



Landscape Design

5.1 Site Landscape Context



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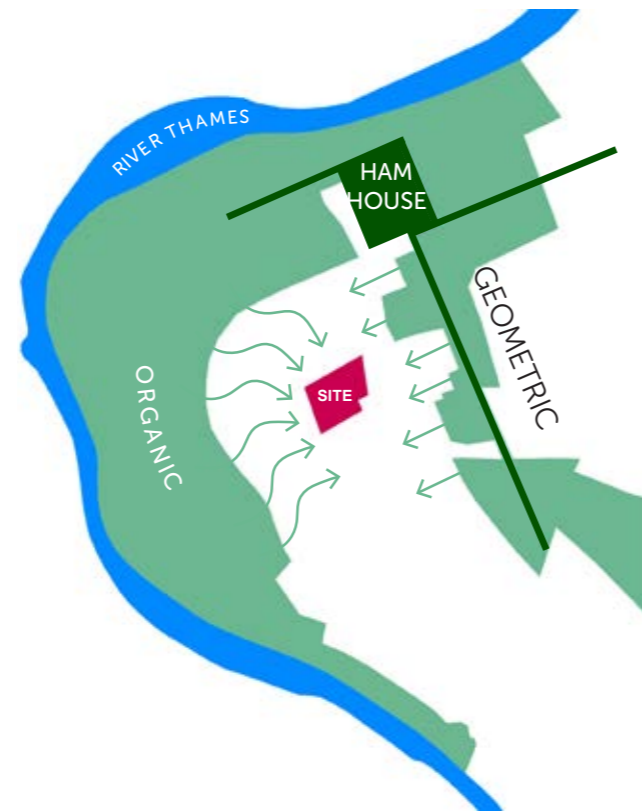
5.1.1 Landscape Setting and Character

Landscape context

The landscape of Ham is deeply tied to its river setting, both through its extensive green spaces but also across urban areas.

The urban areas promote a strong green framework and hint at the river through the extensive use of wetland trees such as Poplar and Willow species.

A quality of Ham is the way the natural organic landscape is blended with formal interventions and urban development. This is evident in the way the geometric designed landscapes of Ham House and those in the Wates Estate, contrast but successfully integrate with the natural organic landscapes edging the river.



Naturalistic organic landscape



Artwork on Ham Village Green



Lombardy Poplars on Ham Village Green



Birch and long grass seen across the green



Entrance to Ham Lands



Landscape character of the nearby Wates Estate

Formal geometric interventions



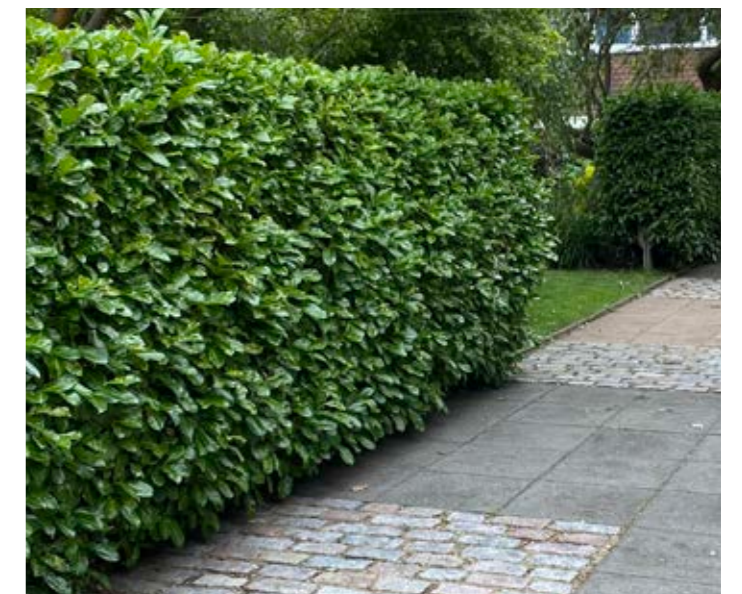
Ham Avenues leading to Ham House



Clipped topiary and hedging around Ham House



Aerial view of Ham House



Hedging and paving detail with the Wates Estate

5.1.2 Wates Estate Landscape Character

Landscape context

The Wates estate is set within a mature and varied landscape forming intimate social spaces and larger communal gardens.



Typical Street Interface



Public walkway to communal garden



Communal garden accessed from street



Communal garden accessed from street



Wates Estate in context with Ham Close

5.1.3 Historic Streets

Landscape context

Wiggins Lane wraps around the North East corner of Ham Village Green, continuing North with a Mews style character helping to reinforce the Village aesthetic.



Wiggins Lane - North of Ham Close



Wiggins Lane - North of Ham Close



Surrounding historic streets in context with Ham Close

5.1.4 Wider Landscape

Landscape context

The site surrounded by a variety of publicly accessible landscape spaces. They contrast from the natural spaces of Ham Lands to the manicured avenues and gardens around Ham House.



Ham Lands Open Space



Ham Village Green



Formal tree avenues - Ham Common



Water body - Ham Common



Key landscape spaces in context with Ham Close

5.1.5 Landscape Setting and Character

Landscape context

Special features across Ham Close and the surrounding area including murals, mosaic tile inlays and natural stone detailing round tree pits. These combine to create a sense of identity with many interventions created by local residents.

