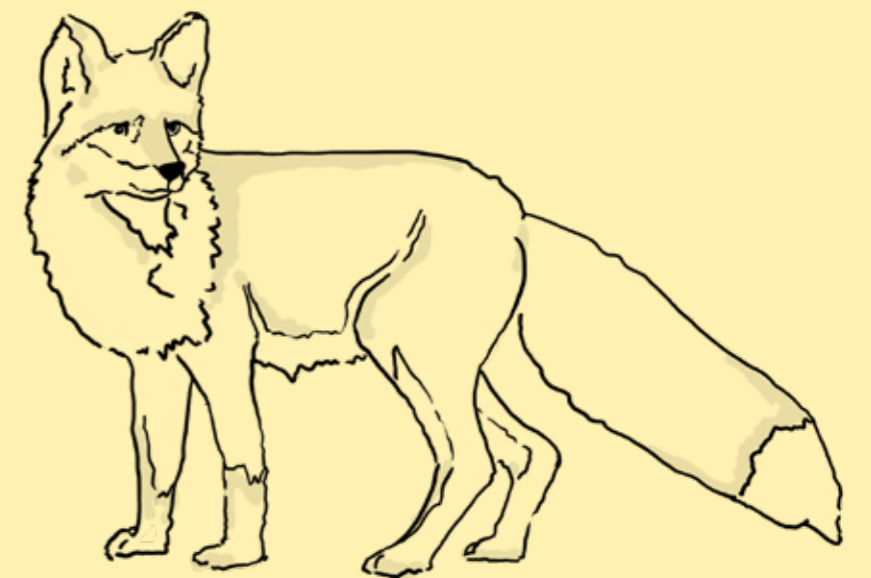


Chapter 3

Engagement Process

3.1 Initial Engagement



3.1.1 Background

Initial Design Work 2013-2018

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

- > Refurbishment
- > Partial Infill development
- > Comprehensive development

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

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

- > Ham Close residents
- > Ham residents
- > Stakeholder Reference Group (SRG)

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

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



INSPIRATION FROM THE COMMUNITY
 The design approach workshops produced a number of different sketch proposals for Ham Close. Below are just a few of the more developed 'masterplan' proposals.

Key design themes
<ul style="list-style-type: none"> A variety of pedestrian / car free routes through the development A mix of heights A similar street pattern to the surrounding context A mix of heights A similar street pattern to the surrounding context

Logos for up lift, rhp, and RHP are visible at the bottom.

3.1.2 Development Principles

Key Development requirements (as agreed between RHP and LBRuT)

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

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



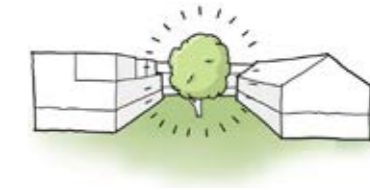
1. Quantum of homes and affordable housing provision.

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



4. Parking requirements.

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



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

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



2. Design.

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



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

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



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

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



3. The existing village green should be retained.

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



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

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



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

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

3.1.3 Design Vision

Key Development Requirements



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

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



13. Relocation of Existing Residents.

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



16. Resident Engagement.

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



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

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



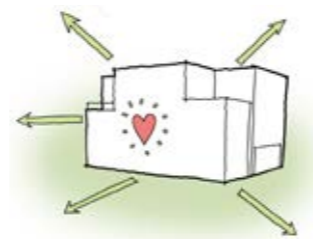
14. Affordable Housing.

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



12. A welcoming aesthetic is desired for the development.

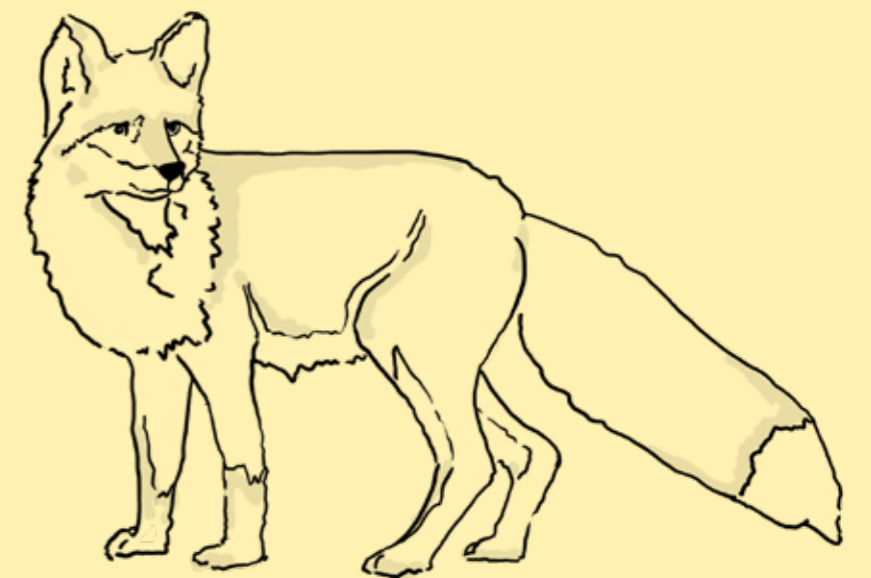
A contemporary architectural approach is welcomed but this must incorporate richness of building form, detailing and materiality found in a welcoming aesthetic.



