

Ham Close Regeneration

Planning Application:

Design and Access
Statement

Author: BPTW, LUC, WR-AP
April 2022



Report presented by: BPTW

In association with: LUC
WR-AP

On behalf of: Hill Residential

Ham Close Regeneration - Design and Access Statement
April 2022
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For further information contact:
Partner: Chris Bath // cbath@bptw.co.uk

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Chapter 1

Introduction

1.1 Introduction

Introduction

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

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

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

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

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

Accompanying Reports

Planning

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

Transport/Highways

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

Landscape, Ecology and Trees

- > Tree Survey Report
- > Arboricultural Impact Assessment
- > Arboricultural Method Statement

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

Sustainability and Energy

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

Technical/ Construction Reports

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

Environmental Statement & Chapters

- > ES Scoping Report
- > National Water Standards Statement:
- > Volume 1: Main Text and Figures;
- > Volume 2: Technical Appendices;
- > Volume 3: Built Heritage, Townscape and Visual; and
- > Volume 4: Non-Technical Summary (NTS).
- > Built Heritage, Townscape and Character

- > Archaeology;
- > Air Quality;
- > Noise and Vibration;
- > Ground Conditions and Contamination;
- > Ecology;
- > Climate Change; and
- > Socio-economic.
- > Archaeological Desk Based Assessment;
- > Geoarchaeological Desk Based Assessment
- > Odour Assessment Report & Scheme;
- > Health Impact Assessment;
- > Townscape Views Impact Assessment
- > Desktop wind microclimate assessment

Vision

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

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

Project Overview

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

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

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

History of Regeneration at Ham Close

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

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

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

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

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

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

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

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

1.2 Project Team

Client and Consultant Team



Hill Residential - Developer



RHP - Housing Association (Landlord)



London Borough of Richmond Upon Thames - Partner



BPTW - Masterplanning and Residential Architect



WR-AP - Community Centre Architect



LUC - Landscape Architect



Sphere 25 - Planning Consultant



Velocity - Transport Consultant



AWA - Mechanical, Electrical & Plumbing Engineer



Energist - Energy & Sustainability Consultant



Jubb - Structure & Civil Engineer



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



Savills - Heritage & Townscape Impact Consultants



Cratus - Public & Political Engagement Consultants



Affinity - Fire Engineers



DS2 - Viability Consultants



Calfordseaden - CDM Consultants



Rockhunter - Verified Views Consultant



Avison Young - Daylight / Sunlight Consultants

1.3 Executive Summary

Site Area (ha) 4.69ha
Residential 452 Homes
Community Centre (GIA) 716 sq.m
Richmond Makerlabs (GIA) 130 sq.m

One Bed Apartments 224
Two Bed Apartments 165
Three Bed Apartments 21
Four Bed Houses 34
Five Bed Houses 8

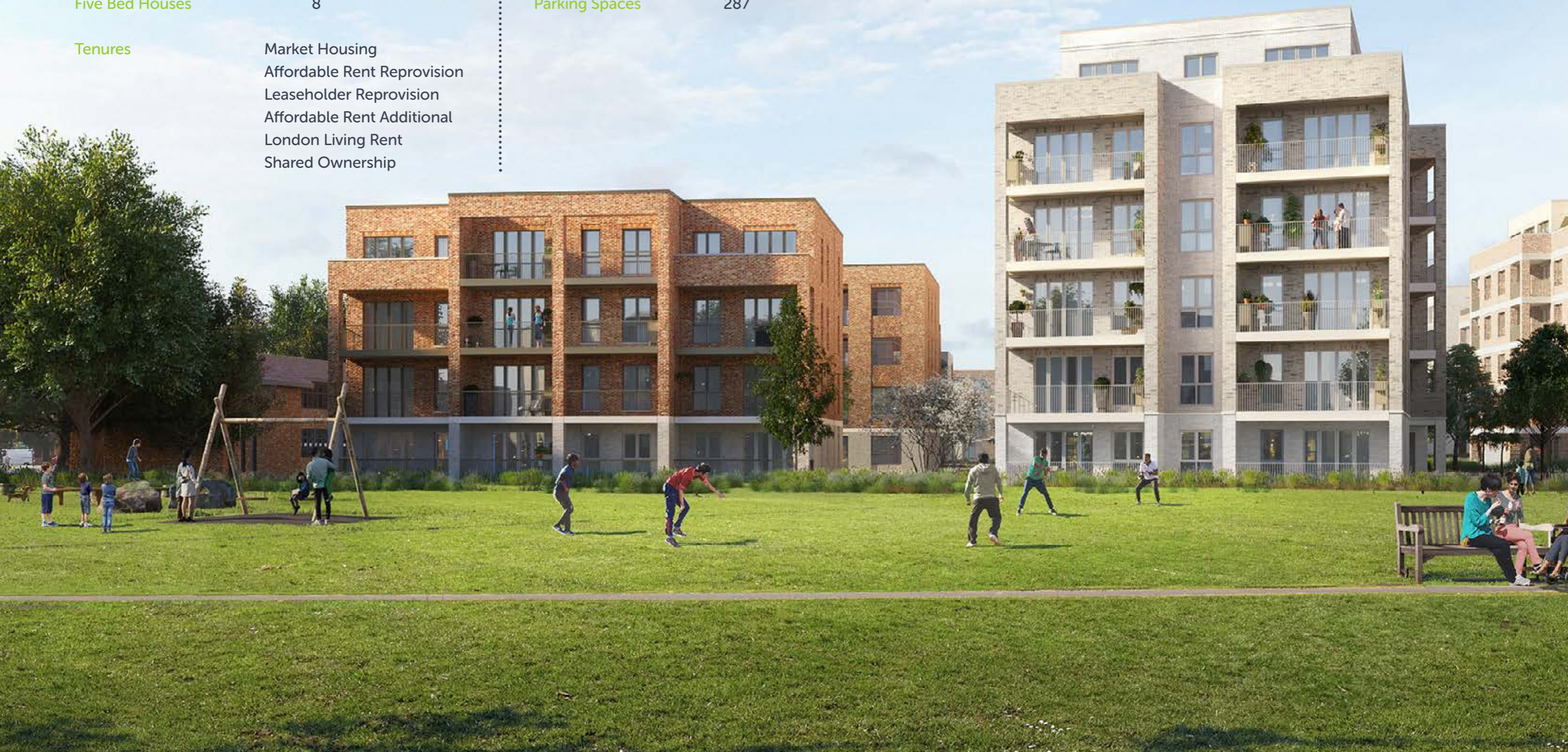
Tenures
Market Housing
Affordable Rent Reprovision
Leaseholder Reprovision
Affordable Rent Additional
London Living Rent
Shared Ownership

Hab Rooms 1,272
Density (hab rooms/ ha) 271

Maximum Storey 6
Minimum Storey 2

Proposed Residential GIA 41,819 sq.m

Parking Spaces 287



1.4 Benefits for the Community


The Future of Ham Close

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

Reproviding 143 affordable tenanted homes and 78 new affordable homes

c.50% affordable homes

10% wheelchair accessible or adaptable homes.




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

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

High performing energy efficient buildings for sustainable homes.



3



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



4



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

5

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



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

New safe spaces for existing community groups to meet.



