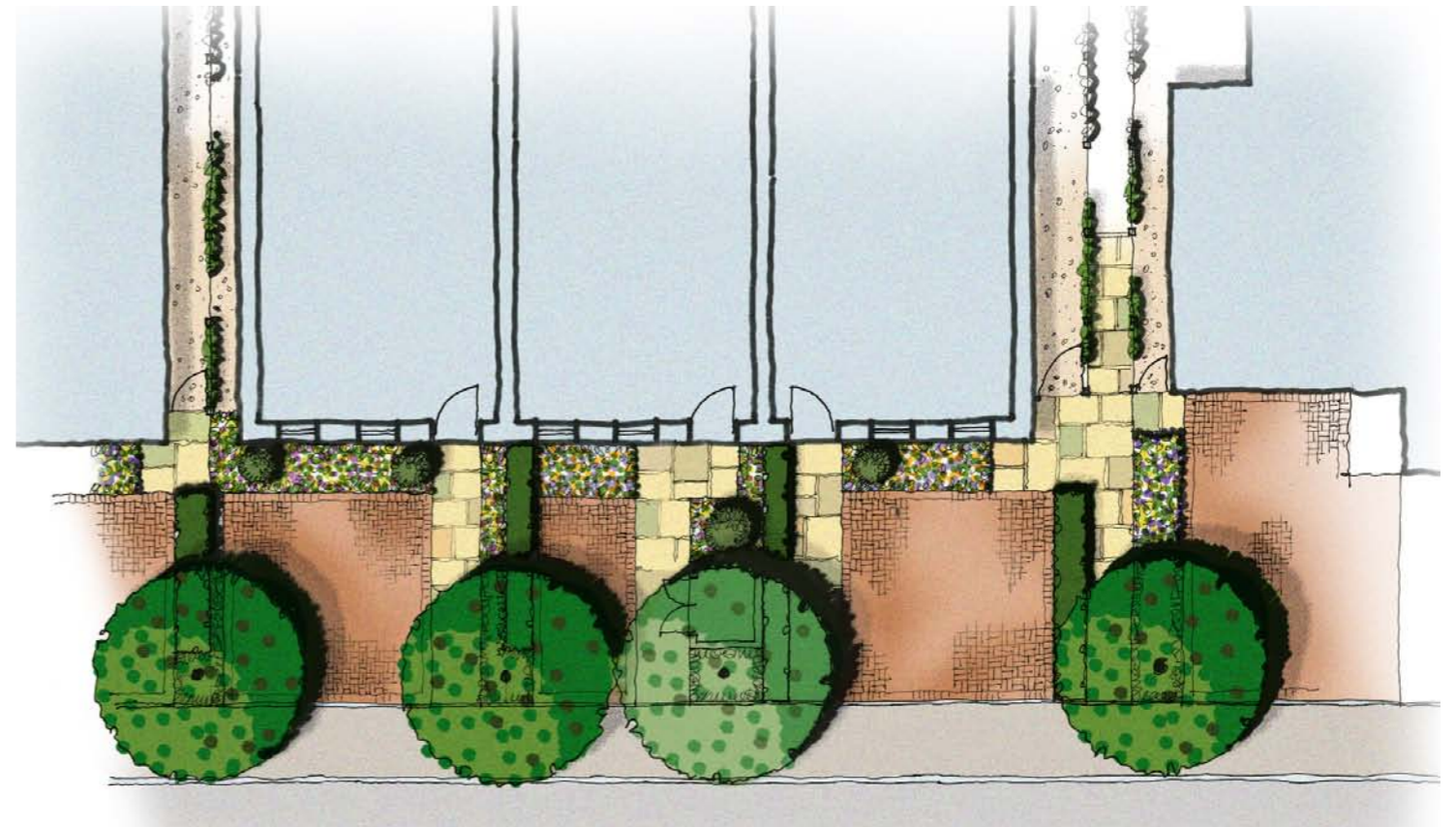
Landscape

Street Scene - Landscape Treatment

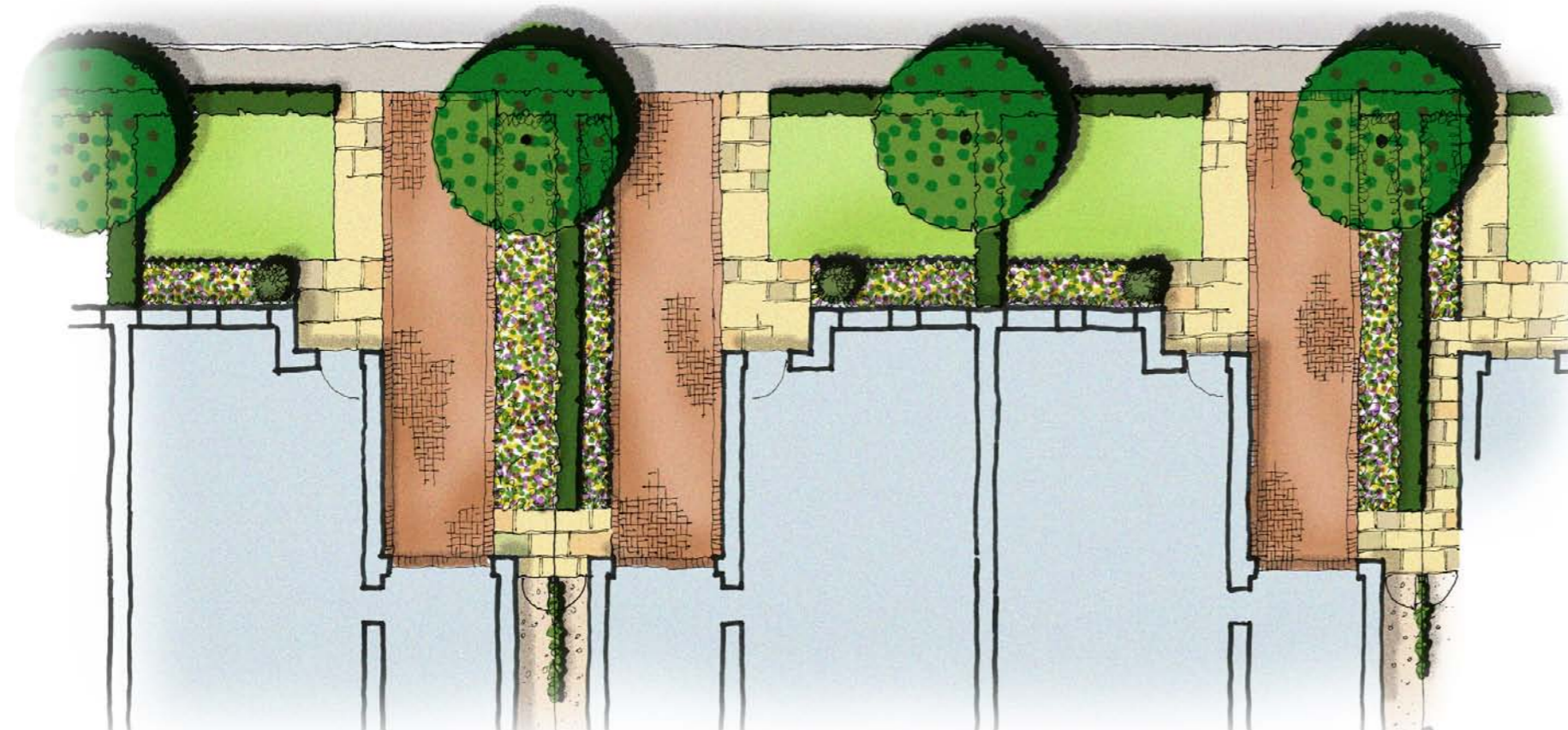
The street-scene has been designed to respond to the local planning guidance: London Borough of Richmond upon Thames and Royal Borough of Kingston upon Thames SPG - Front Garden and Other Off Street Parking Standards, which sets out guidance for the design of front gardens to preserve the Borough's unique character.

The style of the landscape treatment to the front gardens are shown on the illustrative Landscape Vignettes. Street trees and hedge planting have been maximised to break the areas of drive, and also to define each front garden. Where possible front lawns and shrub beds have been added to soften the areas of hard standing and provide an attractive outlook.

