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LATCHMERE HOUSE

**Addendum to the
DESIGN and ACCESS STATEMENT**

January 2016

19



LATCHMERE HOUSE

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LATCHMERE HOUSE



Introduction

This report is an addendum to the Design and Access Statement. It identifies the revisions to the design consented in March 2015.

There are changes to the access road, and associated landscaping, and the detailed design of the houses has been improved.

Road and Landscape

The original scheme had a single sweep of road running from Latchmere Close to the central avenue. The proposed entrance route relates more effectively to Latchmere House through the introduction of a square on axis with the house and centred on its principal gable. This will also help calm traffic by signalling the presence of shared surface roads and paving.

The first house, on plot H.14 has been redesigned to help define the square and to avoid the uncomfortable aspect of the side wall of the original house. The bin store building, which previously interrupted the view of Latchmere House from the entrance, has been moved to the side of the new square, in line with the reconfigured house.

The hard surfaces on either side of the central avenue have been removed to provide more planting, and especially more trees. The avenue effect is reinforced by nearly doubling the number of trees in front of the houses.

The improvements to the landscaping have been made without the loss of car parking spaces.



LATCHMERE HOUSE

House design

The terraced houses have improved elevations and internal arrangements. The detached and semi-detached houses have been redesigned to more authentically reflect Victorian villas. These changes enhance the street scene and provide more attractive accommodation.

Terraced Houses

The render on the terraced houses is replaced with brickwork. A detailed brick string course is introduced at first floor level and at the parapet. The windows are changed to four pane vertical sliding sash with improved size and composition. The curved terraced houses and end house (Plots H.14-18 and H.56-60) have a rear mansard roof; reducing their top storey and improving their massing when seen from the back gardens.

Detached Houses

In the area between the site and the River Thames the older streets have a pattern of medium sized detached villas. These houses often have a gable front with a ridge from front to back. This makes an interesting street scene with a more articulated roofscape. In contrast, the semi-detached form of the original scheme has a twentieth century feel which is heightened by the integral garages and flat roofs.

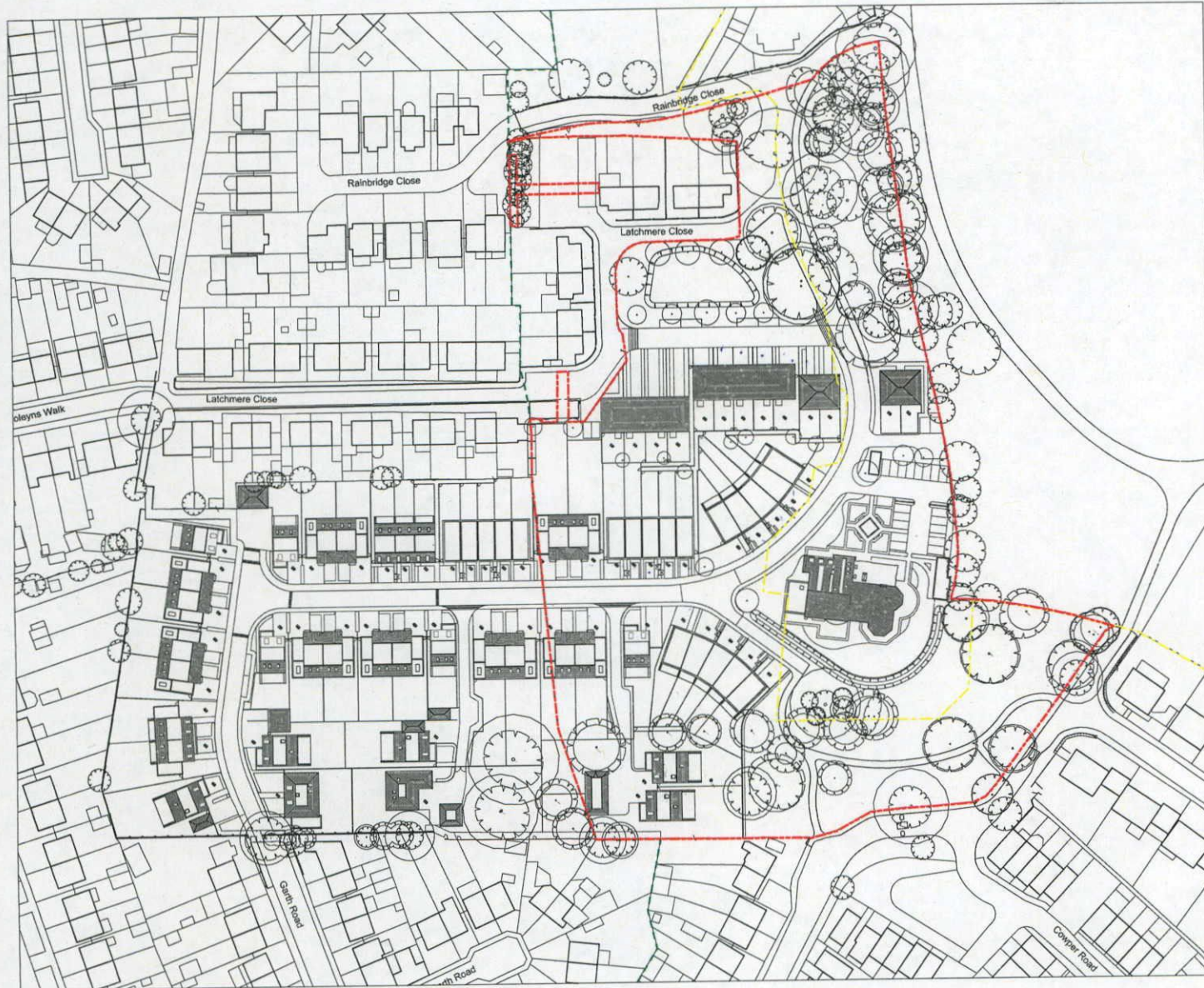
The internal arrangement of the houses is redesigned to improve the living space; in the case of the semi-detached houses, this is done by removing the internal garages. A front to back pitched roof provides a distinctive gable to the street elevation and avoids large areas of flat roofs. A bay window and entrance porch, together with brick detailing at the eaves and string courses, re-inforce the Victorian aesthetic.

The pitched roof allows better use of the roof space with more floor area at an accessible height. The ridge itself is higher than the original houses, but is still a storey lower than Latchmere house.

