

- Skylights and windows to bring natural light into the workshops
- Provision of a lift to allow for increased accessibility and for equipment
- An IT cupboard as requested by Richmond Maker Labs
- A kitchen area and WC as requested by Richmond Maker Labs
- One blue badge parking space outdoors for users of the Richmond Maker Labs

In response to feedback received, WR-AP made the subsequent architectural amendments:

- With regards to materiality, a silver timber was proposed in response to feedback from both Richmond Maker Labs and community groups and residents
- A two-storey building was proposed to accommodate the needs of the users and allow for the most efficiently planned internal spaces
- With regards to the location selected for the new building, the response from HUG, which stated a positive view to having the building sited in its current proposed location backing onto the school playing field, was considered and acted upon

February 2022 Engagement

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

Consultation Flyer

In order to notify members of the public about the latest in-person consultation events, an exhibition flyer was prepared and distributed to Ham Close residents and the wider community.

The flyer is shown here and provided some background to the consultation, in the form of images showcasing consultation and engagement undertaken throughout 2021, as well as the details for the next set of events. The flyer also included details of the consultation website and contact details for the consultation team through a dedicated email address and telephone number. Ham Close residents received a copy of the leaflet as part of the general delivery and again via a second hand-delivery by RHP officers.

Date	Event
25th February	Young Peoples' Consultation
25th February	Updated engagement boards and feedback form uploaded to website
25th & 26th February	Ham Close Public Consultation events held at St. Richard's Church

HAM CLOSE ENGAGEMENT EVENT INVITATION



HAM CLOSE UPDATE

Since July 2021 RHP and Hill Residential have continued the consultation and engagement started in 2015 with local residents on the proposals to regenerate Ham Close.

We have had a great many responses to our consultation and are grateful to everyone for taking the time to engage with us.

We are now ready to show how that engagement and your views have been taken into account in designing the proposals for Ham Close.

Please find details of how you can view the revised proposals and engage further with us overleaf.

CONSULTATION AND ENGAGEMENT THROUGHOUT 2021



Public Consultation Event, July 2021



Ham Close Resident Workshop, October 2021



Ham Fair, September 2021



Ham Youth Centre Engagement Event, September 2021



HAM CLOSE - COME AND SEE OUR UPDATED PROPOSALS!

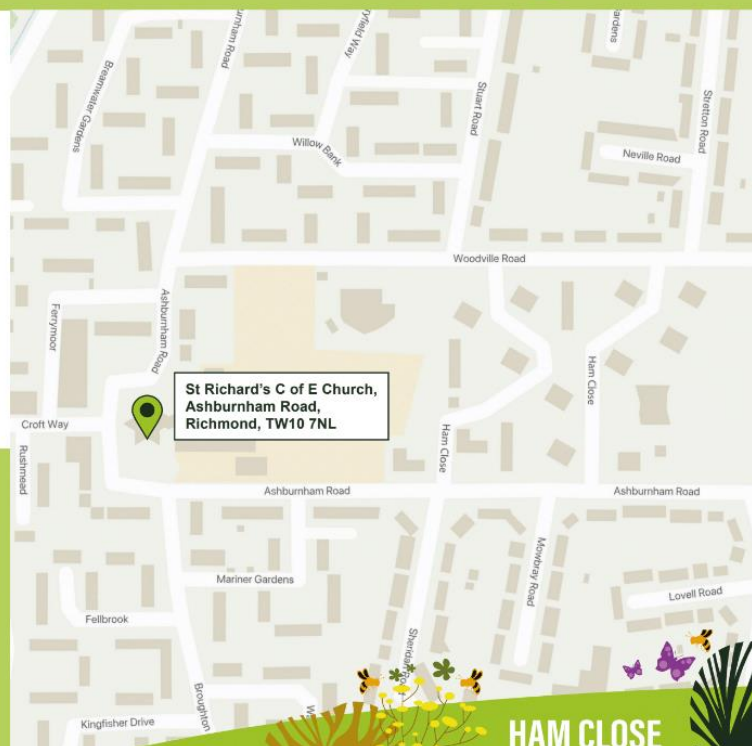


We hope that you can join us to learn how your input and views have helped us shape the future of Ham Close and would like to invite you to attend, in-person:

- **Friday 25th February, 2pm - 6pm and Saturday 26th February, 10am - 3pm**
- Come and meet the design team in person at St Richard's C of E Church, Ashburnham Road, Richmond, TW10 7NL

Or digitally:

- Digital information boards will also be hosted on www.hamcloseconsultation.co.uk from Friday 25th February 2022



CONTACT DETAILS

If you have any questions about our proposals, please do get in touch at:

Telephone: 0203 929 0523

Email: info@hamcloseconsultation.co.uk

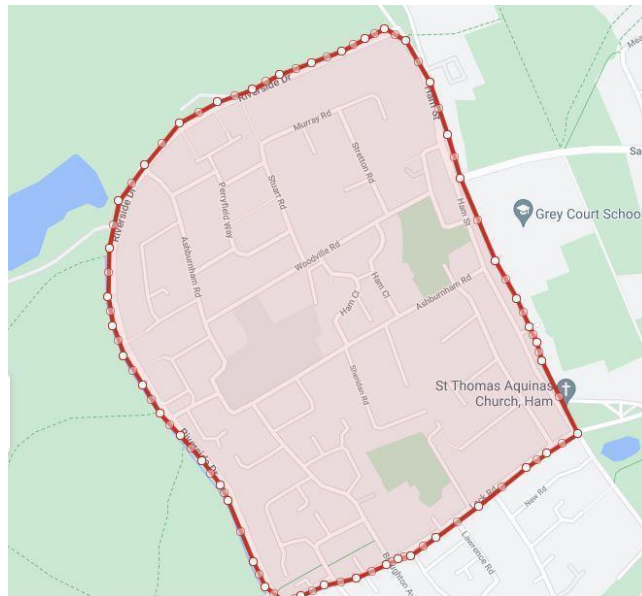
Website: hamcloseconsultation.co.uk

HAM CLOSE



Advertisement of the consultation events

To make sure local residents and stakeholders were given notice of the exhibition, the flyer was sent out to 1748 homes in and around the area surrounding Ham Close. The map below shows the delivery area of the flyer.



