

Pre-application Proposal

We met with Richmond and Kingston planning departments on 16th April and presented the draft masterplan included on this page. The main comments were as follows, and mostly came from the conservation officer at LBRuT:

- Did not like the 3 houses to the north of the entrance drive as it was felt they did not enhance the setting of Latchmere House
- Suggested a pair of gatehouses would frame the entrance and view of Latchmere House
- Felt the car parking to Latchmere House should be to the front of Latchmere House to allow the rear to be reinstated as a formal lawn
- An extension to the south of Latchmere House could be considered as this elevation lacks interest and from historical photos used to have an extension



Key

- A. 4 Bed House
- B. 4 Bed House
- C. 4 Bed House
- D. 4 Bed House
- E. 5 Bed House
- F. 5 Bed House
- Latchmere House, refurbished as apartments

TOTAL of:
62 Houses and 8 Apartments
19.4 DPH

Site Pictures of Building One

The original building is 'L' shaped in plan form, two storey in height and gable ended. The ground floor construction is brick, the upper floor timber frames.

The building has been extended on three sides with single storey flat roofed and 'lean to' structures.

The brick work has been painted, a metal external access stair added and metal windows inserted in the 1930s.



1. North-West View



2. West View



3. Elevated Western View



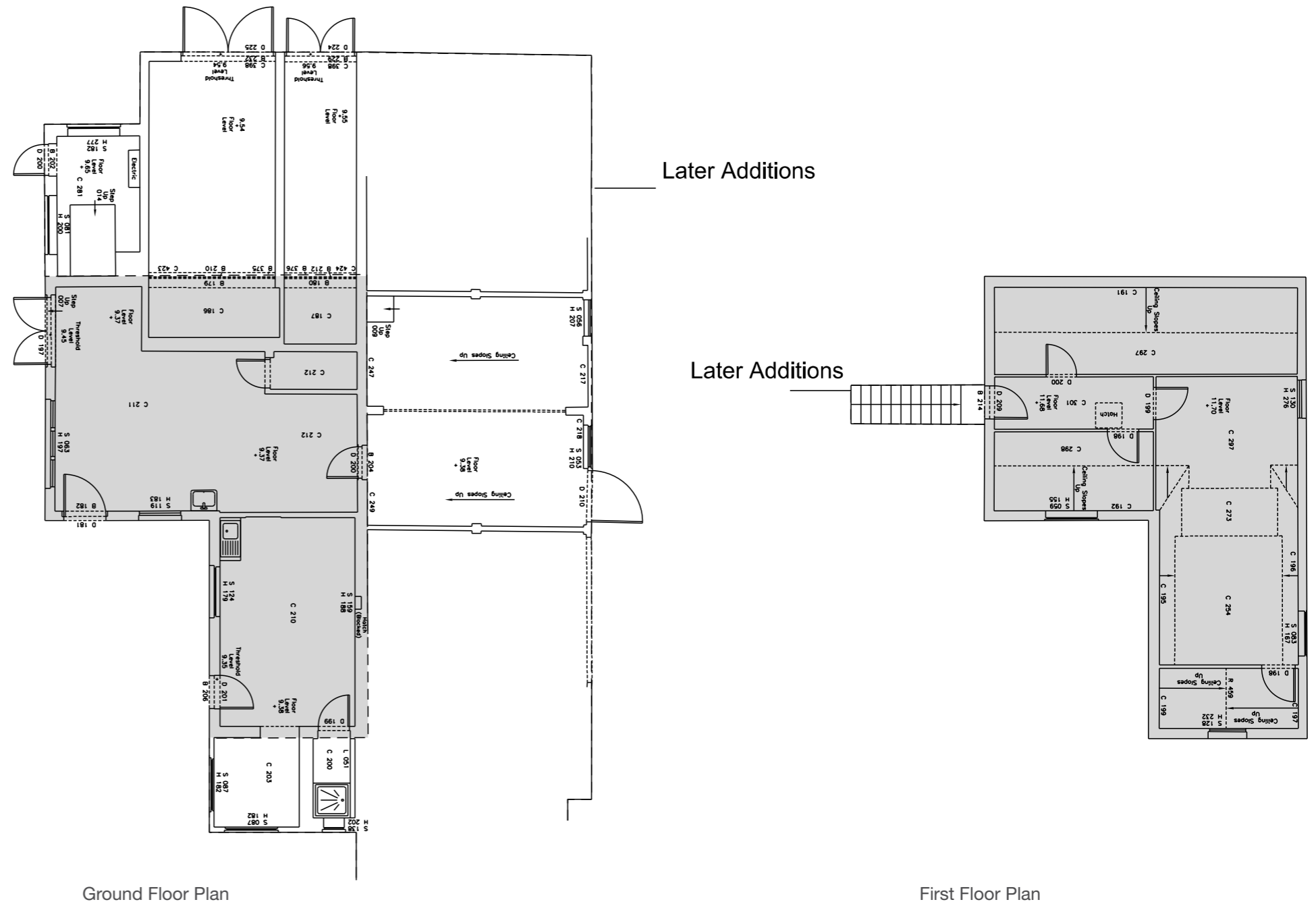
4. Southern View

Building One - Existing Plans

The original building footprint is shown toned in grey. At ground floor the original building is surrounded on 3 sides by extensions.

Openings have been cut into the ground floor walls to connect the extension to the existing building.

New walls have been constructed internally and existing staircase or features removed.



Ground Floor Plan

First Floor Plan

KEY

Original Structure

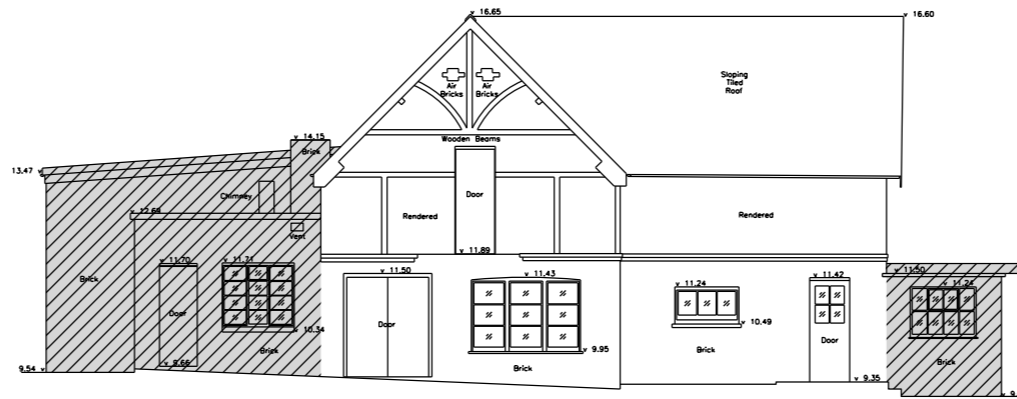
Building One - Existing Elevations

The hatched areas show later extensions – around 45% of the original elevations are obscured. RSK have surveyed the condition of the existing building which is summarised here:

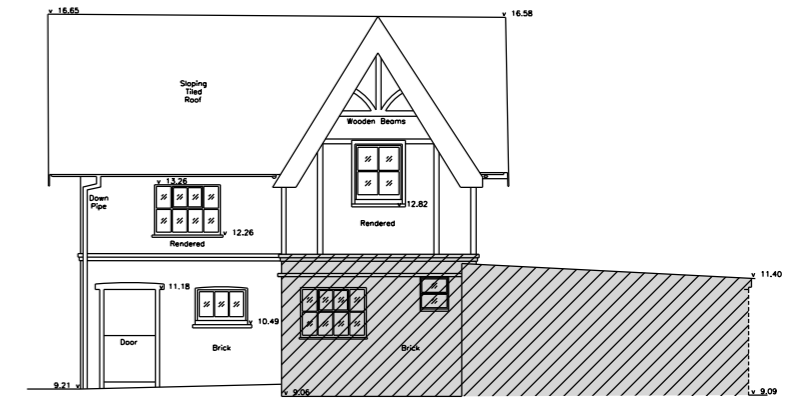
'The original structure has obviously gone through various additions. However the main roof, with its timber framed walls with masonry infill on the first floor, has lost its structural integrity and it will not be cost effective to improve on the integrity.'

