

MASTERPLAN

Proposed Layout

Summary

- Road re-alignment to improve setting of Latchmere House.
- New landscape features including increased trees and planting.
- More authentic Victorian roofscape and street scene.



MASTERPLAN

Richmond

Consented Layout

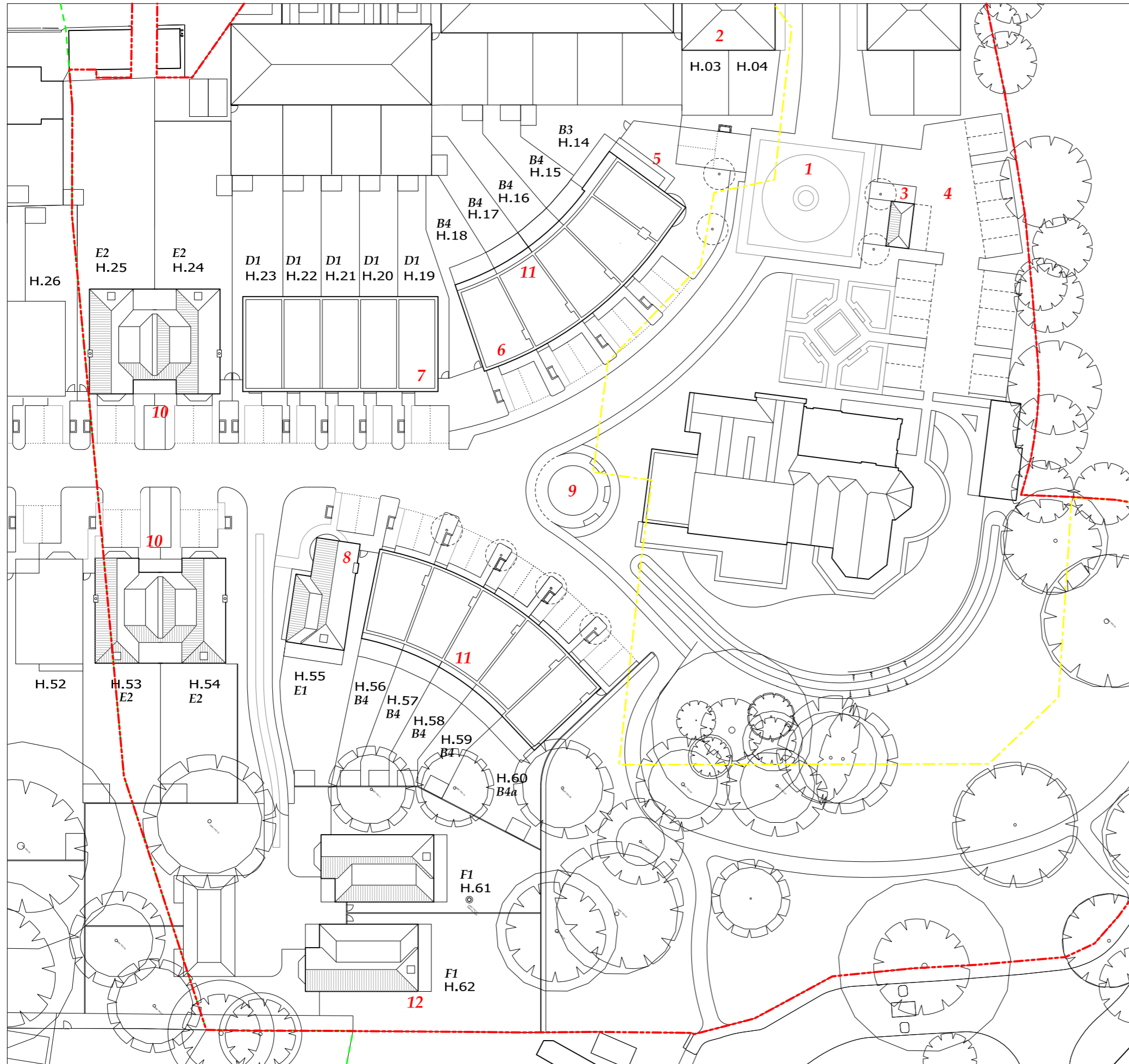


MASTERPLAN

Richmond

Changes to layout

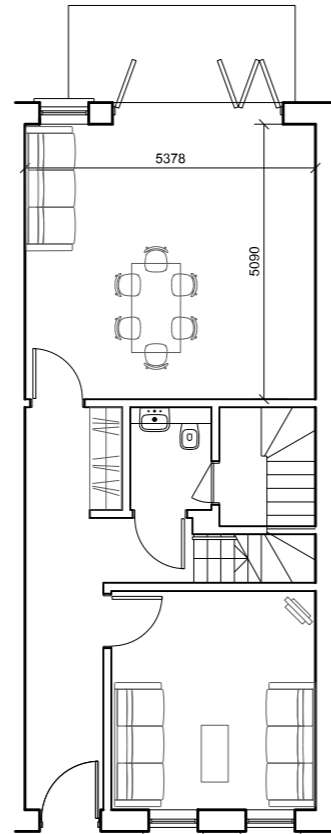
1. Entrance square provided on axis with Latchmere House.
2. Plots H.03 and H.04 aligned with cottages opposite
3. Bin store moved away from site line to Latchmere House.
4. Parking for Latchmere Houses maintained but moved out of site line to Latchmere House.
5. House H.14 redesigned to address corner location.
6. Crescent geometry improved to reduce visibility of awkward side elevations.
7. Block H.19 to 23 moved 0.5m west to improve relationship with crescent.
8. House H.55 reoriented to improve relationship with crescent.
9. Landscape feature with new mature tree and seating forms focal point.
10. House type E2; garage removed to improve streetscene.
11. House type B4 has rear mansard roof, reducing top storey
12. House type F1 presents a better facade to Latchmere Lane



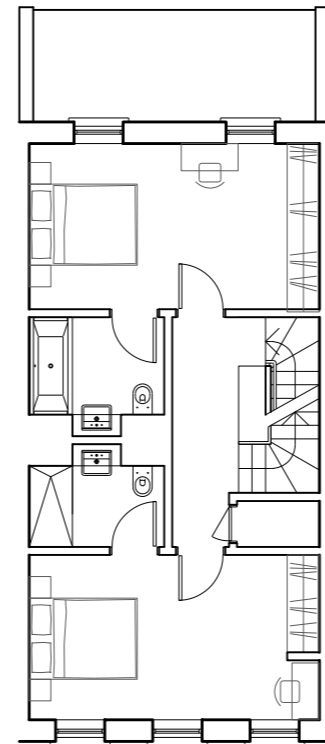
HOUSE TYPES - plans

Type B3

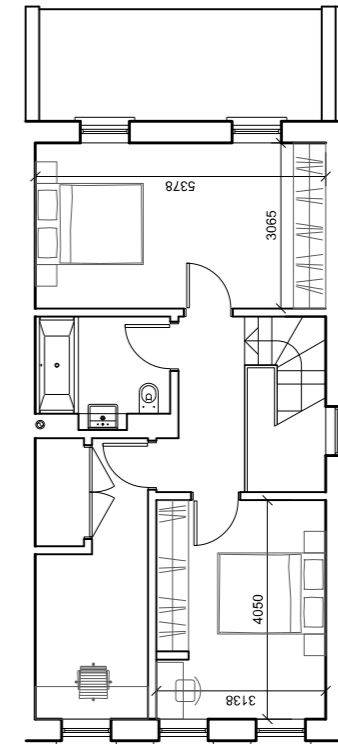
Consented house type



GROUND FLOOR

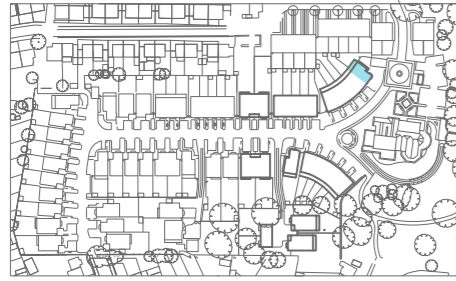


FIRST FLOOR



SECOND FLOOR

HOUSE TYPES - plans



Type B3

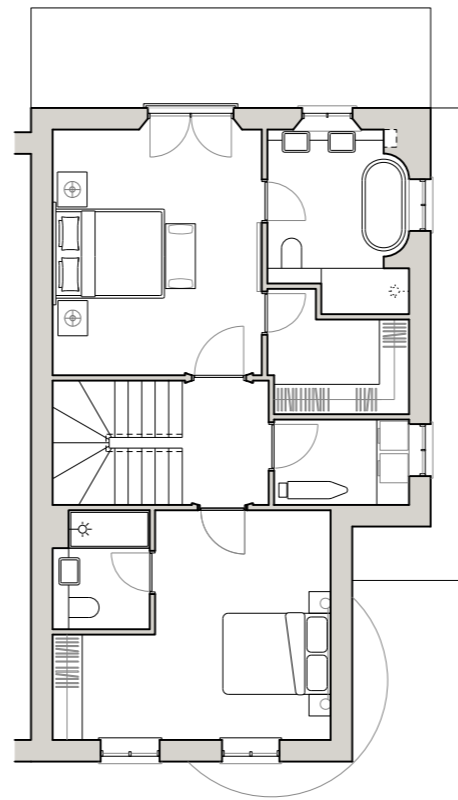
Changes to house type;

