

INTRODUCTION

RHP and Richmond Council have been working in partnership with local residents and stakeholders to develop a vision for the future of Ham Close.

Ham Close

Ham Close was built by Richmond Council in the early 1960's. Of the properties, 48 are studios, 60 have one bedroom, 64 have two bedrooms and 20 have three bedrooms. Currently, 49 of the properties are leasehold.

In July 2000, the Council transferred ownership of all council homes including the properties at Ham Close to Richmond Housing Partnership (RHP). RHP is a non-for-profit housing association that aims to provide decent quality, affordable homes and housing related services to people unable to rent or buy in the private housing market.

The properties are built in 14 blocks - many of which are five storey. By today's standards, they are of poor construction, with poor insulation. There are no lifts and for the most part, larger accommodation is on the higher floors so there are accessibility issues for families with young children and people with disabilities.



As part of Richmond Council's Uplift programme, which seeks to regenerate the areas of Whitton, Hampton North, Barnes, Mortlake, Ham and Hampton Hill, Richmond Council has been working with RHP on plans to improve Ham Close. These boards present the latest proposals for potential redevelopment for resident consultation.

The area proposed for the regeneration is bounded by Woodville Road and Asburnham Road. It includes the Youth Centre and car park, the Health Clinic, dental clinic, and the 'Little House' - the building occupied by MakerLabs.

The proposed regeneration area does not include the parade of shops on the corner of Ashburnham Road and Ham Street nor the library.

Consultation and engagement to date

In 2013, The Prince's Foundation for Building Communities, were invited by RHP and Richmond Council to work with residents, businesses and local organisations, to consider the future of Ham Close. Specifically, what improvements they would like to see, and to develop a vision for the area.

During December 2013 and January 2014 RHP, Richmond Council and The Prince's Foundation carried out a consultation with local residents, stakeholders and RHP customers. They produced a report which highlighted the principles on which any future vision for the area should be based.

These are the principles for future development:

- Any resident of Ham Close wishing to remain in the community will be able to do so.
- Retain and enhance green space.
- Create a heart to Ham Close and Ham, retain and support a village feel.
- Better integrate Ham Close.
- Improve community facilities. For instance by co-locating the youth centre, clinic and library.

In 2015, RHP and the Council consulted with residents on proposed approaches for the regeneration of Ham Close. There were some clear messages – not to relocate the library to the Close, not to build on or relocate the green and more generally that there should be more engagement with the community on what should shape any proposal for development.

Over the summer of 2016, RHP and the Council held a series of design workshops with residents and the wider community on topics such as open space, design and community facilities. These informed the development of a new proposal. These boards set-out to summarise the feedback and show the new proposal for consultation. Whilst this is not the final detail of what a new scheme for Ham Close will be, we think this reflects the key messages that we have heard from residents and the community. We want to hear what you think about the proposals, and how they can be improved.

The consultation is available online at: www.hamclose.co.uk but proposals are also available to view in a temporary exhibition in Ham Youth Centre car park. All RHP customers at Ham Close will be posted (via Royal Mail) a hard copy of the consultation material and questionnaire.

What happens next

Late 2016 / early 2017 - we will let you know the outcome of the consultation and RHP and the Council will consider the proposals and feedback.

The deadline for feedback is the 18 November 2016.

Wednesday 19 October – Friday 18 November 2016:
Consultation on new proposal to develop Ham Close

End of 2016 / Early 2017: RHP Board and Richmond Council Cabinet decisions

2017: Preparation of detailed designs and studies to inform Planning submissions later in the year (including further consultation)

2018 onwards: Planning approval expected. Should Planning Permission be granted, construction would follow in phases. A subsequent timeline would be published.

YOUR FEEDBACK SO FAR

Design workshop feedback

Over the summer of 2016, RHP and the Council held a series of workshops for local residents looking at:

- Financial viability - costs and funding for a development.
- Traffic and transport.
- Open space and landscaping.
- Community facilities and local services.
- Design - layout, property heights and design of a new scheme.
- Construction - how a scheme would be developed and the impact on residents and the area.

The following table summarises the feedback that we have heard so far, and how we have fed this into the proposed design. For a full summary of the feedback, please go to:

www.hamclose.org.uk/workshops

Your key messages

You said	How we are responding
Financial Viability	
<ul style="list-style-type: none"> • Clear information on the viability of development. • More information on future rent levels and other housing costs. • More information on refurbishment costs. 	<ul style="list-style-type: none"> • To see the viability of the proposal, go to the Proposed Masterplan board. • See the Residents of Ham Close board for information on housing costs. • The cost estimate for full refurbishment at Ham Close is around £8 million. This Capital Investment is not available and would not enable the delivery of any additional, much needed, affordable homes for people living in the borough.
Community Facilities and Local Services	
<ul style="list-style-type: none"> • Plans must consider health services. • Young people must be involved in designing the future. Consider the impact of development on early years provision and school place planning. • Ham needs flexible space for a variety of community meeting spaces. • Must consider co-location of services. 	<p>See board on Community Facilities and Local Services.</p> <p>To ensure that any development provides truly flexible, sustainable space suitable for community use and business start ups, we are engaging with local organisations on how local services could be improved and provided in the future.</p>
Design	
<ul style="list-style-type: none"> • The redevelopment should leave the green in its current shape and form. But this view was not shared by everyone. • Create a modern look and a mix of design styles. • Provide a variety of routes through but do not carve up the area with cars. • Create dual aspect properties and larger windows wherever possible to achieve the high light in the current flats. • Taller properties should go in the centre of the development. 	<p>See the Proposed and Indicative Design boards for information on how we have taken resident feedback into account.</p>

You said	How we are responding
Traffic and Transport	
<ul style="list-style-type: none"> • Common sense approach to parking surveys and transport modelling. • The capacity of Petersham Road, particularly during peak hours and junction capacity at Sandy Lane must be assessed. • The impact of other developments in the local area must be assessed. • One parking space per unit and visitor parking must be provided. • Improved cycling facilities must be provided. • Continue to put pressure on local transport providers to improve public transport. 	<p>We have commissioned specialist transport surveyors to complete a number of preliminary traffic surveys and a modelling exercise. This has tested the impact of the potential future proposals on key junctions surrounding the site. For more information see board on Community Facilities and Local Services.</p> <p>The full impact of the proposals will need to be considered further, should redevelopment go ahead, as part of a detailed Transport Assessment.</p> <p>The following proposals avoid roads bisecting (cutting across) the development and enable the provision of a minimum of one parking space per residential dwelling. The important, but more detailed, design considerations highlighted by residents, such as local 'pinch points', will all be incorporated into the next iterations of design.</p> <p>Should redevelopment go ahead we will ensure that improvements to cycle routes, cycle storage and public cycle racks are a part of the development.</p> <p>We will also work with transport providers to see what improvements can be made to public transport.</p>

Open Space and Landscaping

<ul style="list-style-type: none"> • More private amenity space for Ham Close residents (e.g. balconies, private gardens / shared gardens). • Gaps between buildings are important, these should be green / landscaped. • Retain mature trees where possible and explore planting more. • Explore a green link through the development and use of the land to the rear of the shops. 	<p>In response to residents' feedback the proposals that follows retains the green and existing mature trees, provide more private amenity space for Ham Close residents, and deliver gaps between buildings. The proposals also explore a 'green link' through the development and the provision of community facilities behind the shops.</p> <p>See the Indicative Design boards for more information on how we have taken resident feedback into account.</p>
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Construction

<ul style="list-style-type: none"> • Construction traffic, environmental controls, waste management and the overall sustainability of the development must be considered. • A development could present opportunities – apprenticeships, work experience and training for local residents. 	<p>Should redevelopment go ahead any planning application will be accompanied by an array of detailed technical assessments, together with a full Environmental Statement. This will assess the impacts of the proposed development and assess whether these are acceptable and, that these can be properly mitigated.</p> <p>A Construction Management Plan will also be submitted with any planning application. This would include details of measures to control the emission of noise, vibration and dust, including the management of working hours and construction traffic. Further details on this will be shared with residents through further public consultation, should redevelopment go ahead.</p>
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DESIGN BRIEF

The five key principles on which any future vision for the area should be based, agreed as part of The Prince's Foundation consultation in 2013/2014 remain. (Please see board 1)

Following the design workshops over the summer, RHP and the Council have worked with the architects to develop a further set of guiding principles to ensure any design focusses on the things that really matter to residents.



Further Design Principles

- Develop an approach that responds to the unique and distinctive character of the Ham Close neighbourhood, varied building form (shapes and sizes) and a richness in detail and materials.
- Create a masterplan based around a legible street network and attractive landscaped amenity spaces, with clear delineation of public and private space.
- Retain and enhance existing green spaces and trees wherever possible, developing strong and attractive connections that strengthen existing local connections.
- Incorporate servicing and car parking within the masterplan, without compromising the townscape qualities aspired to.
- Produce housing types that optimise the quality of living spaces, comfort and outlook for existing and new residents of Ham Close and minimise the disturbance for existing Ham Close residents.

