

4.5 Final Design: Appearance



HAM LANDS HARE

4.5.1 Distinctive Masterplan Spaces

Defining the character of the masterplan

Buildings respond to their position on the masterplan and to the character of the space they are located within. This is defined through building typology and scale. Across the masterplan five distinct masterplan spaces are proposed which are outlined below:

Village Green

This area fronts Ham Village Green. Four buildings are within the area - Apartment Blocks O, M, V & U. The scale and massing of these blocks sit at 4 storeys to the north and south and step up in the centre to 5 storeys with a set back 6th storey. The building mass of these blocks focus on vertical and slim proportions to front the Village Green. Street Design: Pedestrian access only.

Linear Park

This area focuses on the pavilion apartment blocks which line the Linear Park. This includes Apartment Blocks E, I, M, C, R, S & V. These blocks have a uniform scale and massing with heights of 5 storeys and 6 storeys (top floor set back). The blocks are laid out in a linear pattern responding to the long nature of the park running east-west. Within this area the blocks respond with different architectural styles to create variation across the scheme. Street Design: Pedestrian access only. Shared surface can be accessed by emergency vehicles.

Ashburnham Road

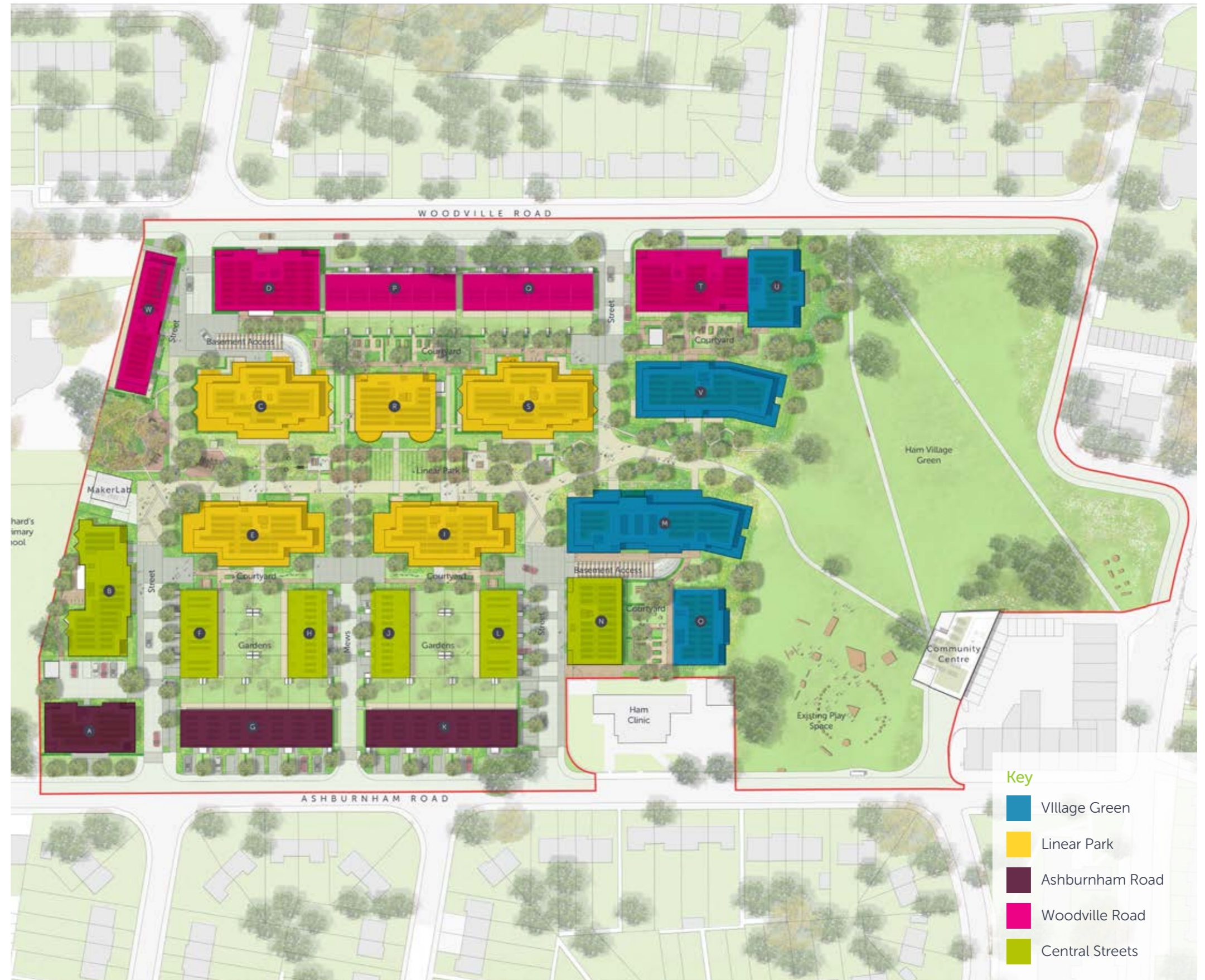
To respond to Ashburnham Road, this area encompasses smaller apartment blocks and houses to the south of the site, including blocks A, G & K. Within this area there is a maximum height of four storeys to respect neighbouring homes, Ham Clinic and the primary school. Street Design: Central streets leading to the linear park with turning head. Central mews street with shared surface for both vehicles and pedestrians.

Woodville Road

Much like the Ashburnham Road area, the character responding to Woodville Road includes smaller apartment blocks and houses at a maximum of 4 storeys. This area includes blocks W, D, P, Q & T. Street Design: Central streets leading to the linear park with terminating with a landscaped turning head.

Central Streets

Blocks B, F, H, J, L & N are located within the central streets area. This is an intermediate area connecting the Linear Park with perimeter blocks fronting Ashburnham Road. There is a mixture of houses and smaller apartment blocks at 4 and 3 storeys to create a step in height between Linear Park blocks and houses to Ashburnham Road. Street Design: Central streets leading to the linear park with turning head. Central mews street with shared surface for both vehicles and pedestrians.



4.5.2 Ham's Rich Heritage - Village Feel

Local Vernacular Study

From our research that established the 'Essence of Ham' two principles that fundamentally should be reflected in the proposed architecture is Ham's 'Rich Heritage' and 'Village Feel'.

'Rich Heritage'

> Ham has a wealth of 'Rich Heritage' that provides inspiration for the architectural narrative.

Village feel

> 'Village Feel' - Ham has established over time with a richness of building forms and styles that create a village feel.

Two styles of building that stand out as the predominant architecture in Ham are Traditional and Modernist. Our photographic research captures 6 defining features as listed below:

1. Composition
2. Building Form/Roofline
3. Window Proportions
4. Detailing
5. Entrances
6. Features



Village Feel

Traditional

Modernist



Feature Bay Windows



Symmetrical Facades



Thick white banding



Horizontal window proportions



Vertical window proportions



Thin white band



Regular building form



Interesting building composition



Feature Buildings



Roofline..



Horizontal window proportions



Relationship to landscape

4.5.3 Local Vernacular Analysis

Traditional Buildings

Architectural analysis of grand houses within Ham.

Key Features:

- > Vertical, tall window proportions.
- > Base of building enhanced through detailing and banding
- > Detailing to the top of windows (soldier courses).
- > Entrances central to the building and enhanced through the detailing of windows which align above.
- > White cills to windows.
- > Window proportions differ with levels of the building.
- > Horizontal white banding.
- > Roofs are a mixture of parapet and mansard roofs.



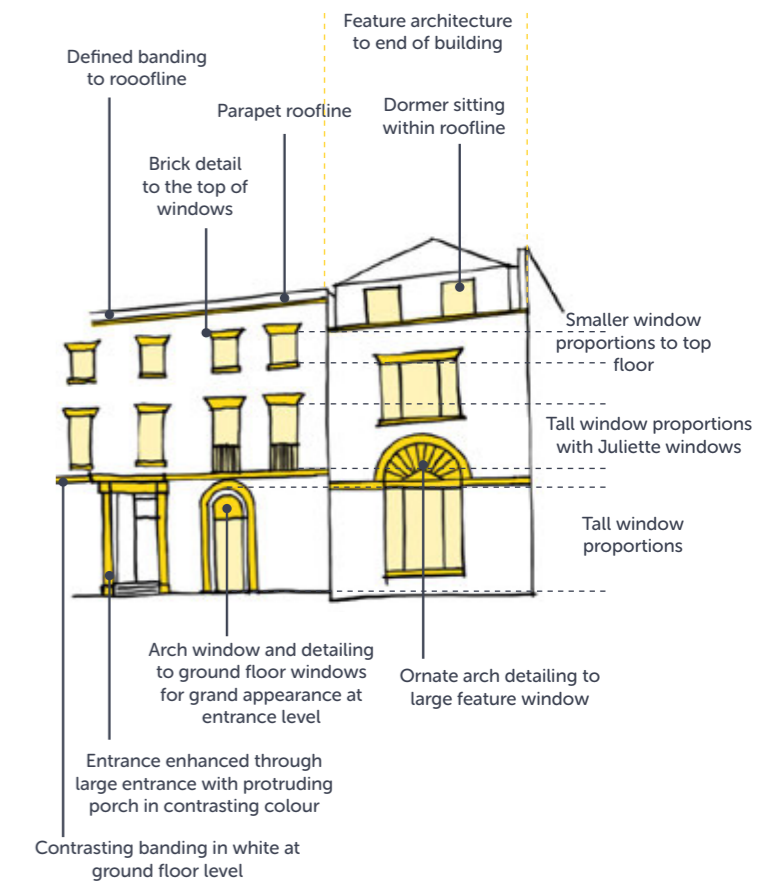
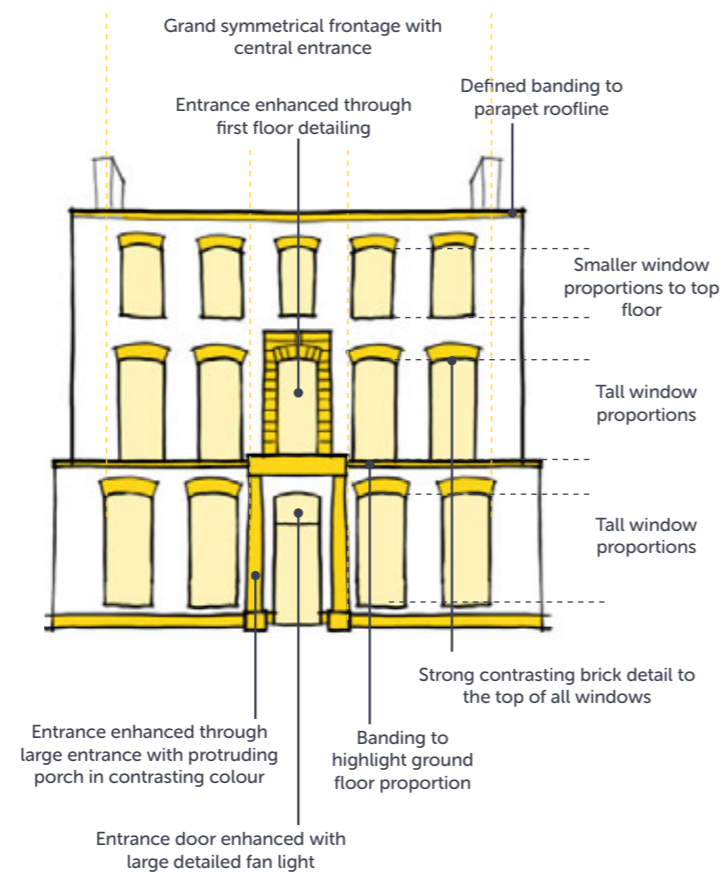
Orford Place, Ham Common



Ham House, River Elevation



The Cassel Hospital, Ham Common



4.5.3 Local Vernacular Analysis

Traditional Buildings

Architectural analysis of buildings which overlook Ham Common.

