Ham Close Regeneration

Planning Application:

Design and Access Statement

Author: BPTW, LUC, WR-AP

April 2022

Hill Created for Living

rhp

LONDON BOROUGH OF RICHMOND UPON THAMES

Report presented by:	BPTW
In association with:	LUC WR-AP
On behalf of:	Hill Residential

Ham Close Regeneration - Design and Access Statement
April 2022
HCR-BPTW-XX-XX-DO-A-0650-C01-A3

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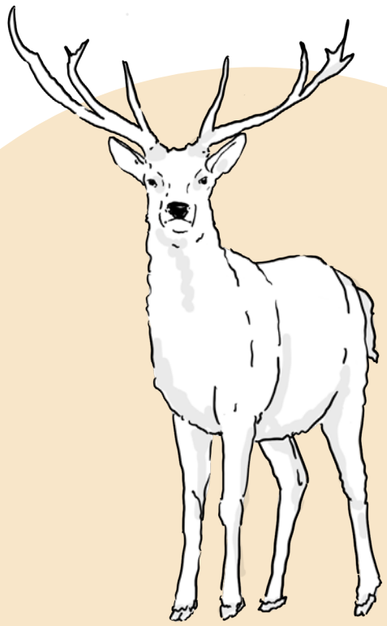
Contents



Chapter 1

Introduction

1.1 Introduction

Introduction

This document has been produced in support of the Full Planning Application for the site at Ham Close, Ham, Richmond Upon Thames, TW10 7PG.

Ham Close is currently owned by Richmond Housing Partnership (RHP) and the London Borough of Richmond Upon Thames Council (LBRuT). Hill Residential have been selected as the developer of the project.

Ham Close regeneration, will replace existing homes and community facilities. Hill Residential have appointed a full design team to develop the proposals.

The applicant and design team have engaged in pre-application discussions with local authority; LBRuT and Richmond Design Review Panel to develop the detailed design for this submission as well as the Greater London Authority.

This document sets out the Design and Access Statement for the estate regeneration, including details for the residential, landscape and community facilities proposals. This report should be read in conjunction with additional documents which form this application. A full outline of documents can be found in the Planning Statement as well as listed below.

Accompanying Reports

Planning

> Planning Statement (including Affordable Housing Statement & Heads of Terms)
> Application Forms
> CIL Forms
> Statement of Community Involvement
> Viability Assessment

Transport/Highways

> Transport Assessment, including Active Travel Zones (ATZ) Assessment
> Travel Plan
> Parking Design and Management Plan
> Refuse and Recycling Collection and Storage

Landscape, Ecology and Trees

> Tree Survey Report
> Arboricultural Impact Assessment
> Arboricultural Method Statement
> Preliminary Ecological Appraisal;
> Ecology report and enhancements
> Net biodiversity gain
> Urban greening and roof details
> Ecology surveys: bats
> Landscape Statement
> Landscape general arrangement plans (soft and hard) Including Play and Child Occupancy Assessment
> Open Space Assessment
> Playing Fields Assessment

Sustainability and Energy

> BREEAM Pre-assessment;
> Whole Life Carbon Assessment;
> Circular Economy Statement;
> Sustainability Statement;
> Energy Statement;
> Overheating Assessment
> Sustainable Construction Checklist
> Energy monitoring statement, be seen

Technical/ Construction Reports

> Daylight and Sunlight Assessment
> Construction Environmental Management Plan including Construction Logistics Plan and Site Waste Management Plan
> Demolition plans and photo report
> Flooding Risk Assessment and Drainage Strategy and Statement on Surface Water Drainage Systems
> Basement Impact Assessment
> Utilities Assessment
> Geo-tec full investigation report
> MEP Stage 3 Report
> Civils and Structure Stage 3 Report
> Fire Statement / Strategy;

Environmental Statement & Chapters

> ES Scoping Report
> National Water Standards Statement:
> Volume 1: Main Text and Figures;
> Volume 2: Technical Appendices;
> Volume 3: Built Heritage, Townscape and Visual; and
> Volume 4: Non-Technical Summary (NTS).
> Built Heritage, Townscape and Character
> Archaeology;
> Air Quality;
> Noise and Vibration;
> Ground Conditions and Contamination;
> Ecology;
> Climate Change; and
> Socio-economic.
> Archaeological Desk Based Assessment;
> Geoarchaeological Desk Based Assessment
> Odour Assessment Report & Scheme;
> Health Impact Assessment;
> Townscape Views Impact Assessment
> Desktop wind microclimate assessment

Vision

Our vision for Ham Close is to deliver homes of exemplary architecture to compliment the rich historic context of Ham. At the same time, embedding sustainability, and community into the proposals in a way that not only physically shapes the proposals, but can also grow and develop over time bringing added benefit to the residents and wider community. Our ambition is to provide more and better homes that local people can afford.

Our intention is that the Ham Close regeneration will leave a positive legacy that will endure long after handover; setting a benchmark not only for quality of design and construction, but also for the level of community involvement ensuring that new and existing communities share and enjoy the benefits of this transformational proposal.

Project Overview

The proposal of 14 apartment blocks and 42 houses replaces 192 existing homes across 14 apartment blocks.

The proposed scheme comprises 452 residential homes of a mixture of sizes, split across various tenures. These include Market Sale, Social Rent and London Affordable Rent (reprovision and additional), London Living Rent, London Shared Ownership and Leaseholder re-provision. 10% of homes are M4(3) - Wheelchair User Dwellings. The remaining 90% are M4(2) – Accessible and Adaptable Dwellings.

Also being re-provided is the existing Ham Youth Club and Richmond Makerlabs.

History of Regeneration at Ham Close

RHP (Richmond Housing Partnership) is the freeholder of the 192 flats at Ham Close and together with the London Borough of Richmond Upon Thames Council (LBRuT), they own all of the land within the red line boundary. The flats at Ham Close are of poor construction, with poor insulation by today's standards. Many have condensation/damp issues. In addition, there are no private gardens, terraces or lifts, leaving a number of flats inaccessible to people with disabilities. RHP and LBRuT are therefore working with the local community to develop plans to improve Ham Close.

In 2013, The Prince's Foundation for Building Communities, were invited by RHP and LBRuT to work with residents, businesses and local organisations, to consider the future of Ham Close. They produced a report in 2014 which highlighted the principles on which any future vision for the area should be based.

In 2015, the architects BPTW were appointed to take these principles and provide indicative design options with the engagement of Ham Close residents and members of the local community through a series of design workshops in 2016 that led later that year to a consultation, masterplan and a Customer Offer, details of which can be found at hamclose.co.uk.

The results of the consultation were published in 2017 alongside a series of Frequently Asked Questions documents to provide greater clarity for local residents and those living in Ham Close.

In 2018 it became clear to RHP and LBRuT that the outline master plan of 425 homes was financially unviable.

In developing the masterplan further to improve its' viability, since 2019, RHP and LBRuT have moved forward with a scheme of circa 452 homes, as close to the 2016 masterplan as possible.

A two-stage process to select a developer to work with RHP to deliver the scheme commenced in March 2020 and in June 2021 Hill Residential were selected as the developer.

Since being selected, Hill Residential have appointed a design team with specialist consultants to deliver this planning application submission for Ham Close. An extensive consultation with London Borough of Richmond Upon Thames, stakeholders, existing residents, and the local community has informed the detailed masterplan and vision for the estate.

1.2 Project Team

Client and Consultant Team

Hill Residential - Developer

RHP - Housing Association (Landlord)

London Borough of Richmond Upon Thames - Partner

BPTW - Masterplanning and Residential Architect

WR-AP - Community Centre Architect

LUC - Landscape Architect

Sphere 25 - Planning Consultant

Velocity - Transport Consultant

AWA - Mechanical, Electrical & Plumbing Engineer

Energist - Energy & Sustainability Consultant

Jubb - Structure & Civil Engineer

Greengage - EIA, Ecology, Climate Change, Socio-economic, Heath Impact & Arboriculture Consultants

Savills - Heritage & Townscape Impact Consultants

Cratus - Public & Political Engagement Consultants

Affinity - Fire Engineers

DS2 - Viability Consultants

Calfordseaden - CDM Consultants

Rockhunter - Verified Views Consultant

Avison Young - Daylight / Sunlight Consultants

1.3 Executive Summary

Site Area (ha)	4.69ha
Residential	452 Homes
Community Centre (GIA)	716 sq.m
Richmond Makerlabs (GIA)	130 sq.m
One Bed Apartments	224
Two Bed Apartments	165
Three Bed Apartments	21
Four Bed Houses	34
Five Bed Houses	8
Tenures	Market Housing Affordable Rent Reprovision Leaseholder Reprovision Affordable Rent Additional London Living Rent Shared Ownership

Hab Rooms	1,272
Density (hab rooms/ ha)	271
Maximum Storey	6
Minimum Storey	2
Proposed Residential GIA	41,819 sq.m
Parking Spaces	287

1.4 Benefits for the Community

The Future of Ham Close

1 452 homes ranging from 1 bed apartments to 5 bed houses

Reproviding 143 affordable tenanted homes and 78 new affordable homes

c.50% affordable homes

10% wheelchair accessible or adaptable homes.

2 All homes to benefit from spacious layouts with private outside spaces (balcony, patio or garden)

Latest fire safety measures including sprinkler systems installed within all apartments and communal areas.

High performing energy efficient buildings for sustainable homes.

3

The revenue created from this regeneration will allow London Borough Richmond upon Thames to build a new **Multi-Use Games Area** at St Richard's C of E School.

4

This regeneration will allow the setting up of a **£2m social impact fund** (£250,000 a year for 8 years) for monies towards local projects. These are to be decided on by residents of Ham Close.

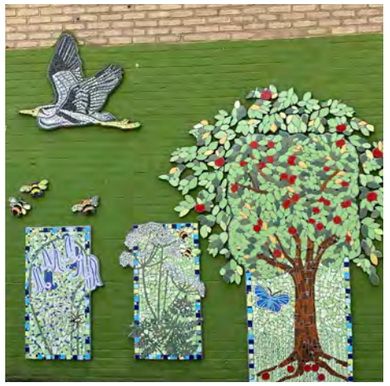
5

- Community **gardening spaces** running throughout the site
- **Healthy and active lifestyles** promoted through the regeneration proposals
- A new **linear park** and new children's play space.

6 Supporting the local community and providing new facilities for Richmond MakerLabs and Ham Youth Centre

New safe spaces for existing community groups to meet.

RML



7 New highly sustainable **BREEAM Excellent** community facilities for Ham and Petersham

In addition, there will be a substantial **Community Infrastructure Levy payment** made to London Borough Richmond upon Thames to fund other new local community infrastructure.

8

- Opportunities for new public art to be created by residents
- Opportunities for community to engage with designing aspects of the new public realm
- A number of **apprenticeships**, work experience and **employment** opportunities will be offered to local residents.

9 Enhancing **biodiversity and wildlife** through the creation of green corridors, and new habitats through planting, bug hotels and green roofs

- Over **120** new trees planted
- A minimum of **10%+** Biodiversity net gain.

10 Promoting sustainable transport

795 secure cycle spaces

13 public cycle spaces

New walking and cycling routes through Ham Close.

Chapter 2

Assessment: Context & Analysis

2.1 Wider Context

LOCAL PARAKEET

2.1.1 Site Location

Introduction

Location

Ham is centred 9.25 miles south-west of the centre of London.

The site at Ham Close is located within Ham within the London Borough of Richmond Upon Thames.

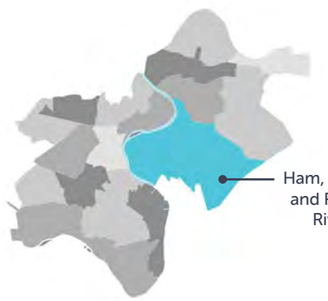
The River Thames wraps the site to the north and west and the site sits between two large public green open spaces of Ham Lands and Richmond Park.

Transport

The site has a Public Transport Accessibility Level rating of 1b; there is a 371 bus service which has a stop along Ashburnham Road on the northern boundary of the site. This route runs between Kingston and Richmond Rail Station and the service operates at 8-9 minute intervals during peak service hours.

UK map

London Borough map



London Borough of Richmond Upon Thames map

Wider Connections

Key

- London Borough of Richmond upon Thames
- Conservation Area
- National Rail
- London Overground
- London Underground
- 371 Bus
- K5 Bus
- 65 Bus

2.1.2 Surrounding Land Uses

Wider Context Analysis

Located within the ward of Ham, Petersham and Richmond Riverside, Ham lies east of the bend in the River Thames, almost surrounding it on three sides. Ham today is predominately a commuter residential area, with a small number of civic, community, leisure and retail building uses. As the adjacent diagram shows the wider context is primarily residential and green space.

The site is located close to secondary school, Grey Court School and primary school, St Richard's CofE. Both of these schools occupy a large quantity of land for school playing fields.

Ham itself has modest convenience shops and amenities. The closest retail centres are Richmond, Twickenham and Kingston. In the immediate location to the site, there is a small parade of shops as well as a Tesco Express to the west of the site. Further shops and pubs are located on Ham Street.

There are medical facilities nearby with a dentist on the estate and Ham Clinic, which provides Podiatry services to the community and health services to local schools. The Woodville Centre, to the west of the site, is a day centre for support for people with moderate to severe dementia.

There are a number of significant buildings in Ham, the most prominent being Ham House. Other notable buildings cluster around Ham Common, including the Cassel Hospital.

There are four churches in Ham, Ham Christian Centre, St Andrew's Church, St Thomas Aquinas Church and St Richard's Church.

Key

- Residential
- Retail
- Education
- Education Grounds
- Sport Facility Buildings
- Sport Grounds
- Religious Buildings
- National Trust Historical Landmark
- Medical Facilities
- Community/Care Facilities

Surrounding Land Uses Diagram

2.1.3 Wider Open Space Network

Wider Context Analysis

Ham Lands is a large body of green space, lying to the west of Ham and adjoining the River Thames. It is a 72 hectare Local Nature Reserve and Site of Metropolitan Importance of Nature Conservation. This area is preserved as a public amenity. It has the Thames Path National Trail and is connected to Teddington by a large Lock Footbridge at Teddington Lock.

Ham is bound to the east by Richmond Park, the largest Royal Park in London. There are a number of recreational and sports grounds including Richmond Golf Club, Ham Polo Club and Ham Playing Fields. These contribute to the large amount of green space within the surrounding area.

A main feature within Ham is Ham Common which has a cricket pitch, pond and woodland. From Ham Common, Ham Avenues leads north to Ham House and Gardens, a significant landmark and owned by the National Trust covering approximately 12 hectares.

Key

- Listed Open Space
- Open Space
- Recreational/Sports Grounds
- Public Green Space
- Restricted Green Space (School Fields)

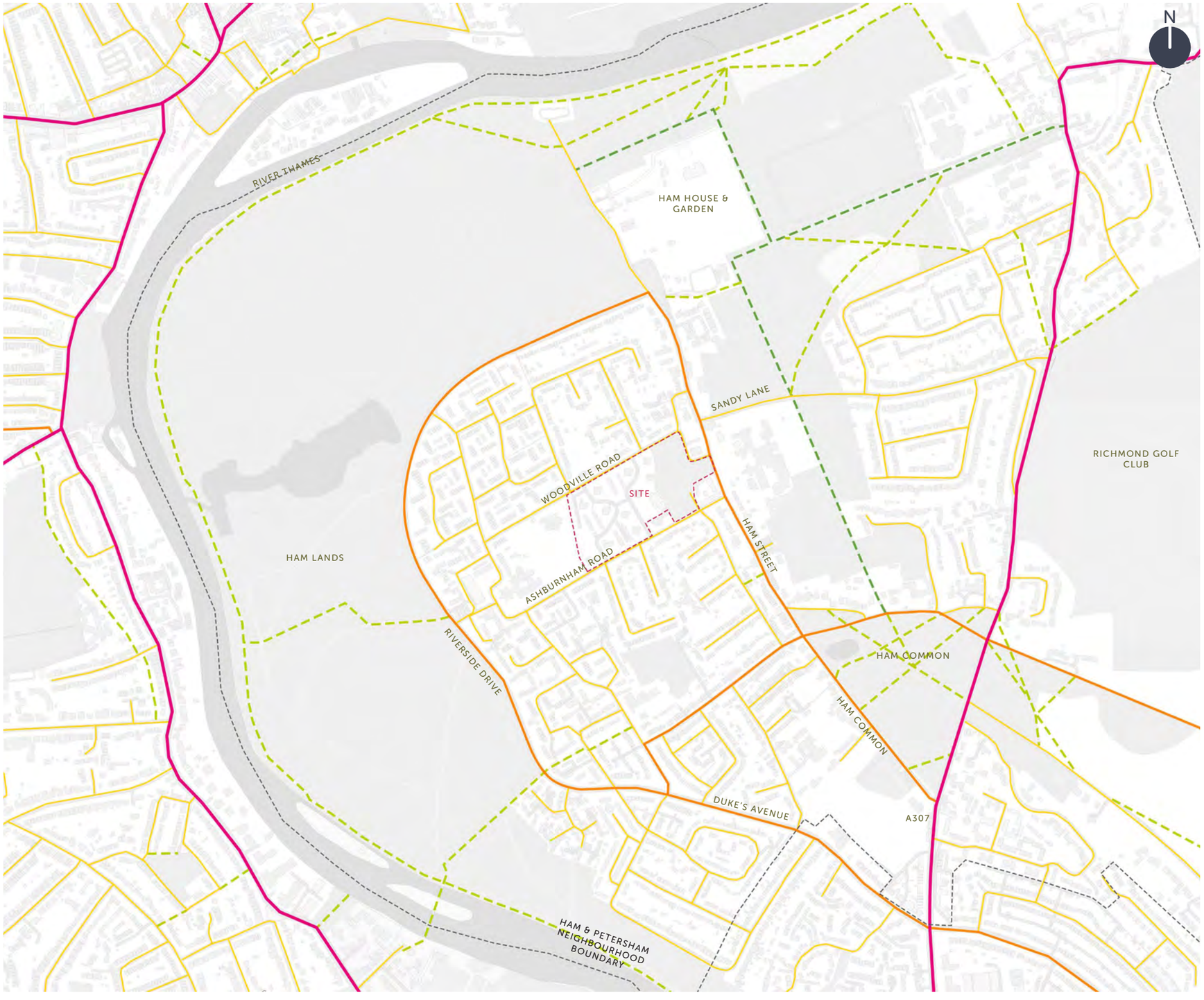
Open Space Diagram

2.1.4 Local Movement

Wider Context Analysis

The area of Ham and Petersham is served by main road A307, leading from the River Thames at Kew Green, south into Kingston upon Thames. Secondary roads connect to this main road at Ham Common and lead into the residential area of Ham, bordering Ham Lands. A number of local routes serve housing areas, including Ham Close.

There are a number of public rights of ways across Ham and Petersham. Significant pathways include the National Trail within Ham Lands which follows the River Thames and the bridleway connecting Ham Common and Ham House.



Movement Diagram

Key

- Main Roads
- Secondary Roads
- Key Local Roads
- PRoW Bridleway
- PRoW Key Pedestrian Route

2.1.5 Surrounding Heights

Wider Context Analysis

Surrounding buildings in Ham and Petersham are predominately low scale, ranging between 1 and 5 storeys, including a number of grand houses with tall building proportions.

Heights occasionally rise with dominant buildings such as churches, enabling them to be seen from distant views.

Additionally, the heights of buildings rise within town centres, as can be seen in Twickenham and at key locations by Teddington Lock.

At 5 storeys, the site of Ham Close contributes to some of the taller buildings within Ham.

Key

- 1 Storey
- 2 Storeys
- 3 Storeys
- 4 Storeys (Including grand buildings of 3 storeys)
- 5 Storeys (Including grand buildings of 4 storeys)
- 6+ Storeys

Heights Diagram

2.1.6 Flooding Risk

Wider Context Analysis

The adjacent diagrams highlights both river flooding and surface water flooding. This information has been collected from the Environmental Agency.

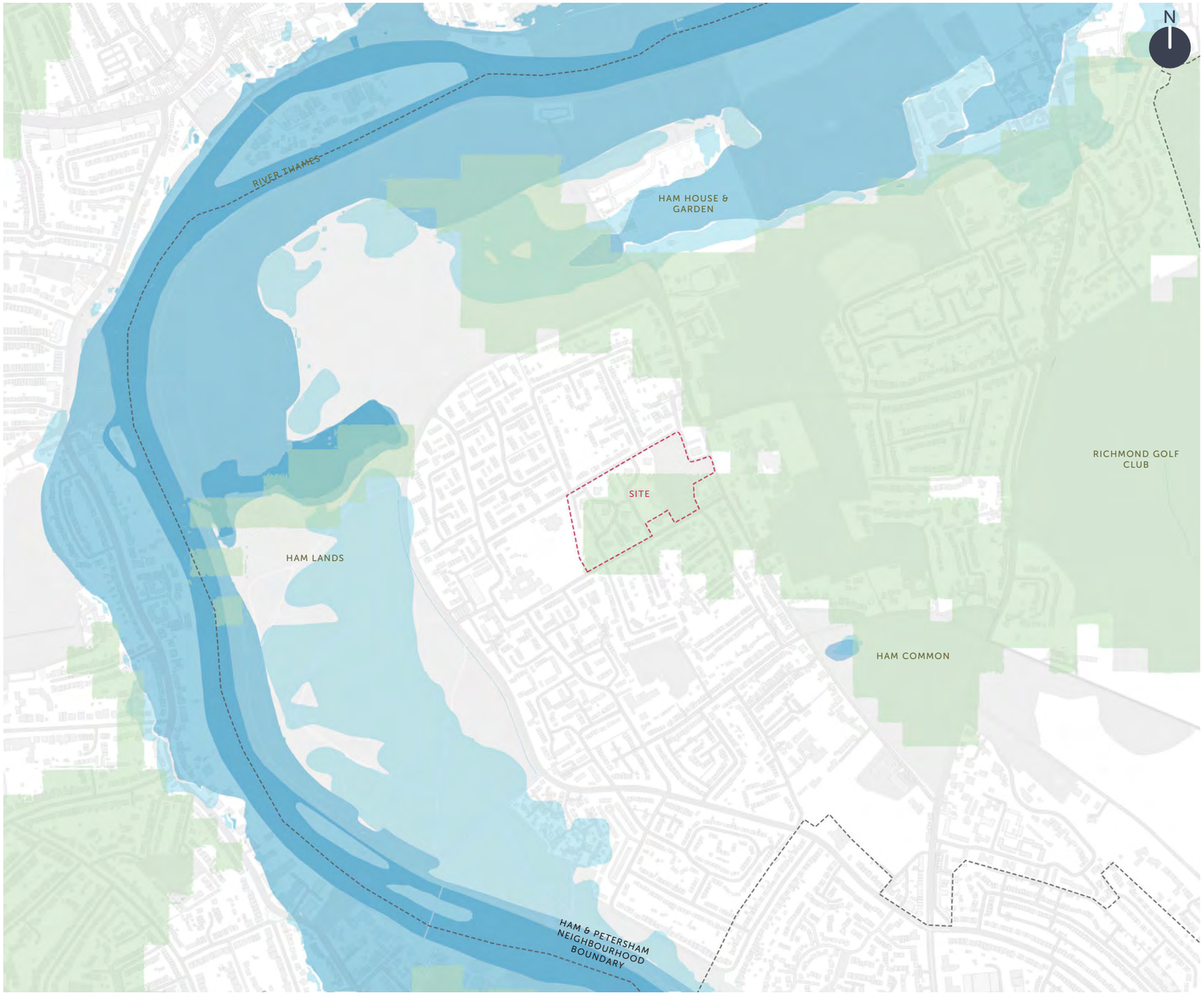
River Flooding

The EA's Flood Map for Planning indicates that the site is located within Flood Zone 1 (low probability) and therefore defined as having less than a 1 in 1,000 annual probability of river flooding.

Overland (Surface Water) Flooding

The light green on the adjacent diagram indicates areas which could be at risk of surface water flooding - when the capacity of existing surface water drainage networks or channels are exceeded in extreme rainfall events. The map indicates there are number of flood risk areas within the site, designated in the low risk allocation.

Please see the Flood Risk Assessment & Drainage Strategy that accompanies this submission for further information.



Flooding Risk Diagram

Key

- River Thames
- Zone 3 - High Risk of Fluvial Flooding
- Zone 2 - Medium Risk of Fluvial Flooding
- Risk of Permeable Superficial Groundwater Flooding

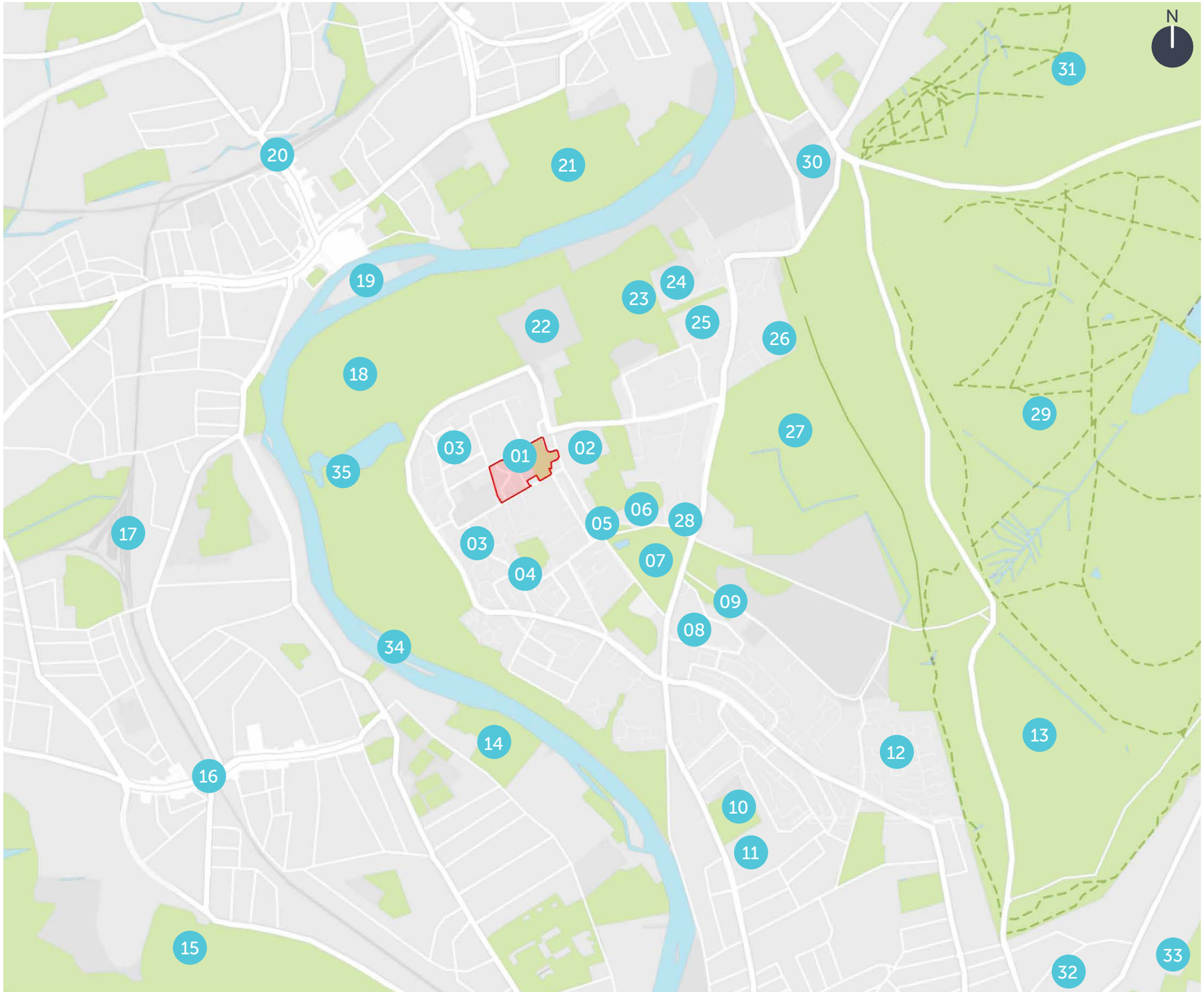
2.1.7 Local Places and Buildings of Interest

Wider Context Analysis

There are a number of local places and buildings of interest within Ham and Petersham and the wider area. These include:

01 The Site
02 Grey Court School
03 Wates Estate
04 Meadlands Primary School
05 St Thomas Aquinas Church
06 Ham & Petersham Tennis Club
07 Ham Common
08 Parkleys Estate
09 St Andrew's Church
10 The Tiffin Girl's School
11 The Kingston Academy
12 Barnfield Riding School
13 Thatched House Lodge
14 Langdon Park
15 Bushy Park
16 Teddington
17 Fulwell
18 Ham Lands
19 Eel Pie Island
20 Twickenham
21 Marble Hill Park
22 Ham House
23 Ham Polo Club
24 The German School of London
25 The Russell School
26 Petersham Village Hall
27 The Richmond Golf Club
28 The New Inn Ham Common
29 Richmond Park
30 The Royal Star and Garter House
31 The Holly Lodge Centre
32 Kingston Hospital
33 Coombe Wood Golf Club
34 Teddington Lock
35 Thames Young Mariners

The buildings listed above stand out, providing identity to the area. They are symbols/way markers for navigation throughout Ham and the surrounding area.



2.1.8 Listed Buildings and Conservation Areas

Wider Context Analysis

In the surrounding area there are a notable number of conservation areas and listed buildings. The number of conservation areas signify how special, architecturally and historically, Ham and the surrounding areas are.

There are also a number of listed buildings across the area, the majority designated as Grade II and II*. Ham House is Grade I listed and was built in 1610 by Sir Thomas Vavasour. It is now owned by the National Trust, and is the only property in the area with a direct relationship to the river.

There are a high proportion of listed buildings gathered around Ham Common. Notable buildings include Sudbrook Lodge and Cottages, Ormeley Lodge, and, next to Ham Gate, Park Gate Lodge. Ham and the surrounding area has a vast array of architectural styles with a combination of 18th century houses and 20th century homes. In the 1950's and 60's two pioneering housing schemes were developed in Ham. Parkleys Estate (Grade II Listed) by Span Development Company and Langham House Close (Grade II* Listed) by James Stirling and James Gowan are prime examples of modernist architectural design.

The adjacent page shows photographs of the three key conservation areas and listed buildings within Ham.

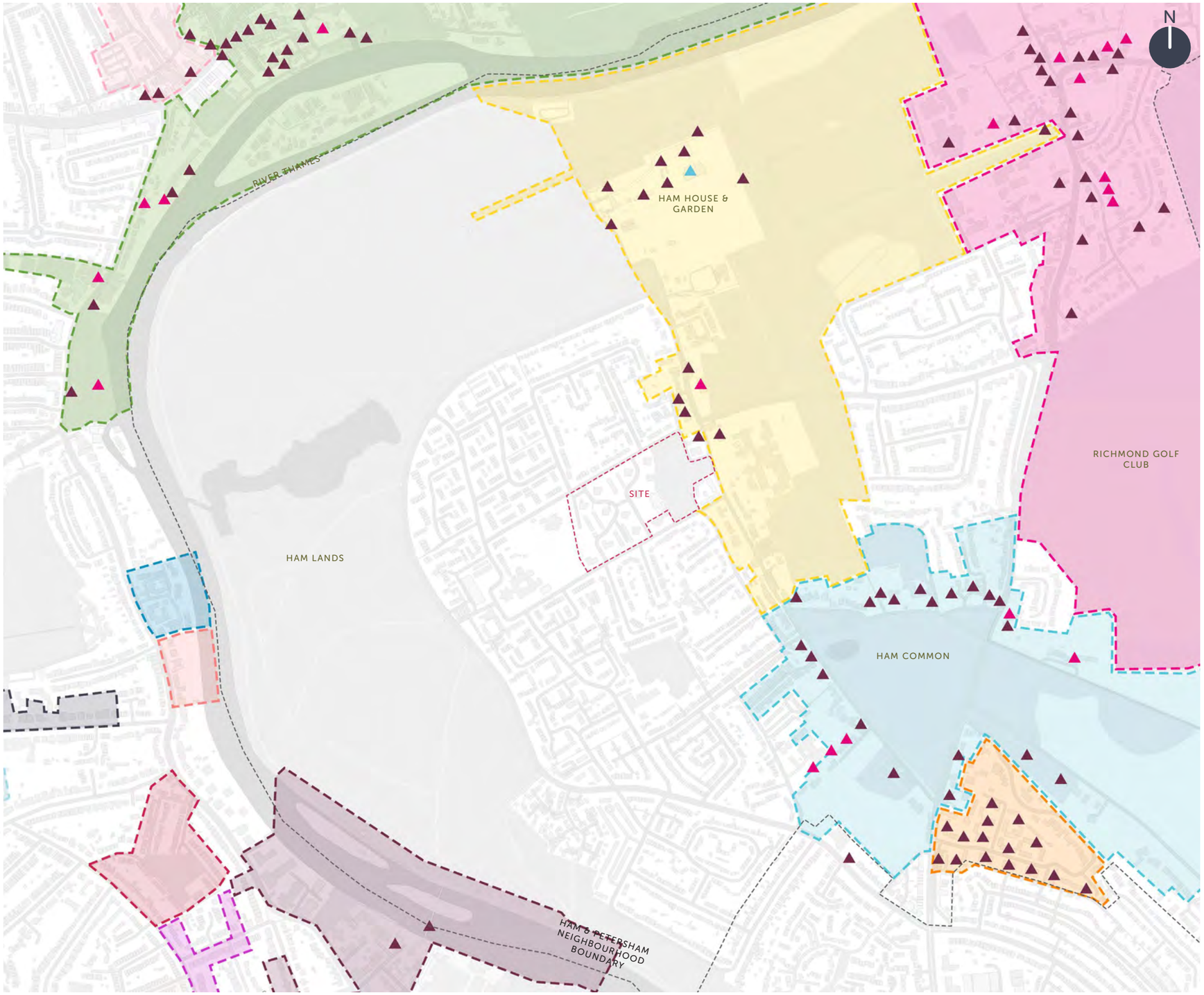
Key

Listed Buildings

- Grade I Listed Buildings
- Grade II* Listed Buildings
- Grade II Listed Buildings

Conservation Areas

- Ham House
- Petersham
- Ham Common
- Parkleys Estate (Ham)
- Twickenham Riverside
- Teddington Lock
- Strawberry Vale
- Mallard Place
- The Grove
- Queens Road (Twickenham)
- High Street (Teddington)
- Waldegrave Park
- Fieldend (Twickenham)
- Strawberry Hill Road



Listed Buildings and Conservation Areas Diagram

2.1.8 Listed Buildings and Conservation Areas

Photographs

Ham House Conservation Area

Ham House - Grade I Listed Building

Ham House Stables

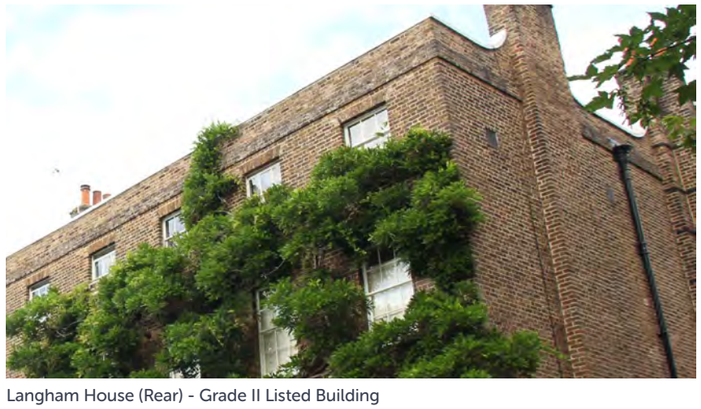
Stone Detailing

Ham Common Conservation Area

The Cassel Hospital - Grade II Listed Building

Gordon House - Grade II Listed Building

Langham House Close - Grade II* Listed Building



Langham House (Rear) - Grade II Listed Building

Parkleys Estate Conservation Area

Herrick Court - Grade II Listed Building

Parkleys Estate - Grade II Listed Building

Tennyson Court - Grade II Listed Building

Marlowe Court - Grade II Listed Building

2.2 Local Character Study

LOCAL PARAKEET

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2.2.1 Essence of Ham

Key Defining Qualities of Ham

Our experiences of Ham from local knowledge and previous engagement are distilled in six key defining qualities of Ham:

> Ham Close and surrounding residents are 'A community that cares' and are the heart of Ham.

> Mature landscape - homes set within generously landscaped streets, courtyards and open spaces to inform placemaking.

> Ham has been at the forefront of 'High Quality Design & Innovation' of housing schemes including the Eric Lyons Span housing concept.

> 'Village Feel' - Ham has established over time with a richness of building forms and styles that create a village feel.

> Ham has a wealth of 'Rich Heritage' that provides inspiration for the architectural narrative.

> Ham benefits from local 'Connections to Nature' with Ham Lands and the River Thames surrounding Ham.

A community that cares

Mature Landscape

High Quality Design & Innovation

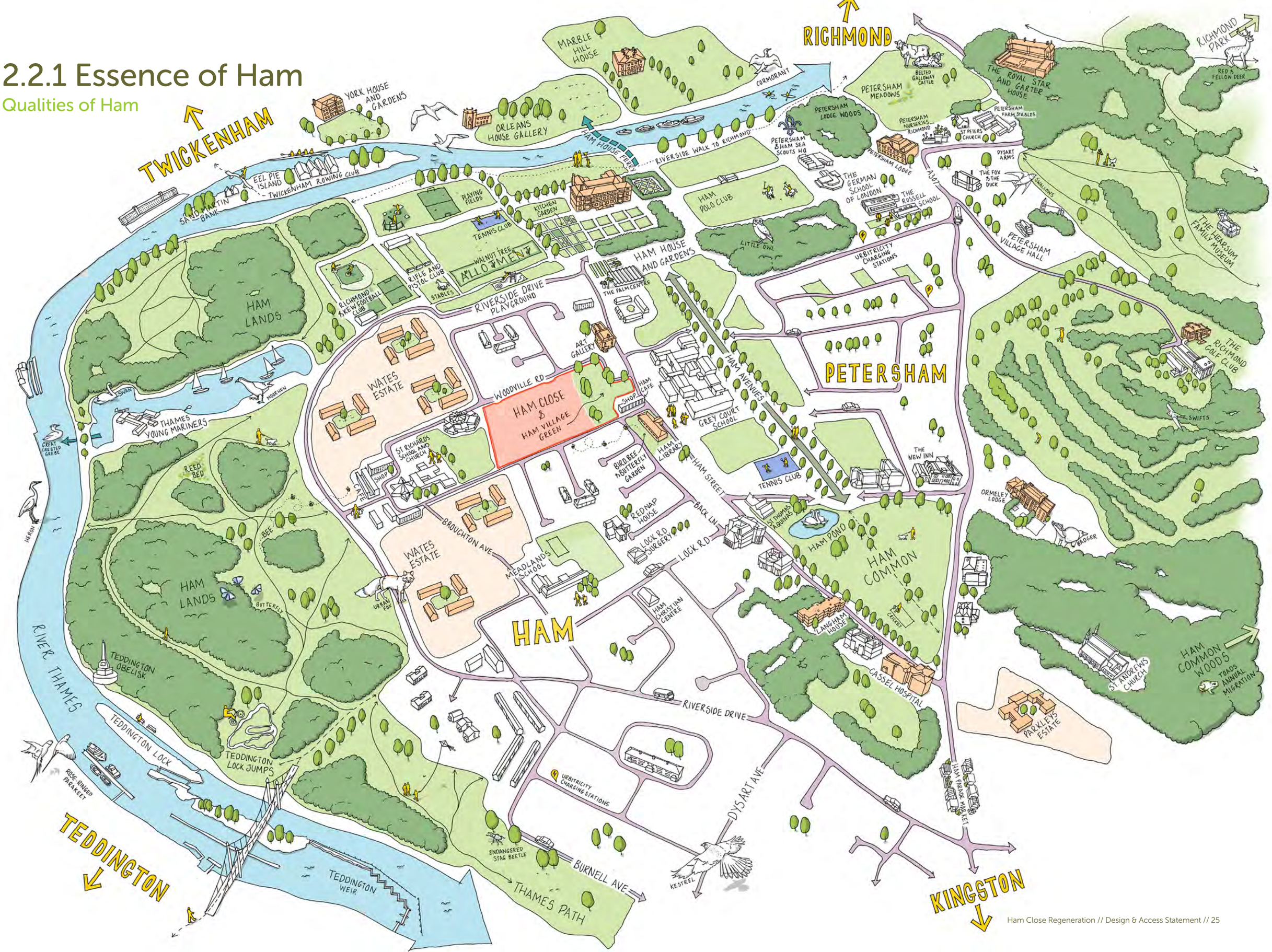
Village Feel

Rich Heritage

Connection to nature

2.2.1 Essence of Ham

Qualities of Ham



2.2.2 Local Vernacular

Essence of Ham

Ham's rich vernacular presents a wealth of inspiration for the architecture, landscape and placemaking. To ensure a characterful scheme that is embedded into the fabric of Ham, the masterplan will draw inspirations from the qualities of its surroundings.

> The neighbouring Wates Estate is a pioneering housing scheme. Prominent ribbon window and tile hanging epitomise this style. The public realm is fluid between generously landscaped streets and communal courtyards.

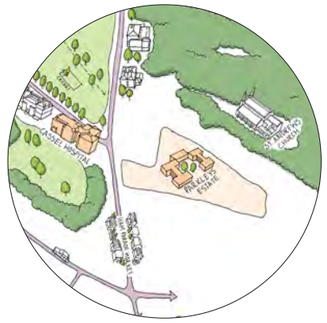
> The grand historic buildings of Ham House and those that surround Ham Common illustrate the beauty of rigorous classical proportions and symmetry.

> Parkleys Estate is a highly influential 1950s development of flats by the architects/developers Eric Lyons and Geoffrey Townsend under their company Span Developments. They have large timber windows and distinctive concrete tile-hangings. Span was revolutionary in using such modern architectural design and mixing this with traditional materials.

Wates Estate

Ham House and Ham Street

Parkleys



Ham Common

2.2.3 The Parish of Ham

Est. 1841 Tithe Map drawn by Thomas Crawter

Learning from local historian Gordon Elsden's book 'Remarkable Ham - The Untold Story'.

There are a number of historical buildings which hold significance in Ham's architectural heritage.
The adjacent aerial view shows the boundary of the Parish of Ham. Below images show significant buildings, some of which are no longer with us today.

Key Locations:

- Ham Close
- 1 Coldharbour Farmstead
- 2 Mediaeval Manor House
- 3 Ham Lock and Lock House
- 4 Ham House
- 5 Ormeley Lodge
- 6 The Old Lodge
- 7 The White Lodge
- 8 Newman House
- 9 St. Andrew's Church

Boundary of the Parish of Ham

1 Red roofed barn from farmstead known as Coldharbour. This was located around the current site of the Thames Young Mariners Base.

2 West of Ham Street was a Mediaeval Manor House dating from the 1400's. It was demolished in 1958.

3 Ham Lock (now Teddington Lock) and Lock House in 1836.

4 Ham House was completed in 1610. It is Grade I listed with a mix of early Jacobean English Renaissance and classical style architecture.

5 Ormeley Lodge is a Georgian home located on the edge of Ham Common. Built on the site of a former cottage in about 1715.

6 The Old Lodge 1780. A hunting retreat used by the Prime Minister (Sir Robert Warpole) until 1745. The Old Lodge was demolished in 1841.

7 White Lodge was completed in 1730 for King George II. Originally called Stone Lodge, the name New Lodge was given to distinguish it from Old Lodge and later the name White Lodge was given. It now houses the Royal Ballet School. (Grade I listed).

8 Grey Court School was opened in 1956. The school was built in the grounds of the Georgian Grey Court House (built in the late 18th century) from which it took its name. The house itself was renamed Newman House after Cardinal Newman, who lived there as a child in the early 19th century.

9 St Andrew's Church was completed in 1831. It is Grade II Listed, of neo-gothic style and was known as 'The Chapel on the Common'.

2.2.4 Local Vernacular Study - Materials

Defining Building Frontages

The design team have carried out a detailed review of the local architectural vernacular within Ham and the surrounding area. As shown on the following pages key areas of the immediate site including but not limited to, the Wates Estate, Ham Common, Ham Street, Wiggins Lane, Langham House Close, Parkleys Estate and Ham House.

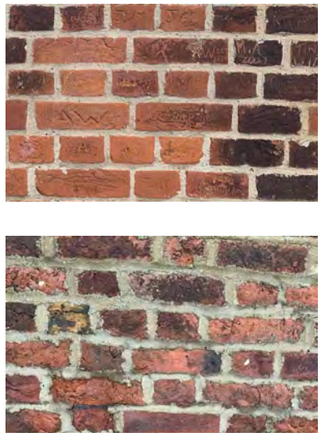
The masterplan will include a variety of buildings of different scales and types, so we have considered local landmark buildings close to the site in order to identify relevant houses and precedents.

The analysis illustrates the variation in architectural language found in and around Ham. Ham has a rich palette of materials and details which create a unique architectural vernacular.

The following pages highlight key features of interest, exploring materials, architectural detailing, roofs, fenestration proportions and colours, bay and oriel windows, entrances and building compositions.

Bricks - Tonal Variation

Red Bricks



Dark Bricks

Richmond Blend

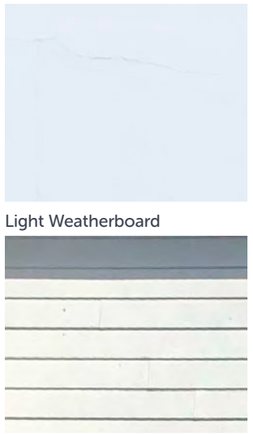
Yellow/Buff Bricks

Stone and Cladding Materials

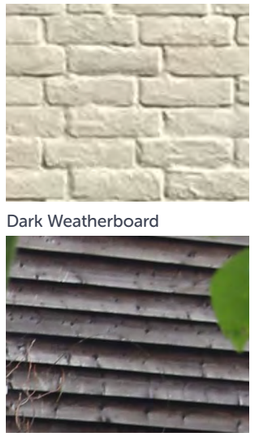
Portland Stone

Stone

White Render



Painted Brick

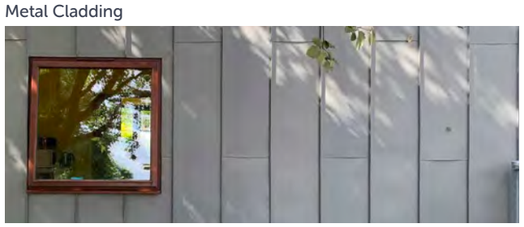


Light Weatherboard

Dark Weatherboard

Painted Cast Concrete

Metal Cladding

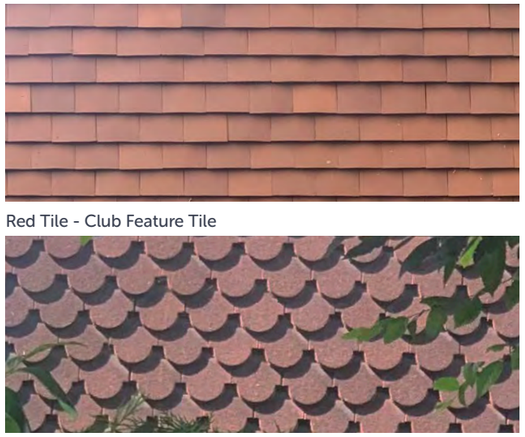


Tiles

Brown Tile - Straight Edge

Brown Tile - Arrowhead Feature Tile

Red Tile - Straight Edge



Red Tile - Club Feature Tile

Red Tile - Fishtail Feature Tile

Red Tile - Arrowhead Feature Tile

2.2.4 Local Vernacular Study - Detailing

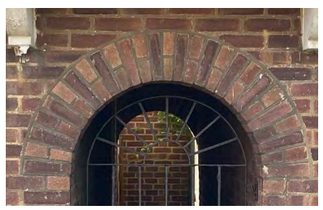
Defining Building Frontages

Brick Detailing

Flemish Bond

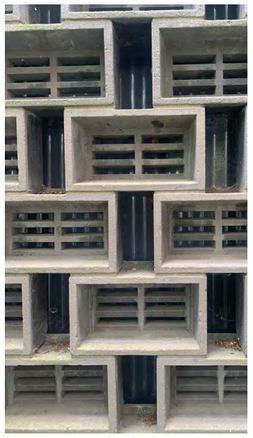
English Bond

Arches



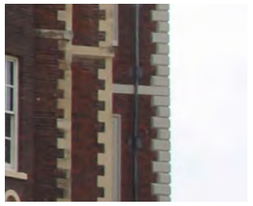
Feature Detailing

Perforated Blocks



Stone

Quoin Detail



Slated Panels

Tiles

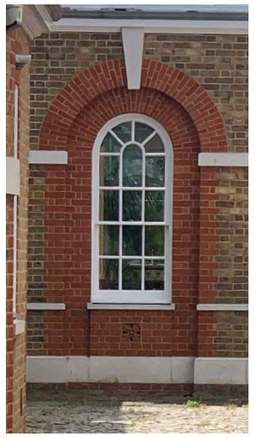
Horizontal Banding

Horizontal Banding

Vertical Banding

Framing Windows

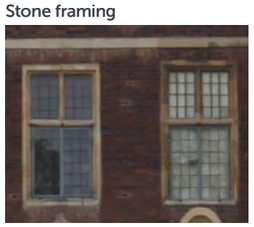
Striped recessed brick



Stone surrounds

White framing

Stone framing



Soldier Course

2.2.4 Local Vernacular Study - Roofs

Materials and Form

Traditional



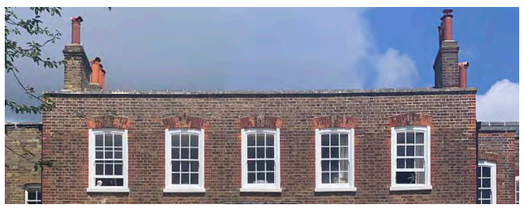




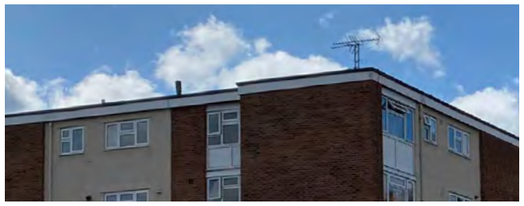








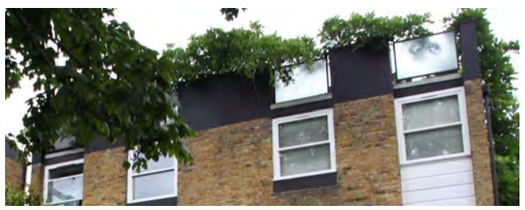
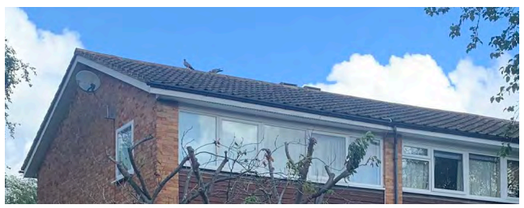
Contemporary







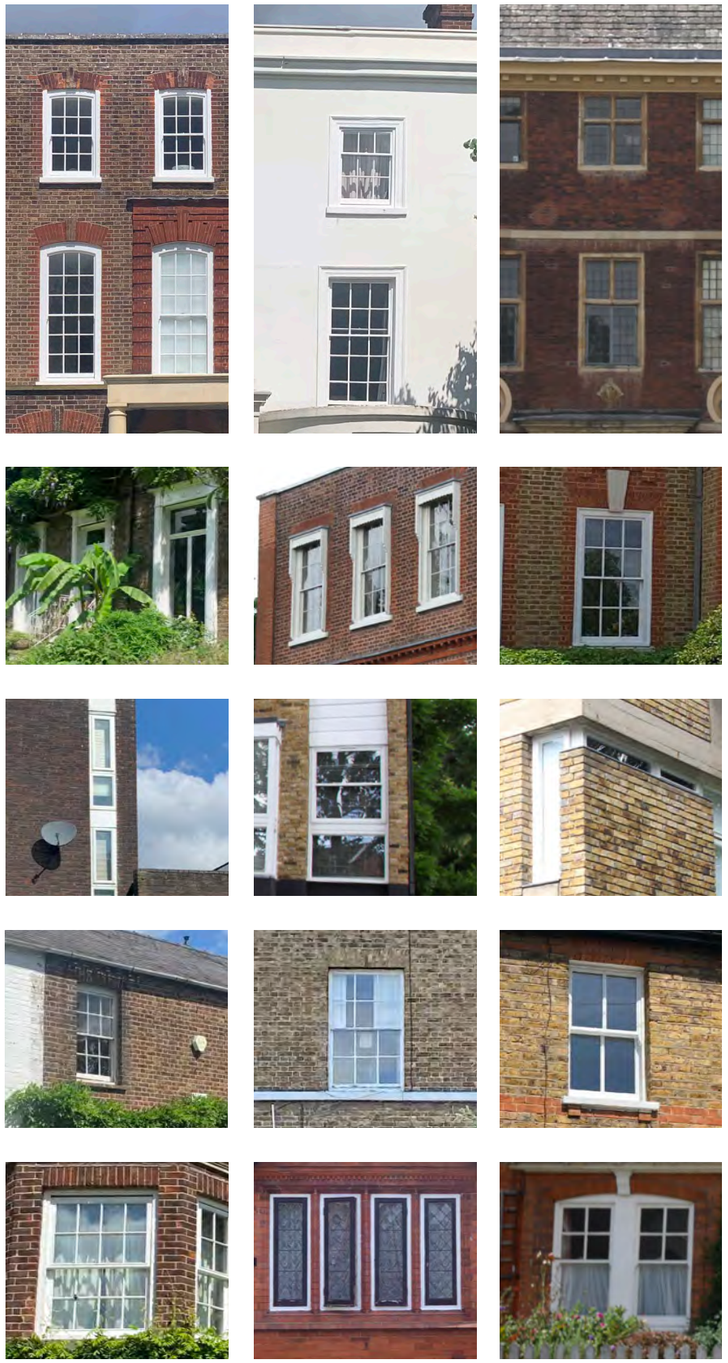



2.2.4 Local Vernacular Study - Fenestration Proportions and Colours

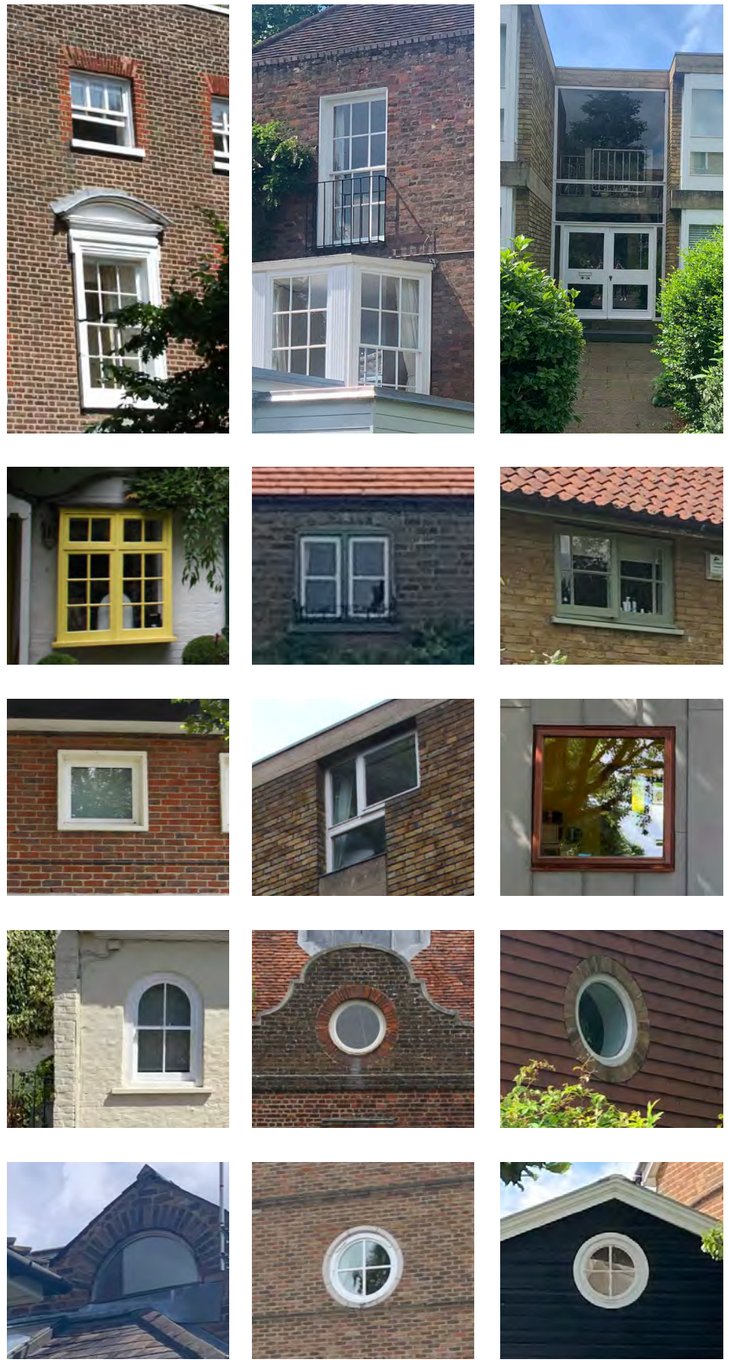
Elevational Treatment

Tall Window Proportions



Wide Window Proportions

Feature Windows

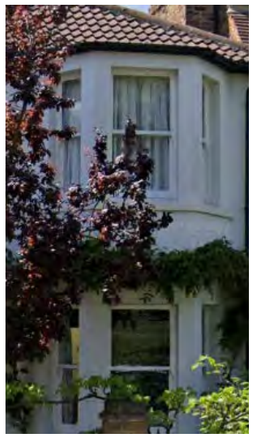


2.2.4 Local Vernacular Study - Protruding Windows, Bay Windows and Oriel Windows

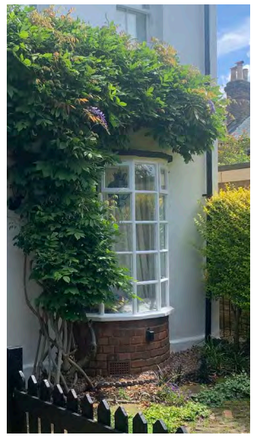
Elevational Treatment

Double Height Bays



Single Height Bays



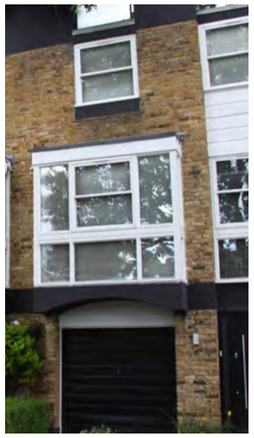



Feature Bays

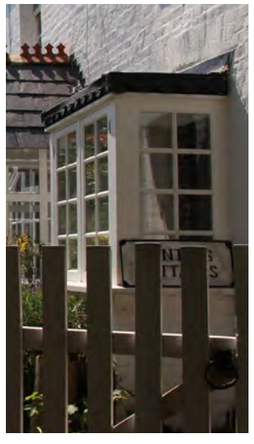





Oriel Windows



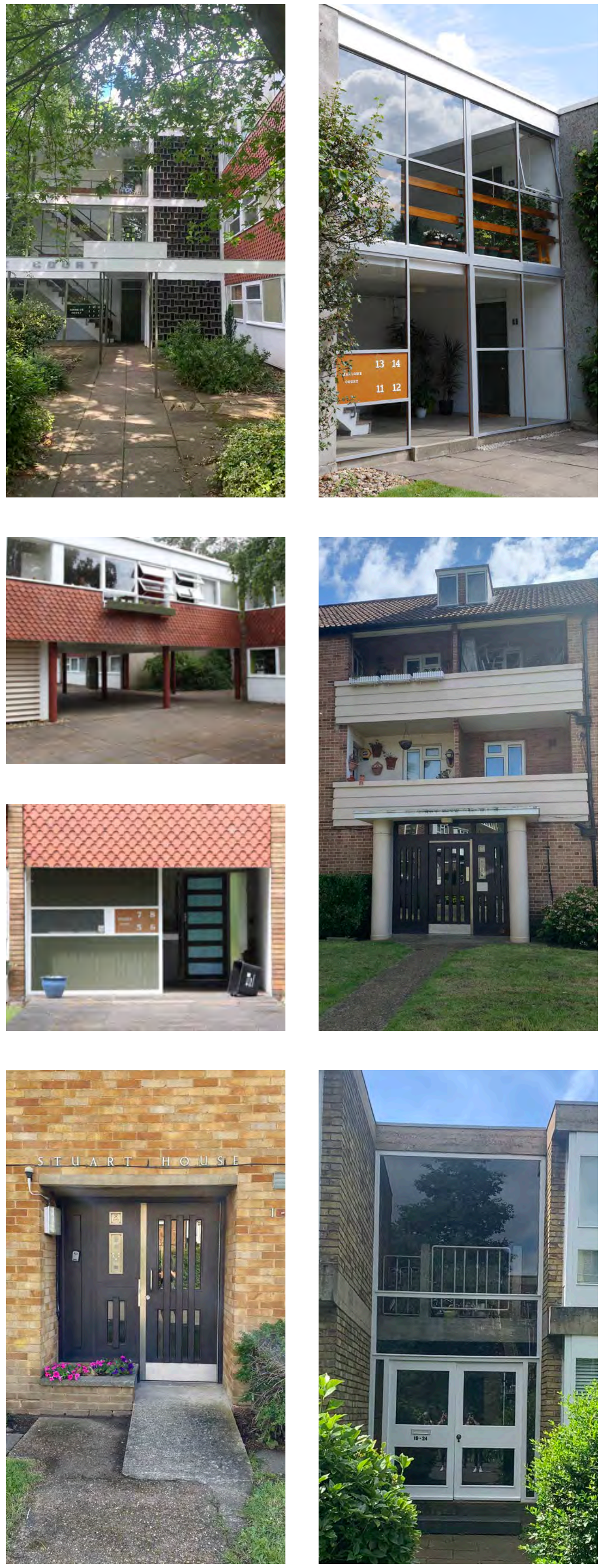


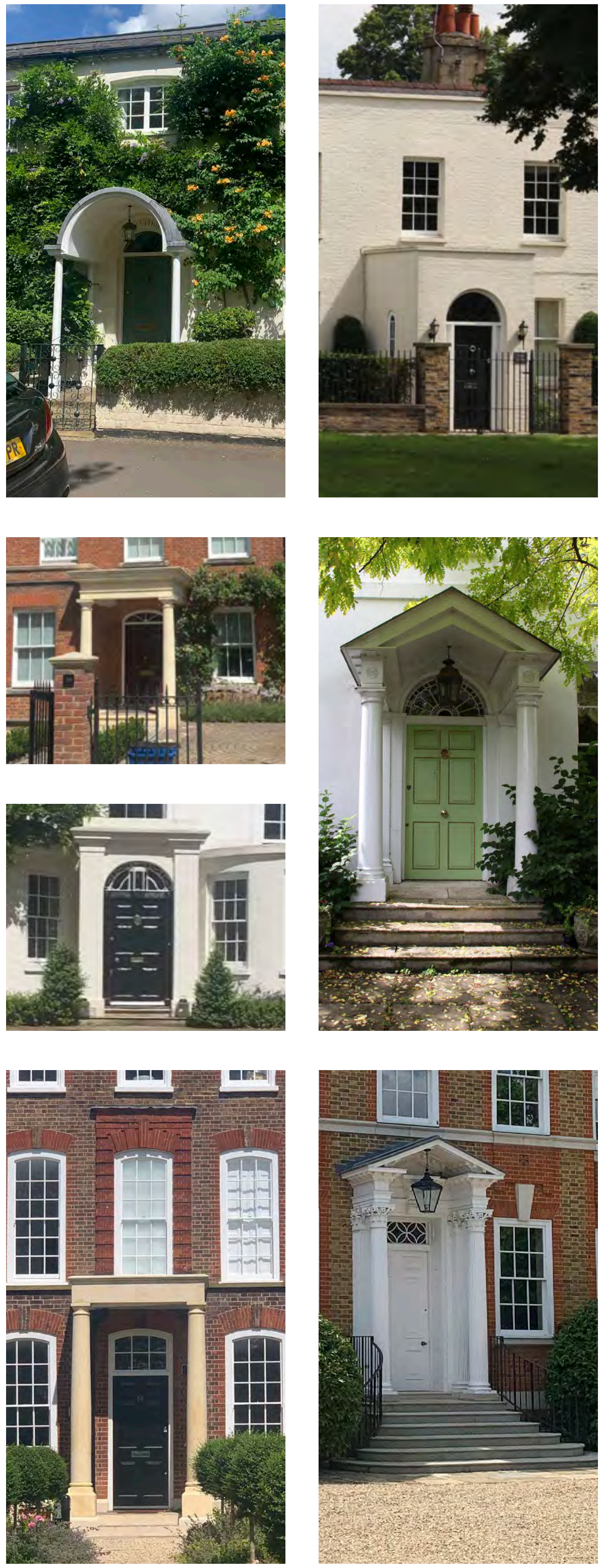
2.2.4 Local Vernacular Study - Entrances

Elevational Treatment

Apartment Entrances



Large House Entrances



Porches and Front Doors

2.2.4 Local Vernacular Study - Building Composition

Elevation Treatment

Large Traditional Homes






Contemporary Homes






2.2.4 Local Vernacular Study - Building Composition

Elevational Treatment

Terrace Homes

Side Elevations

2.3 Site Analysis

LOCAL PARAKEET

2.3.1 History of Ham Close

Ham Manor Farm

Ham Manor Farm was located west of Ham Street. The original mediaeval manor house dates back to the 1400's. Along with the ancient barn the Manor House was demolished in 1958. On the site is now located a precinct of shops on the corner of Ashburnham Road and Ham Street.

The maps on this page show the development of the land. We can see the evolution of the both Ashburnham Road and Woodville Road which bind the site.

Ham Manor Farm images from Gordon Elsden's book 'Remarkable Ham - The Untold Story'.

Barn of Ham Manor Farm.

Mediaeval Ham Manor Farm (later known as Hatch Farm). Image circa 1870.

Images of Ham Manor Farm as Secrett's Farm, taken in 1956.

Map circa 1934, showing the location of Manor Farm.

Map circa 1940, showing the location of Manor Farm and the surrounding development of Woodville Road and Ashburnham Road.

2.3.2 Evolution of Ham Close

Development of the Land

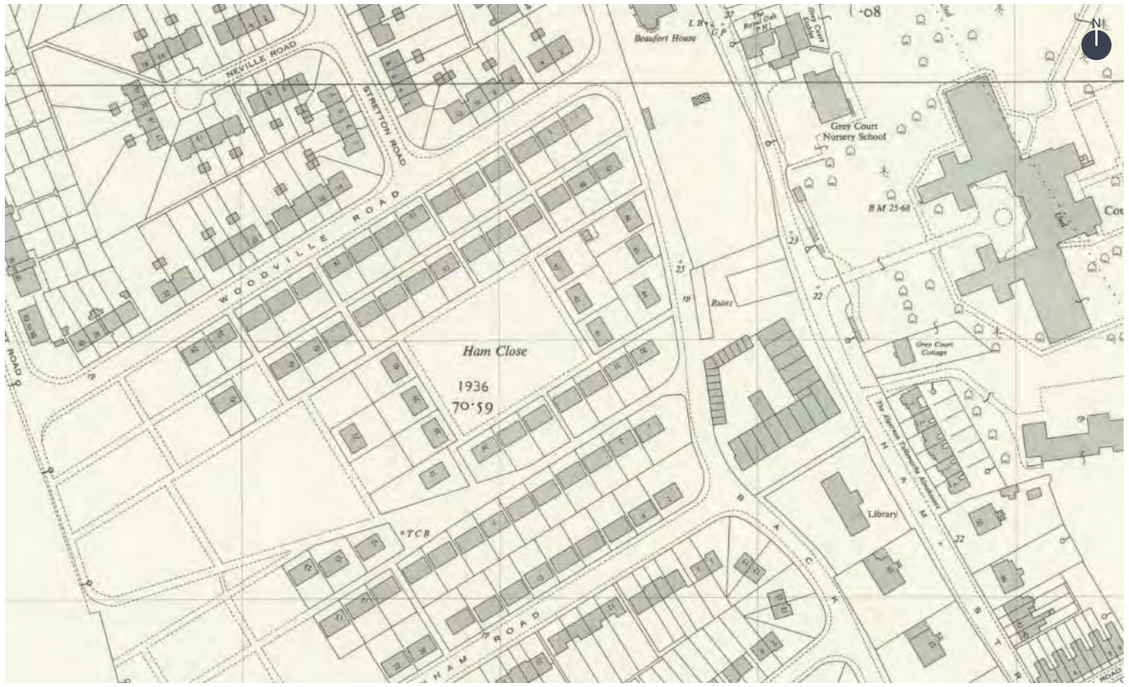
Prefabricated Homes

Until the 20th Century, Ham was largely farmland with a few buildings, consisting of small cottages and larger Georgian buildings. Significant residential development of Ham occurred from the 1930's to the 1960's, due to population growth and post-war housing policies.

Ham Close evolved through the construction of 113 prefabricated houses, for those who had lost their homes during World War II. The images to the right show the homes which were constructed from pre-cast reinforced concrete panels and roofs.

View down Woodville Road towards Beaufort House.

View down Woodville Road towards Beaufort House.



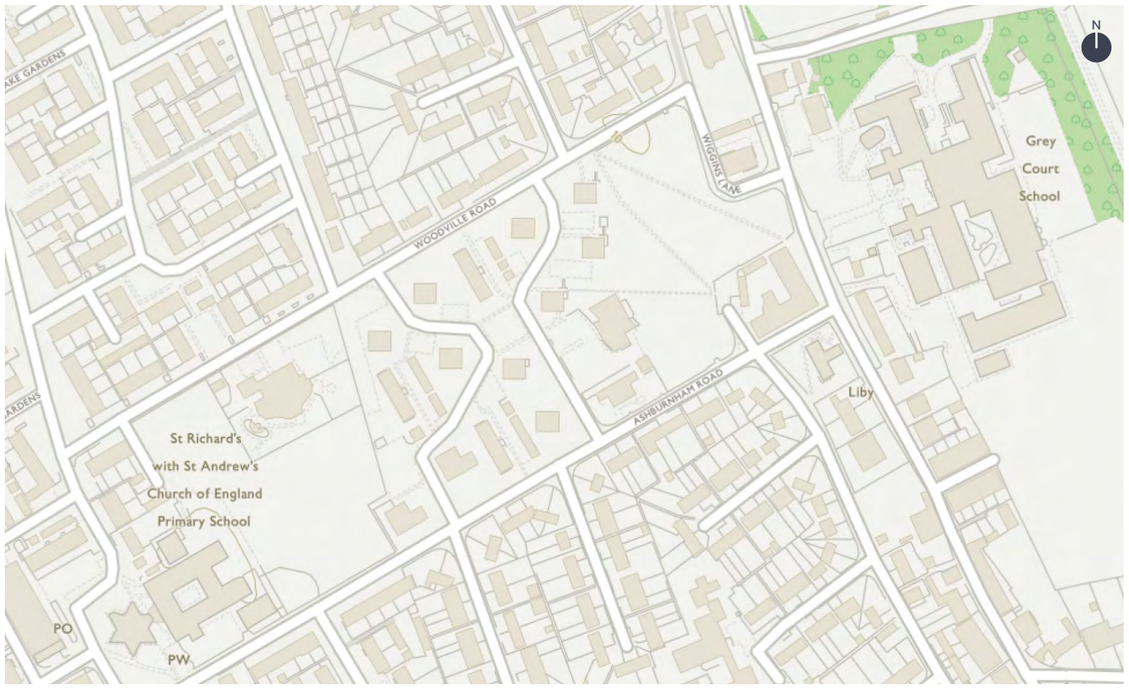
Map circa 1958, showing the arrangement of prefabricated homes on Ham Close.

Ham Close Today

The buildings on Ham Close today were built in the 1960s by the local authority to replace the pre-fabricated houses. A proportion of the site was retained for public open space, now known as Ham Village Green.

View towards Secrett House

Aerial view of precinct of shops on the corner of Ashburnham Road and Ham Street.



Map showing Ham Close today.

2.3.3 The Site

The existing residential buildings date from the mid 1960s. There are three building types; five storey blocks, four storey deck access flats and three storey 'T' shaped blocks. The buildings appear to be arranged in a disparate layout due to the five storey blocks being orientated at forty five degrees to the other buildings.

The public realm consists of large areas of surface parking and undefined lawns are informally arranged with roads winding through the estate.

2.3.4 Site Description

Ham Close

Ham Close sits in a predominantly residential community and within walking distance to local shops, nurseries, schools, and public transport.

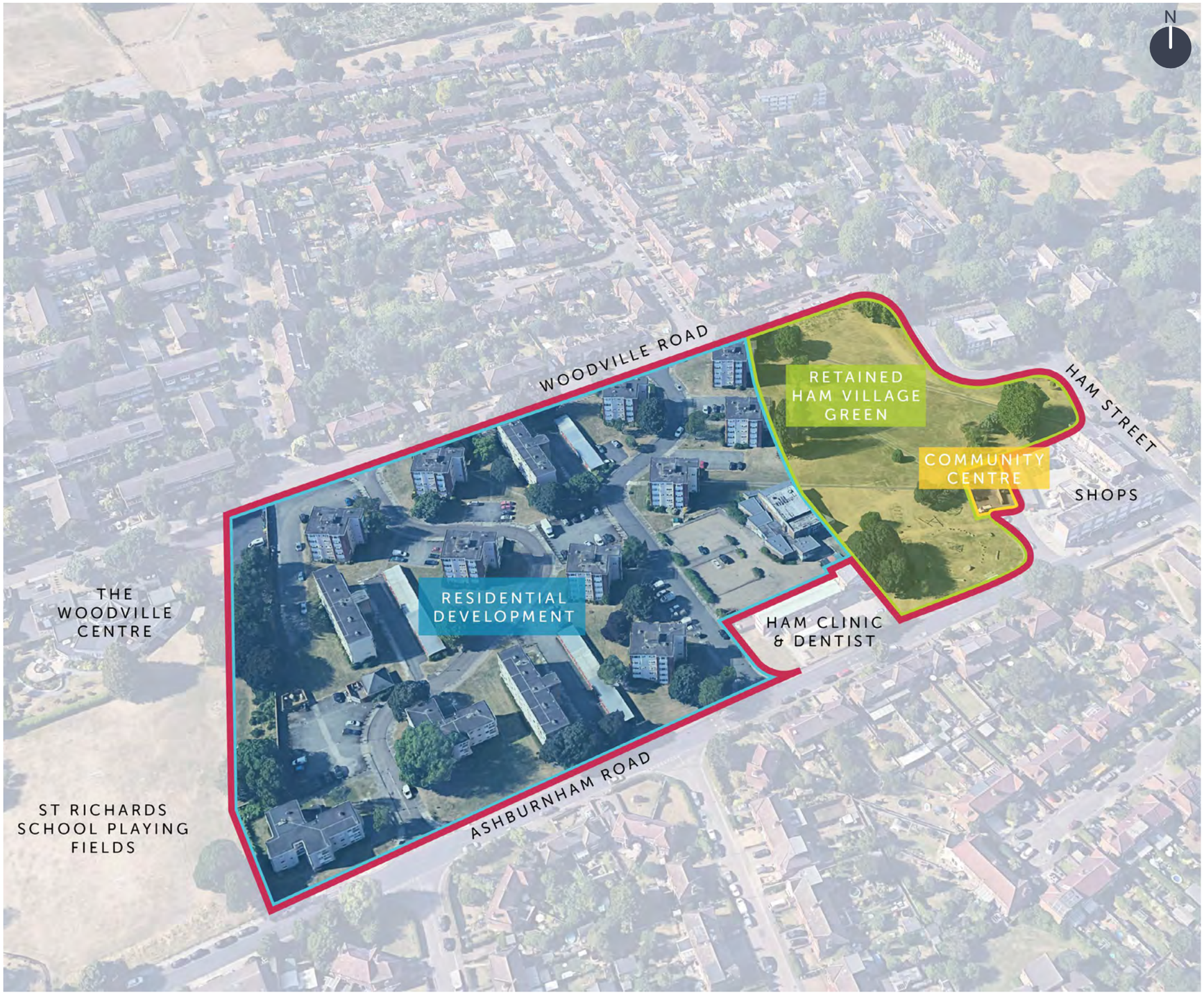
Nearby uses include St Richard's Church of England primary school, Ham Day Centre and St Richards Church to the west of the site. To the east, is Grey Court School and other community facilities along Ham Street, including a library, shops and a public house.

The surrounding area is largely a low density residential character, comprising a mix of two and three storeys housing and blocks of flats, interspersed with civic buildings. To the east of the site, along Ham Street, more historic buildings are located, containing various 18th century listed mansions, terraced cottages and almshouses with a mix of styles and traditional materials.

Ham Close is a rectangular area bordered by Ashburnham Road, Ham Street, Wiggins Lane and Woodville Road. The current buildings on site are a series of three, four and five storey blocks. The buildings are brick with pebbledash and have flat roofs. The estate is served by two roads which wind their way between Ashburnham Road and Woodville Road. The Youth Centre and Ham Clinic sit within part of the existing development however Ham Clinic is not included within the regeneration site.

Two green spaces bookend Ham Close – Ham Village Green and St. Richards's School Playing Fields.

Outlined on the adjacent diagram is the site, highlighted into 3 key sections – Residential Development, Ham Village Green and location of the new Community Centre.



2.3.5 Site Boundary

Planning Application Boundary

Full Site Address

Ham Close, Ham, Richmond Upon Thames, TW10 7PG

Site Co-ordinates

The site is centred at National Grid Reference TQ 0030585, OS co-ordinates 550309 158566.

Site Area

The Application Site area is 4.69 Hectares.

Application Boundary

To the east, the site boundary includes Ham Village Green, an area designated as Other Open Land of Townscape Importance (OOLTI) and Public Open Space (POS).

At the south-eastern corner, the boundary wraps the backs of garages for the local parade of shops on Ham Street and Ashburnham Road. The site continues along the edge of the Village Green heading south-west, following the perimeter of Ham Clinic, which is not included within the application boundary. The boundary progresses until it borders with St. Richard's CE Primary School playing fields.

To the north the boundary follows Woodville Road, and then Wiggins Lane as it wraps the Village Green around to Ham Street.

Key

OOLTI Boundary

2.3.6 Existing Ham Close

Accommodation Breakdown

The existing Ham Close consists of 192 homes of which 143 are affordable tenanted (69%), 30 are private leaseholders, 19 are leaseholders bought by RHP.

Existing mix (Homes)

Ham Close consists of the following accommodation:

- 48 x studio (25%)
- 60 x 1 bed (31.3%)
- 63 x 2 bed (32.8%)
- 21 x 3 bed (10.9%)

Existing Floorspace (Homes)

Existing homes are undersized against current planning standards. The table below outlines the Gross Internal Areas of the types of existing homes in grey, a breakdown of the number of each type and tenure, followed by total GIAs of each existing tenure. Please see section 3 for more information.

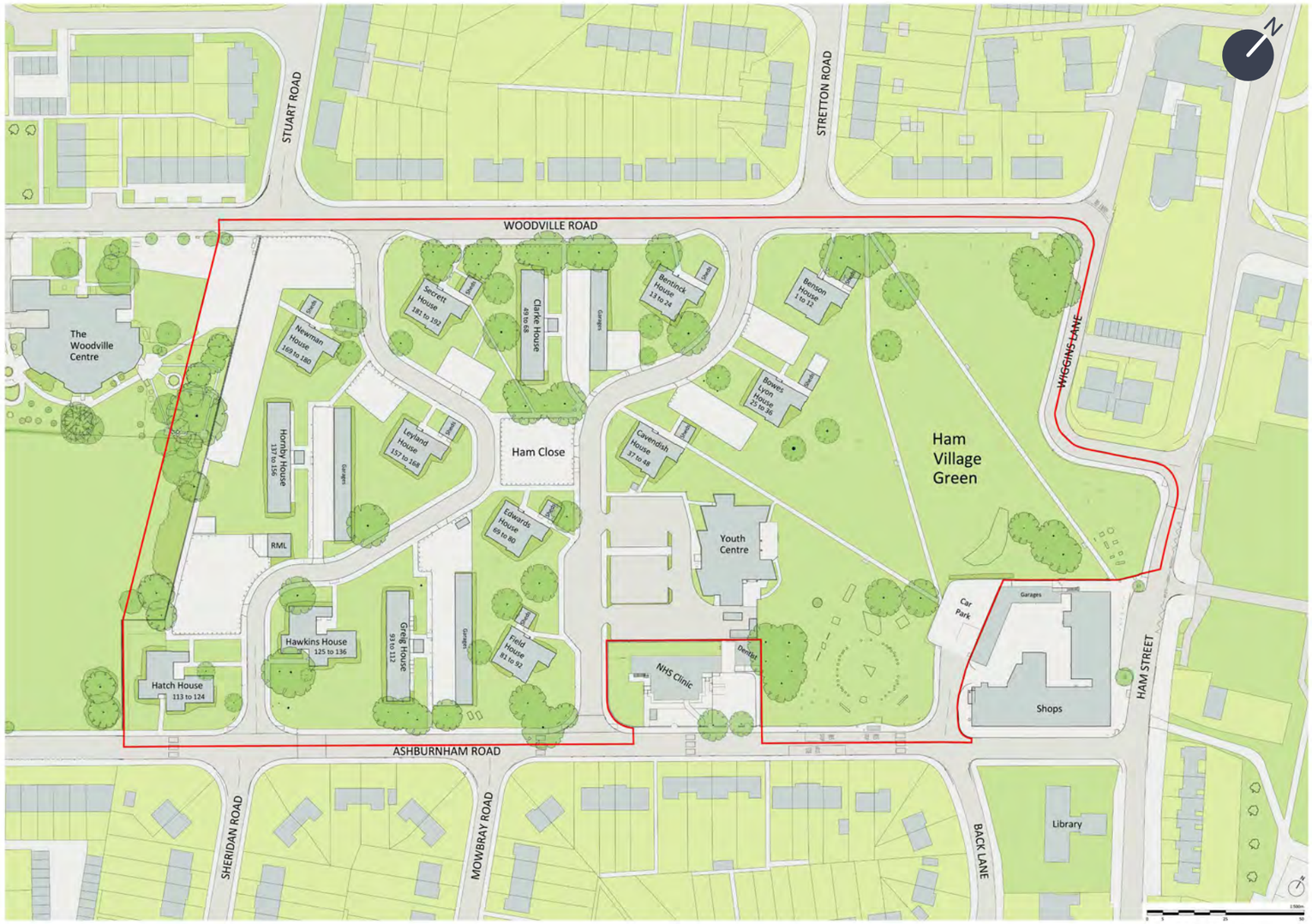
	Studio	1 bed	2 bed	3 bed	3 Bed	Total	%
Area (m^2)	31.87 m^2	45.09 m^2	64.17 m^2	72.74 m^2	78.7 m^2		
Private Leaseholder/ Properties	4	14	24	3	4	49	
Purchased by RHP	127.48	631.26	1540.08	218.22	314.8	2831.84	28.72%
Affordable Rent	44	46	39	9	5	143	
	1402.28	2074.14	2502.63	654.66	393.5	7027.21	71.28%

Figure 1: Ham Close - Existing Residential Schedule of Accommodation
GL Hearn (March 2018)

Existing Mix (Habitable Rooms)

	Studio	1 bed	2 bed	3 bed	Total	%
Private Leaseholder/ Properties Purchased by RHP	4	28	72	28	132	29.9%
Affordable Rent	44	92	117	56	309	70.1%
TOTAL	48	120	189	84	441	100%
%	10.9%	27.2%	42.9%	19.0%	100%	

Figure 2: Ham Close - Existing Residential Schedule of Accommodation
GL Hearn (March 2018)



Existing Site Plan

2.3.7 Existing Ham Close Analysis

Masterplan Analysis

The existing Ham Close masterplan is fully permeable and open on three side, providing access between the flat blocks across open areas of lawns and car parking courts.

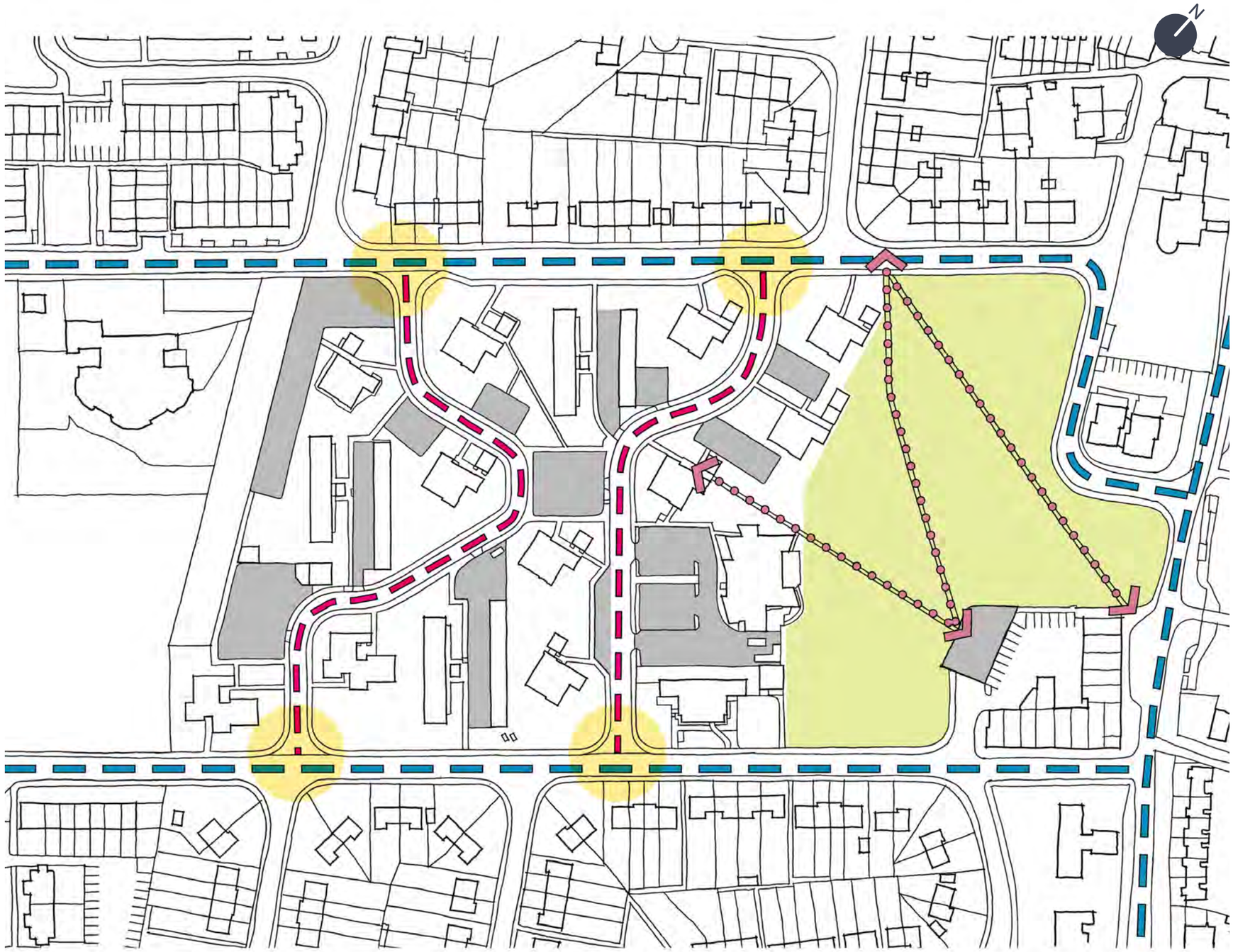
Main roads which bound the site are Woodville Road to the north, Ashburnham Road to the south and Wiggins Lane and Ham Street which follow the line of the Village Green.

There are four vehicular entrances to the site. Two roads on a north-south access, linking Woodville Road and Ashburnham Road. The internal roads provide access to parking courts and garages.

The landscaping on the existing estate is limited with little defensive planting to blocks. Landscape consists of lawn and hard surfaced areas for car parking. Pram sheds and garages are located externally and are placed around the site corresponding to different blocks.

Across the Village Green pedestrian footpaths link the parade of shops with Woodville Road and towards the centre of Ham Close towards to Youth Centre and ending at Cavendish House.

The following page shows a selection of external photographs of existing Ham Close.



Existing Site Plan

Key

- Primary Roads
- Internal Roads
- Vehicular Entrances
- Pedestrian Desire Lines
- Parking Courts
- Ham Village Green

2.3.8 Existing Ham Close Photographs

Exterior Photographs

5 storey block with parking court in foreground

3 storey block

Youth Centre

4 storey block opposite a line of garages

Aerial view looking east from the north west corner of the site

Aerial view looking east from the south west corner of the site

2.3.8 Existing Ham Close Photographs

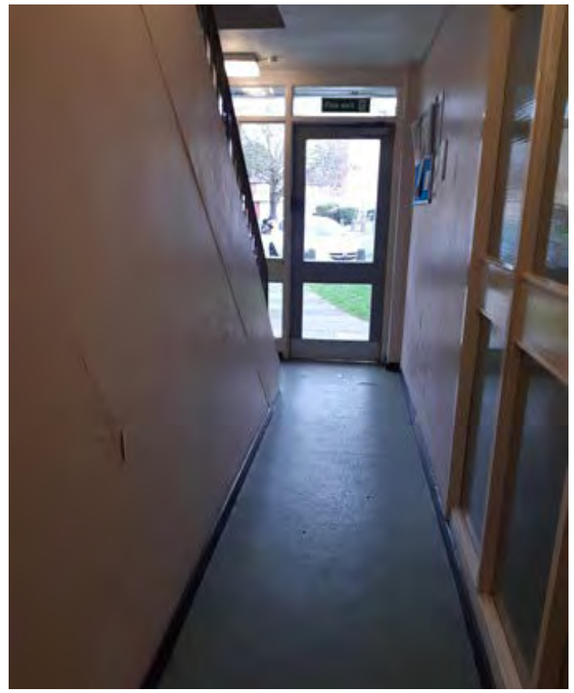
Communal Areas

Access:

> None of the blocks have lifts, making them inaccessible to people with disabilities or restricted mobility. Residents on the top floors would need to walk up four flights of stairs to access their homes.

> There is no dedicated bicycle storage and the communal corridors are narrow and can be blocked by prams and bikes restricting access.

> Currently residents have access to 'pram stores' however these are not very secure nor suited to modern lifestyles.



2.3.9 Existing Homes

Internal Layouts at Ham Close

The following pages review the internal residential spaces of existing homes at Ham Close. In total there are 6 housing types across the estate. This includes studio, 1 bedroom, 2 bedroom and 3 bedroom apartments and maisonettes.

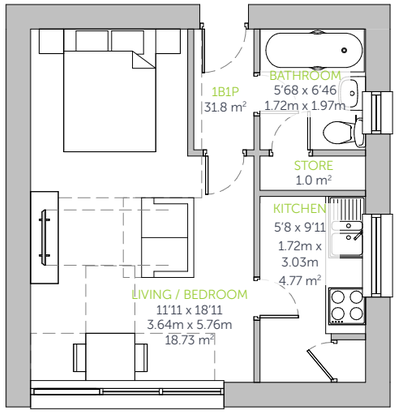
These apartments are located across the three, four and 5 storey blocks. Within blocks individual apartments are either arranged around a staircase, or with the longer blocks, access is provided via open deck walkways.

All existing homes have no outdoor private amenity spaces. The area of the homes are under sized in comparison to current space standards NDSS.

Existing Studio Apartment

Location: Hatch / Hawkins

Flat Area - Approx.
31.8 m^2
Storage Area - Approx.
1 m^2
Balcony/Terrace
0 m^2



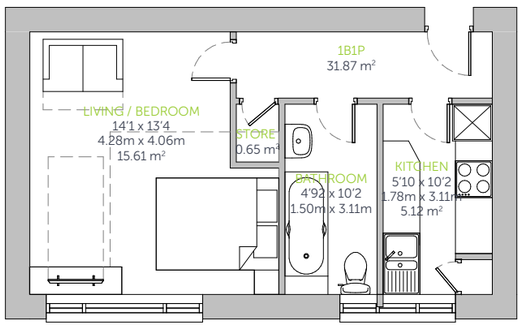
Internal Layout

Location Plan

Existing Studio Apartment

Location: Benson / Bowes Lyon / Bentinck / Cavendish / Field / Secrett / Newmann / Leyland / Edwards

Flat Area - Approx.
31.8 m^2
Storage Area - Approx.
0.65 m^2
Balcony/Terrace
0 m^2



Internal Layout

Location Plan

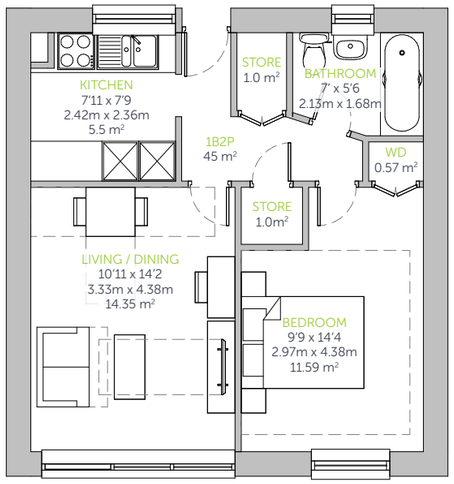
2.3.9 Existing Homes

Internal Layouts at Ham Close

Existing 1 Bedroom Apartment

Location: Clarke / Greig / Hornby

Flat Area - Approx.
45 m²
Storage Area - Approx.
2 m²
Balcony/Terrace
0 m²



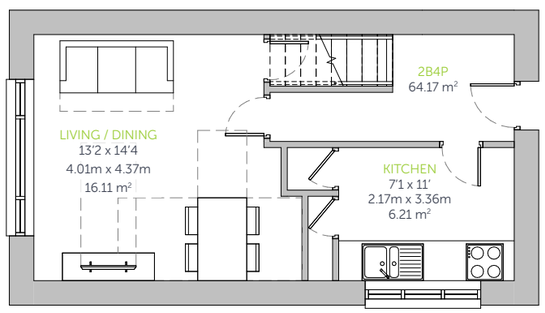
Internal Layout

Location Plan

Existing 2 Bedroom 4 Person Apartment

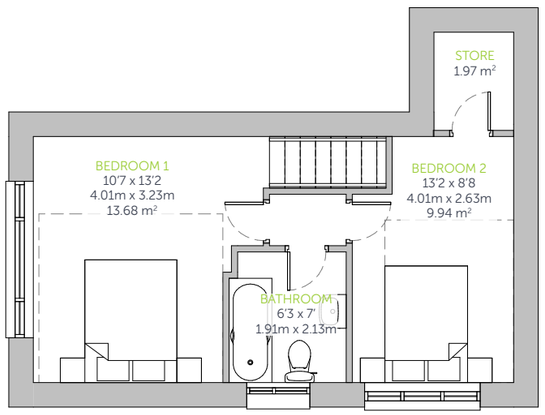
Location: Benson / Bowes Lyon / Bentinck / Cavendish / Field / Secrett / Newmann / Leyland / Edwards

Flat Area - Approx.
64 m²
Storage Area - Approx.
1.97 m²
Balcony/Terrace
0 m²



Floor 1 of 2 - Maisonette

Internal Layout



Floor 2 of 2 - Maisonette

Location Plan

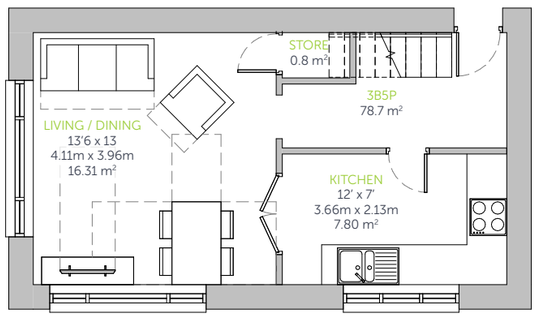
2.3.9 Existing Homes

Internal Layouts at Ham Close

Existing 1 Bed Apartment

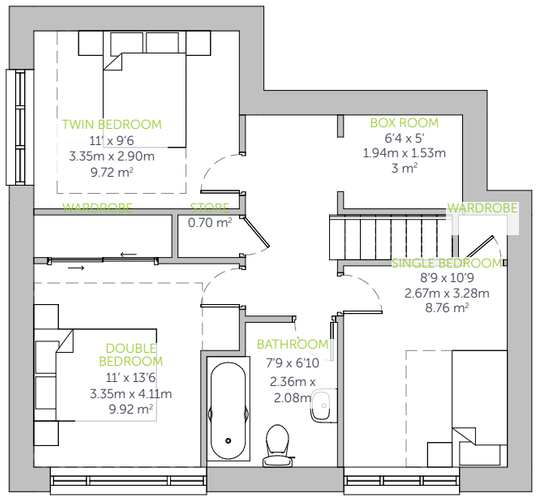
Location: Benson / Bowes Lyon / Bentinck / Cavendish / Field / Secrett / Newmann / Leyland / Edwards

Flat Area - Approx.
78.7 m²
Storage Area - Approx.
1.5 m²
Balcony/Terrace
0 m²



Floor 1 of 2 - Maisonette

Internal Layout



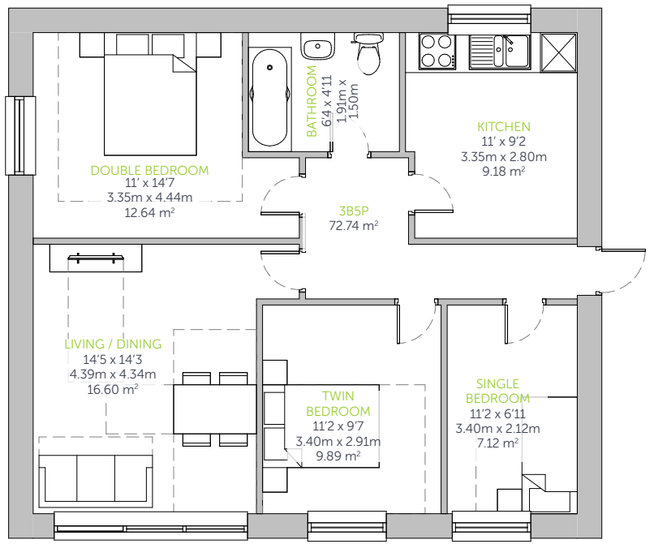
Floor 2 of 2 - Maisonette

Location Plan

Existing Studio Apartment

Location: Hatch / Hawkins

Flat Area - Approx.
72.2 m²
Storage Area - Approx.
m²
Balcony/Terrace
0 m²



Internal Layout

Location Plan

2.3.10 Existing Site Facilities

Community Amenity

Within the site boundary lie a number of community amenities. These include the Community Centre (point 1 on the map) and Richmond MakerLabs (point 2 on the map), which will be replaced as part of the proposed development.

The community facilities on the Village Green have been enhanced in recent years these include; children's play equipment (point 3 on the map) and outdoor gym equipment (point 4), as well as biodiversity enhancements through the planting of trees.

The adjacent images show the current community facilities at Ham Close.

Existing Site Plan

Community Centre from Village Green

Community Centre from Car Park

Play Equipment

Outdoor Gym Equiptment

Community Centre

Play Equipment in foreground of Ham Parade

Exiting Popular Trees on Ham Village Green

Richmond MakerLabs at Little Ham House

2.3.11 Ham Village Green

Aerial View

Ham Village Green is housing amenity ground and was originally created for Ham Close residents so that they had open space. It is now used by the wider community mainly from the surrounding area. Ham Village Green is an important space for the community. Over time planting and other improvements have transformed its appearance and resulted in it being a well-used space for residents of all ages. The adjacent images show an aerial view of the Village Green.

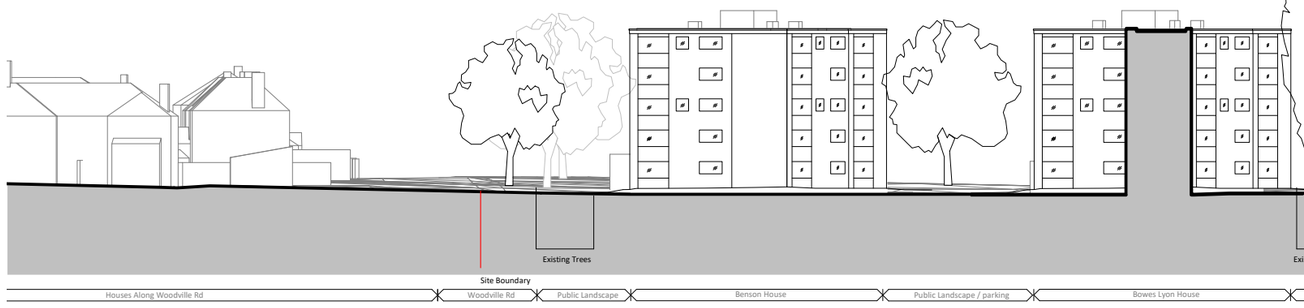
2.3.12 Existing Site Sections

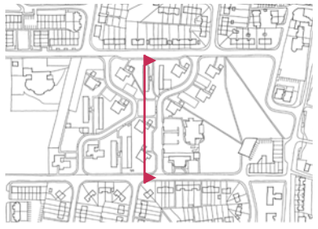
Ham Close and Surrounding Context

The site has minor level changes of approximately 1m North to South and 1m East to West of the boundary. This enables good level access opportunities and legibility and visibility around the site.

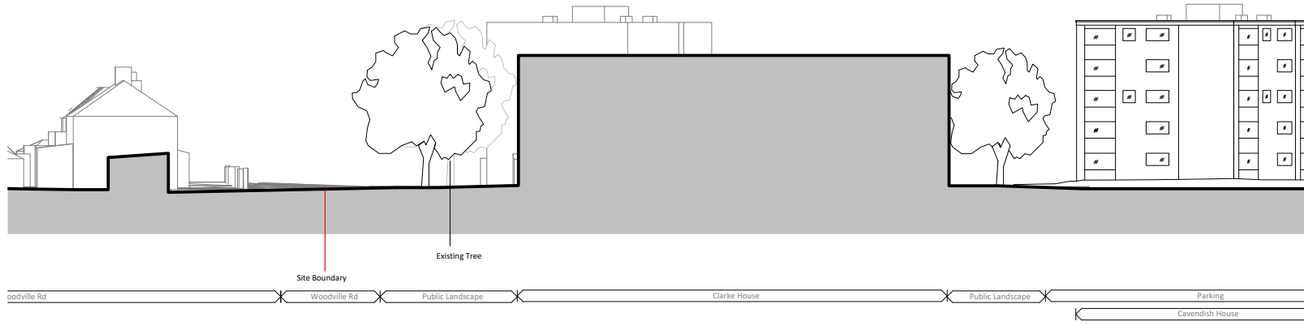
The sections on these pages illustrate how the existing site works in regards to levels and heights of existing buildings and their relationship with the surrounding houses on Woodville Road, Ashburnham Road and Wiggins Lane.

Section 1





Section 2



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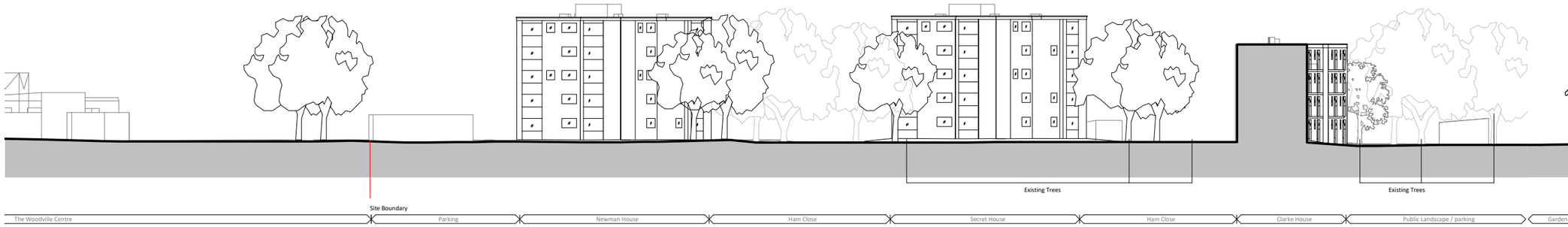

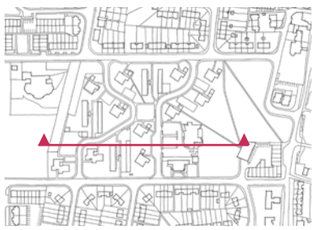

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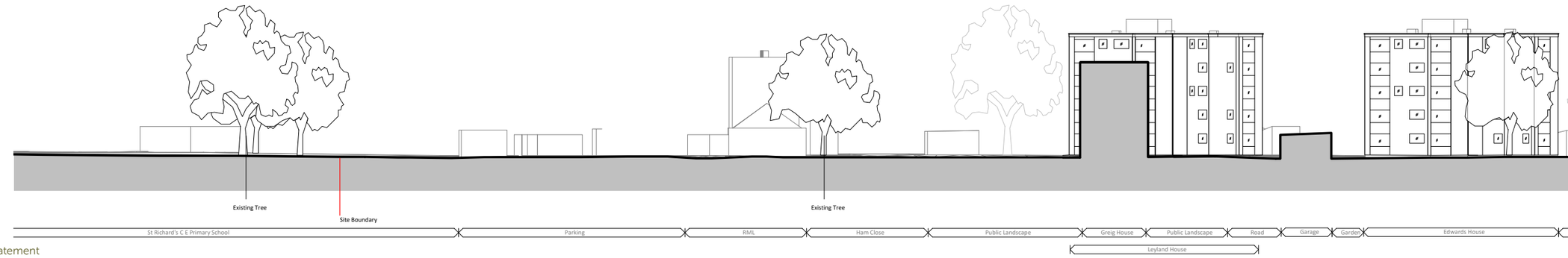
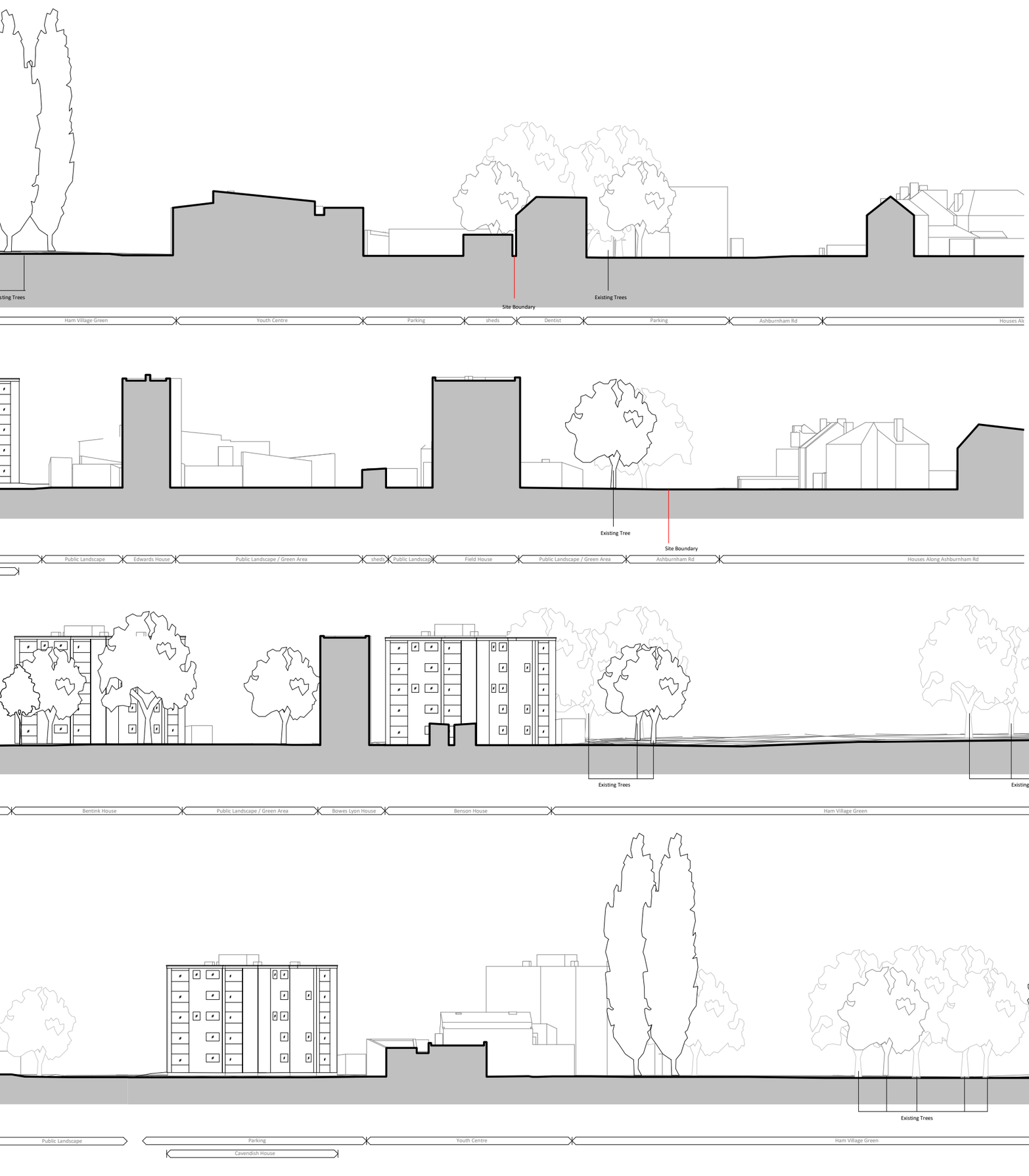
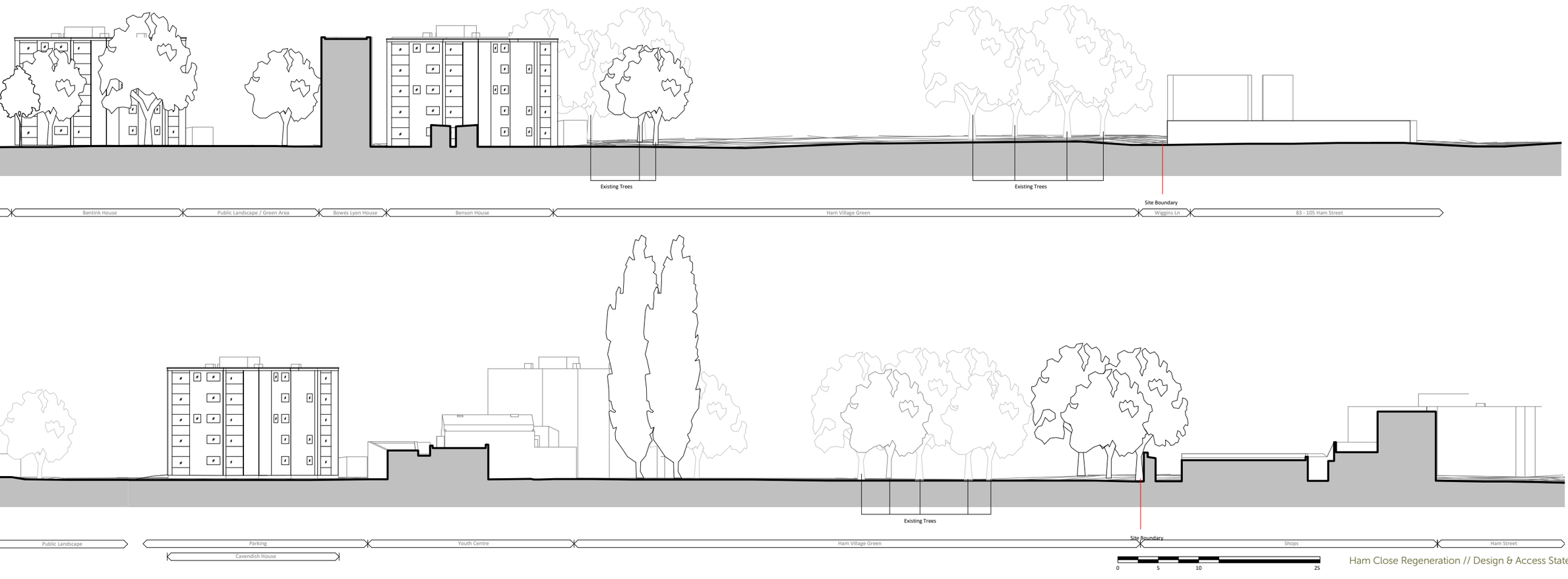



sting Trees
Site Boundary
Existing Trees
Ham Village Green
Youth Centre
Parking
sheds
Dentist
Parking
Ashburnham Rd
Houses Al
Existing Tree
Site Boundary
Public Landscape
Edwards House
Public Landscape / Green Area
sheds
Public Landscape
Field House
Public Landscape / Green Area
Ashburnham Rd
Houses Along Ashburnham Rd


Existing Trees
Existing Trees
Site Boundary
Bentink House
Public Landscape / Green Area
Bowes Lyon House
Benson House
Ham Village Green
Wiggins Ln
83 - 105 Ham Street
Existing Trees
Site Boundary
Public Landscape
Parking
Cavendish House
Youth Centre
Ham Village Green
Shops
Ham Street
0
5
10
25

2.3.13 Site Constraints

Analysis of Existing Site and Immediate Surrounding Area

The existing buildings are set out relatively spaciously, with large areas of publicly accessible open landscape and car parks between blocks. There are existing trees across the site and at the edges of the green which will be a priority to retain. However, there are no residents' private gardens or gardens, and a lack of fencing means that open space is not secure nor fosters any sense of ownership. The existing estate road layout is out of keeping with the more regular street pattern of the surrounding area.

The Ham Village Green is a designated area of Other Open Land of Townscape Importance and will not be disturbed. There is a large, pressurized main sewer running north-south from Stuart road to Sheridan road, close to the western boundary of the site. There is a high voltage electricity line running diagonally across the site.

The Youth Centre and associated car park occupies a central location on the site. The Ham Clinic occupies a large frontage on Ashburnham Road outside of the masterplan boundary, however its potential future redevelopment and integration into the masterplan must be considered.

Windows on neighbouring buildings will be considered in regards to building placement and window locations.

Key

- Site Boundary
- Existing Site Access
- Existing Trees
- Sun Path
- Existing Roads
- Rising Main with 3 meter easement zone
- Existing Substations and Underground services
- Youth Club
- Ham NHS Clinic and Dentist
- Ham Village Green
- Foul Water Sewer
- Woodville Day Centre
- Gas Main
- OOLTI
- School Playing Fields
- Conservation Area
- Listed building

2.3.14 Site Opportunities

Analysis of Existing Site and Immediate Surrounding Area

The regeneration prospects for the estate present several exciting opportunities to improve the estate and its local environment. There is opportunity to create a new green link running through the centre of the masterplan to enhance the connection of the whole estate to the Village Green. Whilst the 'Ham Village Green' is clearly highly regarded by residents and local people, the regeneration will provide an opportunity to enhance the setting of the green and take advantage of the great outlook over the green.

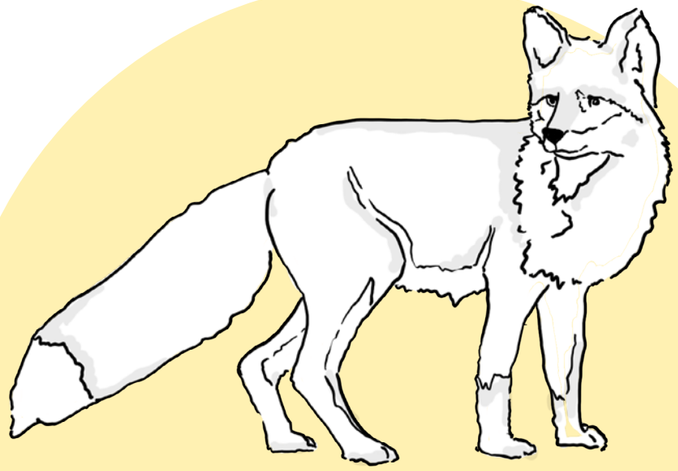
Linked to the green is the preferred location for the re-provision of the community facilities in a new purpose-built community centre, providing a new landmark for the community, and transforming a currently under-utilised and unsightly space.

We will also look to create a positive street frontage to the streets on Woodville and Ashburnham Roads to balance the street scene from one side of the road to the other, simplify the road layout and prevent vehicle shortcuts through the site, whilst enhancing pedestrian and cycle links.

The other community facility of the MakerLabs could be located at the end of the linked green spaces providing a bookend and focal point of the scheme amongst the trees.

Key

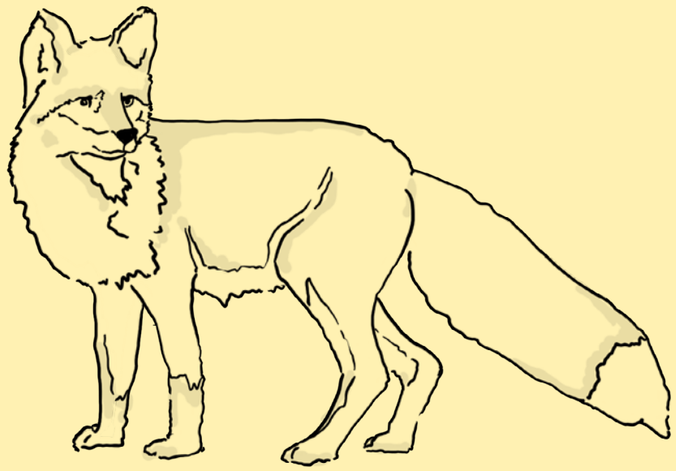
- Site Boundary
- Link between green spaces
- Existing Trees
- Potential for mews
- Potential for access routes
- View over Village Green
- Ham Village Green Edge
- Redefine street frontage
- Reflect local building lines
- Ham Village Green
- Bus Stop
- Opportunity for focal buildings for Community facilities



Chapter 3

Engagement Process

3.1 Initial Engagement



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3.1.1 Background

Initial Design Work 2013-2018

Work on the regeneration of Ham Close began in 2013. BPTW, appointed by RHP and LBRuT, carried out options appraisals. These were viability tested for the following regeneration options;

> Refurbishment

> Partial Infill development

> Comprehensive development

Various options of expanding the site boundary were also tested to see if they would benefit the regeneration. This included options on building on Ham Village Green and utilising the shops and Ham Library to help towards a comprehensive development. Building on the Village Green and redevelopment of shops were later dismissed through stakeholder engagement. However, expanding the boundary on the western edge of Ham Close was agreed.

Throughout this time, engagement took place with residents of Ham Close, local residents and community groups. This was done through a combination of different methods including door knocking, posters in notice boards, workshops, regular newsletters, website updates and drop-in sessions. Groups which were regularly engaged with during this period included:

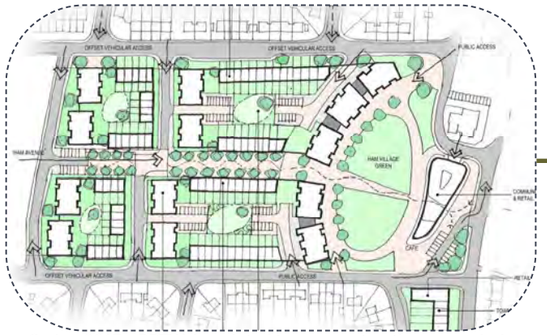
> Ham Close residents

> Ham residents

> Stakeholder Reference Group (SRG)

The diagrams on this page illustrate this process and the various masterplan options that were considered and tested for viability, ending on the diagram of the 2018-tender scheme.

The final diagram illustrates the scheme that forms the basis of the masterplanning brief for the regeneration and establishes a set of masterplan requirements and principles that should be followed. These principles were established through collaboration with LBRuT and consultation with the local residents.



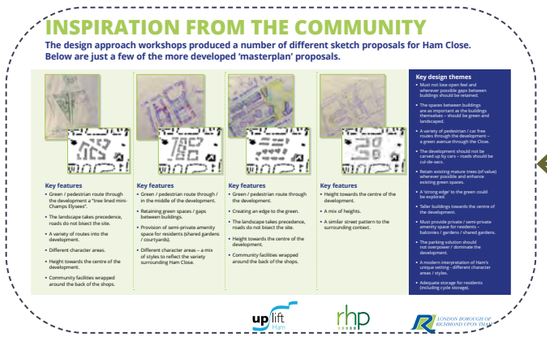
Spring 2013 - BPTW Appointed to carry out options appraisals

September 2013 - options appraisals completed

Summer 2015 - Resident Consultation

November 2015 - Resident Consultation

Summer 2016 - Community workshops



Summer 2016 - Community Workshops

Spring/Summer 2016 - Re-appraisal Work - Masterplan

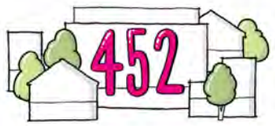
2018 - Preliminary Masterplan

3.1.2 Development Principles

Key Development requirements (as agreed between RHP and LBRuT)

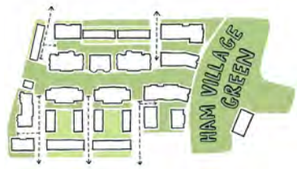
The principle for regeneration at Ham Close has been in the making for many years. Various rounds of options appraisals and community and stakeholder consultation has lead to a series of masterplan principles that the local stakeholders were on board with. BPTW developed the masterplan principles for RHP in association with LBRuT.

The following principles form the brief for the regeneration of Ham Close.



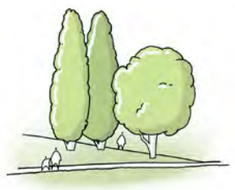
1. Quantum of homes and affordable housing provision.

The proposed scheme should be of no more than 452 residential homes. It should deliver 143 replacement affordable homes, along with additional affordable homes (a minimum of 1/3 of all new homes above 192 to 425).



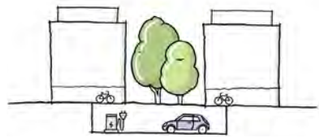
2. Design.

Develop a detailed design based on the conceptual masterplan presented in October 2016, and revised in February 2018 and January 2019, as included at Appendix E.



3. The existing village green should be retained.

The green should be retained as per the existing location, footprint and size identified in the local framework plan.



4. Parking requirements.

The development should provide vehicle and cycle parking in line with LBRuT policy requirements. Consideration should be given to basement/podium parking if necessary. It is essential that the public realm is as car free as possible to maximise the sense of open space and opportunity for amenity space.

5. The proposal should seek to maintain an open grain at ground level.

An open grain is strongly desired, avoiding continuous blocks. Regular gaps to be provided offering views, visually linking green spaces and maximising dual aspect.

6. The master plan should be deliverable in 3 phases without a double decant where possible.

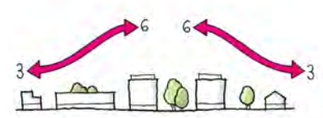
The development should be deliverable in a maximum of 3 phases to minimise its impact. Build and demolition must facilitate a single move for all residents where possible.

7. The proposal should seek to retain existing mature trees.

The masterplan should seek to retain the maximum number of mature trees where these enhance the public realm and offer impact to the landscape.

8. The proposal should provide a strong green link running through the centre of the site.

The existing estate layout is characterised by open spaces, views and open routes across the site which should be incorporated into the proposal.



9. The development should use a variety of building heights up to a maximum of 6 storeys.

Heights should vary between 3 and 6 storeys. Taller buildings should be located away from the north and south boundaries and concentrated in the centre of the site and overlooking the green.

3.1.3 Design Vision

Key Development Requirements

10. Building footprints should be informed by the grain of the surrounding context.

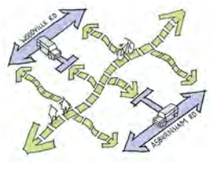
The local streets adjacent are characterised by narrow building footprints which should inform the master plan approach.

13. Relocation of Existing Residents.

Residents of the estate will have the opportunity to stay on the estate.

16. Resident Engagement.

Maximise the opportunities to engage with existing residents and the positive impact on the neighbourhood through local resident consultation and stakeholder engagement, including before, during and after the planning application stage.



11. The master plan should not enable vehicle short cuts across the site.

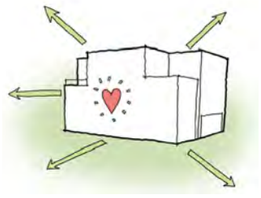
The vehicular strategy should facilitate access and servicing whilst avoiding a layout dominated by roads or enabling rat runs across the site, with a priority given to cycle paths and sustainable transport solutions.

14. Affordable Housing.

LBRuT will be granted nomination rights in respect of the additional affordable housing constructed as part of this regeneration project in accordance with the standard nominations arrangements that exist between RHP and LBRuT.

12. A welcoming aesthetic is desired for the development.

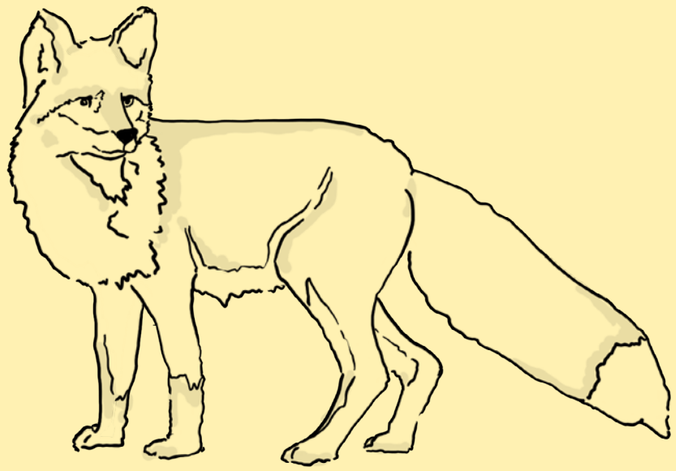
A contemporary architectural approach is welcomed but this must incorporate richness of building form, detailing and materiality found in a welcoming aesthetic.



15. New Community Facilities.

Provision on the property of new community facilities as per the Ham Close Community Provision.

3.2 Public and Community Engagement

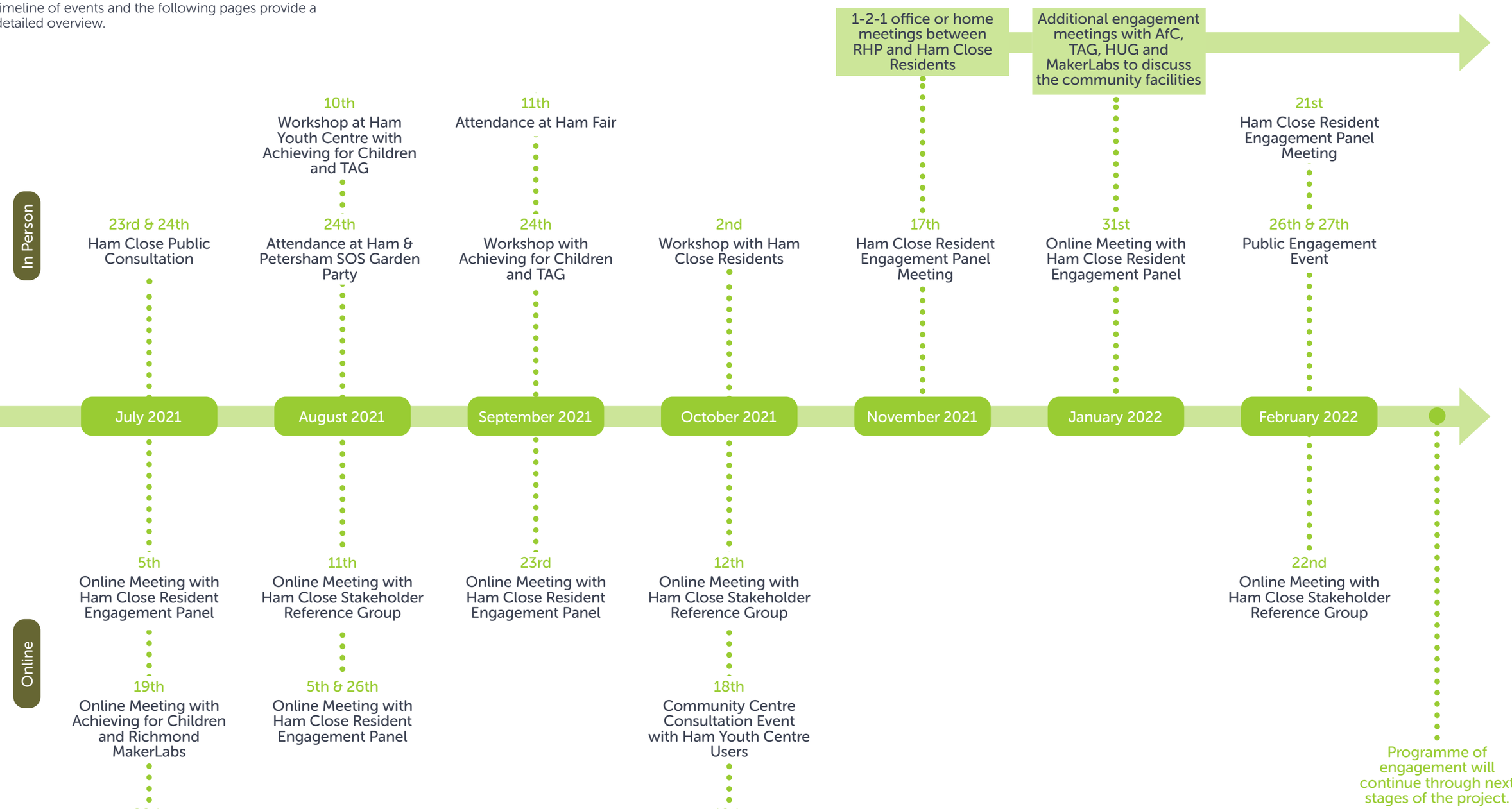


URBAN FOX

3.2.1 Public and Resident Consultation

Engagement Timeline

Throughout the planning and bid process, the applicant has engaged with the local community and public at a series of events. This page summaries the timeline of events and the following pages provide a detailed overview.



