## Latchmere House - Design Development

Following a further meeting with Richmond's Conservation Officer and also extensive design development with a number of options reviewed, our third and final iteration seeks to address all the historic building concerns as follows:

- Minimise internal structural alterations
- The three large reception rooms and their key features retained intact with inserted bathrooms designed as freestanding to minimise disruption of existing fabric
- The later poor quality reproduction main staircase removed
- A new staircase proposed.
- An 'orangery' style extension to the west elevation in the location of a previous extension
- The orangery provides animation on an otherwise blank façade
- Windows reinstated where bricked up
- Traditional timber windows proposed to replace the PVC units
- Much improved landscape setting to Latchmere House as described in later chapters
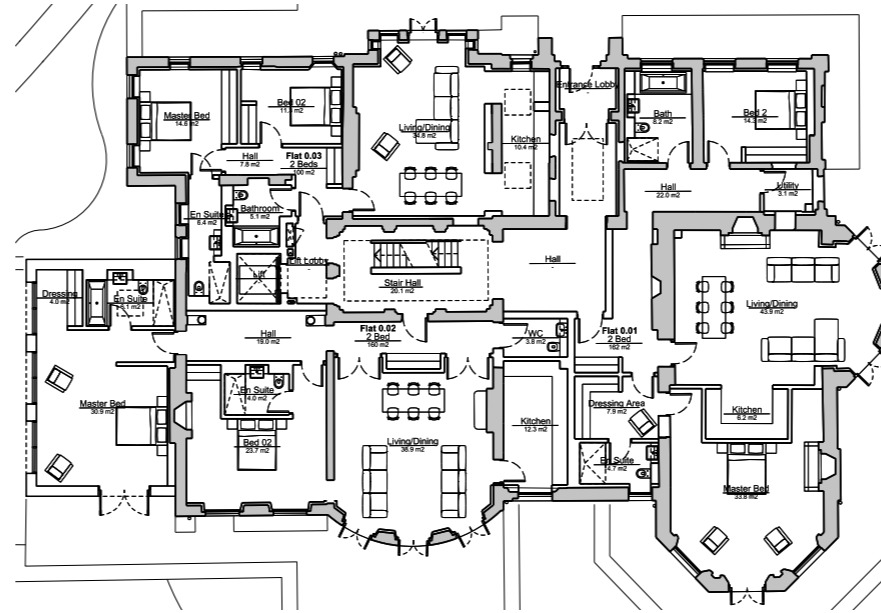
Ground Floor Plan
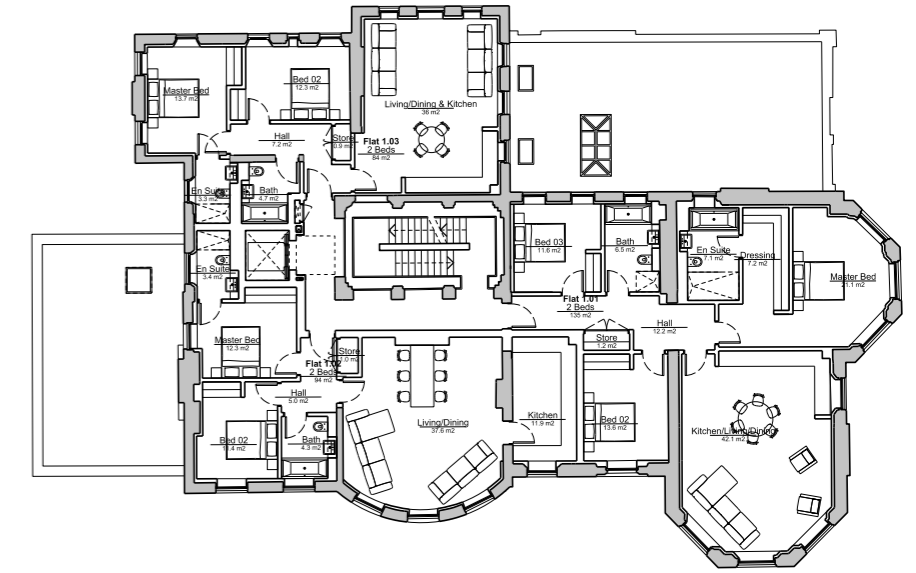
First Floor Plan
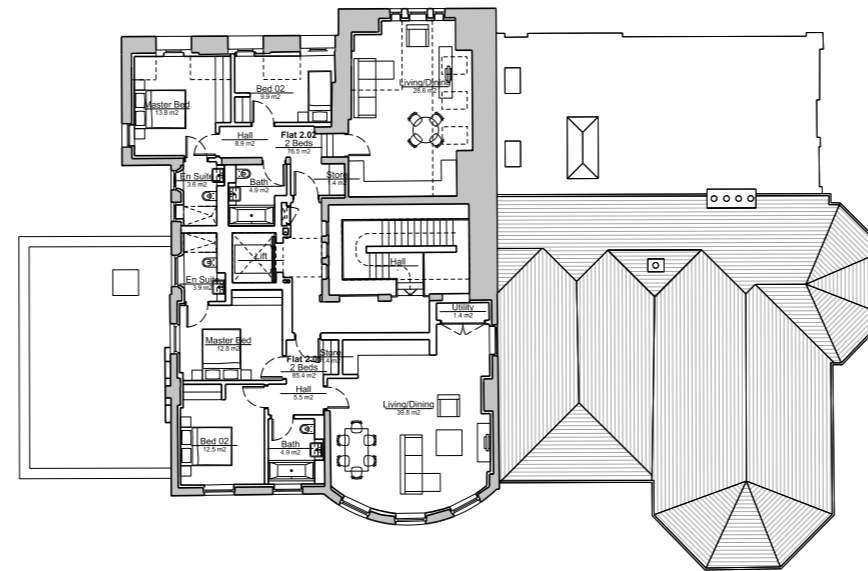
Second Floor Plan