15. New Community Facilities.

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

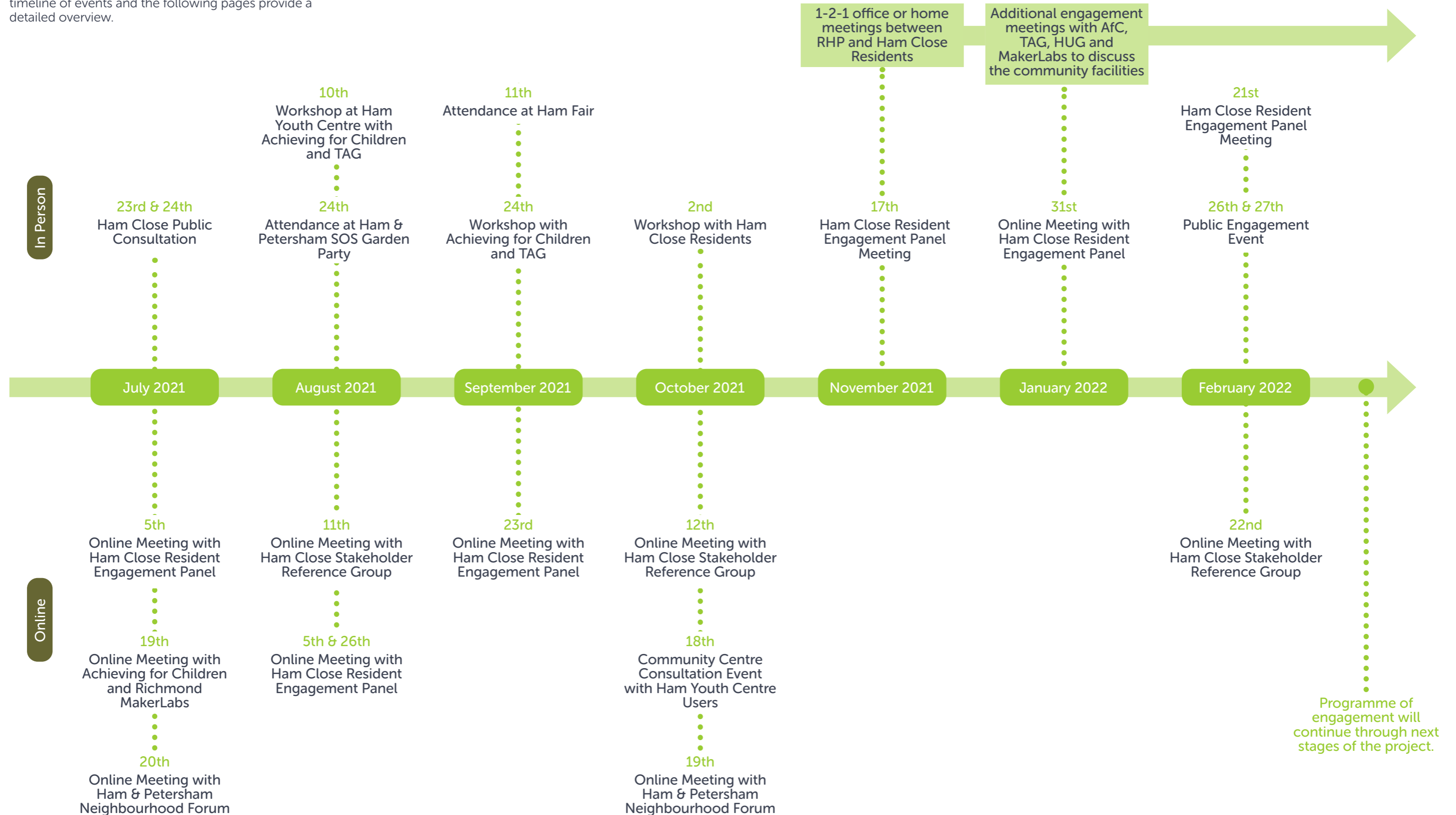
3.2 Public and Community Engagement



3.2.1 Public and Resident Consultation

Engagement Timeline

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



3.3.2 Stakeholder and Resident Consultation

Engagement Events

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

- > Ham Close Residents Engagement Panel
- > Ham and Petersham Neighbourhood Forum
- > Stakeholder Reference Group
- > Local Community and General Public
- > Achieving for Children and TAG (for community facilities)

Ham Close Resident Engagement Panel

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

The Existing Condition

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

- > The existing homes at Ham Close are not accessible and do not benefit from lifts. People in wheelchairs cannot access upper floors, nor can people with prams. Ground floor communal areas are also very difficult to navigate for wheelchair users.
- > Flats do not have private amenity spaces i.e. gardens, balconies or patios.
- > Poorly designed external amenity space which does not encourage outdoor recreation. The disjointed layout with two through roads discourages parents from allowing children to play freely.
- > Dwellings are undersized compared to modern space standards.