Some items to be carried out are :

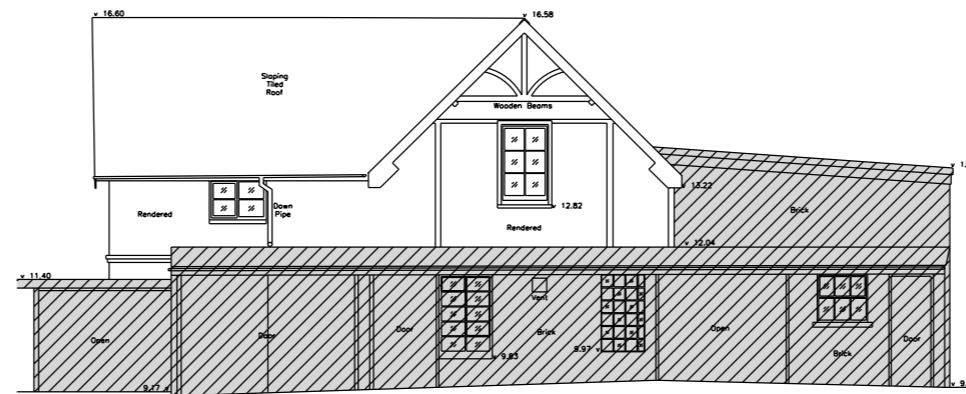
1. New roof required with new structural members to comply to the current codes of practices
2. First floor wall would require virtual rebuilding.
3. Ground floor walls require strengthening/rebuilding
4. Lintels require to be replaced
5. Ground floor slab required to be rebuilt
6. Ground floor to ceiling height not adequate if there is any alterations to the floor
7. First floor timbers need strengthening and tying into external walls.'



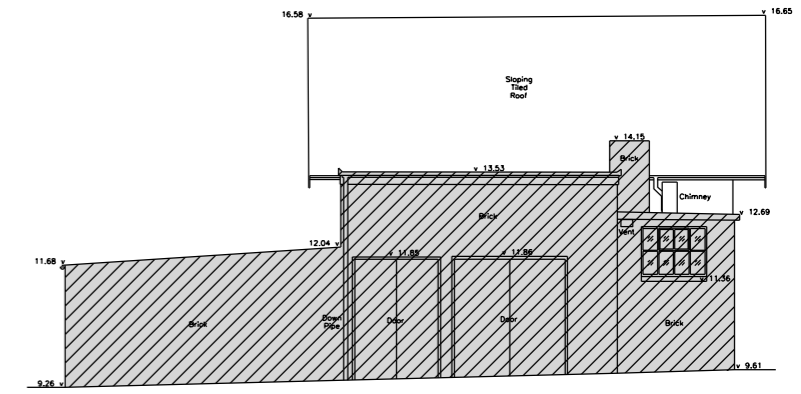
Elevation 1



Elevation 2



Elevation 3



Elevation 4



KEY



Later Additions to Building

Site Pictures of Building Two

The conservation officer at LBRuT has identified the two storey brick building with its hipped roof as potentially worthy of retention.

The building has been substantially surrounded by later extensions so that limited fabric is visible externally.

Internally the building has been gutted, large openings formed to connect with the extensions and a wide concrete staircase inserted.