Amount

Proposed Masterplan - December 2013

The proposed masterplan provides a range of 3, 4 and 5 bed family homes, in addition to seven 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.

The breakdown of unit types and sizes is outlined below.

House Type	No. of Bedrooms	Number of Units
House Type A1	3	8
House Type A2	4	5
House Type B1	4	3
House Type B3	4	4
House Type B4	4	6
House Type C1	5	2
House Type D1	3	10
House Type E1	4	5
House Type E2	5	16
House Type F1	5	5
House Type F2	5	1
House Type F3	5	1
Total (Houses)		66
Private Apartments (Latchmere House)		7
Total (Overall Development incl Affordable)		
		Units
Affordable Housing Provision		13

Schedule of Accommodation

Key

A. 3/4 Bed House
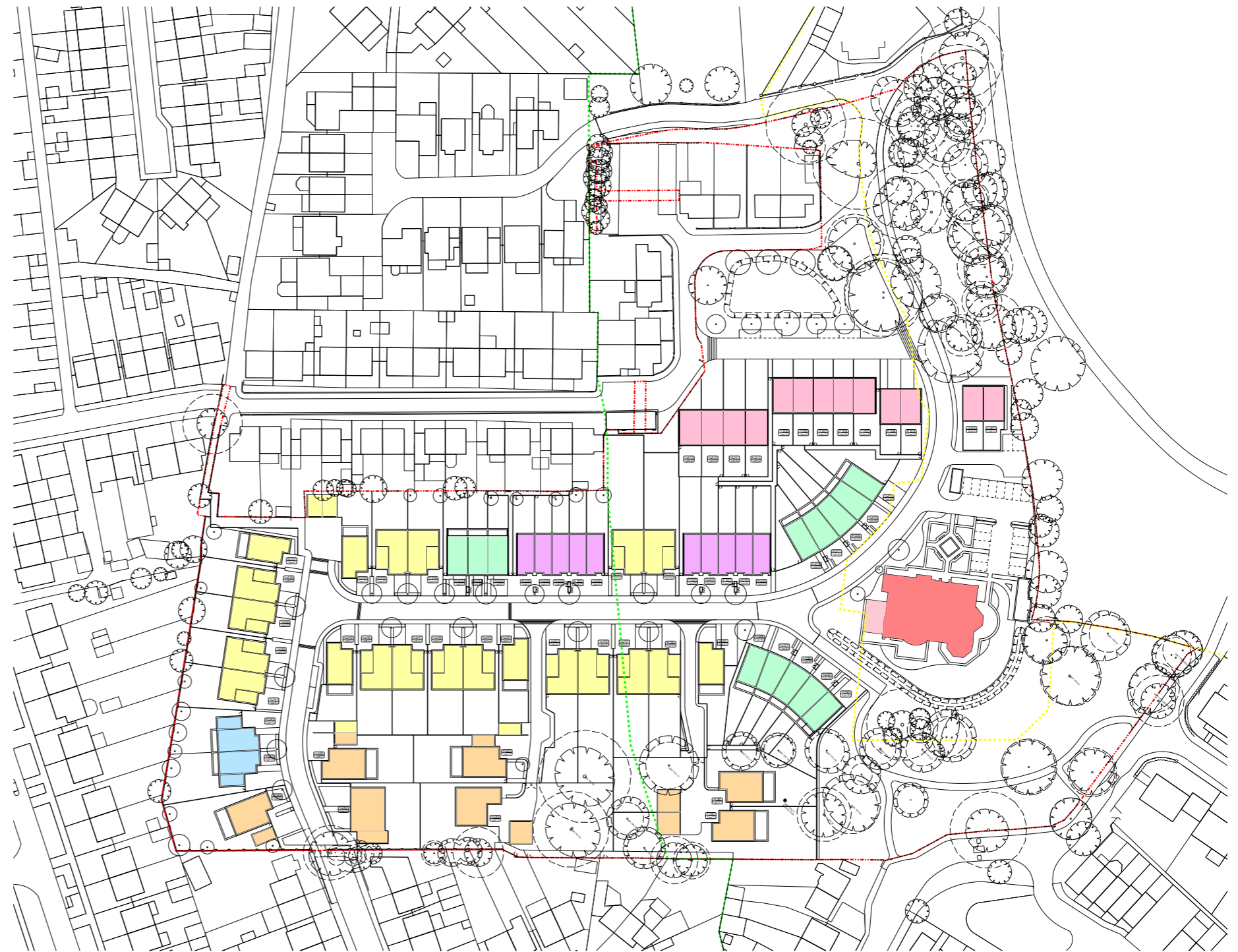
B. 4 Bed House

C. 5 Bed House

D. 3 Bed House

E. 4 / 5 Bed House

F. 4 / 5 Bed House

Latchmere House, refurbished as apartments
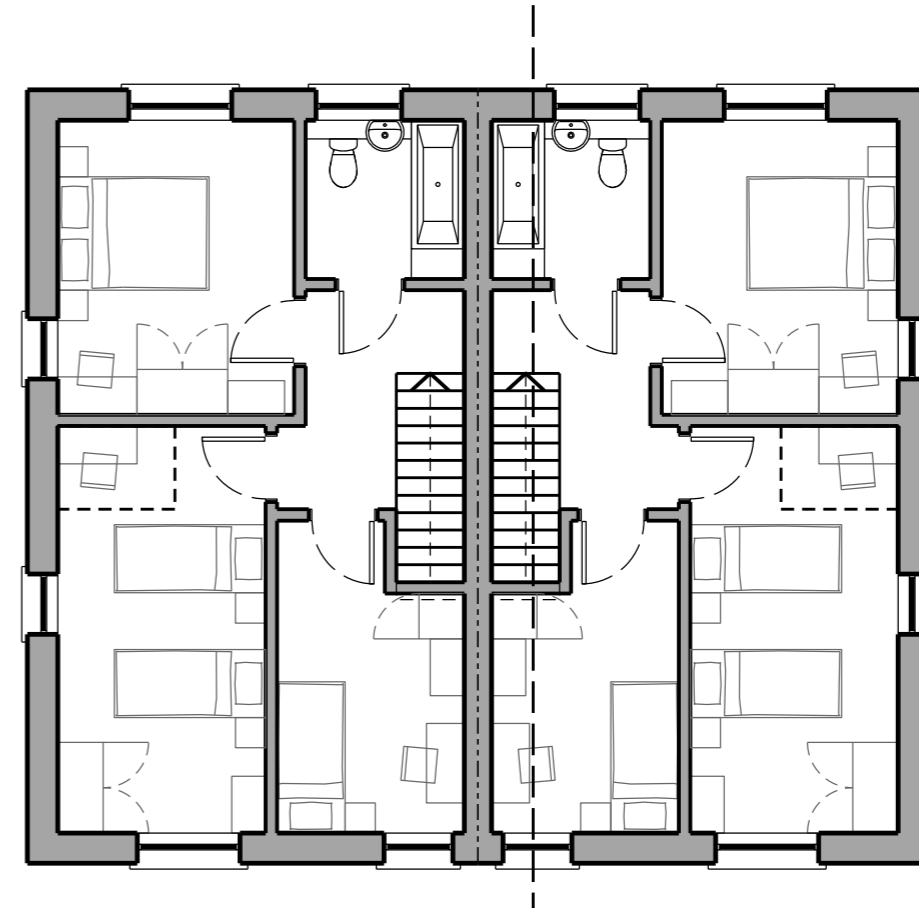
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Proposed Floor Plans - House Type A1

House Type A1 is a family home incorporating a kitchen-diner, living room and three bedrooms arranged over two storeys. This semi-detached house with on-plot parking. The four proposed units all look out over the proposed green on Latchmere Close.

As with all the homes on the Latchmere House site it is designed to Lifetime Homes standards.