MASTERPLAN

Consented Layout

1:1250

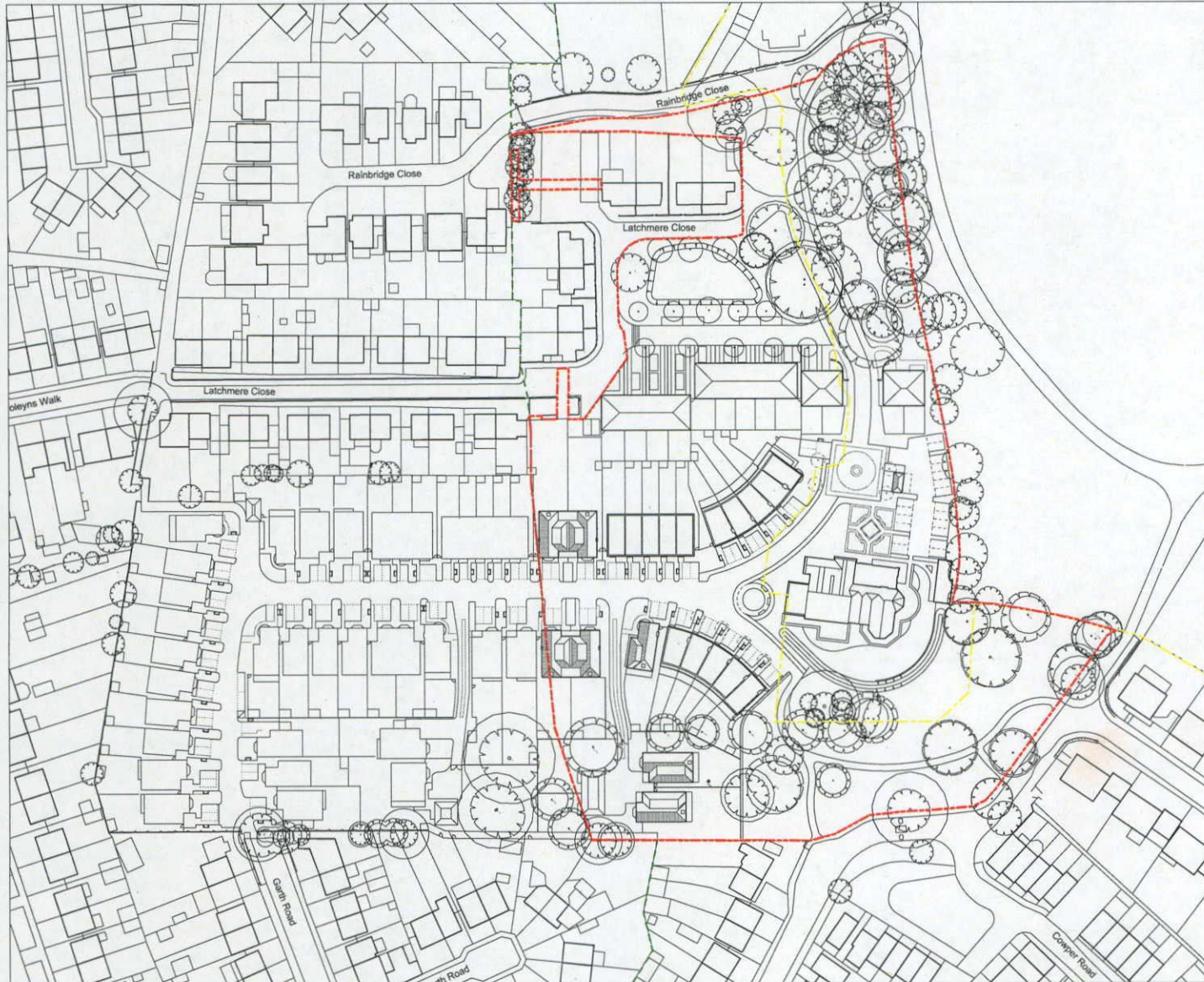


MASTERPLAN

Proposed Layout

Summary

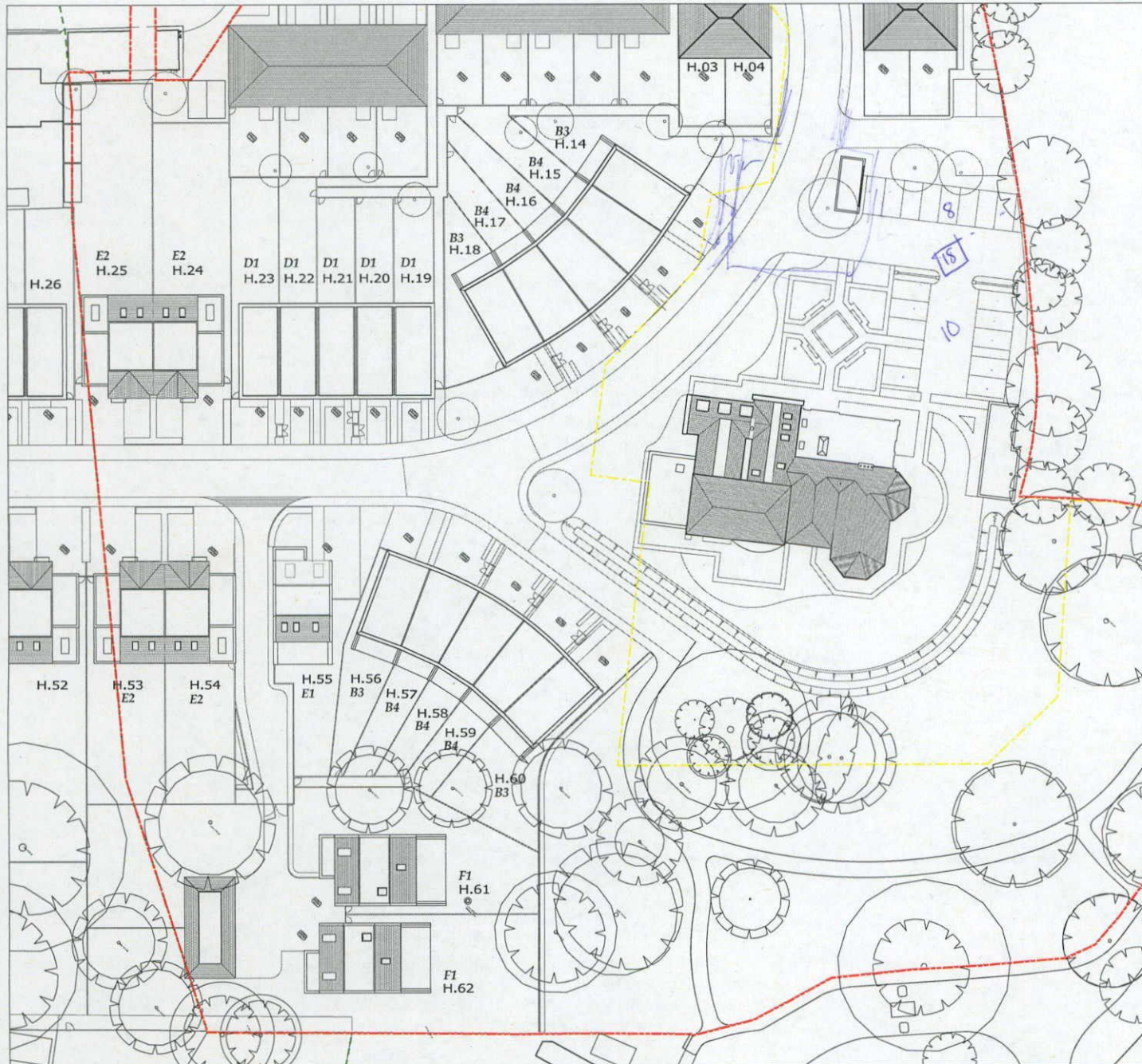
- Road re-alignment to improve setting of Latchmere House.
- New landscape features including increased trees and planting.
- More authentic Victorian roofscape and street scene.



