



## Latchmere House, Kingston-upon-Thames Survey of Outbuildings Proposed for Demolition

prepared by **MAA** Architects

for **Berkeley**  
Designed for life

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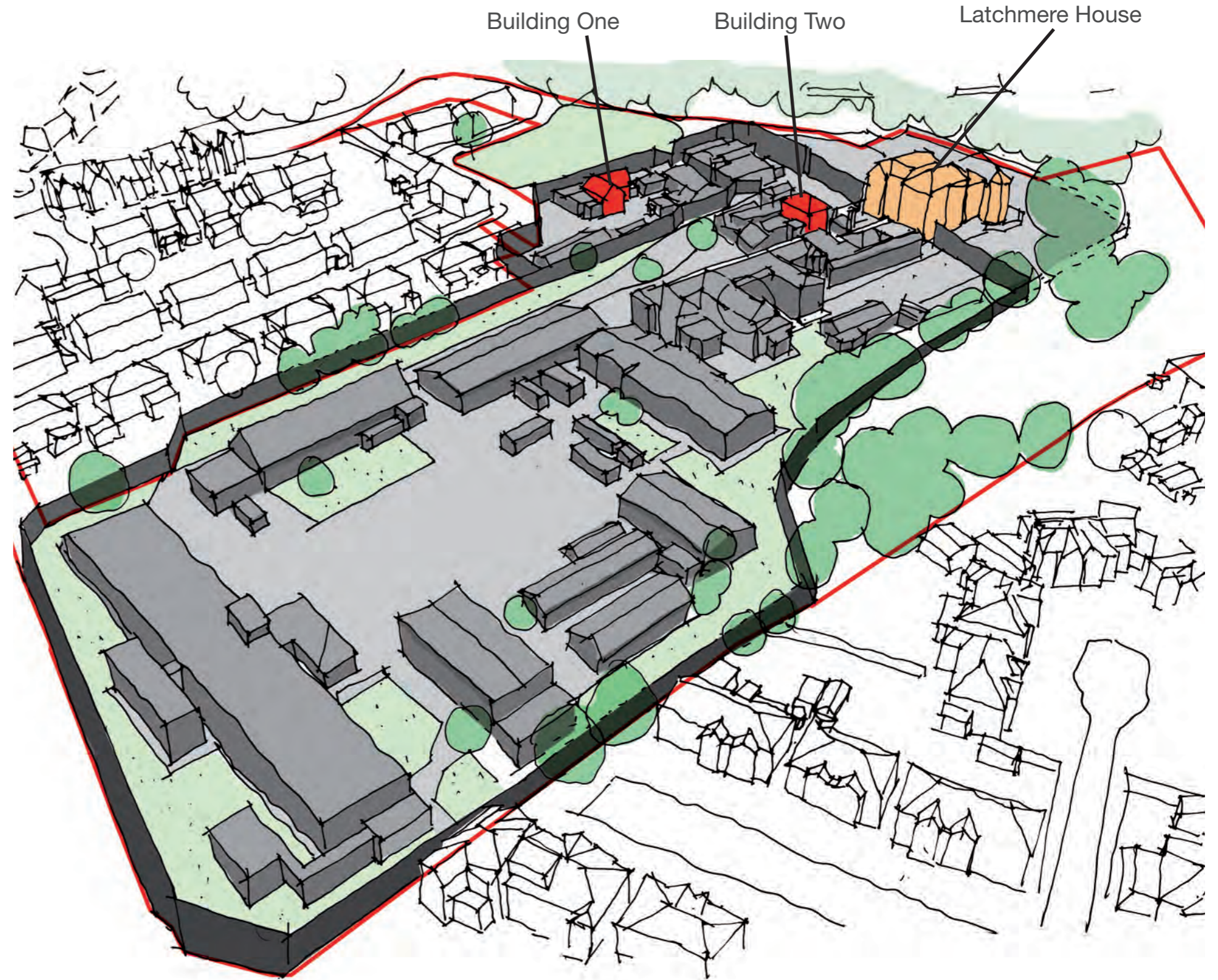
# Introduction

## 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. As part of the proposals, the outbuildings associated with Latchmere House are proposed to be demolished.

