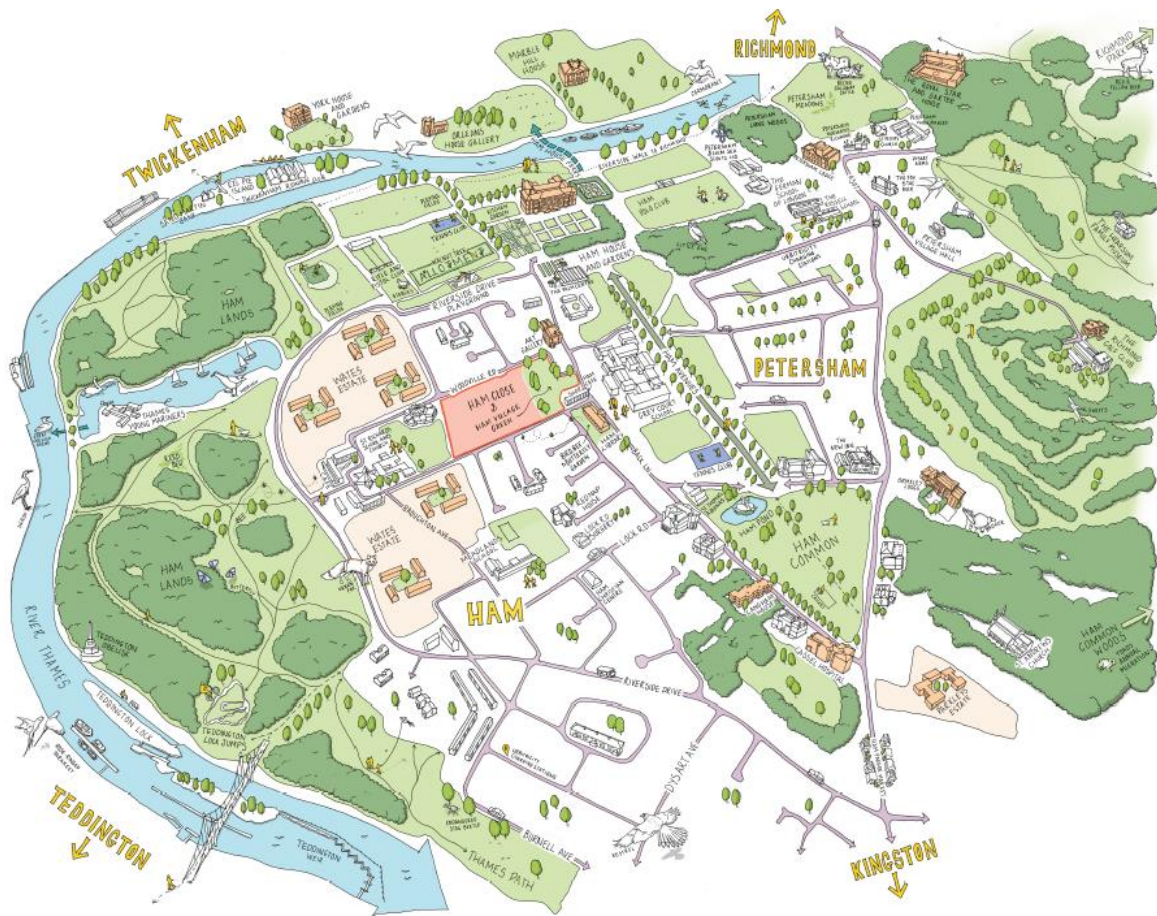


# The Future of Ham Close

## Essence of Ham

Our vision for Ham Close is to understand 'The Essence of Ham' and deliver exemplary architecture, exciting new landscaped spaces and accessible public realm spaces. Ham Close will be thoughtfully designed to complement and enhance the surrounding neighbourhood to benefit both current and future residents.

The regeneration will provide an outstanding legacy for Ham, a place that everyone can be proud of for decades to come. It will be a place for people to live and enjoy with sustainability and community at the heart of the proposals. A characterful environment that feels a part of Ham.



KEY  
 Feature buildings in Ham



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HAM CLOSE



# The Future of Ham Close

## Design Considerations

The community consultation process in 2016 identified the 17 Key Masterplanning Design Principles that were important to the local residents and stakeholders in the regeneration of Ham Close. We will continue to develop the masterplan that delivers up to 452 apartments and houses along with a new community centre. All designed within a Ham inspired landscape setting that celebrates the existing village green.

### 17 Key Masterplanning Design Principles



-  1. Up to 452 apartments and houses
-  2. High quality design that complements the surrounding neighbourhood
-  3. Strong green links with new landscaping and public spaces
-  4. Height variety with taller buildings towards the centre of Ham Close
-  5. Parking solution that allows for plenty of green open spaces
-  6. Actively engaging with Ham Close residents and the local community
-  7. An open feel with gaps between buildings
-  8. Rehousing residents within Ham Close
-  9. Maintaining trees where possible and creating new habitats for wildlife
-  10. Tenure blind affordable homes
-  11. Bringing the village green into Ham Close
-  12. Three potential phases
-  13. New walking and cycling routes through Ham Close
-  14. New community centre and MakerLabs workshop
-  15. Landscaped gaps and play spaces between buildings
-  16. A welcoming design with high quality architecture
-  17. Start building at Ham Close (subject to planning approval)



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# The Future of Ham Close

4

## Design Considerations

<p><b>Up to 452 new homes</b></p>  <p>High quality new homes for existing and new households including those for families, first time buyers, or downsizers with approximately half of these being affordable homes. Around 300 parking spaces and additional cycle stores.</p>	<p><b>Improved public realm and landscaping</b></p>  <p>This will include areas for growing plants and vegetables to create a healthy community for people to live sustainably and enjoy the benefits of gardening and gardens.</p>	<p><b>Resident Involvement</b></p>  <p>A range of opportunities will be offered to allow local residents to influence the design proposals throughout the coming months.</p>	<p><b>New Community Centre &amp; MakerLabs Workshop</b></p>  <p>We will design a new community centre that the whole of Ham can be proud of. We will also build new facilities for the MakerLabs.</p>	<p><b>High Quality Energy Efficient Design</b></p>  <p>The new homes will be designed with sustainable technologies, providing a low carbon future-proofed living.</p>
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# The Future of Ham Close

5

A place that supports a sustainable lifestyle

The landscape proposals draw on the natural character of Ham Lands Nature Reserve and Ham Village Green, blending them with the formal geometric style of the gardens around Ham House. The landscape creates a healthy, community focused place to live sustainably, work, play and socialise. An open space at the centre of the development provides a direct connection to nature and Ham Village Green. Active streets are supported by community growing opportunities in courtyard spaces to promote healthy living for all.



Sustainable Urban Drainage

Wild Organic Character

Rich and Diverse Planting

Extension of Village Green

Retained Mature Trees



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## The Future of Ham Close

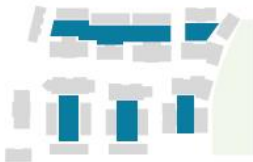
6

A place that encourages active and healthy lifestyles

### Creating a place to live

- > Using art and soft landscape features to create a unique identity
- > Creating a distinctive place which is part of Ham
- > Enhancing biodiversity and building climate resilience
- > A variety of spaces - places to play, socialise and live
- > Retaining mature trees where possible

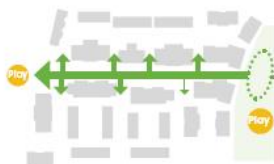
#### Courtyards



- > Formal planting referencing the gardens around Ham House and the Wates Estate, creating a series of landscaped garden rooms.
- > Intimate spaces to sit and relax in a communal garden.
- > Food growing opportunities to bring the community together.
- > Spaces for everyone to socialise and play.
- > Car free pedestrian space for residents.



