

Proposed Masterplan - February 2013

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

Key

- A. 3/4 Bed House
- B. 4 Bed House
- C. 4 Bed House
- D. 4 Bed House
- E. 4 / 5 Bed House
- F. 5 Bed House
- Latchmere House, refurbished as apartments

TOTAL of:
62 Houses and 8 Apartments



Design Development

Proposed Masterplan July 2013

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

This iteration also illustrates a vehicular link to Latchmere Lane for reasons discussed earlier. Officers indicated a preference in design and conservation terms not to have vehicular access routed past the house to Latchmere Lane, albeit we consider that with appropriate surfacing this secondary access would be acceptable if the access route is designed so as to be appropriate for the context of the house.

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Draft Masterplan September 2013

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

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

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

This scheme was then put on hold pending discussions with the local authorities. The breakdown of unit types and sizes is outlined below.

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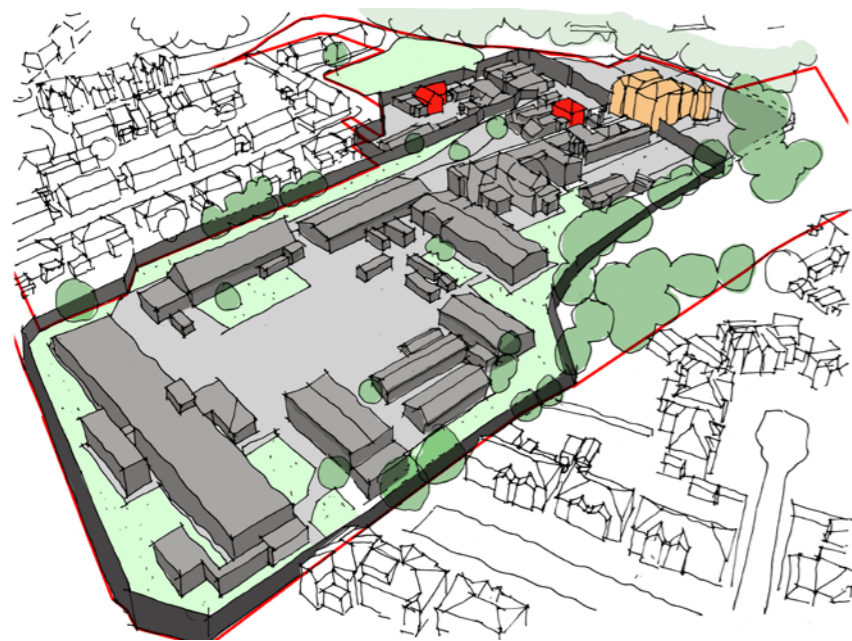
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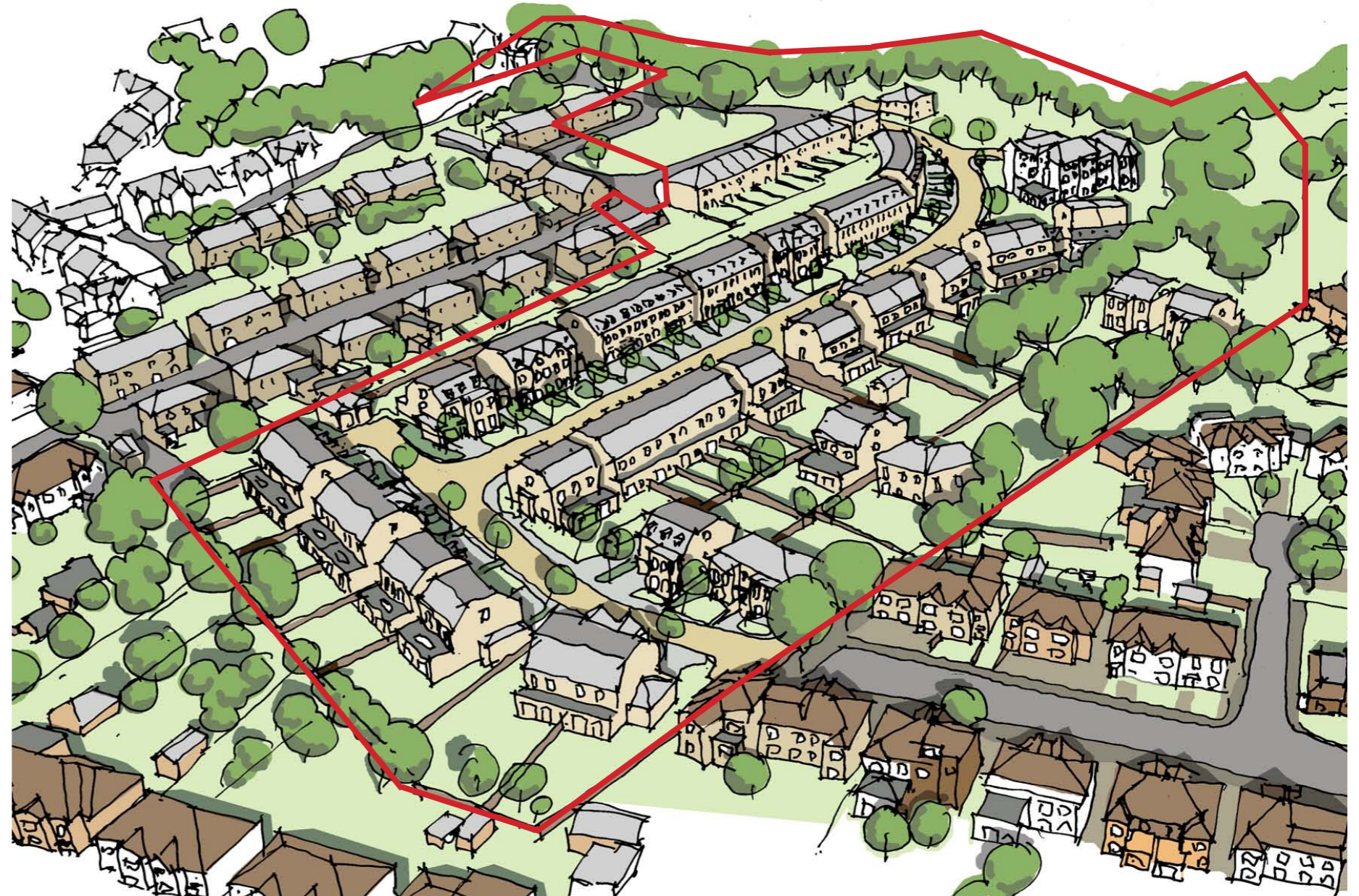
Design Development