3.3.2 Stakeholder and Resident Consultation

Engagement Events

A number of engagement events took place with residents of Ham Close and various stakeholders. This included:

> Ham Close Residents Engagement Panel

> Ham and Petersham Neighbourhood Forum

> Stakeholder Reference Group

> Local Community and General Public

> Achieving for Children and TAG (for community facilities)

Ham Close Resident Engagement Panel

Ham Close Resident Engagement Panel (REP) provides the residents of Ham Close with a specific forum for the regeneration of Ham Close. Here, they can have their voices clearly heard, decide on the regeneration topics they want discussed and raise questions directly to the members of the design team they invite to their meetings. At five of the REP meetings, the design team have met with the engagement panel and residents. During the meetings, the team present updates to the design of the project. Discussion evolve around the existing conditions at Ham Close and how the regeneration project can improve homes for residents. Meeting both physically and online, residents have the chance to voice their opinions and express their wishes for the design of their future homes. The panel is supported by tenant engagement experts, Tpas.

The Existing Condition

The homes at Ham Close are no longer fit for purpose, the below points highlight some of the issues on the Estate highlighted by existing residents:

> The existing homes at Ham Close are not accessible and do not benefit from lifts. People in wheelchairs cannot access upper floors, nor can people with prams. Ground floor communal areas are also very difficult to navigate for wheelchair users.

> Flats do not have private amenity spaces i.e. gardens, balconies or patios.

> Poorly designed external amenity space which does not encourage outdoor recreation. The disjointed layout with two through roads discourages parents from allowing children to play freely.

> Dwellings are undersized compared to modern space standards.

Resident Engagement Panel (REP) meetings - Summer 2021

Feedback on existing conditions were voiced by existing residents, highlighting what they felt was important to them for their new homes as well as the overriding points above:

> Kitchen living spaces with the option for open plan or separated

> Bathroom ventilation - ideally with windows

> Cross ventilation

> Balconies

> Decent storage.

REP Panel workshops - Autumn 2021

An in person resident workshop and an in person REP meeting were held in St Richards Church in October and November 2021.

BPTW explained to Ham Close residents and their REP members how the masterplan and block layouts are designed. Block shapes are formed by masterplan principles which are established through the shape of the site, road layouts, green spaces and existing conditions.

BPTW explained the design of the masterplan has maximised dual and triple aspect dwellings where possible.

Initial example flat layouts were presented alongside the flat layouts of the existing flats at Ham Close. Dimensions and areas were included to allow residents to see the differences and improvements the new flats will have.

The design team have responded to feedback on the elements that were important to Ham Close residents:

> In locations within the blocks where windows could be achieved in kitchens, a separated kitchen/ dining option has been explored.

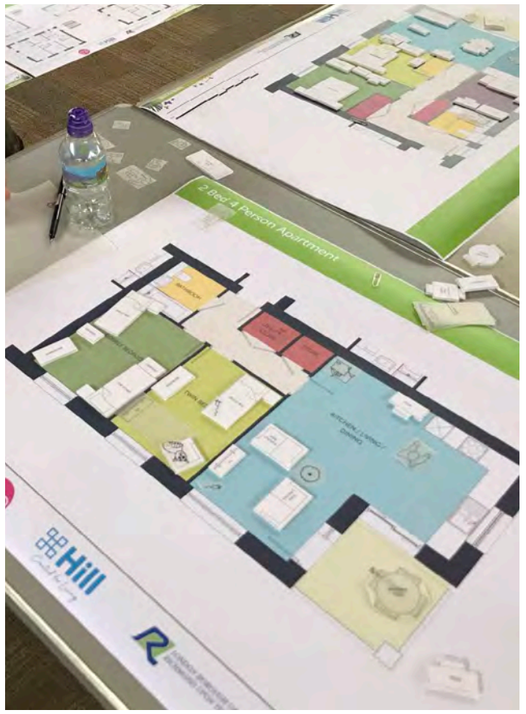
> Cross ventilation is achieved on dual/triple aspect dwellings and on single aspect dwellings where recessed balconies are proposed.

> Bathrooms with windows are achieved on layouts where they do not compromise the layout of the flat.

Members of the REP have had a positive response to the proposals that were shared and were pleased that the team were responding to their feedback.

The following pages show the presentation boards from the Resident Engagement Panel Meeting held in October 2021 and November 2021.

Workshop held in October 2021 with residents at Ham Close



Workshop held in October - Example flat layouts with moveable furniture for testing arrangements.

3.3.3 Resident Engagement Panel Presentation Boards

October 2021

Existing Ham Close

hamcloseconsultation.co.uk

Masterplan Development...

Previous Masterplan

Masterplan Development
Response to Planning Officer Feedback

hamcloseconsultation.co.uk

Current Masterplan

Example Block Layouts

hamcloseconsultation.co.uk

1 Bed 2 Person Apartment

Existing 1 Bed 2 Person Apartment
Clarke / Greig / Hornby

Existing Studio Apartment
Hatch / Hawkins

Existing Studio Apartment
Benson / Bowes Lyon / Bentinck / Cavendish / Field / Secrett / Newmann / Leyland

Proposed Example 1 Bed 2 Person Apartment - Type 1

Separate Kitchen Option

Open Plan Option

hamcloseconsultation.co.uk

1 Bed 2 Person Apartment

Existing 1 Bed 2 Person Apartment
Clarke / Greig / Hornby

Existing Studio Apartment
Hatch / Hawkins

Existing Studio Apartment
Benson / Bowes Lyon / Bentinck / Cavendish / Field / Secrett / Newmann / Leyland

Proposed Example 1 Bed 2 Person Apartment - Type 2

Open Plan

A SEPARATE KITCHEN WITH WINDOW CANNOT BE ACHIEVED IN THIS FLAT TYPE DUE TO THE FORMATION OF THE BLOCK LAYOUT

hamcloseconsultation.co.uk

2 Bed 4 Person Apartment

Existing 2 Bed 4 Person Apartment
Benson / Bowes Lyon / Bentinck / Cavendish / Field / Secrett / Newmann / Leyland

Proposed Example 2 Bed 4 Person Apartment - Type 1

Separate Kitchen/Dining Option

Open Plan Option

hamcloseconsultation.co.uk

2 Bed 4 Person Apartment

Existing 2 Bed 4 Person Apartment
Benson / Bowes Lyon / Bentinck / Cavendish / Field / Secrett / Newmann / Leyland

Proposed Example 2 Bed 4 Person Apartment - Type 2

Separate Kitchen/Dining Option

Open Plan Option

hamcloseconsultation.co.uk

3 Bed 5 Person Apartment

Existing 3 Bed 5 Person Apartment
Hatch / Hawkins

Existing 3 Bed 5 Person Apartment
Benson / Bowes Lyon / Bentinck / Cavendish / Field / Secrett / Newmann / Leyland

Proposed Example 3 Bed 5 Person Apartment - Type 1

Separate Kitchen Option

Open Plan Option

hamcloseconsultation.co.uk

3 Bed 5 Person Apartment

Existing 3 Bed 5 Person Apartment
Hatch / Hawkins

Existing 3 Bed 5 Person Apartment
Benson / Bowes Lyon / Bentinck / Cavendish / Field / Secrett / Newmann / Leyland

Proposed Example 3 Bed 5 Person Apartment - Type 2

Separate Kitchen Option

Open Plan Option

hamcloseconsultation.co.uk

Apartments and Balconies

Balcony Ideas

Apartments

Feedback and Ideas

hamcloseconsultation.co.uk

Communal Spaces

What do you like/dislike about the existing buildings?

What do you think could be better?

The adjacent images show examples of communal spaces.

What do you like or dislike about these?

Entrances

Light into stairwells

Secure bicycle storage

Secure refuse/recycling store

Communal Stairs

hamcloseconsultation.co.uk

Safety and Security

Secured By Design

Masterplaning Key Principles:

- Well lit vehicular and pedestrian routes designed to ensure that they are visually open, direct and will be well used.
- Entrances locations in prominent landscaped spaces with clear access and overlooked.
- Defensible planting to building frontages to provide a buffer between private and public spaces.

Building Design Key Principles:

- Communal entrances to have entry locking systems.
- Mail facilities located within entrance of block with individual lockers.
- Within the block secure individual entrance doors with door viewers.
- Access control to communal storage spaces such as cycle and refuse stores.

Feedback and Ideas

hamcloseconsultation.co.uk

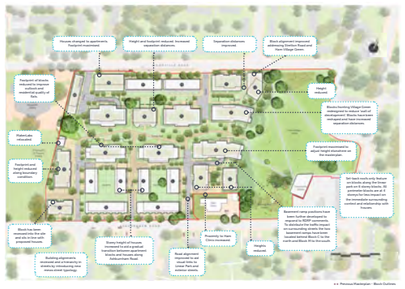
3.3.4 Resident Engagement Panel Presentation Boards

November 2021

Previous Masterplan

hamcloseconsultation.co.uk

Masterplan Development



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Masterplan Development Heights

Previous Masterplan

Masterplan Development

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Current Masterplan

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Ashburnham Road Sketch Views

View from Ashburnham Road

View from Sheridan Road

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Ham Village Green Sketch View

View from Ham Village Green

hamcloseconsultation.co.uk

Character Areas - Work in Progress

Architectural character areas are being developed from studies of the local vernacular. The character areas are designed to create variety across the masterplan through differentiation in building form, heights, material application and detailing.

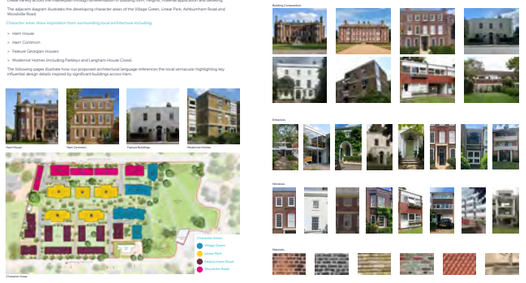
The adjacent diagram illustrates the developing character areas of the Village Green, Linear Park, Ashburnham Road and Woodville Road.

Character areas draw inspiration from surrounding local architecture including:

- Ham House
- Ham Common
- Feature Georgian Houses
- Modernist Homes (including Parkleys and Langham House Close).

The following pages illustrate how our proposed architectural language references the local vernacular highlighting key influential design details inspired by significant buildings across Ham.

Local Vernacular Study Extract



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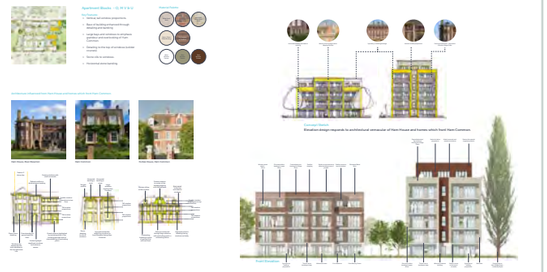
Village Green Character - Work in Progress



hamcloseconsultation.co.uk

Linear Park Character - Work in Progress

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Linear Park Character - Work in Progress

hamcloseconsultation.co.uk

Proposed Street Elevations - Work in Progress

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2.3.5 Public Consultation Events

Consultation Events at St. Richard's Church, Ham Village Green and Ham Fair

As outlined in further detail in the Statement of Community Engagement (which accompanies this submission), there are a number of ways in which Ham Close residents and the wider community have and continue to engage with the regeneration of Ham Close.

Website

As well as consultation events in person, there is a project specific consultation website. This hosted information about the project during the months highlighted below, and accompanied the physical consultation events by launching a digital consultation. The website was updated with new information about the consultation and engagement as it took place. The website evolved to allow all residents of Ham to register their interest and maintain contact with the consultation team through a 'contact us' section.

In-Person Consultations

Consultation events were publicised online on the website and through leaflets and notice boards.

July 2021

The first public consultation event took place on the 23rd and 24th July 2021. These consultation events were held outdoor at the corner of Ashburnham Road and Ham Close. This location was chosen as it was a prominent location with good passing footfall. This allowed for passing residents to join the consultation as well as making it very accessible for Ham Close residents.

Members of the design team, RHP and TPAS were all present at the event. RHP, Hill Group Ltd and design team members presented to walk-in members of the public through the exhibition boards, discussed the proposals, and answered their questions. The exhibition boards are included on the following page 68. TPAS were available for further engagement with Ham Close tenants and leaseholders.

Attendee feedback was captured via feedback forms which are included in the Statement of Community Engagement. The feedback form covered a variety of topics including: Masterplan, flat layout, landscaping, design, building typology and features as well as community uses for future community facilities.

September 2021

The project team attended the Ham Fair, held on Ham Common, on September 11th. The Ham Fair consists of a variety of stalls, entertainment provided by local schools and other groups, food and drink, a play zone for children and much more.

Attendance at the fair provided a good opportunity to chat to local people and hear their thoughts on the redevelopment of Ham Close. This was held as a drop-in session where a selection of the exhibition boards from the consultation events in July were on display as visual aids to assist in conversations.

February 2022

The third consultation event took place on the 25th and 26th of February. These consultation events were held at St Richard's C of E Church on Ashburnham Road. This location was chosen because of its high profile and prominent and central location as a community hub for the residents of Ham, providing suitable shelter against winter weather. This also made it very accessible for Ham Close residents.

Members of the design team, TPAS were all present at the event with RHP and Hill Residential ltd. The design team members were available to walk members of the public through the exhibition boards, discuss the proposals and answer their questions. TPAS were available for further engagement with Ham Close tenants. The exhibition boards at the event are provided overleaf, on page 69.

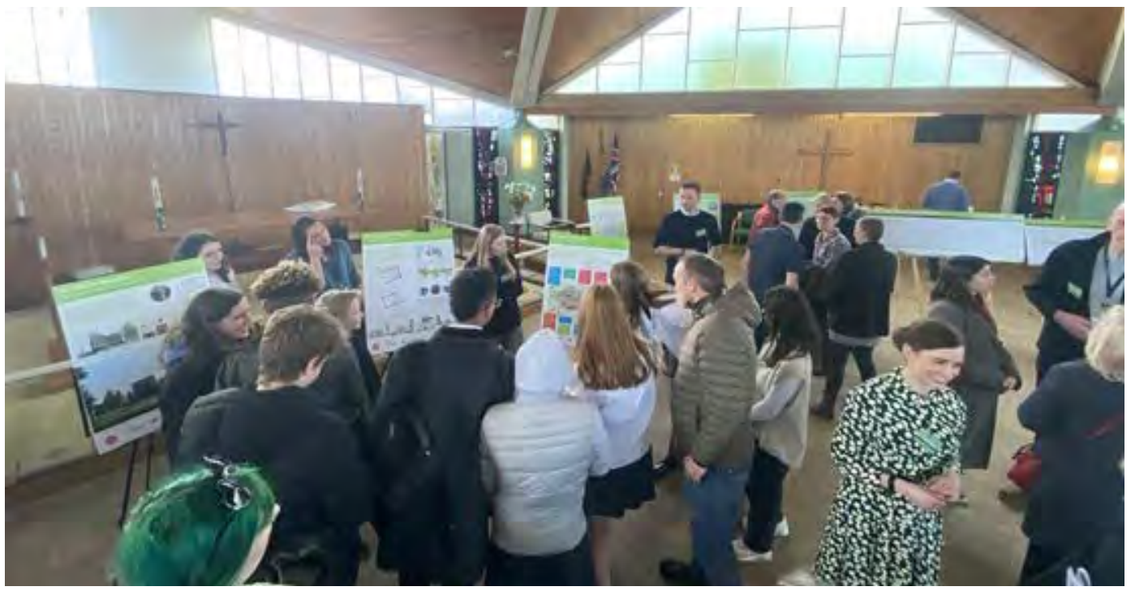
Attendee feedback was captured via feedback forms, which are included below. These covered a variety of topics across the revised masterplan, architectural design proposals, landscaping, community facilities, and sustainability.

Attendance at Ham Fair September 2021

Attendance at Ham Fair September 2021

Public Consultation July 2021

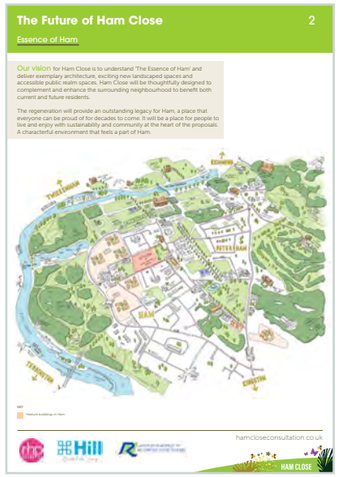
Public Consultation July 2021

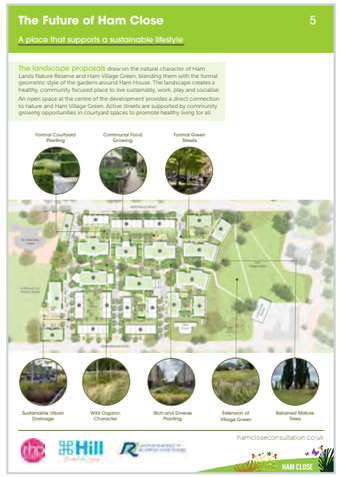


Public Consultation February 2022

2.3.6 Public Consultation Boards

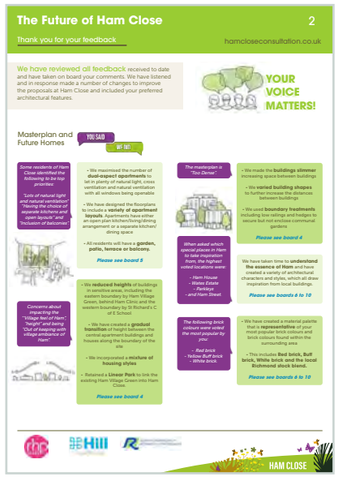
July and September 2021

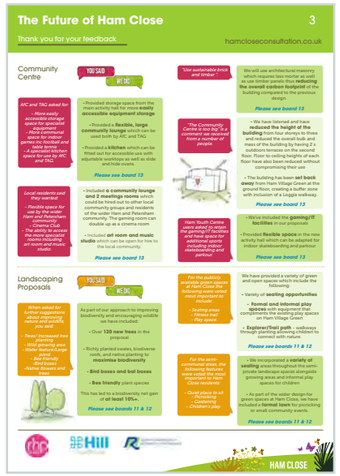


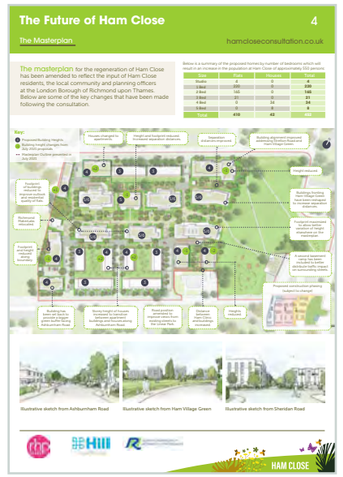


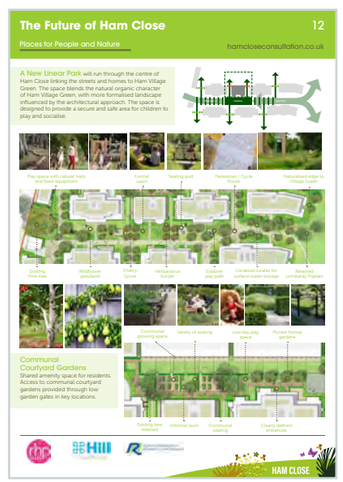
2.3.7 Public Exhibition Boards

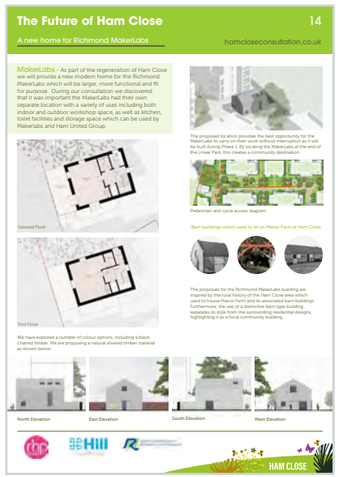
February 2022

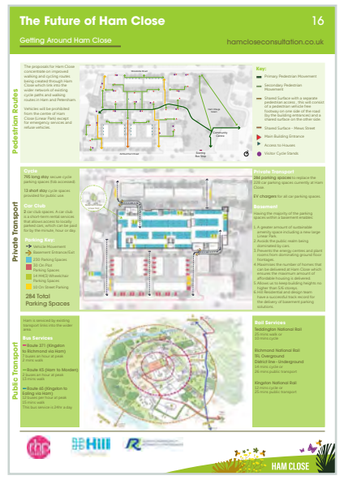












2.3.8 Community Facilities Engagement

Engagement Events

In-Person Consultations

As well as the combined public consultations mentioned earlier in this report, there has been further engagement regarding the community facilities. Two in-person workshops were held with local youth groups Achieving for Children and TAG and their customers. These were in addition to further community centre consultation events arranged by LBRuT. Further details of each workshop and consultation can be found below.

10th of August 2021 – Workshop at Ham Youth Centre with Achieving for Children and TAG

WR-AP visited the existing Youth Centre at Ham Close and met with Achieving for Children (AfC) and TAG to walk around the existing facilities to understand the user's current needs and facilities. At this session the current proposed plans for the new community centre were presented and discussed with the management team, to describe how current spaces within the existing youth centre will be re-provided in the new building. WR-AP further explained that there will be additional facilities provided such as a community lounge and additional meeting rooms which will potentially be made available for use by the local community. The proposed design principles were supported by those in attendance but points for consideration were raised by both AfC and TAG regarding the designs, notably:

> Is there a planning requirement for changing room facilities and if not, could the spaces allocated for changing be turned into extra toilets or storage?

> It is likely that the storage TAG currently has on the site of the existing youth centre will not be re-provided in the new community centre as it is excessive and could be housed elsewhere in the local borough. This was an action for TAG and AfC to resolve.

> AfC members advised that they would like to see the new community centre become an exemplary building in terms of sustainability and its environmental agenda, and that AfC would welcome the opportunity to discuss this further.

> Concerns were raised regarding the size of the activity hall and that the new hall must not be less than the existing halls current usable area, i.e. the existing hall minus the area currently used as a lounge area.

> It was noted that it was key that the local young persons have more of a say in the design and development of the new community centre.

In person meeting with AfC and TAG - 10th August

In person meeting with AfC and TAG - 10th August

2.3.9 Community Facilities Engagement

Engagement Events

24th September 2021 – Community Centre consultation event arranged by London Borough of Richmond-upon-Thames (LBRuT), RHP and Hill in attendance.

WR-AP were invited to attend an event organised by AfC and LBRuT to celebrate the opening of the Ham youth centres new gaming room. WR-AP provided an update of the current design proposals for the new community centre that had been updated since the 10th of August workshop. The event was attended by over 50 young people from the community alongside a local ward councillor, councillor Frost and the local MP, Sarah Olney. All participants spoke openly with the design team about the current proposals and commented about the positive impact the new facilities will have on the local area. Participants were particularly pleased that WR-AP had responded to previous feedback on the proposals.

There were a range of creative ideas and positive feedback proposed by the young people at the event with the feedback being taken in the form of post-it notes and a questionnaire. Below is a summary of some of the key feedback:

> 4 mentions of kitchen/cooking related ideas/clubs.

> 4 mentions of art, either an art room or art classes.

> 3 mentions of a music room.

> 5 mentions of a gaming room, they like their current gaming room and would very much like to see it replaced - or improved in the new centre.

> 3 mentions of a swimming pool, and 1 mention of an aqua park.

> 3 mentions of basketball.

> 3 mentions of table tennis.

> 3 mentions of football.

> 2 mentions of netball.

> 2 mentions of parkour.

> 1 mention of each: badminton, boxing, a sewing club, skateboarding

> All 3 answers about materials had either glass or windows in their response.

18th of October 2021 – Stakeholder meeting with LBRuT officers and AfC and other local community groups

On the 18th of October WR-AP held an online meeting to discuss the proposals with a stakeholder group that included – Ham Amenity Groups, Ham and Petersham Neighbourhood Forum, Ham United Group (HUG), AfC, as well as LBRuT officers and other local community groups. The main points raised in the meeting are as follows:

> Extra storage requested by AfC – confirmation of storage requirements required.

> Justification as to why there is only two car-parking spaces for the community centre/

> Will the kitchen be able to be used by older people?

> Can the toilets be made open to the public?

> Will there be tables in the community lounge? – opportunities for local coffee mornings.

> Is it possible to have a basement to allow space for bike storage for AfC?

> Discussion as to what hours the local community can used by the community centre.

> No changing rooms required as the hall is not classified as a 'sports hall'

> Hall configuration changed from a square shape to a rectangular size. Noted that the size of 9x17m was confirmed adequate for the new activity hall.

> Will the layout of the internal walls allow for future flexibility within the new community centre?

Following on from this online engagement meeting and previous sessions held in August and September 2021, WR-AP refined the design proposals and responded to the feedback given on the elements that were important to the local stakeholder groups, and AfC, most notably:

> The new community centre will provide more storage than the current existing youth centre, as well as storage coming off the new activity hall which will be able to store away sports equipment easily, unlike the current configuration.

> Analysis has been undertaken by the applicant's transport consultant to confirm that the community centre only needs to provide two blue-badge car-parking spaces to comply with regulations.

> The kitchen will have the ability to be hired out to allow older groups to use it.

> There will be several tables in the community lounge which will promote socialisation and opportunities for coffee mornings.

> After consideration, it is not viable to build a basement solely for storage purposes. Bike storage is provided on the ground floor.

Community Centre Consultation event arranged by London Borough of Richmond upon Thames - 24th September 2021

Community Centre Consultation event arranged by London Borough of Richmond upon Thames - 24th September 2021

2.3.10 Consultation Boards - Community Centre

September 2021

HAM CLOSE REGENERATION

WR-AP | SEPTEMBER 2021 | YOUNG PERSONS ENGAGEMENT

WRAP

COMMUNITY CENTRE

As part of the wider Ham Close Regeneration the new Community Centre has the opportunity to become a new civic beacon for the wider community in Ham.

The new Community Centre will replace and reprovide facilities/services of the existing youth centre, while also seeking opportunities to continue serving the wider community.

We will work with the community and the current users of the Youth Centre to design a community centre that the whole of Ham can be proud of.

1. Artist Impression for comment

2. Artist Impression for comment

hamcloseconsultation.co.uk

HAM CLOSE REGENERATION

WR-AP | SEPTEMBER 2021 | YOUNG PERSONS ENGAGEMENT

WRAP

COMMUNITY CENTRE

The proposals include a range of facilities that are more 'outward looking' to create better linkages to the Ham Green Village and the wider community.

GROUND FLOOR

- Community Lounge
- Reception
- Kitchen
- Toilets
- Community meeting room

1. Example Ground Floor Plan

FIRST FLOOR

- Activity Hall
- Male Changing
- Female Changing
- Storage
- Meeting room
- Changing Places

2. Example First Floor Plan

hamcloseconsultation.co.uk

HAM CLOSE REGENERATION

WR-AP | SEPTEMBER 2021 | YOUNG PERSONS ENGAGEMENT

WRAP

COMMUNITY CENTRE

SECOND FLOOR

- ICT Room
- Storage
- Music Studio
- Music Rehearsal
- Music Storage

1. Example Second Floor Plan

THIRD FLOOR

- Art Room
- Sensory Room
- Storage
- Disabled WC
- Roof Terrace

2. Example Third Floor Plan

hamcloseconsultation.co.uk

HAM CLOSE REGENERATION

WR-AP | SEPTEMBER 2021 | YOUNG PERSONS ENGAGEMENT

WRAP

COMMUNITY CENTRE

Proposed Activities

1. Indoor archery

2. Indoor 3-a-side basketball

3. Indoor Parkour

4. Table Tennis

5. Yoga

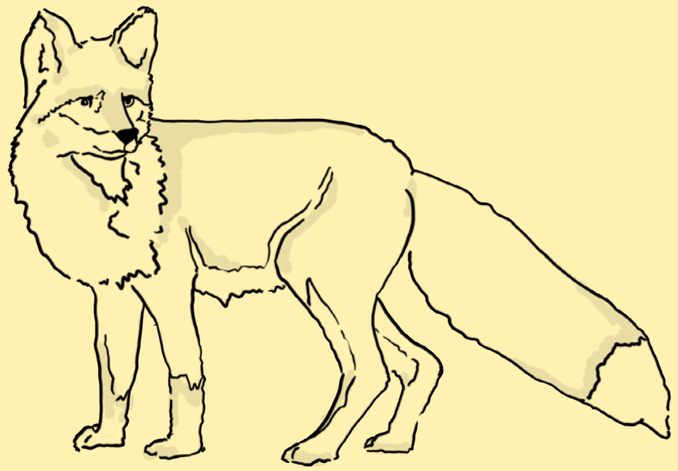
6. Dancing

QUESTIONS:

1. SUSTAINABILITY
   - In terms of making the development sustainable, what would you like to see more of?
2. USE OF SPACES
   - Can you think of ways we can better use these spaces or any other actives that can be done in them?
3. AMENITIES
   - What facilities/activities would you like to see in the Activity Hall?
4. MATERIALS
   - What features, that you like in other buildings, would you like to see in the new Community Centre?

hamcloseconsultation.co.uk

3.3 Pre-Application Engagement



URBAN FOX

3.3.1 Pre-Application Timeline

Engagement Meetings

This section highlights the outcomes of key meetings during design stages of the project. The project team engaged in several pre-application meetings with the London Borough of Richmond Upon Thames. In addition, the Greater London Authority (GLA) and Richmond Design Review Panel (RDRP) were also consulted during the design process.

LBRuT Pre-Application Meeting

26th May 2021

Theme:
Masterplan Design Workshop

Format:
Online

Meeting Topics:

> Overall Approach (including Residential and Community Design)

> Housing Quality

> Block & House Typologies

> Landscaping, Public Realm and Amenity

Initial Masterplan

Richmond Design Review Panel

20th September 2021

Theme:
Design Review 1

Format:
Online

Meeting Topics:

> Residential Masterplan

> Community Facilities

> Landscape

Preliminary Design - CGIs

3.3.1 Pre-Application Timeline

Engagement Meetings

LBRuT Pre-Application Meeting

29th September 2021

Theme:
Landscape and Community Centre

Format:
Online

Meeting Topics:

> Revised Community Design Facilities

> Landscape Proposals

> RDRP Feedback and brief masterplan basement discussion

GLA Meeting

19th October 2021

Theme:
Review 1

Format:
Online

Meeting Topics:

> Residential Masterplan

> Community Facilities

> Landscape

Preliminary Design - CGI

Team Response

Following the series of meetings with LBRuT, RDRP and the GLA the design team have been developing the masterplan to improve the scheme:

> Height distribution – tightening up the layout to use height more effectively for wayfinding.

> Building footprints reduced in places to maximise light into green open spaces.

> Perimeter blocks reduced in height to lessen the impact on the immediate surrounding context.

> Building alignments being refined to create a hierarchy of streets and characters.

> Basement ramp positions further developed to provide with two access points, one off Ashburnham Road and the other off Woodville Road.

> Elevational treatment further developed to define character areas whilst drawing inspiration from the local vernacular.

This development has been outlined in the design development sections within the Masterplan Design Chapter that follows later in this document.

LBRuT Pre-Application Meeting

10th November 2021

Theme:
Masterplan Design Workshop

Format:
In-Person

Meeting Topics:

> Masterplan Layout

> Parking Studies

> Heights, Scale and Massing

> Design and Materials

Physical Development Model

3.3.1 Pre-Application Timeline

Engagement Meetings

Richmond Design Review Panel

12th January 2022

Theme:
Design Review 2

Format:
Online

Meeting Topics:

> Residential Masterplan
> Community Facilities
> Landscape

LBRuT Pre-Application Meeting

3 March 2022

Theme:
Housing Need

Format:
Online

Meeting Topics:

> Existing Estate
> Proposed Housing

GLA Meeting

9 March 2022

Theme:
Review 2

Format:
Online

Meeting Topics:

> Residential Masterplan
> Community Facilities
> Landscape

LBRuT Pre-Application Meeting

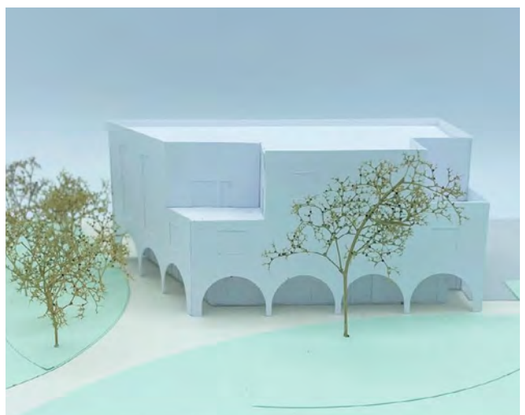
17 March 2022

Theme:
Transport

Format:
Online

Meeting Topics:

> Transport



Concept Model

Revised Design - CGI

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Chapter 4

Masterplan Design

4.1 Design Development: Section 1

HAM LANDS HARE

4.1.1 Introduction to Design Development 1

Initial Design

Within this sub-chapter Design Development: Section 1, initial design work is presented. This is primarily initial work contributing to the successful tender design and our first design pre-application meeting with LBRuT.

Following initial site analysis of the local context and existing site, the proceeding pages focus on the preliminary masterplan design. This section illustrates the first iteration of the evolving design of the masterplan covering key points of:

> Masterplan Design Principles

> Design Concept

> Masterplan Narrative

> Proposed Landscaped Masterplan

> Amenities

> Access and Circulation

> Massing and Heights

> Preliminary visualisations for initial design concepts

As outlined in the previous section of this document the development principles setting the quantum of homes, heights, masterplan design strategies and parking solutions were established prior to the tender submission.

4.1.2 Masterplan Design Principles

Key Design Characteristics

The community consultation process in 2016 that BPTW carried out with RHP and LBRuT defined the 'Key Masterplanning Design Principles' that were important to the local residents and Stakeholders. The diagrams on this page demonstrate how the scheme adhere's to the design principles.

These principles were developed from 5 key over arching aims for the regeneration of Ham Close:

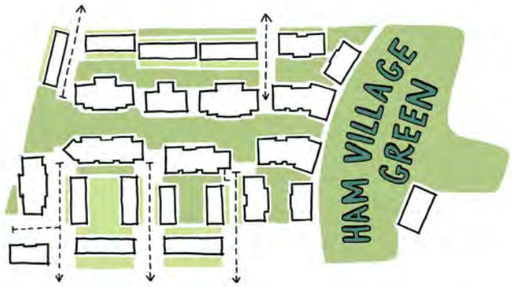
> Develop an approach that responds to the unique and distinctive character of the Ham Close neighbourhood: variegated in building form with richness in detail and materiality.

> Create a masterplan based around a legible street network and attractive landscaped amenity spaces, with clear delineation of public and private space.

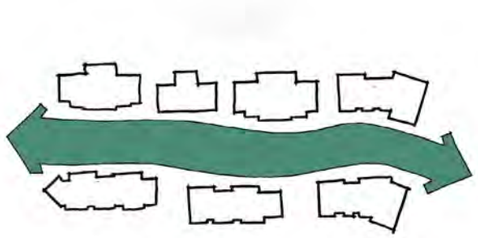
> Retain and enhance existing green spaces and trees wherever possible, developing strong and attractive connections that strengthen local connections.

> Incorporating servicing and car parking within the masterplan, without compromising the townscape qualities.

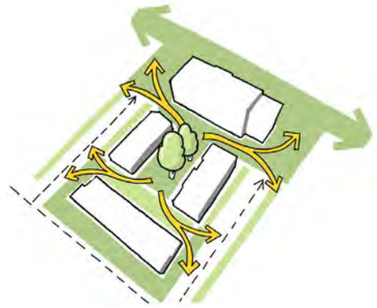
> Produce housing typologies that optimise the quality of living spaces, comfort and outlook for existing and new residents of Ham Close.



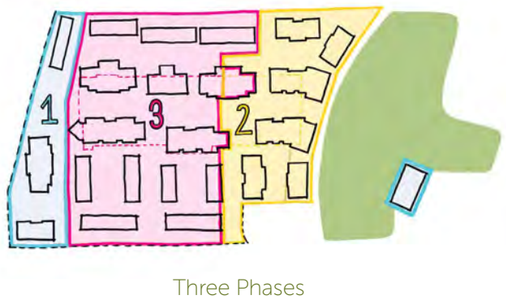
Landscape led Masterplan



Strong Linear Park

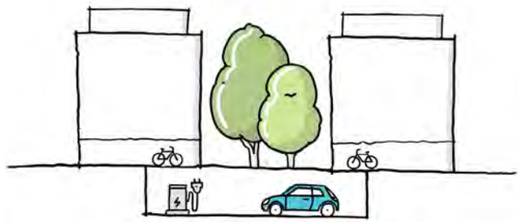


Open Grain

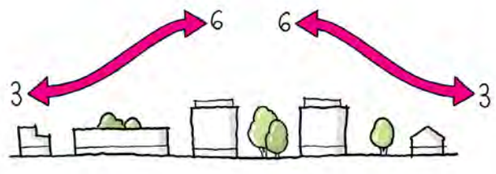


Three Phases

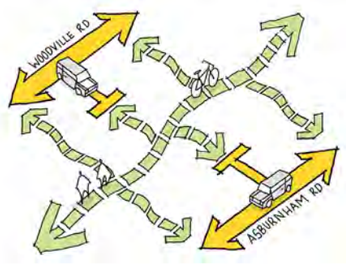
Maintaining Trees



Parking

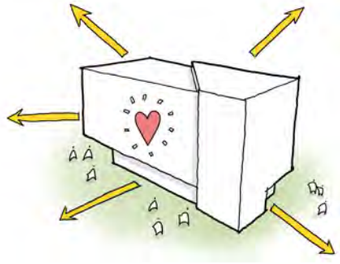


Height Variety



Eliminating Vehicular Shortcuts

Urban Grain



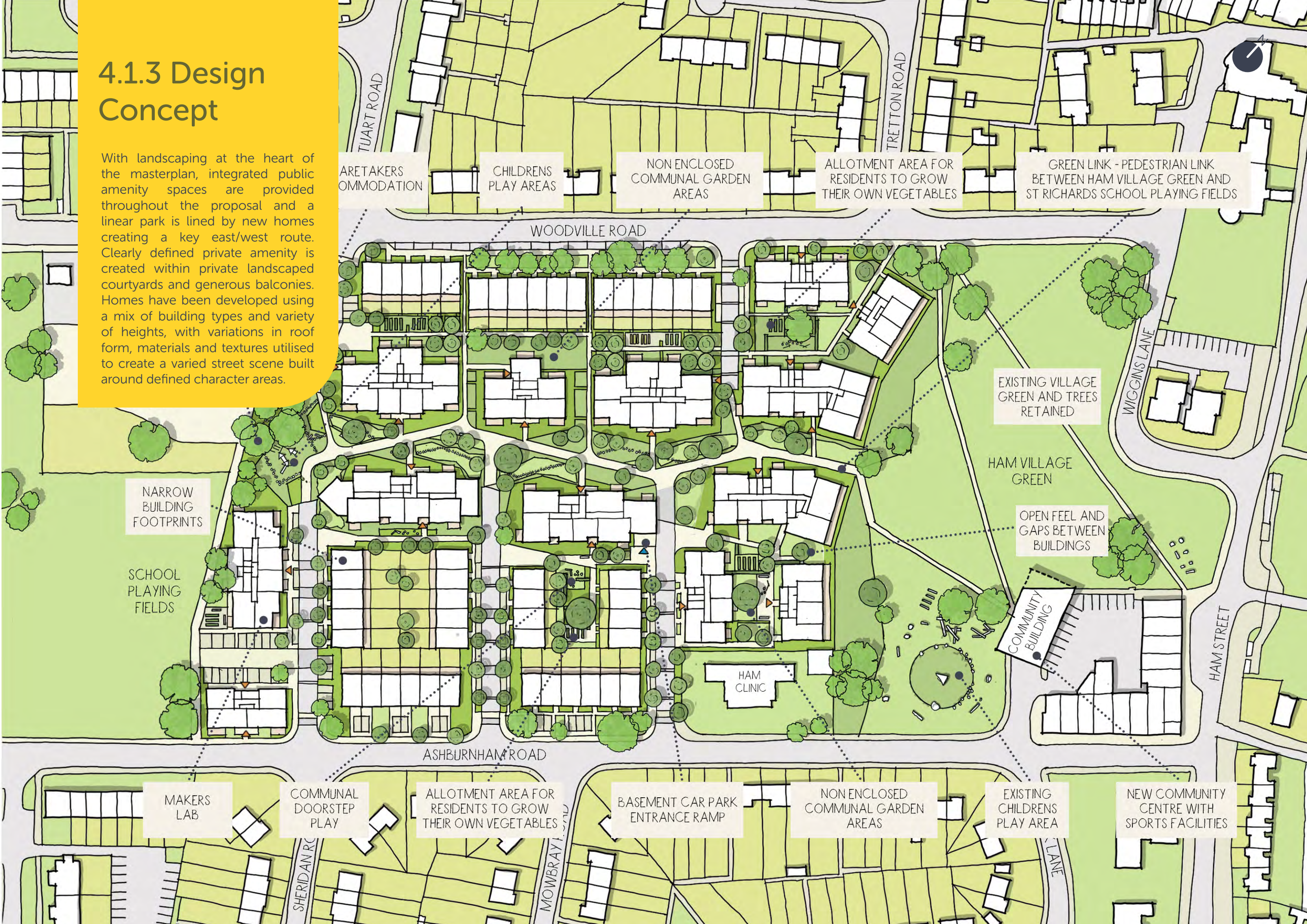
New Community Facilities

Rehousing Residents

Welcoming Aesthetic

4.1.3 Design Concept

With landscaping at the heart of the masterplan, integrated public amenity spaces are provided throughout the proposal and a linear park is lined by new homes creating a key east/west route. Clearly defined private amenity is created within private landscaped courtyards and generous balconies. Homes have been developed using a mix of building types and variety of heights, with variations in roof form, materials and textures utilised to create a varied street scene built around defined character areas.



4.1.4 Masterplan Narrative

Key Diagrams

Public Realm

We have introduced distinct landscape character areas to bring variety into the scheme:

The Linear Park is a public landscaped space which provides a visual and pedestrian connection from Ham Village Green to the small park which celebrates the retained mature trees. Lanes lead to the garden link by use of soft landscaping and pedestrian paths. Individual courtyards provide private communal amenity spaces for residents. Allotments within these courtyards allows for the community to grow their fruits and vegetables. Ham Village Green is fully retained. The trees on the green will be retained. Trees at the western end of the linear park are retained and wherever possible along edges of Ashburnham and Woodville Roads and through the Linear Park.

Key

- Site Boundary
- Linear Park
- Ham Village Green
- Communal Courtyards
- Private Gardens
- Pedestrian Friendly Streets

Movement and Open Grain

The Linear Park will be a vehicle free landscaped space with exception of emergency and refuse vehicles. A series of pedestrian friendly lanes accessed off Woodville Road and Ashburnham Road lead towards the central east west linear park. Limited car parking is located on the lanes. A basement conceals parking from the public realm and allows landscape to be optimised.

Pedestrian movement across the scheme is prioritised and celebrated by generously landscaped streets and open spaces. An open grain is proposed with landscaped pedestrians routes through the gaps between apartment blocks into communal courtyards and connecting out to the wider area and Ham Village Green.

Key

- Site Boundary
- Linear Park
- Primary Routes
- Secondary Routes
- Bus Stop

4.1.5 Preliminary Masterplan

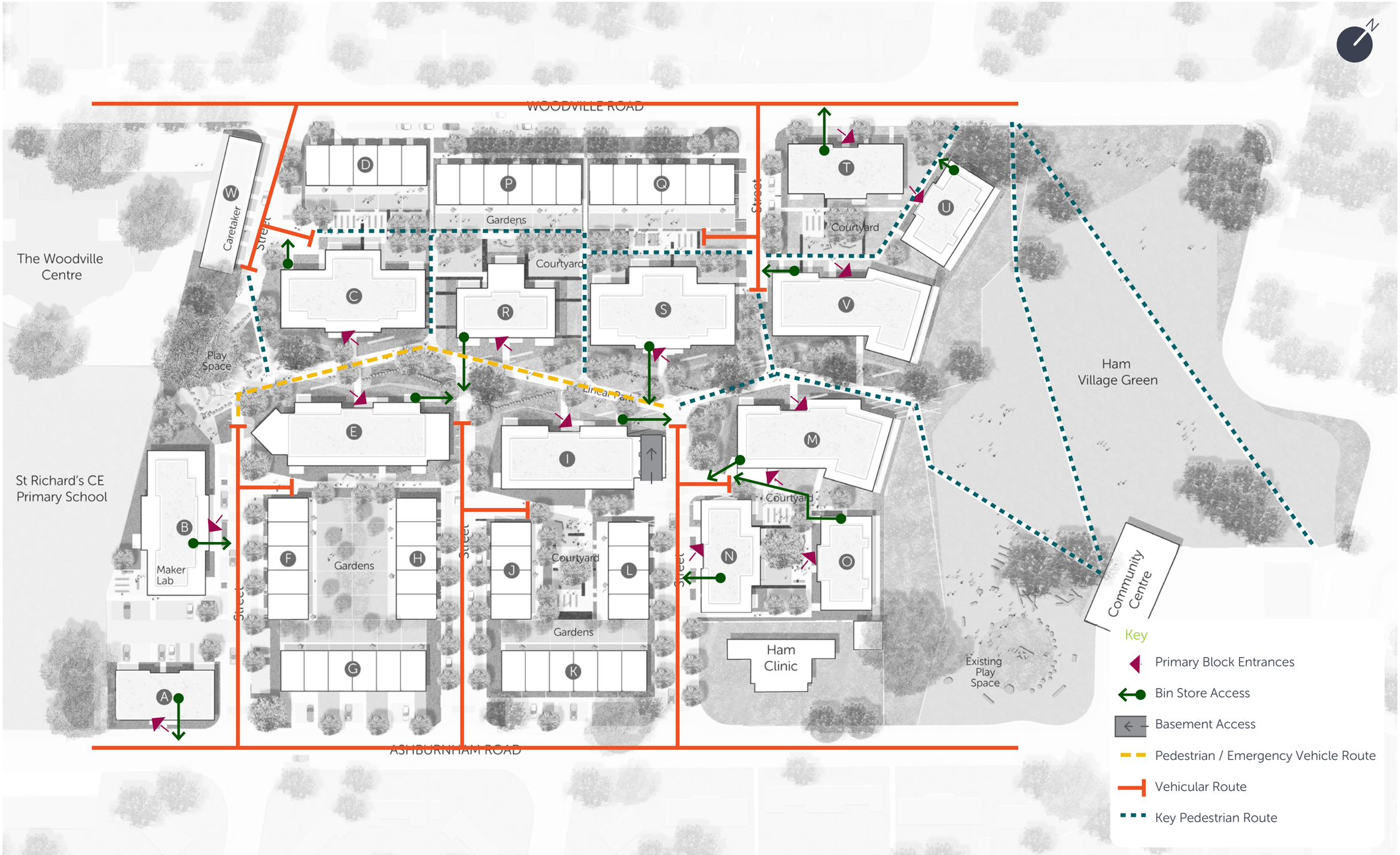
Initial Design

4.1.6 Amenity Diagram

Initial Design

4.1.7 Access and Circulation

Initial Design



4.1.8 Preliminary Heights and Massing

Initial Design

Heights

The heights have been sensitively considered to be respectful to the surrounding streets; Ashburnham and Woodville Roads. The building heights cascade down from 6 storeys facing the linear park to 2/3 storeys on the neighbouring streets. Stepped-back top floors reduce the massing and provide articulation.

Key

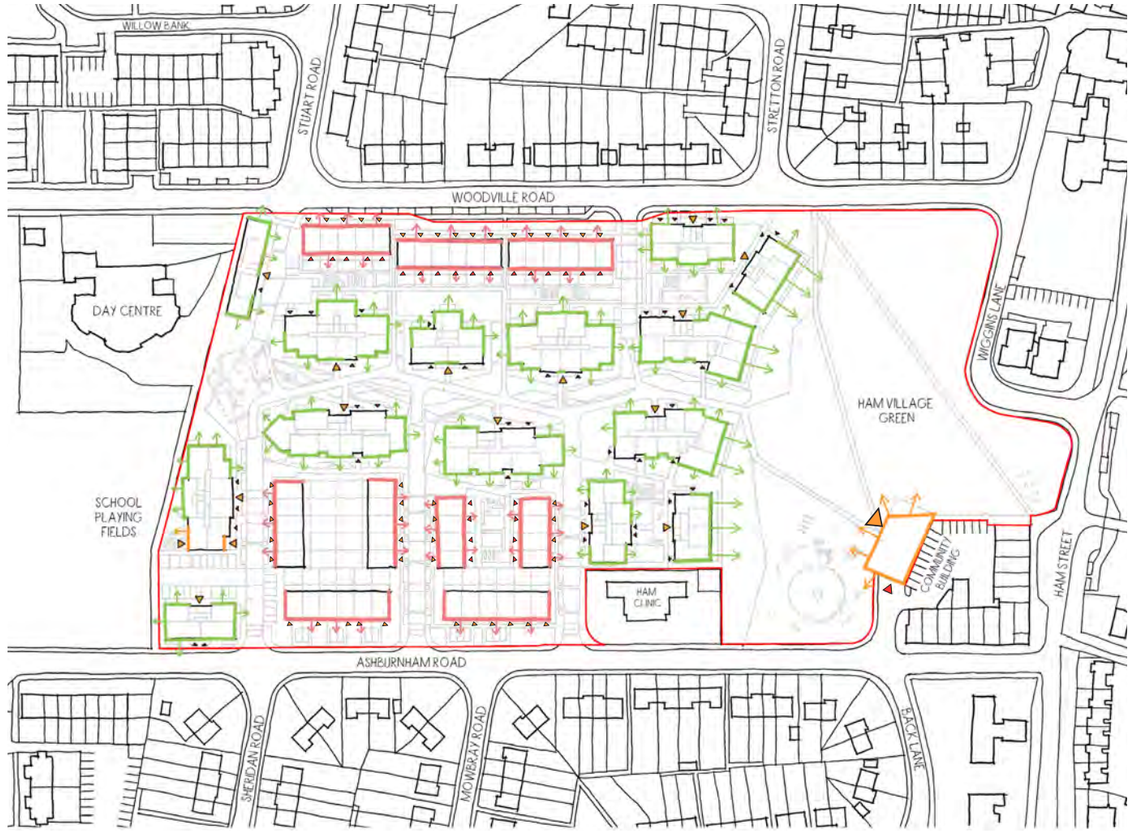
- 2 Storey
- 3 Storey
- 4 Storey
- 5 Storey
- 6 Storey

Massing

The massing has been sensitively considered to have lower storey blocks and houses to the perimeter of the site. Higher storeys blocks are located towards the centre lining the linear park. Blocks which sit at 6 storeys are set back top floors, softening the appearance from ground level. The blocks fronting the Village Green provide a strong crescent highlighting the importance of the space. Houses have different roof lines to provide variation across the scheme.

4.1.9 Masterplan Diagrams

Quality of Spaces



Ground Floor Activity

The parking strategy of a central basement allows for an open grain at ground floor that maximises active frontage and natural surveillance of the streets and public open spaces.

On the street edges the houses and flat blocks provide active frontages with front entrance doors and windows from living spaces. Within the Linear Park ground floor flats and main entrances to the apartment blocks animate the ground floor. Private patios to flats provide spaces for residents to enjoy views over the Linear Park. Communal gardens to the rear of the apartment blocks and houses will be fronted by apartments with patios leading onto the communal gardens and rear accesses from the apartment cores. Apartments facing onto the Village Green provide essential activation and overlooking over the public green space.

The 'Community Centre' will provide a presence on the public open spaces throughout the whole day.

Key

- Houses - Active frontage
- Apartments - Active frontage
- Houses - Views onto open spaces
- Apartments - Views onto open spaces
- Community Facilities - Active frontage
- Community Facilities - Views onto open spaces
- Main Entrances
- Secondary Entrances

Aspect

Apartment blocks have been carefully designed to maximise the number of dual and triple aspect flats. Where only single aspect flats can be achieved these are predominantly south facing or overlooking green spaces.

Every home will have immediate access to a private amenity space by means of a private balcony, patio or garden with a green outlook.

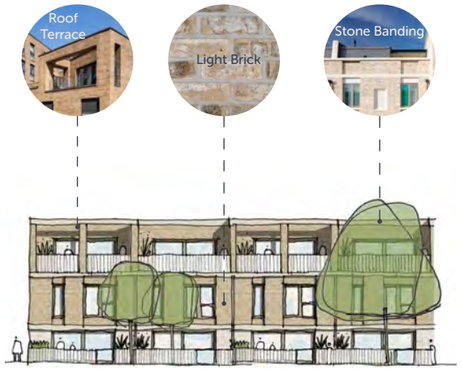
Key

- Single Aspect
- Double Aspect
- Triple Aspect

View from living room of an apartment

4.1.10 Residential Character Area

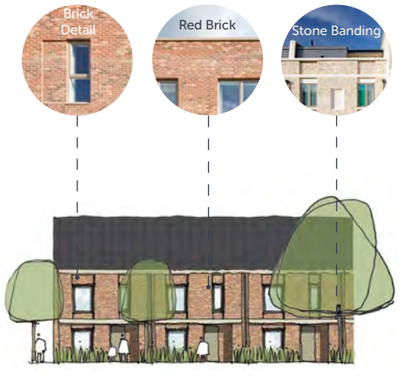
Preliminary Visual of Concept Design



Woodville Road - Wates Estate
Three Storey Houses

Shelley Court, Parkleys - Eric Lyons
Horizontal and Vertical white banding

Fellbrook/Kingfisher Dr.
Landscaped Courtyards



Broughton Avenue - Terrace Houses
Two storey houses with side gable roof line

Wiggins Lane/Ham Street
Window Proportions

Ham Street
Stepping roof line

4.1.10 Residential Character Area

Preliminary Visual of Concept Design

Parkleys Span Housing - Eric Lyons
Red and buff tones

Langham House Close - James Stirling
Vertical circulation and horizontal banding

Ham House
Grand bay windows, stepped facade

Ham Common
Dormer window

Ham Common - Detached House
Grand bay window proportions

4.2 Design Development: Section 2

HAM LANDS HARE

4.2.1 Introduction to Design Development: Section 2

Design Development

This section presents design development of the masterplan following a series of meetings with the Local Authority - London Borough of Richmond upon Thames, Richmond Design Review Panel and the Greater London Authority.

From these meetings we have received feedback on the layout and massing of the masterplan design proposals. The following chapter is structured around four key themes:

> Layout

> Parking Studies

> Heights, Scale and Massing

> Design and Materials

4.3.2 Building Separation Distances

Local Precedent Analysis

Careful consideration has been given to separation distances between buildings. The masterplan has been subject to extensive discussion to produce a scheme with good outlook and privacy. A defined hierarchy of spaces and gaps between buildings has been developed.

There are a number of notable housing schemes that have informed the distancing of buildings.

Close proximity can be positively used to create character and intimacy. However, careful consideration has been given to ensure this is sympathetically done in respect of outlook and amenity.

Detailed layouts have been worked through with window positions and angled oriel windows to avoid direct views into neighbouring apartments.

Key

Seperation distances of concern, highlighted by LBRuT

Initial Masterplan - Analysis of Separation Distances

Teddington - Deer Park View

Approx. 10m primary facing windows

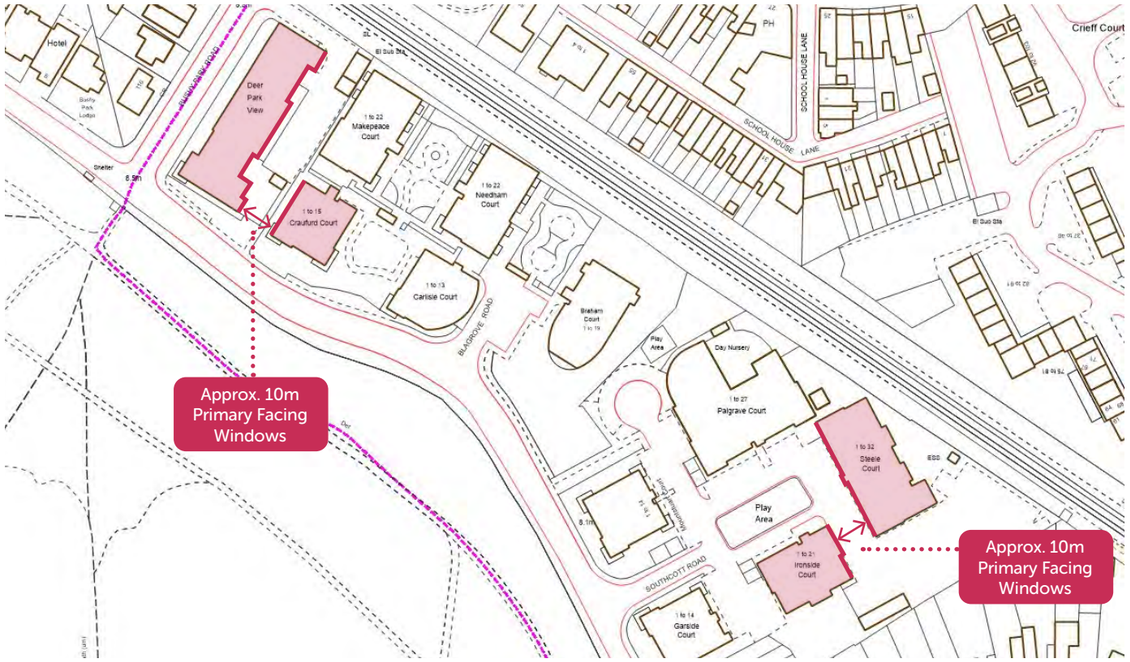
> Four-storey buildings.

> Deer Park View faces Craufurd Court.

> Steele Court faces Ironside Court.

Deer Park View

Aerial View



Location Plan

4.3.2 Building Separation Distances

Local Precedent Analysis

Ham - Evelyn Road

Approx. 8.7m primary facing windows.

> Two facing rows of nine terrace houses (all two-storey).

> Houses with three front windows and front door facing one another.

> Mews road and on street parking between houses.

Evelyn Road

Aerial View

Location Plan

Ham - Sutherland House and Scott House

Approx. 12.9m primary facing windows.

> Four-storey Sutherland House next to the two-storey Scott House.

> 32 windows of Sutherland House facing 14 windows of Scott House.

> Pedestrian and vehicular route between buildings.

Sutherland House and Scott House

Aerial View

Location Plan

4.3.2 Building Separation Distances

Local Precedent Analysis

Ham - Parkleys Estate

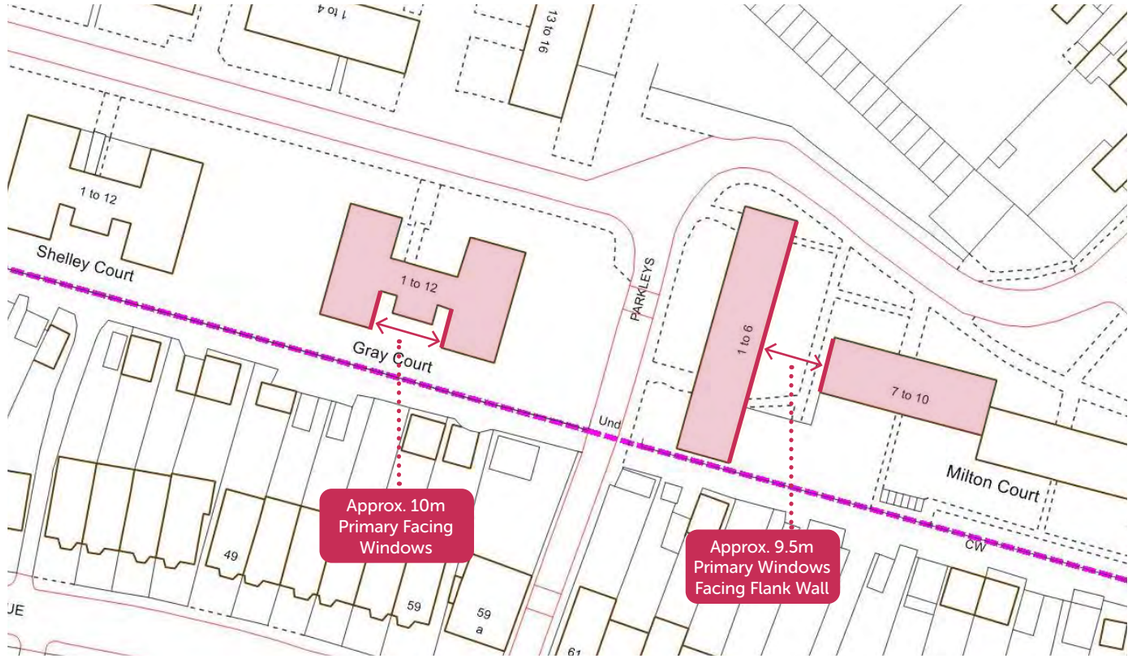
Approx. 10m primary facing windows. Approx.9.5m primary facing windows with flank wall.

> Courtyard entrances - facades with windows facing each other (6 windows on each wall) - Gray Court

> 48 windows face flank wall - Milton Court

Parkleys Estate

Aerial View



Location Plan

Ham - Pointers Cottages and St Mary's Mews

Approx.6.3m primary facing windows with flank wall.

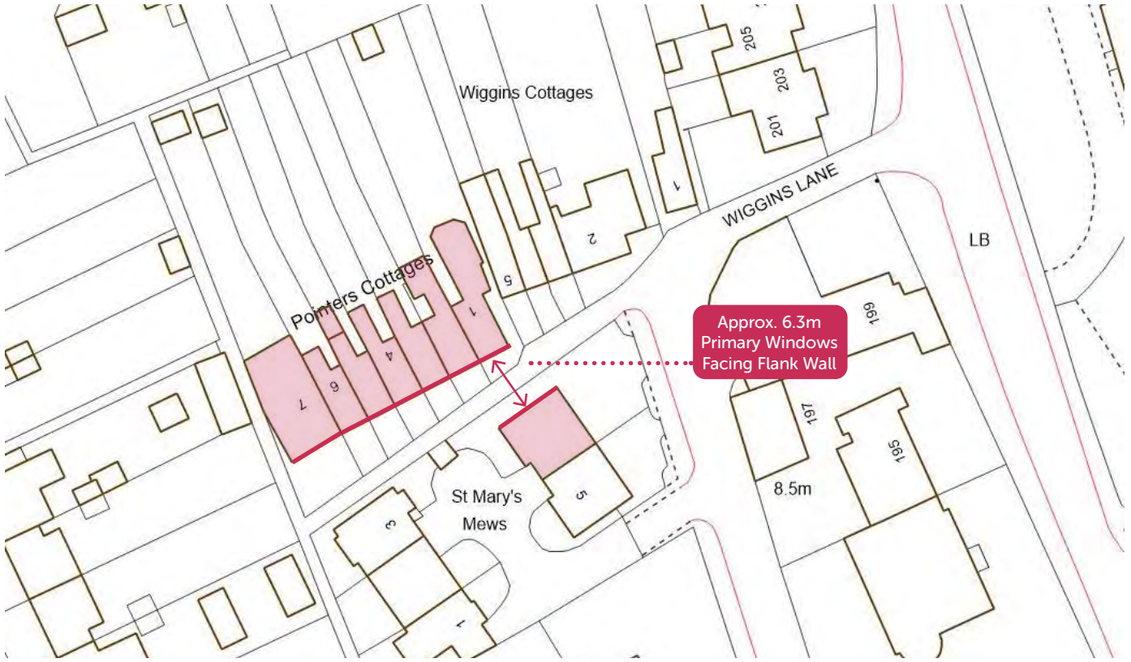
> Two-storey building.

> Front of Pointers Cottages (3 windows & front door / house) fronting onto side gable window of St Mary's Mews.

> Pedestrian lane between the buildings.

Pointers Cottages and St Mary's Mews

Aerial View



Location Plan

4.3.2 Building Separation Distances

Local Precedent Analysis

Ham - Langham House Close

Approx. 11.6m primary facing windows with flank wall.

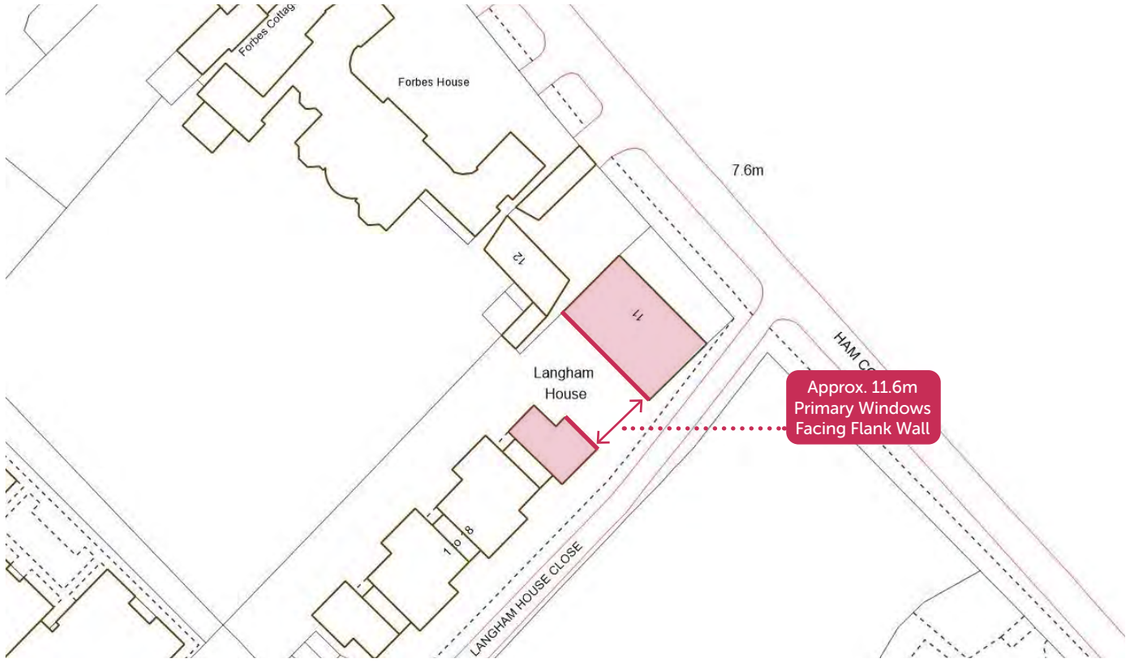
> Apartment building opposite Langham House (both three-storey).

> Six side windows on the apartment block face fourteen windows and the back door of Langham House.

> Langham House garden is between both buildings.

Langham House Close and Langham House

Aerial View



Location Plan

Ham - Wates Estate

Approx. 12.5m primary facing windows with flank wall.

> Three-storey and two-storey buildings.

> Back facade (with two large spanning windows) faces onto side of building (with three windows).

> Garden courtyards, pedestrian paths and occasional parking courts are between buildings.

Wates Estate

Aerial View

Location Plan

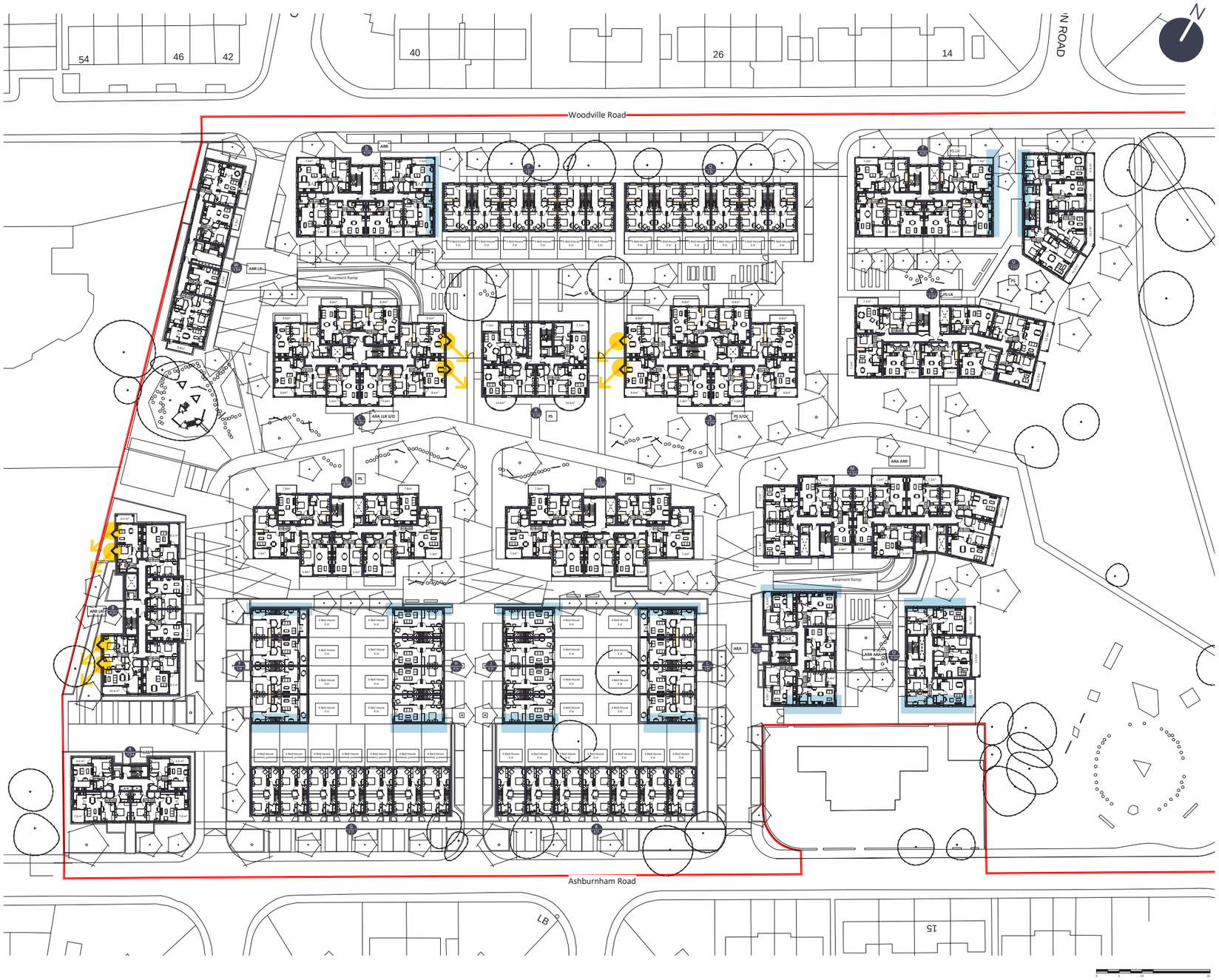
4.3.3 Improved Outlook and Privacy

Design Development - Typical Floor Plan

The adjacent layout shows the proposed typical floor plan of the masterplan.

This demonstrates that the main outlook of flats have been designed to avoid overlooking and provide privacy. In certain places of the masterplan we have identified the location of oriel windows (highlighted in yellow) which will direct views and obscure glazing to Blocks N and O to respect existing windows on Ham Clinic. These secondary windows will help provide cross ventilation into dwellings.

Further obscured glazing windows have been introduced on flank elevations to blocks F, H, J and L to improve daylight and elevation treatment.



Key

- Location of obscured glazing
- Location of oriel windows

Design Development Masterplan - Typical Floor Layout

4.3.4 Ashburnham Road Character Study

Existing Road Conditions

Careful regard has been had to parking directly in front of homes on for the proposed terrace of houses for Blocks G and K.

In response we have conducted a study into existing road conditions along Ashburnham Road.

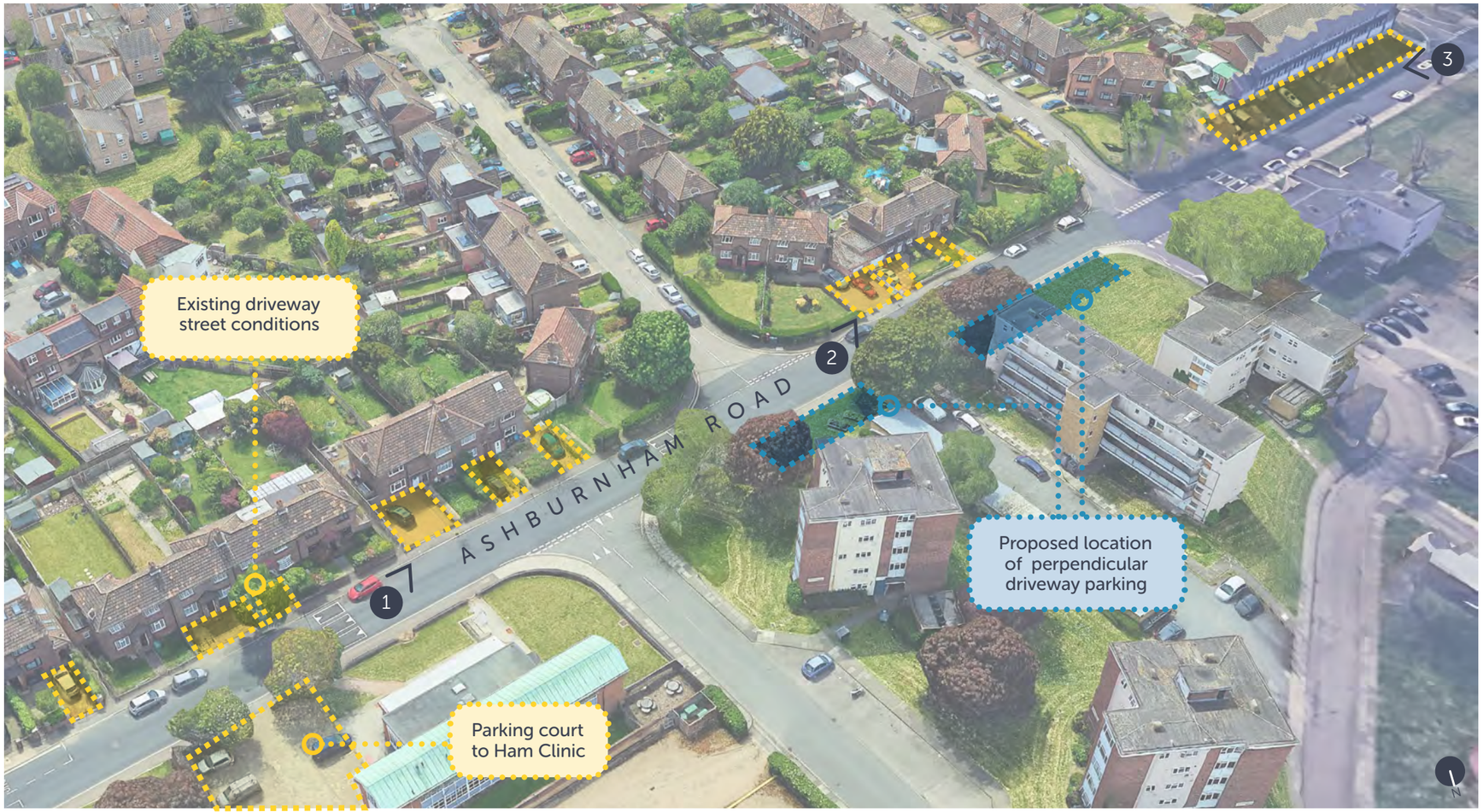
The character of the road has mixture of front of house typologies including:

> Large driveways for 2 or more cars

> Gated driveways

> Front gardens

> Driveways for 1 car leading into garage



Street Views of Ashburnham Road

4.3.5 Proposed Parking Ashburnham Road

Road Conditions

From studies on the existing road conditions along Ashburnham Road, there is precedent for driveway parking.

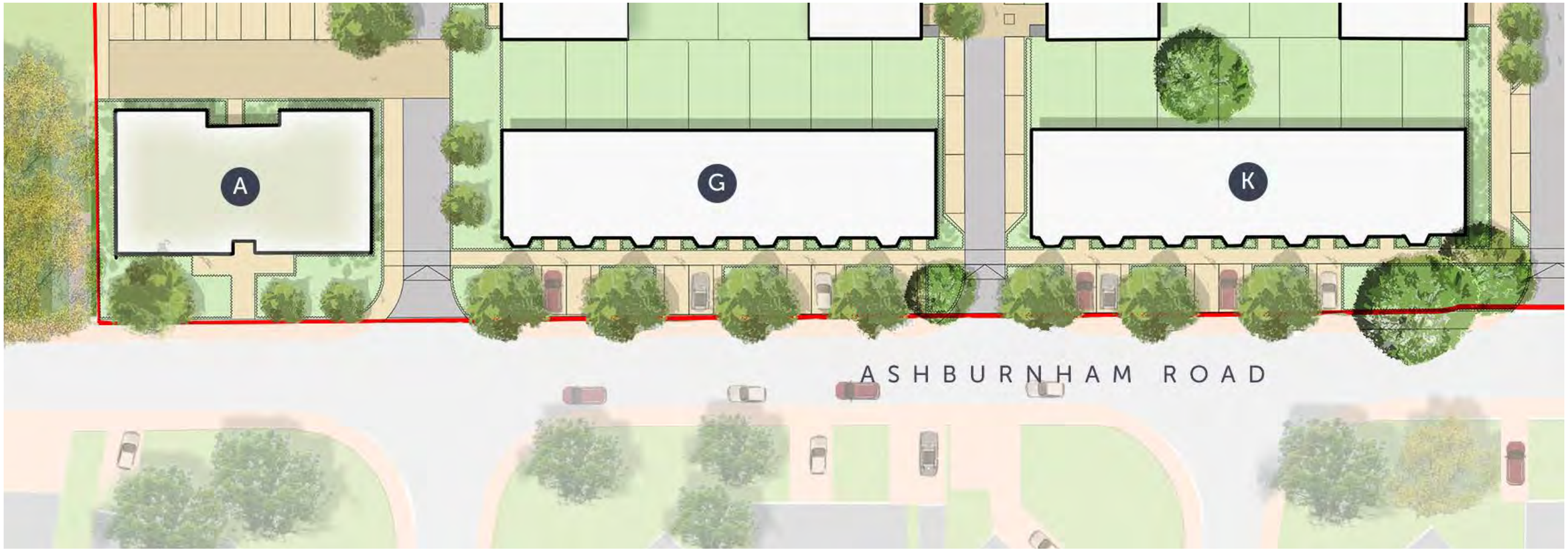
The proposed driveway parking for blocks G&K will be dispersed along a landscaped green verge. The proposed quantum of landscape and planting along Ashburnham will retain the positive green characteristic along Ashburnham Road.

Paragraph 5.17 of the Council's Transport SPD advises that *"footway crossovers grouped together for more than 2 vehicles in a row, will not be permitted on publicly maintained highways...Sightlines from these spaces are diminished and they present a large area of crossover for pedestrians to negotiate, as well as removing on street community parking".*

To the front of Block A a green verge will remain, similar to the existing conditions seen in front of Hatch House with additional trees and planting. This has been achieved by moving Block A further into the site.

The adjacent extract of the site layout illustrates how the developed design responds to comments received.

Proposed parking spaces to the front of G and K will not be grouped for more than 2 vehicles in a row and a green verge can be seen to the front of Block A. These will be green spaces and permeable paving. Considering the low PTAL 1B for the site, the ability to provide parking for G and K houses is essential. The inability to provide parking to these houses in this location will have a detrimental impact on sales revenue creating a viability pressure.



4.3.6 View of Ashburnham Road

Preliminary Sketch View

4.3.7 View from Sheridan Road

Preliminary Sketch View

4.3.8 Parking Studies

Options for suitable parking arrangements

The following parking studies explore the alternatives to a basement and demonstrate qualitative and quantitative reasons why the basement is the only suitable solution for Ham Close Regeneration.

In accommodating the required parking levels on site, a number of development scenarios were tested. These were:

> Basement Parking,

> Surface parking or

> Podium parking

From carrying out this study the surface and podium schemes have a detrimental impact to the scheme not only in terms of loss of homes and ultimately viability but the negative impact to the design of the public realm and quality of the homes being delivered.

Reasons for the basement:

> Enables a greater amount of amenity space - large linear park.

> Avoids the public realm being dominated by car parking.

> Maximises the number of homes that can be delivered on site.

> Does not diminish the amount of affordable housing, but supports it.

> Allows the energy centre and plant rooms to not dominate ground floor frontages by locating them in the basement.

Basement Parking

Surface Parking

Podium Parking

4.3.9 Basement Parking Scheme

Basement Parking

Basement Layout

Ground Floor Layout

Design Commentary:

> Central basement allows for car free public Linear Park.

> Energy centres and plant rooms can be located at basement level to free up ground floor for homes.

> Majority of required parking can be located in the basement.

> The two entrances to the basement have been distributed across the site. To distribute the traffic impact on surrounding streets the ramps have been located behind Block C to the north and Block M to the south.

Key

f Location of Flats

h Location of Houses

p Location of Plant rooms

b Locations Bins/Bikes

c Locations of Block Cores

Design Commentary:

> Large car free linear park with play areas

> High proportion of homes at ground floor

> Courtyard semi private amenity spaces

> M4(3)/family flats at ground floor optimised

> Pleasant outlook onto green spaces from homes.

Key Facts and Figures:

Number of homes	**452**
Parking Ratio	**0.55**
Parking Spaces	**251**
Public realm	12
Basement	204
Parking court	7
On plot parking	28
Ground floor flats	**57**
Street Facing Activity	**68%**
Public/Private realm areas:	
Public realm	3934m2
Private realm	5500m2
Semi Private	2830m2
Streetscape	5302m2

4.3.10 Surface and Podium Parking Schemes

Surface Parking

Ground Floor Layout

Design Commentary:

> Loss of linear park and public play spaces to accommodate parking.

> Substantial loss of homes at ground floor. Flats replaced with undercroft parking and plant rooms.

> Hard surface areas dominate the scheme to provide adequate parking.

> Significant reduction to ground floor active frontage

> Poor outlook onto parking from homes

Key

- f Location of Flats
- h Location of Houses
- p Location of Plant rooms
- b Locations Bins/Bikes
- c Locations of Block Cores

Key Facts and Figures:

Number of homes:	**c.400**
Parking Ratio	**0.55**
Parking Spaces	**222**
Public realm	84
Undercroft	107
Parking court	23
On plot parking	8
Ground floor flats	**8**
Street Facing Activity	**27%**
Public/Private realm areas:	
Public realm	383m2
Private realm	5,584m2
Semi Private	187 m2
Streetscape	11,730m2

Podium Parking

Ground Floor Layout

Design Commentary:

> Loss of linear park and public play spaces to accommodate parking.

> Substantial loss of homes at ground floor. Flats replaced with undercroft parking and plant rooms.

> Hard surface areas dominate the scheme to provide adequate parking.

> Significant reduction to ground floor active frontage

> Poor outlook onto parking from homes

Key Facts and Figures:

Number of homes:	**c.400**
Parking Ratio	**0.55**
Parking Spaces	**222**
Public realm	86
Podium	43
Parking court	6
Undercroft	79
On plot parking	8
Ground floor flats	**8**
Street Facing Activity	**29%**
Public/Private realm areas:	
Public realm	383m2
Private realm	5,327m2
Semi Private	1,185m2
Streetscape	10,545m2

4.3.11 Site Section

Preliminary Site Sections

Sections allow us to assess the height and massing of blocks. The sections drawn cut the site north-south picking up both street conditions on Ashburnham Road and Woodville Road.

The sections illustrate the stepping in height from houses and small scale flat blocks on the perimeter of the site to the taller flat blocks which line the Linear Park.

Section A-A

Section B-B

Section C-C

4.3.12 Revised Heights

Reallocation of Heights across the Masterplan

Feedback from the series of meetings with LBRuT, RDRP and GLA highlighted that the allocation of height across the masterplan should be re-addressed. The adjacent diagram shows the updated heights proposed for the masterplan incorporating a number of comments as outlined below:

> Consistent height to Village Green (Blocks O, M, V & U): Block U & O have decreased in height to 4 storeys, lessening the impact onto the Village Green. Blocks M & V have also been reshaped to address the comment of 'wall of development.'

> The scale and height of Blocks N & O: Block N and O have decreased in height to 4 storeys, lessening the impact onto Ham Clinic.

> The scale between flat blocks and houses: Blocks J & H have increased in height to 4 storey. This aids the transition in scale from flat block to 3 storey houses lining Ashburnham Road.

> Block D opportunity of height: Block D has changed from houses to a flat block. This block now balances with Block T book-ending the houses in the centre.

> Reduce height of Block B: This block has reduced in height and the mass of the block has been reduced against the western boundary.

Preliminary Masterplan

Key

3 Proposed storey heights

-1 Change in storey height

4.3.13 View across Ham Village Green

Preliminary Sketch View

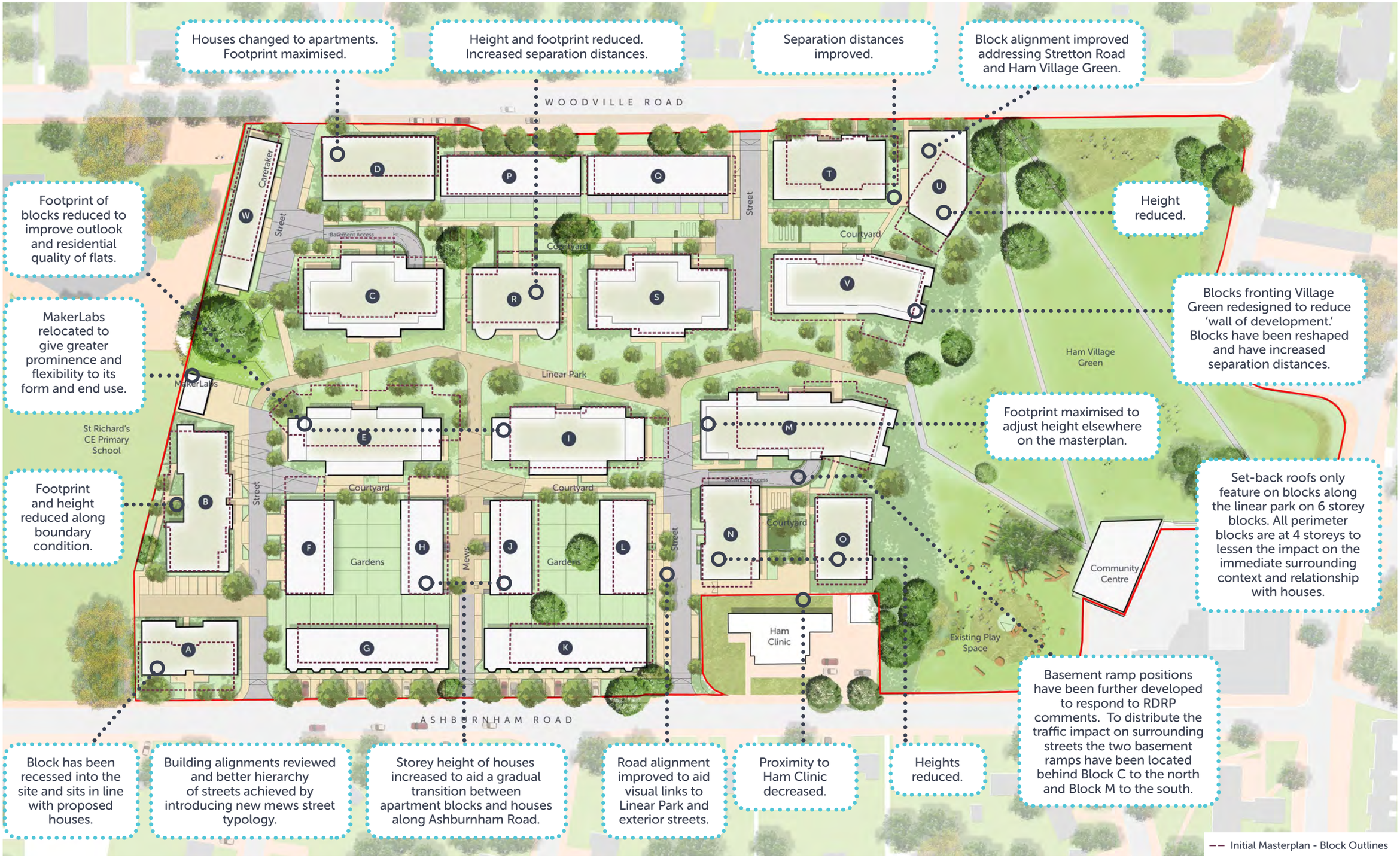
4.3.14 Model Photographs

Development Model

To develop and refine the scale, massing and roof form of the scheme physical models have been created throughout the design process. These have also been used as a design tool to analyse our proposals in relation to the surrounding context. The adjacent photos show the model at this design development stage.

4.3.15 Masterplan Development

Summary response to feedback received and design development



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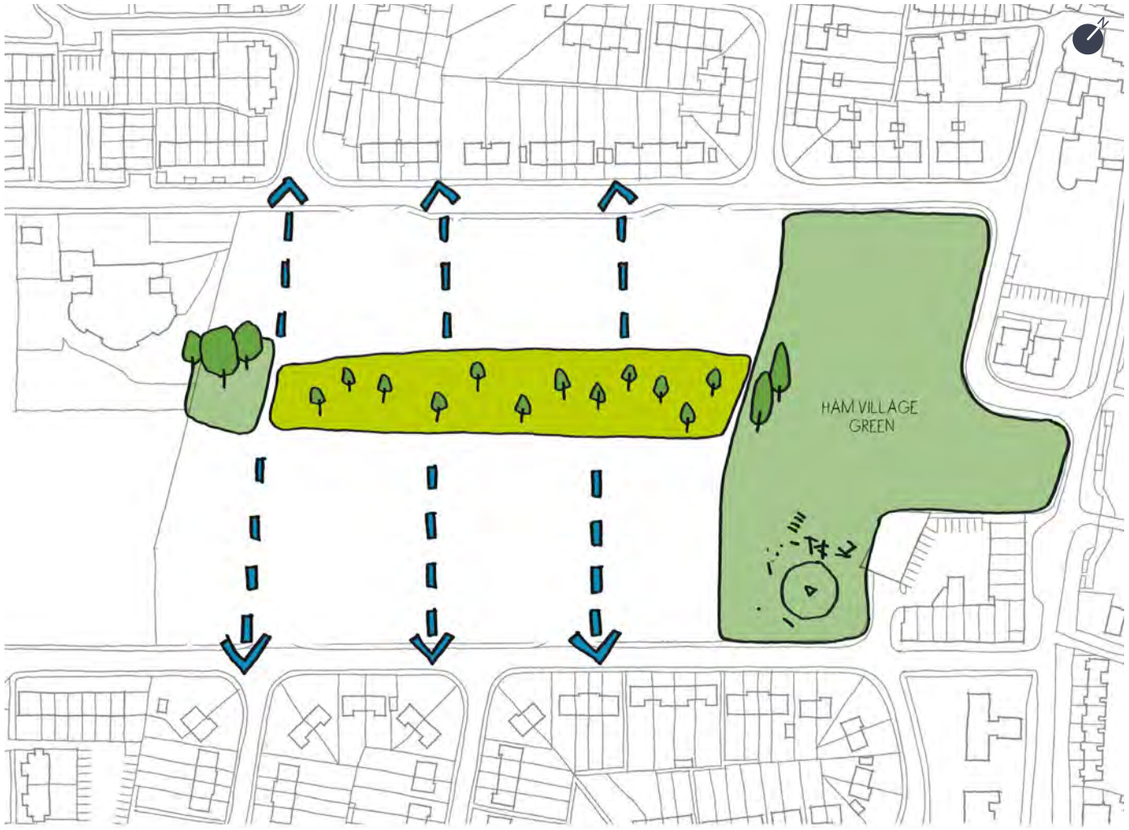
4.3 Final Design: Masterplan

HAM LANDS HARE

4.3.1 Masterplan Concepts

Design Principles



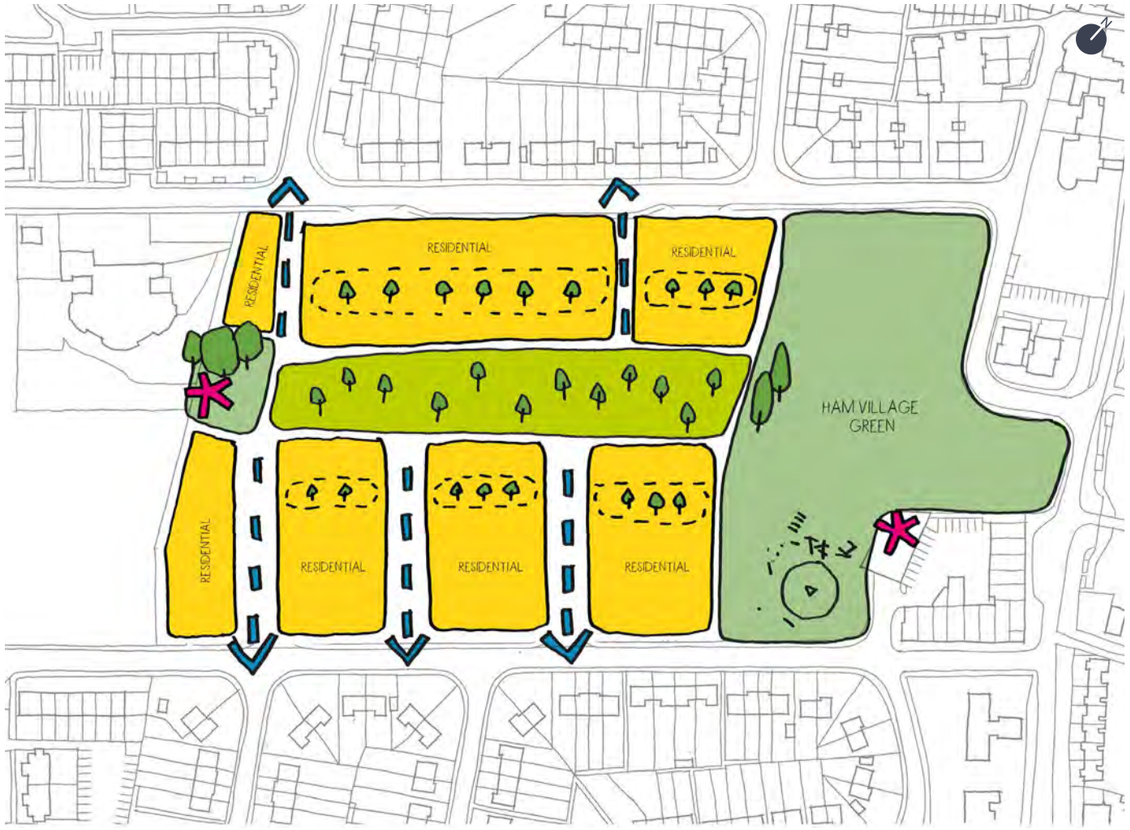
Open Space and Connections

The masterplan has been developed from an overriding key concept of a green spine running horizontally through the site on the south-west, north-east axis. This connects Ham Village Green with open space at the the heart of the masterplan and celebrates existing trees on the western boundary. Named the Linear Park, this central green spine will be a publicly accessible open space providing a visual landscaped connection through the masterplan. The aim of the Linear Park is to provide a natural link to the Village Green whilst providing a secure and safe area for socialisation and children's play.

Connections to the perimeter roads of Ashburnham Road and Woodville Road from the Linear Park are created with tree-lined pedestrian friendly streets and mews.

Key

- Ham Village Green
- Linear Park
- Connections from Linear Park and Woodville Road and Ashburnham Road



Establishing Urban Blocks

Through establishing a central green spine and connections to Ashburnham Road and Woodville Road, urban blocks have naturally formed for the location of residential homes. The concept is that these urban blocks will have active frontages on all sides to respond to adjacent spaces. To further break up the urban blocks, landscaped communal courtyards are proposed for resident use. These green areas provide further outdoor amenity and safe, overlooked play spaces.

The stars on the diagram above symbolise the location of community facilities on the masterplan. These are strategically located and connected through the landscaped spaces of the Linear Park and Ham Village Green.

Key

- Ham Village Green
- Linear Park
- Connections from Linear Park and Woodville Road and Ashburnham Road
- Residential Landscaped Courtyards
- Community Facilities
- Residential Urban Blocks

4.3.2 Design Concept

With landscaping at the heart of the masterplan, integrated public amenity spaces are provided throughout the proposal and a linear park is lined by new homes creating a key east/west route. Clearly defined private amenity is created within private landscaped courtyards and generous balconies. Homes have been developed using a mix of building types and variety of heights, with variations in roof form, materials and textures utilised to create a varied street scene built around defined character areas.

4.3.3 Masterplan Narrative

Concept Diagrams

Public Realm

We have introduced distinct landscape character areas to bring variety into the scheme:

The Linear Park is a public landscaped space which provides a visual and pedestrian connection from Ham Village Green to the small park which celebrates the retained mature trees. Pedestrian friendly streets and mews lead to the Linear Park by use of soft landscaping and pedestrian paths. Individual courtyards provide private communal amenity spaces for residents. Allotments within these courtyards allows for the community to grow their fruits and vegetables. Ham Village Green is fully retained. The trees on the green will be retained. Trees at the western end of the Linear Park are retained and wherever possible along edges of Ashburnham and Woodville Roads and through the linear park

Key

- Site Boundary
- Linear Park
- Ham Village Green
- Communal Courtyards
- Private Gardens
- Pedestrian Friendly Streets

Movement and Urban Grain

The Linear Park will be a vehicle free landscaped space with exception of emergency and refuse vehicles. A series of pedestrian friendly streets accessed off Woodville Road and Ashburnham Road lead towards the central east west Linear Park. Limited car parking is located on the streets. A basement conceals parking from the public realm and allows landscape to be optimised.

Pedestrian movement across the scheme is prioritised and celebrated by generously landscaped streets and open spaces. An open grain is proposed with landscaped pedestrians routes through the low gated gaps between apartment blocks into communal courtyards and connecting out to the wider area and Ham Village Green.

Key

- Site Boundary
- Linear Park
- Primary Routes
- Pedestrian Routes in the public realm
- Bus Stop
- Basement Access
- Pedestrian routes in courtyards

4.3.3 Masterplan Narrative

Concept Diagrams

Heights

The heights have been sensitively considered to be respectful to the surrounding streets; Ashburnham Road and Woodville Road. The building heights cascade down from buildings of 5 storeys with a set back 6th storey facing the Linear Park to 3 storeys on the neighbouring streets. Stepped-back top floors reduce the massing and provide articulation along the Linear Park.

A feature apartment block within the Linear Park is lower than its neighbours at 5 storeys to add variation within the space and signify this as a feature building.

Apartment blocks located along perimeter of the site are at 4 storeys to sensitively respect the surrounding buildings.

Key

- 3 Storeys
- 4 Storeys
- 5 Storeys
- 6th storey set back roofs

Aspect

Apartment blocks have been carefully designed to maximise the number of dual and triple aspect flats. Where only single aspect flats can be achieved these are predominantly south facing or overlooking green spaces.

Every home will have immediate access to a private amenity space by means of a private balcony, patio or garden with a green outlook.

83% of homes at Ham Close will either be dual or triple aspect.

Key

- Single Aspect
- Double Aspect
- Triple Aspect

4.3.3 Masterplan Narrative

Concept Diagrams

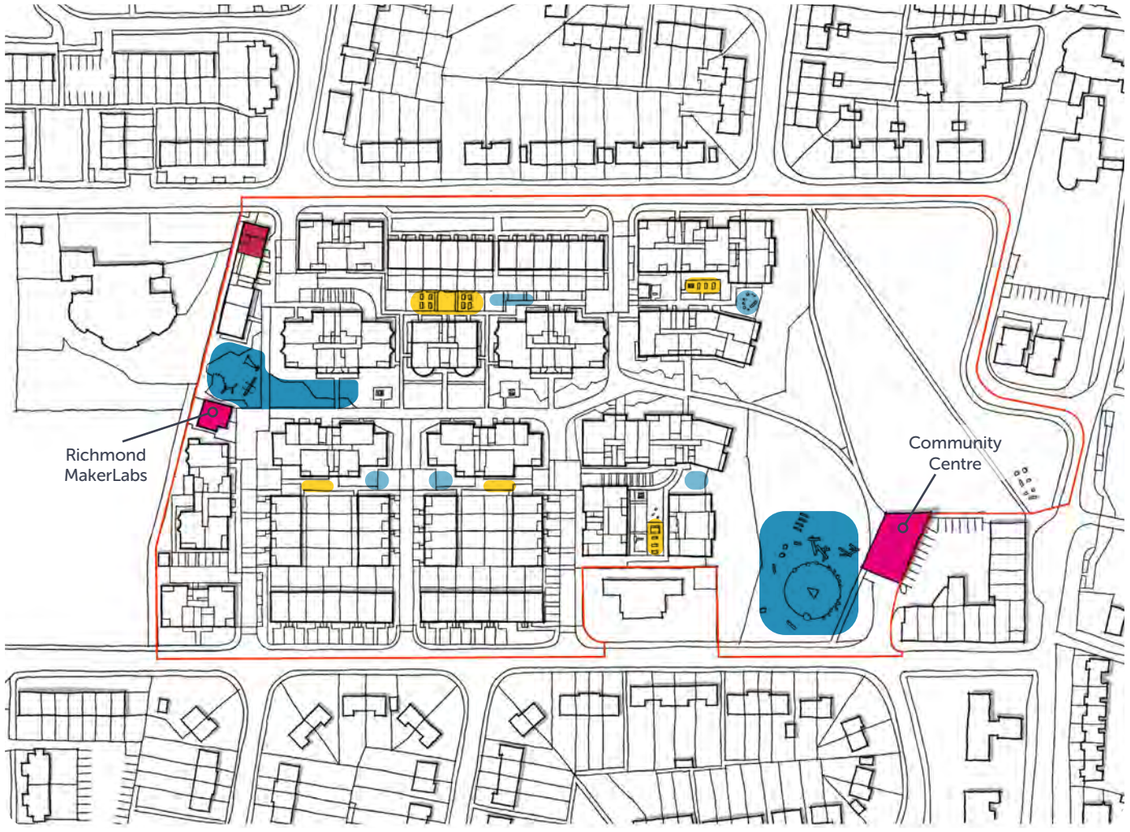
Ground Floor Activation

Within the proposed basement; parking, the energy centre and plant is located, enabling a large car free Linear Park and safe areas for children's play. This allows for a high proportion of homes at ground floor, providing active building frontages to the streets and landscaped areas. Bins and bikes are situated at ground floor, located centrally within apartment blocks in close proximity to entrances. This enables dual and triple aspect flats to front and overlook communal open space.

Circulation spaces are expressed within the building elevations with large amounts of glazing that brings light into the communal corridors.

Key

- Residential Homes
- Entrances and Communal Circulation Space
- Bins and Cycle Storage
- Community Facilities



Community Facilities and Amenities

The proposed Community Centre is located to the rear of Ham Parade of shops fronting Ham Village Green. The Richmond MakerLabs is situated at the western end of the Linear Park within the landscape setting.

Alongside existing play space on the Village Green, play areas are located around the masterplan; within communal courtyards and within the Linear Park. The caretaker's accommodation is located to the north west of the site, at the ground floor of apartment block W. For further details refer to the Apartment Floor Plans of Block W.

Key

- Community Facilities
- Caretaker's Accomodation and Storage
- Communal Allotments
- Play spaces

4.3.4 Proposed Masterplan

Final Landscaped Masterplan Layout

4.3.5 Aerial View

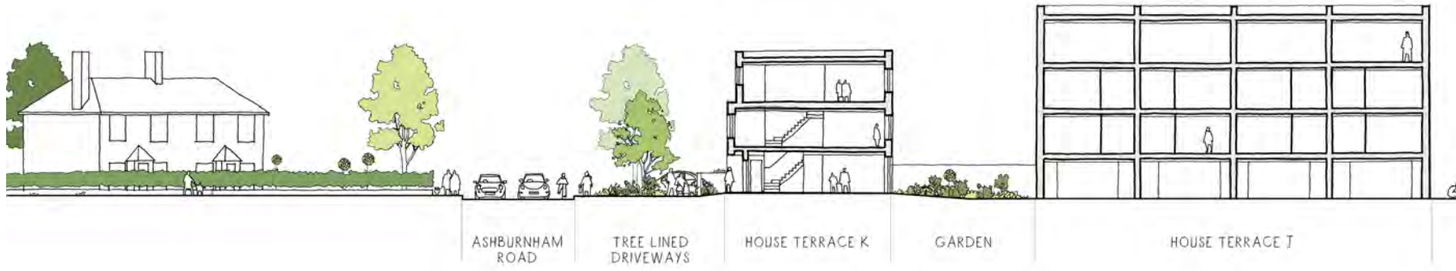
4.3.6 Key Site Sections

Proposed Masterplan

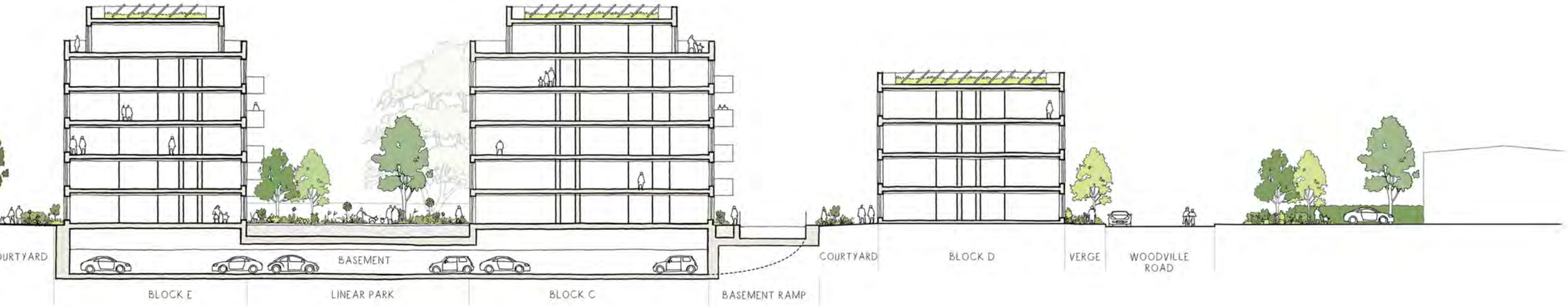
The adjacent sections show the proposed height and massing of apartment blocks and houses. The sections drawn cut the site north-south picking up both street conditions on Ashburnham Road and Woodville Road.

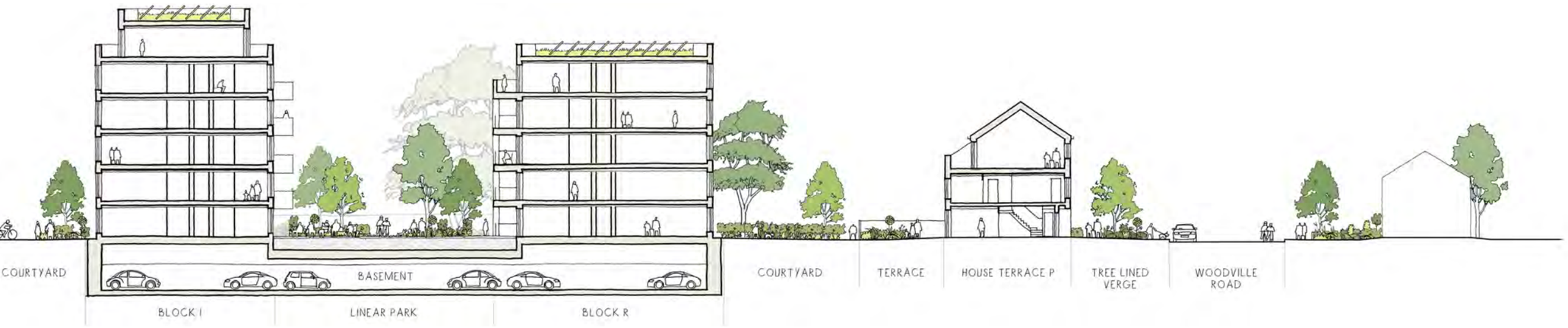
The sections illustrate the stepping in height from houses and small scale flatblocks on the perimeter of the site to the taller flatblocks which line the Linear Park.

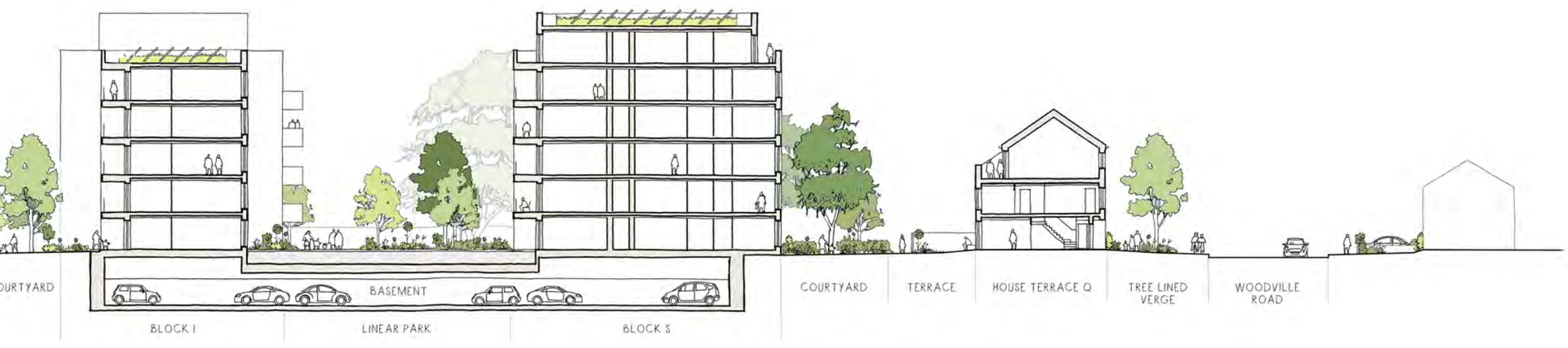
Section A-A



Section B-B


OURTYARD
BASEMENT
COURTYARD
BLOCK D
VERGE
WOODVILLE ROAD
BLOCK E
LINEAR PARK
BLOCK C
BASEMENT RAMP


COURTYARD
BASEMENT
COURTYARD
TERRACE
HOUSE TERRACE P
TREE LINED VERGE
WOODVILLE ROAD
BLOCK I
LINEAR PARK
BLOCK R


OURTYARD
BASEMENT
COURTYARD
TERRACE
HOUSE TERRACE Q
TREE LINED VERGE
WOODVILLE ROAD
BLOCK I
LINEAR PARK
BLOCK S

4.3.7 Model Photographs

The adjacent photographs illustrate the final massing model made for the scheme. This shows the relationships between the proposals and surrounding context.

The form of the buildings, streetscapes and the articulation of the set back roof lines within the Linear Park can be seen in this model.

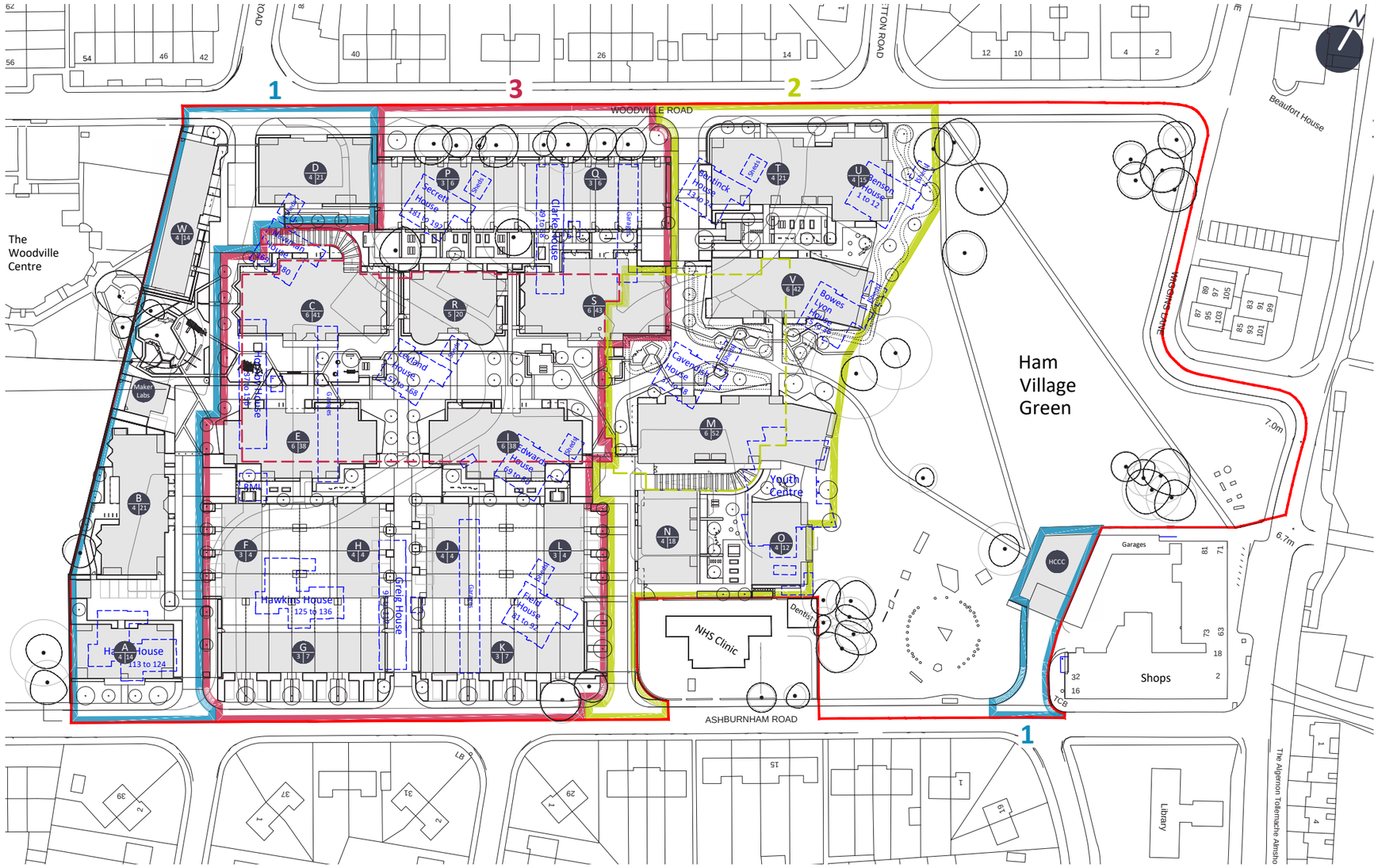
4.3.8 Masterplan Phasing

Three Phases

The scheme will be delivered in phases with sequential building-by-building completion. The demolition of existing buildings and construction of the new buildings and their associated public realm will be broken into three primary phases.

The first phase is along the western boundary and includes apartment blocks A, B, D and W. The Community Centre and MakerLabs are also included in phase one. Phase two comprises the development of blocks facing the Village Green, including apartment blocks M, N, O, TU and V. The eastern side of the basement is also included within phase two. The third phase is the final phase and consists of the apartment blocks and basement located in the centre of the masterplan. This includes houses in blocks G, K, F, H, J, L P and Q and apartment blocks C, E, I, S and R.

The phasing has been sensitively considered from the outset to ensure, wherever possible, existing residents are only making one single move into their new home.



Key

- Phase 1
- Phase 2
- Phase 3

4.3.9 Masterplan Tenure Distribution

Tenure Distribution

Affordable homes are distributed evenly across the site. The location of the affordable provision is driven mainly by the construction phasing and decant strategy.

Following the GLA Estate Regeneration Good Practice Guide, all residents are to only move once wherever possible. This has dictated the phasing strategy shown in the diagram to the right.

The initial re-provision of existing affordable dwellings in phase 1 enables the demolition and construction in phase 2, which then re-provides for remaining residents in existing blocks under phase 3.

With the resulting unconstrained mix in phase 3 we have been able to provide mixed tenure apartment blocks in C & S.

Key

- Affordable Rent Reprovision
- Affordable Rent Additional
- London Living Rent
- London Shared Ownership
- Indicative Leaseholder Reprovision
- Market Housing

4.3.10 Accomodation Schedule

Phase Breakdown

Accommodation Mix Habitable Rooms	1B1P flat 1	1B2P flat 2	2B4P flat 3	3B5P flat 4	3B6P flat 4	1B2P W WCH flat 2	2B3P W WCH flat 3	2B4P W WCH flat 3	3B4P W WCH flat 4	3B5P W WCH flat 4	H01 4B7P house 5	H02 4B8P house 6	H03 5B9P house 7	H04 4B7P house 6		total units	total hr	% units overall	% hr overall	% hr affordable		% units WCH by tenure		1b units	2b units	3b units	4b+ units		Dual / Triple Aspect %	Dual / Triple Aspect No.
Phase 1 (A, B, D, W)																													
Affordable Rent Reprovision		34	18	9	1	1										63	164	13.9%	12.9%	29.8%		2%		56%	29%	16%	0%		75%	47
Indicative Leaseholder Reprovision	2		3	2												7	19	1.5%	1.5%	3.5%		0%		29%	43%	29%	0%		71%	5
Phase 2 (M, N, O, TU, V)																													
Affordable Rent Reprovision		56	18	2		2	1			1						80	185	17.7%	14.6%	33.6%		5%		73%	24%	4%	0%		81%	65
Affordable Rent Additional		2														2	4	0.4%	0.3%	0.7%		0%		100%	0%	0%	0%		100%	2
Indicative Leaseholder Reprovision		7	8	2			5	1								23	64	5.1%	5.0%	11.6%		26%		30%	61%	9%	0%		78%	18
Market Sale		41	10			2	1	1								55	122	12.2%	9.6%	n/a		7%		78%	22%	0%	0%		53%	29
Phase 3 (C, E, F, G, H, I, J, K, L, P, Q, R, S)																													
Affordable Rent Additional		4	6	2		2	4		1							19	54	4.2%	4.2%	9.8%		37%		32%	53%	16%	0%		100%	19
London Living Rent		6	3			1										10	23	2.2%	1.8%	4.2%		10%		70%	30%	0%	0%		100%	10
Shared Ownership		20	19			2	5		1							47	120	10.4%	9.4%	21.8%		17%		47%	51%	2%	0%		96%	45
Market Sale	2	40	47				15				12	14	8	8		146	516	32.3%	40.6%	n/a		10%		29%	42%	0%	29%		93%	136
Total Affordable Tenure																				*Combined Affordable Rent Mix:*				62%	29%	10%	0%		81%	133
Affordable Rent Reprovision		90	36	11	1	3	1			1						**143**	349	31.6%	27.5%	63.5%		3.5%	^	65%	26%	9%	0%		78%	112
Affordable Rent Additional		6	6	2		2	4		1							**21**	58	4.6%	4.6%	10.5%		33.3%	^	38%	48%	14%	0%		100%	21
London Living Rent		6	3			1										**10**	23	2.2%	1.8%	4.2%		10.0%		70%	30%	0%	0%		100%	10
Shared Ownership		20	19			2	5		1							**47**	120	10.4%	9.4%	21.8%		17.0%		47%	51%	2%	0%		96%	45
																221	550	48.9%	43.3%	100.0%		9.0%							85%	188
Total Private Tenure																													
Indicative Leaseholder Reprovision	2	7	11	4			5	1								**30**	83	6.6%	6.5%	15.1%		20.0%		30%	57%	13%	0%		77%	23
Market Sale	2	81	57			2	16	1			12	14	8	8		**201**	638	44.5%	50.2%	n/a		9.5%		42%	37%	0%	21%		82%	165
																231	721	51.1%	56.7%	15.1%		10.8%		41%	39%	2%	18%		81%	188
Total units	4	210	132	17	1	10	31	2	2	1	12	14	8	8		**452**		100%	100%			10.2%		50%	37%	5%	9%		83%	376
Habitable rooms	4	420	396	68	4	20	93	6	8	4	60	84	56	48			1271												
																	2.81	average hab room/unit											

4.3.11 Tenure Distribution

Floor Plan Breakdown

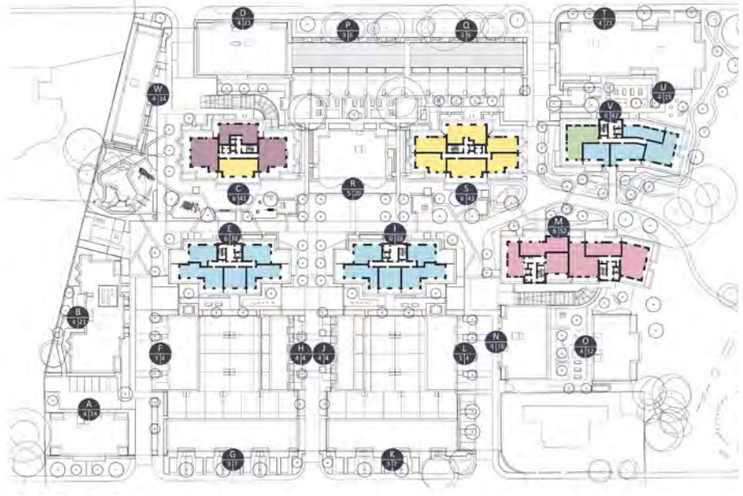
Ground Floor

First Floor

Second Floor

Third Floor

Fourth Floor



Fifth Floor

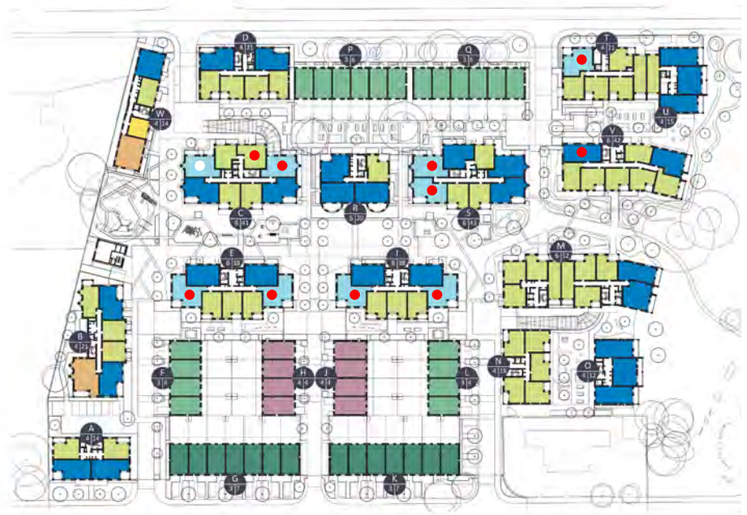
Key

- Affordable Rent Reprovision
- Affordable Rent Additional
- London Living Rent
- London Shared Ownership
- Indicative Leaseholder Reprovision
- Market Housing

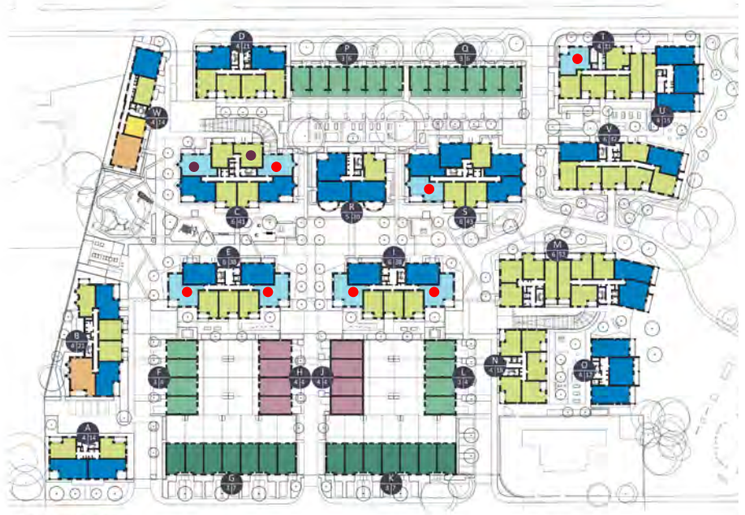
4.3.12 Size of Homes

Floor Plan Breakdown

Ground Floor



First Floor



Second Floor

Third Floor

Fourth Floor

Fifth Floor

Key

- Studio
- 1B2P
- 2B3P
- 2B4P
- 3B4P
- 3B5P
- 3B6P
- 4B7P
- 4B8P
- 5B9P
- M4(3) Adaptable
- M4(3) Accessible

4.4 Final Design: Residential Quality

HAM LANDS HARE

4.4.1 Building for Healthy Life

Key Principles

Natural Connections

The design of the masterplan integrates into the immediate context. The Linear Park connects directly with Ham Village Green enhancing natural habitats and creating new movement corridors for nature. The Linear Park provides a green spine to the masterplan creating a place that is easy to navigate through and around. New streets link existing roads with the Linear Park, responding to pedestrian desire lines.

Walking, Cycling and Public Transport

The site is connected to town centres of Richmond and Kingston via a local bus service, of which there is a bus stop to the south of the site along Ashburnham Road. In the immediate location to the site there is a small parade of shops. Ham Lands is a large body of green space and a public amenity. Ham Lands is bound by the River Thames and a National Trail pathway, which follows the river, for pedestrian and cycling use.

Within the masterplan, streets are shared with priority given to pedestrians and cycles over vehicles. The Linear Park is not accessible to be crossed by vehicles, designing out rat-runs through the site. Active travel is embedded in the proposed street arrangement, minimising car movements to promote safe, playable, community focused public realm. Streets link to a wider network of car free footpaths, encouraging cycling, walking, and running. Visitor cycle parking spaces are located at entrances to apartment blocks.

Facilities and Services

The proposed regeneration replaces existing community facilities. This includes a Community Centre where the design has been worked through with various stakeholders to improve and provide new and inclusive facilities.

Pathway network across the masterplan promotes walking, running and cycling

Courtyards and green space promotes sustainable communities, providing inclusive places for people to meet, and socialise. Within the Linear Park the landscape strategy proposes new play spaces for children and spaces for social interaction.

Ham Village Green forms an important open space to both the immediate and local area. It is important that site integrates with the space particularly with the movement of people through the site to local amenities.

A Variety of Homes

A mix of housing types and tenures are proposed across the masterplan supporting local housing needs and meeting local policy. This includes a range of homes which are being provided to existing residents as part of the regeneration scheme. Homes have been designed tenure blind with a high quality of design across the scheme. Additionally, designed across the scheme are a number of wheelchair homes.

Making the most of what is there

Comprehensive local context analysis has enhanced the proposed design through understanding the distinctive character of the surrounding area. The proposed scheme looks to reflect the local character through street types, landscape character, building forms and materials.

The proposed scheme has been designed with a sensitive transition to the immediate surrounding context to ensure the building form, massing and elevations sit comfortably within the area.

The proposed scheme looks to retain and celebrate existing trees where possible, protecting and enhancing existing habitats and creating new habitats.

The pair of large lombardy poplar trees on Ham Village Green provide a distinct character marking the gateway to the proposed Linear Park.

Existing trees retained in the courtyard on the northern side of the Linear Park are situated between building gaps and glimpses can be seen along the Mews and Linear Park providing mature foliage as a backdrop to the buildings.

The large pine tree on the western boundary acts as marker point to the end of the Linear Park. This signals the location of the MakerLabs and the children's play area.

