Chapter 6

Community Facilities Design

6.1 Ham Community Centre - Introduction

HAM LANDS BUTTERFLIES

6.1.1 Introduction

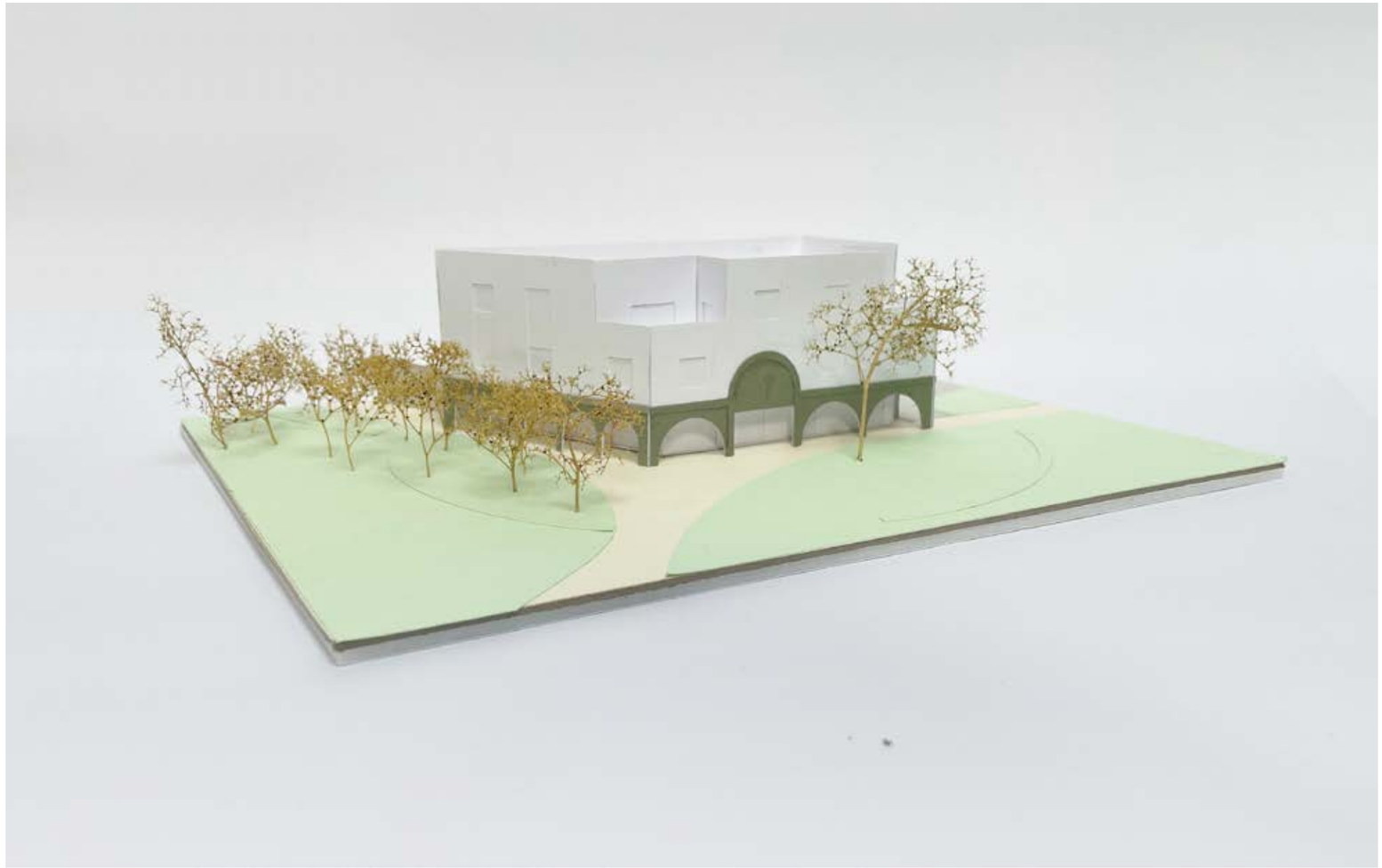
Introduction to Ham Community Centre

The Applicant and the London Borough of Richmond Upon Thames (LBRuT) is committed to providing the local residents of Ham with a new community centre, 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 which it sits.

The new community centre will be a stand alone building purposefully set apart from the residential element of the regeneration. The existing Youth Centre is well-used but is subject to inefficient running costs and notable maintenance. Further, the existing building requires key holders to be present at all times to hire spaces out to other user groups due to the inadequate layout and safeguarding issues. As such, the proposed bespoke design aims to provide multifunctional rooms and spaces for a variety of activities. These can be used not only by the residents of Ham Close but also the wider community and specialist groups beyond Ham.

The primary driver for the accommodation within the facility will be to replace the existing accommodation of the Youth Centre currently operated by Achieving For Children with more modern and suitably sized accommodation for the Youth Centre's current and changing needs. Alongside the needs of the current Youth Centre, the facility will also re-provide and improve on the accommodation currently used by the body TAG (Youth club for disabled young people). The new community centre will also be open for use by other community groups based locally in the area so that much of the accommodation within the centre will be multi-used and multi-occupied at different times of the day.

The community centre will be sustainable, both in terms of construction, but also in terms of functionality and longevity. The new building will be fully accessible with an inclusive design, improving the experience of users, particularly for the young and elderly. Functionally, the new centre is intended to relate to and serve local people, to promote bringing people together, as well as become a civic beacon that the whole of Richmond can be proud of.



1.200 Card Model of the Proposed Community Centre

6.2 Ham Community Centre - The Site

HAM LANDS BUTTERFLIES

6.2.1 Plot Location Plan

The Existing Site

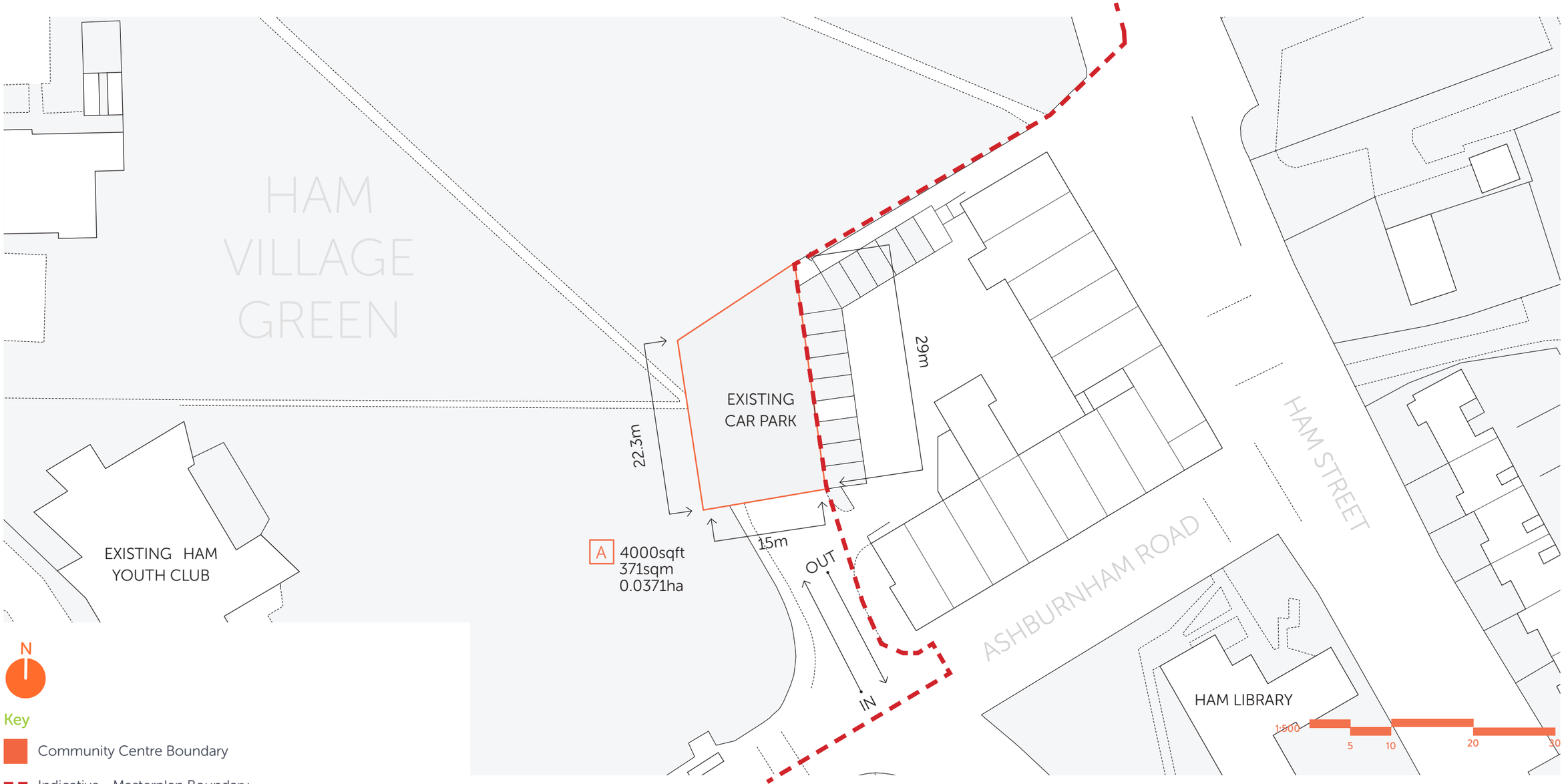
The below plan shows the proposed location for the Ham community centre on the existing site.

Plot Location Plan

6.2.2 Plot Site Plan

The Existing Plot

The below plan shows the proposed location for the Ham community centre on the existing car park site.



Plot Site Plan

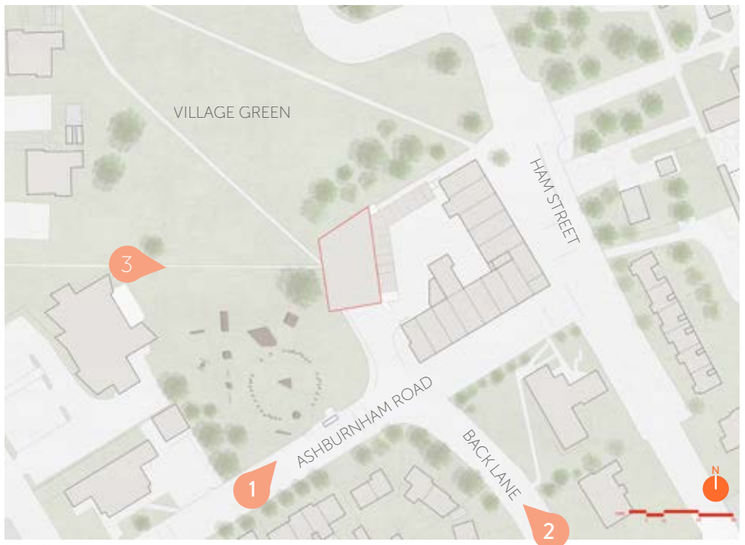
6.2.3 Site Photography

Images of the Existing Site

1. View from Ashburnham Road

2. View from Back Lane

3. View from Village Green



Key Plan

6.2.3 Site Photography

Images of the Existing Site

4. View from Ashburnham Road and Back Lane

5. View from Ham Street and Grey Court School

6. View from Village Green - Main Entrance Point

Key Plan

6.2.4 The Proposed Site

Proposed Location

Why Location *?

> A standalone community centre that will be a lasting piece of civic architecture for Ham.

> The location was chosen by the community in early consultation.

> The location is a planning requirement of the Ham & Petersham Neighbourhood Plan.

> It keeps the connection between the community centre and the Ham Village Green and allows it to face into the green rather than away from it.

> Potential for second floor terraces with flexible space that connects with the surrounding Ham Green.

> The community centre can be built in Phase 1, providing the delivery of an early community benefit and ensuring continual use of the current community centre throughout construction.

> Close proximity to public transport links - key for the success of any community facility.

> Being located in a new and more prominent position allows for greater opportunities for income generation, and encourages the wider population to hire out the community centre.

Masterplan Site Plan.
Image copyright LUC
For full details on phasing strategy refer to BPTW information

Key

- Application Site Boundary
- Public Transport Route to Community Facilities
- Footpath Route to Community Facilities
- Lookout Views onto Village Green

6.2.5 The Proposed Site

Existing Site Uses

As evidenced by the adjacent site drawing and photographs, the proposed site of the new community centre is currently home to a small number of car parking spaces and a recycling facility.

To the west, the site borders onto the open space known locally as Ham Village Green. To the east lies a number of garages and a service yard area, which serve the parade of shops and residential buildings along Ashburnham Road and Ham Street.

The site can be accessed on foot from Ham Village Green via pathways, via Ham Street along a pathway to the north and by vehicles from the south.

The hardstanding is both under-utilised and does not contribute to the local street scene. In contrast, the new community centre would provide this part of Ham with a new focal point, generating both strong connections between the commercial and educational offers present in the nearby school and shops and providing new flexible activity spaces that will help to enhance Ham.

Drawing indicating the key uses of the site and the surrounding area

Images of the site in current use as bin refuse store and car parking

6.2.6 Site History

Historic Analysis

Gravel Works

St. Richards CofE Church

Manor Farm

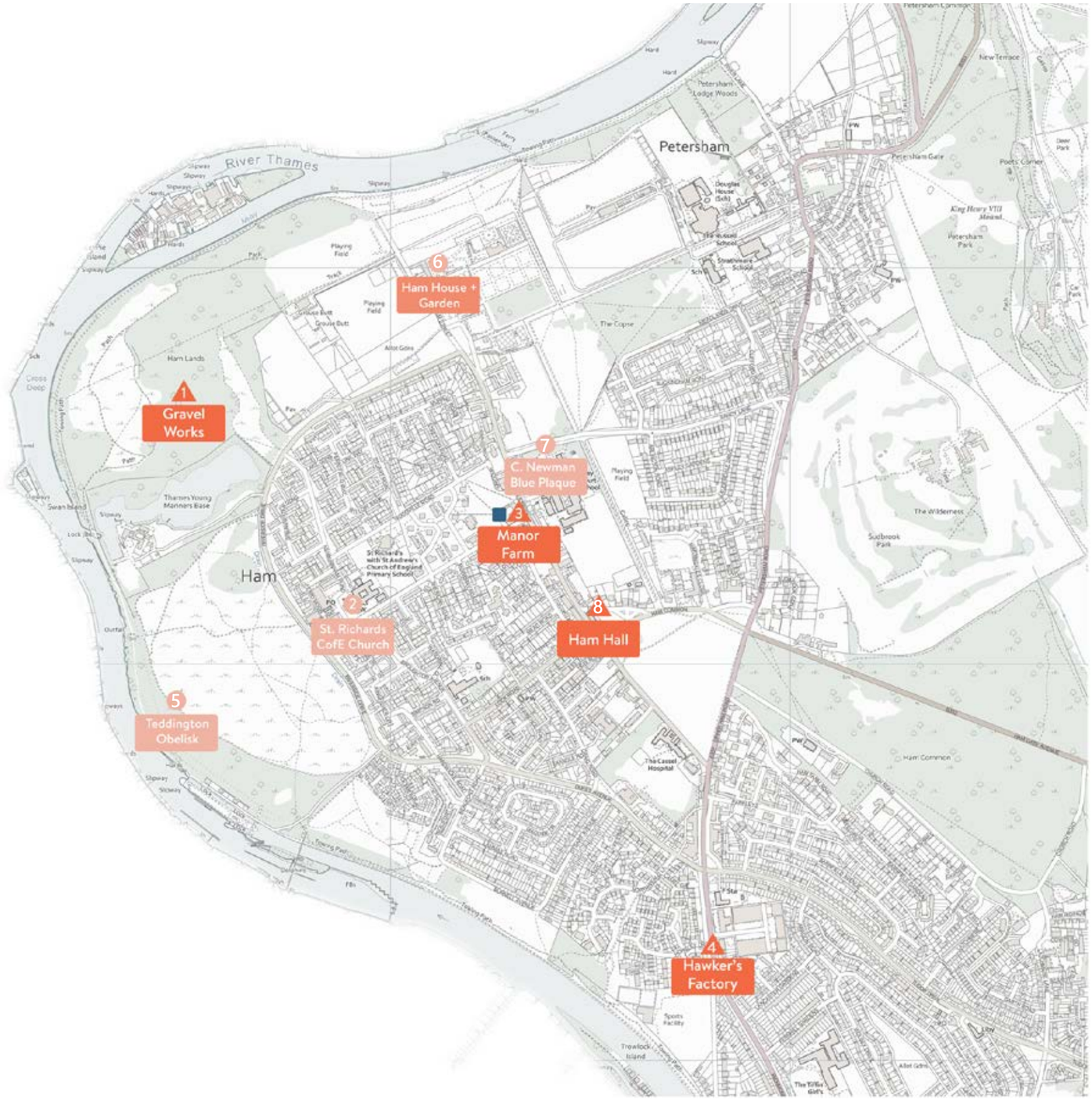
Hawker's Factory

Teddington Obelisk

Ham House

Newman House

Ham Hall



Key

- Ham Close Community Centre
- No Longer Existing Historical Sites
- Existing Significant Sites

6.2.6 Site History

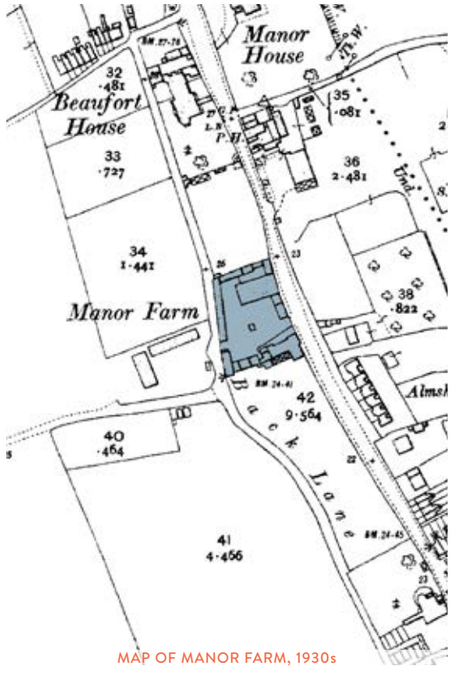
Historic Analysis

It is evident from the historical analysis undertaken, that Ham and the specific site of Ham Close has a rich and diverse history ranging back hundreds of years.