1. South-West View



2. Western View



3. Eastern View from rear of additional buildings



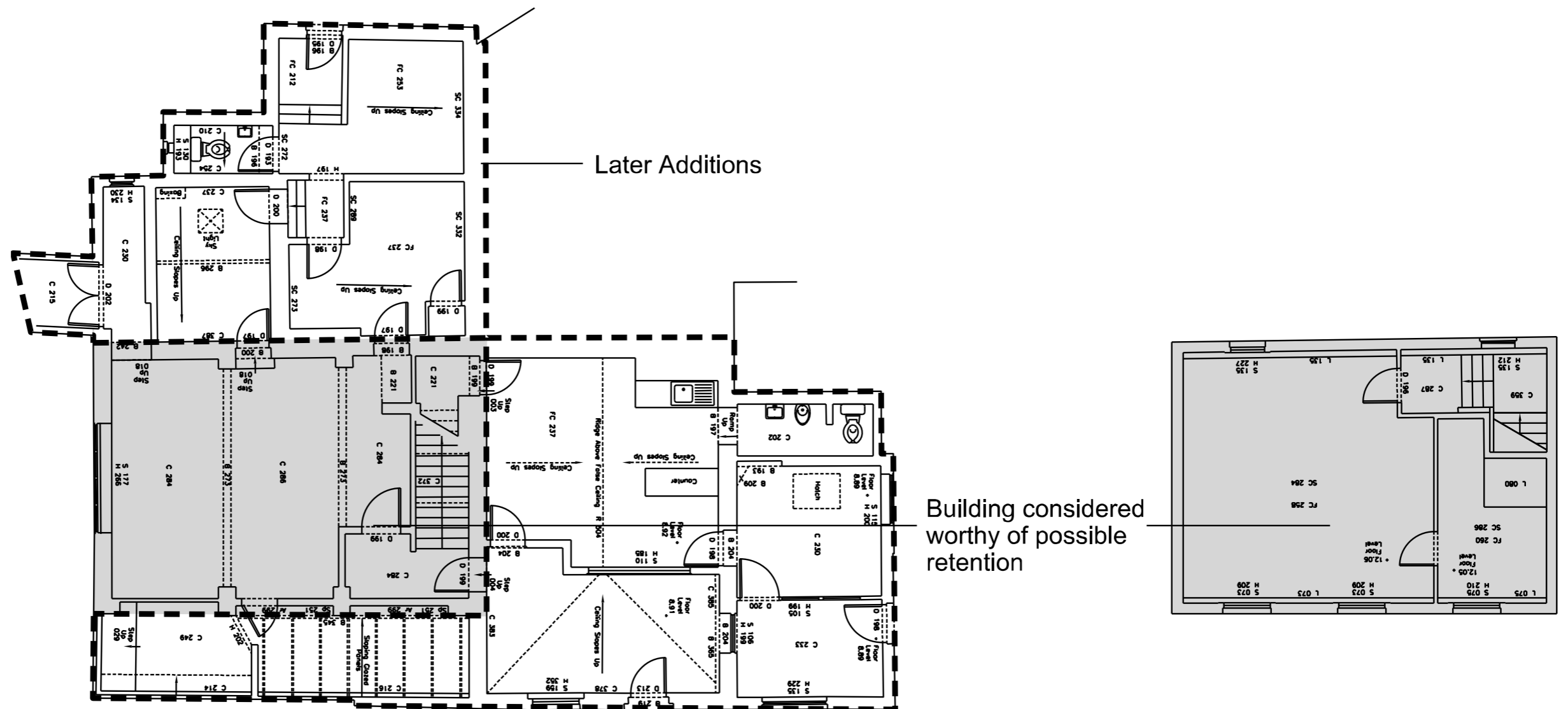
4. Western View from rear of additional buildings

Building Two - Existing Historic Building Floor Plans

The identified building is shown greyed out on the plans below. The building is surrounded on 3 sides by later extensions. The original internal walls have been removed and new walls and concrete staircase inserted.

New openings have been formed at ground floor to connect the existing building to the surrounding extensions. At first floor all internal walls have been removed, new walls built and a concrete stair inserted.

The original brickwork on the external, now internal walls, have been rendered and painted.



Building Two - Existing Historic Building Elevations

The identified building is surrounded by later extensions with small amounts of the upper elevations visible and all of elevation 4.

RSK Structural survey comments

'This section of the building has gone through various alterations and additions over the years.