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. This document provides a survey and photographic record of the outbuildings.



# 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

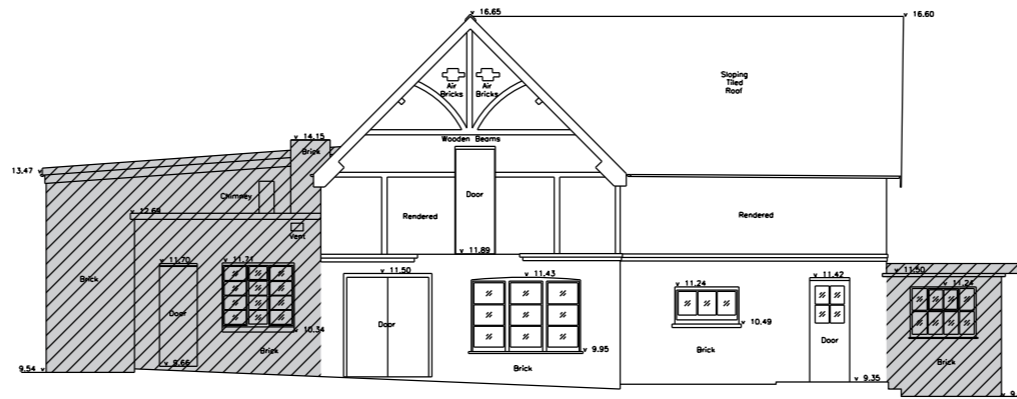


4. Southern View

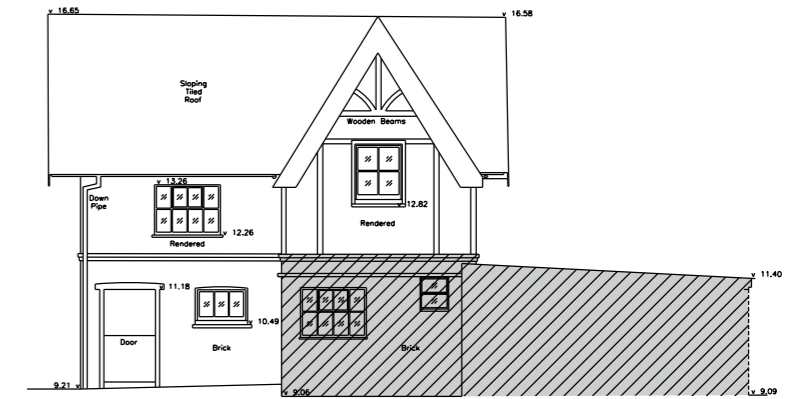


# Building One - Existing Elevations

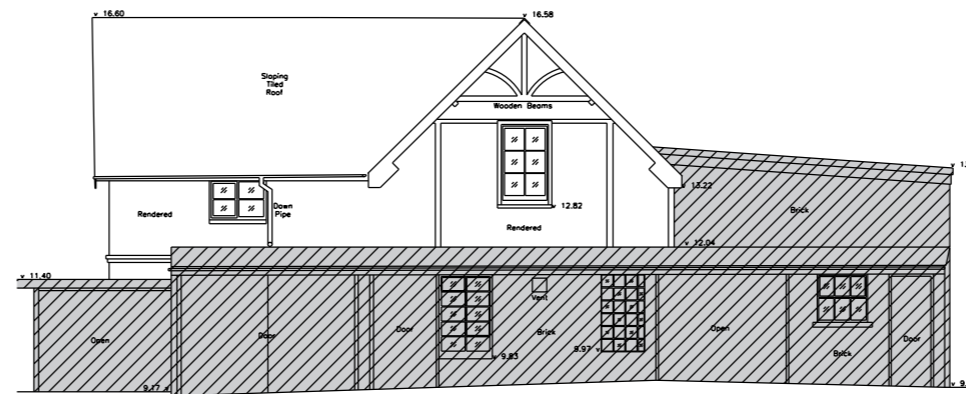
The hatched areas show later extensions – around 45% of the original elevations are obscured. Refer to RSK survey in Appendix A.



