

2.3 Site Analysis



LOCAL PARAKEET

2.3.1 History of Ham Close

Ham Manor Farm

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

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

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



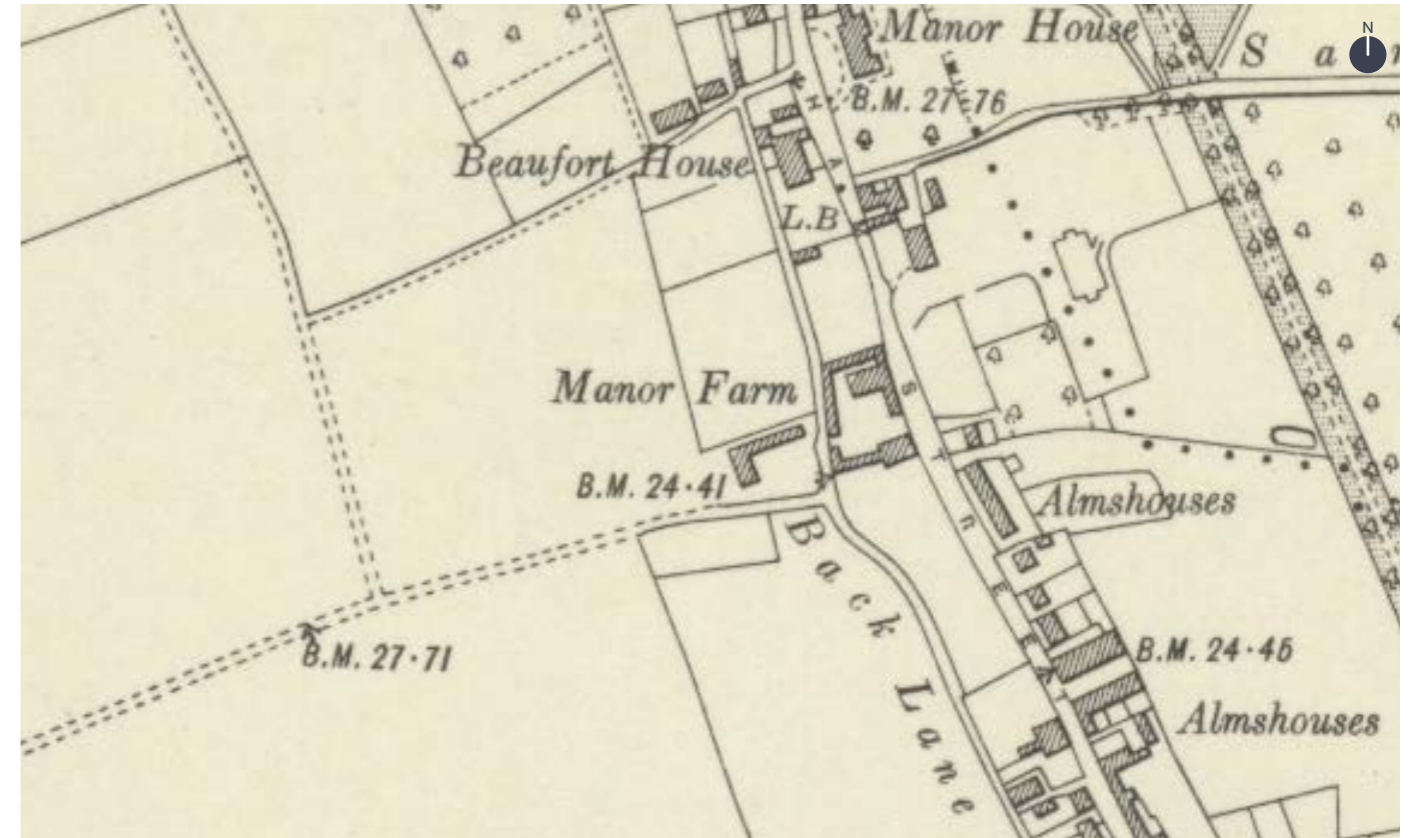
Barn of Ham Manor Farm.



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



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



Map circa 1934, showing the location of Manor Farm.



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

2.3.2 Evolution of Ham Close

Development of the Land

Prefabricated Homes

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

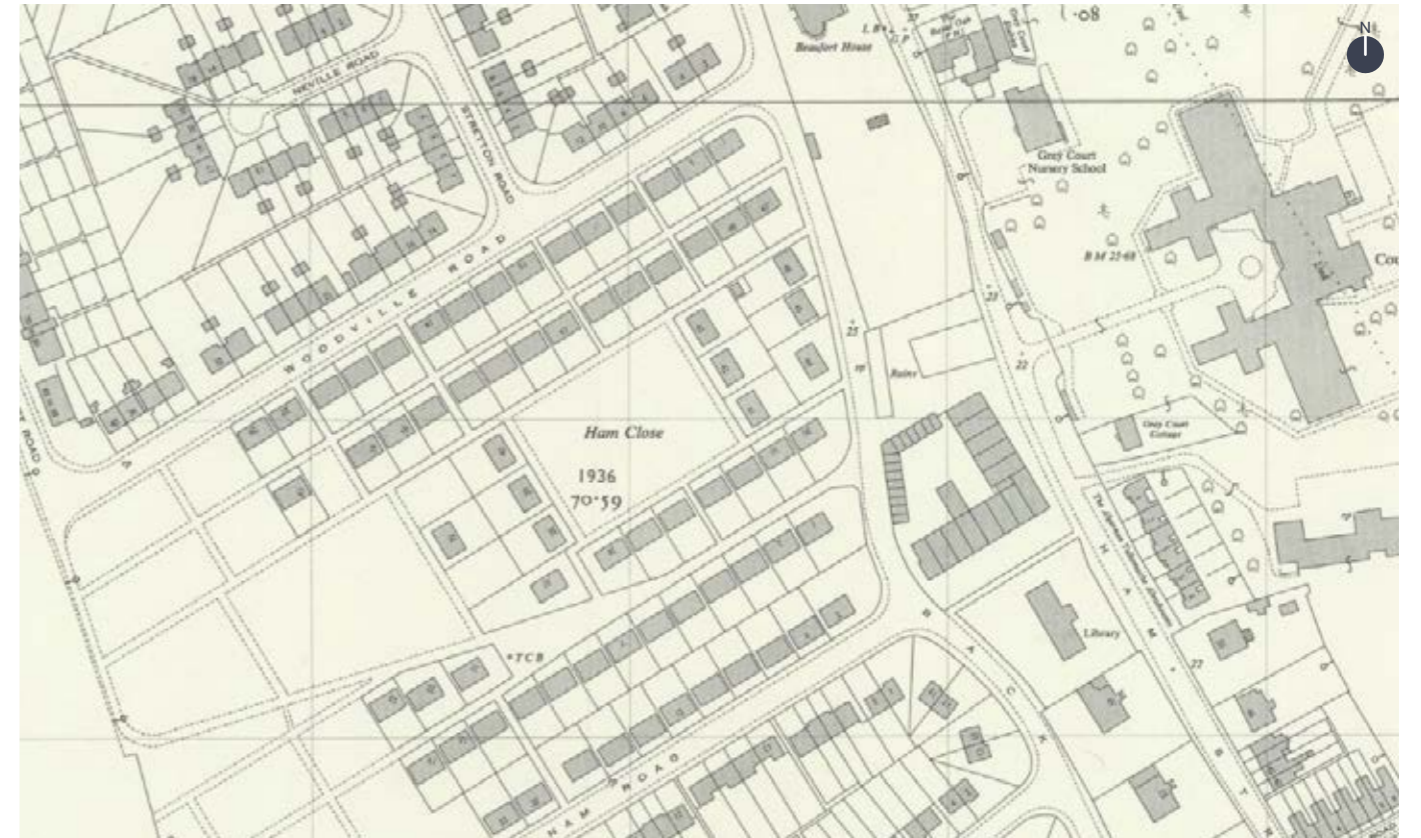
Ham Close evolved through the construction of 113 prefabricated houses, for those who had lost their homes during World War II. The images to the right show the homes which were constructed from pre-cast reinforced concrete panels and roofs.