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

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




8

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



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

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



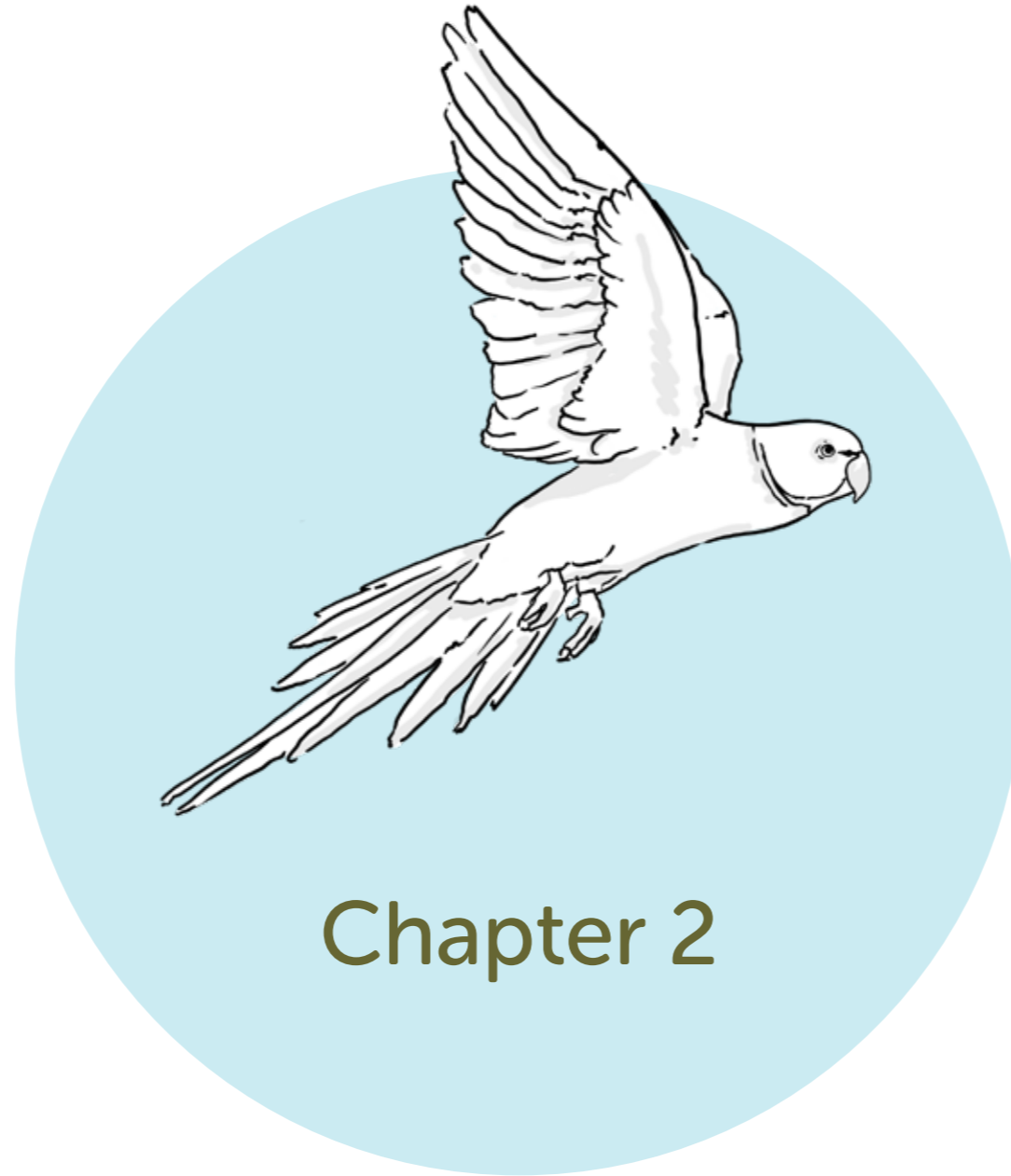
10 Promoting sustainable transport

795 secure cycle spaces

13 public cycle spaces

New walking and cycling routes through Ham Close.





Assessment: Context & Analysis

2.1 Wider Context



LOCAL PARAKEET

2.1.1 Site Location

Introduction

Location

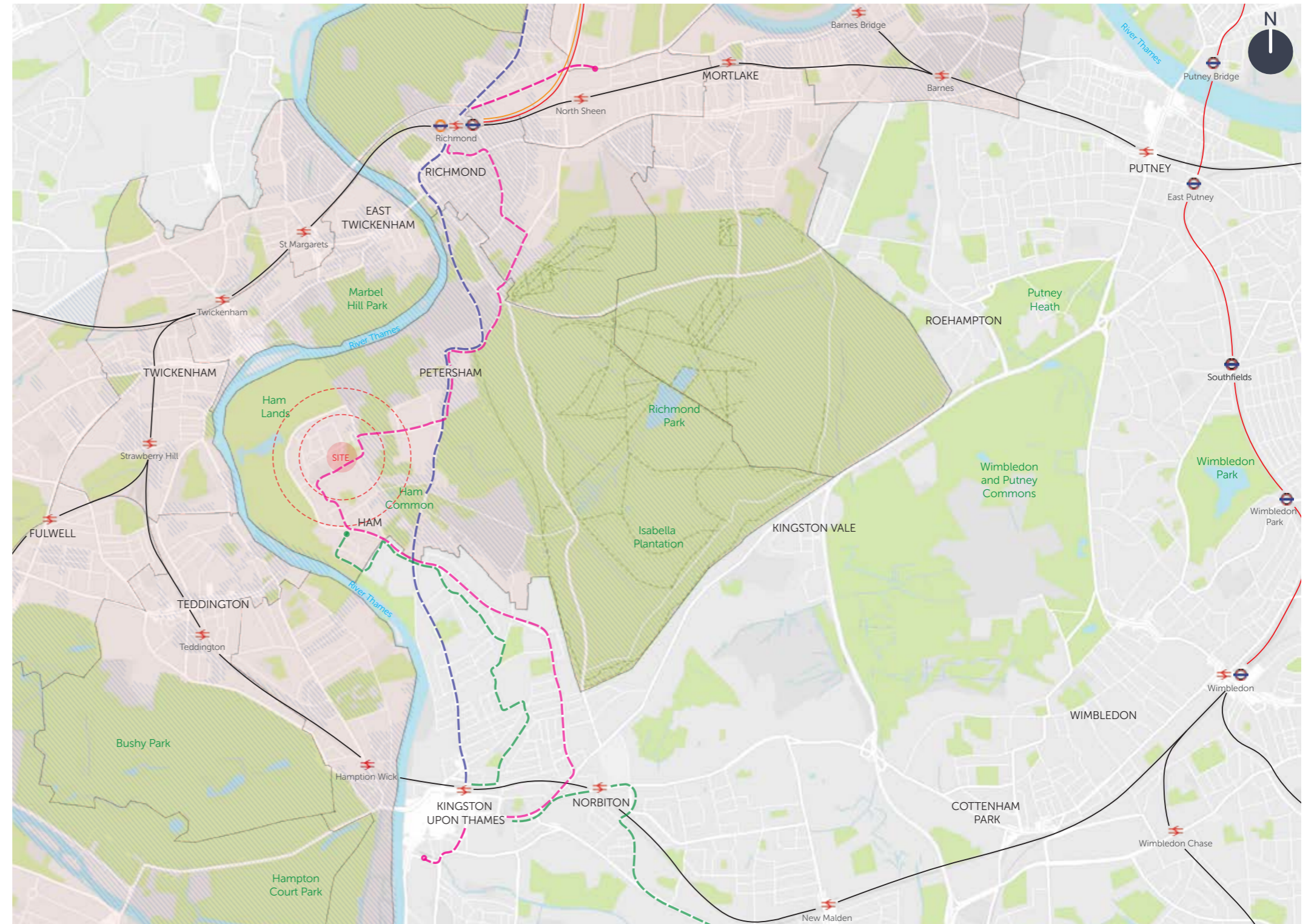
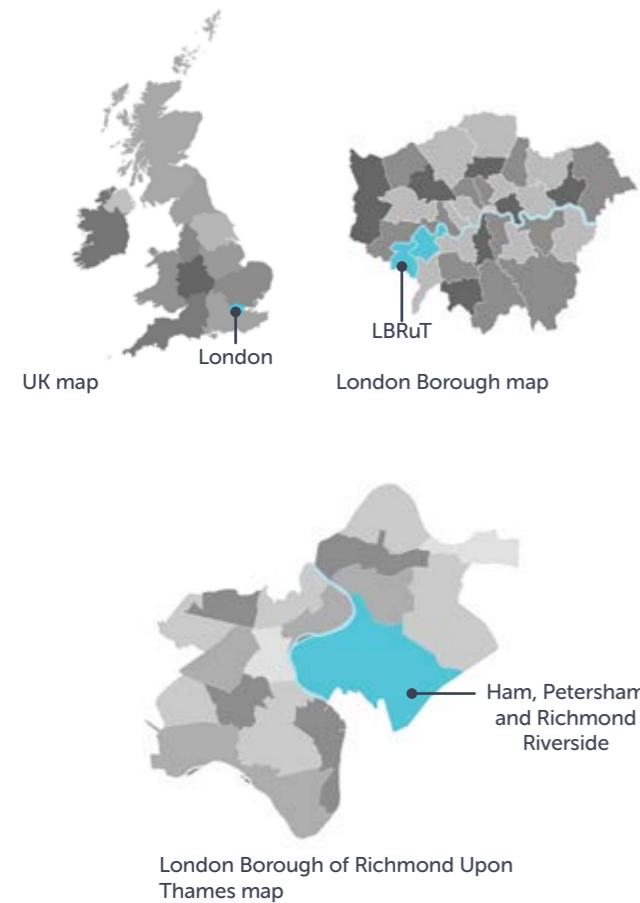
Ham is centred 9.25 miles south-west of the centre of London.