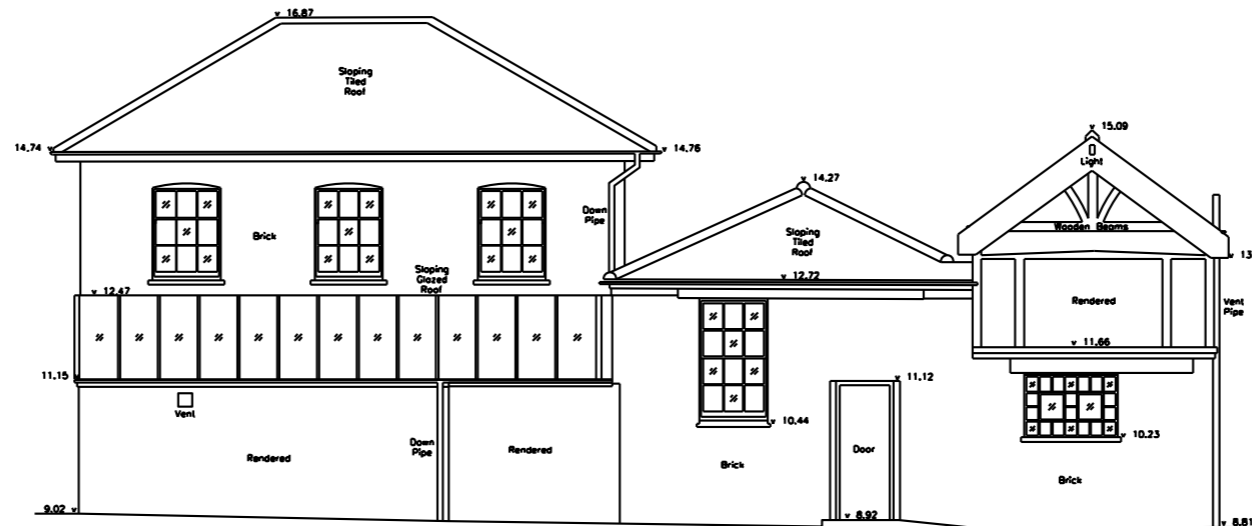
The main part of the structure ie the rectangular core has been altered heavily by the removal of internal walls and replacing with beams. Therefore on one side the structure is left with 2 piers with 3 arched features, currently possibly restrained by the internal stud walls in both directions. Therefore any attempt to remove any part of the structure including the internal walls would seriously impinge on the structural integrity.

It is understood that the lean to structure would possibly be removed in the future thus exposing the stand alone brick piers to the external forces. Being external this would mean possibly removing the stud walls either side of the brick piers thus losing their lateral restraints. Using the current code of practices it would not be possible to justify these stand-alone piers without having to strengthen them. [possibly by adding brick walls either side in both directions etc.]

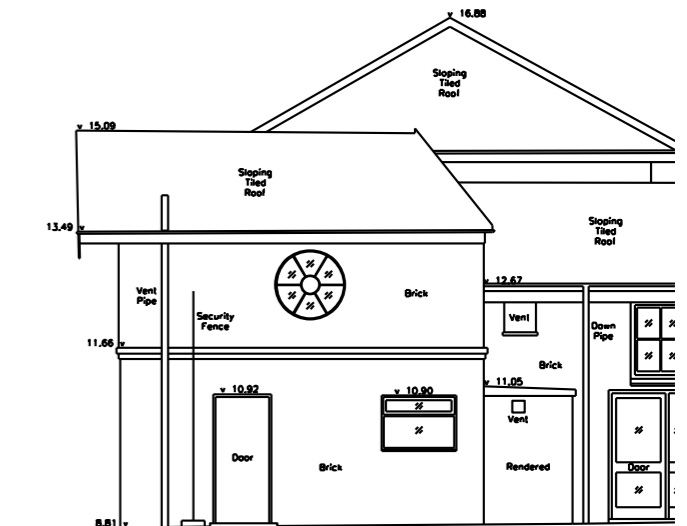
As it stands, the high level arched window openings are already showing signs of distress in the way of cracks.

On the first floor level, cracks are evident above the windows. The window frames with their sash windows require replacement. The brickwork either side of these windows are already showing signs of distress and losing their structural integrity. The thickness of the upper floor walls reduces in thickness towards the top starting from approximately at the window cill level. Therefore it would be virtually impossible to justify the structural integrity of the wall using the current codes of practices especially if the roof hasn't been tied in horizontally at ceiling level. The wall will require strengthening by way of thickening the walls and/or adding wind posts.

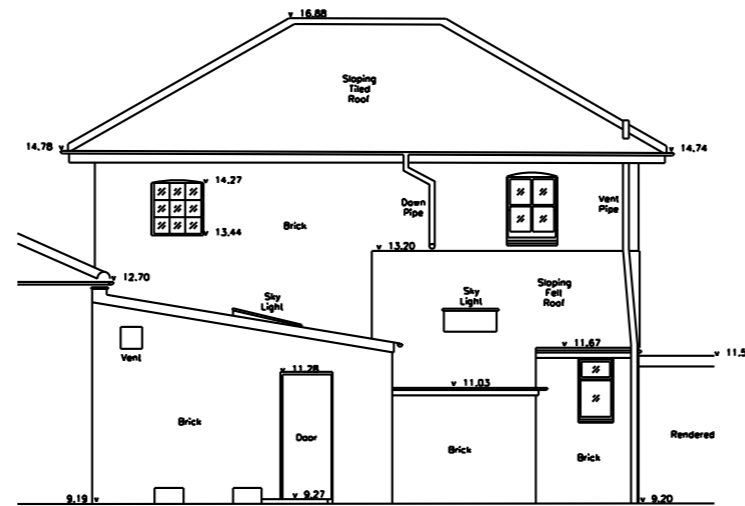
Although it wasn't possible to inspect the roof members due to access, it is evident from the age of the property that the roof would require complete replacement and structural members strengthened.