A feature paving flag has been used for the paths to the front doors and a tegula block paving for the driveways, these are different materials to the road. For the mid terrace properties timber bin stores have been discretely incorporated into the front garden landscaping.



Illustrative landscape vignette - Type D1



Illustrative landscape vignette - Type C1

Play Strategy

The proposed development provides a play area on the Village Green, an area of 1,294sqm of informal open space. This is located adjacent to a row of houses which front the space to provide natural surveillance.

The play area will be designed to use natural landscape elements and pieces of play equipment to create a playable space, whilst providing an attractive landscape for the whole community to enjoy.

This area of open space also supports part of the sustainable drainage strategy with a large shallow detention basin across the majority of the open space.

This change in level provides the opportunity for the play area to use the slope for play elements, such as a contour slide. Play space suitable for all ages but with equipment/features targeted at younger ages (0-5 and 6-11).



Hollow timber tree trunk



Grass slopes providing opportunity for rolling



Play log for climbing and balancing



Timber stepping sliced logs



Contour slide



Cluster of boulders providing an area for seating and informal play

1,300sqm Informal Open Space

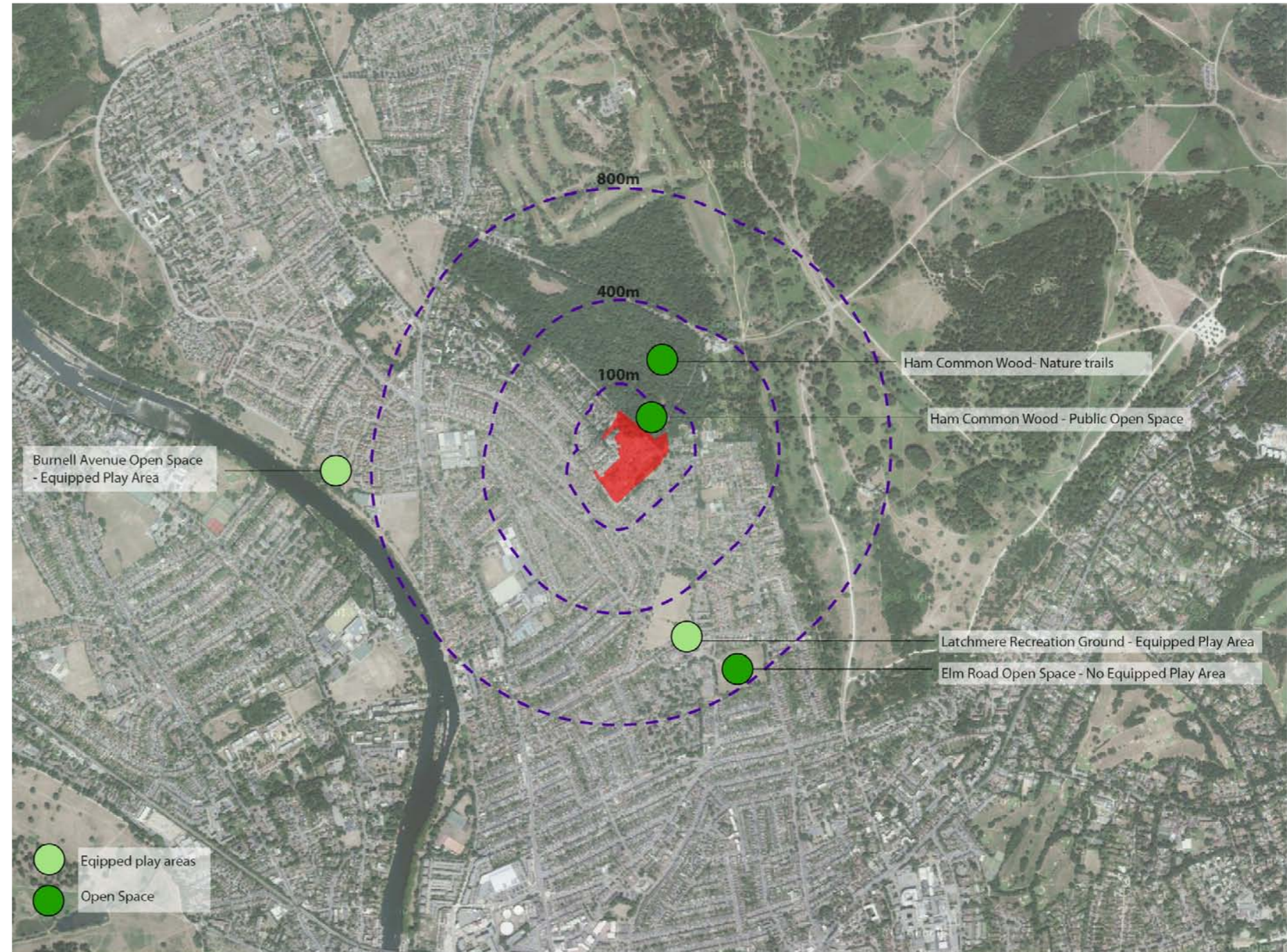
Play Area Location Plan



Landscape