In order to develop these design principles into a design for Ham Close the architects identified a number of key features that any masterplan for the Close should include.

Character Areas

- A series of distinct 'character areas' to reflect the varied building form (shapes and sizes) and the richness in details and materials surrounding Ham Close.

Townscape and Street Pattern

- A layout that successfully relates to the surrounding context in terms of street pattern and the overall grain of the development, building on existing routes.

Landscape Quality

- A layout that provides a framework to support a cohesive landscape proposal and the potential to enhance the green.
- A layout that enables the provision of private / semi-private amenity space for Ham Close residents.

Parking and Vehicular Access

- A parking standard of approx. one per dwelling (as a minimum).
- A variety of pedestrian routes through the development, whilst avoiding roads breaking up the development and being used as 'rat runs'.
- Vehicular access limited to the edges of the development, whilst allowing sufficient access for service and emergency vehicles.

Housing types

- Proposed layout to enable the provision of housing typologies that meet the London Housing Design Guide and dual-aspect properties.
- Proposed layout to enable the phased development of no more than three phases enabling a single move for all existing residents.

PROPOSED MASTERPLAN

Summary of proposal

RHP and the Council have always maintained the need to show what a redevelopment scheme might look like, whilst taking into account that it must also be deliverable. As a result we have arrived at an indicative proposal of 425 homes. This includes, the reprovision of the 192 existing homes. With this number, we believe we can provide a high quality new scheme with a great environment, whilst at the same time have a reasonable chance of being viable.

Independent viability modelling suggests that even 425 units will not be self-financing and so RHP and the Council will have to identify external funding to fill the gap.

The proposed masterplan shows a development that will deliver:

- 192 replacement existing homes.
- The existing homes will be replaced like for like and include 49 leasehold and 143 tenanted homes.
- Of the new, additional 233 homes, at least one third (78) will be affordable housing.
- The 78 affordable housing units will be split. Half will be affordable rent (39) and the other half shared ownership (39).
- 155 new homes will be sold on the open market – the proceeds would be used to help pay for the affordable housing.
- Overall there will be a mix of properties including 16 studios, 147 one bed, 172 two bed and 56 three bed flats plus 25 three bed houses and 9 four bed houses.

Affordable housing:

Affordable housing is any accommodation that is designed to help people who cannot afford to buy or rent in the private market. This will typically include rented homes, let at either target or affordable rent levels and shared ownership homes to help first time buyers.



PROPOSED DESIGN

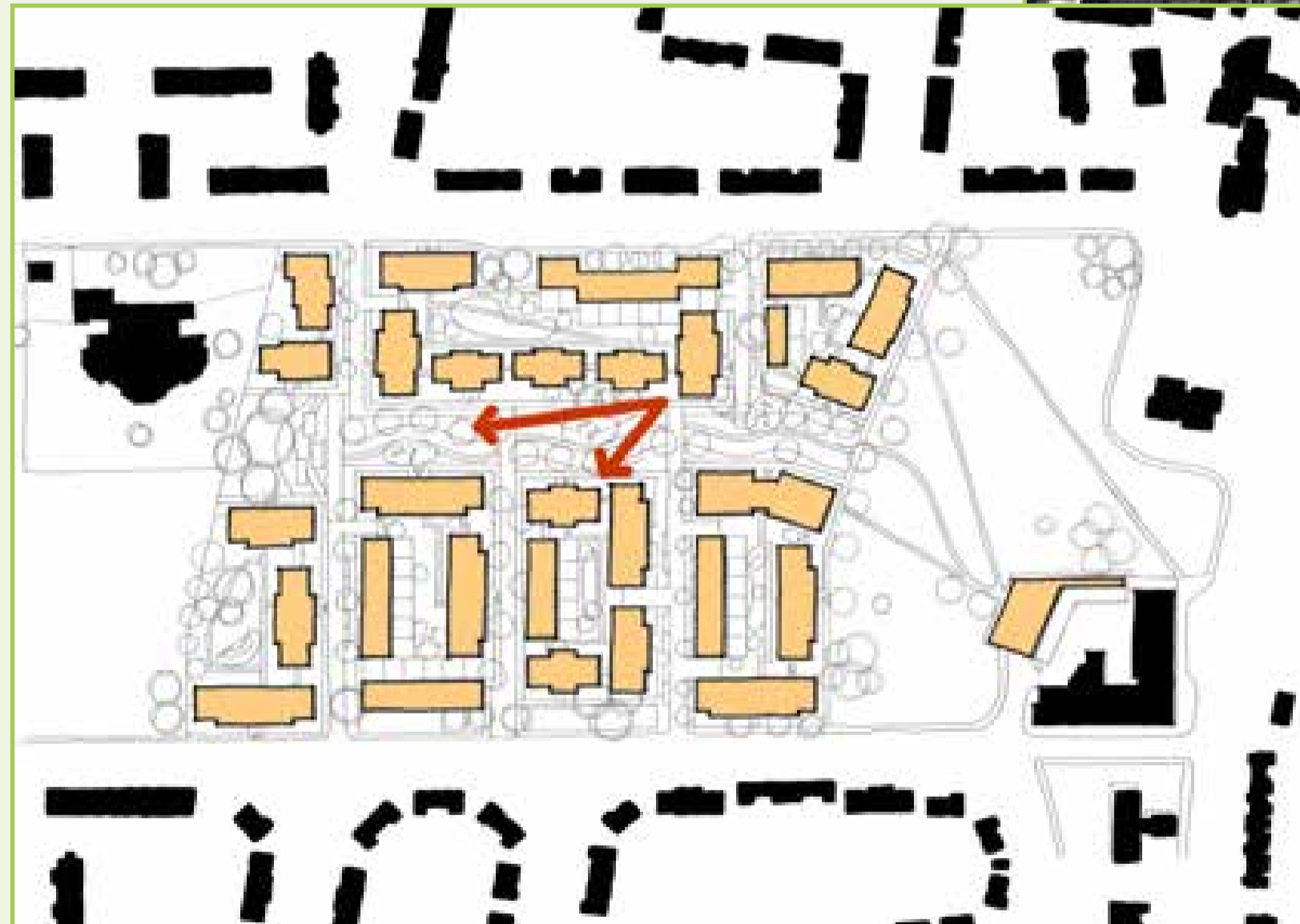
The proposed masterplan comprises a mix of housing types, both houses and apartment buildings. The design of housing within the masterplan is varied comprising different plan layouts, heights, shapes, roof types, materials and architectural details. The proposed landscape is also varied, featuring different areas including the 'Garden Link', lanes, streets and the green.

Garden Link

This shows the proposed 'Garden Link' that will link the green with St Richard's CE Primary School playing field and the Woodville Centre. The environment is designed to maximise open space and give priority to pedestrians. There is a clear definition of public and private amenity space; entrances and private gardens front onto the communal gardens.

The upper floors of apartment buildings are set-back with terraces at roof level; this arrangement helps to mitigate the appearance of the height of buildings when viewed from ground floor level.

The buildings combine modern and traditional features; such as large elegantly proportioned windows with more modern features.



PROPOSED DESIGN

View from Woodville Road

This shows a view of the proposed new affordable housing and the associated street scene, as seen looking into the new development from Woodville Road.

This would form part of Phase 1. The high quality hard landscaping includes a mix of materials and overall this continues the feeling of creating streets with a limited level of on street parking and a general prioritisation for pedestrians and cyclists.