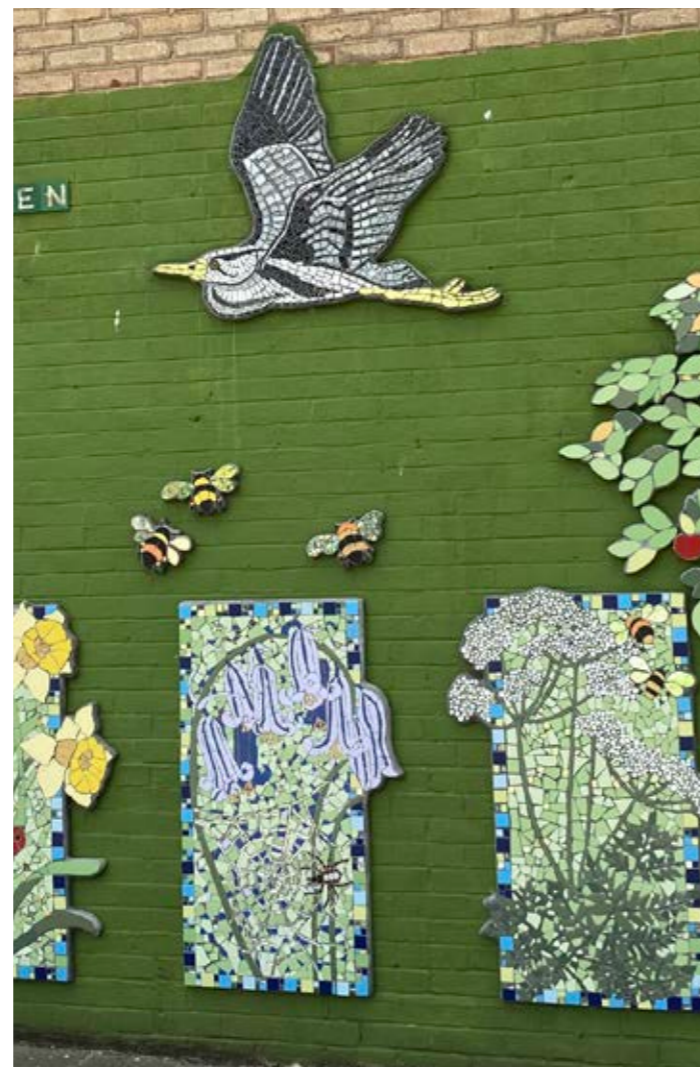
Other unifying features include generous verges and raised planters protecting corners along desire lines. All of these features can be used to add depth to the landscape proposals and helps maintain the unique identity of Ham Close.



Semi-private communal gardens



Public art - Ham Village Green and Youth Centre



Local materials - Concrete pavers with granite detailing, pebbles on end, exposed aggregate concrete



Raised planters to reinforce corners



Generous verges and mature trees

5.2 Site Analysis



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5.2.1 Site Description

Site Analysis

The site landscape character is one of areas of open lawn running amongst the individual flat blocks and is supported by scattered trees, of various species.

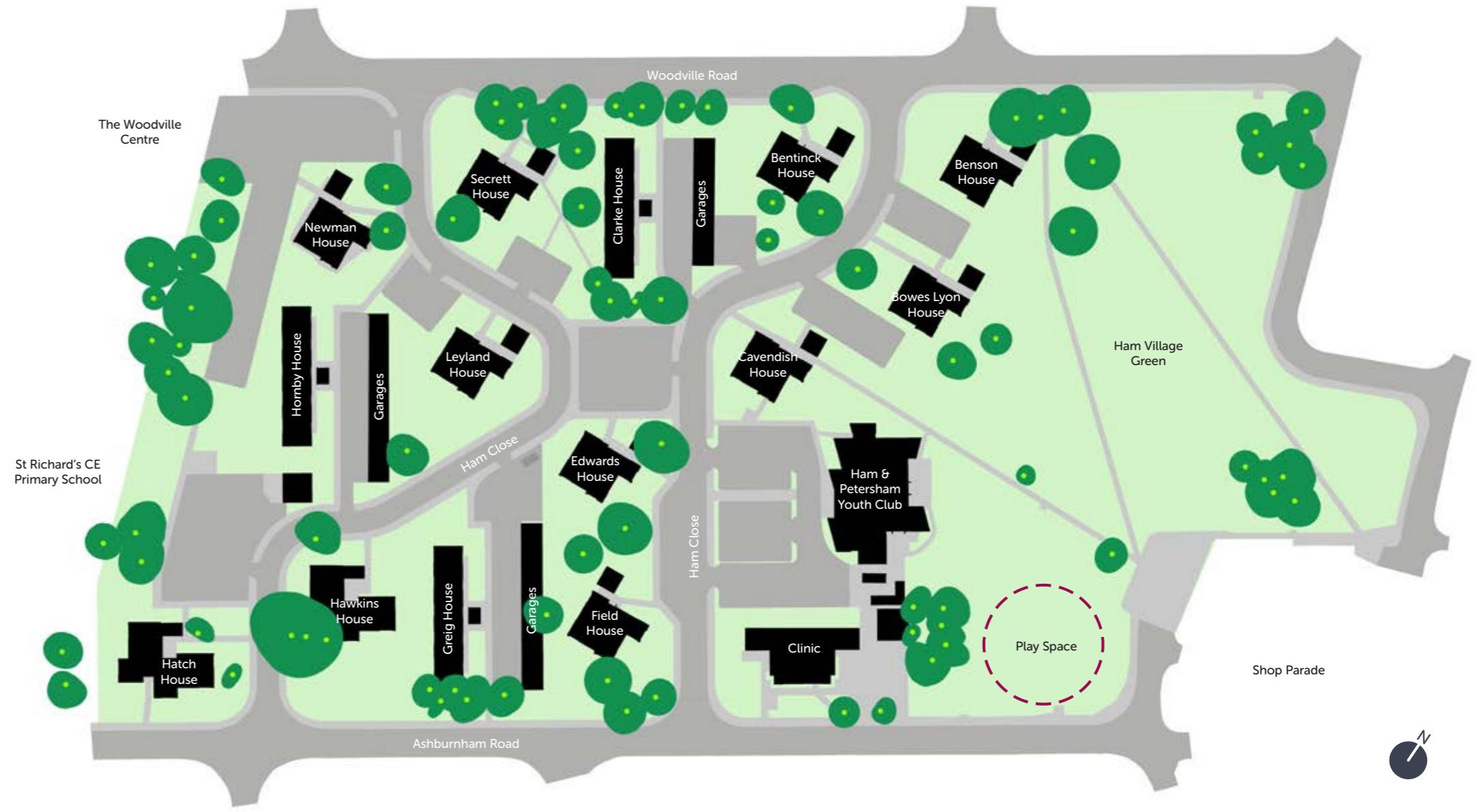
Spaces lack definition and purpose, with free access between the individual buildings and areas of hard standing. Small bands of herbaceous planting offer some defensive planting but access can generally be gained right up to properties on the ground floor. In many cases the species planted offer little or no ecological benefit, providing only a limited defensive boundary function. None of the existing homes have access to formal/defined private outdoor space.

The residential site blends into the adjacent Village Green, both areas are largely flat with no significant change in level in any direction.

Boundaries

The site is open along the northern, eastern and southern boundaries with free access between the spaces surrounding the buildings. Ham Village Green sites to the East of the existing Ham Close estate and provides a buffer from the small shopping parade and Ham Street.

The current western boundary is defined by a red brick wall to a height of approximately 1.6m high against St Richard's Church of England Primary School and the Woodville Centre, with mature trees straddling the boundary.