In addition to this leaflet, awareness was raised via the following means:

- Stakeholder email invitations were issued to all those who had previously registered their interest
- Invitation emails were issued to locally elected officials including the local MP Sarah Olney and ward Councillors
- The event was promoted via RHP's hamclose.co.uk website and social media channels
- Community Group and Local Business invitations were issued to the following groups:
 - Ham Library
 - Perfect Smile Dentist
 - SW London Clinical Commissioning Group
 - NHS Hounslow and Richmond Community Healthcare
 - Ham United Group
 - Ham & Petersham Neighbourhood Forum
 - Ham and Petersham Association
 - Ham & Petersham Neighbourhood SOS
 - Woodville Centre
 - Richmond Maker Labs
 - St.Richard's Church
 - Greycourt School
 - St Richard's CE Primary School
 - Meadlands Primary School
 - Friends of Ham Village Green
 - Ham Close Residents' Association

- Mervyn Smith
- Ham House and Gardens
- Ham Riverside Land Ltd.
- Hansel and Pretzel
- Ham Girl Guides
- Ham Scout Group
- Petersham & Ham Sea Scouts
- Ham and Petersham Magazine
- Ham & Petersham Rifle & Pistol Club
- Richmond Baseball Club
- Ham Polo Club
- The Children's Garden
- The Richmond Society

Ham Close February Engagement Events

The February community engagement events took place on:

- Friday 25th February from 2pm to 6pm
- Saturday 26th February from 10am to 3pm

These engagement events were held at St Richard's C of E Church on Ashburnham Road. This location was chosen because of its high profile and well-known location as a community hub for the residents of Ham and very accessible for Ham Close residents.

Members of the design team, RHP and TPAS were all present at the event. RHP, Hill Residential and design team members were present to walk members of the public through the exhibition boards, which are included below, discuss the proposals and answer their questions, with TPAS available for further engagement with Ham Close residents.

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

Young Peoples' Engagement

Capturing the views of younger people was an important factor for the design team. Therefore, a youth centre visit to the public engagement was arranged in advance of the event in order to guarantee the input of young people. Many toys and activities were provided for young person's accompanying relatives to the event.

Photos of the engagement events





Exhibition boards

At the engagement events, the following exhibition boards were displayed for residents to learn about the revised proposals for the regeneration of Ham Close.

The Future of Ham Close

1

Welcome

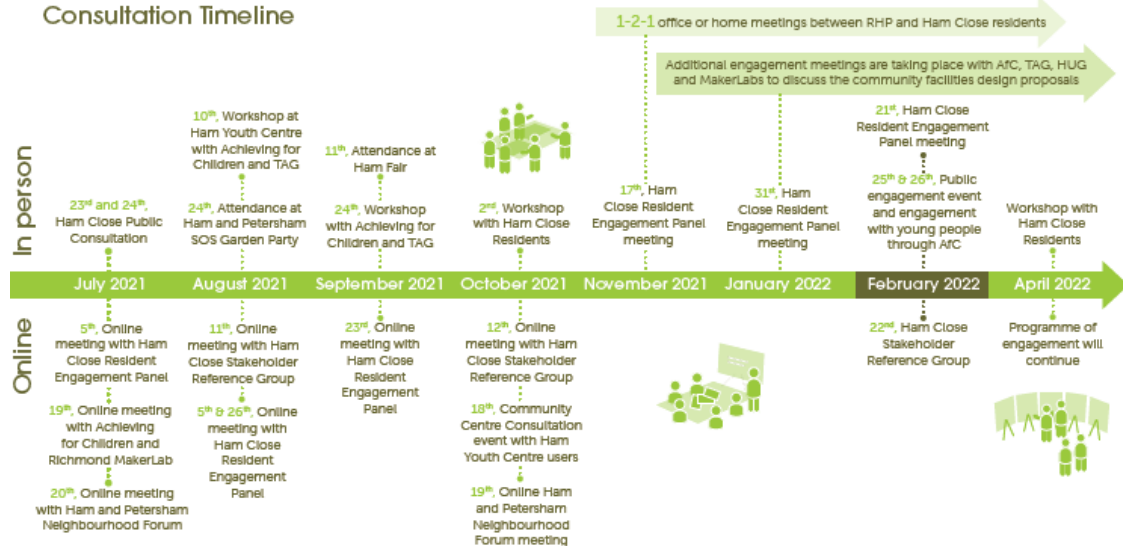
hamcloseconsultation.co.uk

Thank you for attending this latest round of engagement on the future of Ham Close. RHP and Hill Residential have been developing the regeneration proposals in consultation with Ham Close residents and their Resident Engagement Panel (REP), the local community and London Borough of Richmond upon Thames. These proposals will deliver 452 new homes (replacing the existing 192 homes), a Community Centre, a new Richmond MakerLabs facility, landscape and play amenities to the area.

Consultation has been on-going since 2015 (7 years ago) to set the masterplan principles for Ham Close. Since July 2021 we have continued to develop the masterplan through a variety of consultation and engagement. We have received a great deal of feedback both in person and via our website/ email address. We would like to thank everybody who has actively contributed to shaping the future of Ham Close.

We are pleased to present you with our updated proposals for the regeneration of Ham Close. We hope you will find this exhibition useful and informative. The design team are on hand to answer any queries you may have. Please also feel welcome to contact us after this weekend's event using our email address info@hamcloseconsultation.co.uk

Consultation Timeline



 Masterplanning and Residential Architecture	 Community Centre and MakerLabs Architect	 Landscape Architect	 Planning Consultant	 Transport Planning
 Landlord	 Developer	 Partner		

The Future of Ham Close

2

Thank you for your feedback

hamcloseconsultation.co.uk

We have reviewed all feedback received to date and have taken on board your comments. We have listened and in response made a number of changes to improve the proposals at Ham Close and included your preferred architectural features.



Masterplan and Future Homes

YOU SAID

WE DID

Some residents of Ham Close identified the following to be top priorities:

"Lots of natural light and natural ventilation"
 "Having the choice of separate kitchens and open layouts" and
 "Inclusion of balconies".



Concerns about impacting the "Village feel of Ham", "height" and being "Out of keeping with village ambience of Ham".



- We maximised the number of **dual-aspect apartments** to let in plenty of natural light, cross ventilation and natural ventilation with all windows being openable

- We have designed the floorplans to include a **variety of apartment layouts**. Apartments have either an open plan kitchen/living/dining arrangement or a separate kitchen/dining space

- All residents will have a **garden, patio, terrace or balcony**.