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

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

Transport

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



Wider Connections

Key

- London Borough of Richmond upon Thames
- Conservation Area

- National Rail
- London Overground
- London Underground
- 371 Bus
- K5 Bus
- 65 Bus

2.1.2 Surrounding Land Uses

Wider Context Analysis

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

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

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

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

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

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

Key

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



Surrounding Land Uses Diagram

2.1.3 Wider Open Space Network

Wider Context Analysis

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

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

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



Key

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

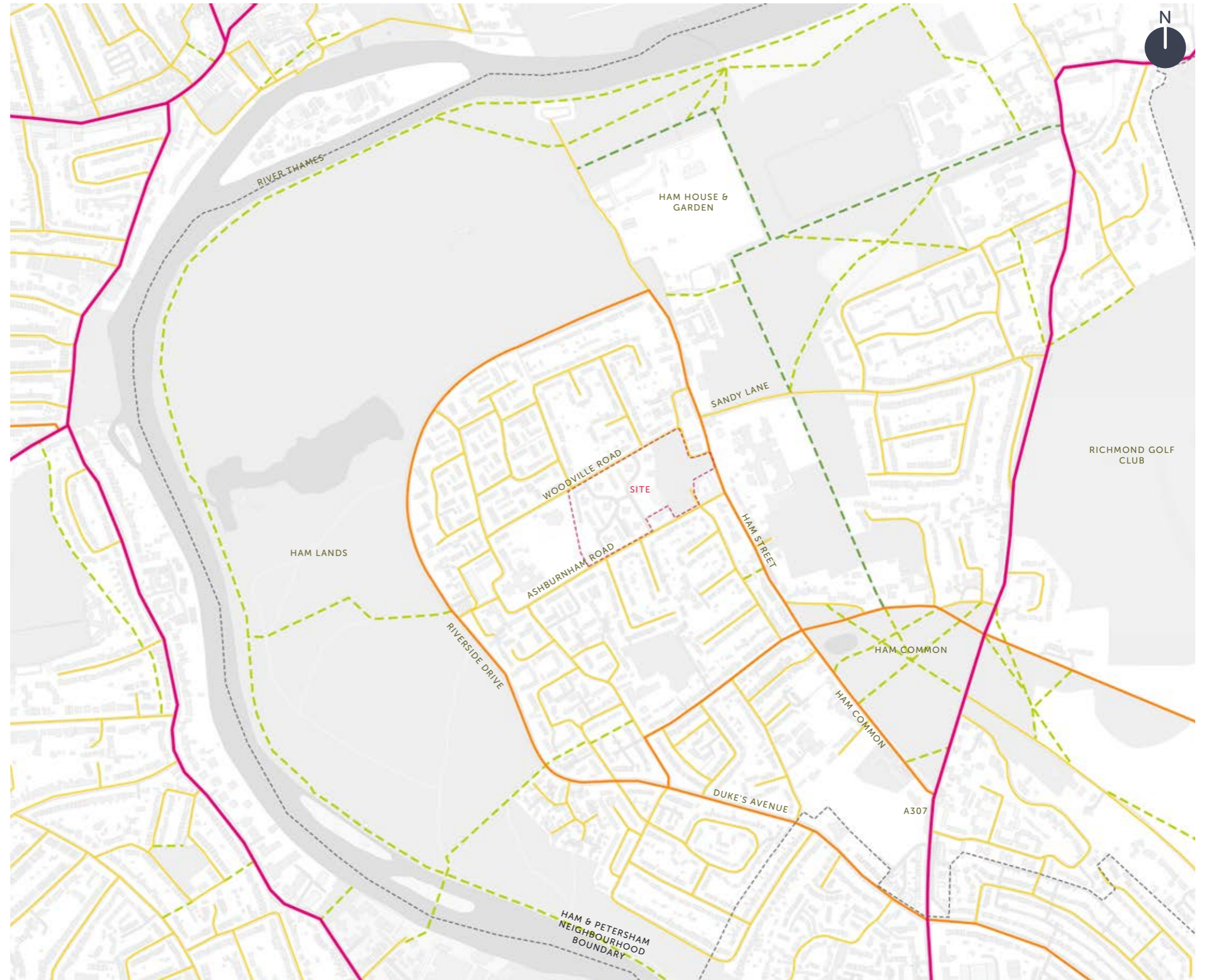
Open Space Diagram

2.1.4 Local Movement

Wider Context Analysis

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

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



Key

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

Movement Diagram

2.1.5 Surrounding Heights

Wider Context Analysis

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

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

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

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



Key

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

Heights Diagram

2.1.6 Flooding Risk

Wider Context Analysis

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

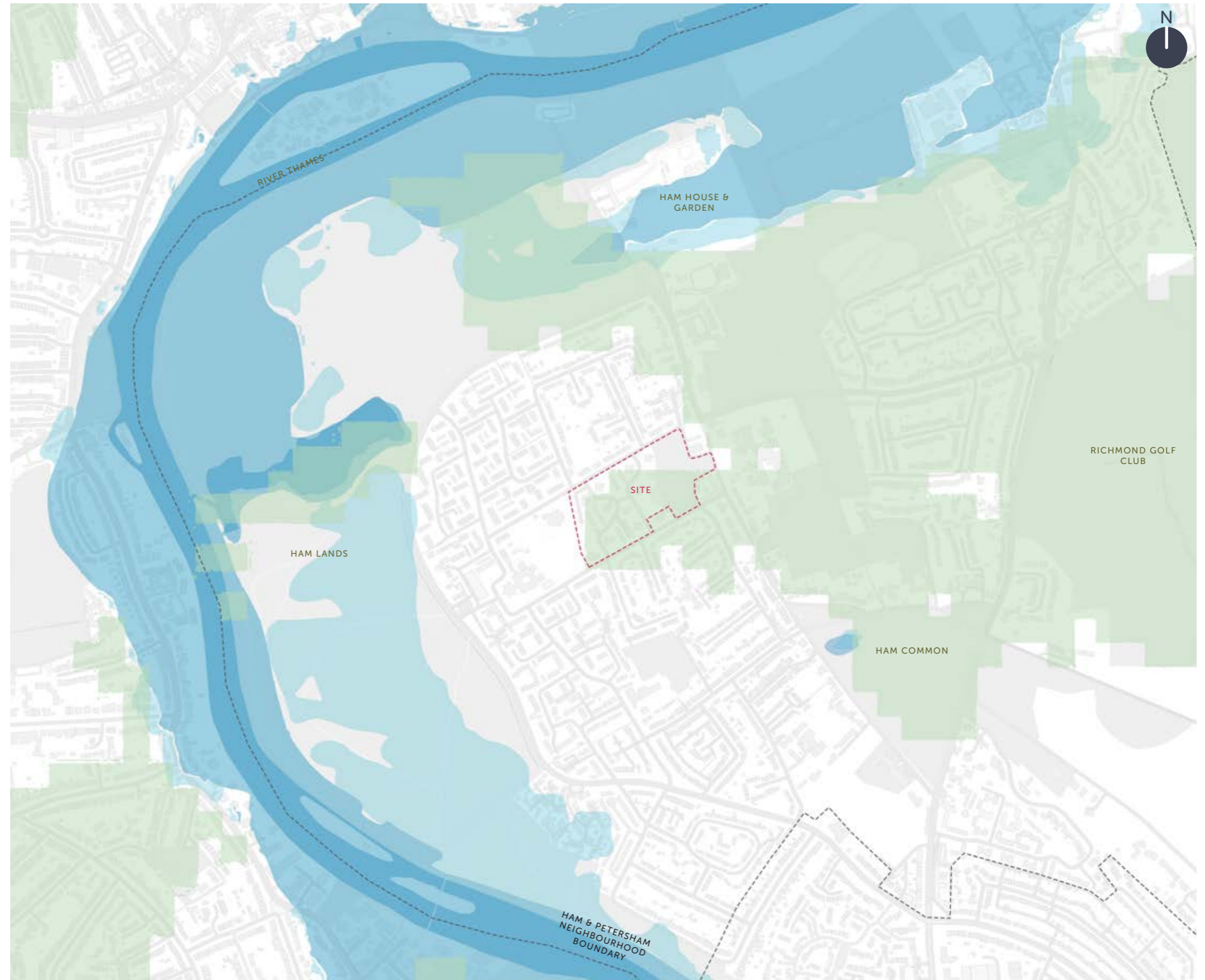
River Flooding

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

Overland (Surface Water) Flooding

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

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



Key

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

Flooding Risk Diagram

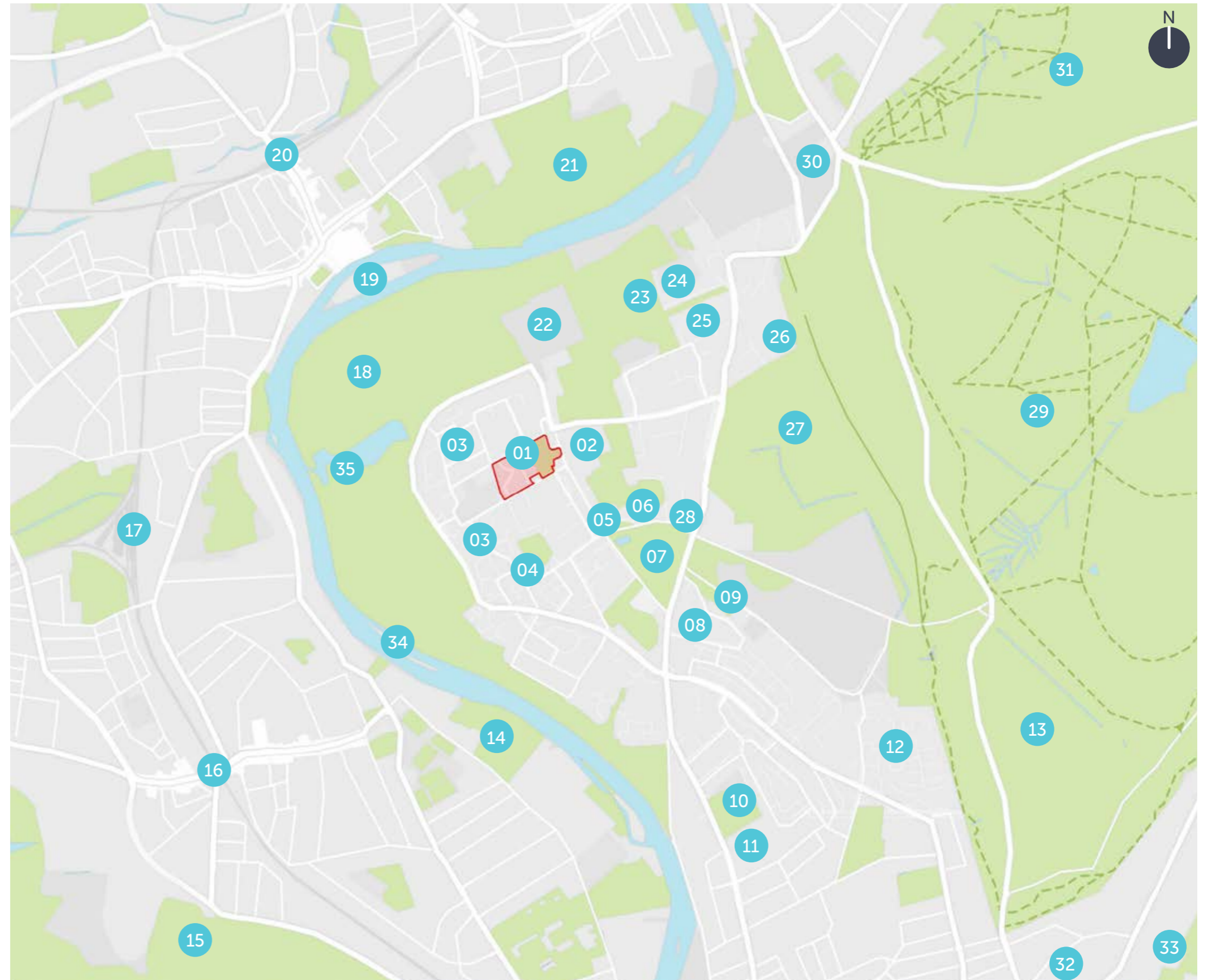
2.1.7 Local Places and Buildings of Interest