Key Features:

- > Ordered fenestration layout.
- > Vertical window proportions.
- > Large bays and windows to emphasis grandeur and overlooking of Ham Common.
- > Brick detailing used to highlight windows and rooflines.
- > Horizontal banding at multiple levels of the building.
- > Roofs are a mixture of parapet and mansard roofs with dormer windows.



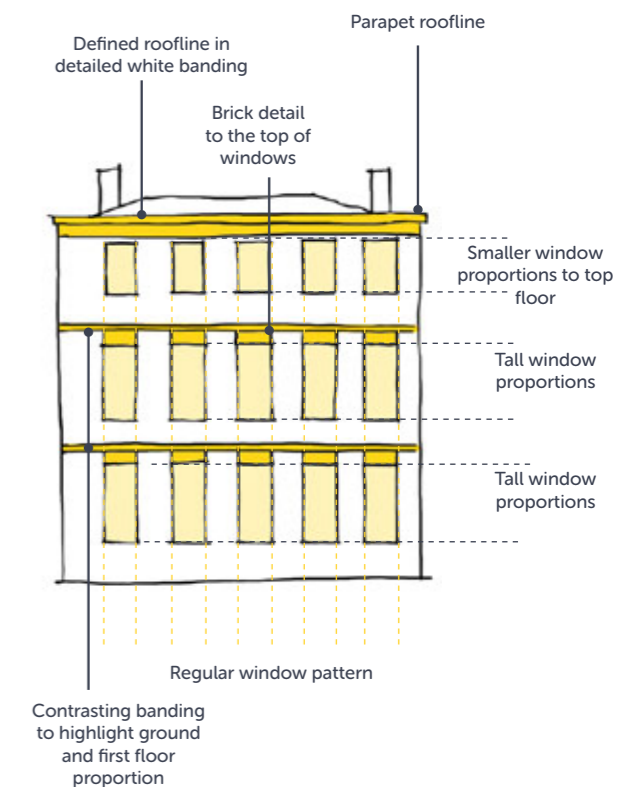
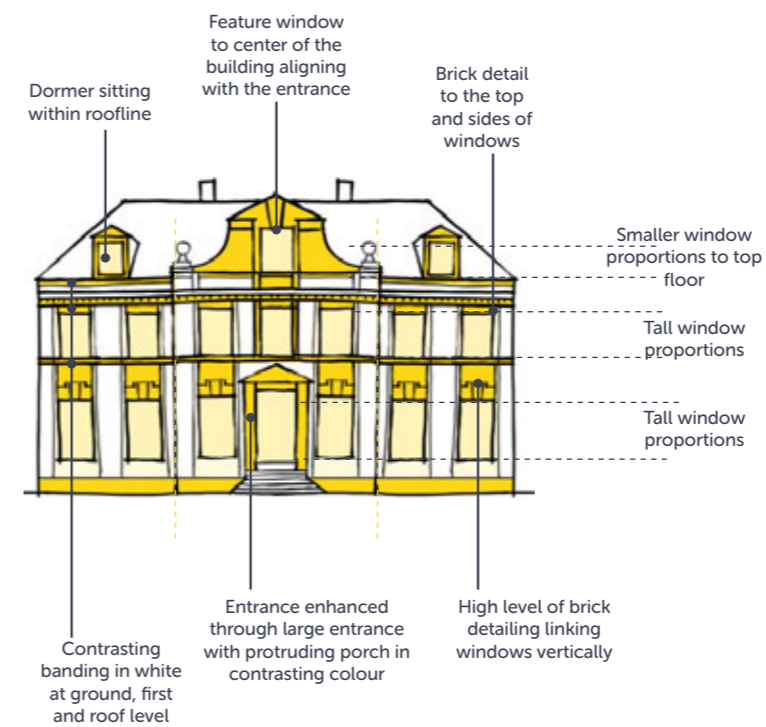
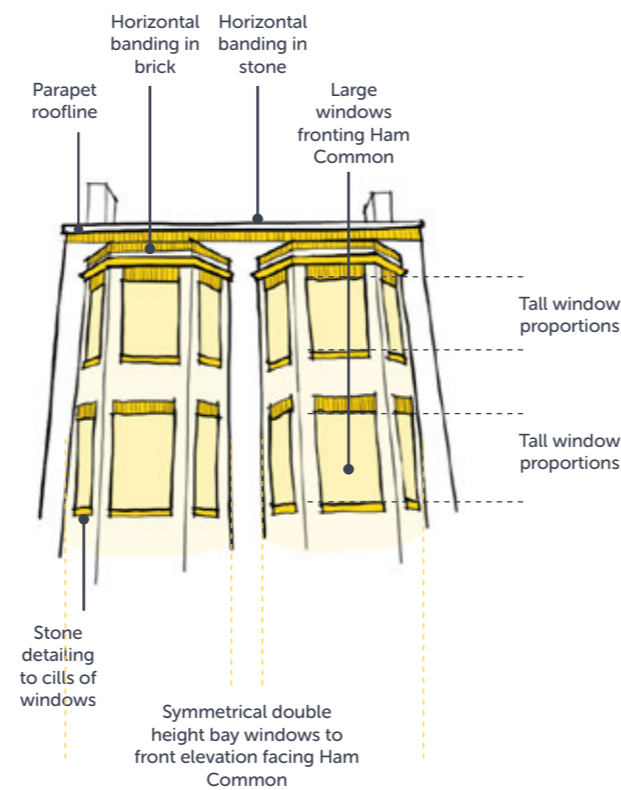
Ham Common



Forbes House, Ham Common



Sudbrook Lodge, Ham Common



4.5.3 Local Vernacular Analysis

Modernist Homes

Architectural analysis of modernist homes within Ham.

Key Features:

- > Horizontal, wide window proportions
- > Tile detailing.
- > Contrasting horizontal banding.
- > Subtle vertical proportions within horizontal banding.
- > Distinctive window forms.
- > Large full height windows in key areas.
- > Repetitive fenestration layout at every level.



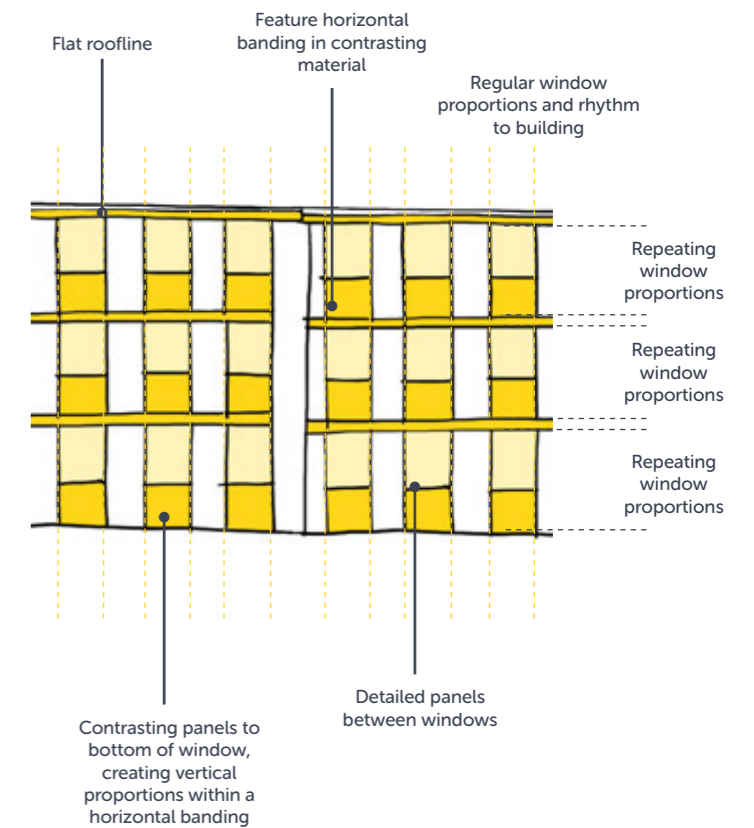
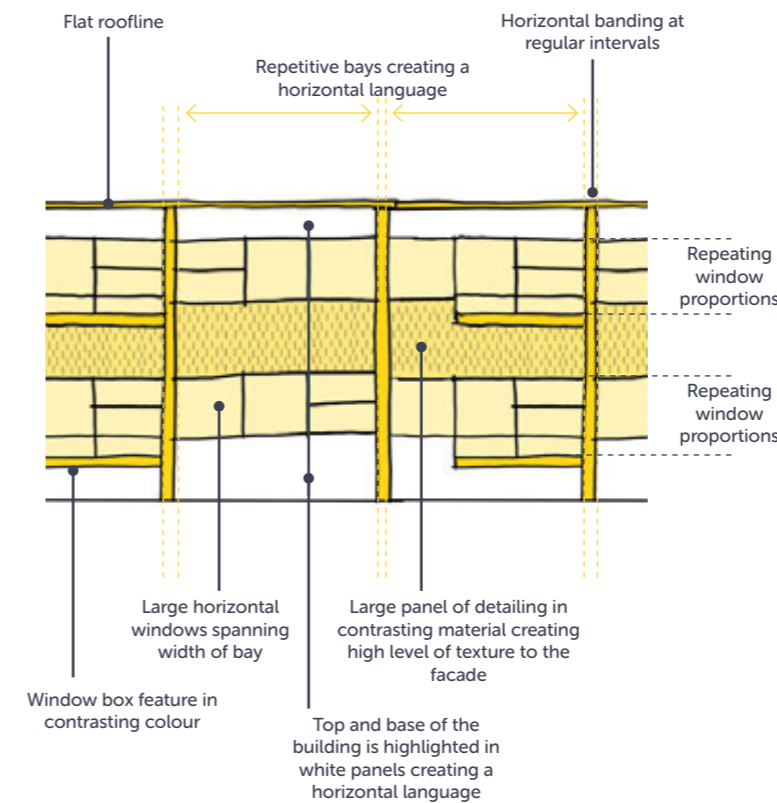
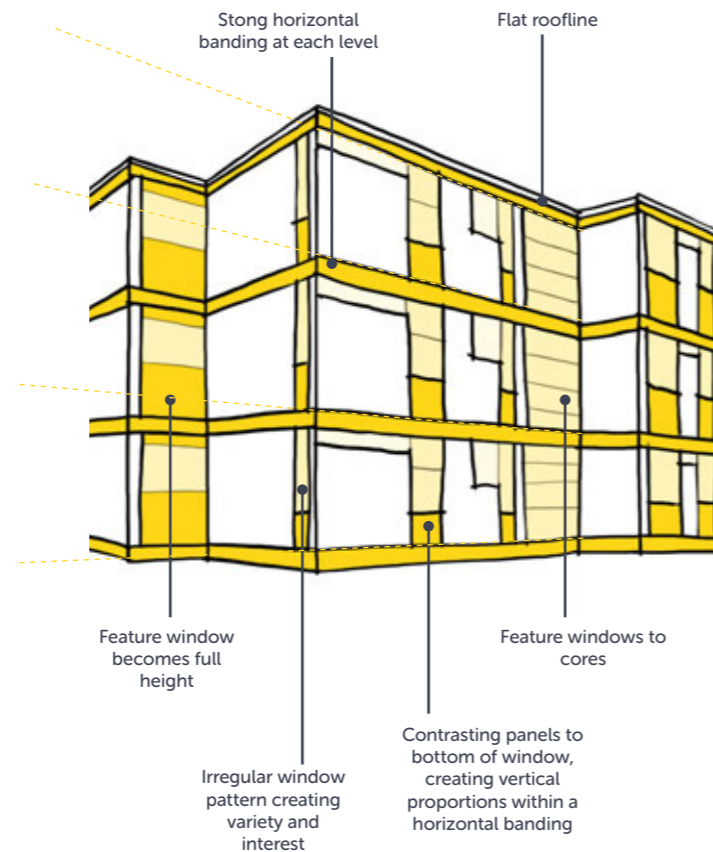
Langham House Close



Parkleys



Corner of Ham Street and Wiggins Lane



4.5.3 Local Vernacular Analysis

Traditional Feature Buildings

Architectural analysis of feature Georgian homes within Ham.