Bay window and side entrance address corner location

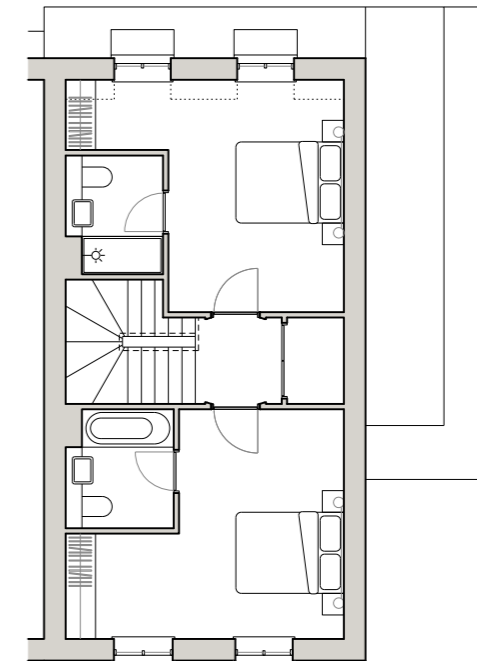
Internal arrangement improved



GROUND FLOOR



FIRST FLOOR

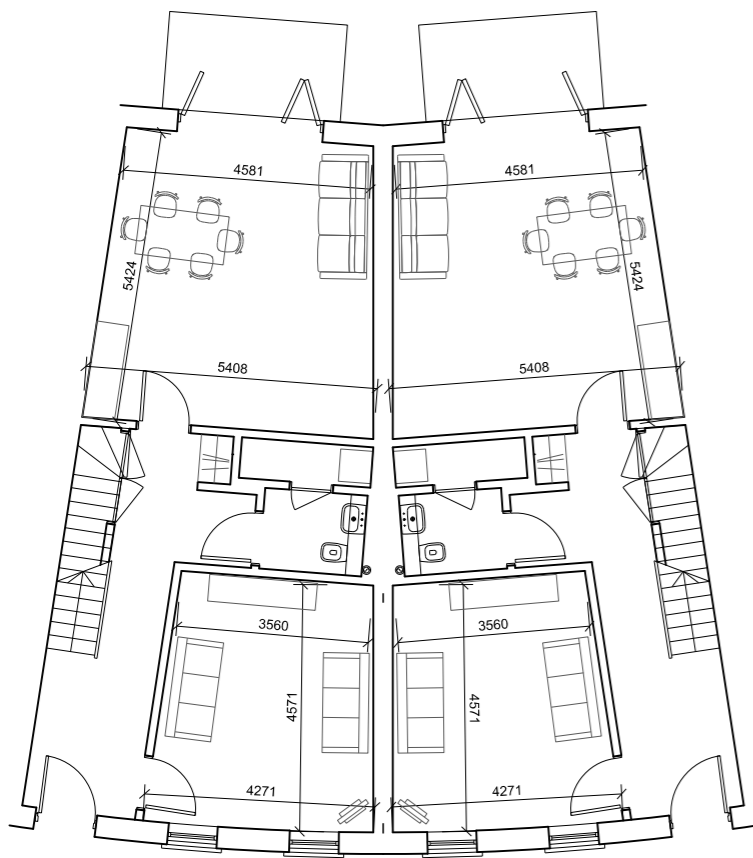


SECOND FLOOR

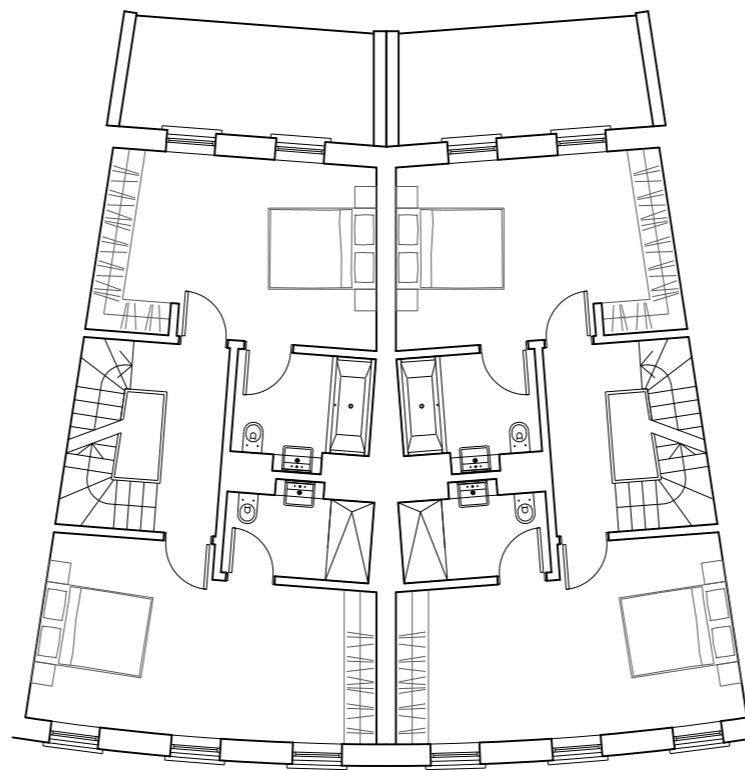
HOUSE TYPES - plans

Type B3

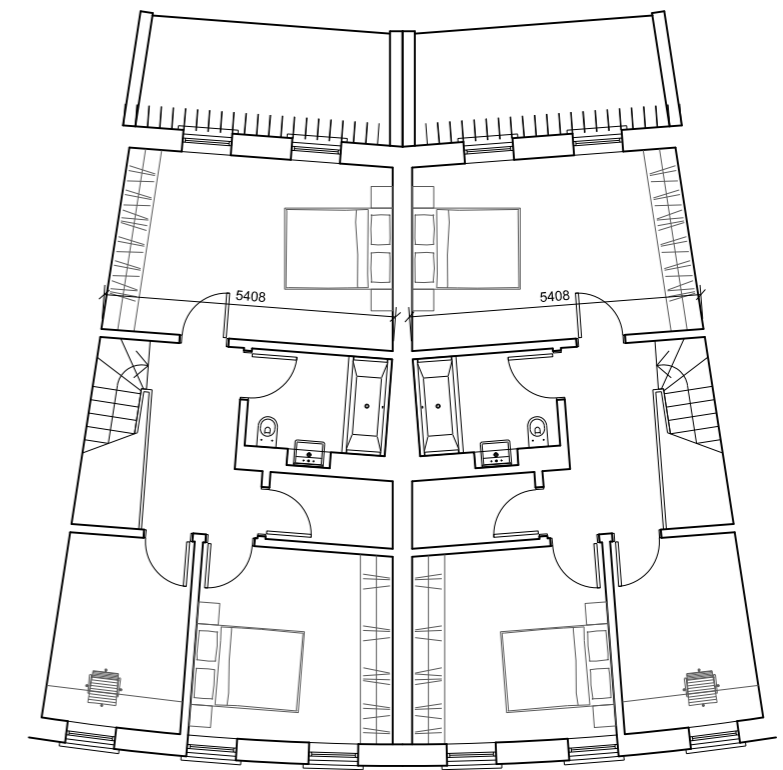
Consented house type



GROUND FLOOR

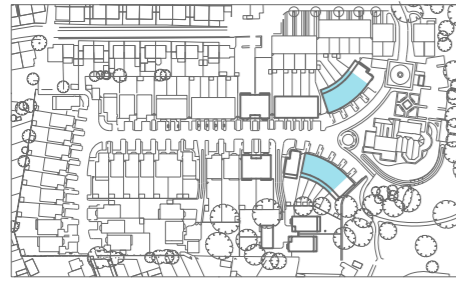


FIRST FLOOR



SECOND FLOOR

HOUSE TYPES - plans



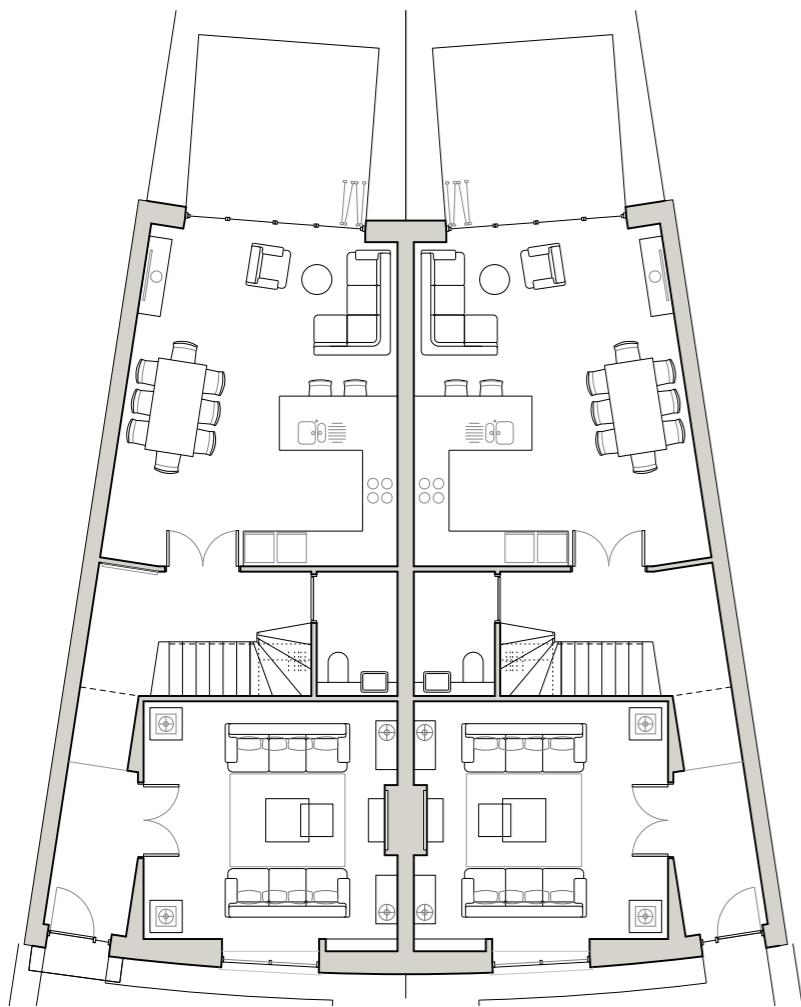
Type B4

Changes to house type;

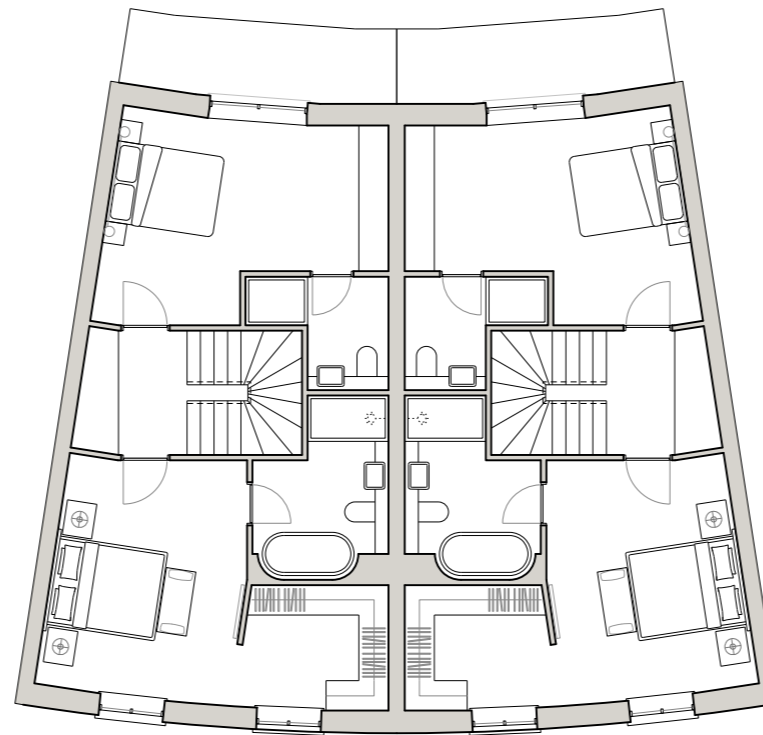
Internal arrangement improved.