Wider Context Analysis

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

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

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



2.1.8 Listed Buildings and Conservation Areas

Wider Context Analysis

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

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

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

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

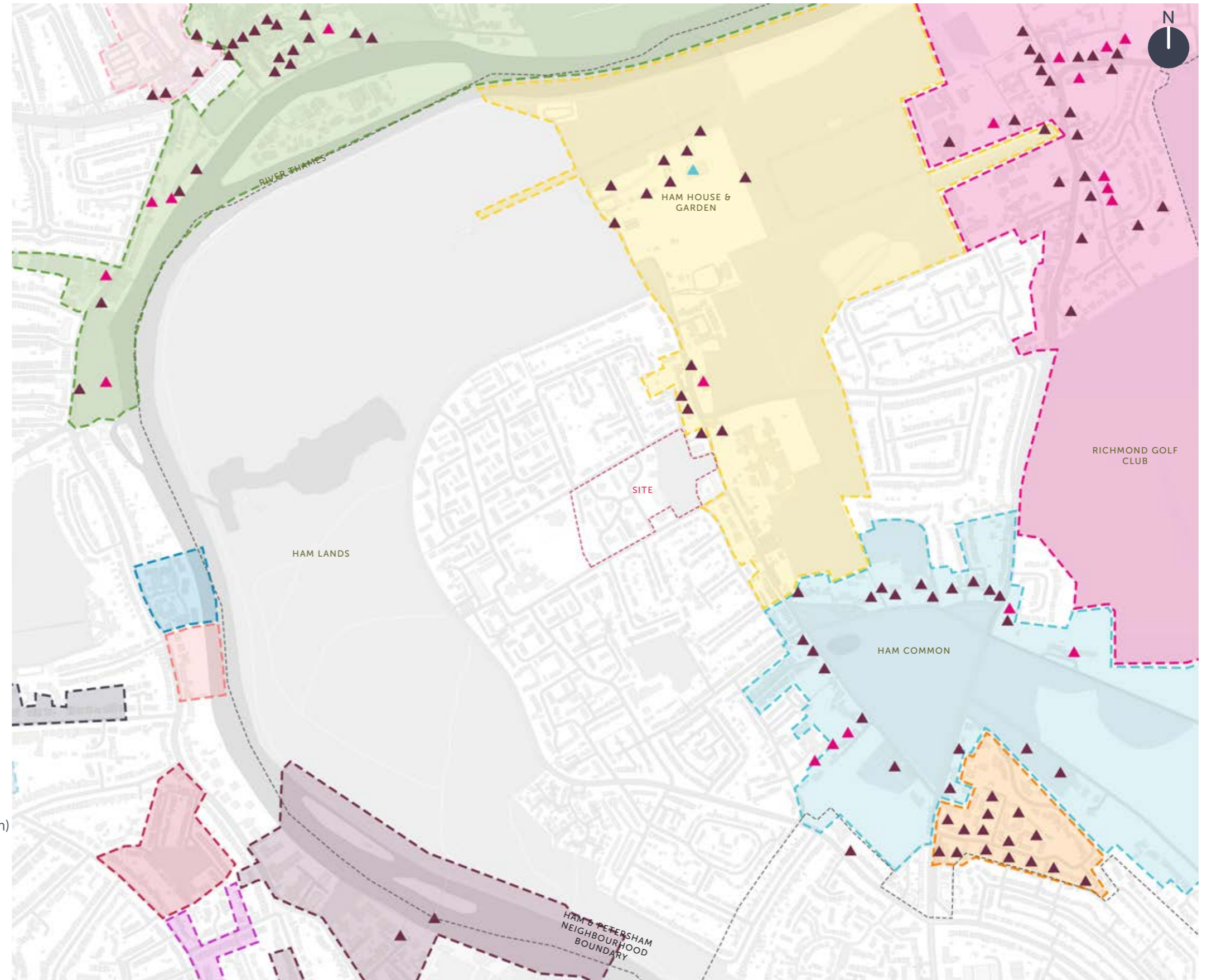
Key

Listed Buildings

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

Conservation Areas

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



Listed Buildings and Conservation Areas Diagram

2.1.8 Listed Buildings and Conservation Areas

Photographs

Ham House Conservation Area



Ham House - Grade I Listed Building



Ham House Stables



Stone Detailing

Ham Common Conservation Area



The Cassel Hospital - Grade II Listed Building



Gordon House - Grade II Listed Building



Langham House Close - Grade II* Listed Building



Langham House (Rear) - Grade II Listed Building

Parkleys Estate Conservation Area



Herrick Court - Grade II Listed Building



Parkleys Estate - Grade II Listed Building



Tennyson Court - Grade II Listed Building



Marlowe Court - Grade II Listed Building

2.2 Local Character Study



LOCAL PARAKEET

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2.2.1 Essence of Ham

Key Defining Qualities of Ham

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

- > Ham Close and surrounding residents are 'A community that cares' and are the heart of Ham.
- > Mature landscape - homes set within generously landscaped streets, courtyards and open spaces to inform placemaking.
- > Ham has been at the forefront of 'High Quality Design & Innovation' of housing schemes including the Eric Lyons Span housing concept.
- > 'Village Feel' - Ham has established over time with a richness of building forms and styles that create a village feel.
- > Ham has a wealth of 'Rich Heritage' that provides inspiration for the architectural narrative.
- > Ham benefits from local 'Connections to Nature' with Ham Lands and the River Thames surrounding Ham.