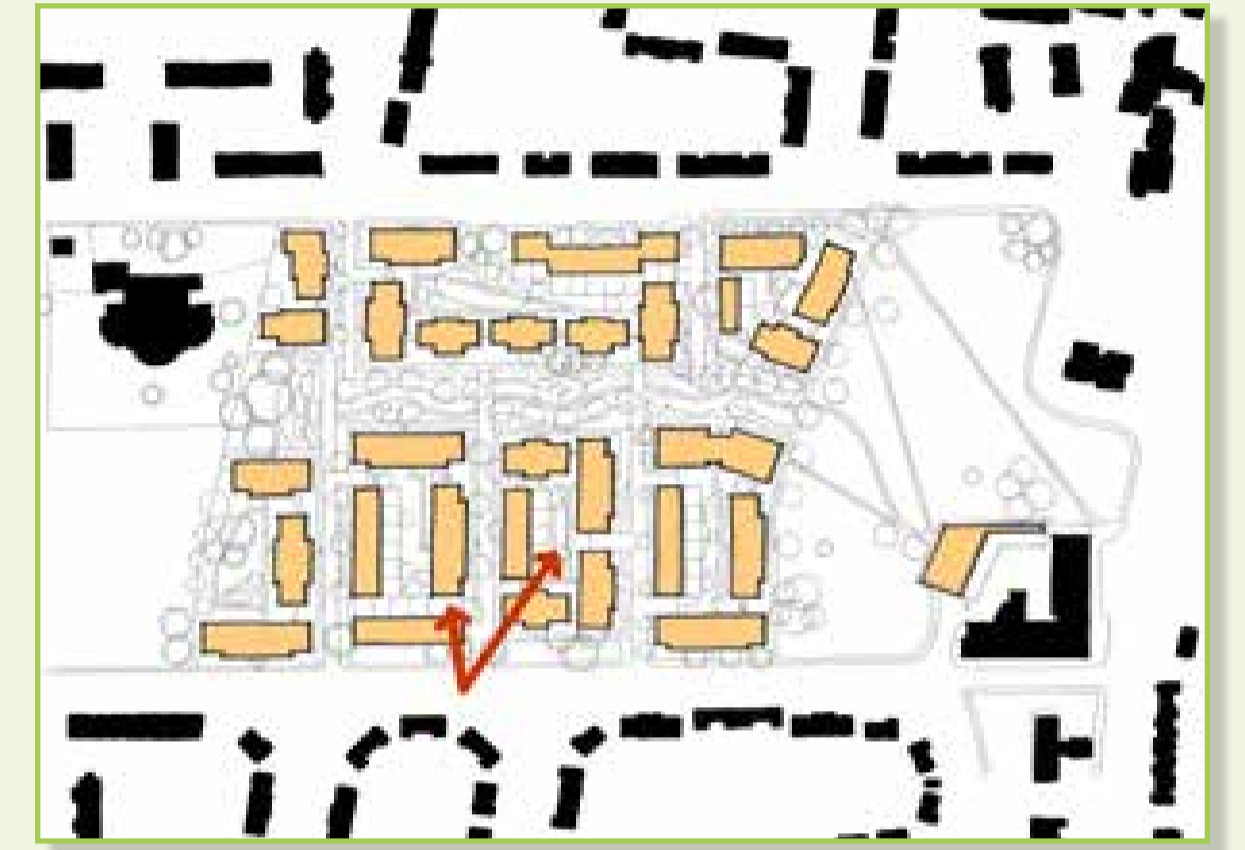
The ground floor flats all have their own private garden area with railings and hedges to help define public and private areas. The flats on the upper floors all have balconies and all homes will benefit from cycle storage.



Street

This shows a typical tree lined street leading into the new development with a shared surface for the use of pedestrians, bicycle and vehicular traffic. The surface treatment has a variety of materials including planted verges, which help to define pedestrian and vehicular separation. The front gardens of houses have railings and hedges that help to distinguish private and public spaces. The boundary treatments are kept below window cill level height to enable ease of surveillance of the street from within homes.

The design of the terraced houses includes a number of architectural features including a dormer window and an inset tiled entrance at ground level. The entrance doors to the house are coloured to distinguish the identity of residents homes and aid wayfinding.



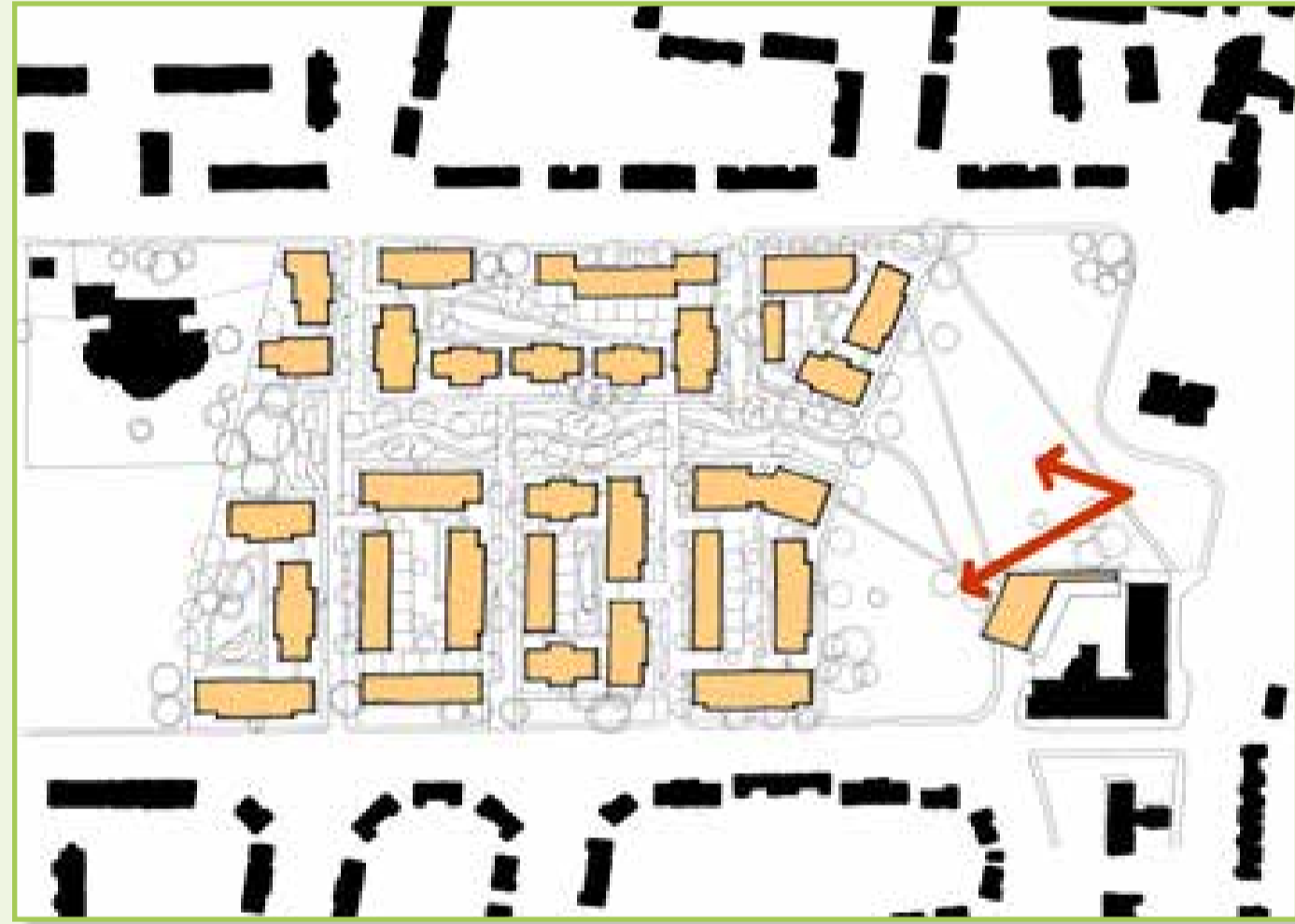
INDICATIVE DESIGN

The green

We have heard that the green is really important to residents. We agree, that the view across the green should be an impressive gateway to Ham Close.

People have told us that there is an opportunity to frame the green with the new buildings. We have also heard that there is an appetite to see a contemporary interpretation of Ham's mixed architectural styles.

There are a wide range of views from local people as to what style of buildings they would like and we will be asking for community input into the detailed design of the facades and the green itself.



