

EXTRACTS ONLY FOR LOCAL PLAN EXAMINATION

HAM&PETERSHAM
Neighbourhood
Forum



Ham and Petersham Neighbourhood Plan

Submission Version September 2017

9

Opportunities for Change

Ham and Petersham Neighbourhood Plan

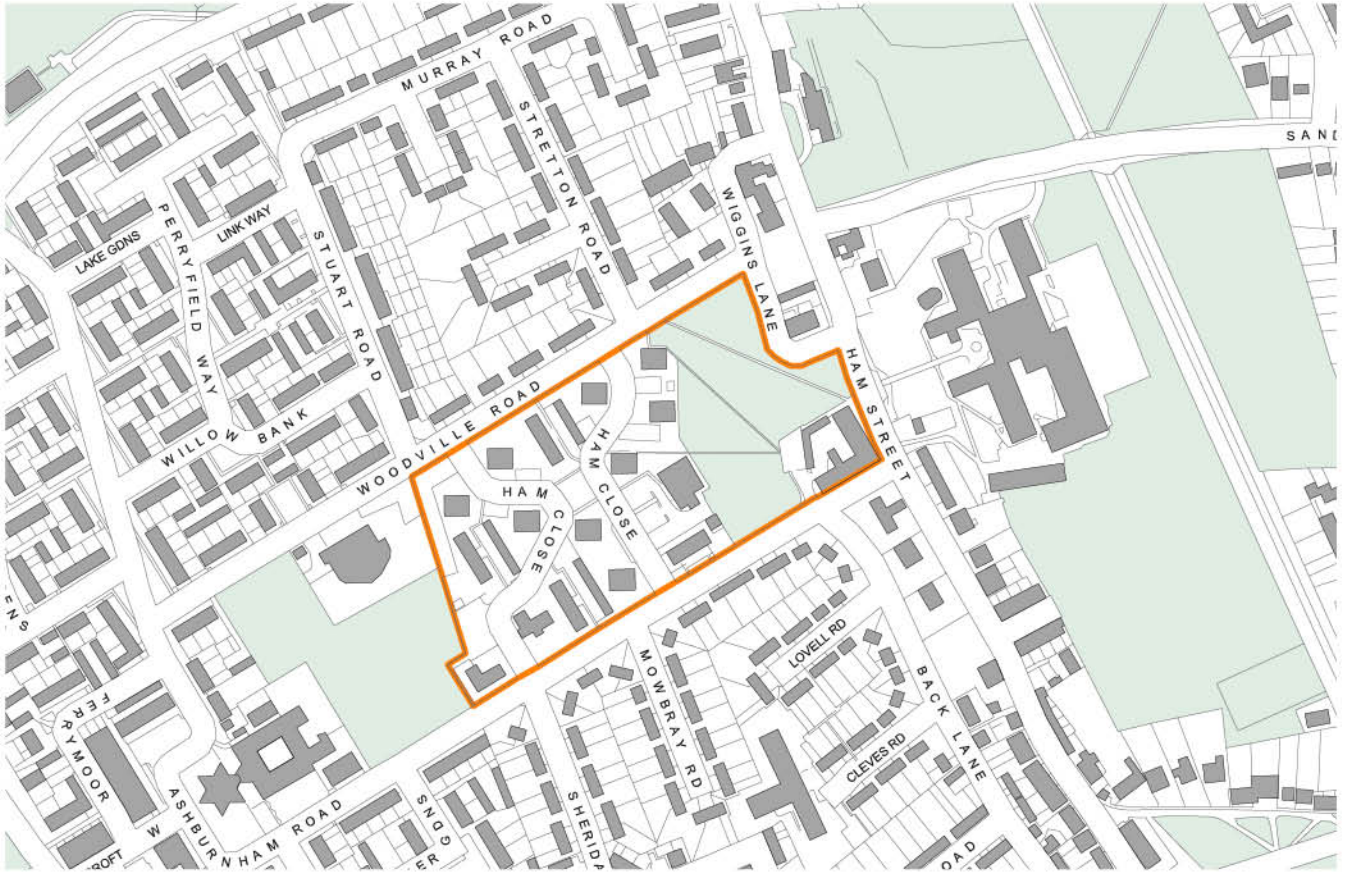


Figure 9.4:
Central Ham



Image 40: Ham Close

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9.8 Central Ham

9.8.1 This area in the heart of the built-up area of Ham comprises a disparate group of buildings developed in the 1960s, including the Ham Close Estate, the Ham Youth Centre and Ham Clinic, and a block of shops and flats on the corner of Ham Street and Ashburnham Street. It also includes an area of public open space known as Ham Village Green.

9.8.2 Richmond Housing Partnership consider that the Ham Close estate does not meet current housing standards and have put forward proposals for its redevelopment to provide new housing to current standards but at considerably higher density than the existing estate. Consultation and feasibility studies will continue throughout 2017 and proposals for the site will be judged against relevant policies in the Richmond Local Plan and the Neighbourhood Plan.