Mansard roof introduced at rear to reduce top storey.

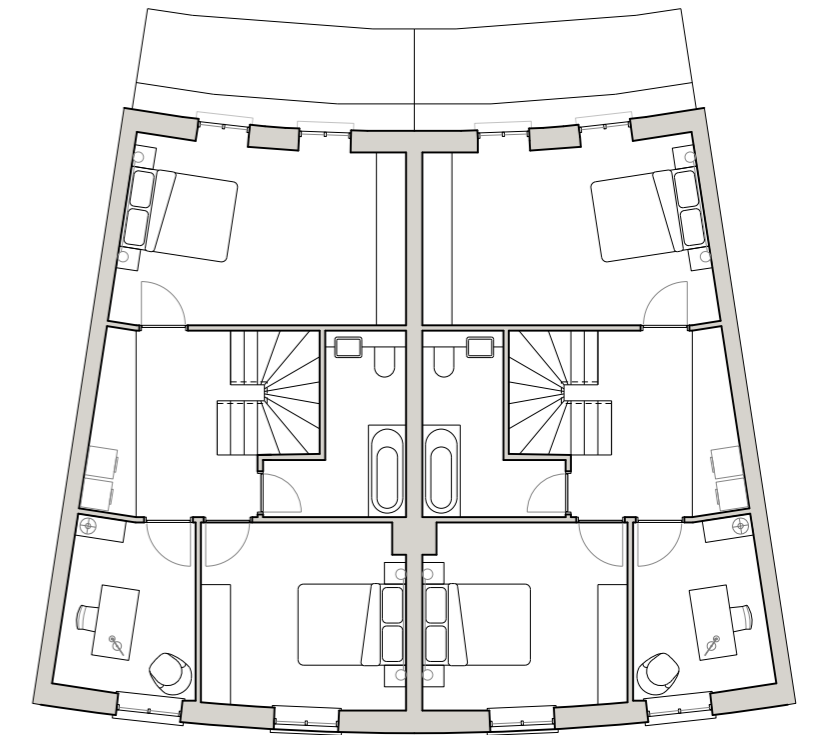
Extra curved house replaces straight type B3 to improve shape of crescent



GROUND FLOOR



FIRST FLOOR

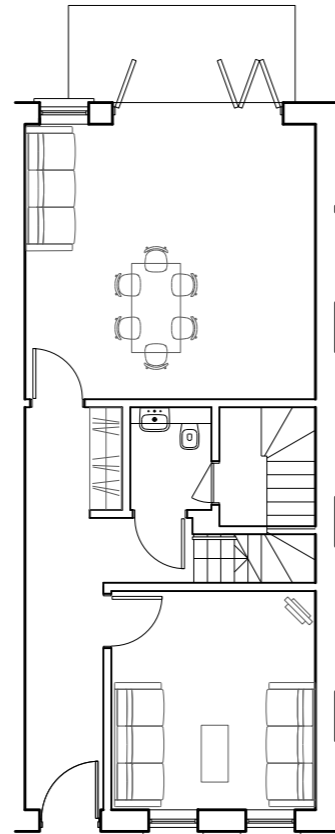


SECOND FLOOR

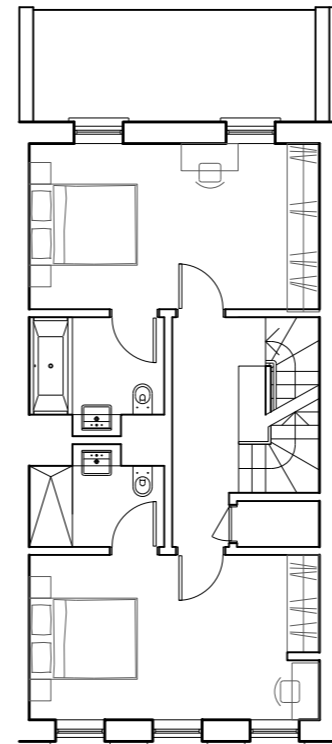
HOUSE TYPES - plans

Type B3 plot H.60

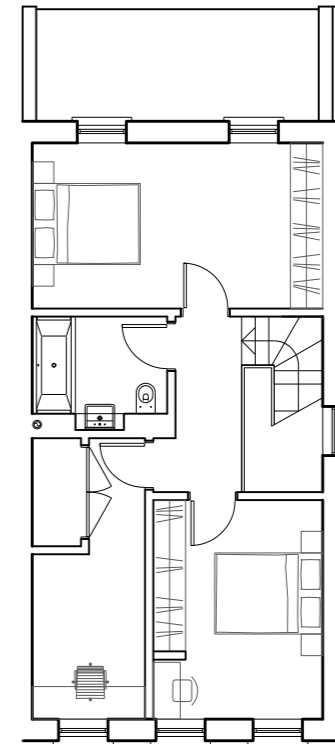
Consented house type



GROUND FLOOR

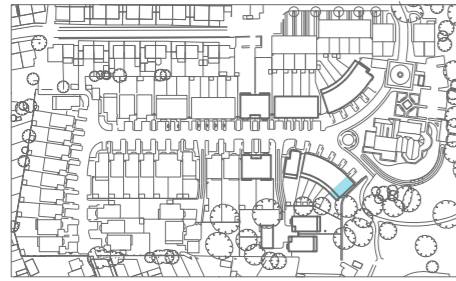


FIRST FLOOR



SECOND FLOOR

HOUSE TYPES - plans



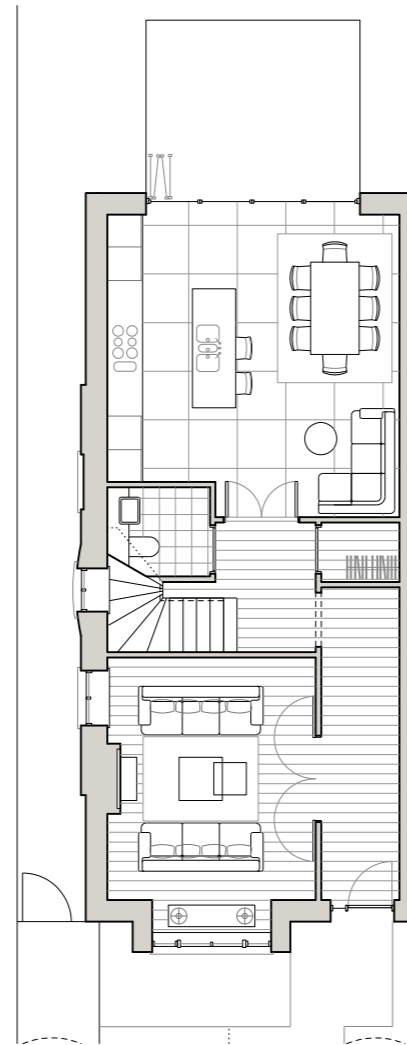
Type B4a plot H60

Changes to house type;

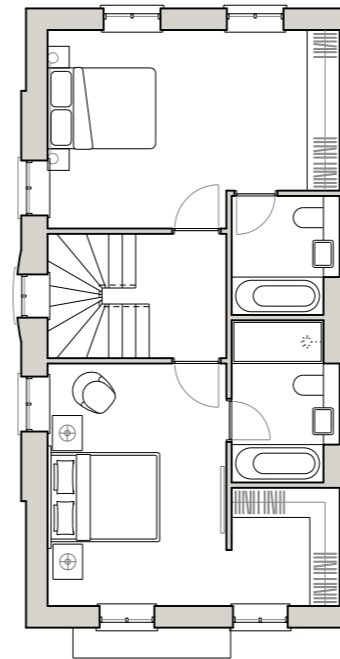
Bay window added

Internal arrangement improved

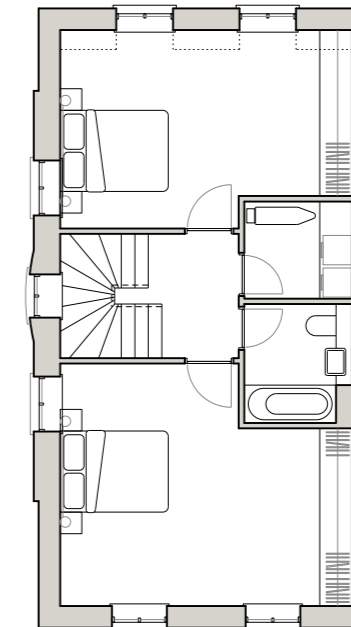
Windows added to improve elevation to park



