Planning Application Submission – February 2014

Consultation Statement

Consultant: GL Hearn

Latchmere House – Scheme 1

Berkeley Homes (Central London) Ltd

Berkeley
Designed for life

Latchmere House – Scheme 1

Consultation Statement

Berkeley Homes (Central London) Ltd

February 2014

Prepared by

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Quality Standards Control

The signatories below verify that this document has been prepared in accordance with our quality control requirements. These procedures do not affect the content and views expressed by the originator.

This document must only be treated as a draft unless it is has been signed by the Originators and approved by a Business or Associate Director.

DATE	ORIGINATORS	APPROVED
February 2014	Charlotte Howard Account Manager	Nick Jones Director

Limitations

This document has been prepared for the stated objective and should not be used for any other purpose without the prior written authority of GL Hearn; we accept no responsibility or liability for the consequences of this document being used for a purpose other than for which it was commissioned.

1 INTRODUCTION

1.1 Berkeley Homes (Central London) Ltd. (Berkeley) appointed GL Hearn's Strategic Communications team to undertake public consultation for the proposed redevelopment of Latchmere House, located in the Royal Borough of Kingston upon Thames (Kingston) and the London Borough of Richmond upon Thames (Richmond). The site lies vacant and was home to the former remand centre which was closed in 2011; Berkeley has developed proposals for a residential redevelopment of the site, in line with the Planning Brief jointly prepared by the two Councils.

1.2 Berkeley is committed to undertaking pre-application consultation and has carried out extensive consultation with the planning authority, key stakeholders and the local community. This is also encouraged within the National Planning Policy Framework (NPPF); paragraph 66 states that 'applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take into account the views of the community'.[1]

1.3 This report summarises the consultation undertaken by GL Hearn from April 2013 to September 2013 and the feedback received. It also states how the development team has responded to public comments; the final chapter sets out the applicant's response, including the amendments made to the scheme following the consultation.

1.4 The public consultation commenced after the development team met both councils' officers as part of pre-application discussions.

[1] Paragraph 66, National Planning Policy Framework, March 2012

2 METHODOLOGY & PROGRAMME

2.1 In this section, the approach to consultation is outlined based on best practice, the scale and mix of the development site and the nature of the surrounding community. GL Hearn held a number of engagement events during April-July 2013; the aim was to conduct an appropriate and robust local consultation which provided the opportunity for all interested residents, businesses and stakeholders to get involved and provide their feedback.

2.2 The consultation was conducted in two phases. The first phase focussed on informing immediate neighbours of the site on the very early emerging plans, the second stage saw the consultation scope opened up to the wider community as the proposals evolved. The purpose of the two stage process was to ensure that immediate neighbours were informed about Berkeley's intentions for the site from the beginning of the process. The intention was to provide a continuation of the communication undertaken by both Councils during the development of the Planning Brief.

2.3 In summary Berkeley held the following three events (excluding stakeholder meetings):

Stage One Events	**Date (2013)**
Neighbour Workshop	16th April
Church Road (and neighbouring roads) residents meeting	24 June
Stage Two Events	**Date (2013)**
Public drop-in event	6th July

2.4 To conclude the consultation process, upon submission Berkeley will write to all those who got involved in the consultation process informing them of the submission and inviting them to a further drop-in event where the final proposals will be presented.

Consultation principles

2.5 The following key steps and principles were set at the beginning of the process to be followed throughout the delivery of the consultation programme:

- Consult those parties who will be affected by the potential change
- Outline the timescales for consultation and how people can get involved
- Consult early to allow feedback to be explored and addressed as appropriate through the scheme design process
- Report back what feedback was received and how this was addressed
- Clearly outline what happens next

Stakeholders

2.6 At the beginning of the process, GL Hearn reviewed the development site and the surrounding area to draw up an appropriate list of stakeholders. On this basis, the following were consulted:

- Member of Parliament – Zac Goldsmith (Richmond Park)
- Kingston members
  - The three Tudor ward members
- Richmond Members
  - the three Ham, Petersham and Richmond Riverside ward members
- Kingston and Richmond Planning Officers
- Garth Road and Close Association (GRACA)
- Local residents – within the agreed area (see **appendix 1**)
- Local businesses – within the agreed area (see **appendix 1**)

Information presented

2.7 Consultation materials and discussions covered the following points (see exhibition boards in **appendix 6)**:

- Introduction –Berkeley and the team
- Site context including
  - History and heritage
  - Planning brief context
  - Constraints and opportunities
- The proposals – what is being proposed and why
- Landscaping – approach to landscaping
- Transport and access – including access options, transport analysis, and parking proposals
- Sustainability
- Programme (consultation and planning) and contacts

Promotional tools

2.8 It was important to promote the scheme to ensure as many people as possible were aware of the consultation programme and how they could get involved. Promotional activities included:

Stage one letters to residents

2.9 To introduce Berkeley and promote the first stage of consultation, 366 letters were distributed to immediate neighbours in the specified area on 27th March (see **appendix 1**). This letter invited recipients to a preliminary neighbour workshop where attendees were requested to register attendance. A copy of the letter can be seen in **appendix 2**.

2.10 A letter was sent on 14th June to residents of Church Road, including Garthside and The Shires, inviting them to attend a meeting regarding access to the development. Attendees were requested to register their attendance. In total 38 letters were sent, copy of the letter can be seen in **appendix 3.**

Stage two flyer to residents

2.11 To promote the second stage consultation 1,718 flyers were delivered to local residents and businesses in the wider specified area (see appendix 1). A copy of the flyer can be seen in appendix 4.

Stage two letters to residents

2.12 As a result of the Church Road residents meeting it was felt appropriate to inform direct neighbours of what was going to be presented at the drop-in event in terms of access options (see 2.26 below). A letter was therefore distributed to **366** immediate neighbours on 1st July. A copy of the letter can be seen in **appendix 5**.

Stakeholder letters

2.13 In addition to the letters sent to local residents and businesses, GL Hearn and Berkeley wrote to neighbouring and interested stakeholders via email at each stage of the consultation to inform them of the consultation and offering them the opportunity to meet to discuss further. The following were written to:

- Member of Parliament – Zac Goldsmith (Richmond Park)
- Kingston members
    - The three Tudor ward members
- Richmond members
    - the three Ham, Petersham and Richmond Riverside ward members
- GRACA

Website

2.14 The proposals were made available through a dedicated project website, www.latchmerehouse.co.uk. Prior to the consultation events the website provided promotional and contextual information including contact details and online contact form.

2.15 Following the neighbour workshop and public exhibition, the website was updated with a downloadable copy of the proposals as presented at these events. (A copy of the homepage can be seen in **appendix 7)**.

Consultation activities

2.16 Consultation activities undertaken were as follows:

Political engagement

2.17 Throughout the consultation process Berkeley and GL Hearn met the following, where the proposals and consultation process were outlined:

- Zac Goldsmith MP
- Tudor ward councillors *(Kingston Council)*
- Ham, Petersham and Richmond Riverside ward councillors *(Richmond Council)*

2.18 Key issues raised at these meetings have been incorporated into the summary of issues raised in 4.0.

Planning officer engagement

2.19 Throughout the consultation process Berkeley engaged with Planning Officers at both local authorities; further details can be found in the Planning Statement submitted with the application.

Neighbour Workshop – immediate neighbours

2.20 A neighbour workshop was held on 16 April at the Tiffin Girls' School 7pm-8:30pm**;** immediate neighbours were invited and requested to register attendance. In total 78 neighbours attended the workshop. A copy of the letter can be seen in **appendix 2**.

2.21 The purpose of the workshop was to introduce Berkeley and the rest of the design team and outline the early vision for the site. The format was interactive with the team keen to gain a deeper understanding of the immediate neighbours' aspirations for the site in line with the Planning Brief.

2.22 The workshop was structured with neighbours divided into tables; each table also had a design team member allocated to it. The workshop covered the following topics and interactive structure, supported by **5** presentation boards (see **appendix 6**):

1. Introduction by Berkeley and the team
2. Presentation one – Planning brief , constraints and opportunities
3. Round table discussion
4. Presentation two – emerging plans
5. Round table discussion
6. Conclusion

2.23 After each round table discussion the team representative from each table reported back to the room the key issues raised.

2.24 Materials used at the workshop included A1 printed copies of the concept masterplan and constraints and opportunities diagram**.** Attendees were encouraged to use sticky notes on the masterplan to illustrate comments and ideas.

Figure 1: Example of annotated masterplan

Church Road, and neighbouring streets, residents' meeting

2.25 In order to discuss the preliminary findings of the Transport Assessment and the subsequent conclusion that the most appropriate option for access for the circa 70 unit scheme is the single access to the site via the existing Church Road entrance, it was felt appropriate to hold a further meeting with residents of Church Road and neighbouring streets. This was an invitation only event with attendees requested to register their attendance, however residents from additional areas also attended and were welcomed. In total **55** attended the meeting, including two councillors.

2.26 The meeting was held on Monday 24th July at St Andrews Church Hall, Church Road 7.45pm. The purpose of the meeting was for Berkeley to present the single access option (based on a lower density scheme), along with a presentation from the transport consultation on the preliminary findings of the transport assessment, followed by a question and answer session. The presentation was supported **by 4** exhibition boards (see **appendix 6**).

2.27 Following the Church Road meeting and discussions with ward councillors Berkeley agreed to consult residents on alternative access options: 1. Single access along Church Road; 2. Church Road and secondary access off Latchmere Lane; 3. Church Road and secondary access off Garth Road. These options were presented as part of the second stage of consultation at the drop-in session detailed below, and residents were asked to state their preferred option.

Public drop-in event

2.28 GL Hearn held one public drop-in event:

- Saturday 6th July 2013 10am to 4pm Tiffin Girls' School, Richmond Road

2.29 The session was held at a time to allow both families and daytime workers to attend.

2.30 At the public drop-in event, members of the development team (Berkeley, architects, planning and transport consultants) were available to answer questions and 13 display boards (provided in **appendix 6**) were used to present the proposals.

2.31 In total **123** people attended the consultation event, including neighbouring and other local residents and councillors.

Figure 2: Consultation drop-in event

Figure 3: Consultation drop-in event

2.32 Following the event residents had until 22nd July 2013 to submit their feedback. After the deadline had passed GL Hearn collated the feedback for team review (see section 3 for more details), and as a result of the feedback received Berkeley announced that the single access along Church Road remained the most appropriate option for the lower density scheme consulted on. A statement was placed the project website, along with a copy of the feedback report and stakeholders informed. A copy of the statement can be seen in **appendix 8**.

Feedback Mechanisms

2.33 Interested parties were able to provide feedback on the proposals in any of the following ways:

- Feedback form – deadline for returns was Monday 22 July, more than two weeks after the first exhibition. The feedback form, as provided in **appendix 9,** was available both in paper copy and on the project website
- By telephone or email, details of which were provided on consultation materials to allow multiple methods of response

2.34 All feedback was received, recorded and collated by GL Hearn. Throughout the consultation process members of the project team were regularly updated with feedback received in order for them to respond to questions and issues raised both in terms of direct response to written representations (where required) and informing the design process (where applicable).

2.35 In addition, following the deadline for feedback, GL Hearn produced and circulated to the team a report summarising all feedback received; the team's response to this feedback can be seen in Section 4.

The Programme

2.36 Below is an overview of the consultation programme, outlining timing of key activities undertaken.

Activities	Date
2013	
March	
Letters to immediate neighbours and GRACA promoting the Neighbour Workshop *(also sent to Kingston and Richmond ward councillors)*	27 March
April	
Neighbour workshop	16 April
Project website live – promoting the consultation*(updated at key stages during consultation)*	End April
June	
Letters to Church Road residents promoting the residents' meeting	14 June
Flyers to residents promoting the drop-in event	21 June
Church Road residents' meeting	24 June
July	
Additional letter to neighbours regarding the content of the drop-in event	1 July
Public drop-in event	6 July

Deadline for feedback forms to be sent back	22 July
Collation of all consultation feedback for review	Mid-End July
August	
Interim results report produced *(made available on website)*	12 Aug
December	
Consultation statement produced	December
2014	
February	
Planning application submitted	February
'Response to consultation' - activities	February-March

3 FEEDBACK SUMMARY & RESPONSE

3.1 Throughout the consultation process, GL Hearn gathered feedback from consultees and this section of the report outlines this feedback and provides a summary of all the main issues raised.

3.2 From the stage one Neighbour Workshop GL Hearn recorded feedback, a summary of which is provided below.

3.3 As a result of the second stage consultation activities, in total GL Hearn received 164 completed feedback forms from local residents, and 9 from interested parties not local to the site, along with 6 written representations. A petition against access onto Latchmere Lane was also received, with 148 signatories. As part of the consultation process, Berkeley and the project team have reviewed all the feedback.