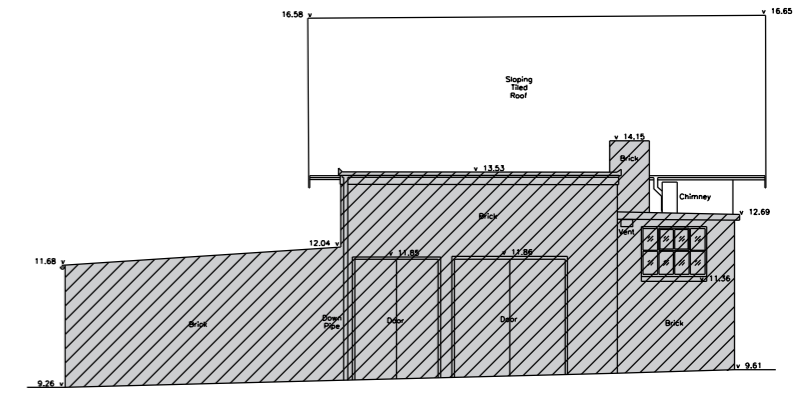
Elevation 1



Elevation 2



Elevation 3



Elevation 4



KEY



Later Additions to Building

## Site Pictures of Building Two

The purpose of Building Two is unclear but potential uses may have included either a stable or a coach house.

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



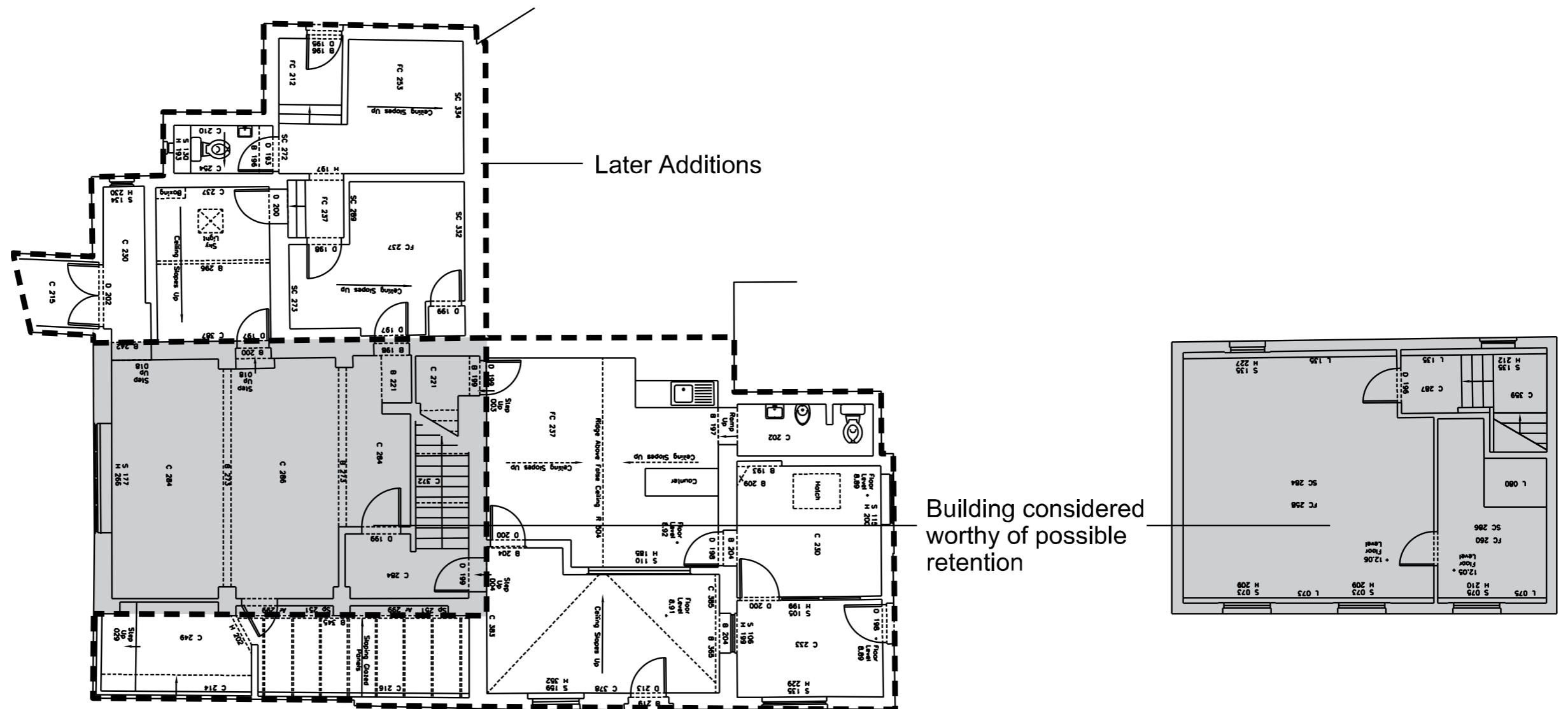
4. Western View from rear of additional buildings