GROUND FLOOR



FIRST FLOOR

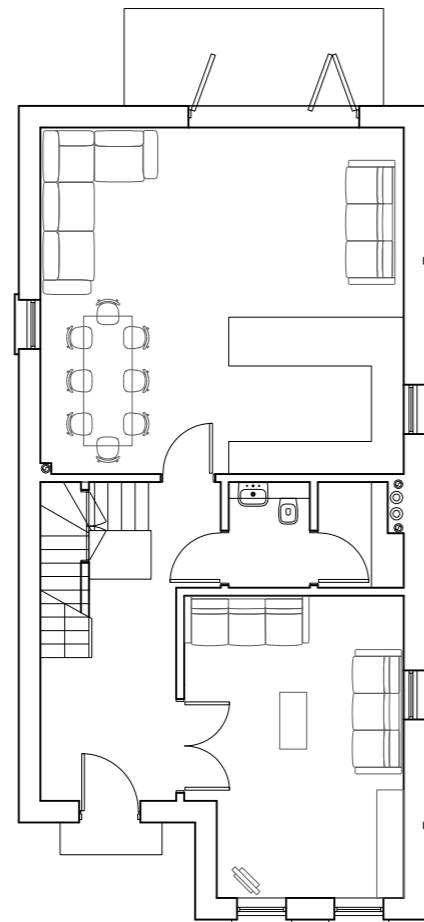


SECOND FLOOR

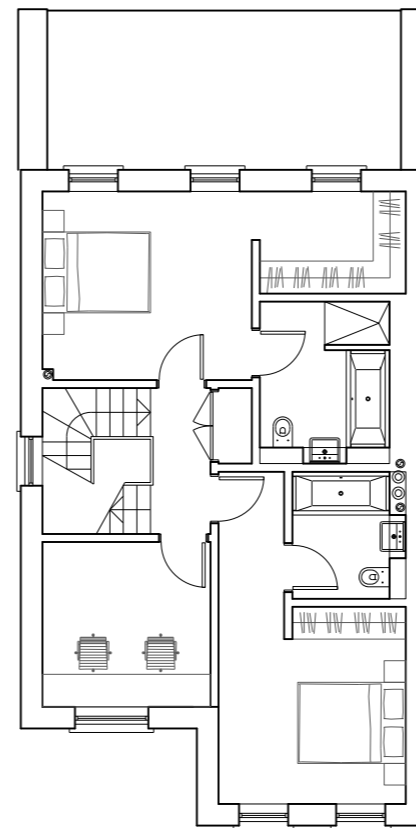
HOUSE TYPES - plans

Type E1

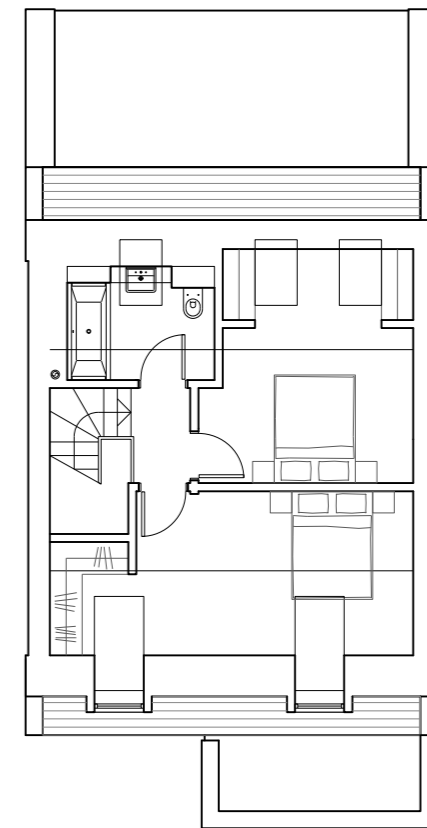
Consented house type



GROUND FLOOR

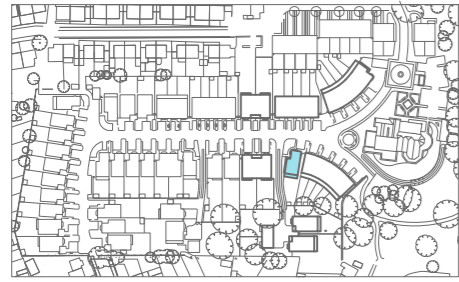


FIRST FLOOR



SECOND FLOOR

HOUSE TYPES - plans



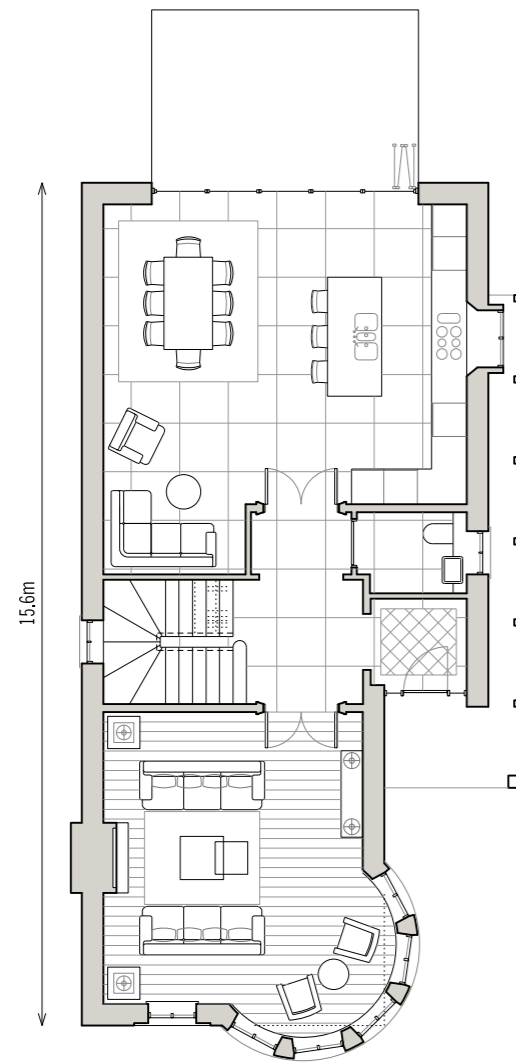
Type E1

Changes to house type;

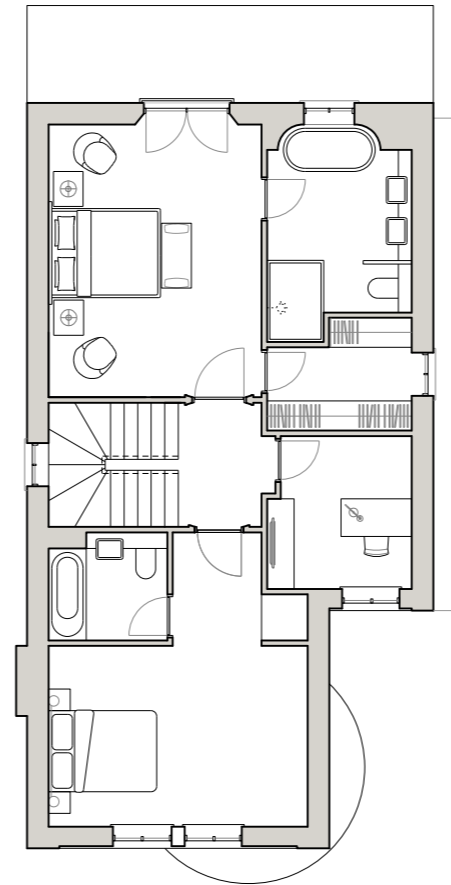
Redesigned to address corner location

Lengthened by 0.6m, and internal arrangement improved to provide more living space.

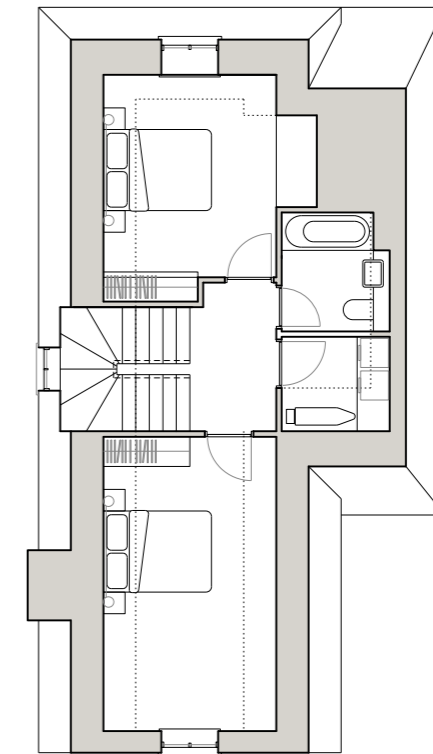
Roof space used more effectively.