View towards Grieg House from Ashburnham Road



Typical ground floor arrangement between the existing blocks



Paved access along internal routes

5.2.2 Site Photos

Site Analysis



View North towards Bowes Lyon House and Benson House



Existing Lombardy Poplars on the site boundary



View towards Youth Centre across adjacent car park



View to the rear of Grieg House from Ashburnham Road



View between Secrett House and Leyland House along Ham Close (West)



Image Location Plan

5.2.3 Existing Tree Classifications

Site Analysis

A visit was made to the site on 20th September 2021 to survey trees, hedges and vegetation following guidance in BS5837. The survey information is represented diagrammatically on the adjacent figure.

The full survey with categorisation and tree references can be found in the report titled Ham Close estate– BS5837 Tree Survey and Arboricultural Impact Assessment and authored by Greengage. The survey information is summarised on this page and represented diagrammatically on the adjacent figure.

The survey demonstrates there are a total of 87 trees identified within or directly adjacent to the proposed development area. These are 4 No. category A, 50 No. category B, 26 No. category C and 7 No. category U trees.

Four category 'A' trees are present on the site and highlighted right are:

- 2 x Lombardy Poplar
- 1 x Pine
- 1 x Silver Maple

Key

- Category 'A' tree
- Category 'B' tree
- Category 'C' tree
- Category 'U' tree



T85 Silver Maple



T10 Pine



T61 & 62 Lombardy Poplar

5.2.4 Existing Public Amenity Space

Site Analysis

Ham Village has access to a number of sizable areas of public open space providing opportunities for both formal and informal recreation.

Ham Lands is a 72 hectare local nature reserve, and site of Metropolitan importance for Nature Conservation with a range of habitats from woodlands through to Wetlands. It provides access for horse riding, cycling and walking with a lake at its centre used by the Thames Young Mariners.

North of the site is a collection of formal recreation facilities including sports pitches, play facility and the Walnut tree allotments all within 800m of the site. Ham close benefits from its boundary with Ham Village Green, an area of publicly accessible open space.



Play area on Ham Village Green



Outdoor Gym on Ham Village Green



- Key**
- Publicly Accessible Space
 - Formal Recreation Space
 - Existing Allotment
 - Distance from Site

King Georges Playing Fields
 3no Football Pitches, 2no Cricket Pitches & 4 no Tennis Courts

Ham Playing Fields
 1no Football pitch, 2no mini pitches, 1no artificial pitch, baseball pitch

Ham Lands
 72ha nature reserve and site of Metropolitan Importance for nature conservation.

Ham Common
 48.6Ha comprising grassland and woodland. Second largest are of common land in Richmond.

Ham Avenues
 One of the key lime avenues relating to Ham House Gardens, connects through to Ham Common.

The Copsse
 25Ha conservation area comprising acidic grassland and woodland containing a large amount of ancient trees. Footpaths and bridleways cross the area.

5.2.5 Existing Play Provision

Site Analysis

There is existing play provision for all age groups within the vicinity of Ham Close. The walking catchment areas for each are marked on the plan opposite, with several suitably accessible for residents of Ham Close.

Sandy Lane Playground is a small grass area and children's playground in the middle of Ham Avenues, the equipment is suitable for children between 0-5 yrs.

Ham Village Green is a well utilised green space, play equipment there is suitable for children under the age of 12. Formal play equipment is supported by natural play features such as balancing logs, rocks and landform. The Green includes an outdoor gym on its eastern boundary.

Riverside Drive is an open space with a grass area for ball games and a good size playground with equipment for all ages.

King George's field is a large open space that provides sports facilities for the surrounding communities, including football pitches, cricket pitches and tennis courts.

Key

- Children under 5 play provision
- Children 5-11 play provision
- Young people 12+

1. Ham Village Green playground
2. Ham Village Green outdoor gym
3. Sandy Lane Playground
4. Riverside Drive Playground
5. King George's Field