[Please see board 5](#)

- We **reduced heights** of buildings in sensitive areas, including the eastern boundary by Ham Village Green, behind Ham Clinic and the western boundary by St Richard's C of E School

- We have created a **gradual transition** of height between the central apartment buildings and houses along the boundary of the site

- We incorporated a **mixture of housing styles**

- Retained a **Linear Park** to link the existing Ham Village Green into Ham Close.

[Please see board 4](#)

The masterplan is "Too Dense".



When asked which special places in Ham to take inspiration from, the highest voted locations were:

- Ham House
- Wates Estate
- Parkleys
- and Ham Street.

The following brick colours were voted the most popular by you:

- Red brick
- Yellow Buff brick
- White brick.

- We made the **buildings slimmer** increasing space between buildings

- We **varied building shapes** to further increase the distances between buildings

- We used **boundary treatments** including low railings and hedges to secure but not enclose communal gardens

[Please see board 4](#)

We have taken time to **understand the essence of Ham** and have created a variety of architectural characters and styles, which all draw inspiration from local buildings.

[Please see boards 6 to 10](#)

- We have created a material palette that is **representative** of your most popular brick colours and brick colours found within the surrounding area

- This includes **Red brick, Buff brick, White brick and the local Richmond stock blend**.

[Please see boards 6 to 10](#)



The Future of Ham Close

3

Thank you for your feedback

hamcloseconsultation.co.uk

Community Centre

YOU SAID

WE DID

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.

- Provided storage space from the main activity hall for more **easily accessible equipment storage**

- Provided a **flexible, large community lounge** which can be used both by AfC and TAG

- Provided a **kitchen** which can be fitted out for accessible use with adjustable worktops as well as slide and hide ovens.

Please see board 13

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.

- 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.

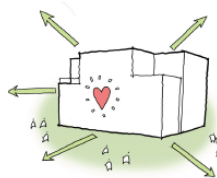
Please see board 13

"Use sustainable brick and timber".

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.

Please see board 13

"The Community Centre is too big" is a comment we received from a number of people.



- We have listened and have **reduced the height of the building** from four storeys to three and reduced the 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 inclusion of a Loggia walkway.

Please see board 13

Ham Youth Centre users asked to retain the gaming/IT facilities and have space for additional sports including indoor skateboarding and parkour.

- We've included the **gaming/IT facilities** in our proposals

- Provided **flexible space** in the new activity hall which can be adapted for indoor skateboarding and parkour.

Please see board 13

Landscaping Proposals

YOU SAID

WE DID

When asked for further suggestions about improving nature and wildlife, you said:

- Trees/ Increased tree planting
- Wild growing area
- Water feature/Large pond
- Bee friendly
- Bird boxes
- Native flowers and trees.

As part of our approach to improving biodiversity and encouraging wildlife we have included:

- Over **120 new trees** in the proposal

- Richly planted swales, biodiverse roofs, and native planting to **maximise biodiversity**

- **Bird boxes and bat boxes**

- **Bee friendly** plant species

This has led to a biodiversity net gain of **at least 10%+**.

Please see boards 11 & 12

For the publicly available green spaces at Ham Close the following were voted most important to include:

- Seating areas
- Fitness trail
- Play space.

We have provided a variety of green and open spaces which include the following:

- Variety of **seating opportunities**

- **Formal and informal play spaces** with equipment that compliments the existing play spaces on Ham Village Green

- **Explorer/Trail path** - walkways through planting allowing children to connect with nature.

Please see boards 11 & 12

For the semi-communal areas, the following features were voted the most important to Ham Close residents:

- Quiet place to sit
- Picnicking
- Gardening
- Children's play.

- We incorporated a **variety of seating** areas throughout the semi-private landscape spaces alongside growing areas and informal play spaces for children

- As part of the wider design for green spaces at Ham Close, we have included a **formal lawn** for picnicking or small community events.