View down Woodville Road towards Beaufort House.



View down Woodville Road towards Beaufort House.



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

Ham Close Today

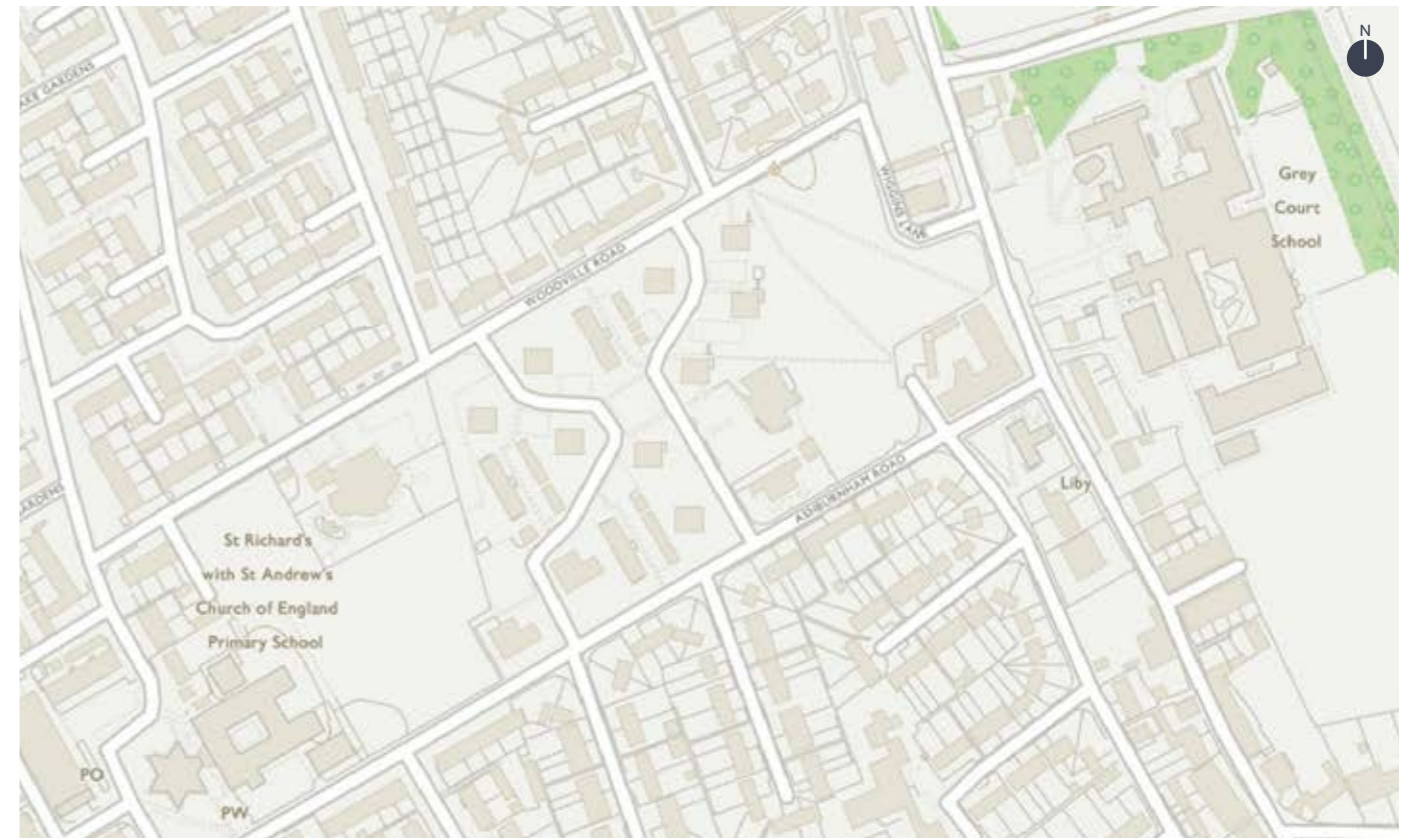
The buildings on Ham Close today were built in the 1960s by the local authority to replace the pre-fabricated houses. A proportion of the site was retained for public open space, now known as Ham Village Green.



View towards Secrett House



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



Map showing Ham Close today.