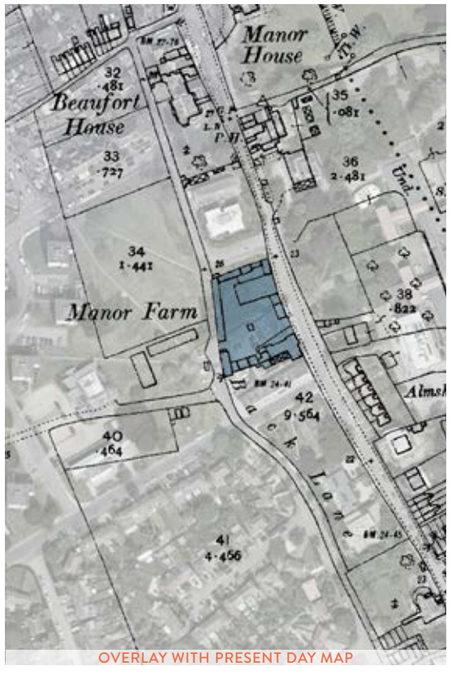
The area of land directly adjacent to the proposed site (i.e. the parade of shops, residential and associated garages) for the new community centre was the former home of the primary Manor House of Ham and later the home of the Manor House Farm.

The proposed site for the community centre lies on what used to be an extension of 'Back Lane' that currently still exists to the south of the site. The extension of Back Lane was subsequently shortened during the development of the site in the 1960s.

The following series of diagrams (top right) show the development of the site since the 1930s and identifies that the proposed site of the community centre sits outside of the boundary of the historical Manor House and associated Farm.



MAP OF MANOR FARM, 1930s



OVERLAY WITH PRESENT DAY MAP

LOCATION PLAN OF PROPOSAL AND MANOR FARM

1415

The area around the Manor House was purchased by Henry V in May 1415 and in October of that year he defeated the French Nobility at the Battle of Agincourt. It is possible Henry V built Manor House and other large estates to house his extended court.

1600s

All three royal manors in Ham were farmed as a combined unit.

1870s

By the 1870s, the medieval construction of Manor Farm, was covered up by later additions as the farm was expanded.

1940

In the 1940s, during WWII, artists were commissioned to draw rural life throughout England. These drawings are displayed in the V&A. Parts of the borough of Richmond were bombed heavily and so the adjacent Ham Close was used to build temporary pre-fabricated housing.

1958

In 1958, Manor Farm was demolished, including the medieval remains of the timber construction built in the 1400s.

2013

The beginning of the Ham Close Regeneration project.

6.2.7 Site Analysis

Relationship to Wider Area

BUS ROUTES

Ham Close currently has a Ptal rating of 1b and is only actively served by one bus route that passes adjacent to the site - bus no. 371. This provides links to Richmond and Kingston. A further bus route (the No. 65) is circa 10-15 minutes walk from the site. This again offers a route to both Richmond and Kingston and is somewhat more frequent than the no. 371 route.

CONSERVATION AREAS

Whilst the proposed site of the new community centre does not sit within a designated conservation area, it does however, border onto the Ham House Conservation area as identified by the LBRuT and as evidenced by the adjacent map, item 1.

GREEN SPACE

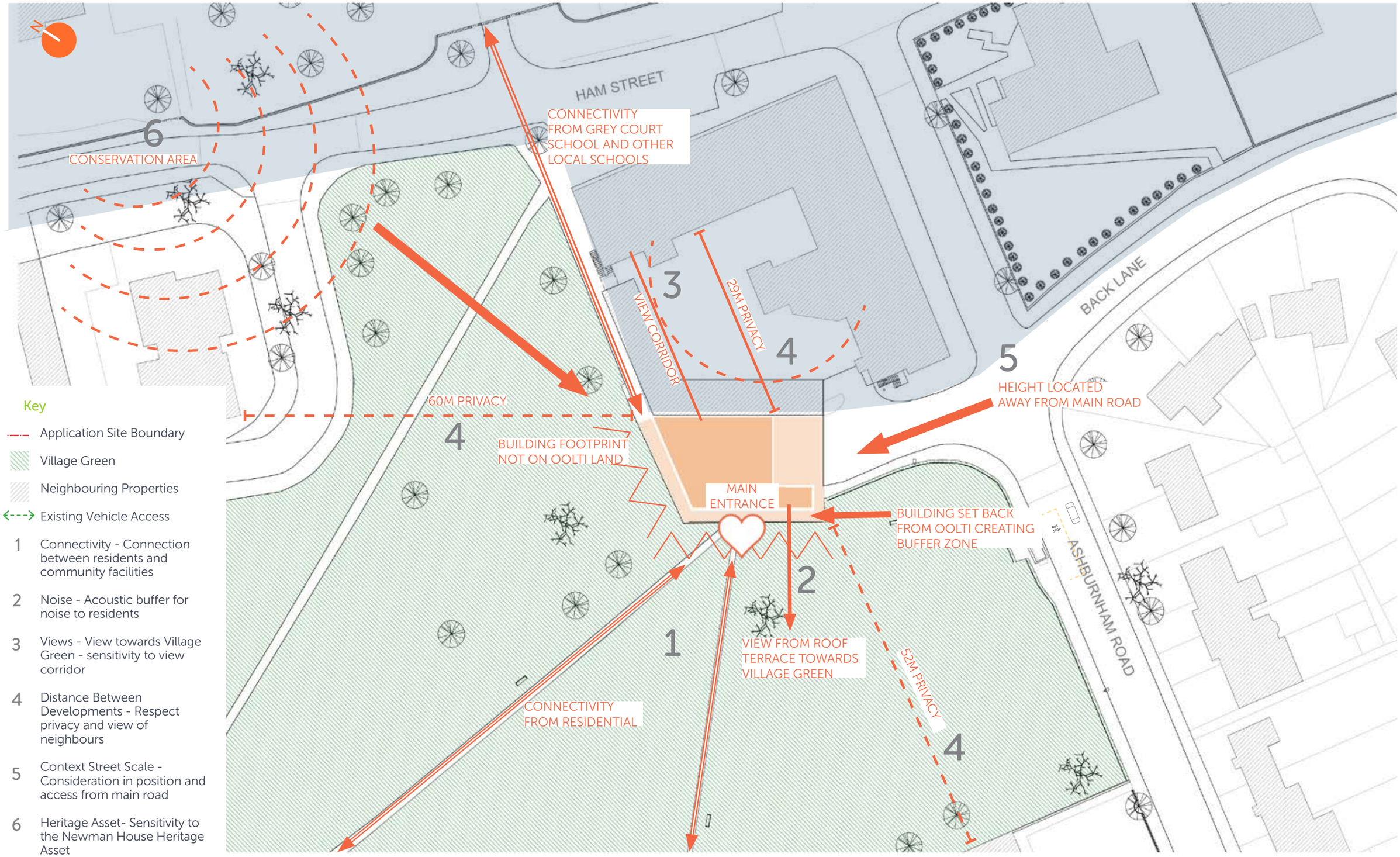
There are ample green spaces within the vicinity of the new community centre site. These offer both recreational and sporting opportunities.

Key

- Proposed Location for New Community Centre
- Existing Parking
- Proposed Parking
- 65 + N65 Bus Route
- 371 Bus Route
- K5 Bus Route
- Wild Greenery
- Marshland and Fields
- Proposed Greenery
- Conservation Area

6.2.8 Constraints & Opportunities

The Proposed Ham Community Centre Location



Key

- Application Site Boundary
- Village Green
- Neighbouring Properties
- Existing Vehicle Access

1 Connectivity - Connection between residents and community facilities

2 Noise - Acoustic buffer for noise to residents

3 Views - View towards Village Green - sensitivity to view corridor

4 Distance Between Developments - Respect privacy and view of neighbours

5 Context Street Scale - Consideration in position and access from main road

6 Heritage Asset- Sensitivity to the Newman House Heritage Asset

6.2.8 Constraints & Opportunities

The Proposed Ham Community Centre Location

The site is located on a prominent corner on the southern part of the Village Green and is approached from the eastern end of Ashburham Road. The site can also be accessed from Ham Street via a walkway that is primarily used by school children after they leave Grey Court School at the end of the school day. As a whole the site is considered as a key area to be regenerated.

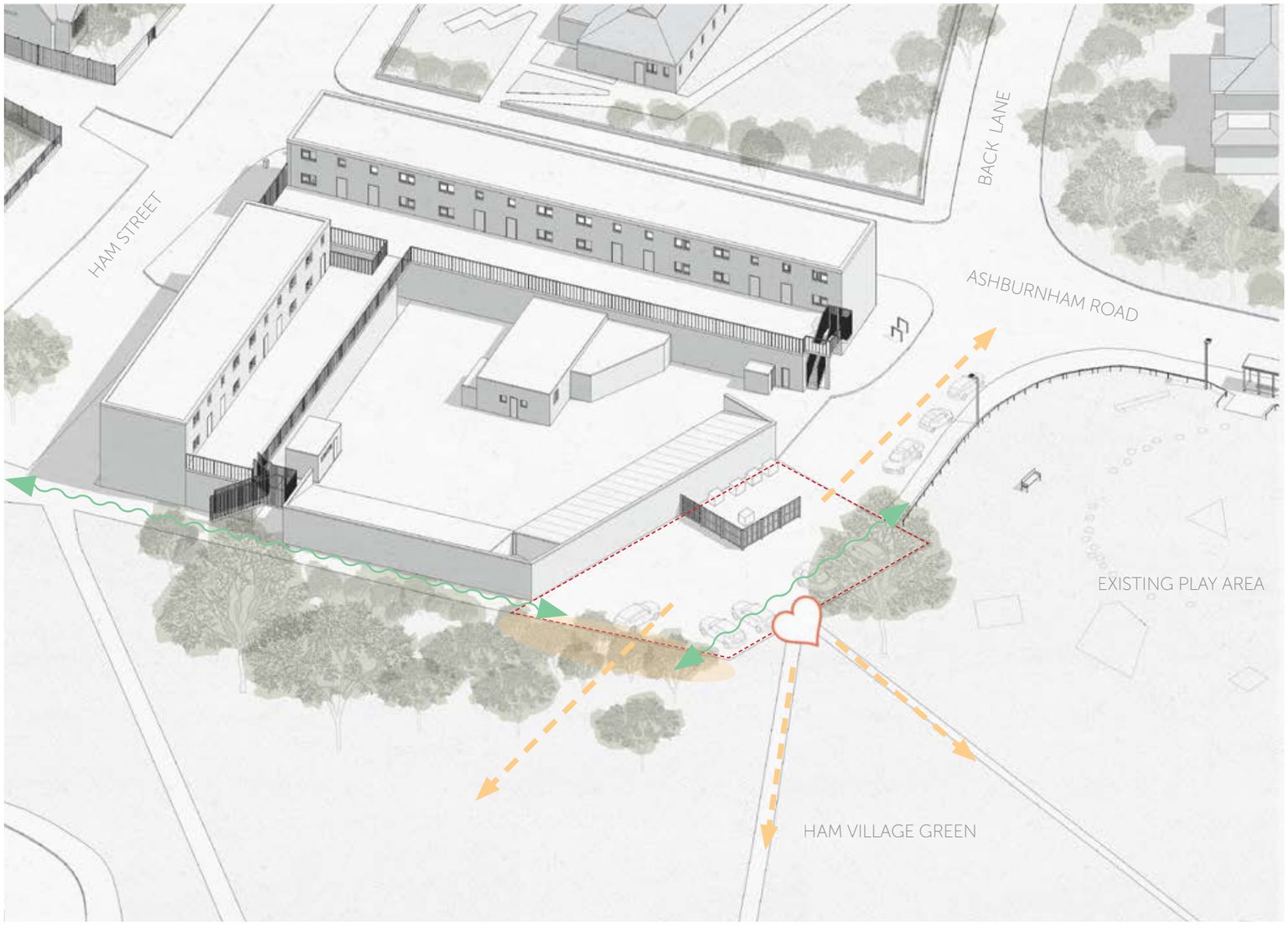


Diagram of Existing Site, Showing Entry Points and Opportunities for Future Access Routes

6.3 Ham Community Centre - Design Principles

HAM LANDS BUTTERFLIES

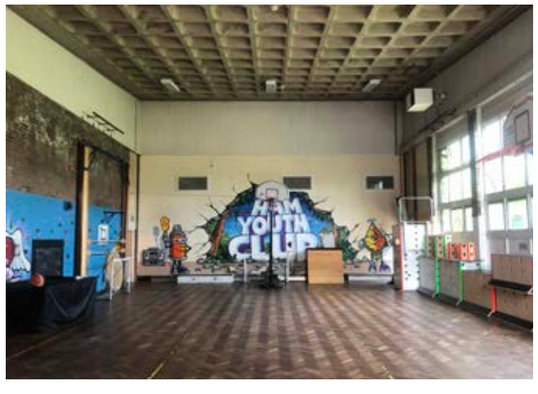
6.3.1 Existing Facilities

The Existing Youth Centre

The new community centre will replace the existing accommodation of the Ham Youth Club in a new building that has been developed in collaboration with LBRuT.

The current Youth Centre is in poor condition and is limited in its ability to offer spaces that are suitable to create meaningful activities for its user. The adjacent plans show the existing uses of the Youth Club and the areas allocated to each space.