1. Ham Village Green playground



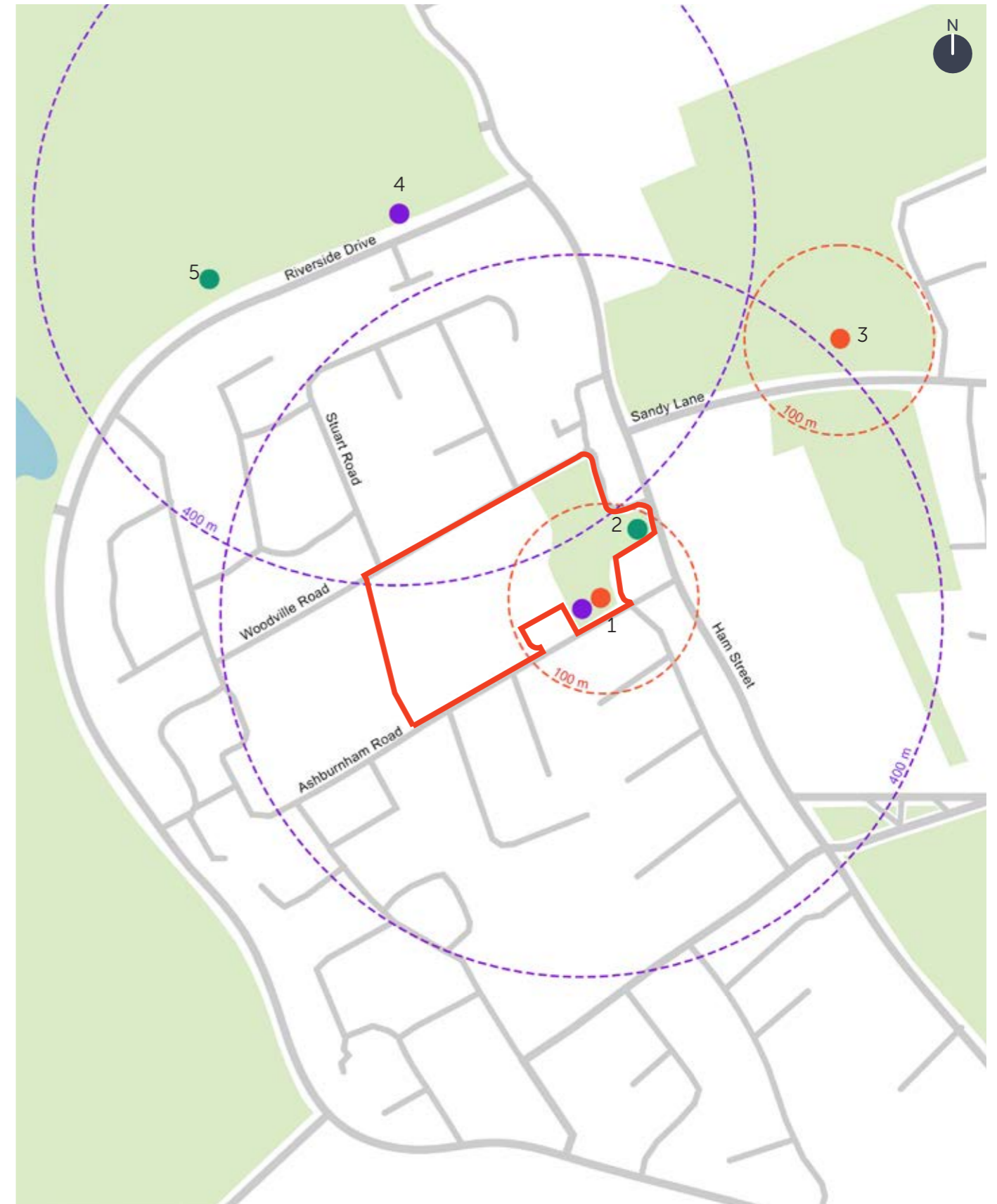
3. Sandy Lane Playground



2. Ham Village Green outdoors gym



4. Riverside Drive Playground



Existing play provision within acceptable travel distances from Ham Close

5.2.6 Ham Village Green

Site Analysis

Ham Village Green forms an important area of public open space to the east of Ham Close.

The green space is designated as both public open space and a stand alone area of OOLTI, reinforcing its importance as a piece of functioning open space for the immediate area.



Historic map showing Manor Farm occupying the area of the current Village Green.

Key

- OOLTI Extent
- LB of Richmond upon Thames Local Plan
- Amenity Grassland
- Areas of grassland receiving less intensive maintenance
- Existing trees - recently planted
- Existing Trees
- Play Area
- Fitness Area
- Low Mounding
- Footpaths



Existing Village Green Condition



Mosaic Art work



Mural footpath inlays



Mural on the Youth Centre



Long grass and existing play facilities



Existing outdoor fitness equipment







5.2.7 Existing Access

Site Analysis

The site is fully permeable and open on three boundaries, providing access between the flat blocks across open areas of lawn. Limited defensive planting allows direct access to much of the ground floor, with formal paved routes providing pedestrian-only access to bin stores and the car parking areas.

Two roads link from North to South providing vehicular access between Woodville Road and Ashburnham Road. The internal road network provides access to the car parking areas and three runs of single story garages.

Key

-  Primary Vehicular Route
-  Internal Vehicular Route (with formal pedestrian footpath)
-  Pedestrian Only Route
-  Principle Entrance into the site
-  Pedestrian & Cycle Only Entrance
-  Parking Courts



Existing pedestrian and vehicular access around Ham Close estate



View South along Ashburnham Road



Looking North along Ham Close



Garages and access close to Grieg House



View towards the site from Ham Village Green

5.2.8 Site Constraints

Site Analysis

The following are known key constraints which have informed the development of the landscape proposals:

Rising Main

The rising main running close to the Western boundary has a 3m easement and defines where tree planting can be accommodated, particularly the streets.

Village Green / OOLTI

The landscape proposals should respond to the interface with the Village Green, providing a buffer against the built form.

Western Boundary

The boundary against the school and the Children's Nursery in the Woodville Centre requires a sensitive treatment with careful consideration to the function of the spaces along its edge.

Existing Trees

There are a number of mature trees across the site with some groups of trees and others as stand alone specimens. The development will seek to retain existing trees using survey information to determine the quality.

Pedestrian Access

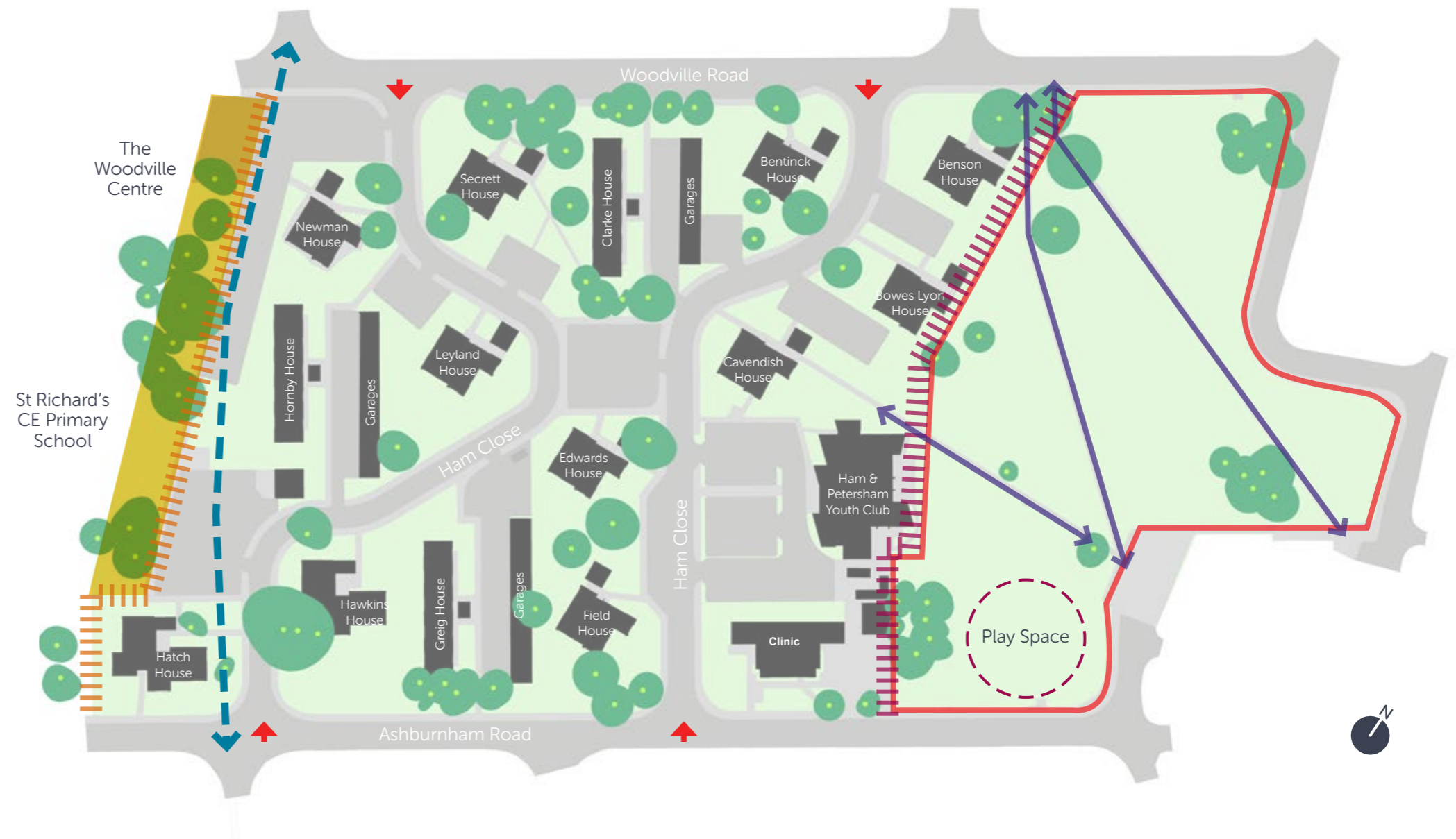
The pedestrian access routes across Ham Village Green define key desire lines into the site and establish the points of entry, influenced heavily by the current block configuration.