2.3.3 The Site

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

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



2.3.4 Site Description

Ham Close

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

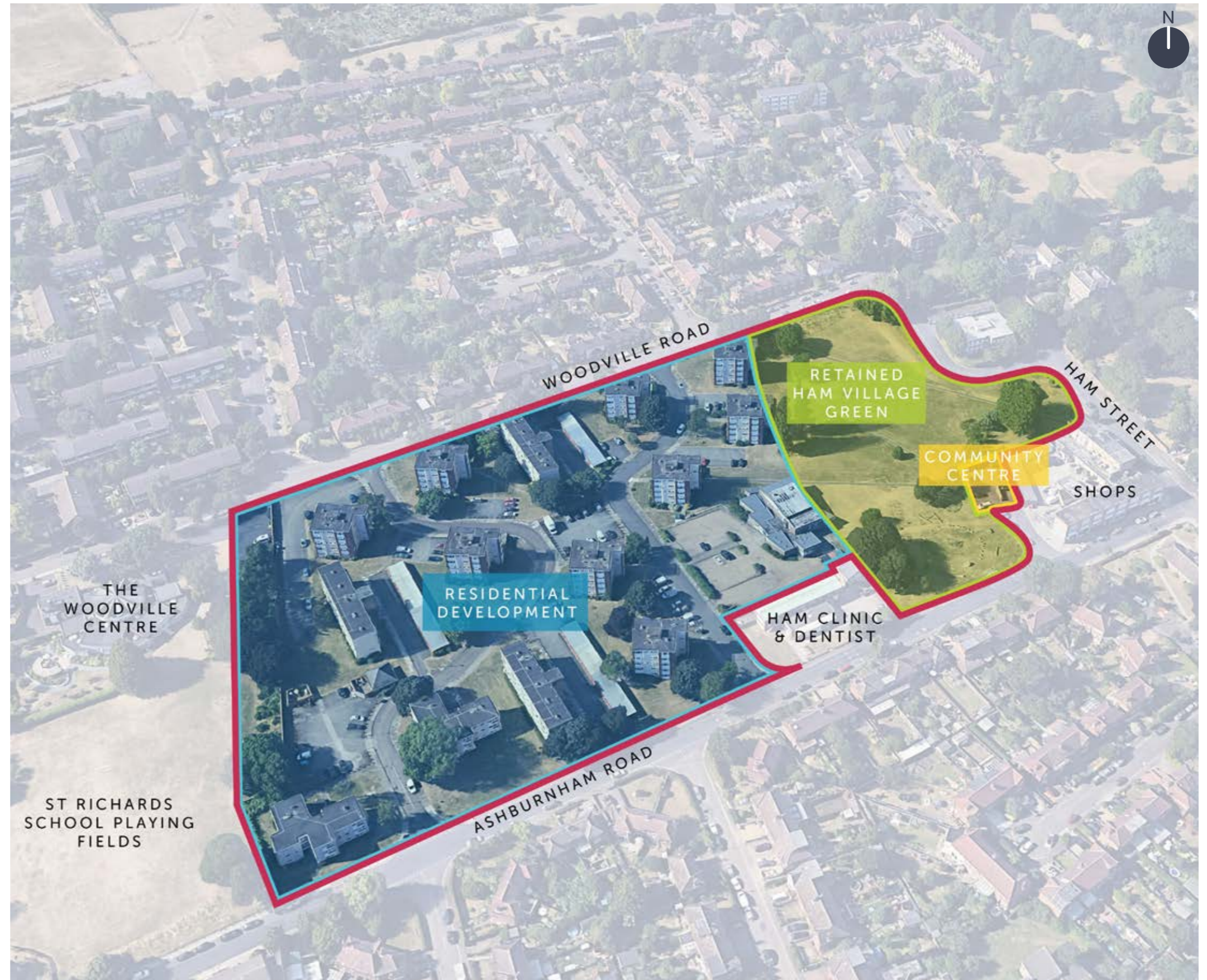
Nearby uses include St Richard's Church of England primary school, Ham Day Centre and St Richards Church to the west of the site. To the east, is Grey Court School and other community facilities along Ham Street, including a library, shops and a public house.

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

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

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

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



2.3.5 Site Boundary

Planning Application Boundary

Full Site Address

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

Site Co-ordinates

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

Site Area

The Application Site area is 4.69 Hectares.

Application Boundary

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

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

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

Key

 OOLTI Boundary



2.3.6 Existing Ham Close

Accommodation Breakdown

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

Existing mix (Homes)

Ham Close consists of the following accommodation:

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

Existing Floorspace (Homes)

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

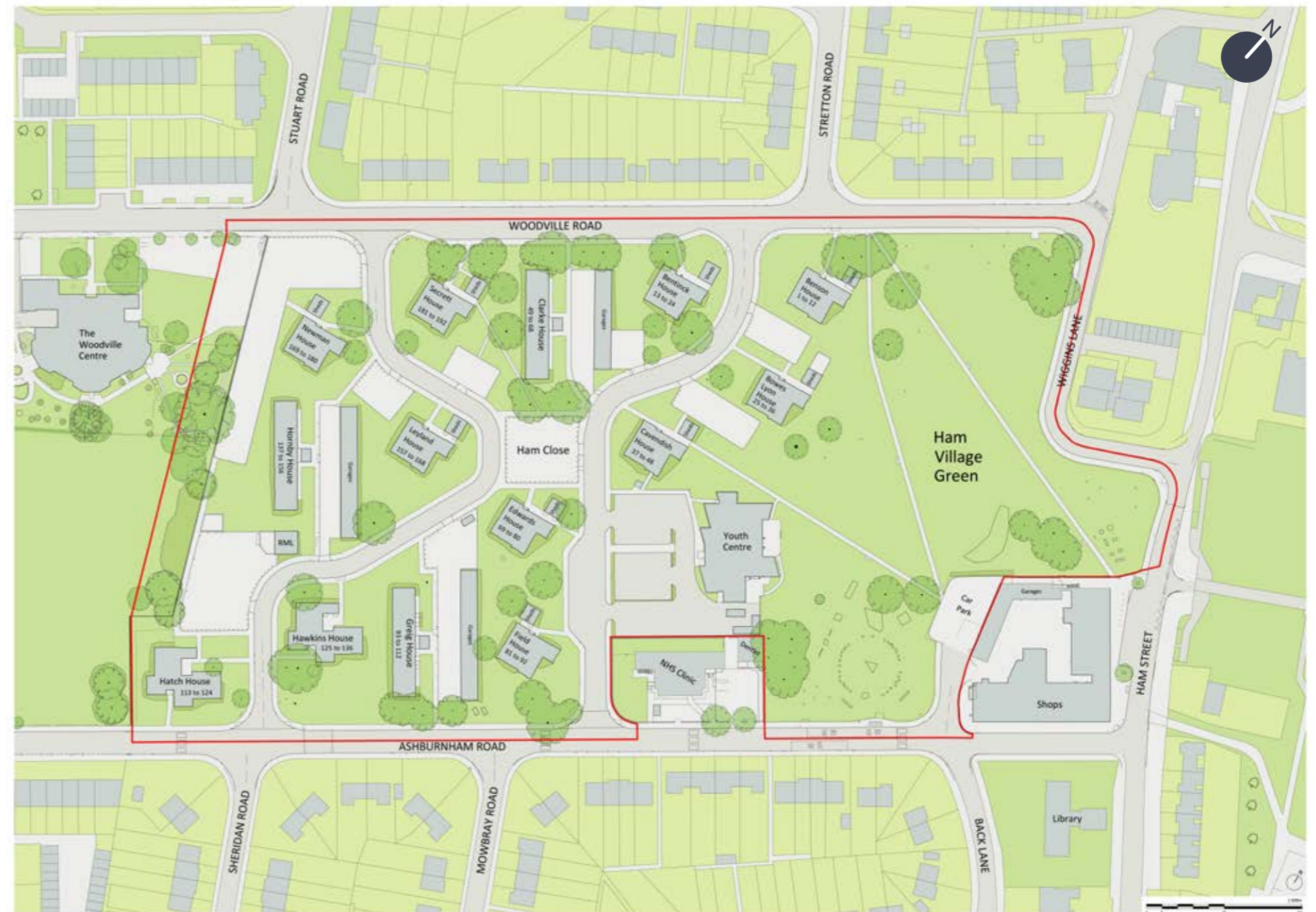
	Studio	1 bed	2 bed	3 bed	3 Bed	Total	%
Area (m ²)	31.87 m ²	45.09 m ²	64.17 m ²	72.74 m ²	78.7 m ²		
Private Leaseholder/ Properties	4	14	24	3	4	49	
Purchased by RHP	127.48	631.26	1540.08	218.22	314.8	2831.84	28.72%
Affordable Rent	44	46	39	9	5	143	
	1402.28	2074.14	2502.63	654.66	393.5	7027.21	71.28%