GROUND FLOOR



FIRST FLOOR

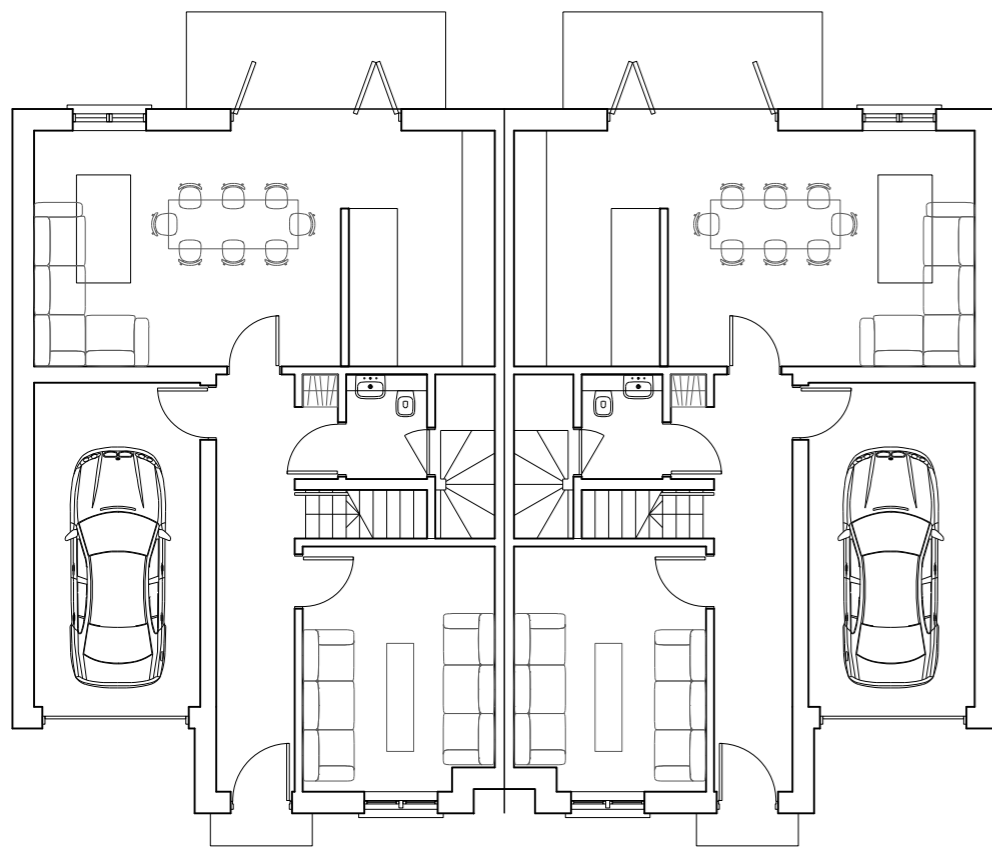


SECOND FLOOR

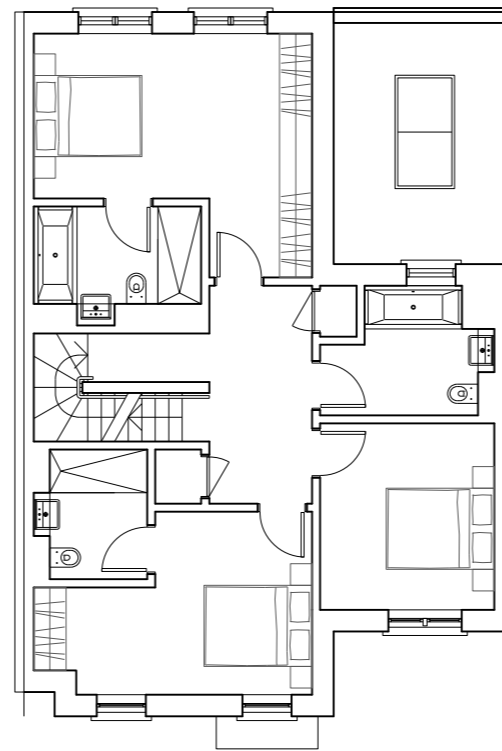
HOUSE TYPES - plans

Type E2

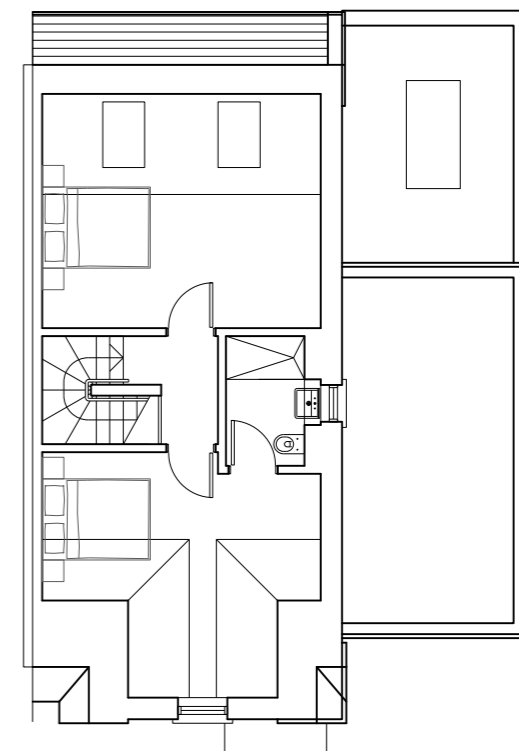
Consented house type



GROUND FLOOR

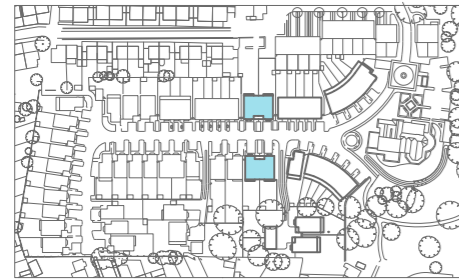


FIRST FLOOR



SECOND FLOOR

HOUSE TYPES - plans



Type E2

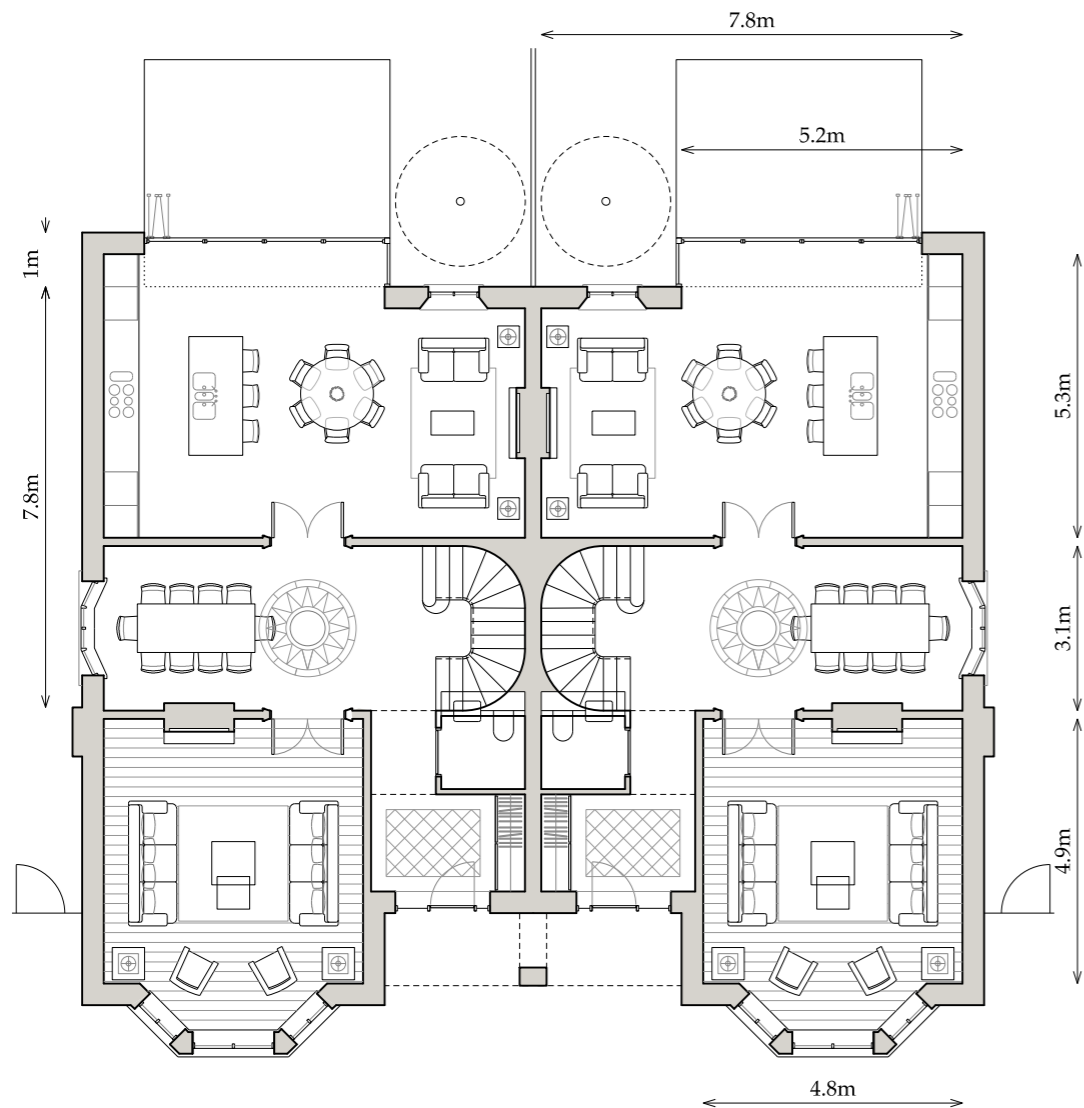
Changes to house type;

Integral garage removed; two parking spaces remain on plot.

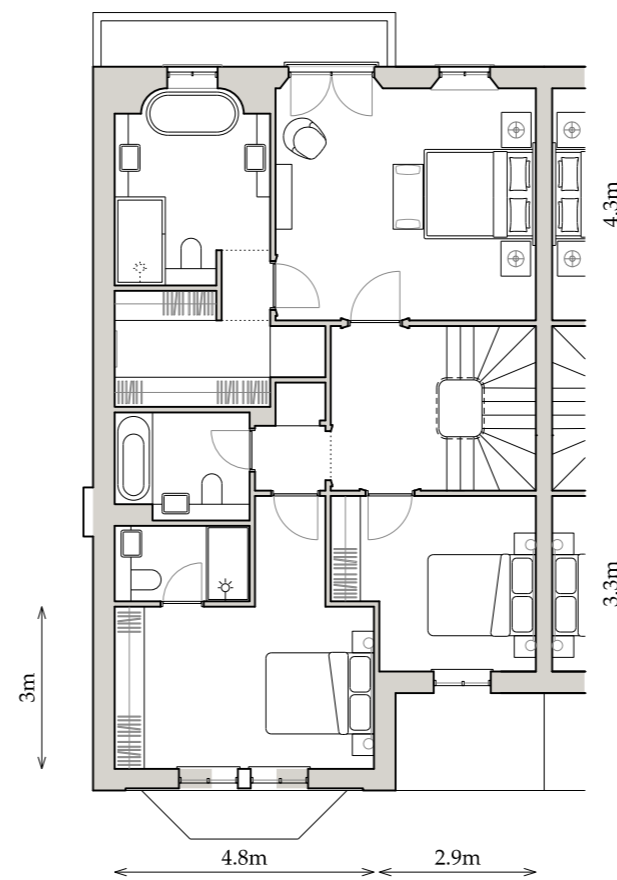
Width reduced by 0.5m, length increased by 0.3m and a 1m extension to Ground Floor

Internal arrangement improved to provide more living space.

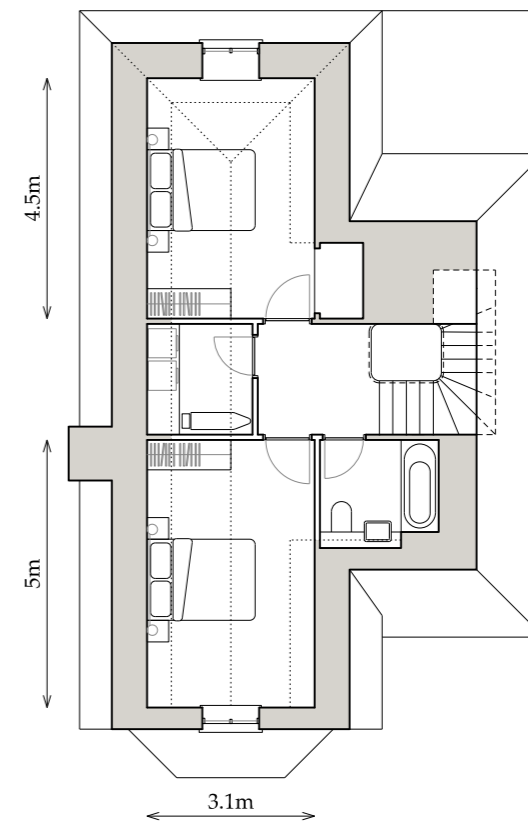
Roof space used more effectively.