MASTERPLAN

Richmond

Consented Layout

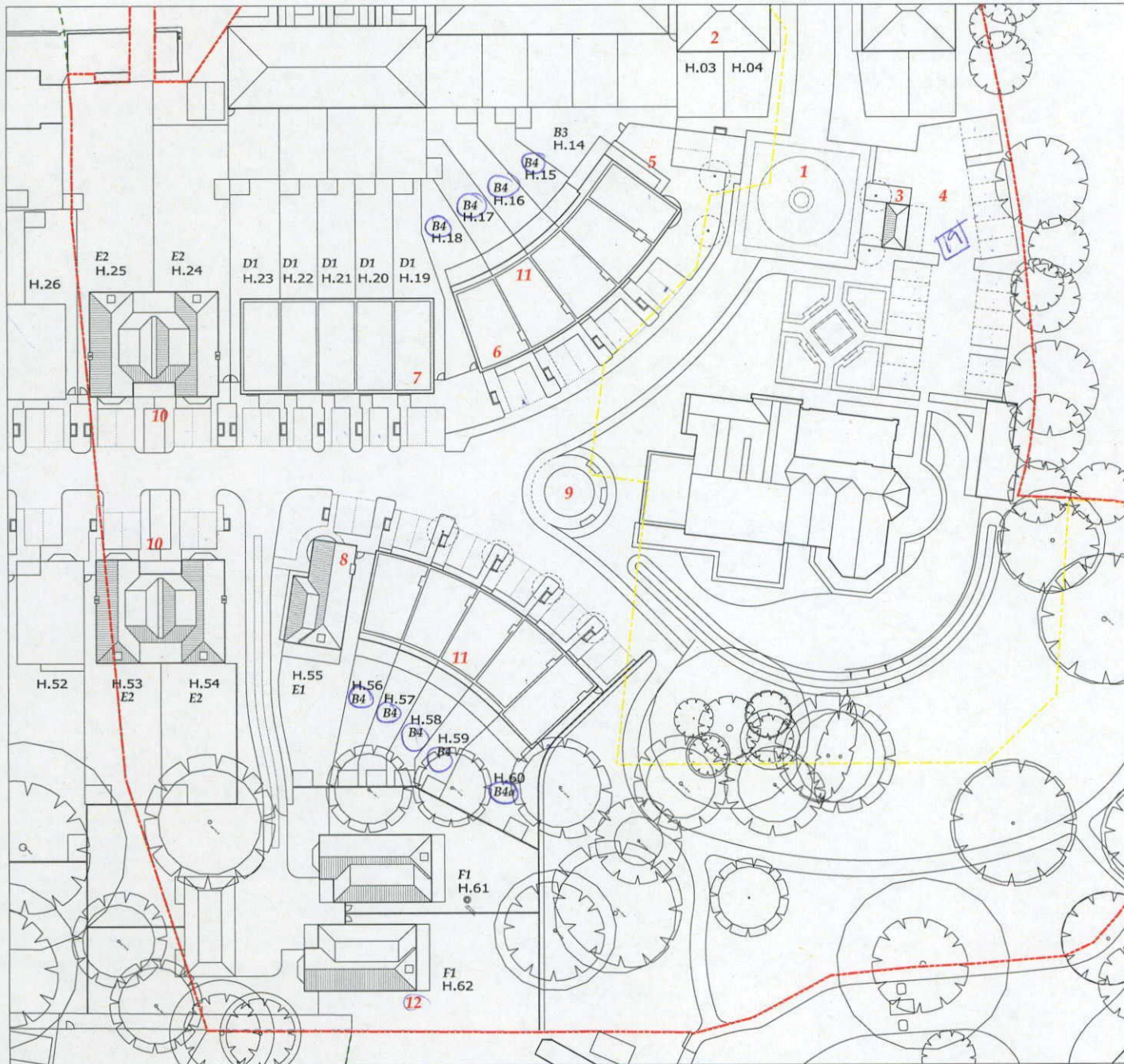


MASTERPLAN

Richmond

Changes to layout

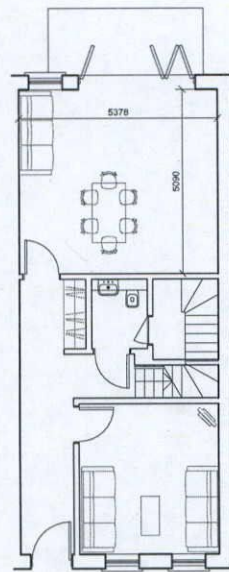
1. Entrance square provided on axis with Latchmere House.
2. Plots H.03 and H.04 aligned with cottages opposite
3. Bin store moved away from site line to Latchmere House.
4. Parking for Latchmere Houses maintained but moved out of site line to Latchmere House.
5. House H.14 redesigned to address corner 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



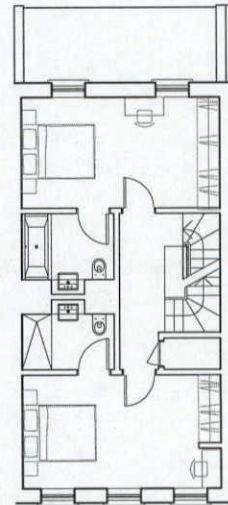
HOUSE TYPES - plans

Type B3

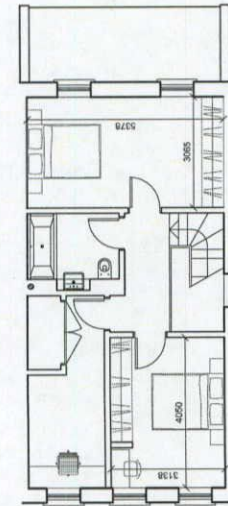
Consented house type



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

HOUSE TYPES - plans

Type B3

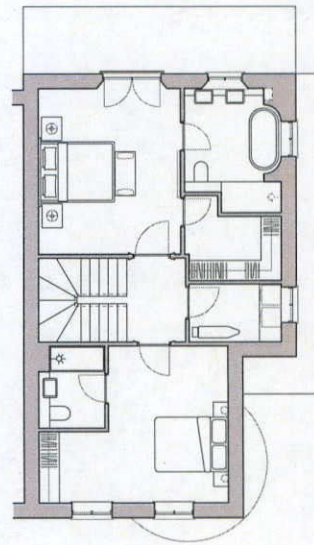
Changes to house type;