3.4 Feedback provided from all representations is outlined below. Following this in Section 4 matters raised are summarised in the 'Team's Response' table, with responses from the team provided following consideration of each issue.

3.5 A summary of feedback received and the team's response will be included in the 'response to consultation' letters distributed to residents and businesses upon submission.

Neighbour Workshop Feedback

3.6 The tables below highlight the key themes of issues raised during the neighbour workshop. One of the key focuses during the workshop was the issue of traffic and access in particular; the majority supported single access via Church Road and that Garth Road should remain as it is. There were however a minority of people who stated that secondary access was required.

Session one - Planning brief, constraints and opportunities

Themes/ comments
Proposals – uses and design • Question whether there will be affordable housing • Concerned about density and height of new homes – consensus that it should be in-keeping with surrounding area • Like to see community use **Landscaping** • Want to see trees and open green space protected • Question how the village green will be managed **Construction** • Concerned about construction traffic impact **Traffic and access** • Single access using existing Church Road is sufficient • Concerns about access along narrow Latchmere Lane and Church Road – need secondary access • Do not want a through route

- Question the level of traffic proposals will generate
- Parking on site is important
- Pedestrian permeability is important

Session two - emerging plans

Themes/ comments

Proposals – overall

- Appears to respond well to the planning brief – approach welcomed
- Mix views on design approach – whether modern or traditional, consensus was that it should be in-keeping with the area regardless
- Support Latchmere House being retained

Landscaping

- Good to see that public access and green space around Latchmere House will be preserved

Construction

- Concerned about construction traffic impact
- Question how and when it will be built – whether in phases

Traffic and access

- Single access using existing Church Road is sufficient
- Church Road should not take all the traffic – need secondary access
- Will there need to be improvement works for Church Road, i.e. widening and creating footpath? Need to consider safety
- Existing issues with Latchmere Lane used a rat run – concerned proposals worsen situation

Feedback Form Feedback

Local residents only

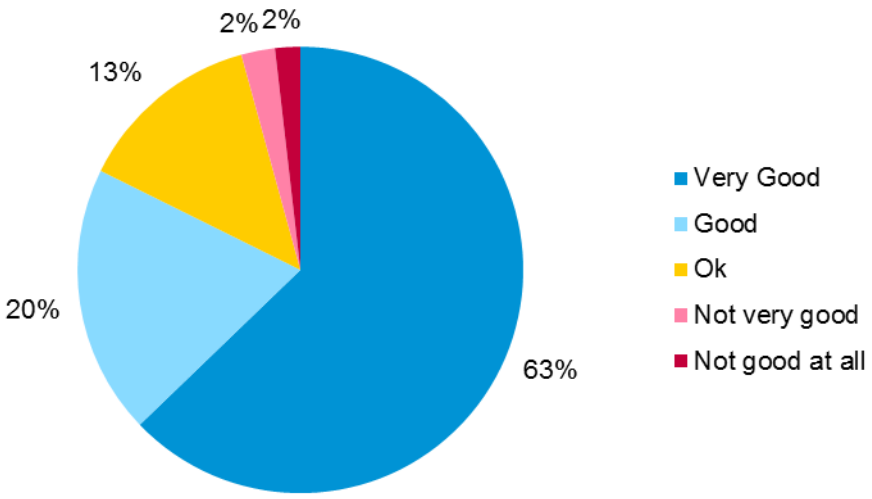
(Results from other interested parties not local to the site are presented separately)

The Vision

Q1. What is your overall view of the proposals for Latchmere House?

Very good **103** Good **32** Ok **22** Not very good **4** Not good not at all **3**

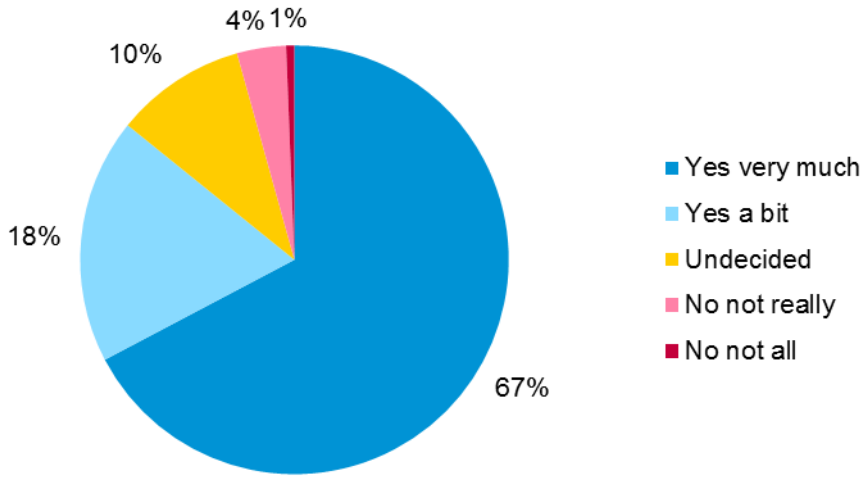
Total **164**



Q2. Do you think the proposals respond to the planning brief and previous consultation?

Yes very much **108** Yes a bit **30** Undecided **16** No not really **6** No not at all **1**

Total **161**



Please feel free to explain your answer/s to Q1-2.

Themes/ comments in order of frequency with number of times raised in brackets

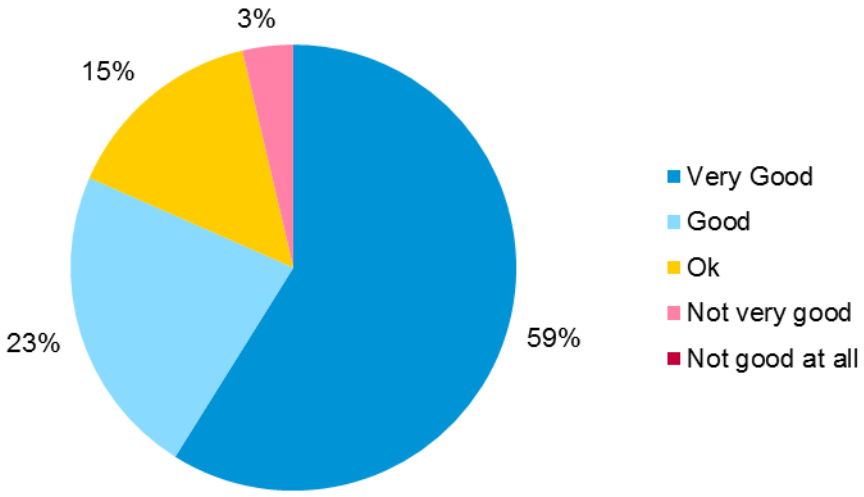
- Proposals are sensitive and well thought through *(7)*
- Concerned about only having one access, should be at least two *(6)*
- Overall the proposals are good, except for the question over access *(5)*
- Would like to see community facilities as part of the proposal *(3)*
- Concerned about the density and the increase in population and the effect it will have *(3)*
- Like the one central avenue approach *(2)*
- Pedestrian link from Tudor Drive through to Ham Common (via Anne Boleyn's Walk) is a good *(2)*
- Oppose Latchmere Lane access due to increase in traffic *(2)*
- Pedestrian/cycle access from Latchmere Lane to Church Road is good *(2)*
- The playground should not be at the front of the development *(1)*
- Removal of the wall around the estate is good *(1)*
- Play area is smaller than thought it would be *(1)*
- Like the large size of the proposed houses *(1)*
- The proposed house on the green by Latchmere House are contrary to the planning brief *(1)*
- Houses should be detached – to fit in with the surrounding area *(1)*
- Concerned about additional traffic *(1)*
- Like the proposal to retain Latchmere House *(1)*
- Should have two access points which are controlled *(1)*
- Proposed additional access points are not in line with the planning brief *(1)*
- Happy with the process so far *(1)*
- Need more information before can comment *(1)*

The Masterplan

Q3. What do you think about the proposed layout of the masterplan?

Very good **96** Good **37** Ok **24** Not very good **6** Not good not at all **0**

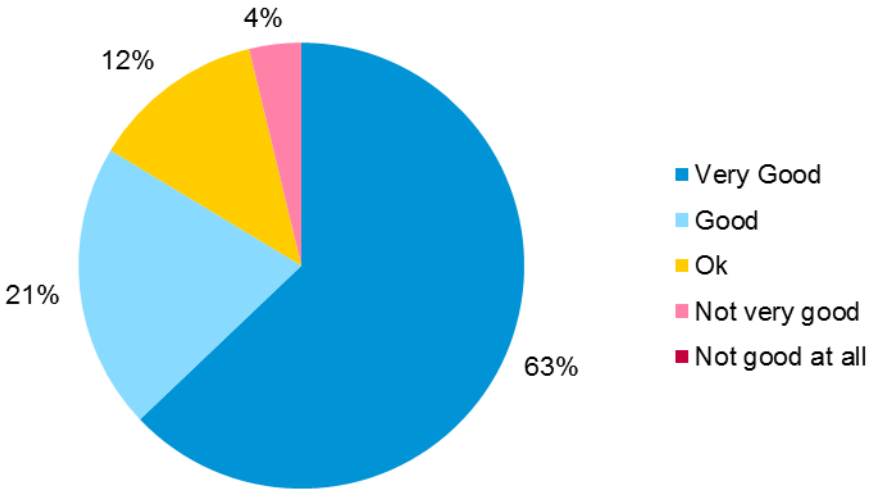
Total **163**



Q4. What do you think about the design approach, i.e. the look of the new homes?

Very good **99** Good **33** Ok **20** Not very good **6** Not good not at all **0**

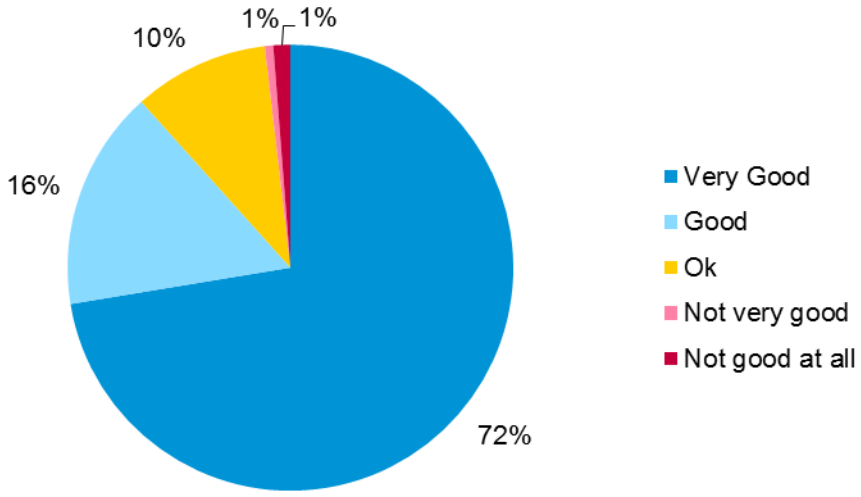
Total **158**



Q5. What do you think about the approach to converting Latchmere House into eight apartments, retaining key features of architectural and historical merit?

Very good **117** Good **26** Ok **16** Not very good **1** Not good not at all **2**

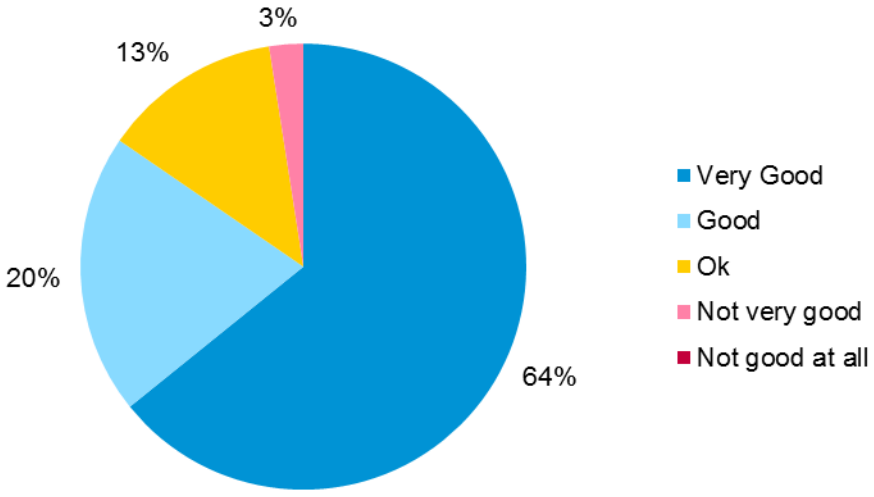
Total **162**



Q6. What do you think about the overall approach to the landscape design?