Sketch Perspectives - September 2013 Scheme

This design development perspective envisages street layout a that stitches into the existing street pattern and complements the existing character.. The new houses are two storey with pitched roofs containing further accommodation. We have proposed a mix of detached, semi detached and terraced houses which is very much in character with the local area. The scheme envisages significant increases in soft landscape including publicly accessible space and private front and rear gardens. This compares to the existing situation which has large areas of hardstanding.



Existing aerial perspective



Design development perspective

Sketch Perspectives

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

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

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



Development sketch of view across Latchmere Green towards Latchmere House



Development sketch of view west along avenue



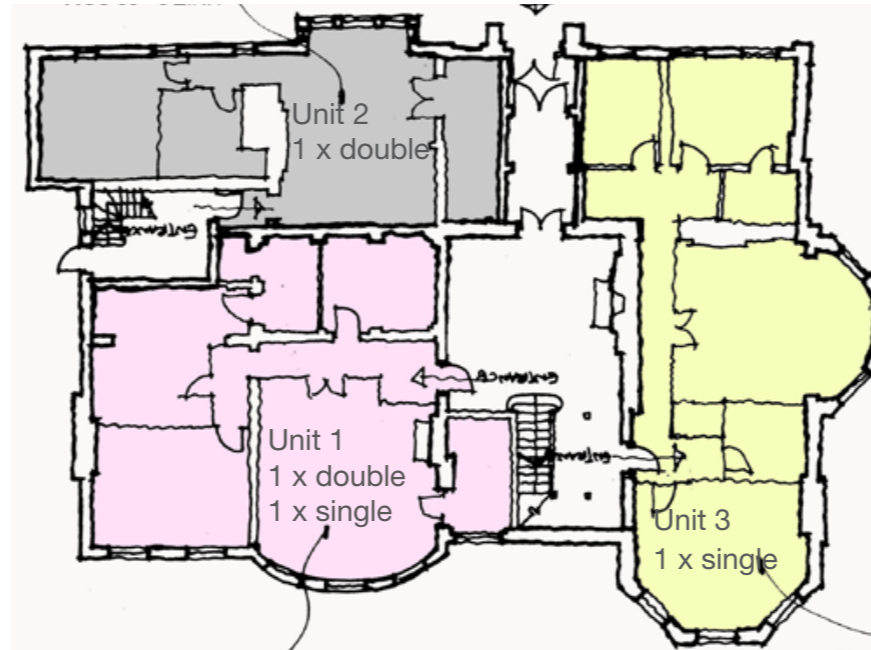
Development sketch of view past 'gatehouses' towards Latchmere House