Homes fronting Ham Village Green

Proposed Community Centre fronting the Village Green

4.4.1 Building for Healthy Life

Key Principles

A memorable character

The design of the proposed masterplan is heavily influenced by the distinctive character of the local vernacular. The essence of Ham has been distilled in key defining qualities that have been reflected within the proposed masterplan. Ham's rich vernacular presents a wealth of inspiration for the architecture, landscape and placemaking. To ensure a characterful scheme that is embedded into the fabric of Ham, the masterplan will draw inspiration from the qualities of its surroundings.

The proposed material palette and architectural detailing draws upon the local context. Materials and details have been designed and developed to complement the surrounding neighbourhood, reflecting the characterful vernacular of Ham in a contemporary style.

Well defined streets and spaces

The masterplan establishes a hierarchy of streets and outdoor amenity spaces. These are divided into key areas; publicly accessible open space, communal courtyards for residents, private amenity space and the streetscape.

Combined with the landscaping strategy, building alignment creates well defined streets and spaces. Active frontages are maximised through the use of a basement to conceal parking and plant rooms. Buildings are orientated so that primary frontages and secondary entrances overlook either streets, courtyards or the Linear Park. The layout of the ground floor has been designed to maximise surveillance opportunities on all streets with houses/ apartment blocks on corner locations having windows/ balconies on all facades facing the public realm.

Easy to find your way around

The concept design for the masterplan has developed from the Linear Park, connecting to the Village Green. The Linear Park provides a green spine to the masterplan creating a place that is easy to navigate through and around. New streets link existing roads with the Linear Park, responding to pedestrian desire lines.

Pedestrian movement across the scheme is prioritised and celebrated by generously landscaped streets and open spaces. An open grain is proposed with landscaped pedestrian routes through the gaps between apartment blocks into low gated communal courtyards and connecting out to the wider area and Ham Village Green.

Healthy Streets

Limiting vehicular movements through the centre of the scheme allows for a series of pedestrian and cycle focussed spaces. Public and semi-private spaces allow for secondary movements with a key route through the Linear Park to Ham Street and the proposed Community Centre on Ham Village Green. A series of shared surfaces with segregated pedestrian accesses provide legible safe routes directly into the Linear Park.

The proposed tree strategy uses a range of predominantly native species most of which are growing on the site currently, and are present in the local area. These are used principally to define the streets, courtyard spaces and the Linear Park and are supplemented by a range of ornamental species to add seasonal interest where appropriate. Trees are used more formally in the streets and more naturally within the Linear Park.

Cycle and Car parking

The majority of car parking is located within the basement. This will be secured with roller shutters on entrance ramps, activated by key fobs. Key fobs will also be required to access lifts and stairs into the basement. Where parking is on street or within driveways the landscape has been sensitively designed to lessen its impact.

Secure and concealed cycle parking is provided for all homes across the scheme, with easy and convenient accessibility to all stores.

Green and Blue Infrastructure

Green infrastructure has been designed to provide ecological connectivity across the site; complementing existing ecological features on site and in the surrounding areas. The masterplan has been designed with a connected and accessible network of open spaces, providing residents with opportunities to interact with nature. The Linear Park and courtyard spaces provide movement and feeding corridors for wildlife with additional enhancement features such as bat and bird boxes, sparrow boxes, swift boxes and stag beetle loggeries. Ventilation stacks for the basement incorporate biodiverse roofs and vertical insect habitats. Landscaping within the streets provides linear foraging roots. Additionally, biodiverse roofs are proposed on all apartment blocks with flat roofs.

Blue roofs, permeable paving and swales are some of the blue infrastructure interventions working with the biodiversity strategy to provide a cohesive approach.

Back of pavement, front of home

Spaces throughout the masterplan are clearly defined through a series of strong boundary treatments. Proposals for boundaries treatments focus on providing subtle definition of public and private spaces with low, permeable fencing allowing a connection with the surrounding public realm. Where necessary higher boundary treatments are used to provide a more secure boundary to private gardens or external interfaces.

Boundaries to houses and apartment blocks with habitable rooms at ground floor are well defined with either front gardens or defensive planting.

Street design

Play space proposed within the Linear Park

4.4.2 Secured by Design

Masterplan Analysis

The design team met with the Secured by Design Officers from the Metropolitan Police during the design development on the 24th January 2022.

Officers welcomed the overall proposal, commenting that the overall layout and approach seemed to work well.

Current Site

It was recognised that Ham has relatively low crime levels, and that Richmond has the lowest crime levels out of all the London Boroughs. Burglary and Vehicle (and bike) theft are the most frequent crimes in the area.

One of the issues of the current Ham Close, is the absence of defensible areas around buildings with strangers able to walk right up to the building line without encumbrance and the open areas of car parking.

Secured By Design Overview

All homes will comply with Building Regulations Part Q.

The principles of Secured by Design underpin the layout and have informed the approach for street and public realm design.

Layout of Vehicular/Pedestrian Routes

Changes in road surfaces are proposed between different road types. For example, between existing perimeter Roads of Ashburnham Road and Woodville Road into proposed streets, and also into shared surfaces. (1)

All private pathways to rear gardens will be provided with lockable gates for use of residents to increase the security to the rear of dwellings. (2)

Throughout the masterplan clear sight lines are maximised to provide visual security.

Communal Areas

Buildings are orientated so that primary frontages and secondary entrances overlook either streets, courtyards or the Linear Park. (3)
Front gardens and defensive planting provide separation from the urban spaces and public realm and clearly define boundaries. (4)

Dwelling Boundaries

Boundaries to houses and apartment blocks are well defined with either front gardens or defensive planting. (5)

Across the scheme there is a hierarchy of boundary treatments including a 1.8m brick wall on external boundary of the western edge neighbouring the school and day centre. 1.8m railings and fences are proposed for individual gardens for houses. Lower 1.2m railing/hedge are proposed to demarcate communal gardens.

Building Orientation

End of terrace houses have windows overlooking the adjacent public realm. (6)
Buildings are orientated to maximise surveillance opportunities on all streets with houses/apartment blocks on corner locations having windows/ balconies on all facades facing the public realm. (7)

Climbing Aids

There are no climbing aids on the site. Any street furniture is positioned far away from garden boundary walls/fences within the public realm. (8)

Car Parking

The majority of parking is located within the basement. This will be secured with roller shutters on entrance ramps, activated by key fobs. Key fobs will also be required to access lifts and stairs into the basement.

For houses the majority of parking is located on plot, within driveways.

Lighting

Ample street lighting is proposed providing a consistent level of lighting along streets and throughout the Linear Park with considerations to ecology. Each home will have sufficient lighting illuminating all external doors. (9)

Front Doors and Windows

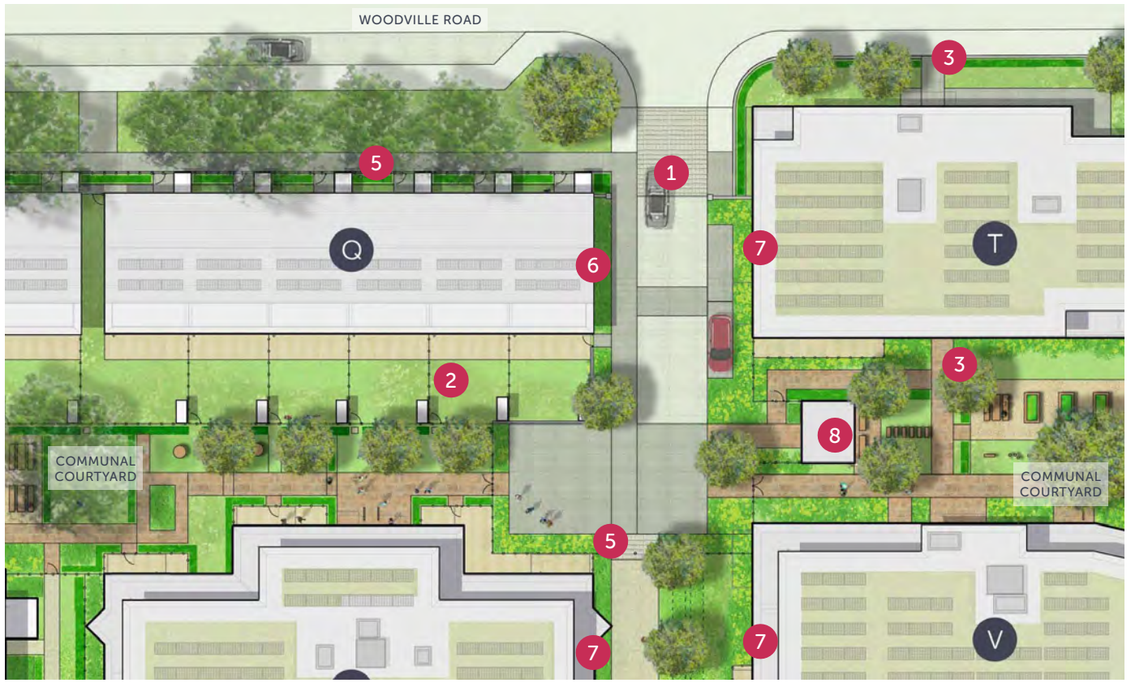
Front doors are clearly visible from the public realm. The door sets will be designed to Part Q. All windows will be designed to Part Q standards.

Communal Entrance Doors

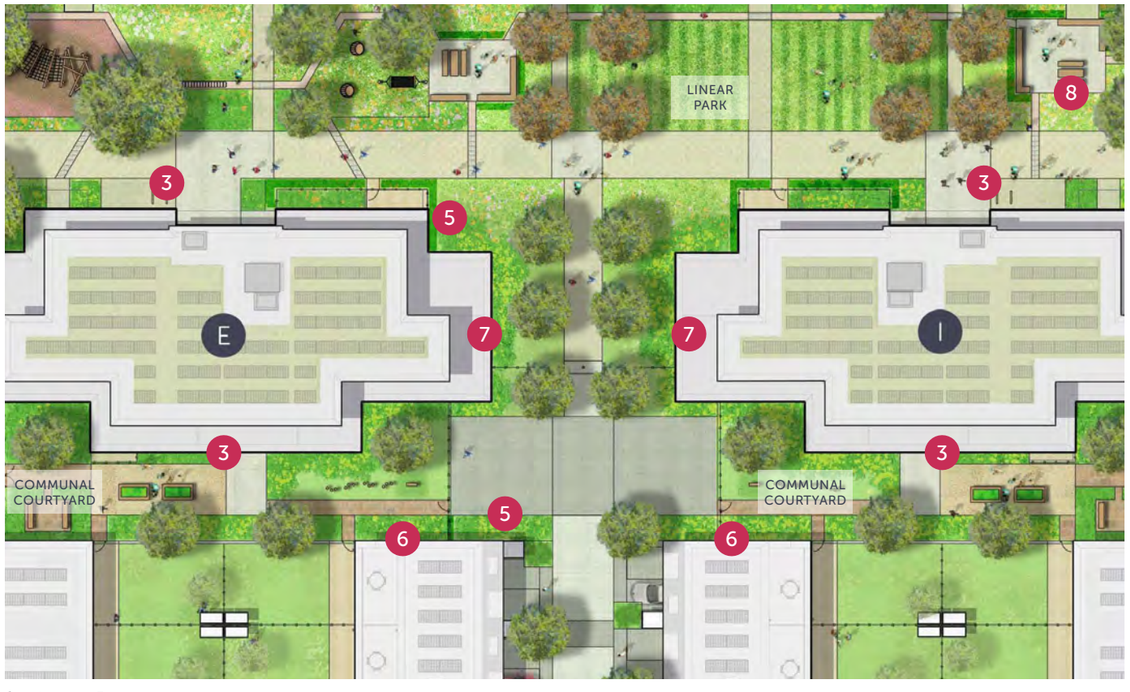
Communal entrance doors are clearly visible from the public realm and located on the street front. Delivery of mail will be achieved within communal entrance areas of the apartment block by located either internally or using a through-the-wall system.

Bicycle Parking

Bicycle parking has been provided within the scheme. Each dwelling is provided with space to safely lock away their bicycle. For houses, secure storage is located in the rear garden, and for apartments, a communal bike store with individual lockable stands or racks are proposed.



Site Layout Extract



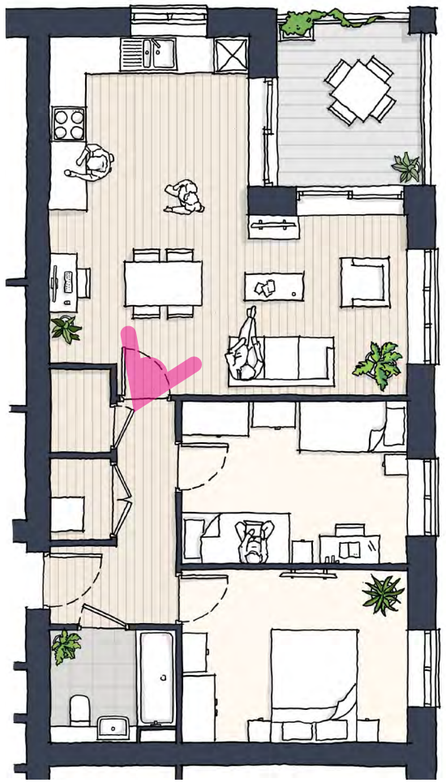
Site Layout Extract

4.4.3 Residential Design Options

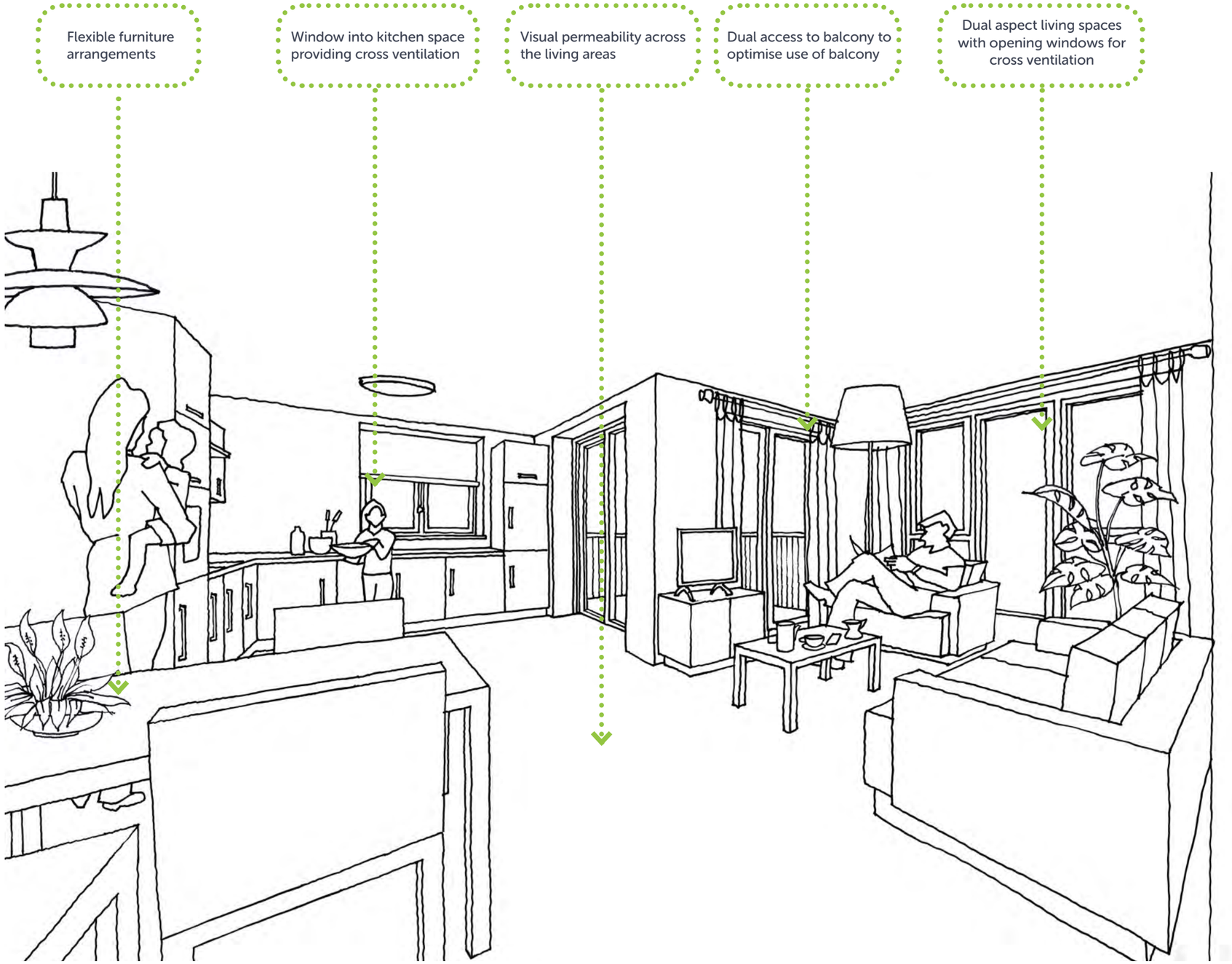
Internal Layouts - Open Plan Option

Throughout the engagement process, the design team engaged with existing residents at Ham Close. The residents highlighted a number of issues, which have been outlined in the site analysis chapter of this document. Workshops were held to understand elements that existing residents wanted to be included in their new homes. Feedback included whether separate kitchens and living rooms could be achieved instead of open plan living arrangements. Additionally residents wanted to see that windows would be included into kitchens and bathrooms to provide ventilation. The design team have taken onboard this feedback and looked to design these features in where possible.

The images on this page provides an example apartment living/kitchen/dining space can be open plan.



Open Plan Option



4.4.3 Residential Design Options

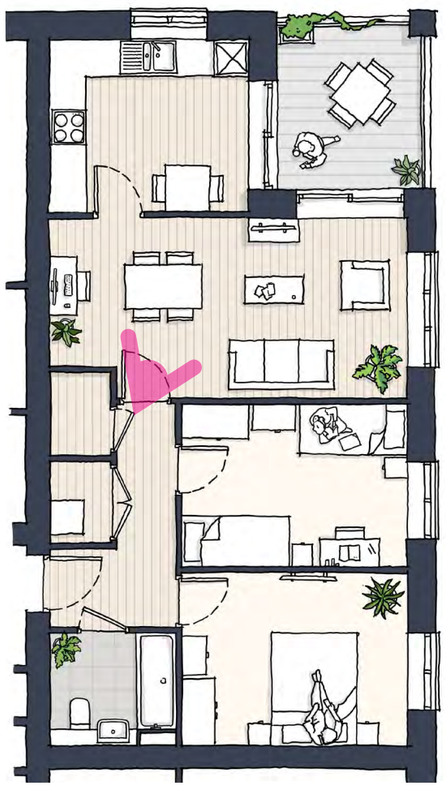
Internal Layouts - Closed Plan Option

This page illustrates how the same living/kitchen/dining space in the example apartment can be a closed plan separating the kitchen space.

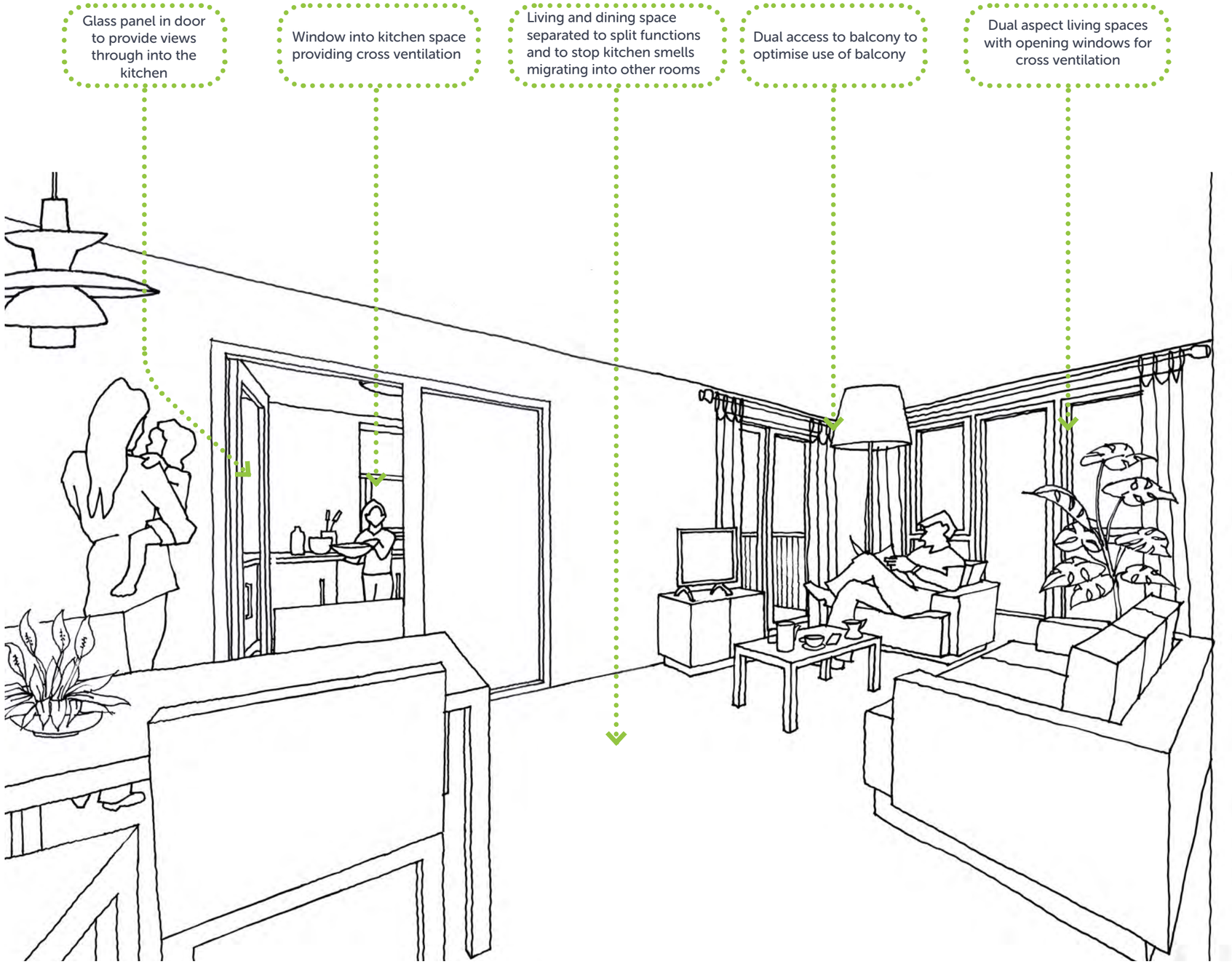
The kitchen space has access to the balcony as well as a separate window to provide cross ventilation above the sink.

A small kitchen table can be accommodated in the space should this be required.

The following pages look to demostrate how the existing apartments will be improved in regards to overall internal area, private amenity space and internal storage through a comparison of existing and some proposed examples apartment types.



Closed Plan Option

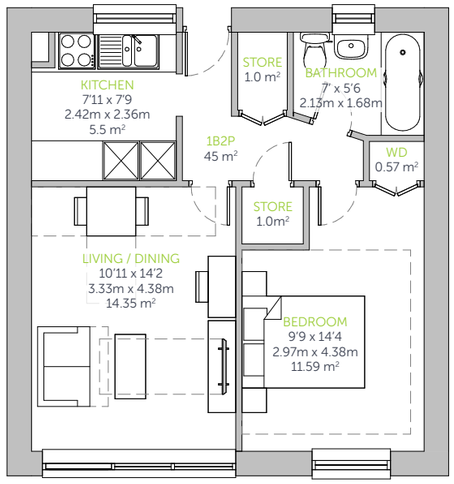


4.4.4 Residential Design

Residential Quality Uplift - Internal Layouts - 1 Bed 2 Person Apartments

Existing 1 Bed 2 Person Apartment

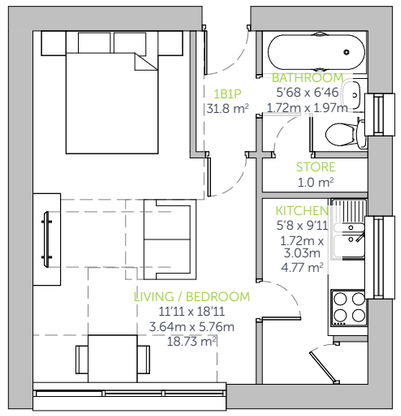
Clarke / Greig / Hornby



Flat Area - Approx.
45 m²
Storage Area - Approx.
2 m²
Balcony/Terrace
0 m²

Existing Studio Apartment

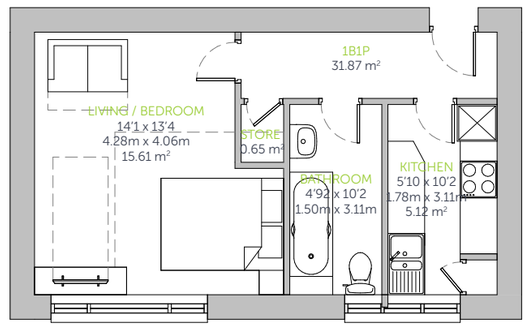
Hatch / Hawkins



Flat Area - Approx.
31.8 m²
Storage Area - Approx.
1 m²
Balcony/Terrace
0 m²

Existing Studio Apartment

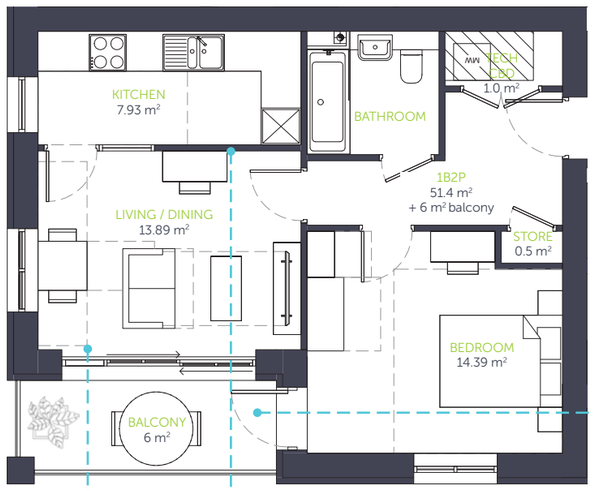
Benson / Bowes Lyon / Bentinck / Cavendish / Edwards / Field / Secrett / Newman / Leyland



Flat Area - Approx.
31.87 m²
Storage Area - Approx.
0.65 m²
Balcony/Terrace
0 m²

Proposed Example 1 Bed 2 Person Apartment - Type 1

Separate Kitchen Option



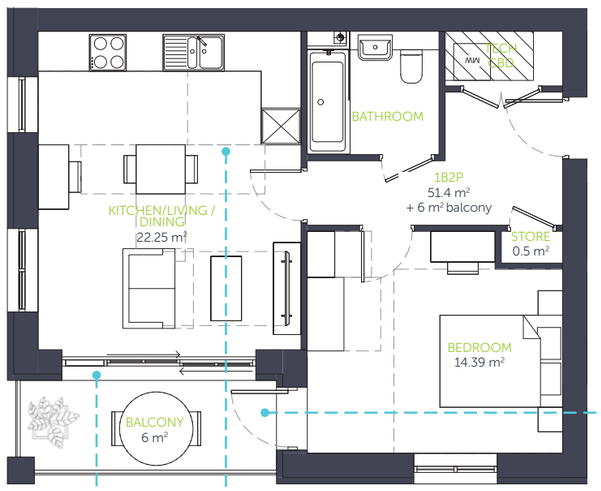
Apartment Area
50 m² minimum
Internal Storage Area
1.5 m² minimum (1.5 m² included)
Balcony/Terrace
5 m² minimum
Communal Bicycle Storage
1.5 bicycle spaces

All flats designed with private outside amenity space.

Additional opening windows next to patio doors for ventilation

Kitchen living spaces with the option for open plan or separated.

Open Plan Option



All flats designed with private outside amenity space.

Additional opening windows next to patio doors for ventilation

Kitchen living spaces with the option for open plan or separated.

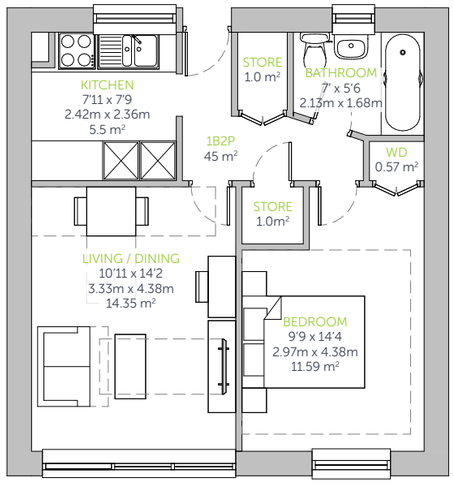
1:50m
0 1 2 5

4.4.4 Residential Design

Residential Quality Uplift - Internal Layouts - 1 Bed 2 Person Apartments

Existing 1 Bed 2 Person Apartment

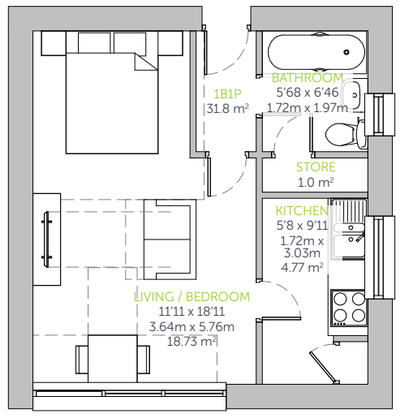
Clarke / Greig / Hornby



Flat Area - Approx.
45 m²
Storage Area - Approx.
2 m²
Balcony/Terrace
0 m²

Existing Studio Apartment

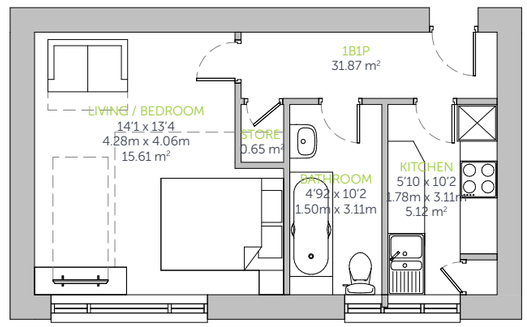
Hatch / Hawkins



Flat Area - Approx.
31.8 m²
Storage Area - Approx.
1 m²
Balcony/Terrace
0 m²

Existing Studio Apartment

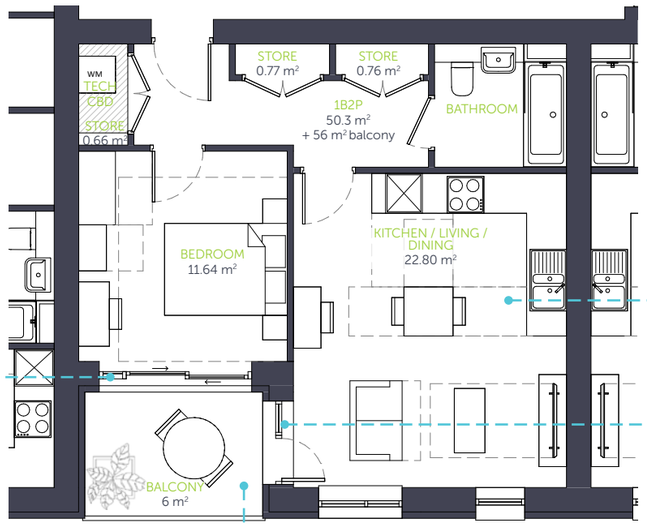
Benson / Bowes Lyon / Bentinck / Cavendish / Edwards / Field / Secrett / Newman / Leyland



Flat Area - Approx.
31.87 m²
Storage Area - Approx.
0.65 m²
Balcony/Terrace
0 m²

Proposed Example 1 Bed 2 Person Apartment - Type 2

Open Plan



Additional opening windows next to patio doors for ventilation

A separate kitchen with window cannot be achieved in this apartment due to the formation of the block layout

Recessed balcony allows cross ventilation in the living room

All flats designed with private outside amenity space.

Apartment Area
50 m² minimum
Internal Storage Area
1.5 m² minimum (2.19m² included)
Balcony/Terrace
5 m² minimum
Communal Bicycle Storage
1.5 bicycle spaces

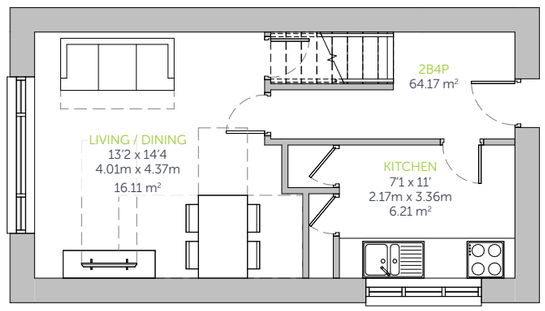
1:50m
0 1 2 5

4.4.4 Residential Design

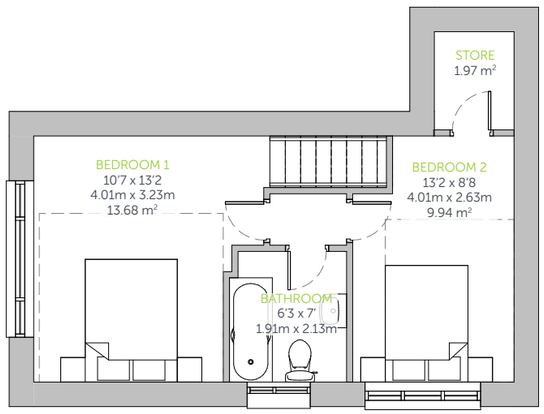
Residential Quality Uplift - Internal Layouts - 2 Bed 4 Person Apartments

Existing 2 Bed 4 Person Apartment

Benson / Bowes Lyon / Bentinck / Cavendish / Edwards / Field / Secrett / Newman / Leyland



GROUND FLOOR

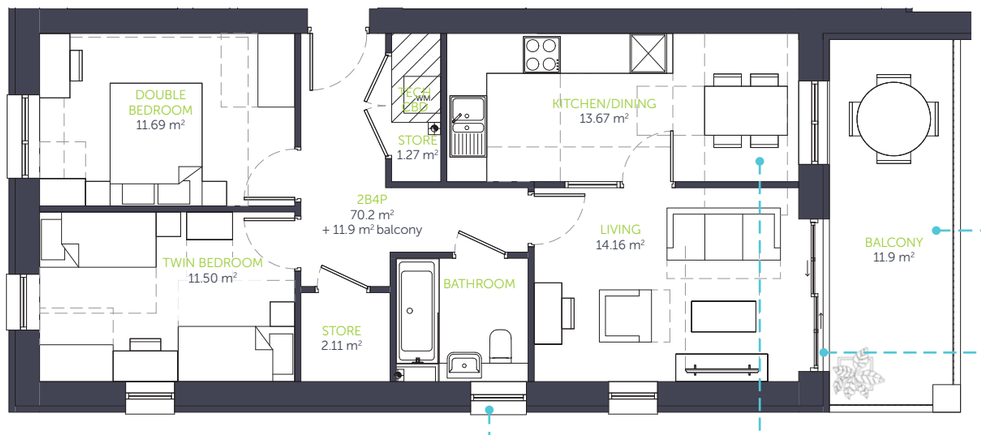


FIRST FLOOR

Flat Area - Approx.
64 m²
Storage Area - Approx.
1.97 m²
Balcony/Terrace
0 m²

Proposed Example 2 Bed 4 Person Apartment - Type 1

Separate Kitchen/Dining Option



Apartment Area
70 m² minimum
Internal Storage Area
2 m² minimum (3.38m² included)
Balcony/Terrace
7 m² minimum
Communal Bicycle Storage
2.5 bicycle spaces

All flats designed with private outside amenity space.

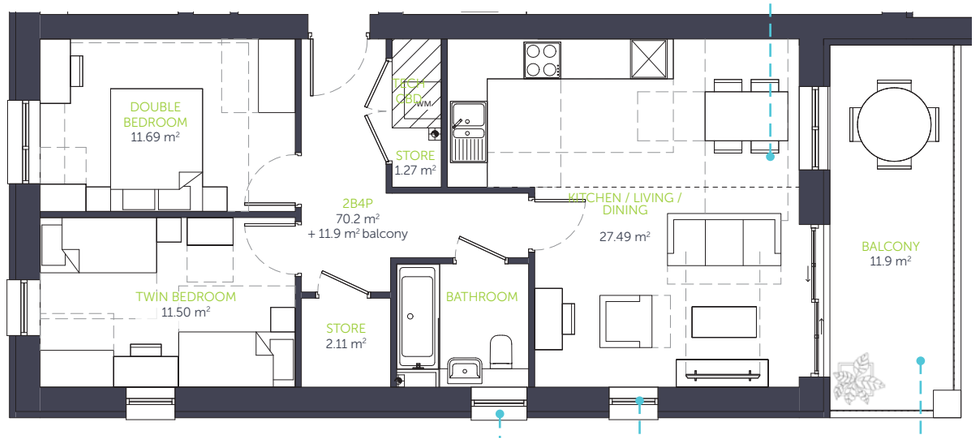
Multiple openings providing cross ventilation.

Where possible windows into bathrooms have been achieved.

Kitchen living spaces with the option for open plan or separated.

Open Plan Option

Kitchen living spaces with the option for open plan or separated.



Where possible windows into bathrooms have been achieved.

Multiple openings providing cross ventilation.

All flats designed with private outside amenity space.

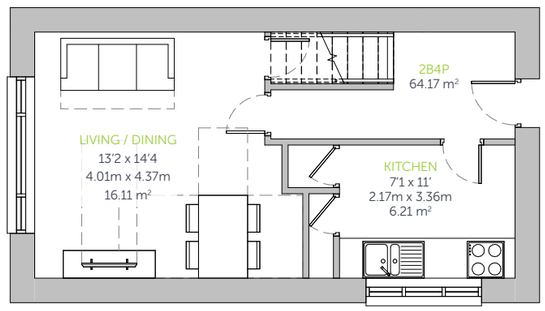
1:50m
0 1 2 5

4.4.4 Residential Design

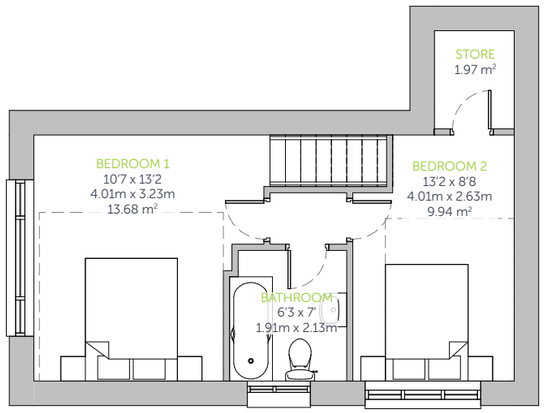
Residential Quality Uplift - Internal Layouts - 2 Bed 4 Person Apartments

Existing 2 Bed 4 Person Apartment

Benson / Bowes Lyon / Bentinck / Cavendish / Edwards / Field / Secrett / Newman / Leyland



GROUND FLOOR



FIRST FLOOR

Flat Area - Approx.
64 m²
Storage Area - Approx.
1.97 m²
Balcony/Terrace
0 m²

Proposed Example 2 Bed 4 Person Apartment - Type 2

Separate Kitchen/Dining Option

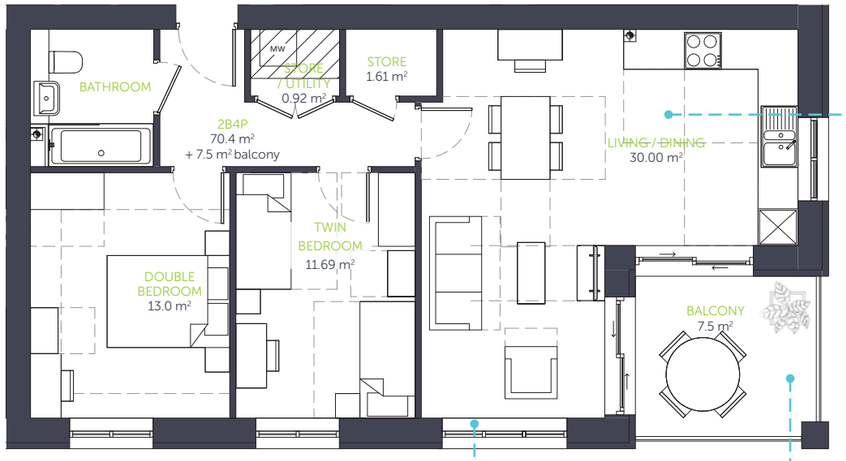
Apartment Area
70 m² minimum
Internal Storage Area
2 m² minimum
Balcony/Terrace
7 m² minimum
Communal Bicycle Storage
2.5 bicycle spaces

Kitchen living spaces with the option for open plan or separated.

Multiple openings providing cross ventilation.

All flats designed with private outside amenity space.

Open Plan Option



Kitchen living spaces with the option for open plan or separated.

Multiple openings providing cross ventilation.

All flats designed with private outside amenity space.

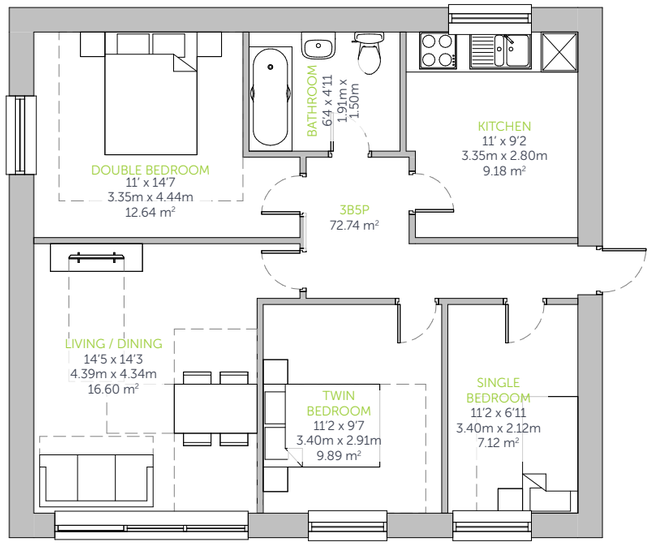
1:50m
0 1 2 5

4.4.4 Residential Design

Residential Quality Uplift - Internal Layouts - 3 Bed 5 Person Apartments

Existing 3 Bed 5 Person Apartment

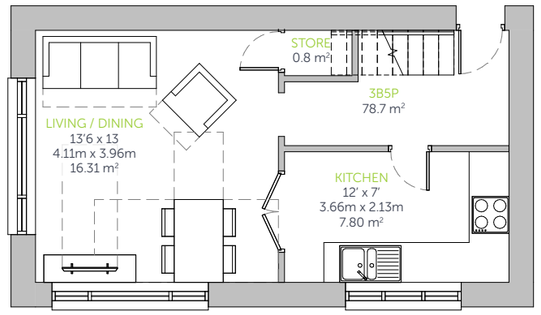
Hatch / Hawkins



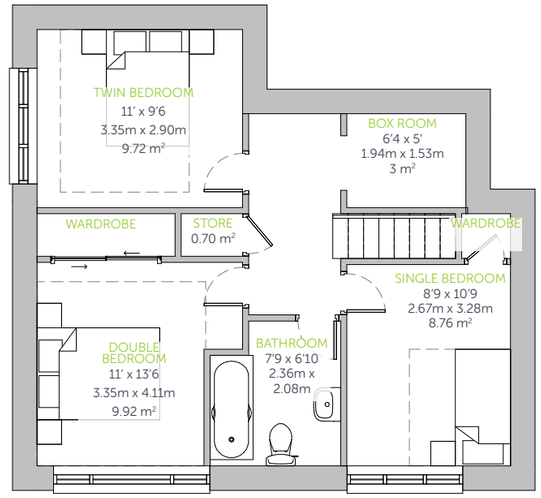
Flat Area - Approx.
72.7 m²
Storage Area - Approx.
m²
Balcony/Terrace
0 m²

Existing 3 Bed 5 Person Apartment

Benson / Bowes Lyon / Bentinck / Cavendish / Edwards / Field / Secrett / Newman / Leyland



GROUND FLOOR

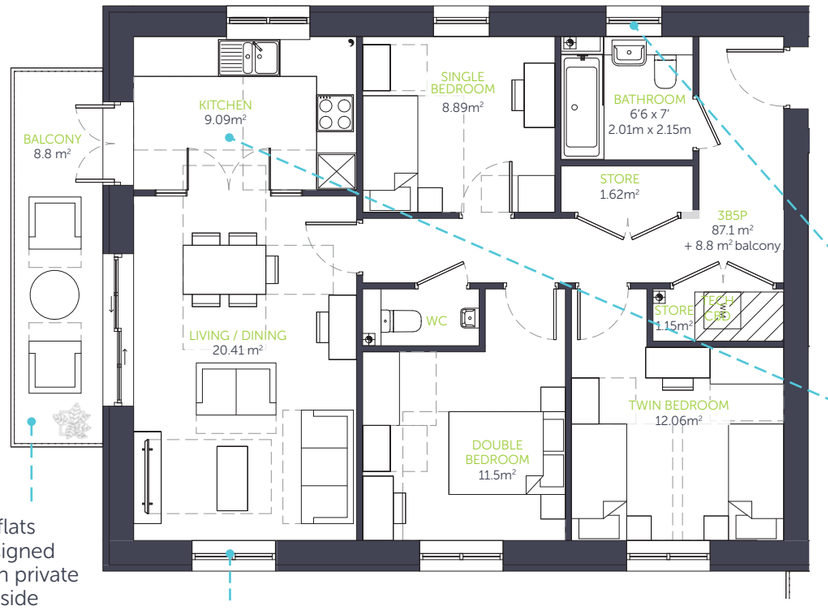


FIRST FLOOR

Flat Area - Approx.
78.7 m²
Storage Area - Approx.
1.5 m²
Balcony/Terrace
0 m²

Proposed Example 3 Bed 5 Person Apartment - Type 1

Separate Kitchen Option



Apartment Area
86 m² minimum
Internal Storage Area
2.5 m² minimum (3.29m² included)
Balcony/Terrace
8 m² minimum
Communal Bicycle Storage
2.5 bicycle spaces

Where possible windows into bathrooms have been achieved.

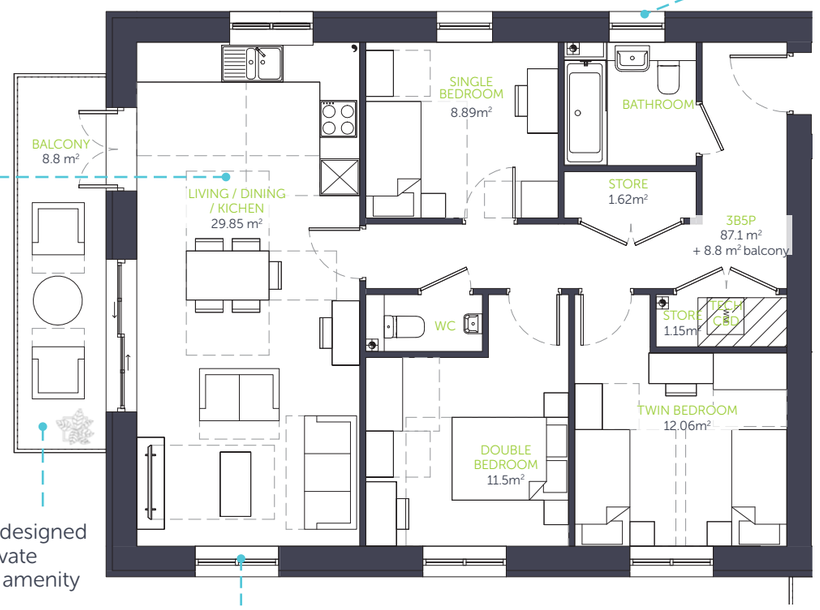
Kitchen living spaces with the option for open plan or separated.

All flats designed with private outside amenity space.

Multiple openings providing cross ventilation.

Open Plan Option

Where possible windows into bathrooms have been achieved.



Kitchen living spaces with the option for open plan or separated.

All flats designed with private outside amenity space.

Multiple openings providing cross ventilation.

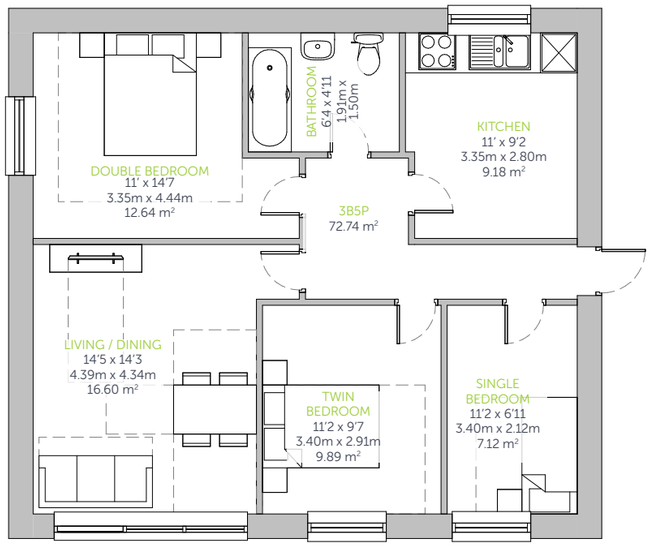
1:50m
0 1 2 5

4.4.4 Residential Design

Residential Quality Uplift - Internal Layouts

Existing 3 Bed 5 Person Apartment

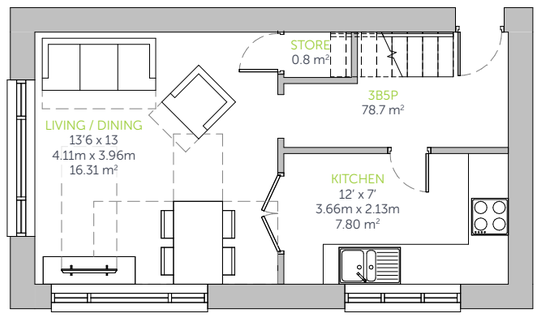
Hatch / Hawkins

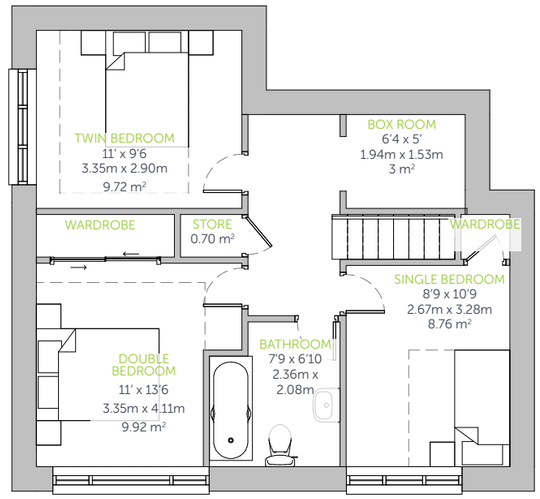


Flat Area - Approx.
72.7 m²
Storage Area - Approx.
m²
Balcony/Terrace
0 m²

Existing 3 Bed 5 Person Apartment

Benson / Bowes Lyon / Bentinck / Cavendish / Edwards / Field / Secrett / Newman / Leyland

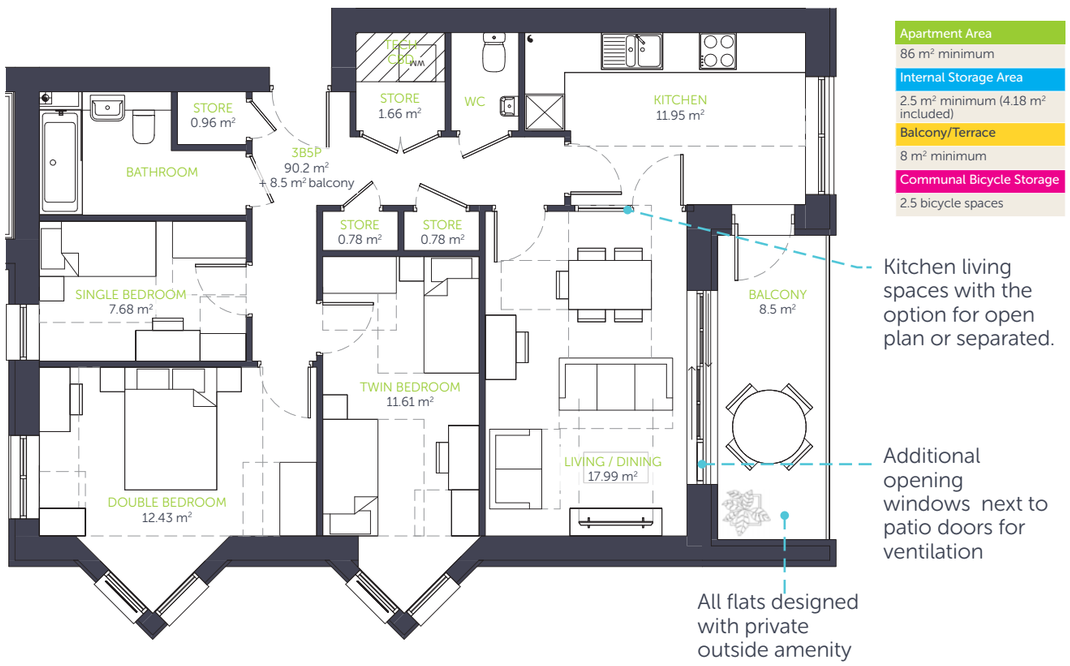




Flat Area - Approx.
78.7 m²
Storage Area - Approx.
1.5 m²
Balcony/Terrace
0 m²

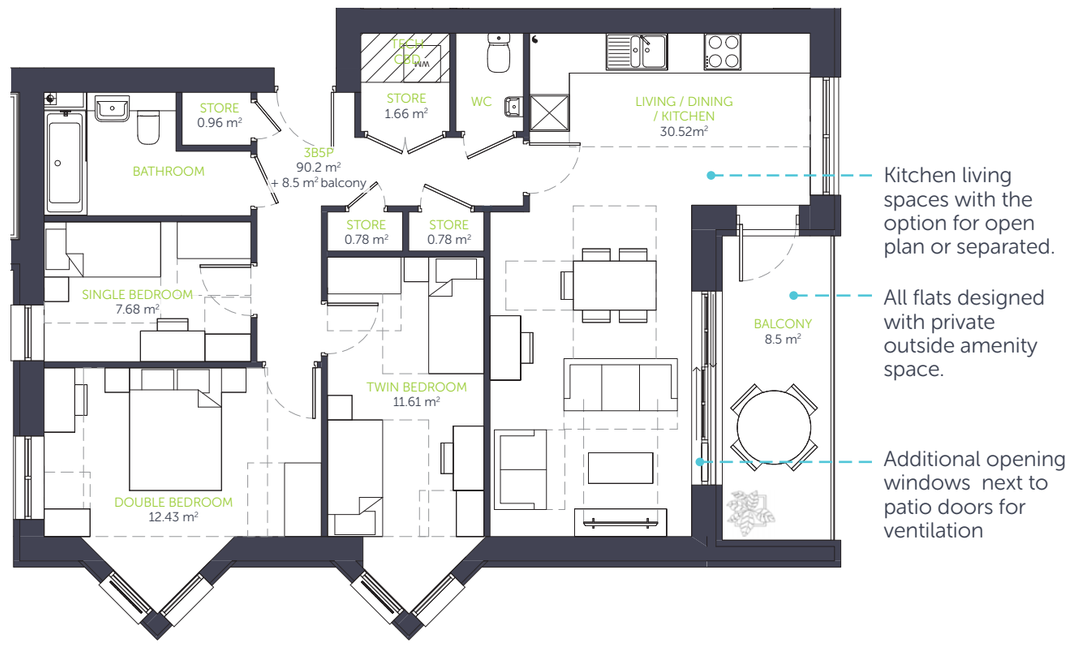
Proposed Example 3 Bed 5 Person Apartment - Type 2

Separate Kitchen Option



Apartment Area
86 m² minimum
Internal Storage Area
2.5 m² minimum (4.18 m² included)
Balcony/Terrace
8 m² minimum
Communal Bicycle Storage
2.5 bicycle spaces

Open Plan Option



1:50m
0 1 2 5

4.4.5 Ground Floor Building Design - Blocks E&I

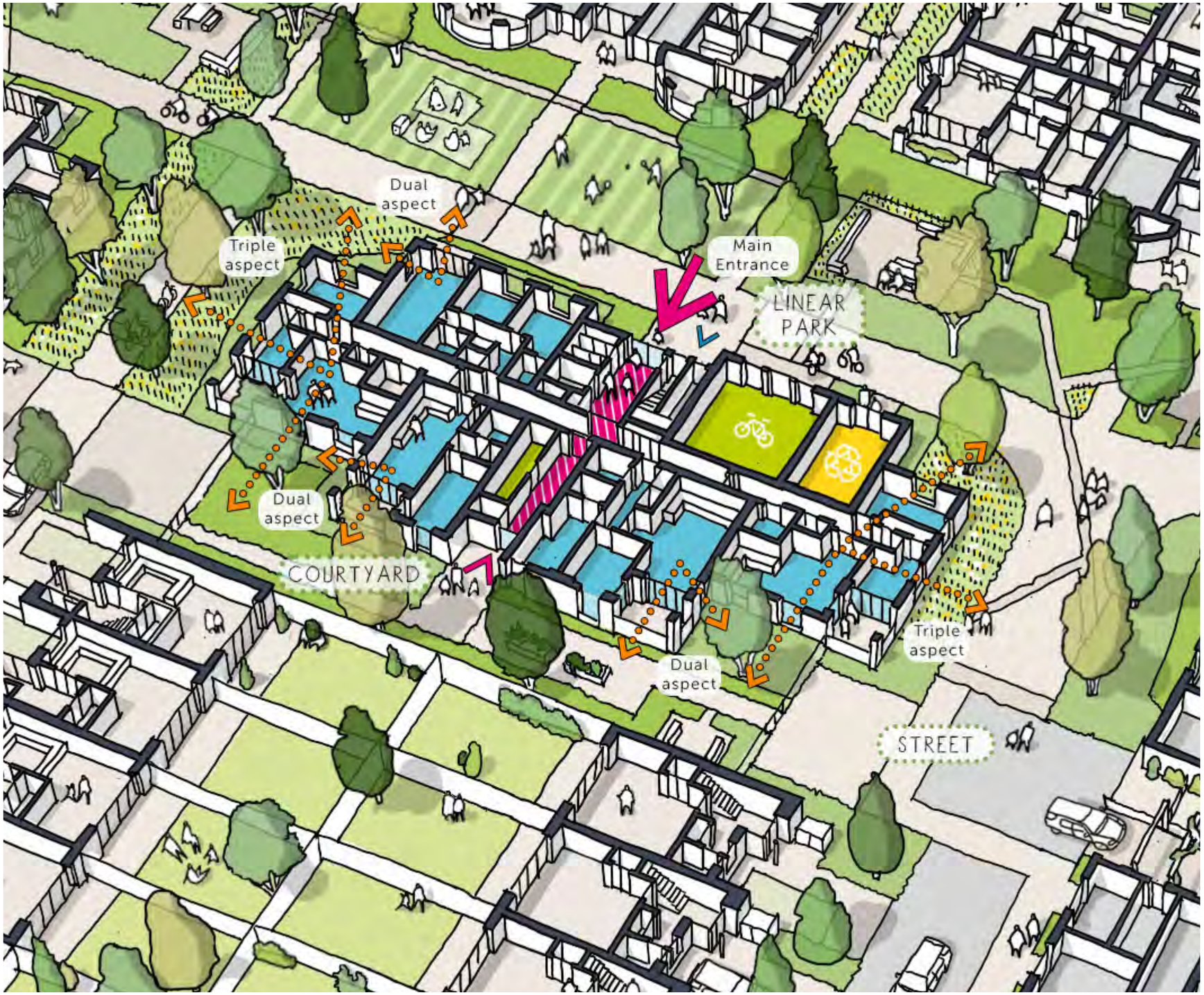
Legibility of Internal and External Spaces

Building Typology of Apartment Blocks E & I

The adjacent diagram shows the ground floor of Apartment Blocks E and I.

These blocks line the Linear Park, and is where the main entrance is located. Internally the layout of the building has been logically arranged so that the rear secondary entrance is aligned through with the main entrance. This links the building with the communal courtyard to the rear of the building. For visual legibility the floor surface could be consistent throughout the primary communal routes through the building as shown in pink in this diagram.

All ground floor apartments have either dual of triple aspect, allowing for visual connections and cross ventilation. The apartments at ground floor overlook the outdoor amenity space enhancing the security of the public and communal spaces.



Key

- Residential
- Refuse and Recycling store
- Bicycle store
- Entrance sequence
- Utilities
- Community Space
- Primary entrance
- Secondary entrance
- Private entrance
- Basement emergency exit
- Aspects
- Oriel Window
- Energy Center
- Tank room
- Accessible parking space

4.4.6 Entrance Design - Blocks E&I

Outset Entrances

The entrance for apartment blocks E & I are located within an inset central bay of the main façade for each block. This inset is consistent on the main upper floors. Therefore, to provide shelter over the entrance area, a canopy is provided which straddles the full width and depth of the inset bay.

The canopy features a pair of circular, painted-metal columns at either side of the main entrance doors. These columns are provided to signal that the central door comprises the main entrance and, as a reference to similar column features to apartment blocks on the Parkleys Estate. There are two further access doors located to one side of the entrance. The first of these doors, nearest to the main entrance, provides fire escape egress from the upper-level stairs. The second door provides access and egress to and from the lower-level stairs to the basement car park.

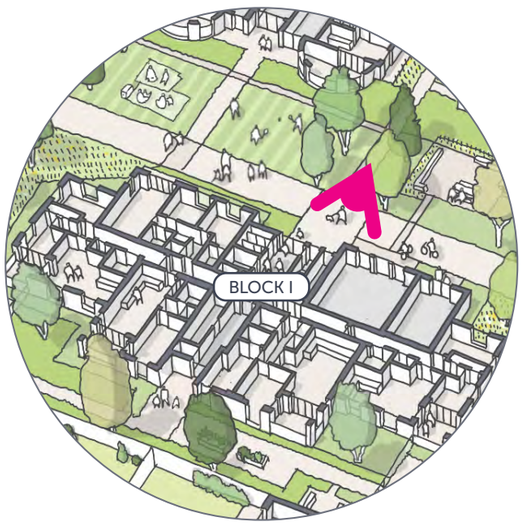
The door controls are inset within the external brickwork adjacent to the main entrance door. The post-boxes are externally located.

Parkleys Estate
Lettering and name of apartment block placed on banding.

Parkleys Estate
Canopy and column supports highlight entrance into building.

Extruded metal lettering.

Sketch View of Entrances of Apartment Blocks E&I



4.4.7 Ground Floor Building Design - Blocks TU & V

Legibility of Internal and External Spaces

Building Typology of Apartment Blocks TU & V

Apartment Block TU fronts Woodville Road, where the main entrance is located. Primary access to Apartment Block V is from the Linear Park. Both these blocks share a communal courtyard in the centre as illustrated in the adjacent diagram.

The ground floor layout maximises residential homes to provide active frontages onto public and communal spaces. Homes are primarily dual aspect providing overlooking and an increase in residential quality. The design of the blocks responds to the Village Green with large terraces fronting this prominent public space.

The design principle for the entrances provides legible connectivity between the front and rear of the buildings, connecting the communal courtyard with either Woodville Road or the Linear Park.

Key

- Residential
- Refuse and Recycling store
- Bicycle store
- Entrance sequence
- Utilities
- Community Space
- Primary entrance
- Secondary entrance
- Private entrance
- Basement emergency exit
- Aspects
- Oriel Window
- Energy Center
- Tank room
- Accessible parking space

4.4.8 Entrance Design - Block V

Inset Entrances

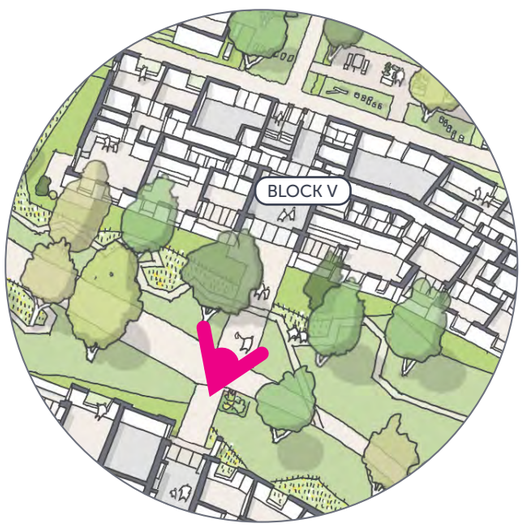
The design of the entrance, for the apartment for block V, is inset. The entrance features title lettering comprising folded metal script that is supported on a shelf suspended from the soffit of the entrance. The location of the entrance is emphasised by a variation in brick colour of the bay above the entrance. This emphasis is accentuated by the bay not being set back but fully expressed at high level.

The door controls are situated in the brickwork panel adjacent to the main entrance door. The post-boxes are located internally in the lobby.

Parkleys Estate
Lettering and name of apartment block placed on banding.

Extruded metal lettering.

Sketch View of Entrances of Apartment Blocks M



4.4.9 Ground Floor Building Design - Block R

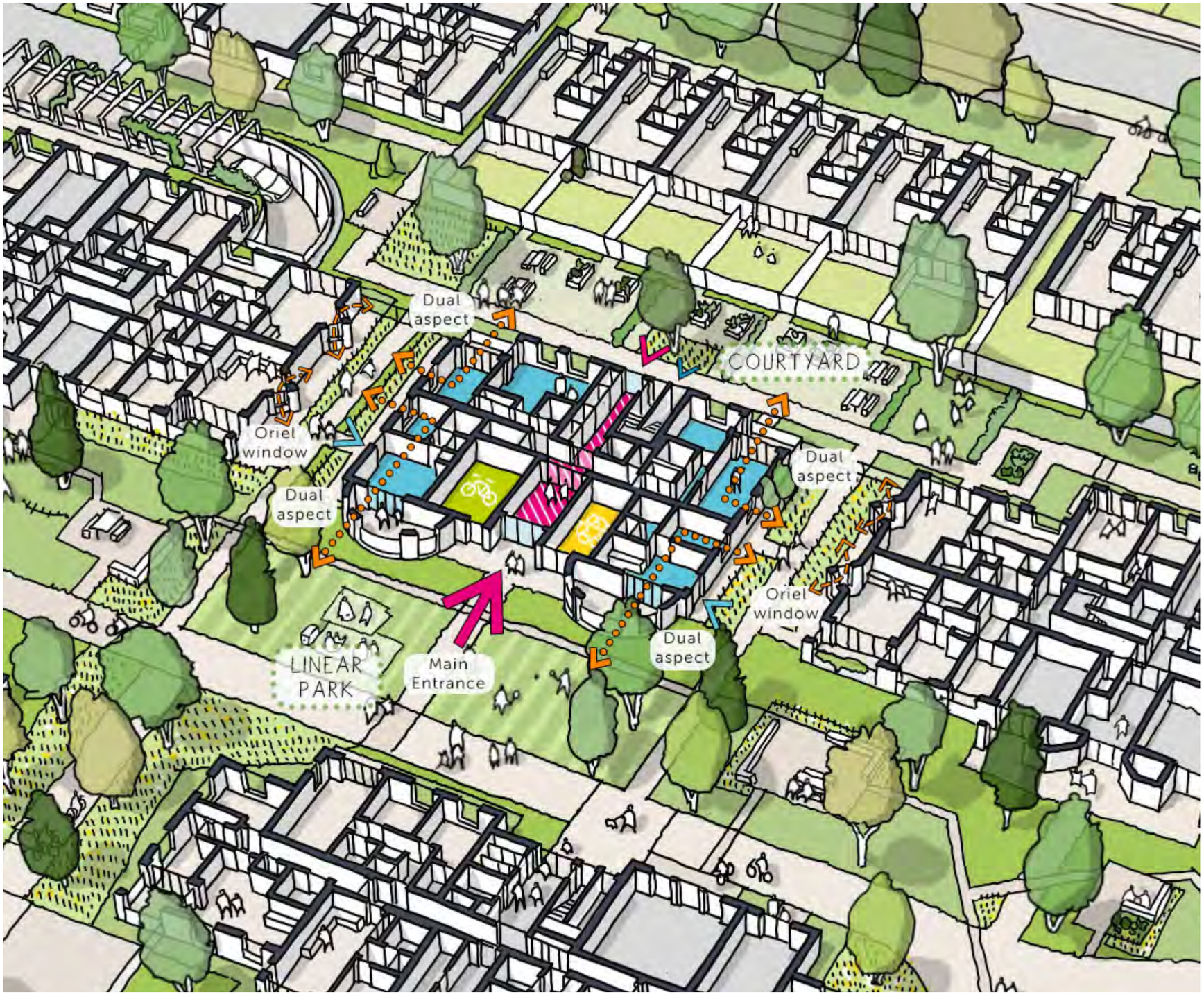
Legibility of Internal and External Spaces

Building Typology of Apartment Block R

Block R is designed as a feature block situated within the centre of the Linear Park. With 4 apartments off the core, each flat is dual aspect, with positive outlook on to either a communal courtyard or the Linear Park.

Main access to the block is provided via the Linear Park. The landscape strategy responds to this feature block with formal lawns and gardens to the front, enhancing the entrance sequencing. Throughout the building the primary and secondary access is aligned to provide legible movement between outdoor amenity spaces.

Ground floor apartments have direct access from the public realm. The cycle and refuse storage is located next to the entrance for ease of access to residents.



Key

- Residential
- Refuse and Recycling store
- Bicycle store
- Entrance sequence
- Utilities
- Community Space
- Primary entrance
- Secondary entrance
- Private entrance
- Basement emergency exit
- Aspects
- Oriel Window
- Energy Center
- Tank room
- Accessible parking space

4.4.10 Entrance Design - Block R

Inset Entrances

The design of the entrance, for the apartment for block R, is inset. The entrance features title lettering comprising folded metal script that is supported on a shelf suspended from the soffit of the entrance similar to Block V on the previous pages. The centrally located entrance is between the prominent round bay balconies off the Linear Park.

The door controls are situated in the brickwork panel adjacent to the main entrance door. The post-boxes are located internally in the lobby.

Parkleys Estate
Lettering and name of apartment block projecting.

Extruded metal lettering.

4.4.11 Ground Floor Building Design - Blocks C&S

Legibility of Internal and External Spaces

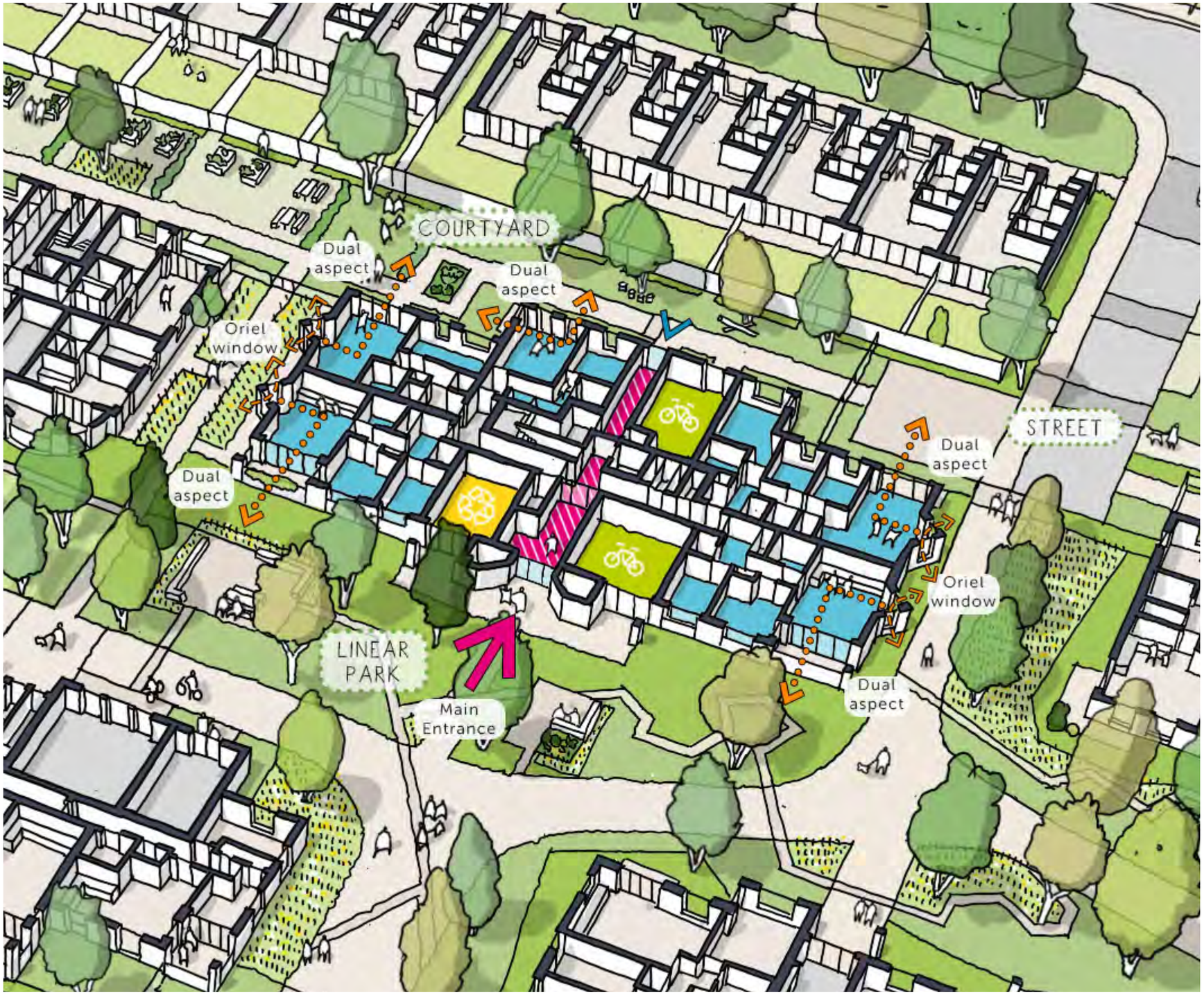
Building Typology of Apartment Blocks C & S

All apartments at ground floor of Apartment Blocks C and S are dual aspect providing overlooking to public and communal spaces. A special feature on these blocks are the oriel windows on the side elevations. These direct views when neighbouring windows are in close proximity to avoid overlooking into private spaces.

The main entrance to the block is accessed via the Linear Park. Secondary access to the rear of the block is via the communal courtyard which links to the street providing access to Woodville Road. Cycle stores are located at both access points for easy access for residents.

Key

- Residential
- Refuse and Recycling store
- Bicycle store
- Entrance sequence
- Utilities
- Community Space
- Primary entrance
- Secondary entrance
- Private entrance
- Basement emergency exit
- Aspects
- Oriel Window
- Energy Center
- Tank room
- Accessible parking space



4.4.12 Entrance Design - Blocks C&S

Inset Entrances

The design of the entrance for Apartment Blocks C and S is inset. This is enhanced through detailing in brick to highlight the entrance route into the building. The detailing consists of stepped bricks in a contrasting white stock brick. This draws upon the design on Ham House, where the entrance is highlighted in stone creating a strong feature on the main façade.

Signage to the building is inspired by the Parkleys Estate where extruded lettering is located on banding across the building.

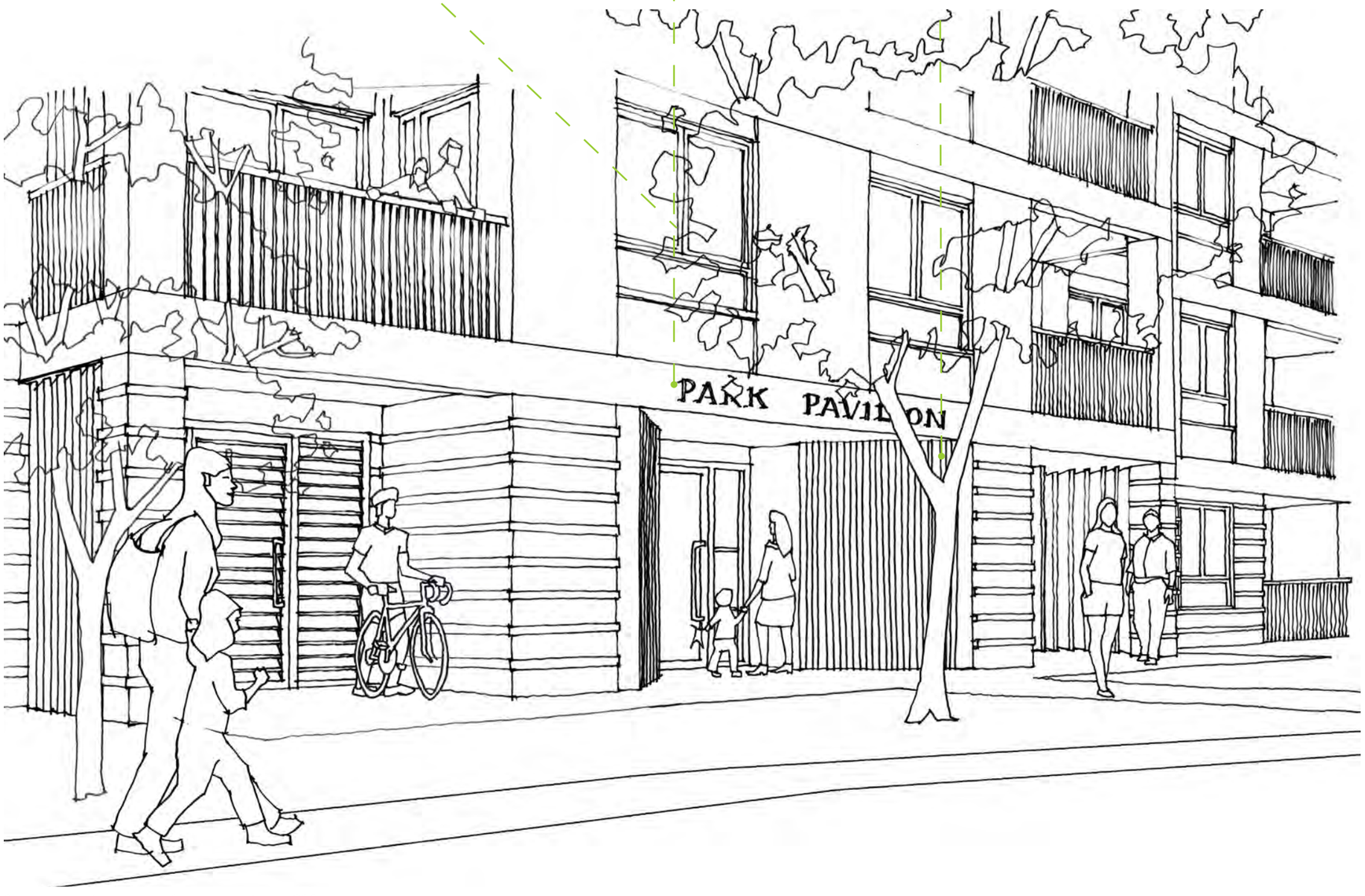
At the sides of the entrance, the façade is inset, where access to ancillary storage areas for bins and bicycles are located. The depth of inset aligns with the same plane as the main façade of the apartments. At the junction between ancillary areas and flatted accommodation screens are provided to shield private accommodation from access to storage provision. These screens comprise painted, rectangular metal columns that are angled to provide privacy whilst allowing daylight to penetrate the inset area.

The door controls are located within the brick reveals at the side of the entrance doors. Post-boxes are located internally within the entrance lobby.

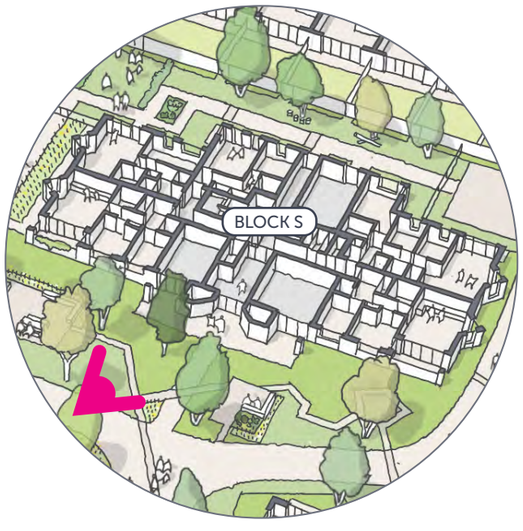
Extruded metal lettering.

Parkleys Estate
Lettering and name of apartment block placed on banding.

Ham House
Strong entrance emphasised through change in material and detailing.



Sketch View of Entrances of Apartment Blocks C&S



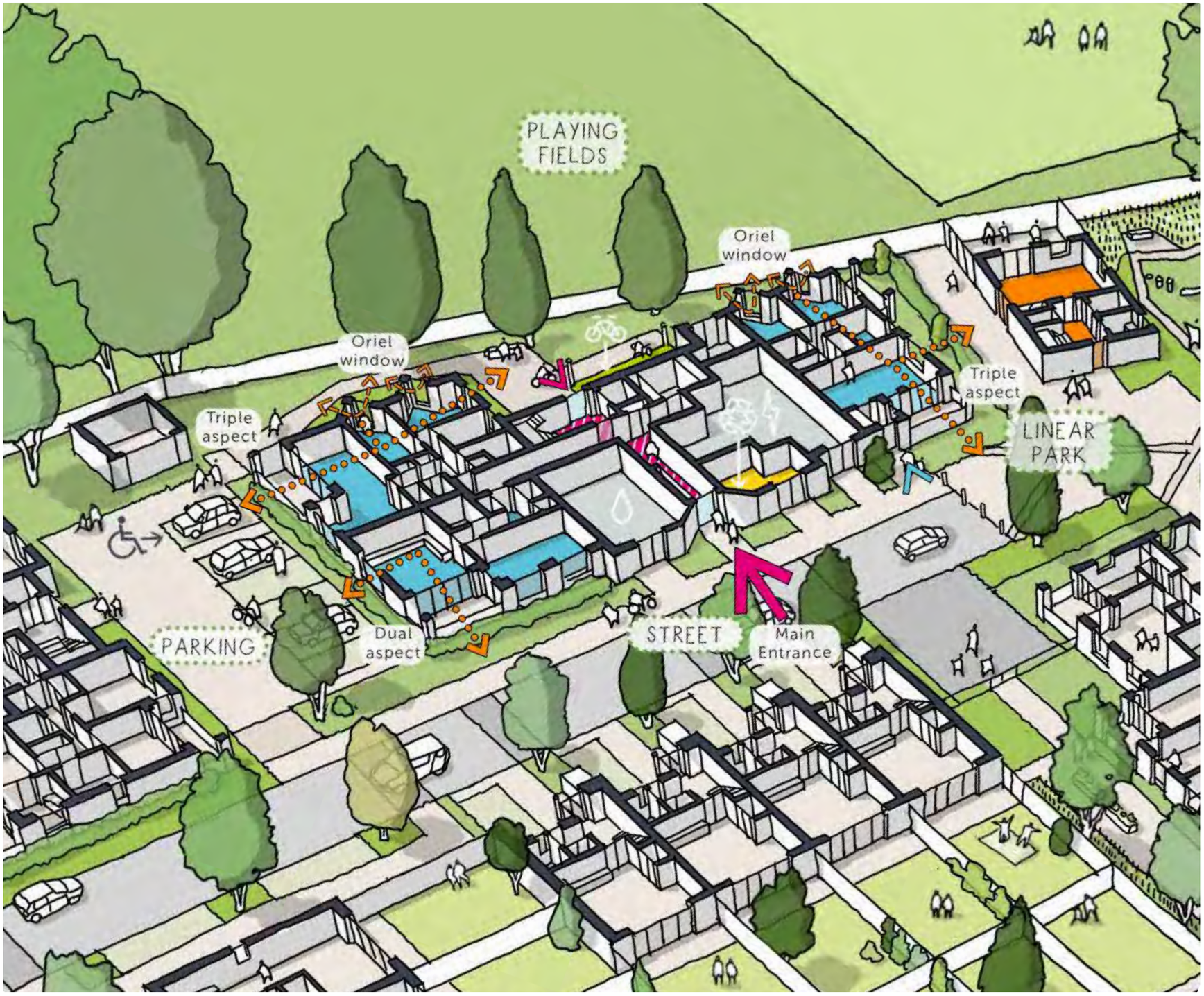
4.4.13 Ground Floor Building Design - Block B

Legibility of Internal and External Spaces

Building Typology of Apartment Block B

Apartment Block B is located on the western boundary of the site neighbouring the school playing fields. Along this building edge oriel windows have been designed to avoid direct views. These also provide secure overlooking to the secondary building entrance and cycle storage.

Within this block the energy centre and tank room is located. These are strategically situated within the centre of the building to allow for residential homes to the perimeter. This allows for dual and triple aspect apartments. The wheelchair home has easy access to parking within the small parking court to the south.



Key

- Residential
- Refuse and Recycling store
- Bicycle store
- Entrance sequence
- Utilities
- Community Space
- Primary entrance
- Secondary entrance
- Private entrance
- Basement emergency exit
- Aspects
- Oriel Window
- Energy Center
- Tank room
- Accessible parking space

4.4.14 Entrance Design - Block B

Inset Entrances

Similar to the design of Blocks C and S, the entrance for Apartment Blocks B is inset. This is enhanced through detailing in brick to highlight the entrance route into the building. The detailing consists of stepped bricks in a contrasting white stock brick. This draws upon the design on Ham House, where the entrance is highlighted in stone creating a strong feature on the man façade.

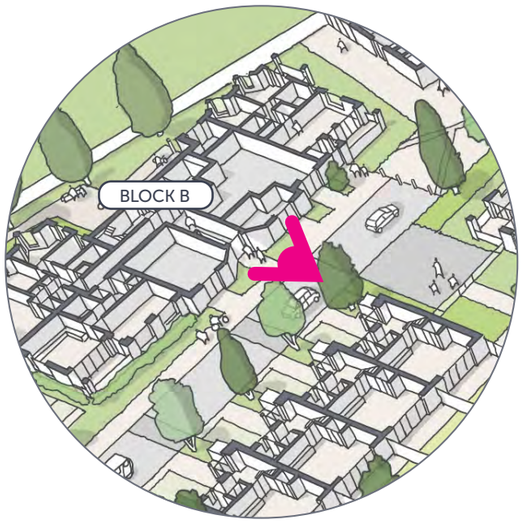
Signage to the building is inspired the Parkleys Estate where extruded lettering is located on banding across the building.

The door controls are located within the brick reveals at the side of the entrance doors. Post-boxes are located internally within the entrance lobby.

Extruded metal lettering.

Parkleys Estate
Lettering and name of apartment block placed on banding.

Ham House
Strong entrance emphasised through change in material and detailing.



Sketch View of Entrances of Apartment Blocks C&S

4.4.15 Ground Floor Building Design - Block M

Legibility of Internal and External Spaces

Building Typology of Apartment Block M

Apartment Block M is located on the south eastern point of the Linear Park turning into Ham Village Green. The main entrances are accessed off the Linear Park. Secondary accesses to the courtyard are aligned with the front entrance to allow a clear route through the building. Refuse and Recycling storage is located on the street edge for both cores. Bicycle storage is located on the Linear Park frontage and the courtyard frontage.

The basement ramp is located to the rear of the Block M and the ground floor has been sensitively designed to locate bicycle and refuse storage on this elevation. The homes that do face onto the ramp are set back from the main building line and have planting in front to diffuse views of the ramp. A sculptural landscaped structure shrouds the ramp from above and frames the entrance from the street.

Key

- Residential
- Refuse and Recycling store
- Bicycle store
- Entrance sequence
- Utilities
- Community Space
- Primary entrance
- Secondary entrance
- Private entrance
- Basement emergency exit
- Aspects
- Oriel Window
- Energy Center
- Tank room
- Accessible parking space

4.4.16 Entrance Design - Block M

Inset Entrances

The apartment Block M has two main entrances which are of a similar design and are semi inset. Each entrance is in an area of the block that have corner balconies above. The entrance design incorporates outset canopies to shelter the privacy of balcony areas.

As in Blocks C and S, the depth of inset aligns with the same plane as the main façade of the apartments. The distinction between public and private areas is sheltered by the provision of a privacy screen that is similar to that provided for blocks C and S however, in this location, the screen comprises a painted metal fretwork panel rather than a series of angled columns.

The entrance area incorporates main entrance doors and cycle storage access doors which are louvered.

The door controls are located within the brick reveals at the side of the entrance doors. Post-boxes are located internally within the entrance lobby.

Extruded metal lettering.

Parkleys Estate
Lettering and name of apartment block placed on banding.

Ham House
Strong entrance emphasised through change in material and detailing.

Sketch View of Entrances of Apartment Block V

4.5 Final Design: Appearance

HAM LANDS HARE

4.5.1 Distinctive Masterplan Spaces

Defining the character of the masterplan

Buildings respond to their position on the masterplan and to the character of the space they are located within. This is defined through building typology and scale. Across the masterplan five distinct masterplan spaces are proposed which are outlined below:

Village Green

This area fronts Ham Village Green. Four buildings are within the area - Apartment Blocks O, M V & U. The scale and massing of these blocks sit at 4 storeys to the north and south and step up in the centre to 5 storeys with a set back 6th storey. The building mass of these blocks focus on vertical and slim proportions to front the Village Green.
Street Design: Pedestrian access only.

Linear Park

This area focuses on the pavilion apartment blocks which line the Linear Park. This includes Apartment Blocks E, I, M, C, R, S & V. These blocks have a uniform scale and massing with heights of 5 storeys and 6 storeys (top floor set back). The blocks are laid out in a linear pattern responding to the long nature of the park running east-west. Within this area the blocks respond with different architectural styles to create variation across the scheme.
Street Design: Pedestrian access only. Shared surface can be accessed by emergency vehicles.

Ashburnham Road

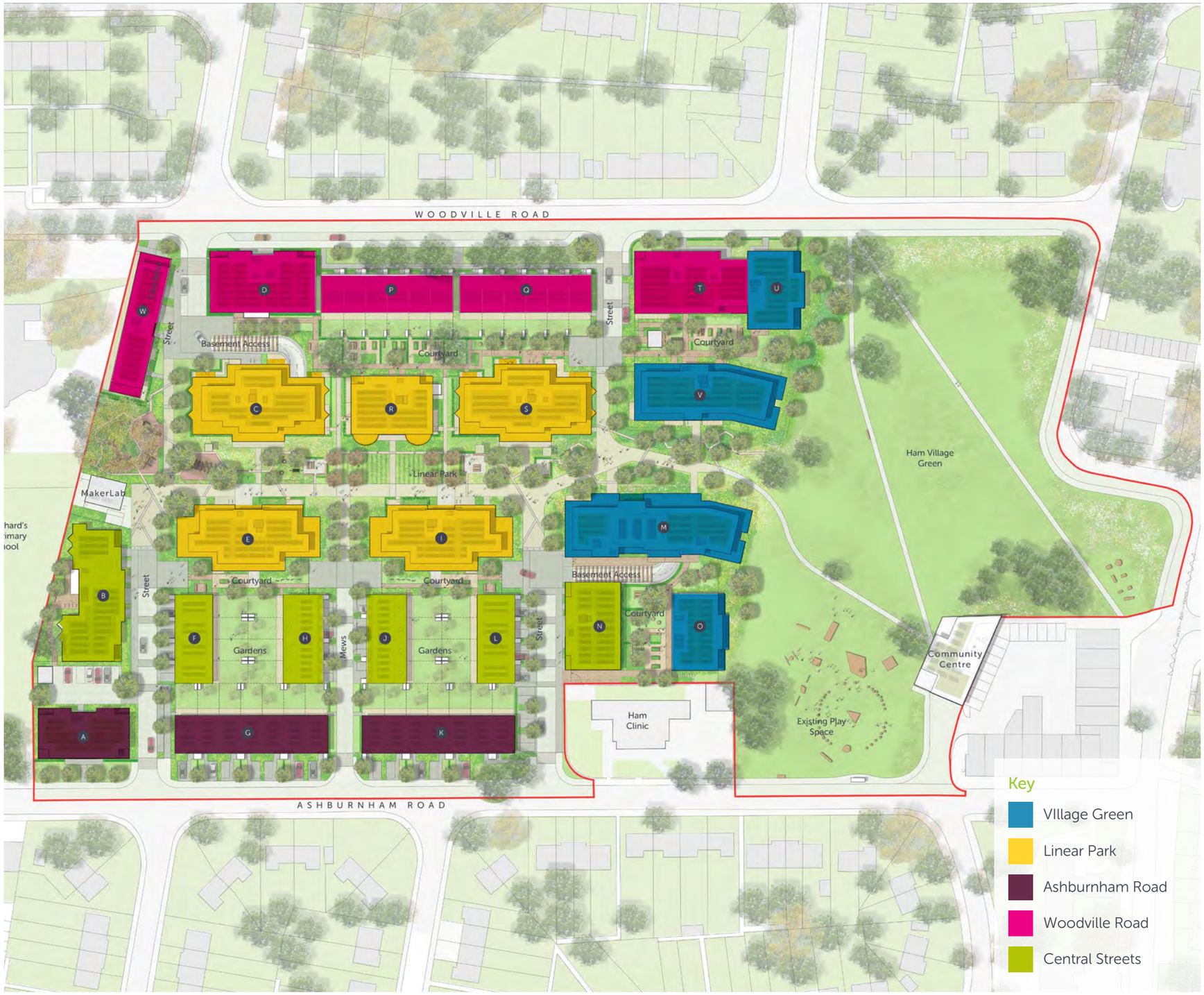
To respond to Ashburnham Road, this area encompasses smaller apartment blocks and houses to the south of the site, including blocks A, G & K. Within this area there is a maximum height of four storeys to respect neighbouring homes, Ham Clinic and the primary school.
Street Design: Central streets leading to the linear park with turning head. Central mews street with shared surface for both vehicles and pedestrians.

Woodville Road

Much like the Ashburnham Road area, the character responding to Woodville Road includes smaller apartment blocks and houses at a maximum of 4 storeys. This area includes blocks W, D, P, Q & T.
Street Design: Central streets leading to the linear park with terminating with a landscaped turning head.

Central Streets

Blocks B, F, H, J, L & N are located within the central streets area. This is an intermediate area connecting the Linear Park with perimeter blocks fronting Ashburnham Road. There is a mixture of houses and smaller apartment blocks at 4 and 3 storeys to create a step in height between Linear Park blocks and houses to Ashburnham Road.
Street Design: Central streets leading to the linear park with turning head. Central mews street with shared surface for both vehicles and pedestrians.



4.5.2 Ham's Rich Heritage - Village Feel

Local Vernacular Study

From our reseach that established the 'Essence of Ham' two principles that fundamentally should be reflected in the proposed architecture is Ham's 'Rich Heritage' and 'Village Feel'.

'Rich Heritage'

> Ham has a wealth of 'Rich Heritage' that provides inspiration for the architectural narrative.

Village feel

> 'Village Feel' - Ham has established over time with a richness of building forms and styles that create a village feel.

Two styles of building that stand out as the predominant architecture in Ham are Traditional and Modernist. Our photographic research captures 6 defining features as listed below:

1. Composition
2. Building Form/Roofline
3. Window Proportions
4. Detailing
5. Entrances
6. Features

Village Feel

Traditional

Feature Bay Windows

Symmetrical Facades

Modernist

Thick white banding

Horizontal window proportions

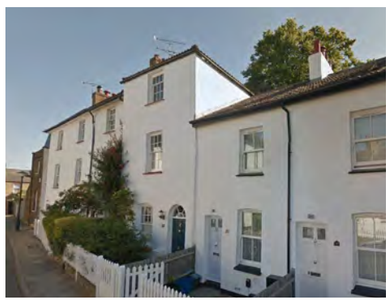
Vertical window proportions

Thin white band

Regular building form

Interesting building composition

Feature Buildings



Roofline..

Horizontal window proportions

Relationship to landscape

4.5.3 Local Vernacular Analysis

Traditional Buildings

Architectural analysis of grand houses within Ham.

Key Features:

> Vertical, tall window proportions.

> Base of building enhanced through detailing and banding

> Detailing to the top of windows (soldier courses).

> Entrances central to the building and enhanced through the detailing of windows which align above.

> White cills to windows.

> Window proportions differ with levels of the building.

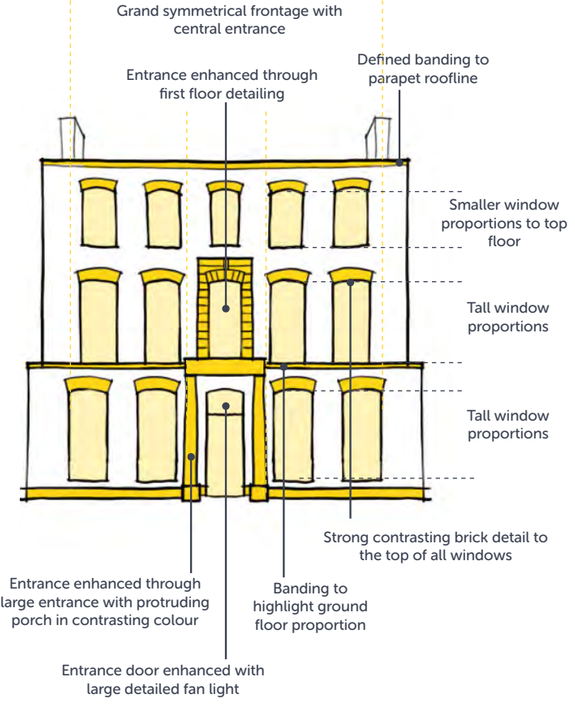
> Horizontal white banding.

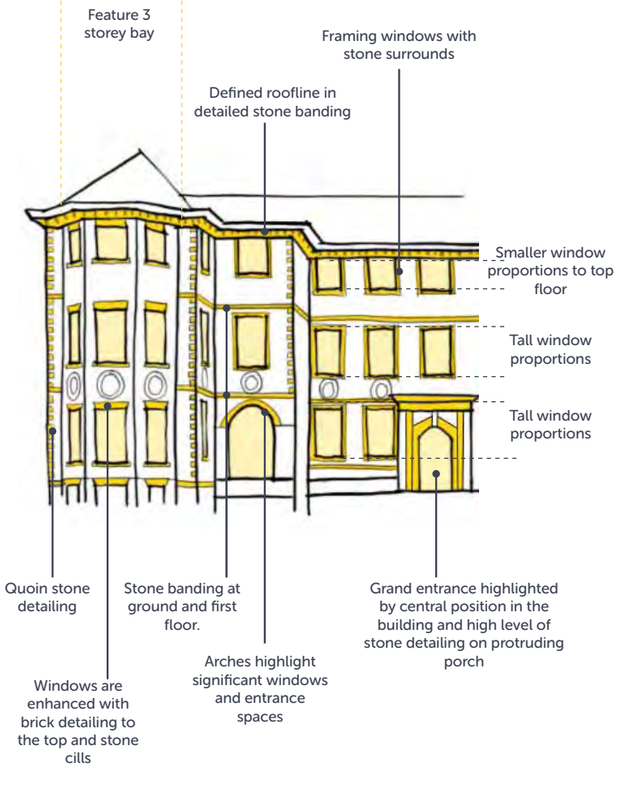
> Roofs are a mixture of parapet and mansard roofs.

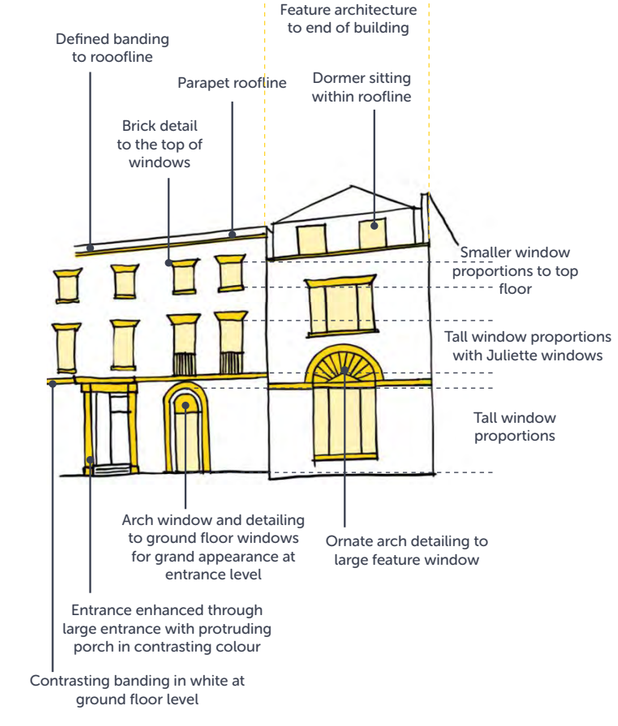
Orford Place, Ham Common

Ham House, River Elevation

The Cassel Hospital, Ham Common







4.5.3 Local Vernacular Analysis

Traditional Buildings

Architectural analysis of buildings which overlook Ham Common.

Key Features:

> Ordered fenestration layout.

> Vertical window proportions.

> Large bays and windows to emphasis grandeur and overlooking of Ham Common.

> Brick detailing used to highlight windows and rooflines.

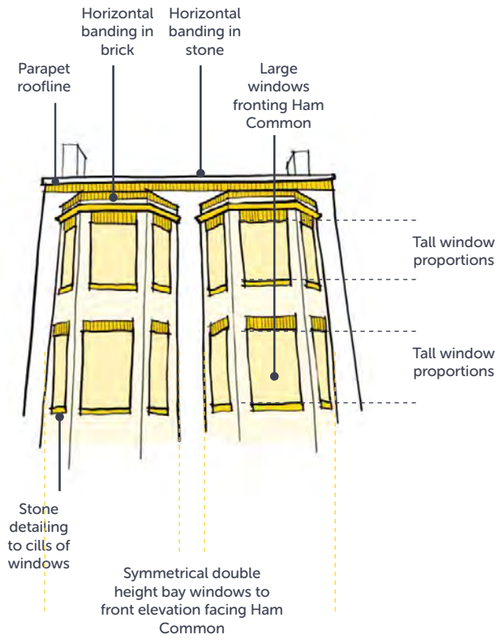
> Horizontal banding at multiple levels of the building.

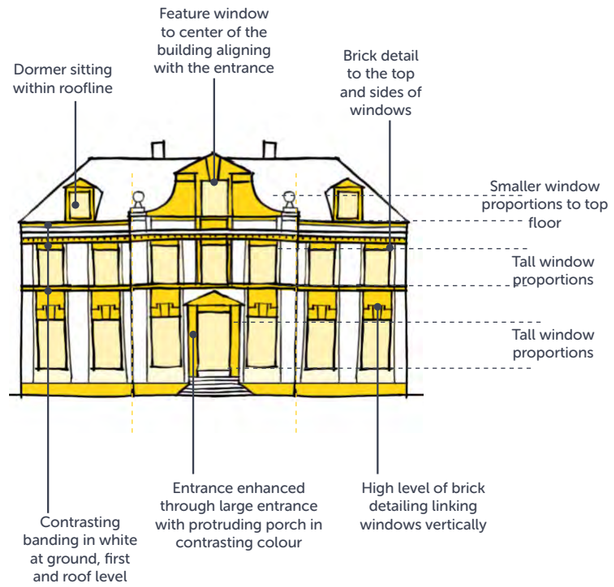
> Roofs are a mixture of parapet and mansard roofs with dormer windows.

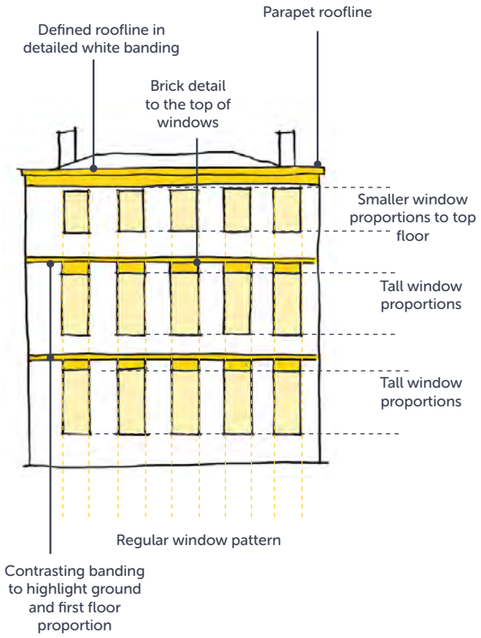
Ham Common

Forbes House, Ham Common

Sudbrook Lodge, Ham Common







4.5.3 Local Vernacular Analysis

Modernist Homes

Architectural analysis of modernist homes within Ham.

Key Features:

> Horizontal, wide window proportions
> Tile detailing.
> Contrasting horizontal banding.
> Subtle vertical proportions within horizontal banding.
> Distinctive window forms.
> Large full height windows in key areas.
> Repetitive fenestration layout at every level.

Langham House Close

Parkleys

Corner of Ham Street and Wiggins Lane

4.5.3 Local Vernacular Analysis

Traditional Feature Buildings

Architectural analysis of feature Georgian homes within Ham.

Key Features:

> Tall, proportion sash windows.

> Different window proportions on floor levels - tall windows to the lower floors, smaller windows on the top and roof level storeys.

> Symmetrical fenestration with central entrance and window detailing.

> Stucco-fronted exterior.

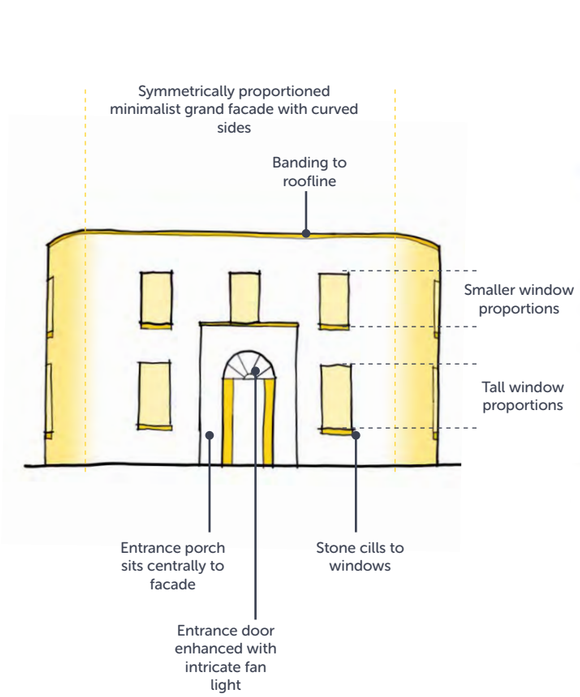
> Rounded corners and sides to buildings.

> White cills and framed windows.

Oak Lodge, Ham Common

Ham Common

Oak Lodge, Ham Common



Homes fronting Ham Common

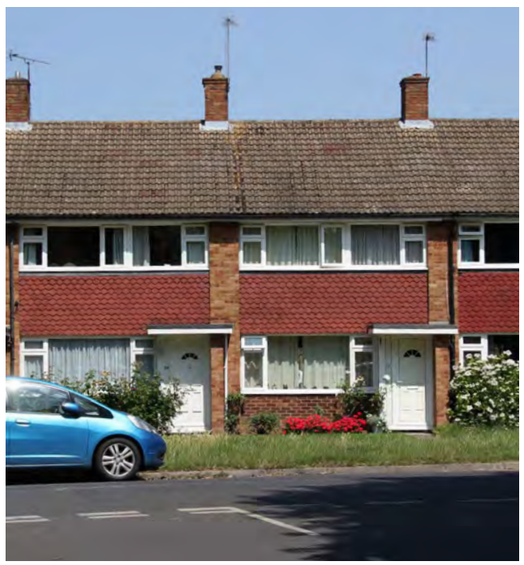
4.5.3 Local Vernacular Analysis

Houses

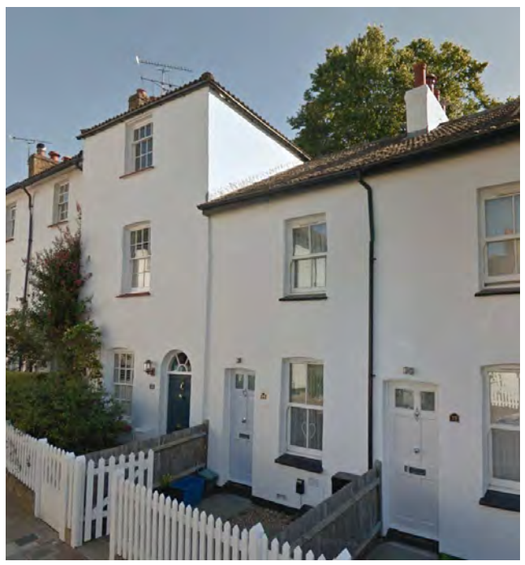
Architectural analysis of local housing including traditional streets and modernist houses of the Wates Estate.

Key Features:

> Horizontal banding.
> Varied window proportions.
> Stepping rooflines.
> Small scale
> Pitched roofs
> Varied materiality
> Ornate detailing

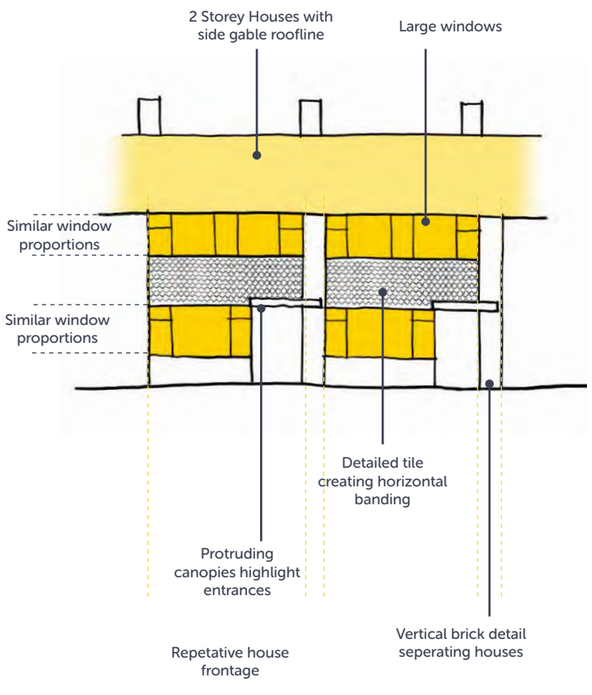


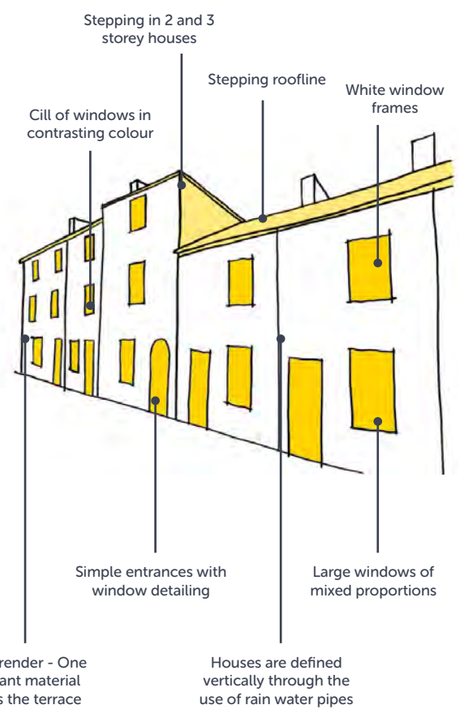
Boughton Avenue



Ham Street

Almshouses, Ham Street





Houses and Streets around Ham

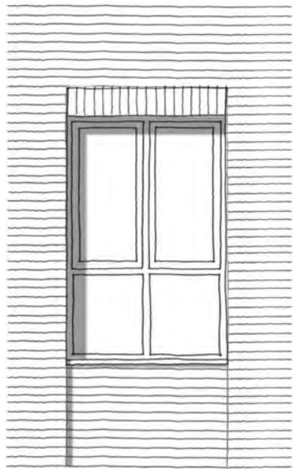
4.5.4 Unifying Elements of Design - Window Proportions and Detailing

Elevational Components

Ham and its neighbouring areas have a rich historical narrative, which provide a wealth of inspiration to draw upon. To create an architectural language, which will sit harmoniously within its context, we took inspiration from Ham's architectural heritage to establish design strategies

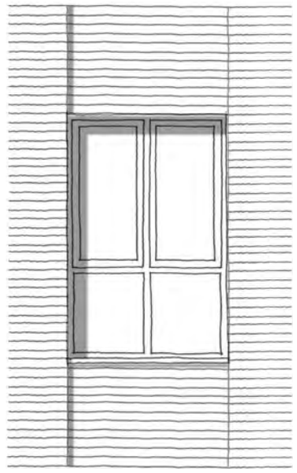
From analysis of local buildings, a series of window typologies and building details have been developed for the proposed scheme. The adjacent sketches illustrate the two styles which establish a response to traditional buildings and modernist buildings.

Traditional - Vertical Window Style



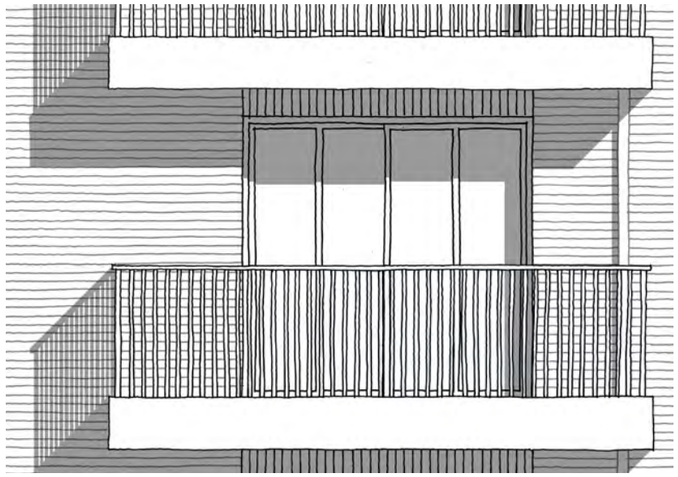
Ground/ Upper Floor Window

Tall fenestration proportion inspired by traditional buildings around Richmond. Dependant on character area ground and upper floor windows in the vertical style have flush soldiers and recessed brick panels below the sill to emphasise vertical proportion.



Typical Floor Window

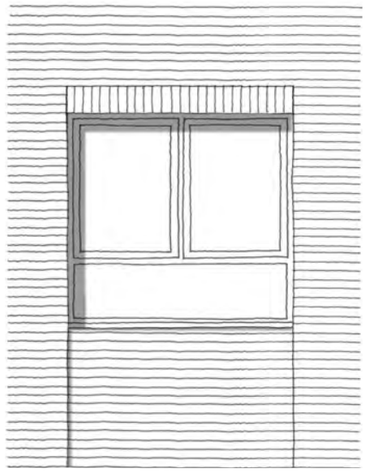
Similar to upper and ground floors, typical floor windows have recessed brick panels below the sill and at the head of the opening to emphasise vertical proportion and unify openings.



Outset Balcony Type

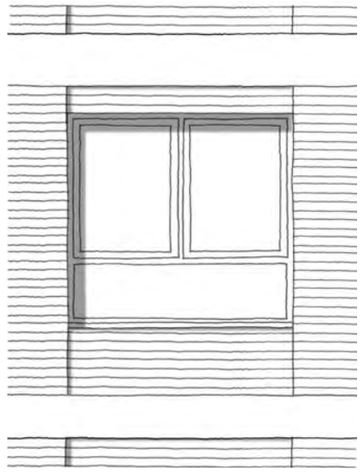
Projecting balconies with vertical railings and fascia to match banding colour on rest of the block.
The balcony door retains the same proportion as windows with flush soldiers.

Modernist - Horizontal Window Style



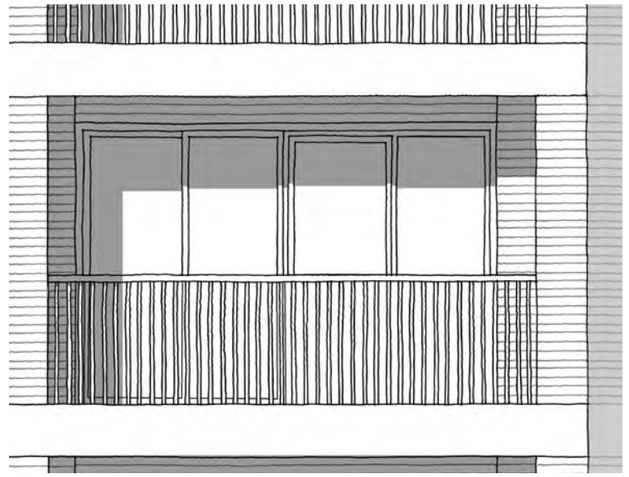
Ground/ Upper Floor Window

Wider proportioned openings and horizontal panels inspired by the modernist estates around Ham. Surrounding brick detail dependant on character area with flush soldiers and/or recessed brick panels.



Typical Floor Windows

Banding wraps around the block, windows are connected to the banding with recessed brick panels emphasising the established horizontal language and connecting the windows per floor.



Inset Balcony Type

Inset balconies with vertical railings and fascia to match banding colour on rest of the block. Balconies are framed with brick columns and proportioned of balcony doors are matched to the rest of the block.

4.5.5 Unifying Elements of Design - Materials

Material Palette

The principal building material across Ham and the surrounding area is brick. To ensure that the scheme feels part of the townscape we have chosen brick colours inspired by the local vernacular. These are a light multi buff stock brick, Richmond blend brick, and white brick. Richmond blend brick is a brick combination that has evolved in the local area. Primarily red, the brick also has hints of dark, light within the mix.

To complement the bricks, we have identified white banding as a common material. White and olive window colours are taken from inspiration from local buildings and sit well with the chosen brick colour palette.

The materials palette is applied across all defined building styles and character areas to act as a unifying element of design. The window proportions and detailing will differ to provide variation ensuring surprise and delight but have a consistent materials palette to tie the architecture together.

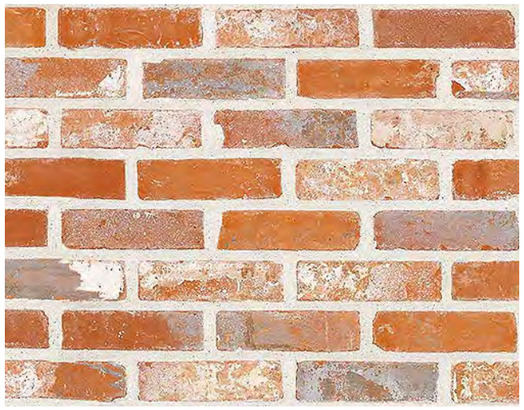
Primary Materials

Buff Stock Brick

Richmond Blend Brick

White Fronted Houses

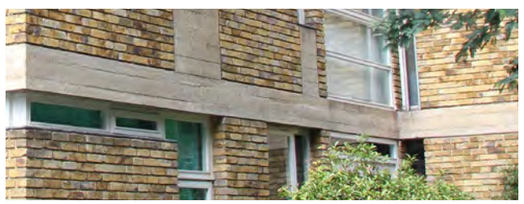
Light Multi Buff Stock Brick



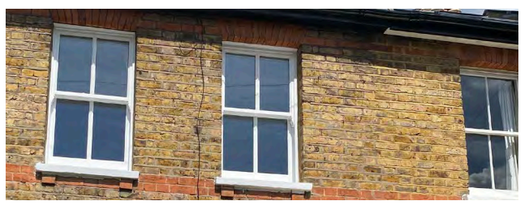
Richmond Blend Brick

White Stock Brick

Secondary Materials



White Banding



White Window Frames

Olive Window Frames

4.5.6 Colour Palette Study

Material Application

Light Multi Buff Stock Brick

Primary Material:
Light Multi Buff Stock Brick

Secondary Material:
White Stock Brick

Windows:
White Framed Windows

Detailing Materials:
White Banding

Richmond Blend Brick

Primary Material:
Richmond Blend Brick

Secondary Material:
White Stock Brick

Windows:
Olive Framed Windows to Richmond Blend Brick
White Framed Windows to White Stock Brick

Detailing Materials:
White Banding
Olive

White Stock Brick - Apartment Blocks

Primary Material:
White Stock Brick

Windows:
White Framed Windows

Detailing Materials:
White Banding
White

Houses

Primary Material:
White Stock Brick
Light Multi Buff Stock Brick

Windows:
White Framed Windows

Detailing Materials:
White Banding
Olive

4.5.7 Material Application

4.5.8 Building Characters

Concept Diagram

Blocks Fronting the Village Green

Key Features:

> Vertical, tall window proportions.

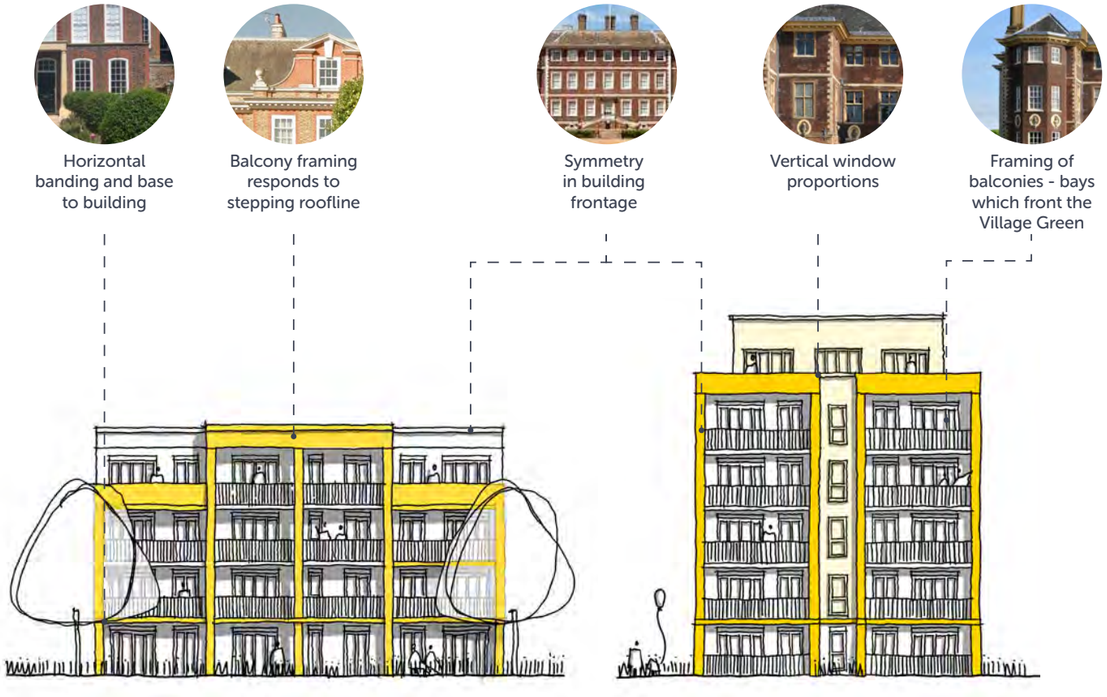
> Base of building enhanced through detailing and banding

> Large bays and windows to emphasis grandeur and overlooking of Ham Common.

> Detailing to the top of windows (solider courses).

> Stone cills to windows.

> Horizontal stone banding.



Design Concept

Material Palette

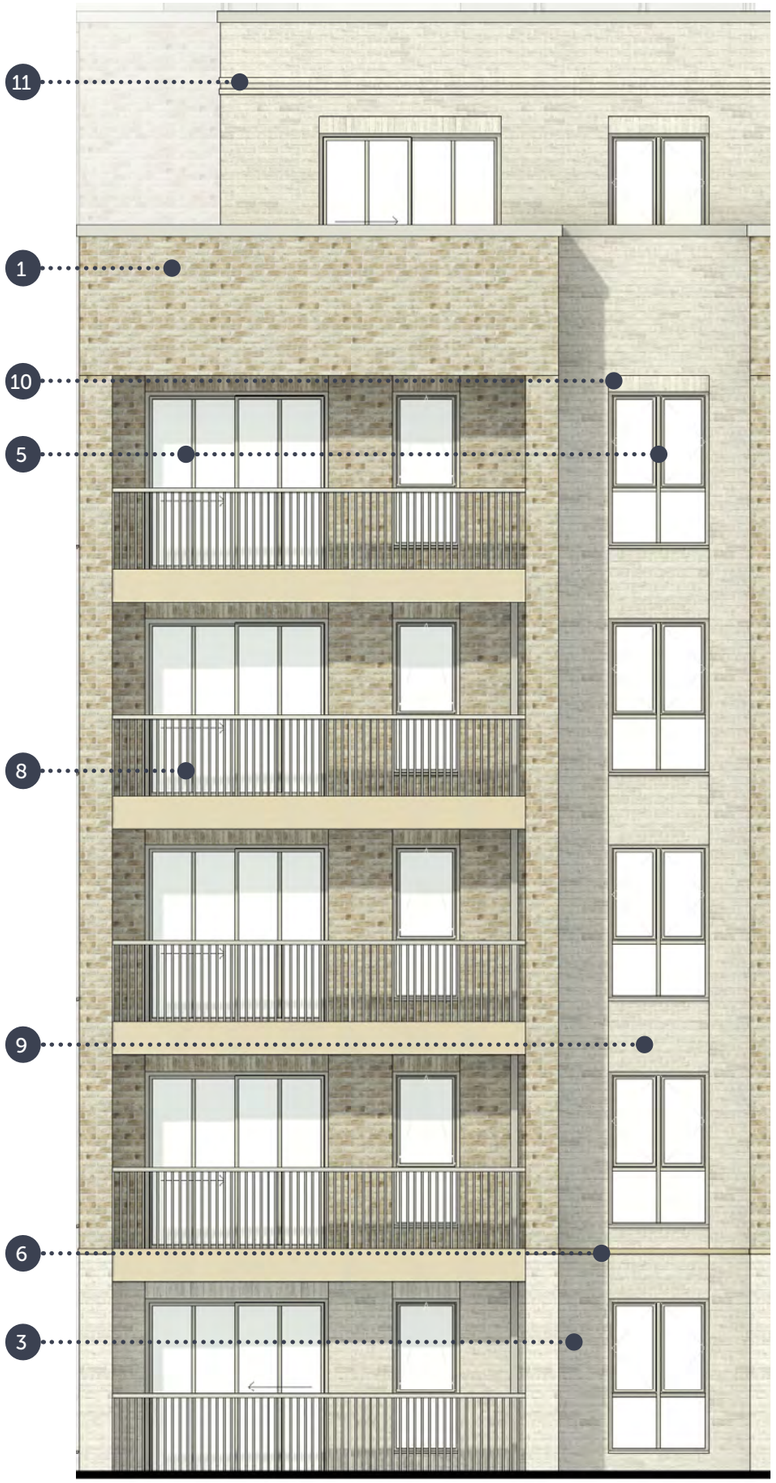
Elevation

4.5.8 Building Characters

Bay Study

> Buildings fronting the Village Green have a range of materials applied to provide variation and interest to this important space.

> The primary brick consists of the light multi buff stock brick and the Richmond blend brick. The white stock brick is used as a feature material to highlight elements of the buildings such as the ground floor base and set back roofs. On Apartment Blocks M and V, the white brick is used to break up the façade in the centre on the framed balconies.



Material Specification

1. Facing Brick - Light Multi Buff Stock Brick
2. Facing Brick - Richmond Blend Brick
3. Facing Brick - White Stock Brick
4. Window - Colour: Olive Yellow Colour
5. Window - Colour: Signal White Colour
6. White Banding
7. Balcony - Colour: Olive Yellow Colour
8. Balcony - Colour: Signal White Colour
9. Brick Detail - Recessed Panel
10. Brick Detail - Soldier Course
11. Brick Detail - Extruded Stripe
12. Brick Detail - Recessed Stripe

4.5.8 Building Characters

Concept Diagram

Blocks Fronting the Linear Park

Key Features:

> Ordered fenestration layout.