9.8.3 Ham Youth Centre is a rather bleak and forbidding building with a large car park. The intentions of the Hounslow and Richmond Community Healthcare NHS Trust for the Ham Clinic are unclear but it is understood to be underused. Both of these buildings have been included in recent redevelopment proposals by Richmond Housing Partnership.

9.8.4 The shops and flats at the junction of Ham Street and Ashburnham Road are a local shopping centre which has suffered from a poor environment and limited maintenance overall.

9.8.5 Ham Village Green is a valued public open space which has been substantially enhanced in recent years.

9.8.6 This area has been identified as an Opportunity Area because of the proposals of Richmond Housing Partnership to redevelop Ham Close, but also because changes to it have the potential to transform the centre of Ham. Redevelopment would provide modern housing and community facilities in keeping with the character of the area. This could include purpose-built accommodation for a Youth Centre and a GP

practice which could provide a range of local health and wellbeing services. The approach set out below builds on policy SA15 of the Richmond Local Plan.

9.9 Policy O4a - Ham Close

- i. Any scheme for the redevelopment of all or part of Ham Close must have regard to the character of the surrounding area set out in the Ham Close Neighbourhood Character Study.
- ii. Any scheme which includes the redevelopment of existing community facilities forming part of a Ham Close must make provision for their equivalent replacement.
- iii. Any scheme for Ham Close which results in an increase of 10 or more residential units will be required to assess the impacts on community facilities in line with policy CF1 of the Neighbourhood Plan.

Policy Implementation

9.9.1 The development of Ham Close and adjacent sites will be led by Richmond Housing Partnership, as the freehold owner of the housing estate, and Richmond Council as freeholder of land included in the redevelopment area and in their diverse statutory roles. If it is not possible to raise sufficient finance for an acceptable redevelopment scheme, further options should be explored to address the estate's shortcomings as identified by Richmond Housing Partnership. The layout of the existing Ham Close has a high level of permeability. Any redevelopment proposal should seek to maintain its permeability in line with policies in Chapter 4 of this Plan.

Reasoned Justification

9.9.2 The Richmond Local Plan policies LP 1 and LP 2 (Character and Design of New Housing and sustainable development and construction) provide the planning design context for the redevelopment of this site. Any redevelopment proposal will be expected to also be consistent with the Neighbourhood Plan's housing policies.

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9.9.3 A key objective of the Neighbourhood Plan is to ensure all development enhances the character and appearance of the area and is designed to integrate with the existing architecture and green spaces. New development should respect the scale and character of the surrounding area without being obliged to ape its design.

9.9.4 This area of Ham in particular is relatively isolated with restricted links to transport interchanges and to the wider road network. Local roads and junctions serving the site are narrow and have limited capacity. The Public Transport Accessibility Level (PTAL) will be one of the determining factors in the density of housing that will be acceptable on this site.

9.9.5 If the redevelopment scheme includes the existing community facilities then provision must be made for their replacement without reducing the capacity. These should be grouped together to form a cluster of uses rather than being dispersed across the site and should be located on the Ashburnham Road side of the site, to complement the Ashburnham Road / Ham Street shopping centre and the public library. The Neighbourhood Plan seeks to maintain and enhance the vitality and viability of the local shopping centres which can be achieved through the synergy arising by grouping activities around them.

9.9.6 If the redevelopment scheme results in an increase of 10 or more residential units it will be expected to provide additional Community facilities in line with policy CF1 of the Neighbourhood Plan (which requires the likely impact of the development on local infrastructure, services and facilities to be identified and addressed).

9.10 Policy O4b - Ham Street/ Ashburnham Road

9.10.1 To improve the Ham Street / Ashburnham Road shops and flats by encouraging replacement of shop fronts and fascia signs and redecoration of the upper storeys.

Policy Implementation

9.10.2 Design proposals for a comprehensive facelift will be prepared in partnership with owners and occupiers, demonstrating the benefits from a co-ordinated improvement. Funding sources will be reviewed in co-ordination with the Neighbourhood Forum, LBRuT, owners, occupiers and other stakeholders. However, it is envisaged that funding will primarily be private investment although opportunities for pump-priming assistance will be explored.

Reasoned Justification

9.10.3 The Neighbourhood Plan identifies this block as a small but important local shopping centre. Improving the appearance of the centre will assist in securing its ongoing viability and will encourage further investment to secure its longer term vitality.

9.11 Policy O4C - Ham Village Green

9.11.1 To encourage ongoing enhancement of Ham Village Green through the provision of soft landscaping, planting, seating and appropriate play and exercise equipment.

Policy Implementation

9.11.2 Ham Village Green is the responsibility of LBRuT. If redevelopment of Ham Close is forthcoming, the opportunity should be taken to secure a wide package of environmental improvements. Priority would be given to a scheme for improvements to Ham Village Green.

9.11.3 If redevelopment of Ham Close does not proceed, opportunities will be sought to secure funding

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for ongoing enhancements to Ham Village Green, in discussion with the Neighbourhood Forum, LBRuT and local stakeholders.

Reasoned Justification

9.11.4 The land is allocated for Public Open Space in the Richmond Local Plan, and provides a valued amenity for local people. The significance of this open space is likely to be enhanced if Ham Close is redeveloped.