Bay window and side entrance address corner location

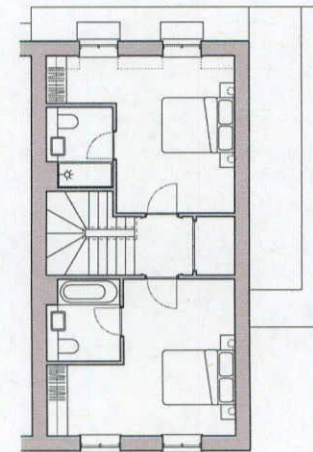
Internal arrangement improved



GROUND FLOOR



FIRST FLOOR

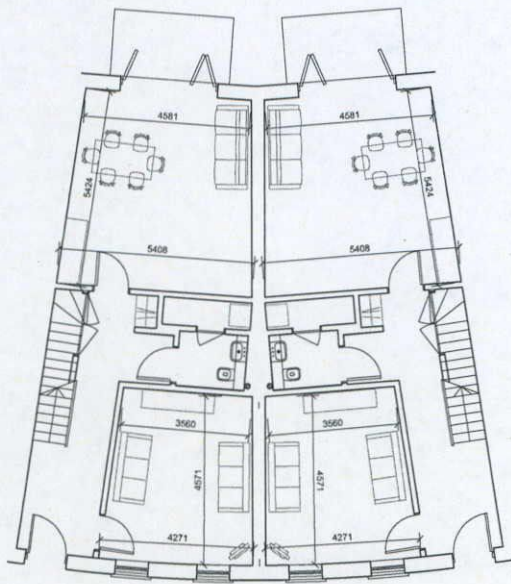


SECOND FLOOR

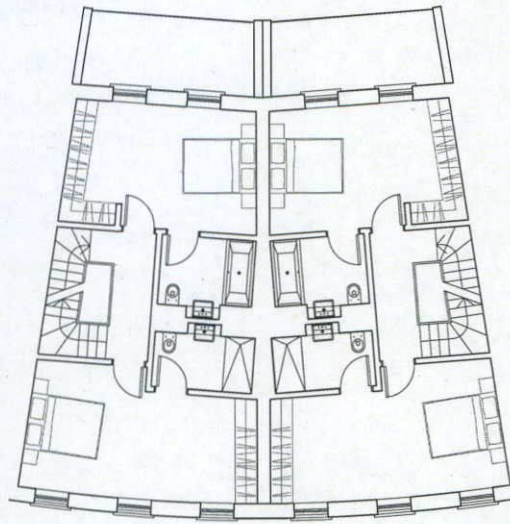
HOUSE TYPES - plans

Type B3

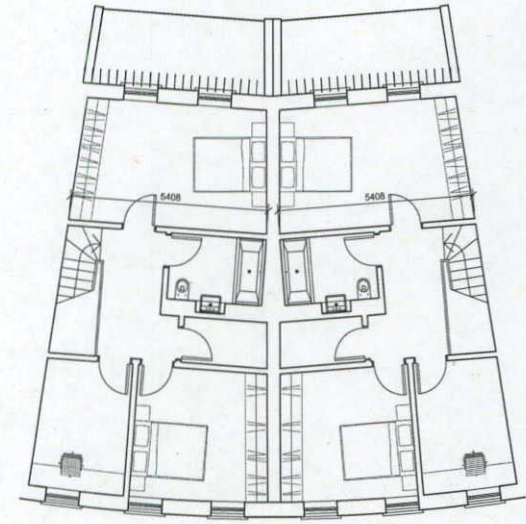
Consented house type



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

HOUSE TYPES - plans

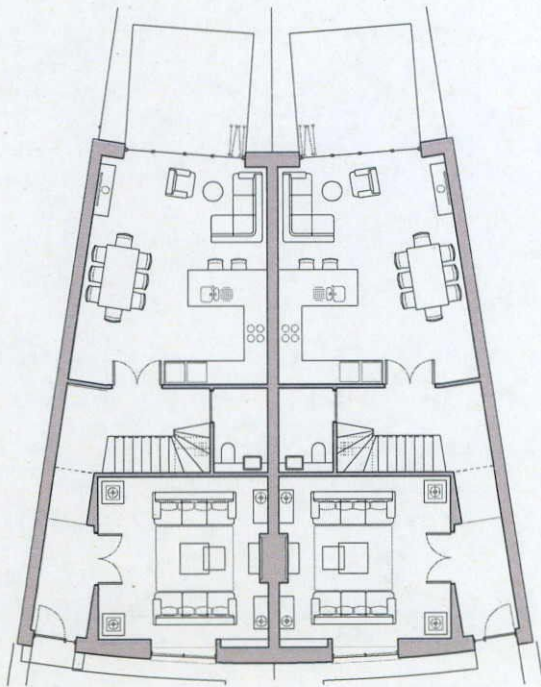
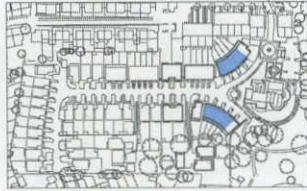
Type B4

Changes to house type;

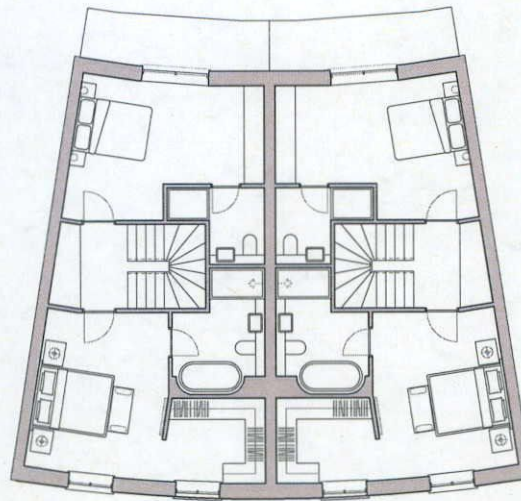
Internal arrangement improved.

Mansard roof introduced at rear to reduce top storey.

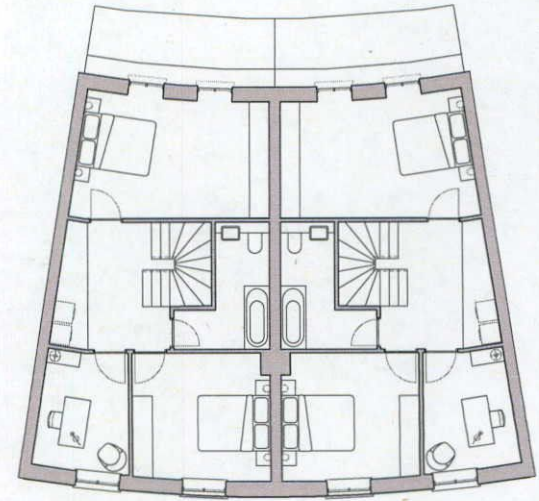
Extra curved house replaces straight type B3 to improve shape of crescent



GROUND FLOOR



FIRST FLOOR

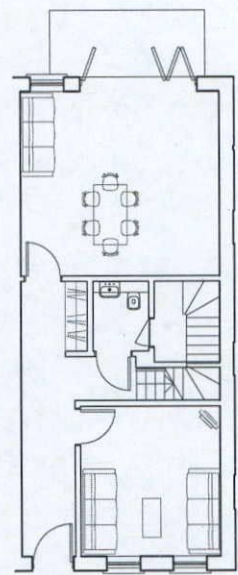


SECOND FLOOR

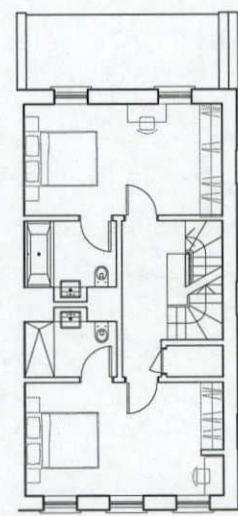
HOUSE TYPES - plans

Type B3 plot H.60

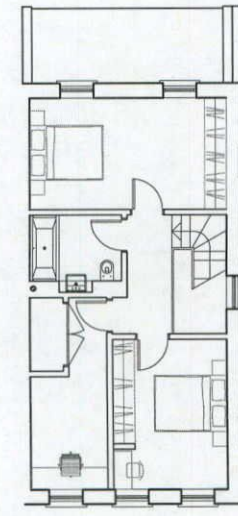
Consented house type



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



HOUSE TYPES - plans

Type B4a plot H60

Changes to house type;