Design Development

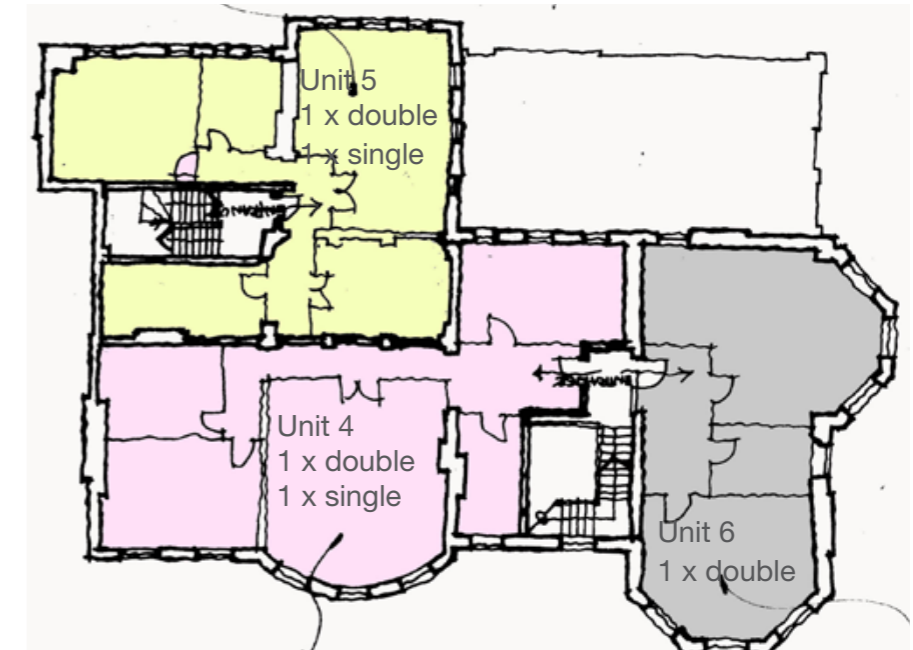
Latchmere House - Initial Concept

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

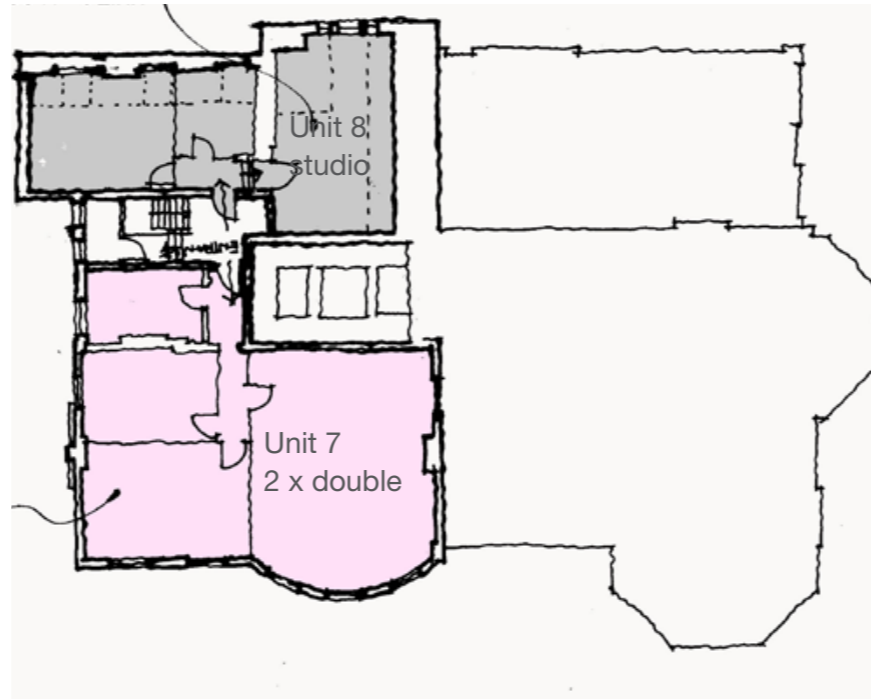
We met in October 2012 with Richmond's principle conservation officer who welcomed the restoration of the building and its use for residential apartments. The officer identified three reception rooms on the ground floor which she wanted key features retaining and ideally did not want the existing grandeur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



Ground Floor Plan



First Floor Plan



Second Floor Plan