Please see boards 11 & 12



HAM CLOSE

The Future of Ham Close

4

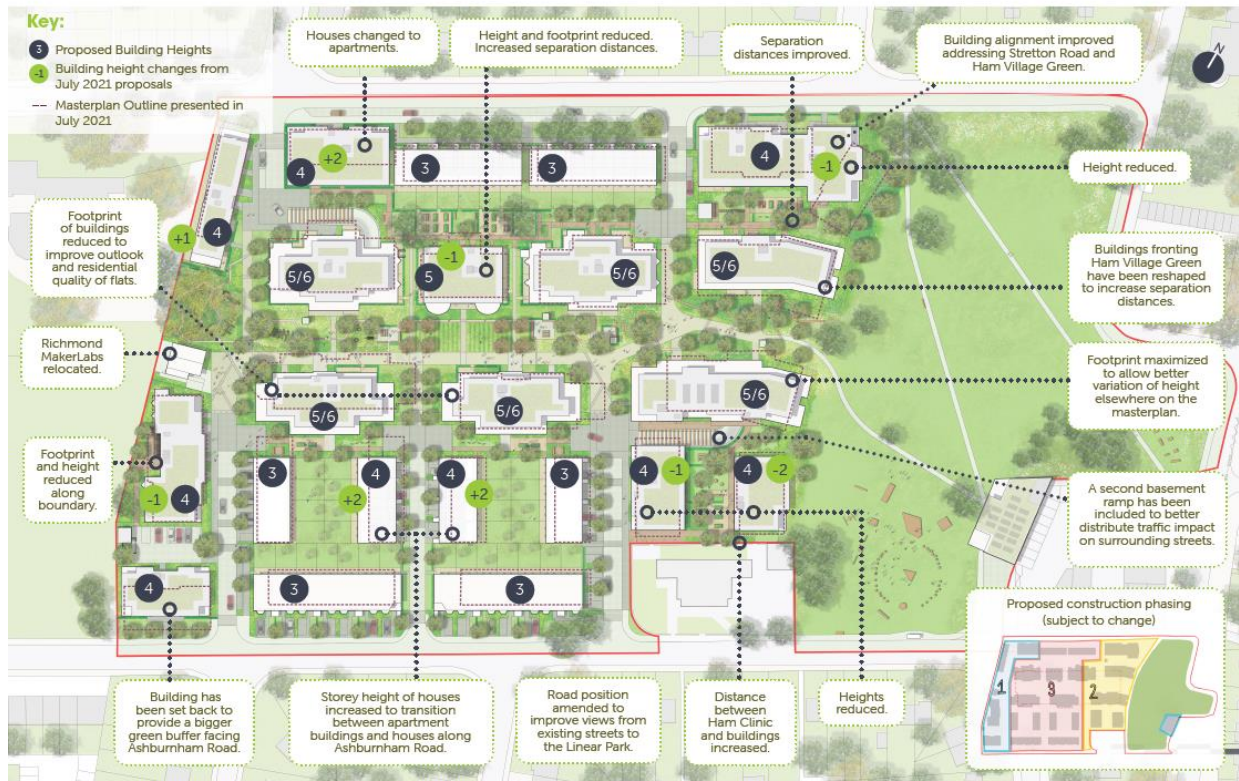
The Masterplan

hamcloseconsultation.co.uk

The masterplan for the regeneration of Ham Close has been amended to reflect the input of Ham Close residents, the local community and planning officers at the London Borough of Richmond upon Thames. Below are some of the key changes that have been made following the consultation.

Below is a summary of the proposed homes by number of bedrooms which will result in an increase in the population at Ham Close of approximately 550 persons:

Size	Flats	Houses	Total
Studio	4	0	4
1 Bed	220	0	220
2 Bed	165	0	165
3 Bed	21	0	21
4 Bed	0	34	34
5 Bed	0	8	8
Total	410	42	452



Illustrative sketch from Ashburnham Road



Illustrative sketch from Ham Village Green



Illustrative sketch from Sheridan Road



HAM CLOSE

The Future of Ham Close

5

Improved Living for Ham Close Residents

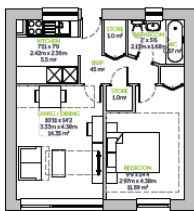
hamcloseconsultation.co.uk

The regeneration of Ham Close will re-provide the 143 x existing affordable tenanted homes, provide 78 x new affordable homes (comprising affordable rent, London living rent and shared-ownership) and 231 x new homes for market sale. All apartment buildings will be built tenure neutral, meaning they will all have the same high quality design principles.

Existing homes at Ham Close

Existing 1 Bed 2 Person Apartment

Clarke / Greig / Hornby

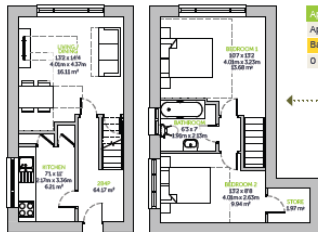


Apartment Area
Approx. 45 m²
Balcony/Terrace
0 m²

Existing homes are undersized against current standards. All apartments will be larger in overall size than they currently are. New apartments will have improved natural lighting, by designing in as many dual-aspect homes as possible.

Existing 2 Bed 4 Person Apartment

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

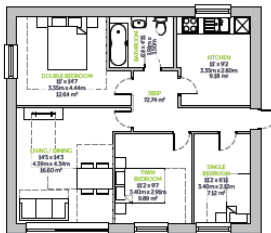


Apartment Area
Approx. 64 m²
Balcony/Terrace
0 m²

Ham Close has no accessible homes. 10% of homes in the new masterplan will have floorplans designed to be wheelchair accessible or adaptable.

Existing 3 Bed 5 Person Apartment

Hatch / Hawkins



Apartment Area
Approx. 72.7 m²
Balcony/Terrace
0 m²

There is no private outdoor amenity space at present. All new homes proposed will have their own private balconies/terrace or a patio.

New homes at Ham Close

Proposed Example 1 Bed 2 Person Apartment
Open Plan



Apartment Area
50 m² minimum
Balcony/Terrace
5 m² minimum

Where dual-aspect can not be achieved, inset balconies provide cross ventilation.

Proposed Example 2 Bed 4 Person Apartment
Separate Kitchen/Dining Option



Apartment Area
70 m² minimum
Balcony/Terrace
7 m² minimum

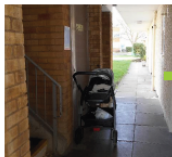
Option 2: Remove kitchen wall to create open kitchen /living/ dining.

Proposed Example 3 Bed 5 Person Apartment
Separate Kitchen Option

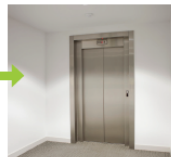


Apartment Area
86 m² minimum
Balcony/Terrace
8 m² minimum

Option 2: Remove kitchen wall to create open kitchen /living/ dining.



There are no lifts at Ham Close which is causing accessibility problems for a number of residents.



Our proposals include a lift within each building, allowing for wheelchair accessibility and prams etc.



Existing apartment have reported issues of mould and condensation.



New homes will be better insulated to the latest standards and will be energy efficient.



Currently no allocated bike storage at Ham Close.



Secure bike storage and post boxes will be provided at the ground floor of each apartment building (Bikes will have a secure fob access).



HAM CLOSE

The Future of Ham Close

6

Architectural Character - Village Green

hamcloseconsultation.co.uk

The Ham Village Green character area takes inspiration from grand houses fronting onto open green spaces as seen across Ham. The buildings are designed with this in mind and complement the Linear Park by using grand window proportions, bay windows and a strong material selection, inspired by Ham House.

Balconies representing stepping roof line Symmetry in building frontage Framing balconies creating bays front the village green



Ham House

Ham Common

Forbes House



Illustrative view from Ham Village Green



The Future of Ham Close

7

Architectural Character - Linear Park

hamcloseconsultation.co.uk

The **Linear Park** character area consists of buildings designed within a green landscaped setting. The Linear Park is home to a collection of contemporary building types that take inspiration from the different building styles across Ham. At the centre is a white feature building inspired by houses at Ham Common.



Sudbrook Lodge



Langham House



Ham Common



Illustrative view from balcony down the Linear Park



HAM CLOSE

The Future of Ham Close

8

Architectural Character - Linear Park

hamcloseconsultation.co.uk



Illustrative view walking down the Linear Park to Ham Village Green



The Future of Ham Close

Architectural Character - Ashburnham and Woodville Road hamcloseconsultation.co.uk

The proposed houses on **Woodville and Ashburnham Road** consist of two different character styles. Houses on Ashburnham Road have feature bay windows and inset entrances, whilst houses on Woodville Road have a feature vaulted roof and detailed brickwork.