EXISTING YOUTH CENTRE AREAS	AREA (SQM) NIA
BASEMENT	
Store	46.9
Boiler	5.7
Stair	2.7
TOTAL SQM OF FLOOR	55.3
GROUND FLOOR	
Hall 01	122.7
Hall 02/ Lounge	62.5
Music Facilities	39.3
Cupboard 01	3.9
Cupboard 02	2.8
Store 01	6.2
Store 02	4
Store 03	2.9
Circulation 01	5.6
Circulation 02	76.2
Circulation 03	14
Office 01	32.9
ICT	31.7
Office 02	12.1
Office 03 (currently used as sensory equipment store for TAG)	9.6
Art Room	29.1
Art Store	4.7
Cupboard 03	1.4
F.WC	13.1
ACC.WC	4
M.WC	13.1
Caretaker Room	4.4
Kitchen	25.7
Cupboard 04	1.9
TOTAL SQM.	558
TOTAL GIA:	558
TOTAL GEA:	597



Existing Youth Centre Photographs

Existing Mezzanine (NTS)

Existing Ground Floor (NTS)

Existing Basement (NTS)

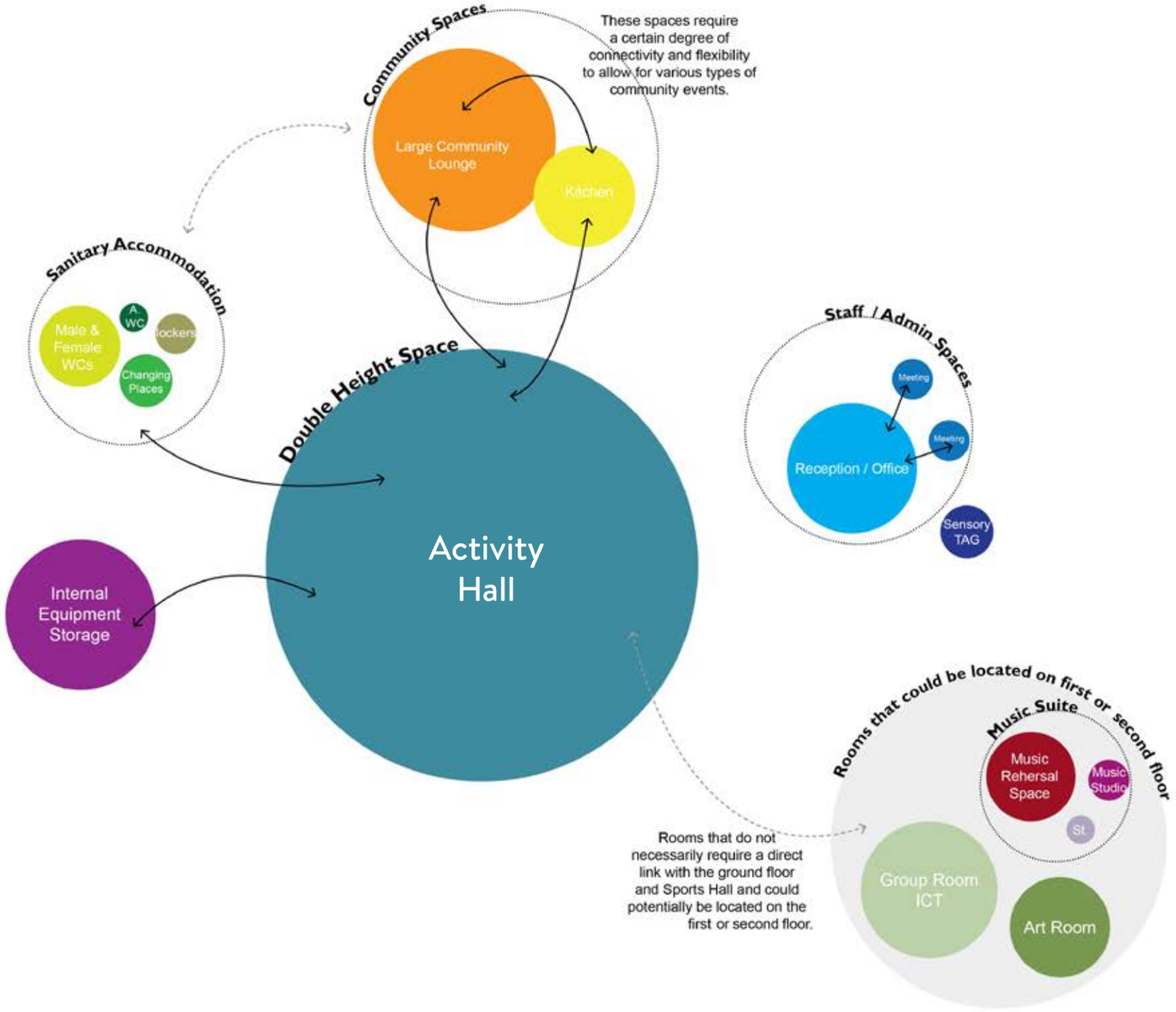
6.3.2 The Brief

Requirements of the Ham Community Centre

The diagram on the right illustrates a preliminary approach to the arrangement of spaces taken from the initial design brief and early stakeholder consultation sessions provided by the LBRuT team. This diagram helps in mapping out the links required between the main spaces in order to realise the optimum arrangement based on the users' needs.

A constant dialogue has been held with LBRuT and the current users of the Youth Centre, alongside several community groups during the design stage of the project to refine and hone the brief requirements into the final proposals included in this report.

On the following page we set out how the brief has been developed and finessed by providing a comparison table that compares the existing accommodation and the proposed areas in order to give a rationale for why there are differences between them.



6.3.3 Comparison Area Schedule

Areas

Below is an area schedule showing the existing provision of the Youth Centre facilities and the proposed areas.

EXISTING YOUTH CENTRE AREAS	AREA (SQM) NIA	PROPOSED COMMUNITY CENTRE	AREA (SQM) NIA
BASEMENT		GROUND FLOOR	
Store	46.9	Community Lounge	44
Boiler	5.7	Reception Office	30.2
Stair	2.7	Kitchen	26
TOTAL SQM OF FLOOR	55.3	Adult WC	20.5
GROUND FLOOR		ACC. WC	4.2
Hall 01	122.7	Storage	8
Hall 02/ Lounge	62.5	Plant	4
Music Facilities	39.3	Circulation	39
Cupboard 01	3.9	Stair and Lift	14
Cupboard 02	2.8	Refuse	4
Store 01	6.2	TOTAL SQM OF FLOOR	194
Store 02	4	FIRST FLOOR	
Store 03	2.9	Meeting Room	10
Circulation 01	5.6	Storage	24
Circulation 02	76.2	ICT Room	30
Circulation 03	14	CP	14
Office 01	32.9	Sensory Room	14
ICT	31.7	Activity Hall	163
Office 02	12.1	Activity Hall Storage	27
Office 03 (currently used as sensory equipment store for TAG)	9.6	Circulation	33
Art Room	29.1	Stair and Lift	14
Art Store	4.7	TOTAL SQM OF FLOOR	329
Cupboard 03	1.4	SECOND FLOOR	
F.WC	13.1	Meeting Room	13
ACC.WC	4	Art Room	29
M.WC	13.1	Music Studio	23
Caretaker Room	4.4	Music Rehearsal Space	9.2
Kitchen	25.7	Circulation	37
Cupboard 04	1.9	Stair and Lift	14
		Terraces	
TOTAL SQM.	558	TOTAL SQM.	650.8
TOTAL GIA:	558	TOTAL GIA:	716
TOTAL GEA:	597	TOTAL GEA:	1179

NOTES

1. Existing Youth Centre building areas taken from 'Rapleys Measured Survey'
2. All areas are indicative and require further ratification through design development
3. Plant areas need confirmation from MEP engineer
4. Internal walls in proposal indicated at 150mm thickness
5. External walls in proposal indicated at 550mm thickness

6.3.4 Design Drivers

Historic Precedents

Although Ham is a predominantly residential area it does house a number of contemporary and historic buildings of merit and interest. The oldest reference from which we have drawn inspiration is the Manor House Farm that used to sit adjacent to the site itself - a key historical reference is the timber trussed roof and its arched organic forms.

Following an investigation into historical and local precedents, there have been two key aesthetic drivers that have guided the current proposals:

- The proposals need to sit comfortably within its Village Green setting.
- To convey a civic nature that provides areas for socialisation.

Ham House has been a driving inspiration when thinking about open social spaces, specifically covered arched loggias. The typology of loggias has historically and today, remained a signifier of social space - one that already exists in the near vicinity of the site. These semi public / semi private spaces allow for opportunities for interaction.

Another inspiration has been one of Ham's more modern civic buildings : St Richards Church through its material boldness and colour rather than its tectonic expression.

The proposal looks to build on these basic principles to form a building type that feels grounded in its location yet civic and modern.

Ham House

Manor Farm Barn circa 1870

St. Richards Church

6.3.5 Design Development

Sketch Development

The initial design ideas which were investigated during the concept design stage and subsequent concept design stages of the project revolved around reflecting an architectural vision related to the site's historical heritage, namely the old Manor House Farm and its architectural forms.

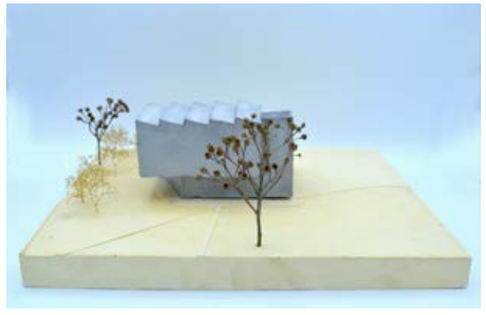
The following pages show the different design stages and concepts undertaken for the community centre.

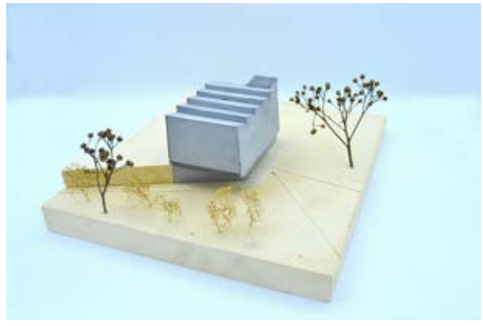
Design Iteration Concept 1:200 Plaster Models

6.3.5 Design Development

Development Ideas

The adjacent images give an indication of the design development of the community centre.





6.3.5 Design Development

Consultation Design July 2021

Final iterations revolved around combining some of the qualities from earlier proposals and developing a narrative regarding an approach to the materiality of the proposals based on a local narrative and heritage.

The adjacent images give an indication of these concepts.

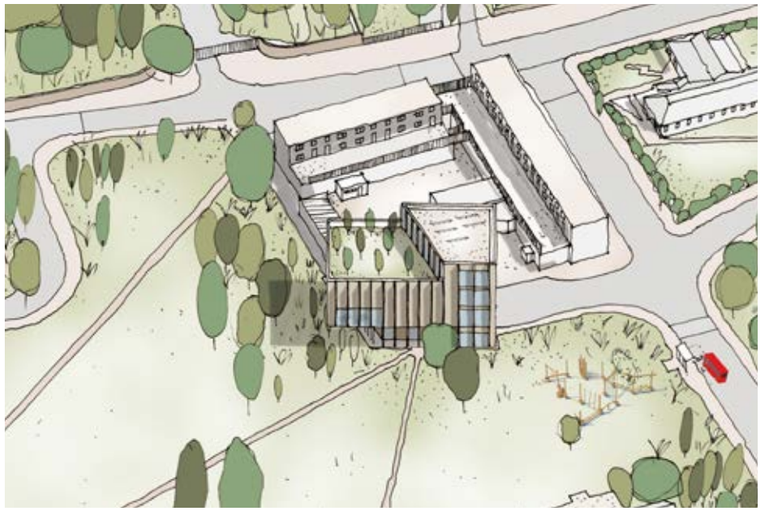
6.3.5 Design Development

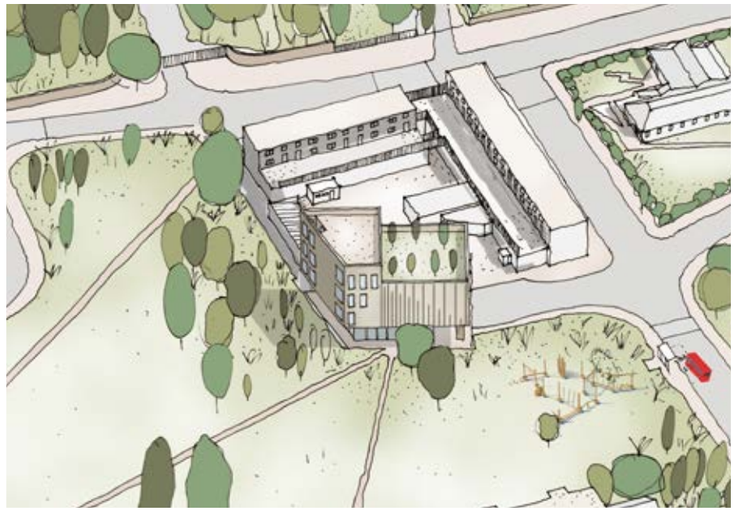
Post Consultation Development

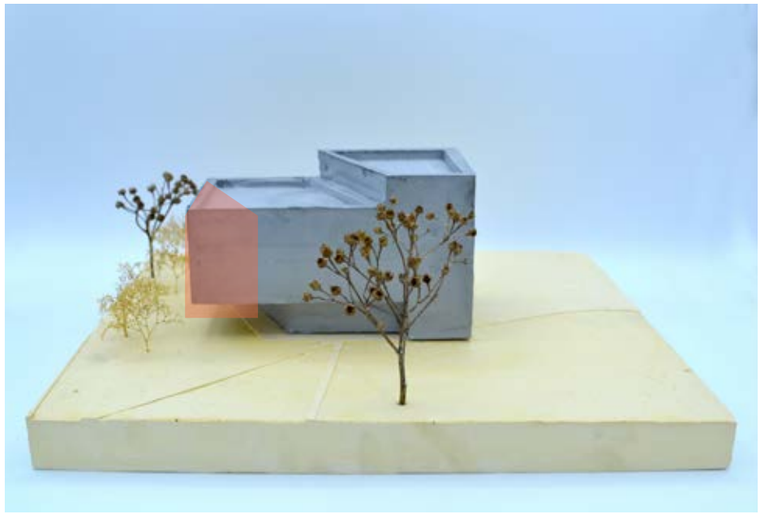
After the first public consultation held in July 2021 and the following pre-application meetings with the LBRuT, it was evident that the overhang over the OOLTI/Village Green would not be acceptable in planning terms. The design proposals then evolved into a more rational built form without overhangs/ cantilevers.

To further accommodate feedback from public consultations and the LBRuT at this stage, the layout of the proposals were amended to relocate the roof terrace to the southern end of the building.

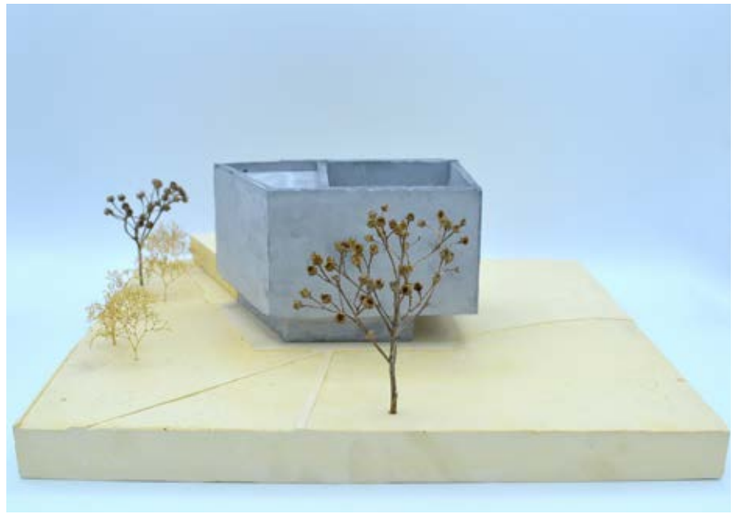
At this stage the design team received guidance from LBRuT as to how the proposals might develop further. On the following pages there is an overview of the main points and an overview of how they have been integrated into the final design proposals.







July 2021 Consultation



Post-Consultation Feedback Design Response, September 2021

6.3.5 Design Development

Developing the Design to Respond to Feedback from LBRuT, Richmond Design Review Panel (RDRP) and GLA

LBRuT Community Facilities Comments

Remove cantilever from over OOLTI / Village Green

Reduce height scale and mass of proposed community centre building

Consider reducing down internal floor to floor ceiling heights

Redesign of elevations to appear less harsh, blank, flat

The undercroft of parking appears as wasted space - also consider implications to 'secure by design'

RDRP Community Facilities Comments

Scale and massing appears too dominant for site location

Improve ground floor connection to Village Green - provide buffer zone between green and building

Provide better relationship with Ashburnham Road - celebrated entrance

- The building should be more civic and interesting and of much higher architectural quality

GLA Community Facilities Comments

Shares concern of LBRuT that it may be too overbearing in scale

- Building appears too "box" like, provide more openings and fenestration to building elevations
- Consider relocating parking to help decrease height and massing

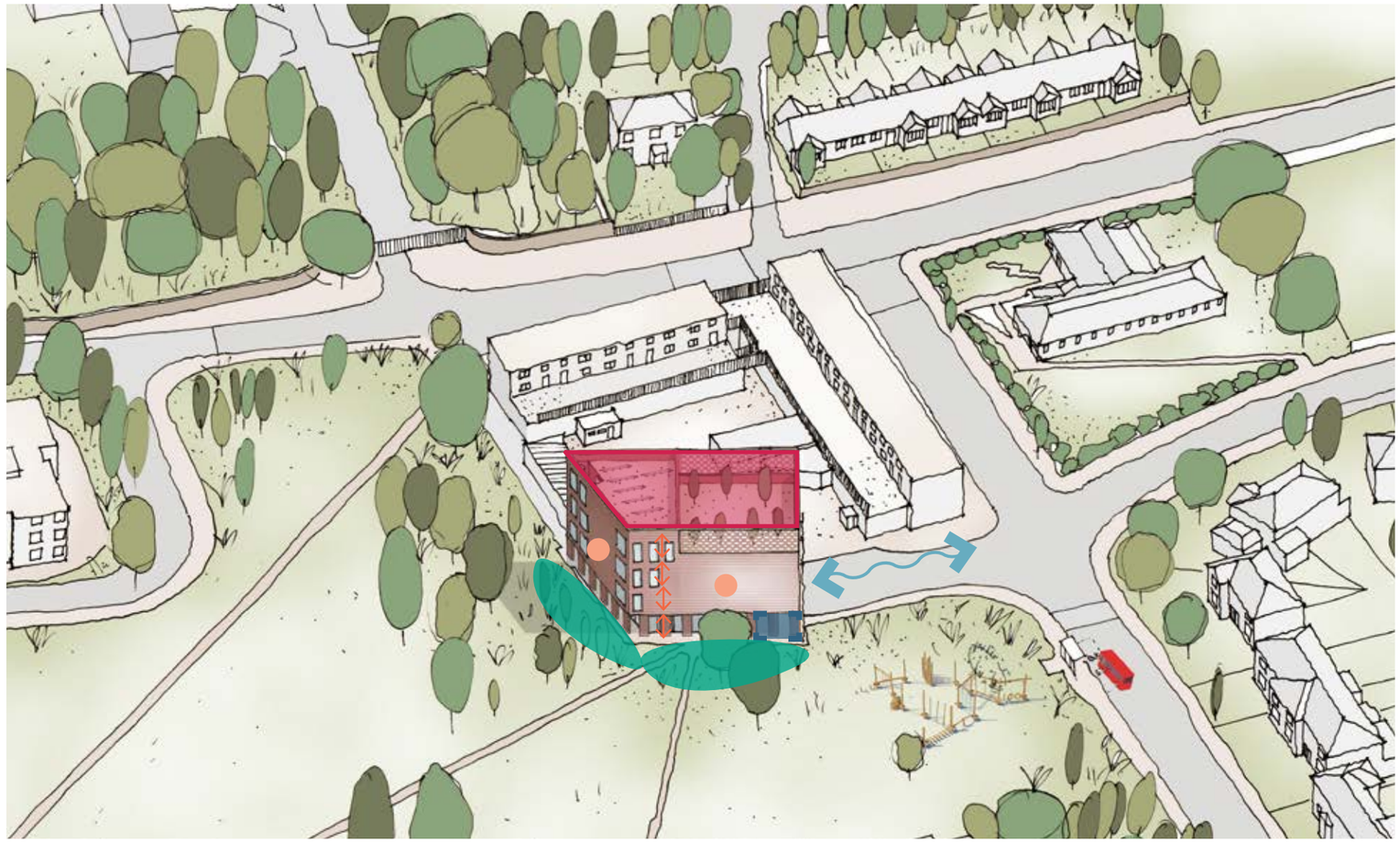


Illustration of Massing Presented at Last Pre-Application Meeting - 12.10.21

6.3.5 Design Development

Developing the Design to Respond to Feedback from LBRuT, RDRP and GLA

WR-AP AMENDMENTS TO PRE-PLANNING FEEDBACK

- Removal of cantilever over OOLTI / Village Green.
- Overall scale and bulk of building reduced by cutting away terraces from the overall mass on the southern and northern side.
- Internal floor to ceiling heights reduced.
- More open connection to the Village Green by setting the ground floor back and allowing for a buffer-zone. Providing a connecting route from Village Green, Ashburnham Road and Ham Street.
- Re-design of elevations to appear less, flat harsh and black (refer to page 36 of this document).
- Size of activity hall reduced.
- Extent of roof terrace reduced.
- Overall building height reduced.