GROUND FLOOR



FIRST FLOOR

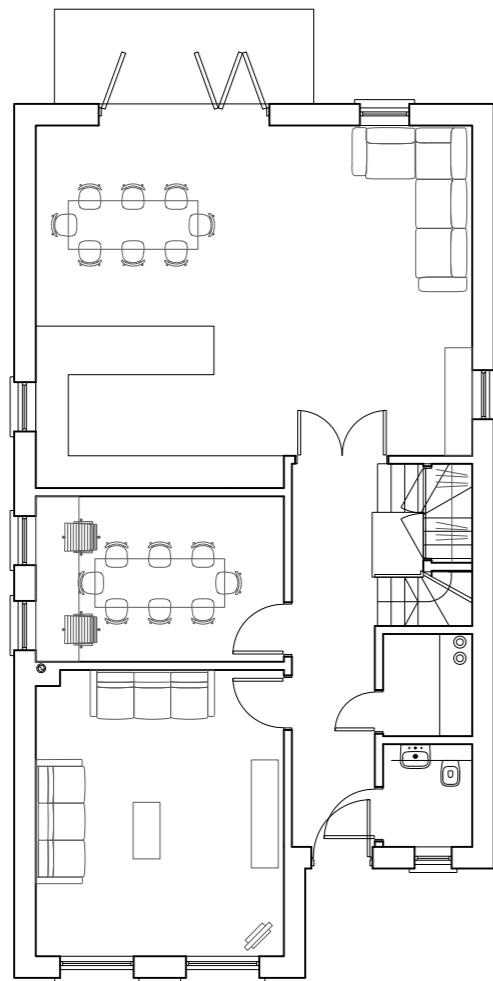


SECOND FLOOR

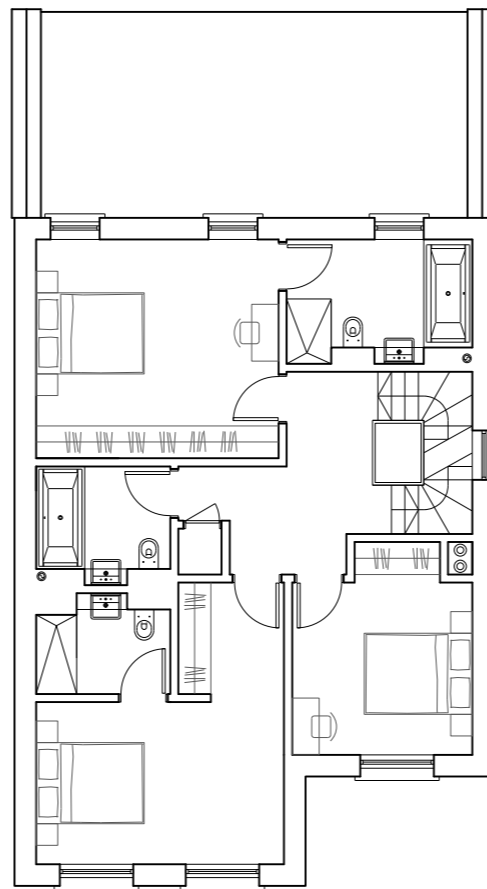
HOUSE TYPES - plans

Type F1

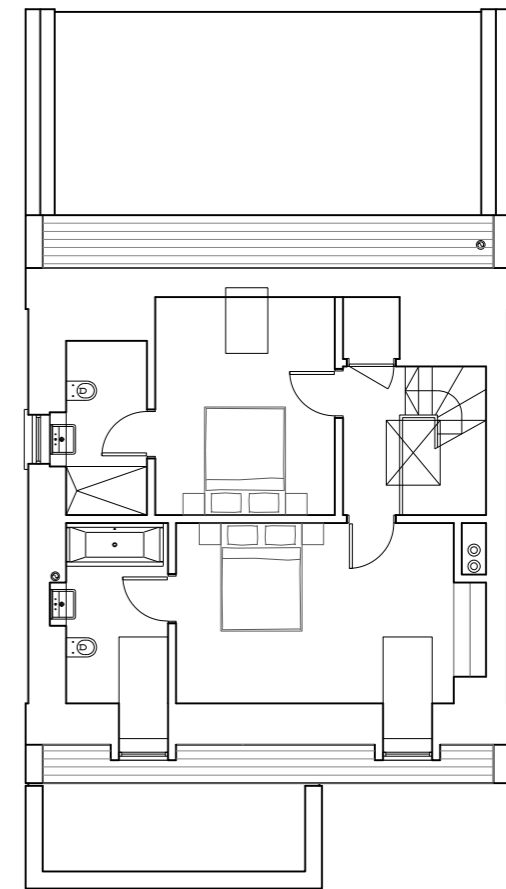
Consented house type



GROUND FLOOR

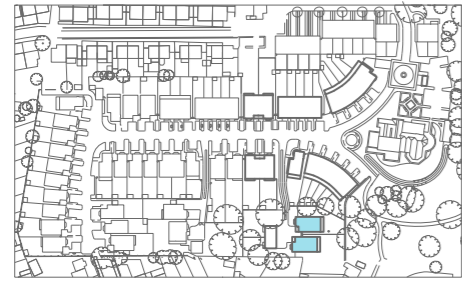


FIRST FLOOR



SECOND FLOOR

HOUSE TYPES - plans



Type F1

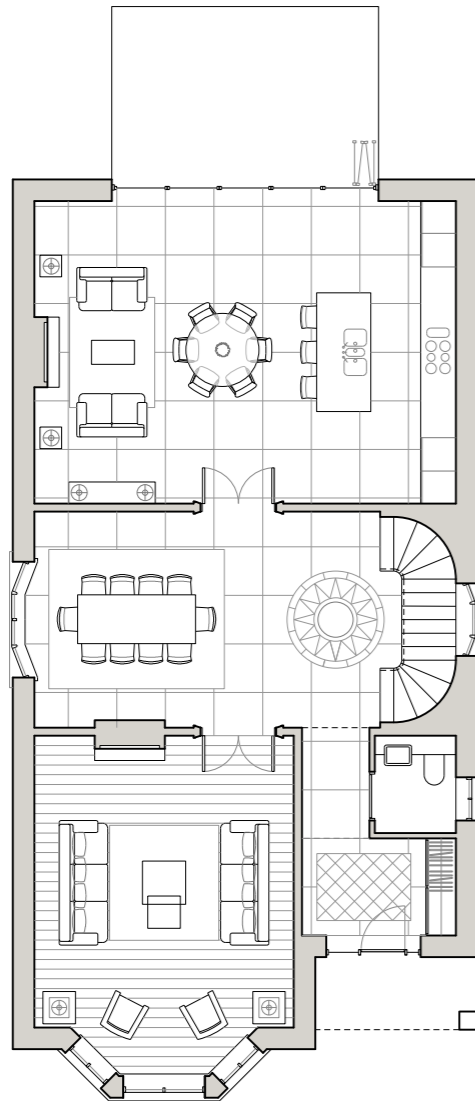
Changes to house type;

Internal arrangement improved.

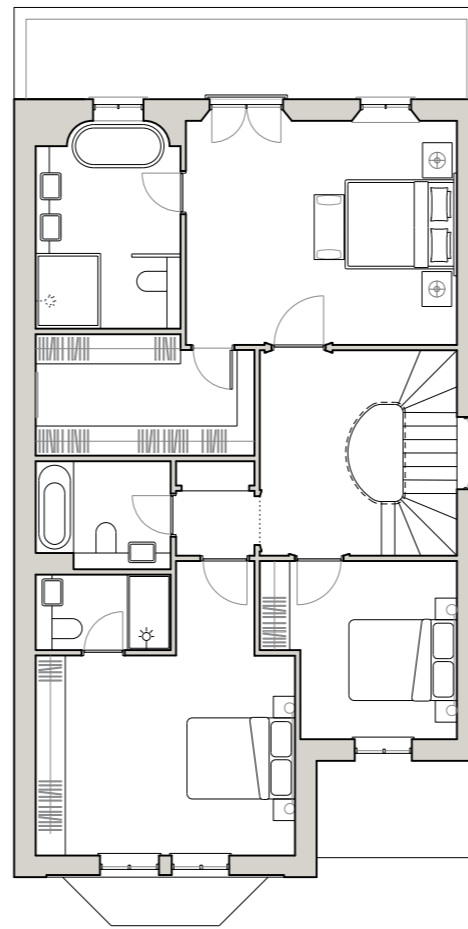
Pitched roof and gable introduced.

Improved aspect to houses in Latchmere Lane.

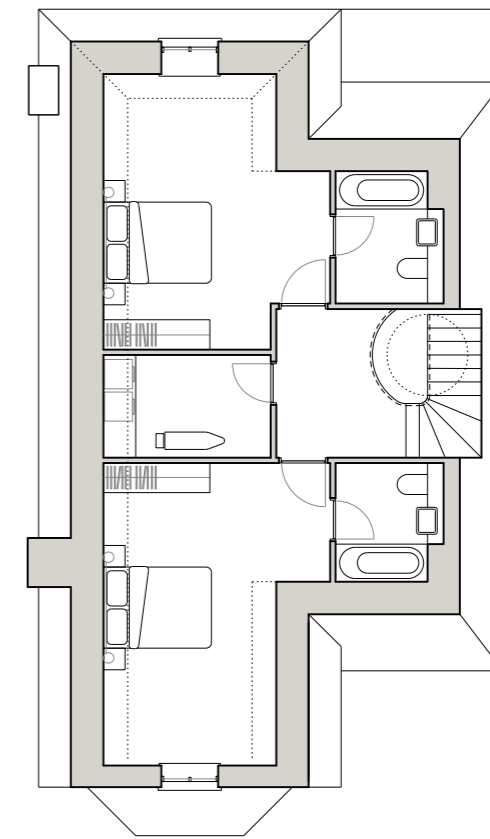
(Footprint unchanged)



GROUND FLOOR



FIRST FLOOR

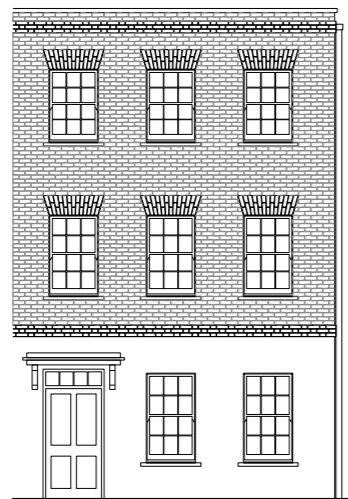


SECOND FLOOR

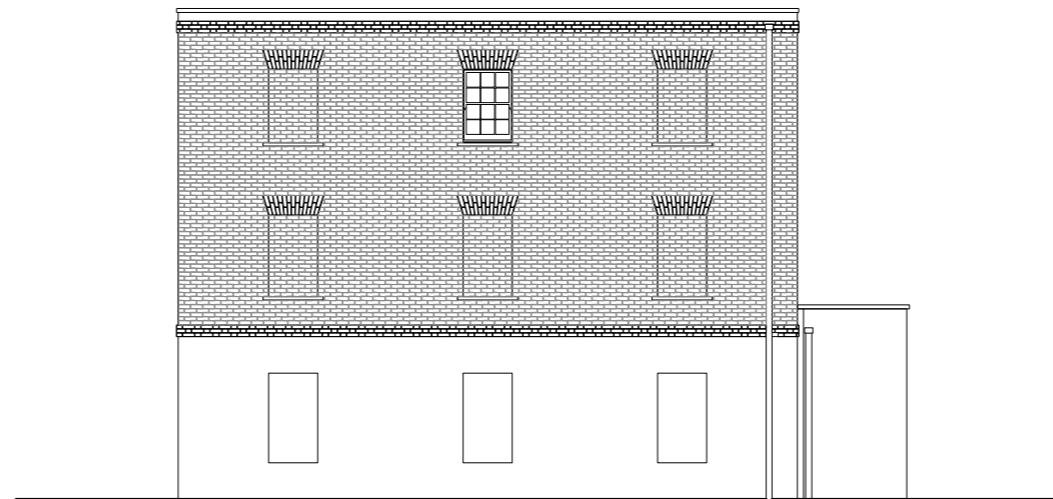
HOUSE TYPES - elevations

Type B3

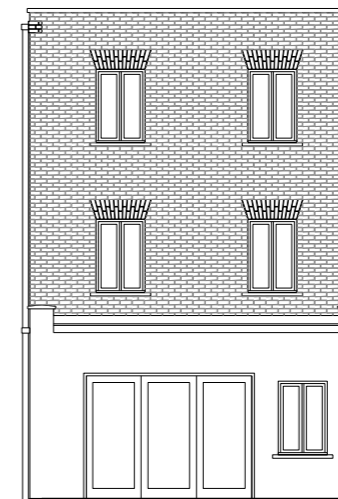
Consented house type



STREET ELEVATION



SIDE ELEVATION



REAR ELEVATION

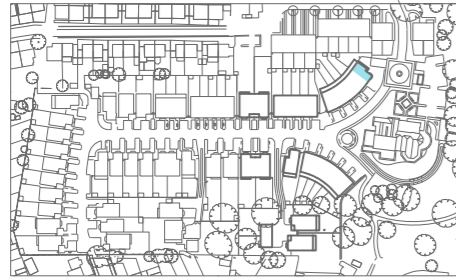
HOUSE TYPES - elevations

Type B3

Changes to house type;