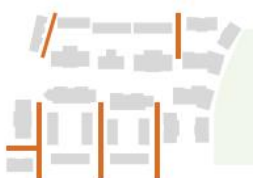
#### Green Link



- > Referencing the natural character of Ham Village Green and the river setting to form a natural green link through the heart of Ham Close.
- > Drawing the influence of Ham Village Green further into Ham Close.
- > Artwork used to create a unique identity for the community.
- > Spaces for everyone to socialise and play.
- > Car free pedestrian and cycle friendly space for residents and the public.



#### Healthy Streets



- > Green pedestrian friendly streets, promoting healthy North - South connections through Ham Close. Cars will not have access to the green link
- > People centred streets encouraging doorstep play, cycling and walking.
- > Generous tree cover spilling over from the green centre.
- > Mature trees retained at key locations reinforcing the sense of place.



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## The Future of Ham Close

7

A place that supports community

**Giving greater prominence** to the Community Centre within our masterplan proposals will enable the community to shape an important piece of civic architecture for Ham.

We will work with the community and the wider stakeholders to design a community centre that the whole of Richmond can be proud of.



- Community facilities Location 1
- Community facilities Location 2
- Community facilities Location 3

From feedback received during previous consultations held in Autumn 2016, the highest levels of support was given to Location 1 for the placement of the Community Facilities.

### Why Location 1?

- > A stand alone Community Centre that will be a lasting piece of civic architecture for Ham.
- > Fantastic connections to Ham Village Green with all the associated benefits that could come with this.
- > A roof terrace with flexible space that connects with the surrounding Ham Green.
- > The Community Centre can be built in Phase 1, providing an early community benefit and ensuring continual use of the current community centre throughout construction.
- > Located away from the proposed homes to limit exposure to noise.



Example Floorplans



Reflecting Ham Heritage in our material selection



Artist impression of what the Community Centre massing could look like



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# The Future of Ham Close

## A place that supports community

Drawing our **inspiration from the heritage of Ham** will be our guiding principle when considering the internal and external materiality of the Community Centre. Our current proposals are just the starting point for the journey we are embarking on with all of the relevant stakeholders.

The Community Centre will offer flexible spaces based on the needs of the current users and the wider community. We would further encourage the community to engage with us in the preference and/or need for specific functions within the community centre that they feel would be most beneficial and utilised. There is an aspiration for some shared spaces to be made available for community use.

We would also like you to engage with us in the selection of the external materials used for the community centre so we ensure that the centre is reflective of Ham and its rich heritage.

### Example Floorplans



Third Floor Plan and accessible terrace



Second Floor Plan



First Floor Plan



Ground Floor Plan



Site Plan



The New Generation (TNG) Youth And Community Centre  
Lewisham, RCKA Architects



Sands End Community Centre, Fulham, Mae Architects



Sports Hall in protective timber battons, Serbia, Jovan Mitrovic



How the Community Centre could look



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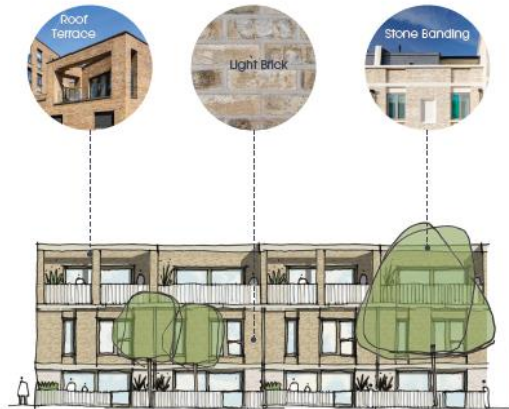


# The Future of Ham Close

9

## Architectural Vision

The **Courtyard** character area takes inspiration from the landscaped communal courtyards from the neighbouring Wates Estate. The buildings reference the three storey houses on Woodville Road and the contemporary window proportions with horizontal and vertical white banding from the nearby Shelley Court, Parkleys.



Woodville Road



Shelley Court, Parkleys



Wates Estate



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# The Future of Ham Close

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## Architectural Vision

The Green Link character area consists of buildings designed within a green landscaped setting. All of the green link buildings have balconies and views out onto the central landscaped green. The buildings take inspiration from Parkleys and Langham House and have large, naturally well lit circulation spaces.



Parkleys Span Housing



Parkleys



Langham House Close



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## The Future of Ham Close

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### Architectural Vision

The Lanes are pedestrian friendly streets that lead into the central green link. The transition from the outer houses to the central apartment blocks are defined through a variety of materials and the stepping of building forms which draw inspiration from Broughton Avenue, Wiggins Lane and houses along Ham Street.



Broughton Avenue



Wiggins Lane



Ham Street



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# The Future of Ham Close

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## Architectural Vision

The Ham Village Green character area takes inspiration from grand houses fronting onto open green spaces as seen in many houses across Ham. The buildings are designed as a gateway to frame the green link by using grand window proportions, bay and dormer windows and a strong material selection, inspired by Ham House.



Ham Common Forbes House Ham House



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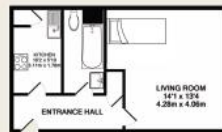
## The Future of Ham Close

13

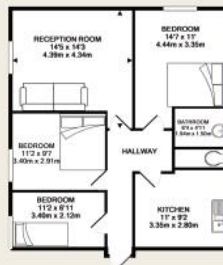
### Modern Living for Everyone

#### Examples of existing homes at Ham Close

- > The existing homes at Ham Close are no longer fit for purpose and are not wheelchair friendly, with no lifts.
- > Existing homes currently have no outdoor private amenity spaces and are under sized in comparison to current space standards.
- > New homes will be brighter, better insulated and larger. All will have private balconies and well designed layouts.



Existing 1 Bed 1 Person Bedsits  
31.87m<sup>2</sup>



Existing 3 Bed 5 Person Apartment  
72.74m<sup>2</sup>



Exterior photograph



Interior photographs of 1 bed 1 person bedsit



#### Quotes from Existing Residents

*"My home has damp and if the re-development goes ahead I won't have this awful problem."*

*"The estate is old and my flat suffers from black mould a lot."*

*"We are very overcrowded (4 people living in a tiny studio flat) so we are desperate for the redevelopment to go ahead A.S.A.P."*

#### Examples of Future Homes

Natural Well Lit Rooms

Large Bathrooms

Dedicated Working From Home Spaces

Balconies For All Apartments

Usable Storage

Dual Aspect Apartment

Adaptable Layouts



1 Bed 2 Person Apartment  
Minimum of 50m<sup>2</sup> + 5m<sup>2</sup> balcony



2 Bed 4 Person Apartment  
Minimum of 70m<sup>2</sup> + 7m<sup>2</sup> balcony



3 Bed 5 Person Apartment  
Minimum of 86m<sup>2</sup> + 8m<sup>2</sup> balcony



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# The Future of Ham Close

## Sustainability

The proposal at Ham Close aims to be exemplar in many aspects, especially the approach we take to how we capture energy to heat and provide hot water for the new homes. Our sustainability ambitions are much more than just energy usage, we are using the One Planet Living Framework to further develop our proposals in consultation with the community of Ham.