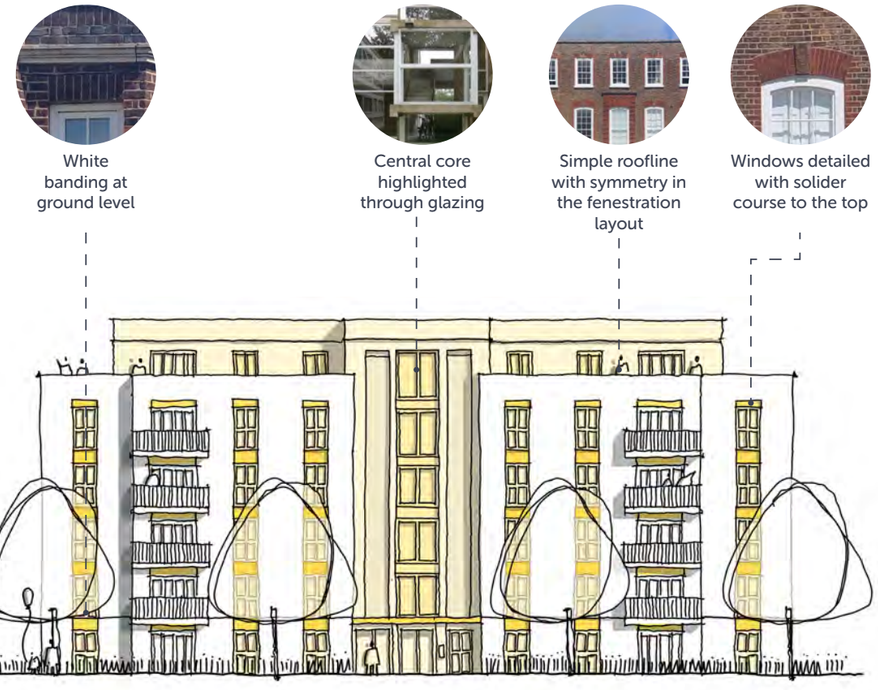
> Vertical window proportions.

> Brick detailing used to highlight windows and rooflines.

> Horizontal banding at multiple levels of the building.

> Symmetrical fenestration with central entrance and window detailing.

> Stucco-fronted exterior.



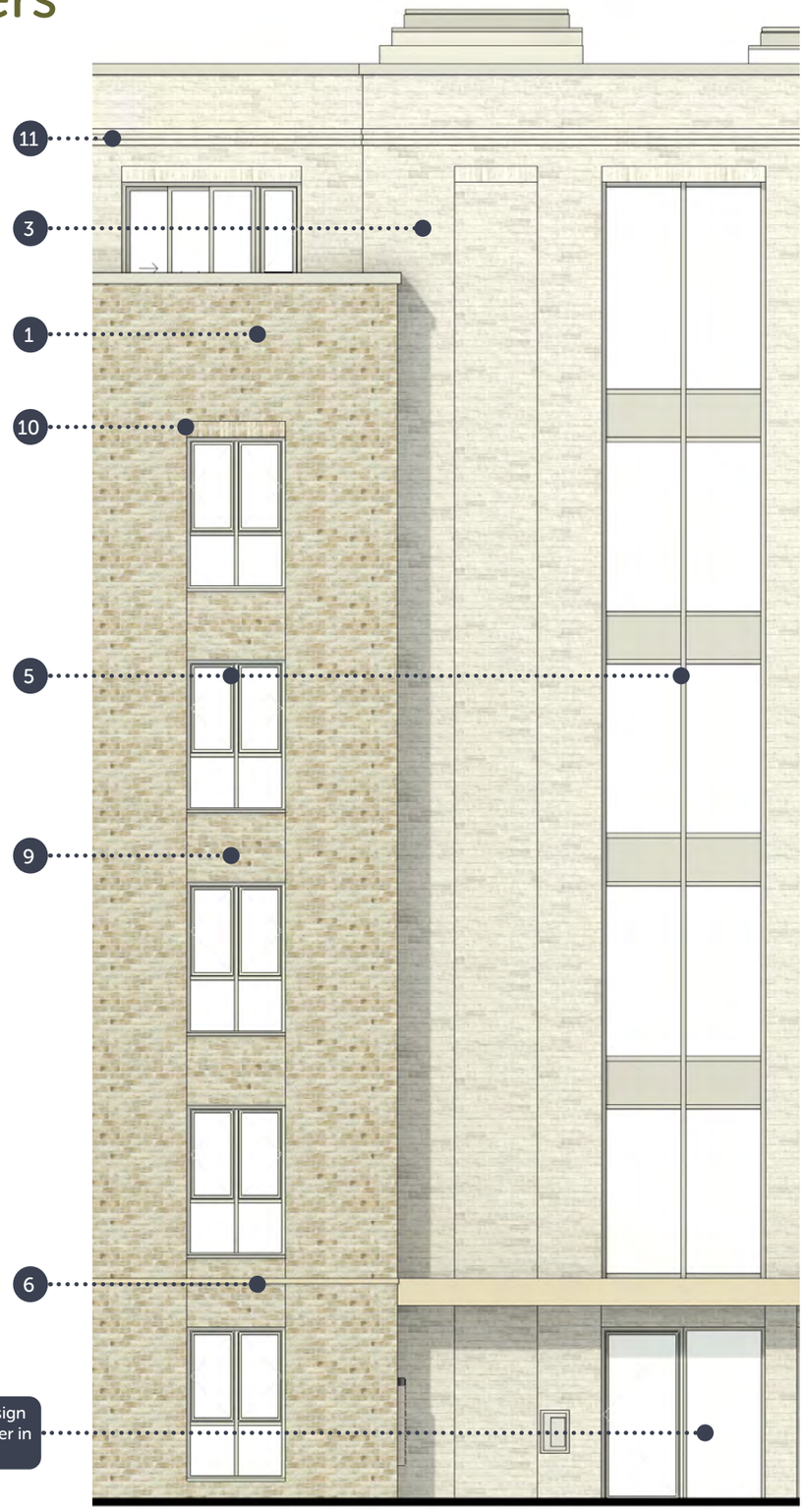
Material Palette

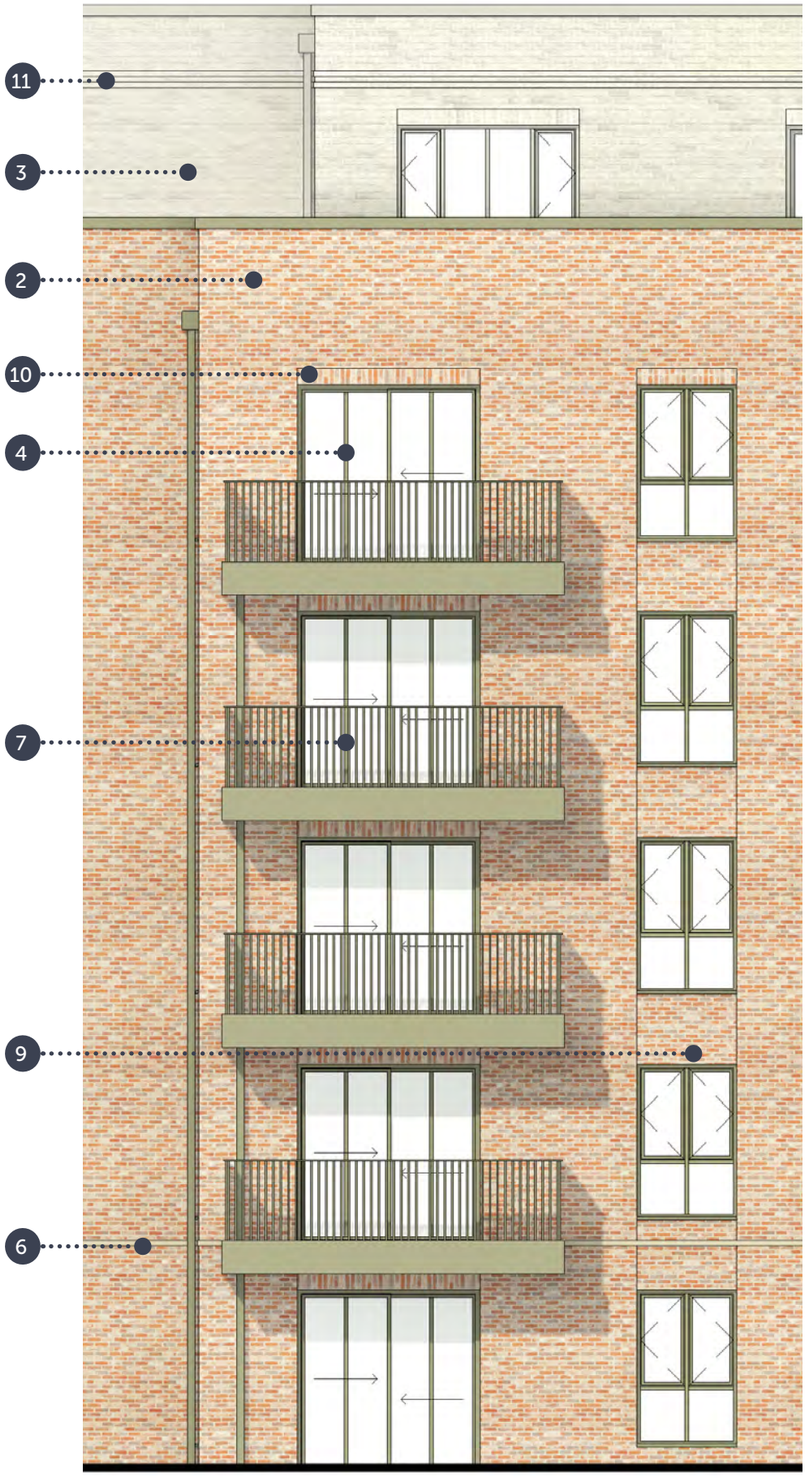
4.5.8 Building Characters

Bay Study

> To provide variation across all apartment blocks lining the Linear Park, a range of materials and building styles are proposed.

> Apartment Blocks E and I are neighbours. They follow the same building typology but with different material application. This is outlined in the adjacent bay studies.





Material Specification

1. Facing Brick - Light Multi Buff Stock Brick
2. Facing Brick - Richmond Blend Brick
3. Facing Brick - White Stock Brick
4. Window - Colour: Olive Yellow Colour
5. Window - Colour: Signal White Colour
6. White Banding
7. Balcony - Colour: Olive Yellow Colour
8. Balcony - Colour: Signal White Colour
9. Brick Detail - Recessed Panel
10. Brick Detail - Soldier Course
11. Brick Detail - Extruded Stripe
12. Brick Detail - Recessed Stripe

4.5.8 Building Characters

Concept Diagram

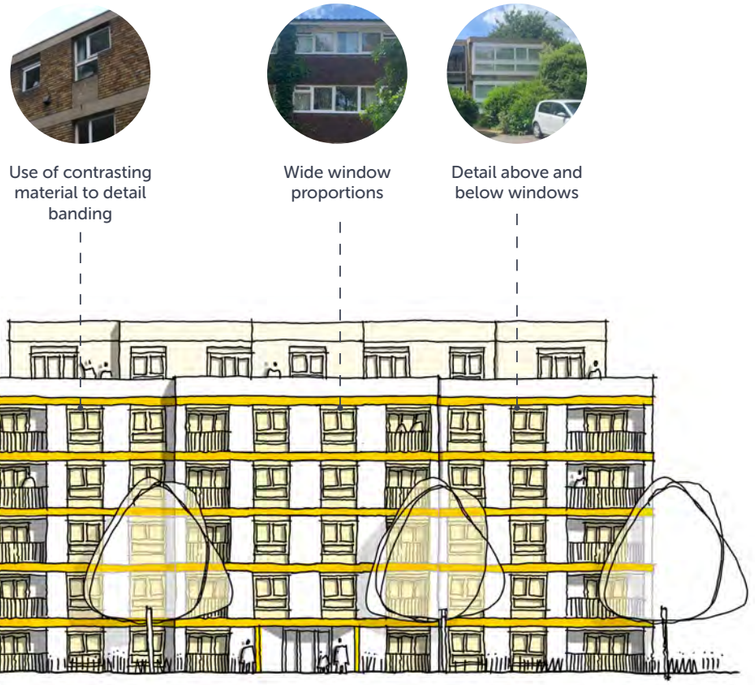
Blocks Fronting the Linear Park

Key Features:

> Horizontal banding.

> Varied window proportions with wider emphasis.

> Stepping rooflines.



Material Palette

4.5.8 Building Characters

Bay Study

> Apartment Blocks C and S are sister blocks and frame feature block R. The typology of these buildings follows modernist character as seen within Ham.

> The material application across these blocks is Richmond Blend Brick and thick white banding. White stock brick is applied to the set-back roof for a lighter appearance.

Material Specification

1. Facing Brick - Light Multi Buff Stock Brick
2. Facing Brick - Richmond Blend Brick
3. Facing Brick - White Stock Brick
4. Window - Colour: Olive Yellow Colour
5. Window - Colour: Signal White Colour
6. White Banding
7. Balcony - Colour: Olive Yellow Colour
8. Balcony - Colour: Signal White Colour
9. Brick Detail - Recessed Panel
10. Brick Detail - Soldier Course
11. Brick Detail - Extruded Stripe
12. Brick Detail - Recessed Stripe

4.5.8 Building Characters

Concept Diagram

Blocks Fronting the Linear Park

Key Features:

> Ordered fenestration layout.

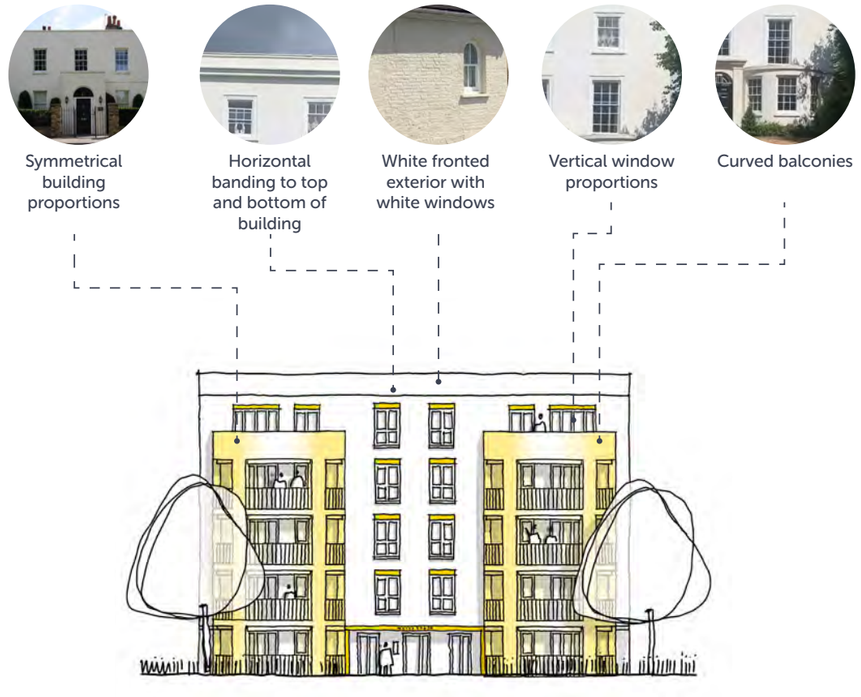
> Vertical window proportions.

> Brick detailing used to highlight windows and rooflines.

> Horizontal banding at multiple levels of the building.

> Symmetrical fenestration with central entrance and window detailing.

> Stucco-fronted exterior.



Material Palette

4.5.8 Building Characters

Bay Study

> Apartment Block R, is a unique feature block within the masterplan. This is nestled within the centre of the Linear Park and is a striking piece of architecture. Large round feature bays enhance the front elevation of the block and create visual interest along the Linear Park.

> Material is applied with a volumetric concept, all in white stock brick. Brick detailing and white banding is used to enhance the elevation.

Material Specification

1. Facing Brick - Light Multi Buff Stock Brick
2. Facing Brick - Richmond Blend Brick
3. Facing Brick - White Stock Brick
4. Window - Colour: Olive Yellow Colour
5. Window - Colour: Signal White Colour
6. White Banding
7. Balcony - Colour: Olive Yellow Colour
8. Balcony - Colour: Signal White Colour
9. Brick Detail - Recessed Panel
10. Brick Detail - Soldier Course
11. Brick Detail - Extruded Stripe
12. Brick Detail - Recessed Stripe

4.5.8 Building Characters

Concept Diagram

Small Apartment Blocks

Key Features:

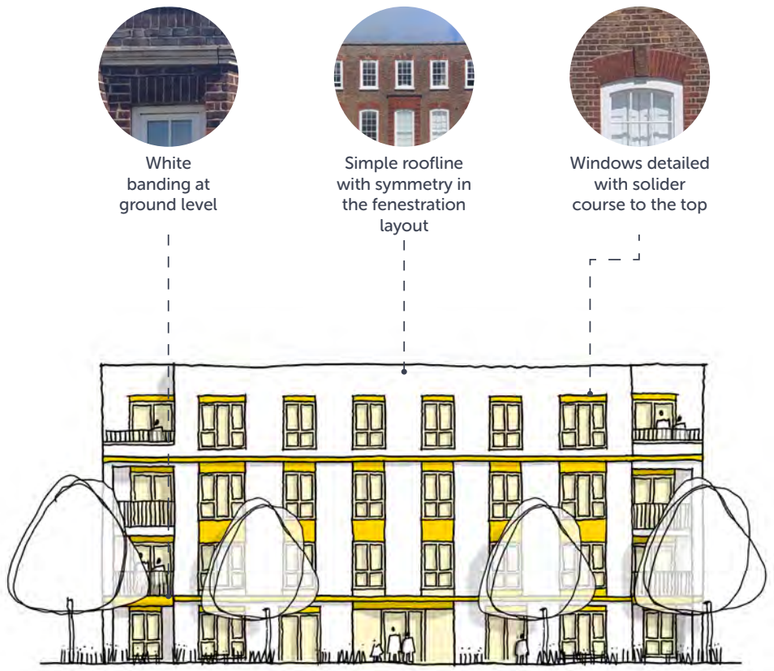
> Ordered fenestration layout.

> Vertical window proportions.

> Brick detailing used to highlight windows.

> Horizontal banding at multiple levels of the building.

> Symmetrical fenestration with central entrance and window detailing.



Material Palette

4.5.8 Building Characters

Bay Study

> There are a series of smaller apartment blocks across the site. The adjacent bay study illustrates the appearance of these.

> White banding, recess panels and soldier course detailing enhance the elevations, whilst following a traditional and grand style as seen across Ham.

Material Specification

1. Facing Brick - Light Multi Buff Stock Brick
2. Facing Brick - Richmond Blend Brick
3. Facing Brick - White Stock Brick
4. Window - Colour: Olive Yellow Colour
5. Window - Colour: Signal White Colour
6. White Banding
7. Balcony - Colour: Olive Yellow Colour
8. Balcony - Colour: Signal White Colour
9. Brick Detail - Recessed Panel
10. Brick Detail - Soldier Course
11. Brick Detail - Extruded Stripe
12. Brick Detail - Recessed Stripe

4.5.9 Bay Elevation Model Photographs

Block C and S

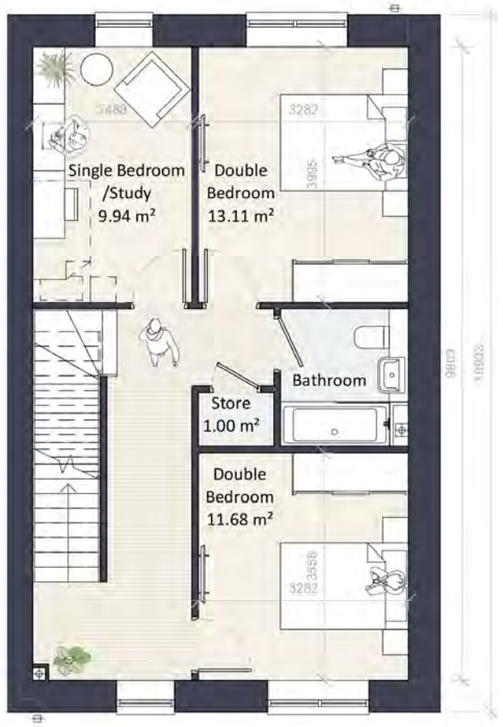
4.5.9 Bay Elevation Model Photographs

Blocks M and V

4.5.10 House Types

Woodville Road - House Type Plans

Ground Floor



First Floor

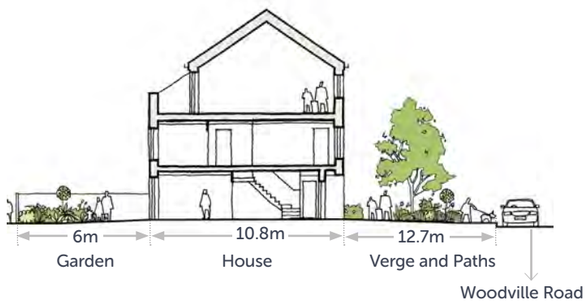
Second Floor

Location Plan

4.5.10 House Types

Woodville Road - House Type Elevations

Local Precedents



Section

Location Plan

Indicative Street View

Front Elevation

4.5.10 House Types

Ashburnham Road - House Type Plans

Ground Floor

First Floor

Second Floor

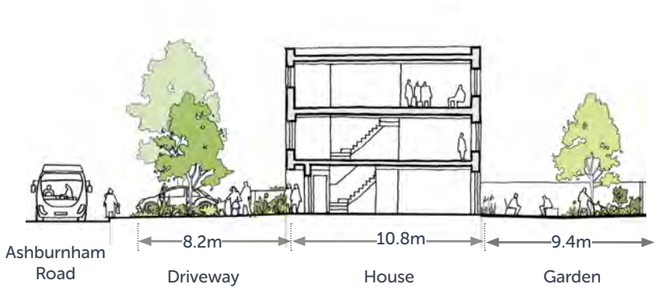
Location Plan

4.5.10 House Types

Ashburnham Road - House Type Elevations

Local Precedents

Indicative Street View



Section

Location Plan

Front Elevation

4.5.10 House Types

Central Mews - House Type Plans

Ground Floor

First Floor

Second Floor

Third Floor

Location Plan

4.5.10 House Types

Central Mews - House Type Elevations

Local Precedents

Section

Location Plan

Indicative Street View

Front Elevation

4.5.10 House Types

Central Streets - House Type Plans

Ground Floor

First Floor

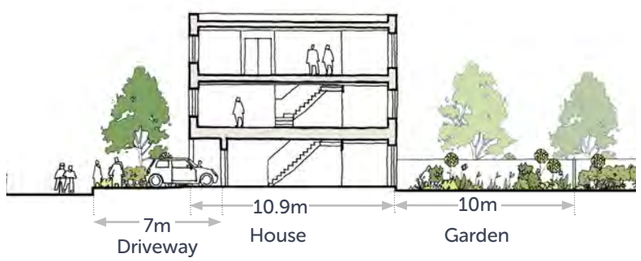
Second Floor

Location Plan

4.5.10 House Types

Central Streets - House Type Elevations

Local Precedents



Section

Location Plan

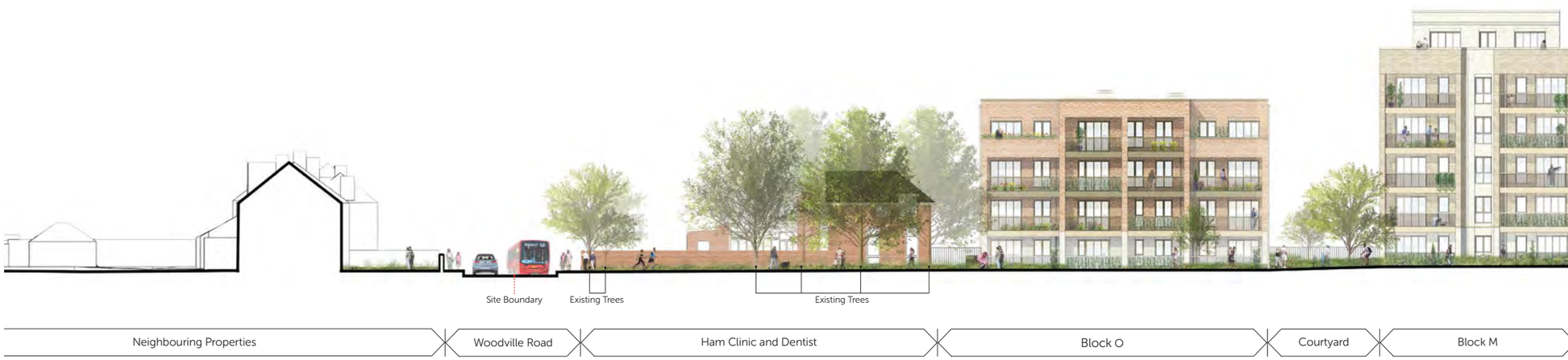
Indicative Street View

Front Elevation

4.5.11 Proposed Street Elevations

Elevation 14

Ham Village Green



Elevation 1

Woodville Road


Existing Trees
Existing Tree
Existing Tree
Site Boundary
Linear Park
Block V
Courtyard
Block TU
Public Realm
Ashburnham Road
Stretton Road


Existing Trees
Existing Trees
Site Boundary
Existing Trees
k Q
Block P
Block D
Street
Block W
Woodville Centre

4.5.11 Proposed Street Elevations

Elevation 4

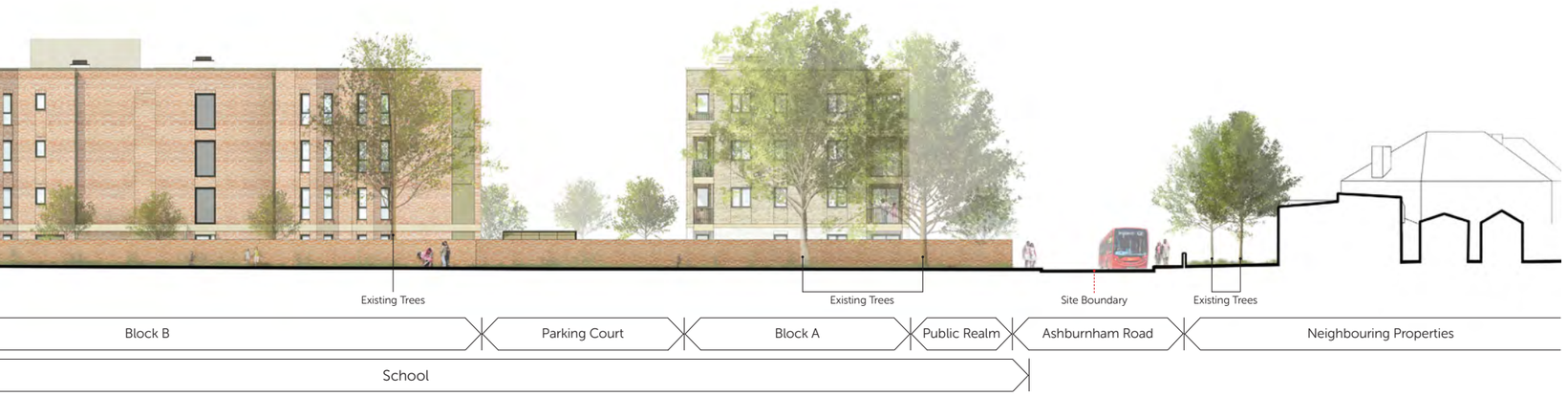
Ashburnham Road

rnham Road

Elevation 5

St Richard's CE Primary School


Existing Trees
Existing Trees
Site Boundary
X
Street
Ham Clinic
Dentist
Ham Village Green
Community Centre
Sh


Existing Trees
Existing Trees
Site Boundary
Existing Trees
Block B
Parking Court
Block A
Public Realm
Ashburnham Road
Neighbouring Properties
School

4.5.11 Proposed Street Elevations

Elevation 2

Linear Park

Elevation 3

Linear Park, including the Community Centre and MarkersLab


Existing Tree
Existing Trees
Block R
Public Realm
Block S
Public Realm
Block V
Ham Village Green


Site Boundary
Existing Tree
Public Realm
Block I
Public Realm
Block E
Public Realm
Block B

4.5.11 Proposed Street Elevations

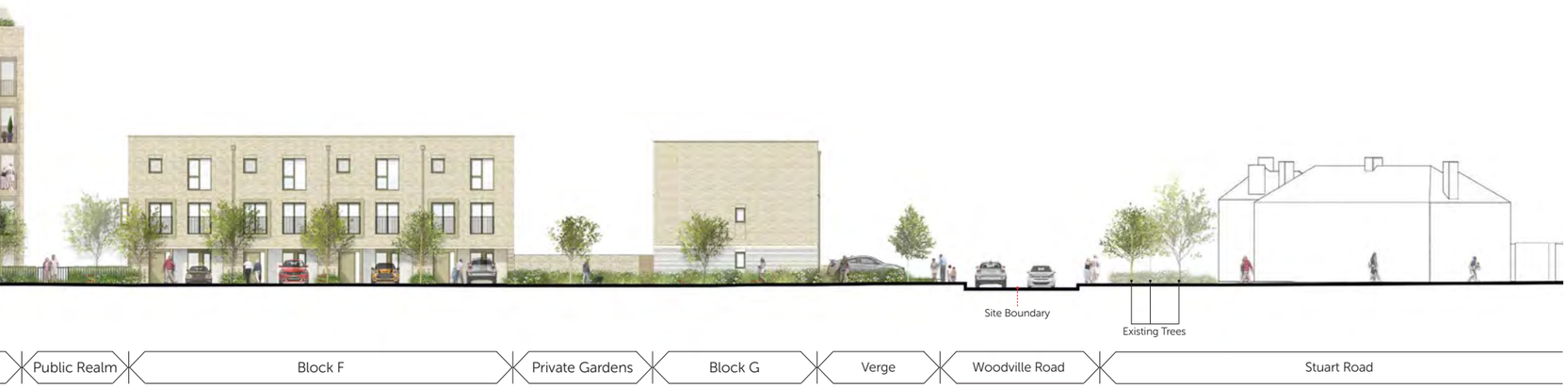
Elevation 6

Internal Street, crossing Linear Park towards MakerLabs

Elevation 7

Internal Street, looking down Linear Park


Existing Trees
Site Boundary
Existing Tree
Linear Park - Play Space
Block W
Woodville Road
Stuart Road


Site Boundary
Existing Trees
Public Realm
Block F
Private Gardens
Block G
Verge
Woodville Road
Stuart Road

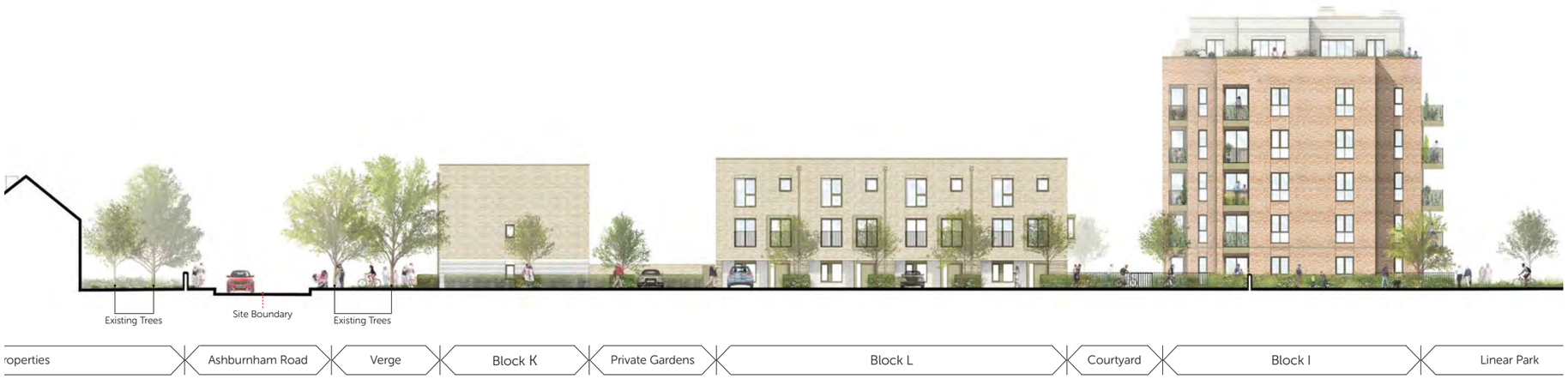
4.5.11 Proposed Street Elevations

Elevation 8

Internal Street

Elevation 9

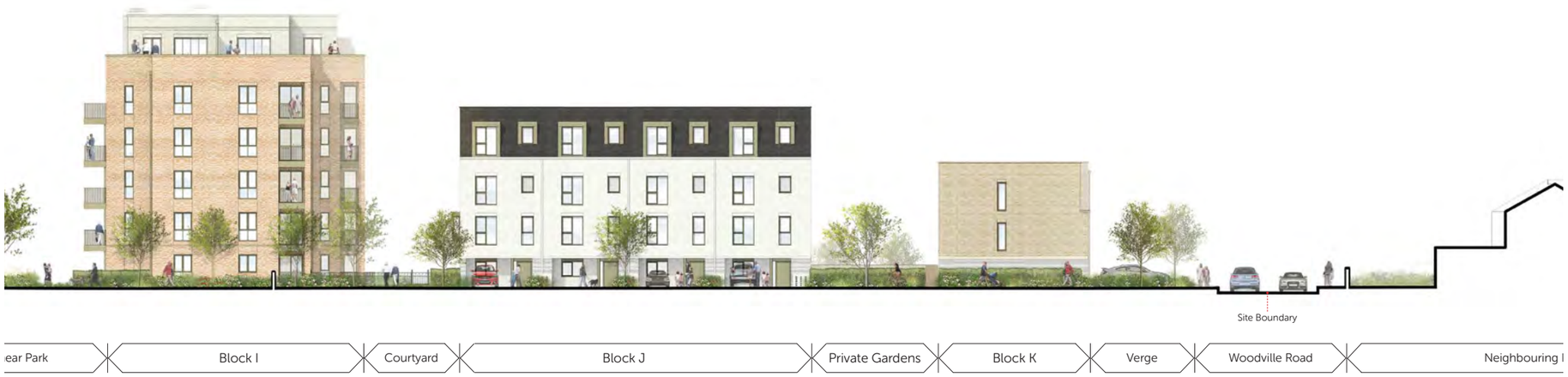
Internal Street



4.5.11 Proposed Street Elevations

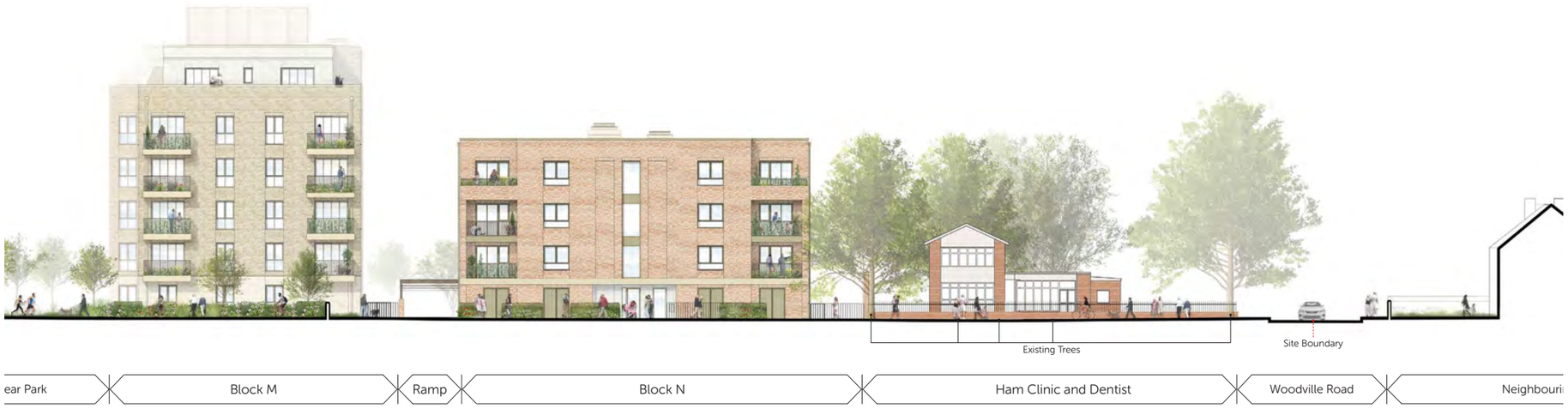
Elevation 10

Internal Street



Elevation 11

Internal Street

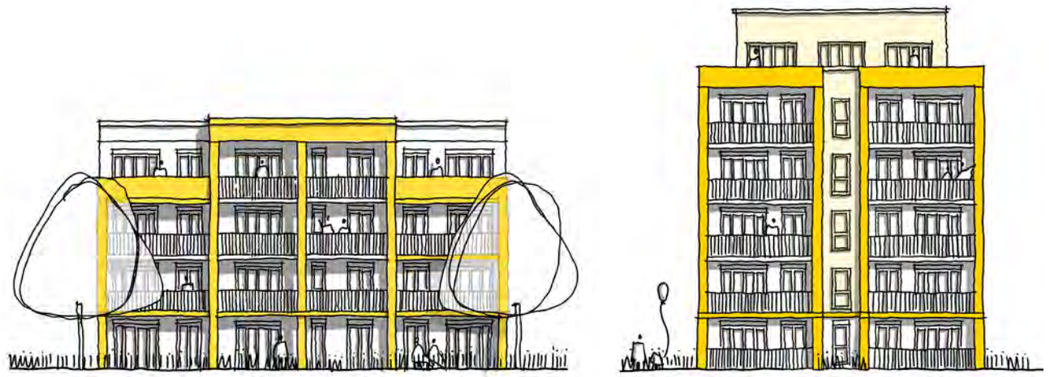


4.5.12 Linear Park - South-West View

Building Design Concept - Apartment Blocks E&I

This view shows the composition of the Linear Park and the relationship of the pavilion apartment blocks which line the space. The view is looking south-west at the termination of the Linear Park with the Richmond MakerLab and existing mature trees. Apartment Blocks E&I frame the route into the central mews street. Activity can be seen in the children's play area placed within a luscious landscaped area. The large round feature balconies of Block R can bee seen in the foreground.

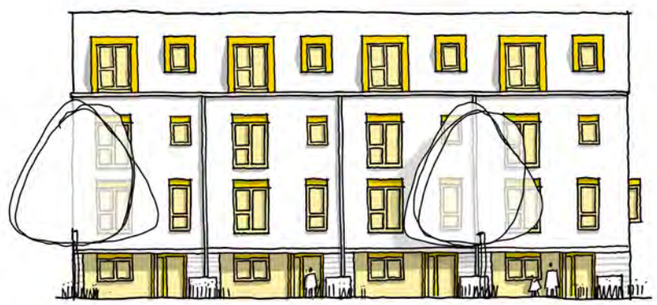
4.5.13 Village Green View



Building Design Concept - Apartment Blocks O, M, V & U

This view shows the feature apartment blocks fronting the Village Green. The design characteristics of these blocks such as the large windows and feature bay balconies create a grand frontage to this important space. The entrance into the Linear Park is highlighted with the large existing poplar trees. The integration of both spaces can be seen through the landscape flowing into the proposed masterplan.

4.5.14 Central Mews

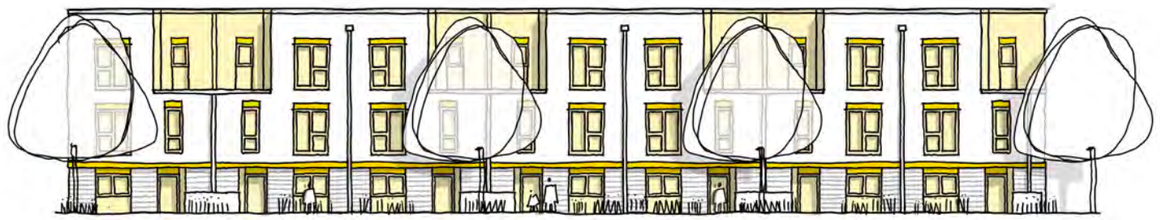


Building Design Concept - Central Mews Houses

This view looks down the Central Mews. This mews is lined with 4 storey houses providing a transition between apartment blocks lining the Linear Park and houses fronting Ashburnham Road. The Central Mews character has been designed as pedestrian friendly streets with limited parking. The street is tree lined with generous landscaping providing a defensive buffer to houses. The retained existing tree can be seen at the end of the vista, framed by the two apartment blocks on the Linear Park.


H504 BYF
V426 DGT

4.5.15 Ashburnham Road



Building Design Concept - Ashburnham Road House Types

This view focuses on the houses which front Ashburnham Road. The houses located here sit at 3 storeys with a flat roof to respect the surrounding buildings in the immediate area. Driveway parking is interspersed with heavy planting and trees, including existing trees. In front of Apartment Block A in the distance, a large green verge is proposed to maintain the current characteristic of the area.

4.5.16 Linear Park - North-East View

Building Design Concept - Apartment Block R

This view shows an overview of the Linear Park. Park users will be able to access a range of activities which both compliment and add to existing facilities located on Ham Village Green. The view shows a mixture of the features including play space, explorer paths, seating areas, formal lawns and natural pockets of planting. Residential space can be seen fronting the Linear Park creating an active frontage through the use of private amenity and overlooking windows from habitable rooms. The architectural treatment of Apartment Block R is illustrated, showing the hidden surprise within the masterplan.

4.6 Final Design: Sustainability

HAM LANDS HARE

4.6.1 Sustainability Strategy

Scheme Overview

Water use reduction

> A minimum 40% water use reduction

> Rainwater harvesting fed to balconies for irrigation

> Landscaped sustainable drainage systems and blue roofs

> Ensuring efficient water consumption through monitoring stations and efficient sanitary ware systems.

Travel and transport

> Inclusion of secure cycle storage for residents to encourage an increase in cycling at Ham Close

> EV charging points across all parking spaces

> Basement parking creating streets not dominated by cars.

Health and happiness

> Provision of new and enhanced green spaces and community facilities

> Improved spaces to socialise and opportunities for community group activities.

Culture and community

> Flagship new Community Centre and MakerLabs facilities

> New Linear Park

> Formal and informal play through the site.

Ecology and Biodiversity

> Over 120 new trees

> Biodiverse roofs

> Bird boxes, bat boxes and bug hotels

> Increase in native planting

> 10%+ Biodiversity Net Gain.

Low carbon materials and products

> A 'fabric first' approach

> Use of sustainable materials across the Community Centre and Richmond MakerLabs including timber

> Locally sourced materials.

Equity and local economy

> Employment of local people for construction workforce and apprenticeship opportunities.

Local and sustainable food

> Growing areas for residents to grow food and herbs locally.

Reuse and Recycle

> Recycle through the Circular Economy with a minimum 95% diversion from landfill for construction, demolition and excavation waste

> At least 20% of all materials used on site will be recycled.

Renewable energy

> Photovoltaic solar panels assist Air Source Heat Pump systems

> Modern construction creating buildings with a low heat demand reducing the need to use energy to heat homes

> Design measures to address and successfully mitigate for the risk of overheating.

Zero Carbon Target

> It is estimated that the proposals will achieve a total reduction in regulated CO2 emissions that is 66% over and above the target emissions rate in Approved Document Part L 2013 (building regulations). This means the proposals will comfortably exceed the emerging Part L 2021 requirements (which come into force in June 2022)

> The regeneration will achieve a zero-carbon target through a carbon-offset payment which offsets the shortfall in regulated CO2-emissions (payable to London Borough Richmond upon Thames).

4.6.2 Energy and Sustainability Strategies

Overview

The proposal at Ham Close will look to exceed current policy and regulatory requirements and future proof the development to meet future standards in relation to energy efficiency and overheating mitigation.

Fabric First Approach

> Suitably designed and specified thermal envelope.

> Target Fabric Energy Efficiency requirements set out in Approved Document L and LETI Guidance. (U-Values which target 'ultra-low' heat demands).

Renewables strategy

> 100% Air Source Heat Pumps to maximise carbon savings, and helping to decarbonise the National Grid.

> Roof space allocated for PV array. In line with Future Homes Standard.

Circular Economy

> Minimising and designing out waste. 95% diversion of waste from landfill target.

> Min. 20% recycled or reused material target for major building elements.

> Disassembly and end of life strategy to be developed.

Whole Life Carbon Assessment

> An embodied carbon calculation benchmarked against GLA targets.

Natural Ventilation Strategy

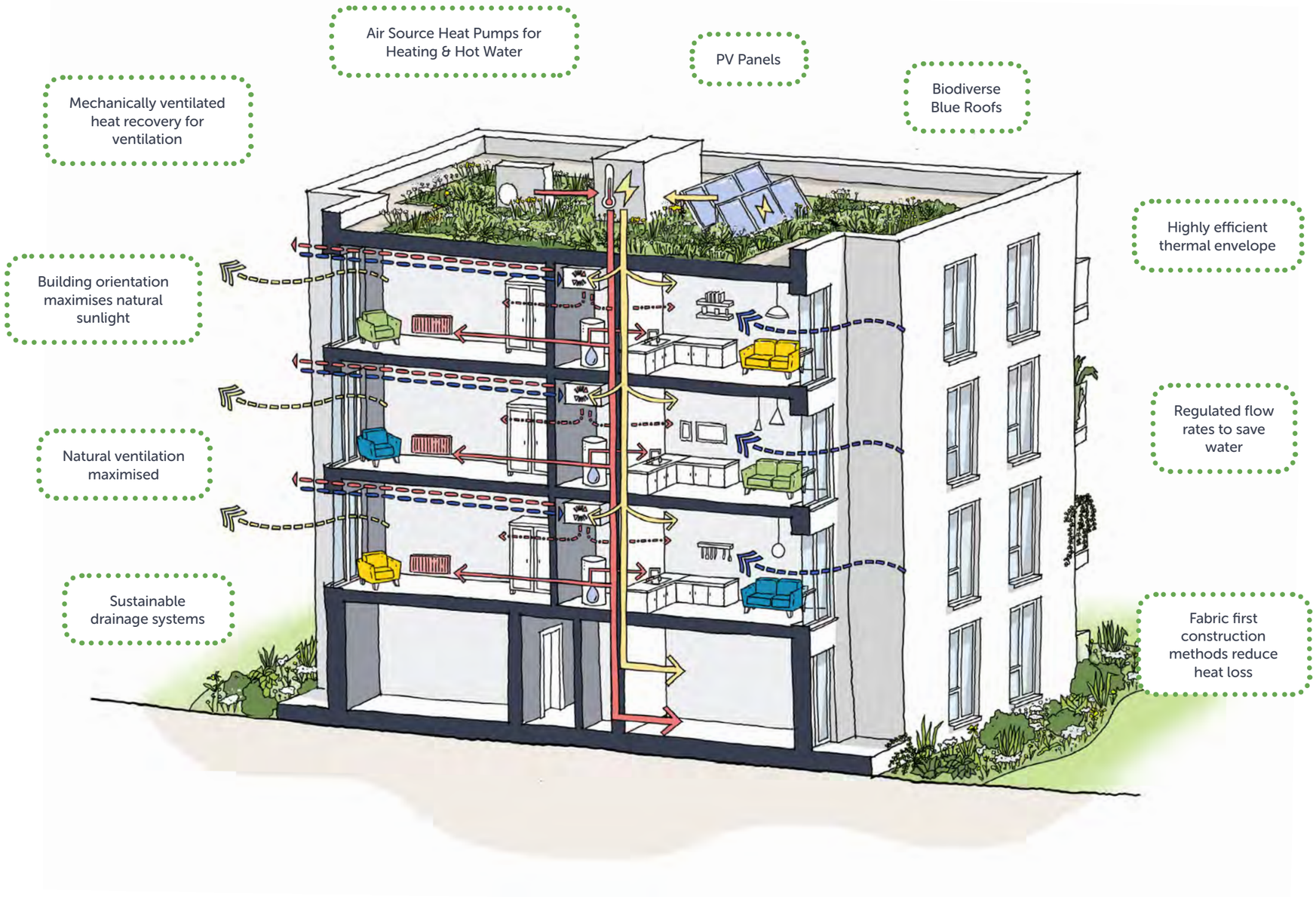
> Openable areas of windows maximised - 60% of glazing within each room to be openable allowing purge ventilation.

Overheating Strategy

> Window design which considers new Part O.

Water Consumption

> The development shall target the improved standard of 105 litres/person/day outlined within the London Plan SI5 and Richmond Local Plan Policy LP22.



4.7 Final Design: Access Statement

HAM LANDS HARE

4.7.1 Access Strategy

Masterplan Overview

General vehicle access does not connect through the centre of the site, however de-mountable bollards allow refuse and fire vehicles access through the Linear park. This allows safe pedestrian and cycle only spaces to take priority over the scheme, whilst minimising the impact on the landscaping from large turning heads or an access road through the centre of the masterplan.

Pedestrians are separated from vehicle traffic on the 4 main roads into the site. The street for terraces H & J from Ashburnham road is designed as a shared surface mews street to allow more landscaping and street trees in this intimate space.

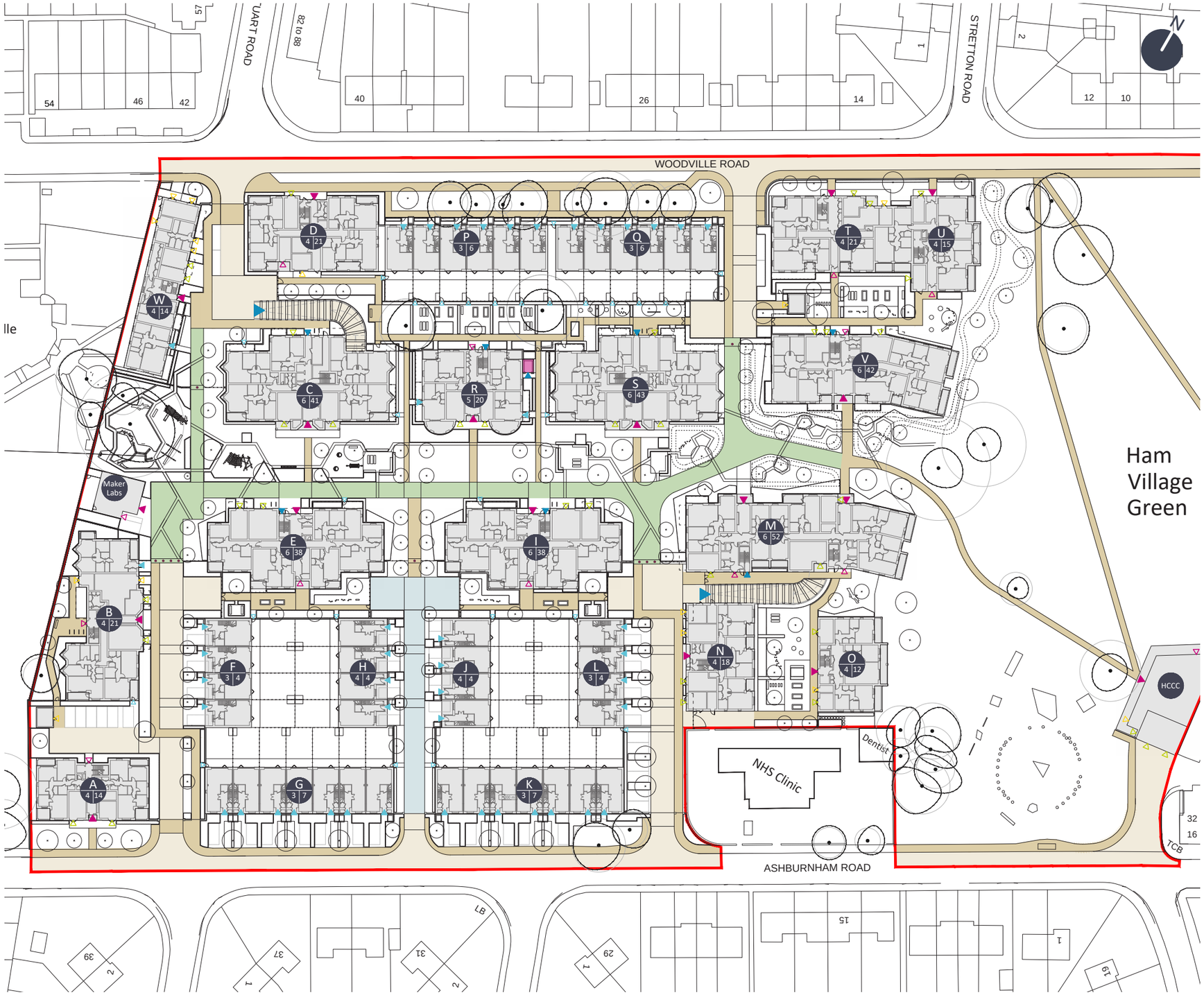
Small turning heads are provided at ends of streets for public traffic and light service vehicles. Large vehicles can request access through the linear park from the caretakers office on site.

Primary entrances to flat blocks are either from the Linear Park or existing/proposed streets with secondary access from communal courtyards. Sperate private access is provided for select ground floor flats and all bin/bike stores are accessed at coinvent and accessible locations across the flat blocks.

Pedestrian basement access is provided through the stair cores in blocks over the basement as well as by an additional lift next to Block R.

Key

- Planning red line boundary
- Proposed buildings
- Lift for cycle access to basement
- Vehicle access route
- Pedestrian access route
- Linear Park access route
- Shared surface
- Primary entrance
- Secondary entrance
- Bin / bike store entrance
- Private entrance
- Private secondary entrance
- Service entrance / substation
- Service entrance / substation
- Gate
- De-mountable bollard



4.7.2 Cycle Strategy

Masterplan Overview

Cycle Storage allocation across the scheme seeks to exceed the London Plan requirements, noting both LBRuT standards, and the desirability of cycling in this location and encouraging sustainable travel behaviours.

Cycle storage for private houses is located in their respective back gardens, each store accommodating 3 bikes. Flat blocks either have secure, fob accessed, long stay cycle stores at ground floor or secure spaces located within the basement to reduce the impact on the active frontage at ground floor. There is a larger cycle accessible lift provided to access the bike stands in the basement.

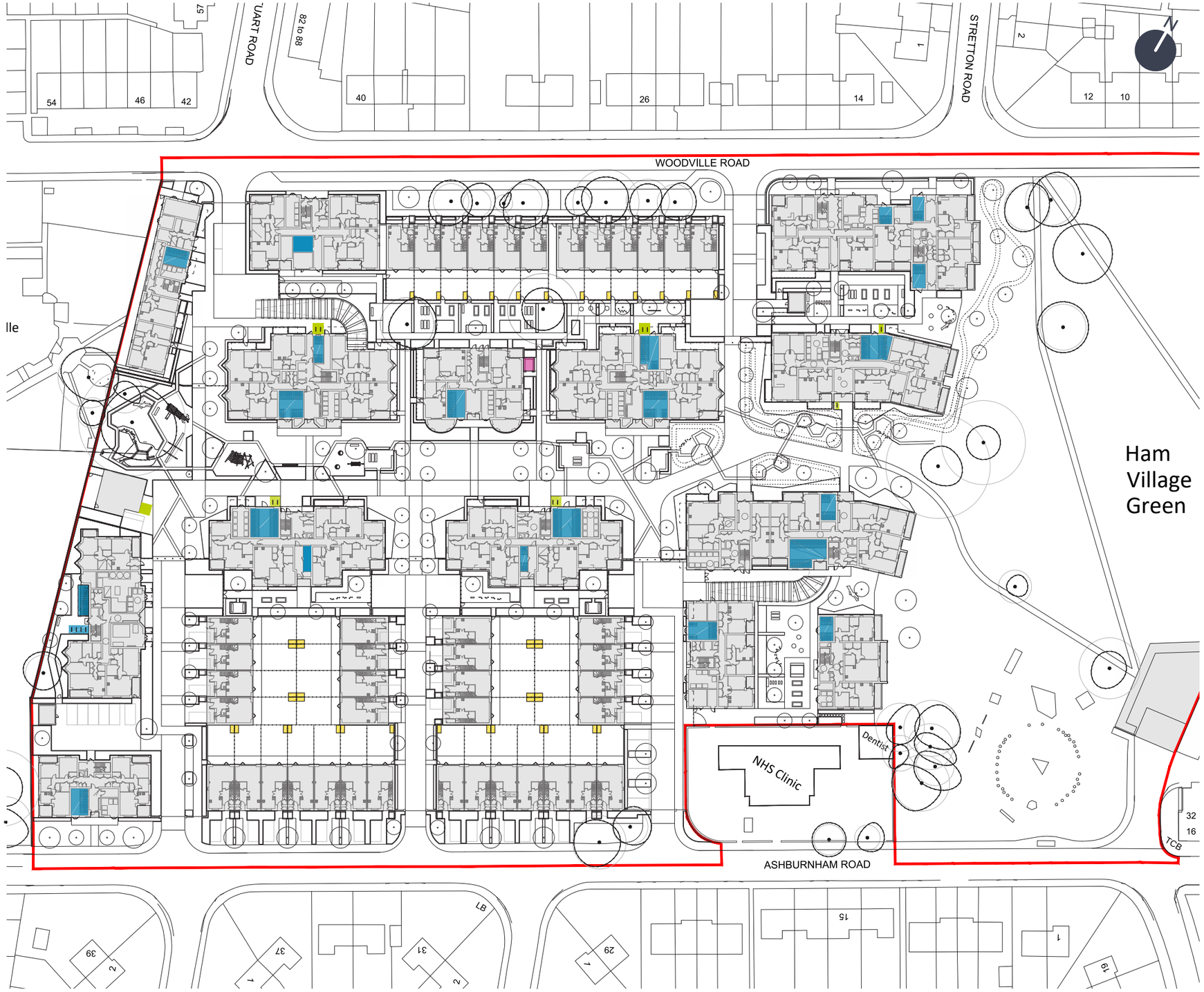
The total provision of 796 spaces for flat blocks includes 40 larger Sheffield stand cycle spaces. An additional 13 short stay spaces are provided in the public realm for visitors.

Long Stay Cycle Storage Provision

Block	Cycle Spaces Required	Spaces Achieved
A	29	30
B	42.5	44
C	85.5	68
D	40.5	16
E	78	78
I	78	78
M	92	92
N	27	28
O	26	28
R	39	30
S	89.5	86
TU	70	40
V	75	56
W	23	26
Basement	0	96
TOTAL	**795**	**796**
of which are:		
Large Cycle Spaces	39.75	40

Key

- Planning red line boundary
- Trees to be retained & RPA
- Proposed buildings
- Lift for cycle access to basement
- Flat block cycle store
- House cycle store
- Short stay Sheffield stands



4.7.3 Servicing, Refuse and Deliveries Strategy

Masterplan Overview

The refuse and recycling strategy has been developed in accordance with the LBRuT 'Refuse and recycling storage requirements supplementary planning document - Adopted April 2015' capacity and is as follows:

For Houses

Refuse	360 litres per household over 3 bed
Dry Recycling	Two 55 litre recycling boxes
Food Recycling	One 23 litre food waste container

For Flats

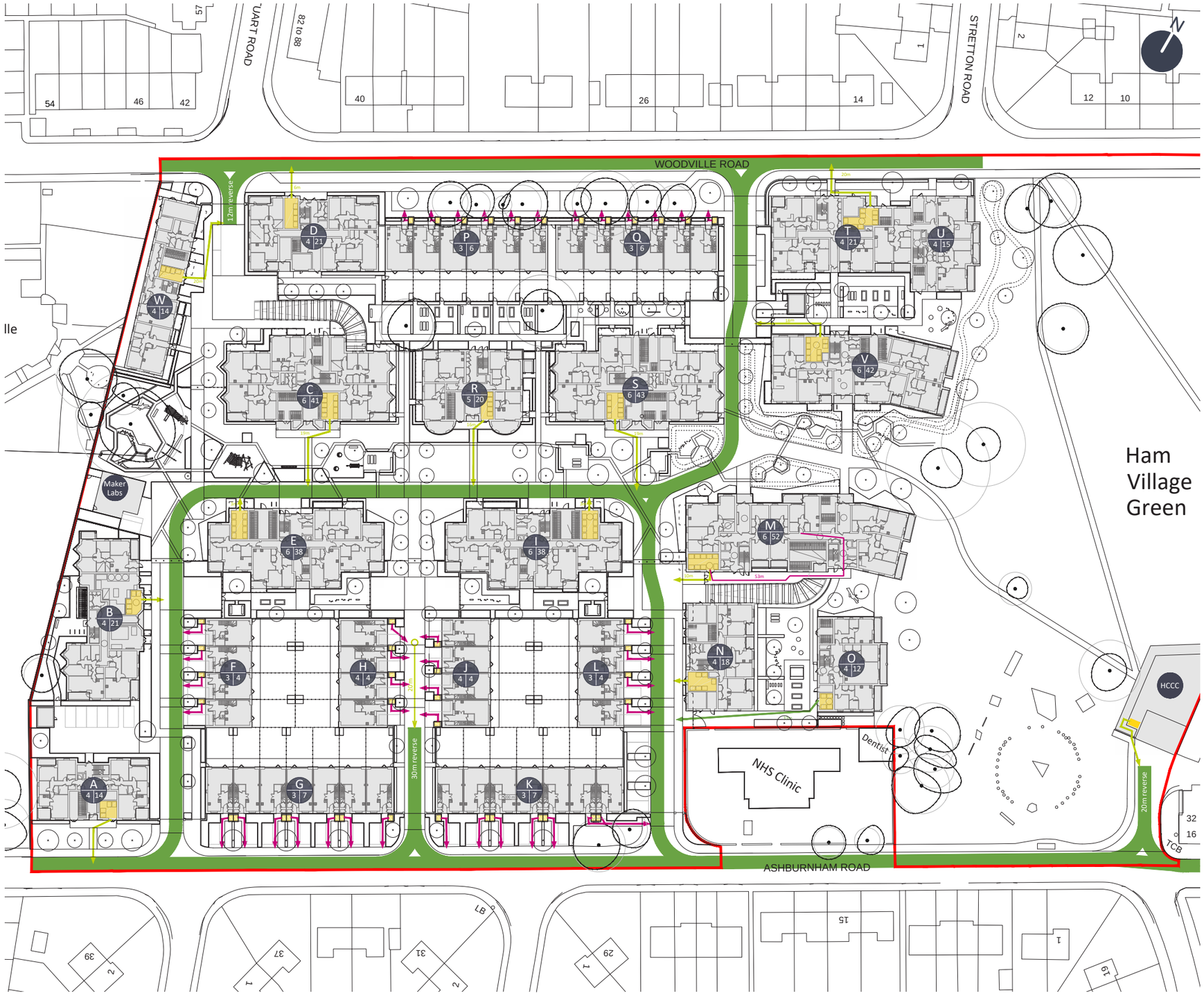
Refuse	70 litres per bedroom. This relates to all communal waste containers.
Dry Recycling	12 to 17 flats - 4x 360L 18 to 25 flats - 2x 1100L 26 to 45 flats - 4x 1100L
Food Recycling	No communal collection provided.

In accordance with Approved Document H6 of the building regulations, residents' carry distances should not exceed 30 meters from an external door and waste collection operatives carry or push distance should not be over 20 meters.

A route through the linear park is provided for the refuse collection vehicle. Where a permeable route is not possible British Standard (BS 5906: 2005) recommends a reversing distance of 12m and if this cannot be achieved a managed refuse presentation is provided.

Key

- Planning red line boundary
- Trees to be retained & RPA
- Proposed buildings
- Proposed bin stores
- Residents drag route
- Operatives drag route up to 20m
- Managed presentation for collection
- Refuse vehicle route
- Refuse vehicle route extra reverse distance



4.7.4 Typical Refuse Storage Provision

The refuse and recycling strategy has been developed in accordance with the LBRuT "Refuse and recycling storage requirements supplementary planning document - Adopted April 2015' capacity and is as follows:

Houses

Each house is to be provided with a brick-built, covered external bin store at the front of the property. This is sized to accommodate the required bins listed below:

Refuse	360 litres per household over 3 bed - 60 x 90 x 110cm (w x d x h)
Dry Recycling	Two 55 litre recycling boxes - 59 x 39 x 35cm (w x d x h)
Food Recycling	One 23 litre food waste container - 32 x 41 x 42cm (w x d x h)

Flats

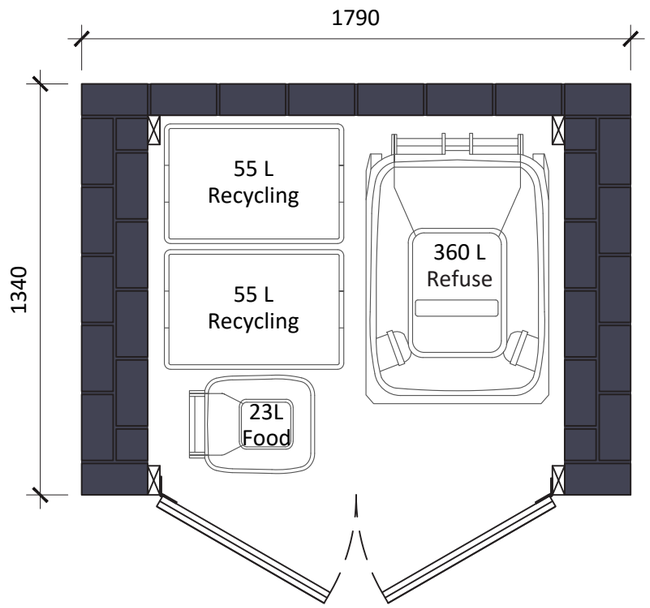
Each block of flats is provided with a ground floor refuse store with level, step free access and space for manoeuvring and turning wheelchairs where required.

Storage provision is calculated as per the below requirements, from the Refuse and Recycling Storage Requirements SPD:

Refuse	70 litres per bedroom. This relates to all communal waste containers. 110 litre euro bin - 127 x 100 x 138cm (w x d x h)
Dry Recycling	12 to 17 flats - 4x 360L 18 to 25 flats - 2x 1100L 26 to 45 flats - 4x 1100L 110 litre euro bin - 127 x 100 x 138cm (w x d x h)
Food Recycling	No communal collection provided. Allowance made for one 240 litre bin per block for future collections. - 59 x 74 x 106cm (w x d x h)
Bulky items	Additional storage space considered in each flat block refuse store for redundant bulky household goods.

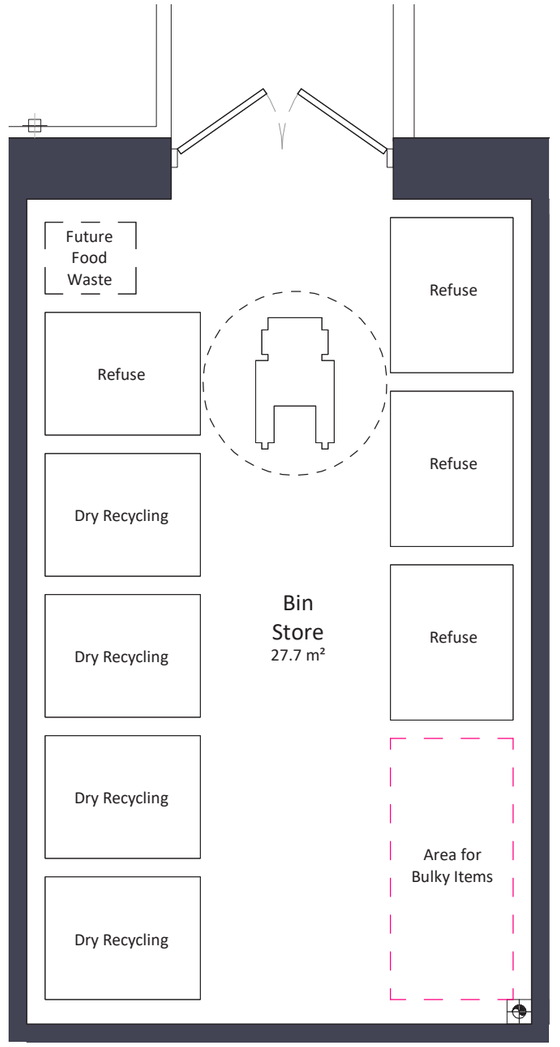
Illustrative house bin store plan

Scale 1:20



Illustrative flat block bin store plan

Scale 1:50



4.7.5 Parking Strategy

Masterplan Overview

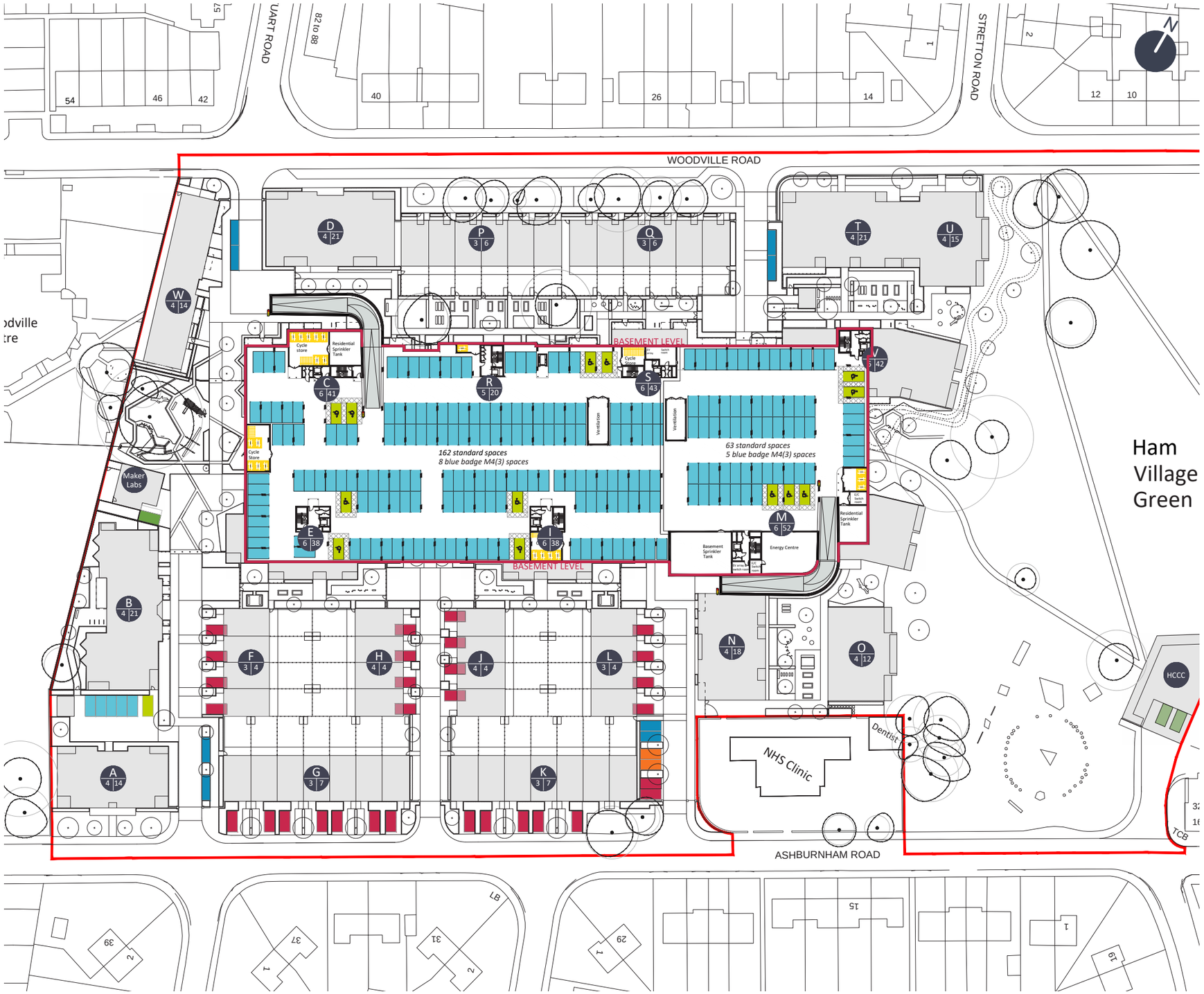
The parking strategy aims to reduce the impact of cars on the urban realm as much as possible by providing the majority of parking within the basement. On plot parking is provided where possible for the houses. As a result there is a high amount of landscaped green space provided across the urban realm including the Linear Park.

The Car Parking Strategy has be developed in accordance with the London Borough of Richmond upon Thames Local Plan and The London Plan (2021) to provide 284 residential parking spaces 3% of which are blue badge spaces from the outset.

EV charging points provided for all parking spaces.

The total spaces proposed are broken down into the following categories:

230	Standard parking spaces
30	On plot parking spaces for houses
14	M4(3) blue badge parking spaces
8	Visitor parking spaces
2	Car club spaces
3	M4(3) blue badge parking spaces for community facilities

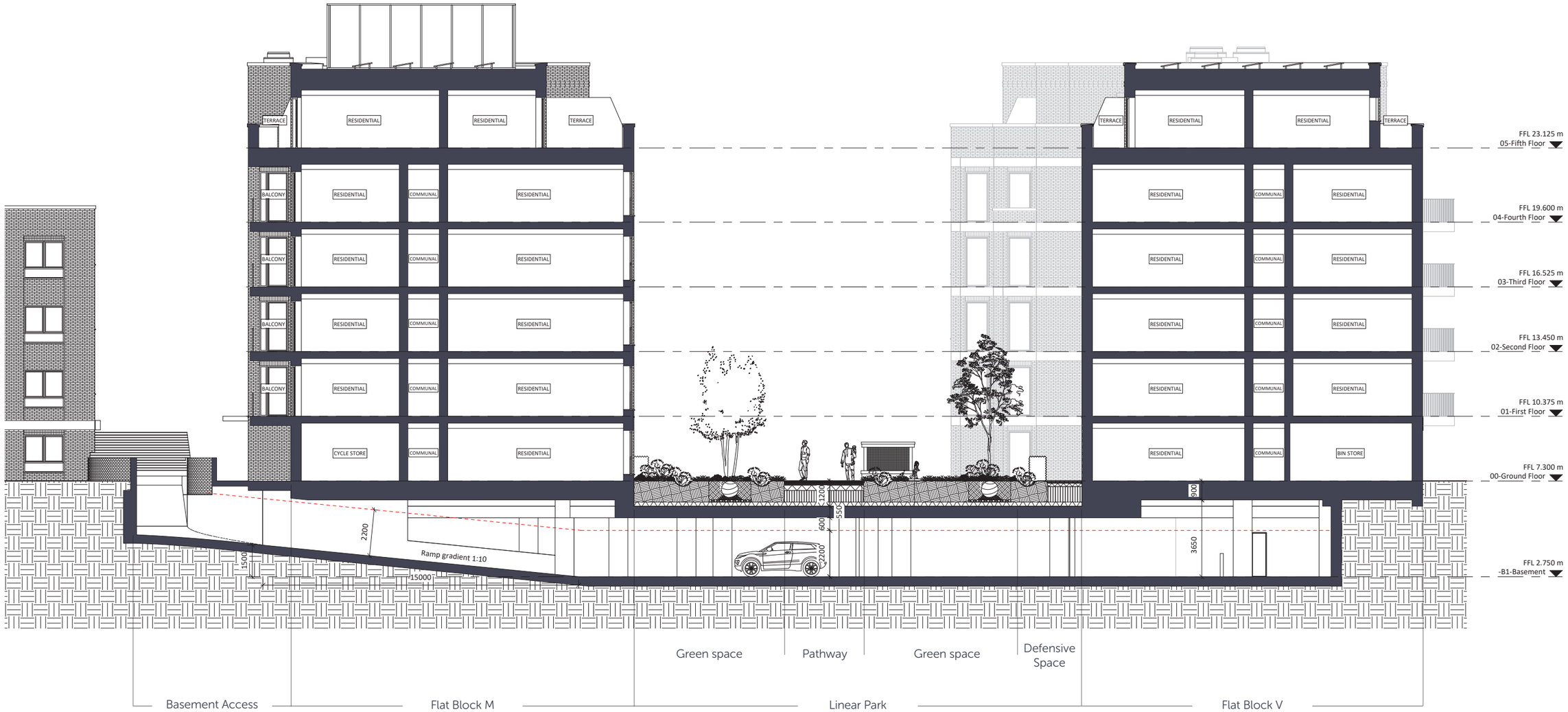


Key

- Planning red line boundary
- Trees to be retained & RPA
- Proposed buildings
- Proposed basement level overlay
- Sheffield stand for large cycles
- Parking space
- On plot/house parking space
- M4(3) parking space
- Visitor parking space
- Car club parking space
- M4(3) Community facilities space

4.7.6 Basement Strategy

Phase 2 Basement Section

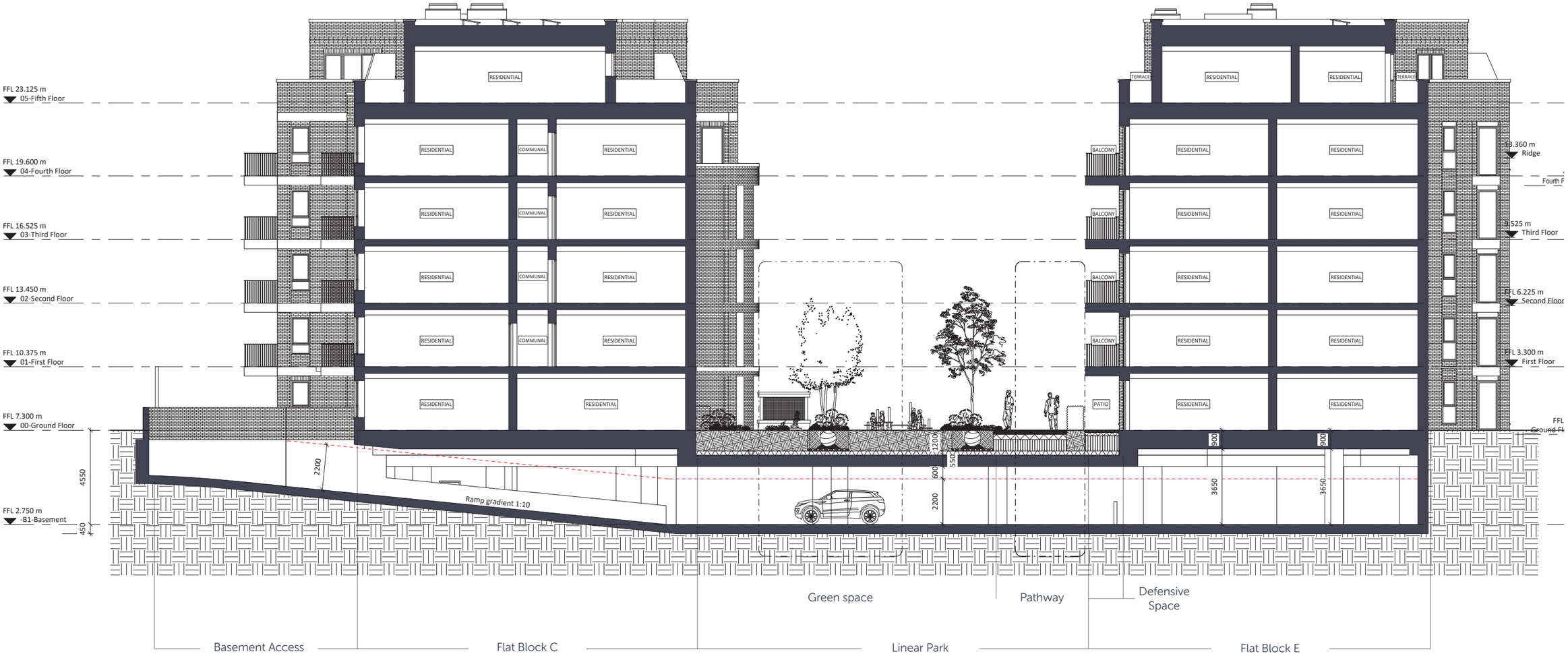


Key

- 1000mm soil depth
- Drainage layer
- Root ball for proposed trees
- Proposed planting
- Indicative pathway build-ups

4.7.6 Basement Strategy

Phase 3 Basement Section



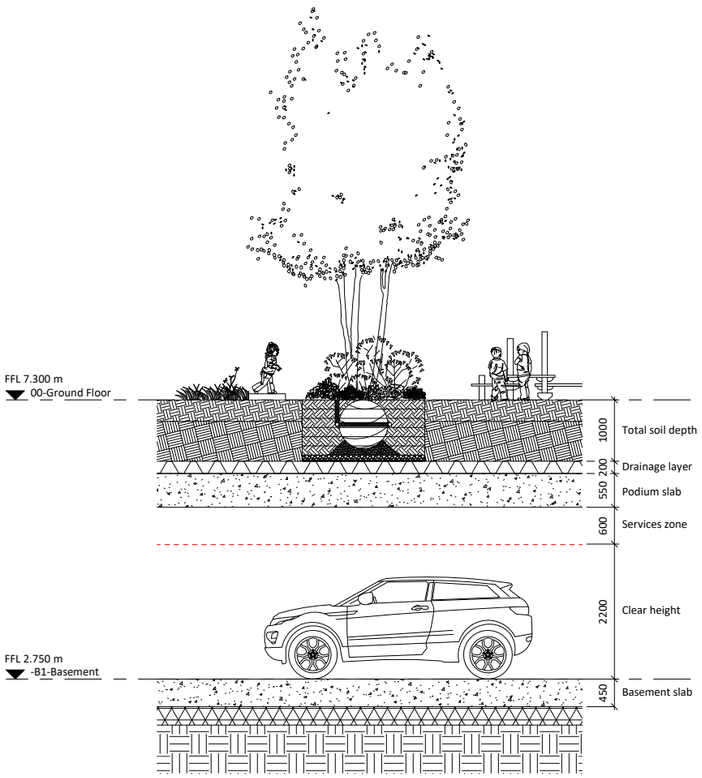
Key

- 1000mm soil depth
- Drainage layer
- Root ball for proposed trees
- Proposed planting
- Indicative pathway build-ups

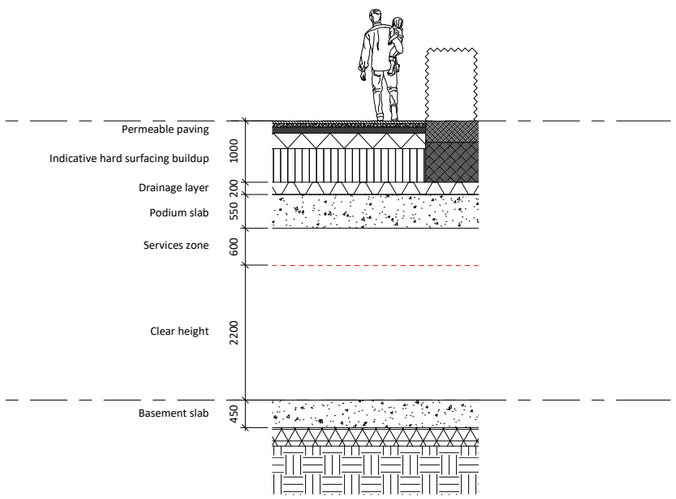
4.7.6 Basement Strategy

Detailed Sections

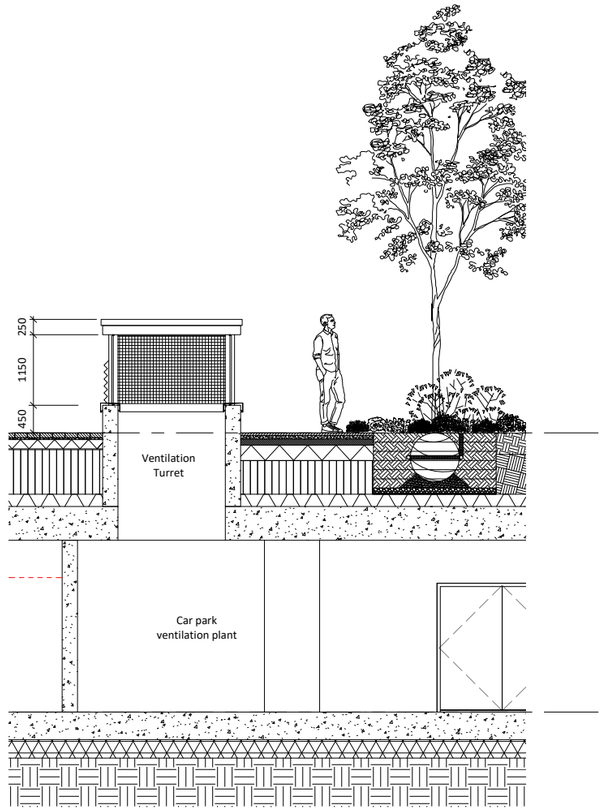
These indicative sections detail the depth of the basement construction and different build-ups above. Please refer to the page on Linear Park Soil Volume within the Landscape section of this document for further details.



Soft landscaping Indicative Detail
1 : 50



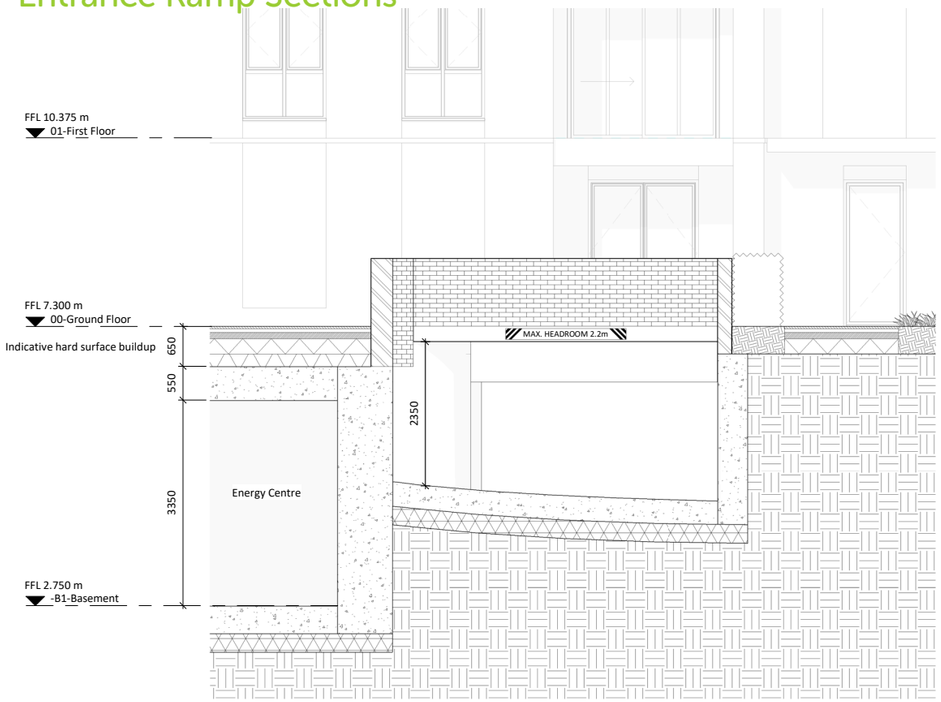
Hard landscaping Indicative Detail
1 : 50



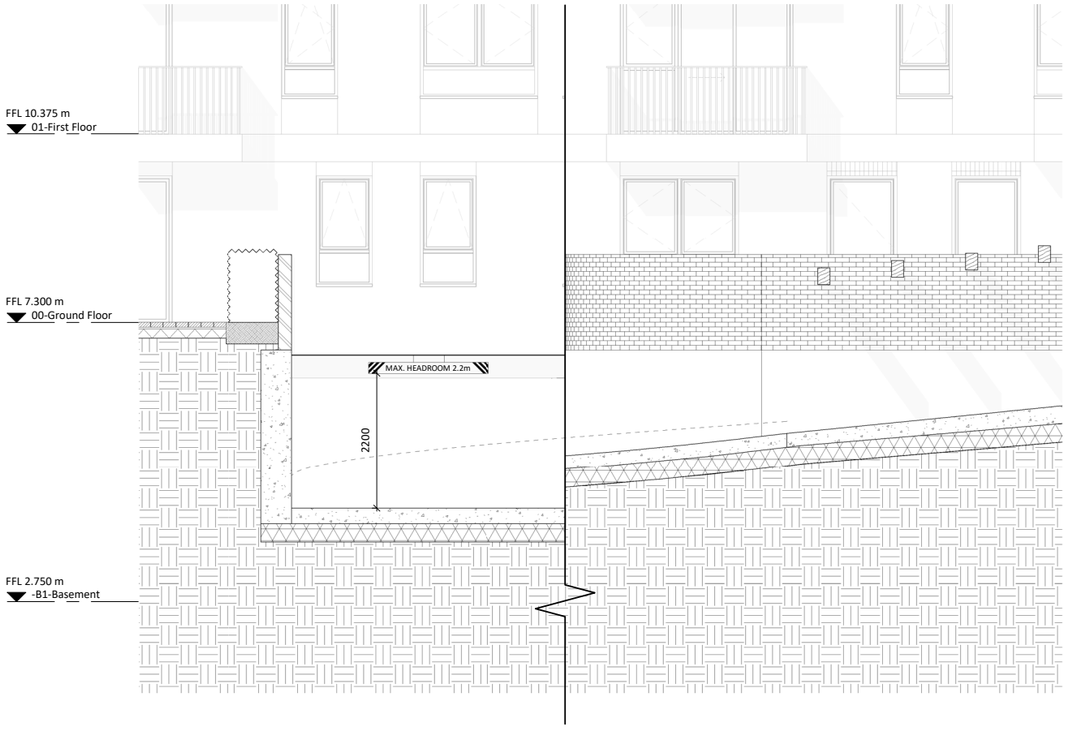
Basement Ventilation Turret Detail
1 : 50

4.7.6 Basement Strategy

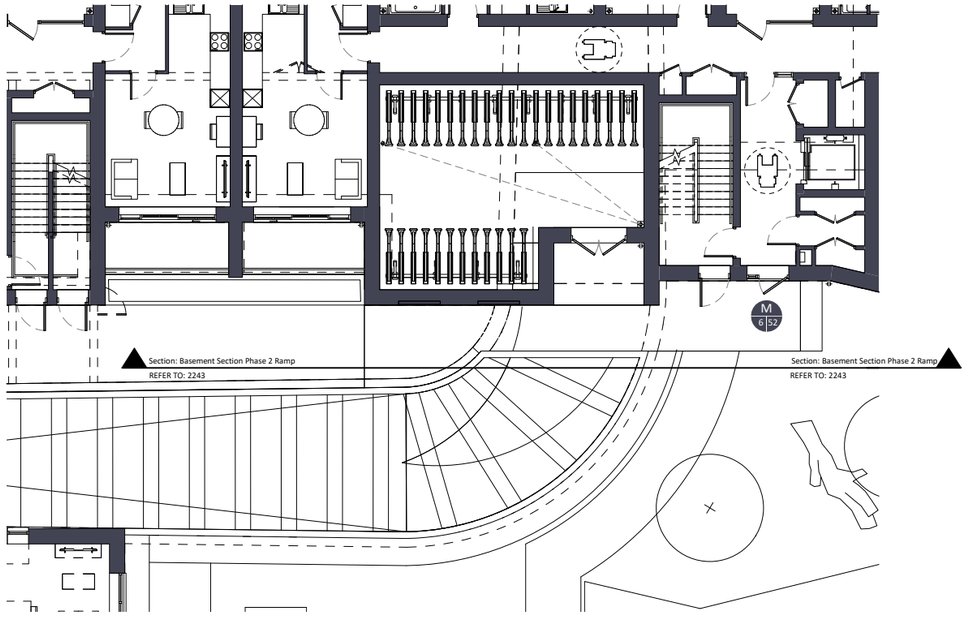
Entrance Ramp Sections



1 **Basement Section Phase 2 Ramp**

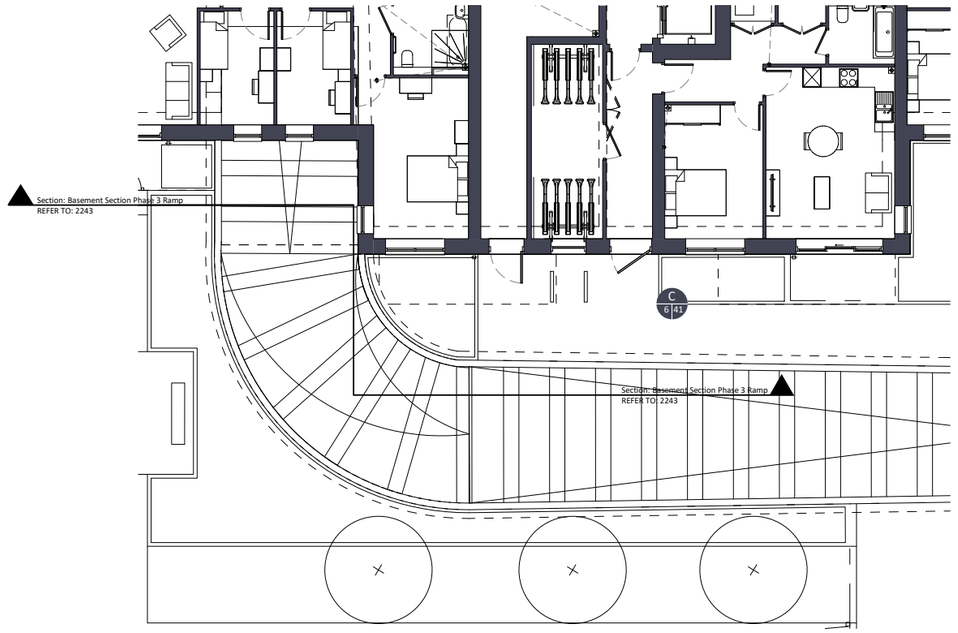


2 **Basement Section Phase 3 Ramp**



Phase 2 Basement Entrance Ramp Plan

N



Phase 3 Basement Entrance Ramp Plan

N

4.7.7 Fire Strategy

Masterplan Overview

Fire strategy has been developed in compliance with Fire safety: Approved Document B. All flat blocks and houses over 4 storeys have sprinklers throughout. Fire appliances have an access route through the Linear Park and have a maximum reverse distance of 20m up dead end streets. Distances to dry riser inlets are under 18m from the fire appliance route and the fire fighting access distance to the furthest point in the houses does not exceed 45m.

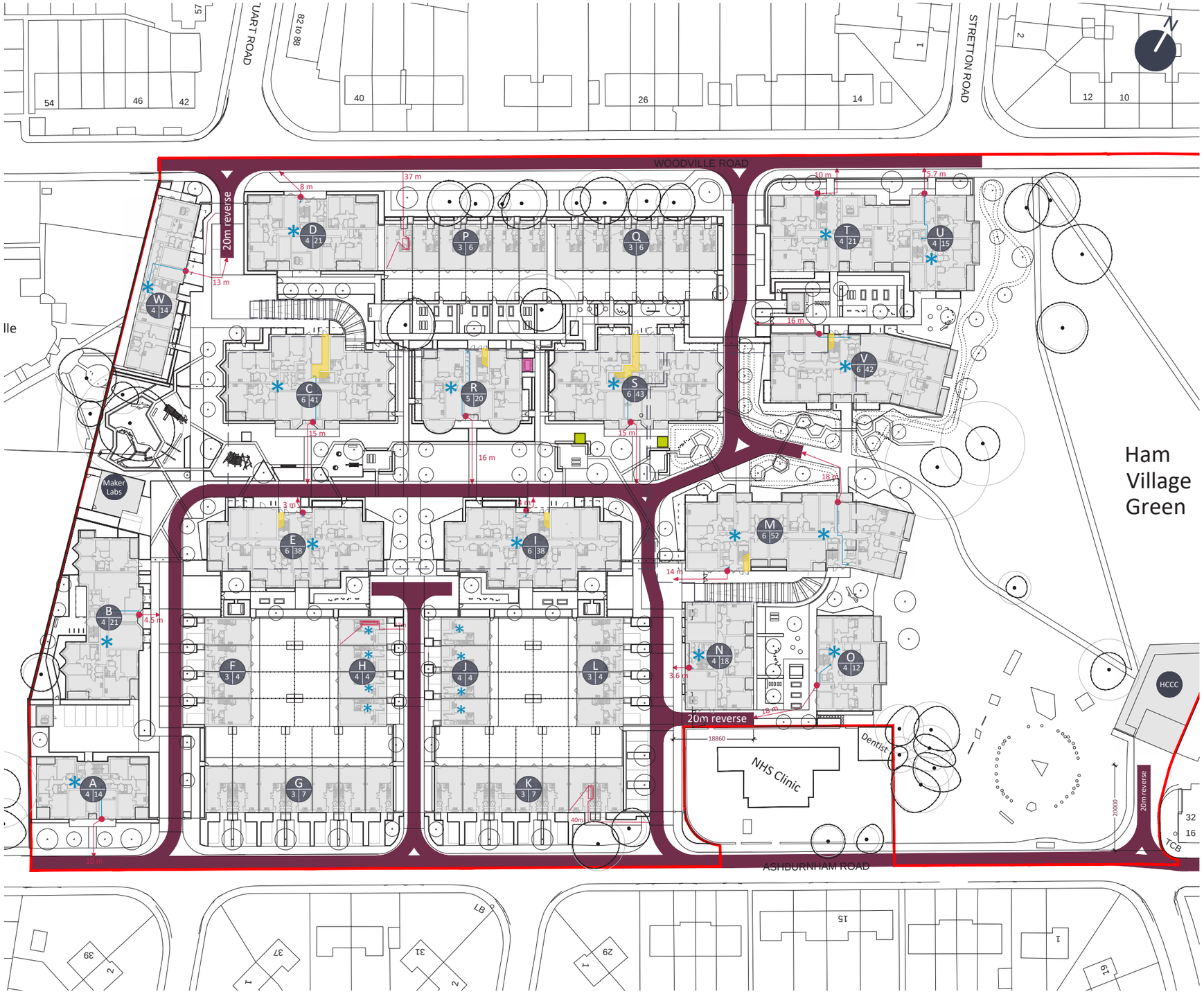
The basement car park is fully mechanically ventilated by 4 main extract fans situated in the ventilation plant rooms in the basement. These discharge through the ventilation shafts which pop up in the Linear Park. Under regular conditions these are either off or operate on a timer at a low speed to provide a slight dilution effect to the car park based on day to day ventilation at 1.5 air changes per hour (ac/hr). The fanspeed will increase upon detection of higher carbon monoxide levels to achieve up to 6 ac/hr. Upon detection of a fire the system will provide 10 ac/hr for smoke control assisted by induction thrust fans throughout the basement.

Basement escape stairs are provided in cores which access the basement. These are separated from the main staircases within the blocks by fire resisting construction and lead directly outside. Evacuation lifts connect to the basement and will operated in the event of fire.

For further information please see the included fire strategy statement prepared by Affinity Fire Engineering.

Key

- Planning red line boundary
- Trees to be retained & RPA
- Proposed buildings
- Proposed basement outline
- Fire Appliance access route
- Distance to dry riser inlet
- Internal dry risers
- Blocks wih sprinklers
- Basement escape stairs
- Basement lift
- Basement ventilation
- 40 m Firefighting access distance



4.7.8 Energy Centre and Sub-Stations Locations

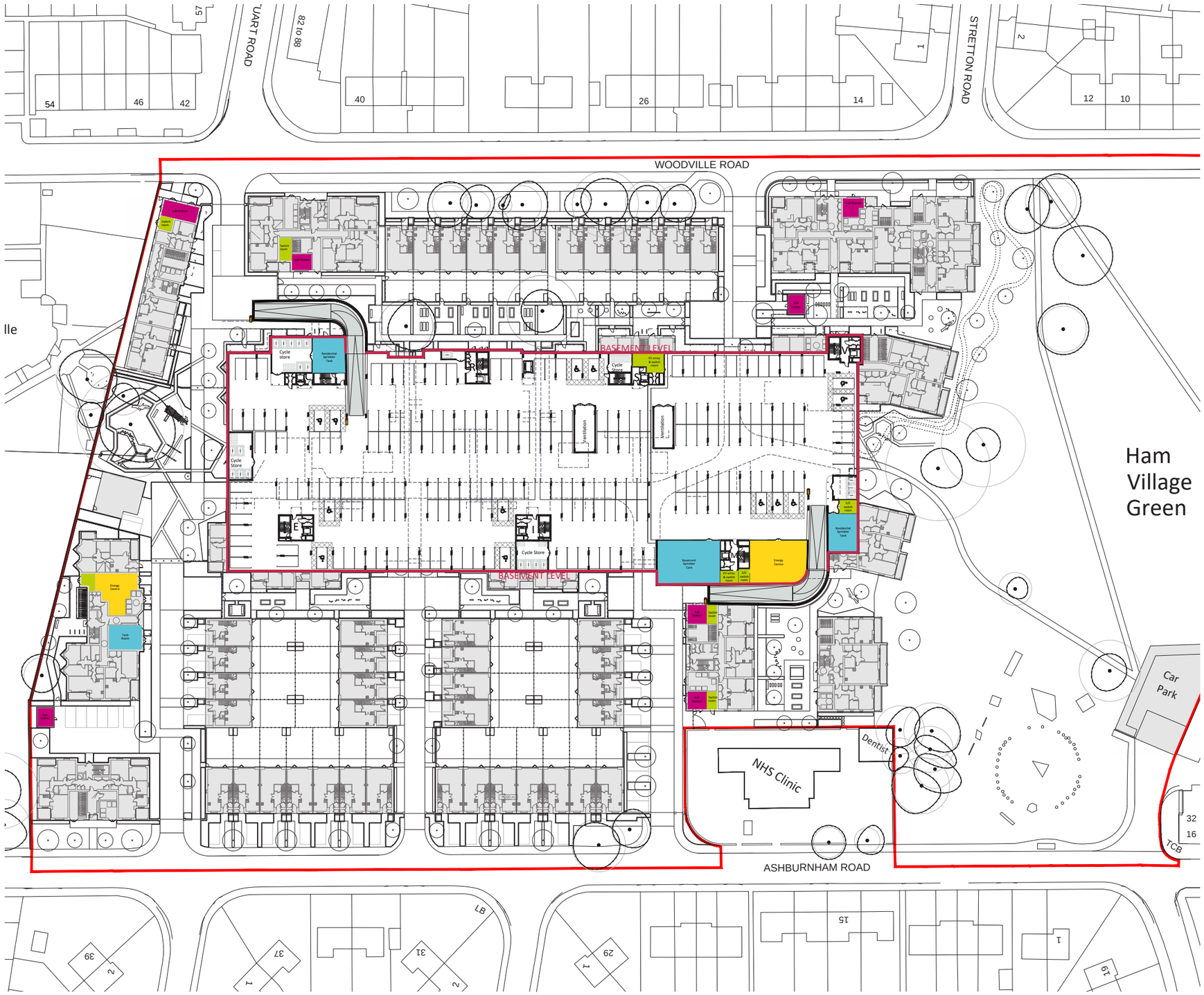
Masterplan Overview

The site is located outside of a Heat Network Priority Area and there are no existing or proposed heat networks within the vicinity of the site. The site has not been identified in the Heat Mapping Study – London Borough of Richmond upon Thames (Policy LP 22).

In order to future proof the development, a phased site-wide communal network comprised of 1 no. energy centre serving apartments in Phase 1, and 1 no. energy centre serving Phase 2 & 3 apartments is proposed, capable of connecting to any future District Heat Network should one become available. The communal network is an all-electric air-source heat pump led system serving the heating and hot water demands for each of the apartment blocks. It is proposed to serve the houses with individual ASHPs.

The majority of plant space is located, where possible, in the basement car park. This maximises the active frontage available on the ground floor for phases 2 & 3.

Substations are required throughout the proposed phases to replace the existing substations, and serve the increased demand from the new development. These are carefully sited to minimise impact on the landscape and residential accommodation.



Key

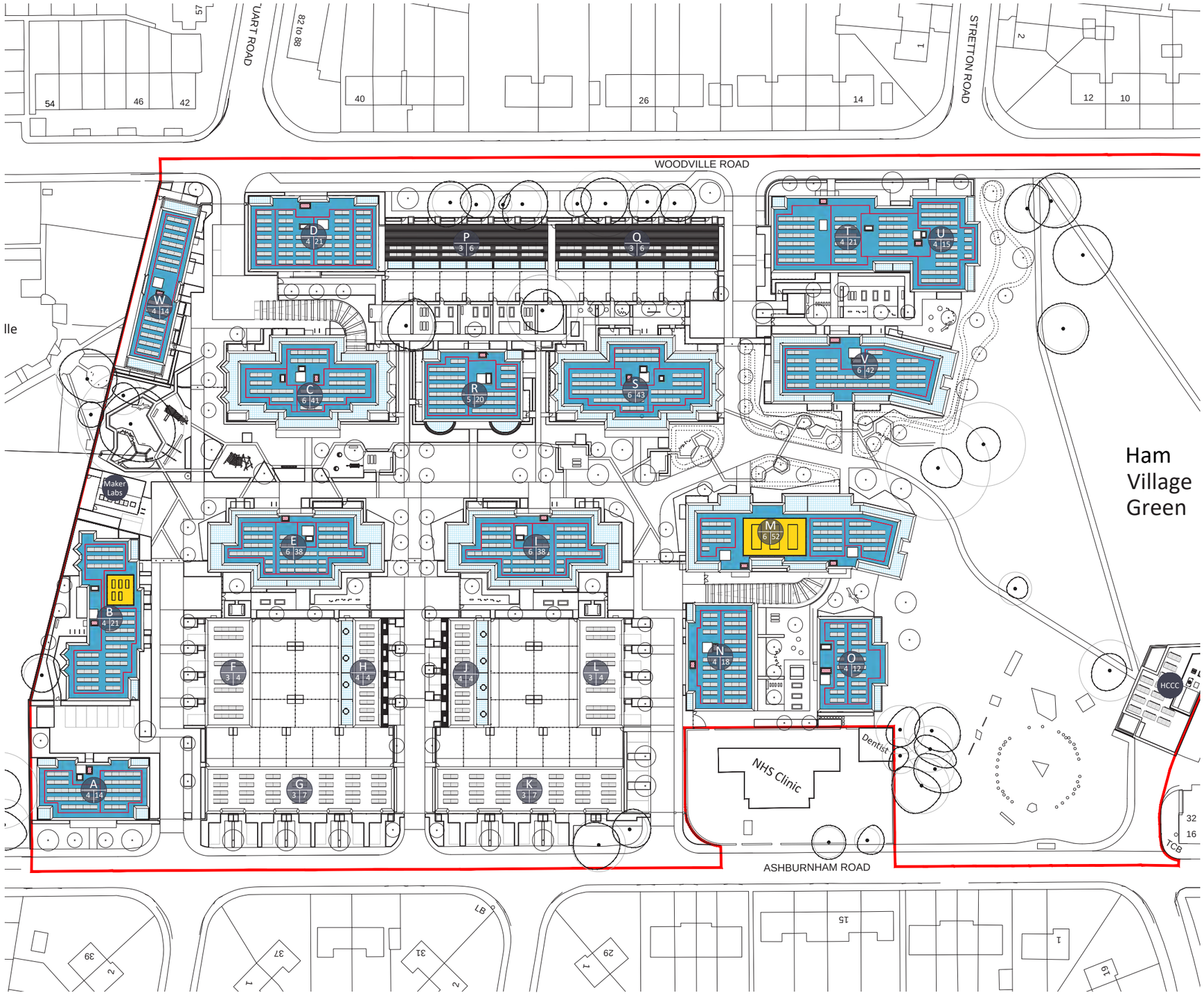
- Planning red line boundary
- Trees to be retained & RPA
- Proposed buildings
- Proposed basement level overlay
- Sub Station
- Energy Centre
- Tank Room
- Switch Room

4.7.9 Roof Strategy

All flat blocks in the scheme have Biodiverse Green Roofs over Blue Roof Systems and on each is an array of PV panels. Roofs are accessed for maintenance only by AOV access hatches with Man Safe Systems to allow safe movement.

Air Source Heat Pumps are located out of the way of community and public spaces on the roofs of blocks B and M.

The houses have single ply membrane where they are flat and slate where pitched.



Key

- Planning red line boundary
- Trees to be retained & RPA
- Biodiverse green roof over blue roof system
- Plant on roof with ASHP
- AOV access hatch
- Man Safe system
- Terraces
- PV pannels
- Lift overuns

Chapter 5

Landscape Design

5.1 Site Landscape Context

SQUIRREL

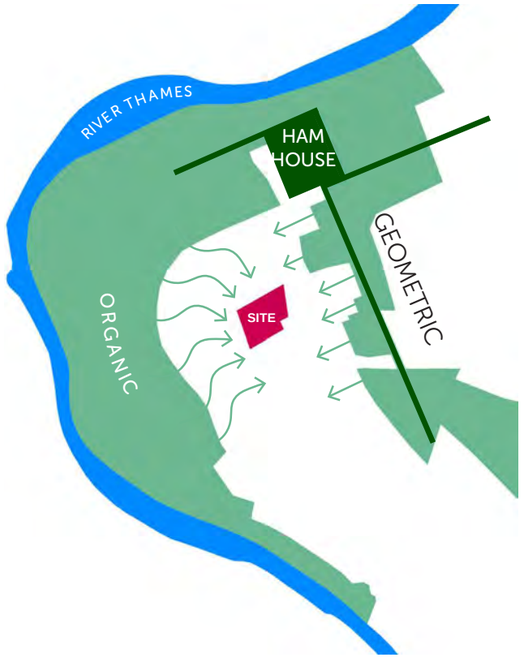
5.1.1 Landscape Setting and Character

Landscape context

The landscape of Ham is deeply tied to its river setting, both through its extensive green spaces but also across urban areas.

The urban areas promote a strong green framework and hint at the river through the extensive use of wetland trees such as Poplar and Willow species.

A quality of Ham is the way the natural organic landscape is blended with formal interventions and urban development. This is evident in the way the geometric designed landscapes of Ham House and those in the Wates Estate, contrast but successfully integrate with the natural organic landscapes edging the river.



Naturalistic organic landscape


Artwork on Ham Village Green


Lombardy Poplars on Ham Village Green


Birch and long grass seen across the green


Entrance to Ham Lands


Landscape character of the nearby Wates Estate

Formal geometric interventions


Ham Avenues leading to Ham House


Clipped topiary and hedging around Ham House


Aerial view of Ham House


Hedging and paving detail with the Wates Estate

5.1.2 Wates Estate Landscape Character

Landscape context

The Wates estate is set within a mature and varied landscape forming intimate social spaces and larger communal gardens.

Typical Street Interface

Public walkway to communal garden

Communal garden accessed from street

Communal garden accessed from street

Wates Estate in context with Ham Close

5.1.3 Historic Streets

Landscape context

Wiggins Lane wraps around the North East corner of Ham Village Green, continuing North with a Mews style character helping to reinforce the Village aesthetic.

Wiggins Lane - North of Ham Close

Wiggins Lane - North of Ham Close

Surrounding historic streets in context with Ham Close

5.1.4 Wider Landscape

Landscape context

The site surrounded by a variety of publicly accessible landscape spaces. They contrast from the natural spaces of Ham Lands to the manicured avenues and gardens around Ham House.

Ham Lands Open Space

Ham Village Green

Formal tree avenues - Ham Common

Water body - Ham Common

Key landscape spaces in context with Ham Close

5.1.5 Landscape Setting and Character

Landscape context

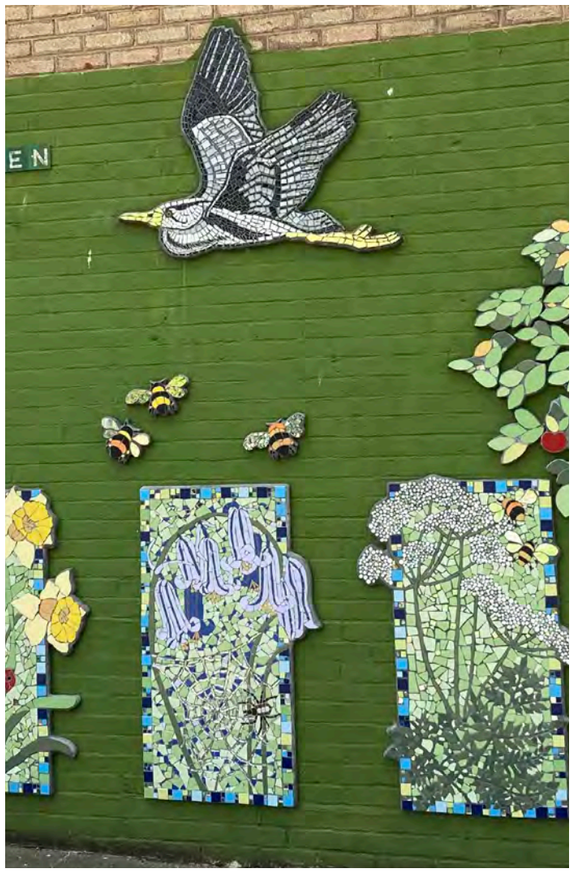
Special features across Ham Close and the surrounding area including murals, mosaic tile inlays and natural stone detailing round tree pits. These combine to create a sense of identity with many interventions created by local residents.

Other unifying features include generous verges and raised planters protecting corners along desire lines. All of these features can be used to add depth to the landscape proposals and helps maintain the unique identity of Ham Close.

Semi-private communal gardens

Local materials - Concrete pavers with granite detailing, pebbles on end, exposed aggregate concrete

Public art - Ham Village Green and Youth Centre



Raised planters to reinforce corners

Generous verges and mature trees

5.2 Site Analysis

SQUIRREL

5.2.1 Site Description

Site Analysis

The site landscape character is one of areas of open lawn running amongst the individual flat blocks and is supported by scattered trees, of various species.

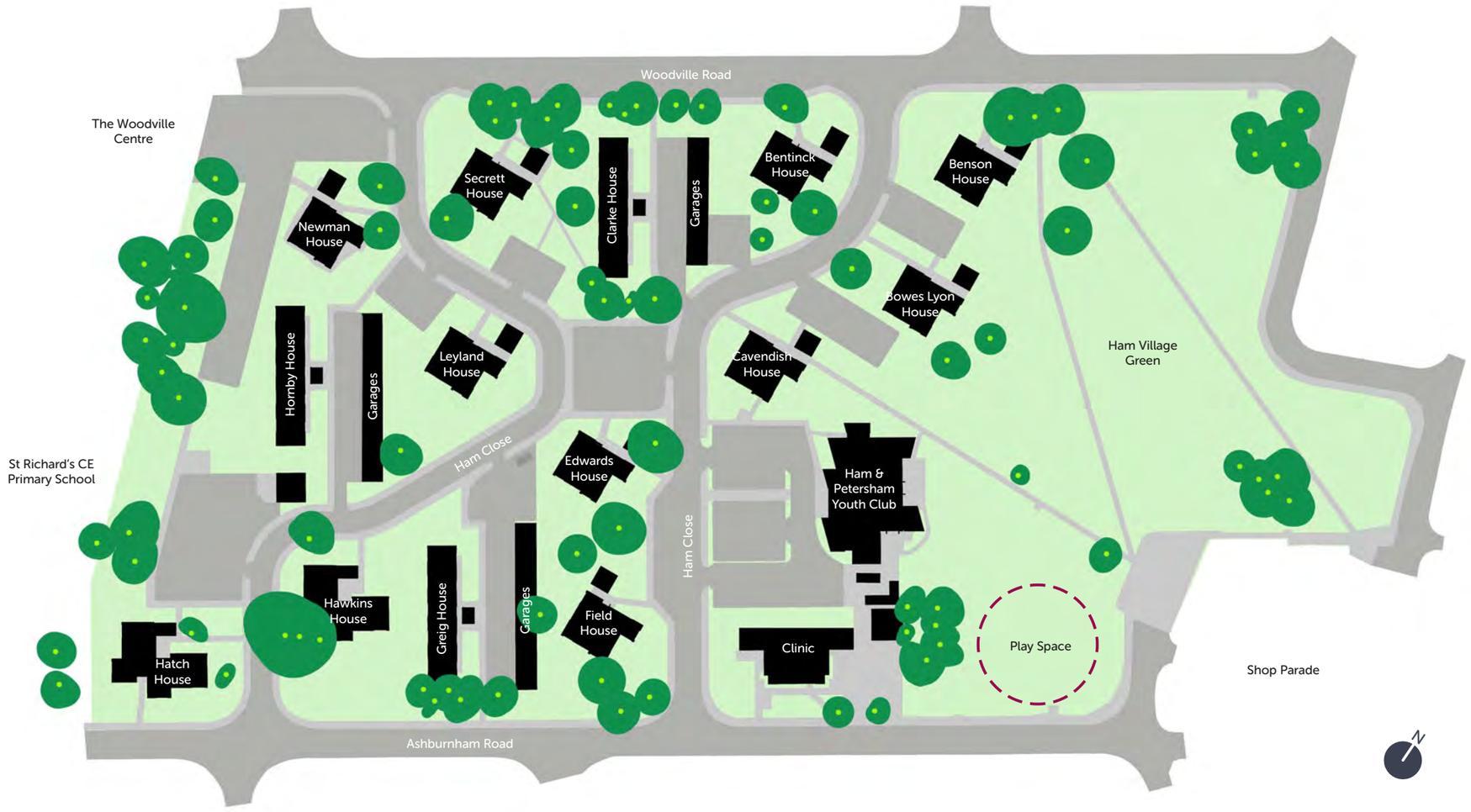
Spaces lack definition and purpose, with free access between the individual buildings and areas of hard standing. Small bands of herbaceous planting offer some defensive planting but access can generally be gained right up to properties on the ground floor. In many cases the species planted offer little or no ecological benefit, providing only a limited defensive boundary function. None of the existing homes have access to formal/defined private outdoor space.

The residential site blends into the adjacent Village Green, both areas are largely flat with no significant change in level in any direction.

Boundaries

The site is open along the northern, eastern and southern boundaries with free access between the spaces surrounding the buildings. Ham Village Green sites to the East of the existing Ham Close estate and provides a buffer from the small shopping parade and Ham Street.

The current western boundary is defined by a red brick wall to a height of approximately 1.6m high against St Richard's Church of England Primary School and the Woodville Centre, with mature trees straddling the boundary.



View towards Grieg House from Ashburnham Road

Typical ground floor arrangement between the existing blocks

Paved access along internal routes

5.2.2 Site Photos

Site Analysis

View North towards Bowes Lyon House and Benson House

Existing Lombardy Poplars on the site boundary

View towards Youth Centre across adjacent car park

View to the rear of Grieg House from Ashburnham Road

Image Location Plan

View between Secrett House and Leyland House along Ham Close (West)

5.2.3 Existing Tree Classifications

Site Analysis

A visit was made to the site on 20th September 2021 to survey trees, hedges and vegetation following guidance in BS5837. The survey information is represented diagrammatically on the adjacent figure.

The full survey with categorisation and tree references can be found in the report titled Ham Close estate– BS5837 Tree Survey and Arboricultural Impact Assessment and authored by Greengage. The survey information is summarised on this page and represented diagrammatically on the adjacent figure.

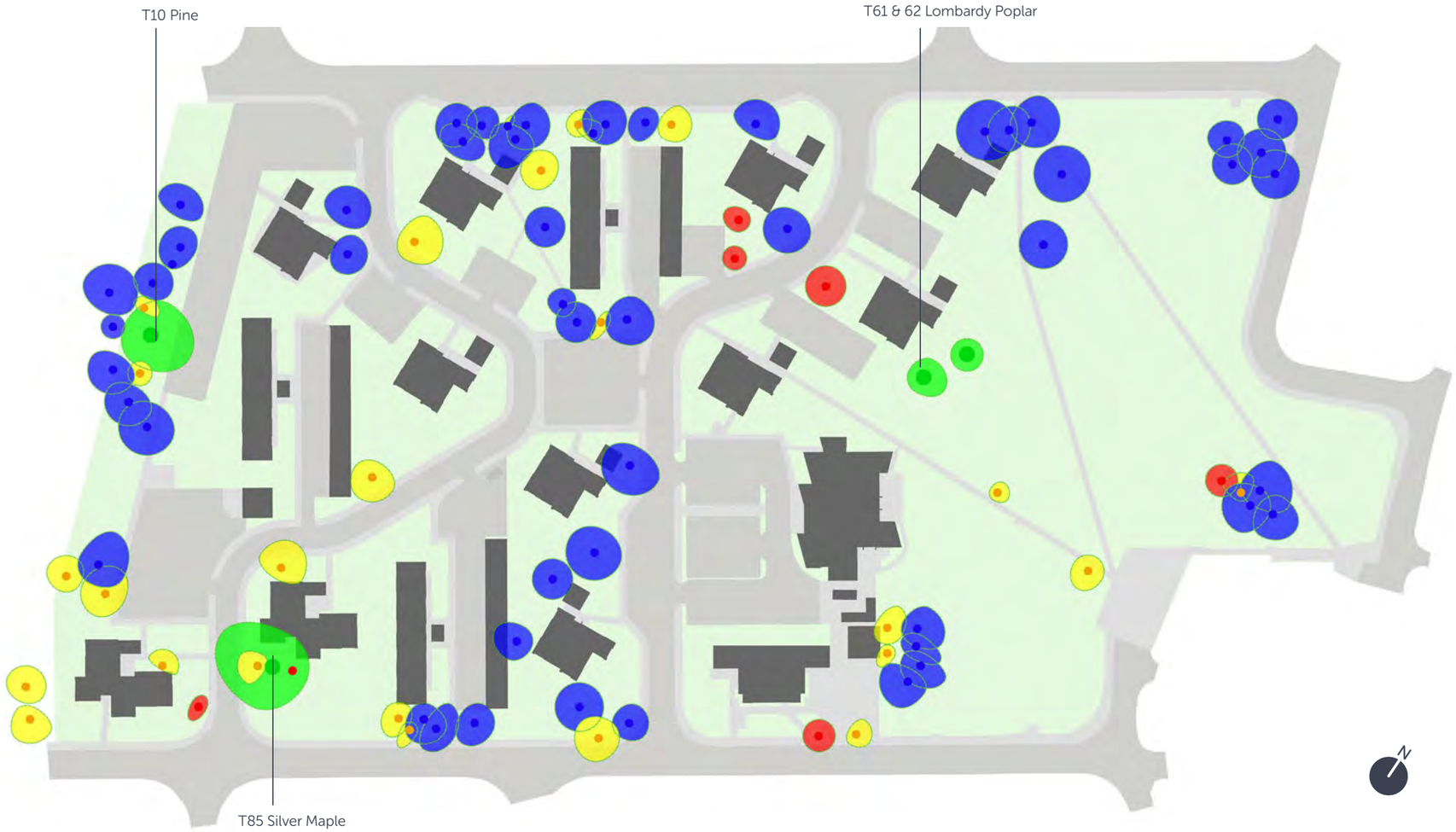
The survey demonstrates there are a total of 87 trees identified within or directly adjacent to the proposed development area. These are 4 No. category A, 50 No. category B, 26 No. category C and 7 No. category U trees.

Four category 'A' trees are present on the site and highlighted right are:

- 2 x Lombardy Poplar
- 1 x Pine
- 1 x Silver Maple

Key

- Category 'A' tree
- Category 'B' tree
- Category 'C' tree
- Category 'U' tree



T85 Silver Maple

T10 Pine

T61 & 62 Lombardy Poplar

5.2.4 Existing Public Amenity Space

Site Analysis

Ham Village has access to a number of sizable areas of public open space providing opportunities for both formal and informal recreation.

Ham Lands is a 72 hectare local nature reserve, and site of Metropolitan importance for Nature Conservation with a range of habitats from woodlands through to Wetlands. It provides access for horse riding, cycling and walking with a lake at its centre used by the Thames Young Mariners.

North of the site is a collection of formal recreation facilities including sports pitches, play facility and the Walnut tree allotments all within 800m of the site. Ham close benefits from its boundary with Ham Village Green, an area of publicly accessible open space.

Play area on Ham Village Green

Outdoor Gym on Ham Village Green

Key

- Publicly Accessible Space
- Formal Recreation Space
- Existing Allotment
- Distance from Site

King Georges Playing Fields
3no Football Pitches, 2no Cricket Pitches & 4 no Tennis Courts

Ham Playing Fields
1no Football pitch, 2no mini pitches, 1no artificial pitch, baseball pitch

Ham Lands
72ha nature reserve and site of Metropolitan Importance for nature conservation.

Ham Common
48.6Ha comprising grassland and woodland. Second largest are of common land in Richmond.

Ham Avenues
One of the key lime avenues relating to Ham House Gardens, connects through to Ham Common.

The Copse
25Ha conservation area comprising acidic grassland and woodland containing a large amount of ancient trees. Footpaths and bridleways cross the area.

5.2.5 Existing Play Provision

Site Analysis

There is existing play provision for all age groups within the vicinity of Ham Close. The walking catchment areas for each are marked on the plan opposite, with several suitably accessible for residents of Ham Close.

Sandy Lane Playground is a small grass area and children's playground in the middle of Ham Avenues, the equipment is suitable for children between 0-5 yrs.

Ham Village Green is a well utilised green space, play equipment there is suitable for children under the age of 12. Formal play equipment is supported by natural play features such as balancing logs, rocks and landform. The Green includes an outdoor gym on its eastern boundary.

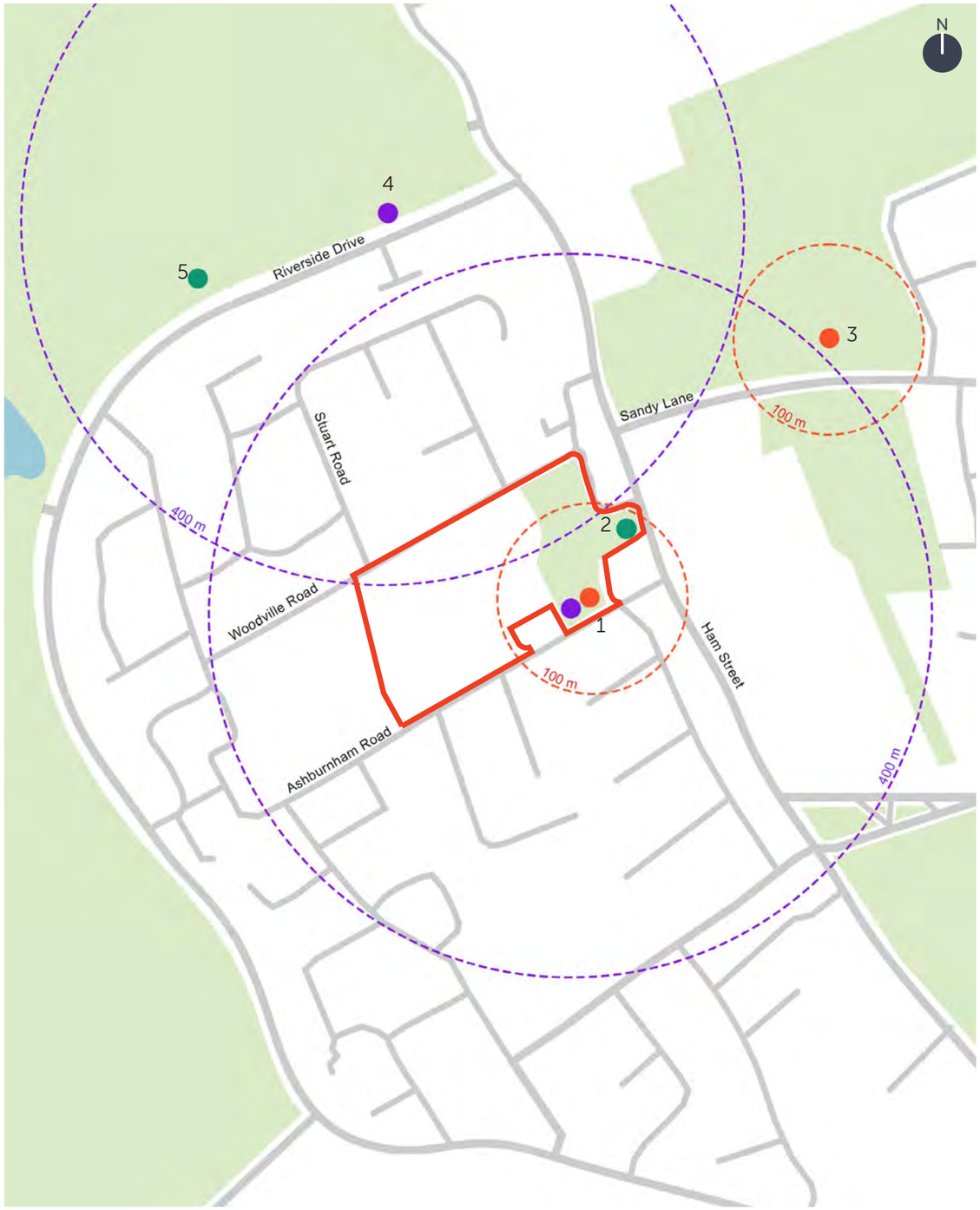
Riverside Drive is an open space with a grass area for ball games and a good size playground with equipment for all ages.

King George's field is a large open space that provides sports facilities for the surrounding communities, including football pitches, cricket pitches and tennis courts.

Key

- Children under 5 play provision
- Children 5-11 play provision
- Young people 12+

1. Ham Village Green playground
2. Ham Village Green outdoor gym
3. Sandy Lane Playground
4. Riverside Drive Playground
5. King George's Field



Existing play provision within acceptable travel distances from Ham Close

1. Ham Village Green playground

3. Sandy Lane Playground

2. Ham Village Green outdoors gym

4. Riverside Drive Playground

5.2.6 Ham Village Green

Site Analysis

Ham Village Green forms an important area of public open space to the east of Ham Close.

The green space is designated as both public open space and a stand alone area of OOLTI, reinforcing its importance as a piece of functioning open space for the immediate area.

Historic map showing Manor Farm occupying the area of the current Village Green.