Illustrative view from Ashburnham Road



The Future of Ham Close

Architectural Character - Central Streets

hamcloseconsultation.co.uk

The **Central Streets** are pedestrian friendly streets that lead into the central Linear Park. The transition from the outer houses to the central apartment buildings are defined through an increase of height approaching the centre of the site. Architectural details take inspiration from Broughton Avenue, Wiggins Lane and houses along Ham Street.



Illustrative view down Central Mews Street



The Future of Ham Close

Landscape Character of Ham Close

hamcloseconsultation.co.uk

The landscape proposals blend the 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. Richly planted public and resident communal landscapes promote biodiversity gain, urban greening, and living streets:

- **Growing spaces** for residents
- Variety of **seating opportunities** with some intimate spaces and larger spaces for groups
- Spaces formed amongst hedgerows, clusters of herbaceous plants and shrubs
- **Bird and bat** boxes across the scheme targeting a variety of species
- Existing **trees retained** where possible to add maturity and shade
- Specimen and fruit trees add **seasonal interest**
- **Safe formal and informal play** spaces for young children close to homes.



- Publicly Accessible Open Space
A new Linear Park linked to Ham Village Green
- Communal Courtyards
Secure shared amenity space for residents
- Private Amenity Space
Terraces and private gardens
- Streets
Places for pedestrian access, cycling, servicing and limited parking

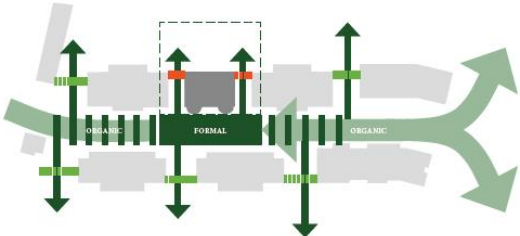


The Future of Ham Close

Places for People and Nature

hamcloseconsultation.co.uk

A **New Linear Park** will run through the centre of Ham Close linking the 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. The space is designed to provide a secure and safe area for children to play and socialise.



Play space with natural trails and fixed equipment Formal Lawn Seating pod Pedestrian / Cycle Route Naturalised edge to Village Green



Existing Pine tree Wildflower grassland Cherry Grove Herbaceous border Explorer play path Localised swales for surface water storage Retained Lombardy Poplars



Communal growing space Variety of seating Low key play space Pocket formal gardens

Communal Courtyard Gardens
Shared amenity space for residents. Access to communal courtyard gardens provided through low garden gates in key locations.



Existing tree retained Informal lawn Communal seating Clearly defined entrances



The Future of Ham Close

A New Community Centre for Ham and Petersham

hamcloseconsultation.co.uk

Community Centre - To transform the proposals for the Community Centre we have worked with various local community groups and stakeholders (including AfC and TAG), whilst also listening to Ham Close residents and public consultation response. The proposed building draws inspiration from the rich heritage of Ham whilst providing a modern-day design, retaining its own sense of character as a civic building.



Inspiration for loggia taken from Ham House



Ground Floor



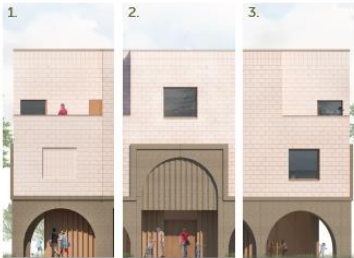
First Floor



Second Floor



Previous July 2021 artist impression of the Community Centre



Close up views of proposed loggia



Illustrative view of the Community Centre from Ham Village Green



The Future of Ham Close

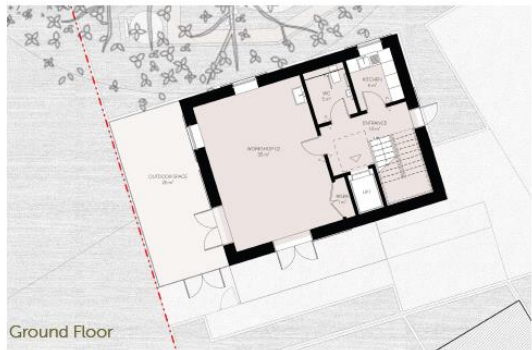
A new home for Richmond MakerLabs

hamcloseconsultation.co.uk

MakerLabs - As part of the regeneration of Ham Close we will provide a new modern home for the Richmond MakerLabs which will be larger, more functional and fit for purpose. During our consultation we discovered that it was important the MakerLabs had their own separate location with a variety of uses including both indoor and outdoor workshop space, as well as kitchen, toilet facilities and storage space which can be used by Makerlabs and Ham United Group.



The proposed location provides the best opportunity for the MakerLabs to carry on their work without interruption as it will be built during Phase 1. By locating the MakerLabs at the end of the Linear Park, this creates a community destination.



Ground Floor



Pedestrian and cycle access diagram



First Floor

Barn buildings which used to sit on Manor Farm at Ham Close



The proposals for the Richmond MakerLabs building are inspired by the rural history of the Ham Close area which used to house Manor Farm and its associated barn buildings. Furthermore, the use of a distinctive barn type building separates its style from the surrounding residential designs, highlighting it as a focal community building.

We have explored a number of colour options, including a black charred timber. We are proposing a natural silvered timber material as shown below.



North Elevation

East Elevation

South Elevation

West Elevation



The Future of Ham Close

15

Sustainability, Energy and the Environment

hamcloseconsultation.co.uk

RHP, Hill Residential and the London Borough of Richmond upon Thames are committed to **sustainable development at Ham Close** which means more than just making the buildings sustainable. It also means creating a place with a healthy living lifestyle and this is done in all aspects of the scheme.

As part of the planning application we will detail our sustainability proposals / outcomes in full within a:

- Sustainability Statement
- Sustainable Energy Strategy
- A Whole Life-Cycle Carbon Assessment
- A Circular Economy Statement
- A 'Be Seen' Operational Energy Performance Monitoring Statement
- BREEAM Excellent Assessment for the community facilities
- An Environmental Impact Assessment undertaking the following assessments among others:
 1. Air quality and Climate change
 2. Health and Socio-economic impact
 3. Noise and Odour.

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.

Culture and community

- Flagship new Community Centre and MakerLabs facilities
- New Linear Park
- Formal and informal play through the site.

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.

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.

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).