The ten One Planet Living principles:

- Health and happiness
- Equity and local economy
- Culture and community
- Land and nature
- Sustainable water
- Local and sustainable food
- Travel and transport
- Materials and products
- Zero carbon energy
- Zero waste



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# The Future of Ham Close

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## Benefits for the whole community

<p><b>1</b></p> <p>Exemplary new homes for existing and new residents.</p> 		<p><b>2</b></p> <p>Create green corridors and new habitats for wildlife including green roofs for ground nesting bees and birds.</p> 	
	<p><b>3</b></p> <p>Provide high quality landscaping and public realm.</p>	<p><b>4</b></p> <p>New community centre. Enhance existing commercial and business opportunities.</p> 	
<p><b>5</b></p> <p>A commitment to local employment, labour and suppliers. Opportunity for training and apprenticeships.</p> 		<p><b>6</b></p> <p>Artist and creative space: Public art in partnership with the community.</p>	<p><b>7</b></p> <p>Supporting local community and providing new facilities for MakerLabs.</p> 
	<p><b>8</b></p> <p>The delivery of better affordable homes for existing residents of Ham Close and much needed additional new affordable homes.</p>		<p><b>9</b></p> <p>New walking and cycling routes through Ham Close.</p> 
<p><b>10</b></p> <p>Children's play areas.</p> 		<p><b>11</b></p> <p>Creating a sustainable and an accessible place for residents and wildlife.</p> 	



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# The Future of Ham Close

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Thank you for joining us today

## Your feedback

We want to understand what is important to both current residents and the local Ham Community and ensure you play a key role in shaping the design process. Our ambition is to involve as many local residents, community groups, businesses and elected representatives as possible and provide a range of opportunities to get involved.

We encourage you to share your thoughts with us and complete the feedback questionnaires, where you can also register to receive updates throughout the planning process and beyond. If you have any queries today please do get in touch with the team.

## Next steps for the design

- > We will review and consider any views and ideas expressed by you today as part of continuing to develop the scheme design proposals.
- > Develop the architecture to create variation inspired by Ham.
- > Work with Ham Close residents to understand preferences for apartment plans.
- > Establish One Planet Living key principles with existing residents and the community.
- > Work with the community on the design of the Community Centre and MakerLabs.
- > Work with transport specialists on the parking strategy.
- > Environmental Impact Assessment (EIA) scoping/ screening.
- > Develop landscape proposals and public art with the community.
- > More surveys and research will be undertaken including: Transport, trees, ecology, energy and sustainability.

## Next Steps Engagement



## Please keep talking to us!

### Next Consultation Opportunity

Date  
Saturday 11th September 2021

Location  
Ham Fair at Ham Common



### GET IN TOUCH

Telephone: 0203 929 0523  
 Website: [hamcloseconsultation.co.uk](http://hamcloseconsultation.co.uk)  
 Email: [info@hamcloseconsultation.co.uk](mailto:info@hamcloseconsultation.co.uk)



### Your Feedback

Thank you for coming today, we welcome your views and ideas for our proposals at Ham Close.

Please spend a few minutes completing our questionnaire and leave it in the feedback box provided.



[hamcloseconsultation.co.uk](http://hamcloseconsultation.co.uk)



Feedback Form



We will review and consider all views and ideas expressed by you today as part of continuing to develop the design proposals. We look forward to asking you about further topics which will include, but not be limited to: Sustainability, transport, parking, public art and architecture.

- 1. Have you previously been involved with the Ham Close consultation between 2015 - 2020?  Yes  No
- 2. Are you a resident of Ham?  Yes  No
  - If Yes, are you a resident of Ham Close?  Yes  No
  - If Yes, Are you a Tenant or a Leaseholder of RHP?  Yes  No
  - If No, are you a Private Tenant? (If yes, go to Q5)  Yes  No
  - If No, is your Landlord the London Borough of Richmond upon Thames?  Yes  No
  - If No, Where are you resident? \_\_\_\_\_

**RHP TENANTS AND LEASEHOLDERS RESIDENT AT HAM CLOSE**

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- 3. How would you see yourself using the semi-private communal spaces? *(Tick all that apply)*
  - Food growing  Gardening  Children's play  Picnicking  Quiet space to sit
  - Sports activity  Place to work  Other: \_\_\_\_\_
- 4. Would you like a dedicated space for working from home within: *(Please tick one)*
  - Bedrooms  Living spaces  No preference

**LANDSCAPED SPACES**

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- 5. How would you use the outdoor public spaces? *(Tick all that apply)*
  - Outdoor gym  Play space  Seating areas  Covered spaces  Fitness trail
  - Performance space  Other: \_\_\_\_\_
- 6. What features can you suggest to help welcome in and support nature and wildlife at Ham Close?



## HOMES

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7. Are there any buildings, places or spaces in Ham that are special to you and should be referenced when we design the buildings and public spaces at Ham Close?

8. We would like to use locally inspired sustainable materials. What brick colours would you like to see used on the buildings? *(Tick all that apply)*

Red    Yellow    Buff    Dark tones    Grey    White    No preference

Other: \_\_\_\_\_

9. What features would you like to see on building elevations? *(Tick all that apply)*

Different window proportions    Brick detailing    Vertical emphasis    Horizontal emphasis

Cast stone roundel    No preference    Other: \_\_\_\_\_

## COMMUNITY CENTRE

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10. We are keen to provide public access to some spaces within the community centre. How would you see yourself using such a space? *(Tick all that apply)*

Community Meeting Space    Sport activities/group activities (for example meditation)

Cinema club    Socialising    Learning new things    Making things    Practicing a hobby

Other: \_\_\_\_\_

11. What locally inspired sustainable materials do you think the community centre should be built from? *(Tick all that apply)*