Vehicle Access

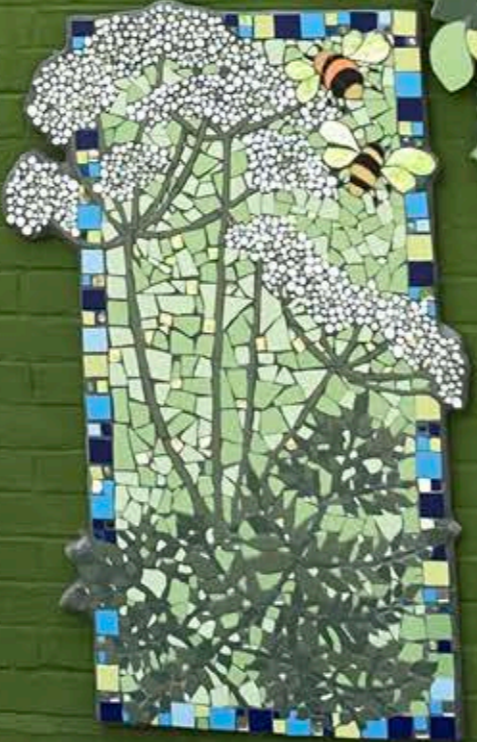
Existing vehicle junctions and potential re-configuration.

Western OOLTI

An area of OOLTI land lies to the West of the development and should be re provided within the development site.



HAM VILLAGE GREEN



5.3 Landscape Proposals



SQUIRREL

5.3.1 Design Principles

Landscape Proposals

The landscape design principles for Ham Close include the following:

Response to Context

Our landscape proposals blend the riparian naturalistic landscape of Ham lands Nature Reserve and Ham Village Green, with more formal interventions as seen at Ham House and in the surrounding urban estates.

Biodiversity and Habitat Creation

Richly planted public and communal landscapes promote biodiversity gain, urban greening, and living streets. Planting will reference the context, with uses of wildflowers, ornamental grasses, and trees such as Birch, Willow, Maple and Lime, all prevalent across Ham.

Play and Activity

Play opportunities thread through the landscape with concentrations of new equipped space.

Healthy Spaces and Active Travel

Active travel is embedded in the proposed street arrangement, minimising car movements to promote safe community focused public realm. Streets link to a wider network of car free footpaths, encouraging cycling, walking, and running.

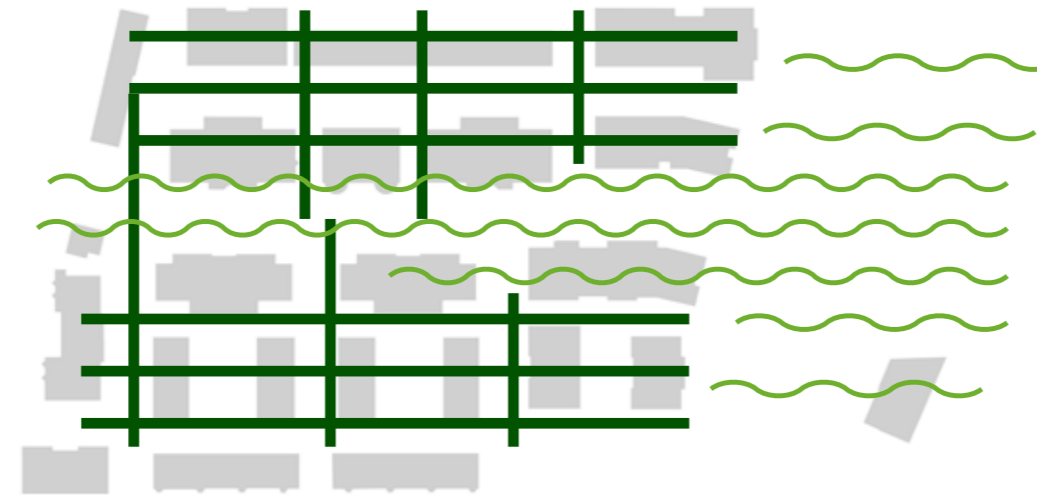
Community Space



Courtyards and green space promote sustainable communities, providing inclusive places for people to meet, and socialise.

Sustainable Principles

Provision of features for the sustainable conveyancing of surface water. Richly planted swales, biodiverse roofs, and native planting, will maximise surface water storage and biodiversity.

Creating a characterful place which is part of Ham



-  Naturalistic organic character associated with the wider context
-  Formal orthogonal character picking up Ham house traditional landscapes and the existing urban grain



Naturalistic context



Formal interventions - Ham House



Biodiverse Planting in Ham Village Green

5.3.2 Landscape Proposals - Illustrative Masterplan



WOODVILLE ROAD

The Woodville Centre

Maker Labs

St Richard's CE Primary School

HAM VILLAGE GREEN

Community Centre

Existing play space

ASHBURNHAM ROAD

5.3.3 Space Hierarchy

Landscape Proposals

The masterplan establishes a hierarchy of outdoor amenity space. The areas are broken down as follows:

- Publicly Accessible Open Space - Linear Park integrated with Ham Village Green and provides a more generous buffer to the built form.
- Communal Courtyards - Shared amenity space for residents. General public access deterred but not prohibited with garden gates providing access.
- Private Amenity/Defensive Space - Terraces and private gardens associated with adjacent ground floor dwellings. No public access. Where private terraces face open spaces, subject to localised constraints, residents will have access into the space from their garden or terrace.
- Streetscape - Publicly accessible places for pedestrian access, cycling, servicing and limited parking. Streets within the development will be privately maintained by RHP.