# 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.

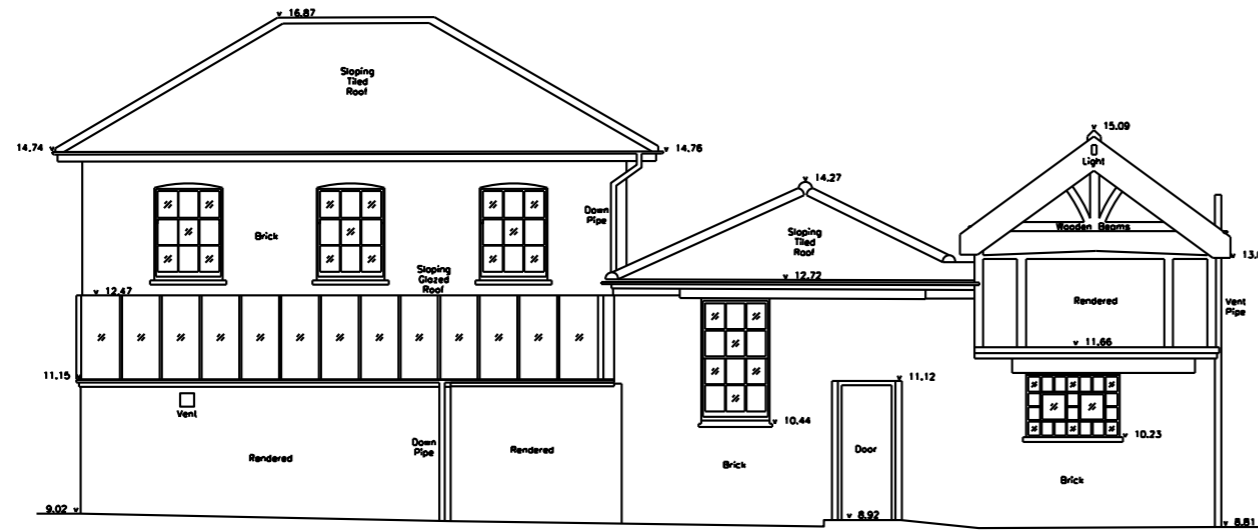
New openings have been formed at ground floor to connect the existing building to the surrounding extensions. At first floor all internal walls have been removed, new walls built and a concrete stair inserted.