Key Features:

- > Tall, proportion sash windows.
- > Different window proportions on floor levels - tall windows to the lower floors, smaller windows on the top and roof level storeys.
- > Symmetrical fenestration with central entrance and window detailing.
- > Stucco-fronted exterior.
- > Rounded corners and sides to buildings.
- > White cills and framed windows.



Oak Lodge, Ham Common



Ham Common



Oak Lodge, Ham Common



Homes fronting Ham Common

4.5.3 Local Vernacular Analysis

Houses

Architectural analysis of local housing including traditional streets and modernist houses of the Wates Estate.

Key Features:

- > Horizontal banding.
- > Varied window proportions.
- > Stepping rooflines.
- > Small scale
- > Pitched roofs
- > Varied materiality
- > Ornate detailing



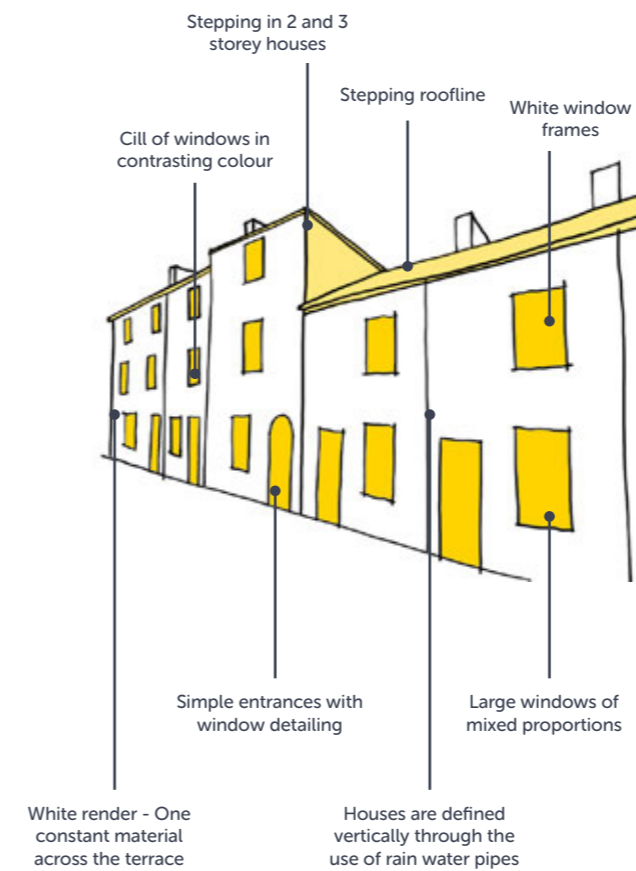
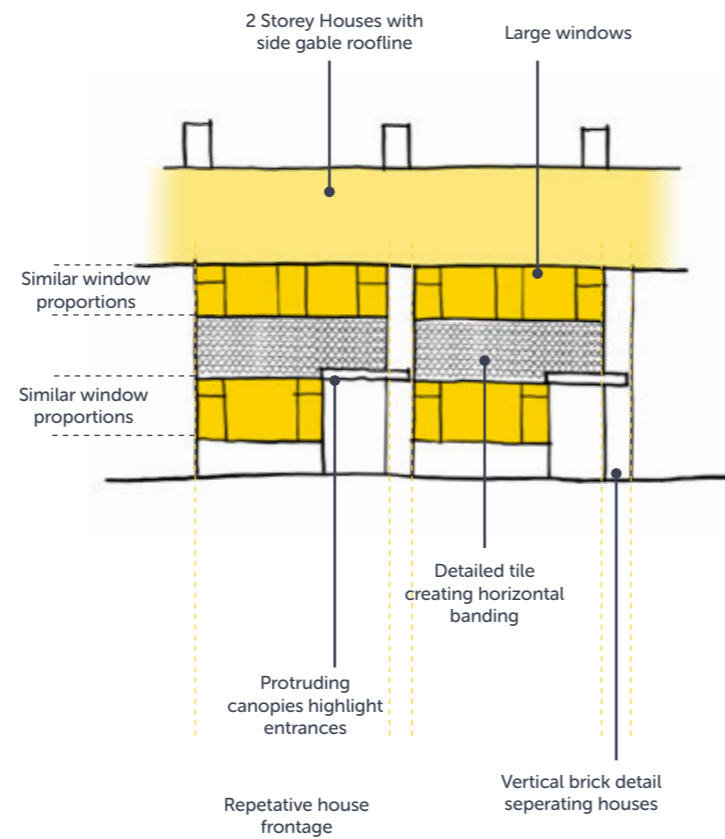
Boughton Avenue



Ham Street



Almshouses, Ham Street



Houses and Streets around Ham

4.5.4 Unifying Elements of Design - Window Proportions and Detailing

Elevational Components

Ham and its neighbouring areas have a rich historical narrative, which provide a wealth of inspiration to draw upon. To create an architectural language, which will sit harmoniously within its context, we took inspiration from Ham's architectural heritage to establish design strategies

From analysis of local buildings, a series of window typologies and building details have been developed for the proposed scheme. The adjacent sketches illustrate the two styles which establish a response to traditional buildings and modernist buildings.

Traditional - Vertical Window Style



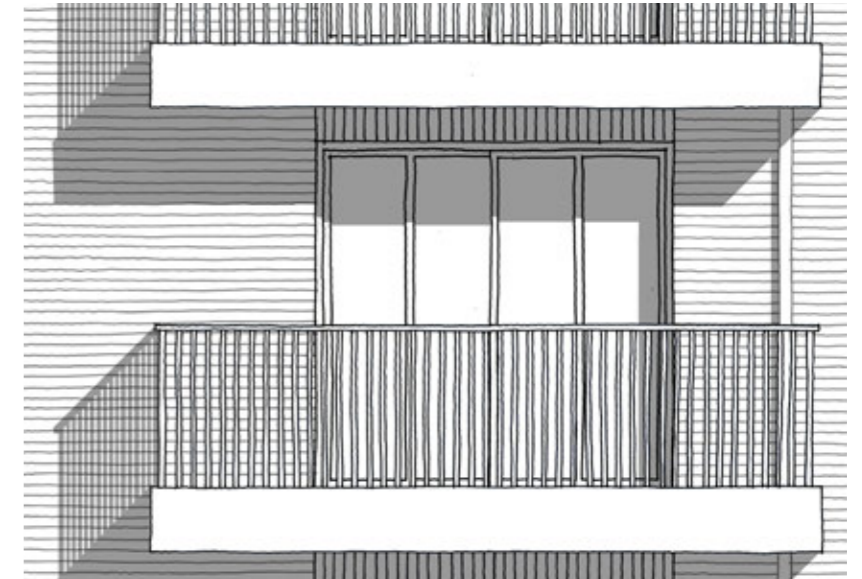
Ground/ Upper Floor Window

Tall fenestration proportion inspired by traditional buildings around Richmond. Dependant on character area ground and upper floor windows in the vertical style have flush soldiers and recessed brick panels below the sill to emphasise vertical proportion.



Typical Floor Window

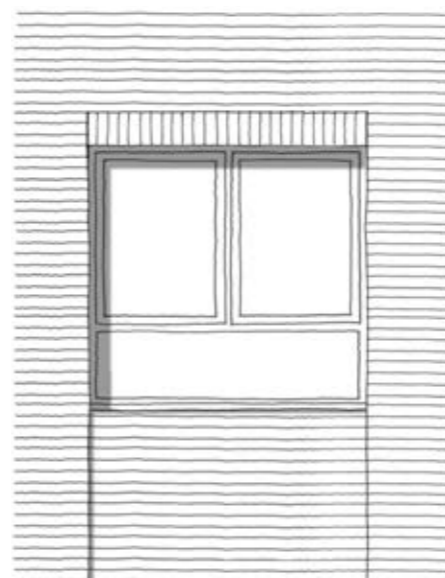
Similar to upper and ground floors, typical floor windows have recessed brick panels below the sill and at the head of the opening to emphasise vertical proportion and unify openings.



Outset Balcony Type

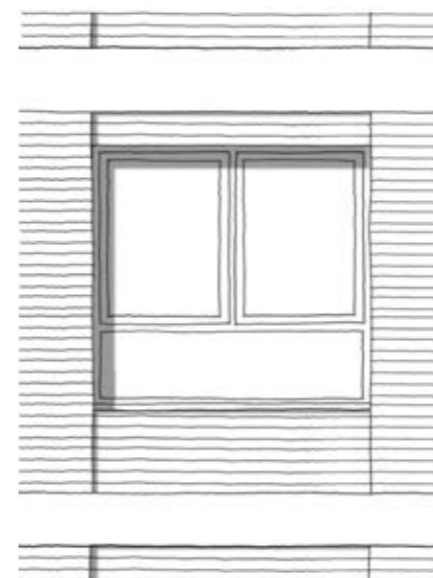
Projecting balconies with vertical railings and fascia to match banding colour on rest of the block. The balcony door retains the same proportion as windows with flush soldiers.

Modernist - Horizontal Window Style



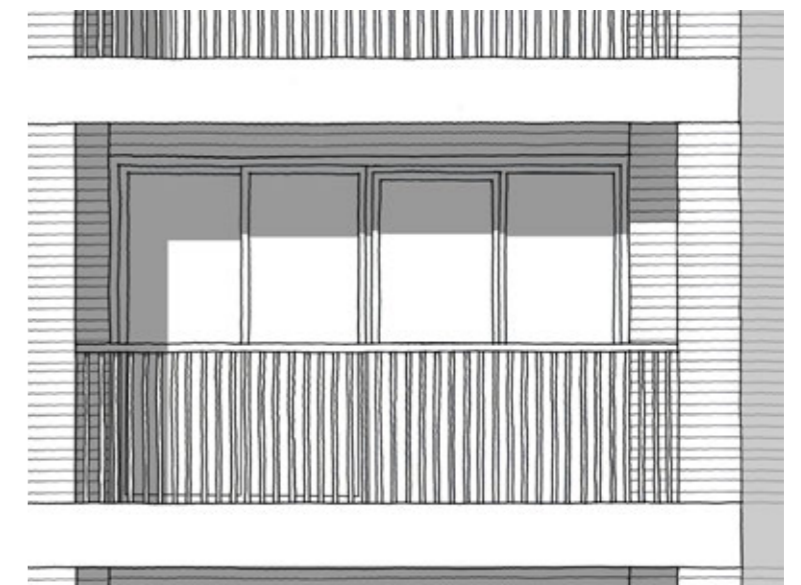
Ground/ Upper Floor Window

Wider proportioned openings and horizontal panels inspired by the modernist estates around Ham. Surrounding brick detail dependant on character area with flush soldiers and/or recessed brick panels.