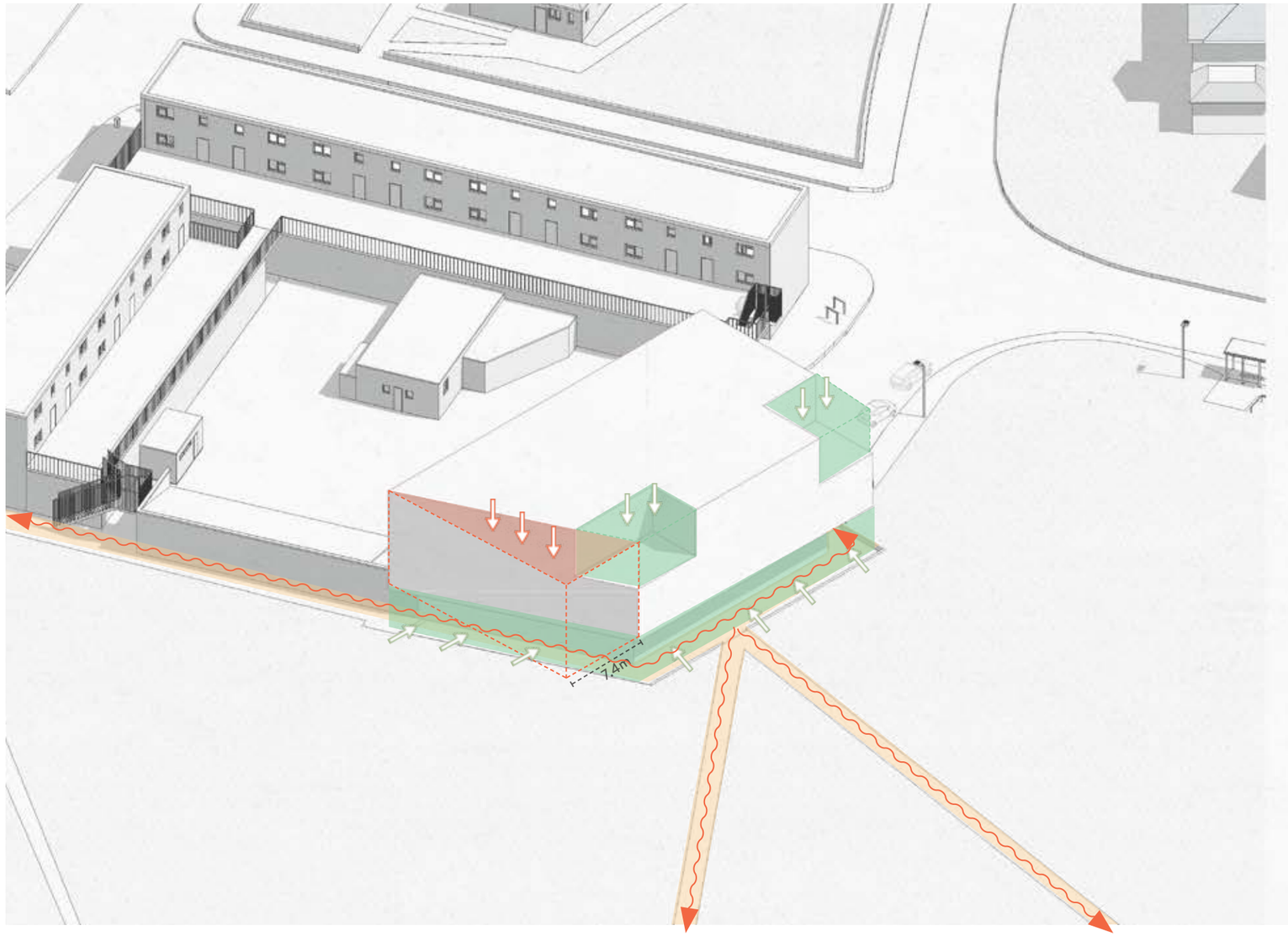


Diagram Showing the Design Development Following Pre-Planning Feedback

6.3.5 Design Development

Developing the Design to Community Users Feedback

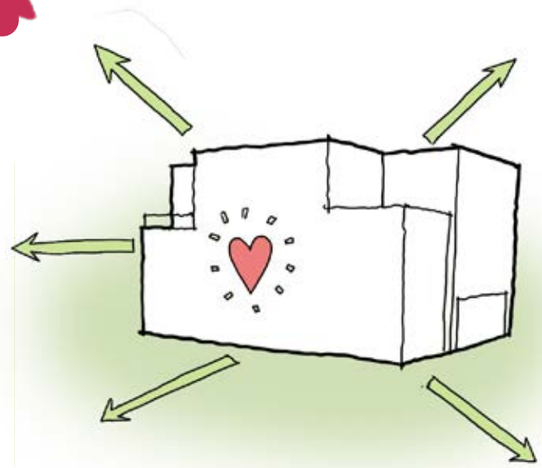
WR-AP RESPONSE TO COMMUNITY USER FEEDBACK

- Provided storage space from the main activity hall for more easily accessible equipment storage.
- Provided a flexible, large community lounge which can be used by both AfC and TAG.
- Provided a kitchen which can be fitted out for accessible use with adjustable worktops as well as 'slide and hide' ovens.
- Provided flexible space in the new activity hall which can be adapted for indoor skateboarding and parkour.
- Included a community lounge and 2 meetings rooms which could be hired out to other local community groups and residents of the wider Ham and Petersham community. The gaming room can double up as a cinema room.
- Included art room and music studio which can be open for hire to the local community.
- We will use architectural masonry which requires less mortar as well as use timber panels thus reducing the overall carbon footprint of the building compared to the previous design.
- Reduced height of the building from four storeys to three and reduced overall bulk and mass of the building by having 2 x outdoors terraces on the second floor. Floor to ceiling heights of each floor have also been reduced without compromising their use.
- The building has been set back away from Ham Village Green at the ground floor, creating a buffer zone with the inclusion of a Loggia walkway.
- We've included the gaming/IT facilities in our proposals.

AfC and TAG asked for:

- More easily accessible storage space for specialist equipment
- More communal space for indoor games inc football and table tennis
- A specialist kitchen space for use by AfC and TAG.

"The Community Centre is too big" is a comment we received from a number of people.



Ham Youth Centre users asked to retain the gaming/IT facilities and have space for additional sports including indoor skateboarding and parkour.

Local residents said they wanted:

- Flexible space for use by the wider Ham and Petersham community
- Cinema Club
- The ability to access the more specialist rooms including art room and music studio.

"Use sustainable brick and timber ".

6.4 Ham Community Centre - Design Proposal

HAM LANDS BUTTERFLIES

6.4.0 Community Centre Management

Management Strategy

The new Ham Close community centre will be managed by Achieving for Children (AfC), a social enterprise company commissioned, and part owned by the London Borough of Richmond to provide children services in the Borough. The centre will replace the existing Ham Close Youth Centre and will provide tuition and an alternative curriculum programme for school students who are struggling with mainstream education during the day and then youth club activities after 3pm. As with the current youth club, there will be a range of after school activities for local teenagers including arts, sport, music, ICT and cooking.

The current youth club has had 316 young people visit more than 3 times over the last year. With the uplift in population from the new development, the demand is likely to increase. The centre has also factored in the needs of TAG, a club aimed at empowering and optimising potential of children and young people aged 8-25 who have a disability and who use the existing facility on agreement with AfC.

The centre will also act as a 'family hub' with youth workers working in partnership with a range of AfC services to provide coordinated support to local families. This will enable a wide range of services to be delivered via the centre including but not limited to services for new parents, holiday clubs, targeted youth support, support for young carers, housing advice, art therapy, adult learning support and employment support.

Effective early intervention can improve children's wellbeing, educational attainment and life chances, reduce family poverty, improve mental health and lead to lower crime, unemployment and other negative outcomes. The new centre will help AfC to deliver against these strategic priorities within the Borough.

Whilst managed by AfC, the centre will be available for use by wider community through a carefully planned programme. There will be the opportunity for adult residents to hire spaces within the building, particularly during the school day and weekends. During the consultation process, local groups such as Ham SoS primarily supported the use of spaces which can be hired out at affordable rates. Examples of this are the kitchen and community lounge which can be used to hold lunch clubs. However, other spaces such as the IT suite, meetings spaces, activity hall and art room will also be available to be hired out to various groups. These activities will enhance community cohesion and lessen social isolation for residents in the area. There will also be safeguarding measures in place which will allow the wider community to hire space on the ground floor whilst the youth club is in session on the second and third floors.

With the uplift in the population of Ham Close, the new community centre would be able to provide a much more flexible space catering to not just young people but the whole community.

1:100 Card Model of the Proposed Community Centre

6.4.1 Proposed Plans

Site Plan

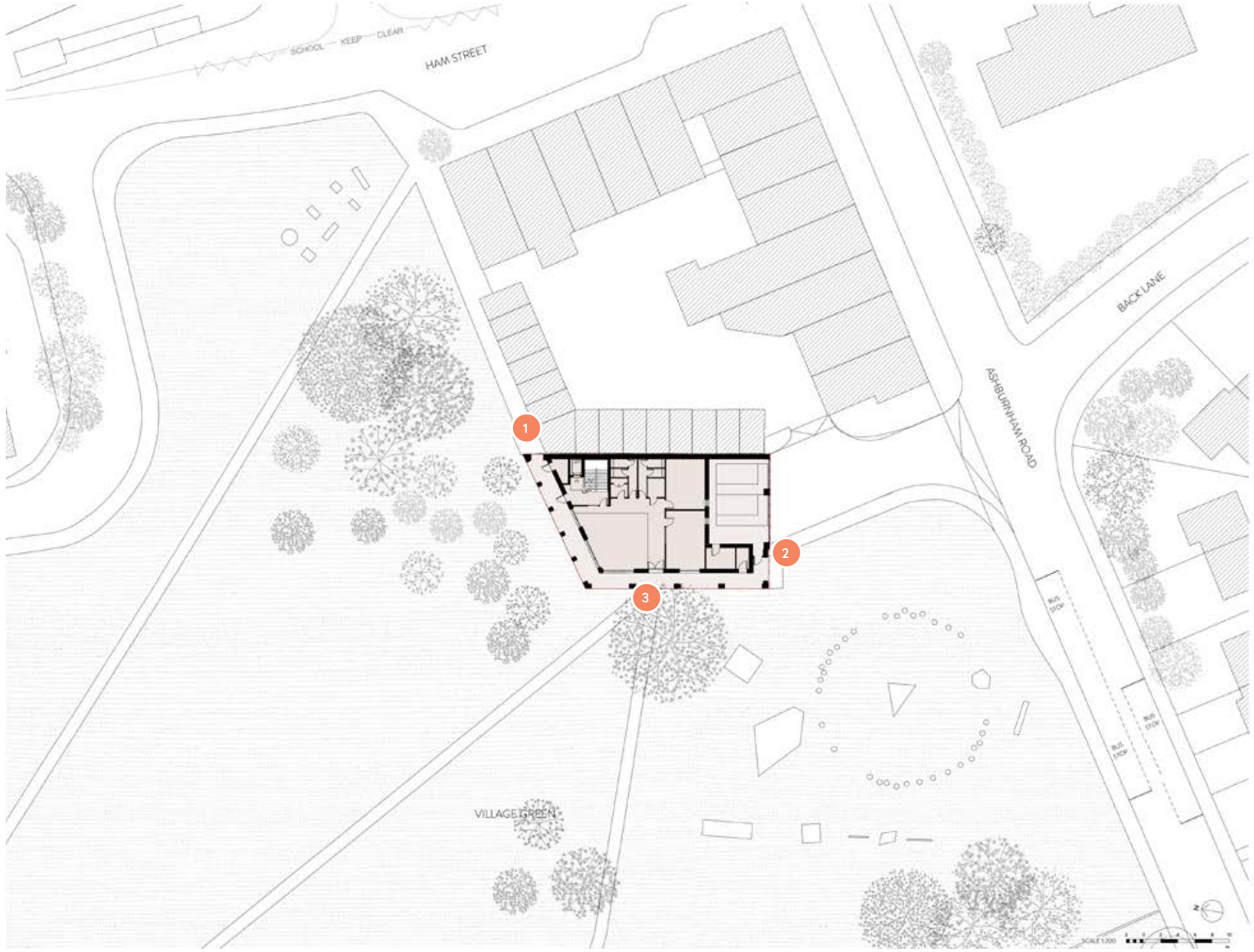
The positioning of the main entrance has been the subject of significant consultation. Key considerations have been made as to how to guide users of the building to this entrance without the need for way-finding signage within the neighbourhood.

On the following pages we highlight that through our analysis of the site and its potential users we have established that there will be three key points of arrival to the community centre at different times of the day:

1. From the students of Grey Court School from Ham street.
2. From the bus stops close by on Ashburnham Road.
3. From the new residences at Ham Close.

The proposal incorporates a loggia that allows for all users to be guided around the building's footprint to the main entrance.

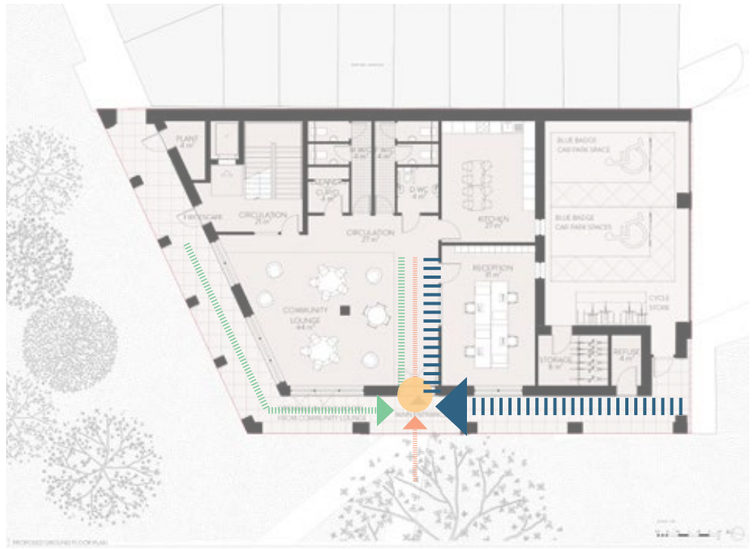
The new main entrance is also identified with architectural detailing and building signage as evidenced further within this report.