Play Area Analysis

This play analysis diagram provides an overview of the equipped areas of play and the area of open space within the 100m, 400m and 800m of the site.



Landscape Palette

The proposed development provides a landscape palette, which responds to the local area, with the use of high quality materials to provide an attractive landscape. These include feature paving flags to private paths to front doors and tegula block paving to the driveways. A permeable block paving treatment will be applied to the secondary roads to create a change in character and hierarchy to the road.

The tree strategy location plan on the following page shows the categories for the proposed trees. The key features include an avenue of street trees along the road, specimen feature trees around Latchmere House and parkland style trees within the areas of open space.

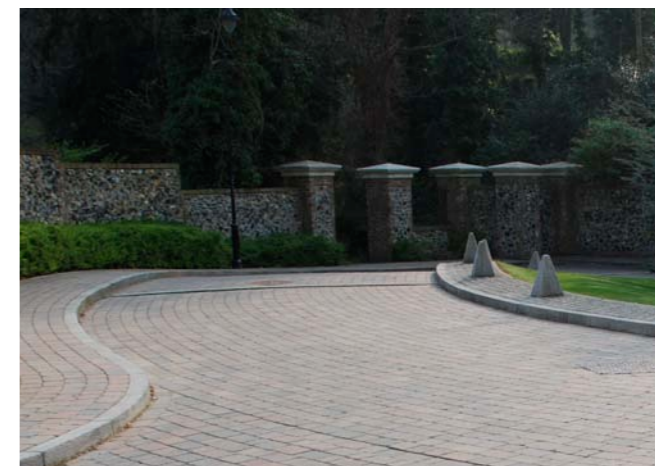
Pyrus calleryana 'Chanticleer' has been specified as the street tree because of its form and nature. It is one of the earliest trees to leaf, flower (white) and holds its leaves well into late autumn. It is also a fastigate growing tree 7-10m tall and 4-5m wide so does not require pruning.



Permeable block paving



Feature paving flags



Tegula block paving



Granite sett rumble strip



Gravel surface dressed paths

Landscape

● Latchmere House Trees



Acer platanoides 'Globosum'



Magnolia Grandiflora



Magnolia Grandiflora



Magnolia 'Susan'

● Street Trees



Pyrus calleryana 'Chanticleer'