A community that cares



Mature Landscape



High Quality Design & Innovation



Village Feel



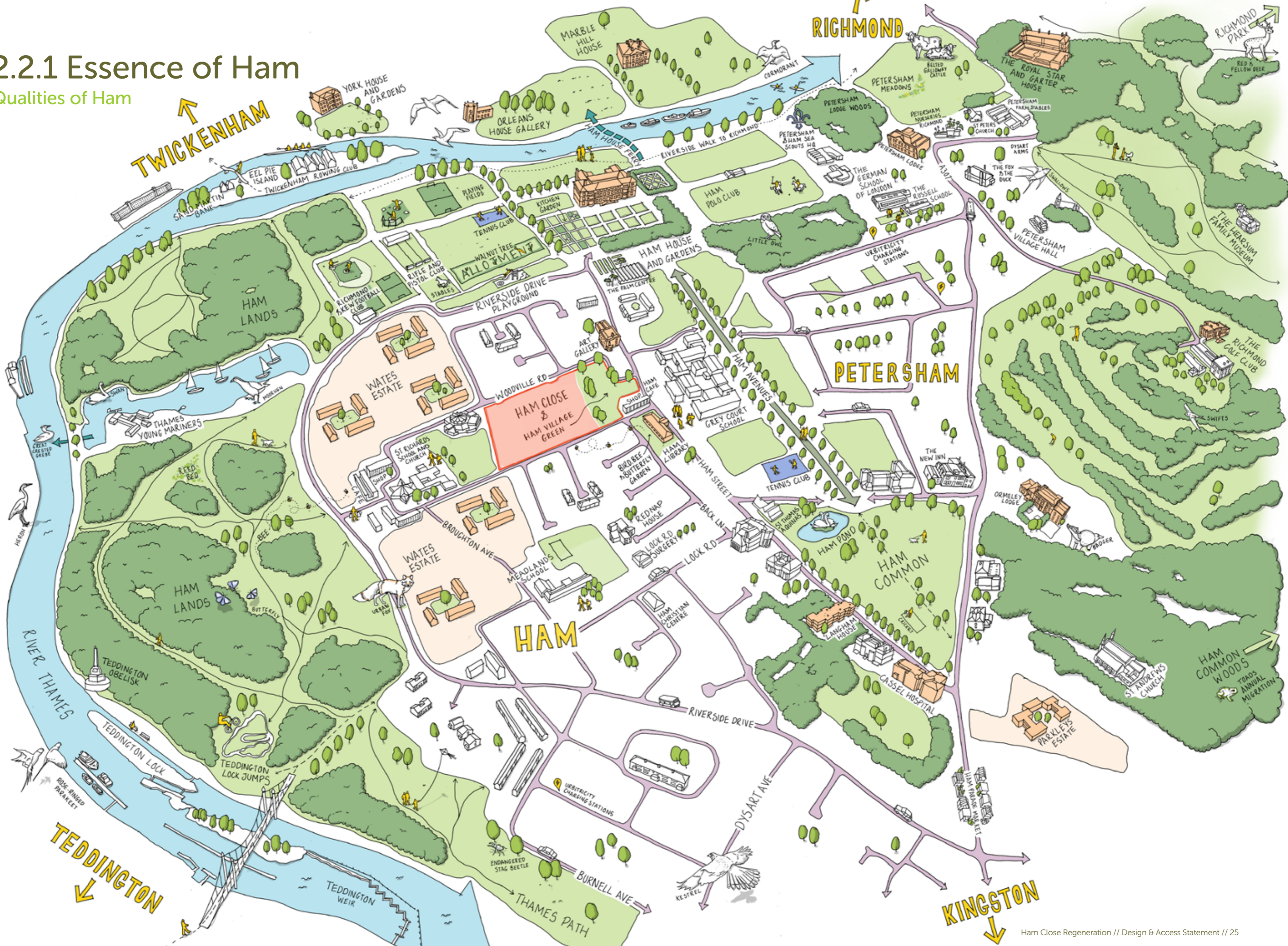
Rich Heritage



Connection to nature

2.2.1 Essence of Ham

Qualities of Ham



2.2.2 Local Vernacular

Essence of Ham

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

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

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

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

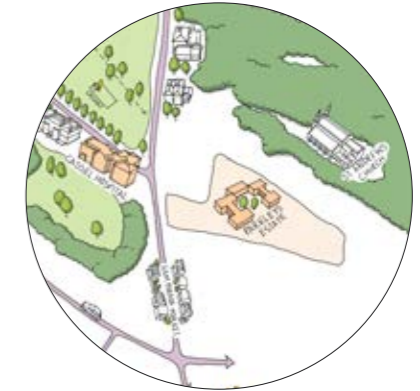
Wates Estate



Ham House and Ham Street



Parkleys



Ham Common



2.2.3 The Parish of Ham

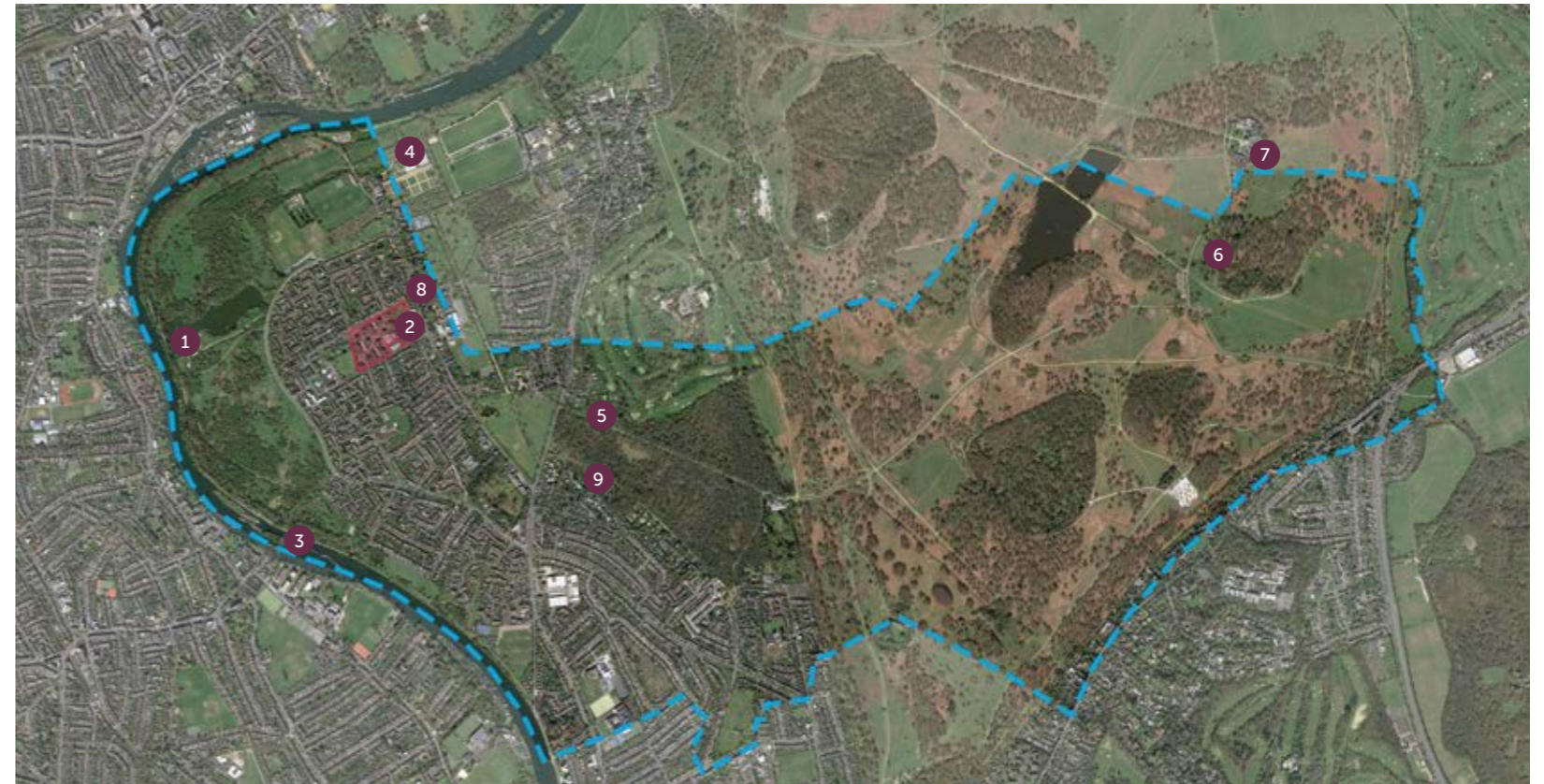
Est. 1841 Tithe Map drawn by Thomas Crawter

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

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

Key Locations:

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



Boundary of the Parish of Ham



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



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



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



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



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



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



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



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



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

2.2.4 Local Vernacular Study - Materials

Defining Building Frontages

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

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

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

The following pages highlight key features of interest,

Bricks - Tonal Variation

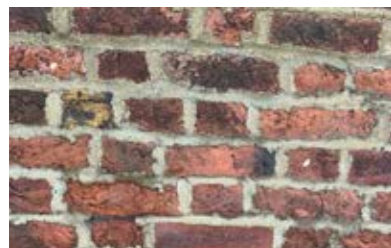
Red Bricks



Dark Bricks



Yellow/Buf Bricks



Richmond Blend



exploring materials, architectural detailing, roofs, fenestration proportions and colours, bay and oriel windows, entrances and building compositions.