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.

Local and sustainable food

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

Equity and local economy

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

Ecology and Biodiversity

- Over 120 new trees
- Biodiverse roofs
- Bird boxes, bat boxes and bug hotels
- Increase in native planting
- 10%+ Biodiversity Net Gain.

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.



HAM CLOSE

The Future of Ham Close

16

Getting Around Ham Close

hamcloseconsultation.co.uk

Pedestrian Routes

The proposals for Ham Close concentrate on improved walking and cycling routes being created through Ham Close which link into the wider network of existing cycle paths and walking routes in Ham and Petersham.

Vehicles will be prohibited from the centre of Ham Close (Linear Park) except for emergency services and refuse vehicles.



Key:

- Primary Pedestrian Movement
- Secondary Pedestrian Movement
- Shared Surface with a separate pedestrian access, this will consist of a pedestrian vehicle free footway on one side of the road (by the building entrances) and a shared surface on the other side.
- Shared Surface - Mews Street
- ▶ Main Building Entrance
- ▶ Access to Houses
- Visitor Cycle Stands

Private Transport

Cycle

795 long stay secure cycle parking spaces (fob accessed).

13 short stay cycle spaces provided for public use.

Car Club

2 car club spaces. A car club is a short-term rental services that allows access to locally parked cars, which can be paid for by the minute, hour or day.

Parking Key:

- ◆ Vehicle Movement
- Basement Entrance/Exit
- 230 Parking Spaces
- 30 On Plot Parking Spaces
- 14 M4(3) Wheelchair Parking Spaces
- 10 On Street Parking

284 Total Parking Spaces



Private Transport

284 parking spaces to replace the 228 car parking spaces currently at Ham Close.

EV chargers for all car parking spaces.

Basement

Having the majority of the parking spaces within a basement enables:

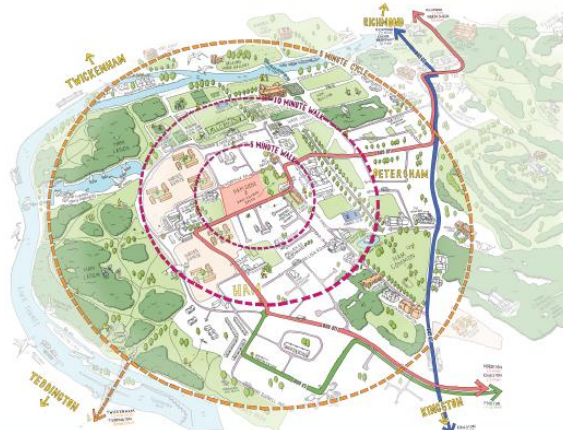
1. A greater amount of sustainable amenity space including a new large Linear Park.
2. Avoids the public realm being dominated by cars.
3. Prevents the energy centres and plant rooms from dominating ground floor frontages.
4. Maximises the number of homes that can be delivered at Ham Close which ensures the maximum amount of affordable housing is delivered.
5. Allows us to keep building heights no higher than 5/6 storeys.
6. Hill Residential and design team have a successful track record for the delivery of basement parking solutions.

Public Transport

Ham is serviced by existing transport links into the wider area.

Bus Services

- Route 371 (Kingston to Richmond via Ham) 7 buses an hour at peak 2 mins walk
- Route K5 (Ham to Morden) 2 buses an hour at peak 13 mins walk
- Route 65 (Kingston to Ealing via Ham) 12 buses per hour at peak 15 mins walk This bus service is 24hr a day



Rail Services

Teddington National Rail 25 mins walk or 10 mins cycle

Richmond National Rail TFL Overground District line - Underground 14 mins cycle or 26 mins public transport

Kingston National Rail 12 mins cycle or 25 mins public transport



HAM CLOSE

The Future of Ham Close

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Benefits for the whole community

hamcloseconsultation.co.uk

<p>1</p> <ul style="list-style-type: none"> 452 homes ranging from Studio apartments to 5 bed houses Reproviding 143 affordable tenanted homes and 78 new affordable homes c.50% affordable homes 10% wheelchair accessible homes. 		<p>2</p> <ul style="list-style-type: none"> All homes 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. 	
	<p>3</p>  <p>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.</p>		<p>4</p>  <p>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.</p>
<p>5</p> <ul style="list-style-type: none"> Community gardening spaces running throughout the site Healthy and active lifestyles promoted through the regeneration proposals A new Linear Park and new childrens play space. 		<p>6 Supporting local community and providing new facilities for MakerLabs and Ham Youth Centre</p> <p>New safe spaces for existing community groups to meet.</p> 	
	<p>7</p> <ul style="list-style-type: none"> 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. 		<p>8</p> <ul style="list-style-type: none"> 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. 
<p>9</p> <ul style="list-style-type: none"> 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. 		<p>10 Promoting sustainable transport</p> <ul style="list-style-type: none"> 795 secure cycle spaces 13 public cycle spaces New walking and cycling routes through Ham Close. 	



The Future of Ham Close

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Thank you for joining us

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We hope that you have found this latest round of engagement useful and we **thank you** for your time.

Next steps for the project

- > We will continue engaging with Ham Close residents via workshops and Resident Engagement Panel meetings up to and beyond submission of the planning application.
- > The planning application for Ham Close will be made to the London Borough of Richmond upon Thames in spring 2022 following which the council will hold its statutory consultation with local residents and neighbouring homes.
- > We will continue to engage with officers at the London Borough of Richmond upon Thames and the Greater London Authority (and other statutory consultees) on the planning application during this time.
- > As part of the planning process, we will agree in detail a Construction Environmental Management Plan. This will outline how the construction will be managed to avoid, minimise and mitigate potential impacts on the environment within the surrounding area.

Your feedback

We want to understand what is important to both Ham Close residents and the local Ham community.

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 please do get in touch with the team.

Next Steps Engagement



Please keep talking to us!



GET IN TOUCH

Website: hamcloseconsultation.co.uk

Email: Info@hamcloseconsultation.co.uk



YOUR FEEDBACK

Thank you for joining this latest round of engagement, we welcome your views and ideas for our proposals at Ham Close.

Please spend a few minutes completing our questionnaire.