Living
Area: 16.1 m2 / 16m2

Utility Room
Area: 3.8 m2 / 3.6m2

Utility Room
Area: 3.8 m2 / 3.6m2

Living
Area: 16.1 m2 / 16m2

Kitchen / Dining
Area: 14.6 m2 / 14.4 m2

Kitchen / Dining
Area: 14.6 m2 / 14.4 m2
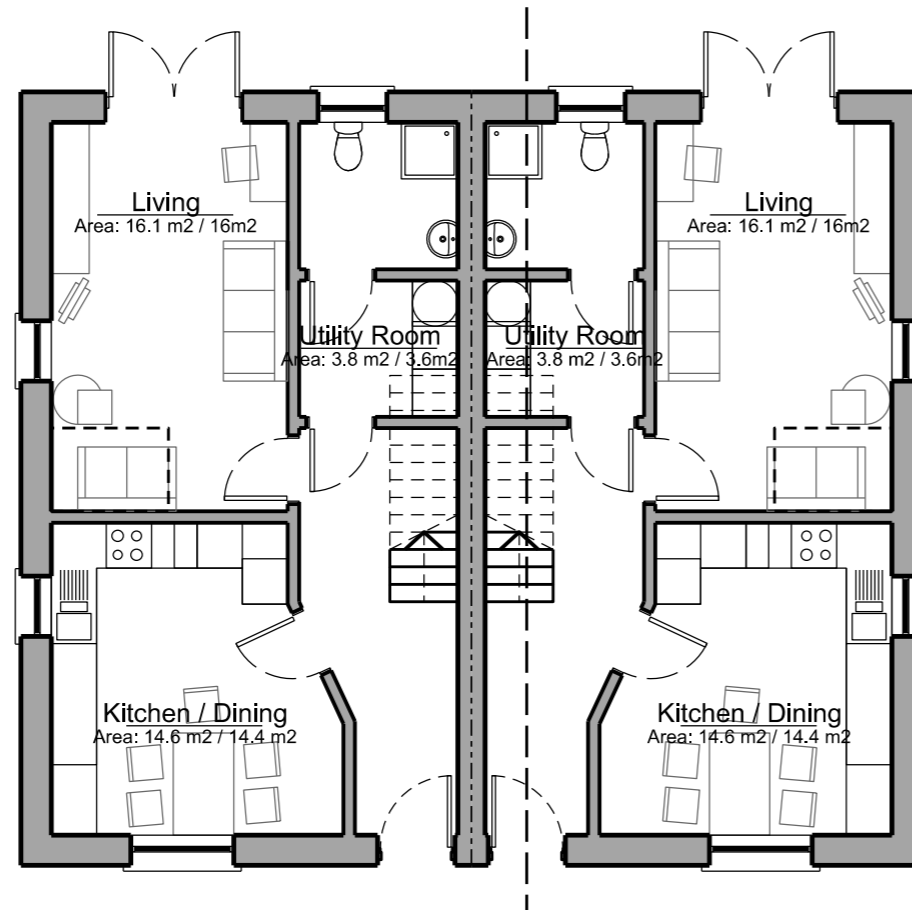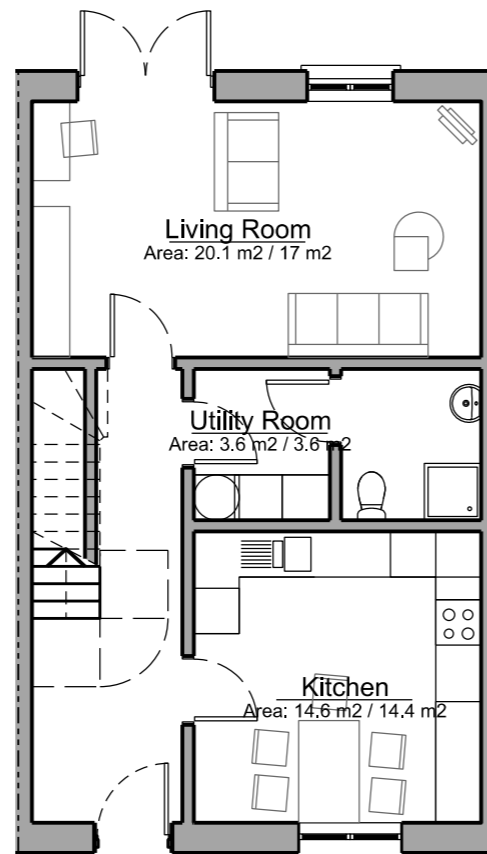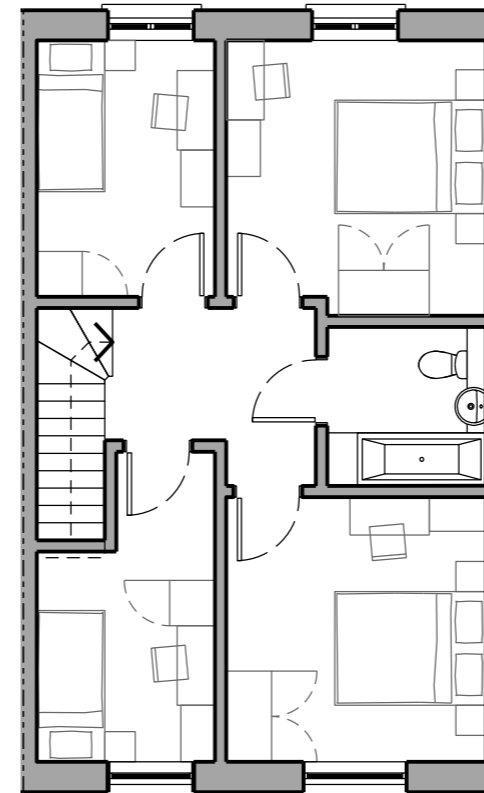
Ground Floor Plan

First Floor Plan

House Types

Proposed Floor Plans - House Type A2

House Type A2 is a family home incorporating a kitchen, living-dining room and four bedrooms arranged over two storeys. This is a mid-terrace house with on-plot parking. All of this particular unit type face onto the proposed green on Latchmere Close.