Typical Floor Windows

Banding wraps around the block, windows are connected to the banding with recessed brick panels emphasising the established horizontal language and connecting the windows per floor.



Inset Balcony Type

Inset balconies with vertical railings and fascia to match banding colour on rest of the block. Balconies are framed with brick columns and proportioned of balcony doors are matched to the rest of the block.

4.5.5 Unifying Elements of Design - Materials

Material Palette

The principal building material across Ham and the surrounding area is brick. To ensure that the scheme feels part of the townscape we have chosen brick colours inspired by the local vernacular. These are a light multi buff stock brick, Richmond blend brick, and white brick. Richmond blend brick is a brick combination that has evolved in the local area. Primarily red, the brick also has hints of dark, light within the mix.

To complement the bricks, we have identified white banding as a common material. White and olive window colours are taken from inspiration from local buildings and sit well with the chosen brick colour palette.

The materials palette is applied across all defined building styles and character areas to act as a unifying element of design. The window proportions and detailing will differ to provide variation ensuring surprise and delight but have a consistent materials palette to tie the architecture together.

Primary Materials



Buff Stock Brick



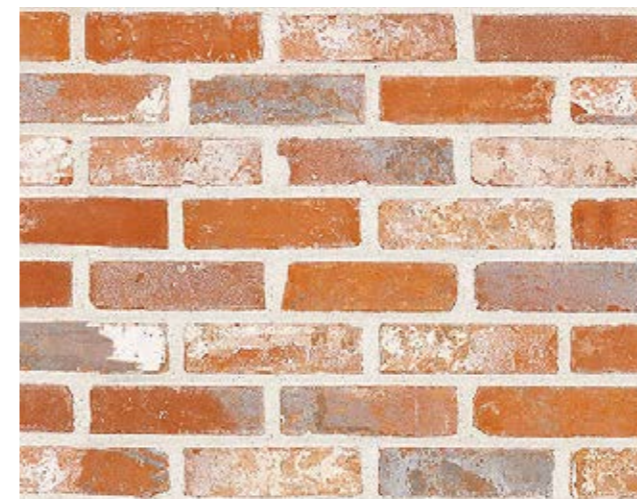
Richmond Blend Brick



White Fronted Houses



Light Multi Buff Stock Brick

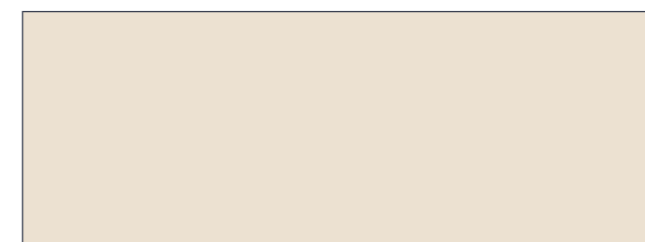


Richmond Blend Brick

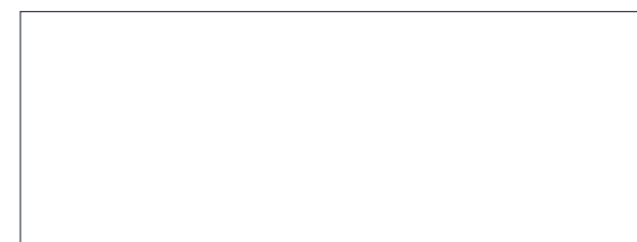


White Stock Brick

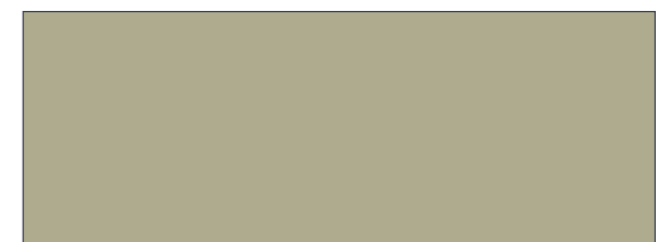
Secondary Materials



White Banding



White Window Frames



Olive Window Frames

4.5.6 Colour Palette Study

Material Application

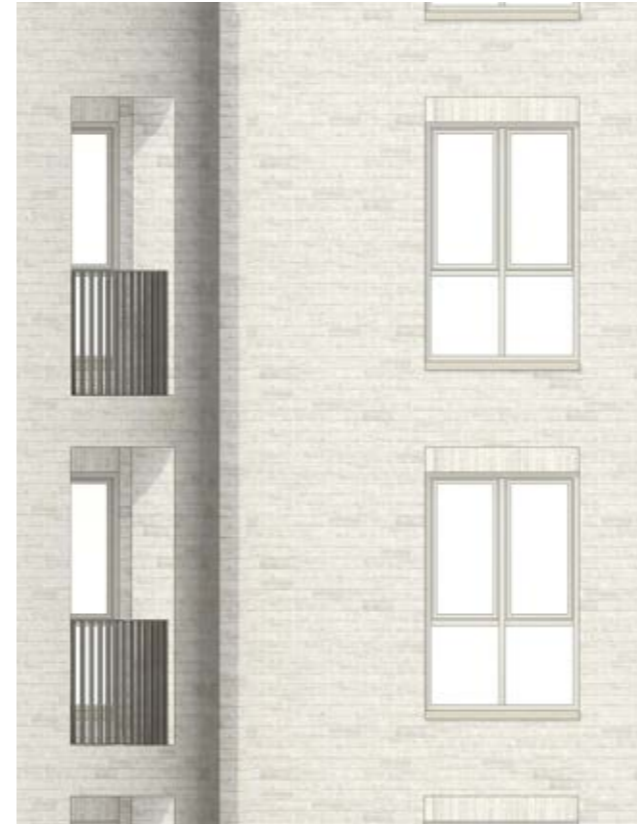
Light Multi Buff Stock Brick



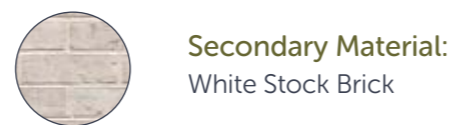
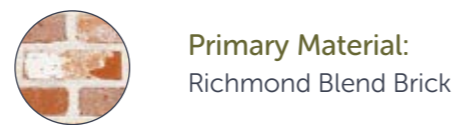
Richmond Blend Brick



White Stock Brick - Apartment Blocks



Houses



4.5.7 Material Application



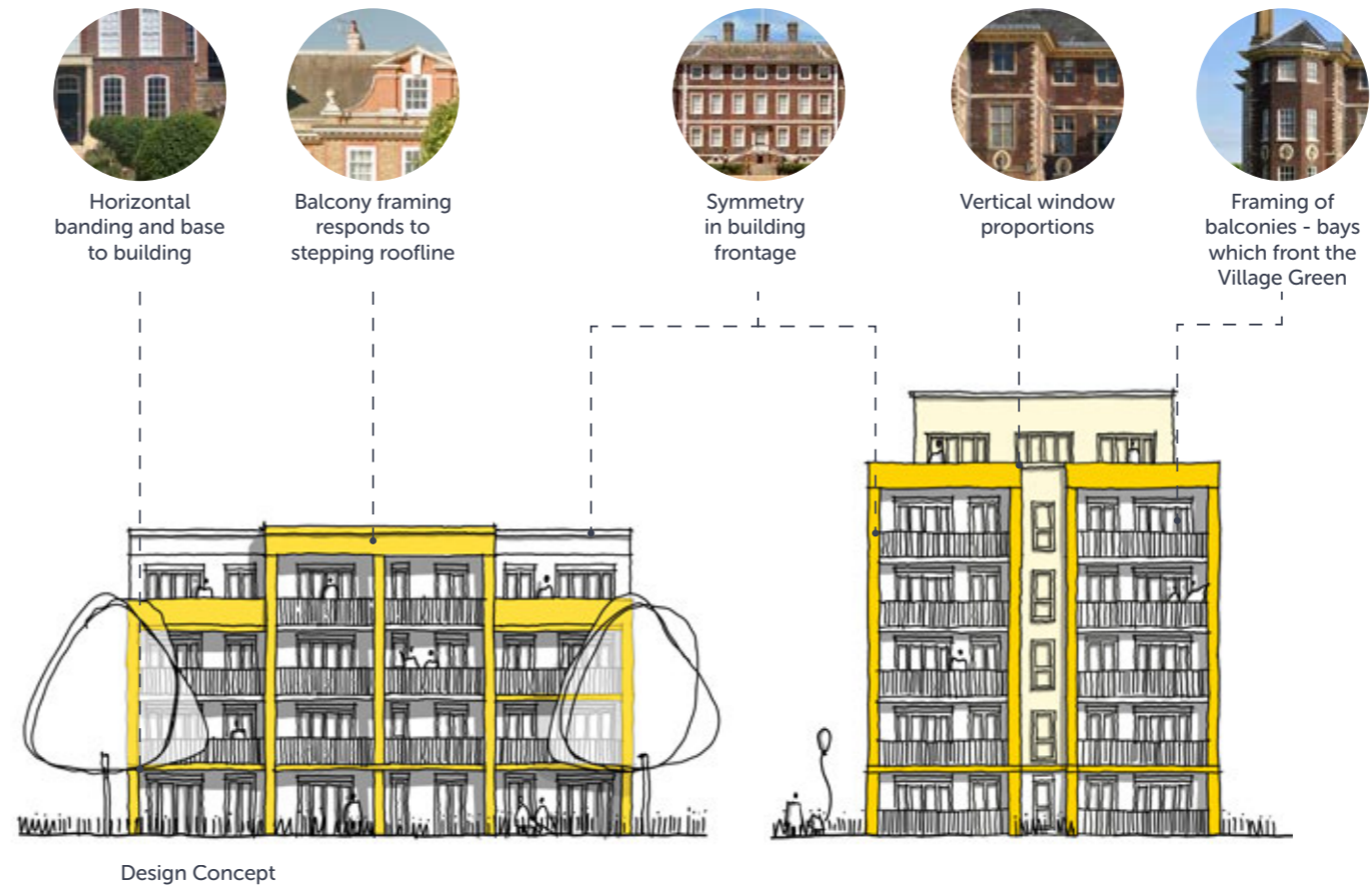
4.5.8 Building Characters

Concept Diagram

Blocks Fronting the Village Green

Key Features:

- > Vertical, tall window proportions.
- > Base of building enhanced through detailing and banding
- > Large bays and windows to emphasis grandeur and overlooking of Ham Common.
- > Detailing to the top of windows (solder courses).
- > Stone cills to windows.
- > Horizontal stone banding.