Very good **103** Good **33** Ok **21** Not very good **4** Not good not at all **0**

Total **161**



Please feel free to explain your answer/s to Q3-6.

Themes/ comments in order of frequency with number of times raised in brackets

- The proposals adhere strongly to the planning principles:*
    - Preservation of Latchmere House
    - Preservation and enhancement of green spaces
    - Low density and high quality homes

*Number of people who included this statement in their feedback form – *(68)*

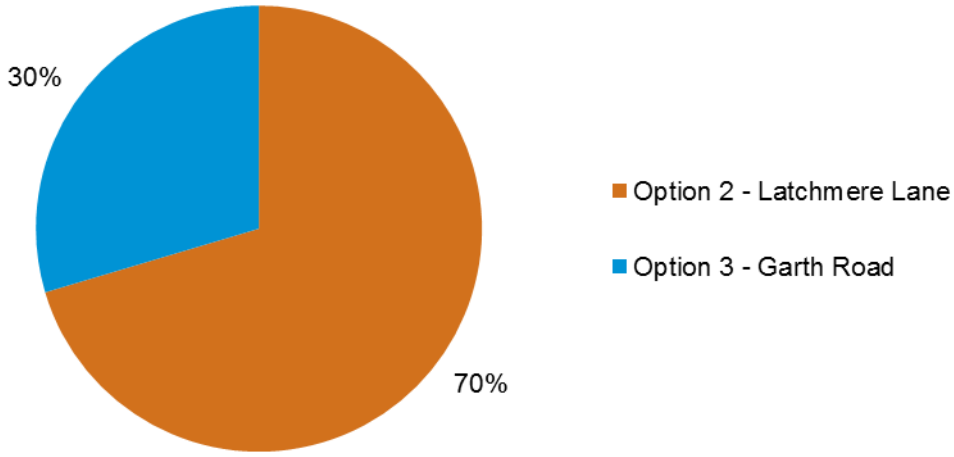
- Scheme/density is good – will benefit the area *(5)*
- Houses are too tall/big – should be detached *(3)*
- Should include community facilities *(3)*
- Proposed density is too high – local schools are already at capacity *(3)*
- Houses could be more modern – perhaps those inside the development rather than the ones fronting it *(2)*
- Landscaping is all at the Ham Common End – unbalanced *(2)*
- Concerned about overlooking existing houses on Latchmere Close *(2)*
- A wooden playground would be good *(2)*
- Need more information before can comment *(2)*
- Play area will attract loitering – should be moved away from 'village green' *(2)*
- Layout is too linear – uninteresting *(1)*
- Church Road cannot cope with large amount of traffic *(1)*
- Trees should be protected *(1)*
- Should retain all existing green space *(1)*
- Concerned about access options *(1)*
- Access on Latchmere Lane would ruin the 'green' at that end *(1)*
- Concerned about the height of the houses – look three storey *(1)*
- Proposal to retain and convert Latchmere House is good *(1)*
- Playground is good idea *(1)*
- Off road parking is good *(1)*
- Concerned that the number of houses will increase *(1)*
- Architecture is good – good variety *(1)*
- Latchmere Lane access could be a nice tree line avenue *(1)*
- Landscaping and retention of trees is good *(1)*

Access

Q7. Which secondary access option do you prefer?

Option 2 – Church Road and Latchmere Lane **107**
Option 3 – Church Road and Garth Road **45**

Total **152**



Q8. Do you have any comments to make on the two options for an additional secondary access?

Comments from those who chose option 2 – Church Road and Latchmere Lane:

Themes/ comments in order of frequency with number of times raised in brackets
• The best option is for single access as traffic impact will be minimal – secondary access not needed *(92)*
• If a secondary access is needed (do not think that one is) then Latchmere Lane is best as it will disrupt the fewest *(87)*
• The Garth Road option will cause the greatest impact in terms of change and safety – due to opening up a cul-de-sac *(84)*
• Garth road is too narrow and already has parking issues *(5)*
• A single access at Church Road is unacceptable *(2)*
• Should ideally have all three – as many entrances as possible *(2)*
• Church Road and Latchmere Lane are already directly connect to the major highways *(1)*
• Any secondary access would be acceptable *(1)*
• Need an access on the Kingston side as well – suggest Tudor Drive *(1)*

Comments from those who chose option 3 – Church Road and Garth Road:

Themes/ comments in order of frequency with number of times raised in brackets
• Latchmere Lane is not an option as the road is already congested and narrow *(11)*
• Church road should remain the sole access - secondary access is not necessary *(5)*
• Latchmere Lane is already a rat run *(4)*
• Garth road makes more sense as a secondary access *(3)*
• A secondary access is essential *(3)*

- Option 3 provides both a north and south/Kingston and Richmond access *(2)*
- Option 3 will lighten the load at Latchmere Close and Church Road *(2)*
- Latchmere Lane/Church Road have one way traffic control, using them will cause congestion *(2)*
- Latchmere Lane access will be detrimental to the development as it will cut through green space *(1)*
- Church Road has two lanes and Latchmere Lane only has one *(1)*
- Question the traffic figures provided *(1)*
- There is a seasonal change/impact on Church Road – opening hours of Richmond Park *(1)*
- Richmond need a traffic management scheme – minimise impact on Latchmere Lane *(1)*
- There should be two access points but no through road *(1)*
- Option three should minimise journey times *(1)*
- Garth Road access as an extension of the cul-de-sac i.e., no cut through will be effective *(3)*
- Garth Road has easier access to Tudor Drive *(1)*
- Local residents need to be considered whatever option is chosen *(1)*

Comments from those who did not pick an option:

Themes/ comments in order of frequency with number of times raised in brackets

- A single access at Church Road is sufficient *(7)*
- Both Latchmere Lane and Garth Road are unsuitable *(2)*
- Garth Road is more sensible if a secondary access is needed *(2)*
- Garth Road will impact the greatest number of residents *(2)*
- Ham Gate Avenue can be used *(1)*
- Do not think Latchmere Lane would add much in terms of positive impact *(1)*
- Latchmere Lane is a congested rat run already *(1)*
- Should have access at Anne Boleyn's Walk, not other options *(1)*

Q9. Do you have any general comments to make on transport and access?

Themes/ comments in order of frequency with number of times raised in brackets

- Traffic generated by the site will not have an adverse impact on the local roads, even during winter months, existing roads can cope *(81)*
- Latchmere Lane is not suitable as too narrow with traffic calming measures and it is already used as a rat run *(12)*
- Church Road was the sole access for the prison, it therefore can cope with the traffic – the development will not cause an impact on the road and therefore should remain sole access *(11)*
- During winter when the park is closed Petersham Road and Church Road are gridlocked – they will not cope with increased traffic – need to consider winter traffic *(7)*
- Garth Road should remain as it is – not suitable access and will impact the most residents *(7)*
- Access on Latchmere Lane would be contrary to the brief – as results in loss of green space which the community currently use *(4)*
- Garth Road access would be most beneficial to the development/most sensible *(3)*
- Concerned about the proposals to restrict access on the prison side of the green (at entrance) as it will increase the traffic on the other side which is a private road and cause damage – plus there are safety issues *(2)*
- Need more than one access *(2)*
- Need to protect wildlife especially on Church Road with increased traffic *(2)*
- Church Road cannot cope with increased traffic – will destroy its character *(2)*
- Should consider a direct access off Tudor Drive/main highway to the site *(2)*
- Need an access nearer Tudor Drive – for shops etc *(2)*
- Pedestrian access off Garth Road is good *(2)*

- Pedestrian access to Tudor Drive is important *(2)*
- The development will improve/benefit the area *(1)*
- Would like a cycle route to Latchmere Lane *(1)*
- Do not want a powered barrier – unattractive, will mean loss of green space and creates social division *(1)*
- Should have all three access points *(1)*
- Should open up Latchmere Close access (by buying it) and create an access link direct to Tudor Drive through Anne Boleyn's Walk *(1)*
- If a secondary access is needed, Latchmere Lane would be best *(1)*
- Do not want parking restrictions or a roundabout on Latchmere Lane *(1)*
- Impressed with the consultation process *(1)*
- Question the traffic figures presented, believe there will be an increase *(1)*
- Do not want to see improvements to Church Road, including footpath as it will damage trees *(1)*
- Church Road access will impact the fewest residents *(1)*
- Access onto Garth Road would create more traffic on Latchmere Lane *(1)*
- Any secondary access should be a cul-de-sac *(1)*
- The entrance at Church Road should be widened and have separate pedestrian entrance *(1)*

General

Do you have any additional comments to make on the proposals presented?

Themes/ comments in order of frequency with number of times raised in brackets

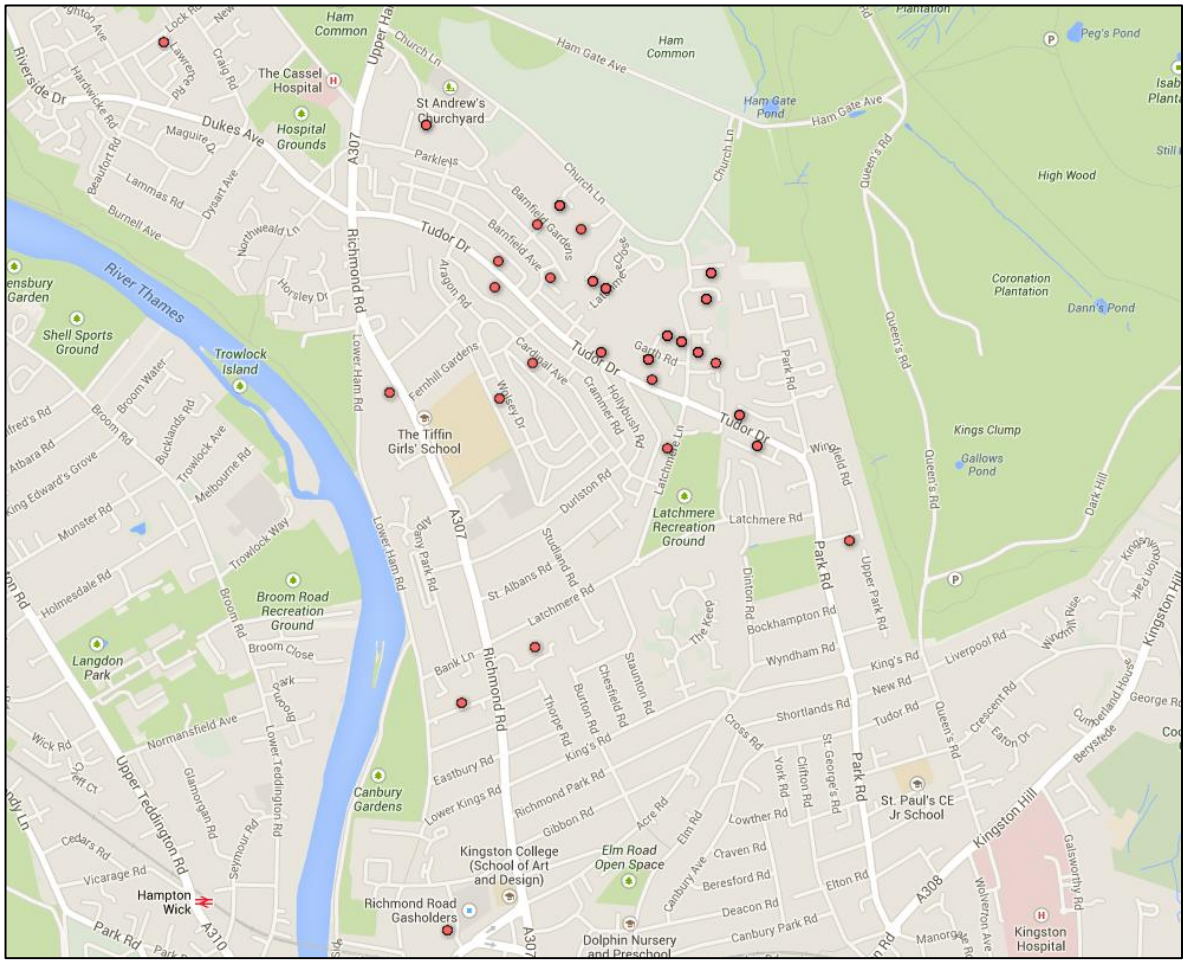
- Church road should remain the sole access - secondary access is not necessary *(7)*
- Overall the proposals are good – well thought through *(5)*
- Garth Road should remain as it is – it is already congested *(5)*
- Concerned about the removal of some of the trees which are not protected *(3)*
- Do not want an automatic barrier (car control) as it creates division and is unattractive *(3)*
- Latchmere Lane is too narrow to take more traffic *(3)*
- The playground shouldn't be on Latchmere (at entrance) – should be a village green only *(2)*
- Pleased with the consultation process *(2)*
- Should have a secondary access *(2)*
- Both councils need to think about impact on schools with increase in residents *(2)*
- Need to listen to all resident's views *(2)*
- Should keep green by Latchmere House as the community use it *(2)*
- Do not want a pedestrian/cycle access at Garth Road *(1)*
- Proposed houses behind Garth Road adjoining wall should be repositioned to prevent the access being opened up in the future *(1)*
- Pedestrian access at Anne Boleyn's Walk and Latchmere Close should remain open to all *(1)*
- Commend the use of Latchmere House as a vocal point *(1)*
- Proposed houses near Latchmere Lane are close to the boundary – concerned about overlooking *(1)*
- Need a community centre *(1)*
- Do not want apartments in the scheme – Latchmere House should be for community use *(1)*
- Garth Road access would be good *(1)*
- Should have two access points, but not through road *(1)*
- Should look at incorporating the existing footpath along Ham Common for improved pedestrian/cycle route to the scheme *(1)*
- Concerned about safety on Church Road *(1)*
- Need to protect wildlife and woodland *(1)*
- Concerned that there will be an increase in traffic – projected figures are wrong *(1)*