Timber/Bricks    Tiles/Concrete/Metal    Other: \_\_\_\_\_

12. See board 7. What do you think of the artist impression of what the community centre could look like?

13. Do you have any other comments?

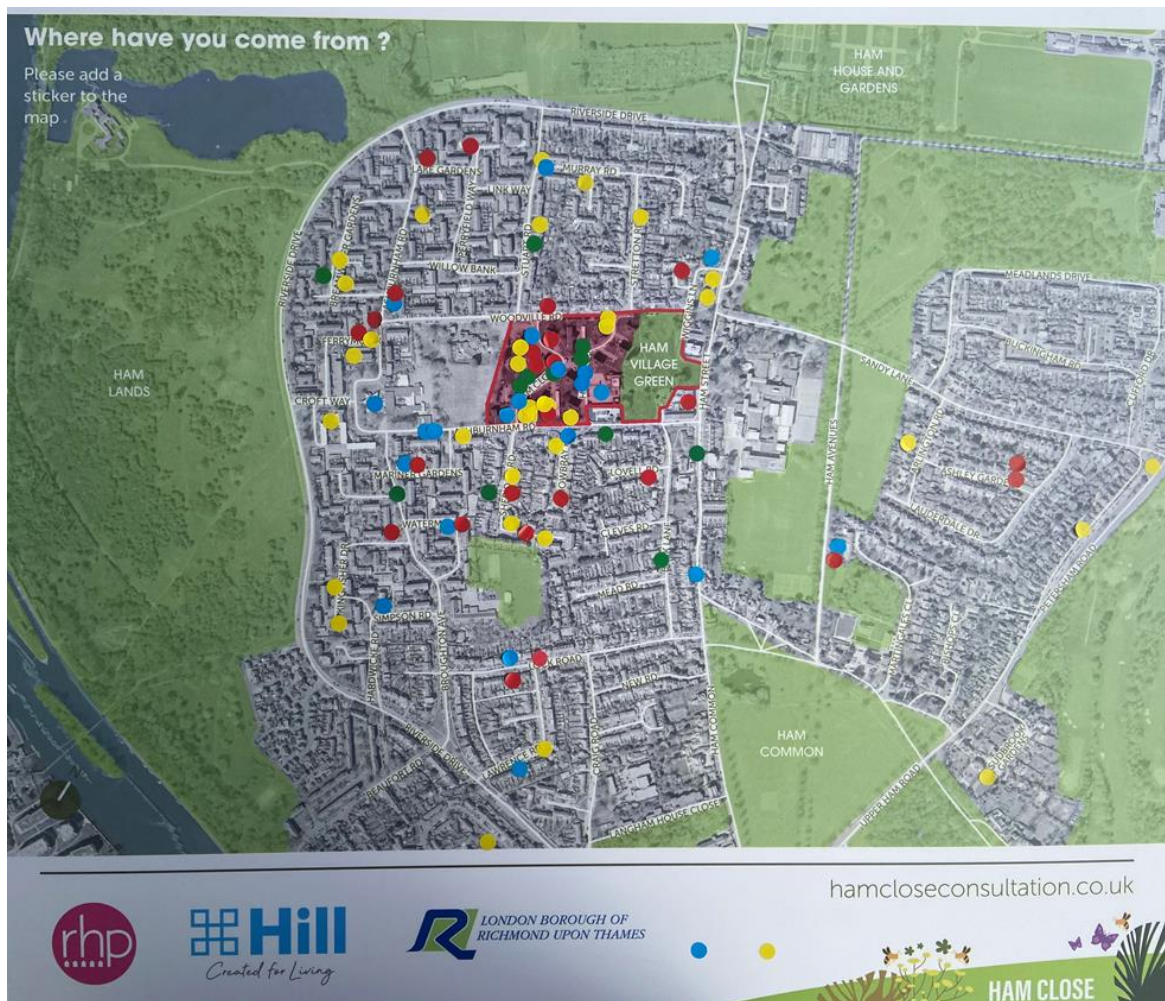
## Consultation Results

This section of the report outlines the feedback received through engagement with residents at the consultation events held in July 2021 and via feedback forms returned either physically or digitally completed via the [hamcloseconsultation.co.uk](https://hamcloseconsultation.co.uk) website.

### Overview

- Attendees at in-person events (23rd & 24th July 2021) – 166 (83 per day)
- Feedback Forms Received - 96 (85-physical forms, 11- via online feedback)
- Feedback Received from Ham Close Residents – 32
- Feedback from RHP Customers – 31
- Feedback from wider Ham Residents – 91
- Feedback from those previously involved in the consultation process – 52

### Map of Ham Close consultation respondents at in-person events





### RHP Customers at Ham Close

32 residents of Ham Close answered questions 3 and 4, 31 one of them are customers of RHP.

#### 3. How would you see yourself using the semi-private communal spaces? (Ham Close residents only)

- 23 - Quiet place to sit
- 15 - Picnicking
- 8 - Gardening
- 8 - Children's play
- 7 - Sports activity
- 7 - Food growing
- 5 - Place to work
- 1 - Other stating peaceful retirement

#### 4. Would you like a dedicated space for working from home within (Ham Close residents only):

- 10 - Living spaces
- 3 - Bedrooms
- 12 - No preference

#### 5. How would you use the outdoor public spaces?

- 54 - Seating areas
- 31 - Fitness trail
- 31 - Play space
- 30 - Outdoor gym
- 24 - Covered space
- 11 - Performance Space

There were 18 people who used the 'Other' option, the most prominent suggestions were around walking through the area, with a small number mentioning a swimming pool and a café.

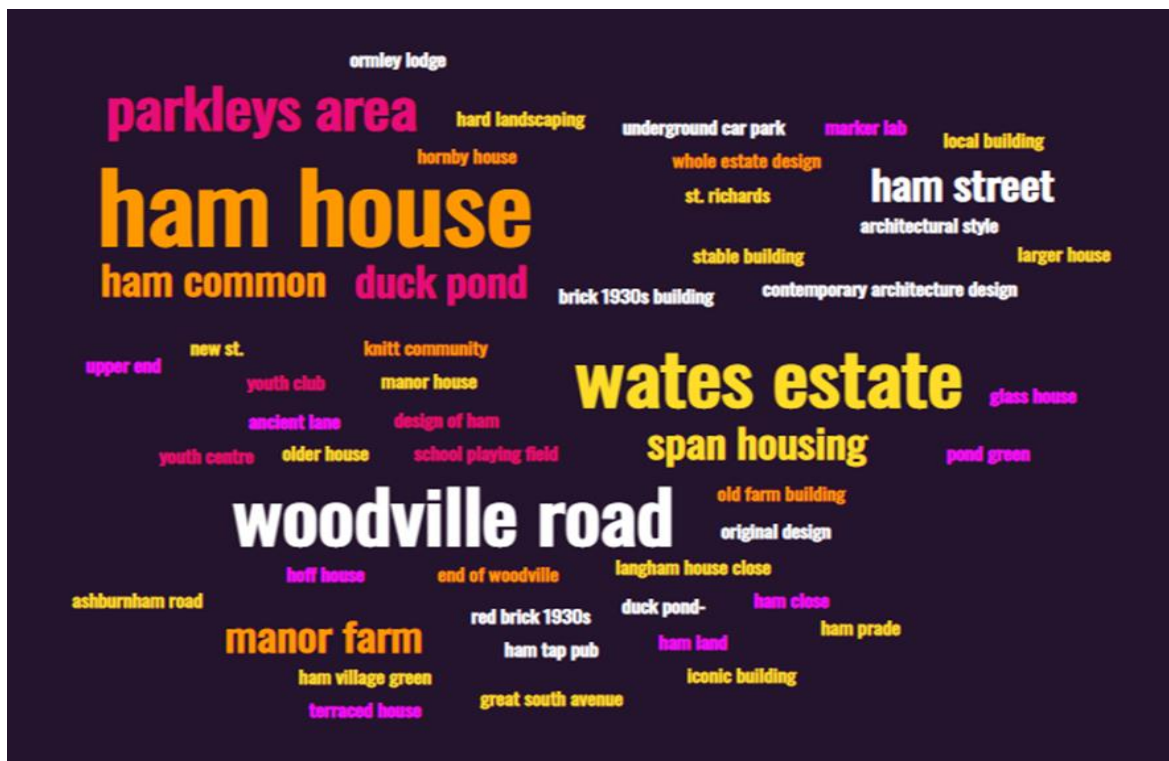
#### 6. What features can you suggest to help welcome in and support nature and wildlife at Ham Close?