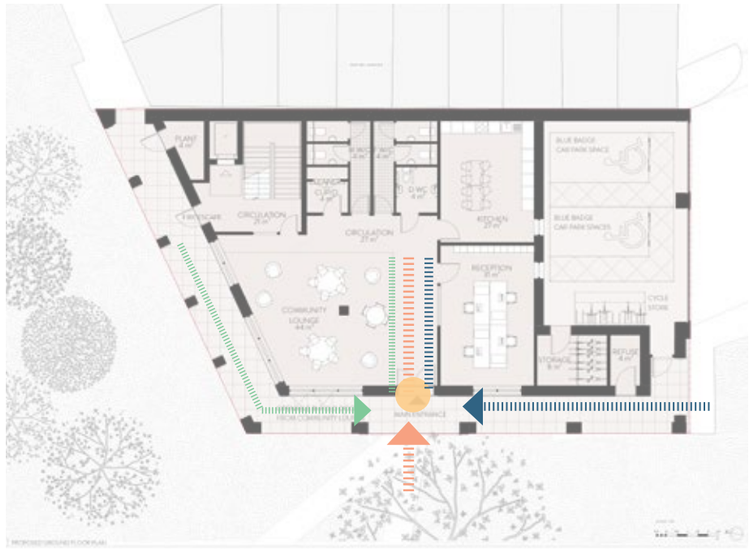
Site Plan (NTS)

6.4.1 Proposed Plans

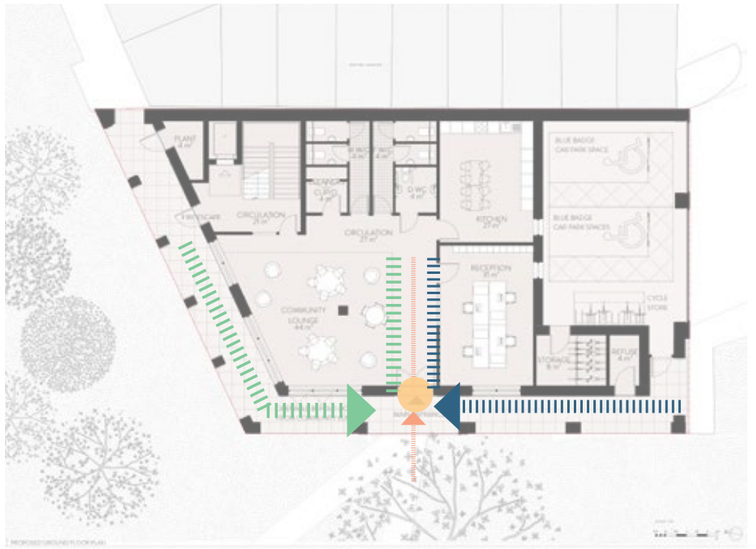
Entrance Diagrams



MORNING



MIDDAY



AFTERNOON

Key

- Access from Ashburnham Road
- Access from Village Green and Ham Close
- Access from back of Ham Street parade of shops and Grey Court School
- Primary building entrance

6.4.1 Proposed Plans

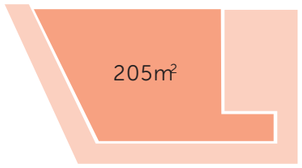
Ground Floor Plan

The building is set back at ground floor level to provide a loggia and buffer zone between the adjacent green. The ground floor accommodates the community lounge - which can either act as an open plan area or be separated from the rest of building if required. It further consists of the reception area, kitchen, toilets and accessible WCs.

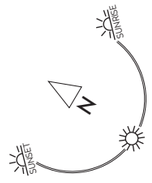
Plant rooms and service rooms sit on both corners of the proposed building with easy access for maintenance from the surrounding loggia.

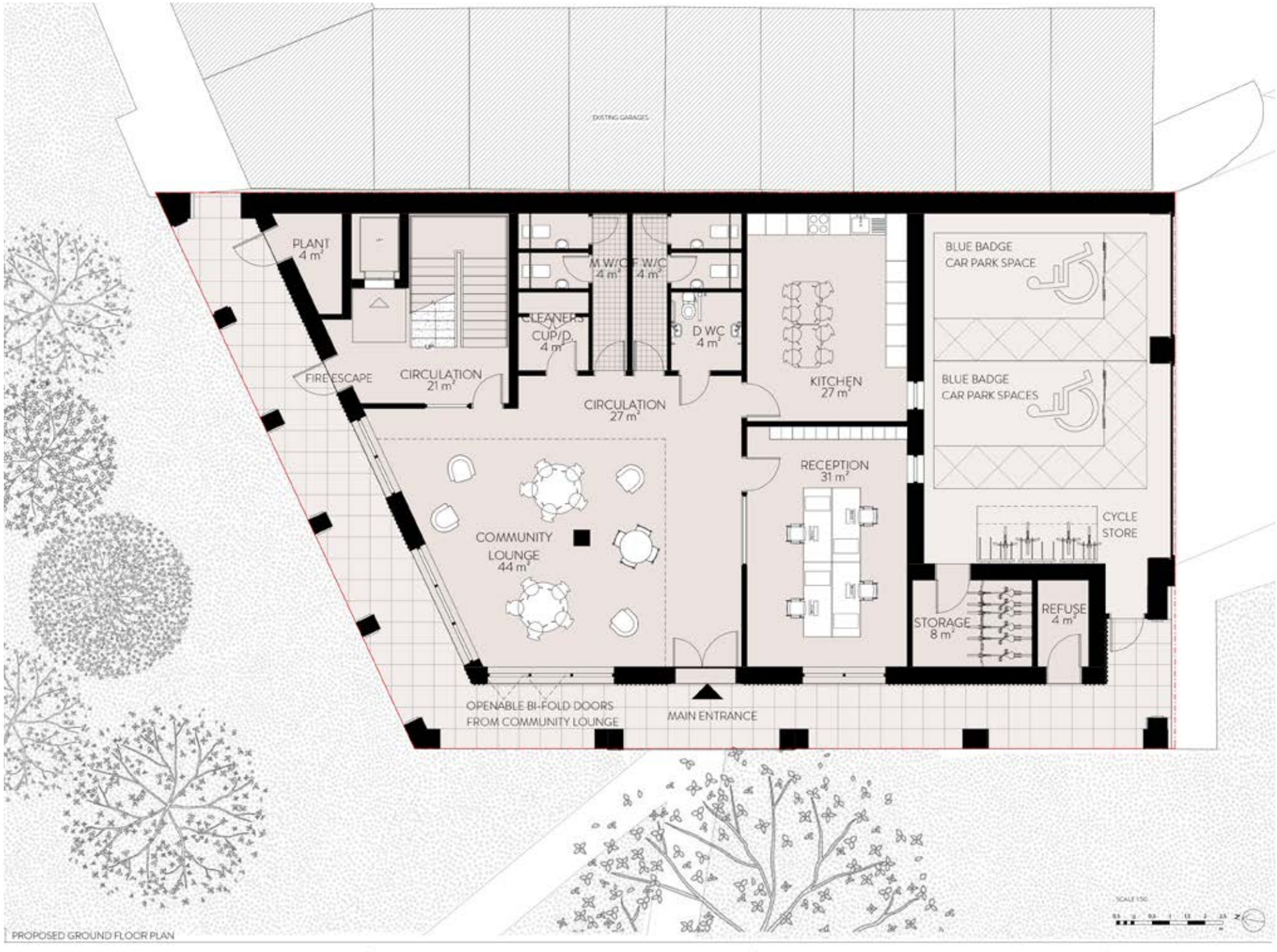
Externally, two blue-badge car parking spaces are provided, along with a secure bicycle store for users, staff and visitors. In consultation with Secured by Design advice from the Metropolitan Police, the car park area can be closed off at night via shutter doors to avoid any loitering and un-social behaviour.

TOTAL GIA



BUILDING ORIENTATION





Ground Floor Plan (NTS)

6.4.1 Proposed Plans

First Floor Plan

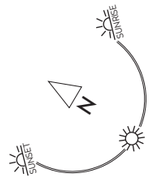
At first level the accommodation is split into two sections. The activity hall is located to the south with the associated storage. The west side accommodates storage areas, a meeting room, group ICT room, the 'changing places' WC and the sensory room.

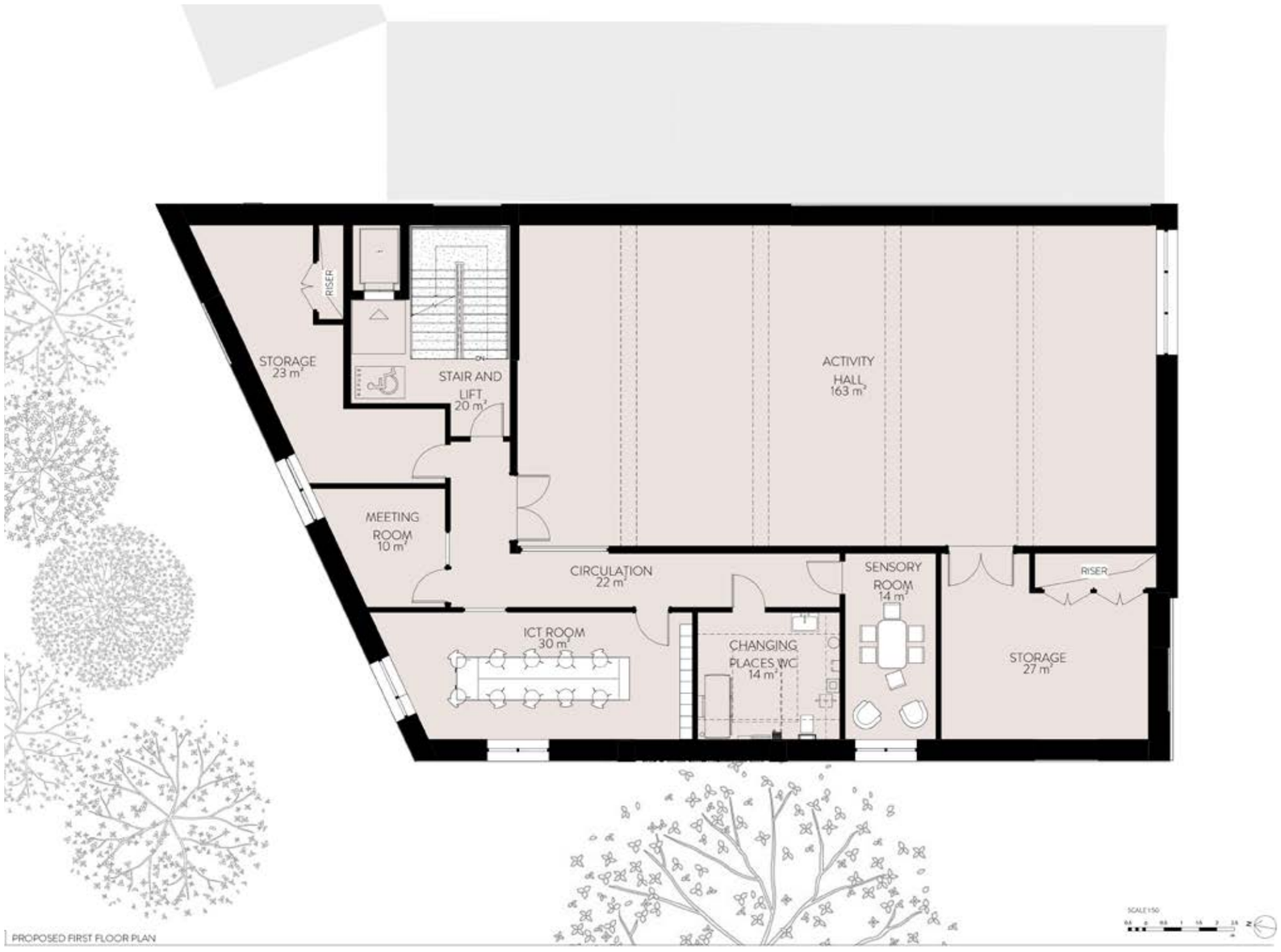
All spaces such as the meeting rooms and group ICT room - which can be hired out by the local community - have been strategically placed on the side of the building with the most prominent views of the Village Green.

TOTAL GIA

347m²

BUILDING ORIENTATION





First Floor Plan (NTS)

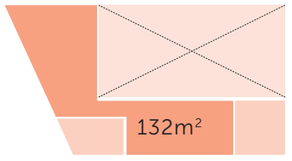
6.4.1 Proposed Plans

Second Floor Plan

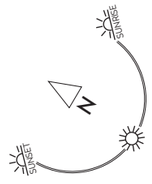
The western wing of the building accommodates two terraces, the art room and meeting room all facing west with views out onto the Village Green. Larger openings are proposed at this level to allow maximum light into the spaces.

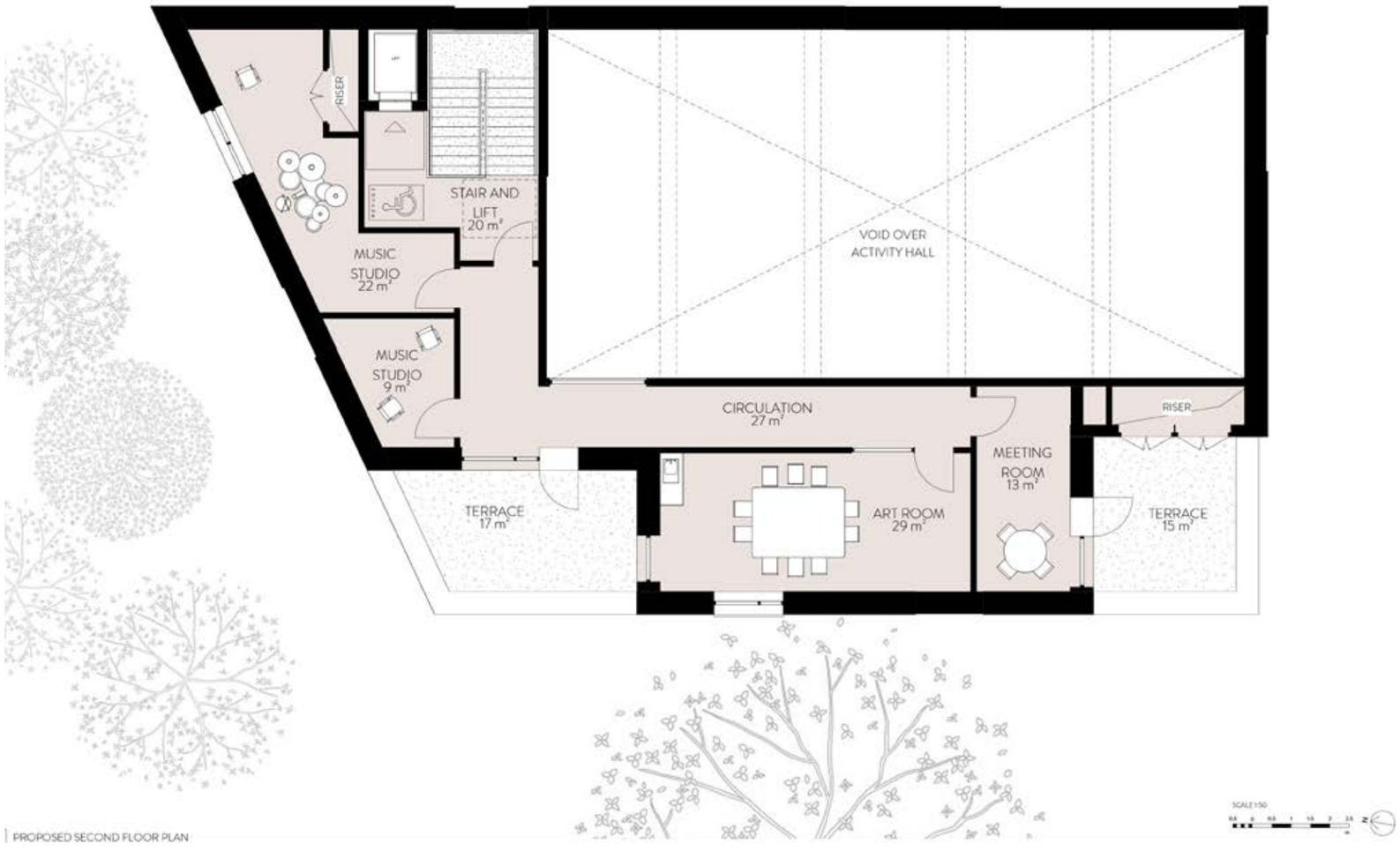
The north-eastern side accommodates a large music studio and music rehearsal space. The activity hall is a double height space as such on the second floor it is read as a void.