Stone and Cladding Materials

Portland Stone



Stone



White Render



Painted Brick



Light Weatherboard



Dark Weatherboard



Painted Cast Concrete



Metal Cladding



Tiles

Brown Tile - Straight Edge



Brown Tile - Arrowhead Feature Tile



Red Tile - Straight Edge



Red Tile - Club Feature Tile



Red Tile - Fishtail Feature Tile



Red Tile - Arrowhead Feature Tile



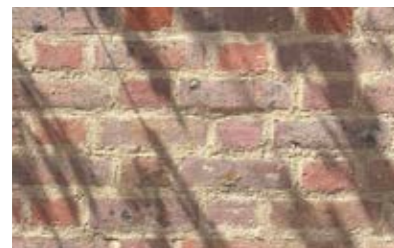
2.2.4 Local Vernacular Study - Detailing

Defining Building Frontages

Brick Detailing



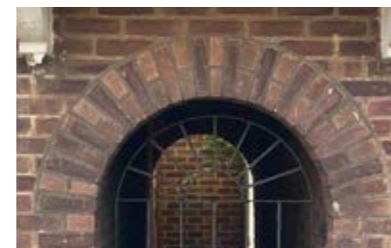
Flemish Bond



English Bond



Arches



Feature Detailing

Perforated Blocks



Stone



Quoin Detail



Slated Panels



Tiles



Horizontal Banding



Horizontal Banding

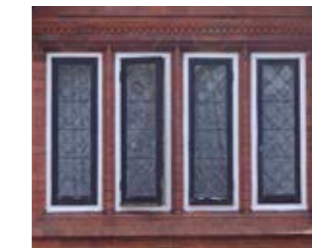
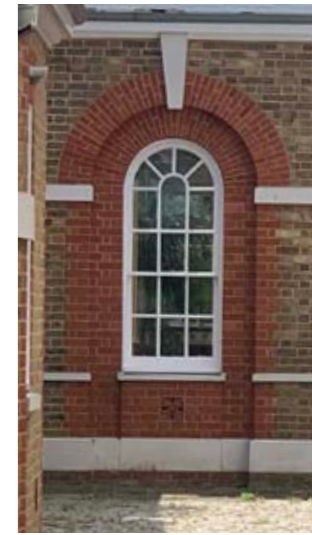