There were approximately 40 different comments in this section. Main themes were around planting trees and wildflowers and spaces to encourage bees. Bees were mentioned on four occasions in the responses, all related to the encouragement of having them in the area. There were nine mentions of planting though there was not a constant theme as to what should be planted.

Diverse planting, ribbon planting, natural flower and tree planting were all mentioned. There were six mentions of trees, specifically around planting and preserving what is already there. There were also six mentions of wildflowers, though no specific types of flowers were mentioned. All the mentions were with regards to areas or gardens to grow wildflowers, however there was one suggestion about giving residents wildflower seeds each year. Hedges and Hedgerows had two mentions, as did bird boxes.

7. Are there any buildings, places or spaces in Ham that are special to you and should be referenced when we design the buildings and public spaces at Ham Close?

There were a number of suggestions, the most common being Ham House with nine mentions and Wates Estate with five and Woodville Road also receiving five, however all five mentions of Woodville Road came in the same comment section. The Parkleys received three mentions, which was on par with Ham Common. Ham village, Ham St., Manor Farm all had two mentions whilst Langham House, Ashburnham Road, The Ham Tap Pub, Ham Parade and Ham Lands all had one. There has been a general feeling throughout the responses, not only to this question, that those who fed back want to see links to the area. There were also other ideas attached to this question, for example some residents saw it as a chance to express what they would like to see architecturally. Below is a word cloud of some of the prominent ideas and thoughts they had.



Word Cloud for participants' responses to question 7.

8. We would like to use locally inspired sustainable materials. What brick colours would you like to see used on the buildings?

- 39 - Red
- 20 - Yellow
- 20 - Buff
- 19 - White
- 14 - Grey
- 14 - Dark tones
- 13- N/A
- 13- No Preference



- 13- Other

**9. What features would you like to see on building elevations?**

- 42 - Brick detailing
- 31 - Different window proportions
- 17 - Horizontal emphasis
- 13 - Cast stone roundel
- 13 - Vertical emphasis
- 12- Other

**10. We are keen to provide public access to some spaces within the community centre. How would you see yourself using such a space?**

- 49 - Community meeting space
- 45 - Sport/Group activities
- 37 - Socialising
- 38 - Learning new things
- 36 - Practising a hobby
- 33 - Cinema club
- 33 - Making things
- 12- Other
- 10- N/A

**11. What locally inspired sustainable materials do you think the community centre should be built from?**

- 56 - Timber/Bricks
- 18 - Tiles/Concrete/Metal
- 4 - Glass
- 2- No Preference

**12. Artist's Impression of Community Centre**

Given the subjective nature of the questions, feedback was assessed and categorised into overall positive, negative or neutral. Neutral is defined as either a suggestion, a practical question, or a comment that weighs the positives and negatives equally.

- 29 - positive comments
- 28 - negative comments
- 12 - neutral comments

The word cloud below has taken all the adjectives used to describe the artist’s impression of the community centre. As you can see from the graphic, the word good is prominent, and it was throughout respondents’ comments used on 12 occasions to describe the look of the building. In terms of concern for residents, ten described the impression as out of scale, out of keeping or not fitting with the aesthetics of Ham as an area. Linking to this, 12 people commented on it being too big, large or high. Four people thought that the impression looked contemporary or modern and three thought it was impressive. Generally, as can be seen from the figures above, there was a split down the middle in terms of the impression.



Word Cloud for the adjectives used in participants’ responses for question 12.

### 13. Additional Comments

Given the subjective nature of the questions, feedback was assessed and categorised into overall positive, negative or neutral. Neutral is defined as either a suggestion, a practical question, or a comment that weighs the positives and negatives equally.

- 11 - positive comments
- 24 - negative comments
- 18 - neutral comments



This is where residents who had any concerns raised them. One of the issues raised was around infrastructure and pressure on local services - seven participants raised these issues. Six people thought that there would be too many people in the area. There were 11 separate mentions of parking with all of those, except one, seeking to ensure there will be enough parking. The other comment was in regard to ensuring there was enough cycle parking provision. There were nine separate comments regarding the increased amount of traffic that will be brought to the area. As you can see from the word cloud below the comments were wide ranging, the most prominent seem to be local impact and traffic.



Word Cloud for participants' responses to question 13.

## Children's Feedback – Taken at the play/colouring table

Below are the key points that children who attended the consultation said they would like to see:

- Balcony
- Swing slide
- Garden
- Trampoline
- Monkey bars
- Shed toys – big doll house – tree house
- Growing on balconies – no ivy because of spiders – jasmine
- More public art and painting

## August 2021 Consultation and Engagement

In August, the key events that took place in relation to the project were:

Date	Event
5 <sup>th</sup> August	Online meeting with Resident Engagement Panel
10 <sup>th</sup> August	Workshop at Ham Youth Centre with Achieving for Children and TAG
11 <sup>th</sup> August	Online meeting with Stakeholder Reference Group
24 <sup>th</sup> August	Attendance at Ham & Petersham Neighbourhood SOS Garden Party
26 <sup>th</sup> August	Online meeting with Resident Engagement Panel

### Ham & Petersham Magazine Update

In the August edition of the Ham & Petersham Magazine the project provided a 2 page general update on the Ham Close regeneration project including the July consultation events, notice of our intention to be present at the Ham Fair which took place the following month as well as provided details of the [hamcloseconsultation.co.uk](http://hamcloseconsultation.co.uk) website and contact details for the consultation team.

The Ham & Petersham Magazine is distributed door-to-door throughout Ham and Petersham.

A copy of the 2 pages provided in the Ham & Petersham Magazine are provided below.



# THE FUTURE OF HAM CLOSE

## THE STORY SO FAR

RHP has worked in close consultation with our customers at Ham Close and the wider Ham community over several years on the vision for the future of Ham Close. This includes ambitious plans to deliver new homes, community facilities and amenities to benefit both our customers living in Ham Close and their neighbours.

In June, RHP chose Hill as our Developer partner. Hill is a family-owned and operated housebuilder that creates a range of exemplary new homes across London and the South-East. We were impressed that they were named Medium Housebuilder of the Year at the Housebuilder Awards 2020 and Housebuilder of the Year at the 2020 WhatHouse? Awards.

## OVERVIEW OF PROPOSALS FOR HAM CLOSE

The regeneration of Ham Close will create a place for RHP customers to continue to living and enjoying their community with sustainability at the heart of the proposals: a characterful environment that feels part of Ham.

Proposals include:



Up to 452 high-quality new homes, with approximately 50% to be affordable.



Improved living space and quality of life for RHP customers currently living at Ham Close.



A new community centre, re-providing facilities for Achieving For Children and TAG Youth Club, with an opportunity to facilitate some further public access.



A new home for the Richmond MakerLabs.



Architecture inspired by Ham, including Parkeys and Wates Estates and formal settings around Ham Common and Ham House.



Improved green spaces, a new green link in Ham Close, new tree planting and retained mature trees.



New habitats for wildlife including ground-nesting bees and birds.



Resident allotments.



New public children's play areas.



Opportunities for new public community art.



Approximately 300 car parking spaces with the majority underground.



New bicycle storage facilities for Ham Close.





## RHP & HILL LAUNCH PUBLIC CONSULTATION

RHP and Hill kicked off the latest round of consultation with two in-person events at Ham Close over Friday 23 and Saturday 24 July. Members of the design team were on hand to talk to our customers and members of the local community and answer any questions.