Resident Engagement Panel (REP) meetings - Summer 2021

Feedback on existing conditions were voiced by

existing residents, highlighting what they felt was important to them for their new homes as well as the overriding points above:

- > Kitchen living spaces with the option for open plan or separated
- > Bathroom ventilation - ideally with windows
- > Cross ventilation
- > Balconies
- > Decent storage.

REP Panel workshops - Autumn 2021

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

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

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

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

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

- > In locations within the blocks where windows could be achieved in kitchens, a separated kitchen/dining option has been explored.
- > Cross ventilation is achieved on dual/triple aspect dwellings and on single aspect dwellings where recessed balconies are proposed.
- > Bathrooms with windows are achieved on layouts where they do not compromise the layout of the flat.

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

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



Workshop held in October 2021 with residents at Ham Close



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

3.3.3 Resident Engagement Panel Presentation Boards

October 2021

Existing Ham Close

hamcloseconsultation.co.uk

thp

Hill

R

HAM CLOSE

Masterplan Development...

Previous Masterplan

Masterplan Development

hamcloseconsultation.co.uk

thp

Hill

R

HAM CLOSE

Current Masterplan

hamcloseconsultation.co.uk

thp

Hill

R

HAM CLOSE

1 Bed 2 Person Apartment

Existing 1 Bed 2 Person Apartment
Clarke / Greg / Horby

Existing Studio Apartment
Hatch / Hawkins

Existing Studio Apartment
Benson / Boves Lyon / Berntick / Cavendish / Field / Secrett / Newmann / Leyland

Proposed Example 1 Bed 2 Person Apartment - Type 1

Separate Kitchen Option

Open Plan Option

hamcloseconsultation.co.uk

thp

Hill

R

HAM CLOSE

1 Bed 2 Person Apartment

Existing 1 Bed 2 Person Apartment
Clarke / Greg / Horby

Existing Studio Apartment
Hatch / Hawkins

Existing Studio Apartment
Benson / Boves Lyon / Berntick / Cavendish / Field / Secrett / Newmann / Leyland

Proposed Example 1 Bed 2 Person Apartment - Type 2

Open Plan

hamcloseconsultation.co.uk

thp

Hill

R

HAM CLOSE

2 Bed 4 Person Apartment

Existing 2 Bed 4 Person Apartment
Benson / Boves Lyon / Berntick / Cavendish / Field / Secrett / Newmann / Leyland

Proposed Example 2 Bed 4 Person Apartment - Type 1

Separate Kitchen/Dining Option

Open Plan Option

hamcloseconsultation.co.uk

thp

Hill

R

HAM CLOSE

2 Bed 4 Person Apartment

Existing 2 Bed 4 Person Apartment
Benson / Boves Lyon / Berntick / Cavendish / Field / Secrett / Newmann / Leyland

Proposed Example 2 Bed 4 Person Apartment - Type 2

Separate Kitchen/Dining Option

Open Plan Option

hamcloseconsultation.co.uk

thp

Hill

R

HAM CLOSE

3 Bed 5 Person Apartment

Existing 3 Bed 5 Person Apartment
Hatch / Hawkins

Existing 3 Bed 5 Person Apartment
Benson / Boves Lyon / Berntick / Cavendish / Field / Secrett / Newmann / Leyland

Proposed Example 3 Bed 5 Person Apartment - Type 1

Separate Kitchen Option

Open Plan Option

hamcloseconsultation.co.uk

thp

Hill

R

HAM CLOSE

3 Bed 5 Person Apartment

Existing 3 Bed 5 Person Apartment
Hatch / Hawkins

Existing 3 Bed 5 Person Apartment
Benson / Boves Lyon / Berntick / Cavendish / Field / Secrett / Newmann / Leyland

Proposed Example 3 Bed 5 Person Apartment - Type 2

Separate Kitchen Option

Open Plan Option

hamcloseconsultation.co.uk

thp

Hill

R

HAM CLOSE

Apartments and Balconies

Balcony Ideas

Apartments

Living Area

Kitchen

Bedroom

Bathroom

Feedback and Ideas

hamcloseconsultation.co.uk

thp

Hill

R

HAM CLOSE

Communal Spaces

What do you like/dislike about the existing building?

What do you think could be better?

The adjacent images show examples of communal spaces.

What do you like or dislike about these?