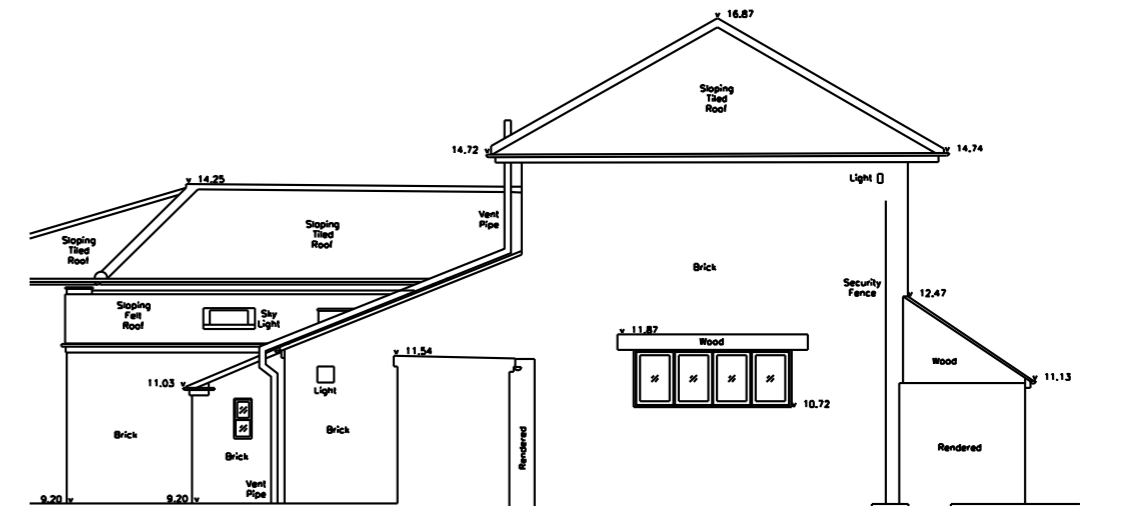
Elevation 1



Elevation 2



Elevation 3



Elevation 4

Building Two - Existing Historic Building Elevations Survey

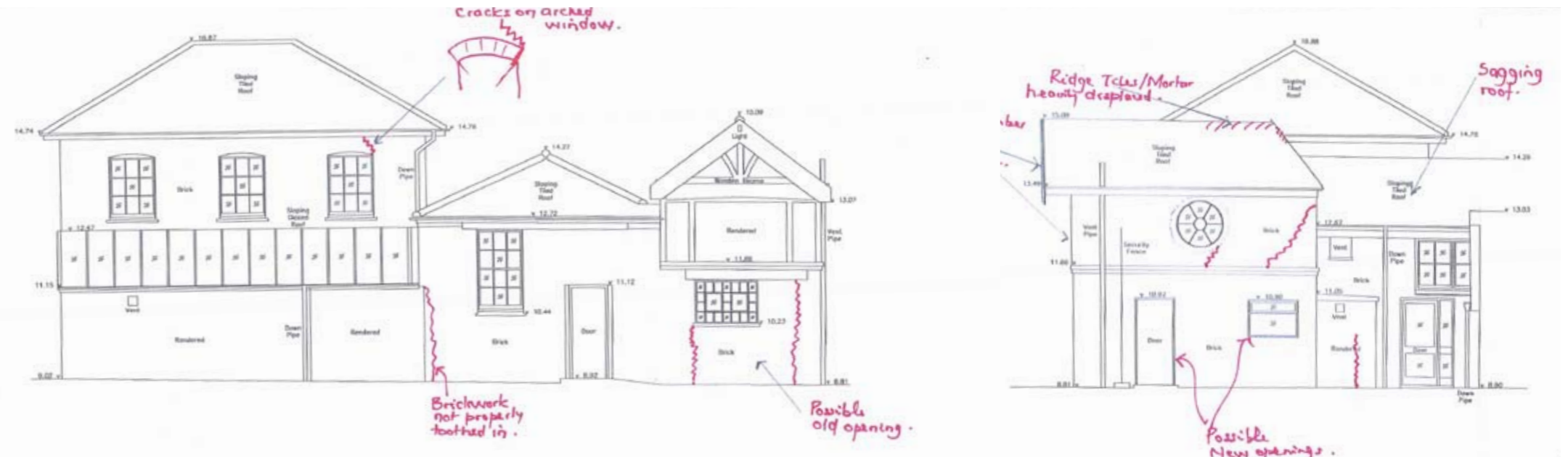
RSK Structural survey comments continued