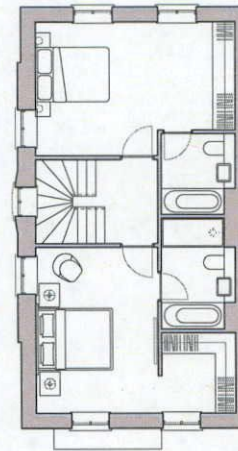
Bay window added

Internal arrangement improved

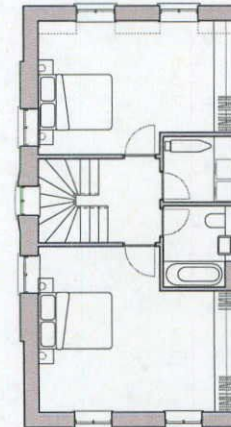
Windows added to improve elevation to park



GROUND FLOOR



FIRST FLOOR

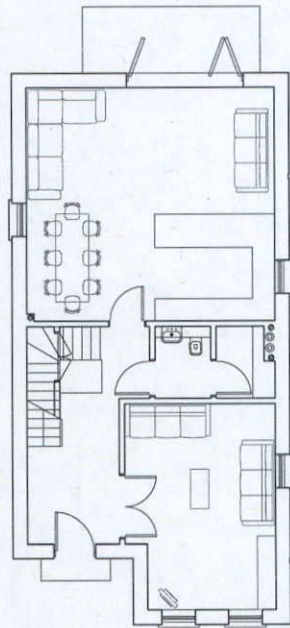


SECOND FLOOR

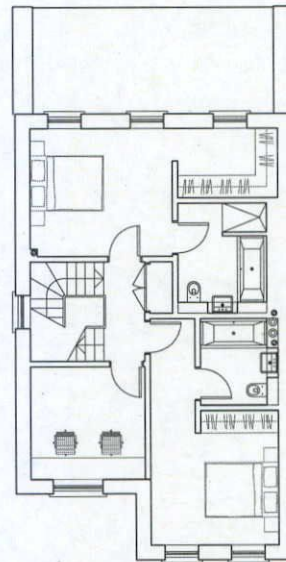
HOUSE TYPES - plans

Type E1

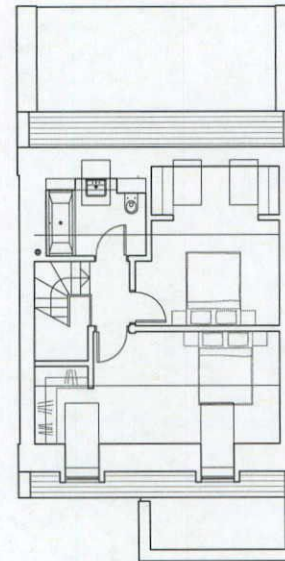
Consented house type



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

HOUSE TYPES - plans

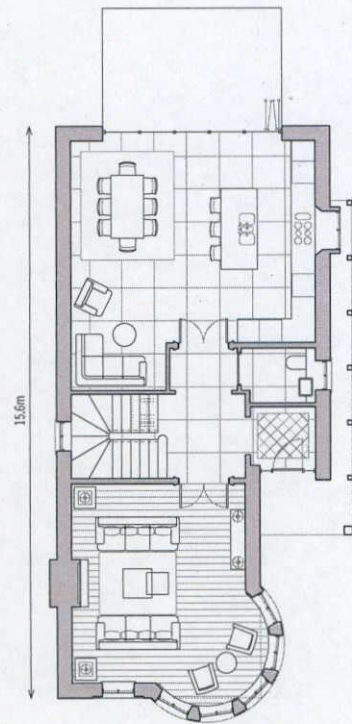
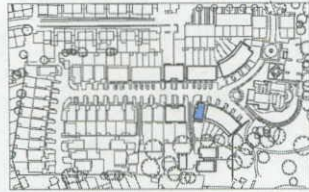
Type E1

Changes to house type;

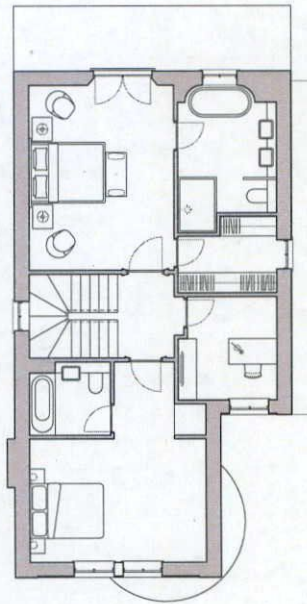
Redesigned to address corner location

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

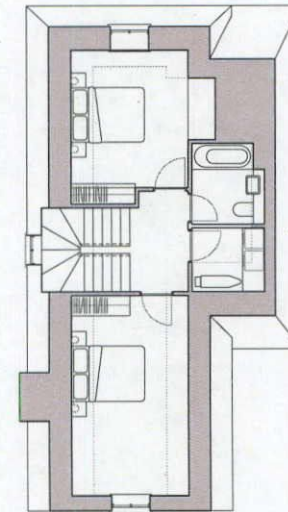
Roof space used more effectively.