Material Palette



4.5.8 Building Characters

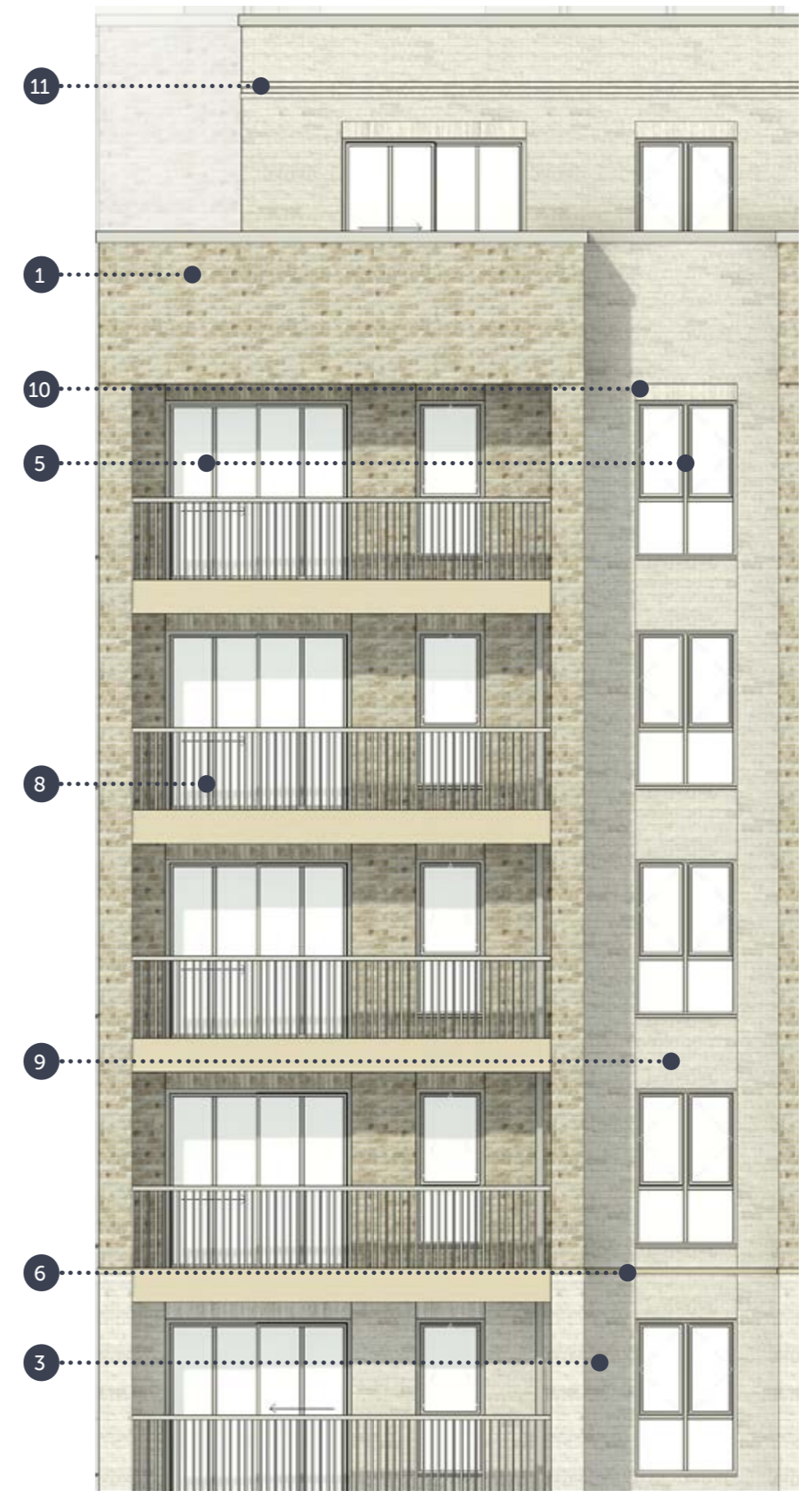
Bay Study

> Buildings fronting the Village Green have a range of materials applied to provide variation and interest to this important space.

> The primary brick consists of the light multi buff stock brick and the Richmond blend brick. The white stock brick is used as a feature material to highlight elements of the buildings such as the ground floor base and set back roofs. On Apartment Blocks M and V, the white brick is used to break up the façade in the centre on the framed balconies.

Material Specification

- 1 Facing Brick - Light Multi Buff Stock Brick
- 2 Facing Brick - Richmond Blend Brick
- 3 Facing Brick - White Stock Brick
- 4 Window - Colour: Olive Yellow Colour
- 5 Window - Colour: Signal White Colour
- 6 White Banding
- 7 Balcony - Colour: Olive Yellow Colour
- 8 Balcony - Colour: Signal White Colour
- 9 Brick Detail - Recessed Panel
- 10 Brick Detail - Soldier Course
- 11 Brick Detail - Extruded Stripe
- 12 Brick Detail - Recessed Stripe



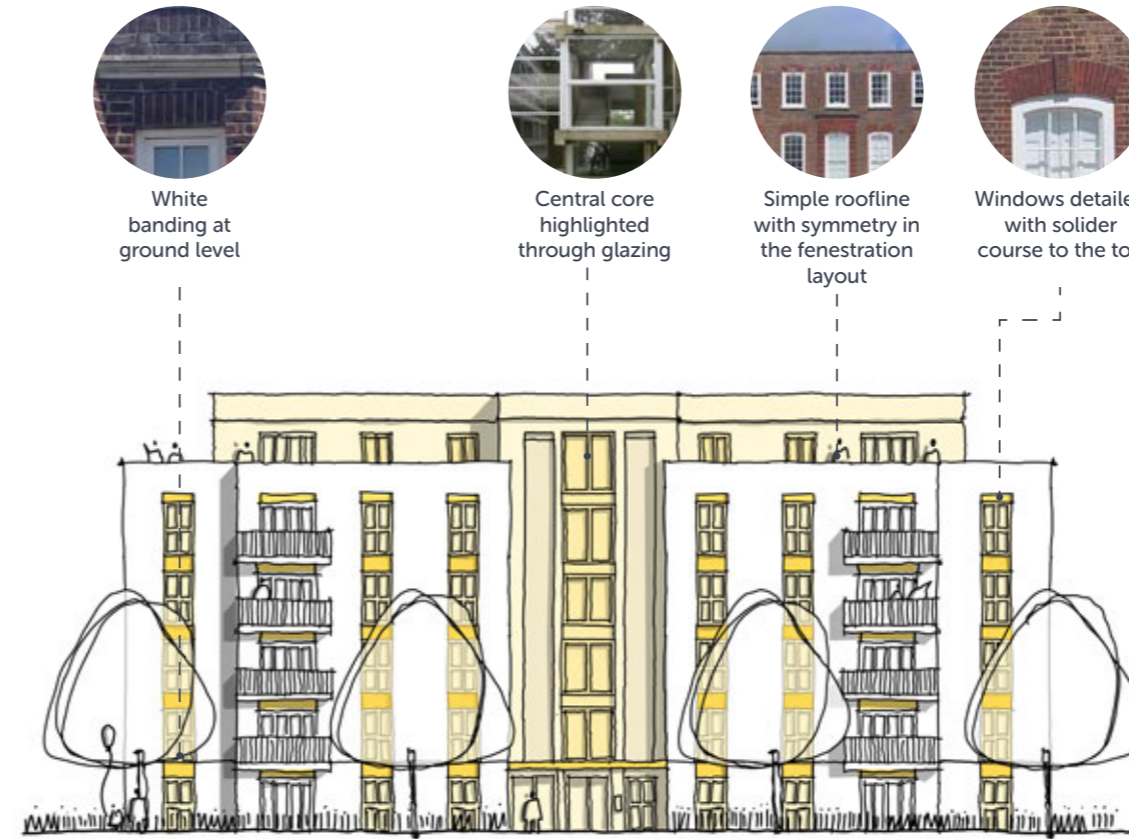
4.5.8 Building Characters

Concept Diagram

Blocks Fronting the Linear Park

Key Features:

- > Ordered fenestration layout.
- > Vertical window proportions.
- > Brick detailing used to highlight windows and rooflines.
- > Horizontal banding at multiple levels of the building.
- > Symmetrical fenestration with central entrance and window detailing.
- > Stucco-fronted exterior.