TOTAL GIA



BUILDING ORIENTATION





Second Floor Plan (NTS)

6.4.1 Proposed Plans

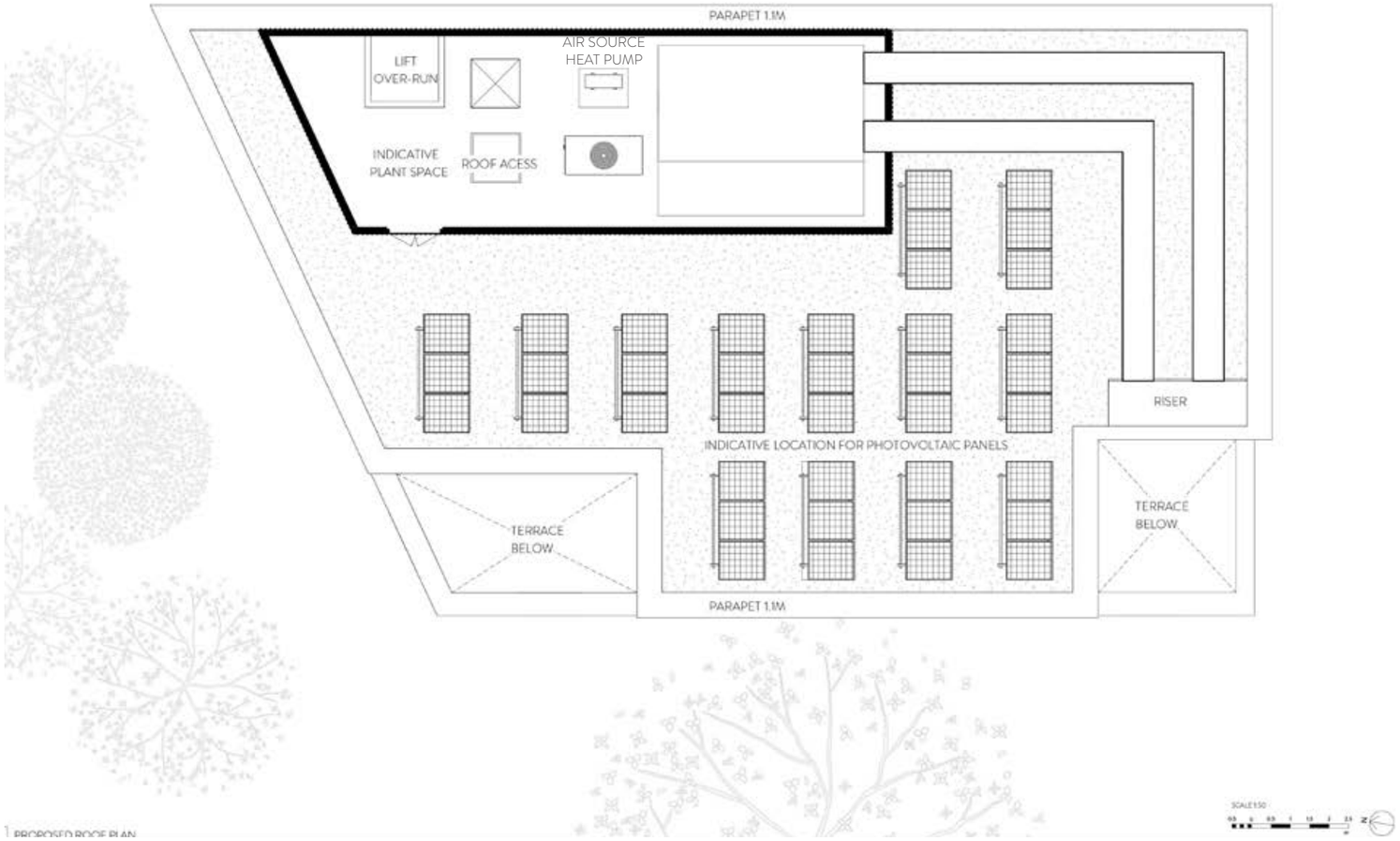
Roof Plan

To ensure a sustainable design and a carbon reduction from the existing building, renewable energy technologies provision is made for photovoltaic (PV) solar panels which will assist an Air Source Heat Pump system.

Alongside this, the majority of the roof is proposed where possible to have a blue roof.

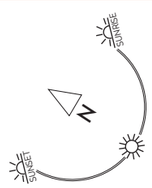
Access to the roof level for maintenance is via an access hatch located at the top of the general stair core.

NB. Plant arrangements are only shown in an indicative location.



Roof Plan (NTS)

BUILDING ORIENTATION



6.4.2 Massing

Form and Scale

Following initial feedback from the LBRuT and local residents, the design was developed to provide an aspirational aspect from both the Village Green and the surrounding streets, in equal measure. The diagram on the right illustrates the idea of creating an all level access around the whole building which then connects to a fully accessible building from all three entry points. This helps the building integrate fully into its context as well as provide a buffer zone to the adjacent green.

The diagram also illustrates some of the main communal functions which are strategically placed on the northern and western side which face the Village Green, this allows for easy access as well as continuous views out onto the green.

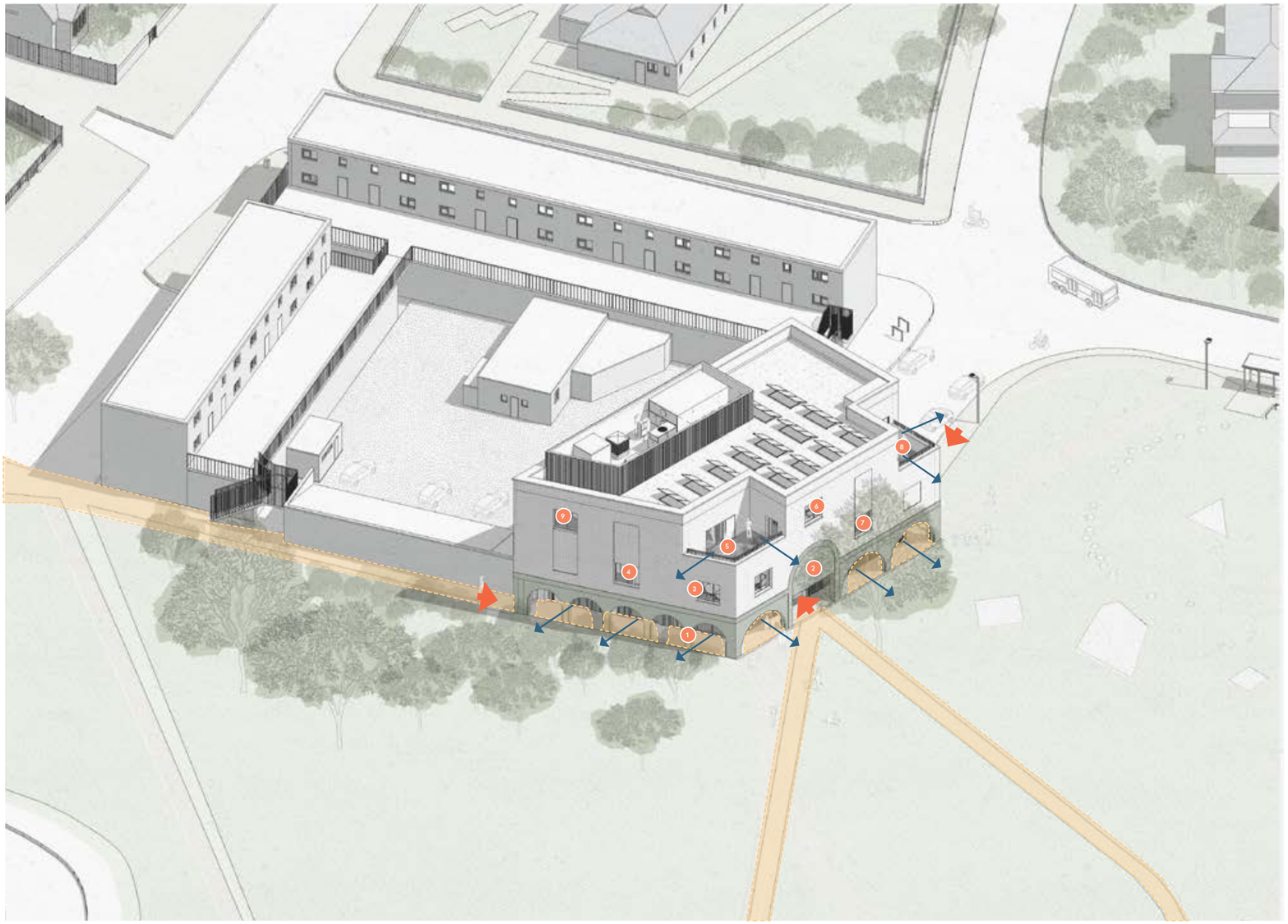


Diagram Showing All Level Access and the Physical and Visual Connections to the Village Green

Key

1. Covered Loggia
2. Main Entrance
3. ICT Room
4. Meeting Room
5. Northern Terrace
6. Art Room
7. Sensory Room
8. Southern Terrace
9. Music Studio

All Level Access

Physical and Visual Connections

Entry Points

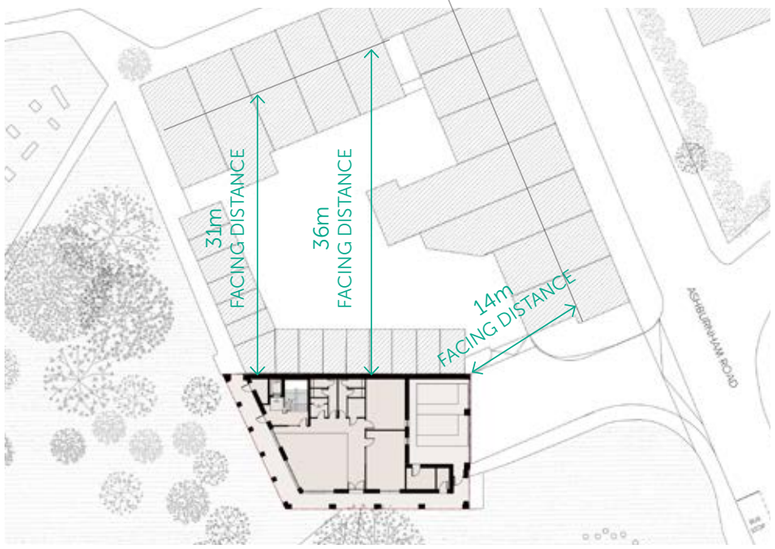
6.4.3 Form and Scale

Site Sections

The adjacent site sections indicate the proposed community centre within its close context and highlight the envisaged separation distances between the new centre and the neighbouring buildings.

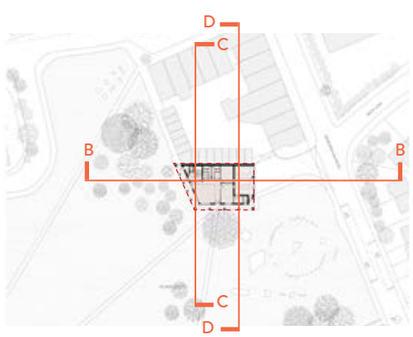
All separation distances fall within policy guidance distances proposed by the "BRE Site Layout and Planning for Daylight and Sunlight : A Guide to Good Practice" (2011). Although only guidance, the proposals clearly conform to the 25 degree test set out in the principles. Namely, that there is no obstruction to daylight to existing rooms when measured from the centre of the lowest window.

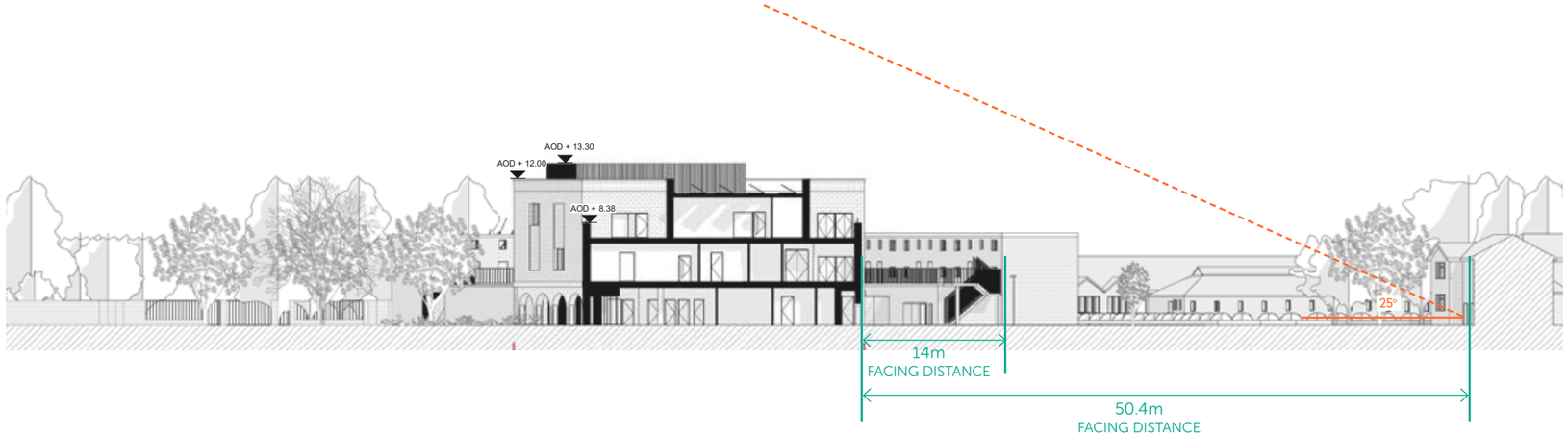
A more in-depth analysis is provided in the daylight/ sunlight reports submitted as part of this planning application.