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

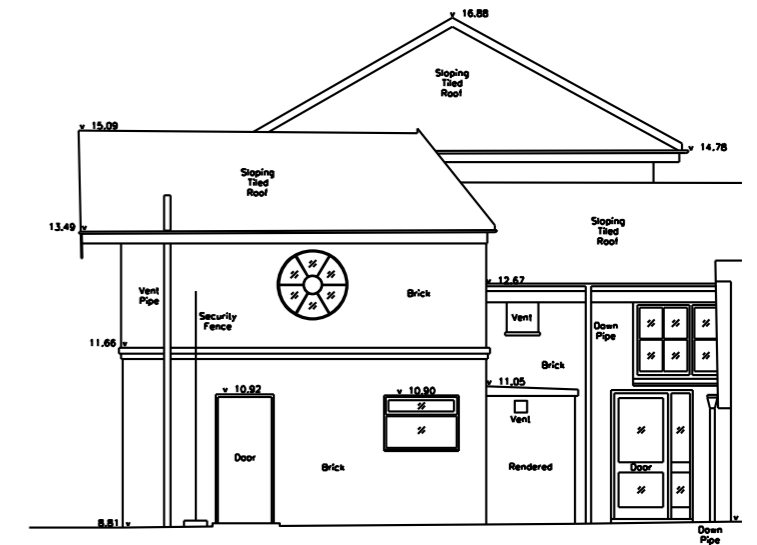


# Building Two - Existing Historic Building Elevations

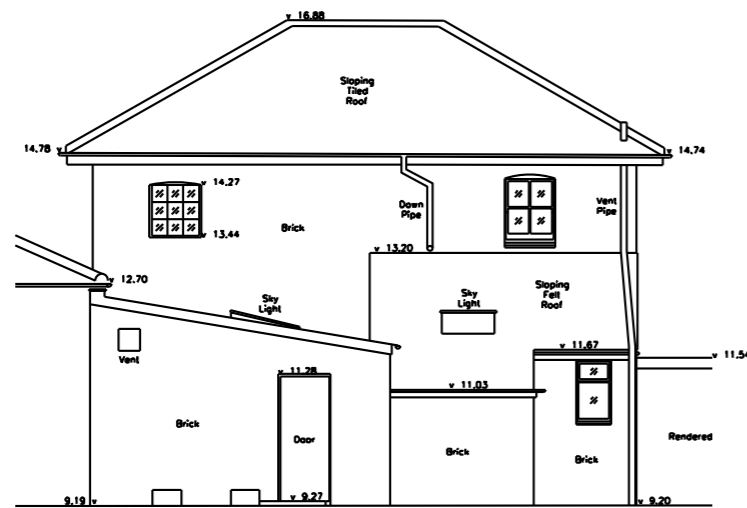
The identified building is surrounded by later extensions with small amounts of the upper elevations visible and all of elevation 4.