Vertical Banding



Framing Windows

Striped recessed brick



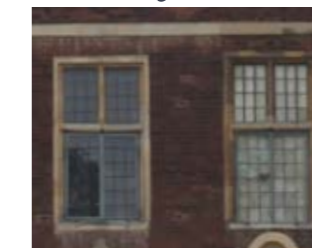
Stone surrounds



White framing



Stone framing



Soldier Course



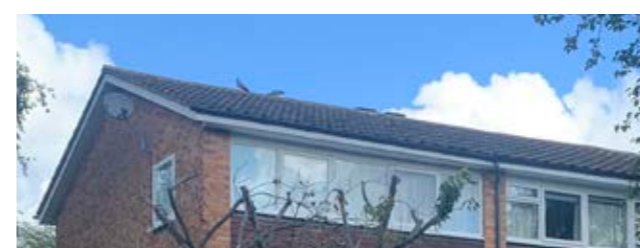
2.2.4 Local Vernacular Study - Roofs

Materials and Form

Traditional



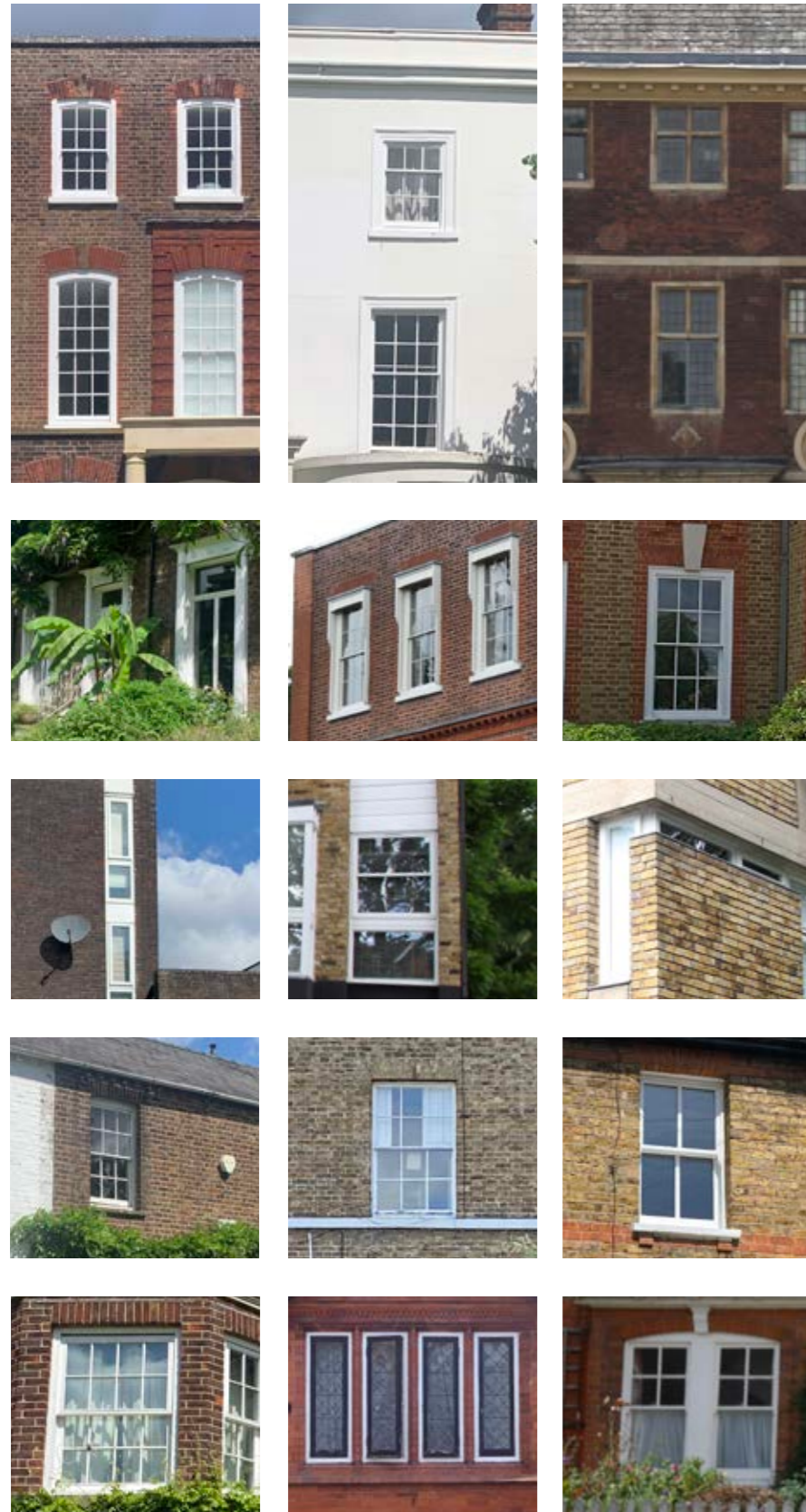
Contemporary



2.2.4 Local Vernacular Study - Fenestration Proportions and Colours

Elevational Treatment

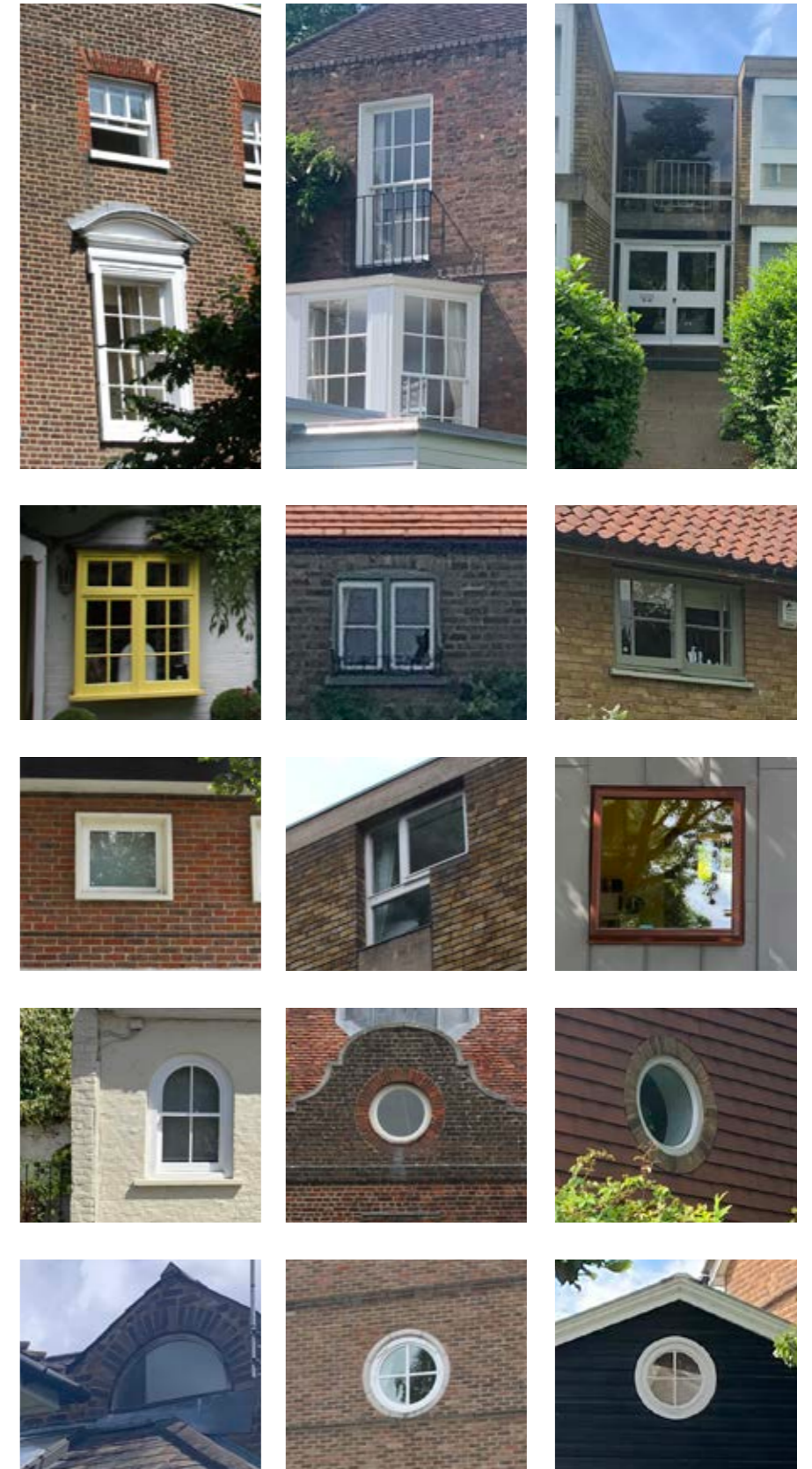
Tall Window Proportions



Wide Window Proportions



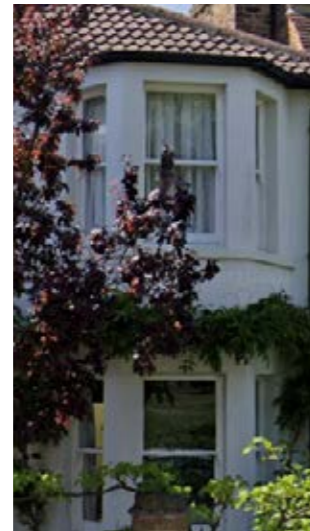
Feature Windows