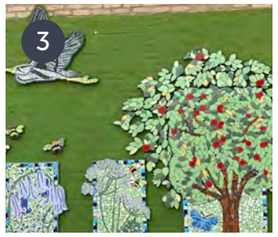
Key

- OOLTI Extent - LB of Richmond upon Thames Local Plan
- Amenity Grassland
- Areas of grassland receiving less intensive maintenance
- Existing trees - recently planted
- Existing Trees
- Play Area
- Fitness Area
- Low Mounding
- Footpaths

Existing Village Green Condition

Mosaic Art work

Mural footpath inlays



Mural on the Youth Centre

Long grass and existing play facilities

Existing outdoor fitness equipment

5.2.7 Existing Access

Site Analysis

The site is fully permeable and open on three boundaries, providing access between the flat blocks across open areas of lawn. Limited defensive planting allows direct access to much of the ground floor, with formal paved routes providing pedestrian-only access to bin stores and the car parking areas.

Two roads link from North to South providing vehicular access between Woodville Road and Ashburnham Road. The internal road network provides access to the car parking areas and three runs of single story garages.

Key

- Primary Vehicular Route
- Internal Vehicular Route (with formal pedestrian footpath)
- Pedestrian Only Route
- Principle Entrance into the site
- Pedestrian & Cycle Only Entrance
- Parking Courts

Existing pedestrian and vehicular access around Ham Close estate

View South along Ashburnham Road

Looking North along Ham Close

Garages and access close to Grieg House

View towards the site from Ham Village Green

5.2.8 Site Constraints

Site Analysis

The following are known key constraints which have informed the development of the landscape proposals:

Rising Main
The rising main running close to the Western boundary has a 3m easement and defines where tree planting can be accommodated, particularly the streets.

Village Green / OOLTI
The landscape proposals should respond to the interface with the Village Green, providing a buffer against the built form.

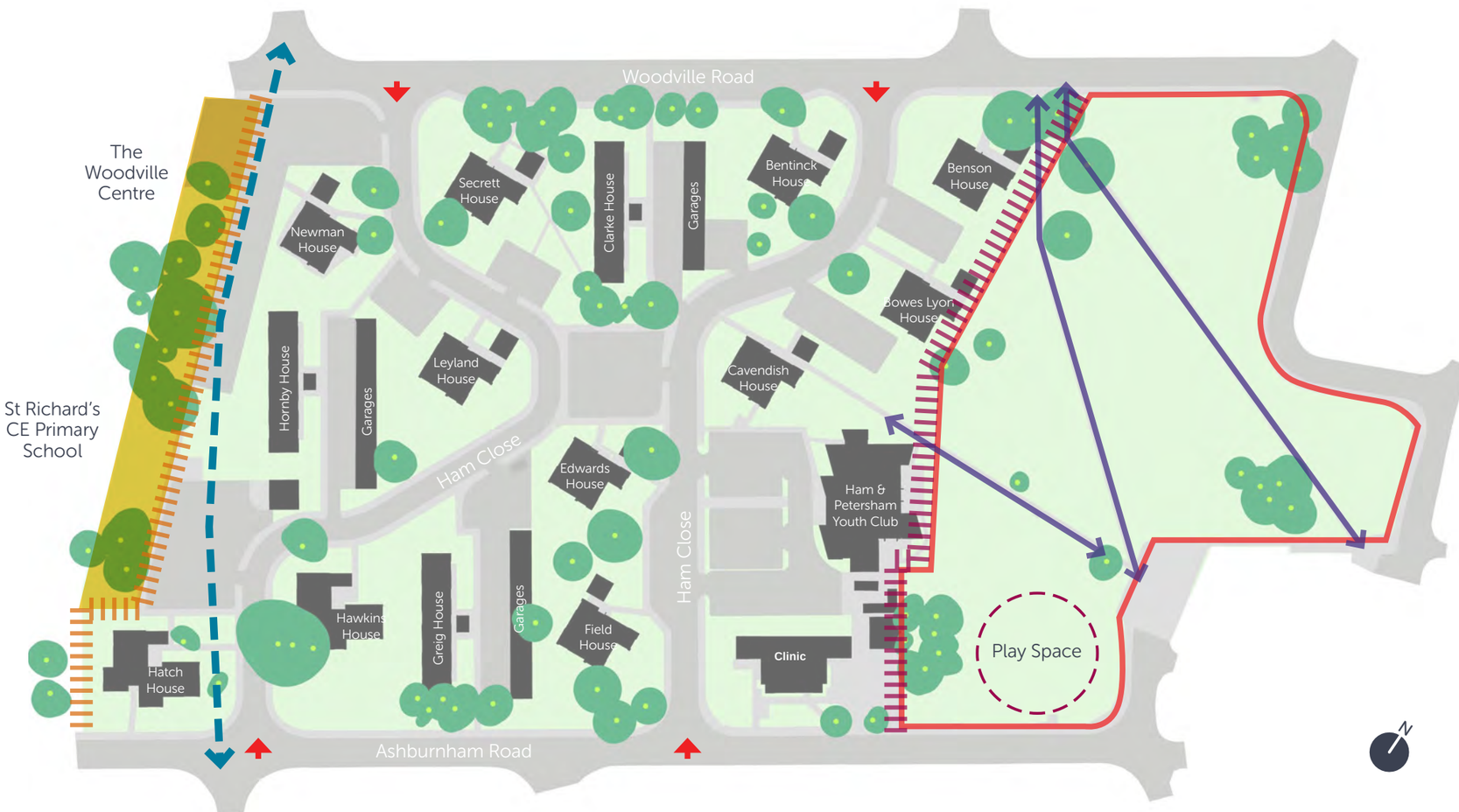
Western Boundary
The boundary against the school and the Children's Nursery in the Woodville Centre requires a sensitive treatment with careful consideration to the function of the spaces along its edge.

Existing Trees
There are a number of mature trees across the site with some groups of trees and others as stand alone specimens. The development will seek to retain existing trees using survey information to determine the quality.

Pedestrian Access
The pedestrian access routes across Ham Village Green define key desire lines into the site and establish the points of entry, influenced heavily by the current block configuration.

Vehicle Access
Existing vehicle junctions and potential re-configuration.

Western OOLTI
An area of OOLTI land lies to the West of the development and should be re provided within the development site.



HAM VILLAGE GREEN

5.3 Landscape Proposals

SQUIRREL

5.3.1 Design Principles

Landscape Proposals

The landscape design principles for Ham Close include the following:

Response to Context

Our landscape proposals blend the riparian naturalistic landscape of Ham lands Nature Reserve and Ham Village Green, with more formal interventions as seen at Ham House and in the surrounding urban estates.

Biodiversity and Habitat Creation

Richly planted public and communal landscapes promote biodiversity gain, urban greening, and living streets. Planting will reference the context, with uses of wildflowers, ornamental grasses, and trees such as Birch, Willow, Maple and Lime, all prevalent across Ham.

Play and Activity

Play opportunities thread through the landscape with concentrations of new equipped space.

Healthy Spaces and Active Travel

Active travel is embedded in the proposed street arrangement, minimising car movements to promote safe community focused public realm. Streets link to a wider network of car free footpaths, encouraging cycling, walking, and running.

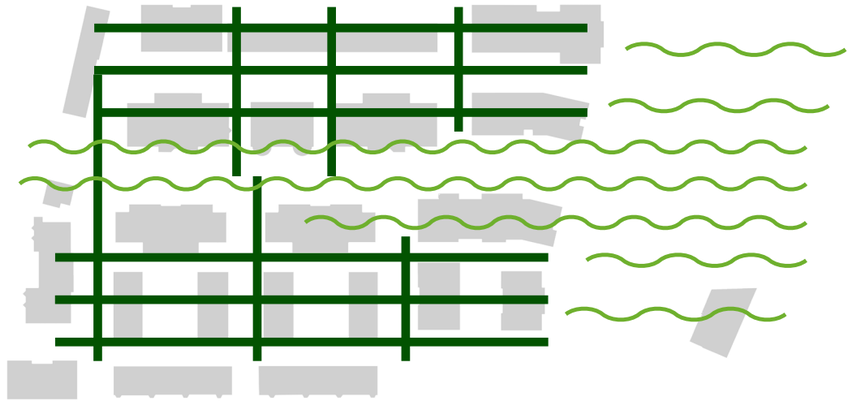
Community Space

Courtyards and green space promote sustainable communities, providing inclusive places for people to meet, and socialise.

Sustainable Principles

Provision of features for the sustainable conveyancing of surface water. Richly planted swales, biodiverse roofs, and native planting, will maximise surface water storage and biodiversity.

Creating a characterful place which is part of Ham



Naturalistic organic character associated with the wider context

Formal orthogonal character picking up Ham house traditional landscapes and the existing urban grain

Naturalistic context

Formal interventions - Ham House

Biodiverse Planting in Ham Village Green

5.3.2 Landscape Proposals - Illustrative Masterplan

5.3.3 Space Hierarchy

Landscape Proposals

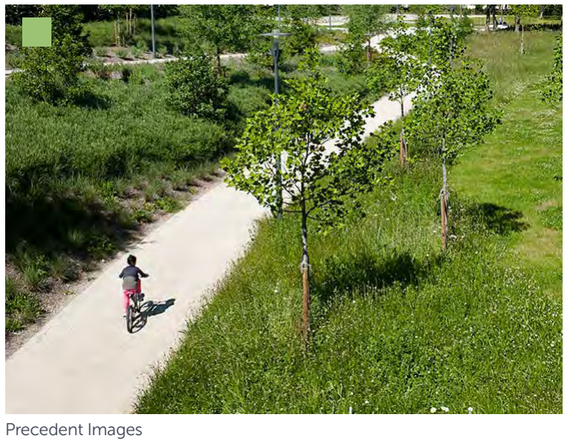
The masterplan establishes a hierarchy of outdoor amenity space. The areas are broken down as follows:

- Publicly Accessible Open Space - Linear Park integrated with Ham Village Green and provides a more generous buffer to the built form.
- Communal Courtyards - Shared amenity space for residents. General public access deterred but not prohibited with garden gates providing access.
- Private Amenity/Defensive Space - Terraces and private gardens associated with adjacent ground floor dwellings. No public access. Where private terraces face open spaces, subject to localised constraints, residents will have access into the space from their garden or terrace.
- Streetscape - Publicly accessible places for pedestrian access, cycling, servicing and limited parking. Streets within the development will be privately maintained by RHP.

The western OOLTI strip is re-provided within the site in the form of a new publicly accessible Linear Park. The park is located at the centre of the site and provides a westerly extension to Ham Village Green.

- Existing OOLTI Land within the site boundary
  Area: 1,630 sqm
- Proposed replacement OOLTI
  Area: 4,628 sqm

Space hierarchy plan



Precedent Images

5.3.4 Linear Park - Character

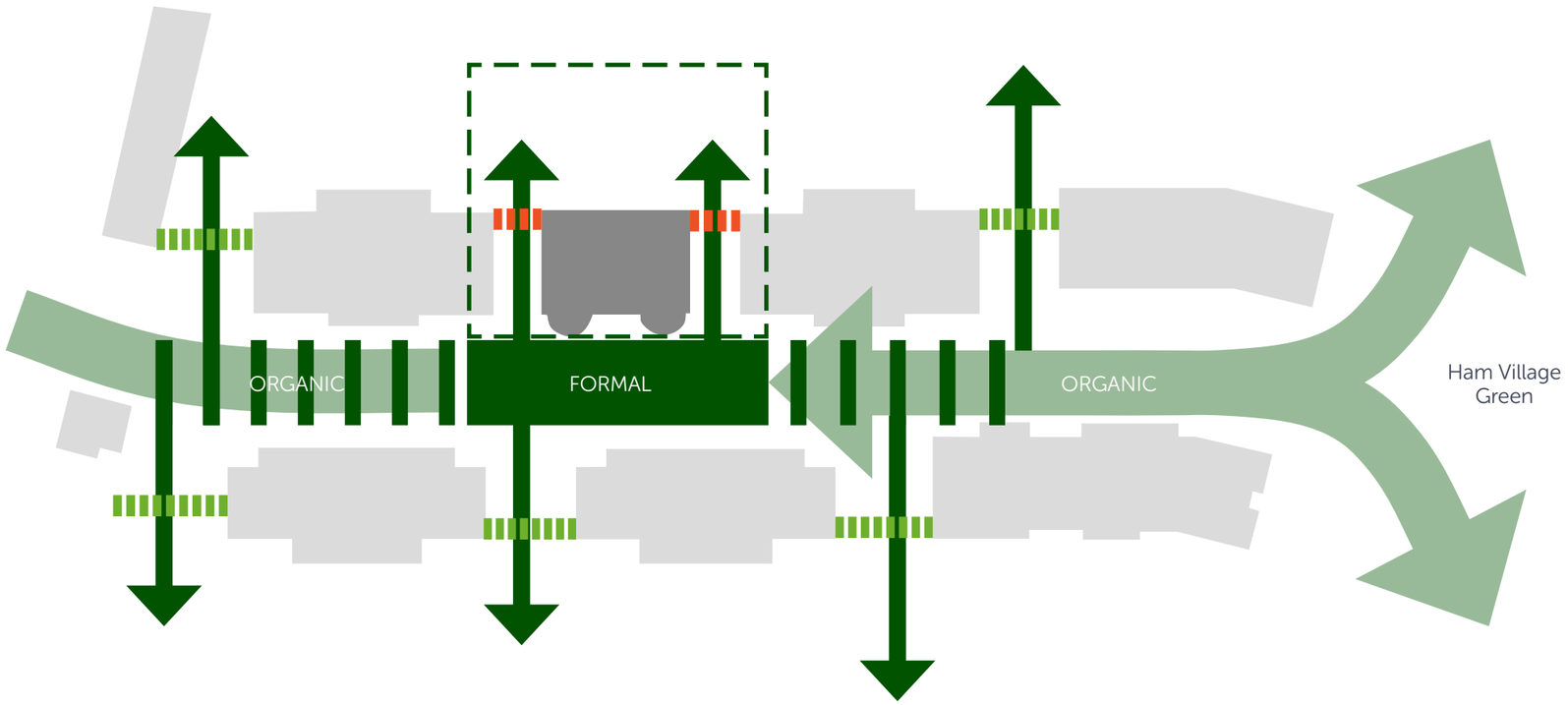
Landscape Proposals

A Linear Park will run through the centre of the site linking the North/South streets and homes to Ham Village Green.

The space blends the natural organic character of Ham Village Green, with more formalised landscape influenced by the Architectural approach.

An organic vein of largely naturalised planting runs through the space, deliberately interrupted by a formalised lawn and tree planting, responding to the central 'marker' building. The formal elements including hedges and tree lines then permeate north and south into the courtyards and streetscape.

The entrances to the park are marked by thresholds with estate railings to provide a subtle boundary along with inlaid art/signage and bollards.



Natural Organic Landscape

Formal Landscape

Natural Organic Landscape

5.3.4 Linear Park - Character

Landscape Proposals

Planting
Wildflower meadow grassland is the predominate feature of the park. It weaves through the naturalised areas before giving way to a grass lawn at the centre. Pockets of Cornus and coppiced Willow will sit amongst the grasses providing height and seasonal colour.

The play area includes swathes of ornamental grasses and structural shrubs to manage potential impacts from park users.

Tree planting will be predominantly native with Birch species dominating the mix. Marker trees such as Lime will be used at the entrances, with cherry trees grouped in the formalised centre.

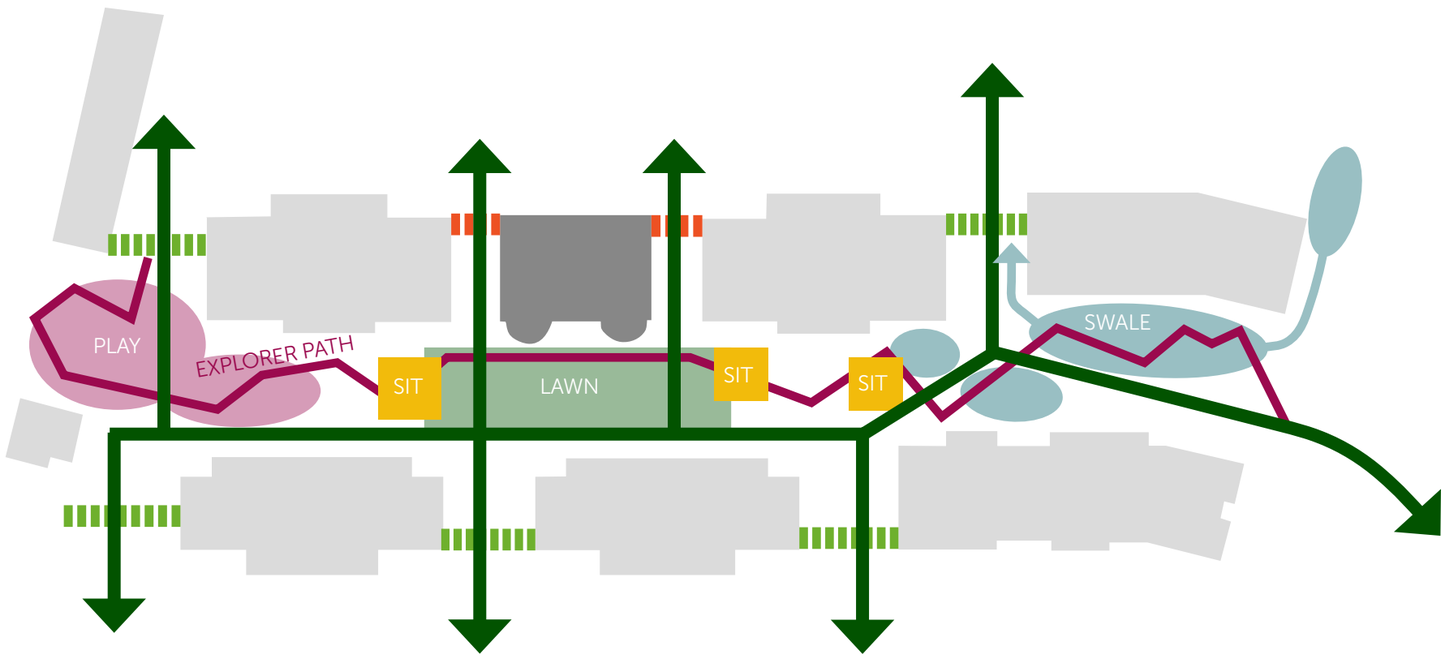
Herbaceous borders sit to the north of the formal lawn edging the space between the neighbouring ‘marker’ building in the centre of the space.

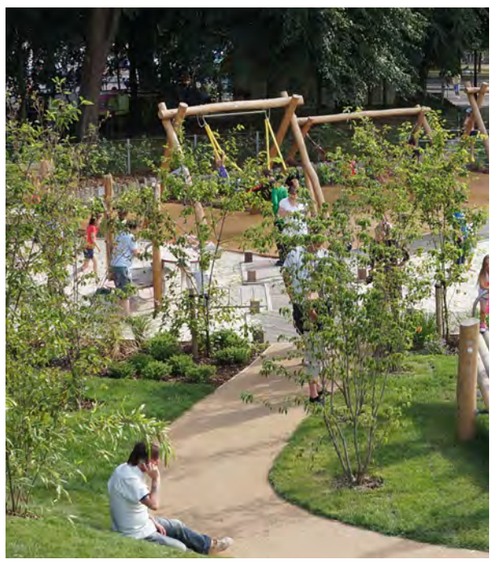
5.3.5 Linear Park - Activities

Landscape Proposals

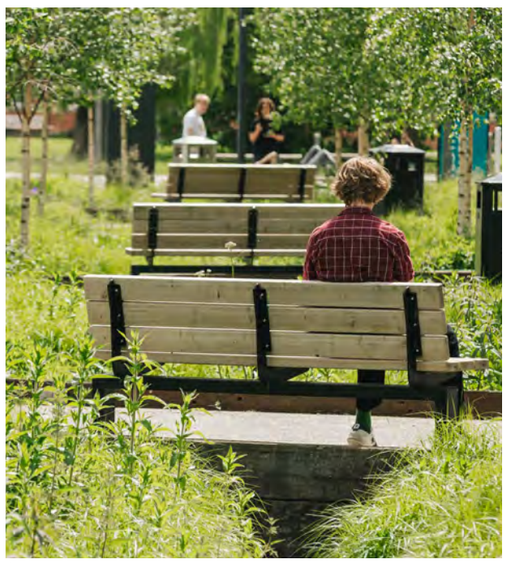
Park users will be able to access a range of activities which both compliment and add to existing facilities located on Ham Village Green. Key features include:

- Formal play space: This provides formal equipment on-site, which compliments the existing provision in Ham Village Green. The Explorer path integrates with the space, extending the play value into the wider park.
- Explorer path / Play trail: Gravel paths and play features which weave through the park and allow users to interact with the planting.
- Seating Areas: Pod spaces integrated within the planted spaces.
- Formal Lawn: Places for a picnic or a small residents community event.
- Naturalised swale: Interacts with the explorer path





Formal play space



Seating within planted areas

Formal lawn

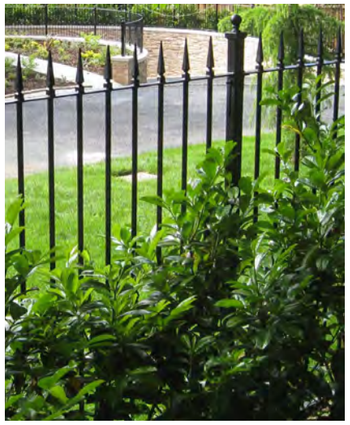
Naturalised swale

Explorer path

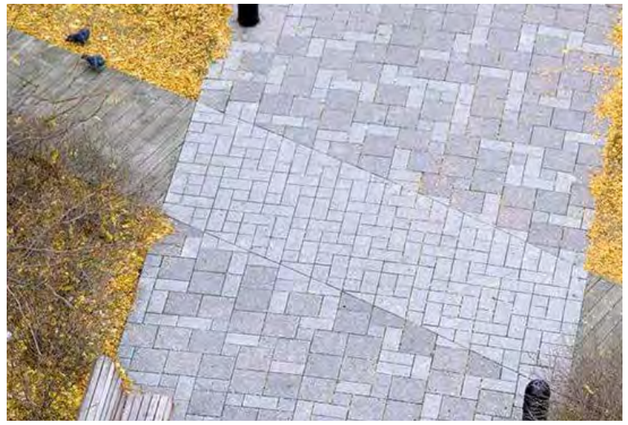
5.3.6 Linear Park - West

Landscape Proposals

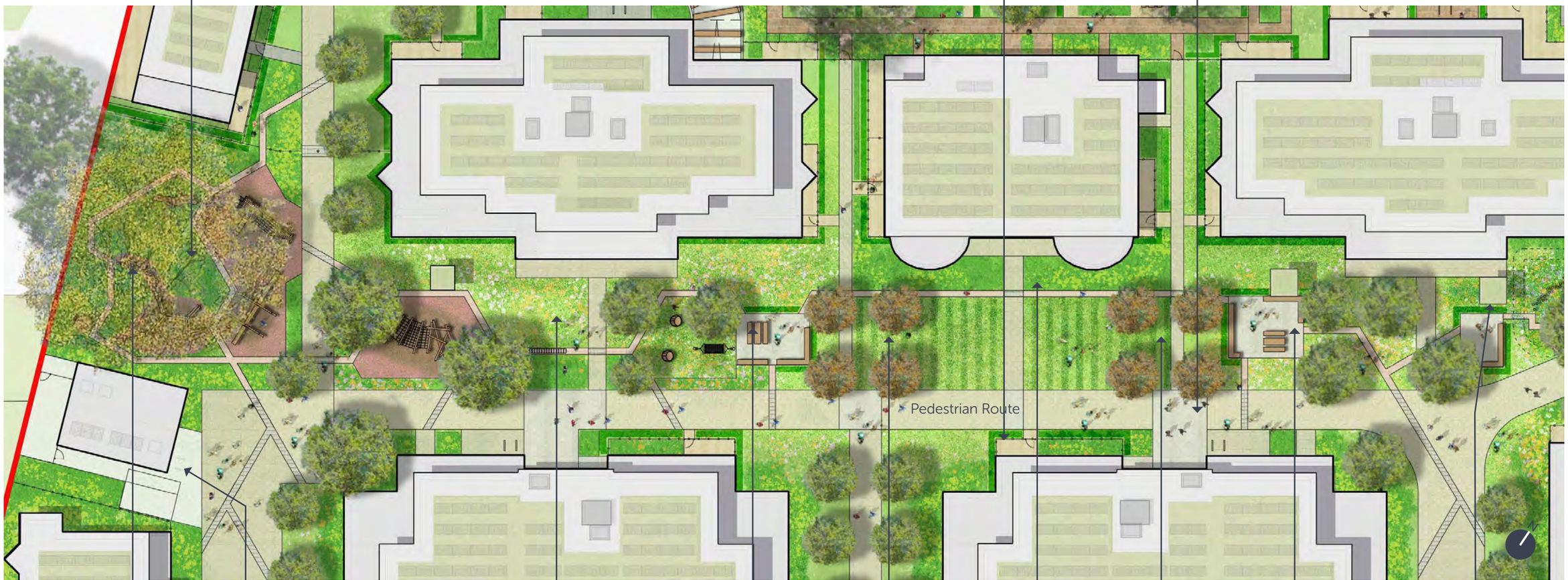
Formal play area with natural trails, fixed equipment and inclusive elements



Hedge and railing boundary



Pedestrian / Cycle Route



Existing Pine tree

Access and servicing area for Maker Labs

Wildflower grassland

Seating pod - variety of seating opportunities

Cherry Grove framing access either side of the formal lawn

Herbaceous border to provide a back drop to the lawn

Formal Lawn

Reprovision of Cally's Garden in a quieter area of the park - seating area

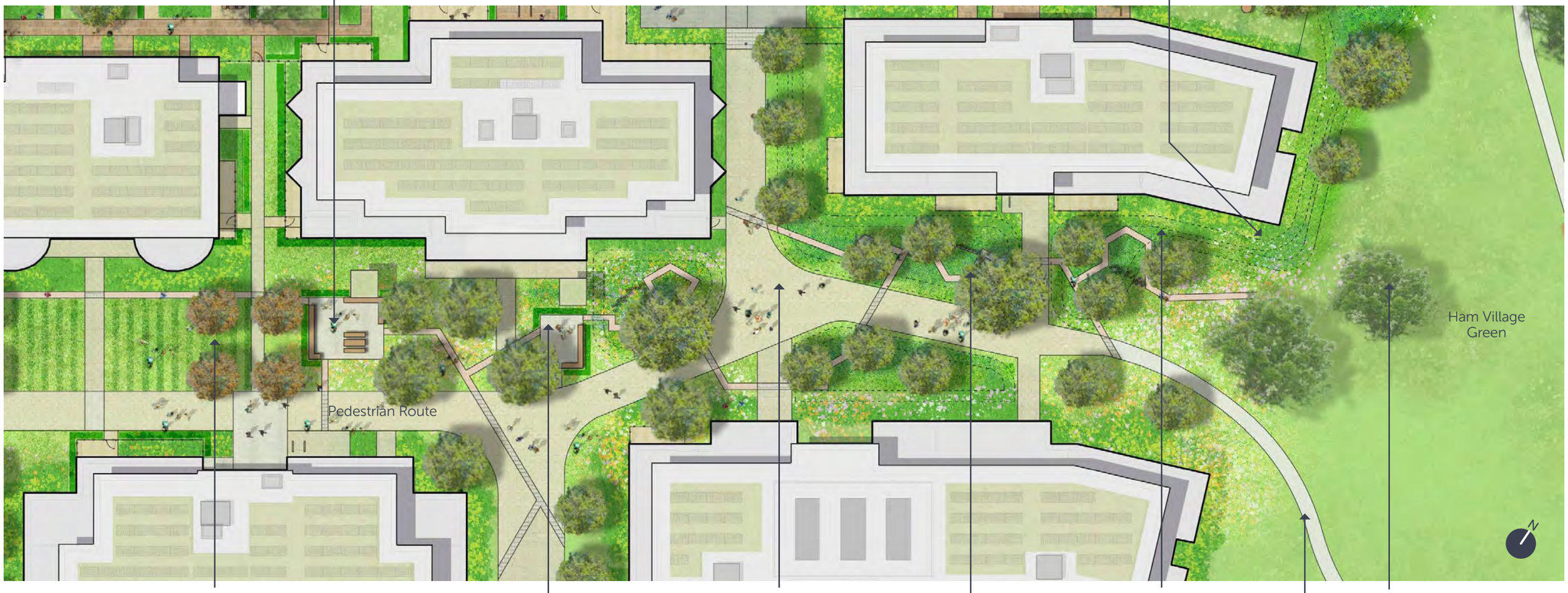
Basement vent tower

5.3.7 Linear Park - East

Landscape Proposals

Seating pods with a variety of seating opportunities for individuals or in social groups, formal lawns provide multifunctional space

Natural edge to Village Green



Cherry Grove

Seating Pod

Enlarged junction for fire access

Explorer path over swale

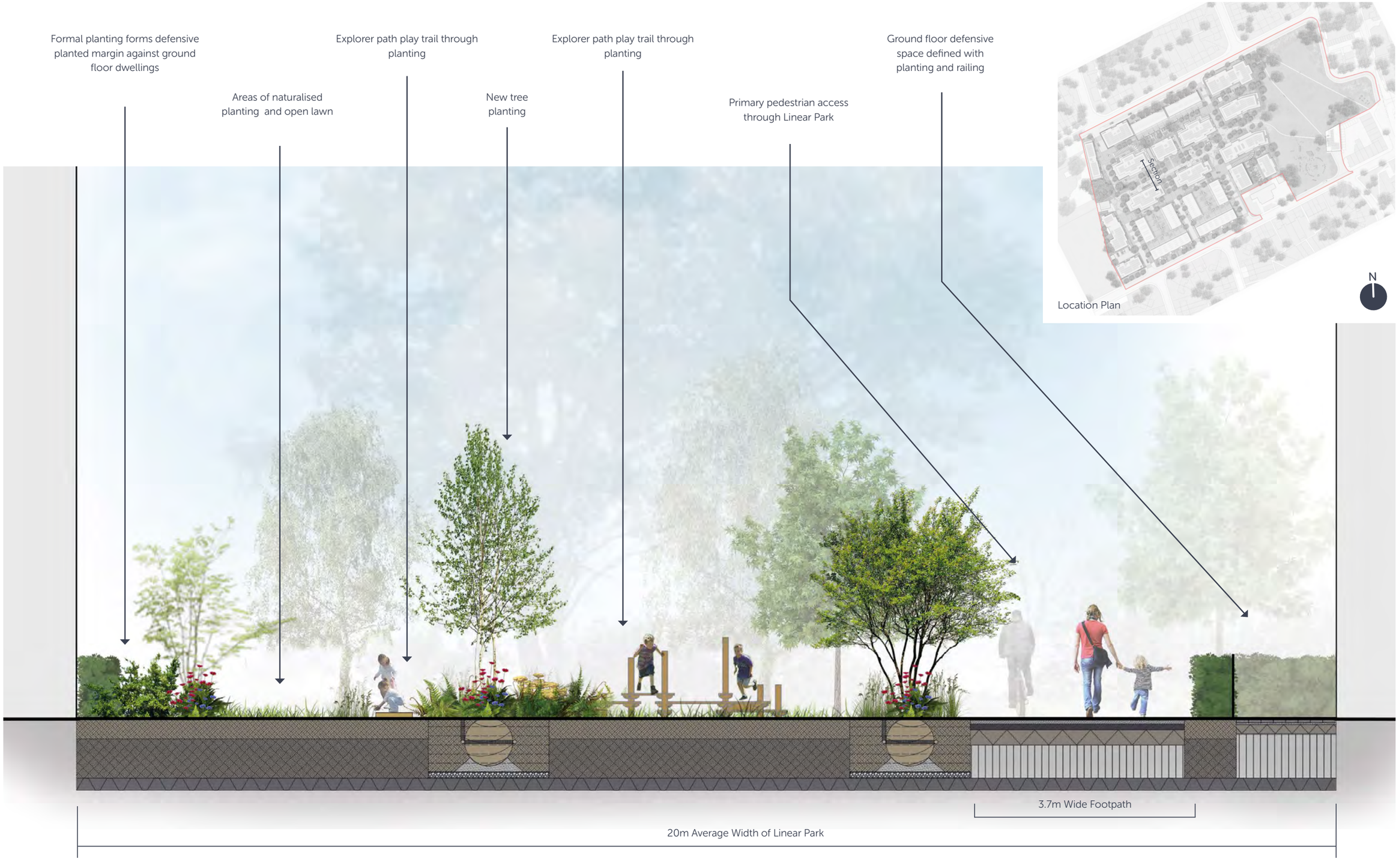
Localised swales for surface water storage

Minor realignment of footpath to connect to exiting footpath network

Retained Lombardy Poplar

5.3.8 Linear Park Section

Landscape Proposals



Linear Park section illustrating typical build ups over the basement

5.3.9 Typical Courtyard Gardens

Landscape Proposals

Courtyards to the rear of the flat blocks provide shared amenity space for residents. The spaces allow for informal recreation and socialising alongside doorstep play opportunities. Areas for community food growing will encourage residents to engage with their outdoor space and host small events.

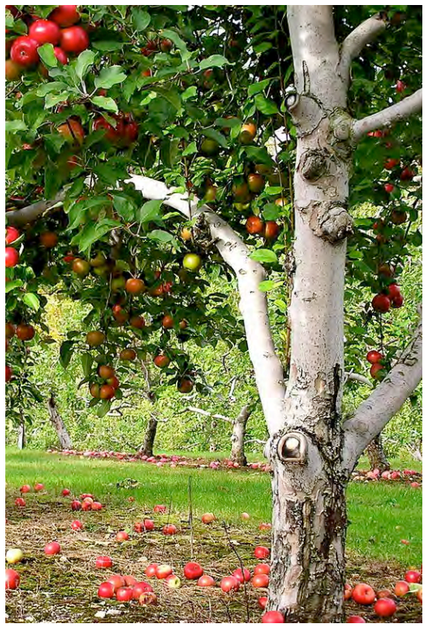
Planting
Clipped hedgerows provide structure to the space and reinforce the orthogonal layout whilst forming pockets of space within the wider courtyard.

Existing trees are retained and these are complimented by fruiting trees both as specimens and espalier trees to boundaries.

Occasional ornamental specimen trees are introduced such as Magnolia, picking up on the historic garden aesthetic.

Within the spaces formed amongst hedgerows, clusters of herbaceous plants and shrubs provide colour and seasonal change to the planting scheme.

Character precedent images



Planting precedent images

5.3.10 Typical Courtyard Gardens - Character and Activity

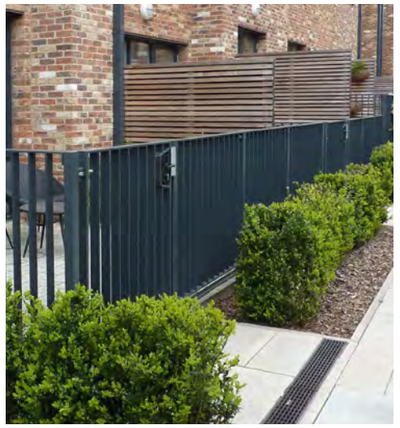
Landscape Proposals

Kitchen Garden - communal growing space / planters

Seating space set in planted area

Low key play space

Pocket formal gardens



Garden gates to street

Existing tree retained, with bulb and understory planting. Tree encircled by metal bench

Communal seating area / external dining space

Espalier trees to garden boundary opposite Kitchen Garden

Garden access and lift access to basement

Private terrace with railings and hedge to outside edge

Access path

Hedge to boundary opposite pocket formal gardens

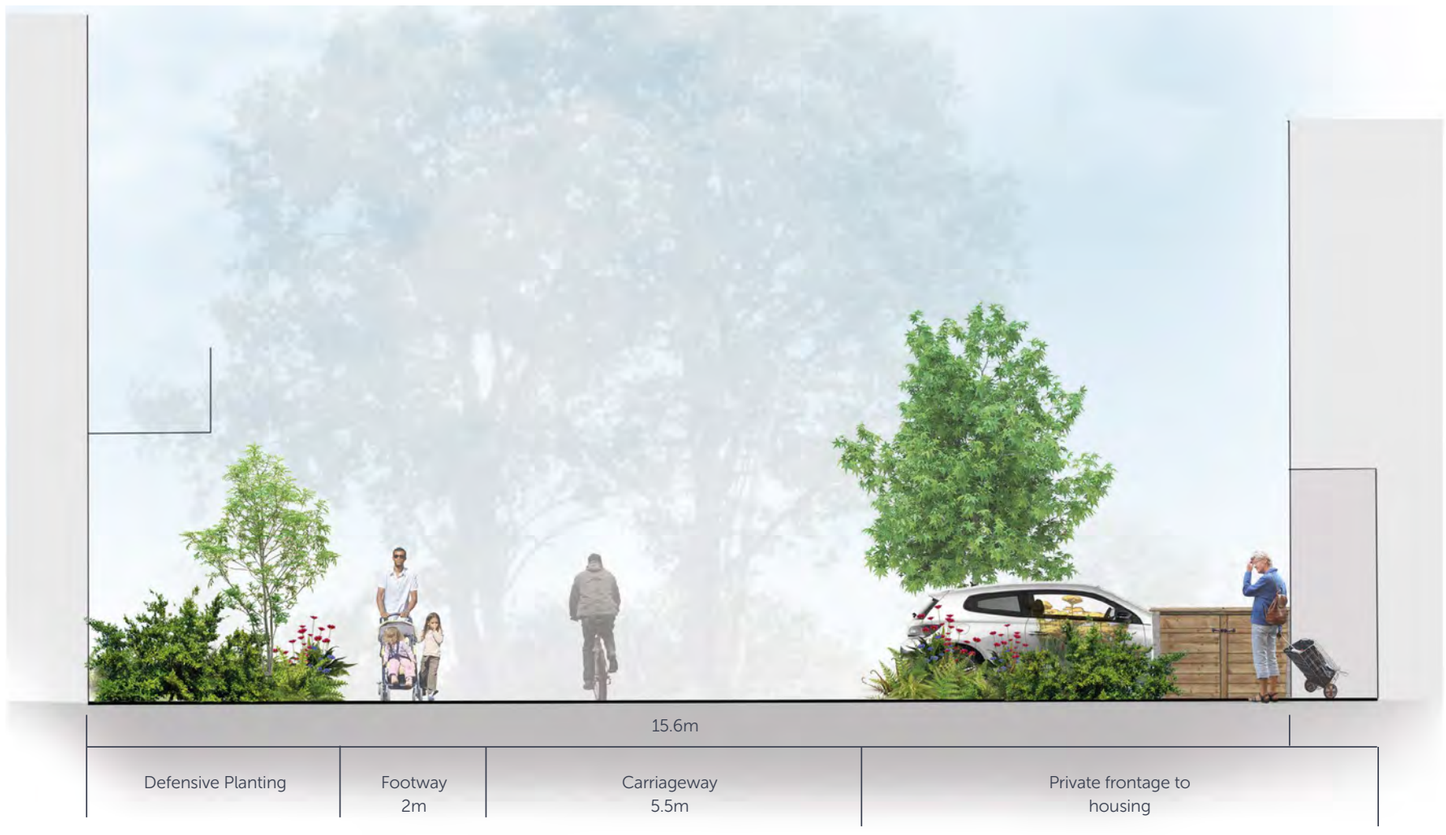
5.3.11 Streets - Typical Section

Landscape Proposals

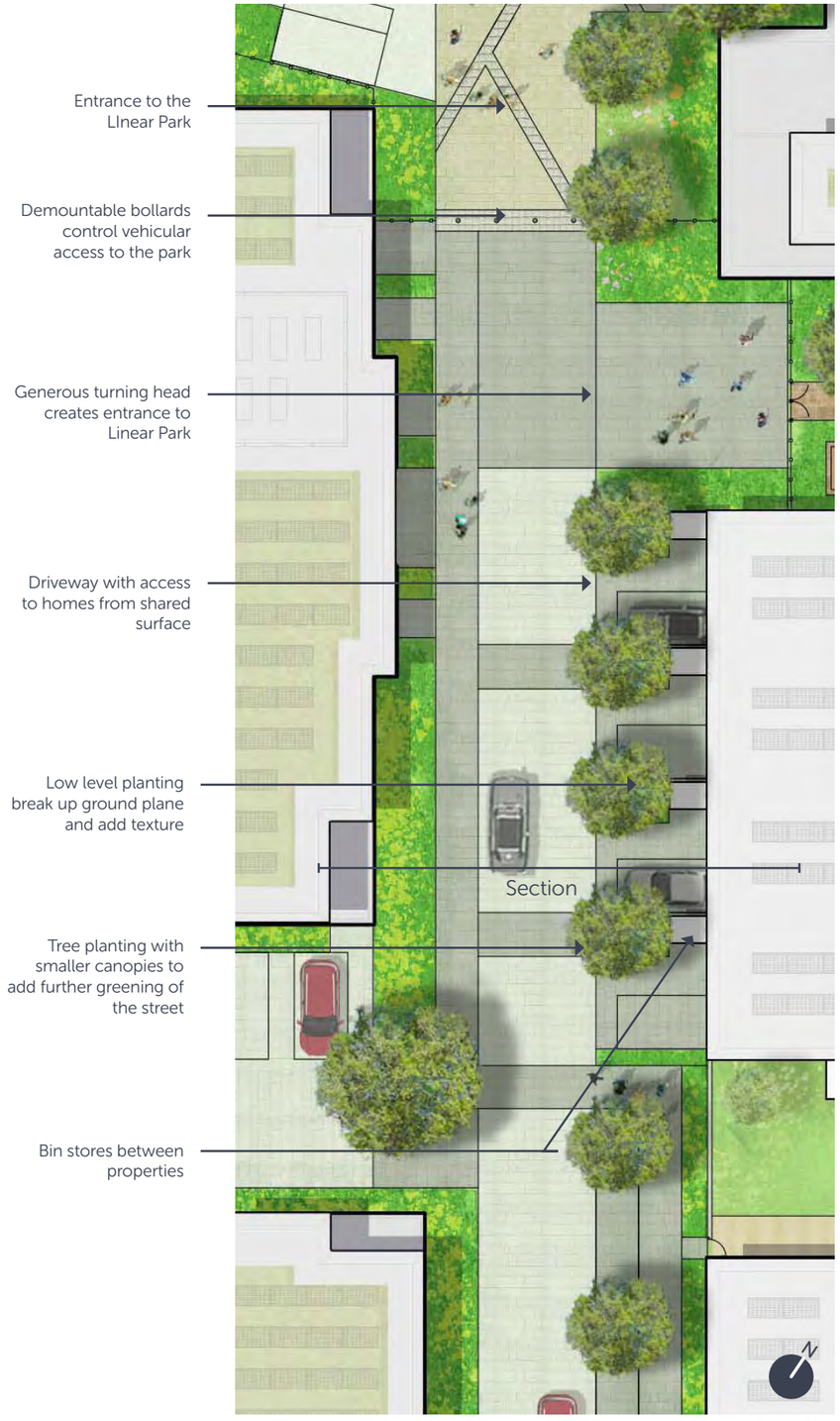
Safe legible streets provide access from the external roads into the centre of the site. Demountable bollards prevent public vehicular access into the Linear Park, a large paved threshold at the end provides a transition to the pedestrian priority spaces beyond, whilst also facilitating vehicle turning.

All streets have a level carriageway with segregated footway defined by a low kerb. Trees provide shade and add a sense of formality with defensive planting against all buildings to add some separation for ground floor dwellings.

Location Plan



Detail Section



Detail Plan

5.3.12 Mews Street - Typical Section

Landscape Proposals

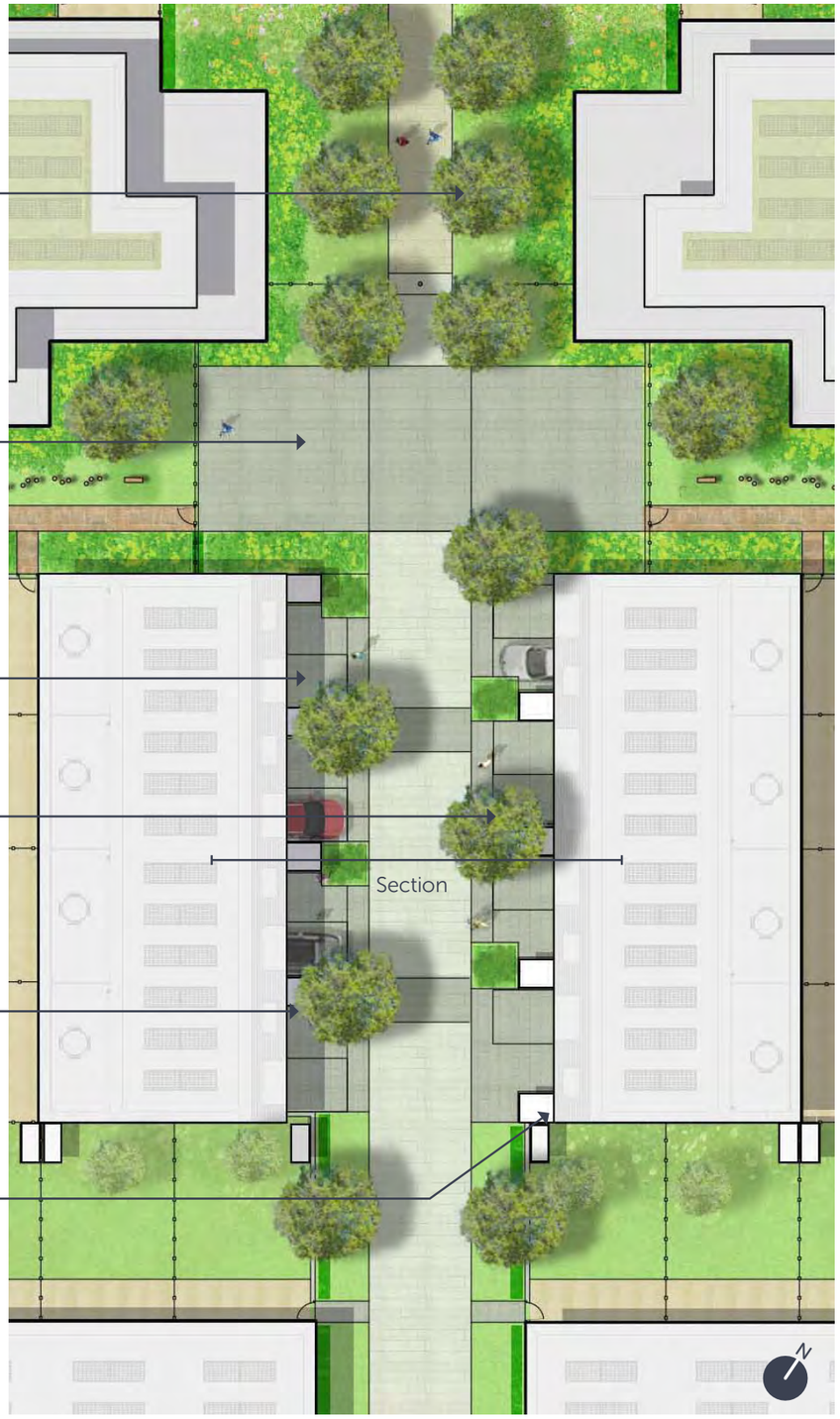
The character of the central Mews Street draws on the influences of the existing streets to the North of Ham Close.

The tighter grain and shared surface create a more intimate street scene between the eight dwellings directly accessing the space. Tree planting uses smaller species and are under planted to provide some greening of the space.

A large paved threshold at the end provides a transition to the pedestrian priority spaces beyond, whilst also facilitating vehicle turning.

Location Plan

Detail Section



Detail Plan

5.3.13 Ashburnham Road Interface

Landscape Proposals

A number of differing treatments define the existing character of Ashburnham Road with a mix of driveways and varying soft landscape treatments. The landscape proposals aim to respond to this with driveways and access to homes from Ashburnham Road, broken up with alternate hedge planting and structural shrubs.

Trees are planted in large at grade planting beds to maximise available root space and ensure the long-term viability of the trees.

Location Plan

Detail Section

Detail Plan

Existing layby and parking retained and extend West

Structural planting between driveways to screen parked cars

Driveway with access to homes from footway

Tree planting used to define new junctions

Existing footway with new drop kerbs introduced

Double sided bin stores set in planting

Existing trees retained to add maturity

5.3.14 Woodville Road Interface

Landscape Proposals

An existing line of trees along the Northern boundary of the site will be retained to reinforce a strong tree lined characteristic along Woodville Road. The layby and footway is retained with as secondary route providing pedestrian access to homes.

This creates the opportunity to set the existing trees in a planted margin creating a soft landscape buffer and sense of semi enclosure for the homes fronting onto Woodville Road. Each property has a small area of defensive planting defined with a garden railing to support the character of the existing properties on the Northern side fronting onto Ham Close estate.

Location Plan

Detail Section

Detail Plan

Existing layby and parking retained and extend West

Existing footway retained along Woodville Road

Additional access to prevent additional desire lines across planted margin

Line of existing trees retained in a planted margin

Private defensive space with bin store and access

Secondary pedestrian access to homes

New junction to allow access into Ham Close

5.4 Landscape Strategies

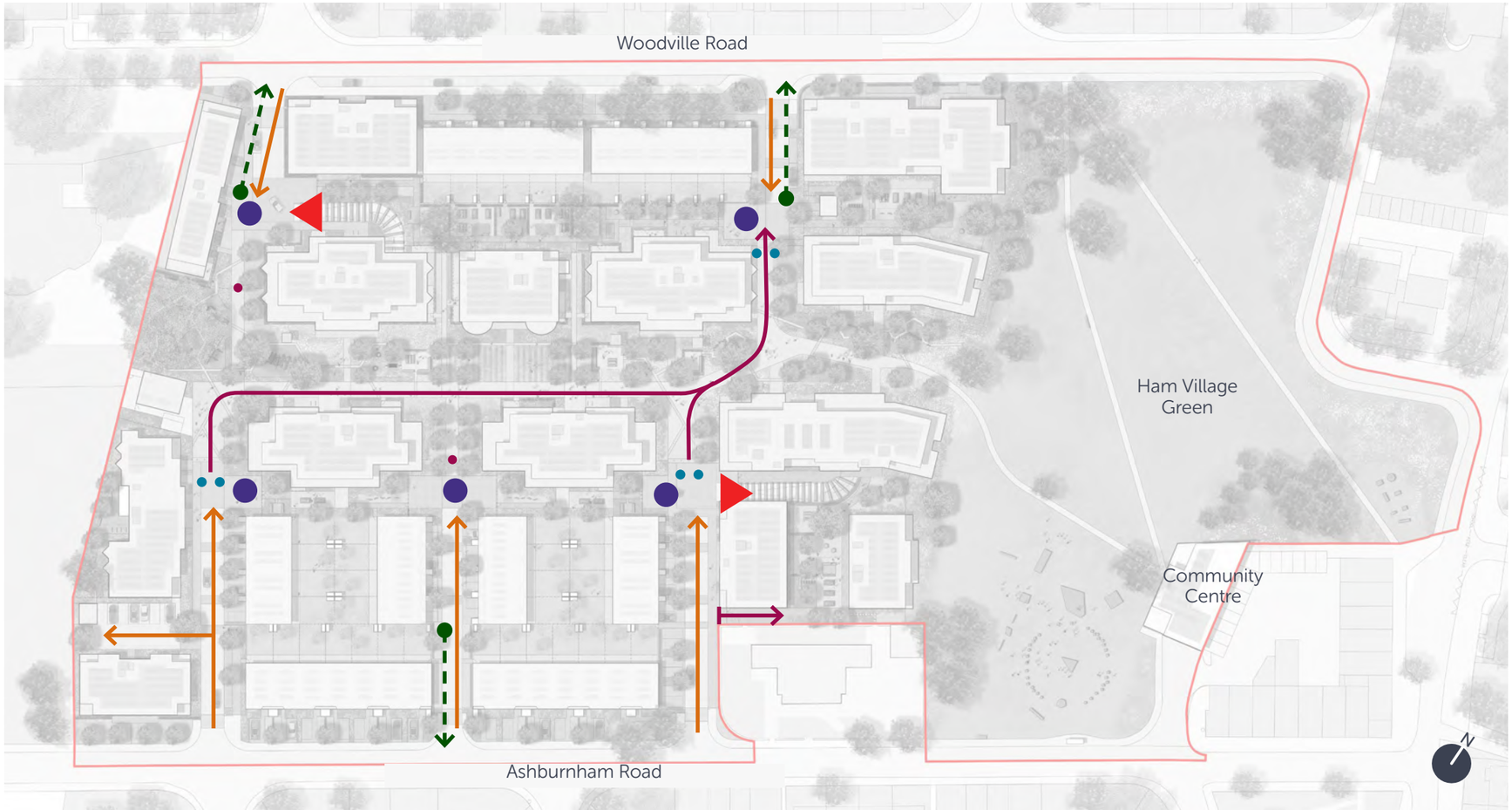
SQUIRREL

5.4.1 Access and Circulation - Vehicular Movement

Landscape Strategies

Vehicular access through the site is controlled to ensure a focus on pedestrian priority space at the heart. Public vehicular access is limited to access from Woodville Road and Ashburnham Road to parking areas or the ramped entrance and exit from the basement.

Service vehicular and emergency movements are permitted through the centre of the site to reduce the impact of the turning heads on the public realm. The on-site RHP caretaker will facilitate access when needed and emergency services will have access using a standard access key system.



Vehicular movement diagram

Key

- Public Vehicular Access
- Emergency vehicle, refuse and servicing vehicle access through Linear Park - controlled access
- Refuse Access
- Basement Ramp
- Turning Head
- Drop bollards to control access
- Fixed Bollard

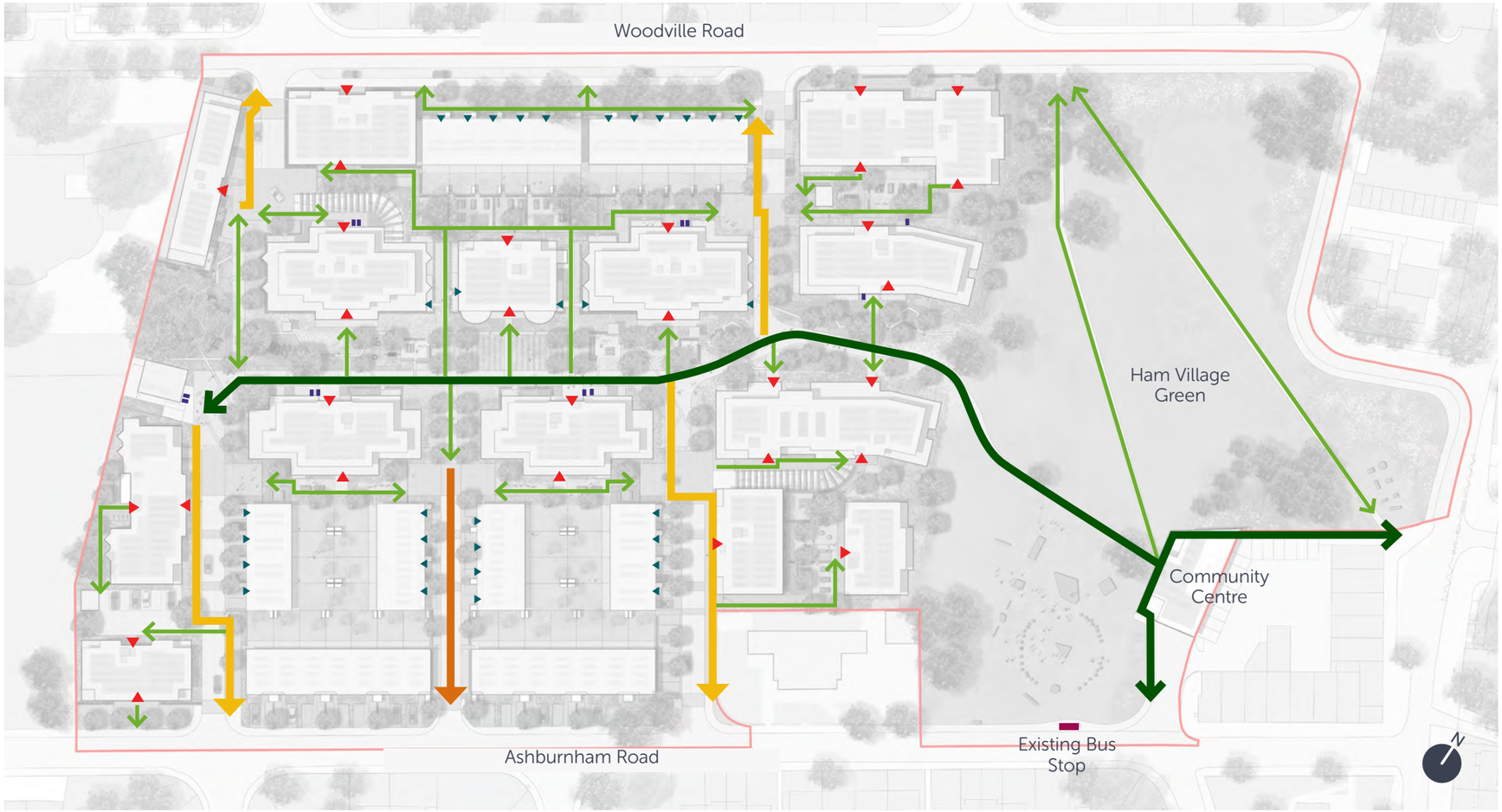
Precedent image - safe streets

5.4.2 Access and Circulation - Pedestrian Movement

Landscape Strategies

Limiting vehicular movements through the centre of the scheme allows for a series of pedestrian focussed spaces. Public and semi-private spaces allow for secondary movements with a key route through the Linear Park to Ham Street and the proposed Community Centre on Ham Village Green.

Internal streets, provide legible safe access from surrounding streets towards the linear park. Principle streets at the four corners of the residential area include a demarcated pedestrian zone. This zone is distinguished form the carriageway by a kerb and change in paving colour and finish.



Access & circulation diagram

Key

- Primary Pedestrian Movement
- Secondary Pedestrian Movement
- Demarcated pedestrian route along proposed street.
- Shared Surface - Mews Street
- Core Building Entrance
- Private Housing Access
- Visitor Cycle Stands - 12No in total



Precedent images - Pedestrian and cycle friendly streets

5.4.3 Play Strategy

Landscape Strategies

Introduction

This section sets out the proposed play strategy for Ham Close, based on a the proposed tenure split and unit mix.

This play strategy for Ham Close is developed with reference to the Mayor of London's SPG - Shaping Neighbourhoods: Play and Informal Recreation. Using the GLA play space calculator, it guides the recommended play provision for the site.

Based on the proposed unit mix for 452 homes and estimated tenure breakdown, the total play requirement is as follows:

Age Group	Child Yield	Area Requirement
0-4	122.6	1,226 sqm
5-11	86.4	864 sqm
12-15	29.1	292 sqm
16 & 17	15.4	154 sqm
Totals	**253.5**	**2,536 sqm**

Existing Estate Child Yield

Ham Close currently has 192 existing residential units. No play facilities are present on the estate, children must currently utilise off-site facilities including those on Ham Village Green and elsewhere in the surrounding area.

Based on the known population of children on the existing estate, the play space requirement for homes is currently:

Age Group	Child Yield	Area Requirement
0-10	40	400 sqm
10-15	42	420 sqm
Totals	**104.6**	**820 sqm**

The existing child population figures above, provided by RHP, demonstrate a lower population than that established from the GLA child yield calculator for the known tenure breakdown. That figure generates an area of 820 sqm of existing play space used by the current population.

Play Strategy

The site layout proposes the creation of communal courtyard spaces and a larger public open space (Linear Park) running through the centre linking to Ham Village Green in the east.

It is proposed to utilise a proportion of the enclosed courtyards and public open space to provide play facilities to support children on site.

Play space will be provided as set out on the next page, with suitable activities included to reflect the relevant age group. As noted given the close proximity of Ham Village Green and sports facilities in the wider context, a proportion of the play requirement is proposed to be off-site. Off-site play requirement is overall less than that of the existing estate, given the new facilities proposed on-site.

Existing play provision on Ham Village Green

5.4.3 Play Strategy

Landscape Strategies

Ham Close is located close to existing play facilities which the current population can access directly from the existing flat blocks. As identified earlier in this document the existing facilities provide a range of fixed play equipment, natural features and fitness equipment covering a variety of ages.

The proposed strategy focuses on providing an area of local playable space for the 5-11 age group to the West end of the Linear Park, linked to the existing facilities via the explorer trail, a playable route where children can interact with the planting through the park. Under 4s provision is spread across the site within courtyard spaces and across the Linear Park. These focus on providing a range of facilities including lawn space for interpretive play and close to the growing spaces to encourage interaction with the planting.

The play provision offers a range of play types and will include inclusive play items accessible from adjacent hard standing.

Key

- Door step play (0-4 age group)
- Older children's play/Local playable space (5-11 age group)

Play Strategy

Age Group	Communal Courtyards	Linear Park	Off Site Provision	Totals
0-4	743 sqm - A proportion of the total area requirement which will be designed as doorstep playable space.	489 sqm - Remaining area requirement which will be designed as doorstep playable space.	-	1,232 sqm
5-11	-	512 sqm - Designed as local playable space shared with 0-4 age group.	356 sqm - Utilising existing on Ham Village Green.	868 sqm
12-15	-	-	292 sqm - Utilising existing gym provision on Ham Village Green, Riverside Drive, Ham Playing Fields and King George's Field.	292 sqm
16-17	-	-	154 sqm - Utilising facilities in Riverside Drive, Ham Playing Fields and King George's Field. The Community Centre will also provide dedicated youth facilitates.	154 sqm
Totals	**743 sqm**	**1001 sqm**	**802 sqm**	**2,546 sqm**

5.4.4 Play Proposals

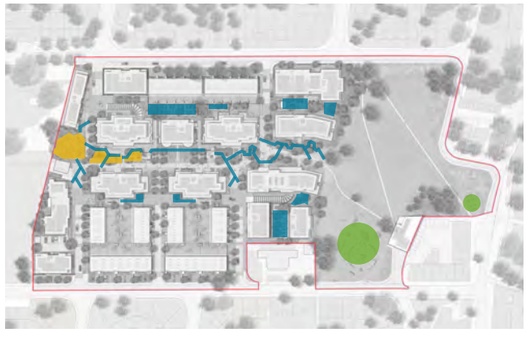
Landscape Strategies

Illustrative Play Facilities and Equipment

Provision in the courtyards will be informal / natural play integrated with the soft landscape, with some fixed equipment. Play provision within the public realm, will include pieces of fixed equipment integrated along a 'play trail' which knits into the hard and soft landscape proposals along the Linear Park.

Play equipment is provided for a range of ages and different requirements. Elements such as low spinning bowls and hammocks provide full support, at an accessible height. Safety surface provides access directly from adjacent hard standing.

The images opposite give an impression of the types of facilities to be provided including use of off-site facilities.



Play space location plan

Door Step Play
Proposed On-Site Components and Facilities
Sensory play space using planting, natural trails and timber elements.

- Climbing objects
- Explorer paths
- Small pieces of fixed equipment
- Seating for carers
- Raised planters/gowing beds
- Lawn spaces





Precedent images

Local Playable Space
Proposed On-Site Components and Facilities

- Natural landscaping with level changes
- Fixed play equipment in timber e.g. swings, climbing frame, slide etc.
- Seating Area & Shelter
- Explorer paths
- Biodiverse planting - learning through landscape



Precedent images

Other / Off-site Provision
Utilising off-site facilities

- Play space within Ham Village Green with potential upgrades.
- Outdoor Gym within Ham Village Green with potential upgrades.
- Flexible play on the grass within Ham Village Green
- Sports pitches and facilities to the north (Ham Playing Fields, King George's Field etc)

Ham Village Green Play Area

Ham Village Green Grass Area

Ham Village Green Outdoor Gym

5.4.5 Existing Tree Retention and Removals

Landscape Strategies

The tree strategy looks to retain existing trees on the site boundaries, where they are most prominent to neighbours and streets. A proportion are also retained within the development area to enhance courtyard spaces. Trees elsewhere will need to be removed to facilitate development. Three of the four category 'A' trees are retained.

Extensive areas of new tree planting are proposed to mitigate for the loss of existing trees. This is designed to increase long-term canopy cover on the site and correspond with proposed green corridors, thereby maximising habitat connectivity and benefits for wildlife.

The full survey by Greengage can be found in the AIA issued alongside the Arboricultural Method Statement.

Key

Existing trees retained - 46 no.

Existing trees removed - 41 no.

Proposed tree planting - 124 no.

Retained, removed and proposed tree plan

Poplar trees within Ham Village Green

Retained trees on Woodville Road

Trees at Western end of the Linear Park

Retained tree in Northern courtyard

5.4.6 Proposed Tree Palette

Landscape Strategies

The proposed tree strategy uses a range of predominantly Native species most of which are growing on the site currently, and are present in the local area. These are used principally to define the streets, courtyard spaces and the Linear Park, and are supplemented by a range of ornamental species to add seasonal interest where appropriate.

Trees are used more formally in the streets with the Linear Park allowing for a more relaxed distribution to respond to the change in character. Some larger species are used in specific locations as marker points through the landscape spaces.

Linear Park Palette

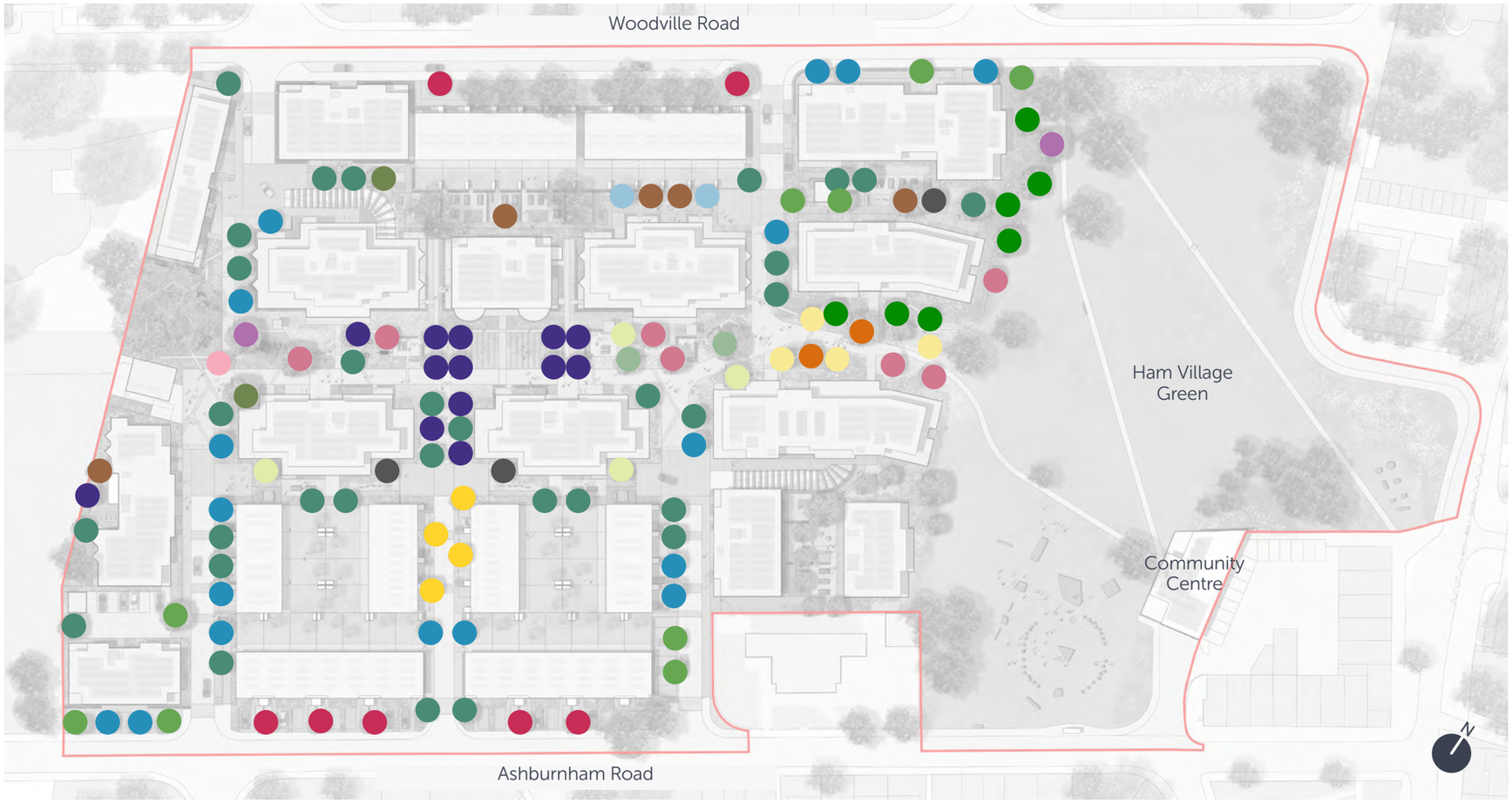
- Species respond to those species planted in the local area, and those which are currently present on site while supporting the naturalistic character.
- Birch used in stands to provide some continuity from the planting on the Village Green.
- Medium sized trees used over the basement, with larger trees as marker points towards each end.

Courtyard Palette

- Some continuity of species such as Dogwood, Birch and Cherry provide links to the species in the public realm, with more ornamental varieties providing seasonal interest.
- Fruit trees introduced around the growing spaces to introduce the notion of a Kitchen Garden and allow residents to interact with the landscape. Espalier pear trees also offer high level greening along Courtyard Boundaries.

Street Palette

- A variety of medium sized street trees are used to provide some formality to the streets.
- Continuity of species from other areas of the public realm with an emphasis on use of Native species.



Tree proposals diagram

Street Palette

- Acer campestre
- Carpinus betulus
- Sorbus aria
- Sorbus aucuparia
- Betula pubescens
- Tilia cordata

Courtyard Palette

- Betula utilis
- Cornus sanguinea ‘Midwinter Fire’
- Corylus avellena
- Pyrus communis
- Hamamelis x intermedia
- Magnolia stellata
- Malus domestica
- Prunus padus

Linear Park Palette

- Betula pendula
- Betula pubescens
- Cornus sanguinea
- Corylus avellena
- Frangula alnus
- Prunus avium
- Prunus padus
- Salix pentandra
- Salix caprea

5.4.7 Proposed Tree Palette

Landscape Strategies

Linear Park Palette

- Betula pendula
- Betula pubescens
- Cornus sanguinea
- Corylus avellena
- Frangula alnus
- Prunus avium
- Prunus padus
- Salix pentandra
- Salix caprea
- Tilia x europaea

Courtyard Palette

- Betula utilis
- Cornus sanguinea ‘Midwinter Fire’
- Corylus avellena
- Pyrus communis
- Hamamelis x intermedia
- Magnolia stellata
- Malus domestica
- Prunus padus

Street Palette

- Acer campestre
- Carpinus betulus
- Sorbus aria
- Sorbus aucuparia
- Betula pubescens
- Tilia cordata





















5.4.8 Linear Park Soil Volume

Landscape Strategies

A total build up of 1200mm has been provided over the entirety of the basement. In line with policy LP11 1 metre of naturally draining permeable soil over a 200mm drainage layer provides a potential total available soil volume of 2750m^3 in soft landscape areas through the Linear Park.

A total of 32 trees are proposed over the basement area within the linear park and could be supported in 960m^3 of soil. Trees closer to the edge of the podium will also be able to root into the adjacent landscape therefore increasing available soil volume. The palette described on the previous pages demonstrates a range of sizes with larger trees located outside of the basement areas and medium sized trees focused in those areas where soil volumes are limited.

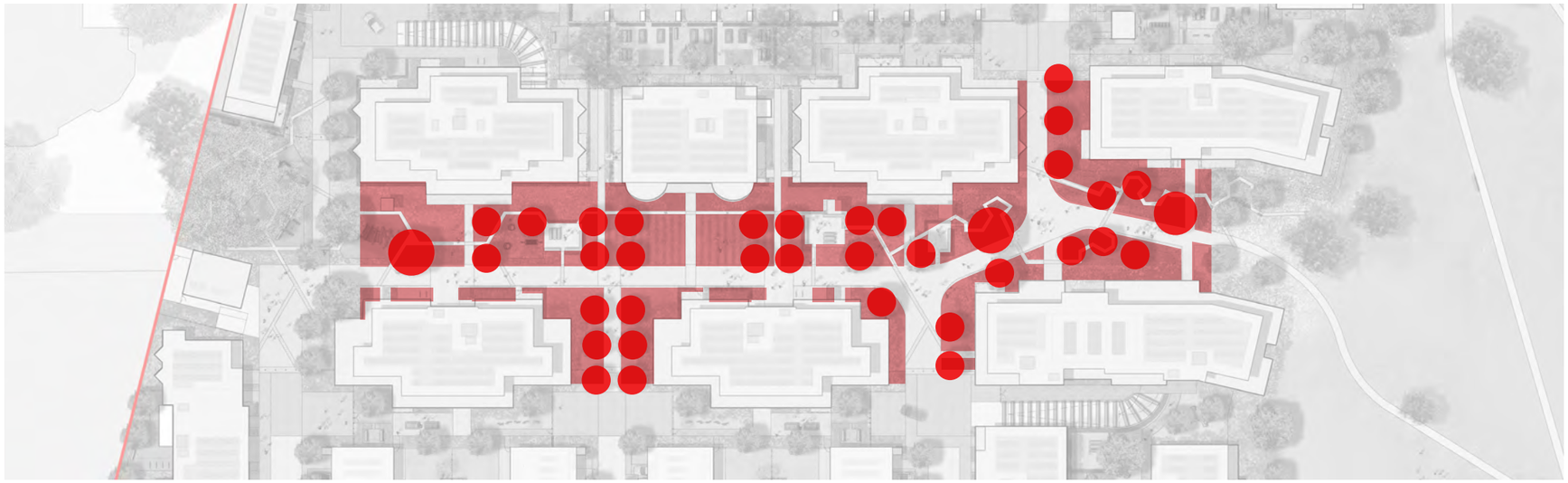
Key

Total soil volume available excluding hard landscape build ups.

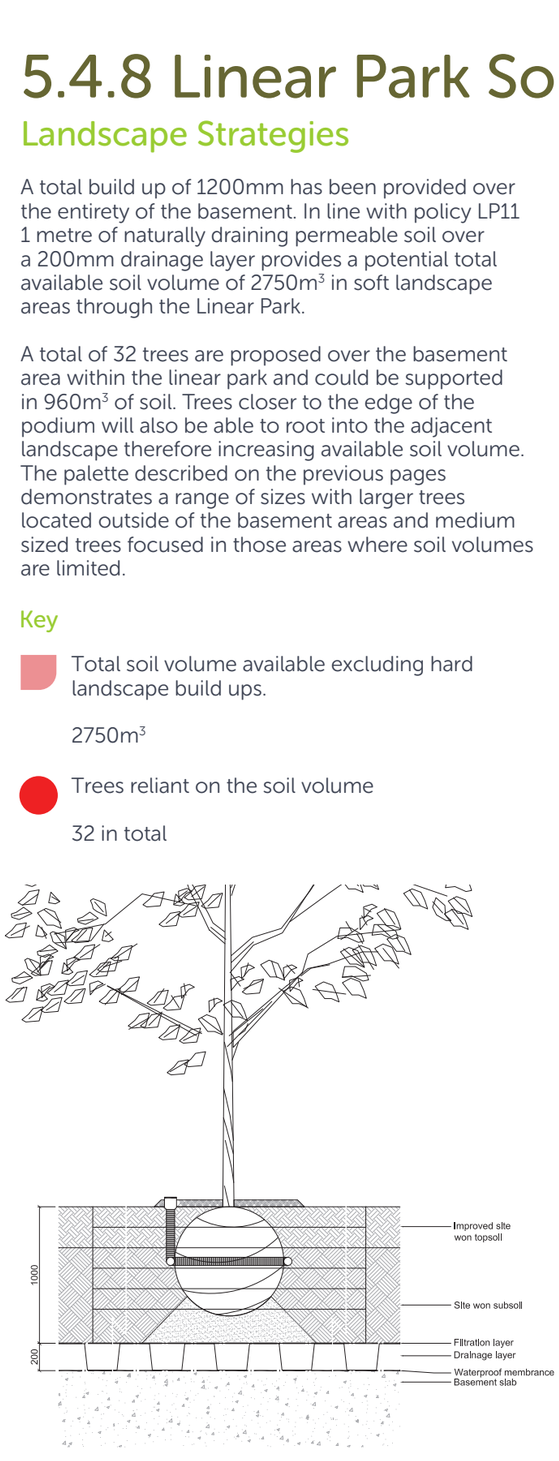
2750m^3

Trees reliant on the soil volume

32 in total



Linear Park Soil Volume



Linear Park - Section A

5.4.9 Soft Landscape Strategy

Landscape Strategies

The tree planting strategy is supported by a robust layer of planting. Species have been chosen to respond to aspect, use and maximise overall site wide biodiversity value. They help to define the character of the spaces while responding to elements of local landscape character found at Ham Lands, Ham House and Ham Village Green

The planting is divided into six broad character types:

- Street Planting
- Communal Gardens
- Linear Park
- Swales
- Hedgerows
- Cally's Garden

Planting is complimented by areas of both amenity and species-rich wildflower grassland to further diversify and add interest and functionality to the external environment. The wildflower grassland in particular helps to soften the interface with the Village Green which is also drawn through into the Linear Park.

Soft landscape strategy

Key

- Street Planting
- Communal Gardens
- Linear Park
- Ham Village Green Interface
- Swales
- Hedgerows
- Cally's Garden
- Climbing plants to flank walls
- Tree Planting

5.4.10 Planting Strategy

Linear Park

Wildflower meadow grassland is the dominant feature of the park. It weaves through the naturalised areas before giving way to a grass lawn at the centre. Pockets of Cornus and coppiced Willow will sit amongst the grasses providing height and seasonal colour.

The play area includes swathes of ornamental grasses and structural shrubs to manage potential impacts from park users.

Tree planting will be predominantly native with Birch species dominating the mix. Marker trees such as Lime will be used at the entrances, with cherry trees grouped in the formalised centre.

Herbaceous borders sit to the north of the formal lawn edging the space between the neighbouring 'marker' building in the centre of the space.

The illustrative palettes shown here are not exhaustive but provide a sense of the character in each area.

M1 Wildflower Mix


Achillea millefolium


Agrostis capillaris


Centaurea nigra


Briza Media


Knautia arvensis


Festuca rubra

M3 Linear Park Mix


Stipa tenuissima


Salix repens


Perovskia atriplicifolia


Sesleria autumnalis


Persicaria amplexicaulis


Sarcococca hookeriana

M3 Cally's Garden

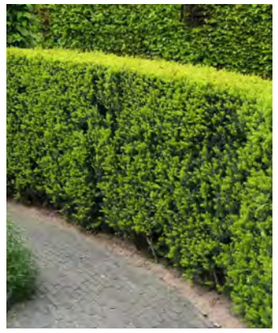

Echinacea purpurea


Crocosmia 'Peach Sunrise'


Anemanthele lessoniana


Verbena bonariensis


Echinops ritro 'Veitch Blue'


Taxus baccata

M7 Swale Mix


Ranunculus acris


Festuca pratensis


Centaurea nigra


Leucanthemum vulgare


Cynosurus cristatus


Stachys officinalis

5.4.10 Planting Strategy

Semi Private Space

Clipped hedgerows provide structure to the space and reinforce the orthogonal layout whilst forming pockets of space within the wider courtyard.

Existing trees are retained and these are complimented by fruiting trees both as specimens and espalier trees to boundaries.

Occasional ornamental specimen trees are introduced such as Magnolia, picking up on the historic garden aesthetic.

Within the spaces formed amongst hedgerows, clusters of herbaceous plants and shrubs provide colour and seasonal change to the planting scheme.

The illustrative palettes shown here are not exhaustive but provide a sense of the character in each area.

M2 Courtyard Mix


Perovskia atriplicifolia


Rosmarinus officinalis


Salvia nemorosa


Phlomis russeliana


Anemanthele lessoniana


Echinacea purpurea

M2 Courtyard Mix


Amsonia tabernaemontana


Hydrangea quercifolia


Iris foetidissima


Veronica spicata

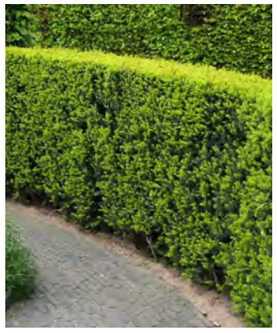

Pittosporum tobira ‘Nanum’


Dryopteris affinis

Hedge Planting


Fagus sylvatica


Pittosporum tenuifolium


Taxus baccata

5.4.10 Planting Strategy

Streets

The streets provide a direct link to the Linear Park and seek to draw on some of the influence of the wilder planting palettes in a more formal setting. Colour is balanced with structural planting to create an understory to the tree planting, and in defensive spaces.

Some streets will require a more shady aspect for the palettes and will be tailored to suit individual areas. Planted areas of Woodville Road will be intrinsically different in aspect to Ashburnham Road but colour and leaf texture is used to provide a cohesive treatment to the edges of the site.

The illustrative palettes shown here are not exhaustive but provide a sense of the character in each area.

M4 Ashburnham Road Mix


Hebe pinguifolia


Achillea ‘Coronation Gold’


Cistus x hybridus


Viburnum davidii


Fagus sylvatica


Geranium macrorrhizum

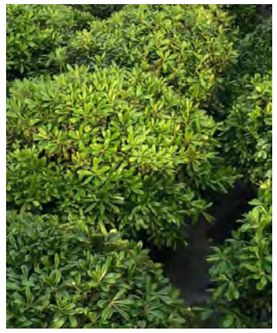
M5 Woodville Road Mix


Stipa tenuissima


Iris foetidissima


Sarcococca hookeriana


Bergenia


Pittosporum tobira nanum


Dryopteris affinis

M6 Internal Streets Mix


Euphorbia amygdaloides


Geranium macrorrhizum


Viburnum davidii


Pittosporum tobira nanum


Pennisetum alopecuroides


Achillea ‘Coronation Gold’

Climbers


Clematis ‘Generał Sikorski’


Jasminum officinale

5.4.11 Ecology

Landscape Strategies

Key ecological landscaping recommendations advise that green infrastructure should be designed to provide ecological connectivity across the site; complementing existing ecological features in the surrounding areas. Further recommendations for ecological mitigation are listed below and proposed locations identified on the adjacent plan. These features will complement the wider landscape and planting proposals spread across the scheme.

These enhancements will provide new foraging, commuting, and nesting/roosting opportunities for local bird, bat and invertebrate populations, and contribute to an overall net gain of 30.6%. Further information on net gain can be found in the Greengage BNG Report.

Key

- Bat boxes in buildings
- House sparrow boxes in buildings (in groups of 3)
- Swift boxes in buildings (in groups of 3)
- Generalist boxes trees or buildings
- Stag beetle loggeries
- Ventilation Stack - biodiverse roof and vertical insect habitat
- Improved ecological connectivity
- Linear foraging roots

Recommended locations for ecological mitigation

5.4.12 Biodiverse Roof Strategy

Landscape Strategies

Biodiverse roofs are proposed for all the flat blocks.

A lightweight substrate with a minimum of 85mm depth will be overseeded with a Native British seed mix and will be supplemented by rubble and log piles to support a biodiverse habitat.

Where biodiverse roofs cannot be provided on the housing, climbers are proposed to flank walls to provide vertical greening elements. Maintenance on roofscapes will be reliant on the homeowners whereas maintenance of the vertical greening can be facilitated form public space at ground floor.

Key

- Biodiverse roof to flat blocks
- Climbers to flank walls where biodiverse roofs cannot be achieved on houses

Biodiverse roof location plan

Typical biodiverse roof elements - bricks and stone piles provide shelter for insects and wildlife.

5.4.13 Urban Greening Factor

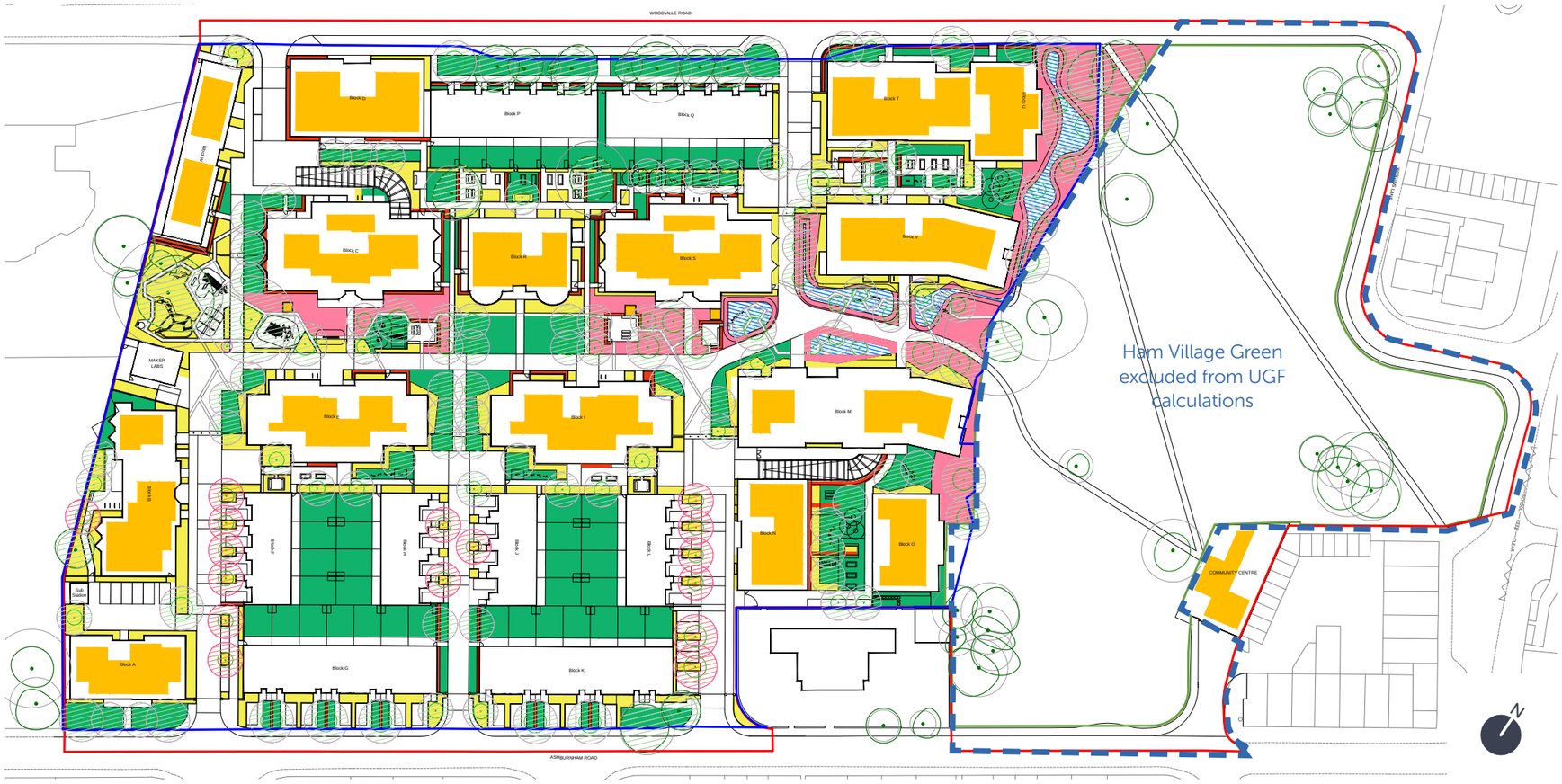
Landscape Strategies

An urban greening factor assessment has been undertaken in accordance with GLA policy. As demonstrated in the figure below and right, the proposals achieve an urban greening factor of 0.441 within the development site.

This figure does not include Ham Village Green and demonstrates the development exceeds the GLA policy of 0.4 within the ownership boundary.

Surface Cover Type	Colour	Area (Sqm)	Factor	Score
Semi-natural vegetation		1,729.36	1.0	1,729.36
Standard trees planted in connected tree pits		8,224.76	0.8	6,579.80
Extensive green roof		3,428	0.7	2399.6
Flower rich perennial planting		1,801.08	0.7	1,260.75
Vegetated sustainable drainage		388.61	0.7	272.025
Hedges		388.60	0.6	233.160
Standard trees in tree pits (soil volume less than two thirds of projected canopy area)		771.89	0.6	463.14
Groundcover planting		773.16	0.5	386.57
Amenity grassland		5,064.6	0.4	2025.8
Total	-	34,785	-	16,078

Urban Greening Factor: 0.441
(excluding Village Green)



Urban greening factor area definitions

5.4.14 Hard Landscape Strategy

Landscape Strategies

A palette of hard landscape materials support the hierarchy of space with colour, texture and unit size used to denote movement and function. These areas are broadly categorised below:

Linear Park - lighter palette to respond to denote pedestrian and cycle priority space.

Communal Courtyards - small format, warmer paving to reinforce the intimate spaces and garden aesthetic.

Private Amenity/Defensive Space - private driveways use paving from the adjacent street palette to provide uniformity. Defensive space and patios are treated in a simple concrete slab.

Street scape - the streets use a simple light and dark palette to break up the ground plane with different unit sizes and direction of laying courses used to denote vehicle or pedestrian movement.

Typical biodiverse roof build up

PT1 - Concrete paver, light grey
210 x 140 x 80mm

PT2 - Concrete paver, dark grey
105 x 140 x 80mm

PT3 - Concrete paver, light grey
105 x 140 x 80mm

PT4 - Concrete paver, dark grey
105 x 140 x 80mm

PT5 - Concrete paver, dark grey
210 x 140 x 80mm

PT6 - Concrete paver, buff
200 x 200 x 80 & 300 x 300 x 80mm

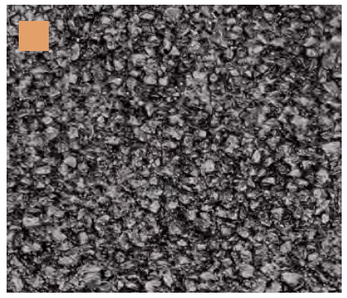
PT7 - Concrete paver, light grey
200 x 100 x 80

PT8 - Concrete paver, terracotta
105 x 140 x 60mm

PT9 - Concrete sett, light grey
100 x 100 x 100mm

PT10 - Concrete paver, natural
450 x 450 x 38mm

PT11 - Resin bound gravel - buff



PT12/13 - New and existing
macadam

PT14 - Self binding gravel, buff

PT15 - Safety surfacing - brown
tones

5.4.14 Hard Landscape Strategy

Landscape Strategies

The illustrative detail plan opposite indicates the proposed interface of different materials. Coursing is used to indicate direction of travel for both vehicular and pedestrian/cycle movements. Colour and material relate to the character of each area indicated on the previous page.

PT1
Concrete paver, light grey, 210 x 140 x 80mm

PT4
Concrete paver, dark grey, 105 x 140 x 80mm

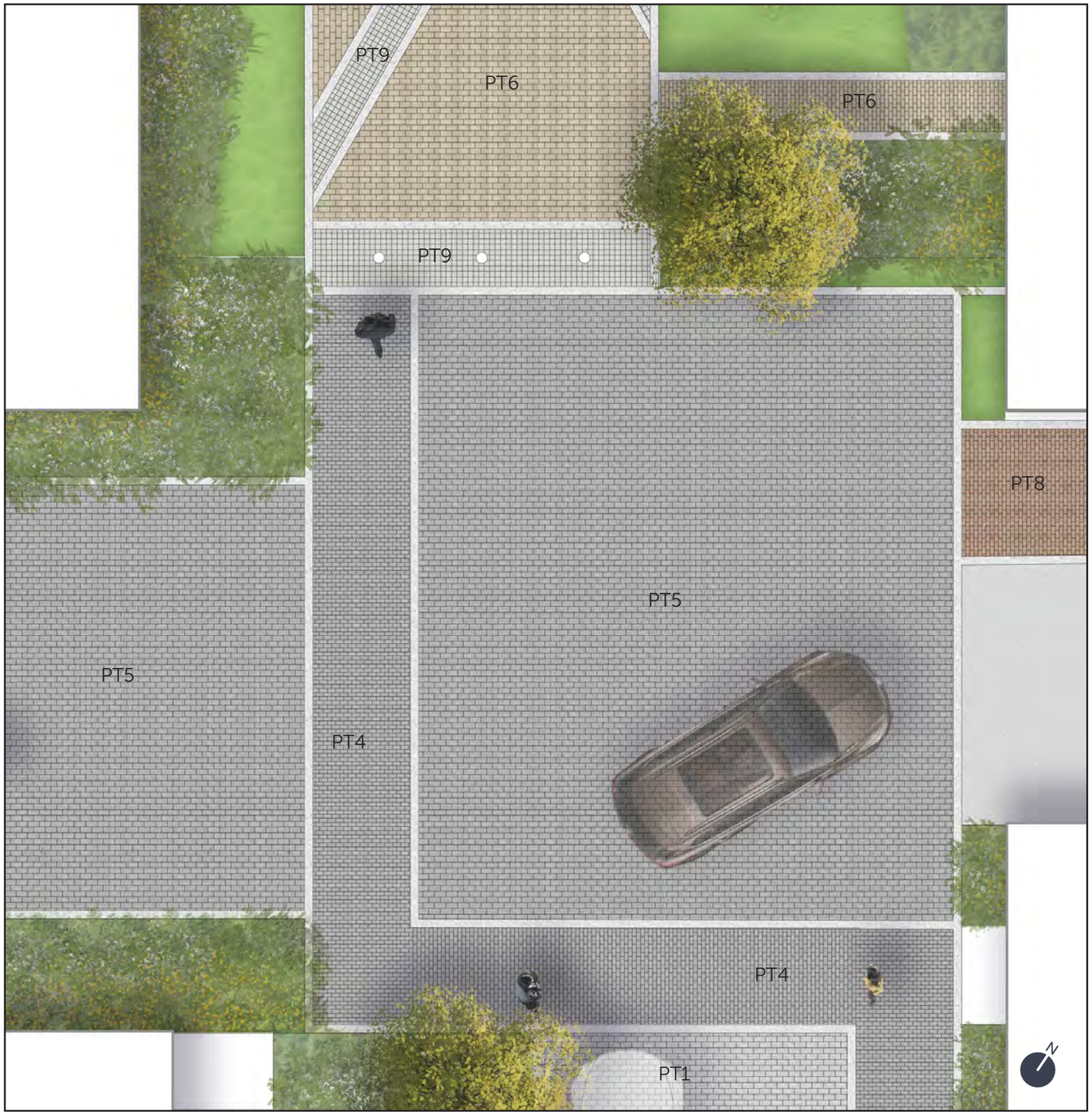
PT5
Concrete paver, dark grey, 210 x 140 x 80mm

PT6
Concrete paver, buff, 200 x 200 x 80 & 300 x 300 x 80mm

PT8
Concrete paver, terracotta, 105 x 140 x 60mm

PT9
Concrete sett, light grey, 100 x 100 x 100

Detail location plan



Illustrative detail hard landscape plan

5.4.15 Boundaries & Interfaces

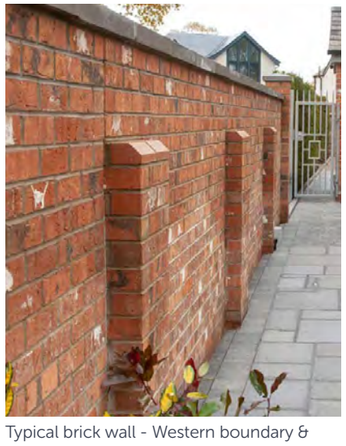
Landscape Strategies

Proposals for boundaries treatments focus on providing subtle definition of public and private spaces with low, permeable fencing allowing a connection with the surrounding public realm. Where necessary higher boundary treatments are used to provide a more secure boundary to private gardens or external interfaces.

Key

- Proposed 1800mm High brick wall - using reclaimed bricks from existing boundary
- 1800mm High railing
- 1800mm Timber fence
- 1200mm High hedge and garden railing
- 1200mm High garden railing
- Low key estate rail
- 1200mm High garden gate
- 1800mm High gate
- Drop bollard controlled access
- Fixed Bollard

Boundaries & interfaces diagram

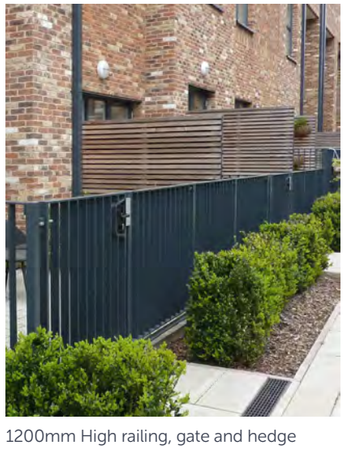


Typical brick wall - Western boundary & rear gardens

Low Key Estate Rail

1800mm High Railing

1800mm Timber Fence



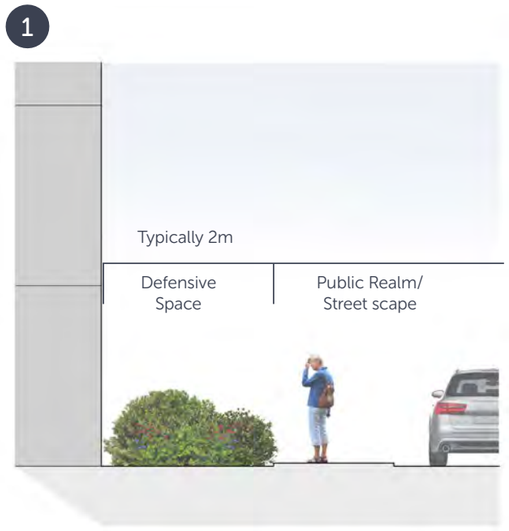
1200mm High railing, gate and hedge

5.4.15 Boundaries & Interfaces

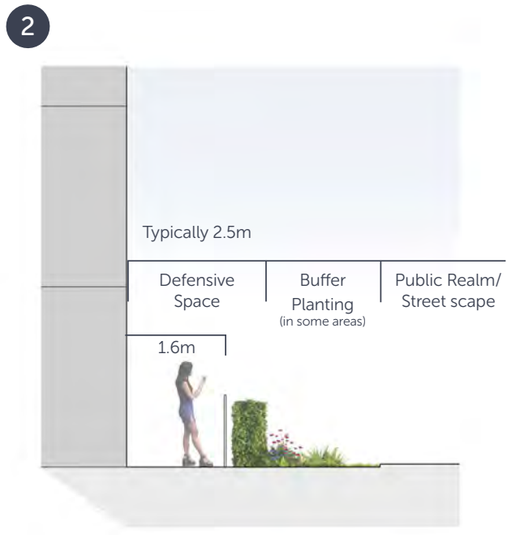
Defensive space

Ground floor dwellings help to activate the public and semi private spaces around all the apartment blocks and are offered a level of privacy using the treatment shown here.

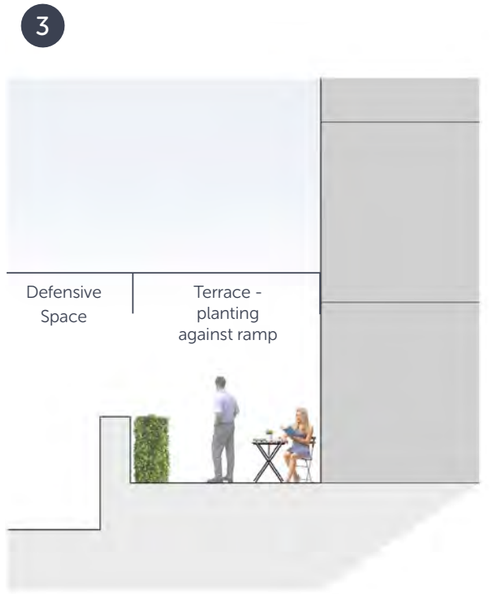
All ground floor dwellings have access to private amenity space in the form of a terrace typically using a hedge and railing around the perimeter. Between terraces where ground floor windows look directly onto semi-private or private space a strip of planting provides a buffer. The soft landscape palettes respond to each space and the mixes detailed in the soft landscape strategy.



Defensive Treatment 01
Where dwelling interface with public or semi-private space at the ground floor, defensive planting provides some privacy beyond the extent of private terraces.



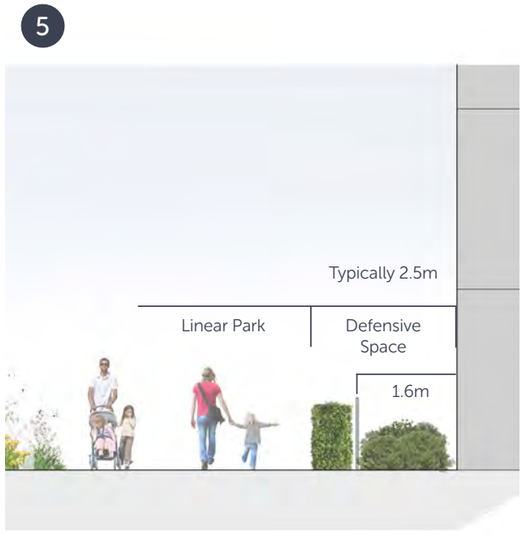
Defensive Treatment 02
All ground floor units have access to a private terrace. Typically these use a railing, with hedge planting to the perimeter and in some areas are further enhanced with some additional buffer planting.



Defensive Treatment 03
Two terraces North of Block C interface with the parapet walls of the basement ramp. Where they do hedge planting is used to soft wall and limit direct overlooking of the ramp.

Detail location plan

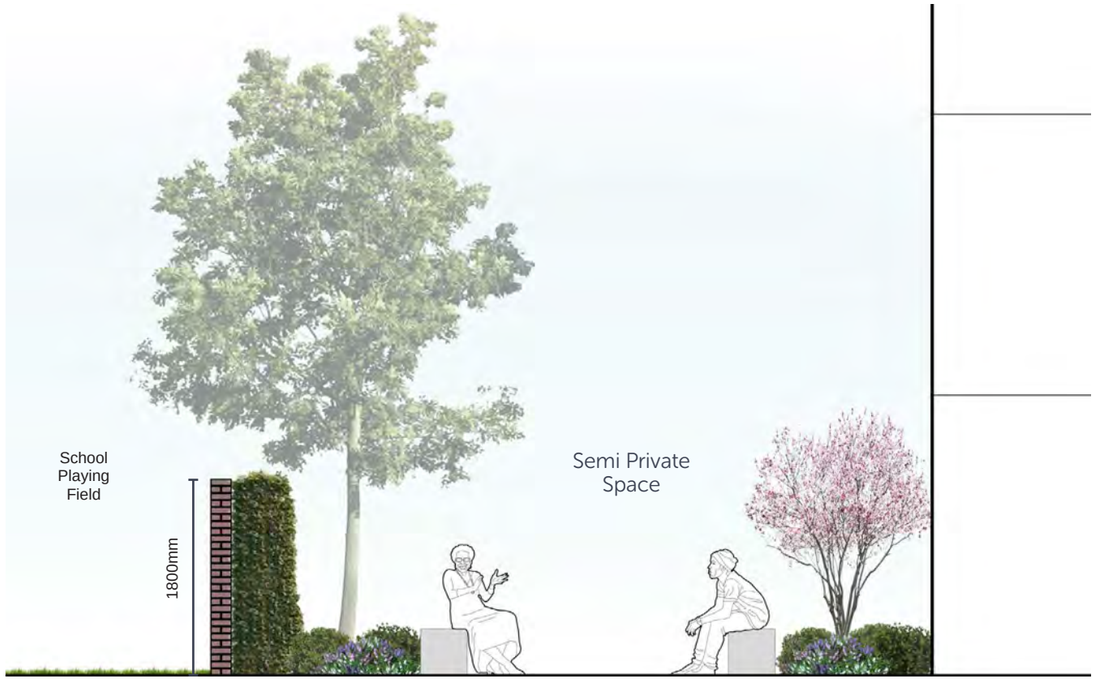
Defensive Treatment 04
Groundfloor spaces outside of private terraces use hedge planting to define the edge of the park, further softened by defensive planting



Defensive Treatment 05
Private terraces which interact with the Linear Park are defined with a railing, and hedge planting to the perimeter. Additional planting within the terrace softens the space.

5.4.15 Boundaries & Interfaces

Western Boundary

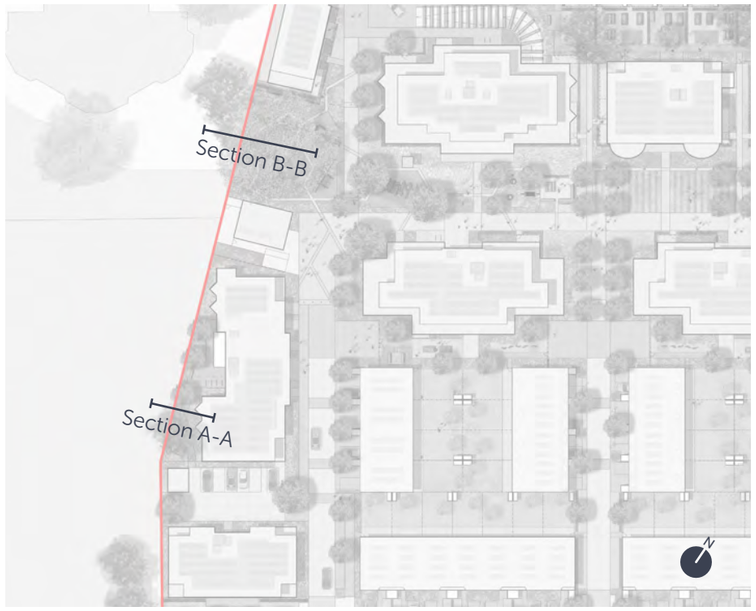


Section A-A Hedge & Railing interface with Block B semi private space

Section B-B Hedge & Railing interface with Linear Park play space

Traditional brick wall with piers and coping

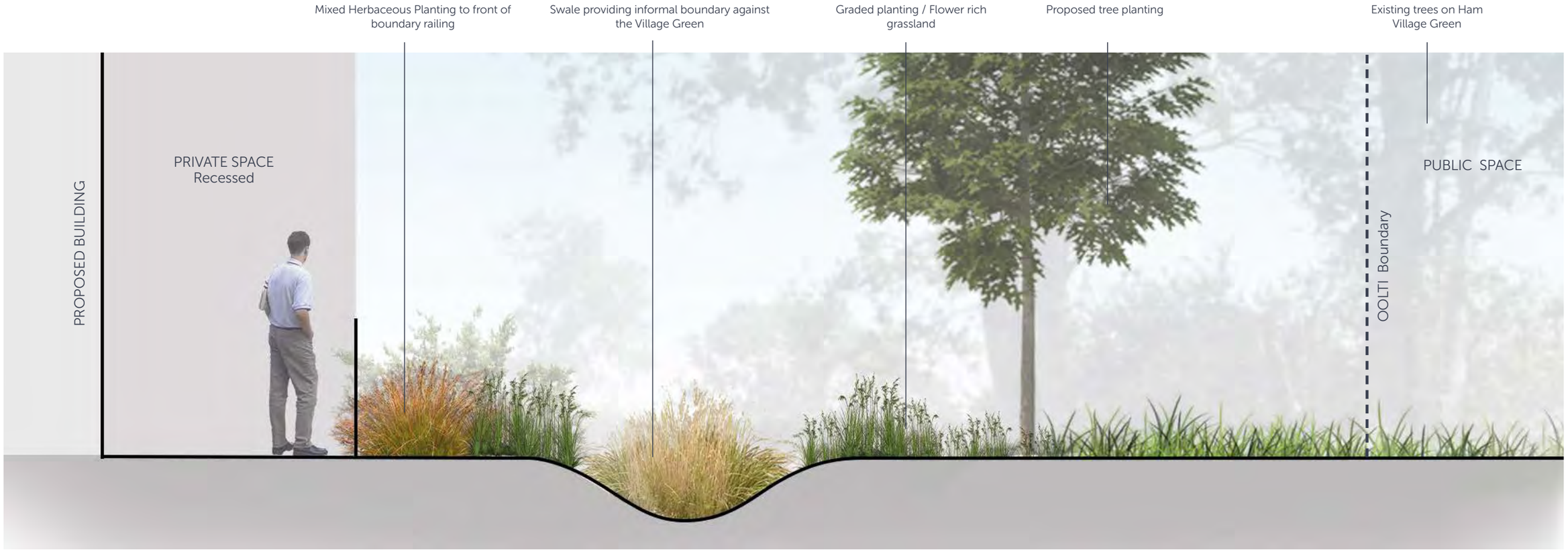
Existing Western boundary condition



Location Plan

5.4.15 Boundaries & Interfaces

Ham Village Green Interface



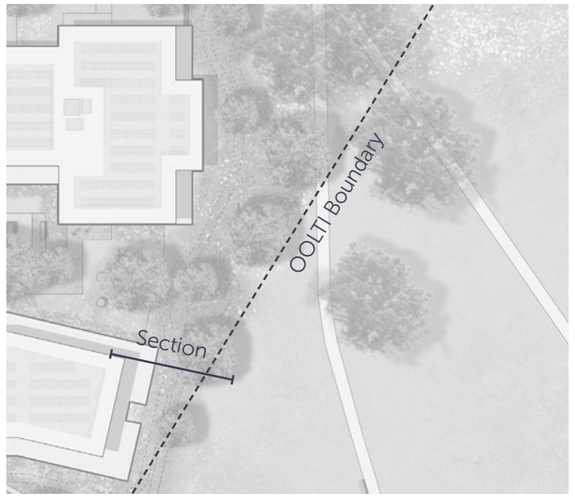
Illustrative section through development boundary

Design Principles

- Density and height of planting is increased closer to defensive space to create a soft buffer.
- Visual permeability to green is retained by the gradation of proposed planting.

Graded planting between public open space and defensive space

Swale creates an informal boundary against the Village Green



Location Plan

5.4.16 Ham Village Green Integration

Landscape Strategies

The proposed arrangement of build form allows for a more generous area of soft landscape adjacent to the Village Green and Ownership boundary than is afforded by the current layout of flat blocks. This allows for a swale and gradual transition of soft landscape treatment from the Village Green towards the development.

Key

Ownership Boundary

Existing arrangement of buildings against Ham Village Green

View of Benson House from the Village Green

Ham Village Green Interface - existing built form

5.4.17 Illustrative Lighting Strategy

Landscape Strategies

The lighting strategy has been designed to ensure principal routes are lit to an acceptable standard and provide safe places for the public and residents to move through at night. This strategy will be developed into a detailed scheme at the next stage of design.

Streets will be lit with pole mounted luminaries to provide a safe space for vehicles and pedestrians to move around at night.

Communal gardens and parking areas will be illuminated via a combination of low columns and lighting bollards.

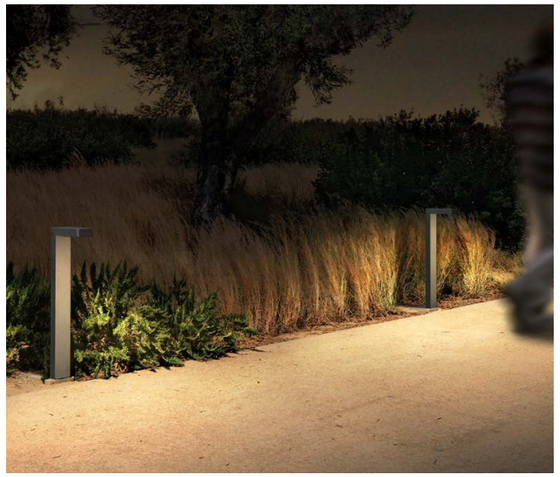
The principal route through the Linear Park will be lit with complementary columns to those used in the streets.

All forms of lighting will be minimised so as to reduce unnecessary light spill and associated impacts on wildlife, whilst maintaining a safe environment for users.

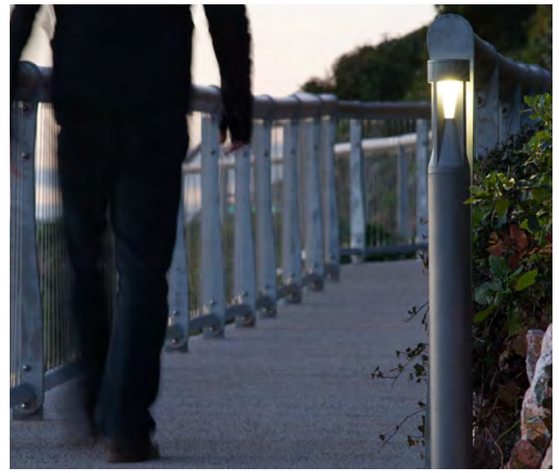
Illustrative Lighting Strategy

Column mounted luminaries along the primary movement areas in the Linear Park.

Column lighting to streets and courtyards.



Bollard lighting to secondary routes within public space.



Bollard lighting to secondary routes in courtyard spaces.

5.4.18 Furniture Strategy

Landscape Strategies

The illustrative furniture palette responds to the functions of the space in which they are located helping to reinforce the character of each space.

Public spaces such as the Linear Park use robust furniture. Seating in particular focuses on providing a range of opportunities to gather in small groups or as an individual across a variety of spaces.

The semi private spaces have a softer garden aesthetic with more traditional timber benches and play elements across smaller lawns.

F1 - Demountable Bollard

F2 - Cycle Stand

F3 - Bench in Courtyard

F3/F5 Timber top bench

F4 Picnic Table

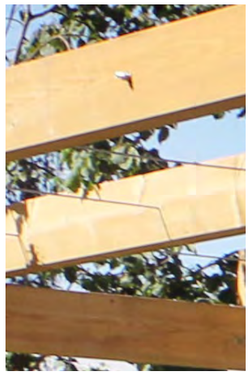
F6 - Informal play trail

5.4.19 Basement Ramp Treatment

Landscape Strategies

Two ramps provide an entrance and exit point for vehicular access to the basement. Their locations will mean a degree of overlooking from terraces of the upper floors of units close by and would therefore require a treatment to soften both the structural elements and vehicular movements below.

A slatted pergola style structure is proposed to offer a lightweight covering and mitigate the view of the ramp and car movements from above.



Slatted timber strcuture and metal shoe detailing

Detail Plan

Location Plan - basement entrance & exit ramps

1 Illustrative View

5.5 Landscape Maintenance

SQUIRREL

5.5.1 Landscape Management

Background and Purpose of Strategy

This strategy has been written to direct the future management and maintenance at the Ham Close development. The strategy is intended to inform the management criteria for the external spaces for a period of 5 years.

The intention is currently for the public and semi-private amenity spaces to be maintained by a private estate management company. Hedgerows surrounding defensive spaces will also be maintained. A breakdown of the areas is shown in the diagram opposite.

Aims and Objectives

Aims:
To carry through the landscape design intent, ensuring the appropriate ecological enhancement and mitigation operations are applied whilst continually evaluating the success of such proposals.

Objectives:
The landscape, ecological enhancement and mitigation objectives will be:

- To maintain all landscape areas to a satisfactory level in order to maintain public access and ensure planting establishes in accordance with the design intent;
- To provide an attractive environment that enhances biodiversity;
- To implement a monitoring and review process during the first years of establishment, targeting special requirements over and above standard maintenance activities.

Implementation Methodology

This section sets out the proposed method for implementing the proposed landscape works and managing them during the construction and post construction period. The method is split into works to be undertaken pre-construction, during construction and post construction.

Implementation Programme

Pre-Construction Works
To preserve elements of the existing site ecology, works are required prior to development commencing.

These works are as follows:
Establish tree protection fencing to preserve trees and shrubs identified for retention.

During Construction Works
A series of measures are to be put in place during the construction period to facilitate the future enhancement and mitigation of existing tree planting or ecological features.

These measures are as follows:

Continue to maintain the installed tree protection fencing to preserve trees and shrubs identified for retention.

Tree removal: All birds, their nests and eggs are protected by law (Wildlife and Countryside Act, 1981) and it is thus an offence to intentionally take, damage or destroy the nest of any wild bird whilst it is in use or being built. Trees should be felled outside of the bird nesting season or under the direction of a suitably qualified ecologist.

Following laying of topsoil, in the first available planting season carry out planting in accordance with the approved soft landscape details. This will incorporate the proposed native and ornamental planting.

Install temporary protection fencing such as chestnut pale to newly planted beds which may be vulnerable to trampling.

Carry out initial maintenance activities on all planted areas to ensure successful establishment. Replace any failed plants with equivalent specimens.

For a period of 2 months following completion of these works, monthly monitoring visits by a landscape architect will be undertaken to ensure the successful establishment of these works.

Post Construction Works
Following completion of the construction works, maintenance will commence and the site will be cleared of construction related items.

Remove the tree protection fencing and assess the existing tree stock. Carry out any required pruning which may be required to help ensure the long term viability of the trees.

As plants become established, remove any temporary protective fencing. Replace any dead diseased or dying species. Top up mulch to all plant beds and weed as required.

Carry out maintenance of all planted areas.

Continue monitoring as outlined later in this document.

Soft landscape strategy

Key

- Street Planting
- Communal Gardens
- Linear Park
- Ham Village Green Interface
- Swales
- Hedgerows
- Cally's Garden
- Climbing plants to flank walls
- Tree Planting

5.5.2 Landscape Maintenance

Guidelines

Maintenance and Component	Operation	Period of year	Location
Trees	Pruning, remove deadwood, adjust ties and supports, feed etc.	Feb/March	All areas
Shrubs	Prune to maintain natural form	Nov-March	All areas
	Lightly fork over soil, add fertilizer and work in	Nov-March	All areas
	Spread compost / top-up mulch to 75mm depth	Nov-March	All areas
	Watering to shrub beds as required to enable establishment	As required	All areas
Ornamental Hedges	Cut side faces vertical and top horizontal or parallel to the ground	Mid-late summer	All areas
Litter Picking	Pick up and remove litter from all hard and soft landscaped areas and dispose of arising's	Year round	All areas
Timber structures	Repair any damage and reaffirm posts and supports	Year round	All areas
Play equipment	Maintain netting and structures in accordance with manufacturers guidelines	Year round	All areas
Boundary Treatments	Repair any damage to boundary treatments to form a continuous intact boundary	Year round	All areas
Hard surfaces	Level hoggin areas, repair any damage to pathways.	Year round	All areas

Maintenance Guidelines

Trees
All trees will be visually inspected on routine maintenance visits for storm damage and general safety and security issues. Damaged branches will be removed from both tree and ground promptly to minimise damage to the tree and danger and obstruction to campus users or passers-by. The lower extent of the crown of the trees will be set at the height specified in Table 1.

Further comprehensive tree inspections will be carried out each year by an arboriculturist to assess any works required to maintain the health, safety and form of the trees and to conserve their landscape and ecological value. Consideration will be given at these inspections to personal safety issues and the need to maintain a degree of natural surveillance. Sensitive minor crown lifting works may be carried out periodically to maintain an open aspect and also to maintain appropriate clearance over parking spaces and around lamp columns. The resulting works will be carried out by a qualified arboricultural contractor to the accepted professional standard (currently BS 3998).

Young trees will be inspected each month, underground guying and staking monitored and adjusted to allow for the growth of the trees. Epicormic growth will be removed, formative pruning and irrigation carried out as required promoting healthy growth.

Routine maintenance of mature trees will include the removal of epicormic growth, pruned back to the main stem of trees up to a height of 1.8 metres. All trees will be watered as required using pre-installed irrigation pipes.

Trees that fall or have to be removed will be replaced. Replacement or new tree planting will consider the design intention of the scheme to guide the selection of tree species and spacing.

Shrub and herbaceous planting
Shrub and herbaceous planting will be maintained to a high horticultural standard to ensure a healthy stock of plants, pruning / cutting back as appropriate for the species and maintaining a weed free, tidy, semi-formal appearance.

Mulching will be carried out each year in March to increase moisture retention and inhibit weed growth. Well-rotted mulch sourced from on-site chipping will be used wherever possible to maintain a mulch depth of 75mm. Regular maintenance visits will be carried out to ensure the beds are kept weed free throughout the year. The use of herbicide for weed control on bed areas will not be permitted.

Shrub and herbaceous plants will be allowed to grow to achieve their intended form and maintained as specified for the species to promote their healthy development. The open and bare areas will be forked over in the winter, cutting back foliage when the herbaceous plants have died back. Taller herbaceous plants will be supported with 'pea sticks' as required and shrubs pruned at the appropriate time of year for the species to encourage healthy growth, maximum flowering.

Once fully established, herbaceous planting will be managed on a three-yearly cycle, lifting and dividing some of the plants each year to maintain plant diversity in the beds and to rejuvenate the planting, encouraging healthy flowering specimens.

Replacement planting will be guided by the landscape proposals and the design intent with species selected to fit the character of the bed and to maintain variety of planting heights.

Ornamental hedges
The hedges around defensive spaces will be maintained to have a uniform finish with a flat top and faces. The hedge is to be maintained at a height of 1.1m and a depth of 0.5m. Cutting will be undertaken twice per year using appropriate and well-maintained tools in order to form a dense and well-formed hedge. The base of hedges will be kept free of weeds and litter.

Litter picking
The collecting of litter is extremely important in defining the appearance of the park and amenity spaces. It is important that litter is collected at a rate that is dictated by the rate at which it accumulates. Rubbish will not be left to lie around the area, be blown onto beds, or suggest that the area is neglected.

Leaf clearance will be undertaken during the autumn / winter months so that leaf litter is not allowed to accumulate, with particular attention to their removal from paths to maintain pedestrian grip.

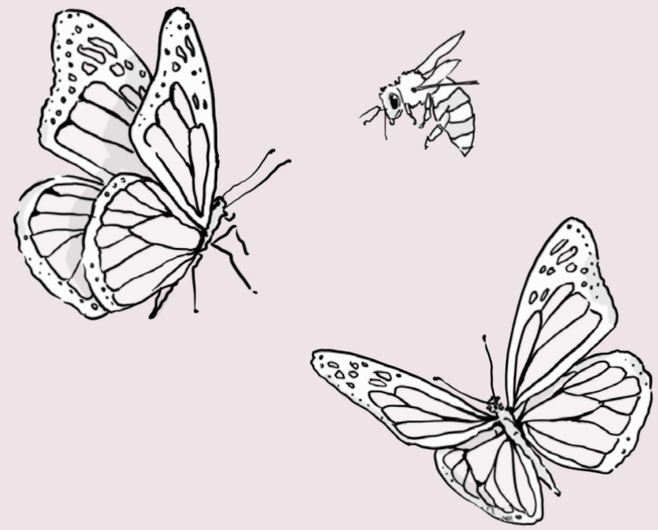
Play Areas
Play equipment to be checked at intervals as advised by the manufacturer. Moving parts to be regularly checked in accordance with the manufacturers suggested maintenance schedule.
Safety surfaces to be kept in good order and replaced if damaged to ensure compliance with minimum fall heights.

A full annual health and safety check should be carried out to review how the space is functioning and make any upgrades which may be necessary to address any issues.

Chapter 6

Community Facilities Design

6.1 Ham Community Centre - Introduction



HAM LANDS BUTTERFLIES

6.1.1 Introduction

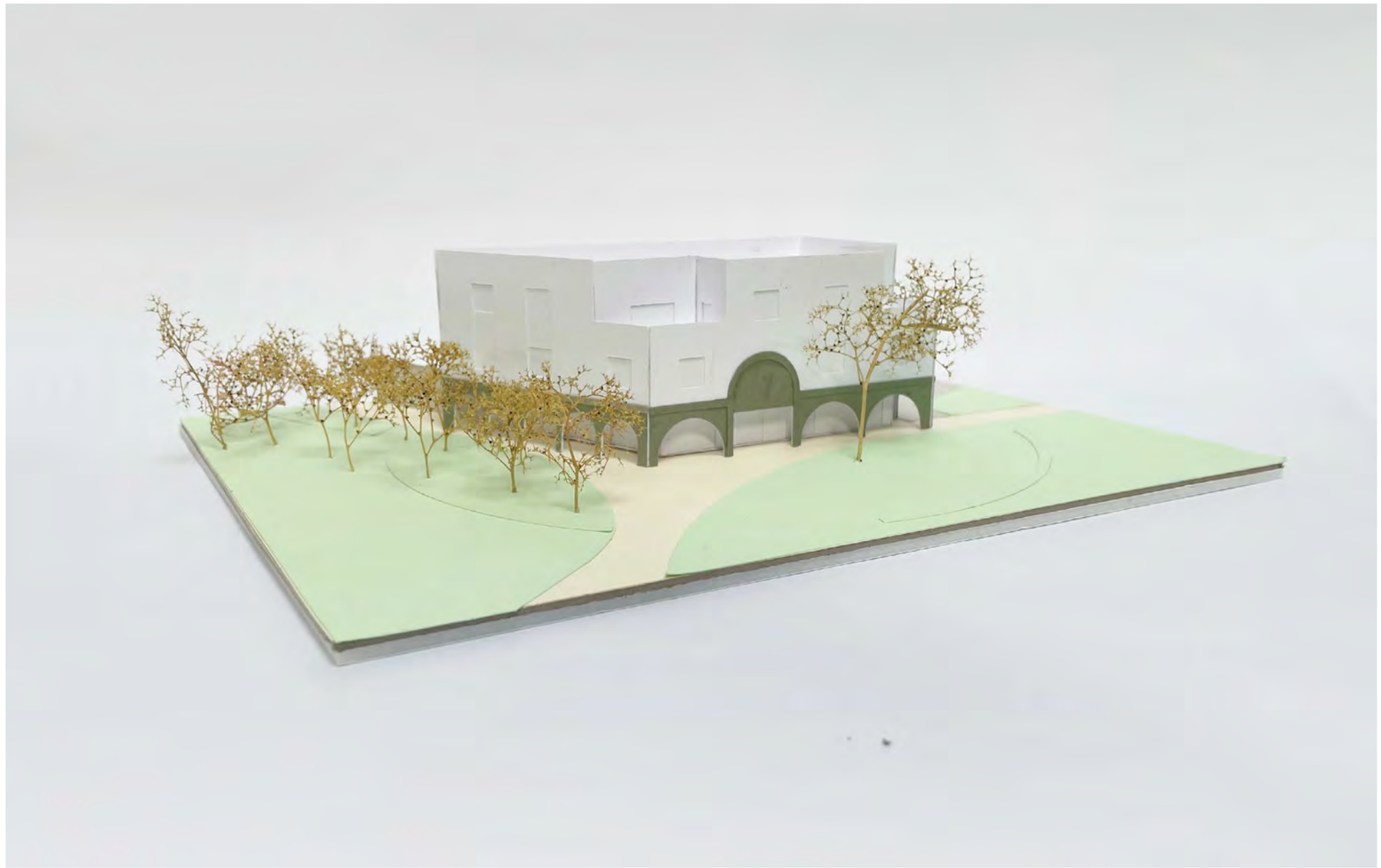
Introduction to Ham Community Centre

The Applicant and the London Borough of Richmond Upon Thames (LBRuT) is committed to providing the local residents of Ham with a new community centre, as part of the wider Ham Close Regeneration. The new community centre has the opportunity to become a new civic beacon for the wider community in which it sits.

The new community centre will be a stand alone building purposefully set apart from the residential element of the regeneration. The existing Youth Centre is well-used but is subject to inefficient running costs and notable maintenance. Further, the existing building requires key holders to be present at all times to hire spaces out to other user groups due to the inadequate layout and safeguarding issues. As such, the proposed bespoke design aims to provide multifunctional rooms and spaces for a variety of activities. These can be used not only by the residents of Ham Close but also the wider community and specialist groups beyond Ham.

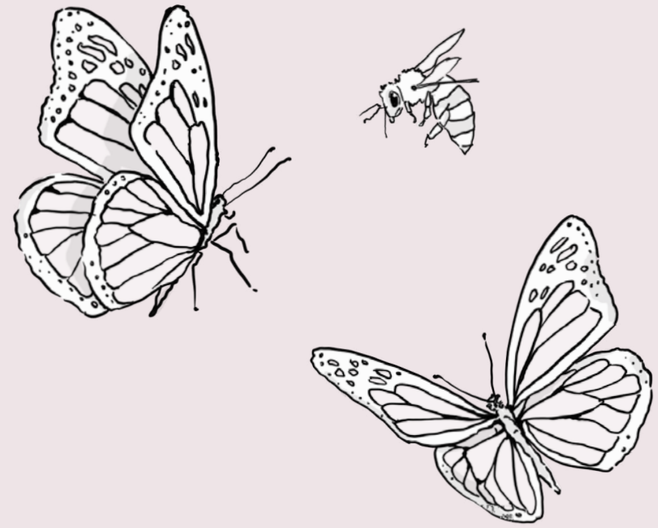
The primary driver for the accommodation within the facility will be to replace the existing accommodation of the Youth Centre currently operated by Achieving For Children with more modern and suitably sized accommodation for the Youth Centre's current and changing needs. Alongside the needs of the current Youth Centre, the facility will also re-provide and improve on the accommodation currently used by the body TAG (Youth club for disabled young people). The new community centre will also be open for use by other community groups based locally in the area so that much of the accommodation within the centre will be multi-used and multi-occupied at different times of the day.