Feedback form



- 1. Have you previously been involved with the Ham Close consultation between 2015 - 2021? 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

THE MASTERPLAN - SEE BOARDS 2-4

- 3. Do you agree that the revised masterplan has taken into account the feedback given during the previous round of consultation (July 2021 onwards)?
 Yes No

Any comments you may have:

ARCHITECTURE PROPOSALS - SEE BOARDS 2-3 AND 5-10

- 4. Do you agree that the updated apartment and house designs have taken into account feedback and preferences given in the previous round of consultation (July 2021 onwards)?
 Yes No

Any comments you may have:

LANDSCAPING PROPOSALS - SEE BOARDS 2-3 AND BOARDS 11-12

5. Do you agree that the landscaping proposals have taken into account feedback and preferences given in the previous round of consultation (July 2021 onwards)?

- Yes No

Any comments you may have:

6. Do you agree that the landscaping proposals are an improvement upon the current outdoor spaces at Ham Close?

- Yes No

Any comments you may have:

7. The proposals for Ham Close includes growing areas with the opportunity for a gardening club (which could also take part in gardening activities in the wider Ham area).

Would you be interested in joining such a club? Yes No

8. Public art is proposed as part of the Ham Close regeneration with inspiration taken from the existing public art in Ham and Petersham.

a. Do you agree with this approach? Yes No

b. What public art do you think the proposals should draw inspiration from?

NEW COMMUNITY FACILITIES - SEE BOARDS 13-14

9. Looking at the revised proposals for the community centre, do you agree we have taken into account feedback and preferences given in the previous round of consultation on design and future uses for the community centre?

Yes No

Any comments you may have:

10. Looking at the designs for the new Richmond MakerLabs facility, do you agree that the proposed MakerLabs has been designed as a sustainable community facility that will benefit the wider Ham and Petersham community?

Yes No

Any comments you may have:

11. The Richmond MakerLabs facility is a flexible/adaptable building that has the potential to increase its offer over time, for example for sustainable/making/design/repair initiatives. Do you agree with this proposal?

Yes No

Any comments you may have.

SUSTAINABILITY AT HAM CLOSE – SEE BOARD 15

12. Looking at the sustainability measures being proposed at Ham Close, do you agree that they will help to create an all-round more sustainable Ham Close?

Yes No

Any comments you may have:

ADDITIONAL COMMENTS

13. Do you have any other comments on the revised proposals for Ham Close?

Name

Address

Email

Feedback received

This section of the report outlines the feedback received through engagement with residents at the engagement events held in February 2022 and via feedback forms returned either physically or digitally completed via the hamcloseconsultation.co.uk website.

Overview

- Attendees at in-person events (25th & 26th February 2022) – 247
- Feedback Forms Received - 58 (45-physical forms, 13- via online feedback)
- Feedback Received from Ham Close Residents – 8
- Feedback from RHP Customers – 6
- Feedback from wider Ham Residents – 51
- Feedback from those previously involved in the consultation process – 39

Ham Close Residents

54 individuals answered Question 1, 51 of whom were residents of Ham and eight of whom were Ham Close residents.

1. **Have you previously been involved with the Ham Close consultation between 2015 – 2021?**
 - Yes - 39
 - No - 15
 - No Answer - 4
2. **Are you a resident of Ham?**
 - Yes - 51
 - No - 5
 - No Answer - 2
 - 2.1. **Are you a resident of Ham Close?**
 - Yes - 8
 - No - 42
 - No Answer - 8
 - 2.2. **Are you a Resident or Leaseholder of RHP?**
 - Yes - 6
 - No - 19
 - No Answer - 33

41 people answered question 3 below, seven of the 41 were residents of Ham Close.

3. **Do you agree that the revised masterplan has taken into account the feedback given during the previous round of consultation (July 2021 onwards)?**
 - Yes - 26
 - No - 14
 - No Answer - 17

- Yes and No - 1

The majority of those who chose to answer this question agreed that the revised masterplan had taken into account previous feedback, compared with July 2021 there was now only very limited concern about height (5 persons), density (6). That being said, numerous responders (7) also admitted that while they may still be a bit concerned about potential impact of the development, they acknowledged that progress has been made toward a more satisfactory development with the scheme looking better than before.

37 individuals responded to question 4 below, including all eight Ham Close residents who gave feedback.

4. Do you agree that the updated apartment and house designs have taken into account feedback and preferences given in the previous round of consultation (July 2021 onwards)?

- Yes - 23
- No - 13
- No Answer - 21
- Some - 1

Nearly double the number of respondents to this question felt that their feedback had been taken into account, compared to those who didn't. Three responders felt it worth mentioning that the scheme looks better overall than it did previously with 2 residents expressing satisfaction with the project as a whole.

30 people answered question 5 below, seven of the 30 were Ham Close residents.

5. Do you agree that the landscaping proposals have taken into account feedback and preferences given in the previous round of consultation (July 2021 onwards)?

- Yes - 21
- No - 8
- No Answer - 28
- Yes and No - 1

Of the 30 responders who answered this question, 21 felt that feedback regarding the landscape proposals had been taken into account. The question was met with queries from 6 responders regarding who was going to maintain the green space proposed in the scheme. Finally, 4 people feel that the scheme has been improved upon and that the landscaping plans look better.

39 individuals answered the question below, including all 8 residents of Ham Close who responded to the questionnaire.

6. Do you agree that the landscaping proposals are an improvement upon the current outdoor spaces at Ham Close?

- Yes - 24
- No - 14
- No Answer - 19
- Yes and No - 1

A majority of those who responded agree that the landscaping proposals are an improvement upon current provisions. Important to note is that 7 of the 8 Ham Close residents that sent feedback answered 'Yes' to this question.

7. The proposals for Ham Close include growing areas with the opportunity for a gardening club (which could also take part in gardening activities in the wider Ham area). Would you be interested in joining such a club?

- Yes - 11
- No - 30
- No Answer - 17

8. Public art is proposed as part of the Ham Close regeneration with inspiration taken from the existing public art in Ham and Petersham. Do you agree with this approach?

- Yes - 27
- No - 12
- No Answer - 19

8.1. What public art do you think the proposals should draw inspiration from?

- Anthony Gormley
- Mosaics on Fairlawn Avenue in Chiswick
- Ham House
- Local artists and students at local colleges
- Historical links in the area
- The South Bank, sculpture parks
- Soviet murals
- The mosaics near the library
- Some of the ceramic displays on the walls of some of those buildings already in place
- Sculptures
- Let residents decide - let local residents create some of it
- An artist should be commissioned - no more "arty" murals
- Art installations that cater for all age groups

32 people replied to the question below, seven of the 32 were Ham Close residents.