● Open Space Trees



Acer campestre



Quercus robur

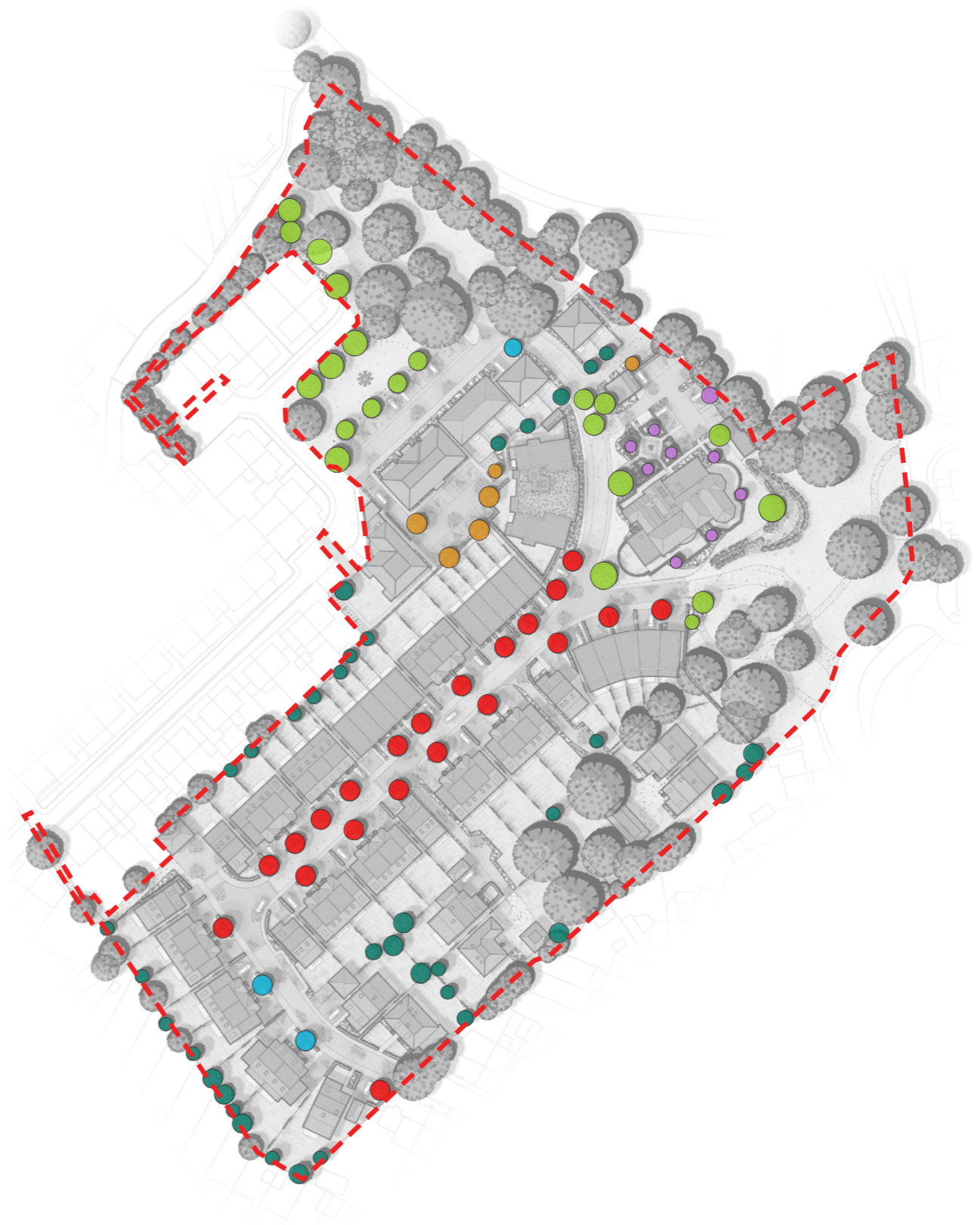


Carpinus betulus



Betula pendula

Tree Location Plan



Access

Vehicle Access

Vehicle access to the site is provided via the existing access way from Church Road and a second access route from Latchmere Lane

Refer to Mayer Brown's transport assessment.

Pedestrian Access

To improve permeability through the site, as suggested in the development brief, additional pedestrian connections are made through the site into Garth Road, Latchmere Close and Latchmere Lane.

Cycling

Cycle storage is provided in line with Code for Sustainable Homes requirements and Richmond and Kingston policy requirements. The flats in blocks A, B and C are provided with 36 spaces in total as per Code for Sustainable Homes and Richmond local policy. All other houses and the Latchmere House apartments are provided with two cycle spaces.

The houses are provided with either cycle racks with the garage or a secure cycle shed within the garden. Latchmere House and the affordable housing blocks have secure communal cycle storage areas.