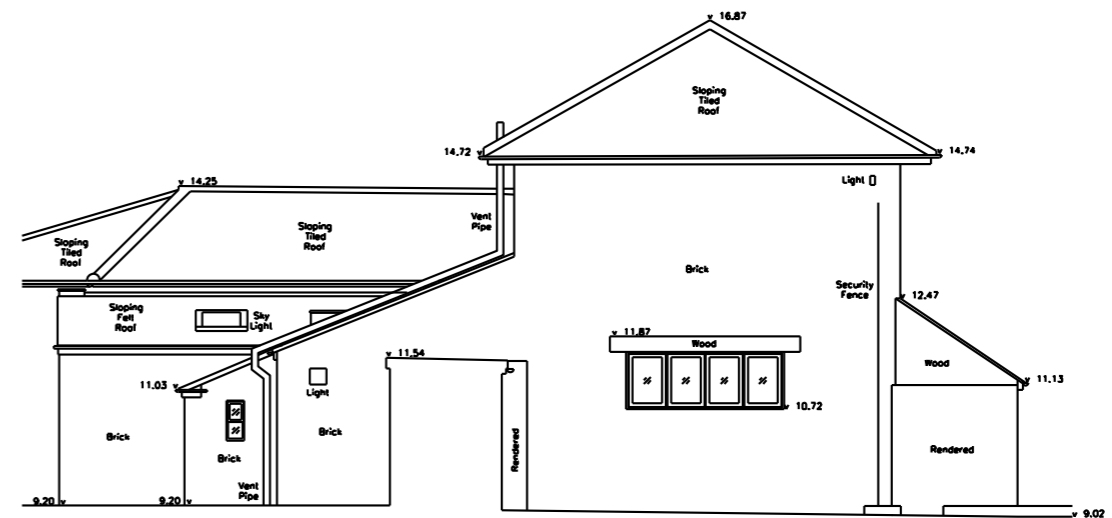
Elevation 1



Elevation 2



Elevation 3



Elevation 4



# Appendix A

## RSK Structural & Condition Survey

### Building No 1:

A walk around survey was carried.

The original structure has obviously gone through various additions. However 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 :

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

### Building no 2:

For report purposes the building has been divided into three sections, 2A, 2B, and 2C

### Building 2A:

Generally this section of the building appears to have gone through quite a few alterations in the form of various openings as marked on the elevations 1 and 2.

As a result of this, the structure has lost its original structural integrity and this is evident from the cracks which are beginning to appear on the elevations, particularly on elevation 2.

The ridge tiles and the associated mortar beddings are beyond repair and the roof requires complete replacement in order to achieve a decent life span. Access wasn't possible into the roof space to inspect the condition of the structural members but judging from the protruding structural members outside it would appear that they would need replacement and possibly strengthening. As is normally the case with old structures of this nature, it is highly possible that the lack of or ineffective tying at approximately at eaves level may have also contributed towards the cracking of the brickwork as shown on elevation 2 thus losing its structural integrity.

The timber fascias and the associated timber features on the elevation 1 require complete replacement.

Due to the thickness of the external walls, extreme care is required to stabilise the walls during the roof replacement, the replacement of the timber bearings and timbers referred to above. Unless adequate temporary works are provided there is a possibility that the original features may become unstable during replacement.

A very careful cost analyses will be required if the structure was to be retained. It is my opinion that the cost of alterations would outweigh the end results.

### Building 2B:

The roof of this building requires attention, possibly replacement in order to achieve a decent life span. However, in attempting to do this, the current roof structure requires strengthening in order to meet the current codes of practices. Any attempt to alter or remove the current layout of the walls would destroy the current structural integrity of this building.

### Building 2C:

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. See mark up on the elevations.

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.

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.

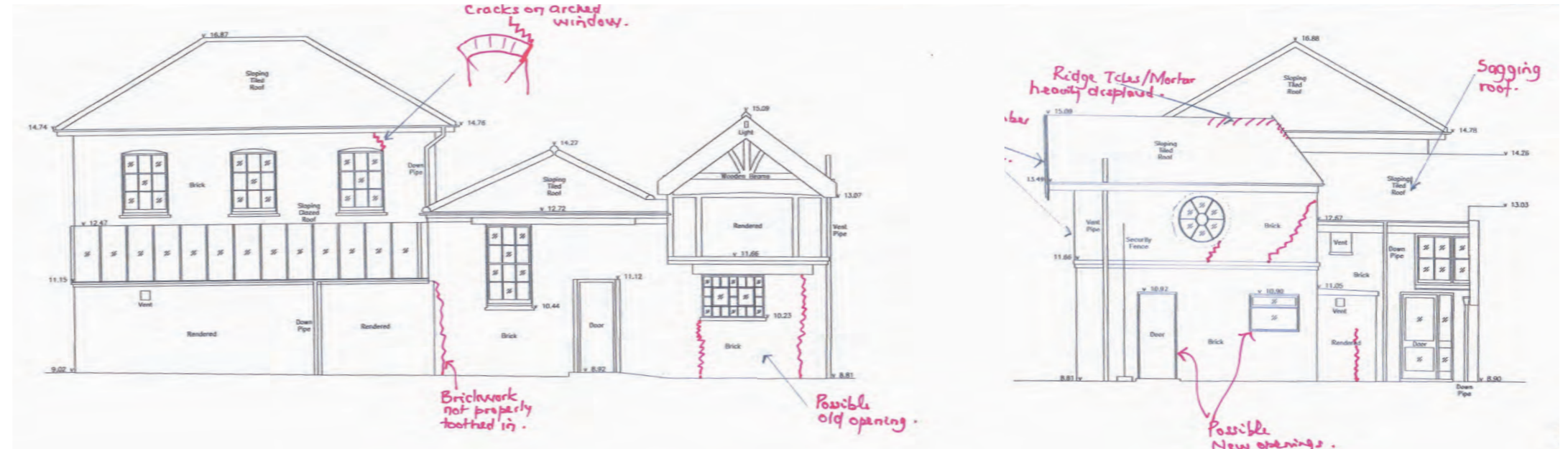
The lean to roof at the back with its roof coverings/ roof lights is beyond repair and would need to be completely replaced with proper fascia /soffit boards and to comply with the current thermal requirements. The ring damp, the dampness due to leaky roof and the various structural alterations by way 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 lintol 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.