A consultation website has been launched. We invite you to leave your feedback at [hamcloseconsultation.co.uk](http://hamcloseconsultation.co.uk)



## CONSULTATION NEXT STEPS

If you couldn't make the last round of consultation events, don't worry: there will be plenty of opportunities to engage and stay updated.

We look forward to meeting many more people from the local community as we hold workshops with our RHP customers and residents at Ham Close, as well as further meetings with interested local community groups.

Following this, we plan to hold another round of in-person consultation events in November, to discuss our revised design proposals for Ham Close, reflecting on the feedback received to date. Details provided in this article!

The consultation website [hamcloseconsultation.co.uk](http://hamcloseconsultation.co.uk) will be regularly updated with content and details of further public events and how we'll continue to engage with the local community.

If you know someone who doesn't have access to the internet and would like to be involved, the consultation team can post consultation materials directly to them. Just get in touch using the contact details below.

## OUR UPCOMING CONSULTATION EVENTS

COME AND JOIN US AT HAM FAIR!

Saturday 11 September 2021

11.00am until 4.30pm

Ham Common

We'll be available to talk through the proposals and answer any questions you may have.

COME AND MEET THE DESIGN TEAM IN PERSON

St Richard's C of E Church, Ashburnham Road,  
Richmond, TW10 7NL

Friday 19 November 1pm - 6pm

Saturday 20 November 10am - 3pm.

## CONTACT US

Telephone: 0203 929 0523

Email: [info@hamcloseconsultation.co.uk](mailto:info@hamcloseconsultation.co.uk)





## Workshop at Ham Youth Centre with Achieving for Children and TAG

Following the initial conversations in July 2021 with Achieving for Children and TAG, and with Covid restrictions easing further into the summer of 2021, WR-AP architects carried out a workshop at the current Ham Youth Club with the leadership of both organisations.

By visiting the current Ham Youth Club, a greater understanding of the activities carried out and the practicalities of those activities could be gained to help inform the future design of the community facilities to accommodate the work of Achieving for Children and TAG.

## Attendance at Ham & Petersham Neighbourhood SOS Garden Party



Members of the team for the Ham Close regeneration project representing Hill Residential and RHP attended the Ham & Petersham SOS Garden Party held on 24<sup>th</sup> August. Taking copies of the consultation boards displayed at the July 2021 consultation events, it was an opportunity to meet and discuss the regeneration of Ham Close with local residents who might not have been able to attend the events held in July.

## September 2021 Consultation & Engagement

In September, the key events that took place in relation to the project were:

Date	Event
11 <sup>th</sup> September	Stand at Ham Fair
23 <sup>rd</sup> September	Online meeting with Resident Engagement Panel
24 <sup>th</sup> September	Workshop with Achieving for Children and TAG young people

### Ham Fair

The project team attended the Ham Fair on September 11<sup>th</sup>. This is an annual event organised by the Ham and Petersham Association and Amenities Group. The Ham Fair was held on the Ham Common with a variety of stalls, entertainment provided by local schools and other groups, food and drink, a play zone for children and much more. 2021 was the first year since Covid restrictions were lifted that the team were able to attend the fair.

Hill Residential, alongside RHP, decided that presence at the Fair would be a good place to chat to wider Ham and Petersham residents and hear their thoughts on the regeneration of Ham Close.

This was held as a drop-in session where a selection of the exhibition boards from the consultation events in July 2021 were on display as visual aids to assist in conversations with residents. Printed copies of the full exhibition boards were available for those residents who requested them.







## Workshop with Achieving for Children and TAG young people

To get a broader understanding of what young people would like to see in the proposals we decided to hold a workshop with Achieving for Children and TAG young people. 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. Therefore, it was important to engage with the existing users of the building to see what they would like to see provided and what new facilities they would like to see incorporated into the proposals. Consultation boards were used to present the ideas for the community uses, and questions were asked allowing the young people to





## Feedback Received

There were a range of creative ideas and feedback proposed by the children and young people of Ham Close at the event, and the feedback was taken in the form of post-it notes, onto an A3 questions sheet after they had been shown the consultation boards outlining what we plan to do with their new community centre. Those questions and answers are outlined below:

1. **In terms of making the development sustainable, what would you like to see more of?**
  - No answers
  
2. **Can you think of ways we can better use these spaces or any other activities that can be done in them?**
  - “In the new building we could have a bigger kitchen”
  - “Therapy room. Cooking class”
  - “Art club. Music”
  - “Inside the youth centre please add a swing and a music room”
  - “To add the cool stuff that you have right now”
  - “I like the gaming room and the art room”
  - “I really love the gaming room. I also really like cooking in the kitchen”
  - “I feel really passionate about sewing so for another club it would be great!”
  - “I love the gaming room because it's really decorated and pretty”
  
3. **What facilities/activities would you like to see in the Activity Hall?**
  - “A really big gaming room with PC's. Have a pool”



- “I like to game / play basketball / art”
- “Football. Table tennis”
- “Basketball. Skateboarding. Dance”
- “Art club. Music. Parkour”
- “Netball area. Football”
- “Football. Netball. Table tennis”
- “Boxing”
- “Parkour. Pool. Table tennis. Badminton. Basketball”
- “Swimming pool, Tennis, Aqua Park, Big gaming room!”

**4. What features, that you like in other buildings, would you like to see in the new Community Centre?**

- “Glass”
- “Loads of windows”
- “Nice brick work. Lots of colourful glass”

## October 2021 Consultation & Engagement

In October, the key events that took place in relation to the project were:

Date	Event
2 <sup>nd</sup> October	Workshop “Ham Close – How should it look and feel to you” with Ham Close Residents, Resident Engagement Panel and Ham Close Residents’ Association
12 <sup>th</sup> October	Online meeting with Stakeholder Reference Group
18 <sup>th</sup> October	Community Centre Consultation event arranged by London Borough of Richmond upon Thames. RHP and Hill Residential in attendance
19 <sup>th</sup> October	Online Ham & Petersham Neighbourhood Forum meeting – open to general public

### **Workshop “Ham Close – How should it look and feel to you” with Ham Close Residents, Resident Engagement Panel and Ham Close Residents’ Association**

Residents of Ham Close were invited to attend a one-day workshop on Saturday 2<sup>nd</sup> October. The workshop consisted of two sections which invited resident feedback on landscape and the design of the buildings.

The Agenda of the workshop included:

1. Introductions (5 mins)
2. Public Consultation Feedback (5 mins)

3. Masterplan Design Update (5 mins)
4. Landscape (Workshop Group A) (up to 1 hour)
  - a. Character areas
  - b. Play spaces
  - c. Nature & Wildlife
  - d. Streetscape
5. Design of Buildings (Workshop Group B) (up to 1 hour)
  - a. Example Apartment Floorplans
  - b. Balconies
  - c. Communal Areas and Entrances
  - d. Safety & Security
  6. Next Steps and Conclusion (5 mins)

The images show the format of the workshop and the feedback given by residents who used post-it notes to make notes as well as coloured dots to indicate precedent imagery that they liked (green dots) and disliked (red dots).