INDICATIVE VIEW FROM THE GREEN



PROPOSED BUILDING HEIGHTS

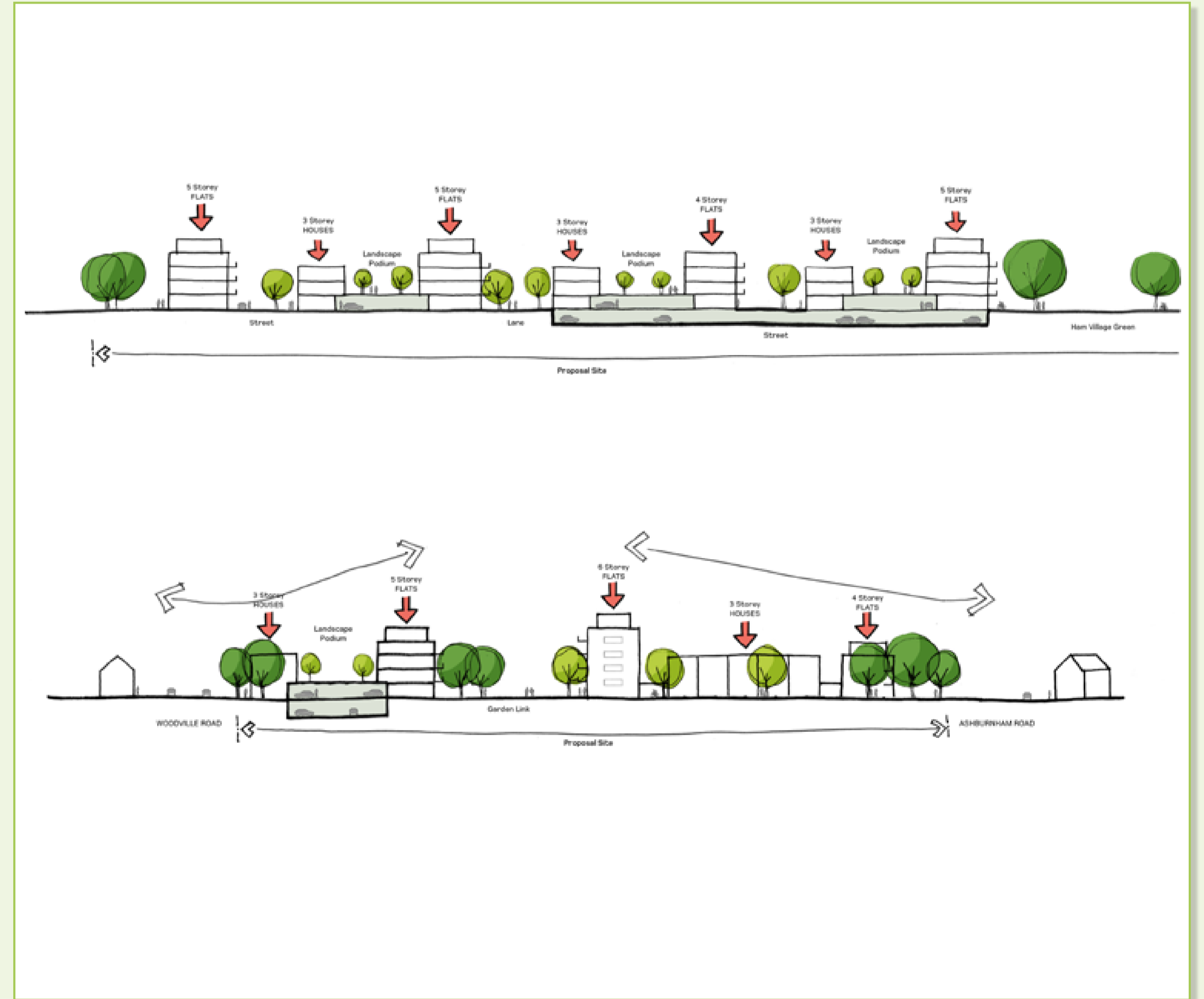
Proposed Building Heights

The diagram below shows the relative building heights, ranging from 2-6 storeys, of the proposed development in terms of the number of floors. Lower buildings are located closer to existing housing on Ashburnham Road and Woodville Road, whilst taller buildings are located towards the centre of the site. The proposed layout enables contrasting building heights adjacent to one another with stepping building lines and gaps.



These sketch drawings show two sections through the site:

- A section parallel to the central 'Garden Link' between the green and St Richard's CE Primary School playing field and the Woodville Centre.
- A section from Ashburnham Road to Woodville Road.



COMMUNITY FACILITIES AND LOCAL SERVICES

Community Facilities and Local Services

Existing Community Facilities

The area proposed for the regeneration includes the Youth Centre, the Health Clinic, the dental clinic and the 'Little House'. The Youth Centre is managed by Achieving for Children (AfC). The main hall and other spaces can be hired by local groups. The Health Clinic – Ham Clinic – is owned by Hounslow and Richmond Community Healthcare (HRCH) NHS Trust and currently provides a range of children's services and podiatry. The dentist is owned by Perfect Smile Surgery Ltd. The 'Little House' is a small, single storey building occupied by Richmond MakerLabs, a group for people with an interest in DIY and craft, it is a 'makerspace', with group projects focused on making improvements for the local community.

Establishing Future Needs

We are working with AfC to understand how the existing Youth Centre is used, how the space and services could be improved and links with the Children's Centre and local schools developed. As part of this consultation we will be engaging with local young people to understand what they would like to see as part of any development.

We are also working with AfC and HRCH NHS Trust to consider how redevelopment of the Clinic could support the delivery of an integrated health and social care service for Richmond children with disabilities and their families and carers.

The Council and RHP are also reviewing needs for primary health care. We are committed to ensuring any future development accommodates these local services and will continue to engage with the current providers including Richmond MakerLabs.

Options for the Future

The following diagram shows the possible locations of the re-provided community facilities.



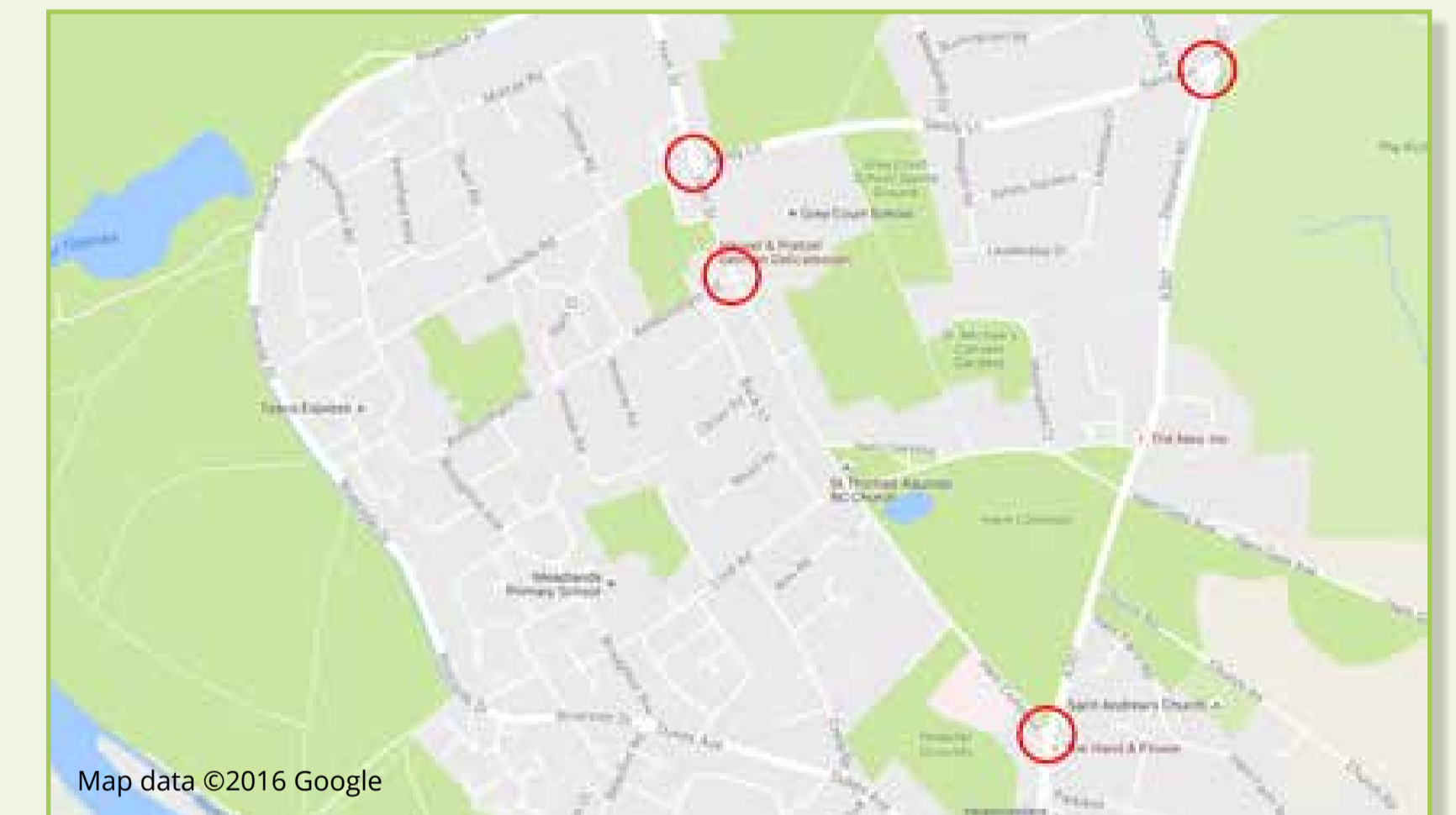
For the purposes of this consultation we have allowed approximate floor areas that would enable the re-provision of the existing facilities and some space for the re-configuration or provision of new services. It is very likely that community facilities will need to be spread across two of these locations. We would value residents' feedback on the proposed locations of local services.

Traffic and Transport

To move forward a full Transport Assessment will be commissioned to robustly assess the transport impacts of the development. The extent of this assessment and associated surveys would be agreed with the Local Planning Authority and the GLA and will reflect the feedback from residents to date.

Following feedback we have commissioned specialist transport surveyors to complete a number of preliminary traffic surveys and a modelling exercise, testing the impact of the potential development on key junctions surrounding the site, including the A307 Petersham Road.