Bay window and side entrance address corner

Brick detailing enhanced



STREET ELEVATION

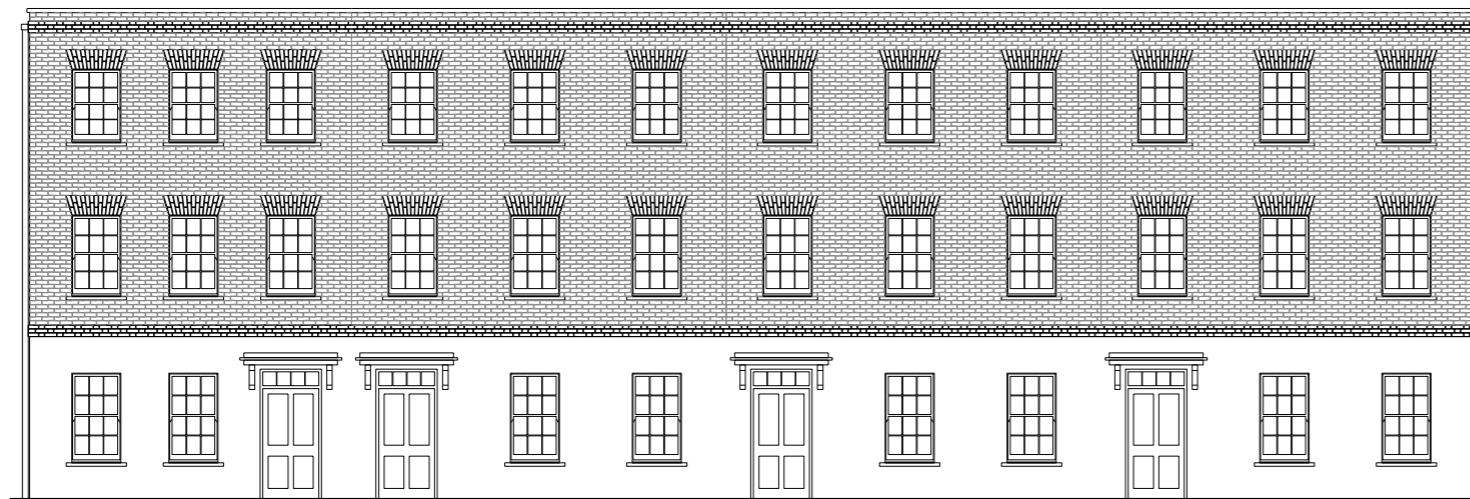


SIDE ELEVATION

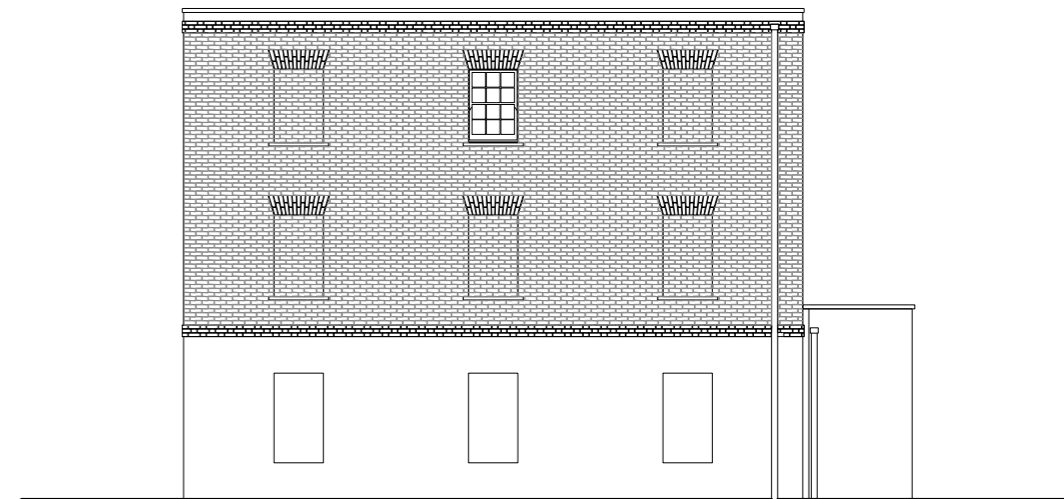
HOUSE TYPES - elevations

Type B4

Consented house type



STREET ELEVATION



SIDE ELEVATION

HOUSE TYPES - elevations

Type B4 and Plot H.60

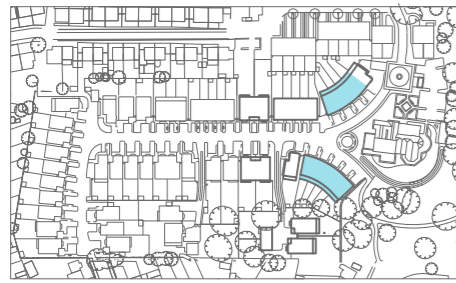
Changes to house type;

Brick detailing and entrance enhanced.

Window size and composition improved.

Elevation to park enhanced.

Brick replaces render on Ground Floor.



Plot H60

STREET ELEVATION



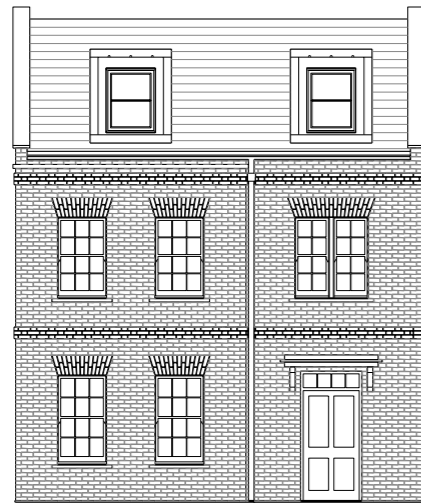
Plot H60

SIDE ELEVATION

HOUSE TYPES - elevations

Type E1

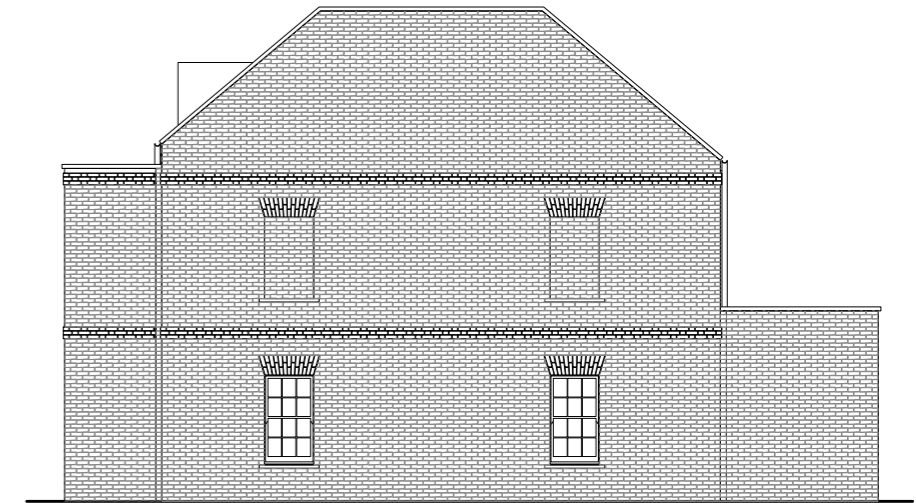
Consented house type



STREET ELEVATION



REAR ELEVATION



SIDE ELEVATION

HOUSE TYPES - elevations

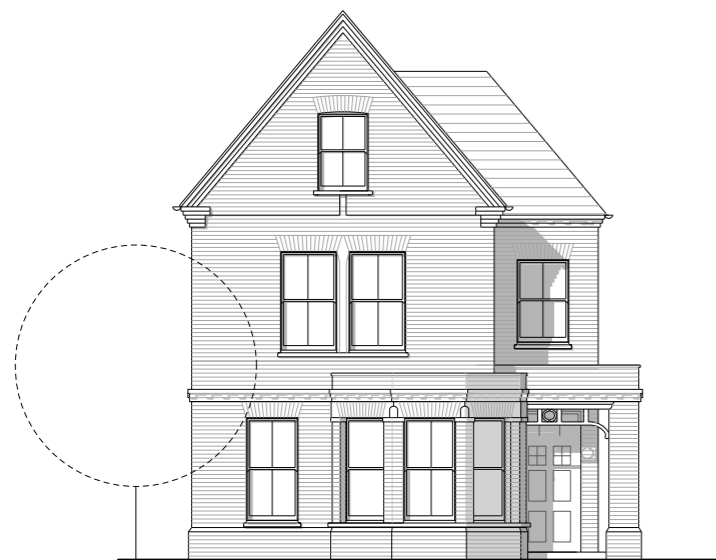
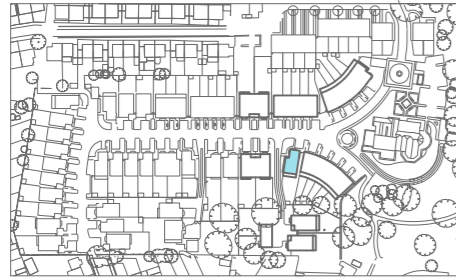
Type E1

Changes to house type;

Redesigned to address corner location.

Bay window and logia.