### Pictures from Resident Workshop





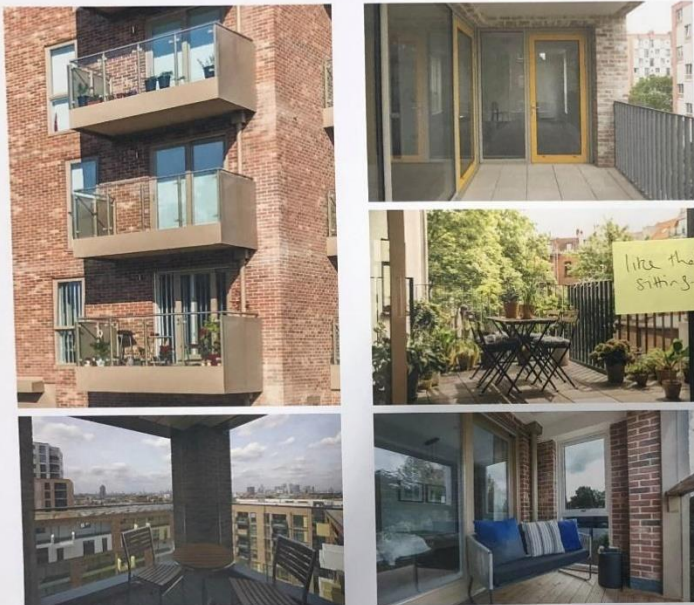






# Apartments and Balconies

## Balcony Ideas



### Feedback and Ideas



## Apartments

### Living Area



### Kitchen



### Bedroom



### Bathroom



# 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?

uniform entrances across tenor

Entrances



Light into stairwells



Secure bicycle storage



Secure refuse/recycling store



Communal Stairs





# Safety and Security

## Secured By Design

### Masterplanning 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.

Defensible Planting



Post Boxes



## Feedback and Ideas



# 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





# 3 Bed 5 Person Apartment

Existing 3 Bed 5 Person Apartment  
Hatch / Hawkins



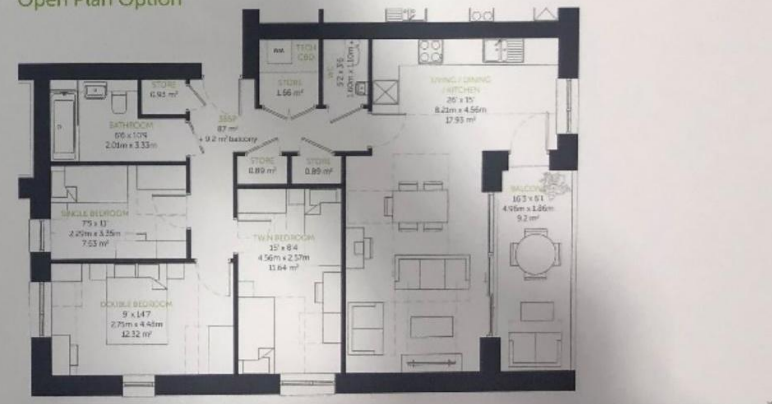
Existing 3 Bed 5 Person Apartment  
Benson / Bowes Lyon / Bentinck / Cavendish / Field / Secrett / Newmann / Leyland



Proposed Example 3 Bed 5 Person Apartment - Type 2  
Separate Kitchen Option



Open Plan Option

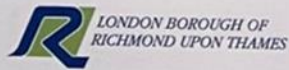


of Ham Close

# The Future of Ham Close

Landscape Masterplan

5



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## Ham & Petersham Neighbourhood Forum Meeting

An online meeting of the Ham & Petersham Neighbourhood Forum was held on Tuesday 19<sup>th</sup> October to which RHP, Hill Residential, LBRuT officers and Ham Close design team members were invited to present on the regeneration of Ham Close.

The meeting was open to all members of the local community to attend. Following the presentation of the proposals for Ham Close, there was a Question-and-Answer session. The following comments arose during the session.

- Community Centre – A large part of the meeting was spent discussing this element of the project with comments on a variety of queries including materiality, size and management/broadening uses for the community while ensuring duplication did not take place. It was put that the materials chosen come from too wide a context of Ham as opposed to the immediate street scene around the proposed site. Management would be taken into account either through ongoing technical work or through engagement with LBRuT who would own the building and their leaseholders.
- Population increase in Ham – Concerns about the effect on existing transport infrastructure and social infrastructure particularly doctor’s surgeries and school places
- Social Value Fund – The social value fund linked to the project was explained as a support for local initiatives/projects and clarified that it was in addition to existing funding being put forward by way of CIL and S106 payments. As a long term initiative across the life of the project, ideas were being sought from across the local community including community groups, businesses and residents of Ham & Petersham. Hill Residential also clarified their commitment to apprenticeships and a local employment strategy as part of the project
- Future management of the site – Assurances were given by RHP that they are completely focused on the provision of quality future homes with the management of those homes being key to their success.

## Response to Feedback

Throughout the consultation process outlined in this Chapter, the design team have received a great deal of information and feedback through a variety of mediums which have been considered across three primary elements of the project.

1. The Masterplan and Homes at Ham Close
2. Landscaping at Ham Close
3. The Community Centre and Richmond Maker Labs

The feedback provided has been used as part of the iterative design process across each of the three elements outlined above to bring forward updated plans which reflect the views of residents at Ham Close and in the wider Ham & Petersham community.

## The Masterplan and Homes at Ham Close

One of the key topics which was raised in the consultation responses and in several community meetings is density. In the word cloud linked to Q13 of the July 2021 consultation feedback form, words and phrases which are prominent and linked to this are “density,” “area,” and “impact.”

This was very clearly heard by the architect team at BPTW who made several design amendments to the masterplan. This led to not only sensitive heights being reduced at the scheme, particularly around the edges but also increased space between buildings of between 1.3m and 4.1m by making the buildings themselves slimmer and including more variety in building shapes. This opens up the development even more than in the previous masterplan, especially south of the Linear Park. Furthermore, boundary treatments have been used such as low railings and hedges which do not enclose spaces.

In addition, while responding to another element of feedback, BPTW has used the response to further assist in responding to the above issue of “impact” from “density”.

Residents clearly gave favour for architectural inspiration to be taken from Ham House, Wates Estate, Ham Street and Parkleys, as demonstrated by the word cloud in response to the July 2021 consultation feedback form Q7 which the architecture team at BPTW has done as evidenced in their elevation studies.

While doing so, they have also used the elevation and shapes of the building to ensure that there is regular punctuation between the buildings, again opening up the development and reducing the sense of being an “impact.”

On the issue of brick choices across the development, these will reflect the most popular choices from the responses to Q8 of the July 2021 consultation feedback form:

- Red Brick (Most Popular)
- Buff Brick
- White Brick
- Local Richmond Stock Blend

Similarly, in regard to the features on building elevations, as the development will have a number of character areas, this provides the opportunity for a range of features to be adopted. The most popular choices from responses to feedback form Q9 will be used and are outlined below:

- Brick detailing (Most popular)
- Different window proportions
- Horizontal emphasis

Throughout general consultation with current Ham Close residents, through the REP meetings and at the Workshop “Ham Close – How should it look and feel to you” several important design factors and features of the new homes emerged.

It was important to current Ham Close residents that the new homes allowed as much natural light and ventilation in as possible, and that natural ventilation could be provided for bathrooms and kitchens via opening windows wherever possible. This is clearly demonstrated in the REP minutes and through the results of the Ham Close Residents’ Association Survey.