9.12 Policy O4d - Ashburnham Road / Ham Street/Wiggins Lane / Woodville Road

9.12.1 To enhance the public realm in Asburnham Road / Ham Street / Wiggins Lane / Woodville Road by the renewal of the carriageways, footpaths, street furniture and landscape planting.

Policy Implementation

9.12.2 The public highway is the responsibility of LBRuT. If redevelopment of Ham Close is forthcoming, the opportunity should be taken to secure a wider package of environmental improvements. Priority would be given to a scheme for improvements to Ashburnham Road/ Ham Street/ Wiggins Lane/ Woodville Road.

Reasoned Justification

9.12.3 These roads form the boundary of the Central Ham Opportunity Area and frame the development sites. Construction traffic and utility works can be expected to have a degrading impact during development.

9.12.4 Renewal of this central area of Ham would be incomplete without upgrading the public realm of these streets. This is particularly true for Ashburnham Road where a high quality scheme would complement redevelopment of Ham Close and link two of the local centres within Ham.

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Figure 9.5:
Cassel Hospital - Site Plan



Image 41: Cassel Hospital

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9.13 Cassel Hospital

9.13.1 Cassel Hospital is a series of buildings, some listed, set in extensive grounds of almost four hectares located between Ham Common, Ham Parade, Dukes Avenue and Langham House Close (also listed) in the Ham Common Conservation Area. It is owned by the West London Mental Health Trust (WLMHT) and provides specialist assessment and treatment services for young people and adults with complex personality disorders. Most of the grounds are designated as Other Open Land of Townscape Importance and Other Sites of Nature Importance. This offers a high degree of protection to the grounds.

9.13.2 The Neighbourhood Plan seeks to retain and enhance the listed buildings and associated grounds as an asset for the community, while realising the potential of the site for suitable uses and possible new development, which could fund improvements to the listed building and the grounds. The proximity to Ham Parade and bus routes to Richmond and Kingston makes the site particularly suitable for new housing for older people if no replacement community use can be identified. The site could also be a suitable location for a new changing room or club house serving the historic cricket ground on Ham Common.

9.14 Policy O5

9.14.1 Development proposals for the Cassel Hospital site should meet the following requirements:

- i. explore the potential to open up views into the site from Ham Common and Dukes Avenue;
- ii. maintain and enhance the historic layout, planting and biodiversity of the grounds. Provision for managed public access including a pedestrian and cycle route between Dukes Avenue and Ham Common will be encouraged;
- iii. rationalise access to the site which may include a new pedestrian / vehicular access;

- iv. enhance the setting of the listed buildings, particularly in relation to Ham Common;
- v. Development in the non-designated parts of the grounds will be considered acceptable and could include affordable residential development with some supported housing for older people and / or community uses.

Policy Implementation

9.14.2 This is a prominent and important site within the Neighbourhood Area and the WLMHT is currently considering future uses and requirements. A proactive approach to achieve a development which meets the Trust's objectives and the community's aspirations could be assisted by a development brief to identify development potential and guide the way the site is to be enhanced. The least sensitive parts of the grounds front onto Warners Lane on the south-western boundary of the site.

Reasoned Justification

9.14.3 This large and prominent site within the Ham Common Conservation Area is currently underused and in danger of falling into disrepair. Development of the site either for the existing or alternative community use or for residential use including affordable older persons' housing would secure the future of the listed building and the future management of the important grounds. This should include managed public access to the grounds. This builds on policy SA 16 of the Richmond Local Plan.

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Figure 9.6:
St. Michael's Convent- Site Plan



Image 42: St Michael's Convent

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9.15 St. Michael's Convent

9.15.1 St. Michaels's Convent was occupied for many years by the Community of the Sisters of the Church. The convent activities have relocated to Gerard's Cross and St Michael's Convent is now closed. A planning application has been submitted for residential use.

9.15.2 The Convent is listed Grade II and the grounds are designated as Other Land of Townscape Importance. LBRuT are also considering a further designation of the grounds as an Other Site of Nature Importance. The listed buildings and grounds, including the walled garden, are considered to be very important to the character of Ham and Petersham and the Neighbourhood Plan seeks to retain and enhance them for the enjoyment of the community and for future generations.

9.16 Policy O6

9.16.1 Any development proposal for the St Michael's Convent site should:

- i. enhance the integrity of the listed buildings and preserve their setting, particularly in the way they relate to Ham Common;
- ii. maintain the relationship between the house and the gardens which gives the site its special character;
- iii. restrict new buildings and parking to the areas of the site that are already developed and not include any new vehicle access points;
- iv. maintain and enhance the biodiversity and historic planting of the grounds and secure managed public access.

Policy Implementation

9.16.2 This site is in private ownership. Proposals for development of the site will be put forward by the new owners and will require both planning permission and listed building consent.

Reasoned Justification

9.16.3 This is a prominent site within the Ham Common Conservation Area. The restoration of the listed buildings and redevelopment of later additions will secure their future and enhance the Conservation Area whilst retaining the special character of the site arising from the mature garden and orchard. The provision of managed public access to the grounds is encouraged. This approach builds on policy SA 17 of the Richmond Local Plan.