The western OOLTI strip is re-provided within the site in the form of a new publicly accessible Linear Park. The park is located at the centre of the site and provides a westerly extension to Ham Village Green.

- - Existing OOLTI Land within the site boundary
Area: 1,630 sqm
- - Proposed replacement OOLTI
Area: 4,628 sqm



Space hierarchy plan



Precedent Images

5.3.4 Linear Park - Character

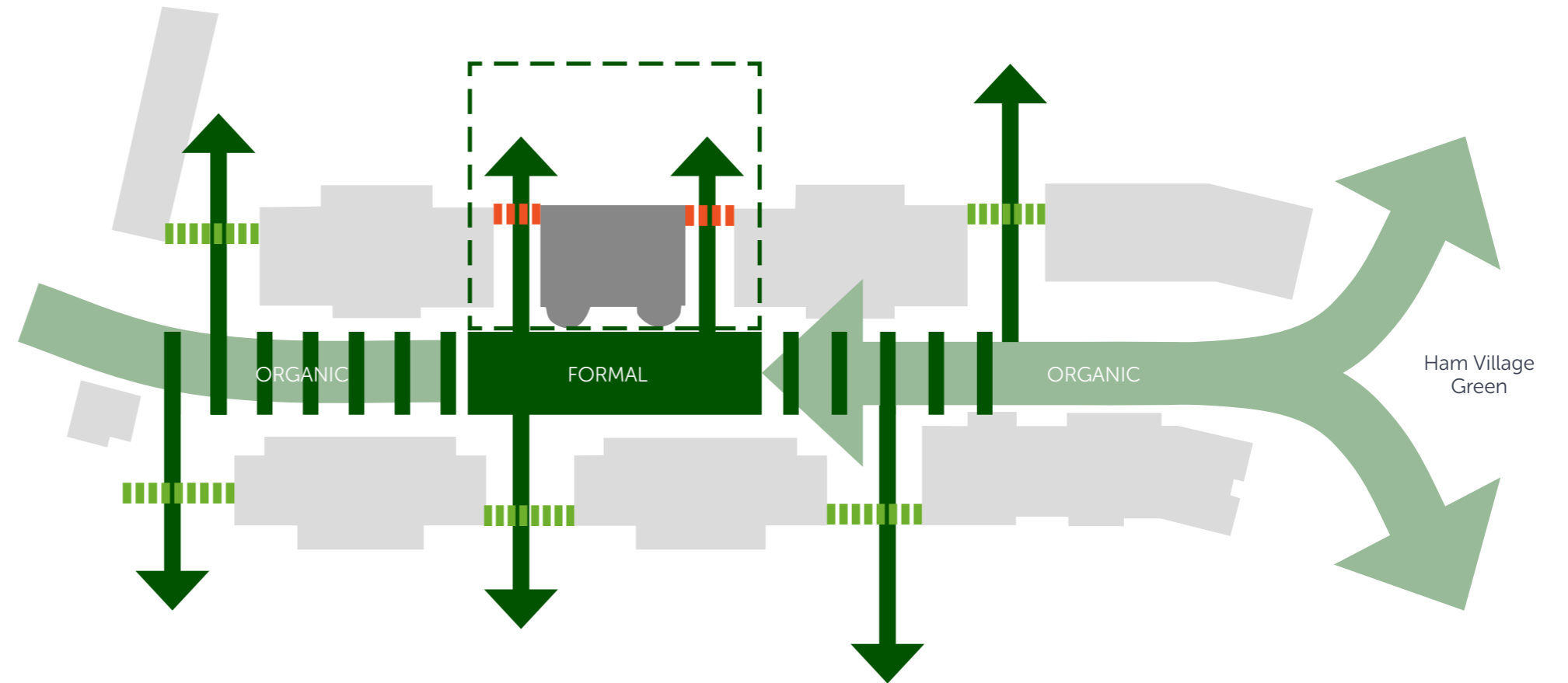
Landscape Proposals

A Linear Park will run through the centre of the site linking the North/South streets and homes to Ham Village Green.

The space blends the natural organic character of Ham Village Green, with more formalised landscape influenced by the Architectural approach.

An organic vein of largely naturalised planting runs through the space, deliberately interrupted by a formalised lawn and tree planting, responding to the central 'marker' building. The formal elements including hedges and tree lines then permeate north and south into the courtyards and streetscape.

The entrances to the park are marked by thresholds with estate railings to provide a subtle boundary along with inlaid art/signage and bollards.



Natural Organic Landscape



Formal Landscape



Natural Organic Landscape

5.3.4 Linear Park - Character

Landscape Proposals

Planting

Wildflower meadow grassland is the predominate feature of the park. It weaves through the naturalised areas before giving way to a grass lawn at the centre. Pockets of Cornus and coppiced Willow will sit amongst the grasses providing height and seasonal colour.

The play area includes swathes of ornamental grasses and structural shrubs to manage potential impacts from park users.

Tree planting will be predominantly native with Birch species dominating the mix. Marker trees such as Lime will be used at the entrances, with cherry trees grouped in the formalised centre.

Herbaceous borders sit to the north of the formal lawn edging the space between the neighbouring 'marker' building in the centre of the space.