- Need affordable homes *(1)*
- Did not receive the consultation promotion flyer *(1)*
- Affordable housing should be provided off-site *(1)*
- Please ensure that you do not encroach on Ham Common *(1)*
- Suggest a roundabout at Latchmere Lane *(1)*

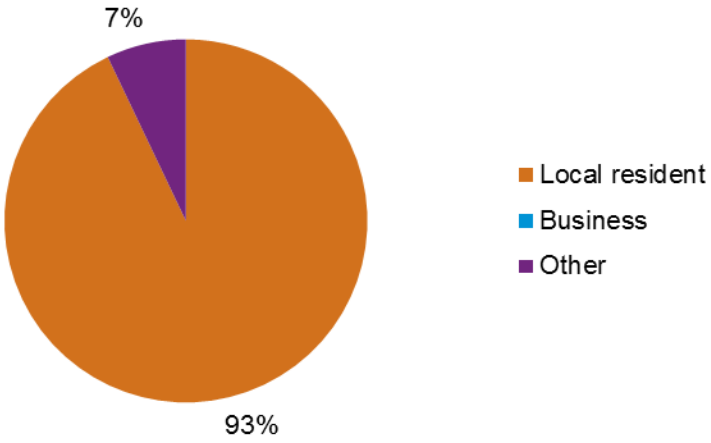
Demographic Information

Postcode

3.7 The map below highlights where feedback responses were received from, using postcode data provided. Please note it is indicative of entries from within the immediate area only and does not represent quantity, as a postcode is represented only once.

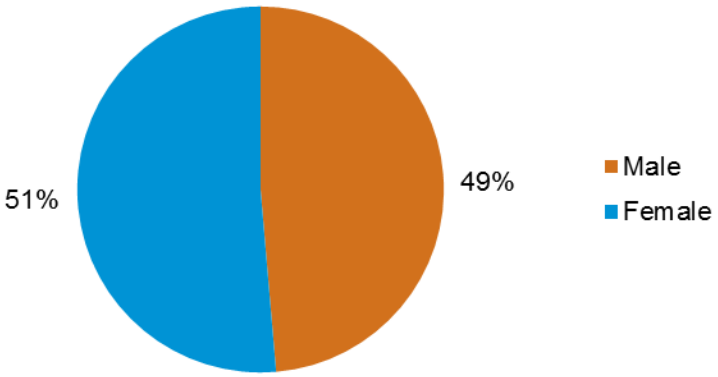


Reason for interest

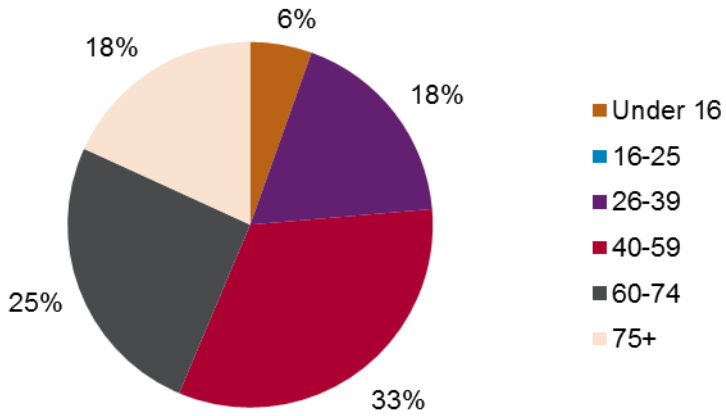


Other – Councillor, Ham Amenities Group

Gender



Age Group



Questionnaire Feedback – other interested parties not local to the site

3.8 The results below represent feedback from non-local interested parties; most have links to Garth Road and Garth Close.

Q1. What is your overall view of the proposals for Latchmere House?

Very good **9** Good **0** Ok **0** Not very good **0** Not good not at all **0**

Total **9**

Q2. Do you think the proposals respond to the planning brief and previous consultation?

Yes very much **9** Yes a bit **0** Undecided **0** No not really **0** No not at all **0**

Total **9**

Please feel free to explain your answer/s to Q1-2.

- No Comments received -

The Masterplan

Q3. What do you think about the proposed layout of the masterplan?

Very good **6** Good **1** Ok **2** Not very good **0** Not good not at all **0**

Total **9**

Q4. What do you think about the design approach, i.e. the look of the new homes?

Very good **7** Good **1** Ok **1** Not very good **0** Not good not at all **0**

Total **9**

Q5. What do you think about the approach to converting Latchmere House into eight apartments, retaining key features of architectural and historical merit?

Very good **7** Good **2** Ok **0** Not very good **0** Not good not at all **0**

Total **9**

Q6. What do you think about the overall approach to the landscape design?

Very good **7** Good **2** Ok **0** Not very good **0** Not good not at all **0**

Total **9**

Please feel free to explain your answer/s to Q3-6.

Themes/ comments in order of frequency with number of times raised in brackets

• The proposals adhere strongly to the planning principles:*
  ○ Preservation of Latchmere House
  ○ Preservation and enhancement of green spaces
  ○ Low density and high quality homes
*Number of people who included this statement in their feedback form – *(9)*

Access

Q7. Which secondary access option do you prefer?

Option 2 – Church Road and Latchmere Lane	**9**
Option 3 – Church Road and Garth Road	**0**

Total **9**

Q8. Do you have any comments to make on the two options for an additional secondary access?

Themes/ comments in order of frequency with number of times raised in brackets
• The best option is for single access as traffic impact will be minimal – secondary access not needed *(7)*
• If a secondary access is needed (do not think that one is) then Latchmere Lane is the best option as it will disrupt the fewest *(6)*
• The Garth Road option will cause the greatest impact in terms of change and safety – due to opening up a cul-de-sac *(6)*
• Parking is already an issue in Garth Road – problem will get worse if opened up as access *(1)*
• Garth Road is not a viable option as the exit onto Latchmere Lane from Garth Road is already difficult and dangerous *(1)*

Q9. Do you have any general comments to make on transport and access?

Themes/ comments in order of frequency with number of times raised in brackets
• Traffic generated by the site will not have an adverse impact on the local roads, even during winter months, existing roads can cope *(6)*

General

Do you have any additional comments to make on the proposals presented?

Themes/ comments in order of frequency with number of times raised in brackets
• Making Garth Road a through route will make an existing cul-de-sac an unsafe road for children *(1)*
• Oppose opening up Garth Road as an access *(1)*

Other written feedback

3.9 We accepted feedback in all forms, not just via the prepared questionnaire. The feedback below represents emails and letters received. In total we received 6 written representations.

Themes/ comments
• Latchmere Lane is not suitable for an access – too narrow and already a rat run - oppose this as an option *(4)* • Do not need more than one access – should keep Church Road as sole access *(3)* • An access on Latchmere would mean a loss of green space which is contrary to the planning brief *(1)* • Should have two access points, one in Kingston and one in Richmond *(1)* • Proposed houses near Latchmere Close should be sympathetic to existing houses and no more than 2 storeys high *(1)* • Would like to see the horse-chestnut trees retained *(1)* • Most obvious secondary access is Anne Boleyn's Walk, however a secondary access is not really required *(1)*

Petition

3.10 We received a petition from residents opposing the proposed access at Latchmere Lane. The petition has 148 signatories to the below statement:

'We the undersigned strongly oppose an access road to the new Berkeley Homes site (former Latchmere Prison) from Latchmere Lane.'

4 TEAM'S RESPONSE TO ISSUES RAISED

4.1 As already outlined, feedback has been gathered through 1) stakeholder and neighbour meetings and 2) questionnaire feedback. A summary of the qualitative and quantitative feedback received through the questionnaires is provided in section 3. Copies of all feedback forms (minus personal information) can be provided to the planning officer on request.

4.2 To enable the design team to respond to the main issues raised through the consultation, GL Hearn reviewed all qualitative feedback provided across both the stakeholder meetings and questionnaire to draw out common themes across the board or key singular issues raised. These have been grouped in the following table into main themes with more detail provided as to the specific issues raised on those topics.

4.3 In the column 'the team's response', the team has outlined how these points have been explored and its response to this.

Theme	The team's response
Proposals in general	
Proposals are sensitive and well thought through – density and design is appropriate. Will benefit the area.	Acknowledged.
Would like to see community facilities as part of the proposal; Latchmere House could have been used as a community use.	Whilst the planning brief suggests that a community use could be provided in the redevelopment it is better for such uses to be concentrated in areas with existing facilities such as Tudor parade. A community use would also generate more traffic that could impact on neighbours.
Concerned about the density and the increase in population and the effect it will have; local schools and others services are already at capacity.	The density is appropriate to the size and context of the site, and there is a recognized need for new homes in both boroughs.
Preservation of Latchmere House is good.	Acknowledged.
Design could be more modern.	We have chosen a design approach that is in keeping with the surrounding areas, which is something we understand much of the community to be in favour of.
Concerned about overlooking and protection of privacy of existing residents along the site boundary.	The design takes this into consideration; most of the area around the site boundary includes gardens rather than buildings.
Affordable housing is good, but do not want the see it all in one part of the development.	The Registered Providers who will manage the affordable housing want to have all the units in one place.
Do not want any affordable housing.	Affordable housing is required by planning policy.
Transport and Access	
Latchmere Lane is not an option for secondary access as the road is already congested and narrow. Often used as a rat run and proposals will make it worse.	The provision of a secondary access would be acceptable in highways terms and the surrounding road network is adequate to accommodate vehicles from the development. However for this application we are proposing a single access off Church Road. Please refer to the Transport Assessment submitted with the application for further details.

Church road should remain the sole access - secondary access is not necessary. Traffic generated by the site will not have an adverse impact on the local roads, even during winter months, existing roads can cope.	The provision of a secondary access would be acceptable in highways terms and the surrounding road network is adequate to accommodate vehicles from the development. However for this application we are proposing a single access off Church Road. Please refer to the Transport Assessment submitted with the application for further details.
Garth Road as a secondary access is not an appropriate option. It will cause the greatest impact in terms of change and safety – due to opening up a cul-de-sac.	A secondary access via Garth Road is not proposed with this scheme.
If a secondary access is needed (do not think that one is) then Latchmere Lane is best as it will disrupt the fewest.	We agree that this access would be suitable.
Should ideally have as many vehicle entrances as possible.	Three entrances are not considered necessary in highways terms.
There is a seasonal change/impact on Church Road. Winter opening hours of Richmond Park cause gridlock on the local roads; Church Road will not cope with increase in traffic. Need to consider winter traffic.	We will be undertaking further surveys as the seasons change.
Pedestrian access to Tudor Drive is important.	Agreed and we have provided two access points to the south.
Do not want a powered barrier at vehicle and pedestrian entrances – unattractive, will mean loss of green space and creates social division. Site should be open, and provide pedestrian permeability.	The entrances will not be gated. There will be a barrier inside the site to prevent the use of the internal roads as a short cut.
Question the traffic figures presented, believe there will be an increase.	The traffic figures are accurate and full details can be found in the Transport Assessment.
Do not want a pedestrian/cycle access at Garth Road.	Garth Road is a public highway and an important link from the site to the shops and facilities on Tudor Drive; we have therefore provided a pedestrian and cycle access from the site via Garth Road. Pedestrian and cycle permeability is encouraged by planning policy.
Pedestrian access at Garth Road is a good idea.	Acknowledged.
Need to improve Church Road, including pedestrian provision for safety reasons and ease of access.	Church Road has the capacity to handle vehicle movements from the development.