Entrances

Secure bicycle storage

Secure refuse/recycling store

Communal Stairs

Light into stairwells

hamcloseconsultation.co.uk

thp

Hill

R

HAM CLOSE

Safety and Security

Secured By Design

Maintaining Key Principles

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

Building Design Key Principles

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

Defensible Planting

Mailboxes

Feedback and Ideas

hamcloseconsultation.co.uk

thp

Hill

R

HAM CLOSE

3.3.4 Resident Engagement Panel Presentation Boards

November 2021

Previous Masterplan



hamcloseconsultation.co.uk



HAM CLOSE

Masterplan Development



hamcloseconsultation.co.uk



HAM CLOSE

Masterplan Development Heights



Previous Masterplan Masterplan Development

hamcloseconsultation.co.uk



HAM CLOSE

Current Masterplan



hamcloseconsultation.co.uk



HAM CLOSE

Ashburham Road Sketch Views

View from Ashburham Road View from Sheridan Road



hamcloseconsultation.co.uk



HAM CLOSE

Ham Village Green Sketch View

View from Ham Village Green



hamcloseconsultation.co.uk



HAM CLOSE

Character Areas - Work in Progress

Architectural character areas are being developed from analysis of historic photographs. The character areas are designed to ensure early access to appropriate building form, height, colour palette and details.

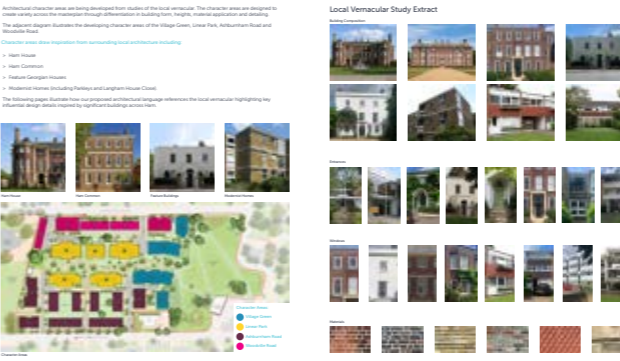
The adjacent diagram illustrates the developing character areas of the Village Green, Lower Park, Ashburham Road and Sherburn Road.

Character Areas: [View character areas from the development plan and the development plan](#)


- New House
- New Cottages
- Modern Georgian Houses
- Historic House (including Cottage and Longhouse House Class)

The following pages feature site-specific architectural language references to the local vernacular highlighting key character areas which inform the design and building process.

Local Vernacular Study Extract



hamcloseconsultation.co.uk



HAM CLOSE

Village Green Character - Work in Progress



hamcloseconsultation.co.uk



HAM CLOSE

Linear Park Character - Work in Progress



hamcloseconsultation.co.uk



HAM CLOSE

Linear Park Character - Work in Progress



hamcloseconsultation.co.uk



HAM CLOSE

Proposed Street Elevations - Work in Progress



hamcloseconsultation.co.uk



HAM CLOSE

2.3.5 Public Consultation Events

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

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

Website

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

In-Person Consultations

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

July 2021

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

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

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

September 2021

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

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

February 2022

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

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

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



Attendance at Ham Fair September 2021



Attendance at Ham Fair September 2021



Public Consultation July 2021



Public Consultation July 2021



Public Consultation February 2022

2.3.6 Public Consultation Boards

July and September 2021

The Future of Ham Close

1 Welcome

Thank you for attending this round of consultation on the future of Ham Close. We are pleased to present you with our proposals for the regeneration of Ham Close. This is the first round of consultation since RHP and the London Borough of Richmond upon Thames selected Hill Group as a development partner.

During this round of consultation, you will have the opportunity to learn about our approach to important issues which will shape the future of Ham Close and the proposals moving forward.

We welcome your input, both now and throughout the coming months. We will be holding a number of further consultations and themed workshops in the autumn and we encourage you to join us.

If you would like to find out more about these workshops, information will be available on hamcloseconsultation.co.uk so you can sign up to be kept updated either online, or in person on the feedback form.

hamcloseconsultation.co.uk

The Future of Ham Close

2 Essence of Ham

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

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

hamcloseconsultation.co.uk

The Future of Ham Close

3 Design Considerations

The community consultation process in 2018 identified the 17 Key Masterplanning Design Principles that were important to the local residents and stakeholders in the regeneration of Ham Close. We will continue to develop the masterplan that delivers up to 450 apartments and houses along with a new community centre. All designed within a Ham inspired landscape setting that celebrates the existing village green.

17 Key Masterplanning Design Principles

1. To 10-15% green space
2. High quality design for environment with new landscaping and public spaces
3. Strong green links with the surrounding neighbourhood and public spaces
4. High quality design with the existing green spaces
5. Parking solution that allows for plenty of green open space
6. Active engaging with the local residents and the development
7. An open feel with green buildings
8. Encouraging residents within Ham Close
9. Maximising views from the development and existing open spaces
10. To be a vibrant, lively and active place
11. To be a vibrant, lively and active place
12. To be a vibrant, lively and active place
13. To be a vibrant, lively and active place
14. To be a vibrant, lively and active place
15. To be a vibrant, lively and active place
16. To be a vibrant, lively and active place
17. To be a vibrant, lively and active place