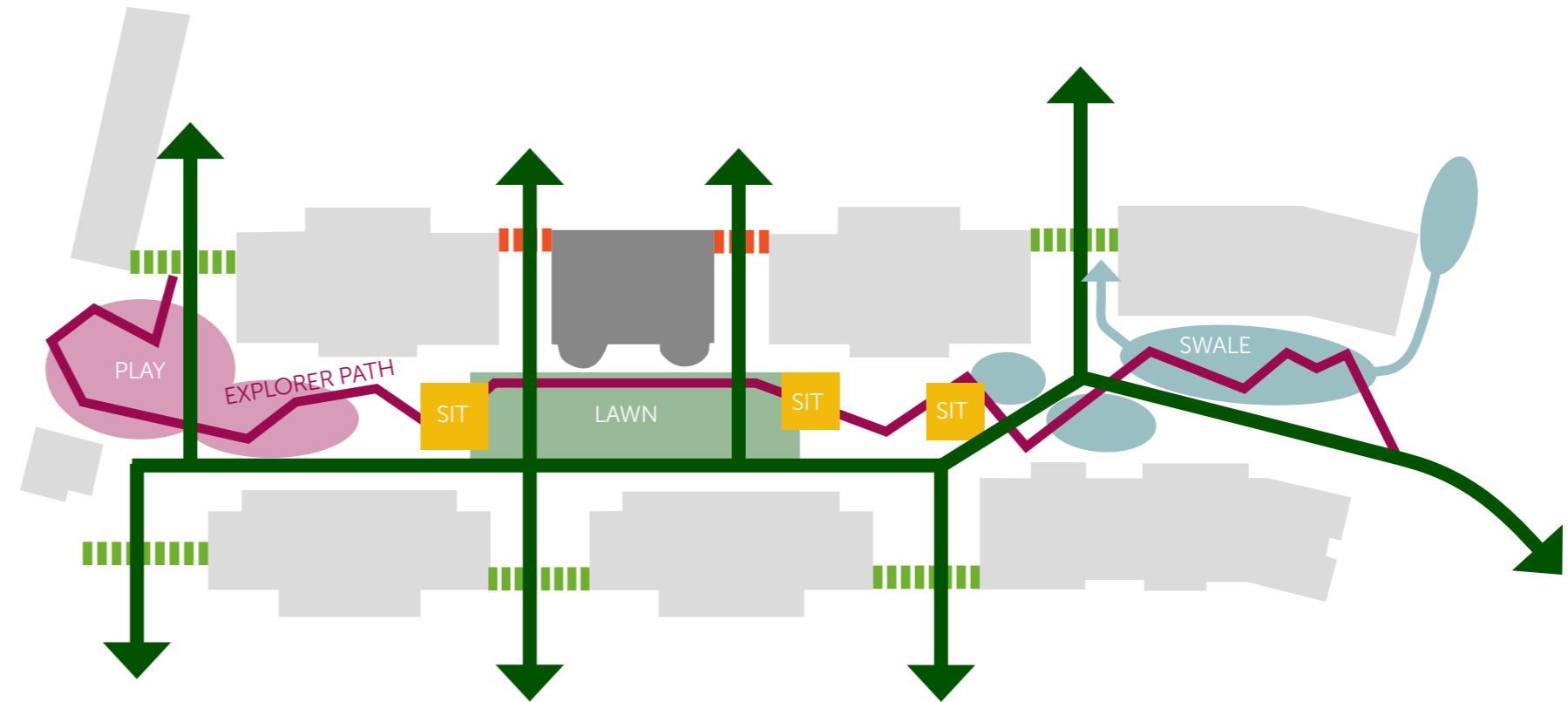


5.3.5 Linear Park - Activities

Landscape Proposals

Park users will be able to access a range of activities which both compliment and add to existing facilities located on Ham Village Green. Key features include:

- Formal play space: This provides formal equipment on-site, which compliments the existing provision in Ham Village Green. The Explorer path integrates with the space, extending the play value into the wider park.
- Explorer path / Play trail: Gravel paths and play features which weave through the park and allow users to interact with the planting.
- Seating Areas: Pod spaces integrated within the planted spaces.
- Formal Lawn: Places for a picnic or a small residents community event.
- Naturalised swale: Interacts with the explorer path



Formal play space



Seating within planted areas



Formal lawn



Naturalised swale



Explorer path



5.3.6 Linear Park - West

Landscape Proposals



Formal play area with natural trails, fixed equipment and inclusive elements

Hedge and railing boundary

Pedestrian / Cycle Route



Existing Pine tree

Access and servicing area for Maker Labs

Wildflower grassland

Seating pod - variety of seating opportunities

Cherry Grove framing access either side of the formal lawn

Herbaceous border to provide a back drop to the lawn

Formal Lawn

Reprovision of Cally's Garden in a quieter area of the park - seating area

Basement vent tower

5.3.7 Linear Park - East

Landscape Proposals



Seating pods with a variety of seating opportunities for individuals or in social groups, formal lawns provide multifunctional space

Natural edge to Village Green



Cherry Grove

Seating Pod

Enlarged junction for fire access

Explorer path over swale

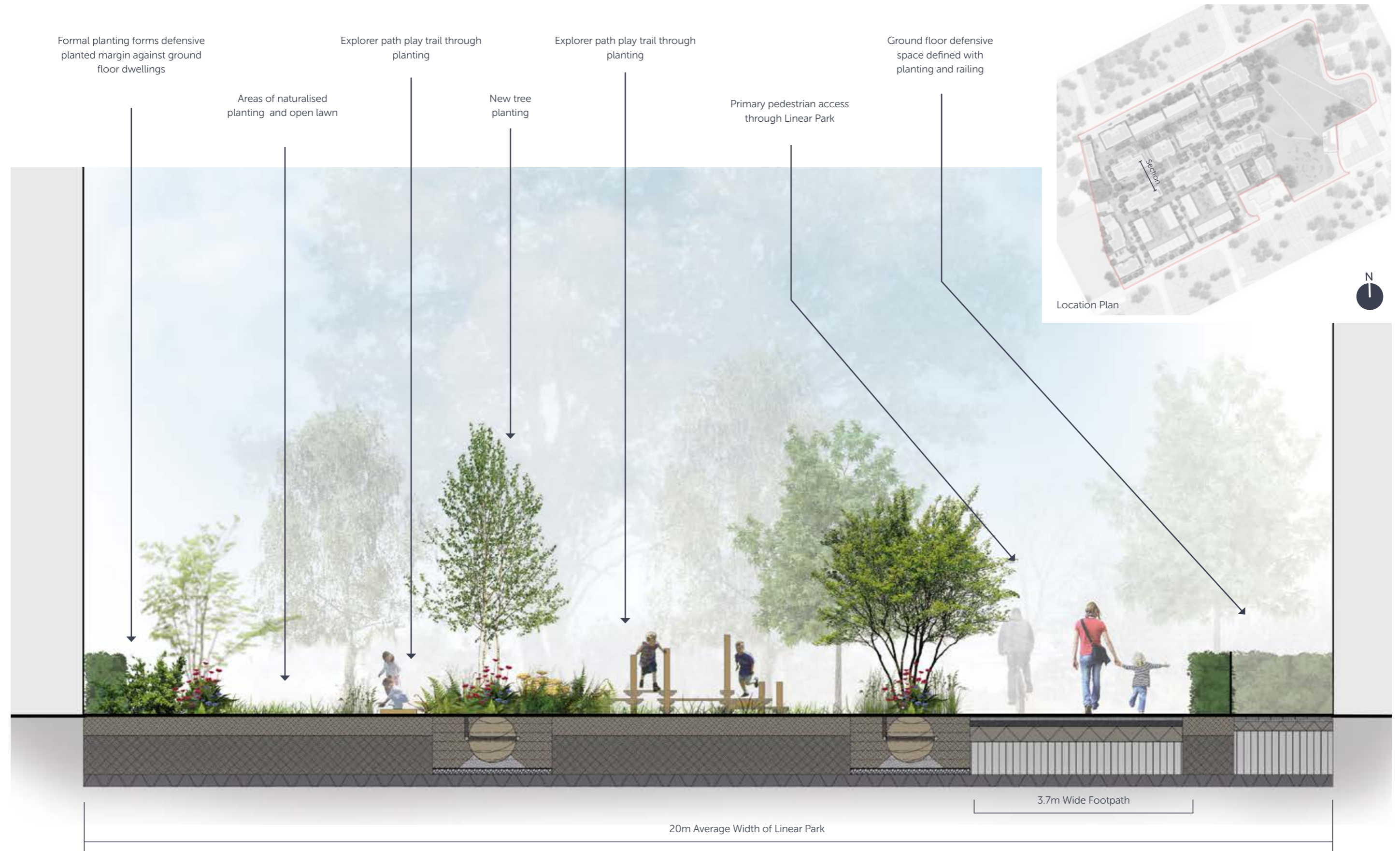
Localised swales for surface water storage