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

Elevational Treatment

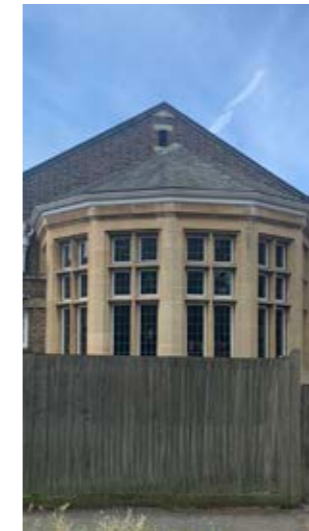
Double Height Bays



Single Height Bays

Feature Bays

Oriel Windows



2.2.4 Local Vernacular Study - Entrances

Elevational Treatment

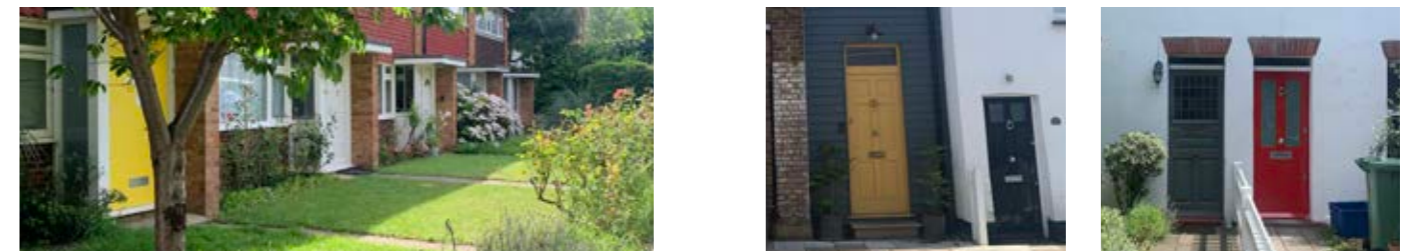
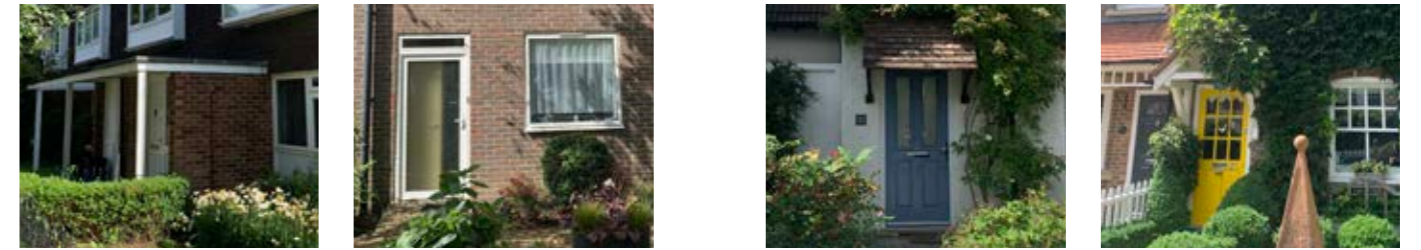
Apartment Entrances



Large House Entrances



Porches and Front Doors



2.2.4 Local Vernacular Study - Building Composition

Elevation Treatment

Large Traditional Homes



Contemporary Homes



2.2.4 Local Vernacular Study - Building Composition

Elevational Treatment

Terrace Homes