As with all the homes on the Latchmere House site it is designed to Lifetime Homes standards.

Living Room
Area: 20.1 m2 / 17 m2

Utility Room
Area: 3.6 m2 / 3.6 m2

Kitchen
Area: 14.6 m2 / 14.4 m2

Ground Floor Plan

First Floor Plan

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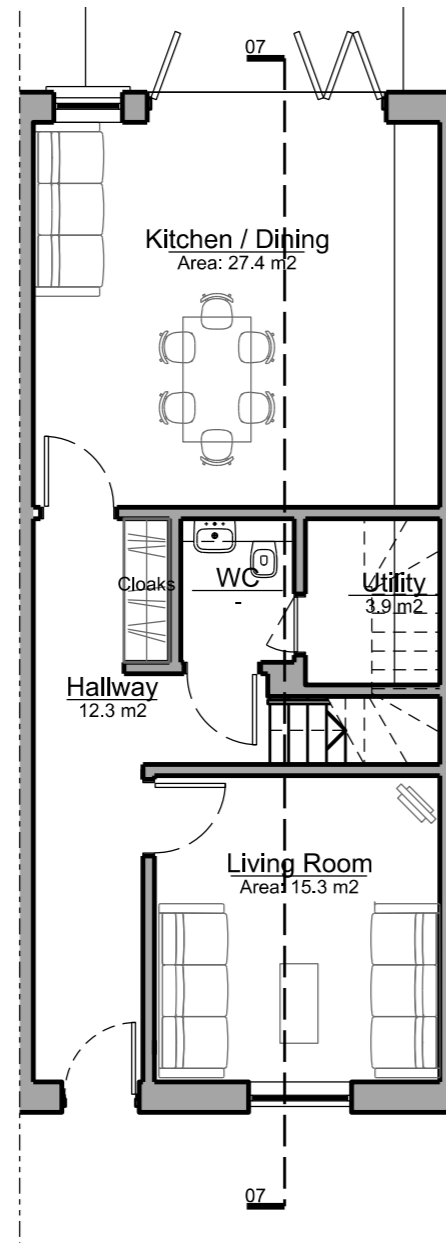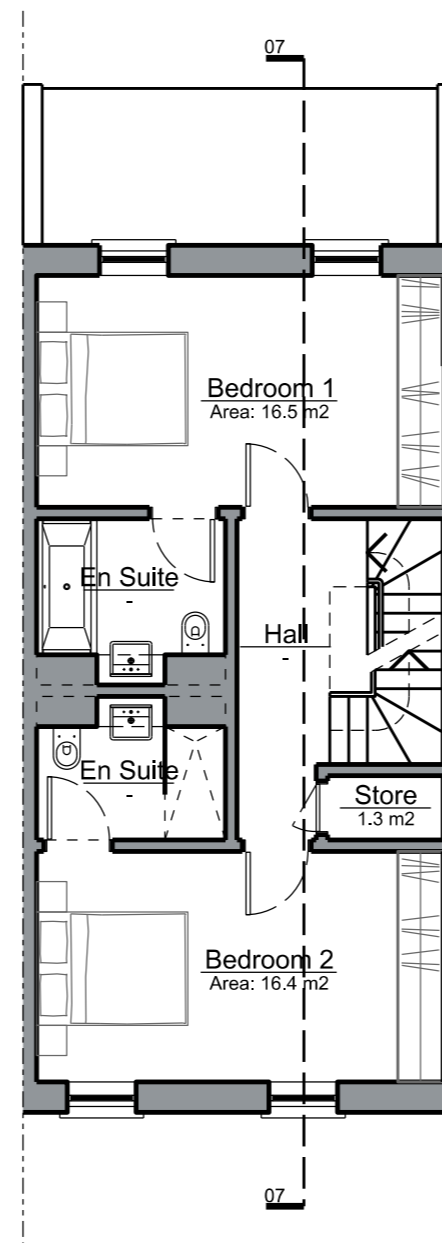
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Proposed Floor Plans - House Type B1