To respond to these important factors, BPTW have blocks shaped to maximise the number of dual-aspect apartments and this allows for plenty of natural and cross ventilation as well as maximise light into homes, with all windows in the apartments being openable. They have also included bathroom and kitchen windows in flat layouts where possible and where the layout is not compromised.

Another aspect of importance which can be seen in the REP meeting minutes to existing Ham Close residents is the choice of separated kitchens as well as open plan living space. Therefore, where possible BPTW has designed the apartment floorplans to include a variety of layouts and will either have separate kitchen / dining spaces or have open plan kitchen / living arrangements. Residents also expressed interest in the inclusion of balconies, and BPTW has ensured that all residents will have outdoor private amenity space or balconies.

Lastly residents have expressed comments regarding whether this development will impact the “village feel of Ham”, concern with the heights and also being “out of keeping with village ambience of Ham”. BPTW addressed these points by firstly reducing heights of buildings in sensitive areas such as the eastern boundary by Ham Village Green, behind Ham Clinic and the western boundary by St Richards C of E School, in order to reduce the impact of heights. Secondly, there is a gradual transition of heights between central apartment blocks and houses along the boundaries of the site. Also, a number of mixed housing styles have been incorporated to try and maintain the “village feel” of Ham Close, and lastly the Linear Park has been incorporated to link the existing Ham Village Green into the new Ham Close.

## Landscaping at Ham Close

This theme of the consultation was the area where there was a great deal of cross over between responses particularly around flower rich planted areas and multifunctional spaces to include seating, play and food growing. The landscaping design features are included as a result of the responses to the feedback forms and through the preferences shown at the Workshop “Ham Close – How should it look and feel to you.”

Seating and Play spaces featured highly in the response to the July 2021 feedback form Q5 as the 1<sup>st</sup> and 3<sup>rd</sup> most popular answers. Therefore, a variety of seating opportunities have been designed into the landscape spaces in both public and semi-private spaces to accommodate individuals and groups, as well as formal play spaces with similar equipment to that of the existing play spaces on Ham Village Green. Furthermore, it has been highlighted that a fitness trail would be a nice publicly available space, and so an Explore/Trail path has been incorporated and these walkways meander through planting areas which allow children to connect with nature.

RHP customers particularly noted multifunctional spaces with quiet places to sit or work and areas for play and picnicking. A variety of seating areas, including tables are proposed throughout the semi-private spaces alongside lawn areas for less formal gathering/socialising. Growing spaces are included to allow residents to take ownership and grow food or use for gardening.

Private amenity spaces are provided for ground floor units with particular mention of boundary treatments. These are proposed as a low railing and hedge to increase connections with both public and semi-private space but also allow for passive surveillance. This also reduces the risk of the development seeming closed off and dense as outlined earlier in the Masterplan and Homes at Ham Close section. In the majority of cases these spaces face onto the Linear Park or semi-private courtyard spaces.

Playable opportunities feature through the Linear Park for a range of age groups, with some fixed equipment and play trails linking together individual spaces and allowing interaction with surrounding planting. Children in particular noted garden space, swing/slide and a tree house which are all considered in the choice of equipment.

Nature and Wildlife featured across many of the responses including examples such as increased tree planting, bird boxes, native flowers and trees as well as being a bee friendly space. As part of the improvement of biodiversity approach and encouraging wildlife, the aim has been to provide for as many comments as possible. Such improvements include: over 120 new trees proposed in the scheme, richly planted swales, biodiverse roofs and native planting, bird and bat boxes and bee-friendly plant species.

## The Community Centre and Richmond Maker Labs

### The Community Centre

The proposals for the community centre were shown a great deal of interest in the responses to the feedback forms and as part of a variety of discussions including the Workshop with Achieving for Children (AFC) and TAG young people.

While the primary purpose of the community centre is to replace the current Ham Youth Club so that AFC and TAG can continue their work, it was very clear from the outset that if there were an opportunity to provide spaces which could be utilised by the wider local community, this would be welcomed.

In terms of responding to the needs and requirements of AFC and TAG as organisations, the Community Centre Architects WR-AP have addressed the following requests: More easily accessible storage space for specialist equipment, more communal spaces for indoor games inc. table tennis, football, and a specialist kitchen space for use by AFC and TAG. WR-AP have responded to these issues by providing the requested easily accessible equipment storage by providing it directly from the main activity hall. They have also provided a large, flexible community lounge which can be used by both AFC, TAG and open for hire by the wider community. Lastly the kitchen will be fitted out for accessibility use with adjustable worktops and slide and hide ovens.

It was very clear from the workshop that the young people favoured the facilities provided by the gaming/IT room with it being the most discussed point. The proposals put forward ensure that this is retained in the new community centre.

However, this also provided an opportunity to widen the use at the community centre for the local community which responded positively to the idea of a cinema club at the community centre in response to July 2021 feedback form Q10. This can be achieved in the IT room which can double up as a cinema room.



While the cinema club option was popular in response to July 2021 feedback form Q10, the most popular answer to that question was community meeting space. This was also raised in the Ham & Petersham Neighbourhood Forum meeting in October 2021. This feedback has been responded to through the provision of a community lounge and 2 meeting rooms for use by AFC and TAG but also will be available for hire by the wider Ham and Petersham community.

While there was great interest in the activities and uses of the community centre, there was also great interest in the form, height, massing and materiality of the building.

In response to July 2021 feedback form Q11 which asked about materiality, the clear majority was for sustainable brick and timber to be used which has been responded to very clearly in the revised proposals through using architectural masonry (which requires less mortar) as well as utilising timber panels - thus reducing the overall carbon footprint of the building compared to the previous design. However, architects at WR-AP also considered resident responses to July 2021 feedback form Q7 regarding architectural inspiration for the revised design through the inclusion of the loggia features which are taken as inspiration from Ham House, by far the most favoured building in the feedback.

Furthermore, WR-AP responded positively to the main feedback from residents on the size of the community centre which some had stated the scale was too “large” or “high” as evidenced by the word cloud for the responses to July 2021 feedback form Q12. The height has been reduced from 4 storeys to 3 storeys and the overall bulk and mass of the building has been reduced by incorporating outdoor terraces on the second floor. Floor to ceiling heights have also been reduced to further shorten heights. The revised design for the community centre has also been set back away from Ham Village Green at ground floor, creating a buffer zone which includes a loggia walkway as mentioned previously.

### **Richmond Maker Labs**

Given the specific nature of re-providing the Richmond Maker Labs, there was less public interest in the design of this building with the architects at WR-AP working closely with the leadership team of the Richmond Maker Labs on their needs. However, as Ham United Group (HUG) also use the building, their response to the consultation was particularly relevant, especially on the issue of where the replacement building should be located and the facilities it had.

WR-AP ensured that they responded to the historic context of the site, notably the barn buildings which used to be situated on Manor Farm. This informed the form and massing of the Maker Labs, notably the pitched roof and positioning of windows on gable ends. The timber cladding is, again, a reference to traditional building techniques.

In addition, WR-AP responded to requirements of the Richmond Maker Labs with the following:

- 2 efficiently planned workshops, with one workshop to be used for computer work and meetings, and another for woodworking and metalwork
- A secure area of outdoor space provision for Richmond Maker Labs for an exterior bench and a shed for Friends of Ham Lands
- Plenty of wall space in the workshops to allow for storage, as well as a dedicated storage room