Landscape and environment	
Preservation and enhancement of green spaces is good. Need to ensure they are kept, especially by Latchmere House, as they are valuable community space.	The proposals preserve and enhance substantial areas of green space.
Concerned about management of the play area; will attract loitering.	The overlooking of the play area by the surrounding houses will provide natural surveillance.
Concerned about the removal of some of the trees which are not protected. Would like to see trees along the the boundary with Garth Road retained for privacy reasons.	We are seeking to retain as many trees as possible; however it will be necessary to remove some. Please refer to the Arboricultural Development report for further information.
Construction	
Concerned about the impact of construction traffic, and how this will be managed. Do not think Church Road and Latchmere Lane will cope.	We are aware of the importance of managing construction traffic and as part of the planning application will submit a Framework Construction Management Plan. Before starting on site we will be required to produce a Construction Method Statement that will need to be submitted to and agreed with the councils. This will set out details of vehicle movements, working hours and other construction matters and we will work closely with the councils to ensure that this process can be managed effectively.

5 CONCLUSION

5.1 Berkeley is looking to redevelop Latchmere House into a high quality residential development that responds positively to the Planning Brief jointly produced by Kingston and Richmond councils. The proposals have been developed with the site context in mind; reflecting the heritage of Latchmere House and its importance to the local community through its renovation into appropriate high quality apartments and placing emphasis on the importance of preserving, and creating open green space for recreation.

5.2 The importance of the site to the local area, both historically and its future use, is fully recognised by Berkeley; hence the scheme has been informed by public and stakeholder responses.

5.3 In parallel with discussions with statutory consultees and the local authority, consultation was undertaken through stakeholder meetings, a neighbour workshop, resident meeting and a public drop-in event. Interested parties were able to provide their feedback through a feedback form, via letter or email or at events.

5.4 As a direct consequence of these activities the proposals and consultation evolved, highlighting the importance Berkeley places on community feedback. One of the themes that dominated the consultation process was access; in response to feedback received during the earlier stages, Berkeley presented alternative options for a secondary access and asked residents to comment on their preferred choice.

5.5 Promotion and opportunities for involvement included:

- Neighbour Workshop; 366 letters distributed and 78 attendees;
- Residents meeting on Church Road access; 38 letters distributed and 55 attendees
- One drop-in event; 1,071 flyers distributed to local residents and 123 attendees;
- 173 completed feedback forms were received along with 6 written representations from interested parties and a petition with 148 signatories.

5.6 In Section 4. *Team response to issues raised*, all the key issues raised across all consultation activities have been summarised. Between the consultation stage and submission of the planning application the design of the scheme evolved. Key changes to the scheme include:

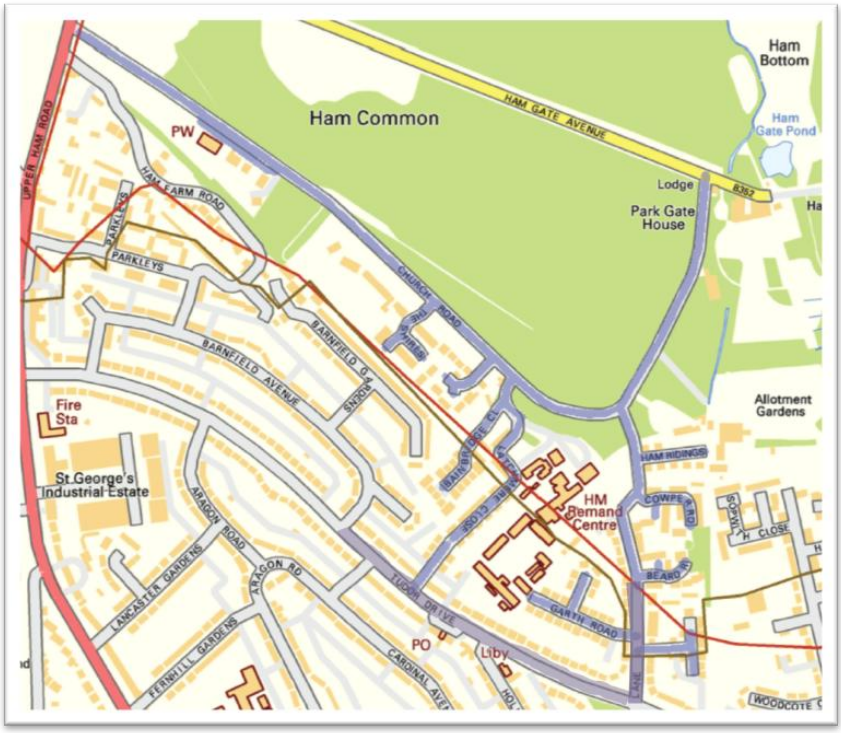
- Retention of a single vehicular access via Church Road, with pedestrian access off Garth Road and Latchmere Lane for this low density scheme. However an alternative scheme is also being considered which would involve two accesses points;
- Evolution of design to include a second crescent which will help frame Latchmere House and enhance its setting;
- The number and mix of new homes proposed has evolved as the plans develop, with the final proposed number of new homes being 73;

- Detailed consideration of the position of new homes on the site boundary.

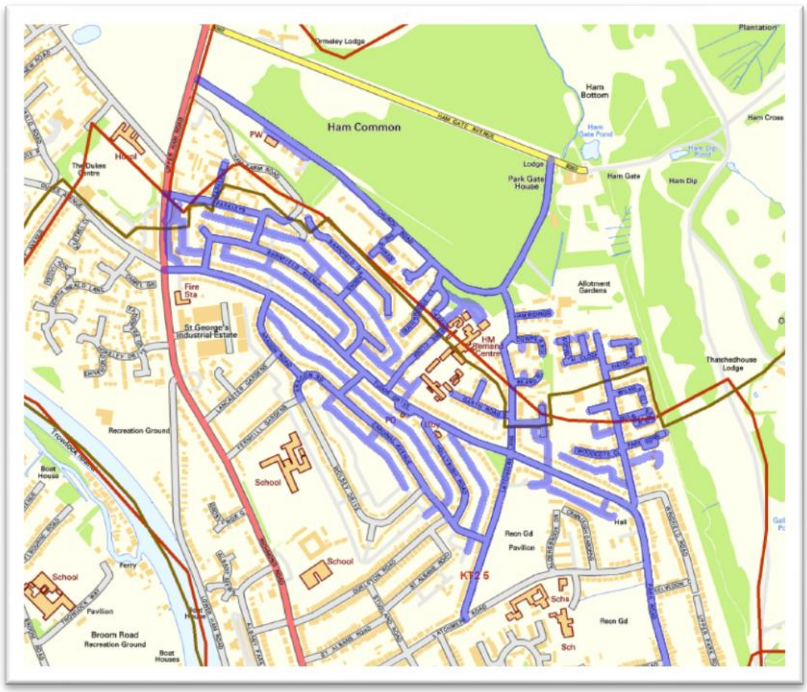
Appendices

1. Maps showing scopes of letters and flyers to residents and businesses

Smaller scope for neighbour workshop



Larger scope for wider community consultation



2. Copy of letter to promote Neighbour Workshop on 16th April

GL Hearn

FREEPOST RSUB-UEZB-SYXJ
GL Hearn
20 Soho Square
London
W1D 3QW

T 0844 225 0003
E charlotte.howard@glhearn.com

27 March 2013

Dear Resident

Public consultation meeting on Latchmere House – 16th April

I am writing to you on behalf of Berkeley with regards to redevelopment proposals for Latchmere House, which Berkeley is in the process of acquiring from the Ministry of Justice.

As you may know, Latchmere House and the former HM Remand Centre (which closed in 2011), has been the subject of a planning brief jointly prepared and consulted on by the Royal Borough of Kingston upon Thames and the London Borough of Richmond upon Thames. The purpose of the brief is to guide prospective proposals for the redevelopment of the site.

Berkeley is now in the process of developing emerging proposals for a residential development, designed to respond to the planning brief and the views provided during the public consultation. Berkeley supports the Councils' vision for the site, developing proposals which sit comfortably within the existing residential and conservation area context, whilst maintaining an exceptional architectural and landscaping quality.

Berkeley has been involved in the consultation process to date and is now looking to engage with those residents most directly affected by any forthcoming proposal, as the team develops the emerging proposals over the next few months. We would therefore like to invite you to a neighbours' workshop, where Berkeley will present the early vision and you will be able to meet with representatives from Berkeley and the consultant team to tell us what your specific issues are with the future development of the site.

The meeting details are:

Date	Venue	Time
Tuesday 16th April	The Tiffin Girls' School Richmond Road, KT2 5PL	7pm-8:30pm (Registration from 6:30pm)

Berkeley is committed to thorough public consultation and this meeting will form the first stage of the consultation process on Latchmere House. We very much hope that you will be able to attend and would be grateful if you could **confirm your attendance** by contacting Charlotte Howard on 0844 225 0003, or charlotte.howard@glhearn.com, no later than **Friday 12th April.**

Yours faithfully

Nick Jones
Director

Page 1 of 1

3. Copy of letter to promote Church Road meeting on 24th June

GL Hearn

GL Hearn Limited
20 Soho Square
London W1D 3QW

T +44 (0)20 7851 4900
F +44 (0)20 7851 4910
glhearn.com

Addressee
Address 1
Address 2
Address 3
Address 4

14 June 2013

Dear Resident of Church Road

Re: Latchmere House

Since the neighbour workshop on 16th April, we have been undertaking further assessments of the transport and highways issues raised at the meeting and we would welcome the opportunity to discuss this with you and your neighbours.

We will be hosting a meeting at St Andrew's Church Hall, Church Road on **Monday 24th June** for residents of Church Road and the closes. Due to the use of the hall earlier in the day, we will be starting the meeting at **7.45pm**.

We very much hope you will be able to join us and we would be grateful if you could RSVP so we have an idea of numbers. For those unable to attend or who have any questions in the meantime, please do not hesitate to contact Charlotte at charlotte.howard@glhearn.com or on 0844 225 0003.

I very much hope to see you on the evening of 24th.

Yours faithfully

Nick Jones
For and on behalf of Berkeley Homes

Page 1 of 1

4. Copy of flyer to promote drop-in event on 6th July

Latchmere House Public Consultation

On the emerging proposals for a residential redevelopment of Latchmere House

Latchmere House site

Berkeley have now formally acquired the Latchmere House site from the Ministry of Justice. As you may know, the former HMP Latchmere House Remand Centre (which closed in 2011), has been the subject of a planning brief jointly prepared and consulted on the Royal Borough of Kingston upon Thames and the London Borough of Richmond upon Thames.

Following a preliminary presentation of the outline proposals, Berkeley are now consulting on their emerging redevelopment proposals for a residential development designed to respond to: the context of the site and surroundings, the planning brief and the views provided during the initial public consultation.

Berkeley
Designed for life

Latchmere House, to be retained

Public Exhibition

Berkeley's proposals for a high quality, sensitive residential redevelopment are being presented for public consultation.

To find out more about the proposals, and to speak to a member of the team, please come along to our public exhibition:

Saturday 6th July
Tiffin Girls' School, Richmond Road KT2 5PL
10am-4pm

View the proposals online
From Monday 8th July you will also be able to view the proposals online at www.LatchmereHouse.co.uk

Contact us
You can contact us, or provide general feedback:

By phone 0844 225 0003
By email charlotte.howard@glhearn.com
By freepost **Freepost RSUB-UEZB-SYXJ**
GL Hearn,
20 Soho Square, London W1D 3QW

Please note you will need to provide your postcode as a minimum to validate any feedback

5. Copy of additional letter to immediate neighbours on 1st July

GL Hearn

FREEPOST RSUB-UEZB-8YXJ
GL Hearn
20 Soho Square
London
W1D 3QW

T 0844 225 0003
E charlotte.howard@glhearn.com

1 July 2013

Dear Resident

Public consultation meeting on Latchmere House – 6th July

Further to our recent flyer regarding the forthcoming exhibition on the emerging plans for Latchmere House, we wanted to ensure you were aware of what we will be presenting.

As set out at previous consultation meetings our preferred approach regarding access to the site, based on a detailed technical assessment, is for the existing access off Church Road to remain the sole vehicular access. However, we are aware of the sensitivities around access to the site and are therefore considering two alternative secondary access points. In line with the development brief adopted by both councils earlier this year, one of these is through Garth Road and the other directly onto Latchmere Lane.