Refuse

As both boroughs operate kerbside collection the majority of the houses will have bin storage to the rear of the property. Mid-terrace units will have a hardwood bin store located within the front gardens integrated into the landscape design.

The nine houses located adjacent to the south eastern boundary will have refuse collection points which comply with Kingston council's refuse collection requirements and reduce the visual impact within the public realm. Refer to drawing BKH06_P_301.

Latchmere House and the affordable housing blocks (A, B and C) have communal bins stores located for ease of access for residents and ease of collection.

Part M

All houses and public areas within Latchmere House have been design to provide level access and are fully compliant with the requirements of Part M of the building regulations.

Sustainability

A full Environmental and Sustainability Assessment has been prepared by Hoare Lea and accompanies this submission.

In summary:

- The site is a brownfield site.
- The houses have been designed to achieve Code for Sustainable Homes Level 4.
- The design of the houses has followed the London Plan Energy Hierarchy in order to focus on passive energy efficiency measures including good fabric thermal properties, good air tightness and energy efficient heating.
- Masonry from the existing buildings will be crushed on site and used as hardcore for the new development to minimise removal of material from site.
- Stormwater attenuation is provided by a combination of permeable paving and infiltration zones integrated into the landscape. Surface water drainage on site will discharge via infiltration into the ground as part of a SUDS strategy.
- Materials used in the construction of the buildings will be responsibly sourced, hardwearing and low maintenance reducing long term energy costs.

Secured by Design

The scheme has been designed with security in mind, and shall be Secured by Design compliant.

The key security strategies include:

- All units are designed to comply with the requirements of Secured by Design.
- Pedestrian permeability and natural surveillance of routes and open areas;
- All streetlighting is to be white LED with good colour rendition.
- External security lighting to be dusk to dawn.
- Bin & cycle stores are secure and lockable.
- Rear garden access is secured with key operated access.

Lifetime Homes

The new homes will be built to Lifetime Homes standards, which mean they will offer excellent levels of accessibility from day one, with the flexibility to adapt to residents' changing mobility needs.

Lifetime Homes standards were developed in the 1990s by the Joseph Rowntree Foundation and Habingteg Housing Association and are emerging as the leading benchmark for accessible housing design. To quote the Lifetime Homes website, the standards:

“are all about flexibility and adaptability; they are not ‘special’, but are thoughtfully designed to create and encourage better living environments for everyone. From raising small children to coping with illness or dealing with reduced mobility in later life, Lifetime Homes make the ups and downs of daily living easier to manage.”

The standards address the 5 principles of inclusivity, accessibility, adaptability, sustainability and good value and are assessed against 16 criteria.

The 16 criteria cover:

1. Car parking width
2. Moving from the parking space to the home
3. Approach to the home
4. Entrances
5. Communal stairs and lifts
6. Doorways & hallways
7. Space to turn and move around
8. Living room
9. Convenient bed-space
10. Accessible WC and potential shower
11. Bathroom walls
12. Getting upstairs - possibility for stair lift and future through floor lift
13. Getting between bedroom and bathroom - potential hoist
14. Bathroom layout
15. Windows
16. Sockets and controls

Whilst Lifetime Homes standards are driven by the need to improve accessibility for people with limited mobility, the flexibility of a Lifetime Home also makes them attractive to young families. The carefully planned spaces work as well for a parent, child and buggy as they do for a wheelchair user.



Appendix:
Outbuilding Retention Study



Latchmere House, Kingston-upon-Thames Outbuilding Retention Study

prepared by **MAA** Architects

for **Berkeley**
Designed for life

initial issue
07th June 2013

Introduction

Existing Aerial Perspective

Berkeley Homes are proposing to redevelop the site of Latchmere House to provide a high quality residential scheme. Latchmere House is locally listed and the current proposals allow for its retention, restoration and conversion to apartments. The purpose of this document is to analyse in detail two outbuildings identified by the conservation officer at LBRuT as potentially being worthy of retention.

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 later in this document, though these are less profound than for building one. The location of this building is far from ideal, and if it is to be retained a total rethink is required for the approach road and two possible options are sketched within this document, each with implications for the setting of Latchmere House.