Material Palette



4.5.8 Building Characters

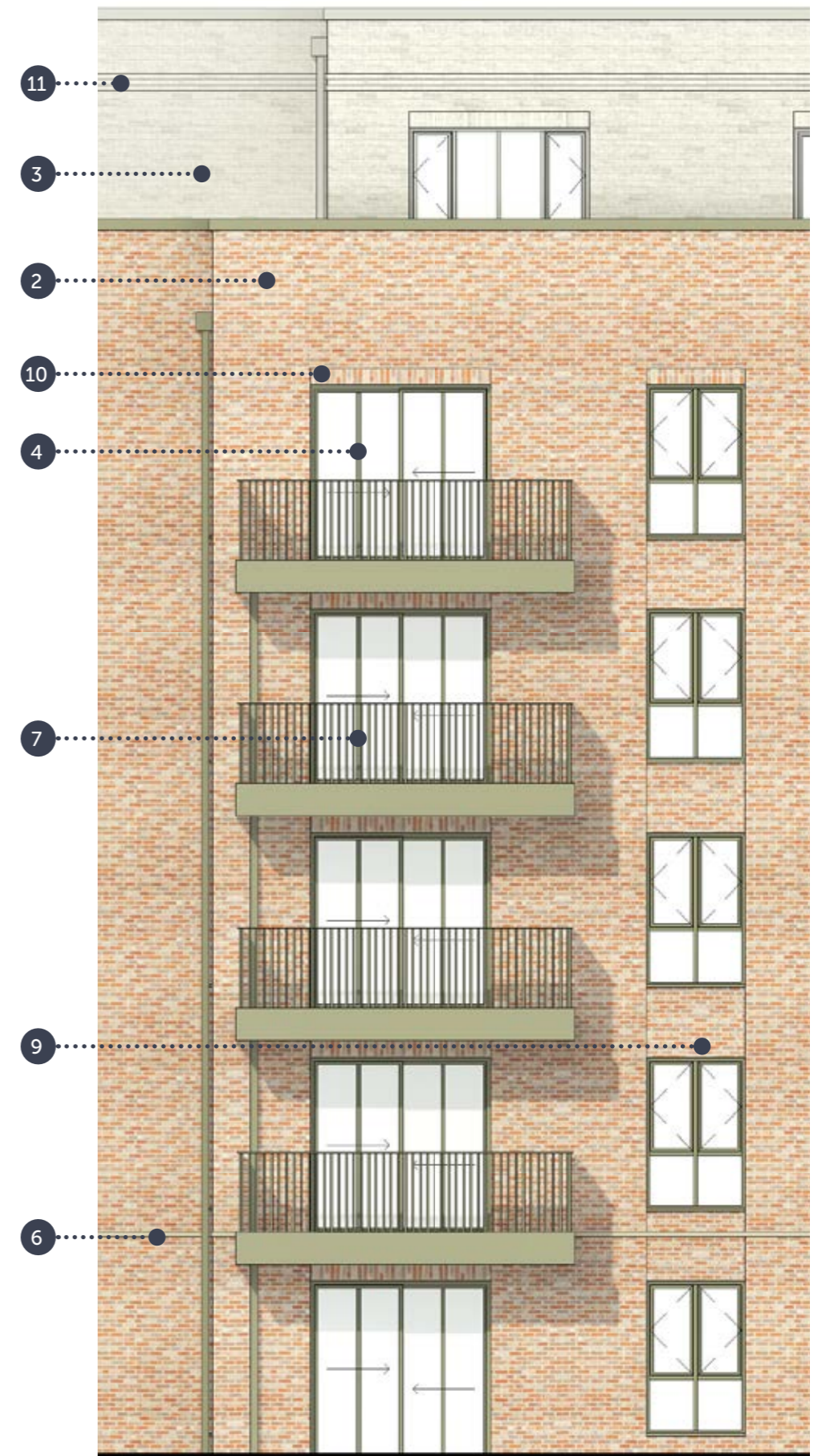
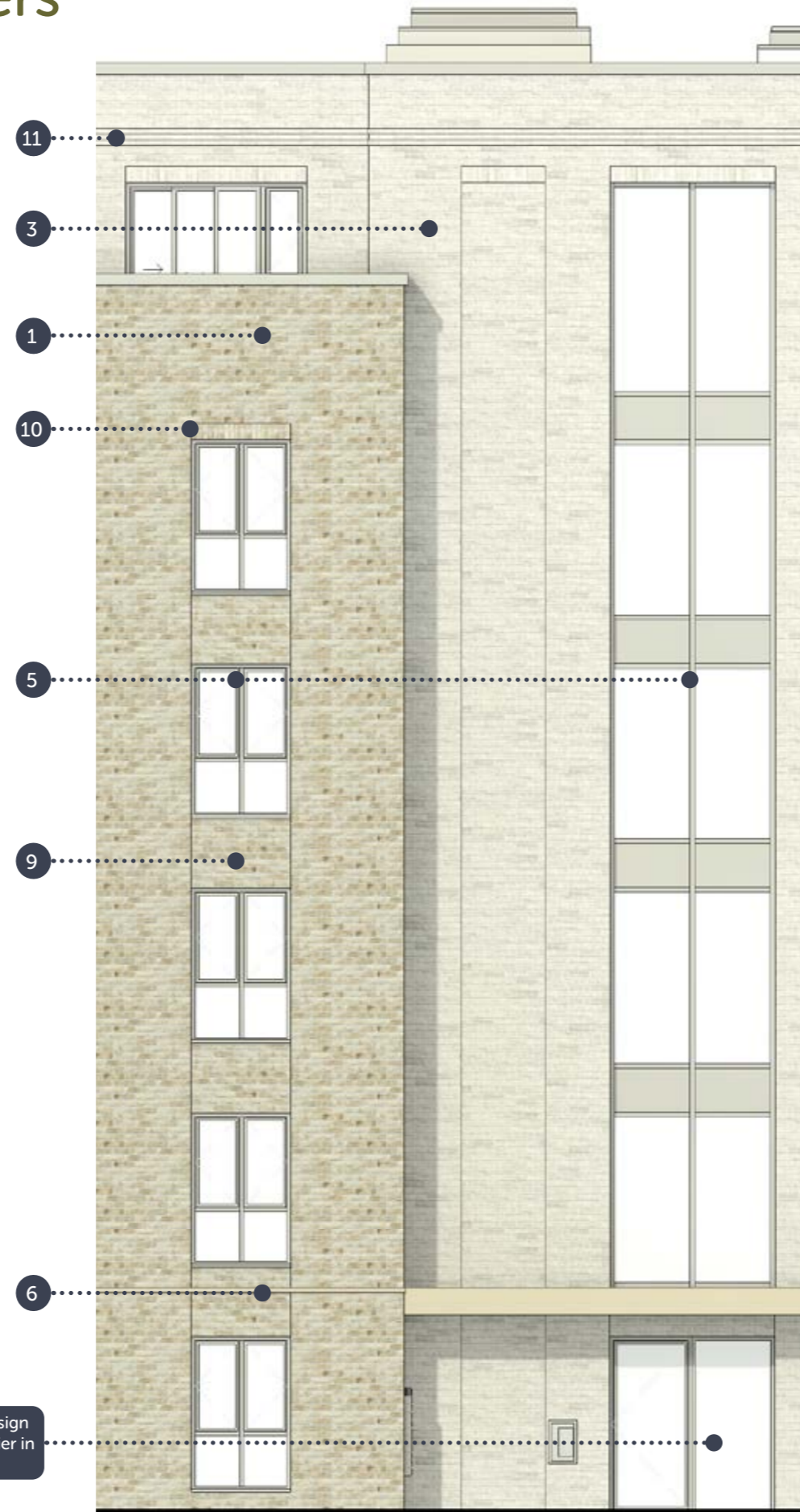
Bay Study

- > To provide variation across all apartment blocks lining the Linear Park, a range of materials and building styles are proposed.
- > Apartment Blocks E and I are neighbours. They follow the same building typology but with different material application. This is outlined in the adjacent bay studies.

Material Specification

- 1 Facing Brick - Light Multi Buff Stock Brick
- 2 Facing Brick - Richmond Blend Brick
- 3 Facing Brick - White Stock Brick
- 4 Window - Colour: Olive Yellow Colour
- 5 Window - Colour: Signal White Colour
- 6 White Banding
- 7 Balcony - Colour: Olive Yellow Colour
- 8 Balcony - Colour: Signal White Colour
- 9 Brick Detail - Recessed Panel
- 10 Brick Detail - Soldier Course
- 11 Brick Detail - Extruded Stripe
- 12 Brick Detail - Recessed Stripe

Entrance design outlined earlier in chapter



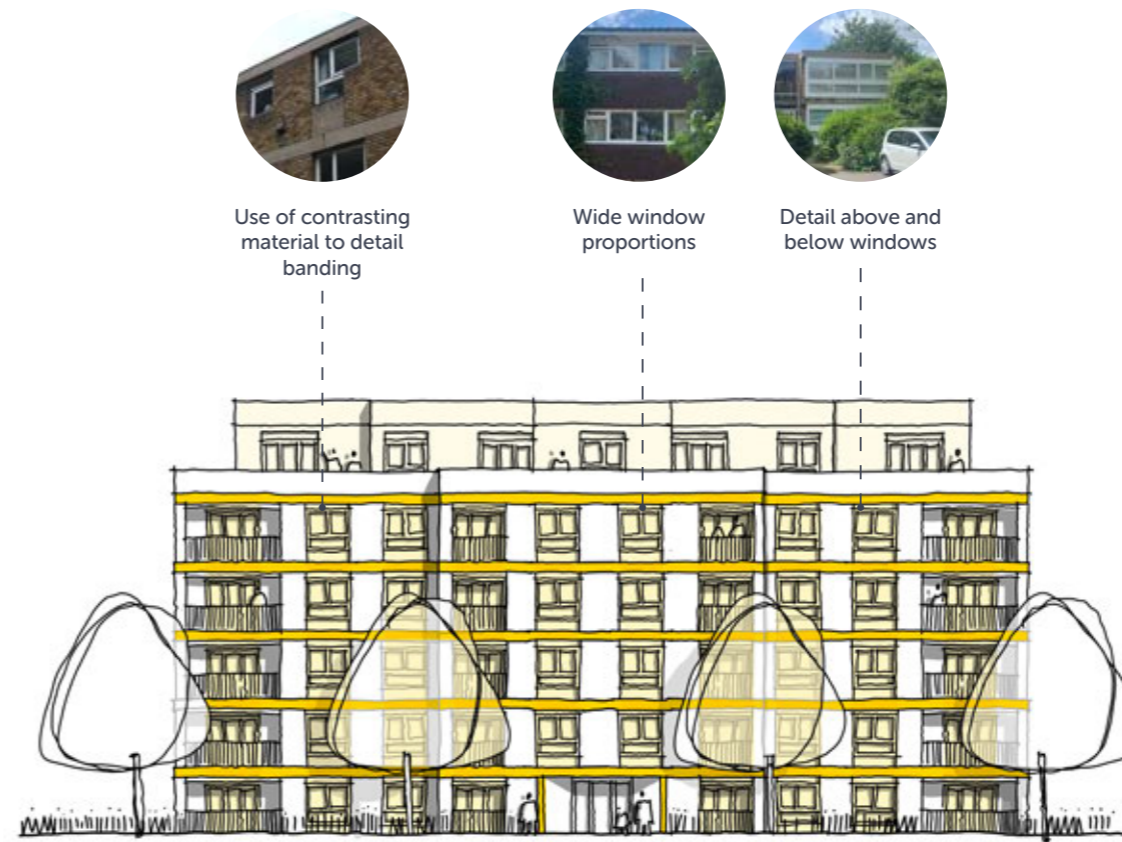
4.5.8 Building Characters

Concept Diagram

Blocks Fronting the Linear Park

Key Features:

- > Horizontal banding.
- > Varied window proportions with wider emphasis.
- > Stepping rooflines.



Material Palette



4.5.8 Building Characters

Bay Study

- > Apartment Blocks C and S are sister blocks and frame feature block R. The typology of these buildings follows modernist character as seen within Ham.
- > The material application across these blocks is Richmond Blend Brick and thick white banding. White stock brick is applied to the set-back roof for a lighter appearance.

Material Specification

- 1 Facing Brick - Light Multi Buff Stock Brick
- 2 Facing Brick - Richmond Blend Brick
- 3 Facing Brick - White Stock Brick
- 4 Window - Colour: Olive Yellow Colour
- 5 Window - Colour: Signal White Colour
- 6 White Banding
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Entrance design outlined earlier in chapter



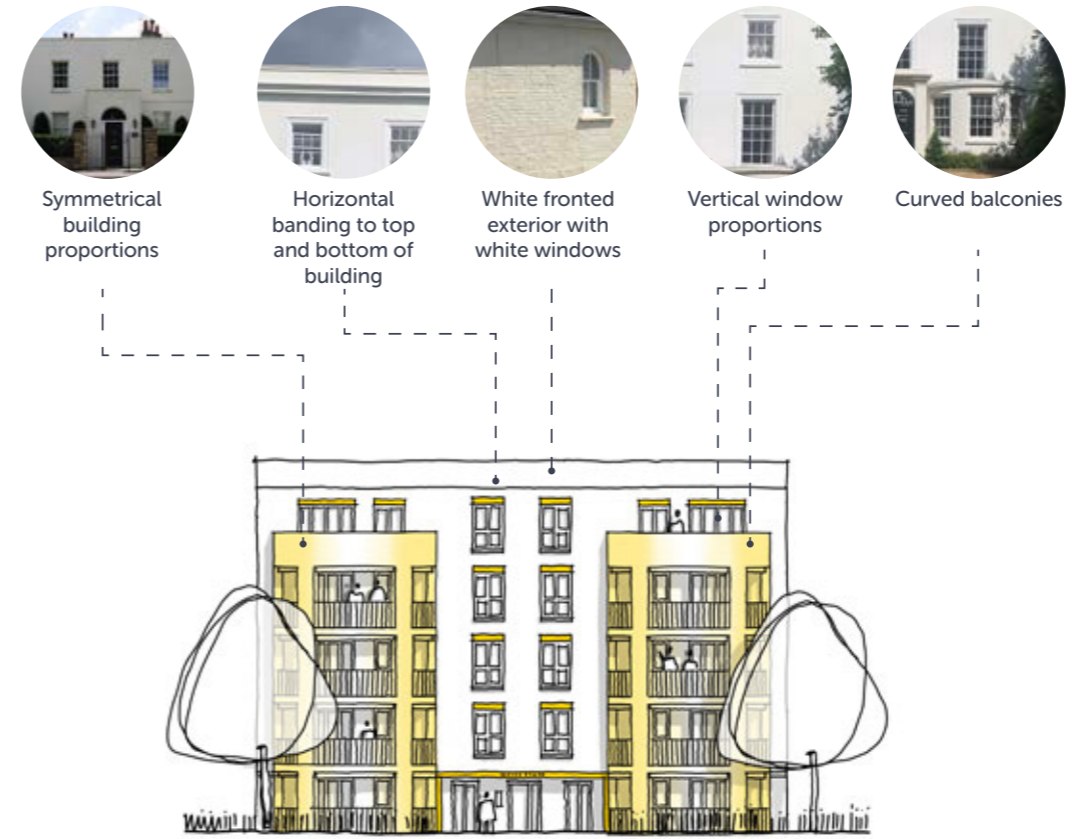
4.5.8 Building Characters

Concept Diagram

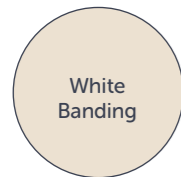
Blocks Fronting the Linear Park

Key Features:

- > Ordered fenestration layout.
- > Vertical window proportions.
- > Brick detailing used to highlight windows and rooflines.
- > Horizontal banding at multiple levels of the building.
- > Symmetrical fenestration with central entrance and window detailing.
- > Stucco-fronted exterior.



Material Palette



4.5.8 Building Characters

Bay Study

> Apartment Block R, is a unique feature block within the masterplan. This is nestled within the centre of the Linear Park and is a striking piece of architecture. Large round feature bays enhance the front elevation of the block and create visual interest along the Linear Park.

> Material is applied with a volumetric concept, all in white stock brick. Brick detailing and white banding is used to enhance the elevation.

Material Specification

- 1 Facing Brick - Light Multi Buff Stock Brick
- 2 Facing Brick - Richmond Blend Brick
- 3 Facing Brick - White Stock Brick
- 4 Window - Colour: Olive Yellow Colour
- 5 Window - Colour: Signal White Colour
- 6 White Banding
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- 9 Brick Detail - Recessed Panel
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4.5.8 Building Characters

Concept Diagram

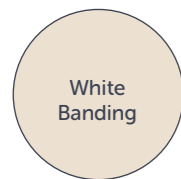
Small Apartment Blocks

Key Features:

- > Ordered fenestration layout.
- > Vertical window proportions.
- > Brick detailing used to highlight windows.
- > Horizontal banding at multiple levels of the building.
- > Symmetrical fenestration with central entrance and window detailing.



Material Palette



4.5.8 Building Characters

Bay Study

- > There are a series of smaller apartment blocks across the site. The adjacent bay study illustrates the appearance of these.
- > White banding, recess panels and soldier course detailing enhance the elevations, whilst following a traditional and grand style as seen across Ham.

Material Specification

- 1 Facing Brick - Light Multi Buff Stock Brick
- 2 Facing Brick - Richmond Blend Brick
- 3 Facing Brick - White Stock Brick
- 4 Window - Colour: Olive Yellow Colour
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4.5.9 Bay Elevation Model Photographs

Block C and S



4.5.9 Bay Elevation Model Photographs

Blocks M and V

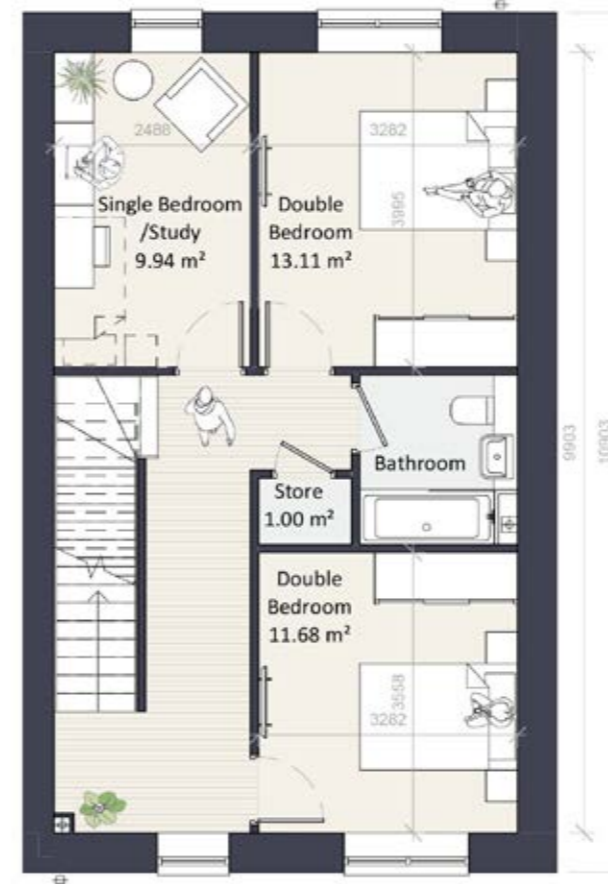


4.5.10 House Types

Woodville Road - House Type Plans



Ground Floor



First Floor



Second Floor



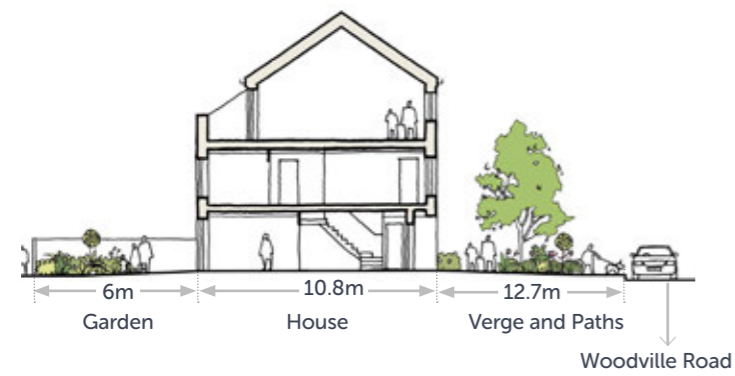
Location Plan

4.5.10 House Types

Woodville Road - House Type Elevations



Local Precedents



Section



Indicative Street View

- Vaulted ceiling
- Light Richmond Blend Brick
- White banding
- Recessed entrance
- Recessed Panel
- White brick at base with recessed brick stripe detailing



Location Plan



Front Elevation

4.5.10 House Types

Ashburnham Road - House Type Plans



Ground Floor



First Floor



Second Floor



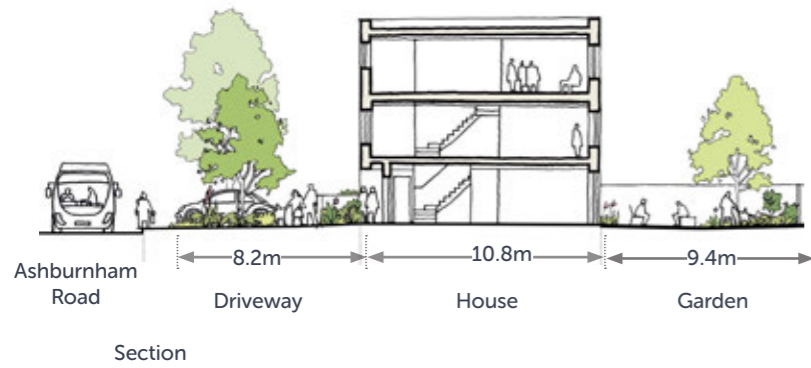
Location Plan

4.5.10 House Types

Ashburnham Road - House Type Elevations



Local Precedents



Indicative Street View



Location Plan

4.5.10 House Types

Central Mews - House Type Plans



Ground Floor



First Floor



Second Floor



Third Floor



Location Plan

4.5.10 House Types

Central Mews - House Type Elevations



Local Precedents



Section



Location Plan



Indicative Street View



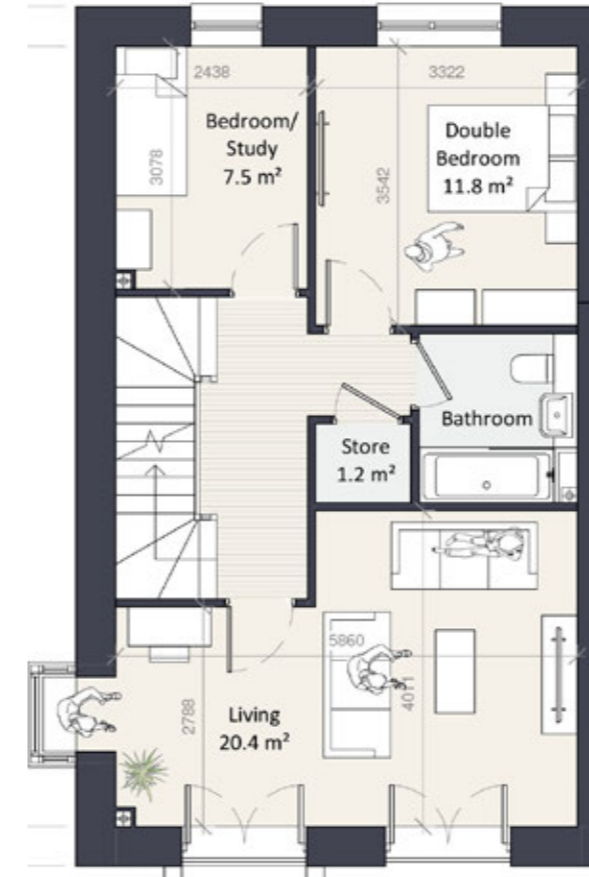
Front Elevation

4.5.10 House Types

Central Streets - House Type Plans



Ground Floor



First Floor



Second Floor



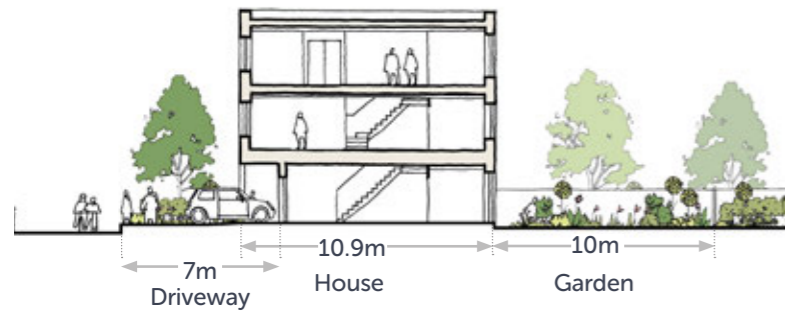
Location Plan

4.5.10 House Types

Central Streets - House Type Elevations



Local Precedents



Section



Location Plan



Indicative Street View

- Metal Framed Juliet Window
- White banding
- Juliets to first floor living rooms
- Solider course
- Inset parking
- Buff Multi Brick
- White brick in recess