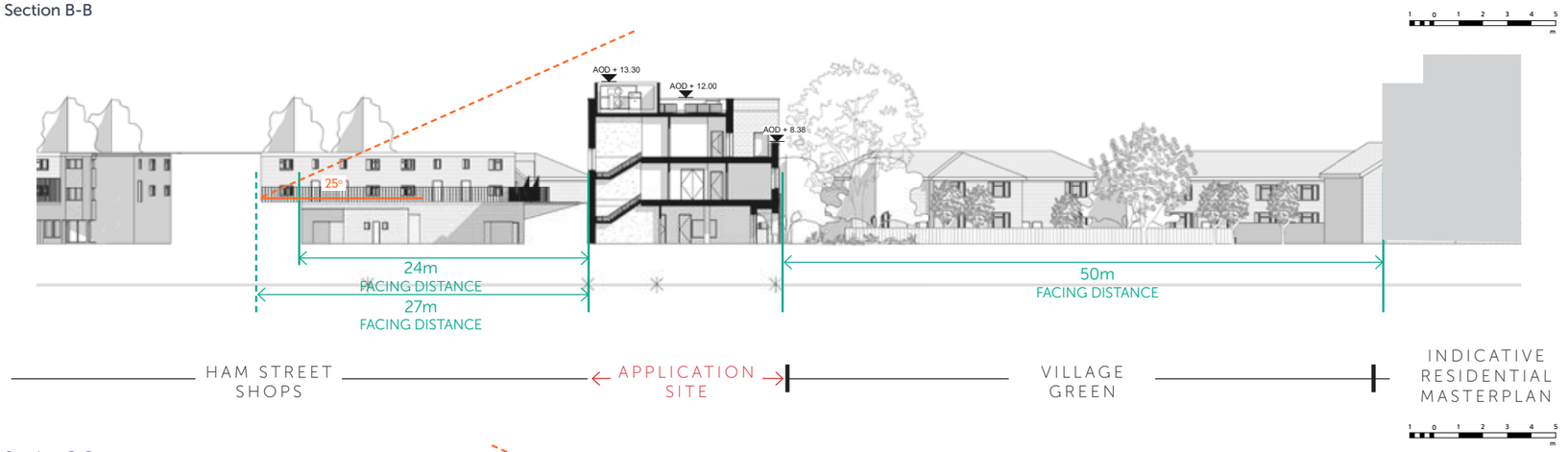
Ground Floor Plan

KEY PLAN

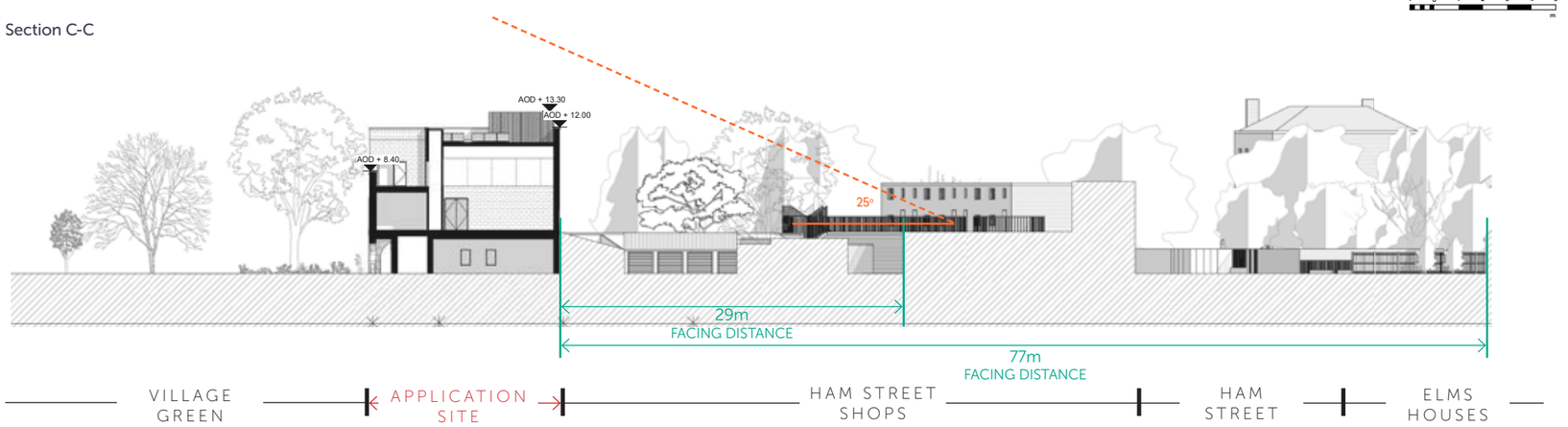




Section B-B



Section C-C

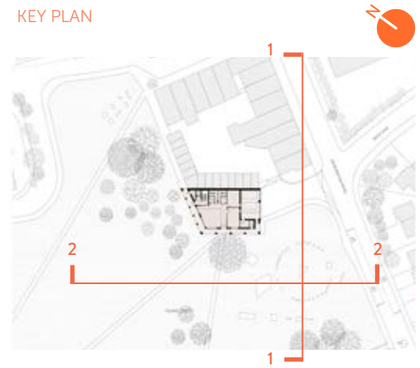


Section D-D

6.4.4 Building Scale, Massing and Proximities

Site Sectional Elevations

KEY PLAN



INDICATIVE RESIDENTIAL MASTERPLAN — VILLAGE GREEN — APPLICATION SITE — PARADE OF SHOPS — HAM STREET — ELMS HOUSES

1 SOUTH ELEVATION ASHBURNHAM ROAD

3 0 3 6 9 12 15 m

NEWMAN HOUSE — VILLAGE GREEN — APPLICATION SITE — PARADE OF SHOPS — ASHBURNHAM ROAD — HOUSES ALONG ASHBURNHAM ROAD

SCALE 1:300

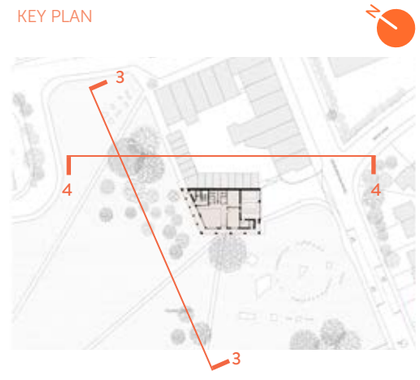
3 0 3 6 9 12 15 m

2 WEST ELEVATION VILLAGE GREEN

6.4.4 Building Scale, Massing and Proximities

Site Sectional Elevations

KEY PLAN



HAM STREET — PARADE OF SHOPS — APPLICATION SITE — VILLAGE GREEN — INDICATIVE RESIDENTIAL MASTERPLAN

SCALE 1:300

3 0 3 6 9 12 15 m

3 NORTH ELEVATION VILLAGE GREEN

HOUSES ALONG ASHBURNHAM ROAD — ASHBURNHAM ROAD — PARADE OF SHOPS — APPLICATION SITE — VILLAGE GREEN

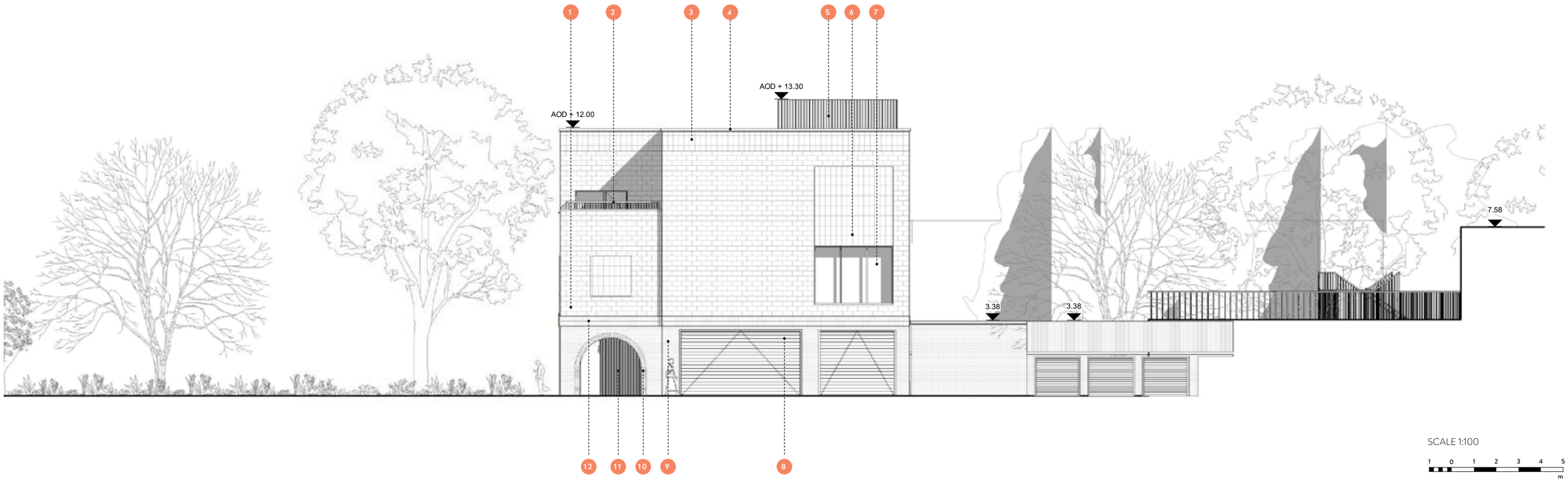
SCALE 1:300

3 0 3 6 9 12 15 m

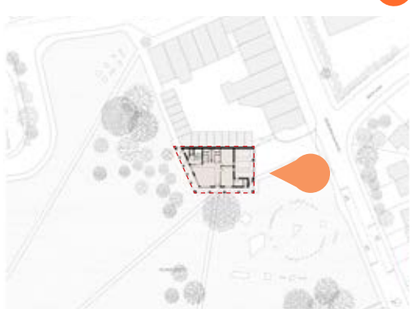
4 EAST ELEVATION HAM STREET

6.4.4 Building Scale, Massing and Proximities

South Elevation



KEY PLAN



SOUTH ELEVATION

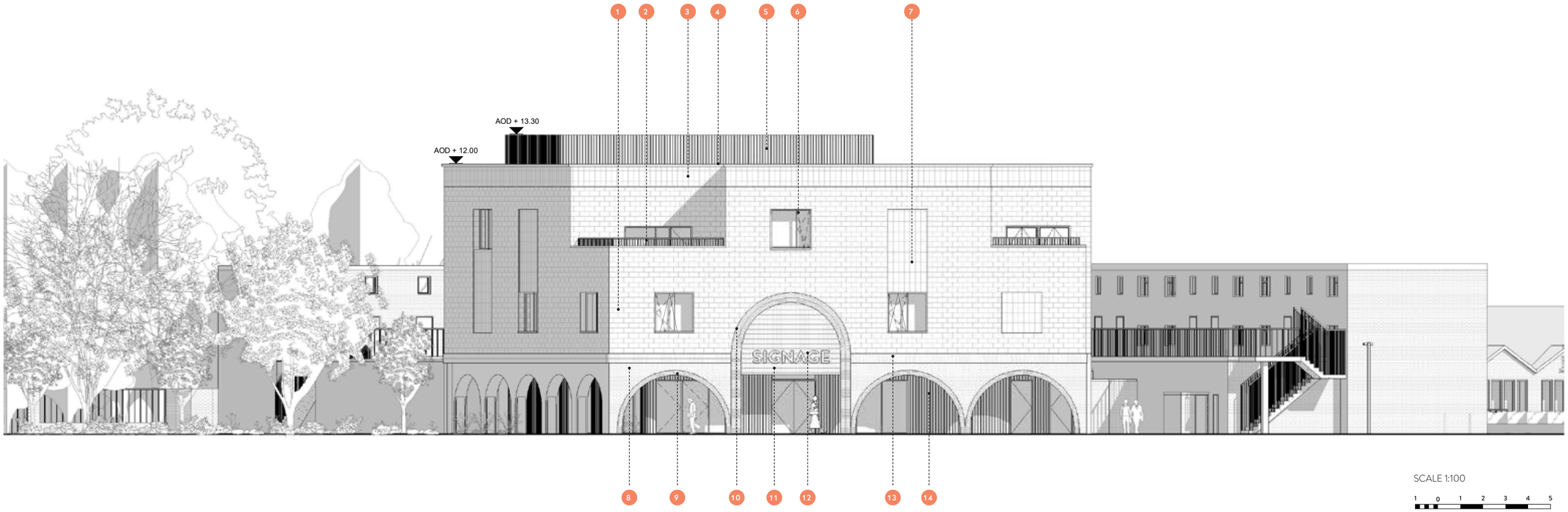
The south elevation is broken down into two elements both horizontally and vertically. On the horizontal plane the elevation is articulated by adding a different material and different geometry - a brick arched loggia which wraps around the building from ground to first floor. Vertically the western side is recessed and also houses a terrace at the top floor. This helps break up the mass and also highlights the eastern side which accommodates the activity hall. To further break up the blank wall facade, a large recessed opening is provided along with some glazing to allow both light and visibility into the activity hall.

KEY

1. White architectural masonry
2. 400mm metal balustrade on terrace
3. Soldier course architectural masonry
4. Aluminium roof coping
5. Timber panels
6. 25mm recessed soldier course architectural masonry
7. Fixed aluminium/ timber composite windows
8. Green metal garage doors
9. Green brick wall
10. Brick arch
11. Timber panels
12. 25mm projecting soldier course horizontal banding

6.4.5 Appearance

West Elevation



SCALE 1:100

1 0 1 2 3 4 5 m

VILLAGE GREEN — ARCHED LOGGIA — MAIN ENTRANCE — ARCHED LOGGIA — PARADE OF SHOPS

KEY PLAN

WEST ELEVATION

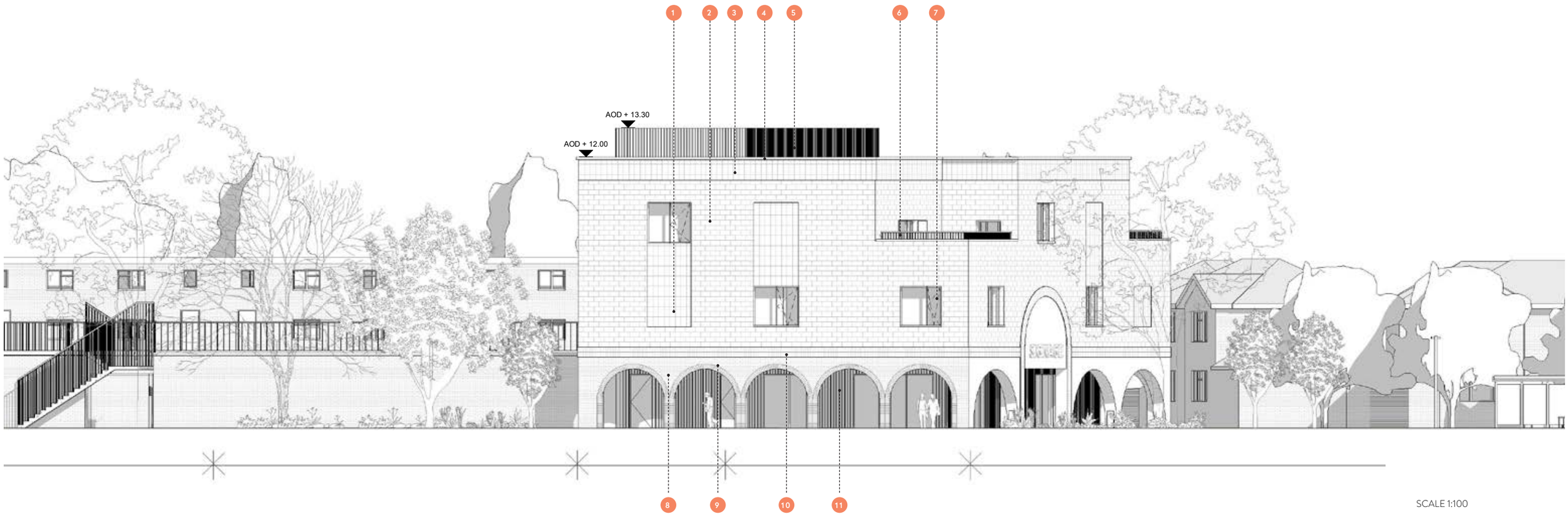
The west elevation is also broken down horizontally and vertically. A brick arched loggia wraps around at the ground floor, helping to break down the bulk and mass whilst providing a playfulness to the ground floor. Two terraces both to the south and north further help break down the mass whilst also allowing for key views out onto the Village Green. The window articulation has been placed at the centre of each arch and do not vary in size in order to maintain a coherent language within the facade. The main entrance of the building is accentuated by a larger 25mm projecting brick arch as well as signage - which will be determined by the Ham community. This helps provide a sense of identity and arrival to the building.

KEY

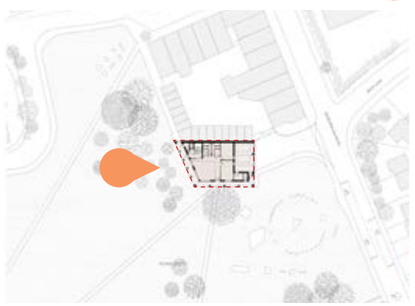
1. White architectural masonry
2. 400mm metal balustrade on terrace
3. Soldier course architectural masonry
4. Aluminium roof coping
5. Timber panels
6. Fixed and openable aluminium/ timber composite windows
7. 25mm recessed soldier course architectural masonry
8. Green brick wall
9. Brick arches
10. 25mm projecting main entrance arch
11. Soldier course at main entrance arch
12. New signage to be chosen by Ham community
13. 25mm projecting soldier course horizontal banding
14. Timber panels

6.4.5 Appearance

North Elevation



KEY PLAN



NORTH ELEVATION

The north elevation shares a common architectural language with the other elevations. An arched loggia wraps around the ground floor with a protruding horizontal band to help break up the mass. The terrace to the south-west is cut out in the corner of the building, as such it is visible in the south elevation as well.

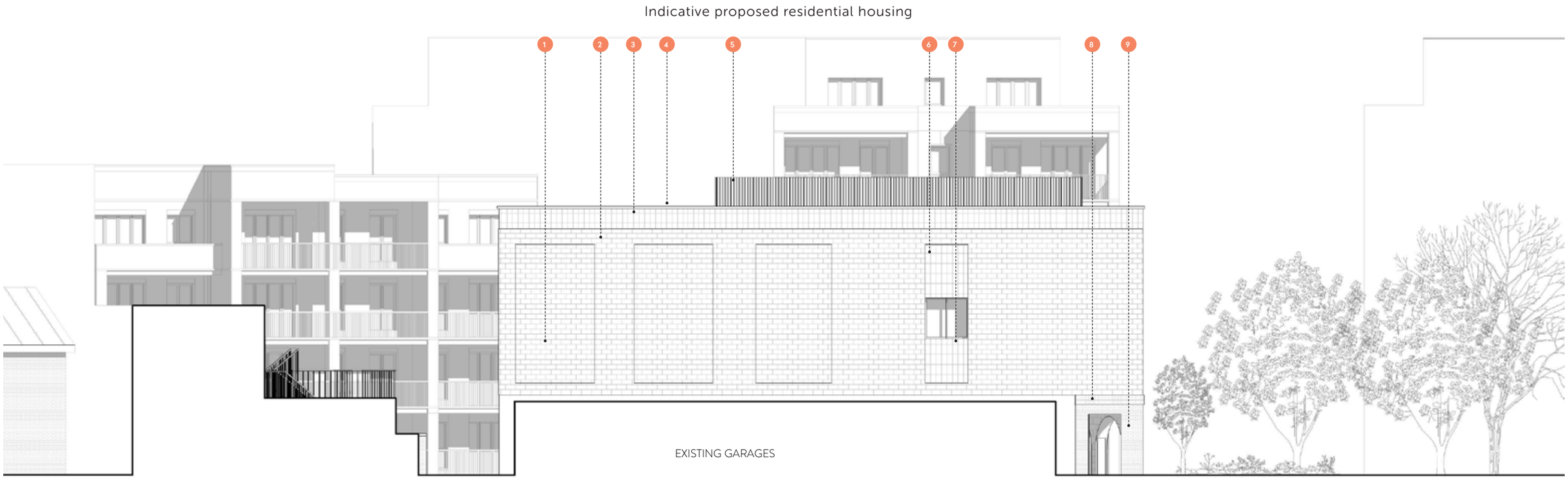
Large recessed openings which contain glazing have been placed to help break up the blank facade, where the window position alters.