These preliminary capacity assessments indicate that the 4 junctions assessed operate within their theoretical capacity in the weekday AM and PM peak periods and that the potential future development of Ham Close will have a negligible impact on the operation of these junctions.



The surveys do highlight that the A307 Petersham Road (South) / Sandy Lane roundabout currently operates close to capacity on the A307 Petersham Road (South) arm, and with development the junction will operate closer to capacity on the same arm.

School Places

The Council's School Place Planning Strategy recognises the potential future development of Ham Close and indicates a need for more primary school places within the area and sets out options for meeting that need. All three local primary schools have got capacity for further expansion and the Council, working with AfC, will factor in the need for further places as the proposals for Ham Close are developed.

DESIGN IN DETAIL

The following drawings illustrate how the key features have informed the development of the proposed masterplan for Ham Close.

Style of building

- The buildings facing onto Ashburnham and Woodville Roads respond to the character of the adjacent estates.
- The streets into the Close have a unique character balancing mews houses and apartment blocks.
- The 'Garden Link' has a distinct character formed by larger buildings and wider spaces.
- The apartment blocks that face onto the green also have a unique character.



Street Pattern



- The above diagram shows the ground area covered by all buildings. These include the existing properties surrounding Ham Close and the proposed new development.

Landscape Quality

- Distinct landscape areas introduced to bring variety into the scheme.
- The 'Garden Link' is a public landscaped space which provides a connection through the development.
- The trees on the green will be retained.
- The 'Podium' and 'Courtyard' spaces between buildings will provide private / semi-private amenity space for Ham Close residents.



DESIGN IN DETAIL

Parking



The proposals ensure there is an average of one car space property, and visitor parking, the scheme proposes a mixed parking provision. This comprises:

- Street level parking.
- Podium parking at ground level.
- Basement level parking.

The parking at ground level will be sensitively integrated into the landscape in order to avoid an overwhelming presence of cars. The total provision comprises:

On-street	29
Podium	143
Basement	279
Total parking spaces	451
Parking ratio	106%

Vehicular Access



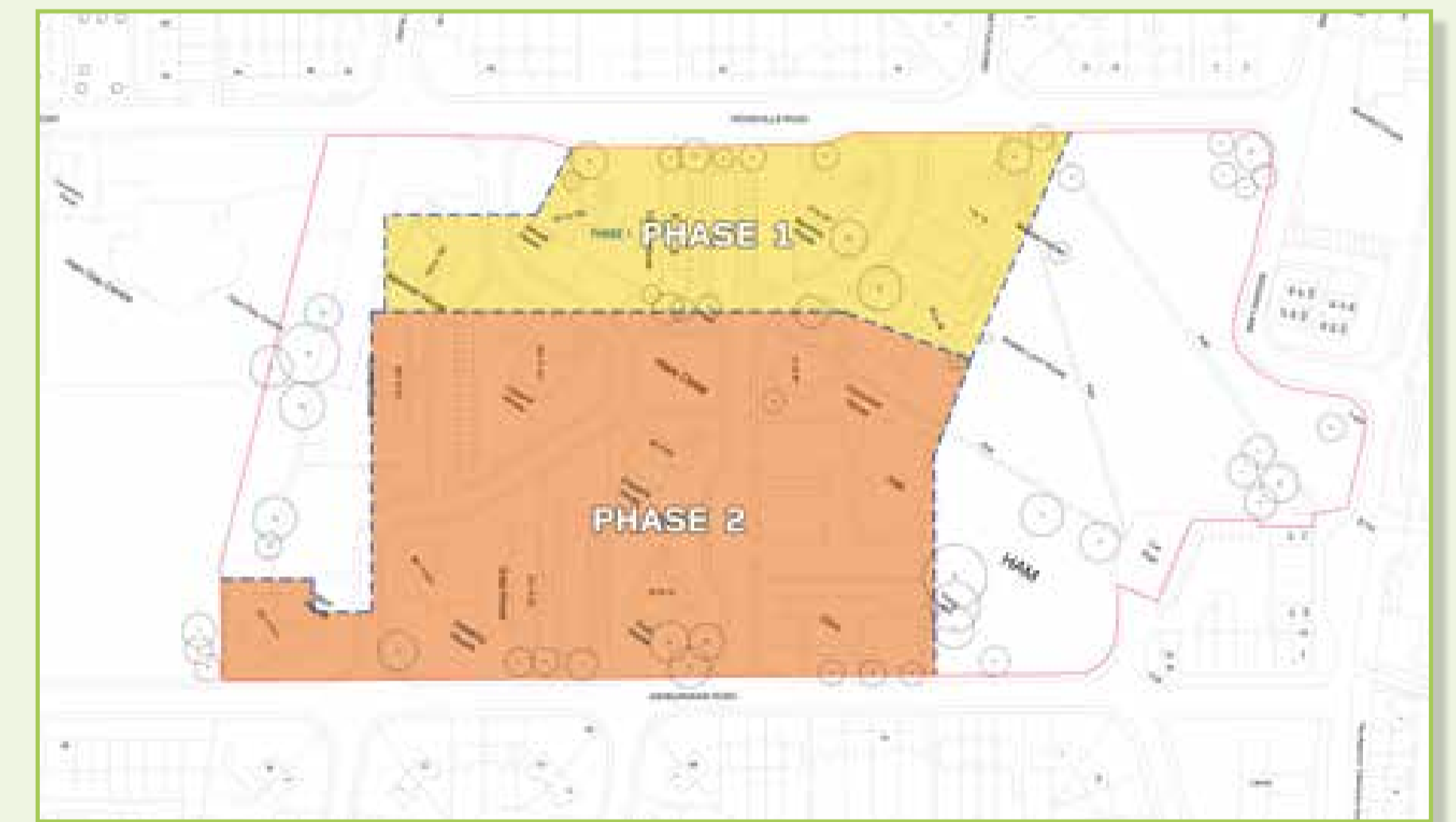
- The 'Garden Link' will be vehicle free with exception of service and emergency vehicles.
- Car parking accessed from edges of spur roads.

Spaces between buildings

- All blocks are separated by gaps between buildings. Many will be dual aspect properties, with views out and through the development.
- Apartment blocks and terraces are separated by standard street widths.
- At the heart of the Close the width between buildings is expanded to accommodate the 'Garden Link'.



Demolition Phasing



Construction Phasing



Construction phasing

These diagrams show the regeneration site subdivided into three phases of development.

Phase 1

First phase of construction on currently undeveloped land.

Phase 2

First demolition and relocation of those who currently live in Phase Two zone to Phase One.

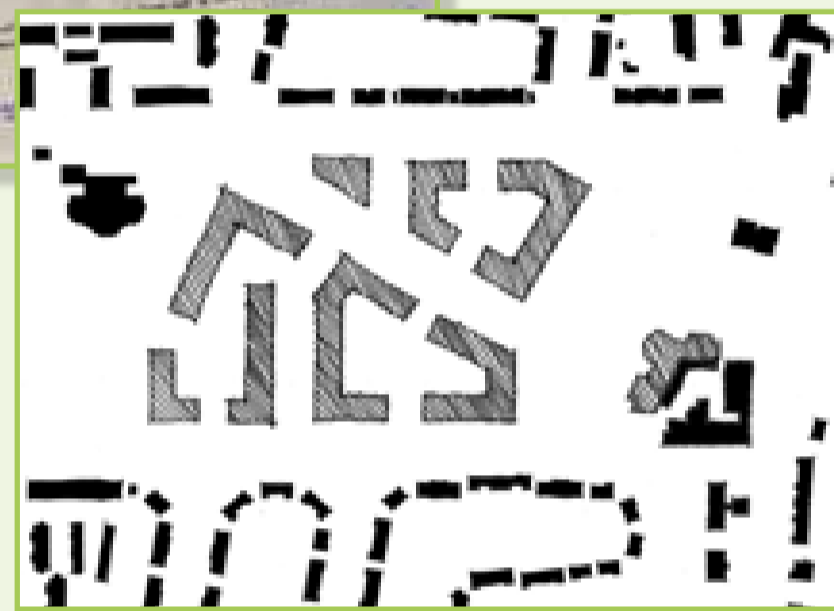
Phase 3

Second demolition and relocation of those who currently live in Phase Three zone to Phase Two.

This means that all existing customers would likely live in Phase One or Phase Two area.