The exhibition will therefore contain information on the current masterplan, including the preferred single access, as well as sketches and early studies of the two additional options. Visitors to the exhibition will be able to complete a questionnaire which will include questions on all three access options.

We look forward to seeing you there; in the meantime if you have any questions, please do not hesitate to contact us on 0844 225 0003 or charlotte.howard@glhearn.com

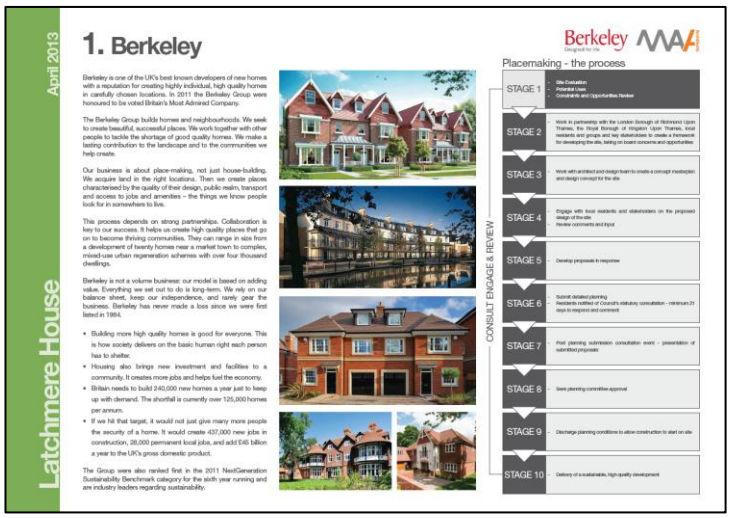
Yours faithfully

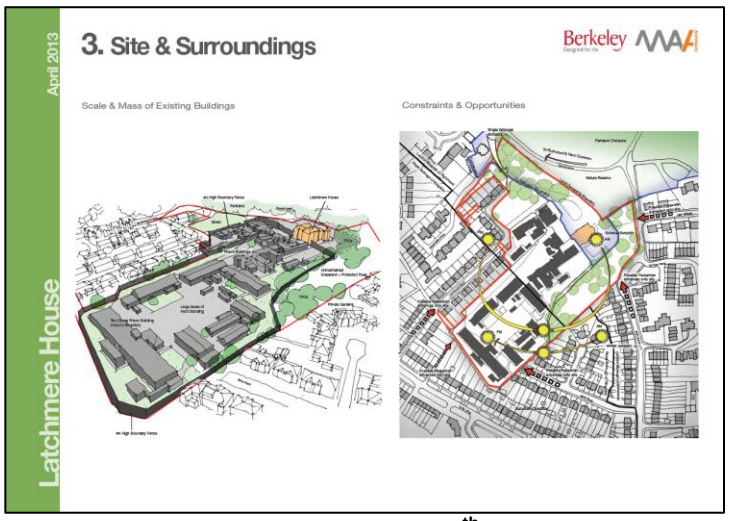
Nick Jones
Director

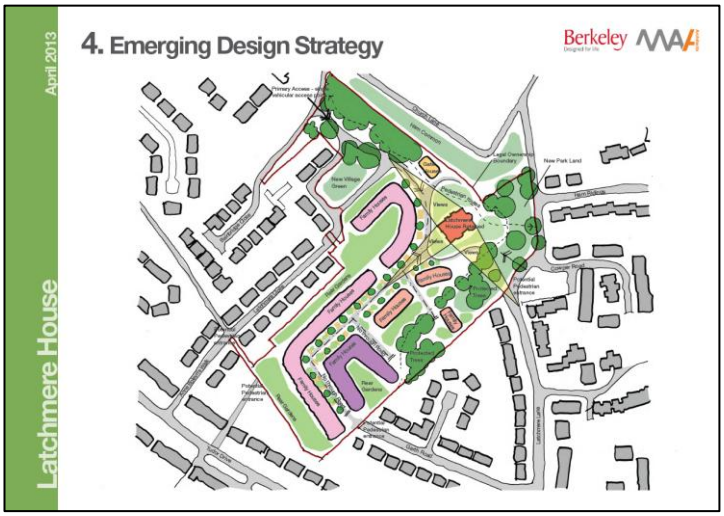
Page 1 of 1

6. Copy of exhibition boards: Neighbour Workshop, Church Road meeting and drop-in event

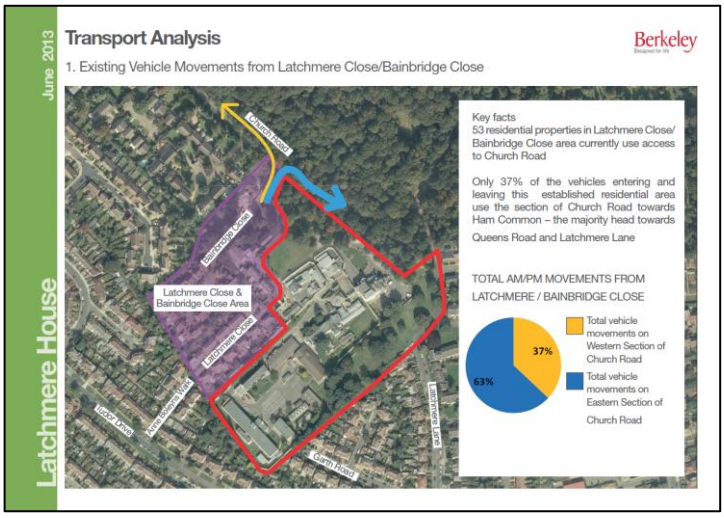
Neighbour Workshop – 16th April

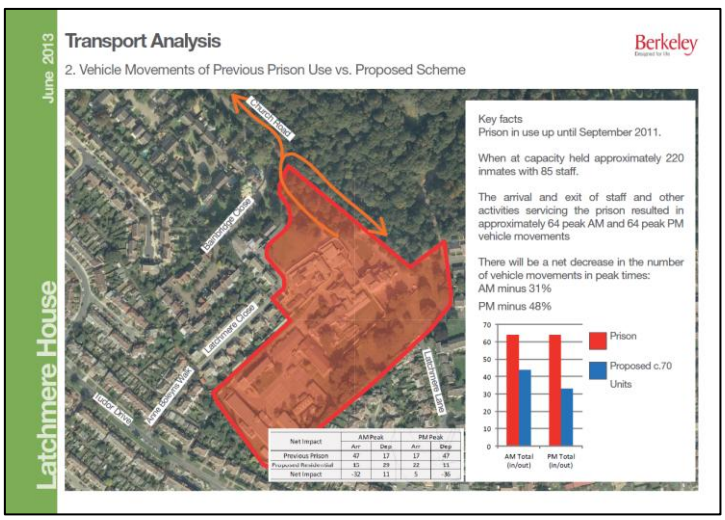


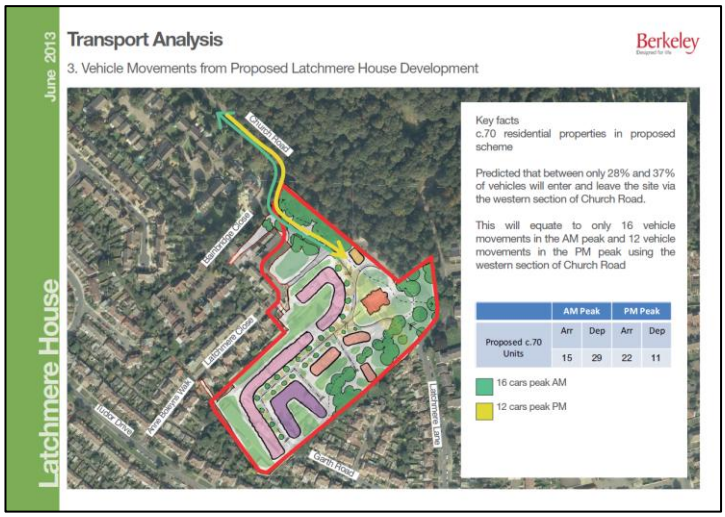


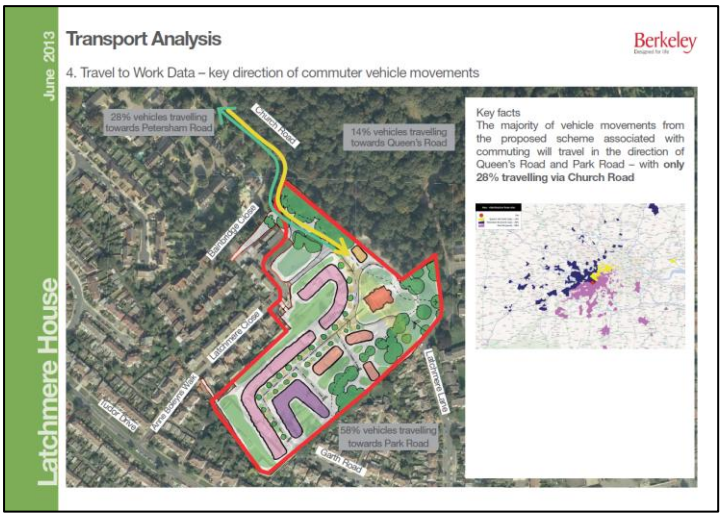


Church Road meeting – 24th June

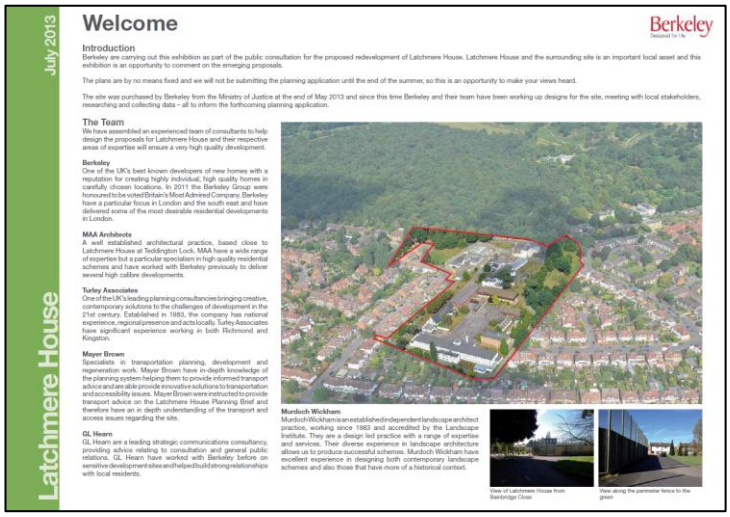


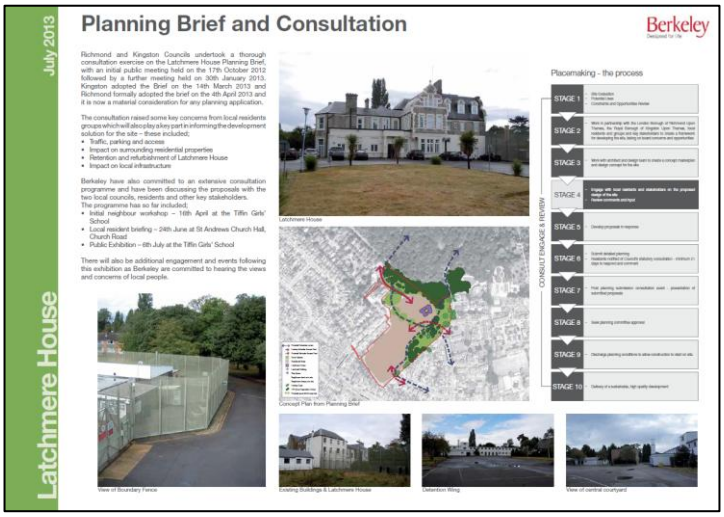


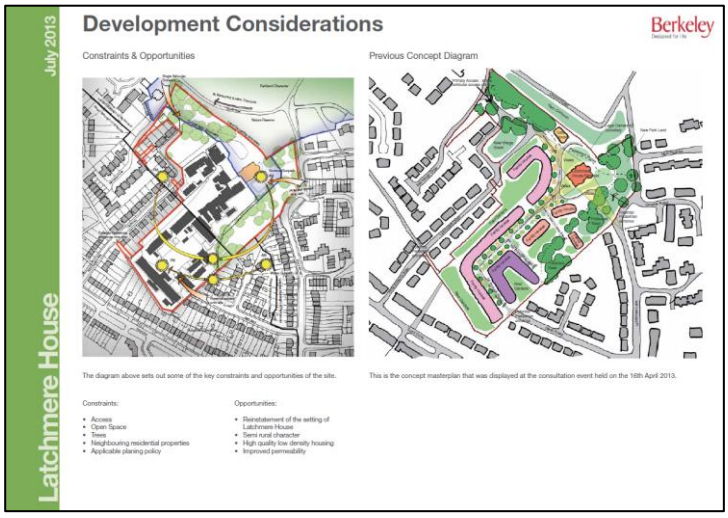




Drop-in event – 6th July







July 2013
Latchmere House

Masterplan (Option 1 – Current Masterplan)

Berkeley

July 2013
Latchmere House

Alternative Secondary Vehicle Access Options

Berkeley

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

July 2013
Latchmere House

Transport and Access

Berkeley

Current Situation

We have carried out a number of surveys and collected a range of data to establish the current situation with the surrounding road network and existing access points. This has established:

- The current access point onto Church Road would be suitable for all the new vehicle movements generated by the proposed development with minimal modification;
- Latchmere Lane and Garth Road are also potential vehicle access points in highways terms;
- Church Road and the surrounding network does not have any inherent safety issues;
- Travel to Work Census data and our own traffic surveys show most cars travel south towards Kingston from this area and the same will apply to the proposed development;
- The site is impermeable to pedestrians at present.