GROUND FLOOR



FIRST FLOOR

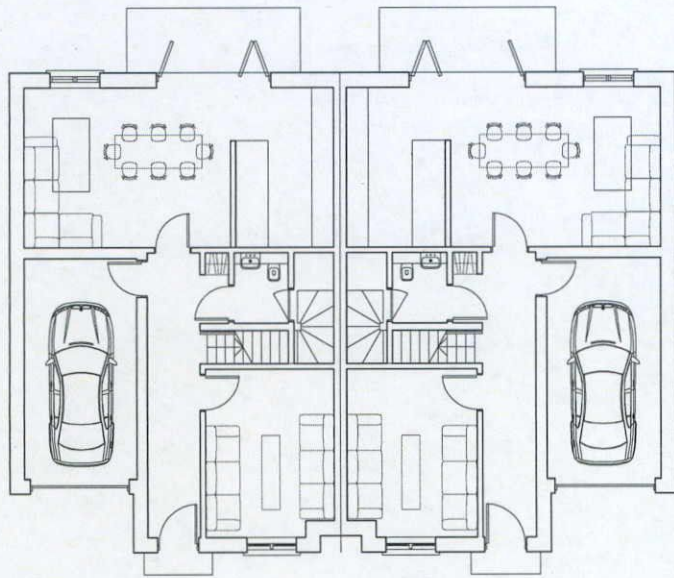


SECOND FLOOR

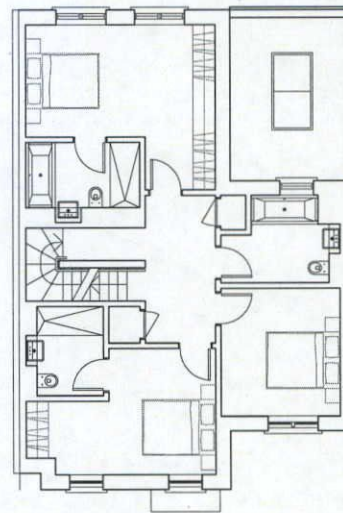
HOUSE TYPES - plans

Type E2

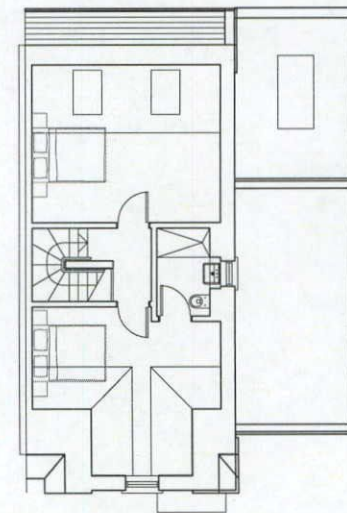
Consented house type



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

HOUSE TYPES - plans

Type E2

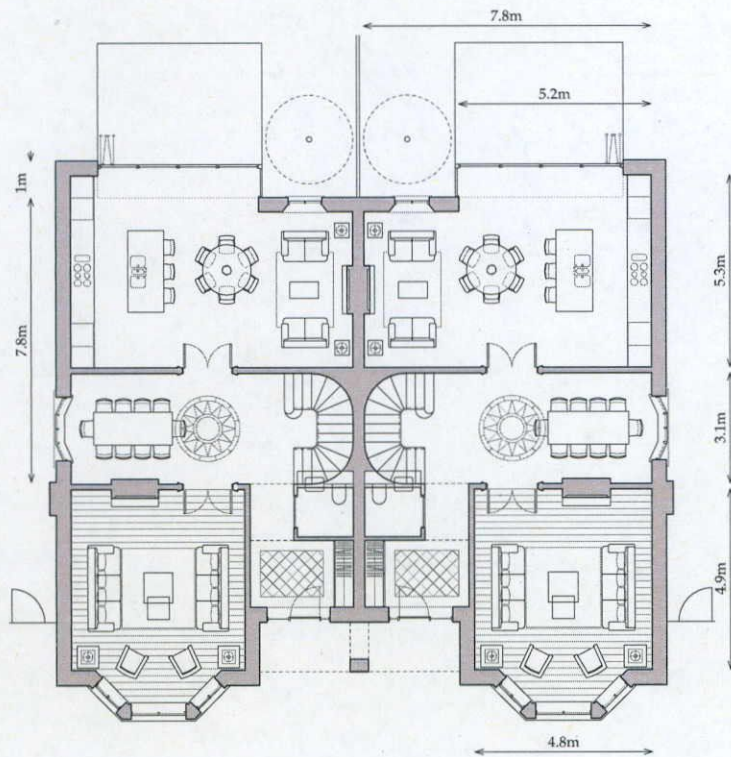
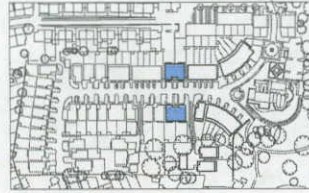
Changes to house type;

Integral garage removed; two parking spaces remain on plot.

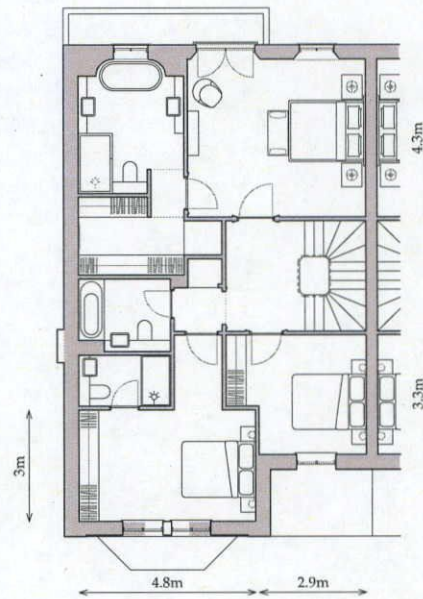
Width reduced by 0.5m,
length increased by 0.3m and
a 1m extension to Ground Floor

Internal arrangement improved to
provide more living space.

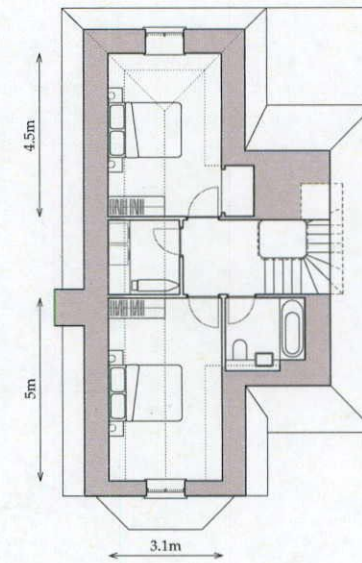
Roof space used more effectively.



GROUND FLOOR



FIRST FLOOR

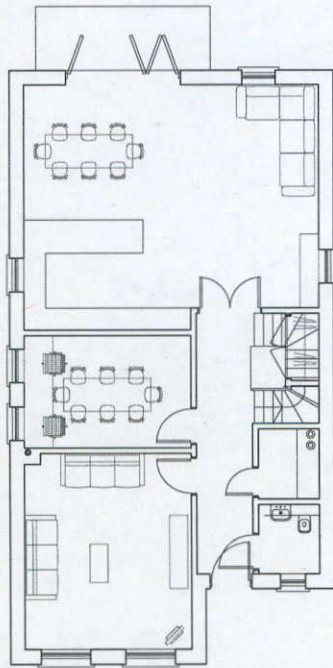


SECOND FLOOR

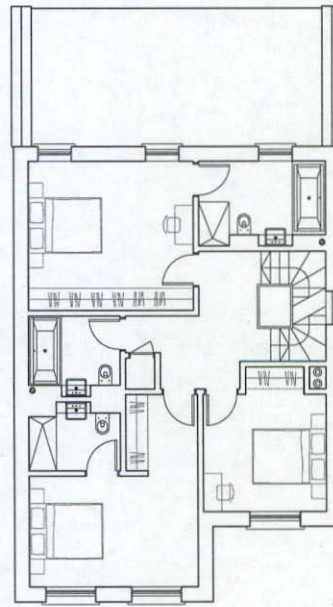
HOUSE TYPES - plans

Type F1

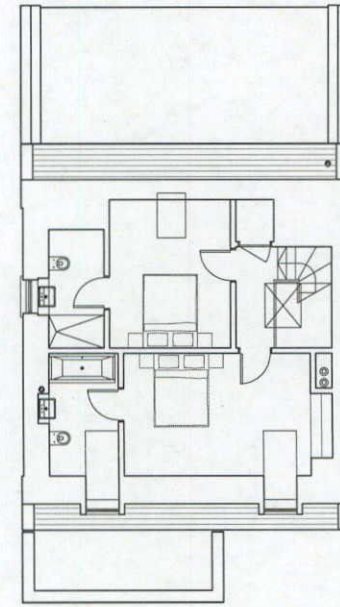
Consented house type



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



HOUSE TYPES - plans

Type F1

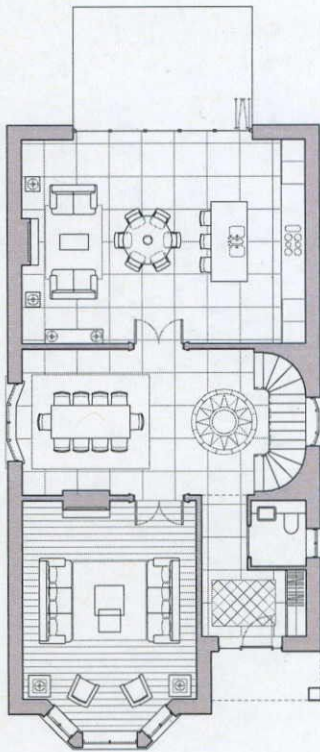
Changes to house type;

Internal arrangement improved.