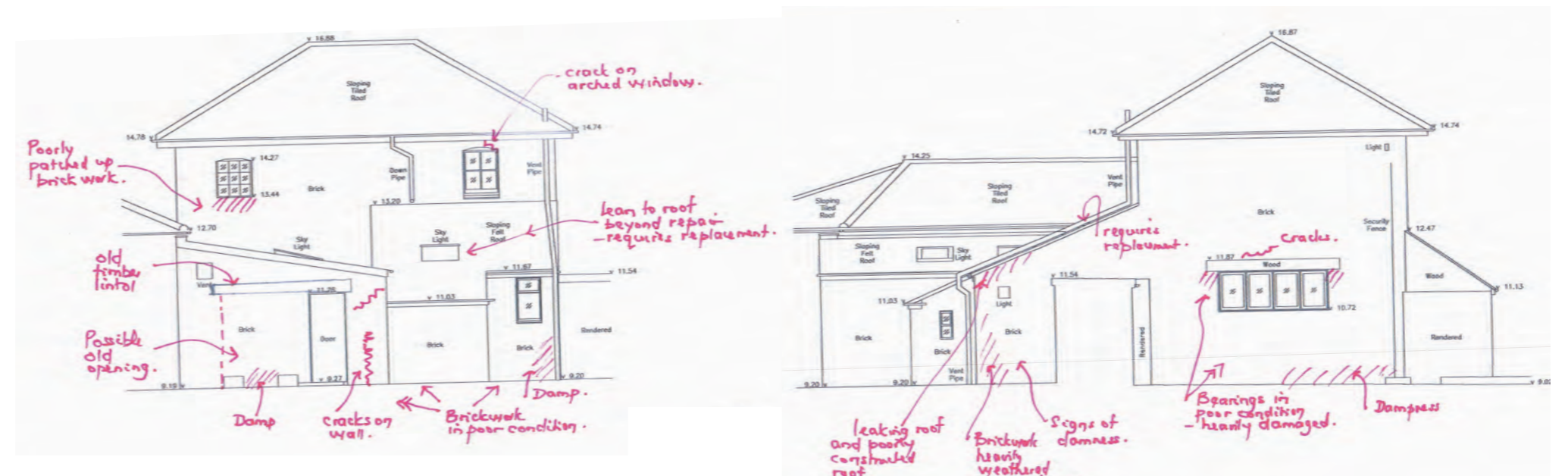
# Appendix A RSK Structural & Condition Survey

## Building 2 Survey



Elevation 1

Elevation 2



Elevation 3

Elevation 4

Revision History

Rev A 07.02.2014



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