hamcloseconsultation.co.uk

The Future of Ham Close

4 Design Considerations

Up to 450 new homes

Improved public realm and landscaping

Resilient investment

New Community Centre & Retailer Workshop

High Quality Energy Efficient Design

hamcloseconsultation.co.uk

The Future of Ham Close

5 A place that supports a sustainable lifestyle

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

Formal Courtyard Planting

Communal Food Growing

Formal Green Streets

Sustainable Urban Drainage

Wild Organic Character

Rich and Diverse Planting

Extension of Village Green

Natural Mature Trees

hamcloseconsultation.co.uk

The Future of Ham Close

6 A place that encourages active and healthy lifestyles

Creating a place to live

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

Countryside

- Formal planting between the garden areas from Ham House and the West Drive, creating a sense of enclosure and a sense of place
- Integrate spaces to sit and relax in a natural setting
- Formal greenery to provide a sense of enclosure and a sense of place
- Formal greenery to provide a sense of enclosure and a sense of place
- Formal greenery to provide a sense of enclosure and a sense of place

Green Link

- Reinforcing the natural character of Ham Lane Green and the new walking route to Ham House through the heart of Ham Close
- Displaying the influence of Ham Village Green on the new development
- Formal greenery to provide a sense of enclosure and a sense of place
- Formal greenery to provide a sense of enclosure and a sense of place

Healthy Streets

- Green pedestrian friendly streets, promoting healthy living. Street furniture and street lighting will be designed to be sustainable and energy efficient
- People centred streets
- General traffic calming measures to be implemented to ensure the safety of all road users
- Formal greenery to provide a sense of enclosure and a sense of place

hamcloseconsultation.co.uk

The Future of Ham Close

7 A place that supports community

Giving greater prominence to the Community Centre within our masterplan proposals will enable the community to shape an important piece of local infrastructure for Ham. We will work with the community and the wider stakeholders to design a community centre that is the heart of Ham Close.

Why Location 1?

- A central area Community Centre will be a central piece of infrastructure for Ham
- Ham Village Green with all the surrounding facilities that could come with this
- A central location within Ham Close that connects with the surrounding Ham Lane Green
- The Community Centre can be built on the existing site of the former Ham Lane Green, which is a central piece of infrastructure for Ham
- Localised away from the proposed Ham Lane Green

Example Floorplans

hamcloseconsultation.co.uk

The Future of Ham Close

8 A place that supports community

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

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

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

Example Floorplans

hamcloseconsultation.co.uk

The Future of Ham Close

9 Architectural Vision

The Courtyard character area takes inspiration from the landscaped courtyard courtyards from the neighbouring Woodville Road. The buildings reference the three-story houses on Woodville Road and the contemporary suburban proportions with traditional and vertical white banding from the nearby Stanley Court.

Woodville Road

Stanley Court

Woods Estate

hamcloseconsultation.co.uk

The Future of Ham Close

10 Architectural Vision

The Green Link character area consists of buildings designed within a green landscaped setting. All of the buildings are designed to be three stories and built onto the central landscaped green. The buildings take inspiration from Ham Lane and Langham House and have large, naturally well-lit circulation spaces.

Ham Lane House

Langham House

hamcloseconsultation.co.uk

The Future of Ham Close

11 Architectural Vision

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

Blougham Avenue

Wiggan Lane

Ham Street

hamcloseconsultation.co.uk

The Future of Ham Close

12 Architectural Vision

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

Ham Common

Forbes House

Ham House

hamcloseconsultation.co.uk

The Future of Ham Close

13 Modern Living for Everyone

Examples of existing homes of Ham Close

- The existing homes at Ham Close are designed to be spacious and use materials that are durable and long-lasting.
- Existing homes currently have no modern amenities, which means we are unable to compare to current standards.
- New homes will be designed to be spacious and use materials that are durable and long-lasting.

Quotes from Existing Residents

"My home has been great and I love it, but the development goes ahead and I don't have a choice."

"The estate is old and my flat is small, but I love it."

"We are very overdeveloped at people living in a tiny studio flat for us and we are not allowed to go ahead. A.S.A.P"

Examples of Future Homes

hamcloseconsultation.co.uk

The Future of Ham Close

14 Sustainability

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

The ten One Planet Living principles:

1. Health and Wellbeing
2. Quality of Life
3. Culture and Community
4. Land and Water
5. Air Quality
6. Social and Economic
7. Materials and Products
8. Climate Change
9. Waste
10. Pollution

hamcloseconsultation.co.uk

The Future of Ham Close

15 Benefits for the whole community

1. Exemplary new homes for existing and new residents.
2. Create green corridors and new habitats for existing and new residents.
3. Provide high quality landscaping and public realm.
4. New community centre, enhance existing commercial and business opportunities.
5. A commitment to local employment, labour and suppliers. Opportunity for training and apprenticeships.
6. Create and create space for public art in partnership with the community.
7. Supporting local community and providing new facilities for residents.
8. The delivery of better affordable homes for existing residents of Ham Close and much needed additional new affordable homes.
9. New walking and cycling routes through Ham Close.
10. Children's play areas.
11. Creating a sustainable and affordable space for residents and visitors.

hamcloseconsultation.co.uk

The Future of Ham Close

16 Thank you for joining us today

Your feedback

We want to understand what is important to both current residents and the local Ham Community and how you play a role in shaping the design process. Our ambition is to create a new, healthy, community focused, sustainable and resilient neighbourhood and provide a high quality of life for all.