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

Existing Mix (Habitable Rooms)

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

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



Existing Site Plan

2.3.7 Existing Ham Close Analysis

Masterplan Analysis

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

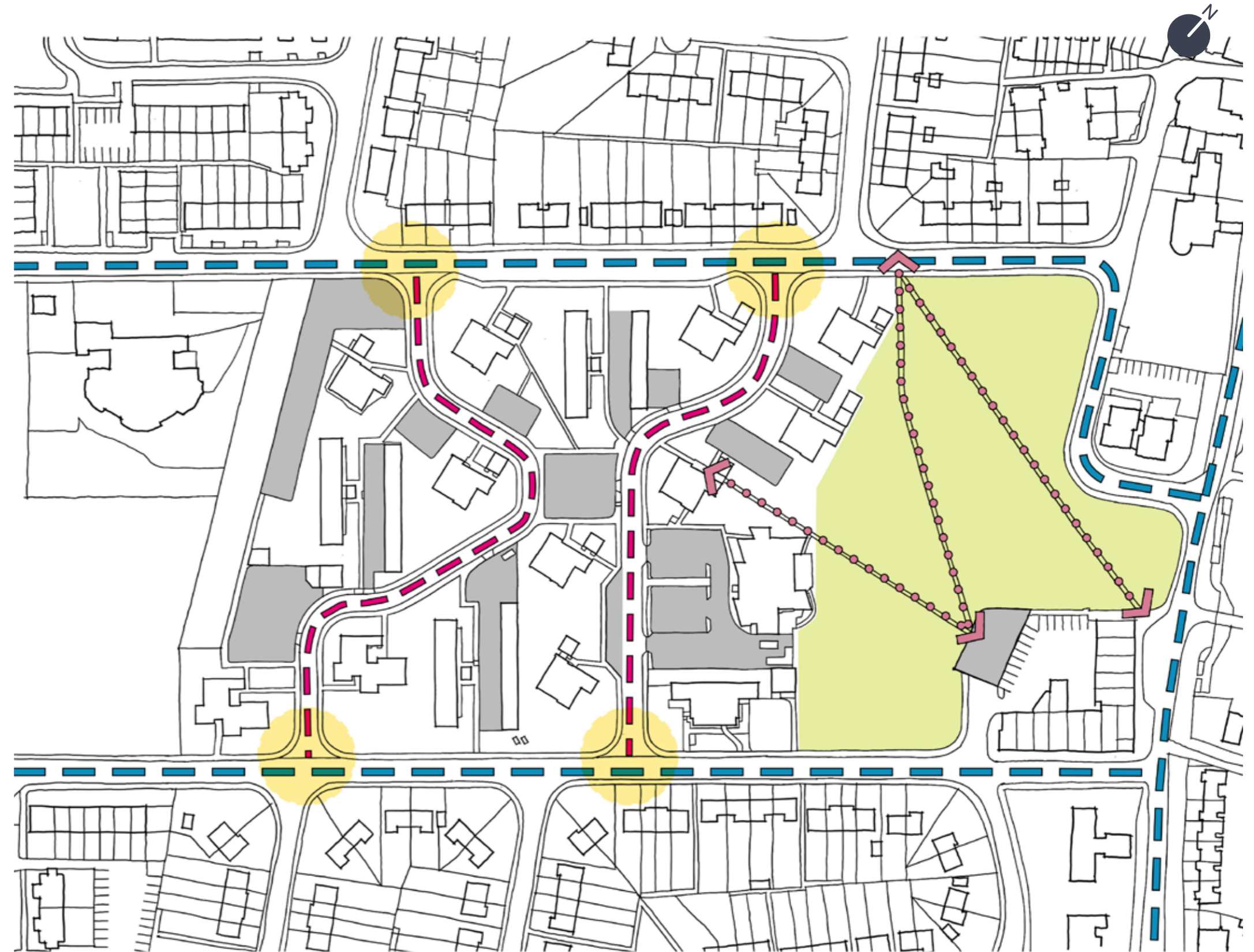
Main roads which bound the site are Woodville Road to the north, Ashburnham Road to the south and Wiggins Lane and Ham Street which follow the line of the Village Green.

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

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

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

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



Key

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

Existing Site Plan

2.3.8 Existing Ham Close Photographs

Exterior Photographs



5 storey block with parking court in foreground



3 storey block



Youth Centre



4 storey block opposite a line of garages



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



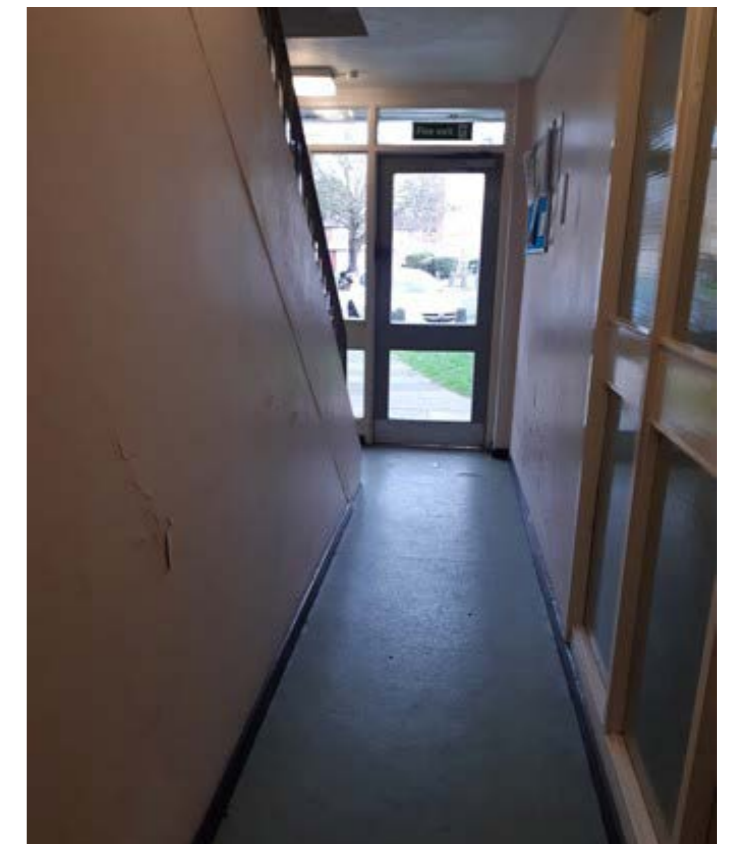
Aerial view looking east from the south west corner of the site