Brick detailing and entrance porch enhanced



STREET ELEVATION



REAR ELEVATION

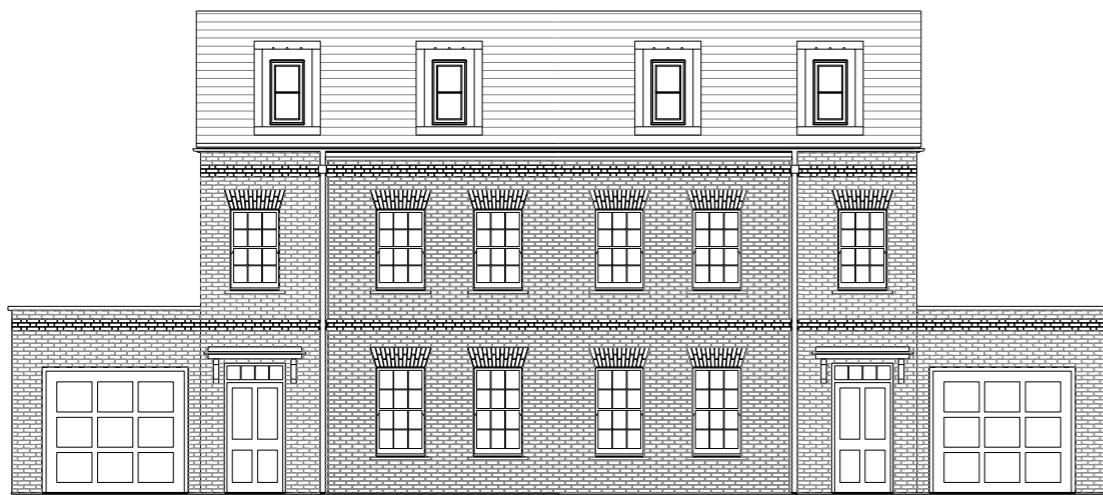


SIDE ELEVATION

HOUSE TYPES - elevations

Type E2

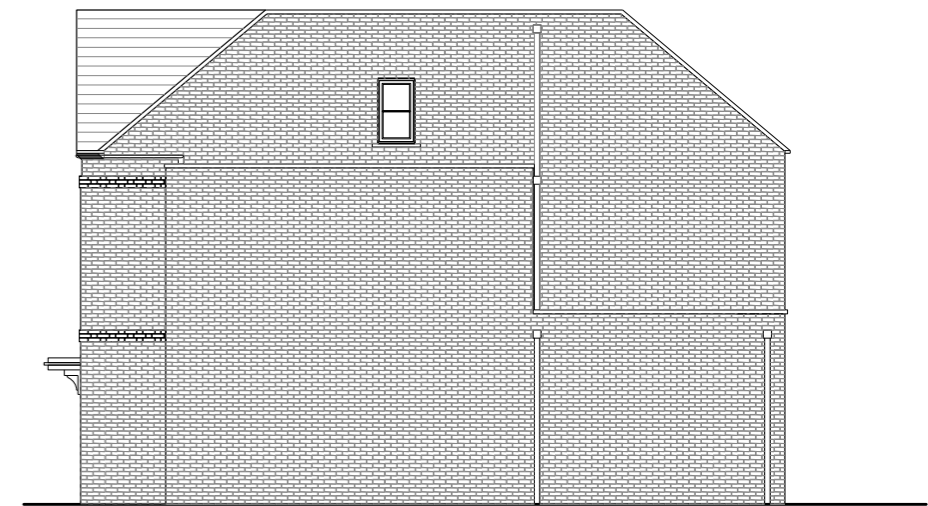
Consented house type



STREET ELEVATION



REAR ELEVATION



SIDE ELEVATION

HOUSE TYPES - elevations

Type E2

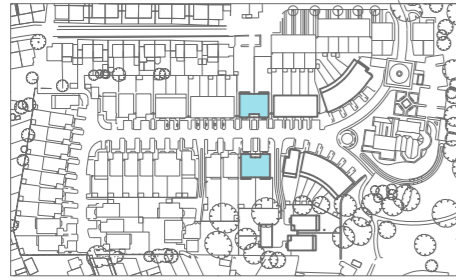
Changes to house type;

Garage removed.

Bay window and gable introduced.

Brick detailing and entrance porch enhanced.

Flat roofs minimised



STREET ELEVATION



REAR ELEVATION

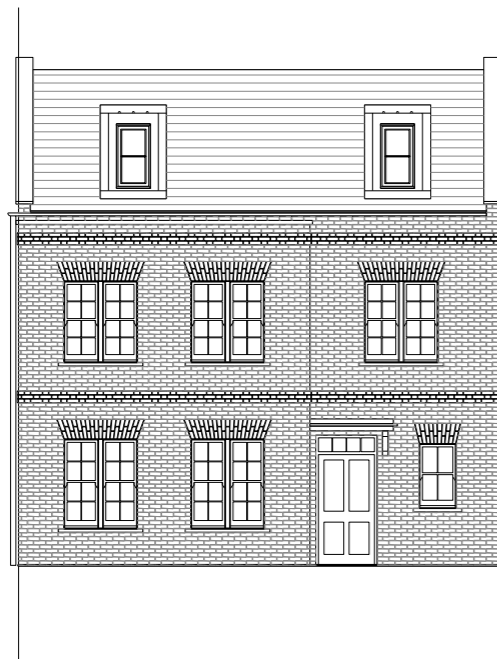


SIDE ELEVATION

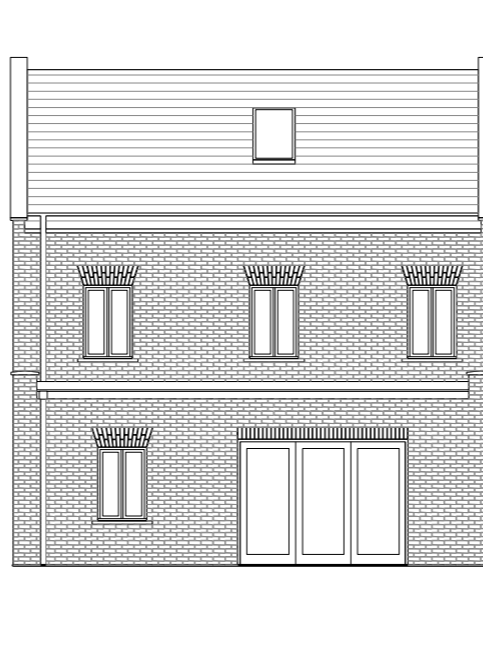
HOUSE TYPES - elevations

Type F1

Consented house type



STREET ELEVATION



REAR ELEVATION



SIDE ELEVATION

HOUSE TYPES - elevations

Type F1

Changes to house type;

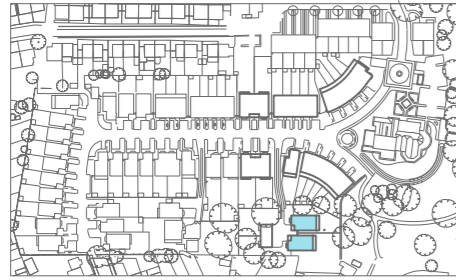
Victorian aesthetic.

Bay window and oriel window introduced.

Brick detailing and entrance porch enhanced.

Flat roofs minimised

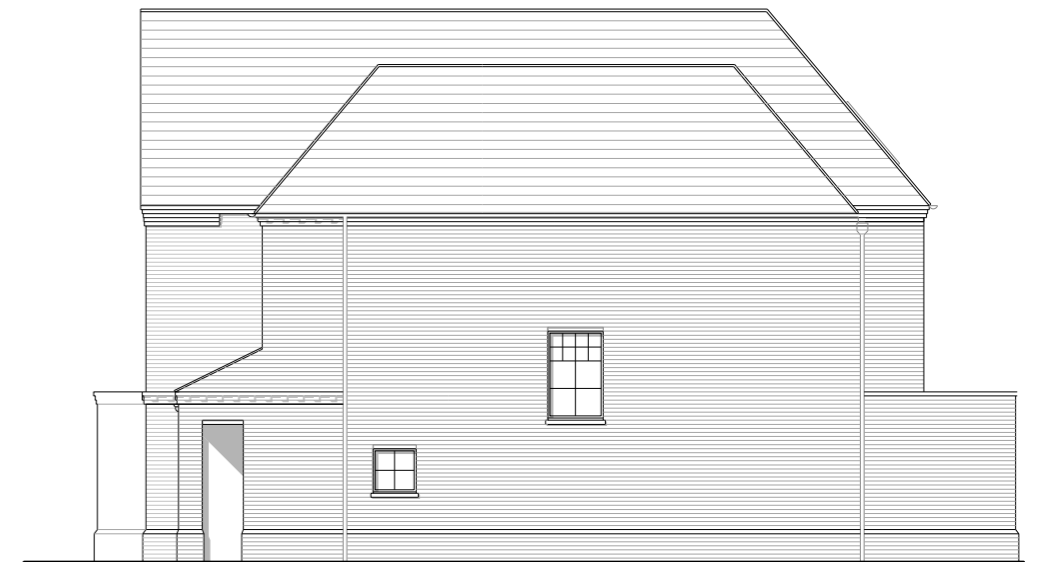
Improved elevations to neighbours in Latchmere Lane



STREET ELEVATION



REAR ELEVATION



SIDE ELEVATION

AREA SCHEDULE

PLOT	CONSENT				PROPOSAL			
	type	area on submitted schedule* area m2	GIA** area m2	bedrooms	type	GIA*** area m2	increase from consent area m2	bedrooms
H.14	B3	183	183.0	4	B3	195.0	12.0	4
H.15	B4	193	193.0	4	B4	186.8	-6.2	4
H.16	B4	193	193.0	4	B4	186.8	-6.2	4
H.17	B4	193	193.0	4	B4	186.8	-6.2	4
H.18	B3	183	183.0	4	B4	186.8	3.8	4
H.19	D1	154	154.0	3	D1	154.0	0.0	3
H.20	D1	154	154.0	3	D1	154.0	0.0	3
H.21	D1	154	154.0	3	D1	154.0	0.0	3
H.22	D1	154	154.0	3	D1	154.0	0.0	3
H.23	D1	154	154.0	3	D1	154.0	0.0	3
H.24	E2	213	234.2	5	E2	234.6	0.4	5
H.25	E2	213	234.2	5	E2	234.6	0.4	5
H.53	E2	213	234.2	5	E2	234.6	0.4	5
H.54	E2	213	234.2	5	E2	234.6	0.4	5
H.55	E1	211	211.0	5	E1	214.7	3.7	5
H.56	B3	183	183.0	4	B4	186.8	3.8	4
H.57	B4	193	193.0	4	B4	186.8	-6.2	4
H.58	B4	193	193.0	4	B4	186.8	-6.2	4
H.59	B4	193	193.0	4	B4	186.8	-6.2	4
H.60	B3	183	183.0	4	B4a	187.7	4.7	4
H.61	F1	265	265.0	5	F1	273.0	8.0	5
H.62	F1	265	265.0	5	F1	273.0	8.0	5
	no. houses	area m2	area m2		no. houses	area m2	area m2	
Sub total	22	4,253	4,337.8	90	22	4,346.2	8.4	90
External garages			75.2			75.2		
Latchmere House			1,077.0			1,077.0		
Total GIA			5,490.0			5,498.4	8.4	
* Area on the permitted schedule excluded all garages								
** GIA includes integral garages accessed through the house								
*** GIA and NIA are the same figure for the proposal as there are no internal garages								
Affordable housing areas and mix unchanged								