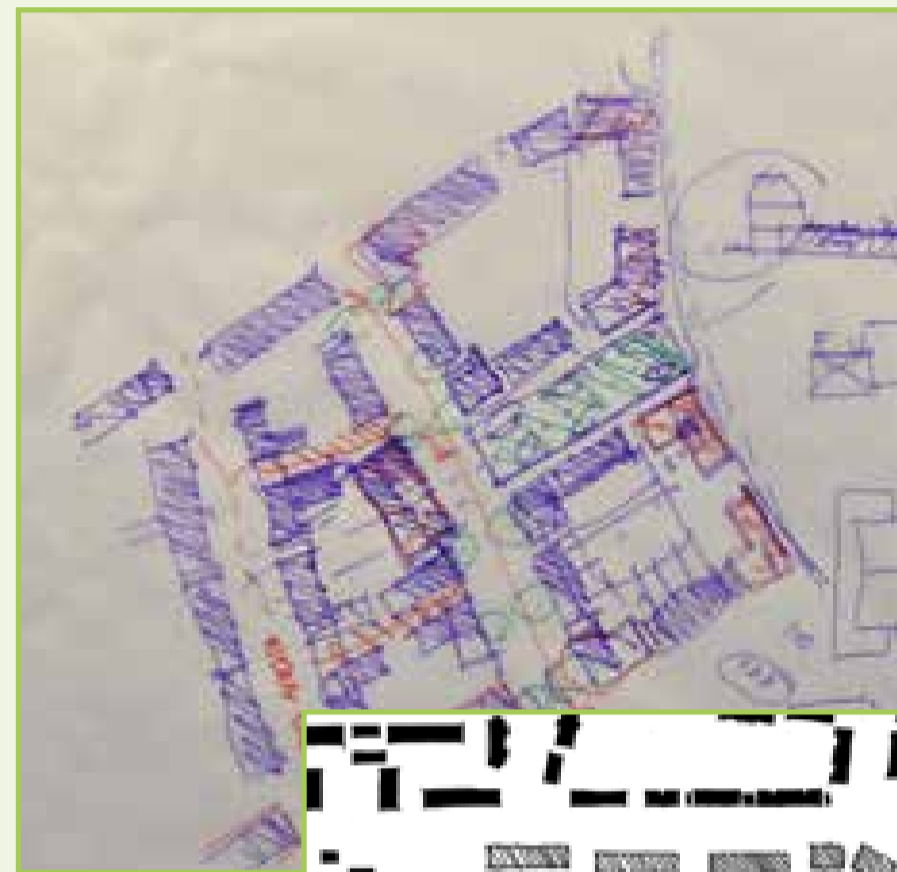
INSPIRATION FROM THE COMMUNITY

The design approach workshops produced a number of different sketch proposals for Ham Close. Below are just a few of the more developed 'masterplan' proposals.



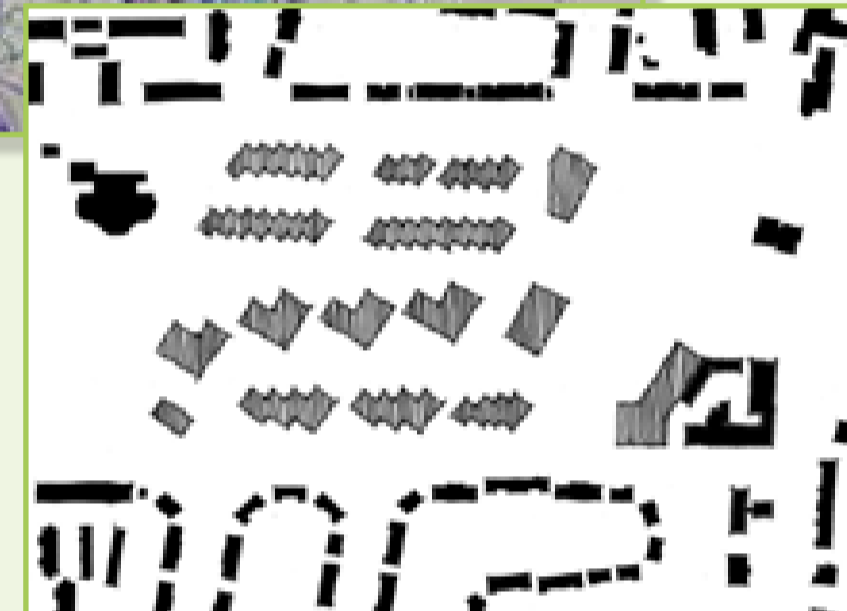
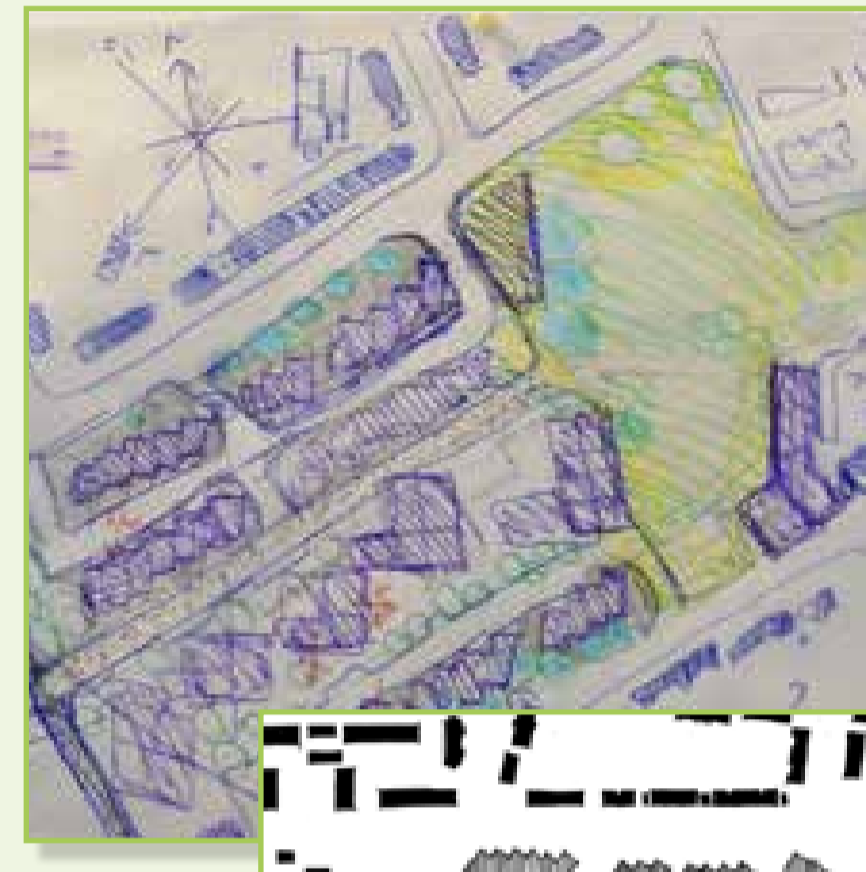
Key features

- Green / pedestrian route through the development a "tree lined mini-Champs Elysees".
- The landscape takes precedence, roads do not bisect the site.
- A variety of routes into the development.
- Different character areas.
- Height towards the centre of the development.
- Community facilities wrapped around the back of the shops.