The community centre will be sustainable, both in terms of construction, but also in terms of functionality and longevity. The new building will be fully accessible with an inclusive design, improving the experience of users, particularly for the young and elderly. Functionally, the new centre is intended to relate to and serve local people, to promote bringing people together, as well as become a civic beacon that the whole of Richmond can be proud of.



1.200 Card Model of the Proposed Community Centre

6.2 Ham Community Centre - The Site



HAM LANDS BUTTERFLIES

6.2.1 Plot Location Plan

The Existing Site

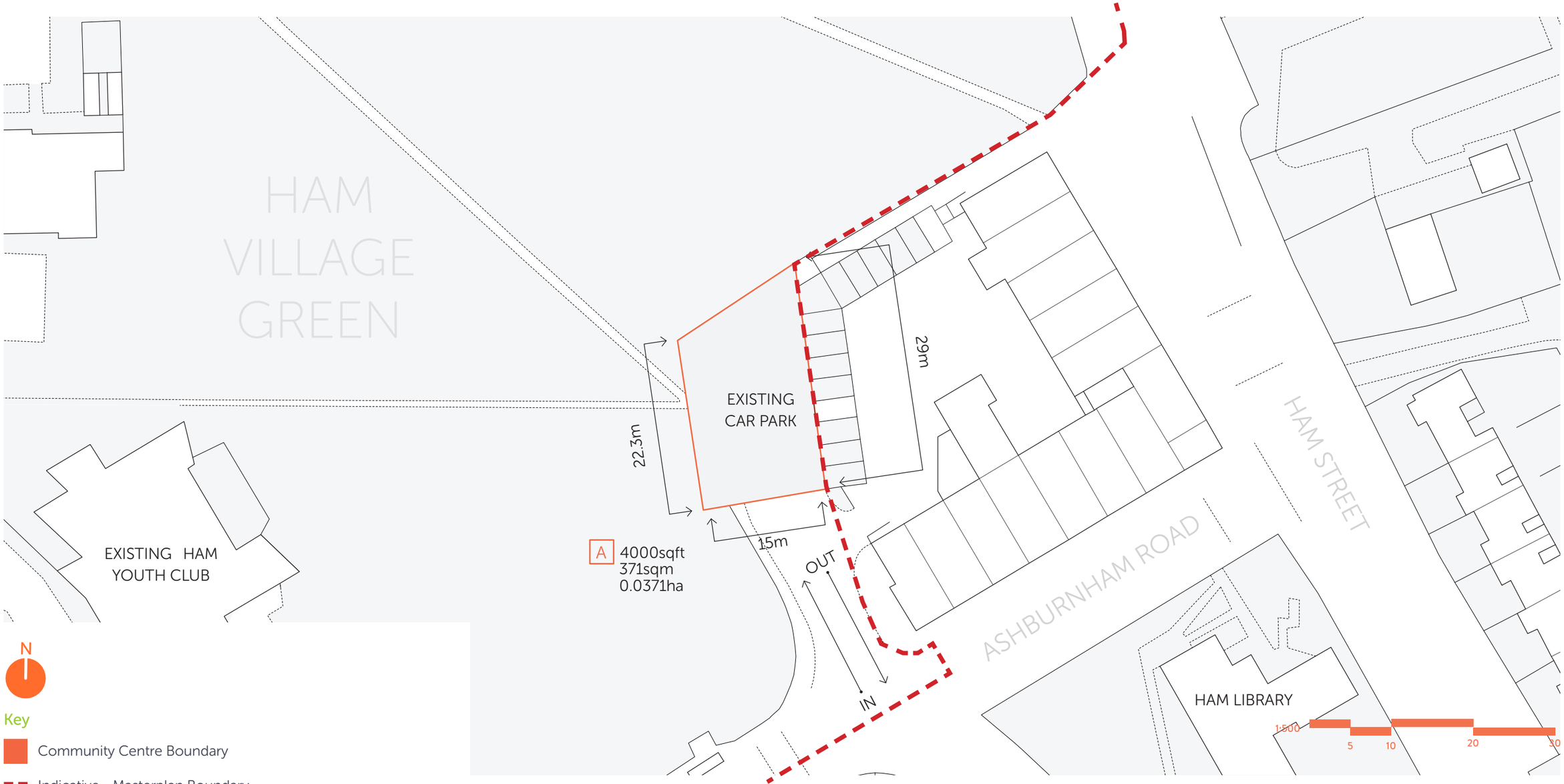
The below plan shows the proposed location for the Ham community centre on the existing site.

Plot Location Plan

6.2.2 Plot Site Plan

The Existing Plot

The below plan shows the proposed location for the Ham community centre on the existing car park site.



Plot Site Plan

6.2.3 Site Photography

Images of the Existing Site

1. View from Ashburnham Road

2. View from Back Lane

3. View from Village Green

Key Plan

6.2.3 Site Photography

Images of the Existing Site

4. View from Ashburnham Road and Back Lane

5. View from Ham Street and Grey Court School

6. View from Village Green - Main Entrance Point

Key Plan

6.2.4 The Proposed Site

Proposed Location

Why Location *?

> A standalone community centre that will be a lasting piece of civic architecture for Ham.

> The location was chosen by the community in early consultation.

> The location is a planning requirement of the Ham & Petersham Neighbourhood Plan.

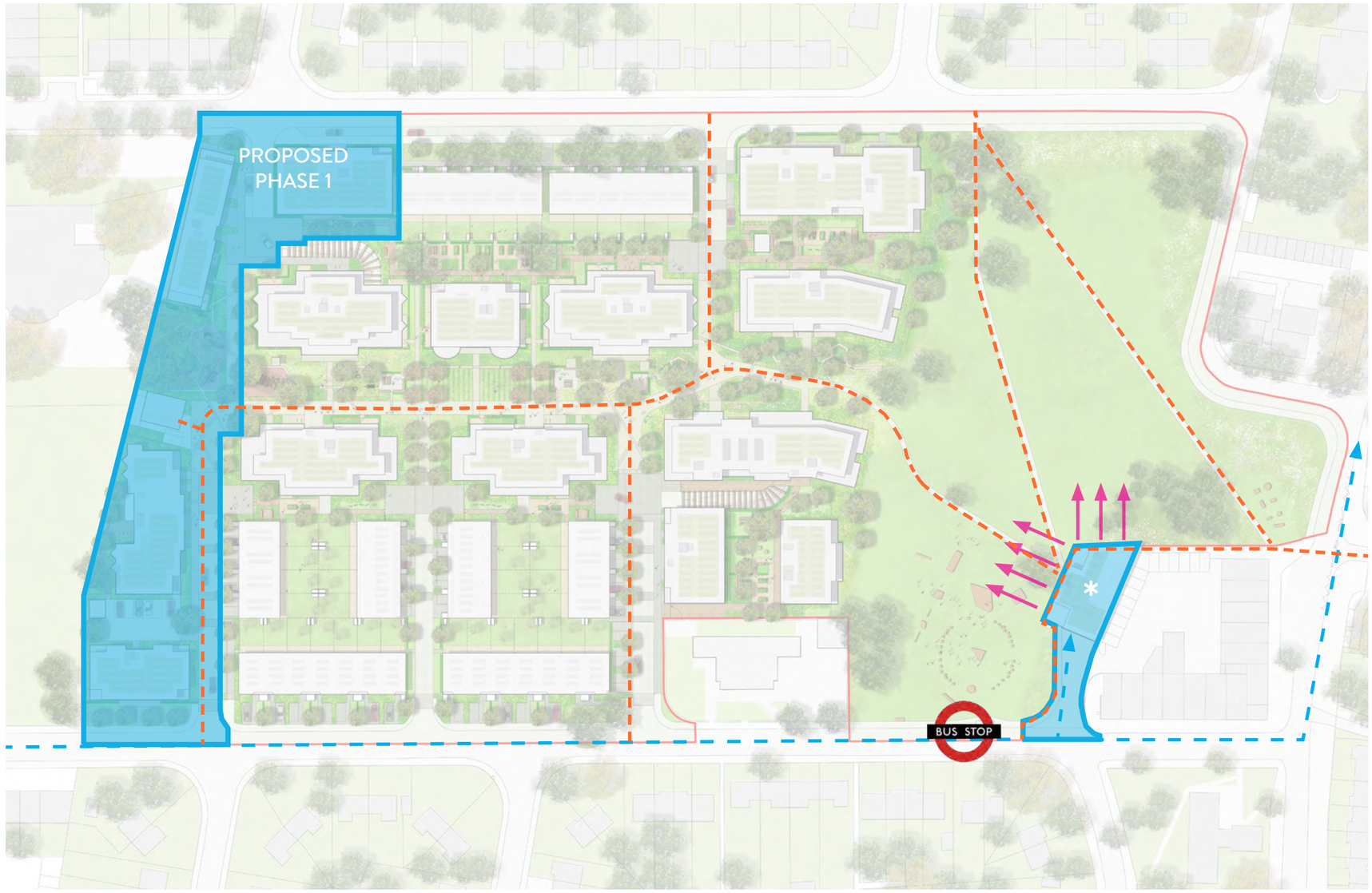
> It keeps the connection between the community centre and the Ham Village Green and allows it to face into the green rather than away from it.

> Potential for second floor terraces with flexible space that connects with the surrounding Ham Green.

> The community centre can be built in Phase 1, providing the delivery of an early community benefit and ensuring continual use of the current community centre throughout construction.

> Close proximity to public transport links - key for the success of any community facility.

> Being located in a new and more prominent position allows for greater opportunities for income generation, and encourages the wider population to hire out the community centre.



Masterplan Site Plan.
Image copyright LUC
For full details on phasing strategy refer to BPTW information

Key

- Application Site Boundary
- Public Transport Route to Community Facilities
- Footpath Route to Community Facilities
- Lookout Views onto Village Green

6.2.5 The Proposed Site

Existing Site Uses

As evidenced by the adjacent site drawing and photographs, the proposed site of the new community centre is currently home to a small number of car parking spaces and a recycling facility.

To the west, the site borders onto the open space known locally as Ham Village Green. To the east lies a number of garages and a service yard area, which serve the parade of shops and residential buildings along Ashburnham Road and Ham Street.

The site can be accessed on foot from Ham Village Green via pathways, via Ham Street along a pathway to the north and by vehicles from the south.

The hardstanding is both under-utilised and does not contribute to the local street scene. In contrast, the new community centre would provide this part of Ham with a new focal point, generating both strong connections between the commercial and educational offers present in the nearby school and shops and providing new flexible activity spaces that will help to enhance Ham.

Drawing indicating the key uses of the site and the surrounding area

Images of the site in current use as bin refuse store and car parking

6.2.6 Site History

Historic Analysis

Gravel Works

St. Richards CofE Church

Manor Farm

Hawker's Factory

Teddington Obelisk

Ham House

Newman House

Ham Hall

Key

- Ham Close Community Centre
- No Longer Existing Historical Sites
- Existing Significant Sites

6.2.6 Site History

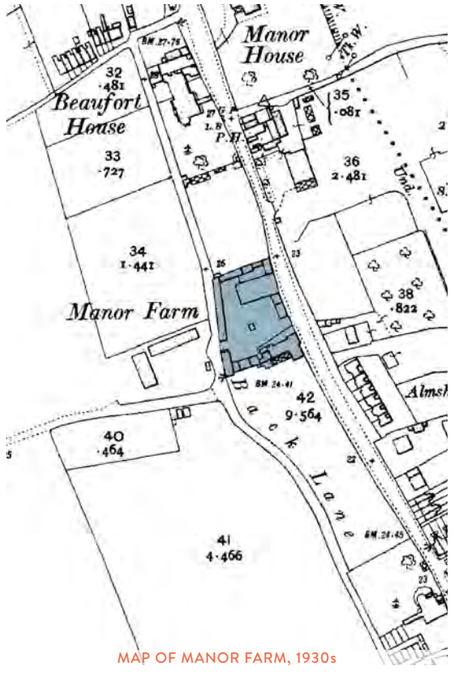
Historic Analysis

It is evident from the historical analysis undertaken, that Ham and the specific site of Ham Close has a rich and diverse history ranging back hundreds of years.

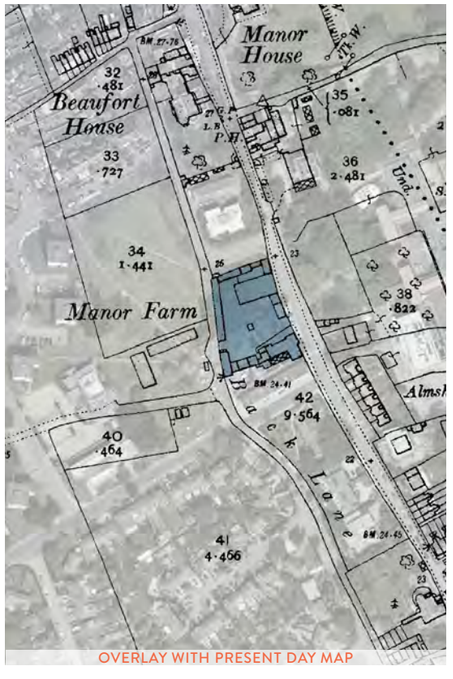
The area of land directly adjacent to the proposed site (i.e. the parade of shops, residential and associated garages) for the new community centre was the former home of the primary Manor House of Ham and later the home of the Manor House Farm.

The proposed site for the community centre lies on what used to be an extension of 'Back Lane' that currently still exists to the south of the site. The extension of Back Lane was subsequently shortened during the development of the site in the 1960s.

The following series of diagrams (top right) show the development of the site since the 1930s and identifies that the proposed site of the community centre sits outside of the boundary of the historical Manor House and associated Farm.



MAP OF MANOR FARM, 1930s



OVERLAY WITH PRESENT DAY MAP

LOCATION PLAN OF PROPOSAL AND MANOR FARM

1415

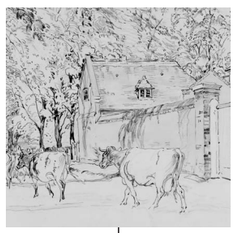
The area around the Manor House was purchased by Henry V in May 1415 and in October of that year he defeated the French Nobility at the Battle of Agincourt. It is possible Henry V built Manor House and other large estates to house his extended court.

1600s

All three royal manors in Ham were farmed as a combined unit.

1870s

By the 1870s, the medieval construction of Manor Farm, was covered up by later additions as the farm was expanded.



1940

In the 1940s, during WWII, artists were commissioned to draw rural life throughout England. These drawings are displayed in the V&A. Parts of the borough of Richmond were bombed heavily and so the adjacent Ham Close was used to build temporary pre-fabricated housing.

1958

In 1958, Manor Farm was demolished, including the medieval remains of the timber construction built in the 1400s.

2013

The beginning of the Ham Close Regeneration project.

6.2.7 Site Analysis

Relationship to Wider Area

BUS ROUTES

Ham Close currently has a Ptal rating of 1b and is only actively served by one bus route that passes adjacent to the site - bus no. 371. This provides links to Richmond and Kingston. A further bus route (the No. 65) is circa 10-15 minutes walk from the site. This again offers a route to both Richmond and Kingston and is somewhat more frequent than the no. 371 route.

CONSERVATION AREAS

Whilst the proposed site of the new community centre does not sit within a designated conservation area, it does however, border onto the Ham House Conservation area as identified by the LBRuT and as evidenced by the adjacent map, item 1.

GREEN SPACE

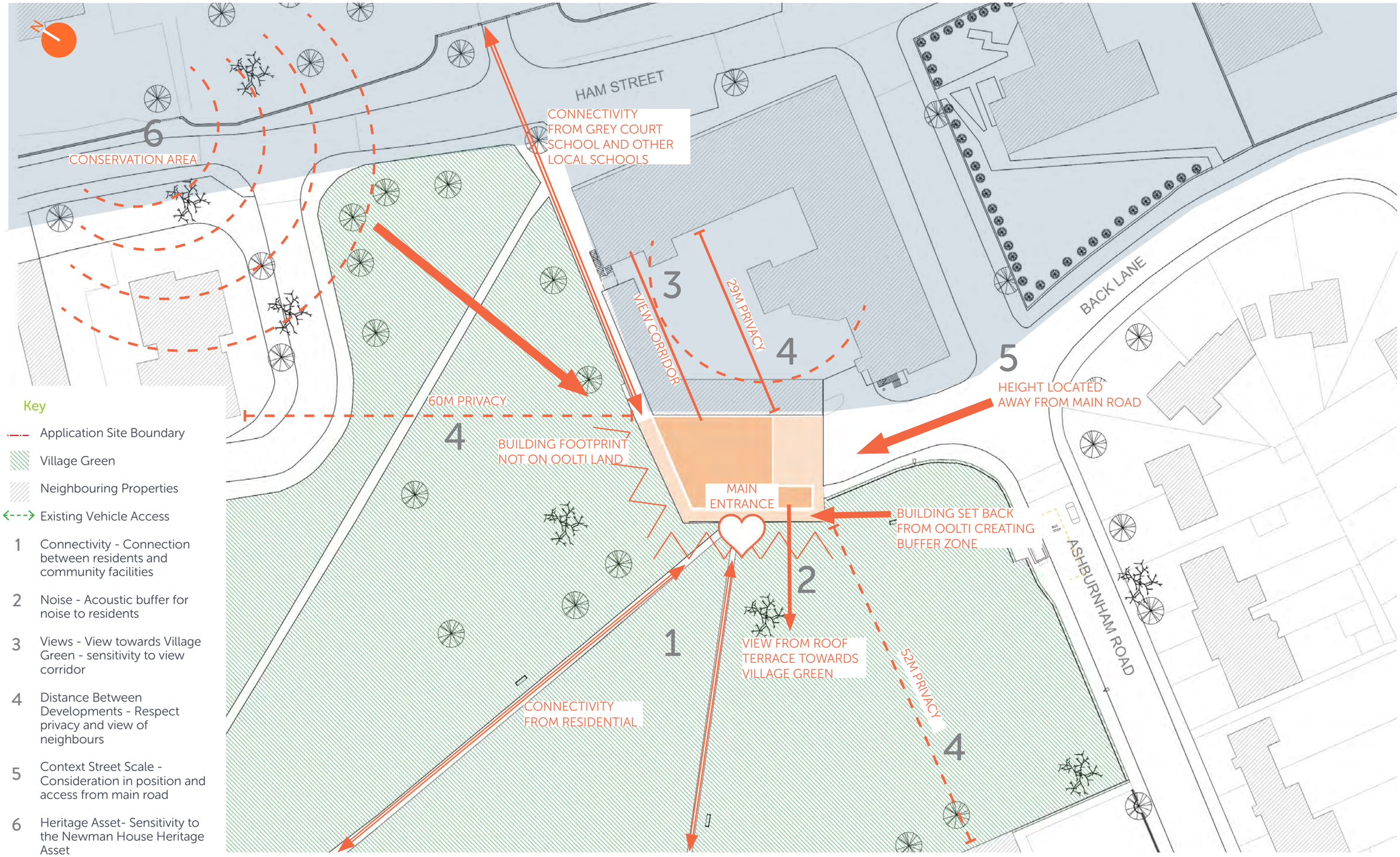
There are ample green spaces within the vicinity of the new community centre site. These offer both recreational and sporting opportunities.

Key

- Proposed Location for New Community Centre
- Existing Parking
- Proposed Parking
- 65 + N65 Bus Route
- 371 Bus Route
- K5 Bus Route
- Wild Greenery
- Marshland and Fields
- Proposed Greenery
- Conservation Area

6.2.8 Constraints & Opportunities

The Proposed Ham Community Centre Location



Key

- Application Site Boundary
- Village Green
- Neighbouring Properties
- Existing Vehicle Access

1 Connectivity - Connection between residents and community facilities

2 Noise - Acoustic buffer for noise to residents

3 Views - View towards Village Green - sensitivity to view corridor

4 Distance Between Developments - Respect privacy and view of neighbours

5 Context Street Scale - Consideration in position and access from main road

6 Heritage Asset- Sensitivity to the Newman House Heritage Asset

6.2.8 Constraints & Opportunities

The Proposed Ham Community Centre Location

The site is located on a prominent corner on the southern part of the Village Green and is approached from the eastern end of Ashburham Road. The site can also be accessed from Ham Street via a walkway that is primarily used by school children after they leave Grey Court School at the end of the school day. As a whole the site is considered as a key area to be regenerated.

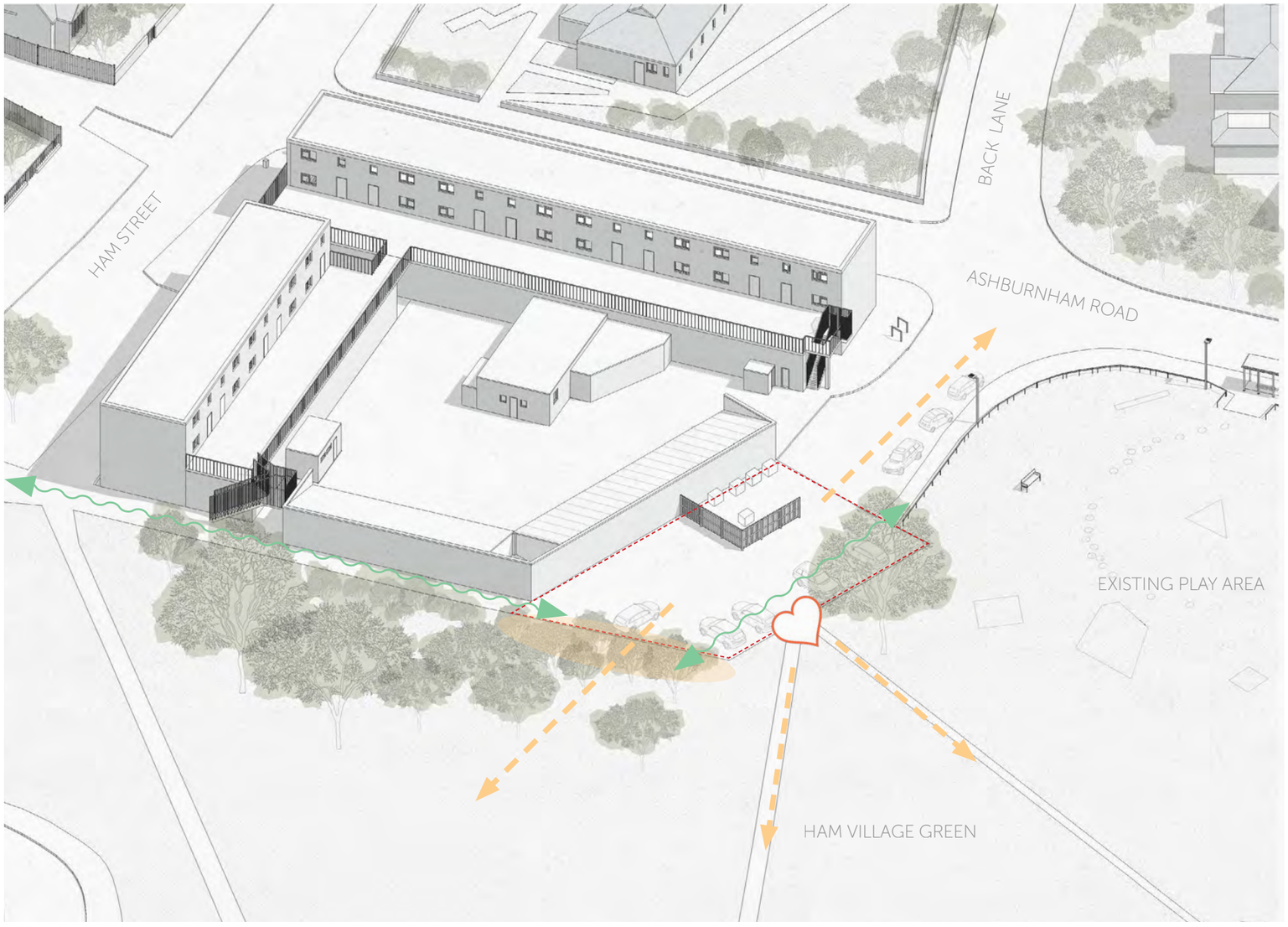
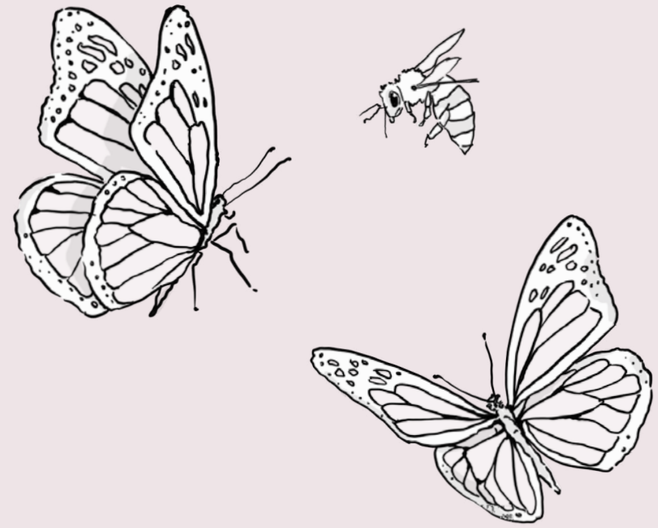


Diagram of Existing Site, Showing Entry Points and Opportunities for Future Access Routes

6.3 Ham Community Centre - Design Principles



HAM LANDS BUTTERFLIES

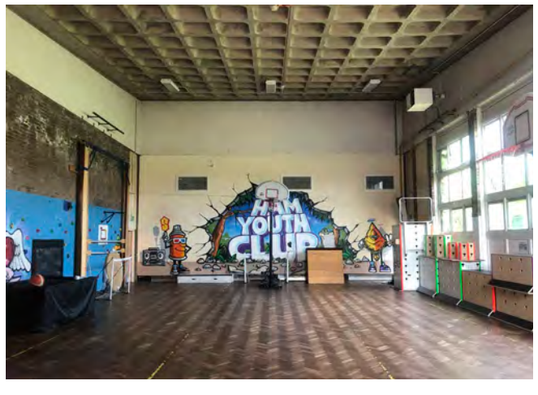
6.3.1 Existing Facilities

The Existing Youth Centre

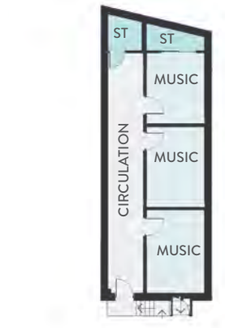
The new community centre will replace the existing accommodation of the Ham Youth Club in a new building that has been developed in collaboration with LBRuT.

The current Youth Centre is in poor condition and is limited in its ability to offer spaces that are suitable to create meaningful activities for its user. The adjacent plans show the existing uses of the Youth Club and the areas allocated to each space.

EXISTING YOUTH CENTRE AREAS	AREA (SQM) NIA
BASEMENT	
Store	46.9
Boiler	5.7
Stair	2.7
TOTAL SQM OF FLOOR	55.3
GROUND FLOOR	
Hall 01	122.7
Hall 02/ Lounge	62.5
Music Facilities	39.3
Cupboard 01	3.9
Cupboard 02	2.8
Store 01	6.2
Store 02	4
Store 03	2.9
Circulation 01	5.6
Circulation 02	76.2
Circulation 03	14
Office 01	32.9
ICT	31.7
Office 02	12.1
Office 03 (currently used as sensory equipment store for TAG)	9.6
Art Room	29.1
Art Store	4.7
Cupboard 03	1.4
F.WC	13.1
ACC.WC	4
M.WC	13.1
Caretaker Room	4.4
Kitchen	25.7
Cupboard 04	1.9
TOTAL SQM.	558
TOTAL GIA:	558
TOTAL GEA:	597



Existing Youth Centre Photographs



Existing Mezzanine (NTS)

Existing Ground Floor (NTS)

Existing Basement (NTS)

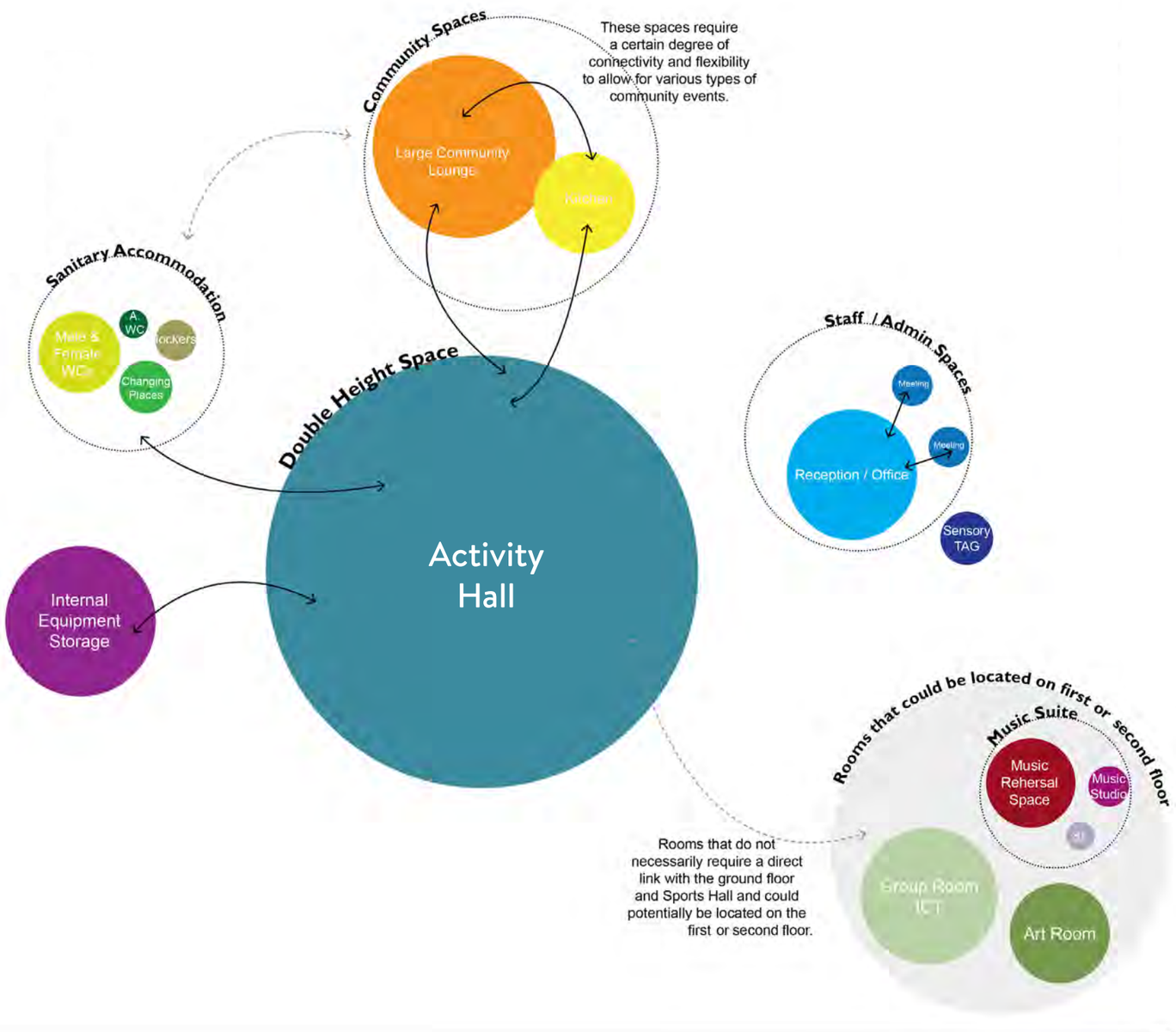
6.3.2 The Brief

Requirements of the Ham Community Centre

The diagram on the right illustrates a preliminary approach to the arrangement of spaces taken from the initial design brief and early stakeholder consultation sessions provided by the LBRuT team. This diagram helps in mapping out the links required between the main spaces in order to realise the optimum arrangement based on the users' needs.

A constant dialogue has been held with LBRuT and the current users of the Youth Centre, alongside several community groups during the design stage of the project to refine and hone the brief requirements into the final proposals included in this report.

On the following page we set out how the brief has been developed and finessed by providing a comparison table that compares the existing accommodation and the proposed areas in order to give a rationale for why there are differences between them.



6.3.3 Comparison Area Schedule

Areas

Below is an area schedule showing the existing provision of the Youth Centre facilities and the proposed areas.

EXISTING YOUTH CENTRE AREAS	AREA (SQM) NIA	PROPOSED COMMUNITY CENTRE	AREA (SQM) NIA
BASEMENT		GROUND FLOOR	
Store	46.9	Community Lounge	44
Boiler	5.7	Reception Office	30.2
Stair	2.7	Kitchen	26
TOTAL SQM OF FLOOR	55.3	Adult WC	20.5
GROUND FLOOR		ACC. WC	4.2
Hall 01	122.7	Storage	8
Hall 02/ Lounge	62.5	Plant	4
Music Facilities	39.3	Circulation	39
Cupboard 01	3.9	Stair and Lift	14
Cupboard 02	2.8	Refuse	4
Store 01	6.2	TOTAL SQM OF FLOOR	194
Store 02	4	FIRST FLOOR	
Store 03	2.9	Meeting Room	10
Circulation 01	5.6	Storage	24
Circulation 02	76.2	ICT Room	30
Circulation 03	14	CP	14
Office 01	32.9	Sensory Room	14
ICT	31.7	Activity Hall	163
Office 02	12.1	Activity Hall Storage	27
Office 03 (currently used as sensory equipment store for TAG)	9.6	Circulation	33
Art Room	29.1	Stair and Lift	14
Art Store	4.7	TOTAL SQM OF FLOOR	329
Cupboard 03	1.4	SECOND FLOOR	
F.WC	13.1	Meeting Room	13
ACC.WC	4	Art Room	29
M.WC	13.1	Music Studio	23
Caretaker Room	4.4	Music Rehearsal Space	9.2
Kitchen	25.7	Circulation	37
Cupboard 04	1.9	Stair and Lift	14
		Terraces	
TOTAL SQM.	558	TOTAL SQM.	650.8
TOTAL GIA:	558	TOTAL GIA:	716
TOTAL GEA:	597	TOTAL GEA:	1179

NOTES

1. Existing Youth Centre building areas taken from 'Rapleys Measured Survey'
2. All areas are indicative and require further ratification through design development
3. Plant areas need confirmation from MEP engineer
4. Internal walls in proposal indicated at 150mm thickness
5. External walls in proposal indicated at 550mm thickness

6.3.4 Design Drivers

Historic Precedents

Although Ham is a predominantly residential area it does house a number of contemporary and historic buildings of merit and interest. The oldest reference from which we have drawn inspiration is the Manor House Farm that used to sit adjacent to the site itself - a key historical reference is the timber trussed roof and its arched organic forms.

Following an investigation into historical and local precedents, there have been two key aesthetic drivers that have guided the current proposals:

- The proposals need to sit comfortably within its Village Green setting.
- To convey a civic nature that provides areas for socialisation.

Ham House has been a driving inspiration when thinking about open social spaces, specifically covered arched loggias. The typology of loggias has historically and today, remained a signifier of social space - one that already exists in the near vicinity of the site. These semi public / semi private spaces allow for opportunities for interaction.

Another inspiration has been one of Ham's more modern civic buildings : St Richards Church through its material boldness and colour rather than its tectonic expression.

The proposal looks to build on these basic principles to form a building type that feels grounded in its location yet civic and modern.

Ham House

Manor Farm Barn circa 1870

St. Richards Church

6.3.5 Design Development

Sketch Development

The initial design ideas which were investigated during the concept design stage and subsequent concept design stages of the project revolved around reflecting an architectural vision related to the site's historical heritage, namely the old Manor House Farm and its architectural forms.

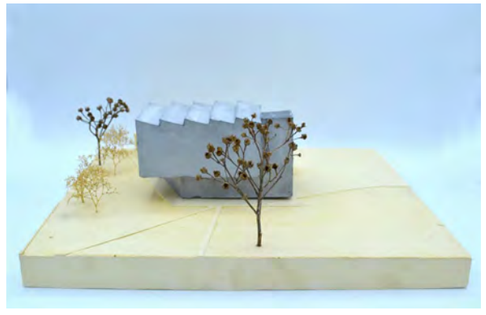
The following pages show the different design stages and concepts undertaken for the community centre.

Design Iteration Concept 1:200 Plaster Models

6.3.5 Design Development

Development Ideas

The adjacent images give an indication of the design development of the community centre.



6.3.5 Design Development

Consultation Design July 2021

Final iterations revolved around combining some of the qualities from earlier proposals and developing a narrative regarding an approach to the materiality of the proposals based on a local narrative and heritage.

The adjacent images give an indication of these concepts.

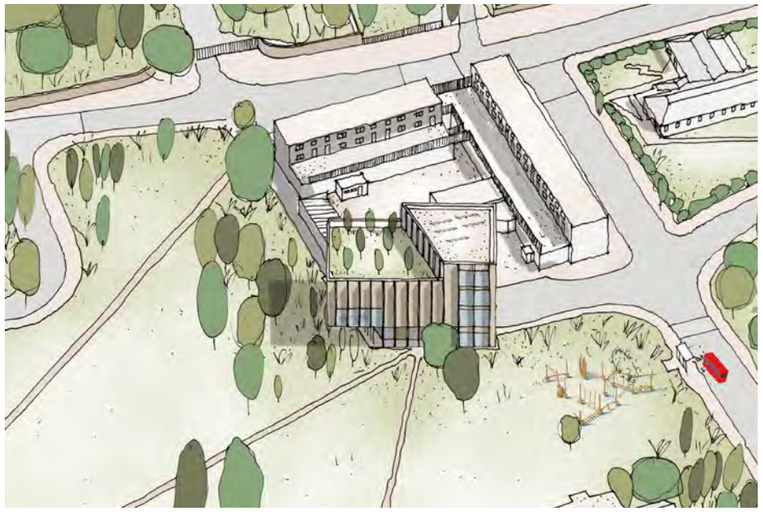
6.3.5 Design Development

Post Consultation Development

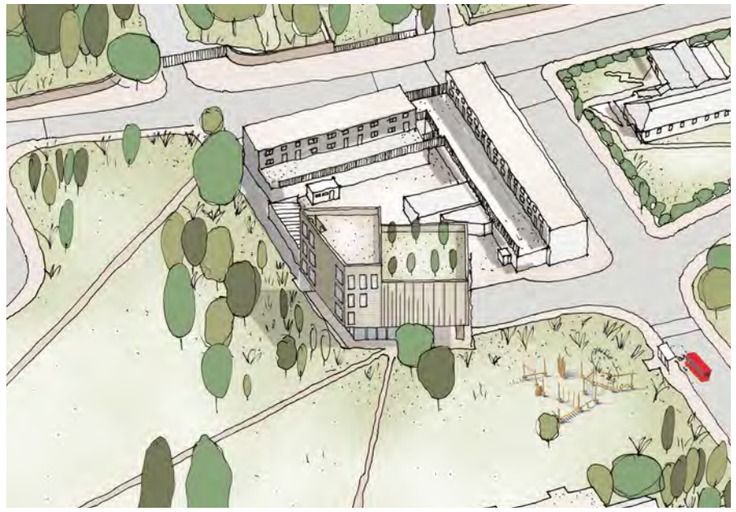
After the first public consultation held in July 2021 and the following pre-application meetings with the LBRuT, it was evident that the overhang over the OOLTI/Village Green would not be acceptable in planning terms. The design proposals then evolved into a more rational built form without overhangs/ cantilevers.

To further accommodate feedback from public consultations and the LBRuT at this stage, the layout of the proposals were amended to relocate the roof terrace to the southern end of the building.

At this stage the design team received guidance from LBRuT as to how the proposals might develop further. On the following pages there is an overview of the main points and an overview of how they have been integrated into the final design proposals.



July 2021 Consultation



Post-Consultation Feedback Design Response, September 2021

6.3.5 Design Development

Developing the Design to Respond to Feedback from LBRuT, Richmond Design Review Panel (RDRP) and GLA

LBRuT Community Facilities Comments

Remove cantilever from over OOLTI / Village Green

Reduce height scale and mass of proposed community centre building

Consider reducing down internal floor to floor ceiling heights

Redesign of elevations to appear less harsh, blank, flat

The undercroft of parking appears as wasted space - also consider implications to 'secure by design'

RDRP Community Facilities Comments

Scale and massing appears too dominant for site location

Improve ground floor connection to Village Green - provide buffer zone between green and building

Provide better relationship with Ashburnham Road - celebrated entrance

- The building should be more civic and interesting and of much higher architectural quality

GLA Community Facilities Comments

Shares concern of LBRuT that it may be too overbearing in scale

- Building appears too "box" like, provide more openings and fenestration to building elevations
- Consider relocating parking to help decrease height and massing

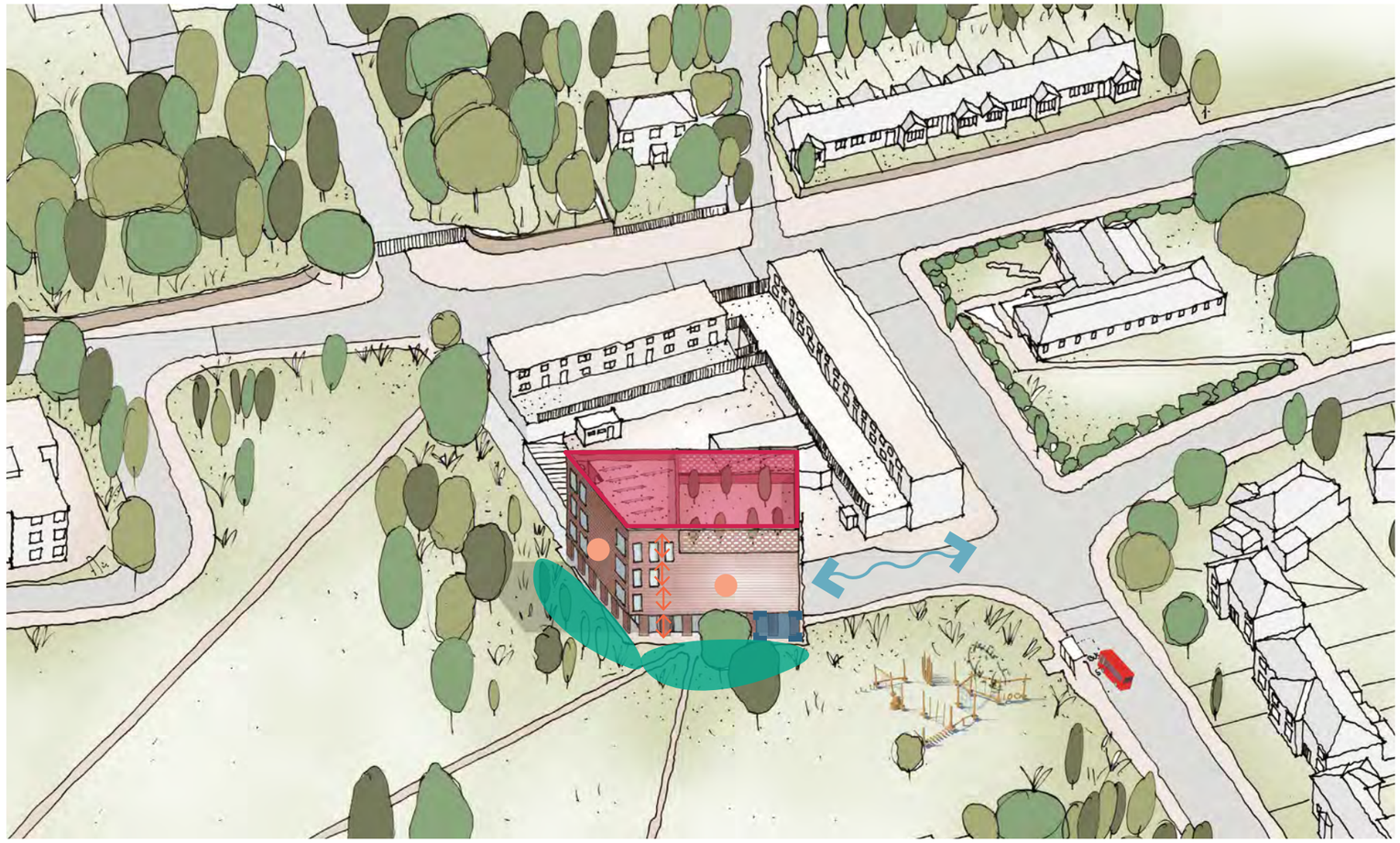


Illustration of Massing Presented at Last Pre-Application Meeting - 12.10.21

6.3.5 Design Development

Developing the Design to Respond to Feedback from LBRuT, RDRP and GLA

WR-AP AMENDMENTS TO PRE-PLANNING FEEDBACK

- Removal of cantilever over OOLTI / Village Green.
- Overall scale and bulk of building reduced by cutting away terraces from the overall mass on the southern and northern side.
- Internal floor to ceiling heights reduced.
- More open connection to the Village Green by setting the ground floor back and allowing for a buffer-zone. Providing a connecting route from Village Green, Ashburnham Road and Ham Street.
- Re-design of elevations to appear less, flat harsh and black (refer to page 36 of this document).
- Size of activity hall reduced.
- Extent of roof terrace reduced.
- Overall building height reduced.

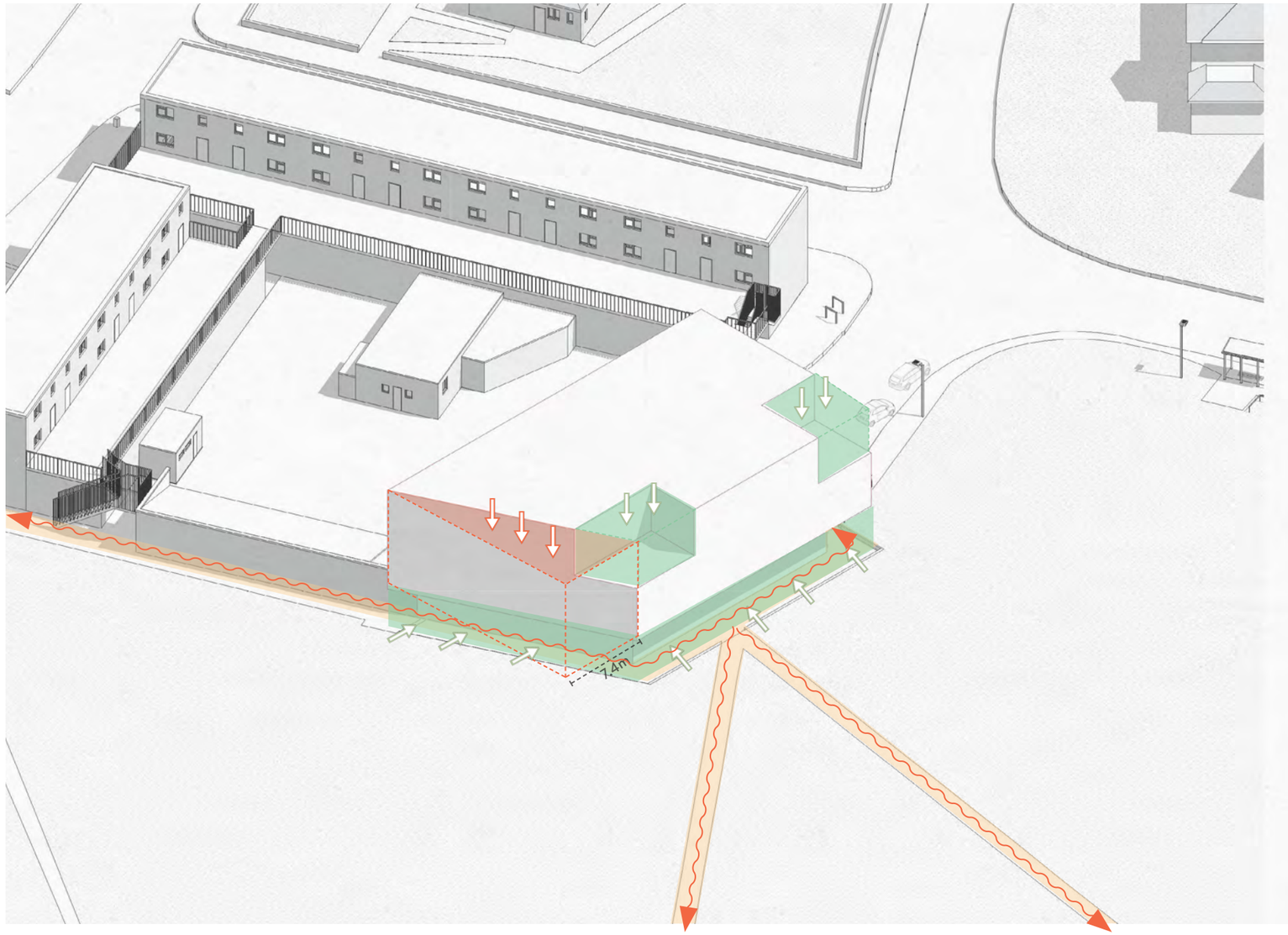


Diagram Showing the Design Development Following Pre-Planning Feedback

6.3.5 Design Development

Developing the Design to Community Users Feedback

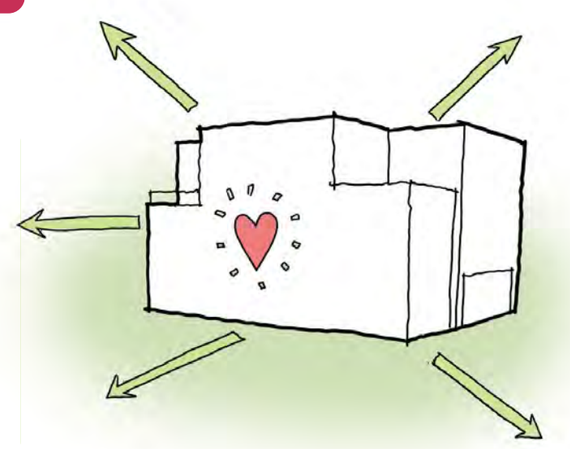
WR-AP RESPONSE TO COMMUNITY USER FEEDBACK

- Provided storage space from the main activity hall for more easily accessible equipment storage.
- Provided a flexible, large community lounge which can be used by both AfC and TAG.
- Provided a kitchen which can be fitted out for accessible use with adjustable worktops as well as 'slide and hide' ovens.
- Provided flexible space in the new activity hall which can be adapted for indoor skateboarding and parkour.
- Included a community lounge and 2 meetings rooms which could be hired out to other local community groups and residents of the wider Ham and Petersham community. The gaming room can double up as a cinema room.
- Included art room and music studio which can be open for hire to the local community.
- We will use architectural masonry which requires less mortar as well as use timber panels thus reducing the overall carbon footprint of the building compared to the previous design.
- Reduced height of the building from four storeys to three and reduced overall bulk and mass of the building by having 2 x outdoors terraces on the second floor. Floor to ceiling heights of each floor have also been reduced without compromising their use.
- The building has been set back away from Ham Village Green at the ground floor, creating a buffer zone with the inclusion of a Loggia walkway.
- We've included the gaming/IT facilities in our proposals.

AfC and TAG asked for:

- More easily accessible storage space for specialist equipment
- More communal space for indoor games inc football and table tennis
- A specialist kitchen space for use by AfC and TAG.

"The Community Centre is too big" is a comment we received from a number of people.



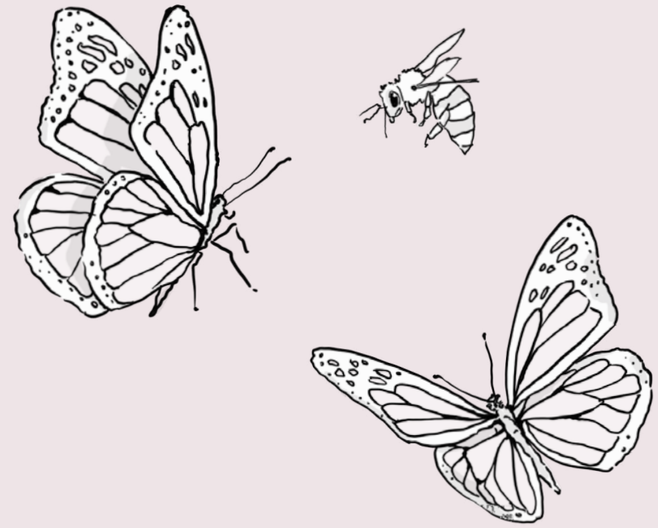
Ham Youth Centre users asked to retain the gaming/IT facilities and have space for additional sports including indoor skateboarding and parkour.

Local residents said they wanted:

- Flexible space for use by the wider Ham and Petersham community
- Cinema Club
- The ability to access the more specialist rooms including art room and music studio.

"Use sustainable brick and timber ".

6.4 Ham Community Centre - Design Proposal



HAM LANDS BUTTERFLIES

6.4.0 Community Centre Management

Management Strategy

The new Ham Close community centre will be managed by Achieving for Children (AfC), a social enterprise company commissioned, and part owned by the London Borough of Richmond to provide children services in the Borough. The centre will replace the existing Ham Close Youth Centre and will provide tuition and an alternative curriculum programme for school students who are struggling with mainstream education during the day and then youth club activities after 3pm. As with the current youth club, there will be a range of after school activities for local teenagers including arts, sport, music, ICT and cooking.

The current youth club has had 316 young people visit more than 3 times over the last year. With the uplift in population from the new development, the demand is likely to increase. The centre has also factored in the needs of TAG, a club aimed at empowering and optimising potential of children and young people aged 8-25 who have a disability and who use the existing facility on agreement with AfC.

The centre will also act as a 'family hub' with youth workers working in partnership with a range of AfC services to provide coordinated support to local families. This will enable a wide range of services to be delivered via the centre including but not limited to services for new parents, holiday clubs, targeted youth support, support for young carers, housing advice, art therapy, adult learning support and employment support.

Effective early intervention can improve children's wellbeing, educational attainment and life chances, reduce family poverty, improve mental health and lead to lower crime, unemployment and other negative outcomes. The new centre will help AfC to deliver against these strategic priorities within the Borough.

Whilst managed by AfC, the centre will be available for use by wider community through a carefully planned programme. There will be the opportunity for adult residents to hire spaces within the building, particularly during the school day and weekends. During the consultation process, local groups such as Ham SoS primarily supported the use of spaces which can be hired out at affordable rates. Examples of this are the kitchen and community lounge which can be used to hold lunch clubs. However, other spaces such as the IT suite, meetings spaces, activity hall and art room will also be available to be hired out to various groups. These activities will enhance community cohesion and lessen social isolation for residents in the area. There will also be safeguarding measures in place which will allow the wider community to hire space on the ground floor whilst the youth club is in session on the second and third floors.

With the uplift in the population of Ham Close, the new community centre would be able to provide a much more flexible space catering to not just young people but the whole community.

1:100 Card Model of the Proposed Community Centre

6.4.1 Proposed Plans

Site Plan

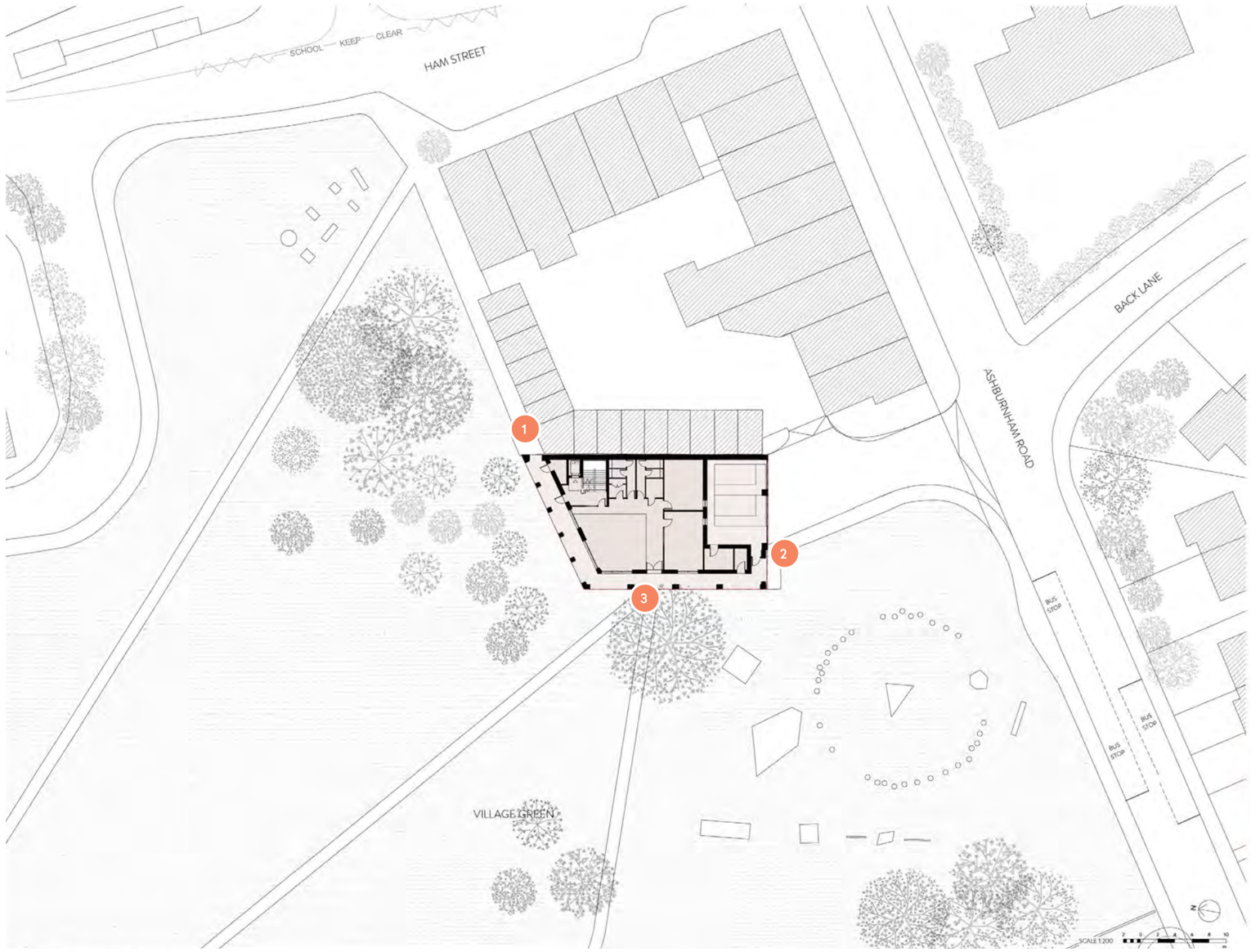
The positioning of the main entrance has been the subject of significant consultation. Key considerations have been made as to how to guide users of the building to this entrance without the need for way-finding signage within the neighbourhood.

On the following pages we highlight that through our analysis of the site and its potential users we have established that there will be three key points of arrival to the community centre at different times of the day:

1. From the students of Grey Court School from Ham street.
2. From the bus stops close by on Ashburnham Road.
3. From the new residences at Ham Close.

The proposal incorporates a loggia that allows for all users to be guided around the building's footprint to the main entrance.

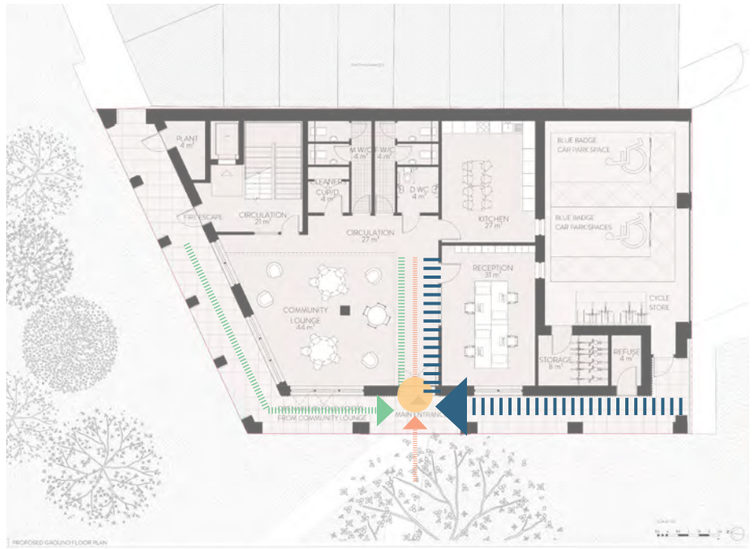
The new main entrance is also identified with architectural detailing and building signage as evidenced further within this report.



Site Plan (NTS)

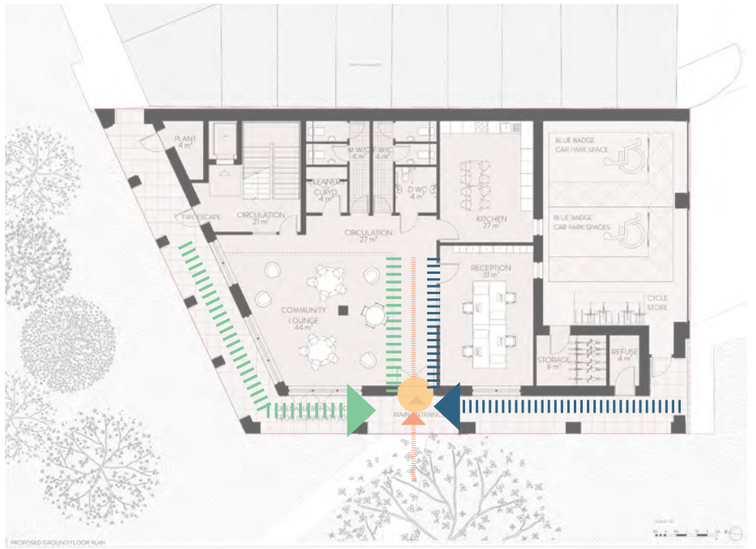
6.4.1 Proposed Plans

Entrance Diagrams



MORNING

MIDDAY



AFTERNOON

Key

- Access from Ashburnham Road
- Access from Village Green and Ham Close
- Access from back of Ham Street parade of shops and Grey Court School
- Primary building entrance

6.4.1 Proposed Plans

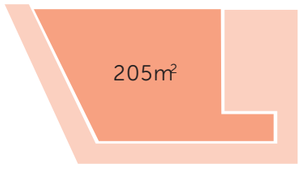
Ground Floor Plan

The building is set back at ground floor level to provide a loggia and buffer zone between the adjacent green. The ground floor accommodates the community lounge - which can either act as an open plan area or be separated from the rest of building if required. It further consists of the reception area, kitchen, toilets and accessible WCs.

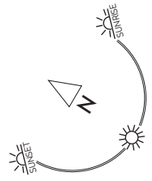
Plant rooms and service rooms sit on both corners of the proposed building with easy access for maintenance from the surrounding loggia.

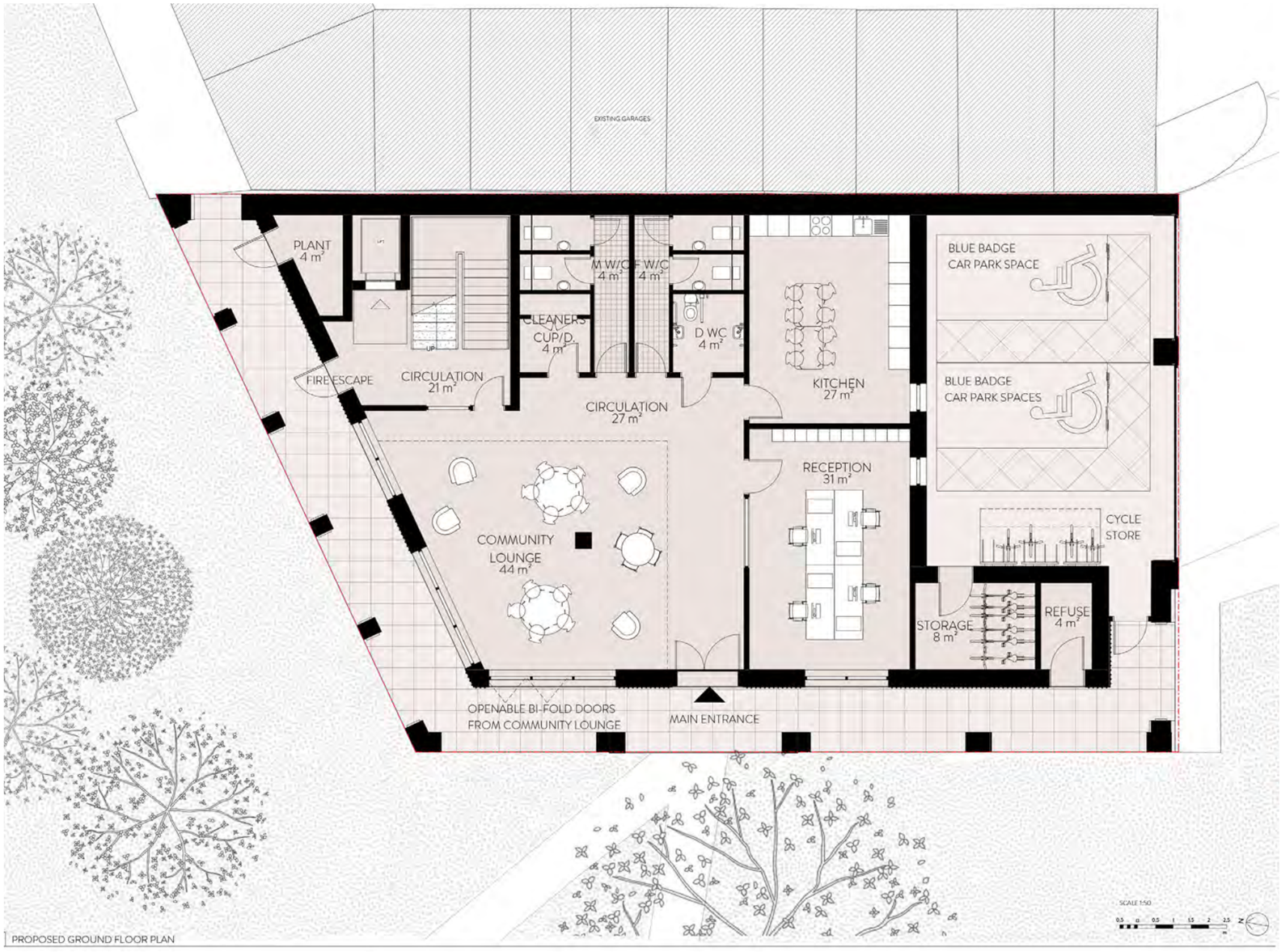
Externally, two blue-badge car parking spaces are provided, along with a secure bicycle store for users, staff and visitors. In consultation with Secured by Design advice from the Metropolitan Police, the car park area can be closed off at night via shutter doors to avoid any loitering and un-social behaviour.

TOTAL GIA



BUILDING ORIENTATION





Ground Floor Plan (NTS)

6.4.1 Proposed Plans

First Floor Plan

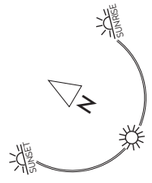
At first level the accommodation is split into two sections. The activity hall is located to the south with the associated storage. The west side accommodates storage areas, a meeting room, group ICT room, the 'changing places' WC and the sensory room.

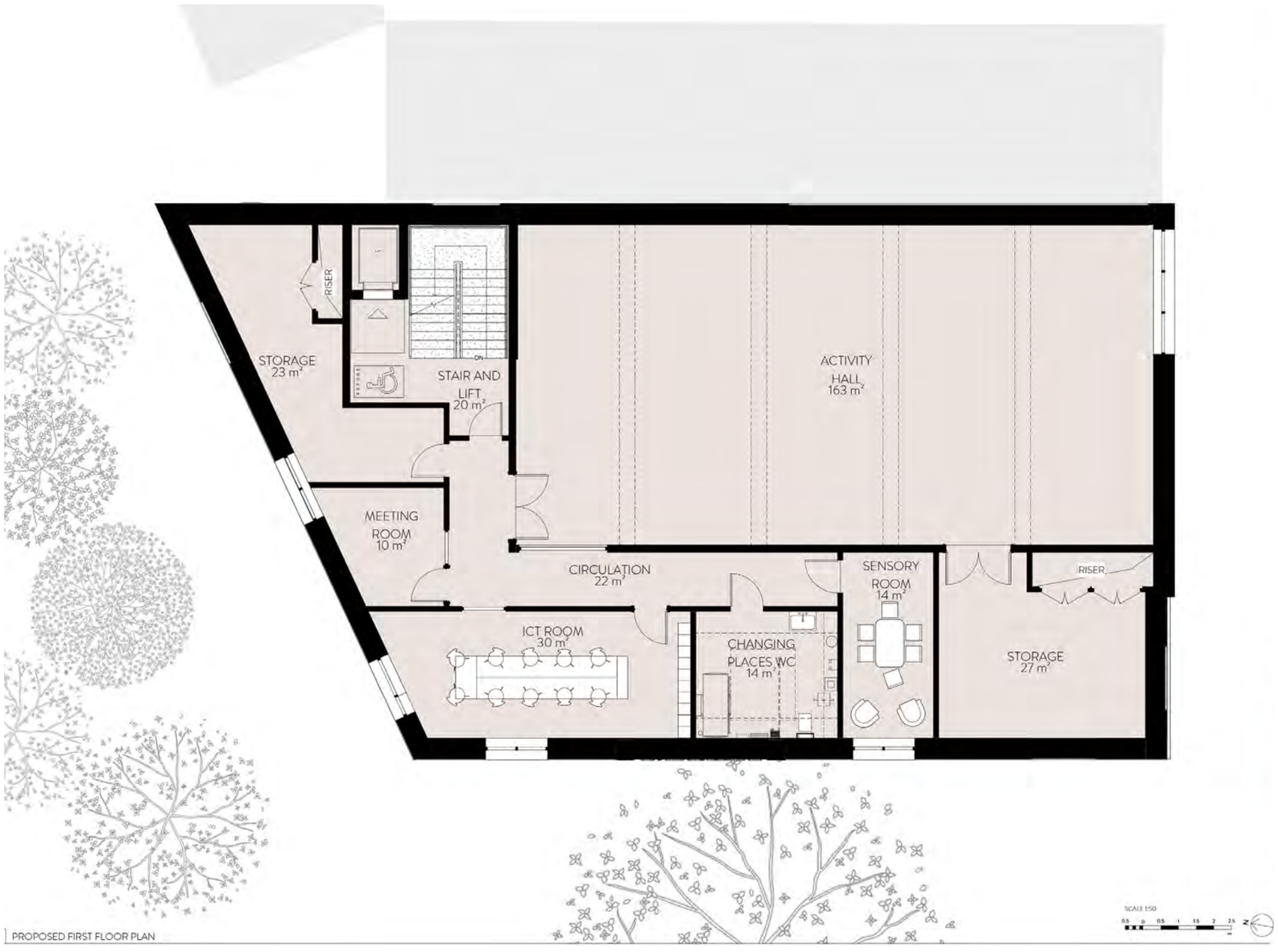
All spaces such as the meeting rooms and group ICT room - which can be hired out by the local community - have been strategically placed on the side of the building with the most prominent views of the Village Green.

TOTAL GIA

347m²

BUILDING ORIENTATION





First Floor Plan (NTS)

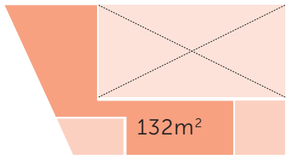
6.4.1 Proposed Plans

Second Floor Plan

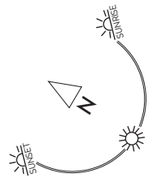
The western wing of the building accommodates two terraces, the art room and meeting room all facing west with views out onto the Village Green. Larger openings are proposed at this level to allow maximum light into the spaces.

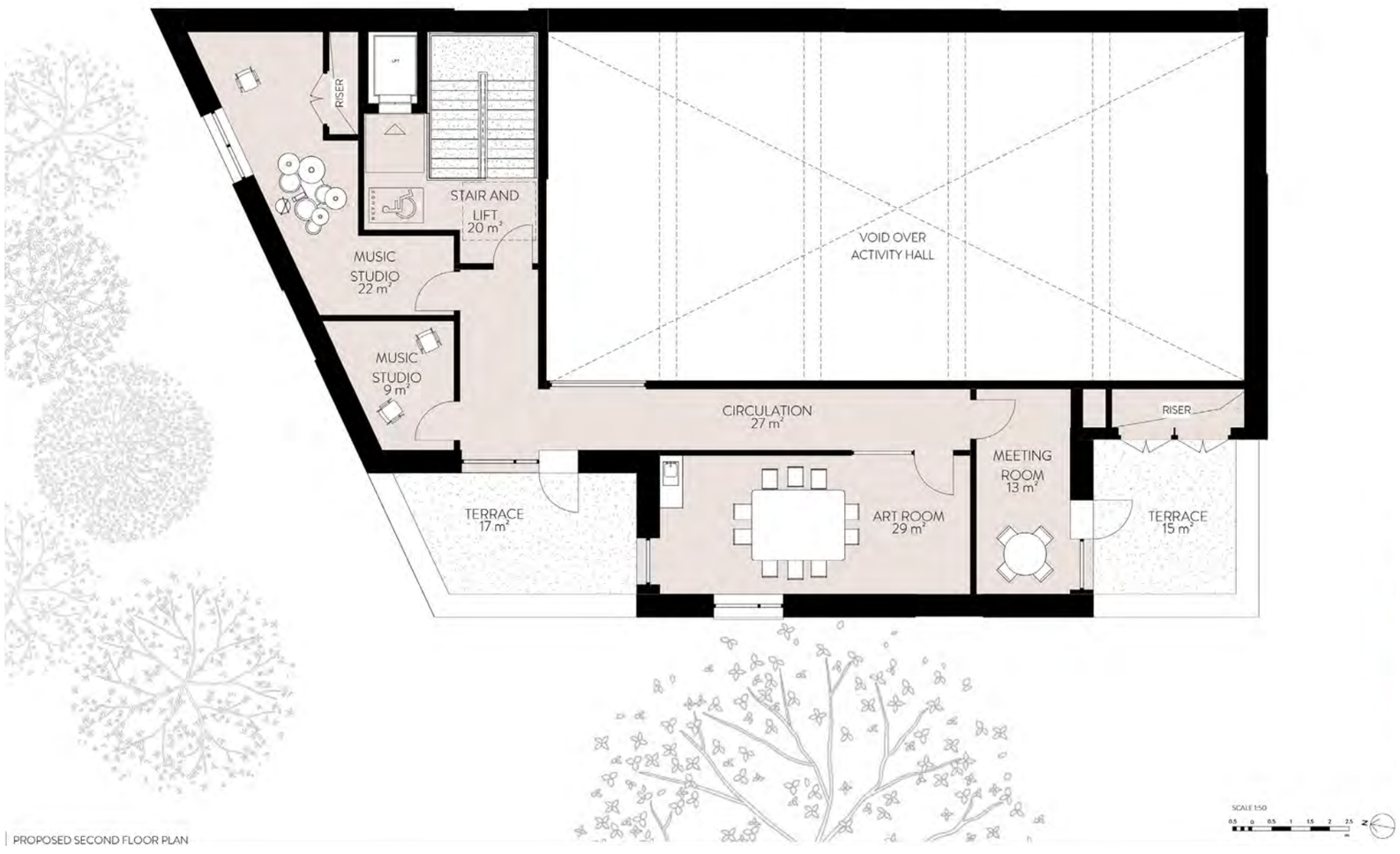
The north-eastern side accommodates a large music studio and music rehearsal space. The activity hall is a double height space as such on the second floor it is read as a void.

TOTAL GIA



BUILDING ORIENTATION





PROPOSED SECOND FLOOR PLAN

Second Floor Plan (NTS)

6.4.1 Proposed Plans

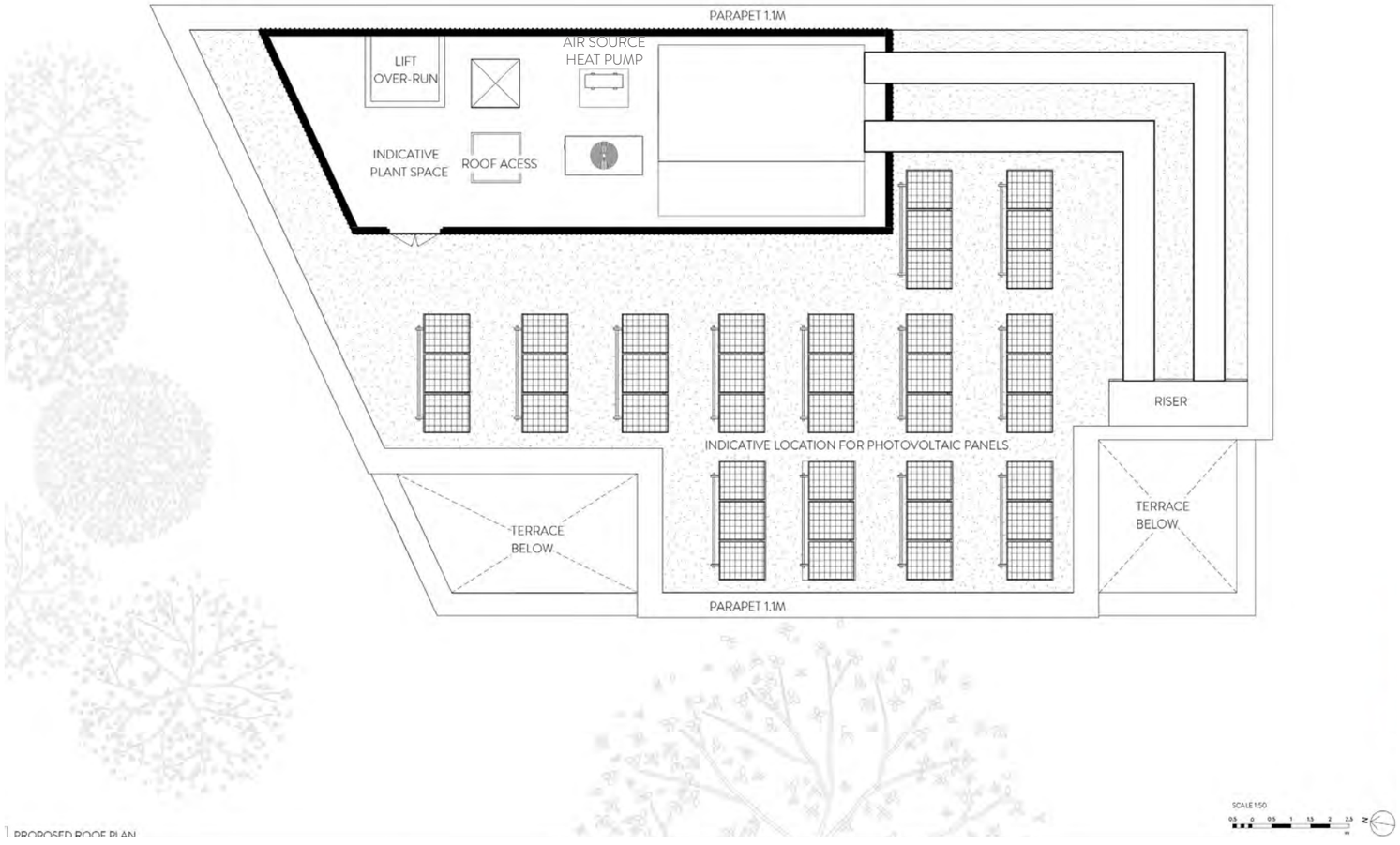
Roof Plan

To ensure a sustainable design and a carbon reduction from the existing building, renewable energy technologies provision is made for photovoltaic (PV) solar panels which will assist an Air Source Heat Pump system.

Alongside this, the majority of the roof is proposed where possible to have a blue roof.

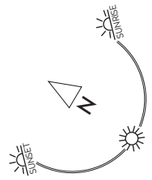
Access to the roof level for maintenance is via an access hatch located at the top of the general stair core.

NB. Plant arrangements are only shown in an indicative location.



Roof Plan (NTS)

BUILDING ORIENTATION



6.4.2 Massing

Form and Scale

Following initial feedback from the LBRuT and local residents, the design was developed to provide an aspirational aspect from both the Village Green and the surrounding streets, in equal measure. The diagram on the right illustrates the idea of creating an all level access around the whole building which then connects to a fully accessible building from all three entry points. This helps the building integrate fully into its context as well as provide a buffer zone to the adjacent green.

The diagram also illustrates some of the main communal functions which are strategically placed on the northern and western side which face the Village Green, this allows for easy access as well as continuous views out onto the green.

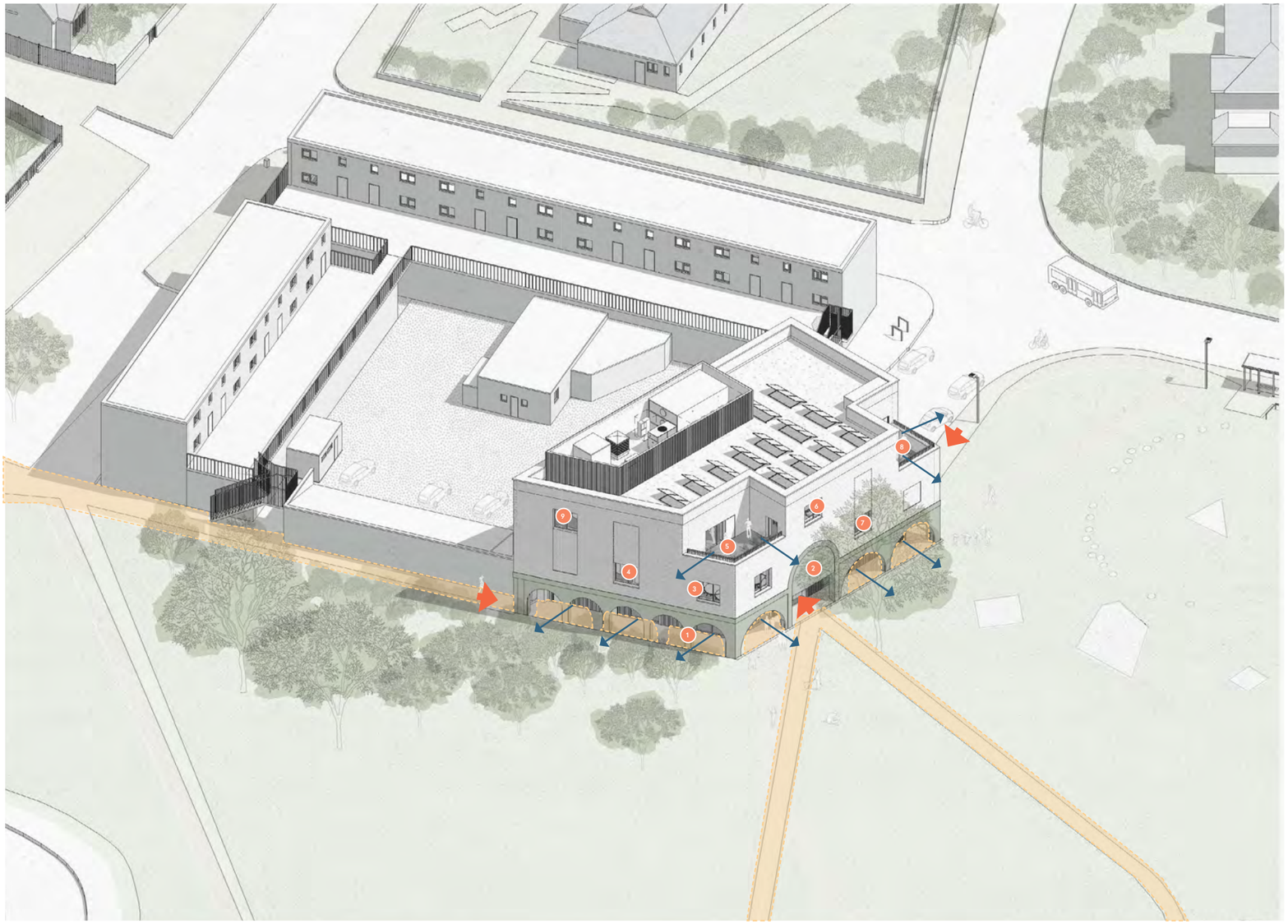


Diagram Showing All Level Access and the Physical and Visual Connections to the Village Green

Key

1. Covered Loggia
2. Main Entrance
3. ICT Room
4. Meeting Room
5. Northern Terrace
6. Art Room
7. Sensory Room
8. Southern Terrace
9. Music Studio

All Level Access

Physical and Visual Connections

Entry Points

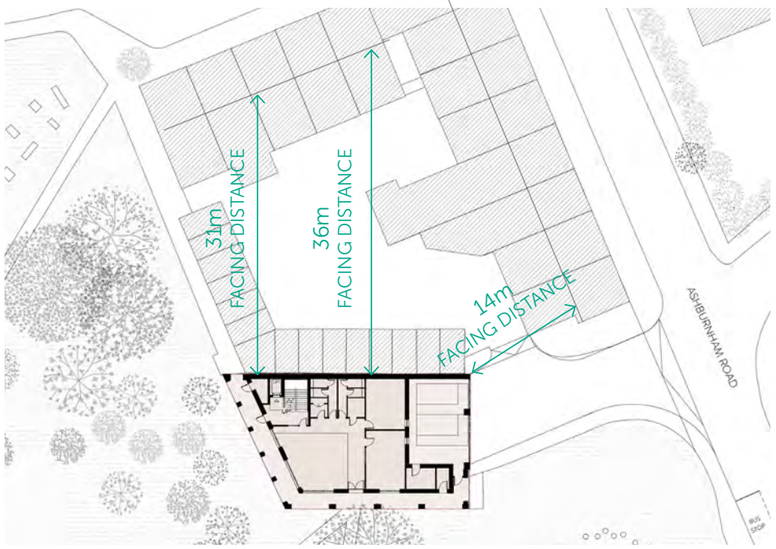
6.4.3 Form and Scale

Site Sections

The adjacent site sections indicate the proposed community centre within its close context and highlight the envisaged separation distances between the new centre and the neighbouring buildings.

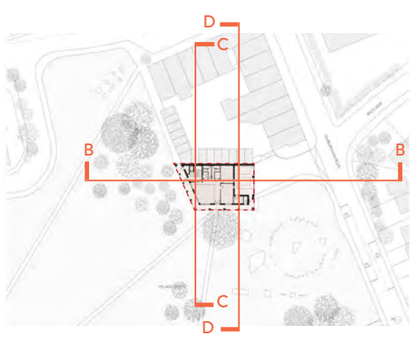
All separation distances fall within policy guidance distances proposed by the "BRE Site Layout and Planning for Daylight and Sunlight : A Guide to Good Practice" (2011). Although only guidance, the proposals clearly conform to the 25 degree test set out in the principles. Namely, that there is no obstruction to daylight to existing rooms when measured from the centre of the lowest window.

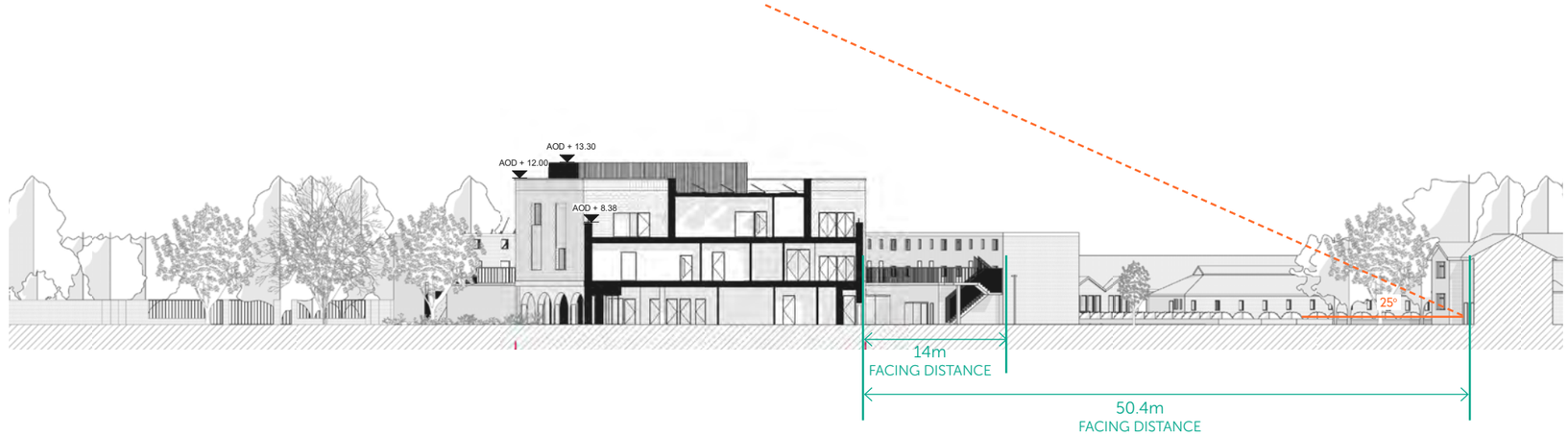
A more in-depth analysis is provided in the daylight/ sunlight reports submitted as part of this planning application.



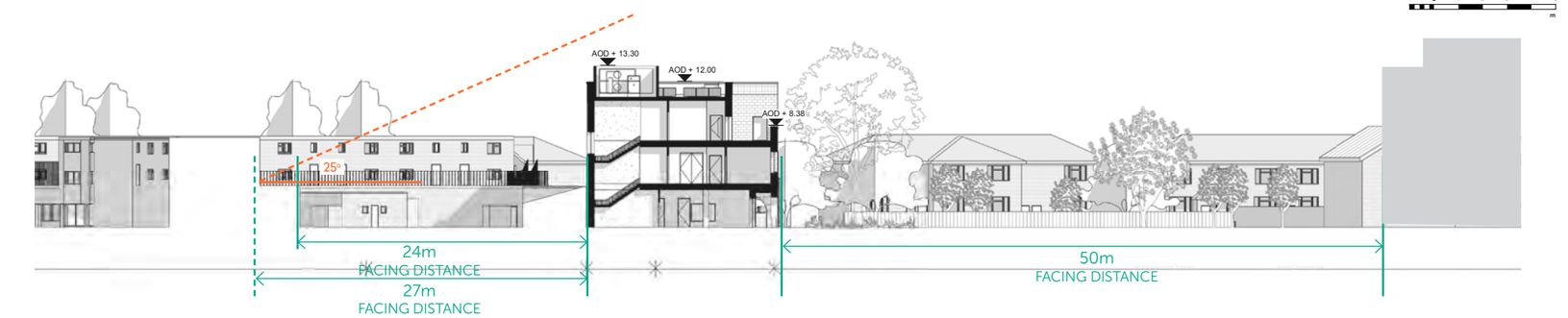
Ground Floor Plan

KEY PLAN

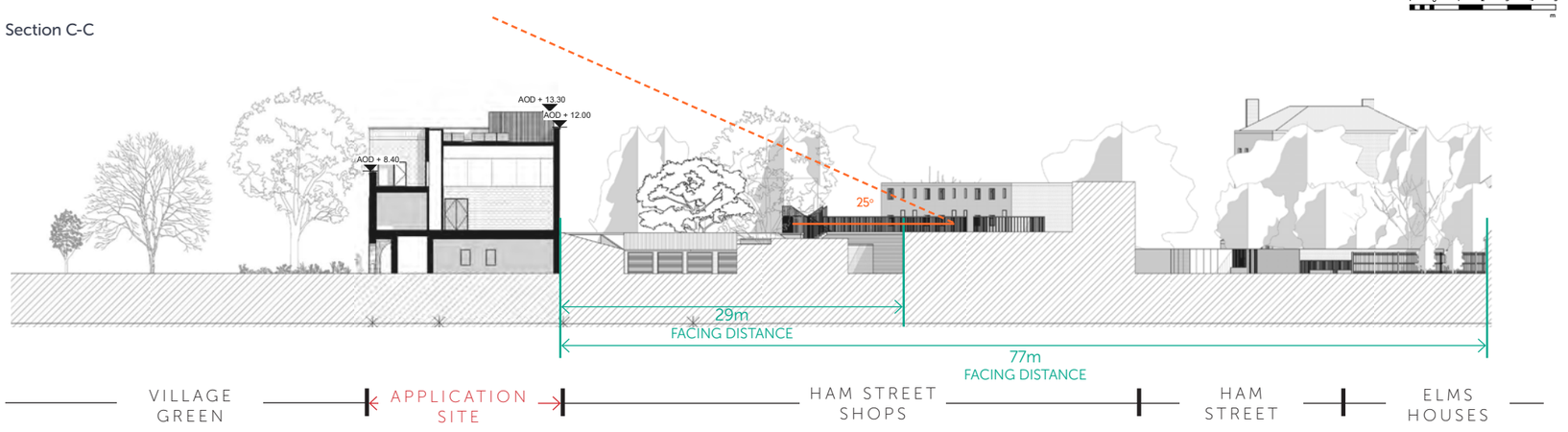




Section B-B



Section C-C

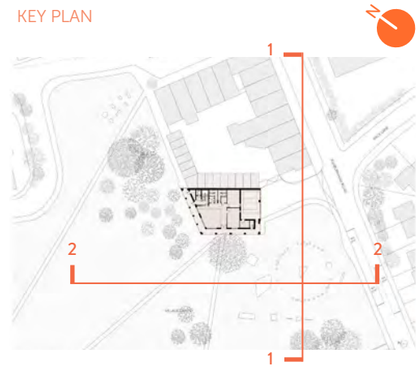


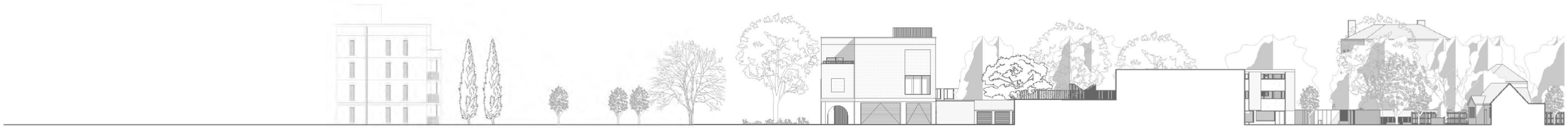
Section D-D

6.4.4 Building Scale, Massing and Proximities

Site Sectional Elevations

KEY PLAN





INDICATIVE RESIDENTIAL MASTERPLAN — VILLAGE GREEN — APPLICATION SITE — PARADE OF SHOPS — HAM STREET — ELMS HOUSES

1 SOUTH ELEVATION ASHBURNHAM ROAD

3 0 3 6 9 12 15 m

NEWMAN HOUSE — VILLAGE GREEN — APPLICATION SITE — PARADE OF SHOPS — ASHBURNHAM ROAD — HOUSES ALONG ASHBURNHAM ROAD

SCALE 1:300

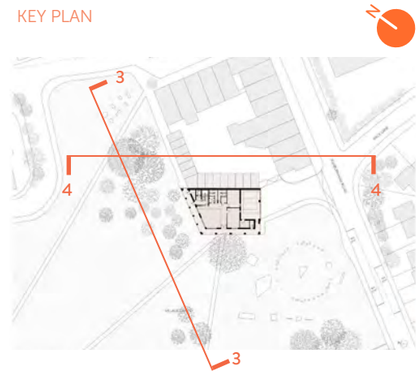
3 0 3 6 9 12 15 m

2 WEST ELEVATION VILLAGE GREEN

6.4.4 Building Scale, Massing and Proximities

Site Sectional Elevations

KEY PLAN

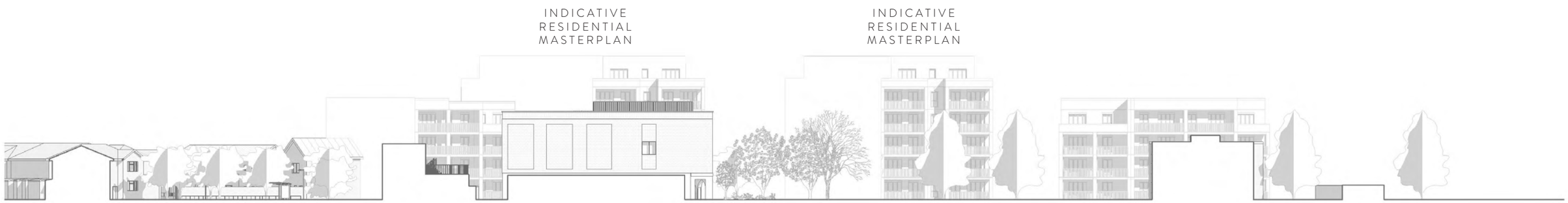


HAM STREET — PARADE OF SHOPS — APPLICATION SITE — VILLAGE GREEN — INDICATIVE RESIDENTIAL MASTERPLAN

SCALE 1:300

3 0 3 6 9 12 15 m

3 NORTH ELEVATION VILLAGE GREEN



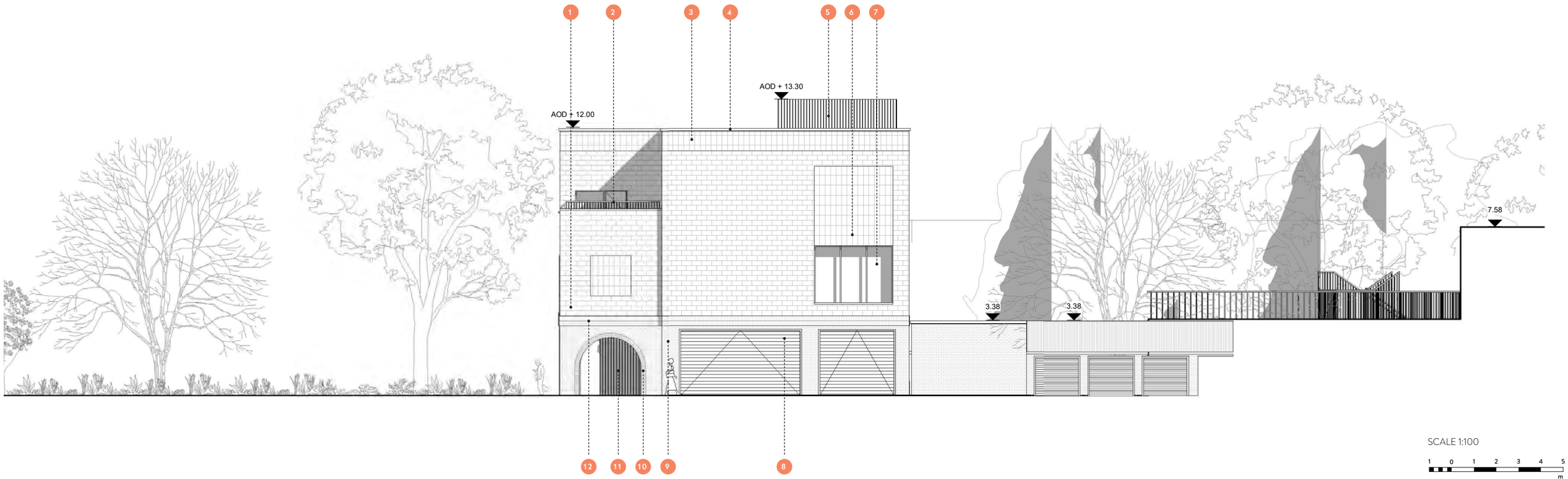
SCALE 1:300

3 0 3 6 9 12 15 m

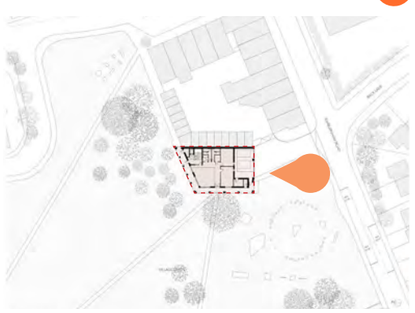
4 EAST ELEVATION HAM STREET

6.4.4 Building Scale, Massing and Proximities

South Elevation



KEY PLAN



SOUTH ELEVATION

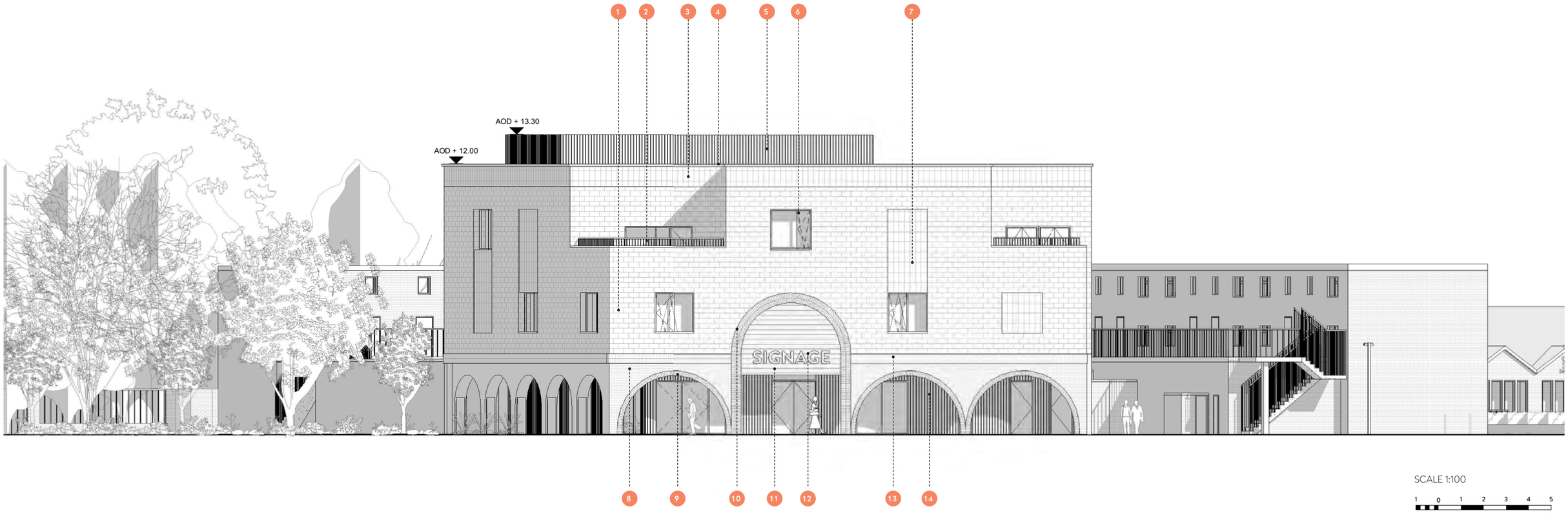
The south elevation is broken down into two elements both horizontally and vertically. On the horizontal plane the elevation is articulated by adding a different material and different geometry - a brick arched loggia which wraps around the building from ground to first floor. Vertically the western side is recessed and also houses a terrace at the top floor. This helps break up the mass and also highlights the eastern side which accommodates the activity hall. To further break up the blank wall facade, a large recessed opening is provided along with some glazing to allow both light and visibility into the activity hall.

KEY

1. White architectural masonry
2. 400mm metal balustrade on terrace
3. Soldier course architectural masonry
4. Aluminium roof coping
5. Timber panels
6. 25mm recessed soldier course architectural masonry
7. Fixed aluminium/ timber composite windows
8. Green metal garage doors
9. Green brick wall
10. Brick arch
11. Timber panels
12. 25mm projecting soldier course horizontal banding

6.4.5 Appearance

West Elevation



KEY PLAN

WEST ELEVATION

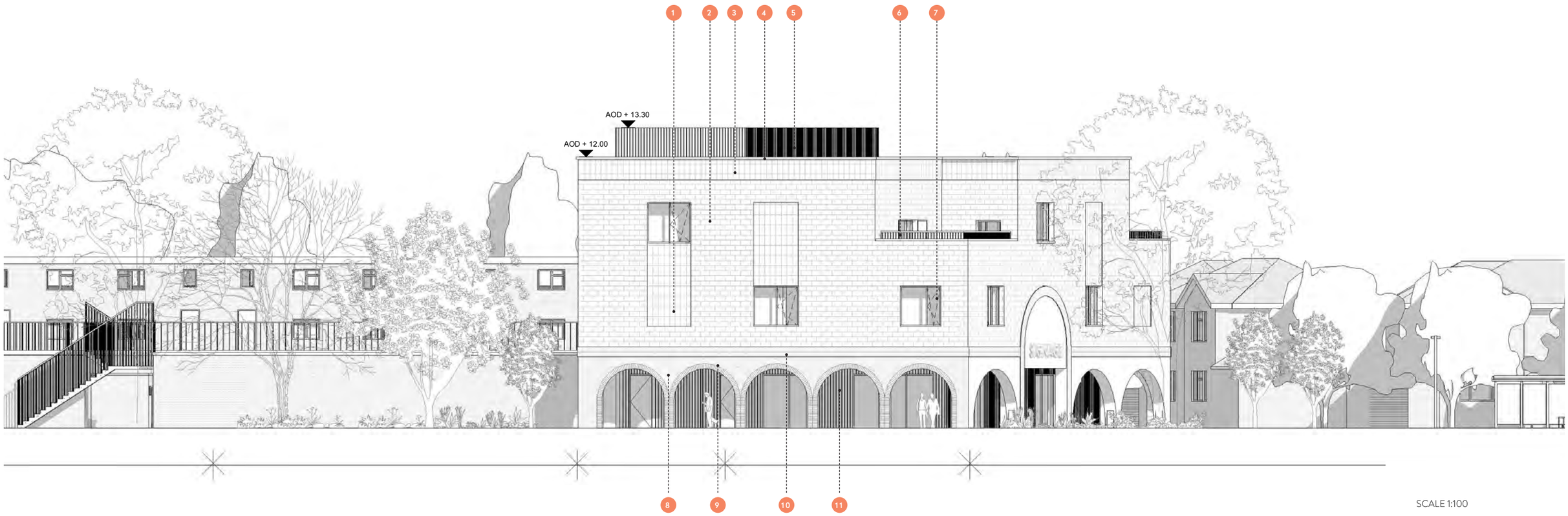
The west elevation is also broken down horizontally and vertically. A brick arched loggia wraps around at the ground floor, helping to break down the bulk and mass whilst providing a playfulness to the ground floor. Two terraces both to the south and north further help break down the mass whilst also allowing for key views out onto the Village Green. The window articulation has been placed at the centre of each arch and do not vary in size in order to maintain a coherent language within the facade. The main entrance of the building is accentuated by a larger 25mm projecting brick arch as well as signage - which will be determined by the Ham community. This helps provide a sense of identity and arrival to the building.

KEY

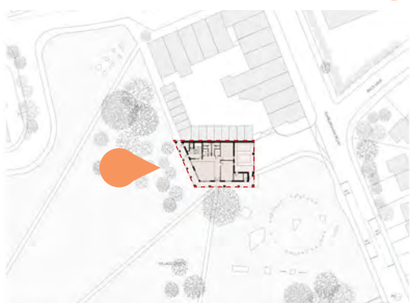
1. White architectural masonry
2. 400mm metal balustrade on terrace
3. Soldier course architectural masonry
4. Aluminium roof coping
5. Timber panels
6. Fixed and openable aluminium/ timber composite windows
7. 25mm recessed soldier course architectural masonry
8. Green brick wall
9. Brick arches
10. 25mm projecting main entrance arch
11. Soldier course at main entrance arch
12. New signage to be chosen by Ham community
13. 25mm projecting soldier course horizontal banding
14. Timber panels

6.4.5 Appearance

North Elevation



KEY PLAN



NORTH ELEVATION

The north elevation shares a common architectural language with the other elevations. An arched loggia wraps around the ground floor with a protruding horizontal band to help break up the mass. The terrace to the south-west is cut out in the corner of the building, as such it is visible in the south elevation as well.

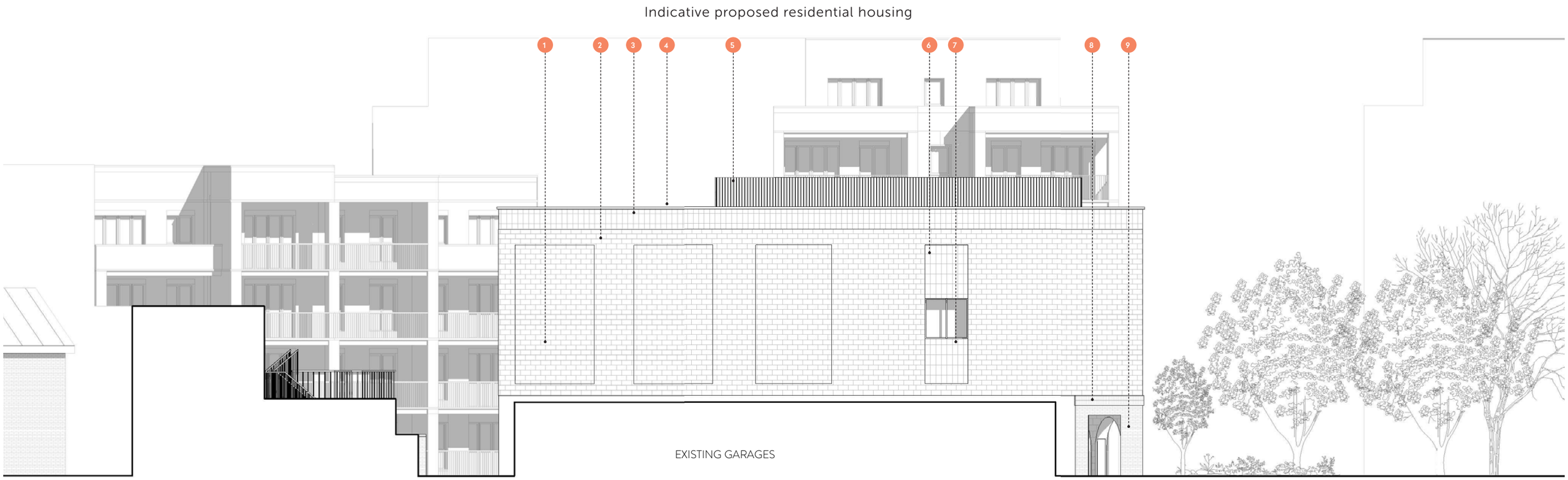
Large recessed openings which contain glazing have been placed to help break up the blank facade, where the window position alters.

KEY

1. 25mm recessed soldier course architectural masonry
2. White architectural masonry
3. Soldier course architectural masonry
4. Aluminium roof coping
5. Timber panels
6. 400mm metal balustrade on terrace
7. Fixed and openable aluminium/timber composite windows
8. Green brick wall
9. Brick arches
10. 25mm projecting soldier course horizontal banding
11. Timber panels

6.4.5 Appearance

East Elevation



KEY PLAN

EAST ELEVATION

Given the specific location of the proposed community centre - the area behind the shops on the corner of Ashburnham Road / Ham Street - the elevation facing the shops and flats above must not allow for much glazing to avoid privacy issues and overlooking. As such, only one window is provided to allow light into the stair core.

KEY

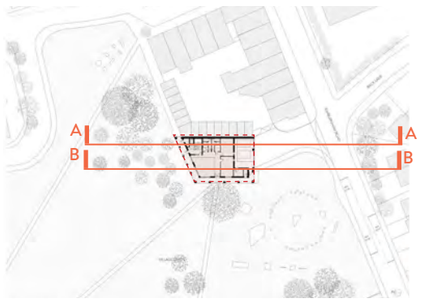
1. 25mm recessed architectural masonry
2. White architectural masonry
3. Soldier course architectural masonry
4. Aluminium roof coping
5. Timber panels
6. 25mm recessed soldier course architectural masonry
7. Fixed aluminium/ timber composite window
8. 25mm projecting soldier course horizontal banding
9. Green brick wall

6.4.6 Sections

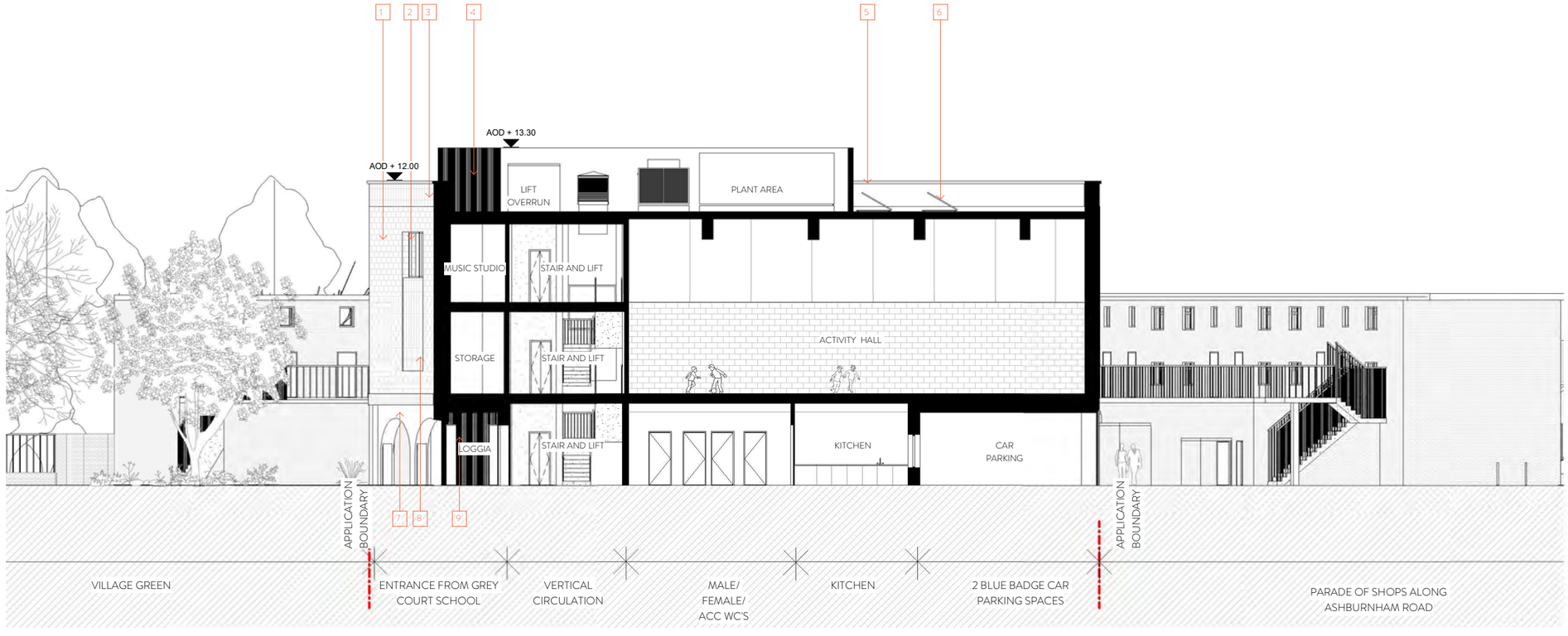
Proposed Section A-A and B-B

1. White architectural masonry
2. Aluminium/ timber composite windows
3. Soldier course architectural masonry
4. Timber panels
5. Aluminium roof coping
6. Photovoltaic panels
7. Brick arched loggia
8. 25mm recessed soldier course architectural masonry
9. Timber panels
10. 400mm metal railing

KEY PLAN

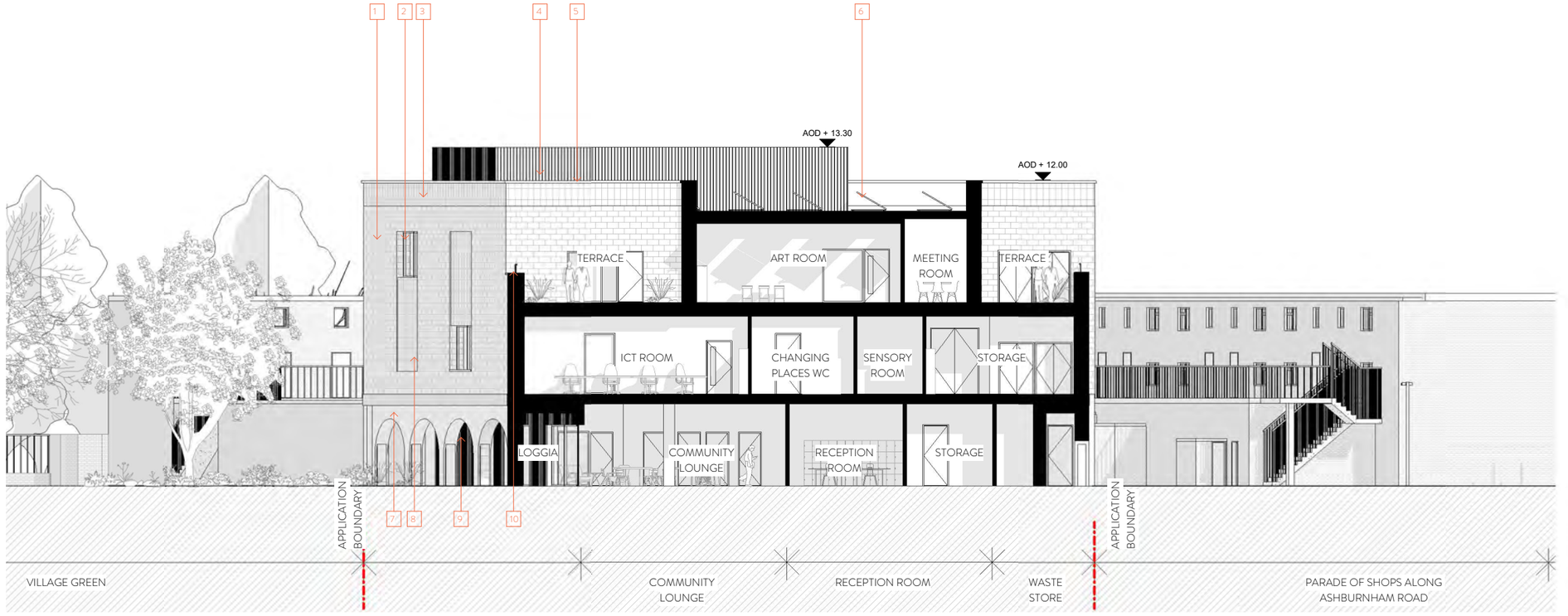


SECTION A-A



SCALE 1:100

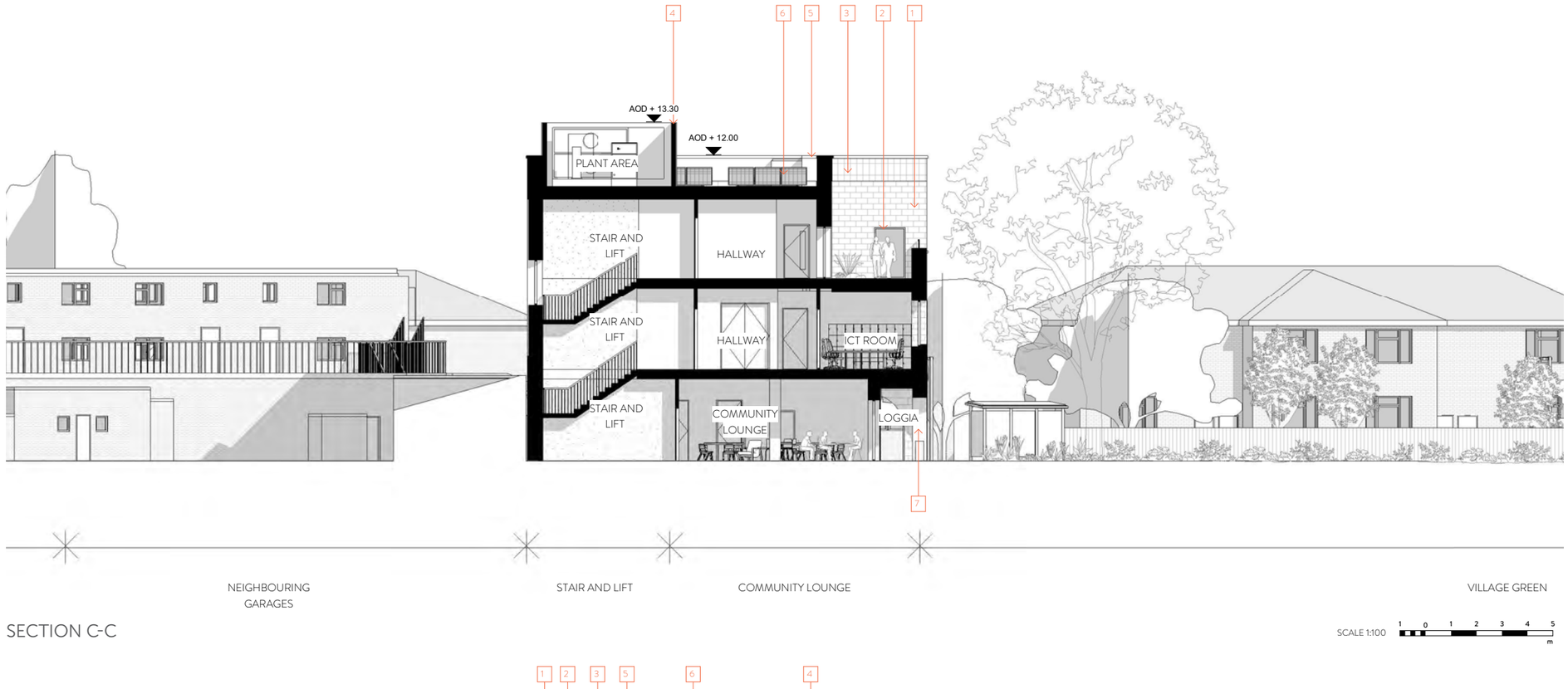
SECTION B-B



SCALE 1:100

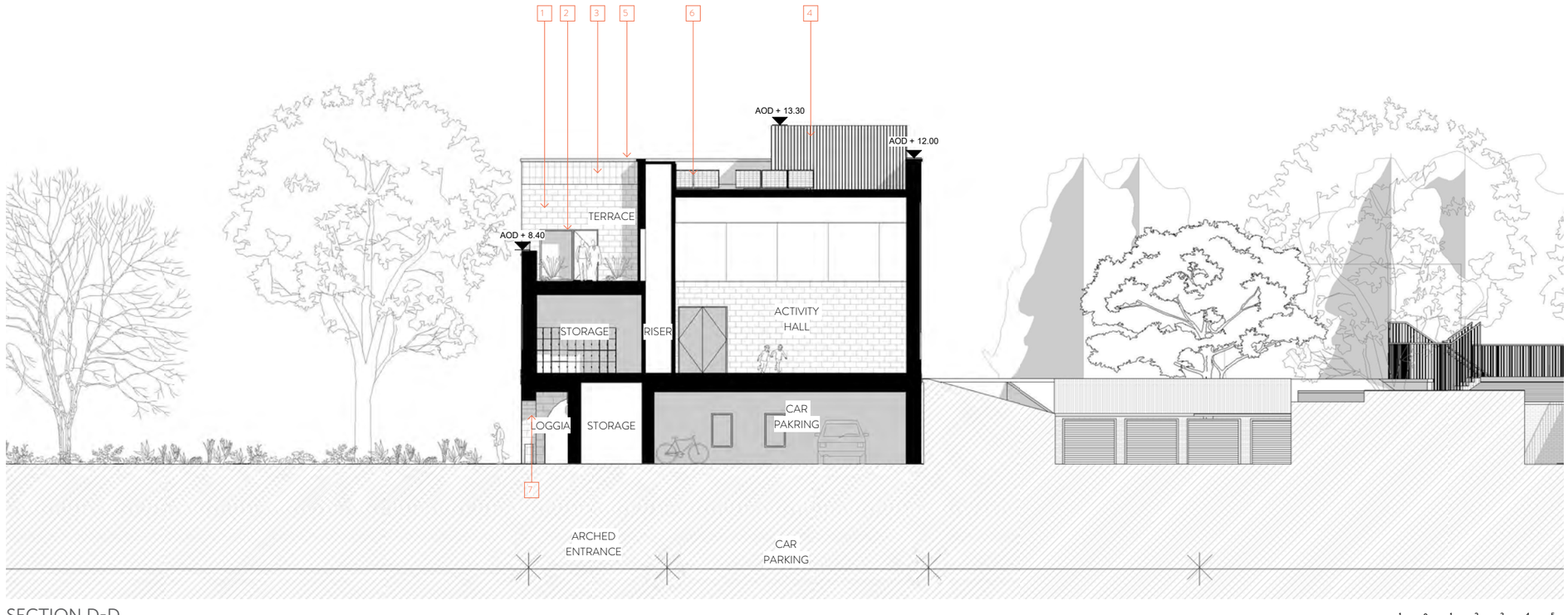
6.4.6 Sections

Proposed Section C-C and D-D



SECTION C-C

SCALE 1:100

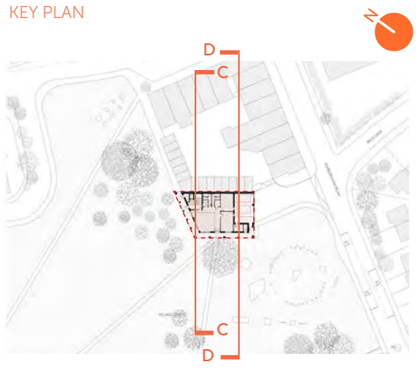


SECTION D-D

SCALE 1:100

1. White architectural masonry
2. Aluminium/ timber composite windows
3. Soldier course architectural masonry
4. Timber panels
5. Aluminium roof coping
6. Photovoltaic panels
7. Brick arched loggia
8. 25mm recessed soldier course architectural masonry
9. Timber panels
10. 400mm metal railing

KEY PLAN



6.4.7 Wider Area

Character Study

In order to gain a deeper understanding of the local architectural context, photographs of the area and its special features/detailing were gathered and studied.

These images were then collated into categories, as seen in the diagram to the right (separating non-residential buildings from residential). This enabled the analysis of the varying architectural motifs and important architectural features visible within the area to see any trends in textures, colours and materials.

There is a great opportunity for the new community centre to add to the architectural materiality of Ham. Given its civic prominence, the design response needs to be of high quality and distinguishable from the surrounding residential elements.

Local Non-Residential Buildings

Strathmore School

Strathmore School

Strathmore School

Strathmore School

Strathmore School

Ham Library

The Cassel Hospital

Meadlands Primary School

The Woodvile Centre

The Woodvile Centre

St. Richards Church

St. Richards Church

St. Richards Church

St. Thomas Aquinas Church

St. Thomas Aquinas Church

6.4.8 Wider Area

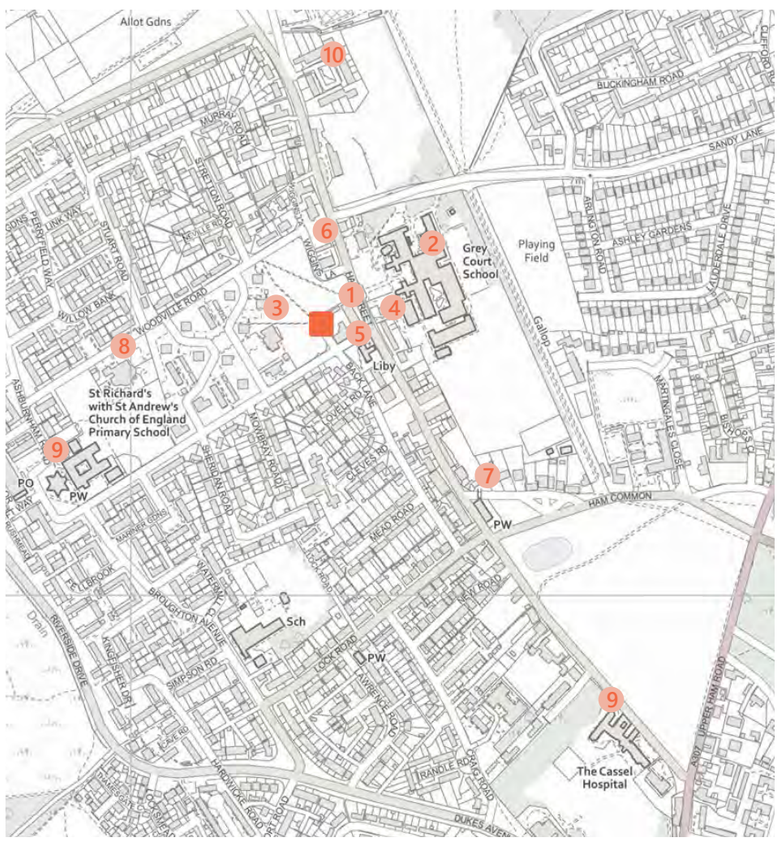
Character Study

The following pages look at key characteristics of non-residential buildings around Ham, focusing on both materiality and architectural detail.