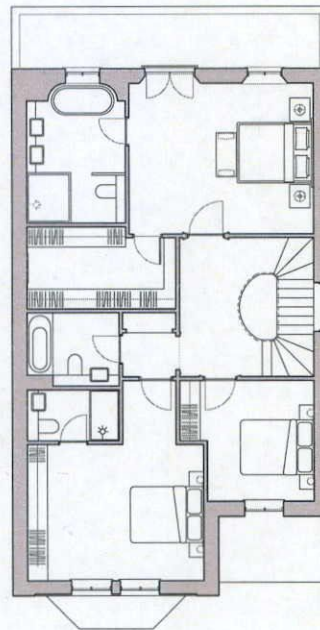
Pitched roof and gable introduced.

Improved aspect to houses in Latchmere Lane.

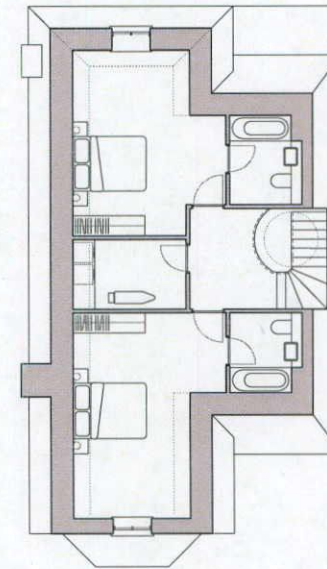
(Footprint unchanged)



GROUND FLOOR



FIRST FLOOR

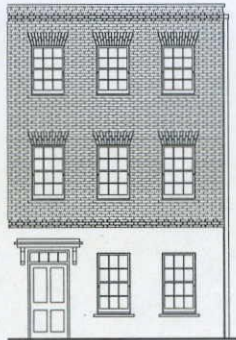


SECOND FLOOR

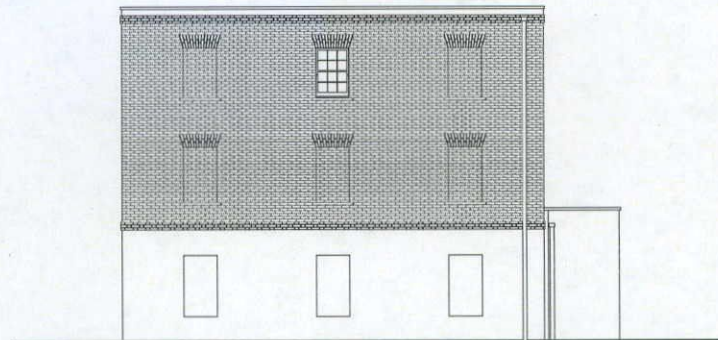
HOUSE TYPES - elevations

Type B3

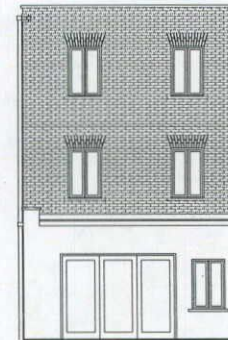
Consented house type



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

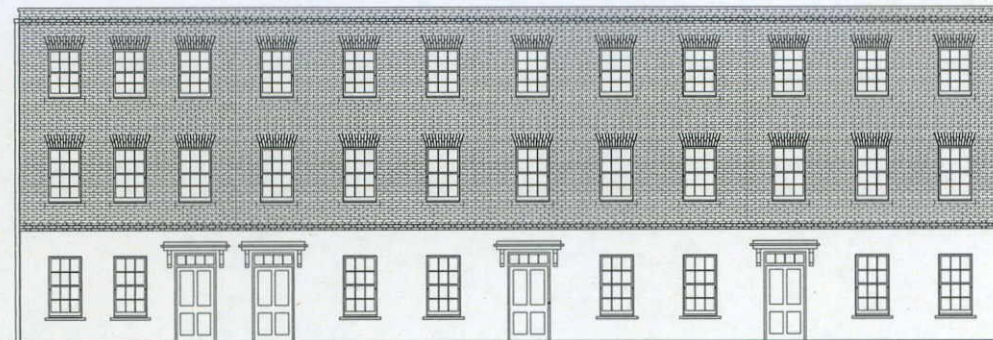


SIDE ELEVATION

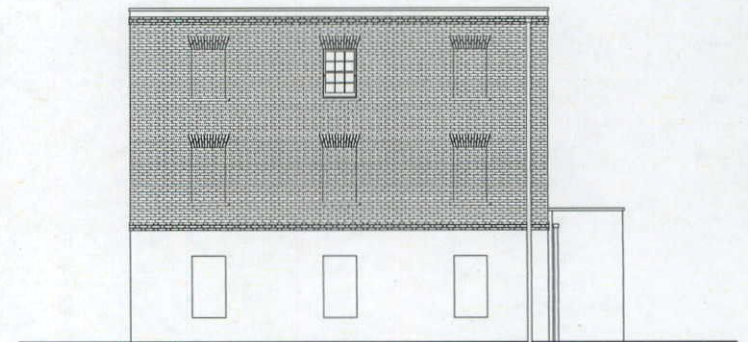
HOUSE TYPES - elevations

Type B4

Consented house type



STREET ELEVATION



SIDE ELEVATION

HOUSE TYPES - elevations

Type B4 and Plot H.60

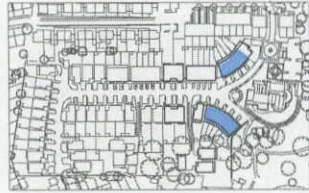
Changes to house type;

Brick detailing and entrance enhanced.

Window size and composition improved.

Elevation to park enhanced.

Brick replaces render on Ground Floor.



Plot H60

STREET ELEVATION



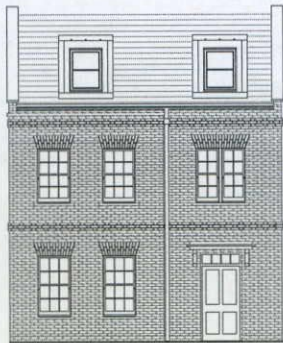
Plot H60

SIDE ELEVATION

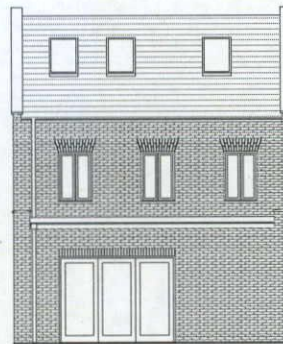
HOUSE TYPES - elevations

Type E1

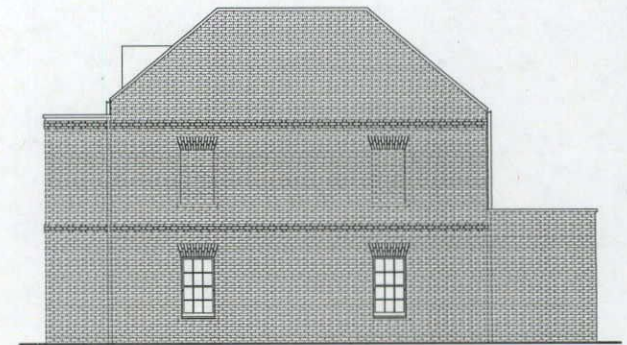
Consented house type



STREET ELEVATION



REAR ELEVATION



SIDE ELEVATION

HOUSE TYPES - elevations

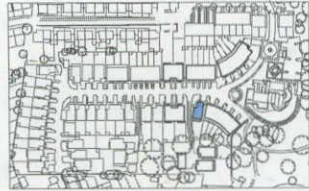
Type E1

Changes to house type;

Redesigned to address corner location.