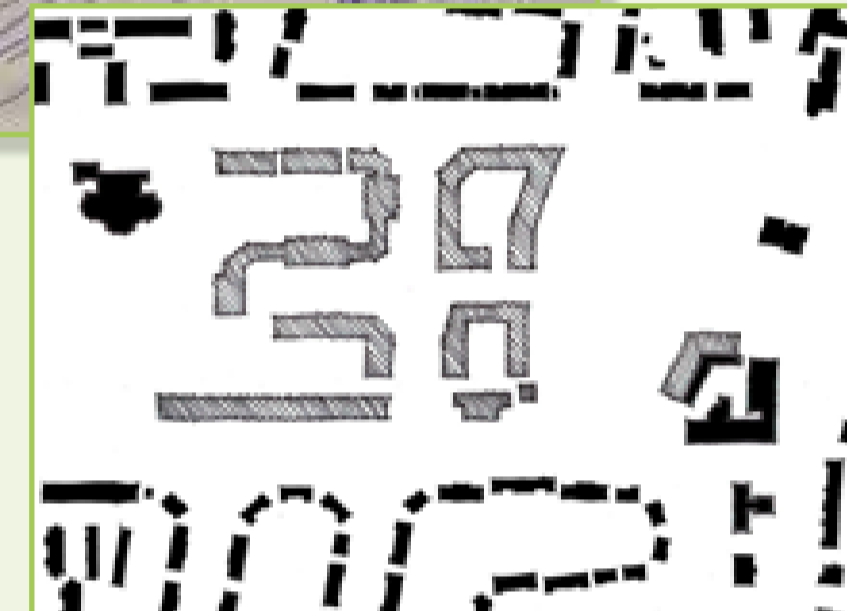
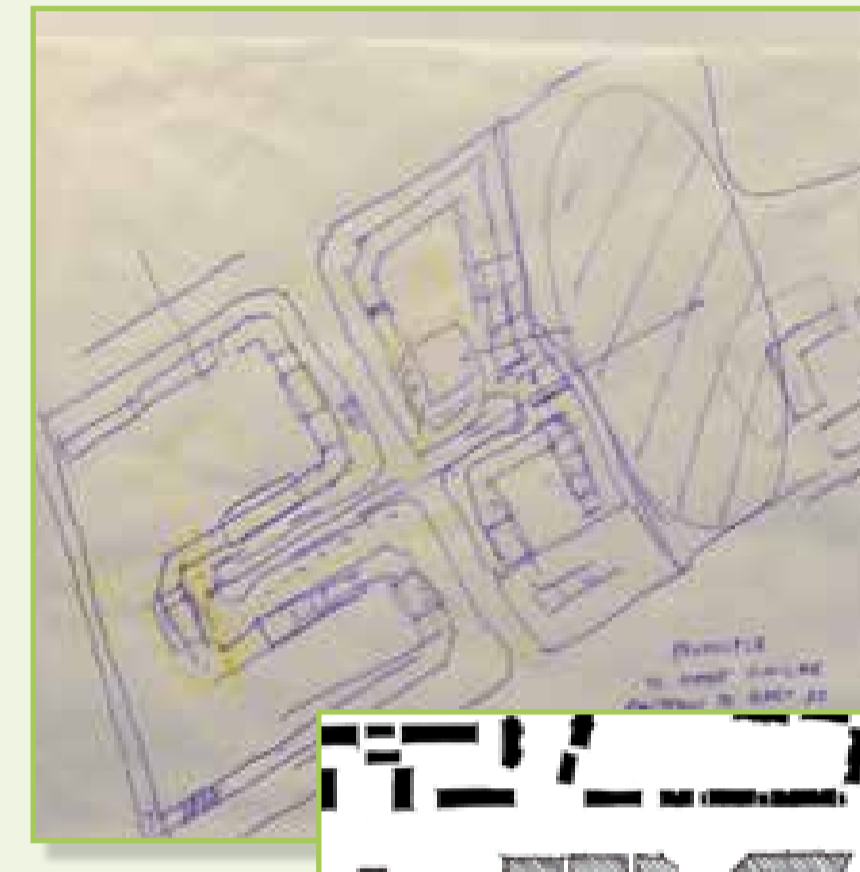
Key features

- Green / pedestrian route through / in the middle of the development.
- Retaining green spaces / gaps between buildings.
- Provision of semi-private amenity space for residents (shared gardens / courtyards).
- Different character areas – a mix of styles to reflect the variety surrounding Ham Close.



Key features

- Green / pedestrian route through the development.
- Creating an edge to the green.
- The landscape takes precedence, roads do not bisect the site.
- Height towards the centre of the development.
- Community facilities wrapped around the back of the shops.



Key features

- Height towards the centre of the development.
- A mix of heights.
- A similar street pattern to the surrounding context.

Key design themes

- Must not lose open feel and wherever possible gaps between buildings should be retained.
- The spaces between buildings are as important as the buildings themselves – should be green and landscaped.
- A variety of pedestrian / car free routes through the development – a green avenue through the Close.
- The development should not be carved up by cars – roads should be cul-de-sacs.
- Retain existing mature trees (of value) wherever possible and enhance existing green spaces.
- A 'strong edge' to the green could be explored.
- Taller buildings towards the centre of the development.
- Must provide private / semi-private amenity space for residents – balconies / gardens / shared gardens.
- The parking solution should not overpower / dominate the development.
- A modern interpretation of Ham's unique setting - different character areas / styles.
- Adequate storage for residents (including cycle storage).

DESIGN INSPIRATION - ARCHITECTURE

Design Inspiration

A wide variety of architectural precedents were reviewed as part of the resident consultations, which took place over the summer. The precedent images were drawn from examples of local buildings and generic building types. The architectural details that residents picked out reflected a wide variety of styles and tastes. They are shown below.



Local References

The unique nature of Ham is a consequence of its location and historic development and the architecture of Ham has a wide variety of building styles from different historic periods.



DESIGN INSPIRATION - OUTDOOR SPACE

Landscape Ideas - Residents Selection



Landscape Concepts



GARDEN LINK



VILLAGE GREEN



PODIUM



PLAY



GROWING



HOME ZONE & LANE

RESIDENTS OF HAM CLOSE

RHP Customer Charter

- RHP will work with you on an individual basis to help you to understand how the redevelopment proposals will affect you and understand your housing needs and preferences and listen to your concerns.
- RHP will understand any additional care and support requirements you may have and offer extra help and support where required.
- RHP will offer extra help and support for older people and/or disabled residents throughout the development.
- RHP and Richmond Council will provide information on a regular basis in a variety of formats using clear language that is easy to understand. This includes a website where you can access all of the latest information as well as newsletters.
- RHP tenants will be able to remain at Ham Close, with only one move into their new home wherever possible.
- RHP tenants will maintain the same tenancy rights as they do now.
- RHP Homeowners will be entitled to at least the market value of their home, plus home loss payments and disbursements.
- Leaseholders will be offered the services of a Mortgage specialist.
- RHP will continue to maintain and repair the homes of tenants and provide Estate services to Ham Close throughout the redevelopment process.
- RHP and Richmond Council will encourage you to participate fully in the engagement and consultation process. It would be great for as many existing customers to be involved in this process as possible.
- We will not tolerate verbal or physical abuse or inappropriate behaviour (including discrimination on the basis of Race or Ethnicity, Nationality, Age, Gender, Transgender, Sexual Orientation, Disability or Religion or Belief).

RHP Customer Offer

The RHP offer for tenants:

- The majority of RHP's existing customers have made it very clear that they wish to remain living in Ham. If you're an existing tenant you'll be able to remain in Ham and will be offered a new home at Ham Close. Any redevelopment would happen in phases with the aim that people would only have to make one move, although this is not guaranteed.
- Home loss Payment. All tenants will receive a home loss payment of £5,800 (as of October 2016). You will be entitled to this payment if you've lived in your home as your main residence for at least a year prior to the date of having to move.
- Disturbance Payment. All tenants are entitled to a disturbance payment to cover removals and other costs relating to the move.
- Rents on the new homes will be calculated on the same basis as current rents.

The RHP offer for Homeowners (owner occupiers and Landlords)

- Your current home will be valued by an independent RICS surveyor to establish market value.
- If you don't agree with this valuation, you can nominate another RICS surveyor.
- In addition to Market Value, you will receive a further 10% (with a minimum of £5,800 and a maximum of £58,000) if you have owned your home for at least one year before the date of having to move.
- You will also be entitled to a disturbance payment which covers reasonable costs when moving home. This includes removals and legal costs.

- New homes will have a new 125 year lease at no additional cost to the homeowner.
- If you cannot afford a new home, RHP will offer a Shared Equity scheme. There will be no rent or interest payable by the homeowner on the equity retained by RHP.
- You can buy the remaining equity at the time of regeneration or later if your circumstances allow.
- We will offer you a reduced share of the equity if you are unable to replace your current mortgage.
- In the event that you cannot afford to live in a lower shared equity home we could offer to buy your existing home and offer a new home that is let at an affordable rent level.
- If you let out your property or have anyone else living in it, you'll be responsible for serving any tenancy or other legal notices to make the property available for redevelopment.

Cost of Living

An indication of the possible rents chargeable on the new homes is provided below.