House Type B1 is a family home incorporating a kitchen-diner, living room and four bedrooms arranged over three and half storeys. This house makes up on of the terraces main avenue.
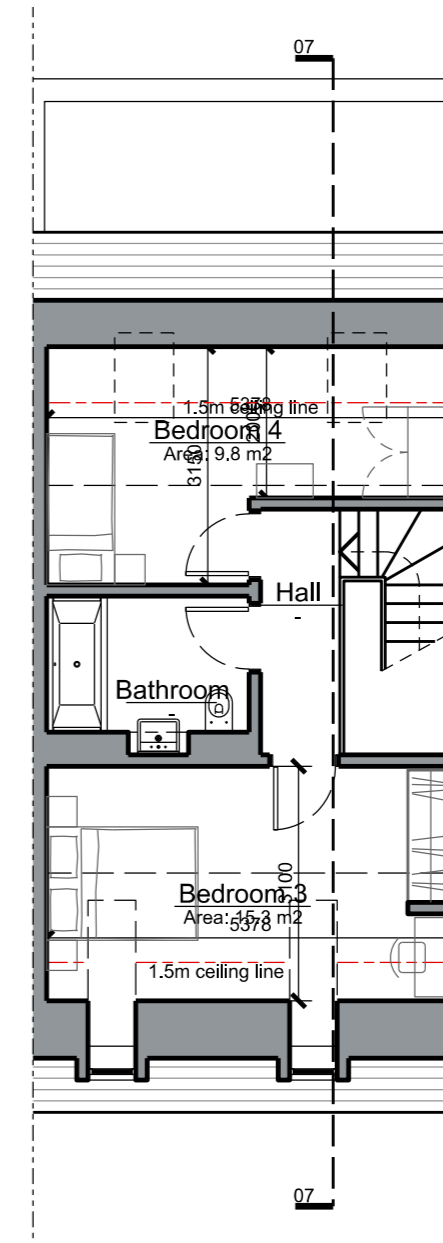
As with all the homes on the Latchmere House site it is designed to Lifetime Homes standards.