Previous Situation

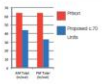
Key Facts:

- Prison in use up until September 2011;
- When at capacity held approximately 220 inmates with 85 staff;
- The arrival and exit of staff and other activities servicing the prison resulted in approximately 64 peak AM and 64 peak PM movements;

There will be a net decrease in the number of vehicle movements in peak times:

- AM minus 31%
- PM minus 48%

Net Impact	AM Peak		PM Peak	
	Arr	Dep	Arr	Dep
Previous Prison	47	17	17	47
Proposed Residential	15	28	24	11
Net Impact	-32	11	7	-36



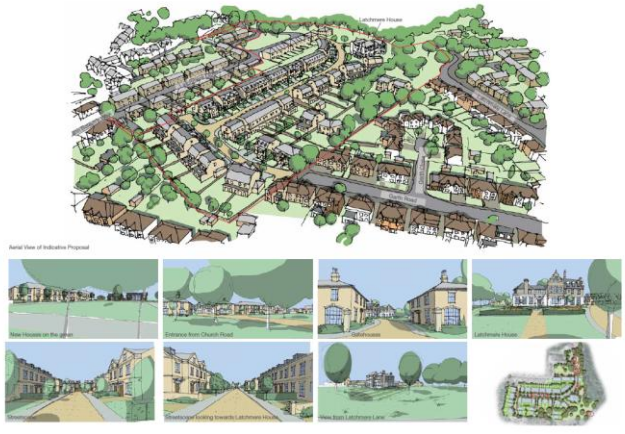
Proposed Situation

Proposed	AM Peak (0800-0900)		PM Peak (1700-1800)	
	Arr	Dep	Arr	Dep
Church Road (W)	4	8	7	3
Ham Gate Avenue	2	4	3	1
Latchmere Lane	8	16	14	6
Total	15	28	24	11

July 2013
Latchmere House

Current Proposals – New Homes: Layout, Scale & Massing

Berkeley



July 2013
Latchmere House

Current Proposals – New Homes: Architectural Precedents and Inspiration

Berkeley

July 2013
Latchmere House

Current Proposals – New Homes: Materials & Elevations

Berkeley

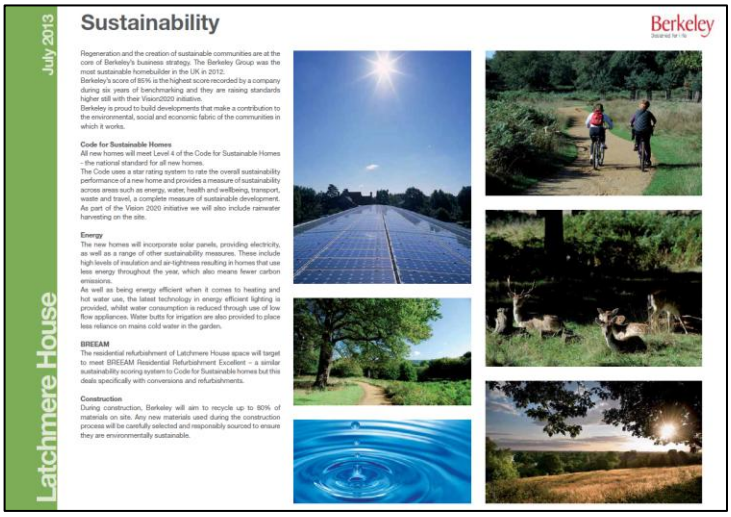
The houses take their inspiration from the wider Ham Common area, and are a traditional Georgian style. There will be a variety of building types and sizes across the development, ranging from terraced houses, semi-detached and detached units. The majority of the houses will be two and a half storeys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

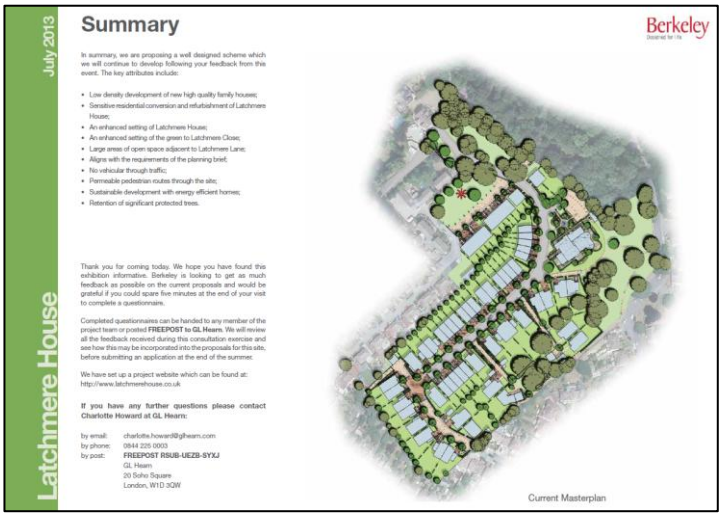
The key materials are:

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

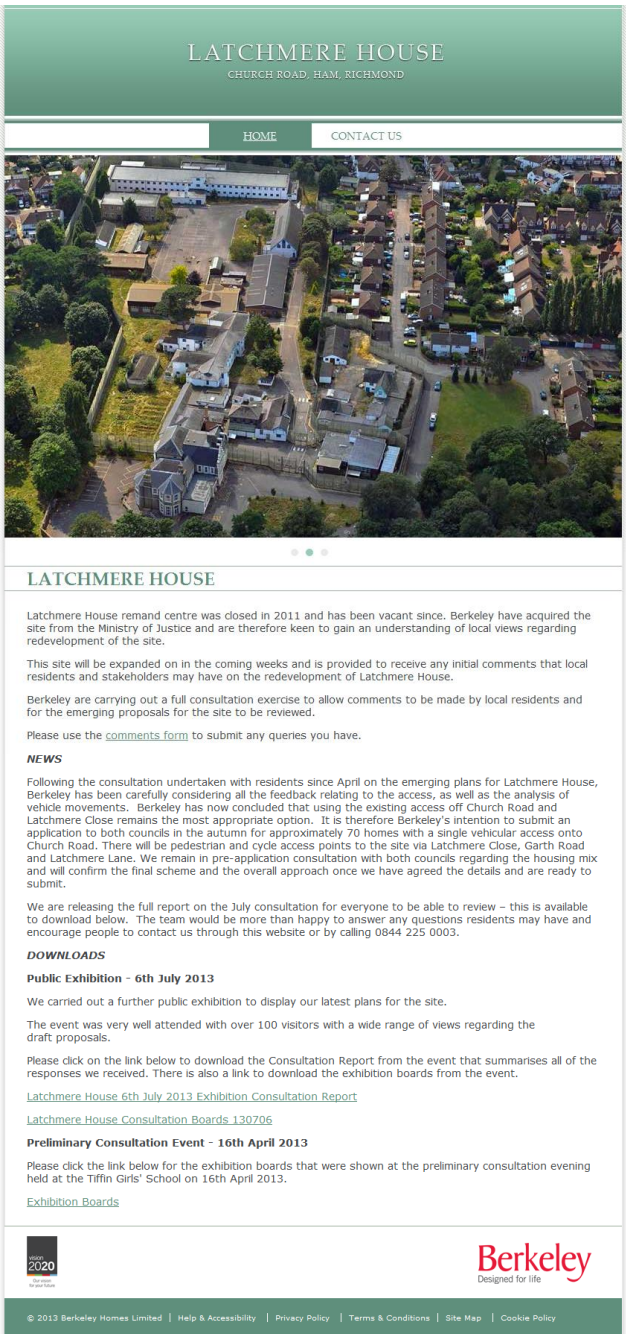
The architectural detailing continues the Georgian inspiration, and includes feature brick string courses, flat arch brick lintels to the windows, and banding to the roof parapets.


July 2013
Latchmere House
Latchmere House - Heritage
Berkeley
Latchmere House been altered and amended both internally and externally over the years. There are some internal elements of architectural and historical value, namely the fireplaces, existing main stair and panelling to one of the main reception rooms.
Our proposal for Latchmere House is to convert it into eight apartments, working within the constraints of the existing structure to best utilise the existing features. The three main ground floor reception rooms on the south east elevations are converted with a light touch to maintain the grand nature of the spaces and features.
A single storey extension to the south west forms a new entrance, some additional living space, and provides an increased architectural presence to complete the view from the new street. The existing facade of the building also requires alterations and improvements.
A new formal landscape frames the approach to the building from the north, with private terraces and formal lawn to the south, recreating the original formal setting for the building.
Internal arch
Feature panelling
Main Stair
Feature fireplace
Proposed Landscape setting for Latchmere House
Proposed Ground Floor Plan
Proposed First Floor Plan
Proposed Second Floor Plan


July 2013
Latchmere House
Sustainability
Berkeley
Regeneration and the creation of sustainable communities are at the core of Berkeley's business strategy. The Berkeley Group was the most sustainable homebuilder in the UK in 2012.
Berkeley's score of 85% is the highest score recorded by a company during six years of benchmarking and they are raising standards higher still with their Vision2020 initiative.
Berkeley is proud to build developments that make a contribution to the environmental, social and economic fabric of the communities in which it works.
Code for Sustainable Homes
All new homes will meet Level 4 of the Code for Sustainable Homes – the national standard for all new homes.
The Code uses a star rating system to rate the overall sustainability performance of a new home and provides a measure of sustainability across areas such as energy, water, health and wellbeing, transport, waste and travel, a complete measure of sustainable development.
As part of the Vision 2020 initiative we will also include rainwater harvesting on the site.
Energy
The new homes will incorporate solar panels, providing electricity, as well as a range of other sustainability measures. These include high levels of insulation and air-tightness resulting in homes that use less energy throughout the year, which also means fewer carbon emissions.
As well as being energy efficient when it comes to heating and hot water use, the latest technology in energy efficient lighting is provided, whilst water consumption is reduced through use of low flow appliances. Water butts for irrigation are also provided to place less reliance on mains cold water in the garden.
BREEAM
The residential refurbishment of Latchmere House space will target to meet BREEAM Residential Refurbishment Excellent – a similar sustainability scoring system to Code for Sustainable homes but this deals specifically with conversions and refurbishments.
Construction
During construction, Berkley will aim to recycle up to 80% of materials on site. Any new materials used during the construction process will be carefully selected and responsibly sourced to ensure they are environmentally sustainable.


July 2013
Latchmere House
Summary
Berkeley
In summary, we are proposing a well designed scheme which we will continue to develop following your feedback from this event. The key attributes include:
• Low density development of new high quality family houses;
• Sensitive residential conversion and refurbishment of Latchmere House;
• An enhanced setting of Latchmere House;
• An enhanced setting of the green to Latchmere Close;
• Large areas of open space adjacent to Latchmere Lane;
• Aligns with the requirements of the planning brief;
• No vehicular through traffic;
• Permeable pedestrian routes through the site;
• Sustainable development with energy efficient homes;
• Retention of significant protected trees.
Thank you for coming today. We hope you have found this exhibition informative. Berkeley is looking to get as much feedback as possible on the current proposals and would be grateful if you could spare five minutes at the end of your visit to complete a questionnaire.
Completed questionnaires can be handed to any member of the project team or posted FREEPOST to GL Hearn. We will review all the feedback received during this consultation exercise and see how this may be incorporated into the proposals for this site, before submitting an application at the end of the summer.
We have set up a project website which can be found at: http://www.latchmerehouse.co.uk
If you have any further questions please contact Charlotte Howard at GL Hearn:
by email: charlotte.howard@glhearn.com
by phone: 0844 225 0003
by post: FREEPOST RSUB-UEZB-SYXJ
GL Hearn
20 Soho Square
London, W1D 3QW
Current Masterplan

7. Copy of the website homepage



LATCHMERE HOUSE

CHURCH ROAD, HAM, RICHMOND

HOME | CONTACT US

LATCHMERE HOUSE

Latchmere House remand centre was closed in 2011 and has been vacant since. Berkeley have acquired the site from the Ministry of Justice and are therefore keen to gain an understanding of local views regarding redevelopment of the site.