2.3.8 Existing Ham Close Photographs

Communal Areas

Access:

- > None of the blocks have lifts, making them inaccessible to people with disabilities or restricted mobility. Residents on the top floors would need to walk up four flights of stairs to access their homes.
- > There is no dedicated bicycle storage and the communal corridors are narrow and can be blocked by prams and bikes restricting access.
- > Currently residents have access to 'pram stores' however these are not very secure nor suited to modern lifestyles.



2.3.9 Existing Homes

Internal Layouts at Ham Close

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

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

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

Existing Studio Apartment

Location: Hatch / Hawkins

Flat Area - Approx.

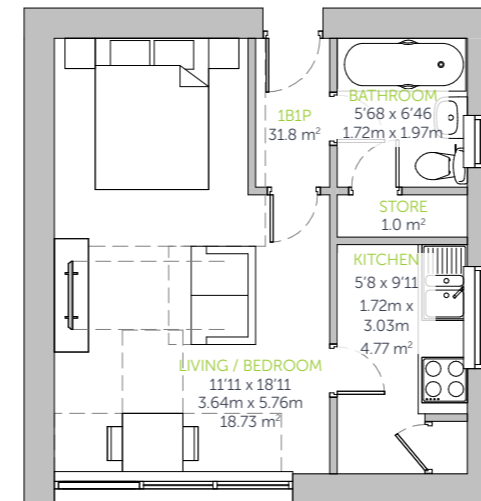
31.8 m²

Storage Area - Approx.

1 m²

Balcony/Terrace

0 m²



Internal Layout



Location Plan

Existing Studio Apartment

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

Flat Area - Approx.

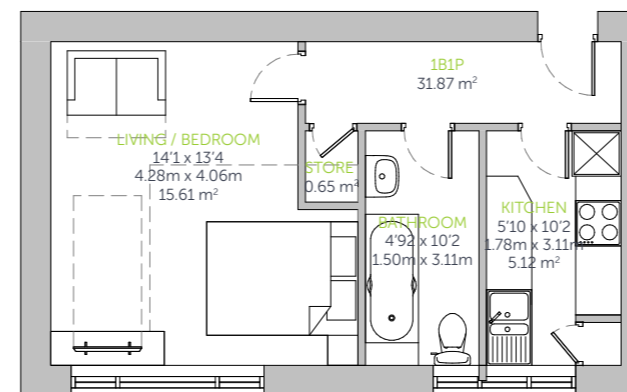
31.8 m²

Storage Area - Approx.