Minor realignment of footpath to connect to exiting footpath network

Retained Lombardy Poplar

5.3.8 Linear Park Section

Landscape Proposals



Linear Park section illustrating typical build ups over the basement

5.3.9 Typical Courtyard Gardens

Landscape Proposals

Courtyards to the rear of the flat blocks provide shared amenity space for residents. The spaces allow for informal recreation and socialising alongside doorstep play opportunities. Areas for community food growing will encourage residents to engage with their outdoor space and host small events.

Planting

Clipped hedgerows provide structure to the space and reinforce the orthogonal layout whilst forming pockets of space within the wider courtyard.

Existing trees are retained and these are complimented by fruiting trees both as specimens and espalier trees to boundaries.

Occasional ornamental specimen trees are introduced such as Magnolia, picking up on the historic garden aesthetic.

Within the spaces formed amongst hedgerows, clusters of herbaceous plants and shrubs provide colour and seasonal change to the planting scheme.



Character precedent images



Planting precedent images

5.3.10 Typical Courtyard Gardens - Character and Activity

Landscape Proposals



Kitchen Garden - communal growing space / planters



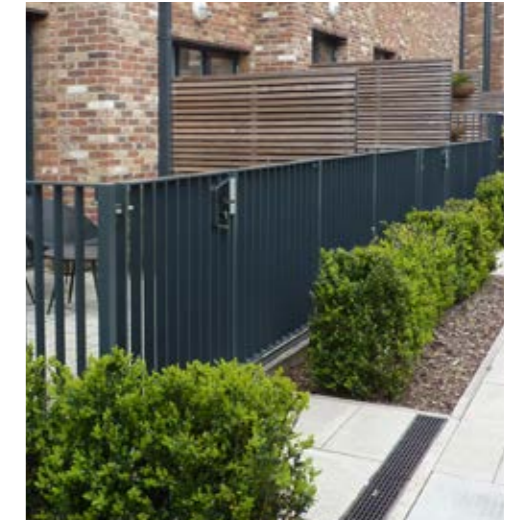
Seating space set in planted area



Low key play space



Pocket formal gardens



Garden gates to street



Existing tree retained, with bulb and understory planting. Tree encircled by metal bench

Communal seating area / external dining space

Espalier trees to garden boundary opposite Kitchen Garden

Garden access and lift access to basement

Private terrace with railings and hedge to outside edge

Access path

Hedge to boundary opposite pocket formal gardens

5.3.11 Streets - Typical Section

Landscape Proposals

Safe legible streets provide access from the external roads into the centre of the site. Demountable bollards prevent public vehicular access into the Linear Park, a large paved threshold at the end provides a transition to the pedestrian priority spaces beyond, whilst also facilitating vehicle turning.

All streets have a level carriageway with segregated footway defined by a low kerb. Trees provide shade and add a sense of formality with defensive planting against all buildings to add some separation for ground floor dwellings.



Location Plan



Detail Section



Detail Plan

5.3.12 Mews Street - Typical Section

Landscape Proposals

The character of the central Mews Street draws on the influences of the existing streets to the North of Ham Close.

The tighter grain and shared surface create a more intimate street scene between the eight dwellings directly accessing the space. Tree planting uses smaller species and are under planted to provide some greening of the space.

A large paved threshold at the end provides a transition to the pedestrian priority spaces beyond, whilst also facilitating vehicle turning.



Location Plan



Detail Section



Tree lined footpath reinforces character of the edge of the Linear Park

Generous turning head creates entrance to the Linear Park

Driveway with access to homes from shared surface

Low level planting break up ground plane and add texture

Tree planting with smaller canopies to add further greening of the street

Bin stores between properties



Detail Plan

5.3.13 Ashburnham Road Interface

Landscape Proposals

A number of differing treatments define the existing character of Ashburnham Road with a mix of driveways and varying soft landscape treatments. The landscape proposals aim to respond to this with driveways and access to homes from Ashburnham Road, broken up with alternate hedge planting and structural shrubs.

Trees are planted in large at grade planting beds to maximise available root space and ensure the long-term viability of the trees.



Location Plan



Detail Section



Detail Plan

Existing layby and parking retained and extend West

Structural planting between driveways to screen parked cars

Driveway with access to homes from footway

Tree planting used to define new junctions

Existing footway with new drop kerbs introduced

Double sided bin stores set in planting

Existing trees retained to add maturity

5.3.14 Woodville Road Interface

Landscape Proposals

An existing line of trees along the Northern boundary of the site will be retained to reinforce a strong tree lined characteristic along Woodville Road. The layby and footway is retained with as secondary route providing pedestrian access to homes.

This creates the opportunity to set the existing trees in a planted margin creating a soft landscape buffer and sense of semi enclosure for the homes fronting onto Woodville Road. Each property has a small area of defensive planting defined with a garden railing to support the character of the existing properties on the Northern side fronting onto Ham Close estate.



Location Plan



Detail Section



Detail Plan

Existing layby and parking retained and extend West

Existing footway retained along Woodville Road

Additional access to prevent additional desire lines across planted margin

Line of existing trees retained in a planted margin

Private defensive space with bin store and access

Secondary pedestrian access to homes

New junction to allow access into Ham Close