This site will be expanded on in the coming weeks and is provided to receive any initial comments that local residents and stakeholders may have on the redevelopment of Latchmere House.

Berkeley are carrying out a full consultation exercise to allow comments to be made by local residents and for the emerging proposals for the site to be reviewed.

Please use the comments form to submit any queries you have.

NEWS

Following the consultation undertaken with residents since April on the emerging plans for Latchmere House, Berkeley has been carefully considering all the feedback relating to the access, as well as the analysis of vehicle movements. Berkeley has now concluded that using the existing access off Church Road and Latchmere Close remains the most appropriate option. It is therefore Berkeley's intention to submit an application to both councils in the autumn for approximately 70 homes with a single vehicular access onto Church Road. There will be pedestrian and cycle access points to the site via Latchmere Close, Garth Road and Latchmere Lane. We remain in pre-application consultation with both councils regarding the housing mix and will confirm the final scheme and the overall approach once we have agreed the details and are ready to submit.

We are releasing the full report on the July consultation for everyone to be able to review – this is available to download below. The team would be more than happy to answer any questions residents may have and encourage people to contact us through this website or by calling 0844 225 0003.

DOWNLOADS

Public Exhibition - 6th July 2013

We carried out a further public exhibition to display our latest plans for the site.

The event was very well attended with over 100 visitors with a wide range of views regarding the draft proposals.

Please click on the link below to download the Consultation Report from the event that summarises all of the responses we received. There is also a link to download the exhibition boards from the event.

Latchmere House 6th July 2013 Exhibition Consultation Report

Latchmere House Consultation Boards 130706

Preliminary Consultation Event - 16th April 2013

Please click the link below for the exhibition boards that were shown at the preliminary consultation evening held at the Tiffin Girls' School on 16th April 2013.

Exhibition Boards

vision 2020

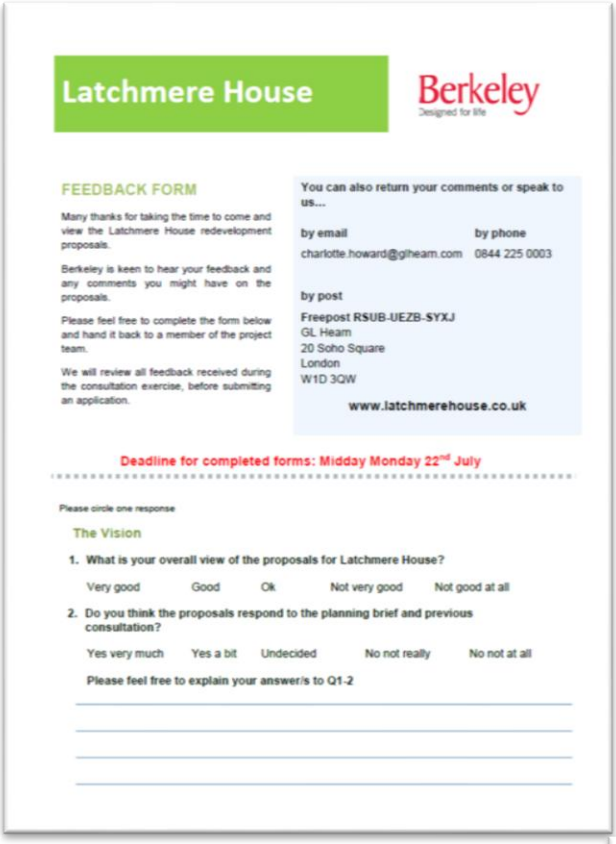
Berkeley Designed for life

8. Copy of statement on access issued 22nd July

"Following the consultation undertaken with residents since April on the emerging plans for Latchmere House, Berkeley has been carefully considering all the feedback relating to the access, as well as the analysis of vehicle movements. Berkeley has now concluded that using the existing access off Church Road and Latchmere Close remains the most appropriate option. It is therefore Berkeley's intention to submit an application to both councils in the autumn for approximately 70 homes with a single vehicular access onto Church Road. There will be pedestrian and cycle access points to the site via Latchmere Close, Garth Road and Latchmere Lane. We remain in pre-application consultation with both councils regarding the housing mix and will confirm the final scheme and the overall approach once we have agreed the details and are ready to submit.

We are releasing the full report on the July consultation for everyone to be able to review – this is available to download below. The team would be more than happy to answer any questions residents may have and encourage people to contact us through this website or by calling 0844 225 0003."

9. Copy of feedback form



Latchmere House

Berkeley
Designed for life

FEEDBACK FORM

Many thanks for taking the time to come and view the Latchmere House redevelopment proposals.

Berkeley is keen to hear your feedback and any comments you might have on the proposals.

Please feel free to complete the form below and hand it back to a member of the project team.

We will review all feedback received during the consultation exercise, before submitting an application.

You can also return your comments or speak to us...

by email charlotte.howard@glhearn.com

by phone 0844 225 0003

by post

Freepost RSUB-UEZB-SYXJ
GL Hearn
20 Soho Square
London
W1D 3QW

www.latchmerehouse.co.uk

Deadline for completed forms: Midday Monday 22nd July

Please circle one response

The Vision

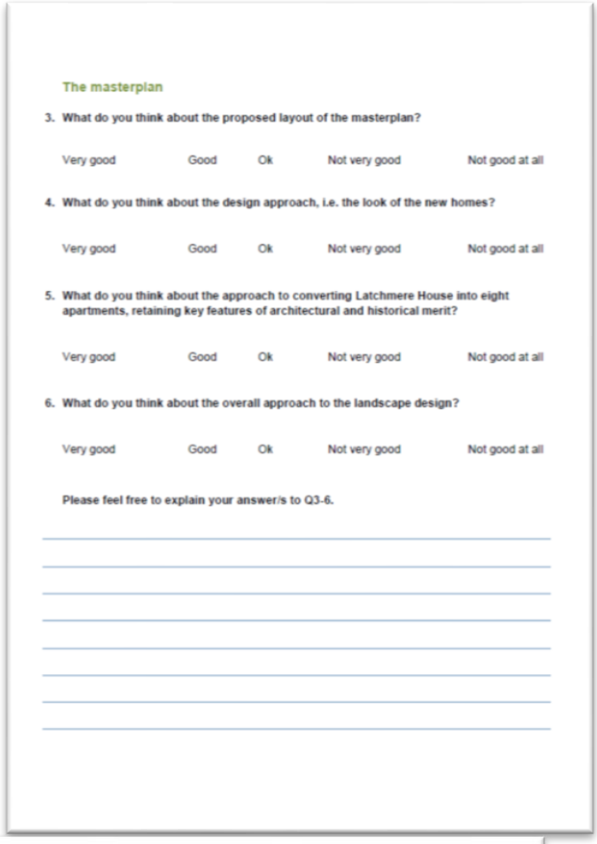
1. **What is your overall view of the proposals for Latchmere House?**

   Very good Good Ok Not very good Not good at all

2. **Do you think the proposals respond to the planning brief and previous consultation?**

   Yes very much Yes a bit Undecided No not really No not at all

Please feel free to explain your answer/s to Q1-2



The masterplan

3. **What do you think about the proposed layout of the masterplan?**

   Very good Good Ok Not very good Not good at all

4. **What do you think about the design approach, i.e. the look of the new homes?**

   Very good Good Ok Not very good Not good at all

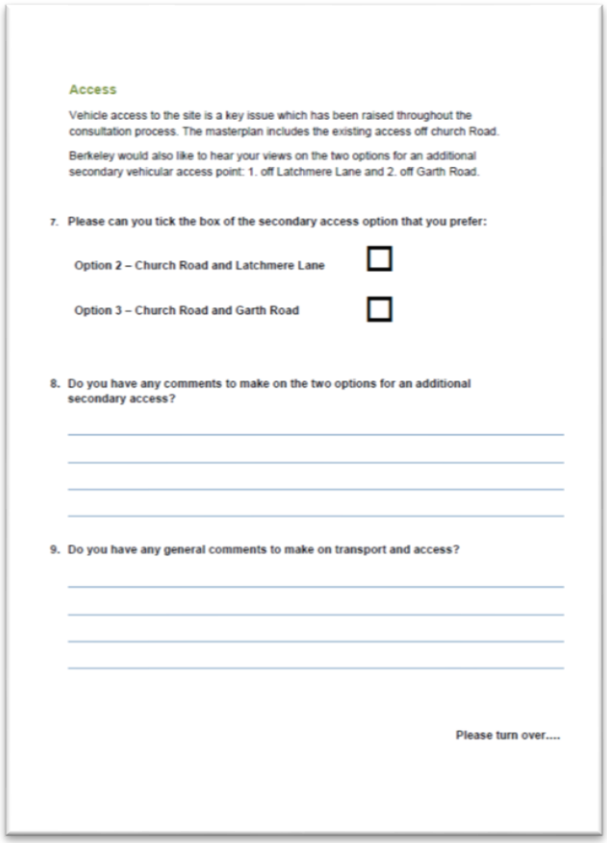
5. **What do you think about the approach to converting Latchmere House into eight apartments, retaining key features of architectural and historical merit?**

   Very good Good Ok Not very good Not good at all

6. **What do you think about the overall approach to the landscape design?**

   Very good Good Ok Not very good Not good at all

Please feel free to explain your answer/s to Q3-6.



Access

Vehicle access to the site is a key issue which has been raised throughout the consultation process. The masterplan includes the existing access off church Road.

Berkeley would also like to hear your views on the two options for an additional secondary vehicular access point: 1. off Latchmere Lane and 2. off Garth Road.

7. **Please can you tick the box of the secondary access option that you prefer:**

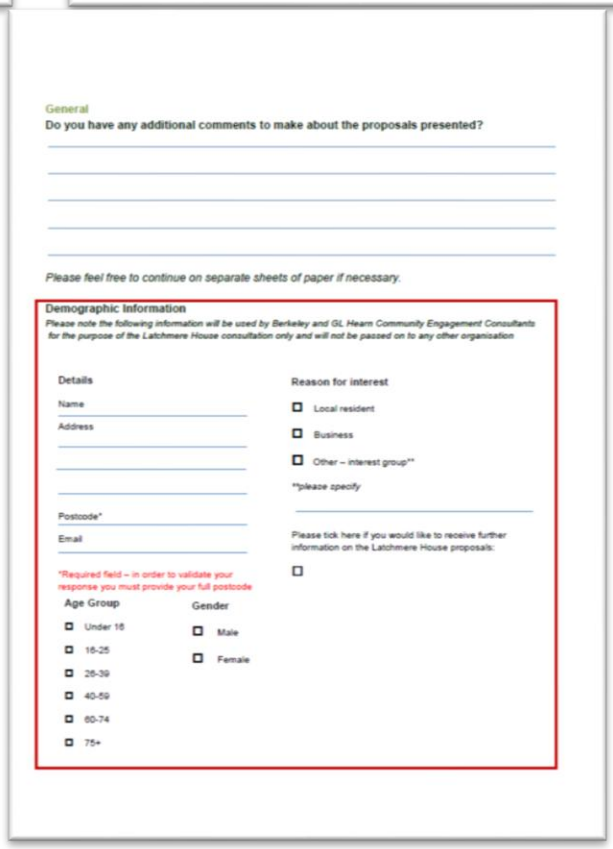
   Option 2 – Church Road and Latchmere Lane ☐

   Option 3 – Church Road and Garth Road ☐

8. **Do you have any comments to make on the two options for an additional secondary access?**

9. **Do you have any general comments to make on transport and access?**

Please turn over....



General

Do you have any additional comments to make about the proposals presented?

Please feel free to continue on separate sheets of paper if necessary.

Demographic Information

Please note the following information will be used by Berkeley and GL Hearn Community Engagement Consultants for the purpose of the Latchmere House consultation only and will not be passed on to any other organisation

Details

Name
Address
Postcode*
Email

*Required field – in order to validate your response you must provide your full postcode

Reason for interest

☐ Local resident
☐ Business
☐ Other – interest group**

**please specify

Please tick here if you would like to receive further information on the Latchmere House proposals: ☐

Age Group

☐ Under 16
☐ 16-25
☐ 26-39
☐ 40-59
☐ 60-74
☐ 75+

Gender

☐ Male
☐ Female