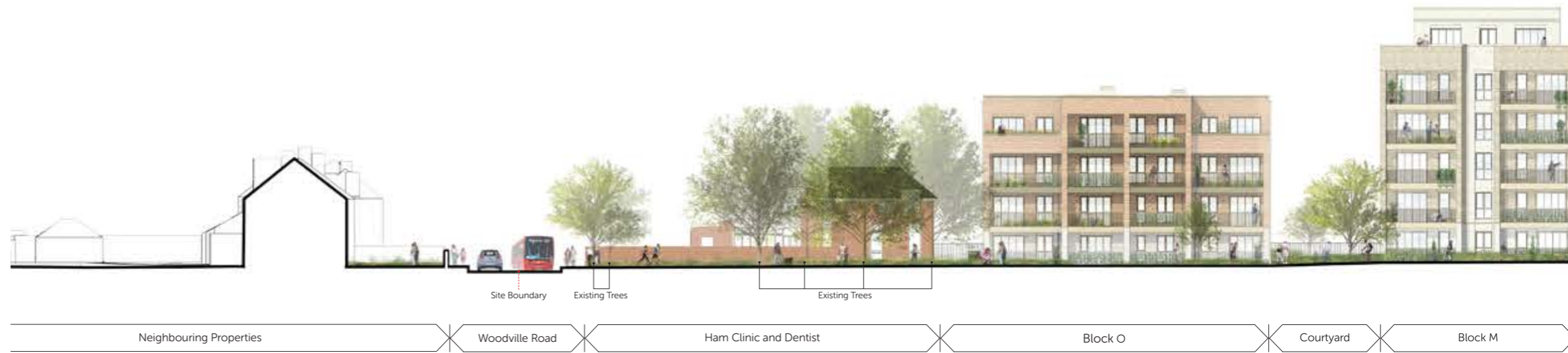
Front Elevation

4.5.11 Proposed Street Elevations



Elevation 14

Ham Village Green



Elevation 1

Woodville Road



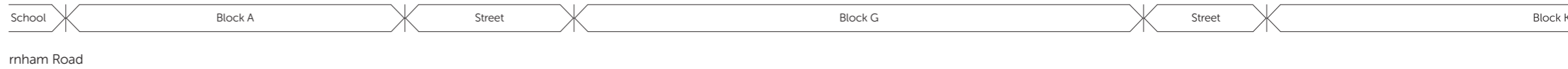


4.5.11 Proposed Street Elevations



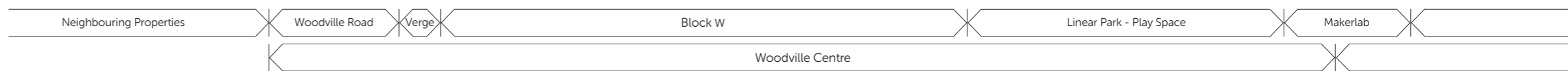
Elevation 4

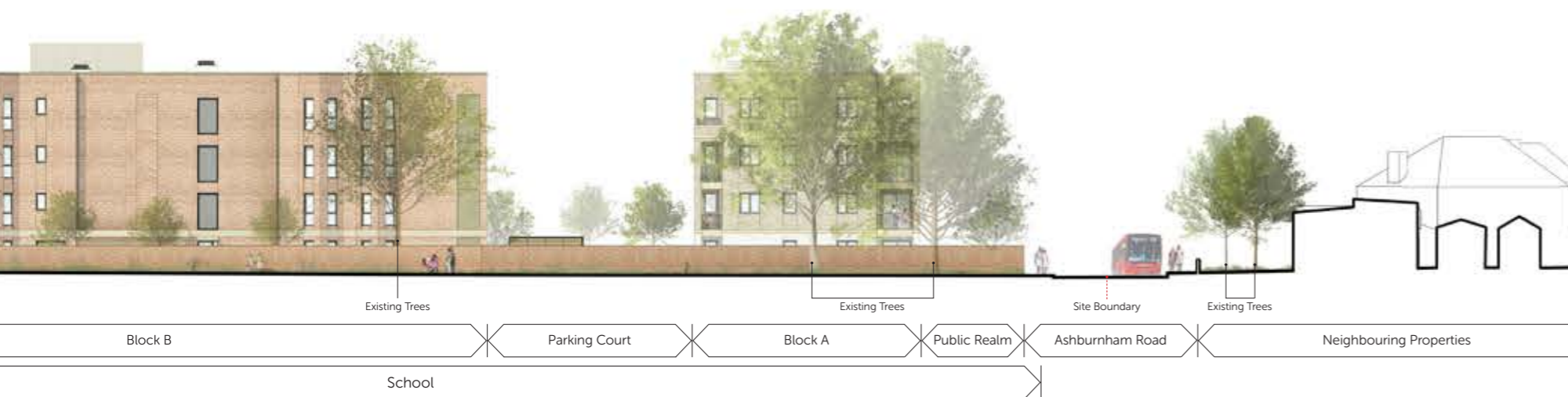
Ashburnham Road



Elevation 5

St Richard's CE Primary School





4.5.11 Proposed Street Elevations



Elevation 2

Linear Park



Elevation 3

Linear Park, including the Community Centre and MarkersLab





4.5.11 Proposed Street Elevations



Elevation 6

Internal Street, crossing Linear Park towards MakerLabs



Elevation 7

Internal Street, looking down Linear Park





4.5.11 Proposed Street Elevations



Elevation 8
Internal Street



Elevation 9
Internal Street



4.5.11 Proposed Street Elevations



Elevation 10

Internal Street



Elevation 11

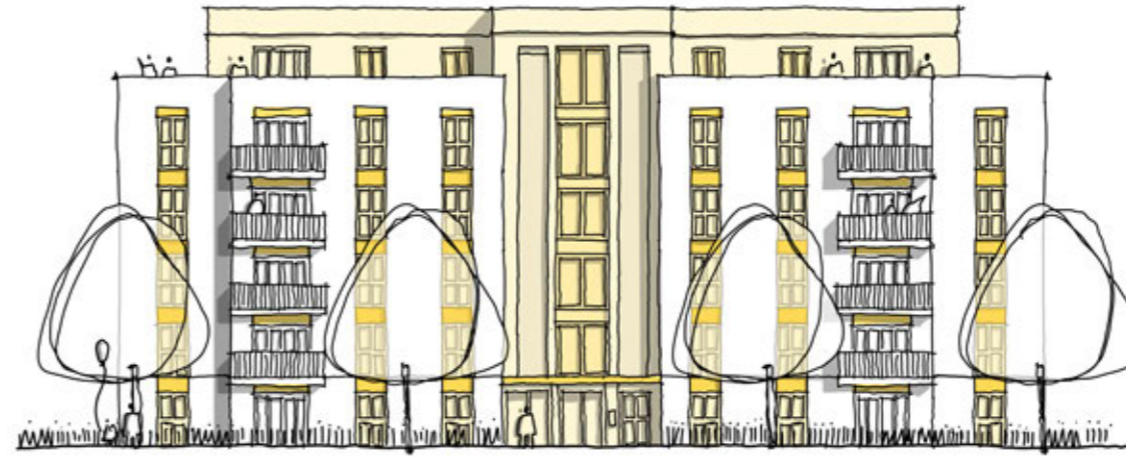
Internal Street







4.5.12 Linear Park - South-West View



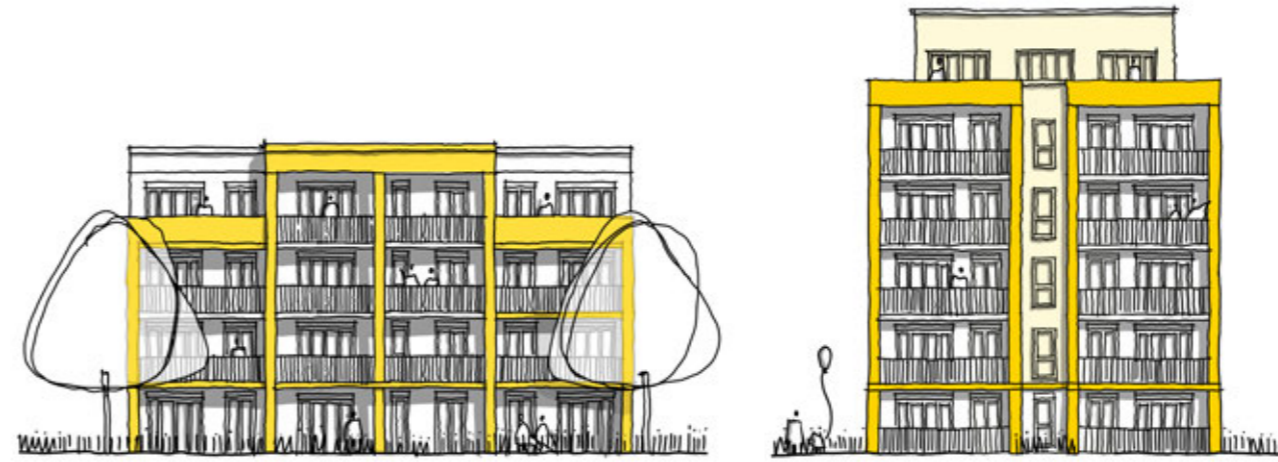
Building Design Concept - Apartment Blocks E&I

This view shows the composition of the Linear Park and the relationship of the pavilion apartment blocks which line the space. The view is looking south-west at the termination of the Linear Park with the Richmond MakerLab and existing mature trees. Apartment Blocks E&I frame the route into the central mews street. Activity can be seen in the children's play area placed within a lush landscaped area. The large round feature balconies of Block R can be seen in the foreground.





4.5.13 Village Green View



Building Design Concept - Apartment Blocks O, M, V & U

This view shows the feature apartment blocks fronting the Village Green. The design characteristics of these blocks such as the large windows and feature bay balconies create a grand frontage to this important space. The entrance into the Linear Park is highlighted with the large existing poplar trees. The integration of both spaces can be seen through the landscape flowing into the proposed masterplan.







4.5.14 Central Mews



Building Design Concept - Central Mews Houses

This view looks down the Central Mews. This mews is lined with 4 storey houses providing a transition between apartment blocks lining the Linear Park and houses fronting Ashburnham Road. The Central Mews character has been designed as pedestrian friendly streets with limited parking. The street is tree lined with generous landscaping providing a defensive buffer to houses. The retained existing tree can be seen at the end of the vista, framed by the two apartment blocks on the Linear Park.





4.5.15 Ashburnham Road



Building Design Concept - Ashburnham Road House Types

This view focuses on the houses which front Ashburnham Road. The houses located here sit at 3 storeys with a flat roof to respect the surrounding buildings in the immediate area. Driveway parking is interspersed with heavy planting and trees, including existing trees. In front of Apartment Block A in the distance, a large green verge is proposed to maintain the current characteristic of the area.







4.5.16 Linear Park - North-East View



Building Design Concept - Apartment Block R

This view shows an overview of the Linear Park. Park users will be able to access a range of activities which both compliment and add to existing facilities located on Ham Village Green. The view shows a mixture of the features including play space, explorer paths, seating areas, formal lawns and natural pockets of planting. Residential space can be seen fronting the Linear Park creating an active frontage through the use of private amenity and overlooking windows from habitable rooms. The architectural treatment of Apartment Block R is illustrated, showing the hidden surprise within the masterplan.