Next steps for the design

We will review and consider any views and those expressed by you being a part of continuing to develop the scheme design proposals.

- Develop the architecture to create a detailed plan for Ham Close
- Establish One Planet Living by engaging with existing residents and the community
- Work with the community on the design of the Community Centre and Ham Lane
- Work with transport operators on the parking strategy
- Environmental Impact Assessment (EIA) ongoing
- Develop and engage proposals and public art with the community
- More surveys and research will be undertaken including Transport, trees, energy, energy and sustainability

Next Steps Engagement

September 2021 Ham Fair

Autumn/Winter 2021 Public Exhibition

Autumn/Winter 2021 Planning Submission

December 2021 First Homes completed

Please keep talking to us!

Next Consultation Opportunity

Date: Thursday 12th September 2023

Location: Ham Fair at Ham Common

GET IN TOUCH

Telephone: 0203 920 0202

Website: hamcloseconsultation.co.uk

Email: info@hamcloseconsultation.co.uk

Ham Fair Feedback

Thank you for coming today, we welcome your views and ideas for our proposal at Ham Close. Please spend a few minutes completing our questionnaire and leave it in the feedback box provided.

hamcloseconsultation.co.uk

2.3.7 Public Exhibition Boards

February 2022

The image displays a grid of 18 public exhibition boards for the Ham Close Regeneration project, numbered 1 through 18. Each board contains architectural drawings, text, and images related to the project's progress and plans.

- Board 1:** Welcome. Information about the latest round of engagement and the Masterplan.
- Board 2:** Thank you for your feedback. Focuses on 'YOUR VOICE MATTERS!' and 'Materplan and Future Homes'.
- Board 3:** Thank you for your feedback. Focuses on 'Community Centre' and 'Landscaping Proposals'.
- Board 4:** The Masterplan. A detailed site plan showing building footprints, green spaces, and infrastructure.
- Board 5:** Improved Living for Ham Close Residents. Focuses on 'Existing homes of Ham Close' and 'New homes of Ham Close'.
- Board 6:** Architectural Character - Village Green. Focuses on the 'Ham Village Green' character area.
- Board 7:** Architectural Character - Linear Park. Focuses on the 'Linear Park' character area.
- Board 8:** Architectural Character - Linear Park. Focuses on the 'Linear Park' character area.
- Board 9:** Architectural Character - Ashburnham and Woodville Road. Focuses on the 'Ashburnham Road' and 'Woodville Road' character areas.
- Board 10:** Architectural Character - Central Streets. Focuses on the 'Central Streets' character area.
- Board 11:** Landscape Character of Ham Close. Focuses on the 'Landscape Character' of the site.
- Board 12:** Places for People and Nature. Focuses on 'Places for People and Nature'.
- Board 13:** A New Community Centre for Ham and Petersham. Focuses on the 'Community Centre'.
- Board 14:** A new home for Richmond Marketlands. Focuses on the 'Richmond Marketlands' building.
- Board 15:** Sustainability, Energy and the Environment. Focuses on 'Sustainability, Energy and the Environment'.
- Board 16:** Getting Around Ham Close. Focuses on 'Getting Around Ham Close'.
- Board 17:** Benefits for the whole community. Focuses on 'Benefits for the whole community'.
- Board 18:** Thank you for joining us. Focuses on 'Thank you for joining us'.

2.3.8 Community Facilities Engagement

Engagement Events

In-Person Consultations

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

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

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

- > Is there a planning requirement for changing room facilities and if not, could the spaces allocated for changing be turned into extra toilets or storage?
- > It is likely that the storage TAG currently has on the site of the existing youth centre will not be re-provided in the new community centre as it is excessive and could be housed elsewhere in the local borough. This was an action for TAG and AfC to resolve.
- > AfC members advised that they would like to see the new community centre become an exemplary building in terms of sustainability and its environmental agenda, and that AfC would welcome the opportunity to discuss this further.
- > Concerns were raised regarding the size of the activity hall and that the new hall must not be less than the existing halls current usable area, i.e. the existing hall minus the area currently used as a lounge area.
- > It was noted that it was key that the local young persons have more of a say in the design and development of the new community centre.



In person meeting with AfC and TAG - 10th August



In person meeting with AfC and TAG - 10th August

2.3.9 Community Facilities Engagement

Engagement Events

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

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

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

- > 4 mentions of kitchen/cooking related ideas/clubs.
- > 4 mentions of art, either an art room or art classes.
- > 3 mentions of a music room.
- > 5 mentions of a gaming room, they like their current gaming room and would very much like to see it replaced - or improved in the new centre.
- > 3 mentions of a swimming pool, and 1 mention of an aqua park.
- > 3 mentions of basketball.
- > 3 mentions of table tennis.
- > 3 mentions of football.
- > 2 mentions of netball.
- > 2 mentions of parkour.
- > 1 mention of each: badminton, boxing, a sewing club, skateboarding
- > All 3 answers about materials had either glass or windows in their response.