The images to the right show materiality of all the immediate buildings around the application site as well as all non-residential buildings. It also shows certain architectural details of interest such as arched loggias, large-span windows, recessed brick elements and large celebrated entrances and gates.

The architectural narrative derives from the local vernacular of Ham, highlighting key influential design details inspired by significant buildings around Ham - both historically and present day.

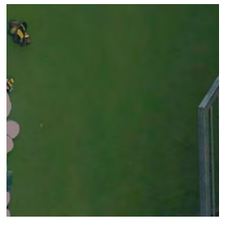
Location Map



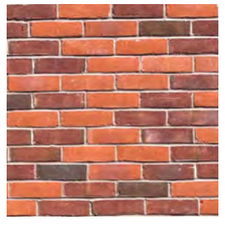
MATERIALS

1 Light Brick

1 Brick and Render



1 Green Painted Wall



2 Red Brick

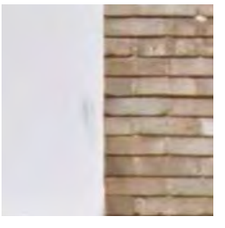
2 White Render

3 Dark Brick

3 Rough Concrete

4 Orange Brick

5 Dark Brick



6 Light Brick and Render

7 White Painted Brick

8 Green Painted Timber

9 Green Copper Roof

9 Dark Brick

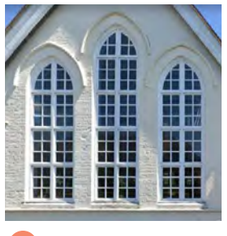
9 Dark & Light Brick

DETAILING

2 Arched Entrance

10 Arched Loggia

10 Arched Loggia

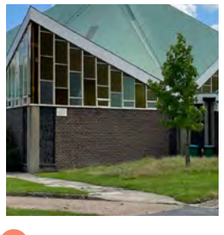


7 Arched Windows

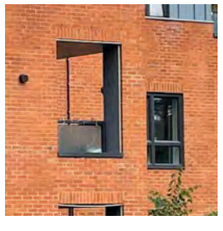
Arched Entrance

2 Large Span Window

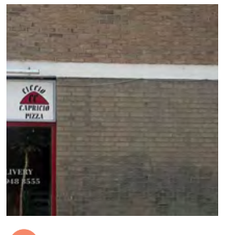
4 Set Back Brick Detail



9 Differentiation of Material



Recessed Terrace



1 Horizontal Banding

6.4.9 Materiality

Material Board

Having undertaken a thorough analysis of the surrounding vernacular and its materiality, it is the project team's belief that the proposals need to be a modern interpretation of its current context.

To this end, the proposed materials for the new centre are both robust and playful in equal measure.

The intention is that all materials compliment one another and help the building sit comfortably within the context and ultimately read as one coherent piece of architecture. The material board describes the proposed materials and their relationship with one another.

1. Light Architectural Masonry
2. Green Brick
3. Timber Projections
4. Timber Panels
5. Aluminium/ Timber Composite Window (yellow frame)
6. Aluminium Yellow Roof Coping

Manor Farm Barn circa 1870

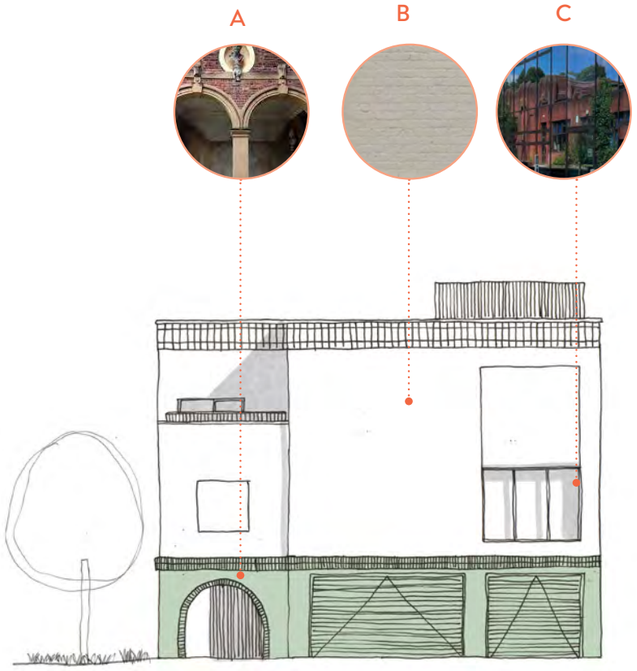
Manor Farm

Ham House

St. Thomas Aquinas Church

6.4.10 Concept Sketch

Elevations

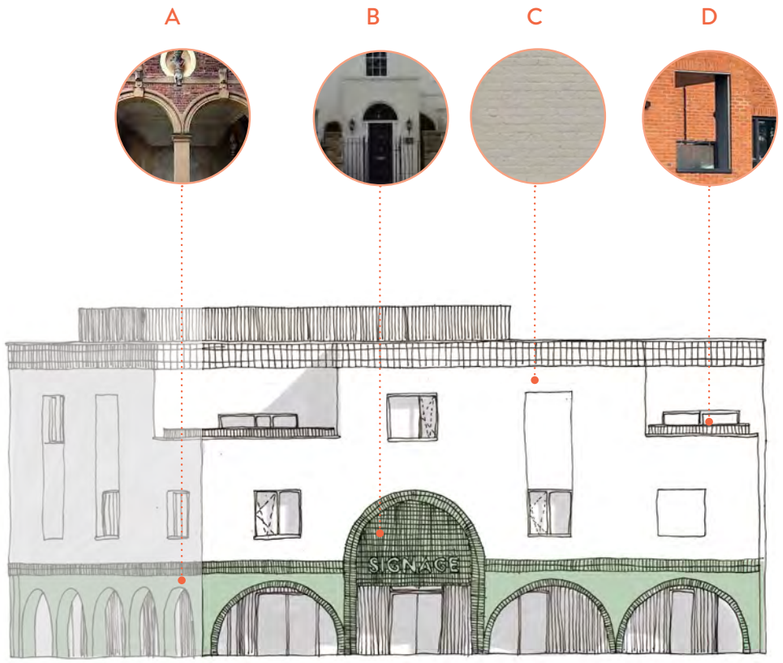


Concept Sketch - South Elevation

A Inspiration from Ham House Loggia

B Material inspiration from Thomas Aquinas Church

C Window precedent from Grey Court School



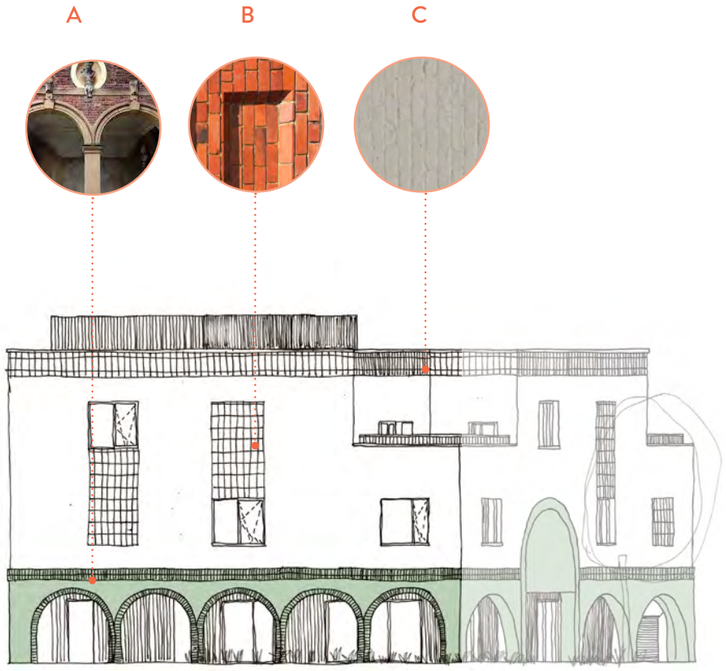
Concept Sketch - West Elevation

A Inspiration from Ham House Loggia

B Signified entrance inspiration from Ham

C Material inspiration from Thomas Aquinas Church

D Recessed terrace inspiration from houses in Ham



Concept Sketch - North Elevation

A Inspiration from Ham House Loggia

B Recessed masonry inspiration from Almshouses

C Material inspiration from St. Thomas Aquinas Church

6.4.11 Elevation Character

Colour Elevations

The proposed community centre takes inspiration from the nearby landmark 'Ham House', particularly the arched loggia at the ground floor. To further accentuate the differentiation of the ground floor to the rest of the building, a different material is proposed - in this case green brickwork. The other main material proposed for the community centre is white architectural masonry. This takes inspiration from the nearby St. Thomas Aquinas Church which is an all white painted brick building. Finally the large openings and windows proposed take inspiration from the more civic and newly built Sixth Form at Grey Court School.

Each elevation has a complimentary identity and features, most notably:

> Separation of ground floor level from the rest of building.

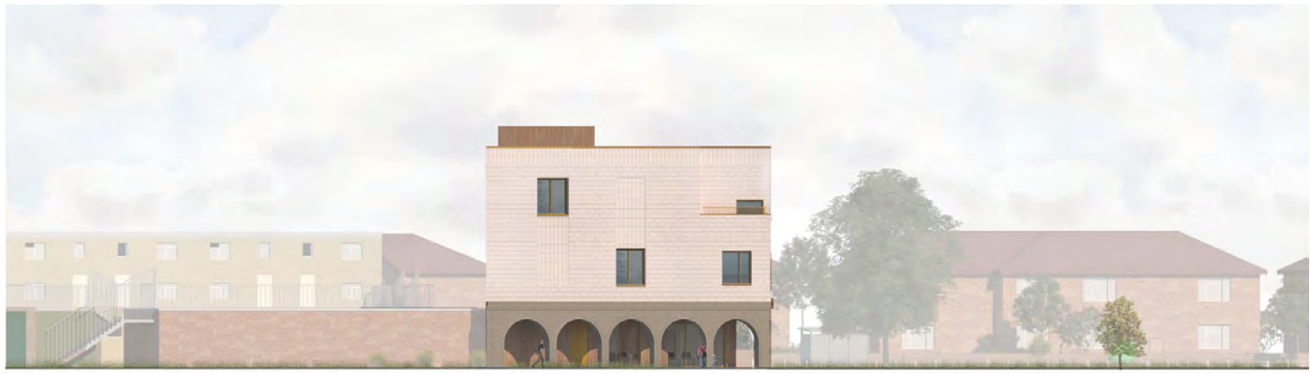
> Architectural masonry detailing used to highlight the top band of the building, recessed 'blank' windows and cut-out terraces.

> Fenestration with same type of windows to achieve symmetry on each facade of the building.

> Different brickwork coursing at main entrance to create a sense of identity, clear wayfinding and arrival for the building.

PROPOSED SOUTH ELEVATION

PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION

PROPOSED EAST ELEVATION

6.4.12 Bay Study

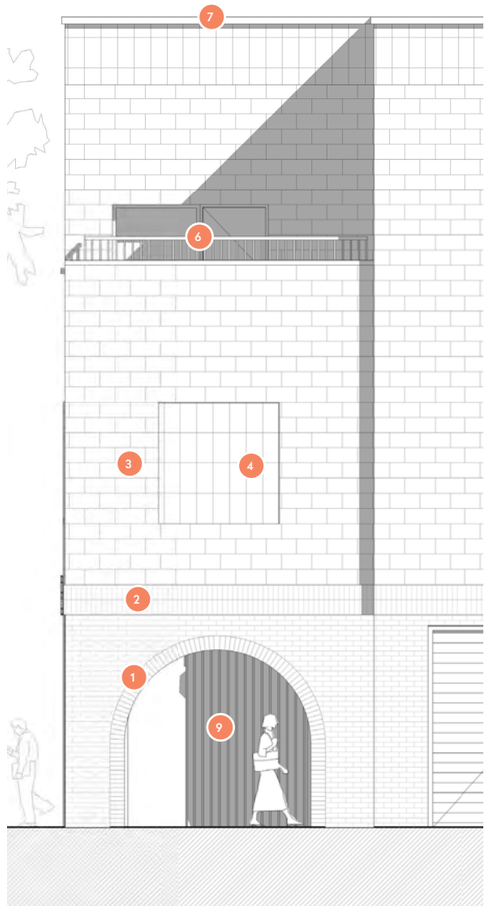
South Elevation

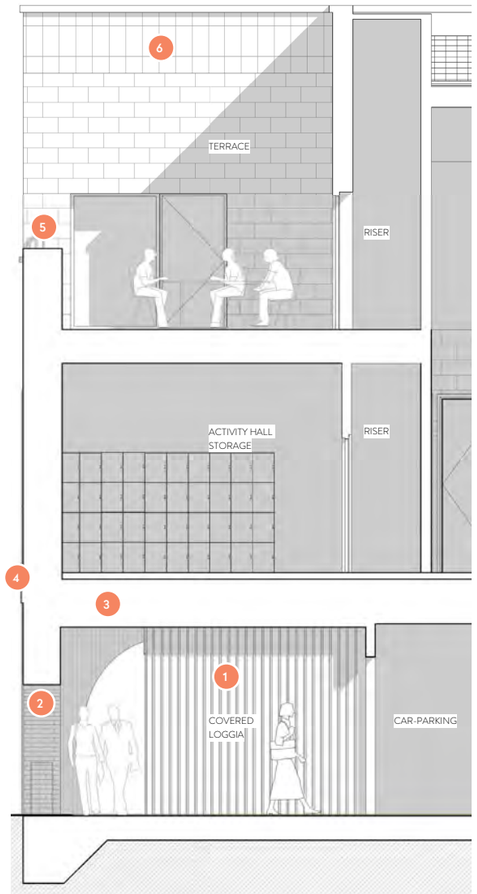
A range of materials are used in conjunction with one another, to create a varied and articulated facade. The proportions work to create a horizontal expression, in keeping with the surrounding context and directly related to the functions of spaces that sit behind their elevation. There are three main aesthetics and treatments evident:

1. North Facade: North Terrace
2. West Facade: Main Entrance
3. South Facade: South Terrace

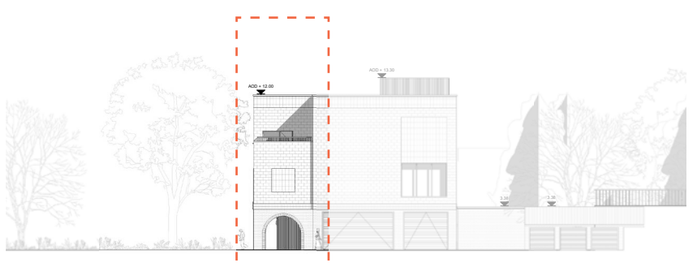
To ensure that the community centre appears as one coherent piece of architecture,=== a high quality but simple palette of materials has been proposed.

This means that although the three treatments described have different proportions, they all work together to create a cohesive and legible scheme.





KEY ELEVATION



01 : ELEVATION FROM ASHBURNHAM ROAD

The south facing facade has been carefully considered in terms of privacy, outlook and appearance as it is the main elevation viewed from neighbouring properties and seen upon arrival.

Green brickwork defines the ground floor as an arched loggia. Community spaces which are set back at the ground floor are shown as timber panels to allow for softer transition into the interior.

Architectural masonry detailing is shown in 'blank' recessed windows as soldier bond.

01 : ELEVATION FROM ASHBURNHAM ROAD

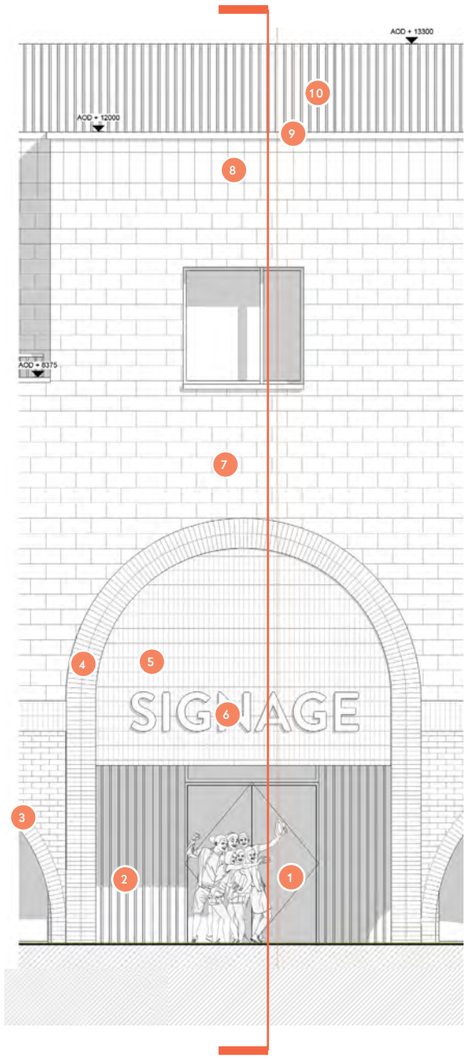
1. Green brick arch
2. 25mm projecting soldier course horizontal banding
3. Architectural masonry
4. 25mm recessed soldier course architectural masonry
5. Aluminium coping
6. 400mm metal balustrade on terrace
7. Soldier course architectural masonry
8. Aluminium roof coping
9. Timber panels

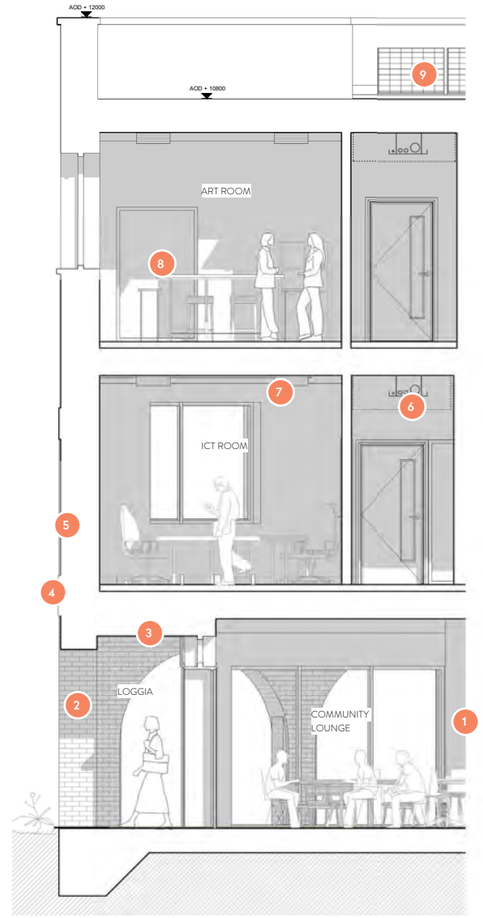
01: NORTH BAY SECTION

1. Timber panels
2. Brick arches
3. Metal soffit area
4. 25mm projecting main entrance arch
5. 400mm metal balustrade on terrace
6. Soldier course architectural masonry
7. Aluminium roof coping

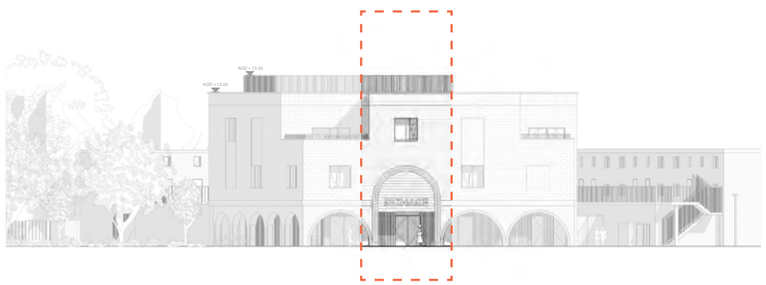
6.4.12 Bay Study

West Elevation





KEY ELEVATION



02: ELEVATION FROM VILLAGE GREEN - MAIN ENTRANCE

The west elevation is designed for users, staff and visitors to engage with the adjacent village green. The green brick arched loggia takes inspiration from the adjacent green. Floor-to-ceiling folding glass doors and windows allow for large quantities of natural daylight, views over the village green and ventilation/cooling on hotter days.

Special soldier course bonding and a 25mm projecting brick arch is located above the main entrance to provide identity and sense of arrival to the building.

02: ELEVATION FROM VILLAGE GREEN - MAIN ENTRANCE

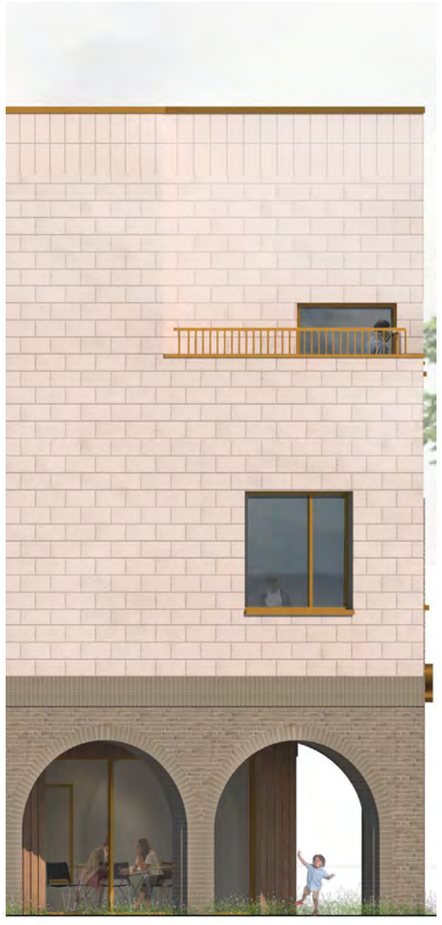
1. Main entrance double glass doors
2. Timber panels
3. Green brick arches
4. 25mm projecting main entrance arch
5. Soldier course
6. New signage to be chosen by Ham community
7. White architectural masonry
8. Soldier course architectural masonry
9. Aluminium roof coping
10. Timber panels

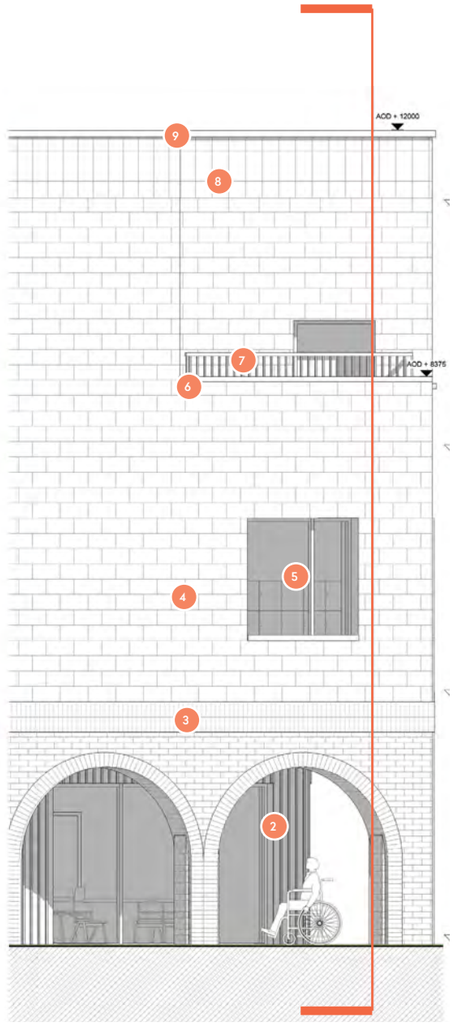
02: WEST BAY SECTION

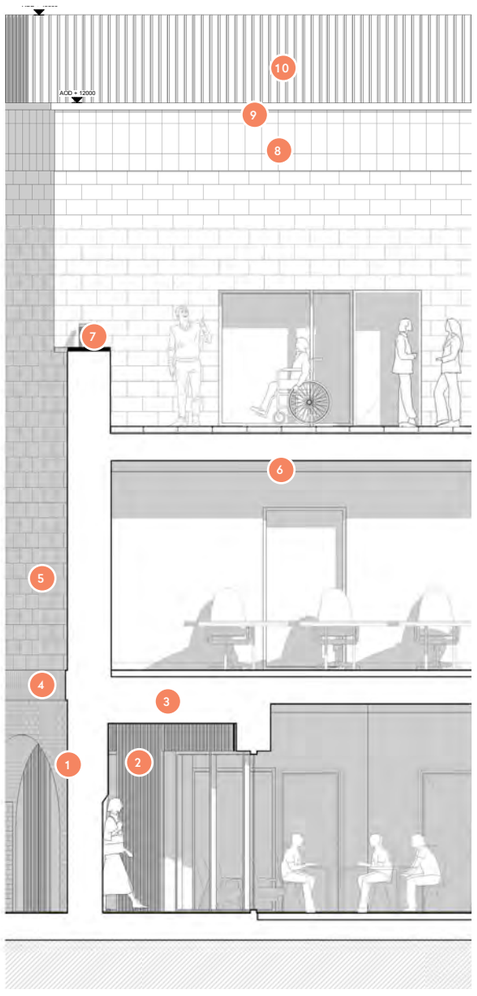
1. Structural column
2. Brick arches
3. Soffit area
4. 25mm projecting main entrance arch
5. 25mm recessed soldier course bonding at main entrance
6. Anticipated route of supply and extract ventilation
7. Supply and return ducting outlet
8. Fixed aluminium/ timber composite window
9. Photovoltaic panels

6.4.12 Bay Study

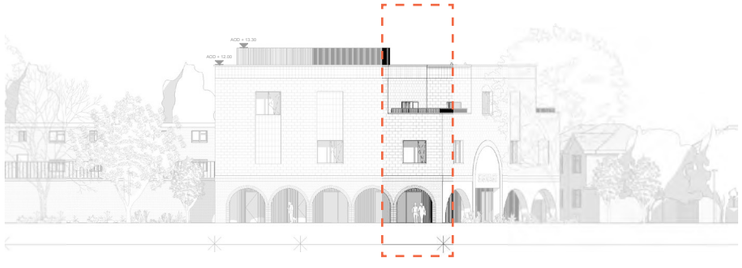
North Elevation







KEY ELEVATION



03 : ELEVATION FROM VILLAGE GREEN (NORTH)

The north facing elevation utilises the same material palette evident on the south and west facades. Green brick arches are proposed at the ground floor for the covered arched loggia, with timber set back and floor-to-ceiling windows providing the community lounge with maximum natural daylight.

The rest of the building uses white architectural masonry. Aluminium/ timber composite windows are placed on the first floor to allow light and views out from the ICT group room. The top floor houses the north-west terrace which is faced with the same light architectural masonry.

03 : ELEVATION FROM VILLAGE GREEN (NORTH)

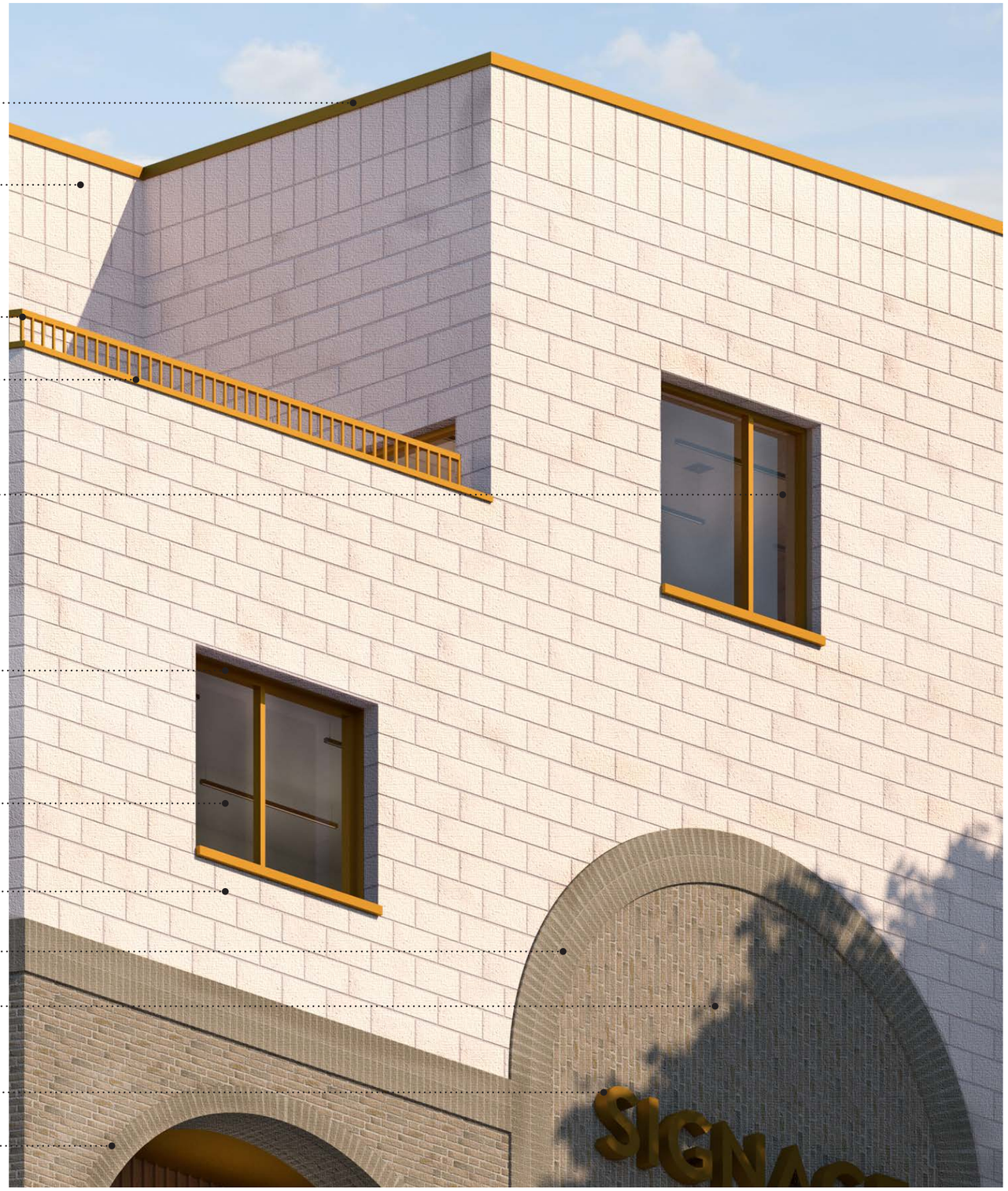
1. Green brick arches
2. Timber panels
3. 25mm projecting soldier course horizontal banding
4. White architectural masonry
5. Aluminium/ timber composite window
6. Aluminium yellow coping
7. 400mm metal balustrade on terrace
8. Soldier course architectural masonry
9. Aluminium roof coping

03: NORTH BAY SECTION

1. Brick arches
2. Timber panels
3. Soffit area
4. 25mm projecting soldier course horizontal banding
5. White architectural masonry
6. Supply and return ducting outlet
7. 400mm additional balustrade on terrace
8. Soldier course architectural masonry
9. Aluminium roof coping
10. Timber panels

6.4.13 Materiality

Entrance Detail



Aluminium yellow roof coping

Soldier course bonding at top of building

400mm additional metal balustrade on terrace (yellow)

Aluminium terrace coping (yellow)

Openable window to Art room

Aluminium/timber composite yellow window frame

Openable window to ICT room

White architectural masonry

25mm projecting main entrance arch

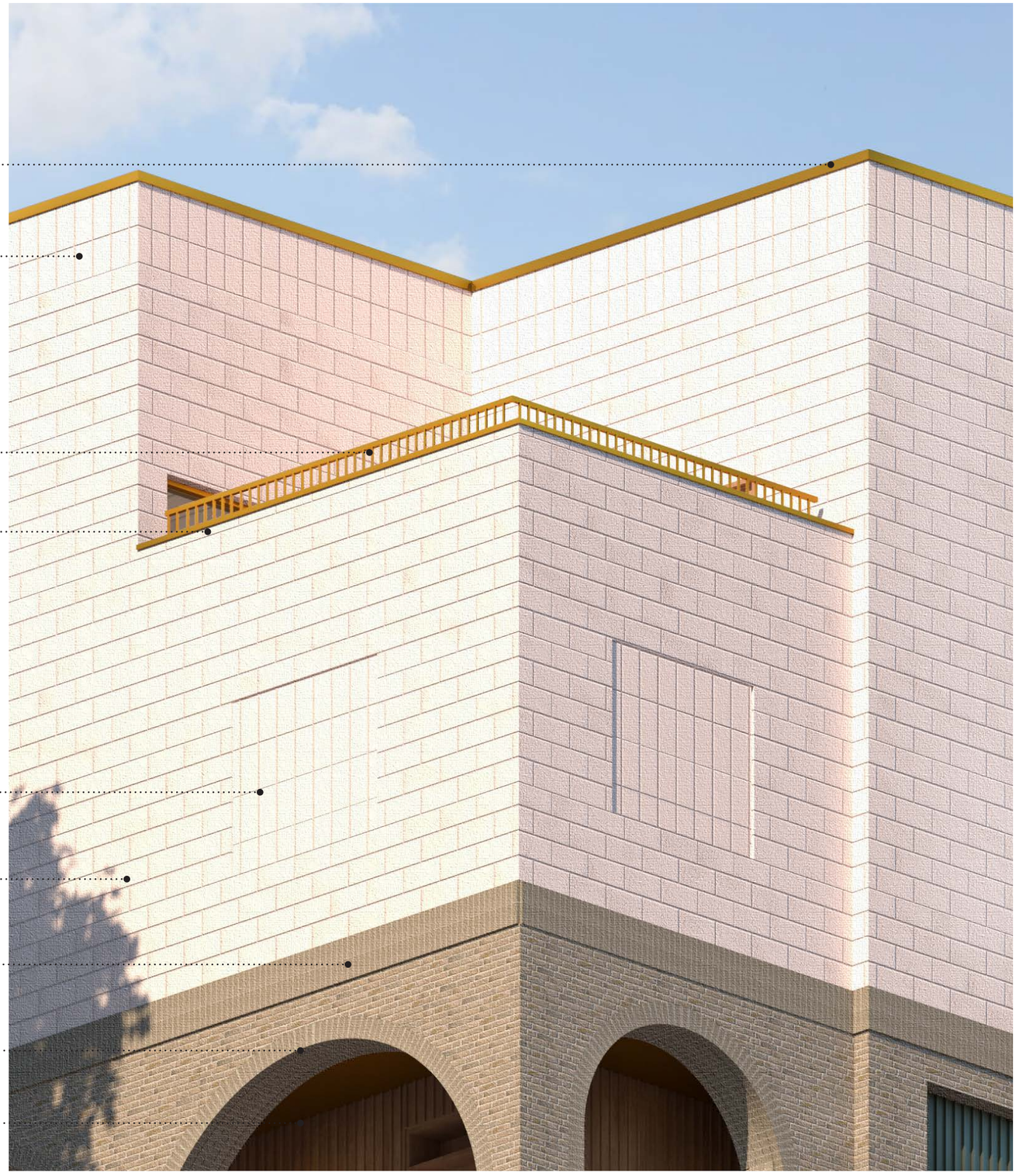
25mm recessed soldier course bonding at main entrance

New signage to be chosen by Ham community

Green brick

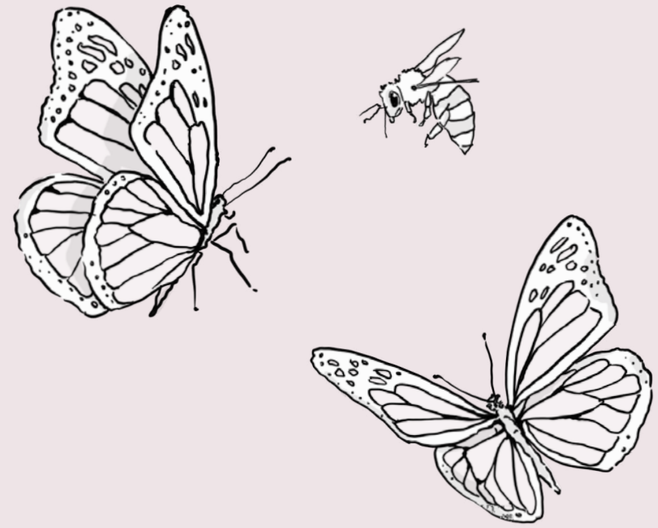
6.4.13 Materiality

South-Facing Terrace




SIGNAGE

6.5 Ham Community Centre - Strategies



HAM LANDS BUTTERFLIES

6.5.1 Energy & Sustainability

Strategies

Ventilation systems with heat recovery are proposed for the building to reduce carbon emissions. Heating and cooling for the building will be generated using low-carbon air source heat pump/variable refrigerant flow (VRF) technologies located in a plant room on the roof. Further, photovoltaic solar panels will be used to assist in reducing carbon emissions from the building and offset electricity drawn from the grid. Finally, dimmable lighting systems that respond to natural light levels will be used to reduce carbon emissions from lighting.

Large windows overlooking the Village Green to the north and south elevation serve the main communal spaces in the new centre. As a result, these spaces will have very good daylight without excessive direct solar gain. Spaces on the south façade directly face the neighbours close to Back Lane and Ashburnham road and therefore, the approach has been designed to prevent direct views to and from surrounding properties. Subsequently, there is one large window to allow natural daylight to the activity hall.

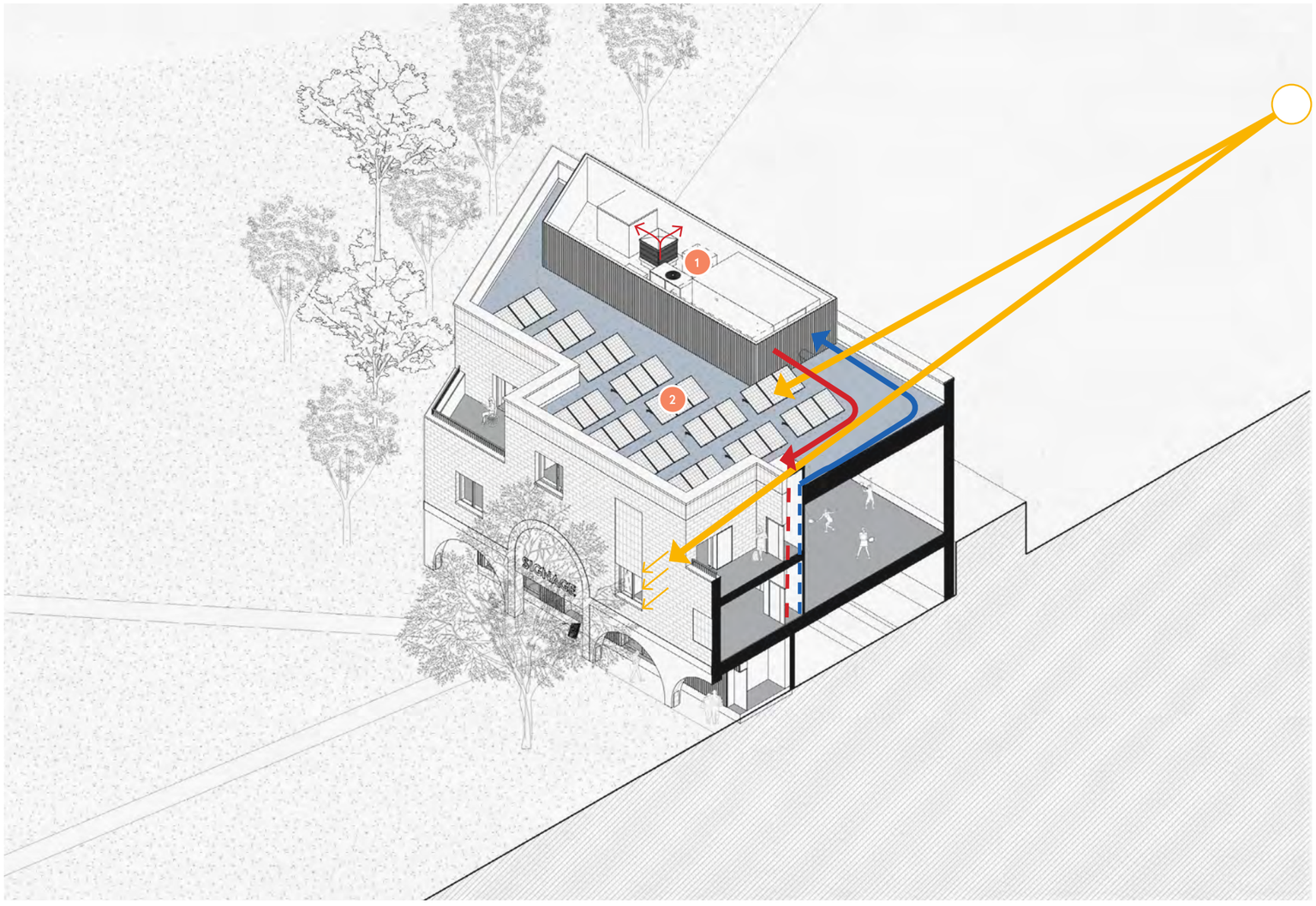
Fundamental to achieving energy efficiency in any new building is a suitably designed and specified thermal envelope. A 'fabric first' approach sets targets for improvement on the proposed building fabric, influenced by U-values, thermal bridging and air infiltration. By enhancing the building fabric performance, the building will experience a lower rate of heat loss. This in turn results in less energy required to heat the building.

The proposed community centre has maximised every opportunity to reduce emissions where practicable through a combination of efficient fabric and design; high efficiency heating systems and maximising suitable roof spaces for solar PV installation to make significant reductions in CO_2 emissions.

As part of the Civil Engineering design, the Community Facilities shall be provided with a blue roof attenuation system to mitigate the effects of climate change, flooding and water management. To further reduce CO_2 emissions the main proposed material - architectural masonry - contains 20% recycled content.

The new community centre will be BREEAM 'Excellent'. Please refer to the separate BREEAM Pre-Assessment Statement for further detail as to how the scheme meets the required credits.

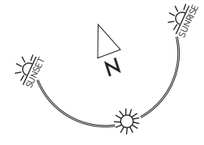
Please refer to the separate Energy and Sustainability Statements, Circular Economy Statement and Whole Life Carbon Assessment for further detail.



Sustainability Strategy

Key

- Air Intake
- Air Exhaust
- Sun Light
- Blue Roof
- 1 Air Soure Heat Pump
- 2 Photovoltaic Solar Panels

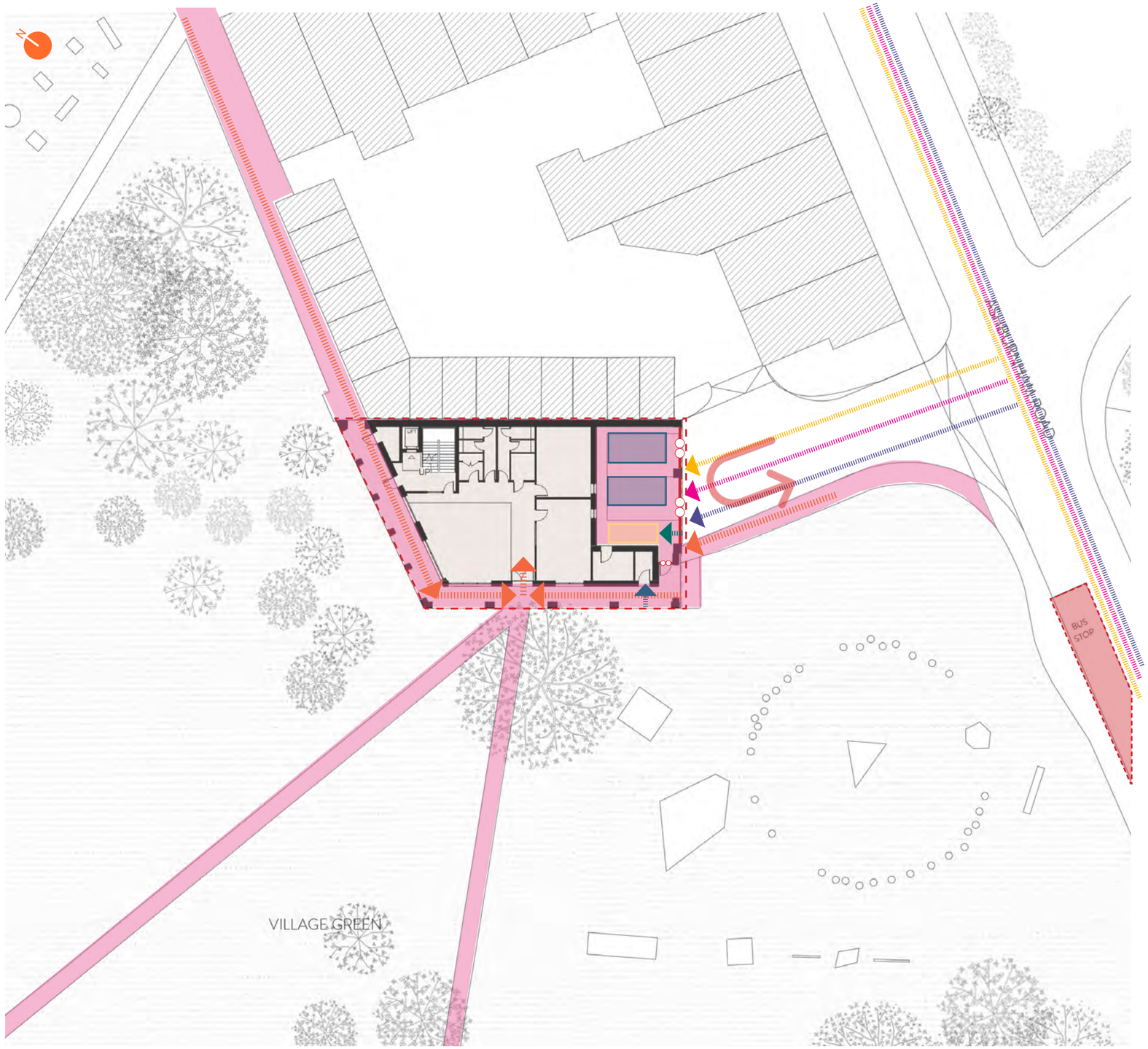


6.5.2 Strategies

Access Plan, Pedestrian and Vehicular

Key

- Pupil and Staff Peak Time Access
- Staff Vehicular Access
- Disabled Vehicular Access
- Service and Delivery Vehicular Access
- Bicycle Acces
- Refuse Acces
- Bike Store
- 2 Blue Badge Car Parking Spots
- Turning Point for Vehicles
- All Level Disabled Access Around Site
- Gate
- Public Transport Spot



Ground Floor Plan

6.5.2 Strategies

Access & Circulation

The proposed community centre includes one main lift. It is located at the top left side of the plan next to the community lounge and activity hall on the floor above.

Lift access is available on all levels and will:

- Be located adjacent to other means of vertical circulation (i.e. stair cores).
- Accommodate the expected people flow.
- Have a clear level landing directly in front of the lift of at least 1500mm by 1500mm for manoeuvring and waiting.

Additional consideration will be given to the material finish of the lift (including consideration of slip resistance, comfort and safety in use).

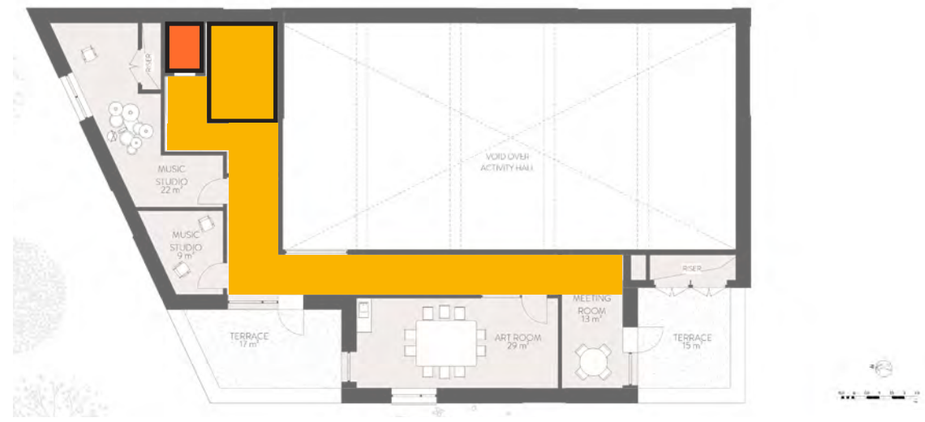
For safety, stairs will be designed to be of consistent width, have unobstructed landings at the head, foot and between flights with a depth at least equal to the width of the channel of the flight. No stair flight will have more than 12 risers in a single run and all will have uniform risers and treads in consecutive flights. They will also have visually contrasting nosing across the full width of the step.

One of the main users of the proposed community centre is a group called TAG which deals with disabled young persons, as such all access from outside to inside and within the building is designed to be all level. In addition to providing level access, the proposed scheme aims to address other impairments including visual, audible and mobility.

A combination of natural and artificial lighting will be provided to enhance circulation routes and to avoid glare, confusing reflections or shadows. Visually contrasting non-reflective materials are to be used within areas that could be affected by direct sunlight. This approach aims to help with the ongoing local project to make Ham more dementia friendly. Existing local strategies already put in place include the visual clues denoting the different paths across the Ham Village Green.

Key

- Main Circulation
- Stair and Core
- Lift Core
- External Circulation



Second Floor Plan (NTS)

First Floor Plan (NTS)

Ground Floor Plan (NTS)

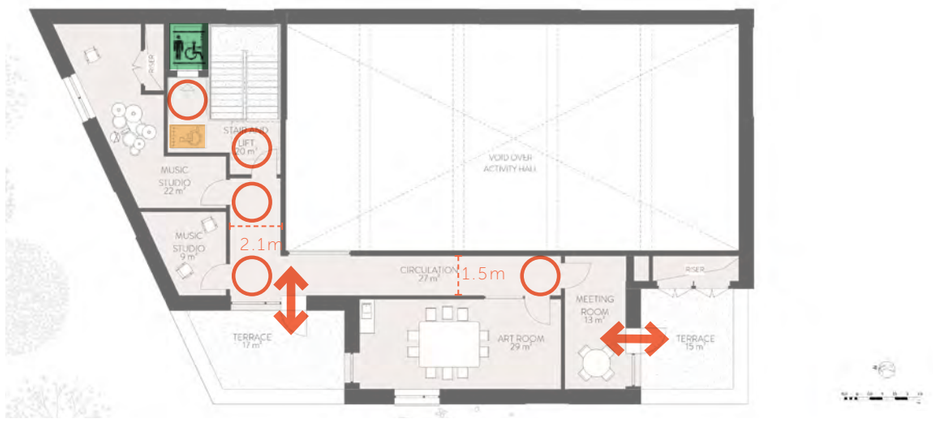
6.5.2 Strategies

Inclusive Layout

Given the community based nature of the building, along with the consideration of one of the main end users - TAG - the new centre is designed to be inclusive. There are a number of accessible design elements integrated within the proposal. This includes an accessible toilet at ground floor level which meets and exceeds Part M requirements and a changing places toilet provided at first floor level. A minimum of 1500mm corridor width is allowed for each floor with level access provided via a Part M compliant lift.

Key

- Part M Compliant Lift with 1500mm X 1500mm Zone in Front
- Protected Refuge Area
- Accessible Toilet
- Levelled Threshold
- 1500mm Turning Circle
- 2 Blue Badge Car Parking Spaces



Second Floor Plan (NTS)

First Floor Plan (NTS)

Ground Floor Plan (NTS)

6.5.2 Strategies

Waste Management, Cycling & Parking Provision

There will be two blue badge parking spaces provided for users of the community centre. Vehicular access will be from Ashburnham Road towards an undercroft parking area which will be closed off when the community centre is not operating to avoid any potential for anti-social behaviour.

Vertical cycle storage racks are provided in the same undercroft area as the car parking. A total of six allocated cycle spaces are provided in order to allow for enough walking and turning area when a disabled car is parked. As there is only one vehicle access route to the centre, a waste store is provided on the southern side of the building closest to the road.

Key

- 2 Blue Bage Parking Spots
- Vehicular Access for Community Centre Users
- Controlled Access Gates When Community Centre Not Open
- Cycle Store
- Waste Store

Ground Floor Plan (NTS)

6.5.2 Strategies

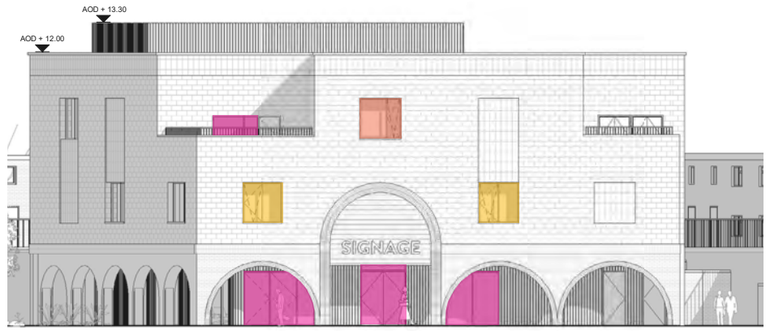
Facade Maintenance Strategy

The material palette of architectural masonry blockwork, green brickwork and aluminium has been chosen to be low maintenance and durable. The adjacent elevations show how the glazing will be cleaned.

Key

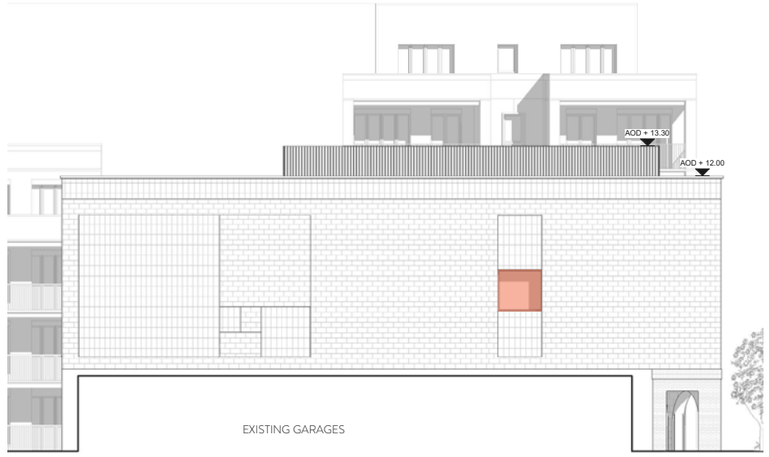
- Glazing Cleaned with Omnipole
- Glazing Cleaned from Associated Floor Level
- Glazing Cleaned Using Cherry Picker or Omnipole Cleaned from Within the Building

South Elevation



West Elevation

North Elevation



East Elevation

6.5.2 Strategies

Fire Strategy

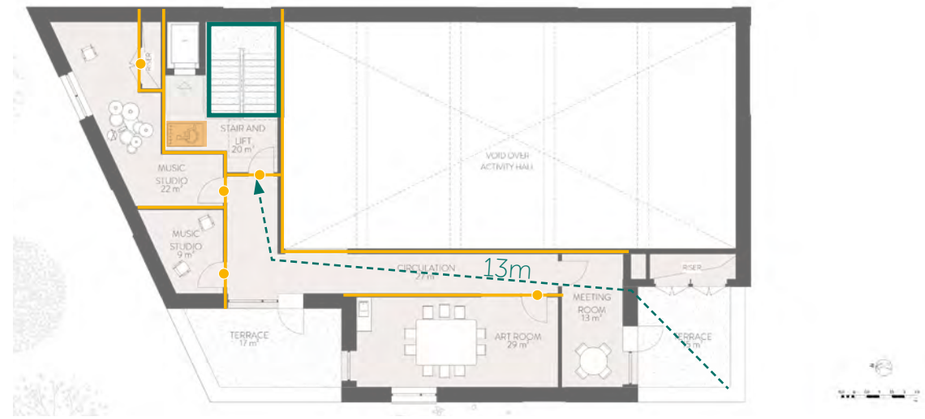
The ground floor offers 2 alternate means of escape. All internal structures and finishes will be fire rated in accordance with building regulations (refer to Fire Statement submitted as part of this Planning Application).

At first floor, the maximum horizontal escape distance from activity hall store to the stair core is 22.1m. On the second floor the maximum horizontal escape distance is 13m. Every floor above ground level has provided a designated wheelchair refuse area with EVC (Emergency Voice Communication).

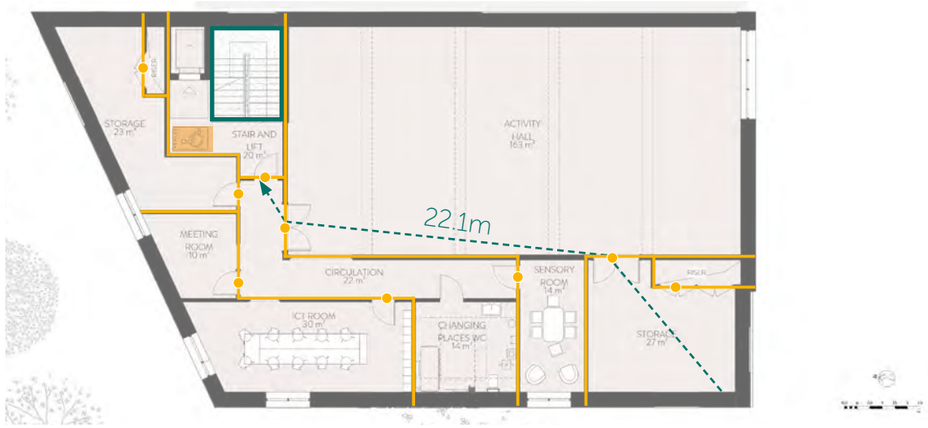
See separate Fire Strategy Report submitted as part of the planning application for further information.

Key

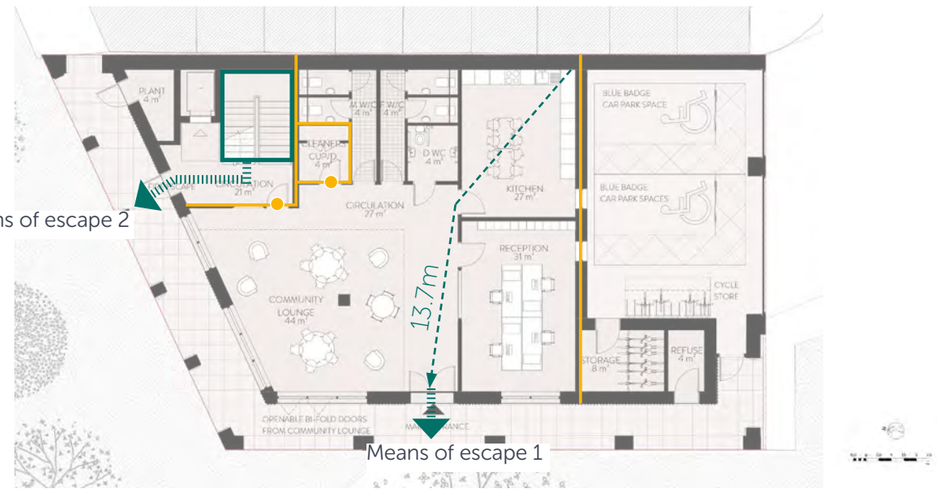
- Egress
- Wheelchair Refuse Area
- Stair Core
- Horizontal Travel Distance
- FD30
- 30/30/30 FDR Wall



Second Floor Plan (NTS)



First Floor Plan (NTS)



Ground Floor Plan (NTS)

6.5.3 Conclusion

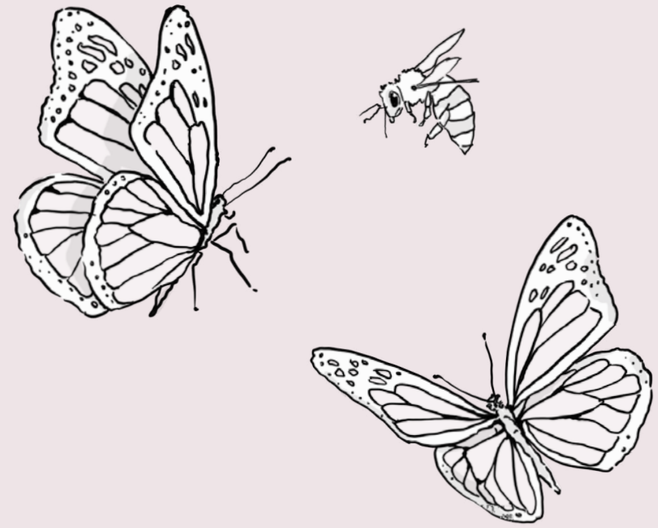
The community centre proposal is the product of extensive consultation. The design has evolved through iterative collaboration with current users of the existing facility, LBRuT officers, residents and the wider community.

The chosen location for the new community centre responds to both practical requirements and the voice of the local community. The current location is most appropriate as it allows easy access from the only public transport point at Ham Close, a direct route from the nearby Grey Court School and easy access from the Ham Close residential development.

The new community centre has taken its main inspiration from Ham's rich history, specifically the old Manor House which used to be on the site itself and the rich and bold Ham House. The proposals therefore look to provide a new high quality civic building for Ham and the wider community.

1:100 Card model of the proposed community centre

6.6 Richmond MakerLabs - Introduction



HAM LANDS BUTTERFLIES

6.6.1 Introduction

Introduction to Richmond MakerLabs

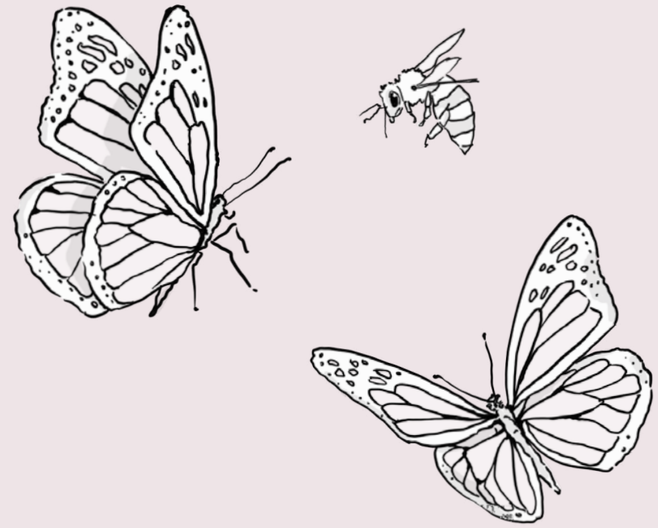
Situated on Ham Close is Richmond MakerLabs, a community space for people to 'tinker, make and be friendly'. The users of this facility have a keen interest in DIY and making. Existing facilities include: A kitchenette, laser cutters, IT benches, a wood shop, 3D printers, CNC machinery and a metal lathe. The building and the land it sits on is owned by Richmond Housing Partnership (RHP).

The existing building and associated gated yard where Richmond MakerLabs conduct their work was, however, originally built as a sub depot for Ham Close and thus overtime the space has proved insufficient for the expanding work of the group. This has been exacerbated during the Covid-19 pandemic, with inadequate space to allow for social distancing. As part of the overall development of Ham Close, the existing space will be re-provided in a new purpose-built facility to accommodate the expanded needs of Richmond MakerLabs users, predominantly through the provision of two accessible and inclusive workshop spaces and attached outdoor space.

This Design and Access Statement serves to discuss the site at hand, the emerging narrative and the consequential design approach to the new Richmond MakerLabs.

Photo of Existing Richmond MakerLabs

6.7 Richmond MakerLabs - The Site



HAM LANDS BUTTERFLIES

6.7.1 Plot Location Plan

The Existing Site

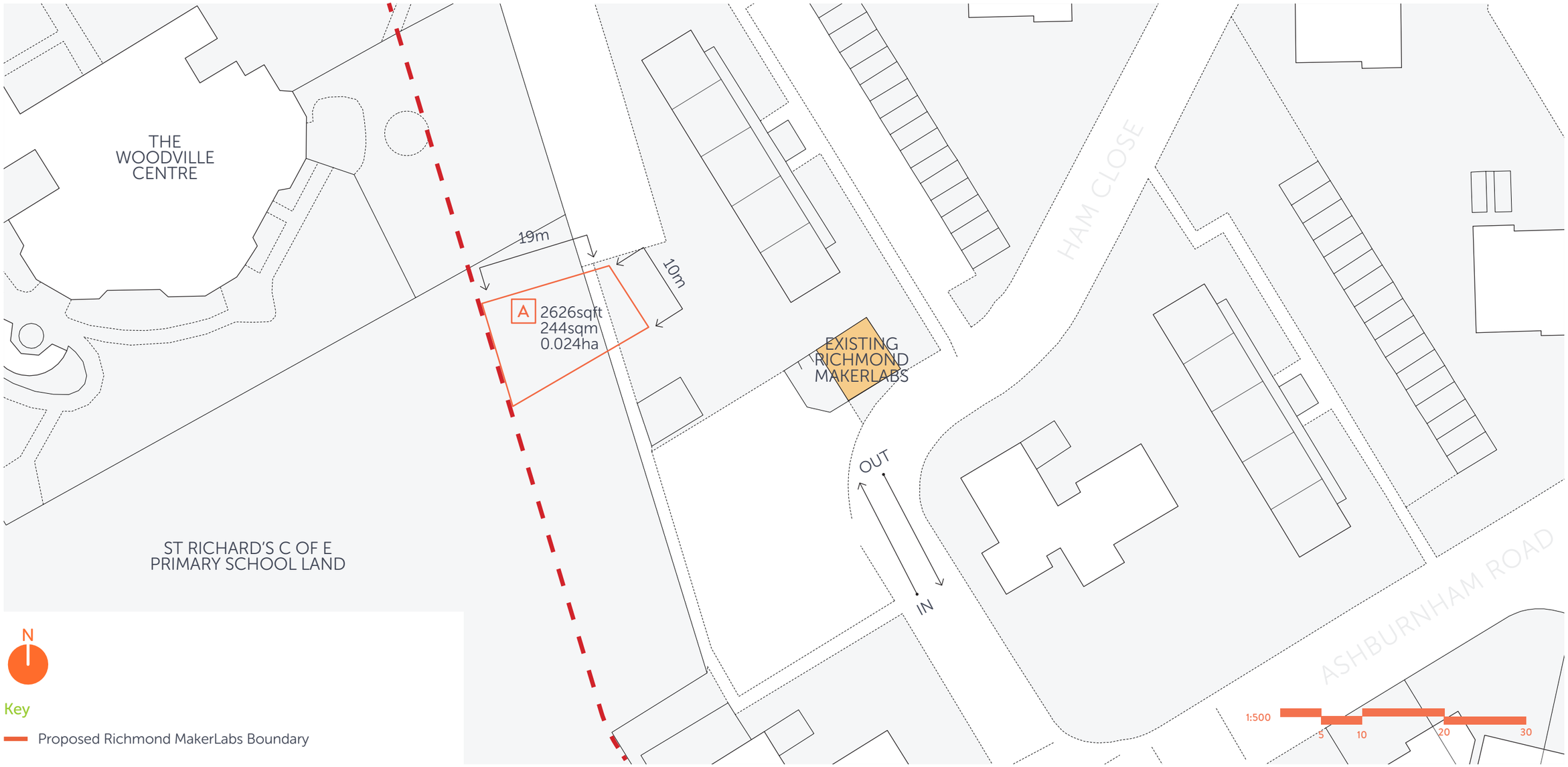
The below plan shows the proposed location for the Richmond MakerLabs on the existing site.

Plot Location Plan

6.7.2 Plot Site Plan

The Existing Plot

The below plan shows the proposed location for the Richmond MakerLabs on the existing site.



Plot Site Plan

6.7.3 Site Photography

Images of the Existing Site

As evidenced by the adjacent photographs, the proposed site of the new Richmond MakerLabs is currently situated within St Richard's Church of England Primary School land, beyond the existing wall to the east. To the immediate north are a number of trees, one of which is a Category A pine tree with an associated root protection area. These trees are located to the east of the Woodville Centre. Beyond the existing boundary school wall is Ham Close. The site will be accessible from roads leading off Ham Close, Woodville Road and Ashburnham Road.

1. View of existing boundary wall from the south with the site beyond

2. View of existing boundary wall from the north with the site beyond

Key Plan

3. View of the site from the other side of the existing boundary wall

4. View of the existing Richmond MakerLabs facility

6.7.4 The Proposed Site

Proposed Location

The location of the proposed new Richmond MakerLabs facility is beyond the existing boundary wall within St Richard's Church of England Primary School land, close to the existing Richmond MakerLabs building. Due to its location, the Richmond MakerLabs can be built during Phase 1, re-providing the existing facilities on the site and thus providing early community benefit.

The Richmond MakerLabs is situated away from the centre of the residential development to limit exposure to noise from within and also so any deliveries to the Richmond MakerLabs do not have a major impact on residents.

The reason for providing the Richmond MakerLabs as a standalone building is as follows:

1) The current building is a self-contained block rather than integrated into the residential homes.

2) By remaining stand-alone, it can be built early in the construction phasing, allowing continuity of use.

3) There is greater opportunity for the design of specialist spaces to suit the needs of the Richmond MakerLabs as a standalone building.

4) Noise exposure and lack of natural ventilation would be greater in a residential block, with greater acoustic consideration needed to prevent sound passing through floors and walls.

5) A standalone building would allow for expansion of the Richmond MakerLabs, explored in greater detail in the next chapter.

6) A single structure ensures legibility and prominence to the facility - it is a key piece of social infrastructure that should be celebrated architecturally.

Indeed, the proposed location sits at the end of the Linear Park on the residential masterplan and can be seen as a destination for the new development whilst seeking to attract more people from the wider community. Its location and programme also gives rise to the opportunity to create a bespoke piece of architecture separate to the residential proposals.

The next page highlights a number of the design constraints which have informed the development. These include a root protection area (RPA) to the north of the site, the site boundary to the school land, a rising main legal easement and new residential developments to the south.

Masterplan Site Plan.
Image Copyright LUC
For full details on phasing strategy refer to BPTW information

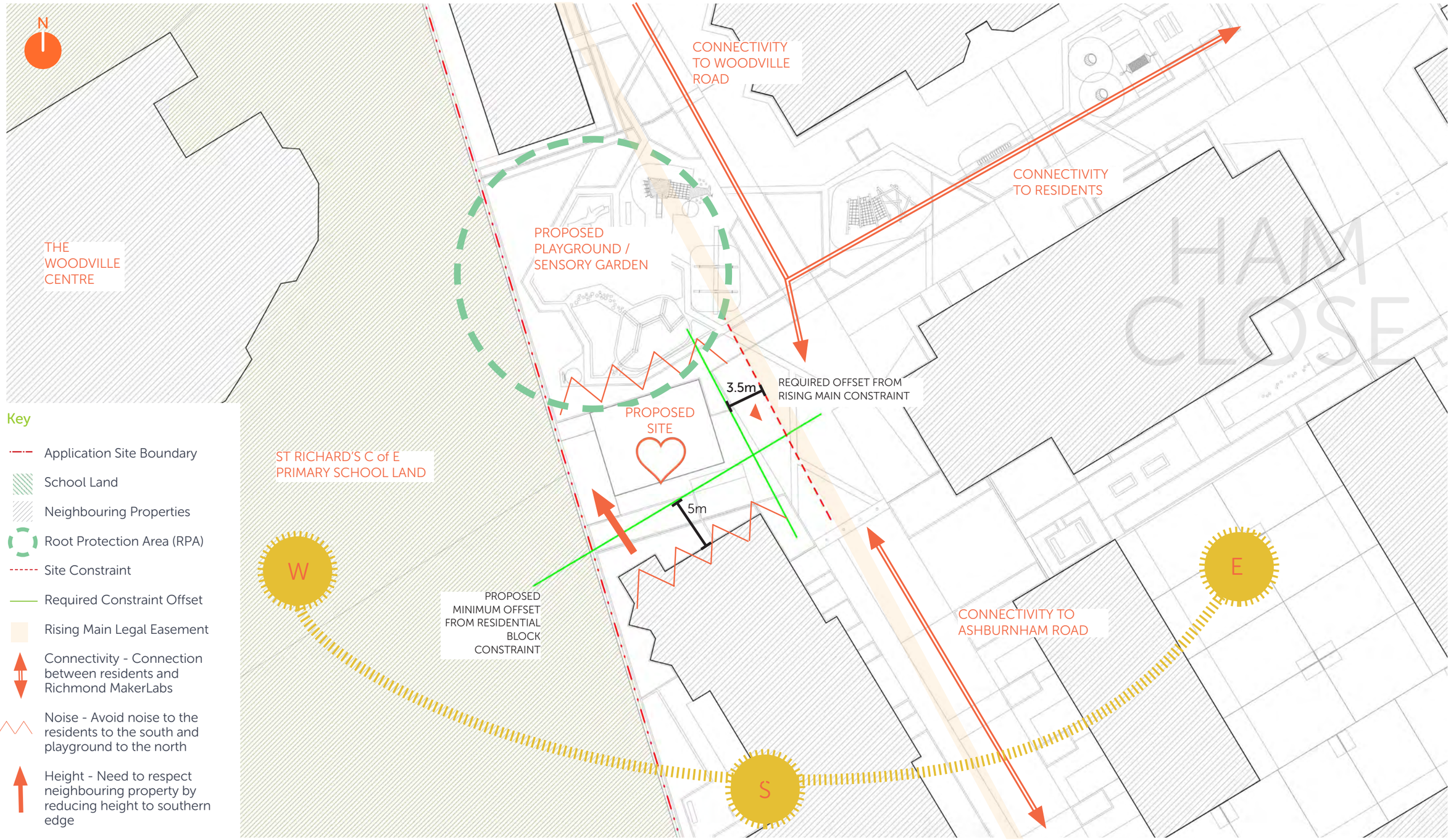
Key

- Application Site Boundary
- Public Transport Route to Community Facilities
- Footpath Routes to Community Facilities
- Richmond MakerLabs Site

6.7.5 Constraints & Opportunities

The Proposed Richmond MakerLabs Location

Below are a number of key constraints and opportunities informing the progression of design development.



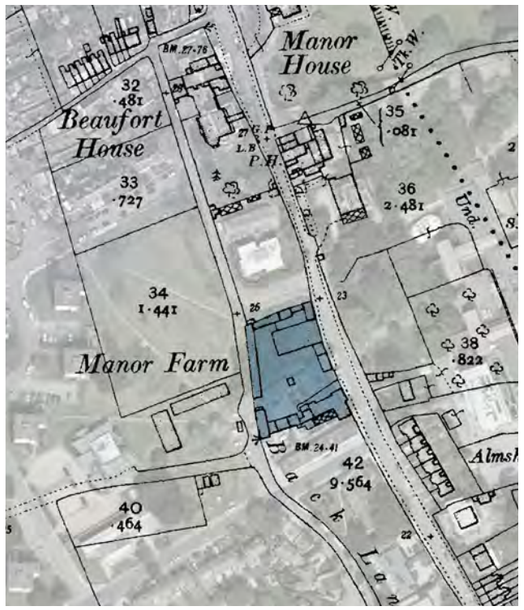
Indicative Residential Layout

6.7.6 Site History

As researched within the historical analysis of the Ham community centre site, the history of Ham Close and its surroundings has undergone a range of expansion and development since the 1800s which also applies to the proposed site of the new Richmond MakerLabs. Indeed, in the 1800s, the site housed the former Manor House and associated farm, which was expanded in the 1870s.

The adjacent map shows the rural map of Ham dating back to the 1800s.

Manor House



Overlay with Present Day Map

Rural Map of Ham

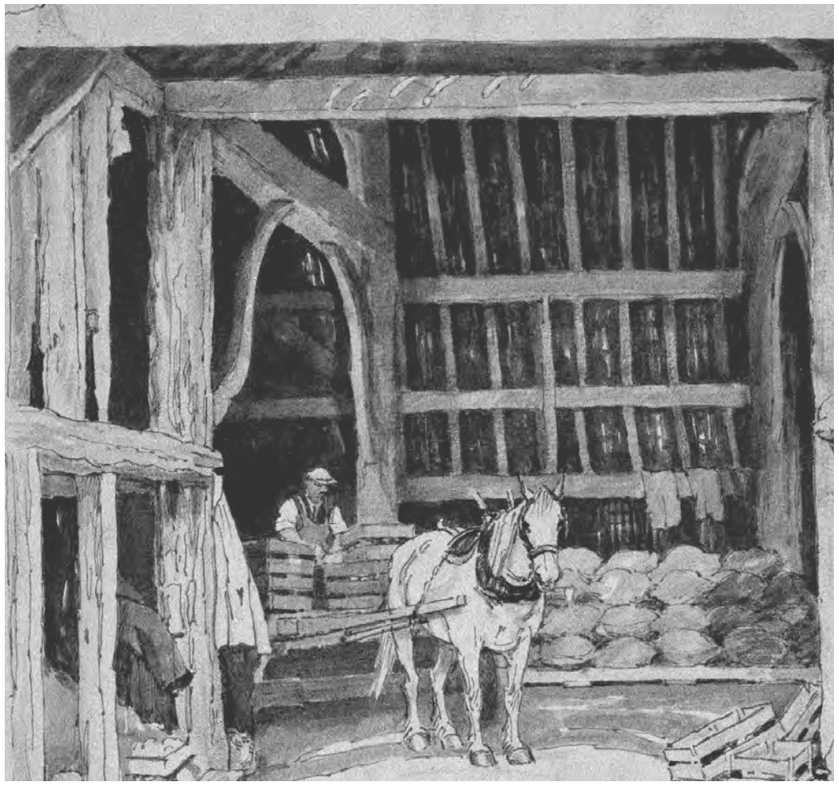
6.7.6 Site History

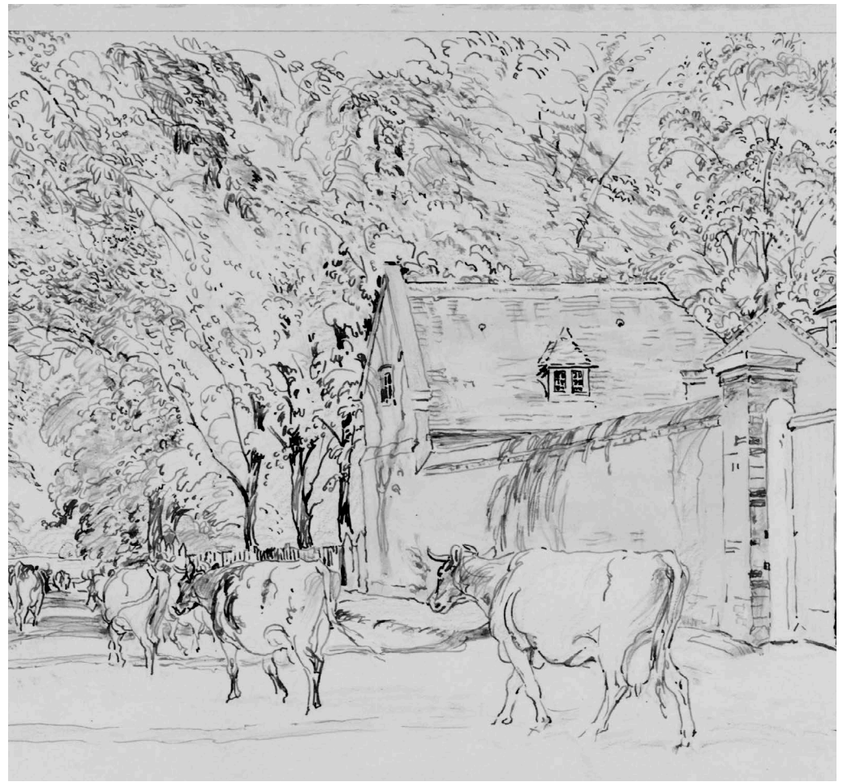
A Rural Heritage

The importance of this farmland was captured during WWII when, in the 1940s, artists were commissioned to draw rural life throughout England, with many of the rural architectural structures on the site drawn and displayed in the V&A today.

In the 1960s the old Manor Farm was demolished and replaced by the current parade of shops and post-war housing. By the 1970s the current configuration of Ham Close is evident.

Nonetheless, the legacy of Ham Close's rural heritage has not been forgotten and the design team have aimed to capture this heritage in the architectural expression of the developing Richmond MakerLabs designs.

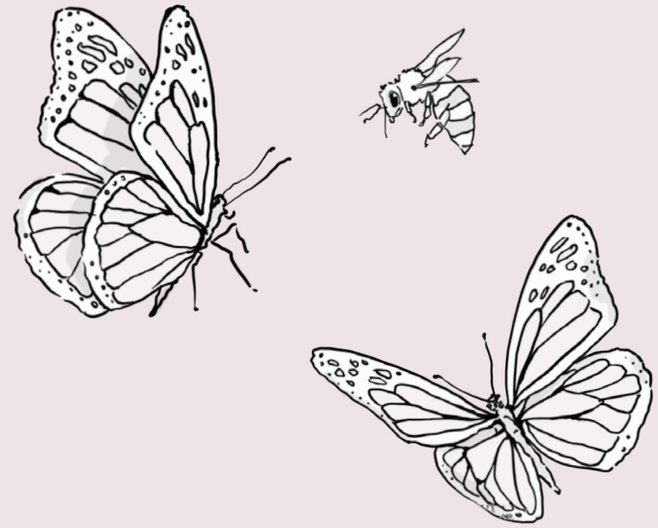




Agricultural Sketches of Manor Farm

Barn Structures on Manor Farm - Now Demolished

6.8 Richmond MakerLabs - Design Principles



HAM LANDS BUTTERFLIES

6.8.1 Existing Facilities

The Existing Richmond MakerLabs

The Richmond MakerLabs is a member-run organisation within Ham United Group (HUG) and is the only one of its kind not only in the Borough, but in south-west London. The current Richmond MakerLabs space in the caretaker's cottage (Little House) is too small for the equipment needed and demand from the community. The Richmond MakerLabs have retrofitted their services into the cottage as best they could, but the space was not designed for them. Offers of donations of tools must currently be refused as there is no space to keep them. Opportunities to repair equipment over more than one session must be refused due to lack of storage space for work in progress despite there being demand.

Within this existing building is provision for the following 'making' activities: Stereo music system repair service, computers for computer aided design work, 3D printers, CNC mills, laser cutters, sewing machines, electronics, engineering/woodwork (e.g. belt sander, lathe and bandsaw), plus a WC and kitchen. Since the Covid-19 pandemic, the users of the Richmond MakerLabs have struggled to operate under social distancing guidelines due to the small size of the existing facility, exacerbated by the fact the space (formerly a sub depot) was not designed for its current purpose. A better designed, purpose built facility will enable the Richmond MakerLabs to improve upon their existing service and potentially expand to new services.

The adjacent plans give an indication of the existing uses of the Richmond MakerLabs.

EXISTING RICHMOND MAKERLABS	AREA (SQM) NIA
GROUND FLOOR	
Workshop	29
Laser Room	6
Storage	3
WC	3
Kitchen	6
TOTAL	47

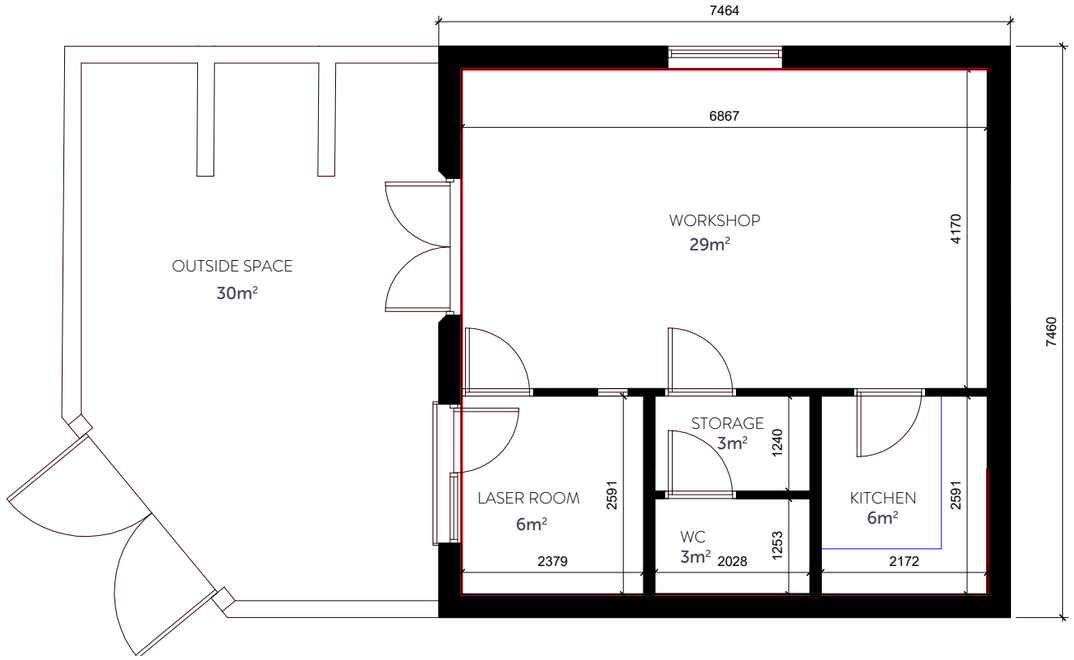
+ Storage in Mezzanine (Reduced Head Height Therefore Area Not Included)
+ 30sqm Outdoor Space

GEA = 56sqm

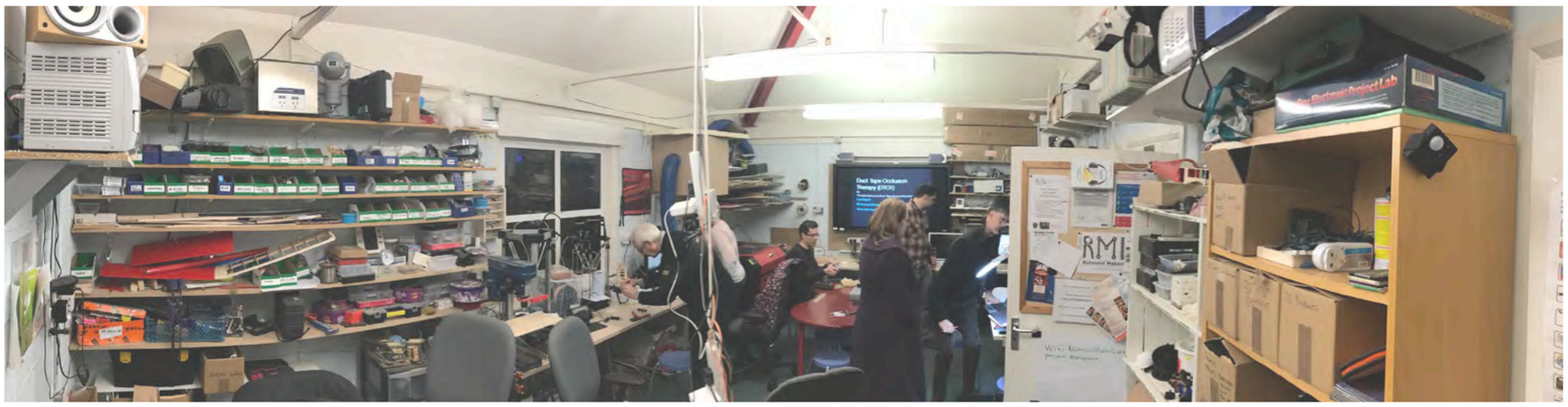
Existing Richmond MakerLabs Areas:
Areas Based on Measured Survey by Rapleys

Existing Richmond MakerLabs (Little House)

Existing Richmond MakerLabs (Little House)



Existing Richmond MakerLabs Ground Floor Plan



Inside the Existing Richmond MakerLabs - Image Courtesy of Richmond MakerLabs

6.8.2 The Brief

Requirements of the Richmond MakerLabs

The new Richmond MakerLabs will replace the existing accommodation of the group in a new bespoke configuration in collaboration with the LBRuT. Whilst the building is currently owned by RHP, the new facility will be owned by LBRuT and managed by Ham United Group (HUG) / Richmond MakerLabs.

The brief states that the Richmond MakerLabs needs can be met by providing two workshop spaces in the new facility – one for light work, the other for noisier activities. Workshop 01 would be used for meetings, coding and benchwork and would house the 3D printers and laser cutter. Maximum wall space would be needed for shelving and tool racks. Workshop 02 would be used for woodwork and metalwork and requires external access.

In addition to the workshops, the group requires a kitchen, WC and IT utility cupboard, plus outside space for external benches and a small, lockable shed to support the activities of HUG. This external space must also be accessible without the need to enter the building. We have also been mindful of mechanical and engineering requirements, particularly servicing and extraction of gases, dust and smells, plus a heat recovery A/C system to deliver comfort heating and cooling. The diagram on this page shows the brief requirements as an adjacency diagram.

Overall, Richmond MakerLabs seeks to have the balance of a pleasant, functional work space, whilst also having the comfort of security within their new space.

On the following page we set out how the scheme has been developed and rationalised by providing a comparison table that compares the existing accommodation and the proposed areas. This will follow with further explanation regarding the increase in accommodation for the Richmond MakerLabs.

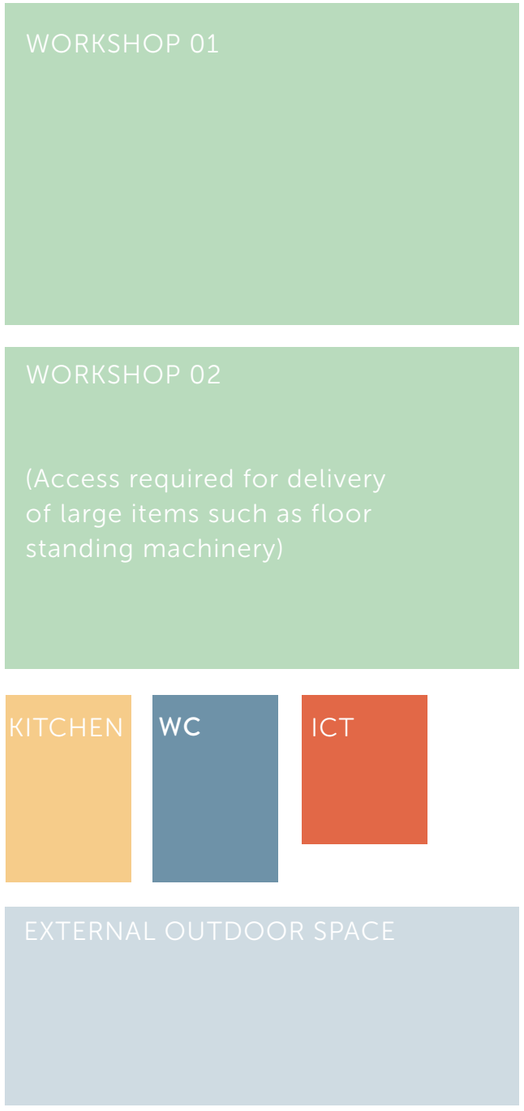


Diagram of Brief Requirements

6.8.3 Comparison Area Schedule

Areas

Below is an area schedule showing the existing provision of the Richmond MakerLabs facilities and the proposed areas.

EXISTING RICHMOND MAKERLABS BUILDING	AREA (SQM) NIA	PROPOSED RICHMOND MAKERLABS	AREA (SQM) NIA
GROUND FLOOR		GROUND FLOOR	
Workshop	29	Workshop 02	34
Laser Room	6	Entrance Circulation	15
Storage	3	Kitchen	5
WC	3	WC	5
Kitchen	6	Riser	1
		TOTAL SQM OF GROUND FLOOR:	60
		FIRST FLOOR	
		Workshop 01	36
		Storage	3
		IT Utility Cupboard	4
		Riser	1
		Circulation	7
		TOTAL SQM OF FIRST FLOOR:	51
TOTAL SQM:	47	TOTAL SQM:	111

+ Storage in Mezzanine (Reduced Head Height So Area Not Included)

TOTAL GEA: 56sqm

+ 30sqm Outdoor Space

TOTAL GIA: 130sqm

TOTAL GEA: 164sqm

+ 30sqm Outdoor Space

NOTES

1. Existing Richmond MakerLabs areas based on measured survey by Rapleys
2. All areas are indicative and require further ratification through design development
3. Plant areas need confirmation from MEP engineer
4. Internal walls in proposal indicated at 150mm thickness
5. External walls in proposal indicated at 507mm thickness
6. Ground FFL to CL in proposal = 2500mm
7. First FFL to CL in proposal = 1500-3500mm

6.8.4 Increased Accommodation

Reasons for a New, Larger Richmond MakerLabs

As explored, the existing Richmond MakerLabs is currently struggling to operate due to the size of the existing facility.

The current Richmond MakerLabs facility provides two events weekly, one for the whole community and one for members. Members of the community come to work on their own projects and seek guidance and knowledge from other members. There is a wide array of activities that are provided including woodwork, repairs, model-making, electronics. The new building design would allow more access for members of the community at different times of day as a key fob system would allow for secure and safe access to the equipment within the Richmond MakerLabs. A larger space would also make it possible for members of the community to use the space as a 'co-workshop' for their small businesses.

The increase in space would allow for the setup of a repair café which would run periodically throughout the year allowing the community to bring along small electrical and mechanical items instead of replacing them and creating landfill waste. Given the success of the Twickenham repair café in St Margaret's these events are expected to have good uptake. As far as we are aware there only 4 Maker-Spaces in London, the nearest being in Hackney, so this provides a great opportunity for the Richmond MakerLabs to become a valuable asset to the community.

Additionally, the new development will result in a population uplift, which will lead to an increase in demand of the facilities which could ultimately become a Sustainability Hub. As well as the repair café, the increased indoor and outdoor space would mean there is potential for Richmond MakerLabs to run bicycle repair drop-ins which would be an additional benefit to the community given the significant increase in cycle parking on site. This coupled with fact that cycling is already a popular and established mode of transport and hobby in the area – Richmond Park is in proximity and there are many cycle routes around Ham – mean the demand for these workshops is also likely to be high. Both the repair café and the bicycle workshop will also help drive sustainable behaviours in the community.

The two workshop spaces will mean that there is a place for work that creates debris/dust (such as woodwork or metal work) and a space that supports activities that require clean air (gluing, paint finishing, electronic assembly). The latter is also an area for mentoring, teaching and coding. Currently having only one space means that these activities cannot be carried out simultaneously which means there are limits on the projects that the community can bring in. In the past there have been instances where Richmond MakerLabs have had to turn away members of the community with projects as well as offers of donations of equipment due to lack of space.

Whilst the new design of the Richmond MakerLabs has increased in size, the massing of the new building will be pitched so the height is reduced at the boundary to the proposed residential buildings to the south. There will also be no glazing on the south elevation to avoid any overlooking and to maintain the privacy of the residents. To mitigate any noise generated by the Richmond MakerLabs, the outdoor space will be located to the rear of the building meaning noisy work will not be taking place close to the street of the masterplan. Additionally, the new location is on the edge of the masterplan to avoid noise disturbance to the new homes, further assisted by restrictive covenants and a management plan to be agreed between the freeholder of Ham Close, RHP and LBRuT.

The next chapter will describe the design of the Richmond MakerLabs in further detail.

Photo of Existing Richmond MakerLabs - Kitchen

Photo of Existing Richmond MakerLabs - Workshop

6.8.5 Design Drivers

Historic Precedents

As this document has explored, the history of Ham Close – prior to its current condition as a housing estate – is that of rural heritage, with the site existing as farmland for many years.

The barnyard typology, which populated Manor Farm, is an endearing staple of rural agricultural and industrial architecture. Simple in construction and traditionally shaped from necessity rather than aesthetic, we have sought inspiration from this vernacular in the design development of the new Richmond MakerLabs, given its scale and industrial purpose. We see this as an opportunity to evoke this sense of history and to spark the imaginations of those seeking a contrast to the fast-paced, dense reality of urban life in this small space for making.

Looking at the adjacent bottom image of a barn that was situated on the site in the 1800s, we can see the architectural motifs of stable doors, as well as a square window on the gable end of the structure. These are traditional elements that have inspired our design development. Furthermore, the pitch of this structure shown in both adjacent images has influenced our design development and thus we see a pitched structure as a sensitive design idea for the Richmond MakerLabs.

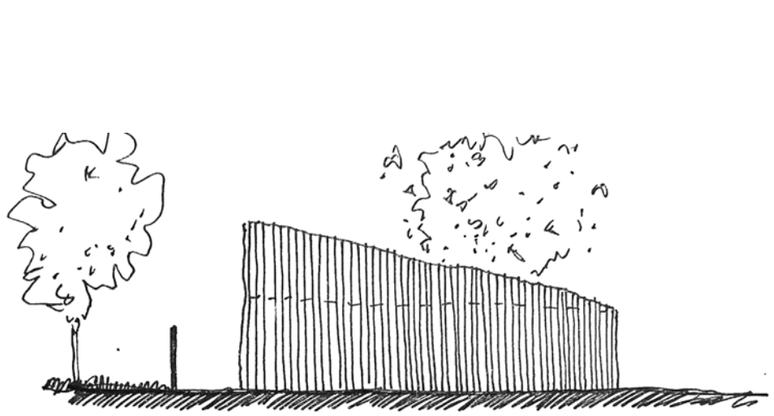
Historic Drawing of Manor Farm

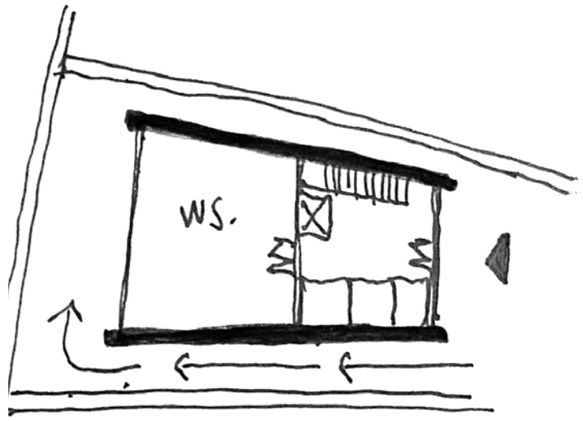
Barn Structures on Manor Farm - Now Demolished

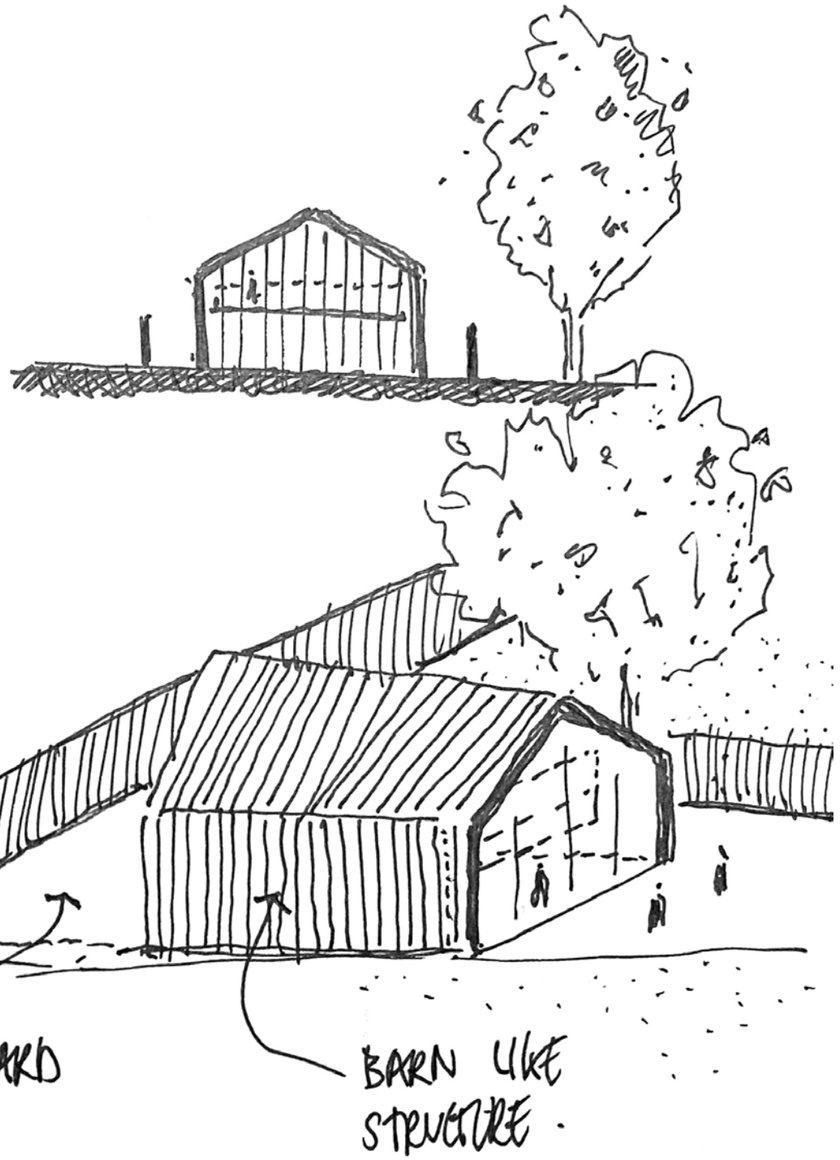
6.8.6 Design Development

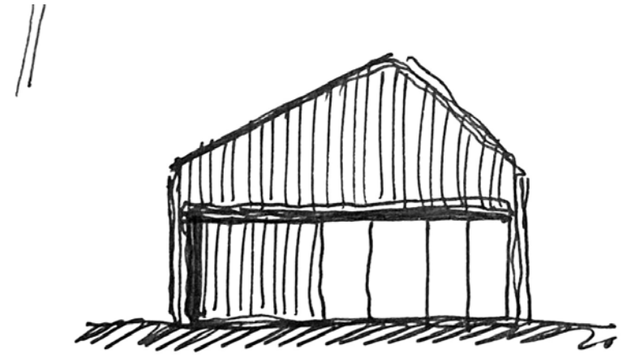
Sketch Development

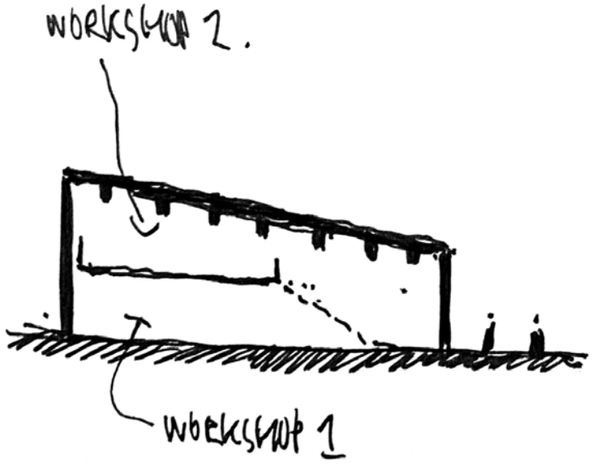
We began with simple hand sketches to evolve our vision for the barn typology, before exploring in more detail how the programme could work within the constraints of the site.











Sketch Update

6.8.6 Design Development

Massing Development

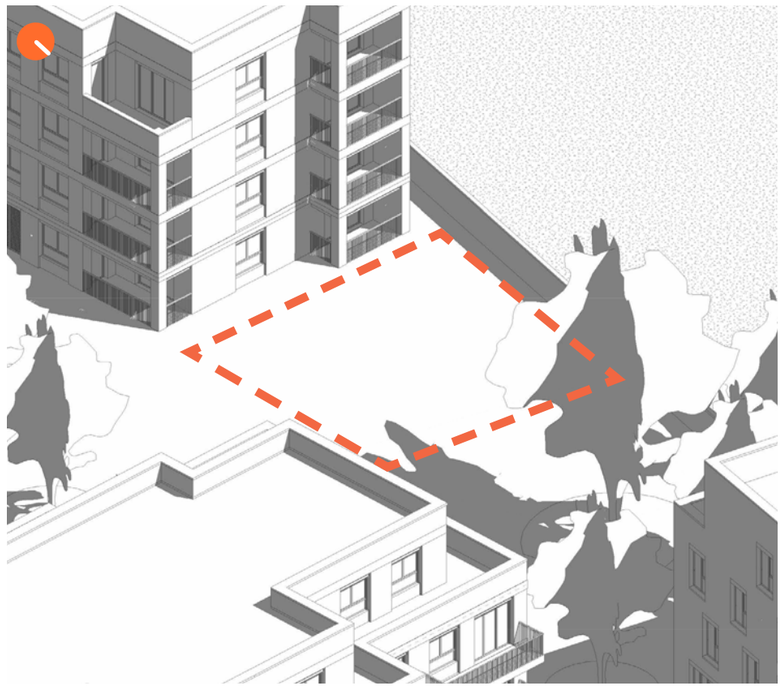
After initial sketches we began to mass the scheme, being mindful of the site constraints and required needs of the Richmond MakerLabs.

1 There are a number of constraints defining how the proposal may sit on the site, ranging from the root protection area zone, the school wall boundary and the proximity to the residential block to the south. We responded to these constraints as we evolved the massing.

2 We began by exploring a single storey mass, which would have benefits such as having less visual impact on the southern residential block. However, due to the site constraints it proved impossible to accommodate the Richmond MakerLabs' needs within each restriction, whilst the outdoor space would have to overset the root protection area whilst being more likely to circulate noise into the residential areas. As a result it seemed more suitable to explore the double storey option.

3 The double storey option allowed the Richmond MakerLabs needs to sit comfortably on the site, showing this was the more appropriate option. Meanwhile, the outdoor space could be accommodated to the rear of the property, minimising the impact of noise. We then looked at carving the massing, looking to the site's rural heritage to inform our development.

4 Due to the proximity to the southern block, we carved the mass to a pitched form, reducing overshadowing and stepped the front mass to the north to create a more generous distance from this building. This form is also inspired by the rural narrative. This development was welcomed at a Design Review Panel in January 2022. However, LBRuT Planning Officers commented on the oversized areas this scheme was creating and the inefficiency of the layout of the workshops. We thus looked to shrink the massing further leading to a very efficient form in both plan and shape.



1 The Site

2 Single Storey Option

3 Double Storey Massing

4 Carving the Massing

6.8.7 Design Development

The Developed Design

The adjacent axonometric shows the evolved massing after minimising the layout requirements and reducing the areas to be more efficient. This manipulation of the plan is simplistic in form, with just one pitch rather than the stepped double pitch. This has allowed for rectangular workshops inside which can be easily planned regarding equipment and circulation. We have created a rhythm of punched windows referencing the barn typology explored in the previous chapter, with architectural barn details such as the roof pitch and stable door a further nod to the rural heritage. The form, layout and architectural details will be explored in more detail in the next chapter of this Design and Access Statement.

1 North facing windows create good internal light within for working and making

2 Outdoor space positioned to the rear

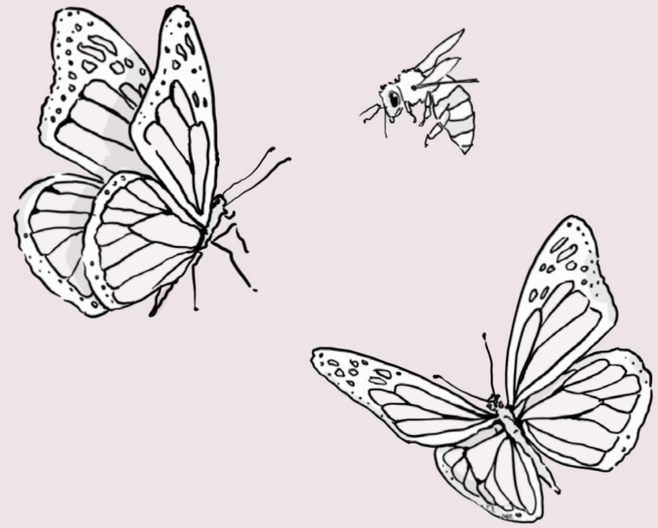
3 Building at lowest point to the southern block reducing overshadowing

4 Active frontage

5 Skylights create a bright entrance and increases daylight within workshop 01

Proposed Axonometric
Landscape Design and Residential Masterplan Indicative

6.9 Richmond MakerLabs - Design Proposal



HAM LANDS BUTTERFLIES

6.9.1 Design Proposal

The Proposed Model

The adjacent model shows the developed proposal. The scheme's simplistic pitched form responds to the rural heritage of the site whilst accommodating the needs of the Richmond MakerLabs. In order to fit within the strict site constraints, the most feasible option was to propose a double storey scheme, allowing for the most efficient internal configuration.

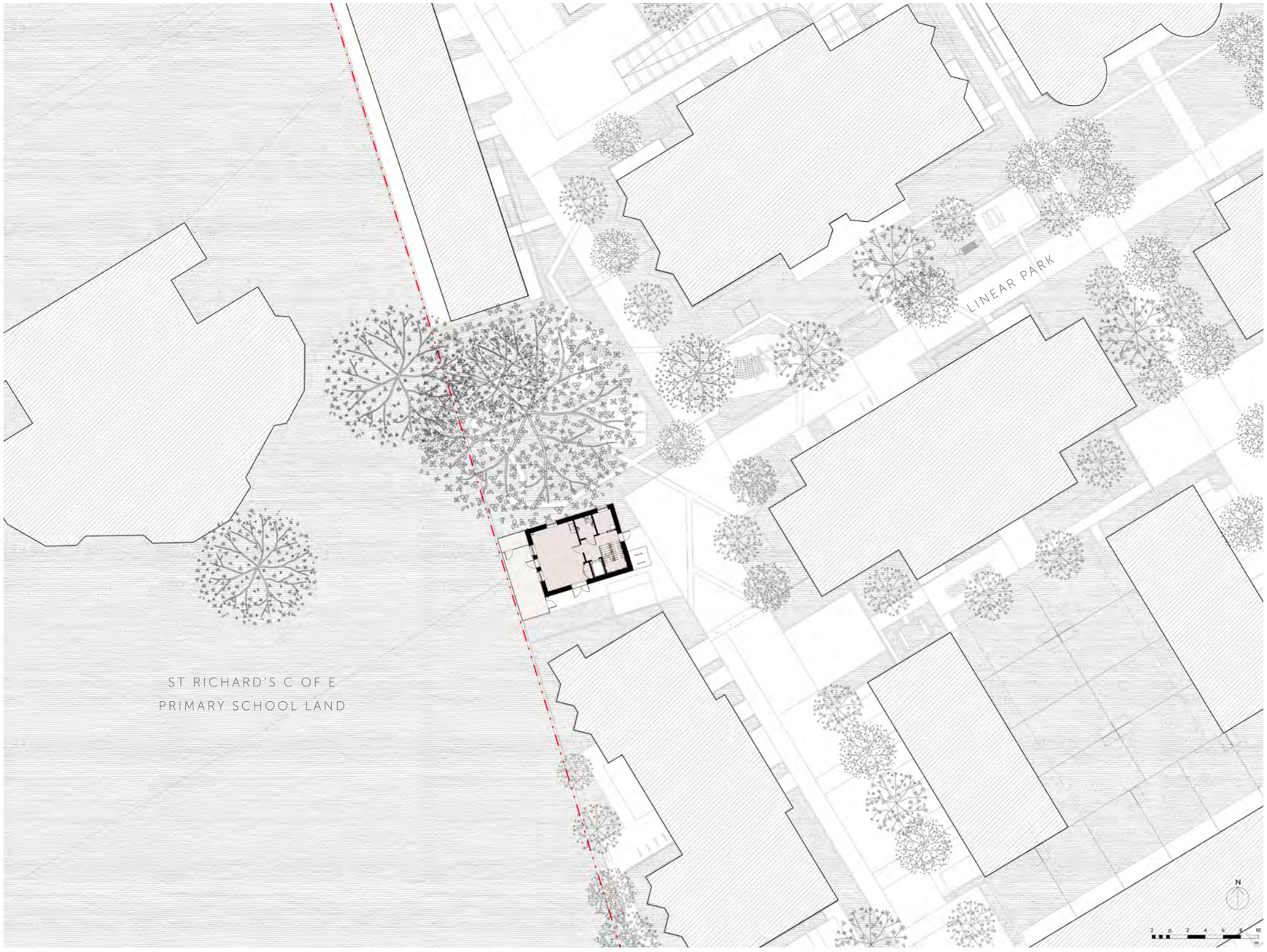
1.200 Card Model of the Richmond MakerLabs Proposal

6.9.2 Proposed Plans

Site Plan

The adjacent site plan shows where the proposed Richmond MakerLabs sits relative to the proposed residential masterplan.

The proposal sits on the edge of the masterplan rather than at the heart. This is because activities within may be noisy so it is best to limit its proximity to the denser residential areas of the masterplan. Nonetheless, it sits at the end of the high quality landscaped Linear Park, making the scheme a destination for the community from the proposed community centre and elevating the need to create an enticing active frontage on the east elevation.



Site Plan (NTS)

6.9.2 Proposed Plans

Ground Floor Plan

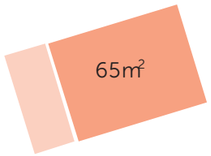
The proposal accommodates all of the needs of the Richmond MakerLabs within the site constraints. The ground floor houses both the WC and kitchen as well as workshop 02 which has direct access to the outdoors. The workshop, efficient in plan, enjoys glazing to the north and views of the mature trees, as well as two punched openings to the outdoor space and a stable door to allow direct access outdoors. Utilising punched openings also maximises wall space to allow for storage and built in joinery.

A full schedule of accommodation can be found in the previous chapter of this document, but in principle the accommodation at ground floor is as follows:

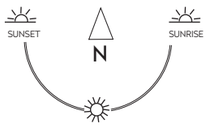
GROUND FLOOR

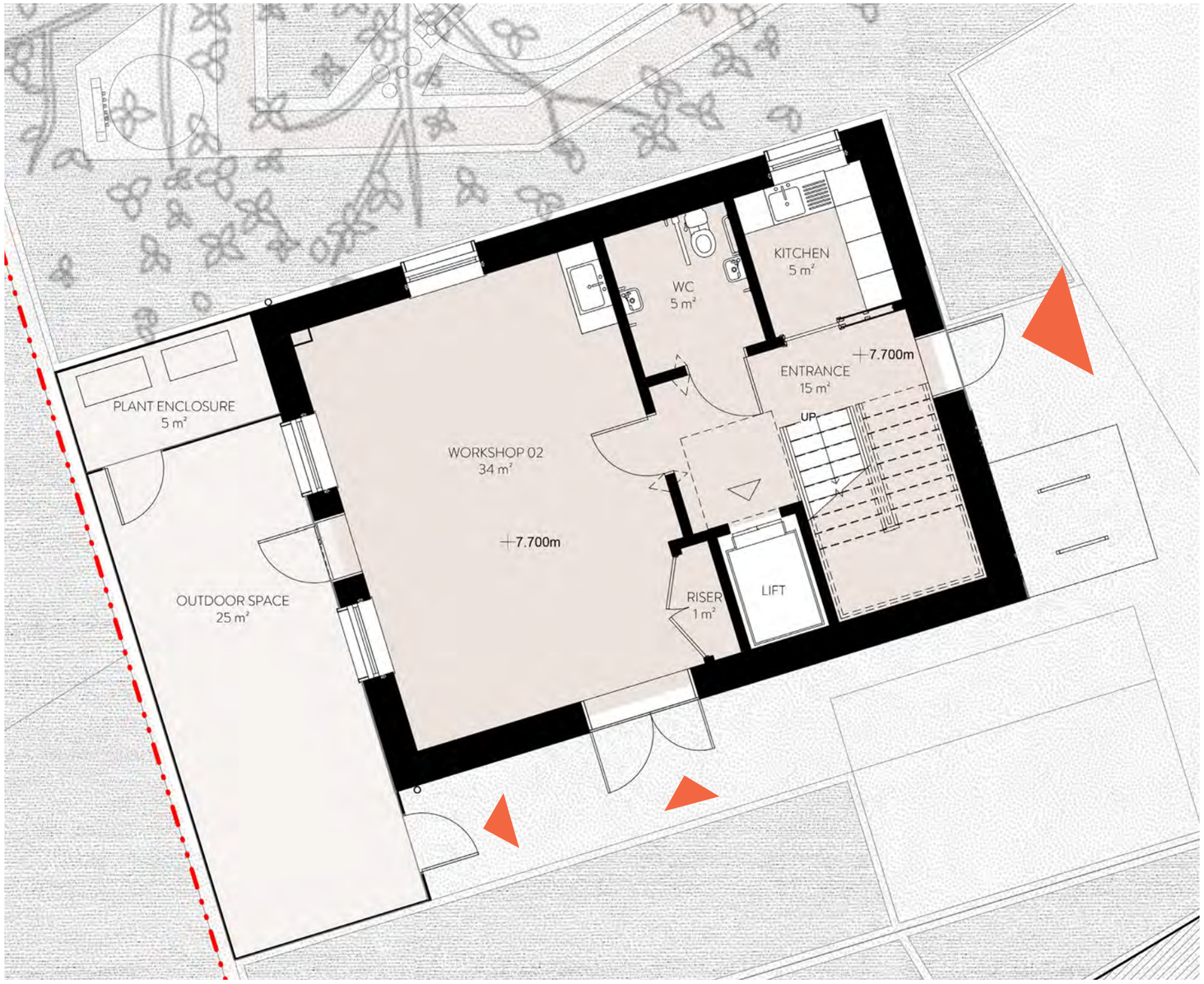
- Outdoor space
- Entrance
- Kitchen
- WC
- Workshop 02 (for activities such as metal and woodwork, with access to outdoors)

TOTAL GIA



BUILDING ORIENTATION





Ground Floor Plan (NTS)
Landscape Design and Residential Masterplan Indicative

6.9.2 Proposed Plans

First Floor Plan

The first floor is accessed either via stairs or a platform lift and the circulation space enjoys a punched opening looking onto the Linear Park. Both storage, the IT cupboard and workshop 01 is accessed from the circulation space.

Workshop 01 is efficient in plan and enjoys views to the south west as well as northern glazing and 2 skylights, creating good working conditions due to limited glare.

A full schedule of accommodation can be found in the previous chapter of this document, but in principle the accommodation at first floor is as follows:

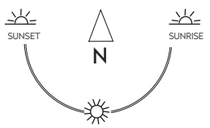
FIRST FLOOR

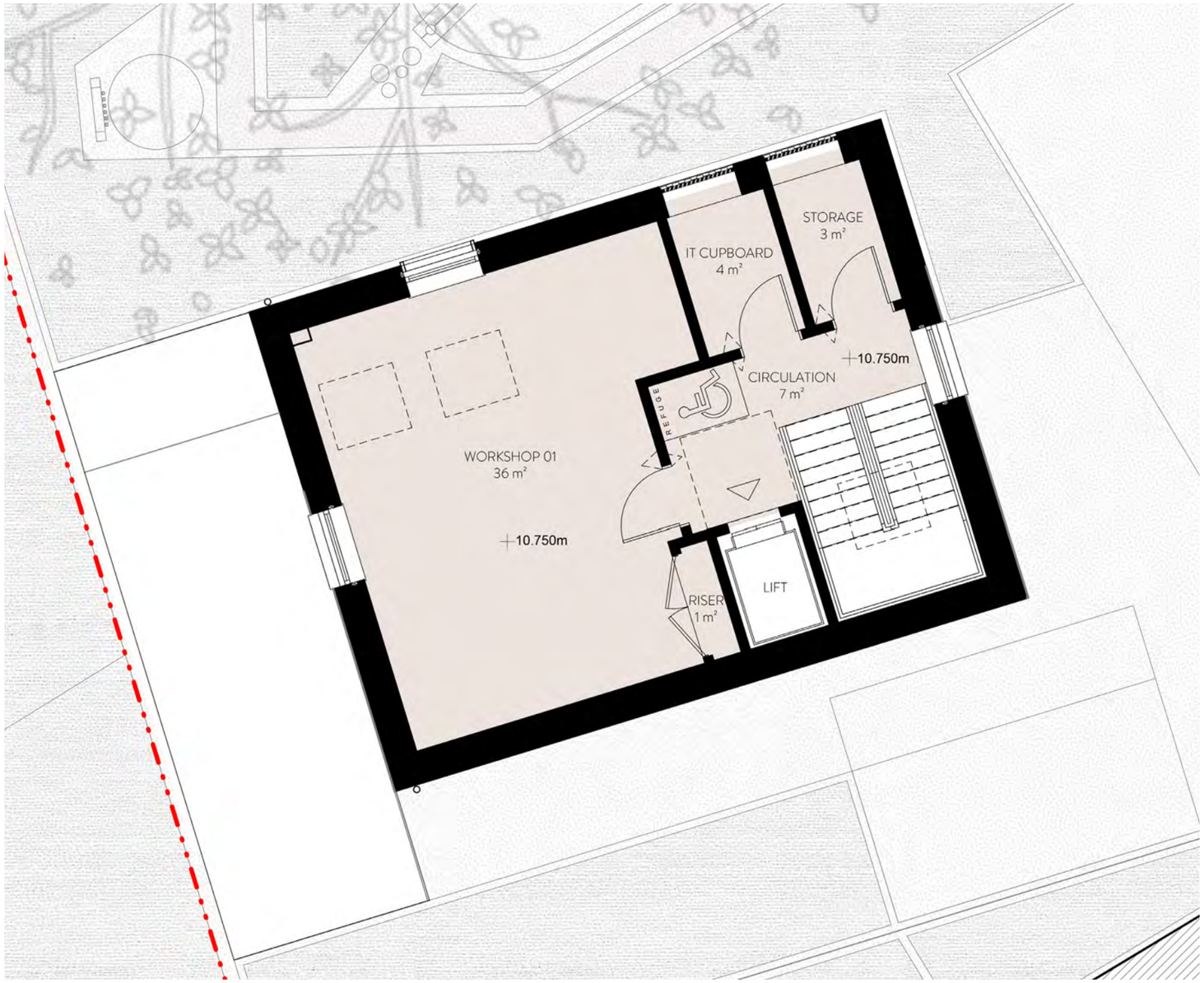
- Workshop 01 (for activities such as meetings and IT work)
- IT Utility Cupboard
- Storage

TOTAL GIA

65m²

BUILDING ORIENTATION





First Floor Plan (NTS)
Landscape Design and Residential Masterplan Indicative

6.9.2 Proposed Plans

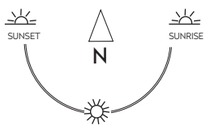
Roof Plan

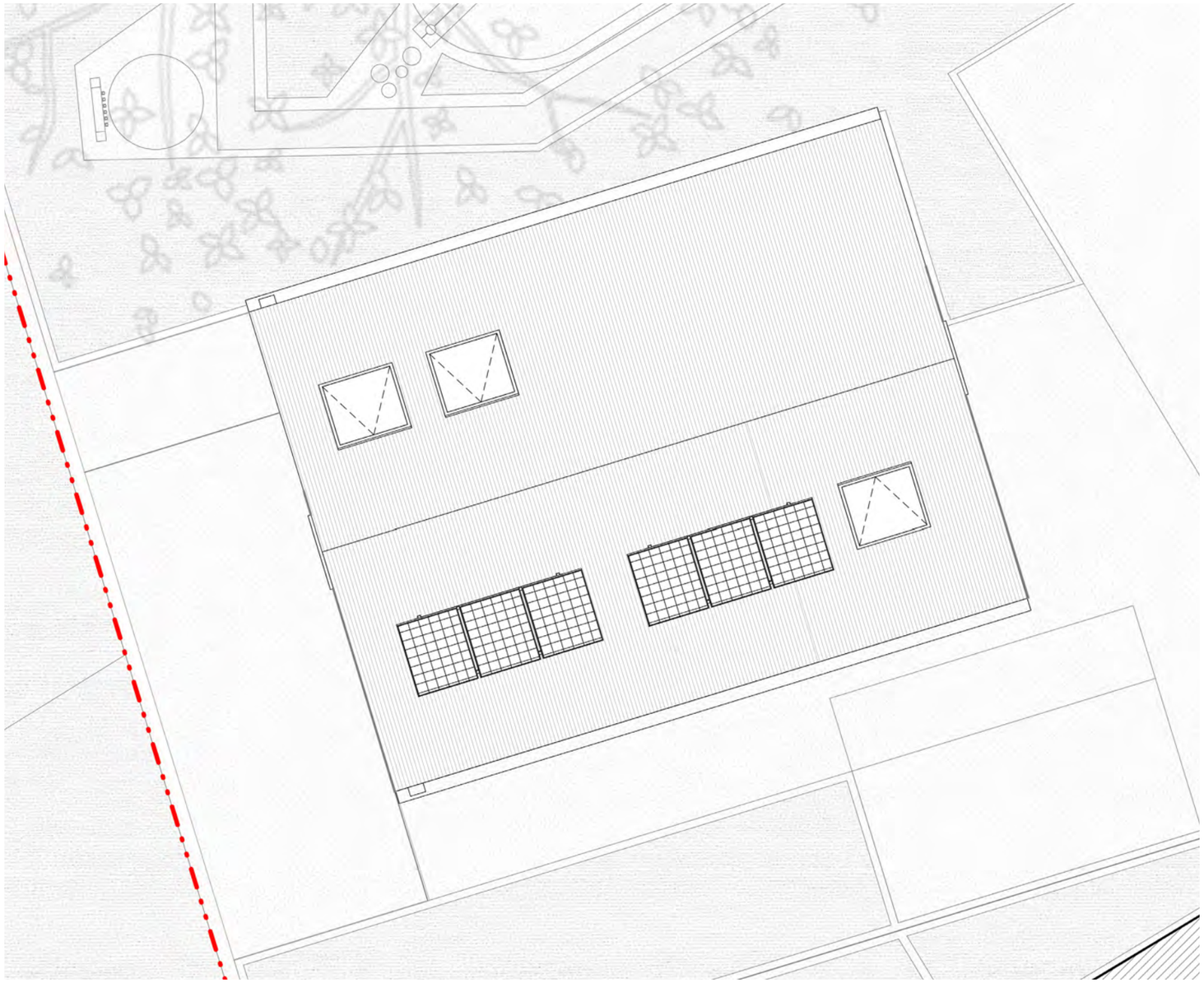
The roof plan shows three skylights overall, one above the circulation space and two above workshop 01, maximising the light into the scheme.

There will also be a number of photovoltaics (PVs) on the roof, contributing to the energy strategy and overall sustainability of the scheme.

See the separate Energy Strategy submitted as part of the application for further information.

BUILDING ORIENTATION



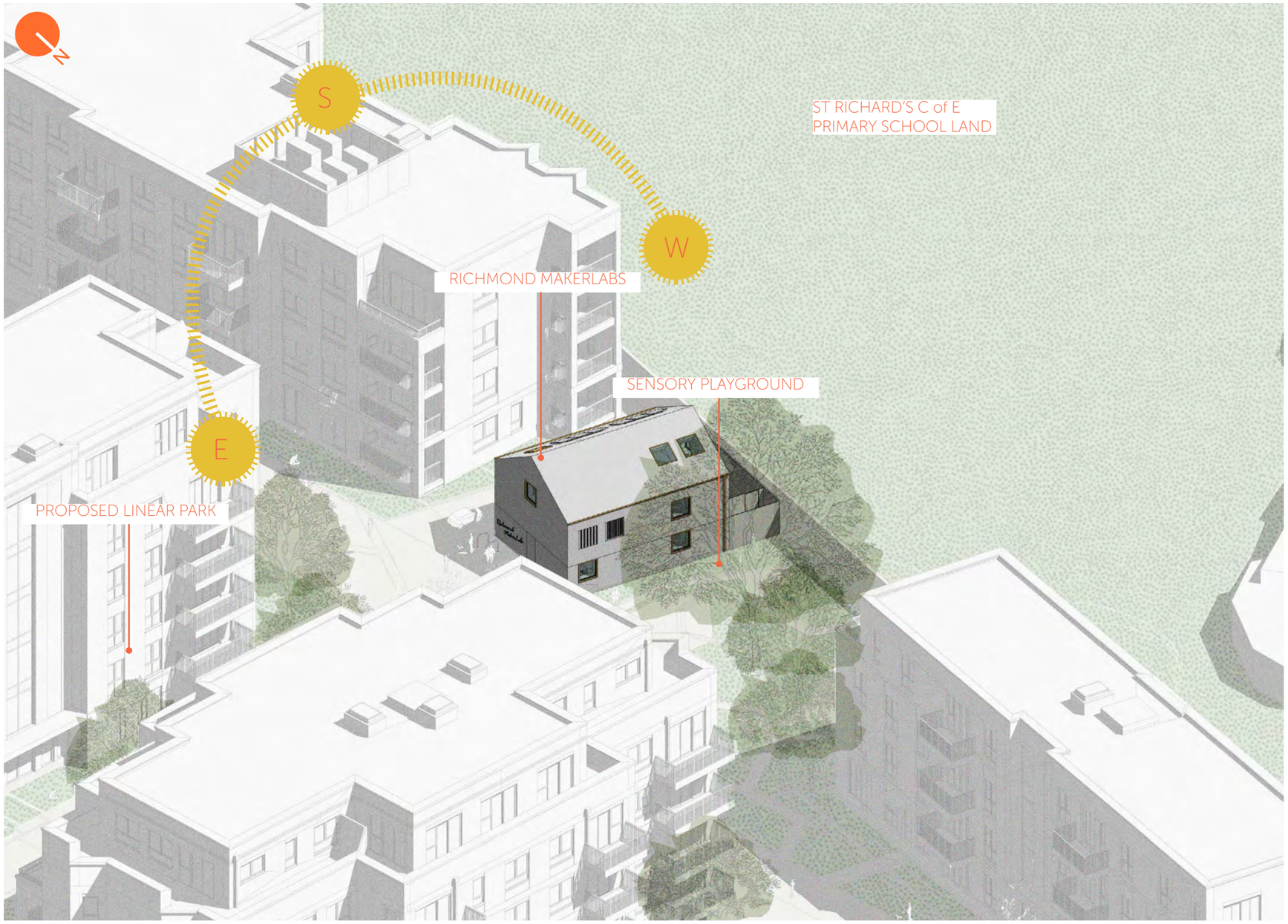


First Floor Plan (NTS)
Landscape Design and Residential Masterplan Indicative

6.9.3 Massing

Form and Scale

The adjacent drawing shows the Richmond MakerLabs within the indicative proposed masterplan and its situation at the end of the Linear Park, showing the opportunity to create an active frontage on this gable end. We see its subtle prominence on the masterplan as a key driver to create a bespoke and charming piece of architecture that contrasts the residential proposals, signifying a transition from residential to community use, sensitively responding to the heritage of the site.