0.65 m²

Balcony/Terrace

0 m²



Internal Layout



Location Plan

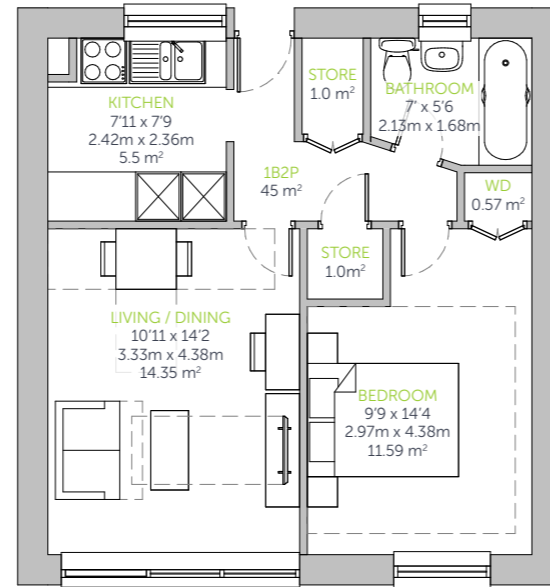
2.3.9 Existing Homes

Internal Layouts at Ham Close

Existing 1 Bedroom Apartment

Location: Clarke / Greig / Hornby

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



Internal Layout

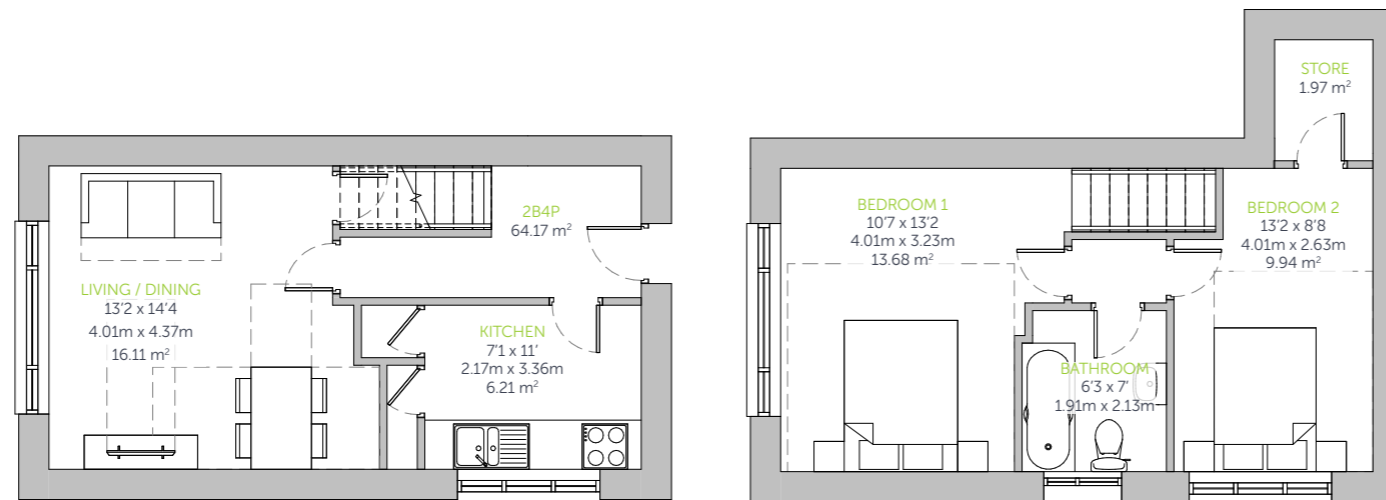


Location Plan

Existing 2 Bedroom 4 Person Apartment

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

Flat Area - Approx.	64 m ²
Storage Area - Approx.	1.97 m ²
Balcony/Terrace	0 m ²



Floor 1 of 2 - Maisonette

Internal Layout

Floor 2 of 2 - Maisonette



Location Plan

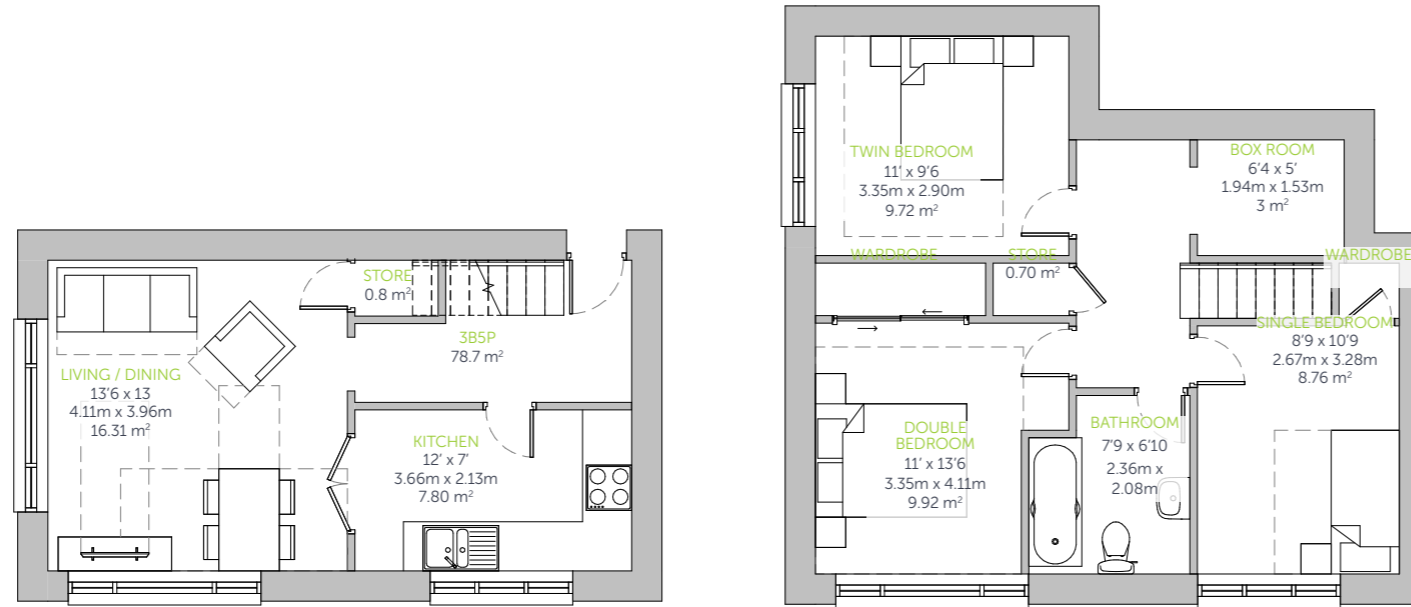
2.3.9 Existing Homes

Internal Layouts at Ham Close

Existing 1 Bed Apartment

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

Flat Area - Approx.	78.7 m ²
Storage Area - Approx.	1.5 m ²
Balcony/Terrace	0 m ²