Rising damp seems to be common problem on all external and internal walls. Therefore all plastering need to be removed to the brick face and a chemical injection added to provide the damp proof course. To avoid any damp problems though the ground floor, some form of damp proof membrane need to be provided and lapped onto the new damp proof course on the walls.

The lean to roof at the back with its roof coverings/ roof lights is beyond repair and would need to be completely replaced with proper fascia /soffit boards and to comply with the current thermal requirements. The ring damp, the dampness due to leaky roof and the various structural alterations by way of bricking up the old openings have destroyed the structural integrity and the fabric of the external walls and it is my opinion that they will have to rebuilt if the existing outline of the building is to be kept.

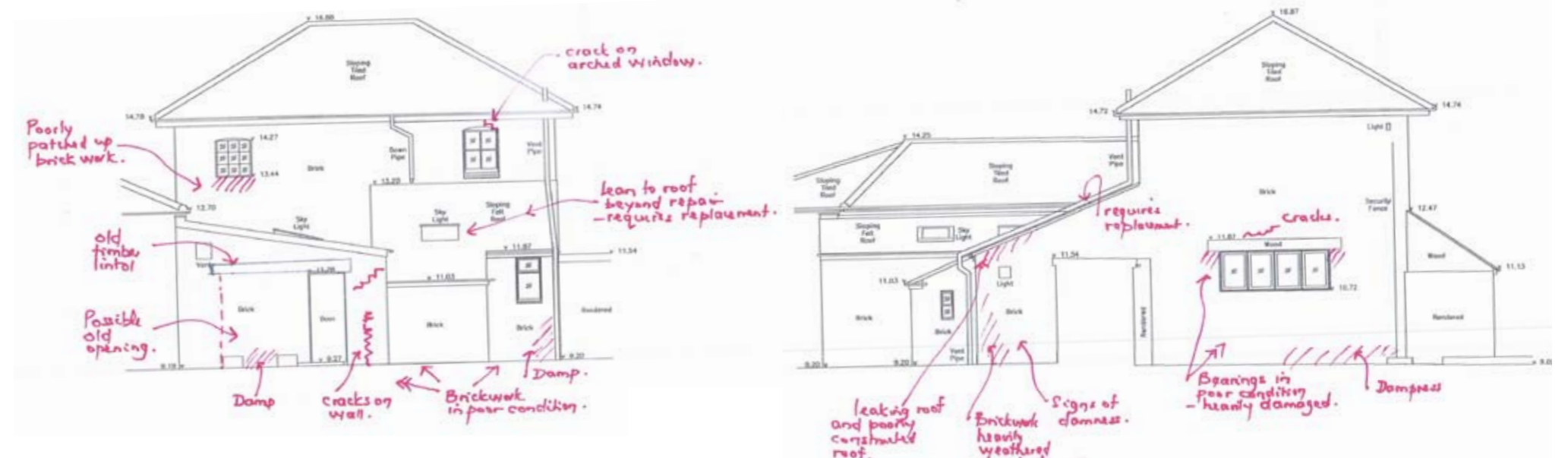
As evident from elevation 4, the bearings on both ends of the lintel has been badly disturbed to the extent that it would require propping and rebuilding. The base of the brickwork would require attention to avoid any water ingress.

A very careful cost analyses on the proposed layout and the cost of remedial works taking on board the above comments will be required if the structure was to be retained. It is my opinion that the cost of alterations would outweigh the end results.'



Elevation 1

Elevation 2



Elevation 3

Elevation 4