9. Looking at the revised proposals for the community centre, do you agree we have taken into account feedback and preferences given in the previous round of consultation on design and future uses for the community centre?

- Yes - 26
- No - 6
- No Answer - 26

The overwhelming majority of responses to this question yielded 'Yes' responses, indicating that feedback has indeed been taken on board regarding the design and plans for the community centre.

32 responses were recorded for the question below, seven of the 32 were Ham Close residents.

10. Looking at the designs for the new Richmond Maker Labs facility, do you agree that the proposed Maker Labs has been designed as a sustainable community facility that will benefit the wider Ham and Petersham community?

- Yes - 28
- No - 4
- No Answer - 26

The vast majority of those who responded agree that the proposed Maker Labs has been designed as a sustainable facility that will benefit the wider community, with 6 of those expressing this opinion residing in Ham Close. 5 respondents made additional comments that the Maker Labs facility will be a fantastic addition to and draw towards Ham Close.

There were 33 responses to the question below, five of the 33 were Ham Close residents.

11. The Richmond Maker Labs facility is a flexible/adaptable building that has the potential to increase its offer over time, for example for sustainable/making/design/repair initiatives. Do you agree with this proposal?

- Yes - 30
- No - 3
- No Answer - 25

Nearly every response indicated agreement with the Maker Labs facility initiative, with 1 Ham Close resident disagreeing and 2 non-Ham Close residents disagreeing. The additional comment section yielded concern from 2 individuals regarding overcrowding resulting from increased footfall, and 2 people mentioned they see no real benefit or even a net negative from the Maker Labs facility. 3 people expressed significant enthusiasm for the facility, with 1 of these people currently living in Ham Close.

35 responses were recorded for the question below, eight of the 35 were Ham Close residents.

12. Looking at the sustainability measures being proposed at Ham Close, do you agree that they will help to create an all-round more sustainable Ham Close?

- Yes - 23
- No - 12
- No Answer - 23

There were nearly twice as many 'Yes' responses than 'No' responses. 5 people said they have concerns over the sustainability of construction/materials used, 4 people remain sure that the area will be too crowded, 2 feel that there are not enough GPs and schools and 2 are not convinced the greenspace will be properly maintained. While 1 individual said they want more parking, 2 said they think there is too much parking being provided- and this will encourage driving over public transport use. Concerns were also raised by 1 person each over parking provisions, transport infrastructure and too few cycle/walking routes.

Do you have any other comments on the revised proposals for Ham Close?

This open-ended question generated a wide variety of responses and a very significant amount of feedback. The biggest category of comments received was over the traffic/congestion in the area being 'too high', which would be 'exacerbated' by additional residents - 15 people mentioned their concern over this. 10 people said there would not be enough parking, 7 mentioned there would not be enough transport infrastructure locally, 8 said there was not enough social infrastructure (GPs, schools etc), 4 felt there would be too much strain on infrastructure and roads and 4 people included stated that they still do not like the design. No other concern was raised more than 3 times, but many other concerns including building height, safety concerns, damage to character of the region and lack of greenspace provisions were all mentioned 2-3 times each. Finally, 3 respondents said that they lack confidence in RHP, and 1 individual said that there had been great engagement and excellent communications for the project.

Conclusion

This Statement of Community Involvement (SCI) demonstrates the extent of pre-submission engagement which has been undertaken by RHP, LBRuT and latterly Hill Residential in preparation for the submission of their application for the regeneration of Ham Close. The primary objective of the consultation and engagement process has been to ensure that residents of Ham Close have been consistently consulted and engaged with.

As the process changed from principle into concept and design, the consultation has worked to ensure that Ham Close residents, local residents, community groups, interested parties and elected representatives were made aware of the emerging proposals and had an opportunity to participate in shaping the plans for the regeneration of Ham Close.

The consultation process was started by RHP during December 2013 and January 2014 when RHP, LBRuT and The Prince's Foundation carried out a consultation with local residents, stakeholders and RHP customers, to consider the future of Ham Close. Out of this came five key principles: Remaining in the community (any resident of Ham Close wishing to remain in the community should be able to do so), retain and enhance green space, create a heart to Ham Close and Ham- retain and support a village feel, better integrate Ham Close, improve community facilities. Those principles have remained the cornerstone of the development and throughout consultation.

The consultation has developed since then with regular newsletters, drop-in events, young people's sessions, workshops and exhibitions taking place from 2015 – February 2022. Design and topic workshops were held in a portacabin in the Youth Centre carpark in 2016 and helped to form the initial proposals. These were followed by further consultation events in 2016-17, and a specific event on Communities Facilities in 2018. In 2020, RHP held an online meeting (due to COVID related restrictions) to provide residents an update on the project. Information was shared throughout the process on hamclose.co.uk operated by RHP/ LBRuT operated by RHP.

Hill Residential was selected as RHP's regeneration partner in June 2021 and started a series of consultation events from July 2021. Due to prevailing restrictions a digital first approach was taken and supplemented with outdoor events operated to socially distanced guidelines. In addition, the consultation was taken to third party events, like the Ham Fair, Achieving for Children and Ham & Petersham Neighbourhood SOS Garden Party, to reach different audiences. Further workshops were held in October 2021 prior to a pre-submission event taking place in February 2022. Consultation material was also maintained online at a dedicated consultation website hamcloseconsultation.co.uk.

Two main engagement forums have been in operation during the project, known as the Stakeholder Reference Group and the Resident Engagement Panel, providing feedback on the design of the masterplan and homes.

Furthermore, the designs have also benefitted from feedback received from pre-application meetings with LBRuT and the Design Review Panel.

Feedback received from all of these processes, combined with further technical work and assessment, has helped to shape the proposals which have been submitted within this planning application. Residents of Ham Close and neighbours have acknowledged in responses to the February 2022 consultation event that they felt their considerations were being taken into account on a number of key topics including masterplan, house and apartment design, landscaping and the community centre.

Overall, the consultation undertaken by RHP and Hill Residential represents a thorough process which meets and exceeds the policy requirements laid out in the NPPF and LBRuT's Statement of Community Involvement. Engagement will be maintained throughout the determination period and during any future construction process.