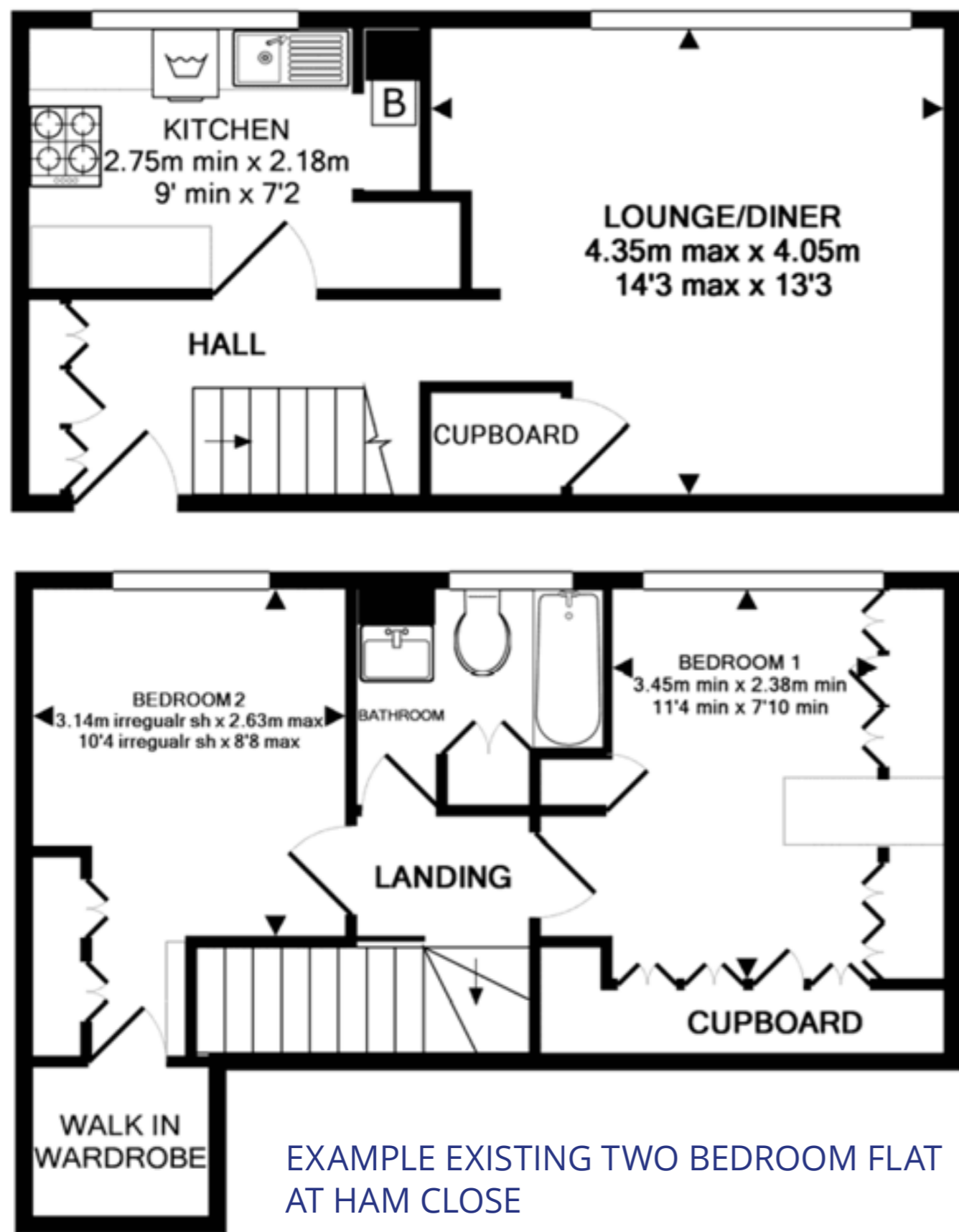
Property Type	Minimum Property Size /sqm	Weekly Target Rent /£pw
Studio (1b,1p)	37	77.07
1 bed 2 person	50	93.97
2 bed 3 person	61	109.79
2 bed 4 person	70	Rent cap - 113.6
3 bed 5 person	86	Rent cap - 119.96

LIVING SPACES

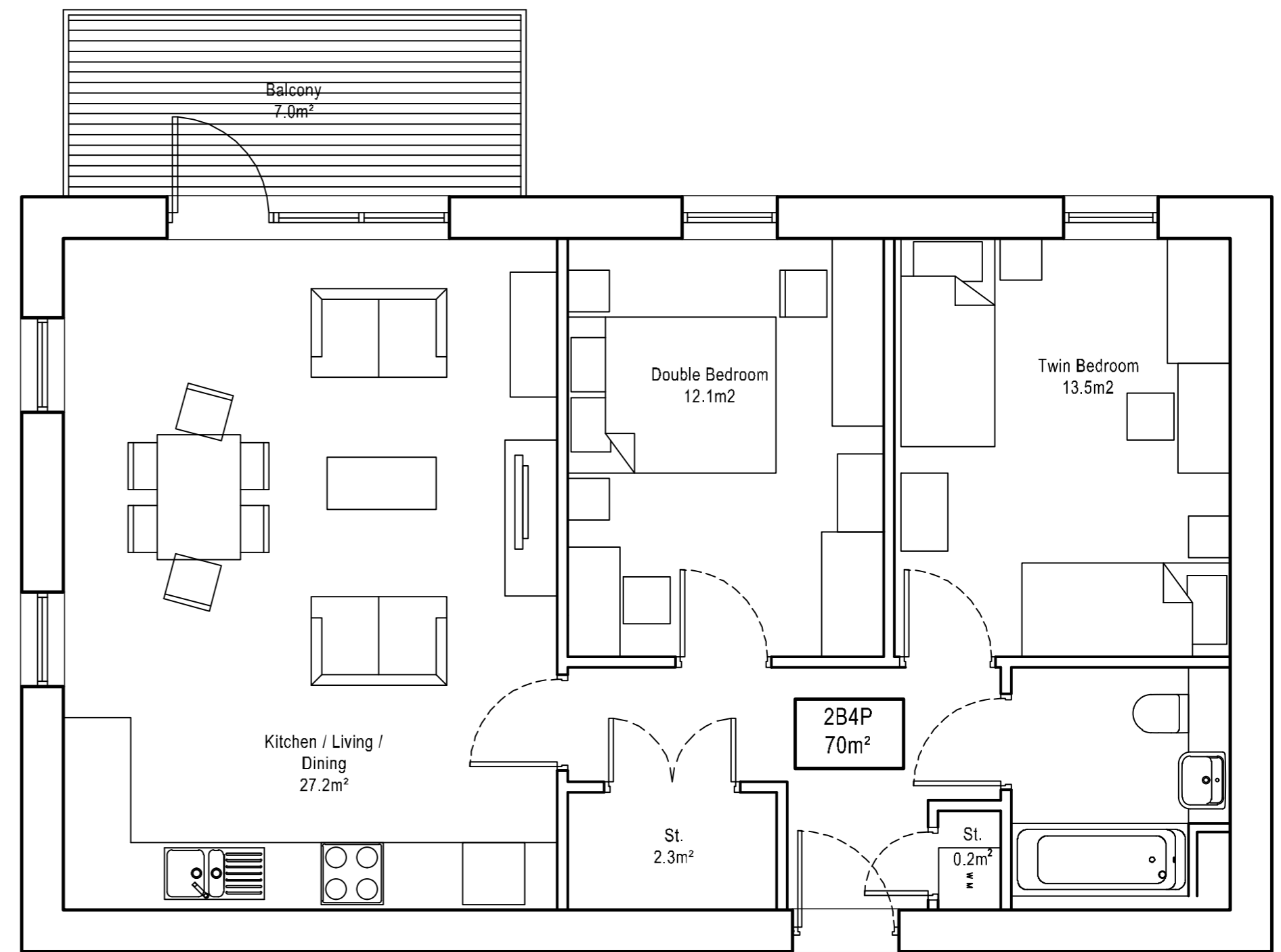
Living Spaces

Flat Sizes

The size of new homes will compare favourably with existing homes. Below is a sample flat layout from Zoopla showing a typical two bed-flat and its room dimensions of an existing home at Ham Close. This has been compared to flat sizes in the London Housing Design Guide (LHDG), to which all the homes in the proposed scheme will be built.



EXAMPLE EXISTING TWO BEDROOM FLAT AT HAM CLOSE
Total approx. floor area 64.7 SQ M (697 SQ FT).



PROPOSED TYPICAL TWO BED FLAT
New two bedroom homes built to LHDG standards are 70 SQ M.
The above shows an indicative flat layout built to LHDG standards.

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The new development will meet the following minimum standards (as set out in the London Housing Design Guide).

Space standards

Dwelling type (bedroom/persons)	Min. internal floor area (sq m) (LHDG standards)	Example of existing internal floor area (sq m)
1 bed 1 person studio	37	31.3
1 bed 2 person flat	50	44.7
2 bed 4 person flat	70	64.7
3 bed 5 person flat	86	75.2

Floor to ceiling heights

A minimum of 2.5m is required between the finished floor and finished ceiling.

Storage

Built in general internal storage space free of hot water cylinders and other obstructions must have a minimal internal height of 2m and a minimal area of 1.5 sq m for 2 person dwellings which is in addition to storage provided by furniture in habitable rooms. For each additional occupant an additional 0.5 sq m of storage space is required.

Cycle storage

1 space per 1 or 2 bedroom dwelling

2 spaces per 3 or more bedroom dwelling

Bathrooms/WCs

Dwellings designed for an occupancy of 5 or more people should provide a minimum of one bathroom with wc plus one additional wc.

Private open space (balcony / gardens)

A minimum of 5 sq m of private outdoor space for 1 or 2 person dwellings and an extra 1 sq m for each additional occupant is required. The minimum depth and width of all balconies and private external spaces is 1.5m.

Energy efficiency

All homes should satisfy London Plan policy on sustainable design and construction and make the fullest contribution to the mitigation of climate change. At this moment, designers should seek to achieve a minimum of Level 4 of the Code for Sustainable Homes in new developments. To achieve a minimum of Level 4 the development's first priority will be to reduce residents energy consumption. This means making the building fabric more efficient through high levels of insulation to minimise energy loss.