Floor 1 of 2 - Maisonette
Internal Layout

Floor 2 of 2 - Maisonette

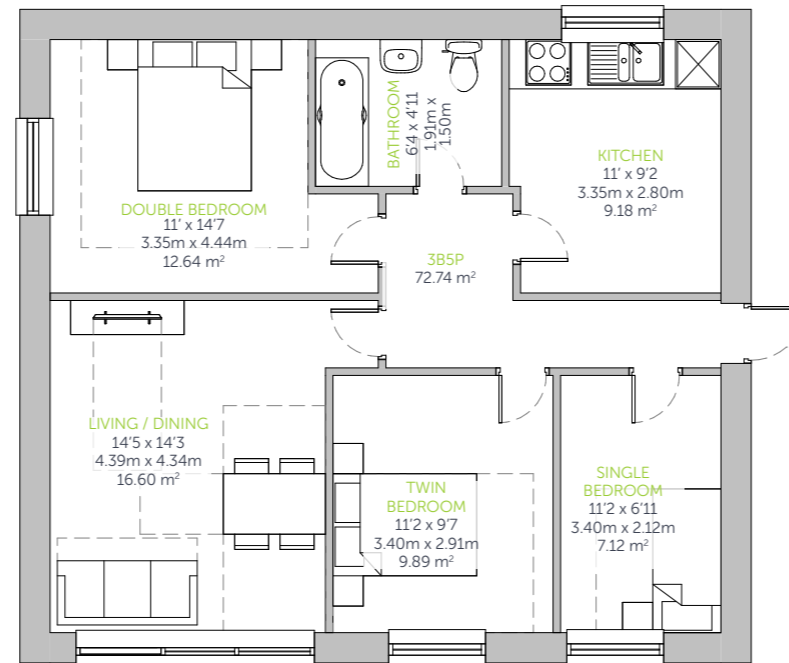


Location Plan

Existing Studio Apartment

Location: Hatch / Hawkins

Flat Area - Approx.	72.2 m ²
Storage Area - Approx.	m ²
Balcony/Terrace	0 m ²



Internal Layout



Location Plan

2.3.10 Existing Site Facilities

Community Amenity

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

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

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



Existing Site Plan



Community Centre from Village Green



Community Centre from Car Park



Play Equipment



Outdoor Gym Equipment



Community Centre



Play Equipment in foreground of Ham Parade



Existing Popular Trees on Ham Village Green



Richmond MakerLabs at Little Ham House

2.3.11 Ham Village Green

Aerial View

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



2.3.12 Existing Site Sections

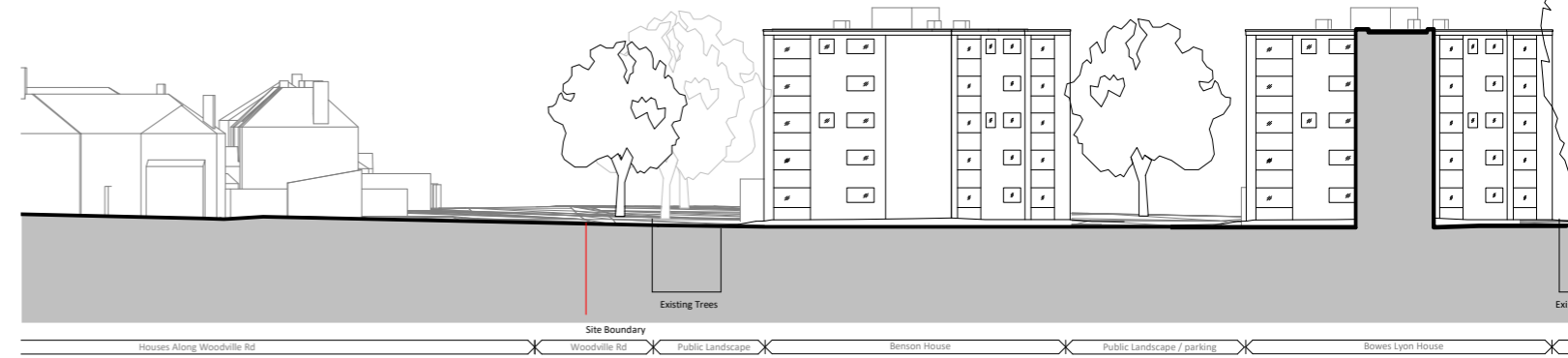
Ham Close and Surrounding Context

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

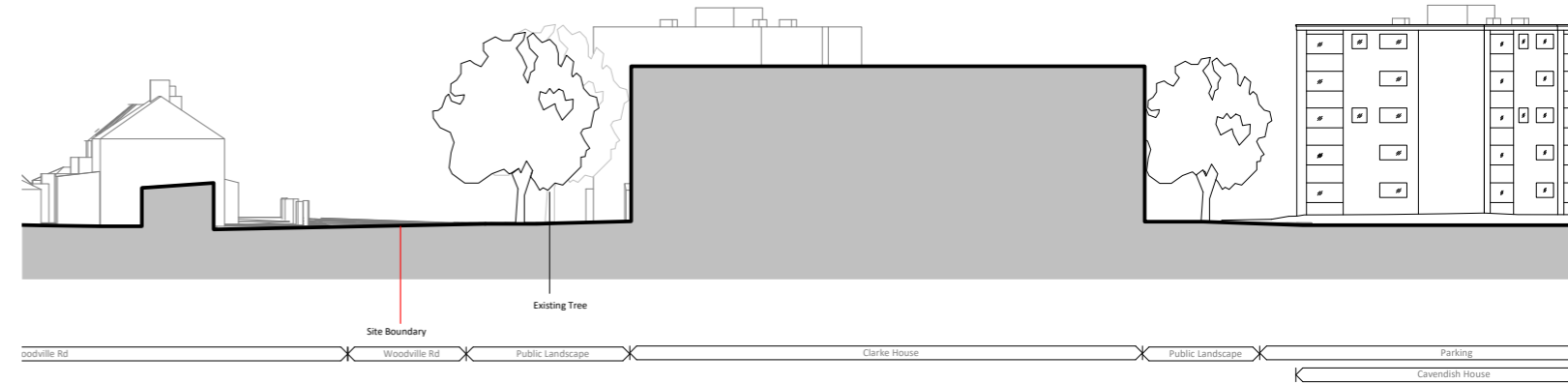
The sections on these pages illustrate how the existing site works in regards to levels and heights of existing buildings and their relationship with the surrounding houses on Woodville Road, Ashburnham Road and Wiggins Lane.