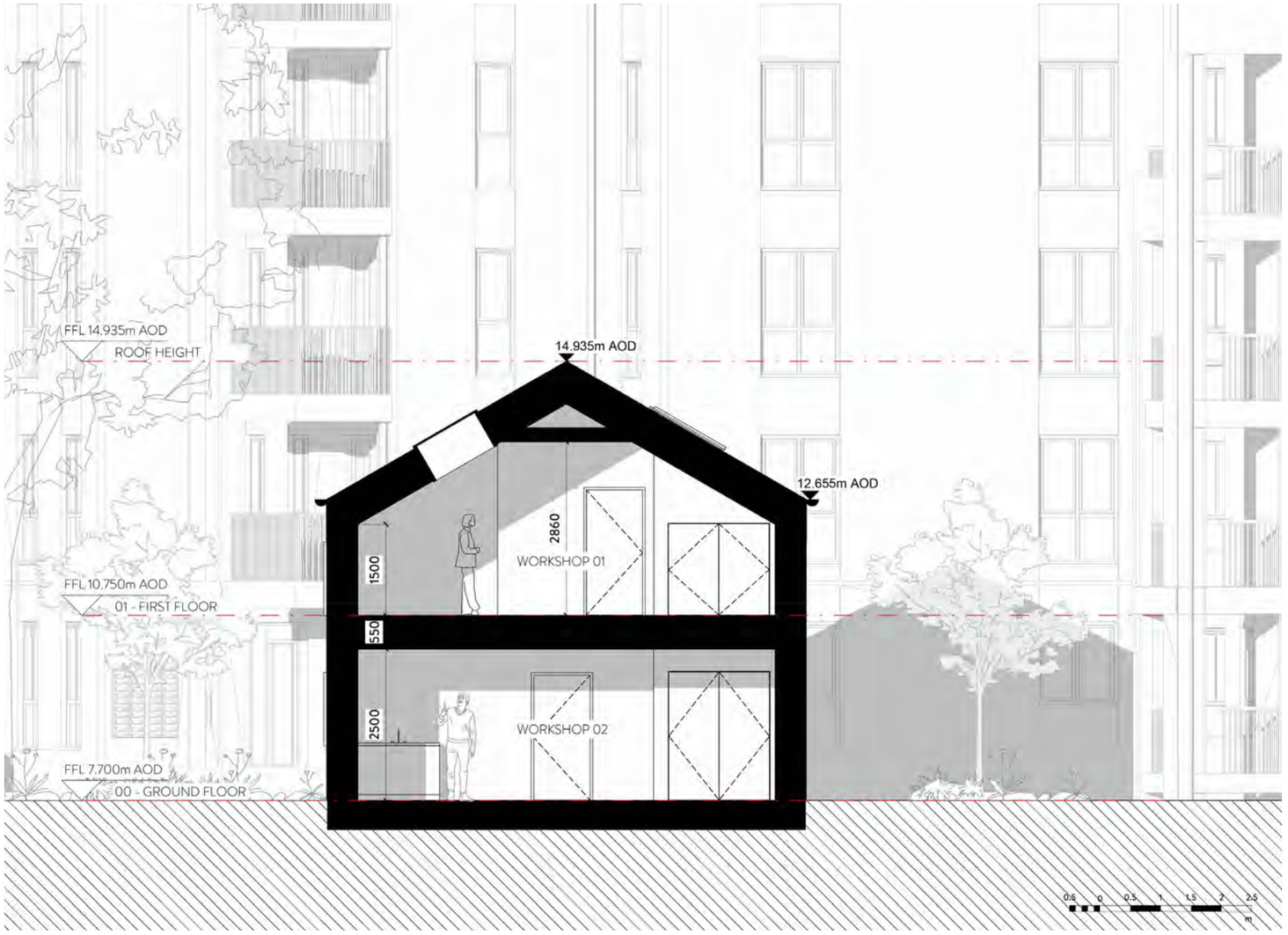
Axonometric
Landscape Design and Residential Masterplan Indicative

6.9.4 Sections

Section A-A

The adjacent section cuts through both workshops, showing the efficient planning of both workshops for the required activities. Further, the barn-like pitch creates a generous space on the top floor for activities such as coding and meetings, with the north facing skylights bringing daylight within.

KEY PLAN



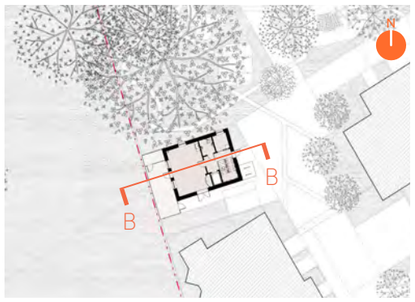
Section A-A
Landscape Design and Residential Masterplan Indicative

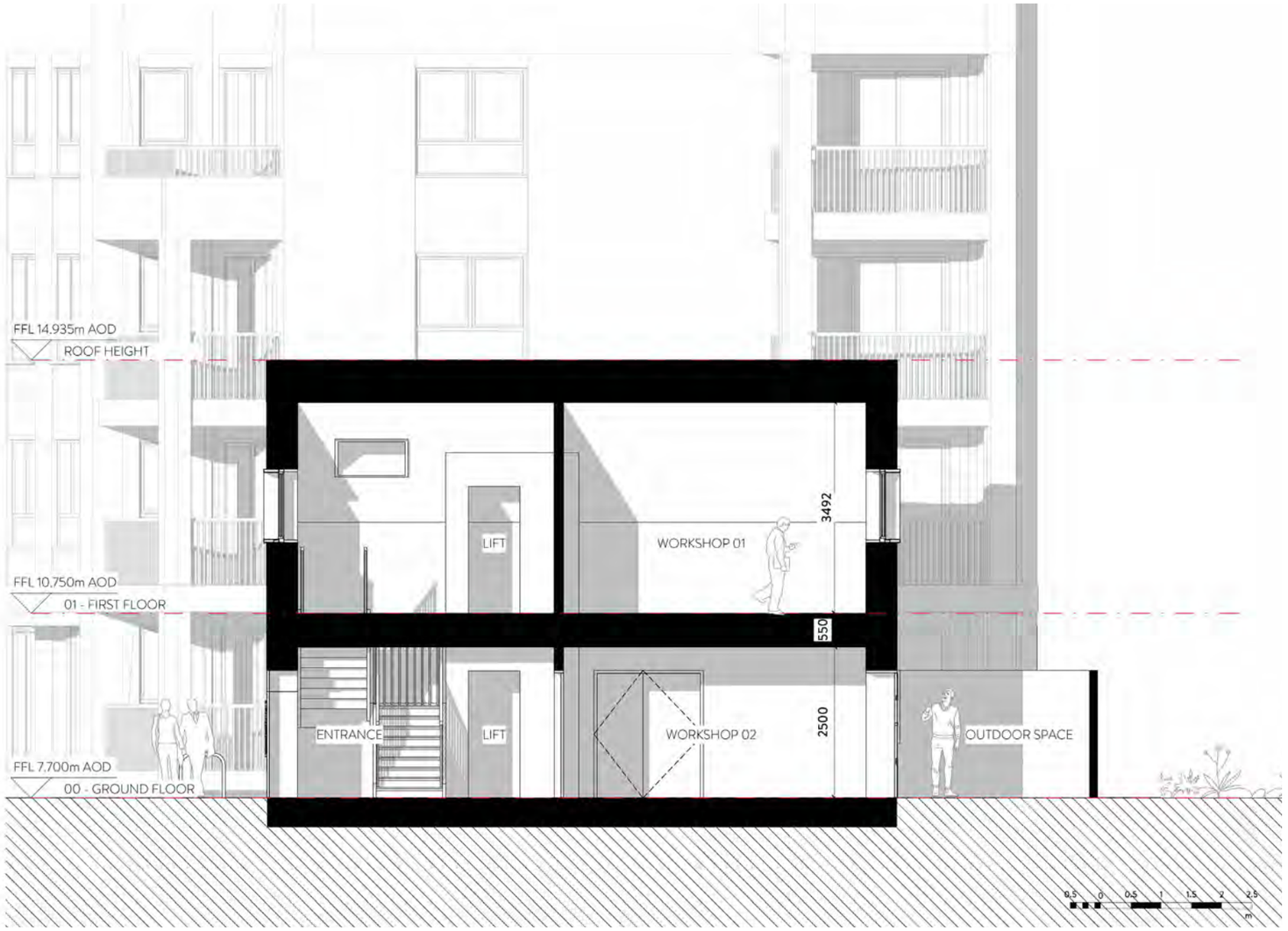
6.9.4 Sections

Section B-B

The adjacent section cuts through the length of the proposal, capturing the top lit entrance which welcomes users to the workshops. The section shows how workshop 01 is accessed via stairs or lift and enjoys a generous head height. Both workshops enjoy glazing to the west, with workshop 02 looking onto the outdoor space with two windows and workshop 01 enjoying a picture window.

KEY PLAN

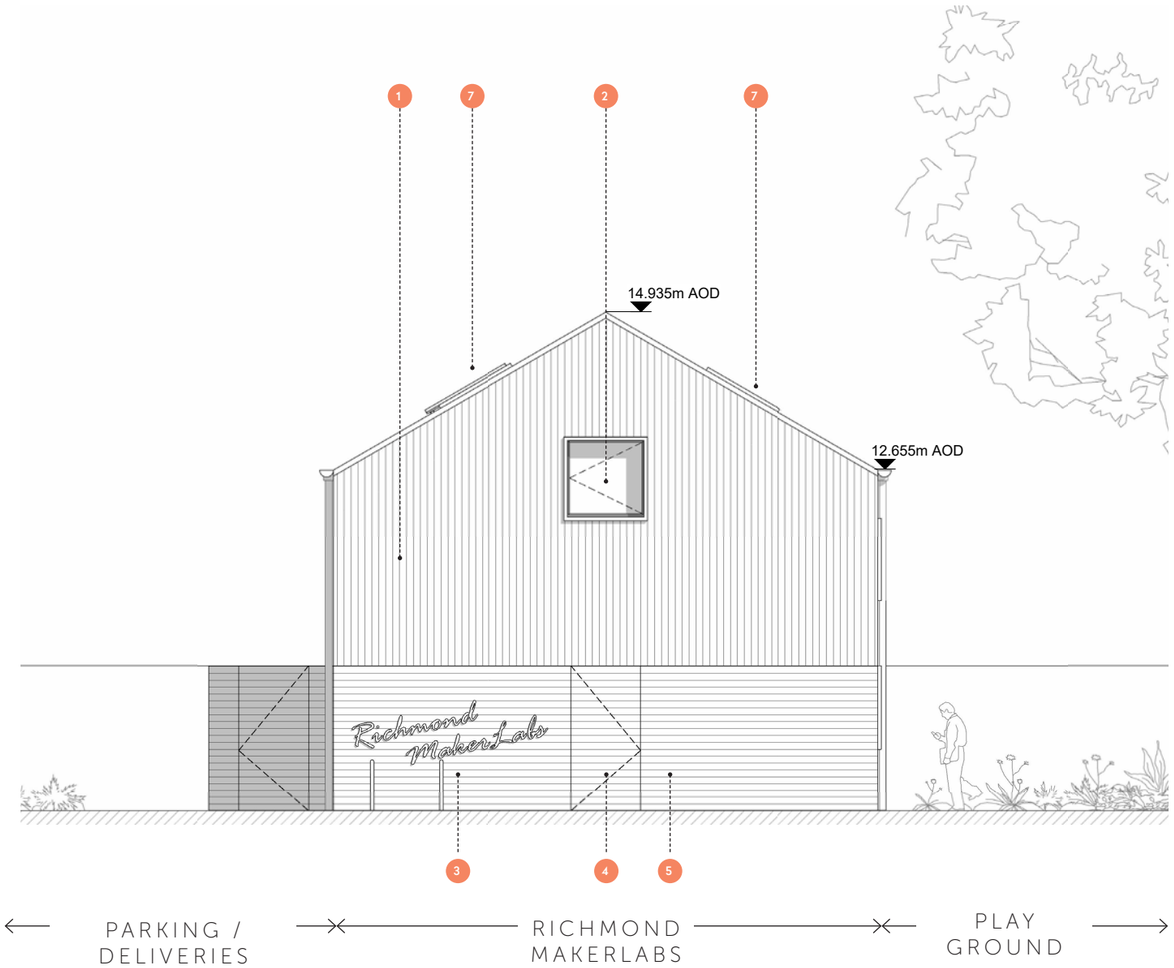




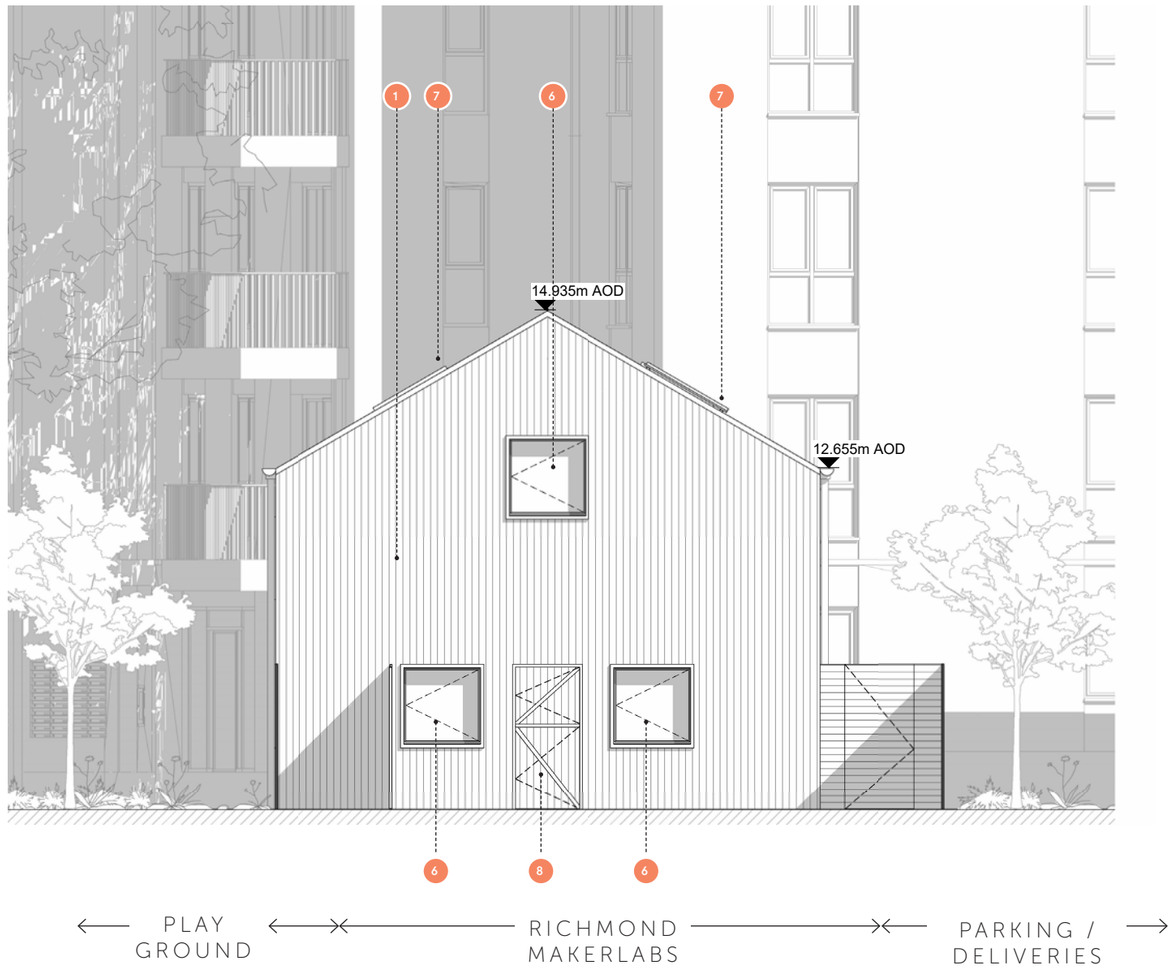
Section B-B
Landscape Design and Residential Masterplan Indicative

6.9.5 Appearance - Elevations

East & West Elevations



East Elevation
Landscape Design and Residential Masterplan Indicative



West Elevation
Landscape Design and Residential Masterplan Indicative

KEY PLAN

EAST & WEST ELEVATION

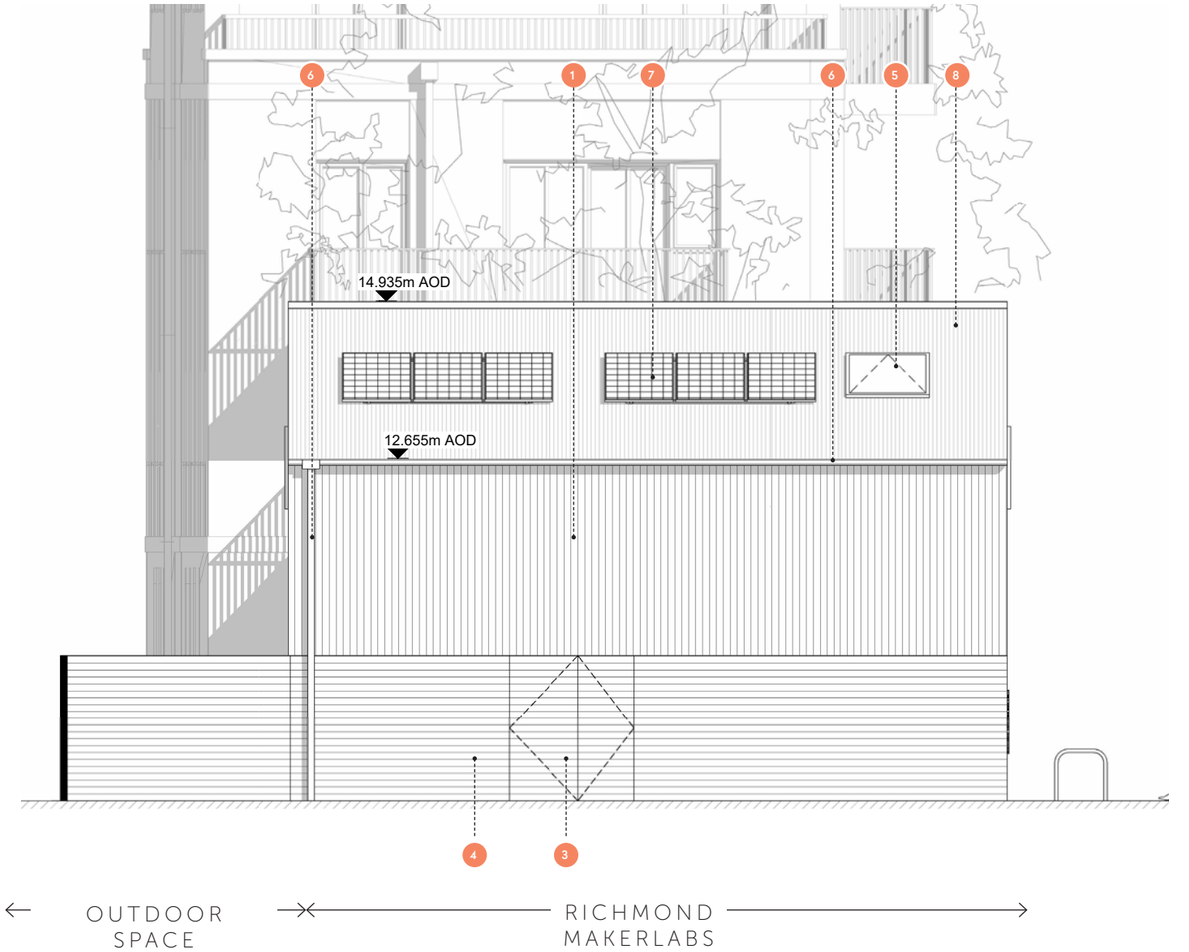
The east elevation shows the facade facing the street. The pitched form references the rural architectural narrative. We wanted to create an active frontage to this elevation, putting the main front door here next to a sign welcoming the community to Richmond MakerLabs. The picture window above the front door references the gable end windows on barns that used to sit on site. The west elevation shows the rear façade which fronts the outdoor space. Punched windows bring light in whilst we have again utilised the gable end window on the second floor to increase daylight within. The stable door on this elevations is a subtle nod to the barn heritage and provides access to outdoors.

KEY

1. Vertical silver timber referencing the sites rural barn heritage
2. Window on street facing elevation bringing light into the circulation area and offering views to the Linear Park - yellow frames
3. Sign
4. Main entrance - metal door with timber cladding
5. Horizontal silver timber referencing the sites rural barn heritage
6. Picture windows with yellow frames
7. Skylights
8. Stable door

6.9.5 Appearance - Elevations

South & North Elevations



South Elevation
Landscape Design and Residential Masterplan Indicative

North Elevation
Landscape Design and Residential Masterplan Indicative

KEY PLAN

SOUTH & NORTH ELEVATION

The north elevation shows a rhythm of punched openings, providing consistent north light into the workshops and kitchens without the risk of glare. This activates the façade whilst providing views of the mature trees and improving the internal quality of the spaces. Skylights also bring good daylight into the internal spaces. There are also concealed louvres providing extraction of stale air. The south elevation is more simple in articulation, with a double door and then a skylight bringing light into the circulation space. The minimal fenestration on this side is to avoid overlooking to the adjacent proposed residential block. The horizontal and vertical timber cladding creates a separation between ground level and first.

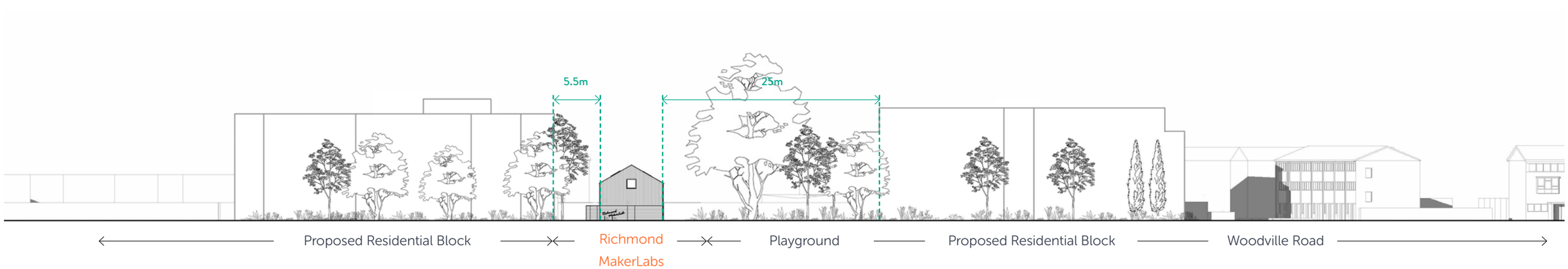
KEY

1. Vertical silver timber referencing the sites rural barn heritage
2. Picture windows with yellow frames
3. Metal double door with timber cladding
4. Horizontal silver timber referencing the sites rural barn heritage
5. Skylights
6. Gutters and rainwater pipes
7. PVs
8. Corrugated metal roof
9. Louvres with vertical hit and miss timber in front

6.9.6 Building Scale, Massing & Proximities

Long Elevations

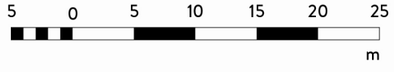
The below elevation shows the Richmond MakerLabs within the context of the residential development.



Section A-A
Landscape Design and Residential Masterplan Indicative

Section A-A
Landscape Design and Residential Masterplan Indicative

KEY PLAN



6.9.7 Wider Area

Character Study

In order to gain a deeper understanding of the local architectural context, photographs of the area and the special features/detailing were gathered and studied.

These images were then collated into categories, as seen in the diagram to the right (separating non-residential buildings from residential). This enabled the analysis of the varying architectural motifs and important architectural features visible within the area to see any trends in textures, colours and materials.

There is a great opportunity for the new Richmond MakerLabs to add to the architectural materiality of Ham. Given its prominence at the end of the Linear Park on the masterplan, the design response needs to be of high quality and distinguishable from the surrounding residential elements.

Local Non-Residential Buildings

Strathmore School

Strathmore School

Strathmore School

Strathmore School

Strathmore School

Ham Library

The Cassel Hospital

Meadlands Primary School

The Woodvile Centre

The Woodvile Centre

St. Richards Church

St. Richards Church

St. Richards Church

St. Thomas Aquinas Church

St. Thomas Aquinas Church

6.9.8 Materiality

Material Board

Materially, we are proposing timber cladding with texture and knots that will weather naturally to a silver finish. This is to create a distinctive piece of architecture which people are drawn to at the end of the Linear Park, whilst referencing the timber heritage.

We also propose pops of yellow on the window frames to create a sense of playfulness and to complement the timber.

The roof will be a light corrugated metal, again referencing the barn typology.

Key

1. Lightly coloured corrugated metal roof
2. Vertical naturally silvered timber
3. Horizontal naturally silvered timber
4. Sign
5. Aluminium yellow window frames

6.9.9 Elevation Character

Colour Elevations

The adjacent elevation studies show the materiality of the scheme, predominantly the vertical and horizontal timber elements, corrugated metal roof, glazing and yellow details.

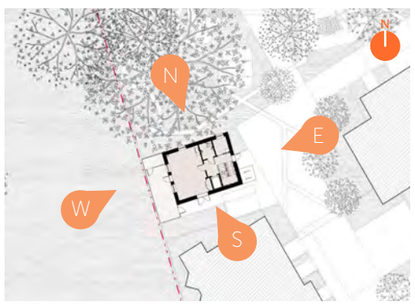
1. East Elevation

2. West Elevation

3. North Elevation

4. South Elevation

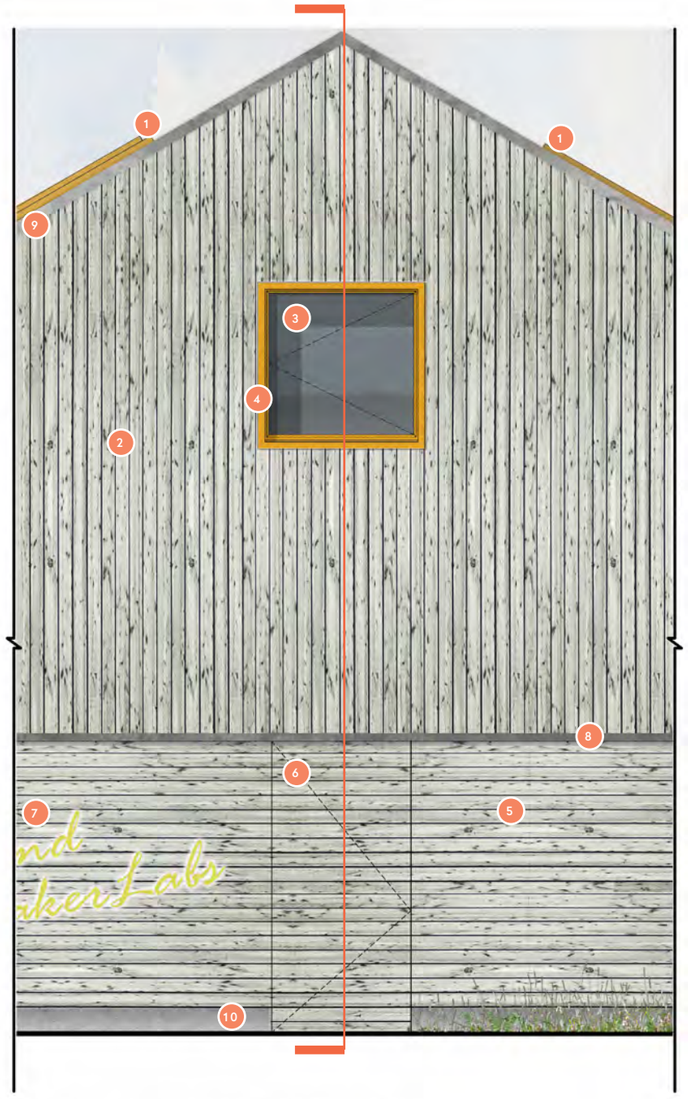
KEY PLAN

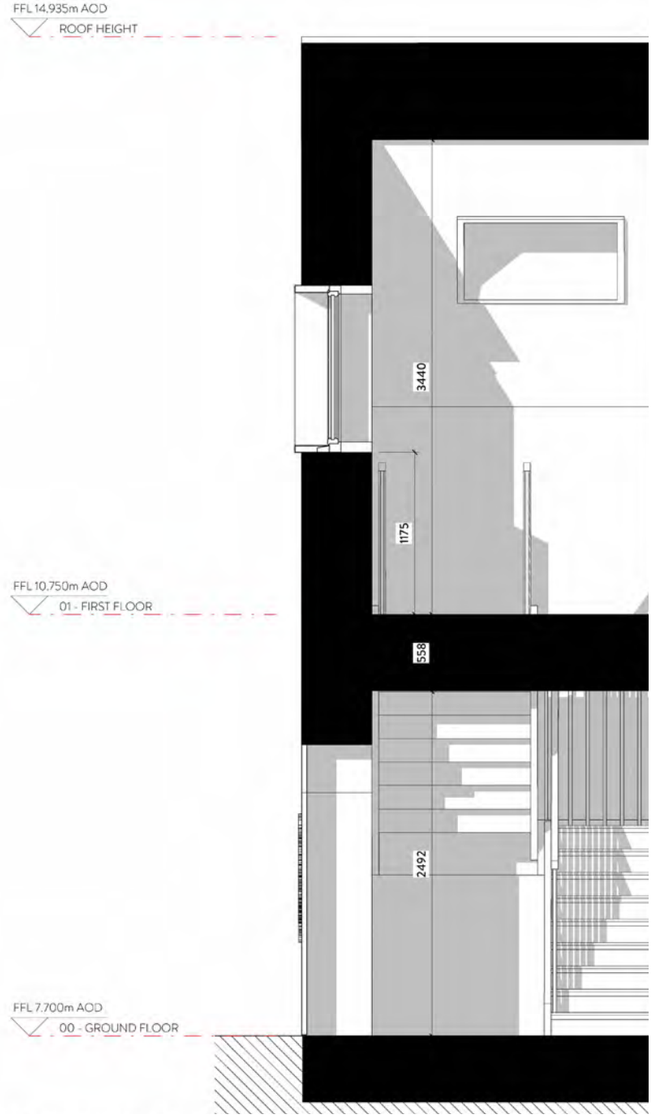


6.9.10 Bay Study

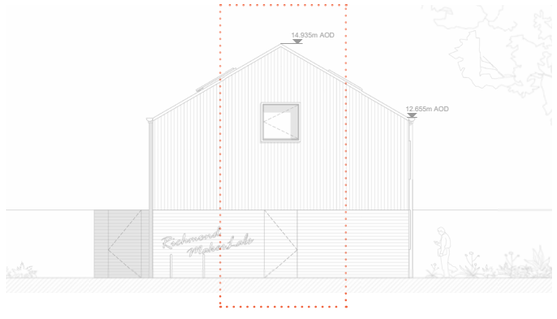
East Elevation

The adjacent elevation shows the east elevation which faces the street and Linear Park. Here you can see architectural details inspired by the barn typology such as the pitch roof and picture window on the gable end, animating the facade. This is in addition to the vertical and horizontal timber cladding which again references the rural narrative. This facade also has a sign welcoming the community to the scheme. The yellow window frames add a sense of playfulness.





KEY ELEVATION



EAST ELEVATION

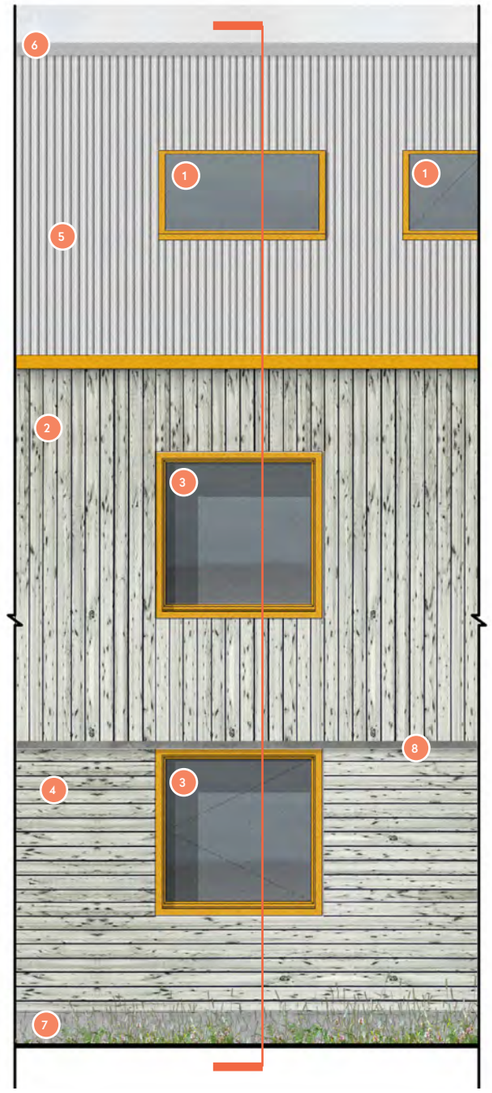
1. Skylights
2. Vertical silvered timber
3. Picture window
4. Yellow window frames
5. Horizontal silvered timber
6. Flush metal door with horizontal timber cladding
7. Sign
8. Metal profile
9. Metal capping
10. Concrete plinth

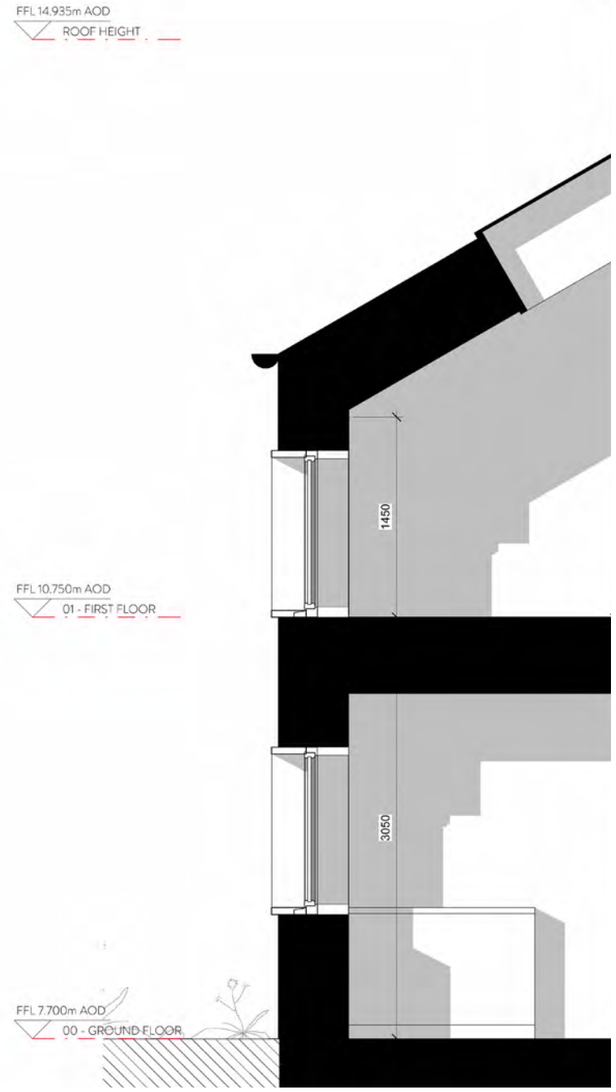
SECTION

6.9.10 Bay Study

North Elevation

The adjacent elevation shows the north elevation, in particular the punched openings which create a dynamic and playful facade. This allows ample daylight into workshop 02 and some daylight into workshop 01, which is then supplemented by the skylights. The roof is a light corrugated metal to complement the silver timber. The yellow window frames add a sense of playfulness and reference the community centre proposal.





KEY ELEVATION

NORTH ELEVATION

1. Skylights
2. Vertical silvered timber
3. Picture windows with yellow window frames
4. Horizontal silvered timber
5. Light corrugated metal roof
6. Metal capping
7. Concrete plinth
8. Metal profile

SECTION

6.9.11 Energy & Sustainability

Strategies

Careful consideration has been given to the internal layout of accommodation to maximise the benefits of its orientation. The balance between natural ventilation, daylighting and solar gains has been optimised when designing the external fabric and windows.

The scheme supports fabric first design which reduces heating and cooling demand. This is followed by maximising renewable contribution, which for the Richmond MakerLabs would be heat pump variable refrigerant flow (VRF) technology which is highly efficient and operates on grid electricity, which benefits from greening of the national grid. This in essence future-proofs the development as carbon emissions continue to fall for grid electricity, compared to natural gas.

The Richmond MakerLabs will be BREEAM 'Excellent'. Please refer to the separate BREEAM Pre-Assessment Statement for further detail as to how the scheme meets the required credits.

Natural Ventilation
Natural ventilation is proposed throughout the Richmond MakerLabs. There is an openable window in workshop 01 and two openable skylights allowing stack ventilation. There is also an openable window and openable skylight in the circulation area allowing natural stack ventilation. There is also an openable window in the kitchen allowing natural ventilation. In workshop 02, there are three openable windows allowing cross ventilation in this space.

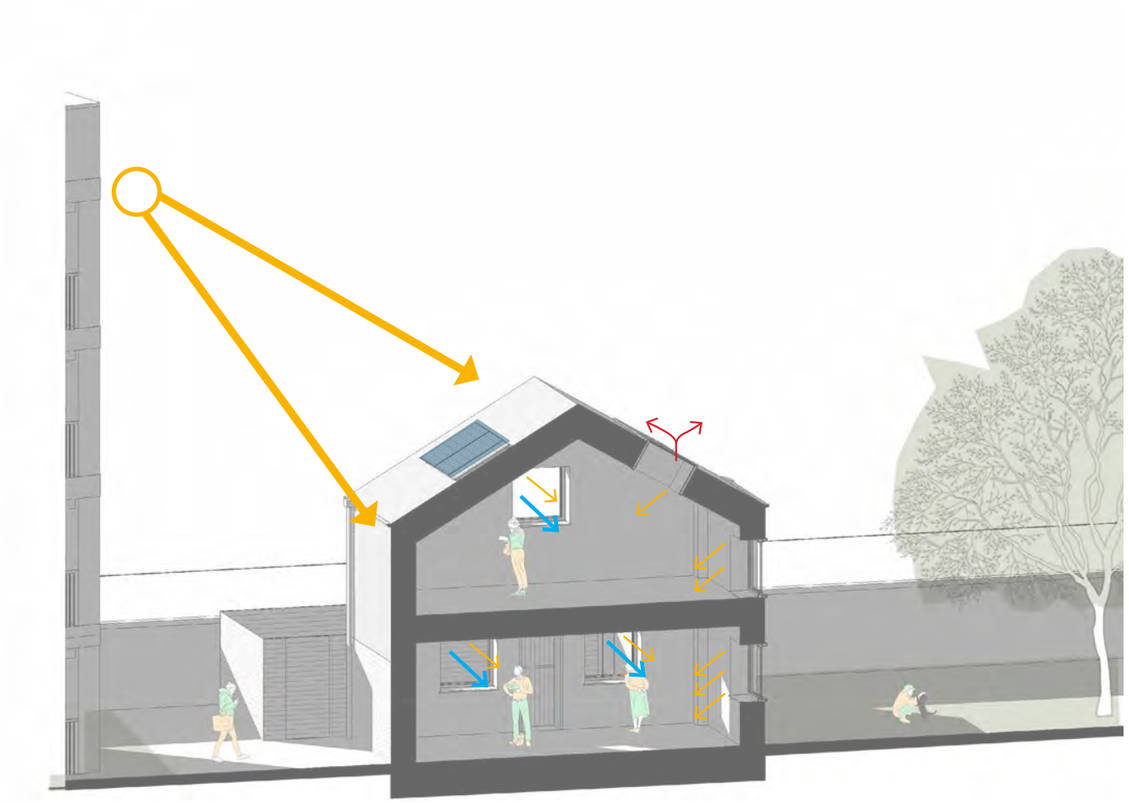
A/C System & Heating
A mechanical cooling strategy will be in place to cool the space in warmer months. There will be additional panel heaters in the circulation areas and workshops.

Sunlight & Natural Daylight
The building has been orientated to minimise glare and overheating by limiting openings to the south. Two skylights on the north elevation bring daylight into workshop 01 as well as a north facing window and west facing window. Meanwhile, the east elevation enjoys a picture window which brings daylight into the circulation area, improving the internal quality of this space and reducing the need for artificial light. Workshop 02 enjoys three windows bringing light into the room. Please refer to the separate Daylight/Sunlight Assessment for further detail.

Photovoltaics
A number of photovoltaics (PVs) will be located on the south facing pitch of the building to contribute to the renewable energy strategy of the scheme, helping to offset the electricity used for the VRF strategy.

Materials
Sustainable materials such as responsibly sourced timber will be utilised within the scheme.

Please refer to the separate Energy and Sustainability Statements, Circular Economy Statement and Whole Life Carbon Assessment for further detail.



Sustainability Axonometric

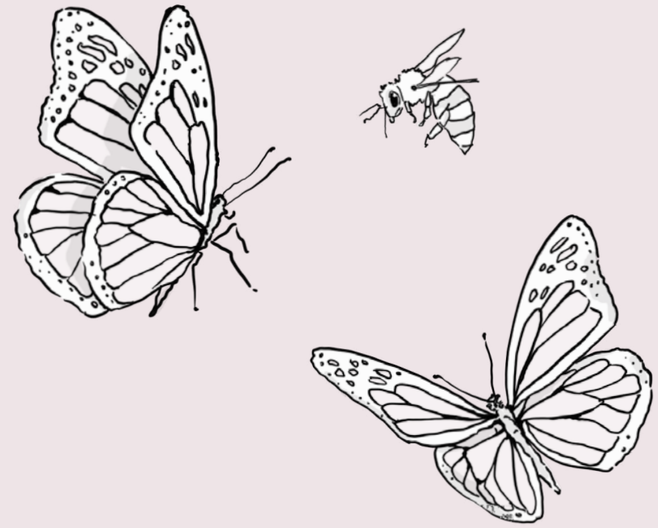
Key

- Air Intake
- Air Exhaust
- Sunlight
- Photovoltaics (PVs)

6.9.12 Linear Park - South-West View - MakerLabs

Artists Impression

6.10 Richmond MakerLabs - Strategies



HAM LANDS BUTTERFLIES

6.10.1 Strategies

Access & Circulation

Access will be improved through the introduction of a lift to the facility. It is located within the entrance circulation area adjacent to the stair.

Lift access is available on all levels and will:

- Be located adjacent to other means of vertical circulation (i.e. stair cores)
- Have a clear level landing directly in front of the lift of at least 1500mm by 1500mm for manoeuvring and waiting.

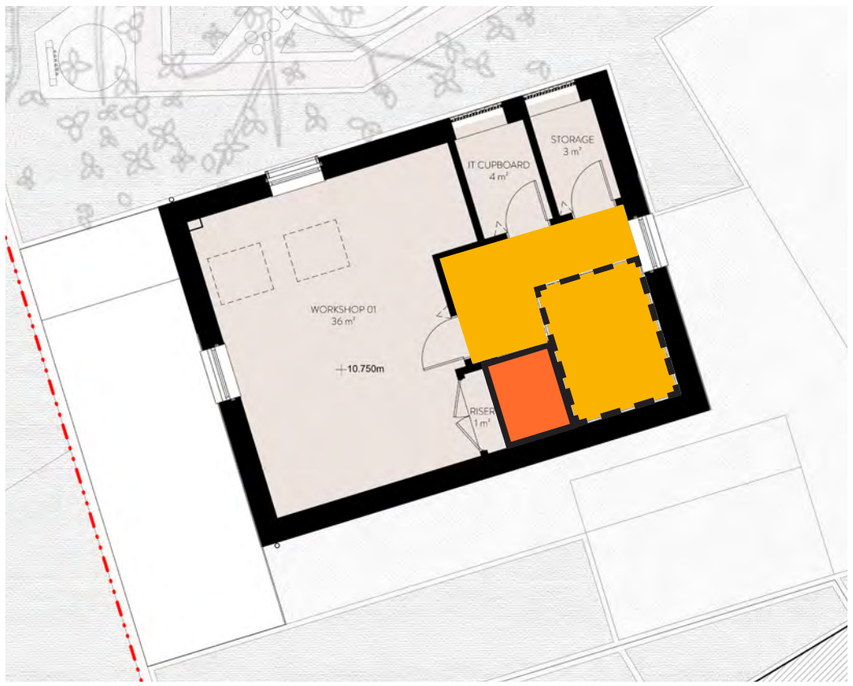
Additional consideration will be given to the material finish of the lifts (including consideration of slip resistance, comfort and safety in use).

For safety, stairs will be designed to be of consistent width, have unobstructed landings at the head, foot and between flights, with a depth at least equal to the width of the channel of the flight. No stair flight will have more than 12 risers in a single run and all will have uniform risers and treads in consecutive flights.

Access from outside into the building is level, increasing the schemes accessibility. A glazed window is provided at first floor as well as a skylight above the stair, bringing daylight into the circulation spaces and thus enhancing the internal quality of these areas.

Key

- Main Circulation
- Stair and Core
- Lift Core
- External Circulation
- Pedestrian Access



First Floor Plan (NTS)

Ground Floor Plan (NTS)
Landscape Design and Residential Masterplan Indicative

6.10.1 Strategies

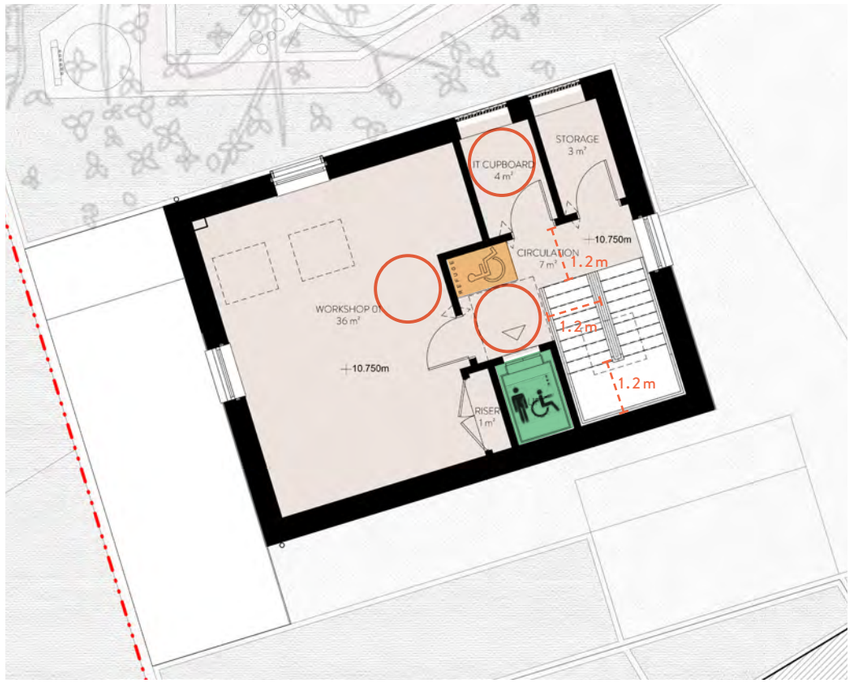
Inclusive Layout

The Richmond MakerLabs is designed to be inclusive and therefore there are a number of accessible design elements integrated within the proposal. This includes a WC which is designed to Part M requirements, 1200mm minimum width communal corridors, level access and a Part M compliant lift.

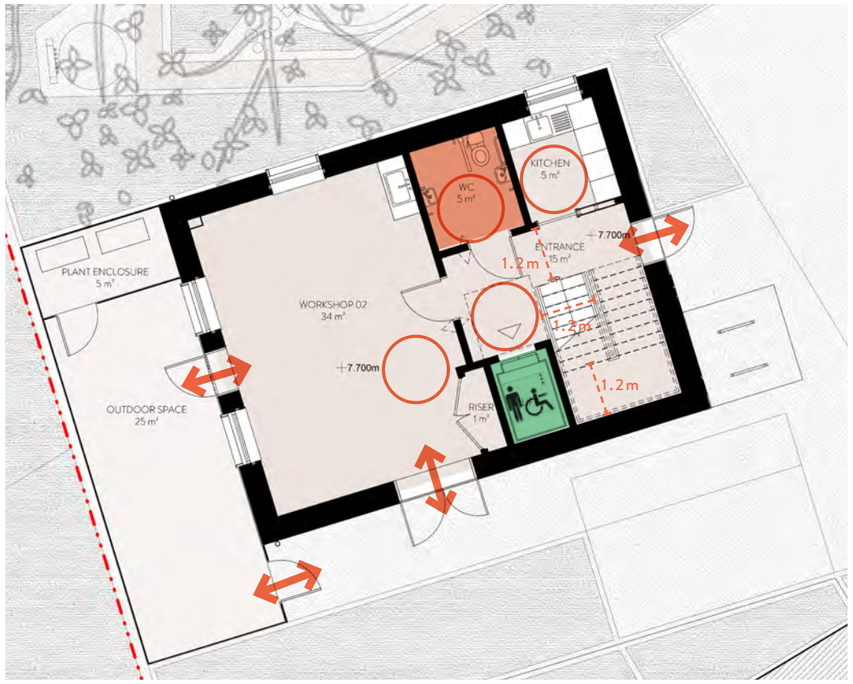
All doors have a clear opening width of 890mm. The stairs have a width of 1200mm with 1000mm between handrails.

Key

- Part M Compliant Lift with 1500mm x 1500mm Zone in Front
- Protected Refuge Area
- Accessible Toilet
- Levelled Threshold
- 1500mm Turning Circle



First Floor Plan (NTS)



Ground Floor Plan (NTS)
Landscape Design and Residential Masterplan Indicative

6.10.1 Strategies

Waste Management, Cycling & Parking Provision

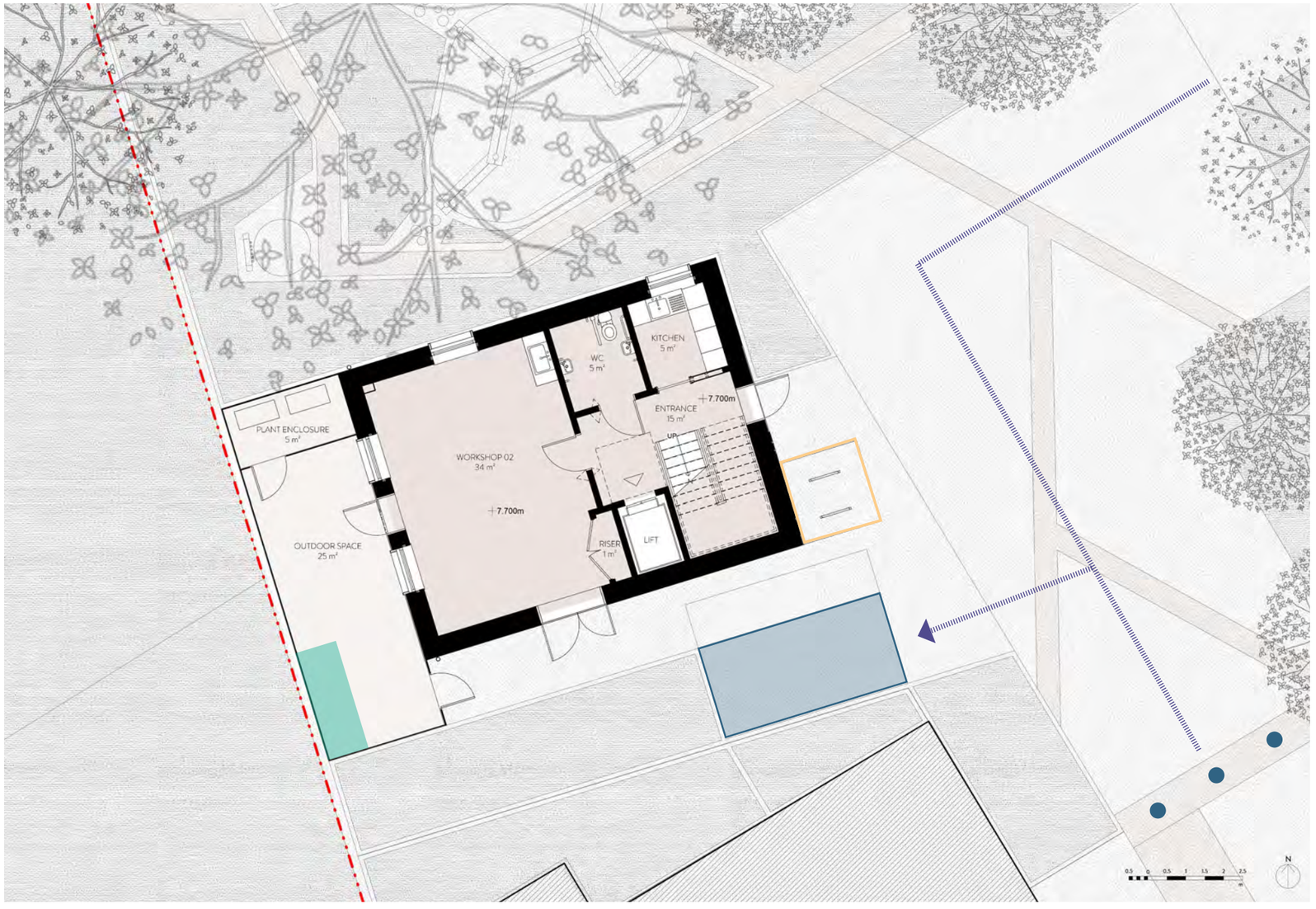
There will be one parking space provided for users of the Richmond MakerLabs. Vehicular access will be beyond control access barriers within the landscape plan.

Cycle storage can be provided to the front of the Richmond MakerLabs building through Sheffield Stands.

A waste store can be provided within the rear outdoor space of the building. Refuse vehicles have access to the site through the control access barriers. For more information regarding vehicular access refer to LUC's Landscape Statement.

Key

- 1 Blue Badge Parking Space for Richmond MakerLabs Users
- Vehicular Access for Richmond MakerLabs Users (Controllded Access Beyond Barriers)
- Controlled Access Barriers
- Cycle Store
- Waste Store



Ground Floor Plan (NTS)
Landscape Design and Residential Masterplan Indicative

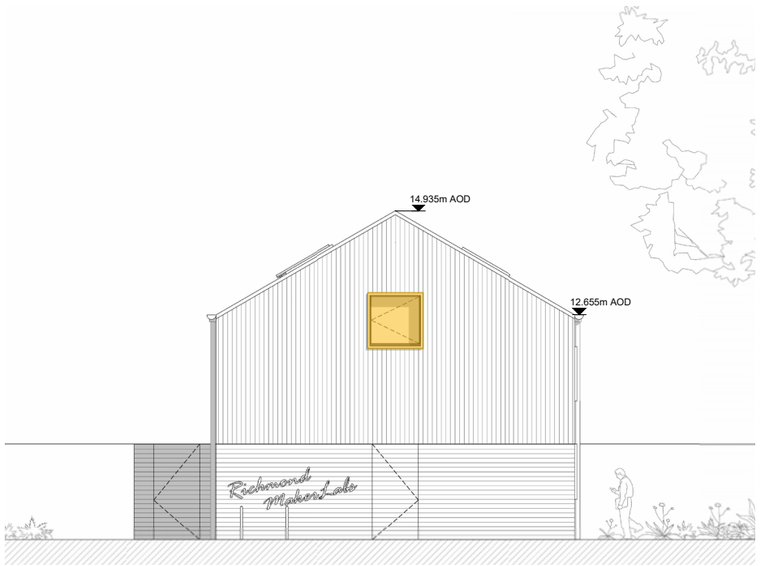
6.10.1 Strategies

Facade Maintenance Strategy

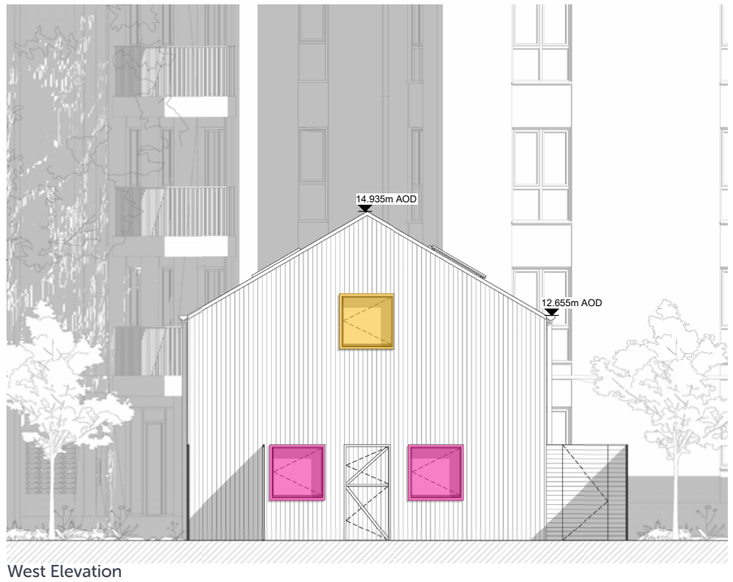
The material palette of timber and metalwork has been chosen to be low maintenance and durable. The adjacent elevations show how the glazing will be cleaned.

Key

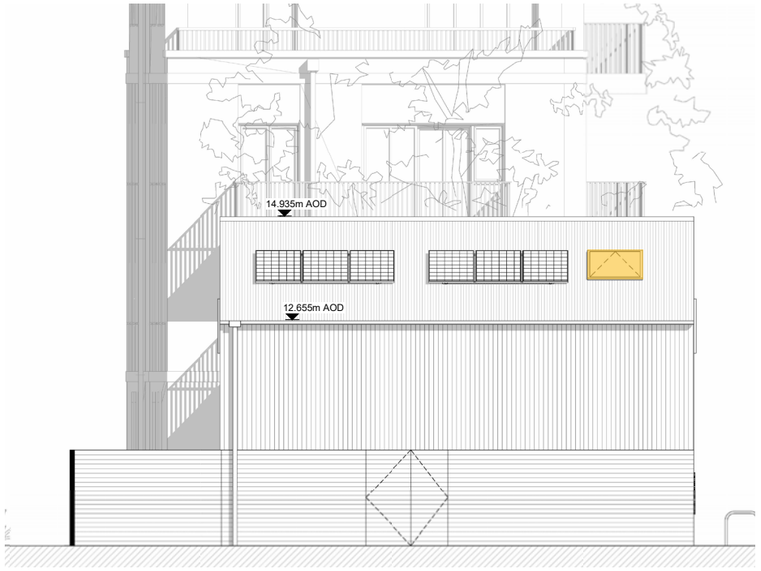
- Glazing Cleaned with Omnipole
- Glazing Cleaned from Ground Floor Level



East Elevation
Landscape Design and Residential Masterplan Indicative



West Elevation
Landscape Design and Residential Masterplan Indicative



South Elevation
Landscape Design and Residential Masterplan Indicative

North Elevation
Landscape Design and Residential Masterplan Indicative

6.10.1 Strategies

Roof Maintenance Strategy

There are a number of PVs on the roof level. These will be maintained via a roof ladder.

Key

Photovoltaics (PVs)

First Floor Plan (NTS)
Landscape Design and Residential Masterplan Indicative

6.10.1 Strategies

Fire Strategy

At ground floor there are three means of escape. All internal structures and finishes will be fire rated in accordance with building regulations (refer to Fire Statement submitted as part of this Planning Application).

The risk profile for the Richmond MakerLabs is A3 - Awake and Familiar. For fire detection, there will be a minimum grade L2 system in accordance with BS 5839 1.

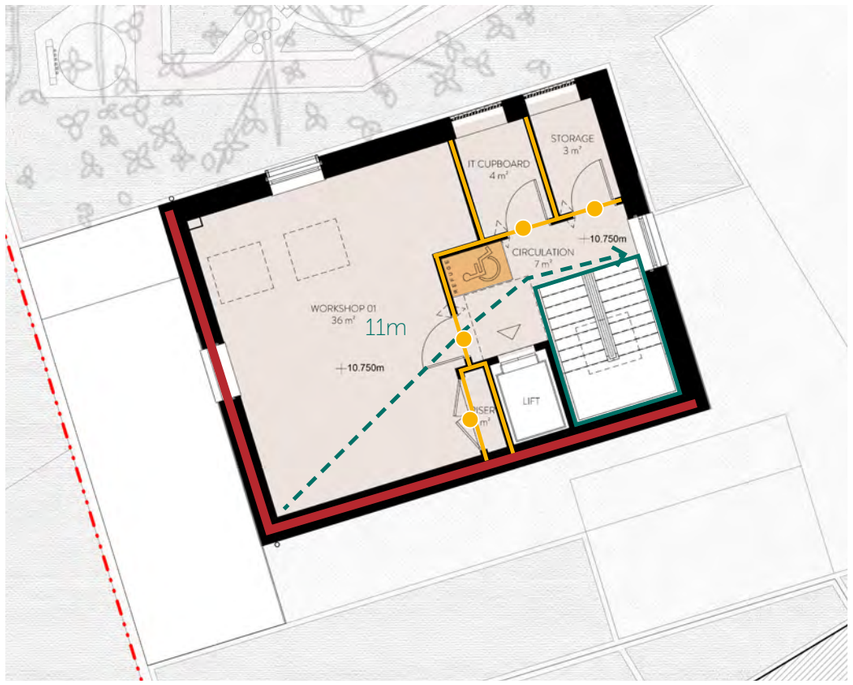
As the building is less than 11m in height, cladding will achieve a Euro Class B-s3, d2 or better. The timber cladding will be treated with a fire retardant. There will also be a number of fire doors with a rating of FD30S.

At first floor, the maximum horizontal escape distance from workshop 01 to the stair core is 11m. There is also a wheelchair refuse area on this floor. A single direction travel distance of 18m applies to this scheme. The population of users of the first floor will be limited to 60 people. Inner rooms with access will have to be protected by an automatic smoke detector that operates an alarm that is automatically audible from the inner room.

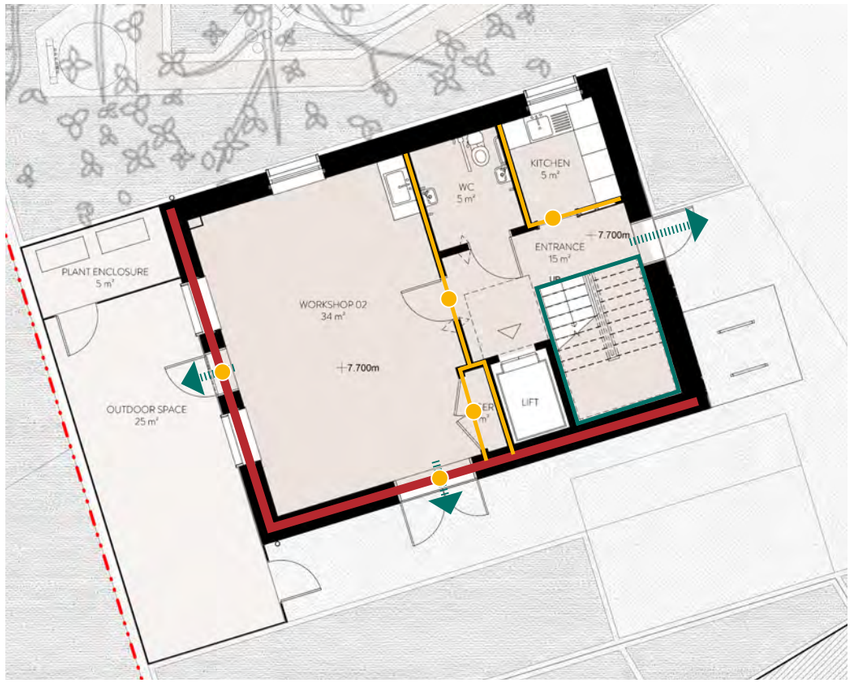
See the separate Fire Strategy Report submitted as part of the planning application for further information.

Key

- Egress
- Wheelchair Refuse Area
- Stair Core
- Horizontal Travel Distance
- FD30S Door
- 30/30/30 FDR Wall
- 60/60/60 FDR Wall



First Floor Plan (NTS)



Ground Floor Plan (NTS)
Landscape Design and Residential Masterplan Indicative

6.10.2 Conclusion

Careful consideration has been given to the replacement of the existing Richmond MakerLabs building on site, through collaboration with the end users and design team.

The chosen location responds to the need to be easily accessible for loading/unloading of materials, whilst being on the edge of the new residential development so as to avoid noise disturbance to residents. The constraints have been carefully adhered to, shaping a double storey proposal that makes the most of the opportunities available.

The new Richmond MakerLabs is a small scale barn building inspired by the site's rural heritage. It takes distinct form and materiality to purposefully contrast, but compliment, the proposed residential and community uses and will be an integral part of the overall masterplan.

1.200 Card Model of the Richmond MakerLabs Proposal

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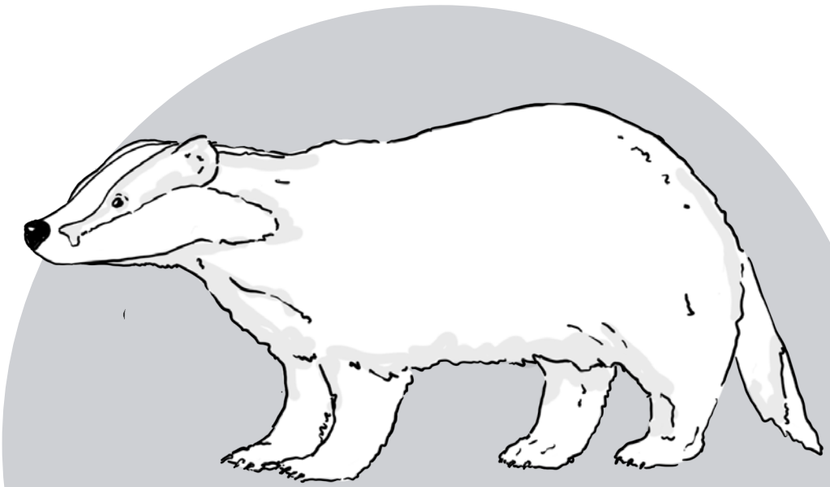


Chapter 7

Access and Inclusive Design Statement

7.1.1 Design Standards

Building Regulations

The current standards of the Approved Document Part M Volume 1(Dwellings) will be the applicable standards for the scheme

A new edition of Approved Document M was published in 2015 which split the document into two parts:

> Volume 1: Dwellings,

> Volume 2: Buildings other than dwellings.

Approved Document M Volume 1 (Dwellings) defined three categories for accessible dwellings as follows:

> M4(1) Category 1: Visitable dwellings

> M4(2) Category 2: Accessible and Adaptable dwellings

> M4(3) Category 3: Wheelchair user dwellings

Requirements M4(2) and M4(3) are optional and only mandatory when the Local Planning Authority impose them on projects as a planning condition.

National Policy

The National Planning Policy Framework (NPPF) sets out government's planning policies for England and how these are expected to be applied. Chapter 8 and 12 read:
- 92. Planning policies and decisions should to achieve healthy, inclusive and safe places,
- 130. Planning policies and decisions should ensure that developments: f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality or life or community cohesion and resilience.

The London Plan

The London Plan outlines the requirements of Categories 2 and 3 dwellings across the scheme as follows:

> 90% of new housing to meet M4(2) - Category 2

> 10% of new housing to meet M4(3) - Category 3

> The above requirement is also included within the adopted Richmond Local Plan.

> Inclusive Design is central to the policies of the current London Plan. Policy D5 (A and B) states:

> *"A) Boroughs, in preparing their Development Plans, should support the creation of inclusive neighbourhoods by embedding inclusive design, and collaborating with local communities in the development of planning policies that affect them*

> *B) Development proposal should achieve the highest standards of accessible and inclusive design. They should:*

> *1) be designed taking into account London's diverse population;*

> *2) provide high quality people focused spaces that are designed to facilitate social interaction and inclusion;*

> *3) be convenient and welcoming with no disabling barriers, providing independent access without additional undue effort, separation or special treatment*

> *4) be able to be entered, used and exited safely, easily and with dignity for all; and*

> *5) be designed to incorporate safe and dignified emergency evacuation for all building users. In all developments where lifts are installed, as a minimum at least one lift per core should be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building."*

London Borough of Richmond Upon Thames

'Accessible and Inclusive Housing' document from London Boroughs of Richmond and Wandsworth Housing and Regeneration August 2020 has also been followed during the design of the scheme and provides information relating to wheelchair accessible dwellings in order to meet the requirements of AD M4 Category 3

> Homes with private and intermediate tenures are Adaptable Dwellings (M4(3) (2)(a))

> Homes with affordable rented tenures are Accessible Dwellings (M4(3) (2)(b))

The design team implemented recommendations made by the Occupational Therapist at LBRuT following a pre-application meeting with the housing officer in February 2022.

Good Practice Policy and Other Standards

Other documents referred to during the design of the scheme include:

> Building Regulations Approved Document Part K: protection from falling, collision and impact

> BS 8300:2018 Provision of an accessible and inclusive environment, British Standards Institute

> BS 9991:2017 Code of Practice for Fire Safety in the Design, Management and Use of Buildings, British Standards Institute

> Provisions of the Equality Act 2010 and associated Codes of Practice

> 'The Principles of Inclusive Design' guide, CABE 2006

7.1.2 Public Transport and Landscaping

Public Transport

Ham Close estate is served by the 371 bus route from Ashburnham Road and provides a frequent service to Kingston, Norbiton and Richmond. The bus stop is located within a 2 minute walk from the site.

Although no railway stations fall within close proximity to the site, a number can be accessed via a linked bus journey. Nearby railway stations include:

> Teddington National Rail Station is located approximately 1.8km to the south west of the site and can be accessed via a 25 minute bus journey.

> Richmond National Rail Station (with TFL overground and District Line underground) is located approximately 2.9km north of the site and can be accessed via a 23 minute bus journey.

> Kingston National Rail Station is located approximately 3.3km to the south of the site and can be accessed via a 25 minute bus journey.

> Twickenham National Rail Station is located approximately 1.6km to the north of the site and can be accessed via a 37 minute bus journey.

All of the above stations are operated by Southwestern Railways and operate frequent services into Central London, with a minimum of approximately six train services per hour during the morning and evening peak hours. All of the above stations provide step free access.

Careful consideration has also been given to improving the quality of footways that fall within the demise of the development to maximise the accessibility of the routes across the site.

Level Changes

Footways within the site demise are predominately level or have a very shallow gradient.

There is a minor level change of 0.7m across the site running north to south. Any change of level will be taken up with gently graded surface treatment across the site. Gradients forming part of an approach route will be will be 1:21 or shallower, and where not possible, ramped approaches will be between 1:20 and 1:15.

Landscaping

All public open spaces across the scheme, including the linear park, are accessible via step-free routes and include provision for accessible seating and play equipment. (see below)

Communal courtyards to the rear of flat blocks provide shared amenity space for residents.

The spaces allow for informal recreation and socialising alongside doorstep play opportunities, encouraging people to be active and become more involved with their local community.

Boundaries are permeable to allow for passive surveillance from surrounding public spaces.

Areas for community food growing will encourage residents to engage with their outdoor space and host small events. Growing beds will be at a height suitable for access from a wheelchair with circulation space via hard standing.

The individual characters of these spaces will assist visitors and residents navigating through the site and allow them to identify correct arrival points. This is particularly valuable to people with a dementia related condition or first time visitors

Surface treatments use single block colour from a grey palette in the streets, predominately buff in the linear park, and darker tan colour in the courtyards to help define the spaces and assist with wayfinding.

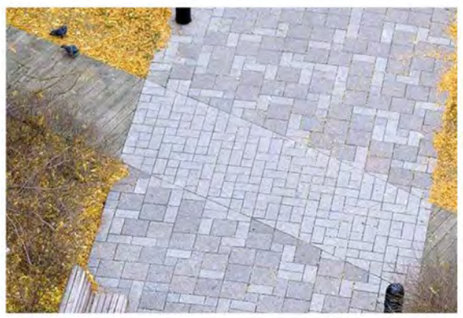
Private spaces come in the form of step-free individual patios and balconies to all flats and private gardens to houses.

Footpaths provide all weather access through public and semi private spaces, and to core entrances with a minimum width of 1.5m

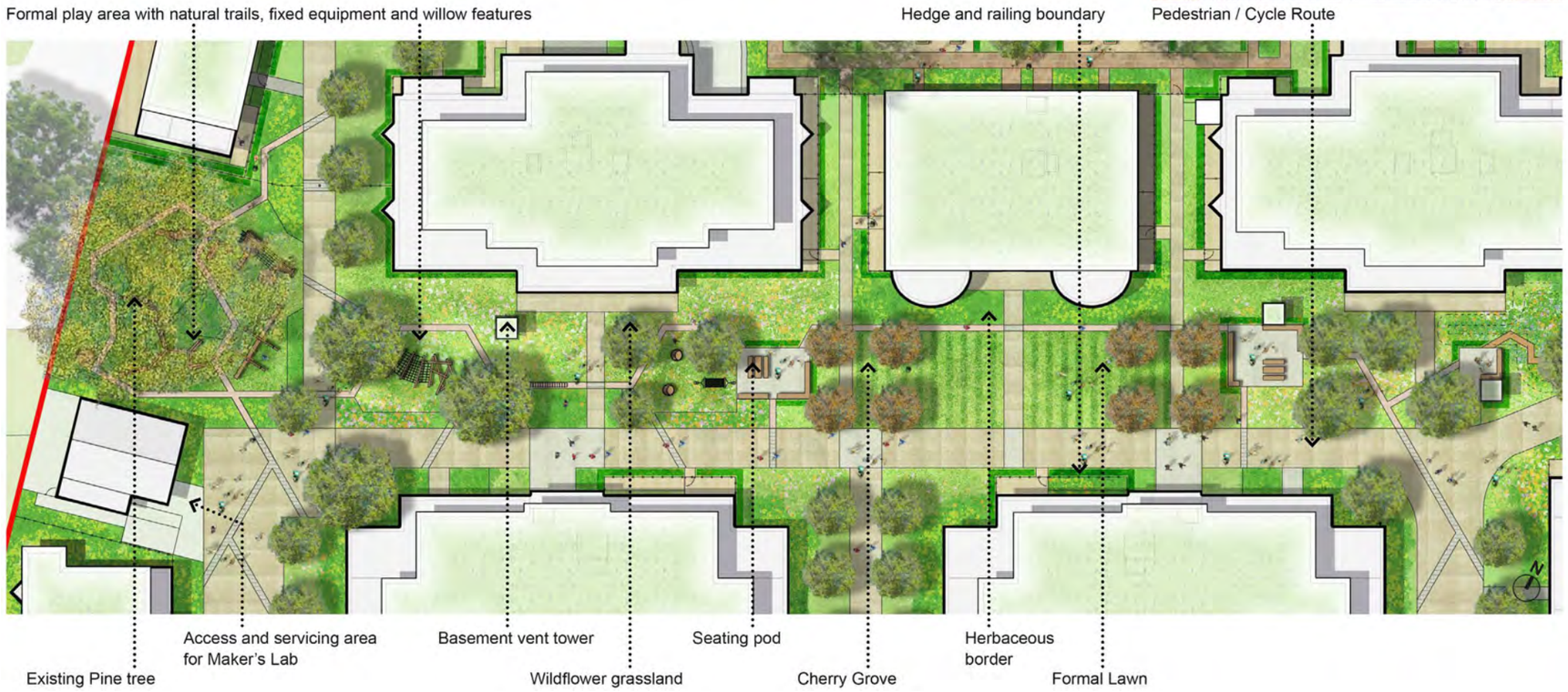
A variety of seating is available to allow for individuals to sit or small groups to gather. All seating is provided with a timber top for comfort and some with back and arm rests. Picnic benches allow for generous circulation space around them with suitable heights for wheelchair users.

Play equipment is provided for a range of ages and different requirements. Elements such as low spinning bowls and hammocks provide full support, at an accessible height. Safety surface provides access directly from adjacent hard standing.

The basement ramps use full height edge protection with buffer planting in areas to prevent direct access or overlooking.



Pedestrian / Cycle Route



7.1.3 Approach to the buildings

> The regeneration of Ham Close estate presents an opportunity to create much needed housing in an inclusive, mixed tenure community within South West London

> The masterplan is based around a legible street network and attractive landscaped amenity spaces with clear delineation of public and private space. Pedestrian movement across the scheme is prioritised and celebrated by generously landscaped streets and open spaces. Approach routes to buildings have been designed to allow for greater connectivity and accessibility across the site

> The green link is a vehicle free public landscaped space which provides a visual and pedestrian connection from Ham Village Green to the small park which incorporates seating and play areas accessible by all. Lanes lead to the green link by use of soft landscaping and pedestrian paths. Individual courtyards provide private communal amenity spaces for residents.

> Allotments within these courtyards allows for the community to grow their fruits and vegetables. Local school and community facilities could have allocated plots to encourage learning and outdoor activities with the intention that these would be accessible by all.

> A series of pedestrian friendly lanes accessed off Woodville Road and Ashburnham Road lead towards the central east west green link.

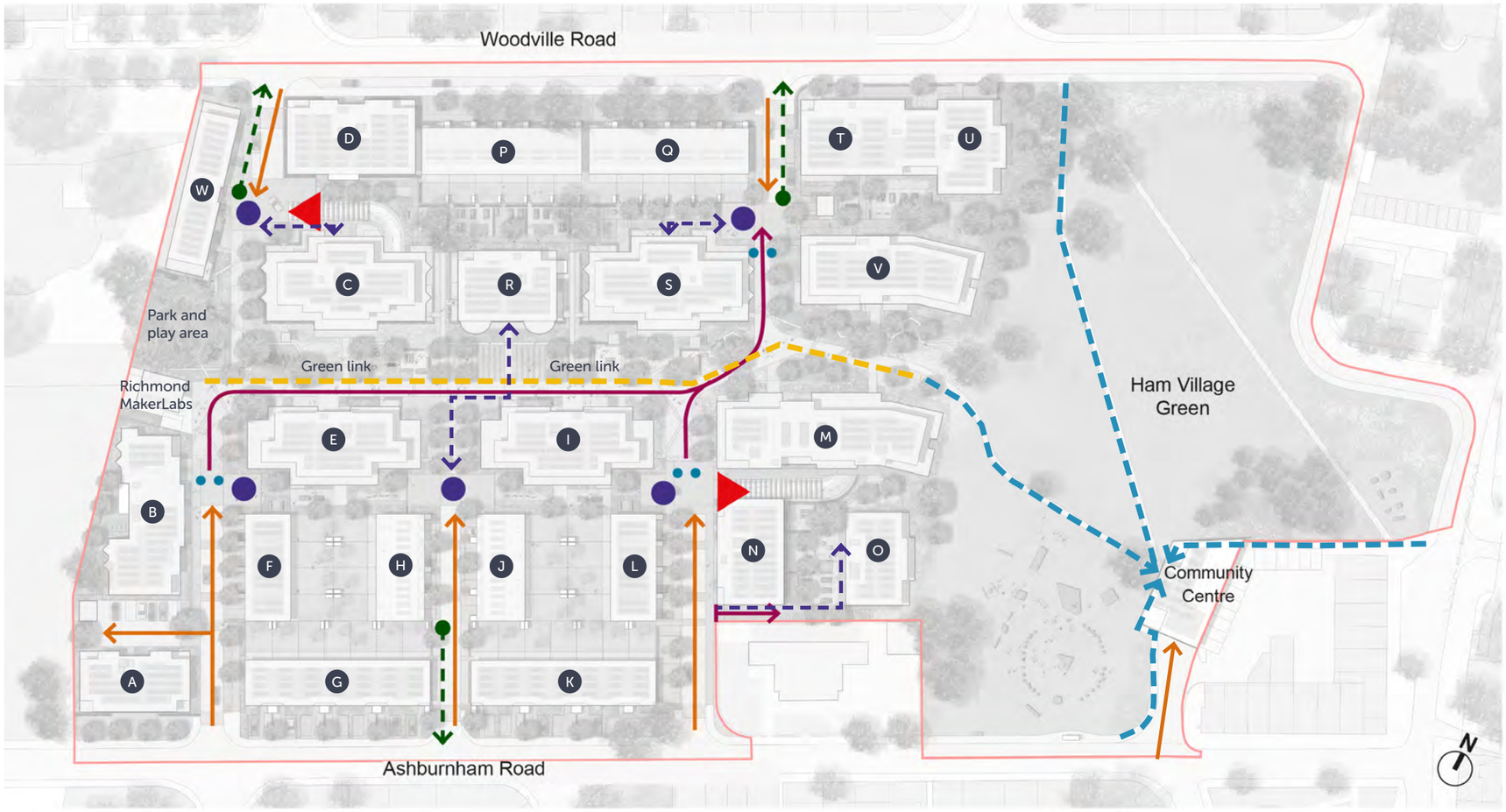
> Community facilities also exist on the site in the form of the proposed Community Centre, which is located to the rear of the Ham Parade of shops fronting Ham Village and the Richmond MakerLabs, situated at the western end of the green link within the landscape setting.

> Communal entrances to buildings have been clearly defined architecturally with recesses to building form or changes in material treatment. As the design develops, appropriate signage will also be incorporated to assist visitors and residents to navigate towards and through each building.

> Each building contains a spacious entrance lobby with adjacent lift core allowing step-free access to the upper floors of each building and basement car park

> All buildings have been designed to a minimum standard of M4(2) Category 2: Accessible and Adaptable dwellings.

> Where M4(3) units are located within a block, the communal areas should be designed to M4(3) standards.



Legend

- Public Vehicular Access
- Emergency vehicle, refuse and servicing vehicle access through Linear Park - controlled access
- Refuse Access
- Basement Ramp
- Turning Head
- Drop bollards to control access
- Green link linear park pedestrian route
- Pedestrian Access to the Community Centre
- Pedestrian access from vehicle drop off points within 50m

7.1.4 Accessible Car Parking

Accessible Car Parking

The London Plan requires 3% of new homes to be provided with blue badge parking from the outset, with the ability to increase this up to 10% if demand arises. As a result, 13no. accessible parking bays have been located within the basement and have been positioned so they are as close as possible to the lift cores serving each block (see diagram top right).

A further 1 no. accessible parking bay has been located adjacent to the flat entrance in Block B (see diagram bottom right)

In all cases, the parking spaces have been designed to meet the requirements set out in AD M4(3) clause 3.12. Provision of a parking bay, located close to each communal lift core, that has a minimum access zone of 900mm to one side of the bay has been accommodated.(Identified in a green dot). Car parking within driveways can also be expanded by 900mm.

Within the basement, careful consideration has been given to the requirement to be able to convert standard spaces to wheelchair accessible spaces in the future. The column grid becomes a function of column width in order to maintain a suitable column spacing that can accommodate either three standards spaces or two wheelchair accessible spaces.

There is no direct access from the basement car park to wheelchair homes in Blocks O and TU. In these cases, users would need to take the lifts located in the basement below Blocks M or V to the ground floor, exit the building and then travel via an external footway in the communal courtyard to their respective block. In both cases, once a user has exited the building, the footway route is less than 50m to the main entrance of their respective block (see diagram bottom right).

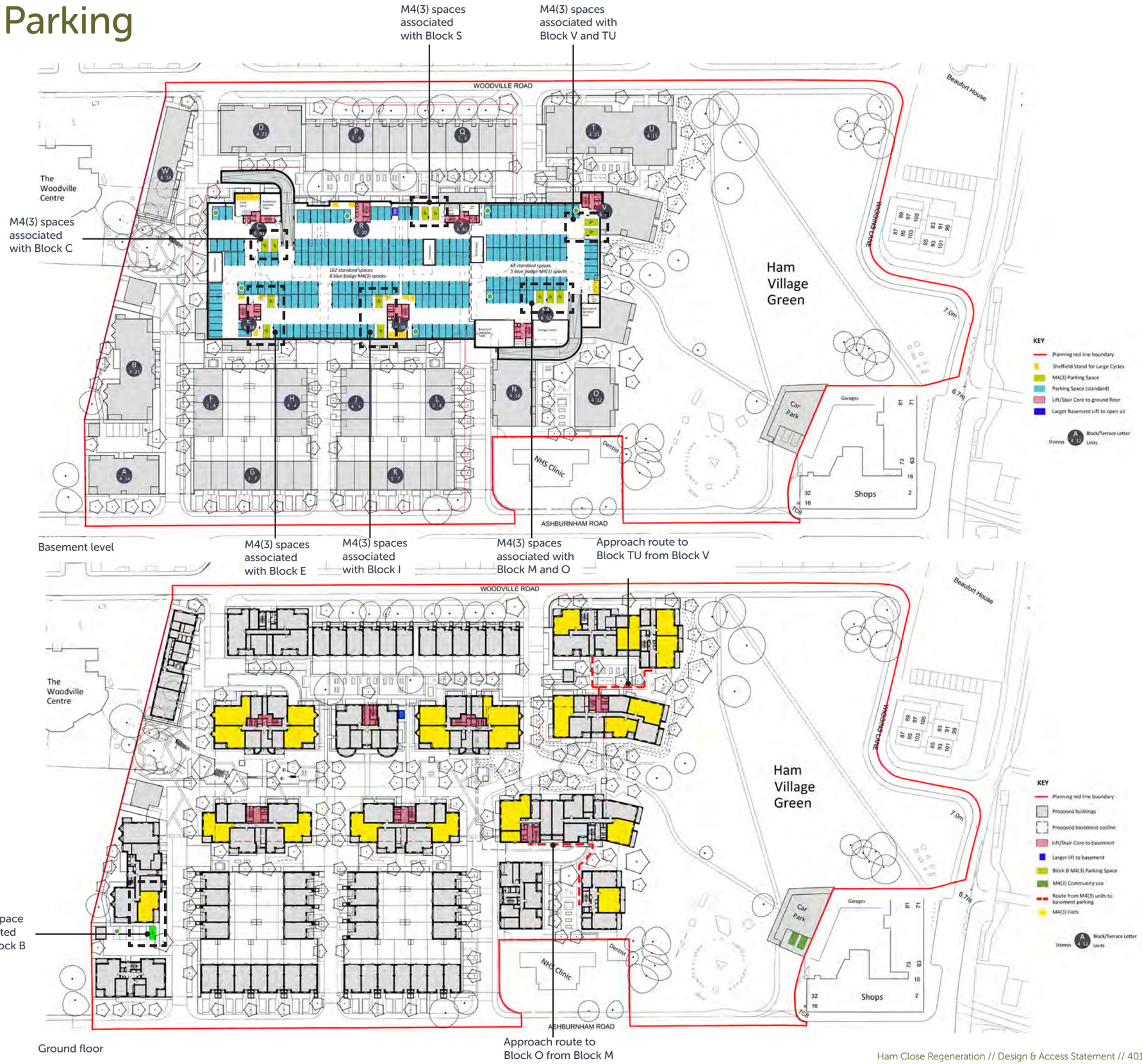
There are three disabled parking bays for the community uses; two for the Community Centre and one for the MakerLabs.

Cycles

Within the basement, a provision of sheffield stands has been provided adjacent to the lift/stair cores to allow for 40no. larger cycles, which accounts for 5% of the overall allowance across the site.

Cyclists access the basement via the lift located next block R. This lift is sized suitably for bicycles.

Standard bicycle stands are located within the ground floors of apartment blocks and within the basement. The houses have their own stores in the gardens.



7.1.5 Wheelchair Homes

> The scheme accords with the principles of the aforementioned London Plan and local planning requirements to provide more than 10% of the homes as Wheelchair user homes. 46 of the 452 homes will meet M4 (3) with all other homes meeting M4 (2) requirements. The M4 (3) designed homes are purposefully included across tenures and bedroom sizes.

> The diagram to the right shows where the Adaptable and Accessible M4(3) homes are located across the site. Affordable wheelchair homes have been designed as wheelchair accessible and private wheelchair homes have been designed as wheelchair adaptable. The dashed red line shows where the basement car park sits.

> To accord with the principles of the London Boroughs of Richmond and Wandsworth "Accessible and Inclusive Housing' document, wheelchair homes have been spread across the site rather than confined to one or two buildings

> Flat blocks that do not have direct access to the basement within the building can use the lift highlighted in yellow. Block O has lift access to the basement through Block M and Block TU has lift access through block V.

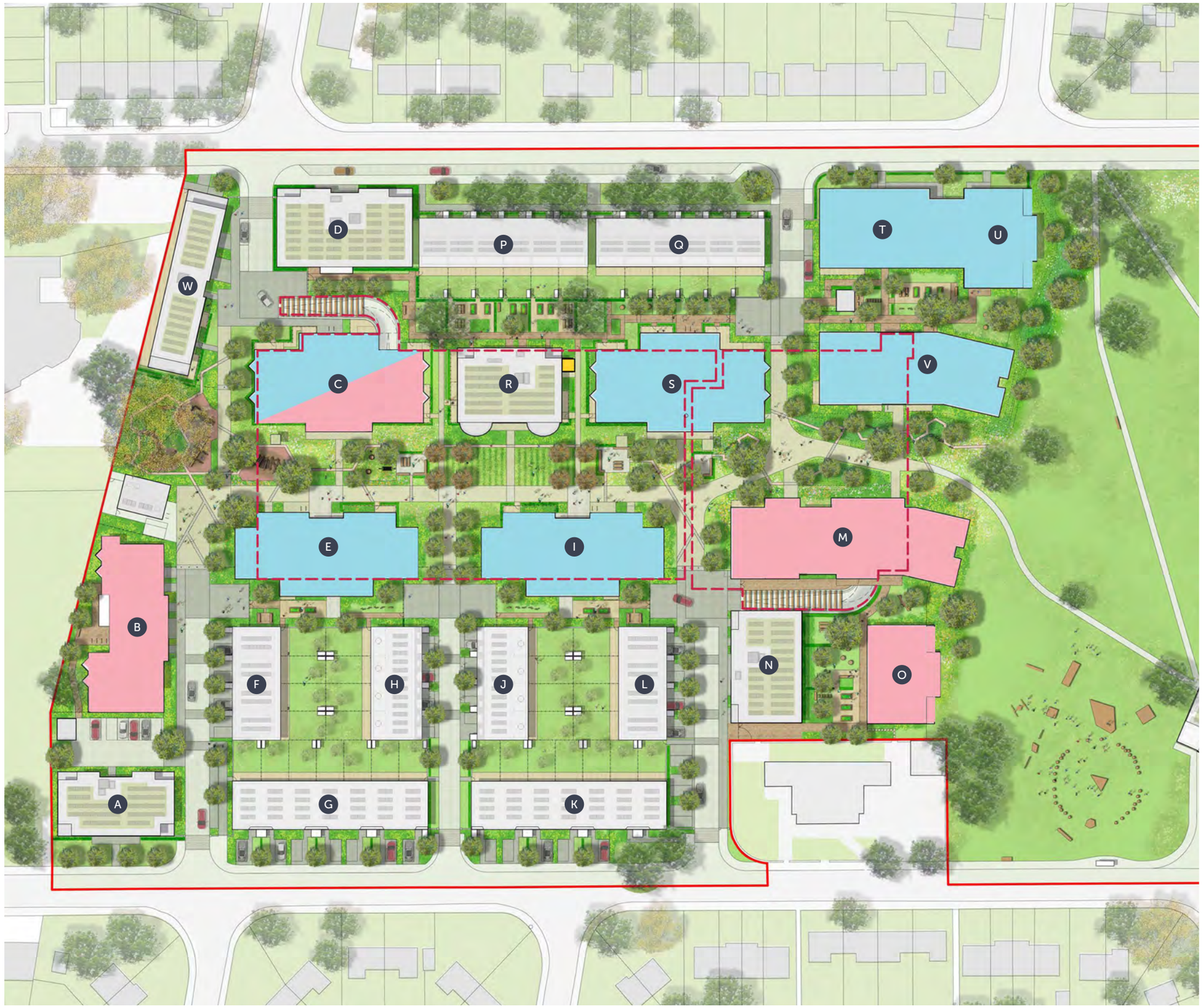
> The majority of affordable wheelchair homes are located on the ground floor. The only exception to this can be found in Block C, where an additional lift has been provided which can be utilised in the event of a maintenance, breakdown or servicing issue within the building.

> Private wheelchair homes have been located across both ground and upper floors. Where these have been located on upper floors, a single evacuation lift has been provided to be used to evacuate people who require level access from the building in the event of a fire. A management plan for situations where the lift fails will be established as the design develops with a quick response maintenance strategy employed.

> There are a total of 46 M4(3) dwellings across the masterplan:

> 34 out of 46 are M4(3) (2)(b) Adaptable

> 12 out of 46 are M4(3) (2)(a) Accessible



M4(3)	Tenure	1B2P	2B3P	2B4P	3B4P	3B5P	Total
Adaptable	Market	2	21	2	0	0	25
	Intermediate	3	5	0	1	0	9
Accessible	Affordable Homes	5	5	0	1	1	12
	Total	10	31	2	2	1	46

Key

- Accessible M4(3) Dwellings
- Adaptable M4(3) Dwellings
- Basement Outline
- Lift access to basement for surrounding blocks

7.1.6 M4(3) Wheelchair Communal Areas

Example - Block C

The diagram on the right hand side shows an example of a flat block with an affordable tenure which has been designed to AD M4(3)

> The main entrance to the block is accessed from the linear park and is step-free. Main entrance is covered by at least 1200mm deep.

> Parking is located within the basement below with direct lift access. Accessible cycle parking is located at the basement.

> The majority of accessible wheelchair homes are located on the ground floor. The approach to the entrance of all units on the ground floor is step-free

> Block C is the only affordable flat block on the scheme with wheelchair accessible homes also on the upper floors. As a result, an additional lift has been provided which can be utilised in the event of a maintenance, breakdown or servicing issue of the lifts within the building. Only one of these lifts is accessible from the basement.

> Both lifts serve as evacuation lifts in the event of a fire and provide a clear landing of minimum 1500mm long x 1500mm wide directly in front of the lift at every floor level. Communal lifts have also been designed to suit the requirements of ADM clause 3.16

> All communal doors within the building have a minimum clear opening width of 850mm

> A minimum 300mm nib has been provided to the leading edge of every door. A minimum 200mm nib has been provided to the following edge of every door.

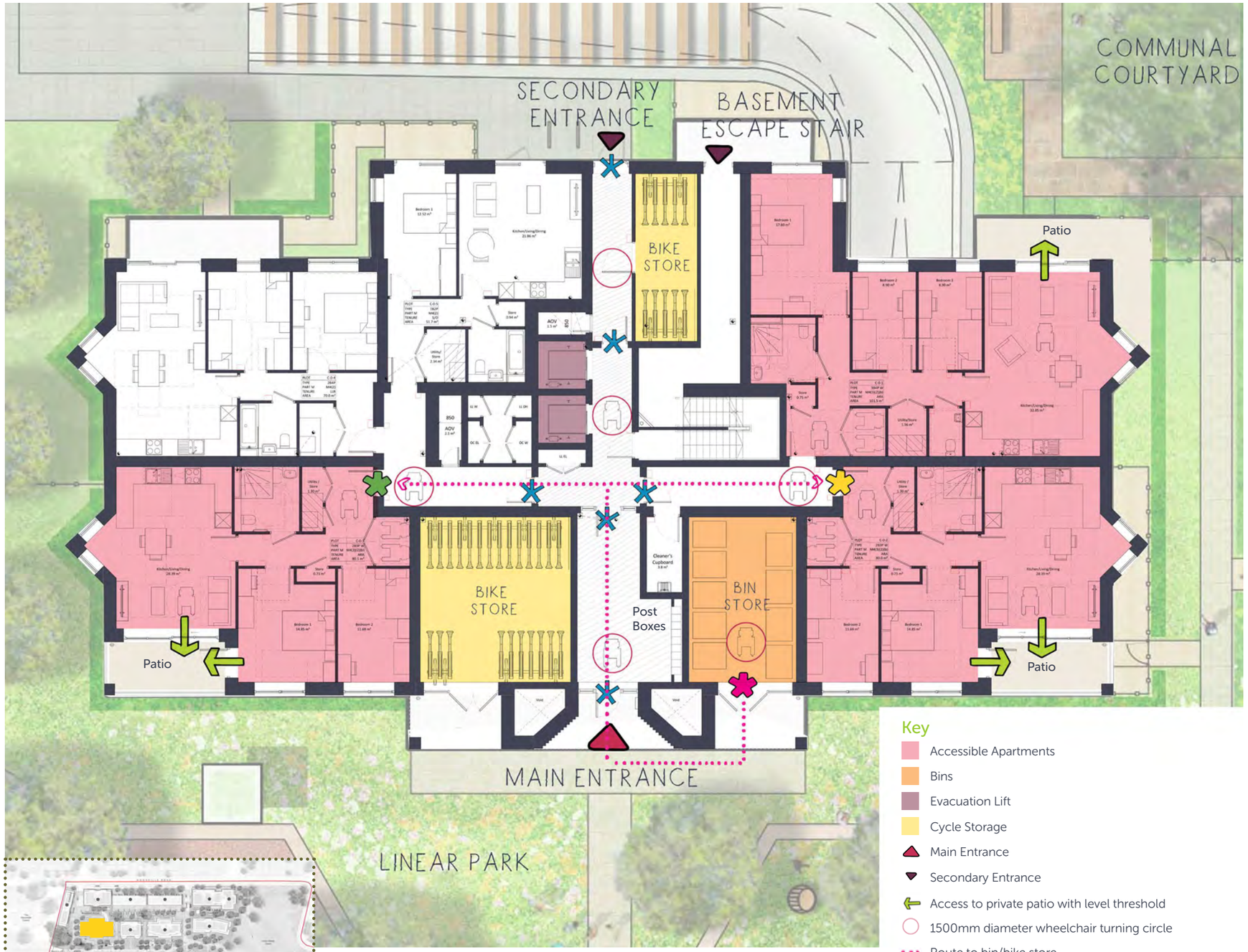
> All door thresholds serve as accessible thresholds

> Minimum 1500mm clear wheelchair turning circles have been allowed for in all communal corridors, bike and bin stores.

> Power assisted doors have been provided to all communal doors along the approach route to a wheelchair flat. A fused spur will also be provided on the hinge side of flat entrance doors to allow for the future fitting of a powered door opener. Door entry controls will be mounted 900-1000mm AFFL and a minimum 300mm away from an internal corner.

> As the design develops, appropriate signage will be incorporated to assist visitors and residents to navigate easily through each building. Different floor treatments and colours could also be incorporated to delineate between the different communal spaces within the building, which is particularly valuable to people with a dementia related condition

> Communal bin stores have been located within a 30m travel distance from wheelchair flat entrances



7.1.7 M4(3) Wheelchair Accessible Design Layout

Example - Block C 2B3P wheelchair unit

Entrances, Corridors and Doors

> All doors have a minimum clear opening width of 850mm including doors to the balcony.

> A minimum 300mm nib has been provided to the leading edge of every door. A minimum 200mm nib has been provided to the following edge of every door.

> A wheelchair storage and transfer space has been provided close to the principal private entrance. Minimum 1100mm deep x 1700mm wide.

> All corridor widths are minimum 1200mm.

> Access to the balcony is accessible.

Storage and Living Areas

> Built-in storage meets the requirements of AD M4(3) clause 3.26

> The minimum combined internal floor area of the living, kitchen and dining space meets the requirements of AD M4(3) table 3.2

> There is a minimum clear access zone of 1500mm wide in front of and between all kitchen units and appliances

> Kitchen worktop length meets the requirements of AD M4(3) table 3.4 and contains a 2.2m height adjustable or lowerable section of worktop

Bedrooms and Bathrooms

> Every bedroom provides a minimum clear access route of 750mm wide from the doorway to the window

> Every bedroom provides a minimum 1200mm x 1200mm manoeuvring space inside the doorway

> The principal double bedroom provides a minimum 1000mm wide clear access zone to both sides and foot of the bed and in front of all furniture.

> All other bedrooms provide a minimum 1000mm wide clear access zone to one side of each bed and in front of all furniture.

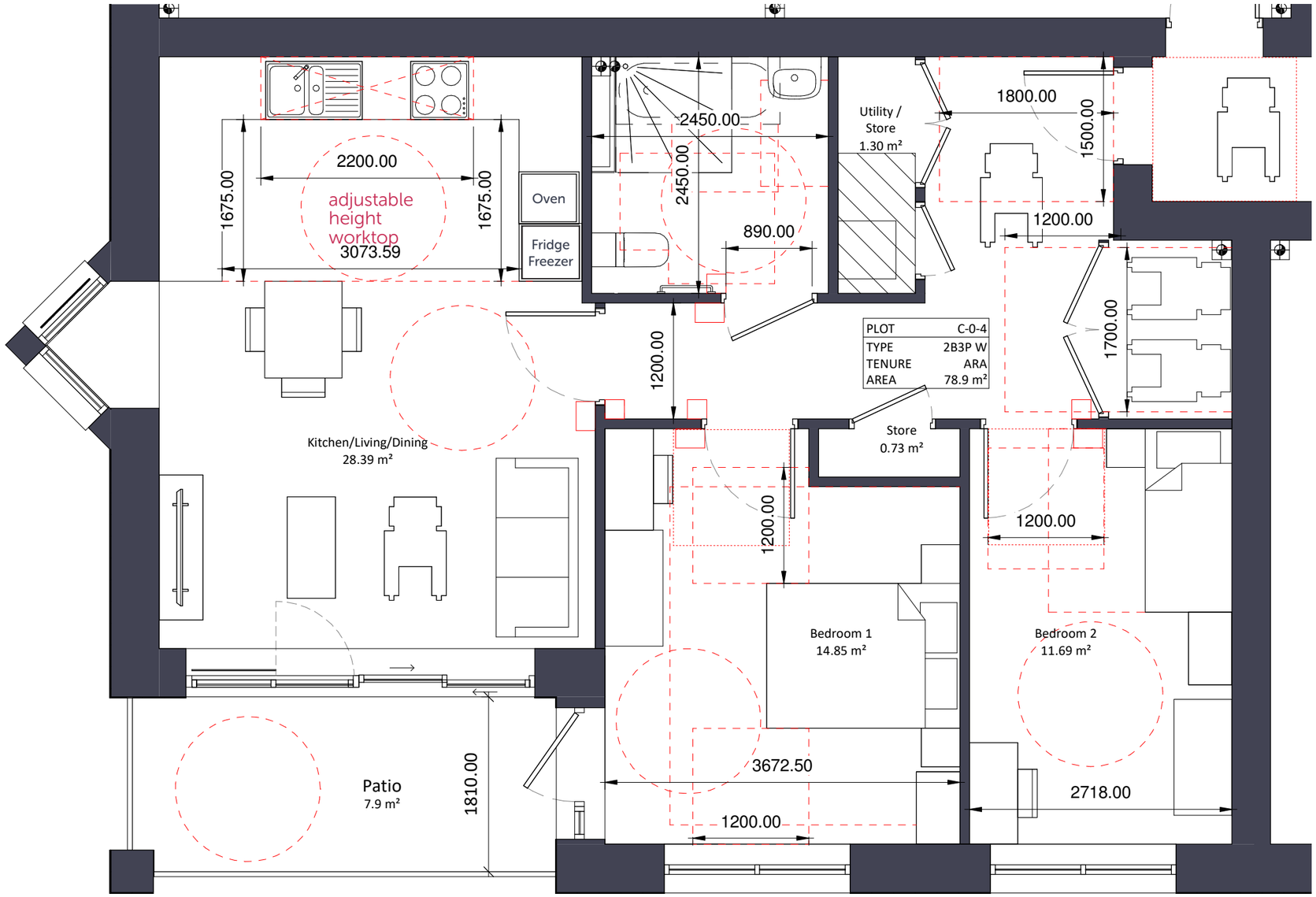
> The principal double bedroom has a minimum floor area of 13.5m^2. All other double bedrooms have a minimum area of 12.5m^2. Single bedrooms minimum area of 8.5m^2

> Every double bedroom is minimum 3m wide. Every single bedroom is minimum 2.4m wide

> Bathrooms are minimum 2450 x 2450mm and contain an installed level access shower

> All bathroom facilities comply with the provisions of AD M4(3) clauses 3.36 to 3.43

> Furniture shown complies with the requirements of the furniture schedule in Appendix D of AD M4(3)



Flat Block Key

Key

— — Movement Zones

7.1.8 M4(3) Wheelchair Communal Areas

Example - Block V

> The diagram on the right hand side shows an example of a flat block with a private tenure which has been designed to AD M4(3)

> The main entrance to the block is accessed from the linear park and is step-free

> A secondary entrance provides access to communal courtyard and refuse stores

> Parking is located within the basement below with direct lift access

> Adaptable wheelchair homes are located both on ground and upper floors.

> A single evacuation lift has been provided. As there is only one lift in private blocks, a management plan for situations where the lift fails will be established as the design develops, with a quick response maintenance strategy employed

> The lift has a clear landing of minimum 1500mm long x 1500mm wide directly in front of the lift at every floor level. Communal lifts have also been designed to suit the requirements of ADM clause 3.16

> All communal doors within the building have a minimum clear opening width of 850mm

> A minimum 300mm nib has been provided to the leading edge of every door. A minimum 200mm nib has been provided to the following edge of every door.

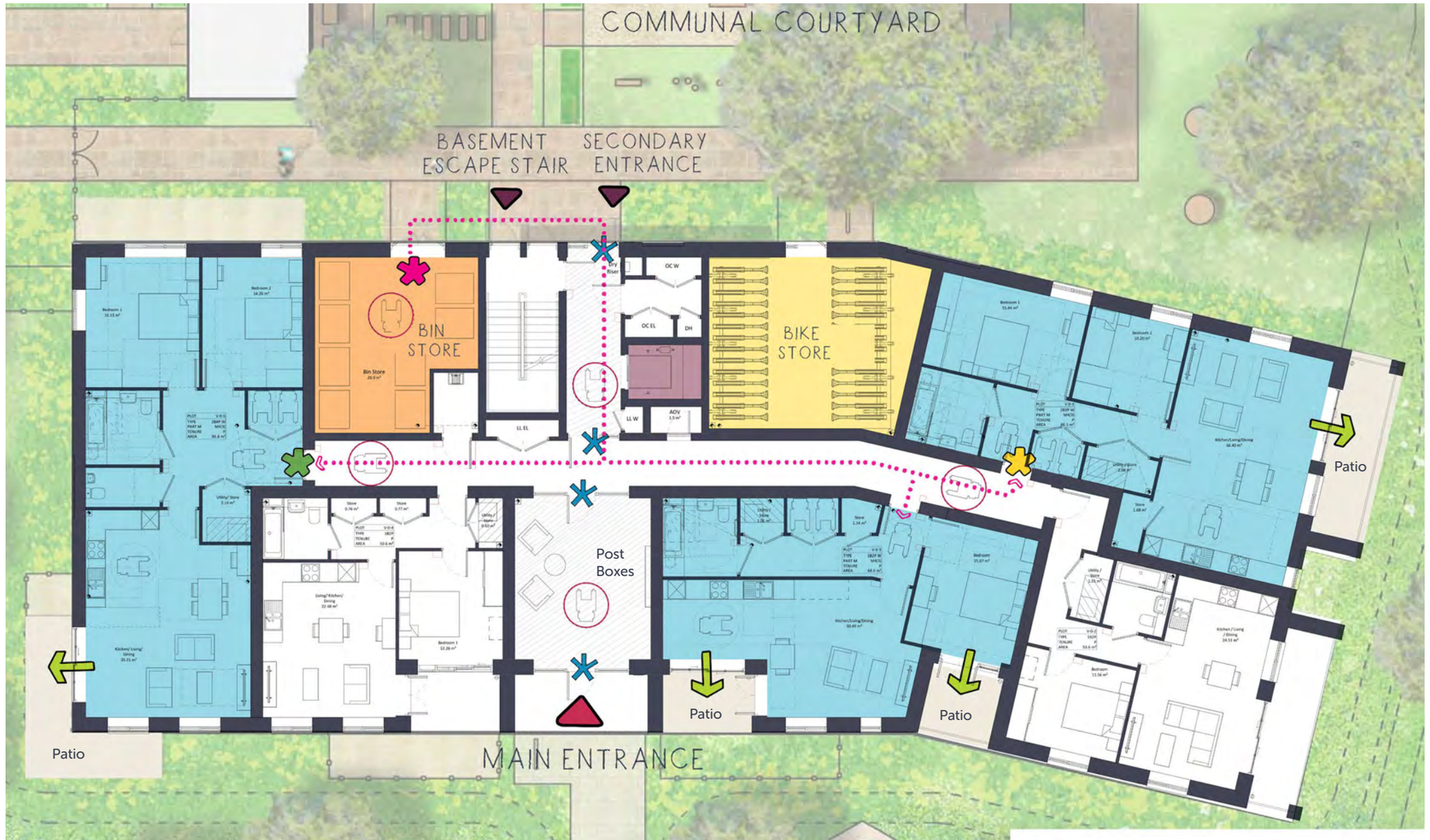
> All door thresholds serve as accessible thresholds

> Minimum 1500mm clear wheelchair turning circles have been allowed for in all communal corridors, bike and bin stores.

> Power assisted doors have been provided to all communal doors along the approach route to a wheelchair flat. A fused spur will also be provided on the hinge side of flat entrance doors to allow for the future fitting of a powered door opener

> As the design develops, appropriate signage will be incorporated to assist visitors and residents to navigate easily through each building. Different floor treatments and colours could also be incorporated to delineate between the different communal spaces within the building, which is particularly valuable to people with a dementia related condition

> Communal bin stores have been located within a 30m travel distance from wheelchair flat entrances



Key

- Adaptable Apartments
- Bins
- Evacuation Lift
- Cycle Storage
- Main Entrance
- Secondary Entrance
- Access to private patio with level threshold
- 1500mm diameter wheelchair turning circle
- Route to bin store
- Distance from flat to bin store: 29.5m
- Distance from flat to bin store: 24m
- Power assisted door
- Signage and potential floor treatment for easy navigation

7.1.9 M4(3) Wheelchair Adaptable Design Layout

Example - Block V 1B2P wheelchair unit

Entrances, Corridors and Doors

> All doors have a minimum clear opening width of 850mm

> A minimum 300mm nib has been provided to the leading edge of every door. A minimum 200mm nib has been provided to the following edge of every door.

> A wheelchair storage and transfer space has been provided close to the principal private entrance. Minimum 1100mm deep x 1700mm wide.

> All corridor widths are minimum 1200mm

Storage and Living Areas

> Built-in storage meets the requirements of AD M4(3) clause 3.26

> The minimum combined internal floor area of the living, kitchen and dining space meets the requirements of AD M4(3) table 3.2

> There is a minimum clear access zone of 1500mm wide in front of and between all kitchen units and appliances

> Kitchen worktop length meets the requirements of AD M4(3) table 3.3 and contains a 2.2m height adjustable or lowerable section of worktop

> Kitchens can be easily adapted to incorporate the additional requirements of a wheelchair accessible home

Bedrooms and Bathrooms

> Every bedroom provides a minimum clear access route of 750mm wide from the doorway to the window

> Every bedroom provides a minimum 1200mm x 1200mm manoeuvring space inside the doorway

> The principal double bedroom provides a minimum 1000mm wide clear access zone to both sides and foot of the bed and in front of all furniture.

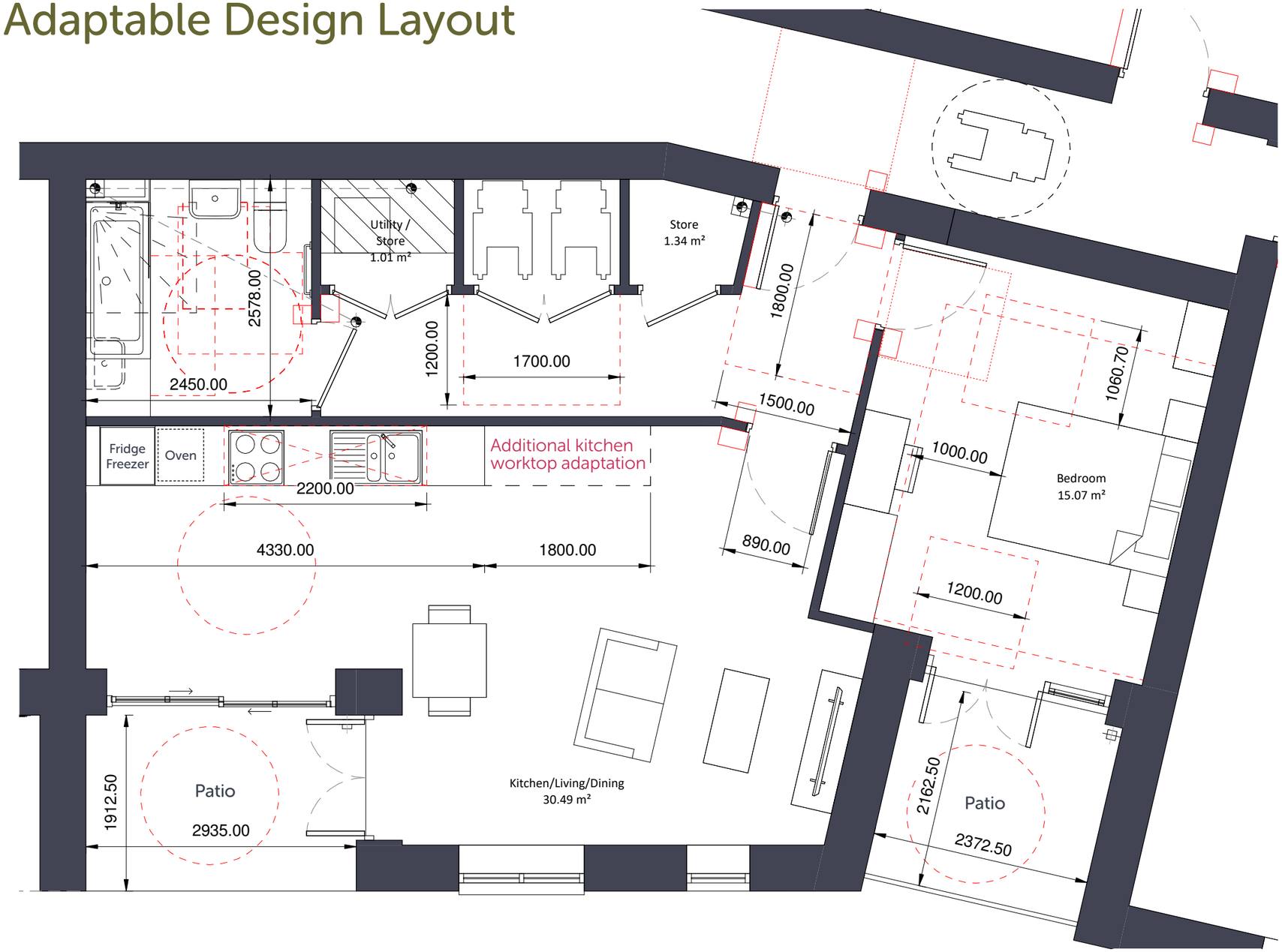
> All other bedrooms provide a minimum 1000mm wide clear access zone to one side of each bed and in front of all furniture.

> The principal double bedroom has a minimum floor area of 13.5m². All other double bedrooms have a minimum area of 12.5m². Single bedrooms minimum area of 8.5m²

> Every double bedroom is minimum 3m wide. Every single bedroom is minimum 2.4m wide

> Bathrooms are minimum 2450 x 2450mm and should be constructed as a wet room with a bath installed above.

> All bathroom facilities comply with the provisions of AD M4(3) clauses 3.36 to 3.43



> Furniture shown complies with the requirements of the furniture schedule in Appendix D of AD M4(3)

Flat Block Key

Key

— — Movement Zones

— — Future kitchen worktop adaptations

7.1.10 Community Centre

Access and Circulation

There is one main lift proposed in the development. It is located at the top left side of the plan next to community lounge, and activity hall on the floor above.

Lift access is available on all levels and will:

> Be located adjacent to other means of vertical circulation (i.e. stair cores)

> Accommodate the expected people flow

> Have a clear level landing directly in front of the lift of at least 1500mm by 1500mm for manoeuvring and waiting

Additional consideration will be given to the material finish the lifts (including consideration of slip resistance, comfort and safety in use).

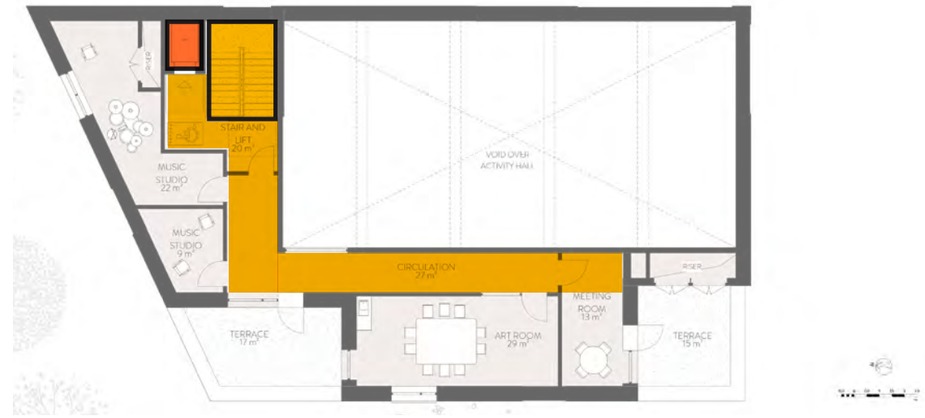
For safety, stairs will be designed to be of consistent width, have unobstructed landings at the head, foot and between flights with a depth at least equal to the width of the channel of the flight. No stair flight will have more than 12 risers in a single run and all will have uniform risers and treads in consecutive flights. They will also have visually contrasting nosing across the full width of the step.

As one of the main users of the proposed community centre is a group called TAG which deals with disabled children, as such all access from outside to inside and within the building is all level. In addition to providing level access, the proposed scheme aims to address other impairments including those with vision, audible and mobility.

A combination of natural and artificial lighting to be provided where possible to enhance circulation routes and to avoid glare, confusing reflections or shadows. Visually contrasting non-reflective materials are to be used within areas that could be affected by direct sunlight.

Key

- Main Circulation
- Stair and Core
- Lift Core
- External Circulation



Second Floor Plan (NTS)

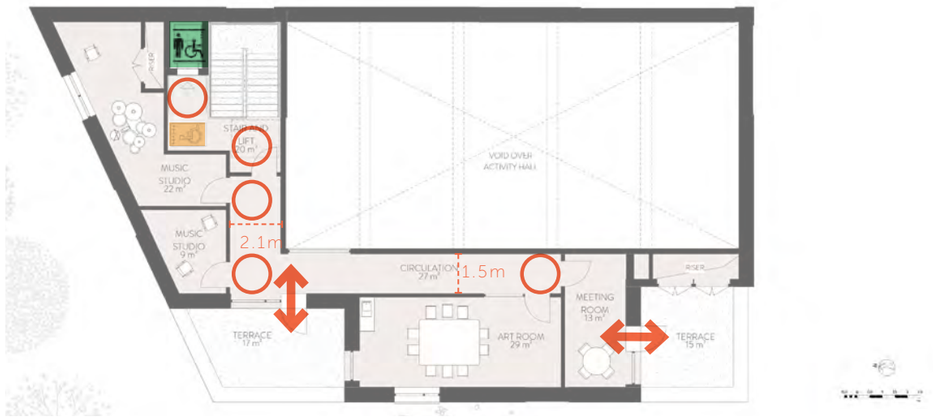
First Floor Plan (NTS)

Ground Floor Plan (NTS)

7.1.1 Community Centre

Inclusive Layout

Given the community based nature of the building, along with the consideration of one of the main end users - TAG - the new centre is designed to be inclusive. There are a number of accessible design elements integrated within the proposal. This includes an accessible toilet at ground floor level which meets and exceeds Part M requirements and a changing places toilet provided at first floor level. A minimum of 1500mm corridor width is allowed for each floor with level access provided via a Part M compliant lift.



Second Floor Plan (NTS)

First Floor Plan (NTS)

Ground Floor Plan (NTS)

Key

- Part M Compliant Lift with 1500mm X 1500mm Zone in Front
- Protected Refuge Area
- Accessible Toilet
- Levelled Threshold
- 1500mm Turning Circle
- 2 Blue Badge Car Parking Spaces

7.1.12 Richmond MakerLabs

Access and Circulation

Access will be improved through the introduction of a lift to the facility. It is located within the entrance circulation area adjacent to the stair.

Lift access is available on all levels and will:

> Be located adjacent to other means of vertical circulation (i.e. stair cores)

> Have a clear level landing directly in front of the lift of at least 1500mm by 1500mm for manoeuvring and waiting.

Additional consideration will be given to the material finish of the lifts (including consideration of slip resistance, comfort and safety in use).

For safety, stairs will be designed to be of consistent width, have unobstructed landings at the head, foot and between flights, with a depth at least equal to the width of the channel of the flight. No stair flight will have more than 12 risers in a single run and all will have uniform risers and treads in consecutive flights.

Access from outside into the building is level, increasing the schemes accessibility. A glazed window is provided at first floor as well as a skylight above the stair, bringing daylight into the circulation spaces and thus enhancing the internal quality of these areas.

First Floor Plan (NTS)

Ground Floor Plan (NTS)
Landscape Design and Residential Masterplan Indicative

Key

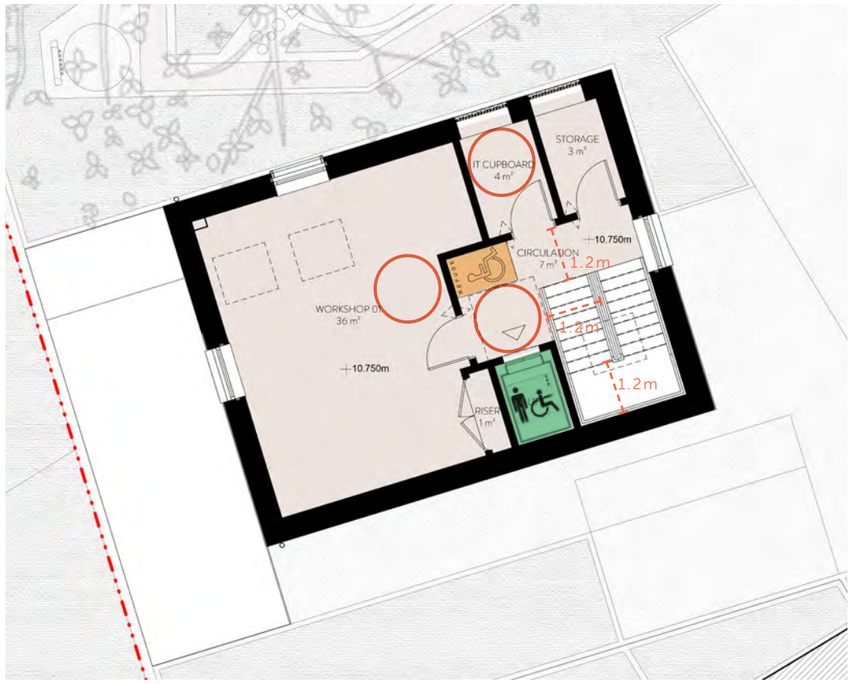
- Main Circulation
- Stair and Core
- Lift Core
- External Circulation
- Pedestrian Access

7.1.12 Richmond MakerLabs

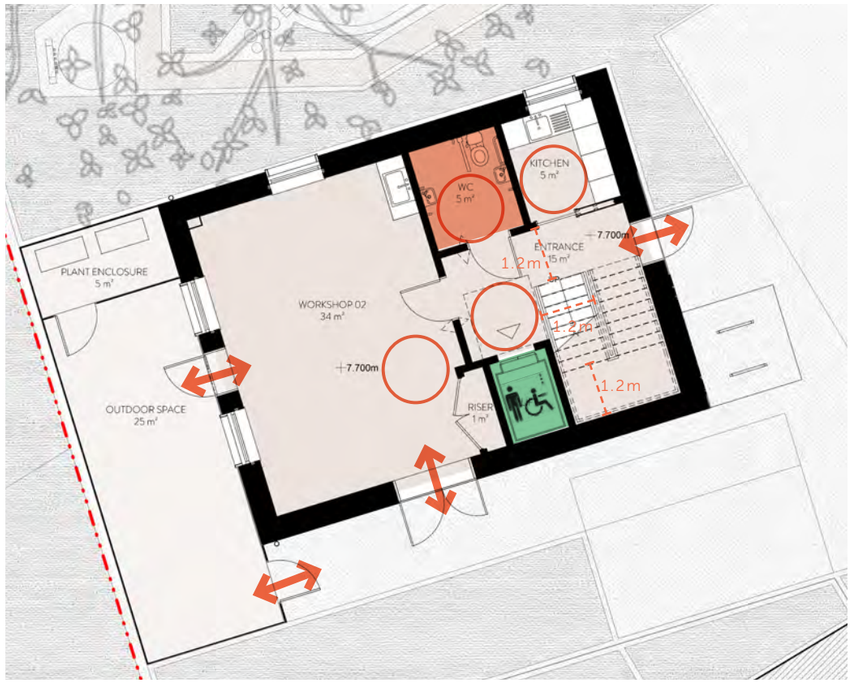
Inclusive Layout

The Richmond MakerLabs is designed to be inclusive and therefore there are a number of accessible design elements integrated within the proposal. This includes a WC which is designed to Part M requirements, 1200mm minimum width communal corridors, level access and a Part M compliant lift.

All doors have a clear opening width of 890mm. The stairs have a width of 1200mm with 1000mm between handrails.



First Floor Plan (NTS)



Ground Floor Plan (NTS)
Landscape Design and Residential Masterplan Indicative

0.5 0 0.5 1 1.5 2 2.5 m

Key

- Part M Compliant Lift with 1500mm x 1500mm Zone in Front
- Protected Refuge Area
- Accessible Toilet
- Levelled Threshold
- 1500mm Turning Circle

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Chapter 8

Conclusion

8.1 Conclusion

In developing our proposals for Ham Close, careful consideration has been taken to ensure that all the desired masterplan principles are achieved and where possible exceeded.

The proposal possesses the principles of the original designs that were rigorously prepared jointly with residents, the local community, RHP and the Council. The design team have had a unique opportunity to positively engage with Ham Close residents and the wider community whilst on the journey of design development for this exciting new scheme.

Our experiences of the 'Essence of Ham' have inspired the public realm and elevational treatment, creating delight and variation, forming character areas within a cohesive masterplan that both celebrates and embrace Ham.

Our shared vision for Ham Close is to deliver exemplary architecture to compliment the rich historic context of Ham. At the same time, embedding sustainability, and community into the proposals in a way that not only physically shapes the proposals, but can also grow and develop over time bringing added benefit to the residents and wider community.

Through the Ham Close regeneration, we intend to set a new benchmark, not just for the quality of the development itself, but also for the level of inclusion and involvement that we intend to instil. We will leave a positive legacy that will go beyond handover. This will ensure that not only physical fabric will be seamlessly integrated, but also the new and existing communities, sharing, and enjoying the benefits of this transformational proposal.

Hill Residential and the design team are excited to be working with RHP, LBRuT and the community to deliver this transformative regeneration for Ham Close.

Ham Close Regeneration

Hill
Created for Living

rhp

LONDON BOROUGH OF
RICHMOND UPON THAMES