Ground Floor Plan

Kitchen / Dining
Area: 27.4 m2

Cloaks

WC

Utility
3.9 m2

Hallway
12.3 m2

Living Room
Area: 15.3 m2

First Floor Plan

Bedroom 1
Area: 16.5 m2

En Suite

Hall

En Suite

Store
1.3 m2

Bedroom 2
Area: 16.4 m2

Second Floor Plan

1.5m ceiling line

Bedroom 4
Area: 9.8 m2

Hall

Bathroom

Bedroom 3
Area: 15.3 m2

1.5m ceiling line
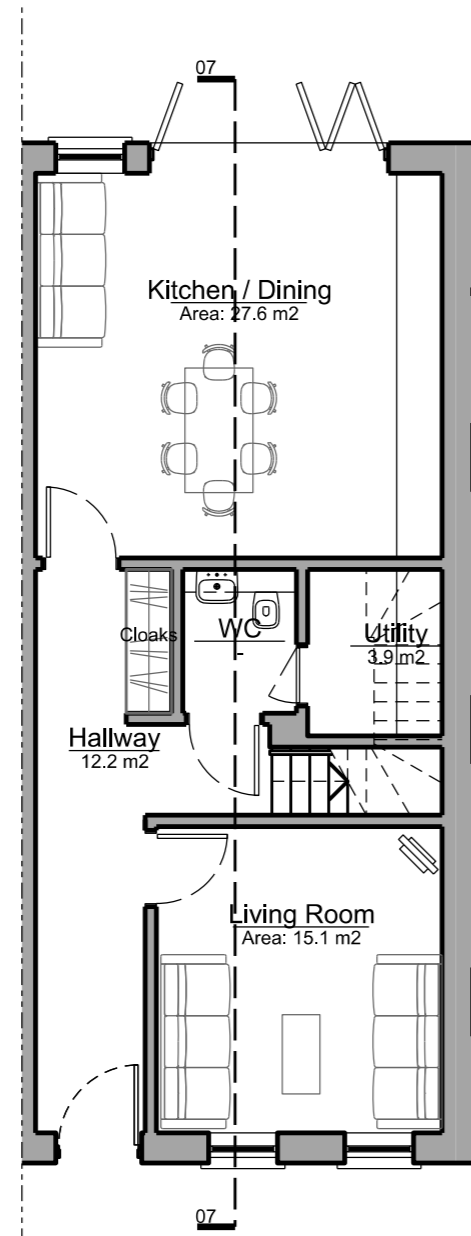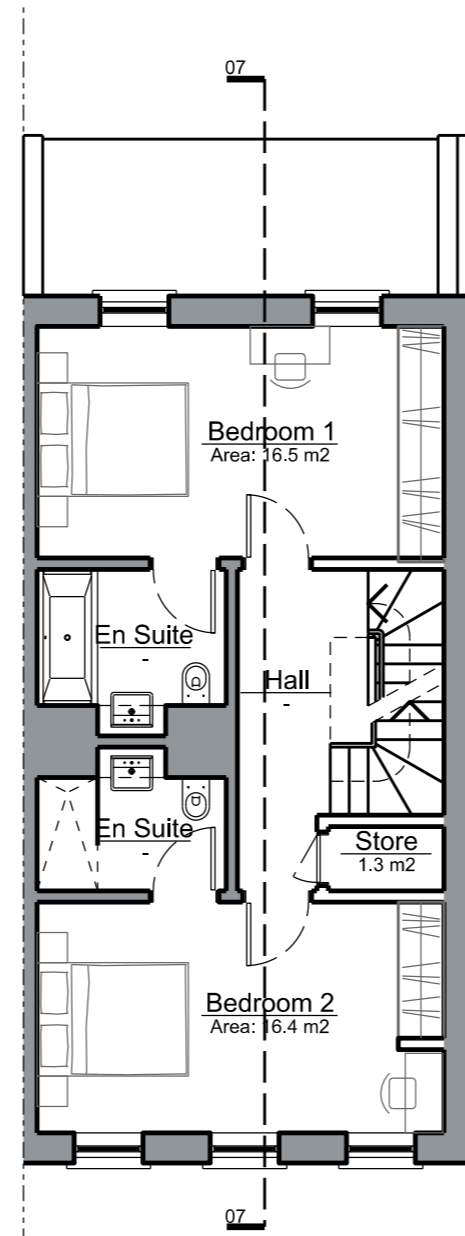
House Types

Proposed Floor Plans - House Type B3

House Type B3 is a family home incorporating a kitchen-diner, living room, four bedrooms and a study arranged over three storeys. This is an end of terrace house that ends the crescent terrace opposite Latchmere House.

As all the homes on the Latchmere House site it is designed to Lifetime Homes standards.

Kitchen / Dining
Area: 27.6 m2

Cloaks

WC

Utility
3.9 m2

Hallway
12.2 m2

Living Room
Area: 15.1 m2

Ground Floor Plan

Bedroom 1
Area: 16.5 m2

En Suite

Hall

En Suite

Store
1.3 m2

Bedroom 2
Area: 16.4 m2

First Floor Plan

Bedroom 4
Area: 16.5 m2

Bath

Hall

Store
1.8 m2

Study
8.6 m2

Bedroom 3
Area: 12.7 m2

Second Floor Plan

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