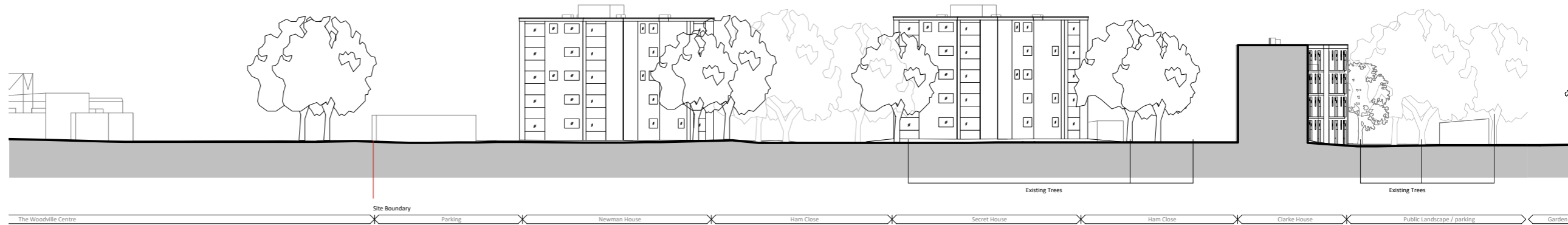
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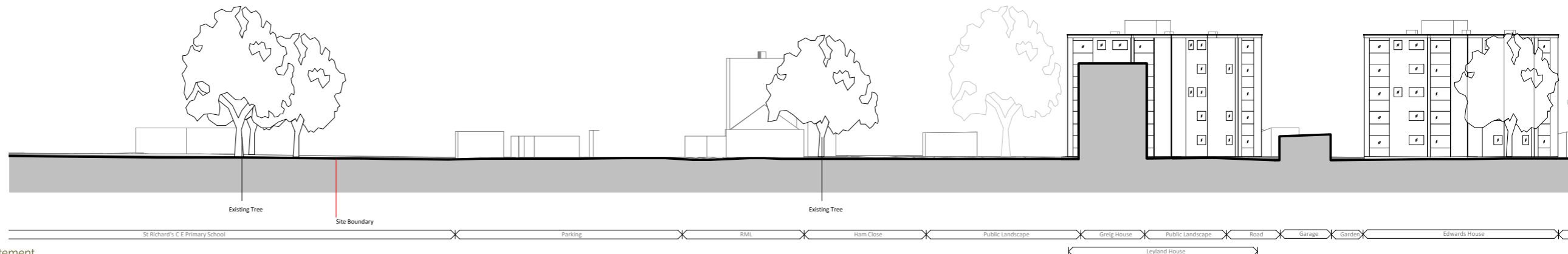
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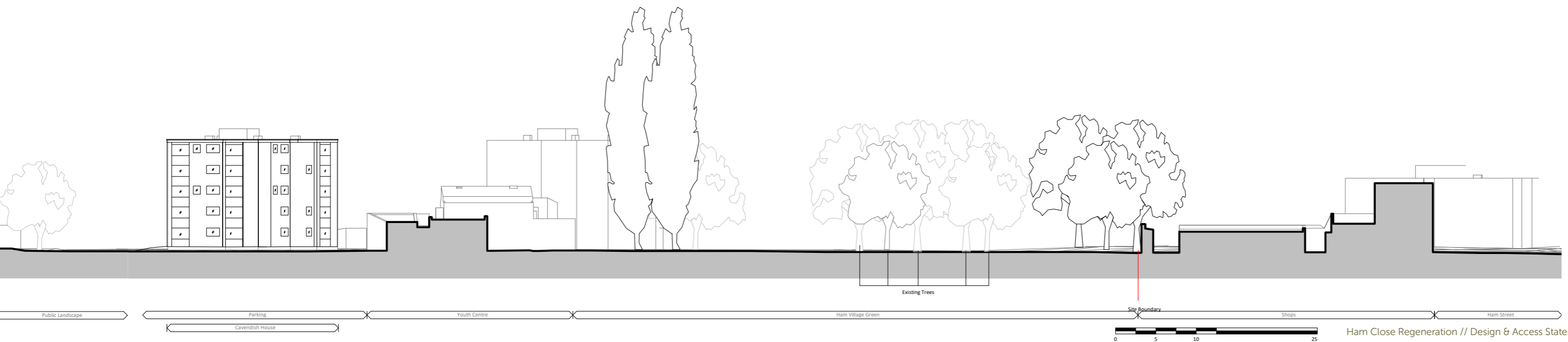
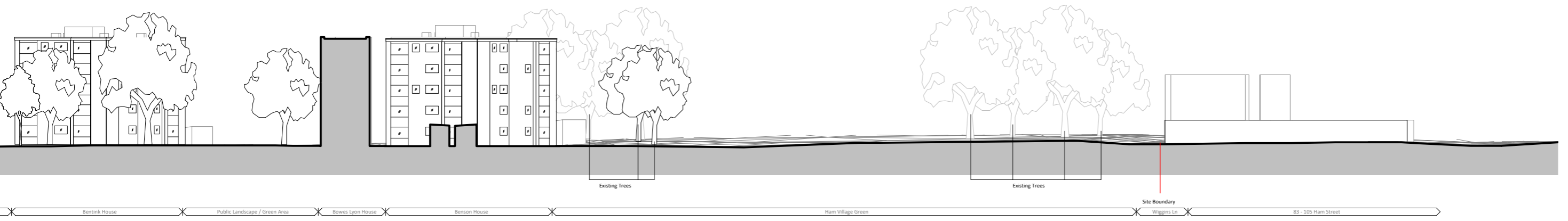
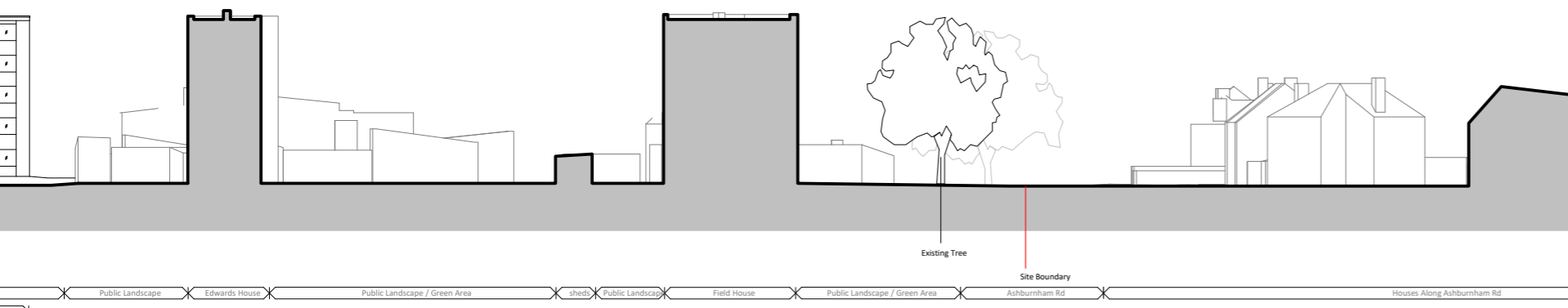
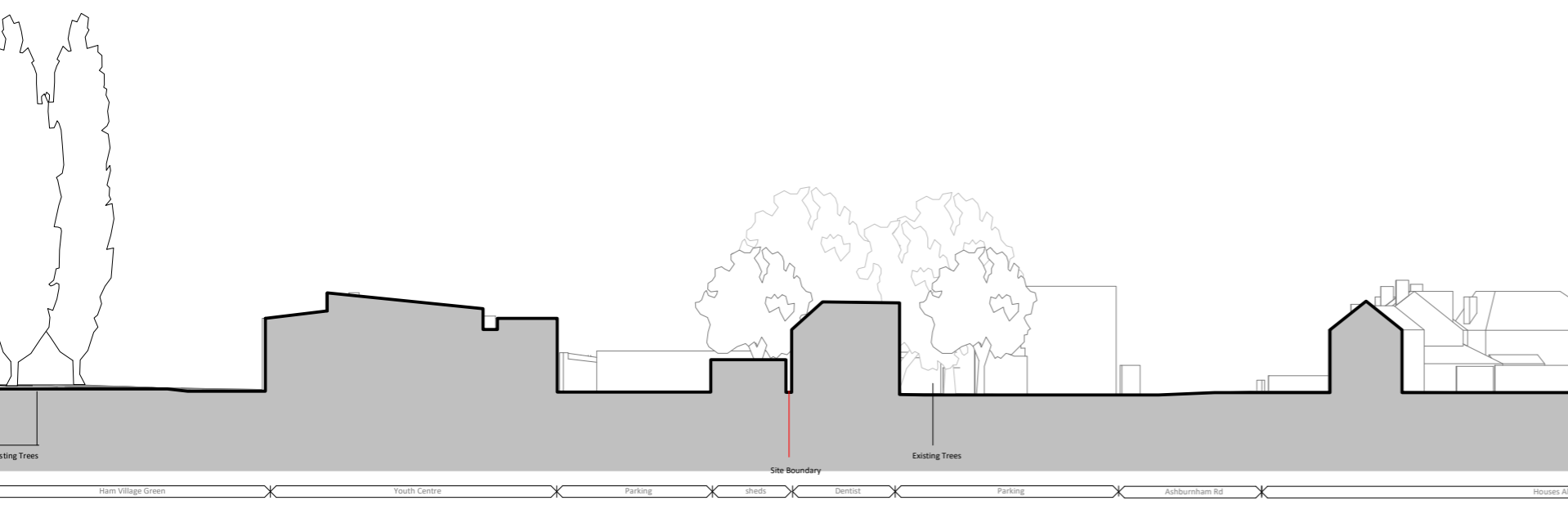


Section 3



Section 4





2.3.13 Site Constraints

Analysis of Existing Site and Immediate Surrounding Area

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

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

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

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

Key

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



2.3.14 Site Opportunities

Analysis of Existing Site and Immediate Surrounding Area

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

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

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

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



Key

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