Bay window and logia.

Brick detailing and entrance porch enhanced



STREET ELEVATION



REAR ELEVATION

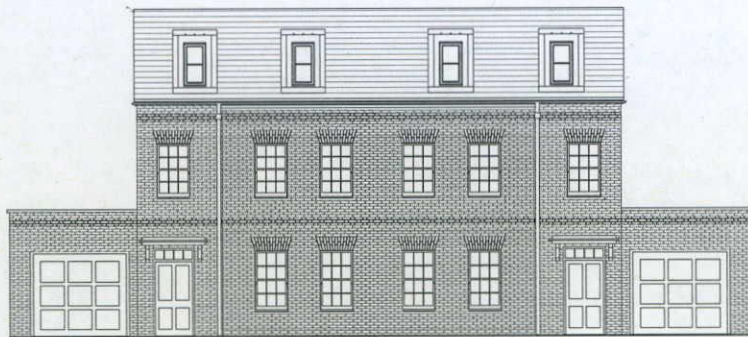


SIDE ELEVATION

HOUSE TYPES - elevations

Type E2

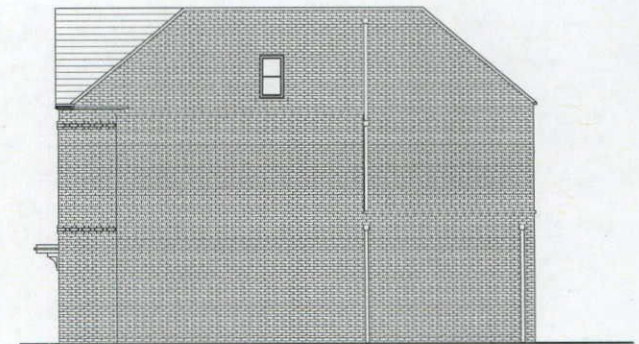
Consented house type



STREET ELEVATION



REAR ELEVATION



SIDE ELEVATION

HOUSE TYPES - elevations

Type E2

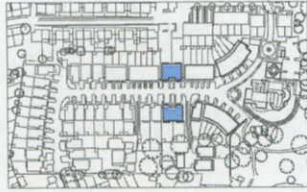
Changes to house type;

Garage removed.

Bay window and gable introduced.

Brick detailing and entrance porch enhanced.

Flat roofs minimised



STREET ELEVATION



REAR ELEVATION

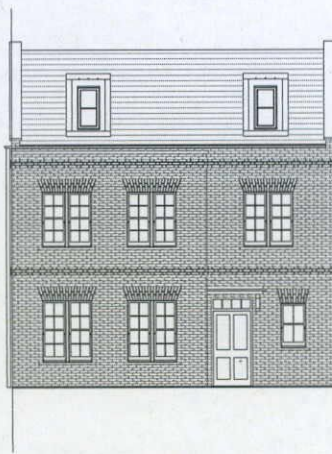


SIDE ELEVATION

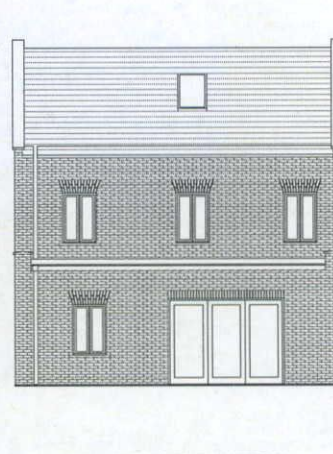
HOUSE TYPES - elevations

Type F1

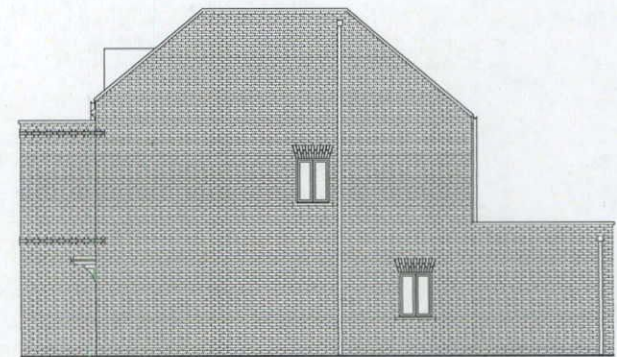
Consented house type



STREET ELEVATION



REAR ELEVATION



SIDE ELEVATION

HOUSE TYPES - elevations

Type F1

Changes to house type;

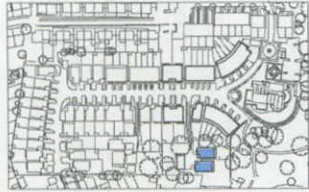
Victorian aesthetic.

Bay window and oriel window introduced.

Brick detailing and entrance porch enhanced.

Flat roofs minimised

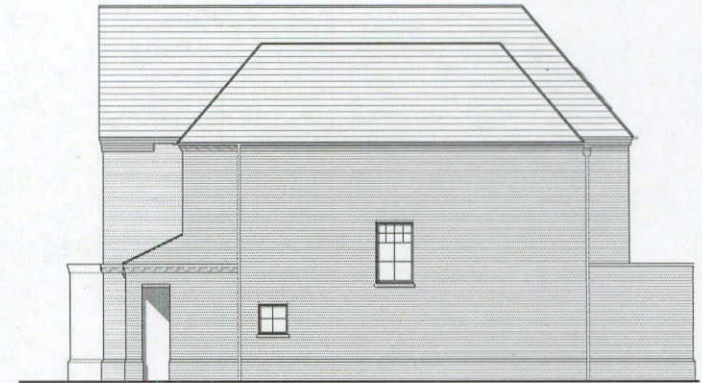
Improved elevations to neighbours in Latchmere Lane



STREET ELEVATION



REAR ELEVATION



SIDE ELEVATION

AREA SCHEDULE

PLOT	CONSENT		area on submitted schedule*		GIA**	bedrooms	PROPOSAL		GIA***	increase from consent	
	type	area m2	area m2	area m2			type	area m2		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			
Sub total	no. houses	area m2	area m2		no. houses	area m2	area m2				
	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				
<p>* Area on the permitted schedule excluded all garages</p> <p>** GIA includes integral garages accessed through the house</p> <p>*** GIA and NIA are the same figure for the proposal as there are no internal garages</p> <p>Affordable housing areas and mix unchanged</p>											