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

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

- > Extra storage requested by AfC – confirmation of storage requirements required.
- > Justification as to why there is only two car-parking spaces for the community centre/
- > Will the kitchen be able to be used by older people?
- > Can the toilets be made open to the public?
- > Will there be tables in the community lounge? – opportunities for local coffee mornings.
- > Is it possible to have a basement to allow space for bike storage for AfC?
- > Discussion as to what hours the local community can be used by the community centre.
- > No changing rooms required as the hall is not classified as a 'sports hall'
- > Hall configuration changed from a square shape to a rectangular size. Noted that the size of 9x17m was confirmed adequate for the new activity hall.
- > Will the layout of the internal walls allow for future flexibility within the new community centre?

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

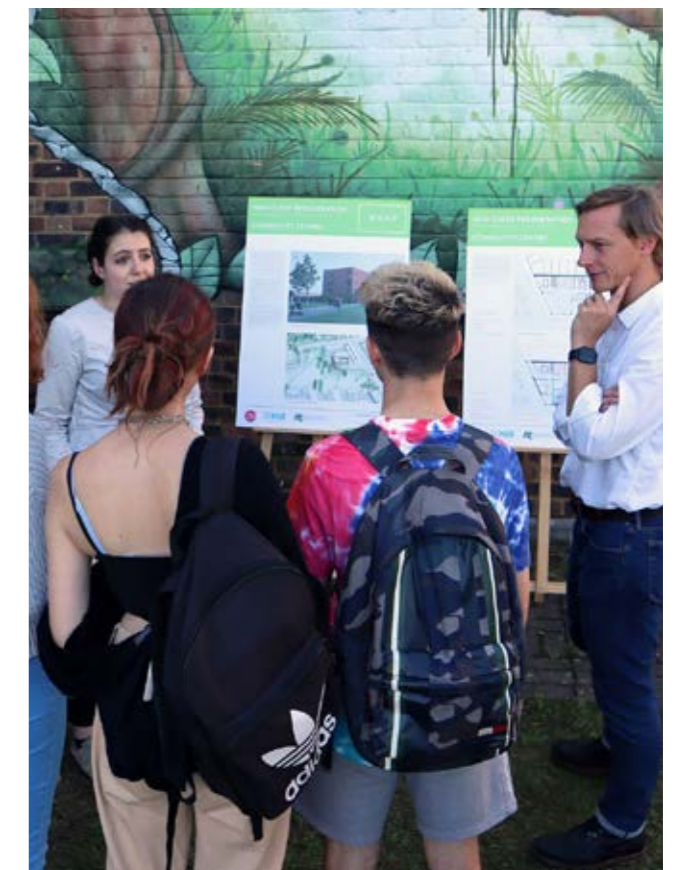
- > The new community centre will provide more storage than the current existing youth centre, as well as storage coming off the new activity hall which will be able to store away sports equipment easily, unlike the current configuration.
- > Analysis has been undertaken by the applicant's transport consultant to confirm that the community centre only needs to provide two blue-badge car-parking spaces to comply with regulations.
- > The kitchen will have the ability to be hired out to allow older groups to use it.
- > There will be several tables in the community lounge which will promote socialisation and opportunities for coffee mornings.
- > After consideration, it is not viable to build a basement solely for storage purposes. Bike storage is provided on the ground floor.



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



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



2.3.10 Consultation Boards - Community Centre

September 2021

HAM CLOSE REGENERATION
WRAP | SEPTEMBER 2021 | YOUNG PERSONS ENGAGEMENT

COMMUNITY CENTRE

WRAP

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

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

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



1. Artist Impression for comment



2. Artist Impression for comment

hamcloseconsultation.co.uk

WRAP

HAM CLOSE

HAM CLOSE REGENERATION
WRAP | SEPTEMBER 2021 | YOUNG PERSONS ENGAGEMENT

COMMUNITY CENTRE

WRAP

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

GROUND FLOOR

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



1. Example Ground Floor Plan

FIRST FLOOR

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



2. Example First Floor Plan

hamcloseconsultation.co.uk

WRAP

HAM CLOSE

HAM CLOSE REGENERATION
WRAP | SEPTEMBER 2021 | YOUNG PERSONS ENGAGEMENT

COMMUNITY CENTRE

WRAP

SECOND FLOOR

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



1. Example Second Floor Plan

THIRD FLOOR

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



2. Example Third Floor Plan

hamcloseconsultation.co.uk

WRAP

HAM CLOSE

HAM CLOSE REGENERATION
WRAP | SEPTEMBER 2021 | YOUNG PERSONS ENGAGEMENT

COMMUNITY CENTRE

WRAP

Proposed Activities



QUESTIONS:

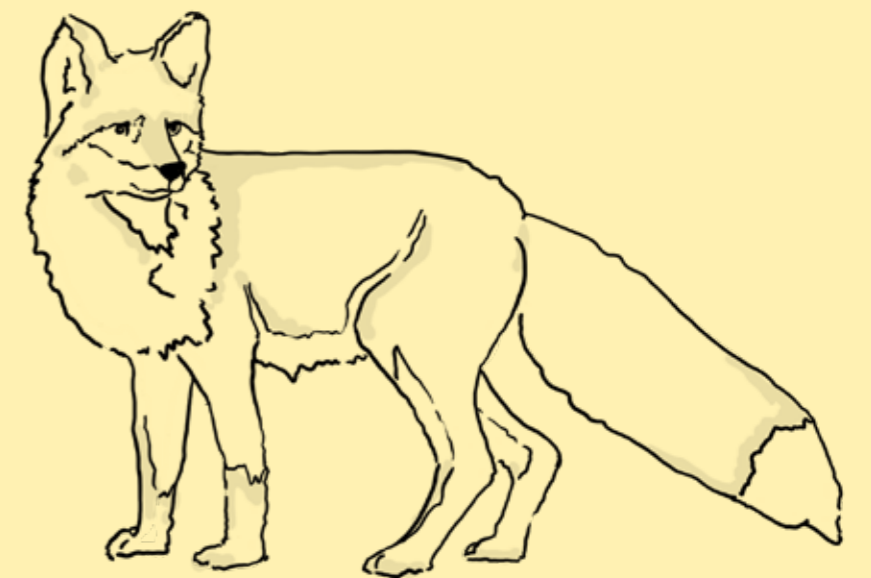
- 1. SUSTAINABILITY**
 - In terms of making the development sustainable, what would you like to see more of?
- 2. USE OF SPACES**
 - Can you think of ways we can better use these spaces or any other activities that can be done in them?
- 3. AMENITIES**
 - What facilities/activities would you like to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

hamcloseconsultation.co.uk

WRAP

HAM CLOSE

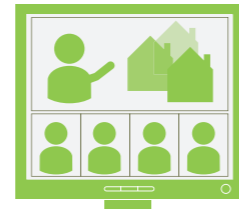
3.3 Pre-Application Engagement



3.3.1 Pre-Application Timeline

Engagement Meetings

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



● LBRuT Pre-Application Meeting
 ● 26th May 2021



● Richmond Design Review Panel
 ● 20th September 2021



Theme:

Masterplan Design Workshop

Format:

Online

Meeting Topics:

- > Overall Approach (including Residential and Community Design)
- > Housing Quality
- > Block & House Typologies
- > Landscaping, Public Realm and Amenity



Initial Masterplan

Theme:

Design Review 1

Format:

Online

Meeting Topics:

- > Residential Masterplan
- > Community Facilities
- > Landscape



Preliminary Design - CGIs

3.3.1 Pre-Application Timeline

Engagement Meetings



LBRuT Pre-Application Meeting
29th September 2021



GLA Meeting
19th October 2021



Team Response



LBRuT Pre-Application Meeting
10th November 2021

Theme:
Landscape and Community Centre

Format:
Online

Meeting Topics:

- > Revised Community Design Facilities
- > Landscape Proposals
- > RDRP Feedback and brief masterplan basement discussion

Theme:
Review 1

Format:
Online

Meeting Topics:

- > Residential Masterplan
- > Community Facilities
- > Landscape



Preliminary Design - CGI

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

- > Height distribution – tightening up the layout to use height more effectively for wayfinding.
- > Building footprints reduced in places to maximise light into green open spaces.
- > Perimeter blocks reduced in height to lessen the impact on the immediate surrounding context.
- > Building alignments being refined to create a hierarchy of streets and characters.
- > Basement ramp positions further developed to provide with two access points, one off Ashburnham Road and the other off Woodville Road.
- > Elevational treatment further developed to define character areas whilst drawing inspiration from the local vernacular.

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

Theme:
Masterplan Design Workshop

Format:
In-Person

Meeting Topics:

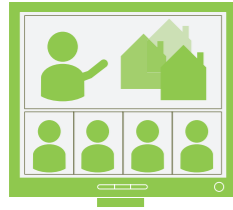
- > Masterplan Layout
- > Parking Studies
- > Heights, Scale and Massing
- > Design and Materials



Physical Development Model

3.3.1 Pre-Application Timeline

Engagement Meetings



- Richmond Design Review Panel
- 12th January 2022



- LBRuT Pre-Application Meeting
- 3 March 2022



- GLA Meeting
- 9 March 2022



- LBRuT Pre-Application Meeting
- 17 March 2022

Theme:
Design Review 2

Format:
Online

Meeting Topics:

- > Residential Masterplan
- > Community Facilities
- > Landscape

Theme:
Housing Need

Format:
Online

Meeting Topics:

- > Existing Estate
- > Proposed Housing

Theme:
Review 2

Format:
Online

Meeting Topics:

- > Residential Masterplan
- > Community Facilities
- > Landscape

Theme:
Transport

Format:
Online

Meeting Topics:

- > Transport



Concept Model



Revised Design - CGI

This page is intentionally left blank