KEY

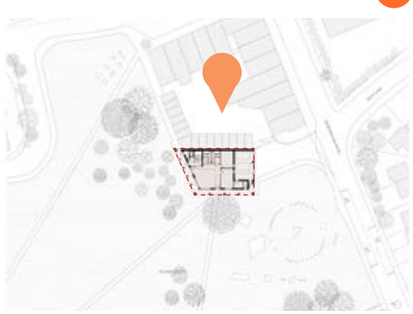
1. 25mm recessed soldier course architectural masonry
2. White architectural masonry
3. Soldier course architectural masonry
4. Aluminium roof coping
5. Timber panels
6. 400mm metal balustrade on terrace
7. Fixed and openable aluminium/timber composite windows
8. Green brick wall
9. Brick arches
10. 25mm projecting soldier course horizontal banding
11. Timber panels

6.4.5 Appearance

East Elevation



KEY PLAN



EAST ELEVATION

Given the specific location of the proposed community centre - the area behind the shops on the corner of Ashburnham Road / Ham Street - the elevation facing the shops and flats above must not allow for much glazing to avoid privacy issues and overlooking. As such, only one window is provided to allow light into the stair core.

KEY

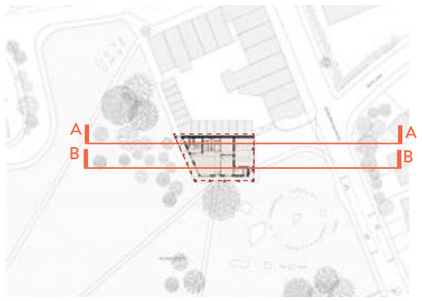
1. 25mm recessed architectural masonry
2. White architectural masonry
3. Soldier course architectural masonry
4. Aluminium roof coping
5. Timber panels
6. 25mm recessed soldier course architectural masonry
7. Fixed aluminium/ timber composite window
8. 25mm projecting soldier course horizontal banding
9. Green brick wall

6.4.6 Sections

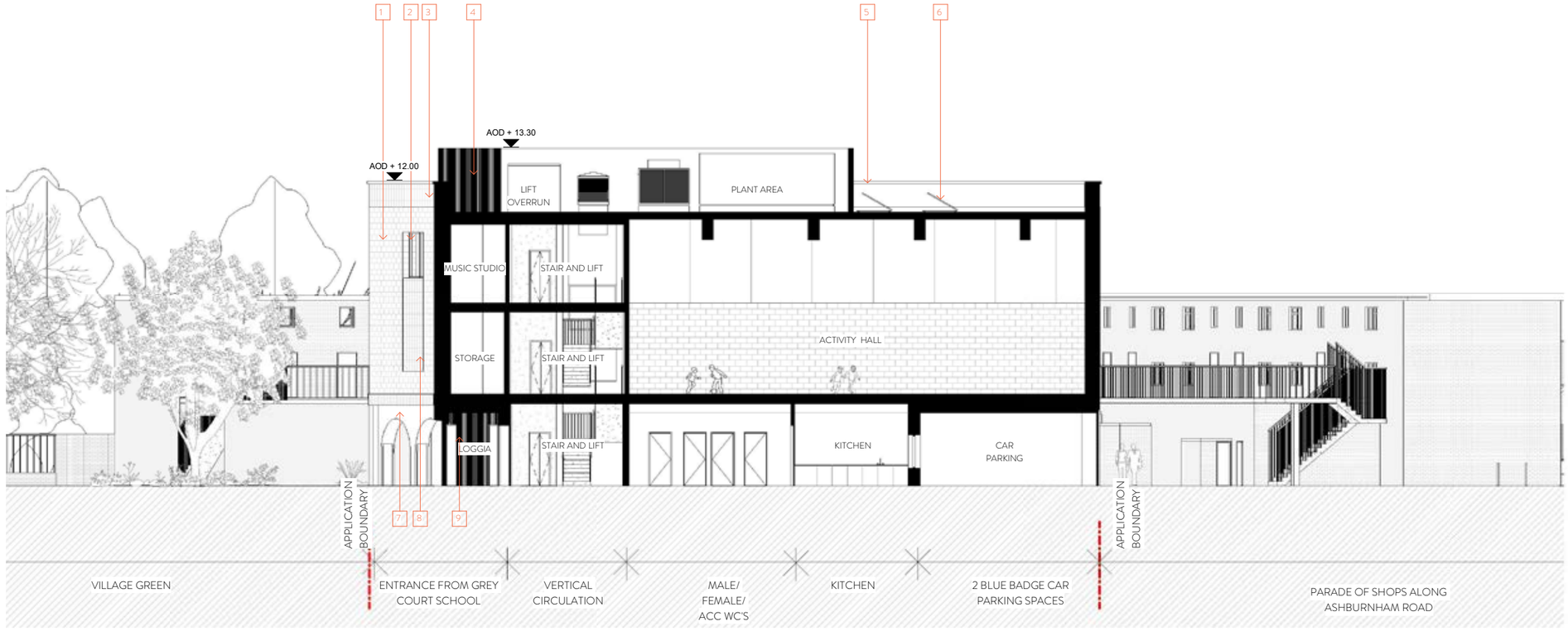
Proposed Section A-A and B-B

1. White architectural masonry
2. Aluminium/ timber composite windows
3. Soldier course architectural masonry
4. Timber panels
5. Aluminium roof coping
6. Photovoltaic panels
7. Brick arched loggia
8. 25mm recessed soldier course architectural masonry
9. Timber panels
10. 400mm metal railing

KEY PLAN

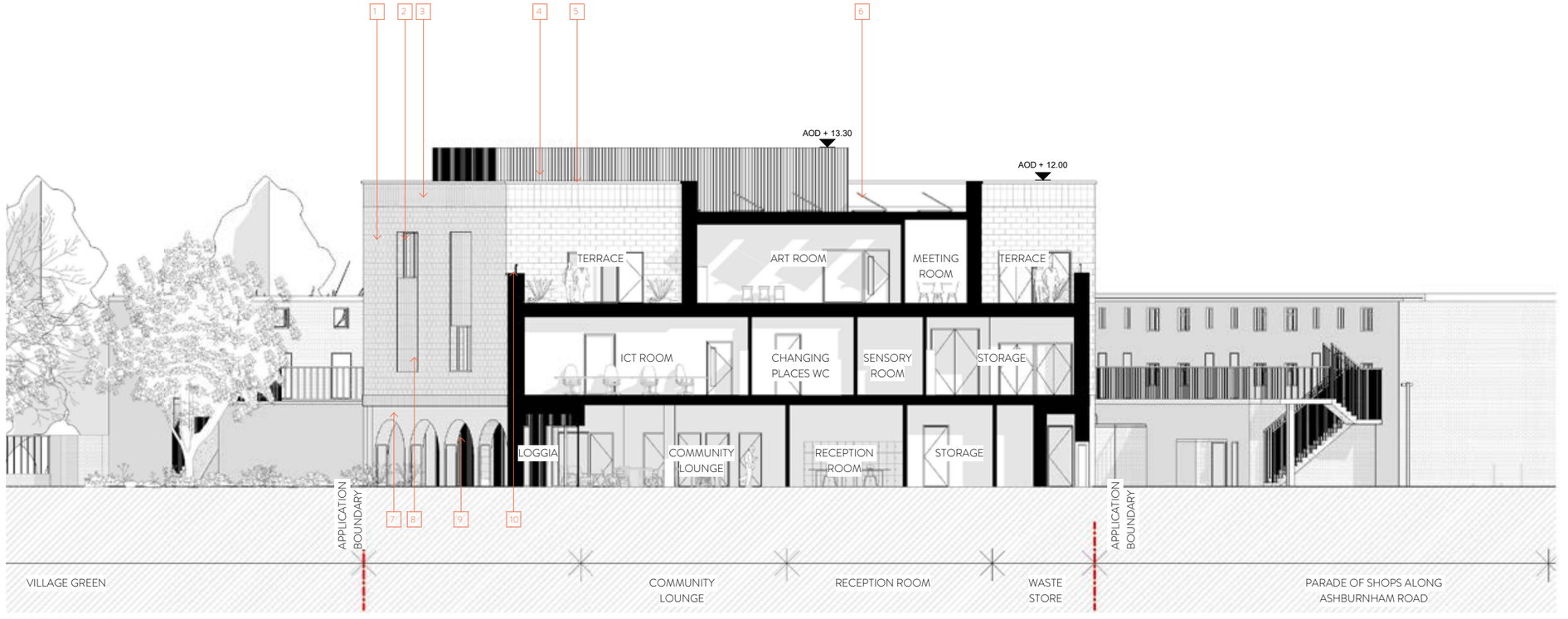


SECTION A-A



SCALE 1:100

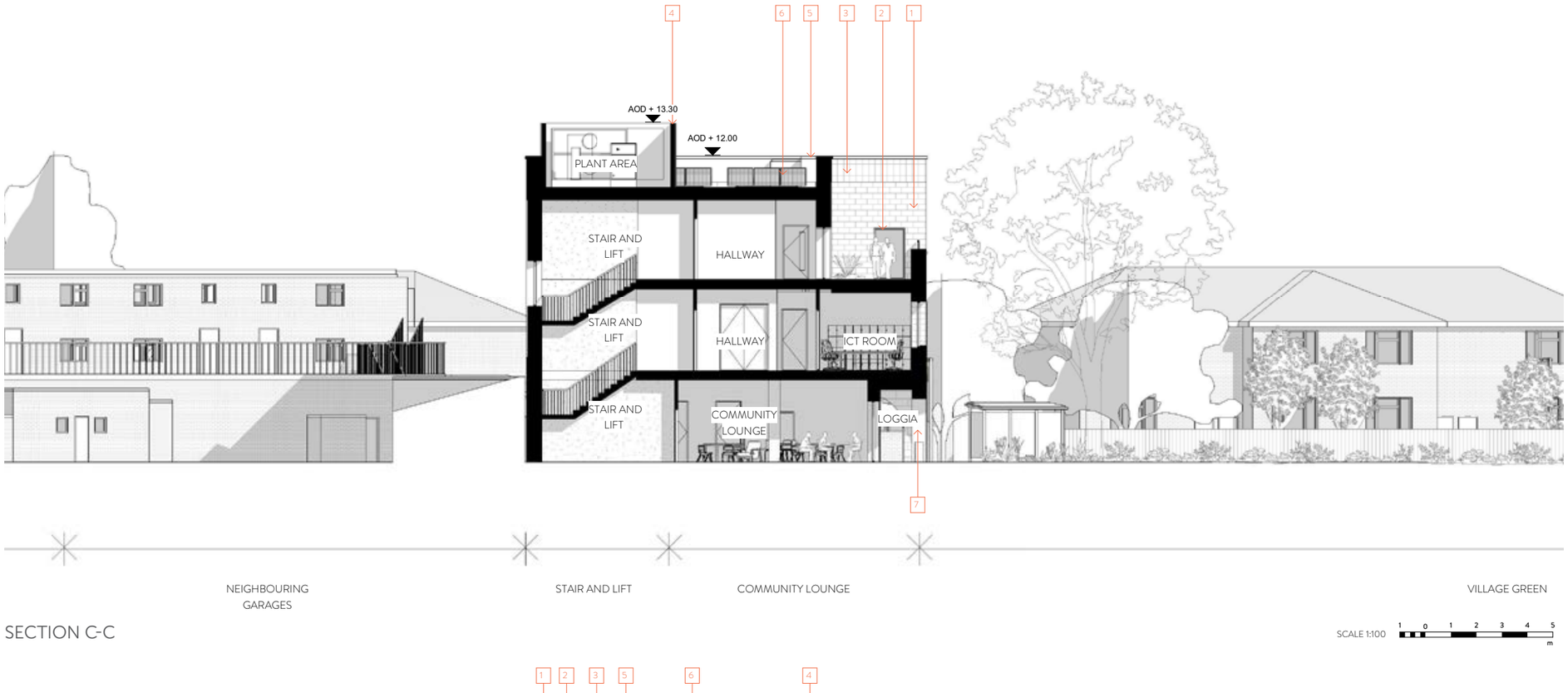
SECTION B-B



SCALE 1:100

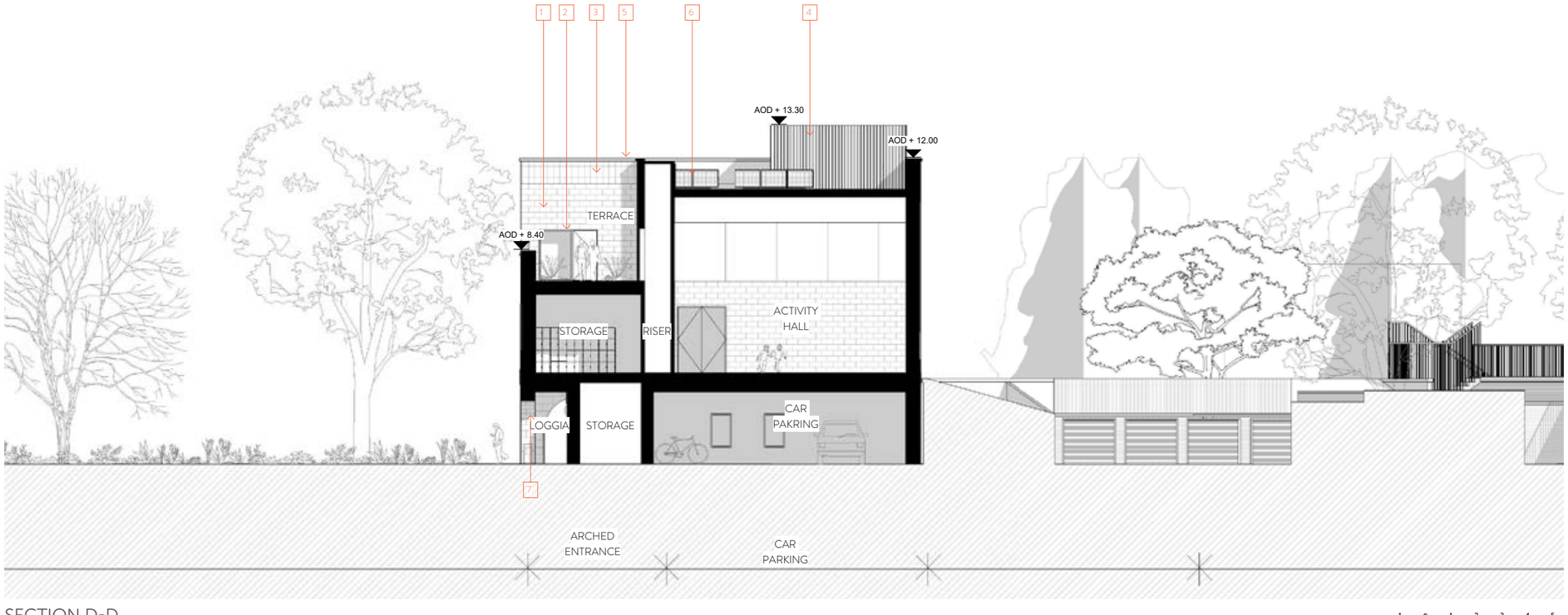
6.4.6 Sections

Proposed Section C-C and D-D



SECTION C-C

SCALE 1:100

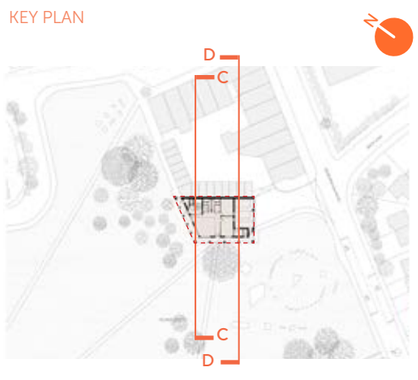


SECTION D-D

SCALE 1:100

1. White architectural masonry
2. Aluminium/ timber composite windows
3. Soldier course architectural masonry
4. Timber panels
5. Aluminium roof coping
6. Photovoltaic panels
7. Brick arched loggia
8. 25mm recessed soldier course architectural masonry
9. Timber panels
10. 400mm metal railing

KEY PLAN



6.4.7 Wider Area

Character Study

In order to gain a deeper understanding of the local architectural context, photographs of the area and its special features/detailing were gathered and studied.

These images were then collated into categories, as seen in the diagram to the right (separating non-residential buildings from residential). This enabled the analysis of the varying architectural motifs and important architectural features visible within the area to see any trends in textures, colours and materials.

There is a great opportunity for the new community centre to add to the architectural materiality of Ham. Given its civic prominence, the design response needs to be of high quality and distinguishable from the surrounding residential elements.

Local Non-Residential Buildings

Strathmore School

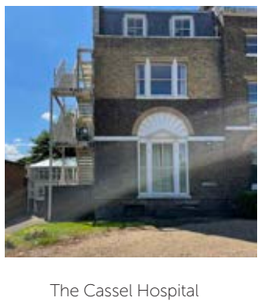
Strathmore School

Strathmore School

Strathmore School

Strathmore School

Ham Library



The Cassel Hospital

Meadlands Primary School

The Woodvile Centre

The Woodvile Centre

St. Richards Church

St. Richards Church

St. Richards Church

St. Thomas Aquinas Church

St. Thomas Aquinas Church

6.4.8 Wider Area

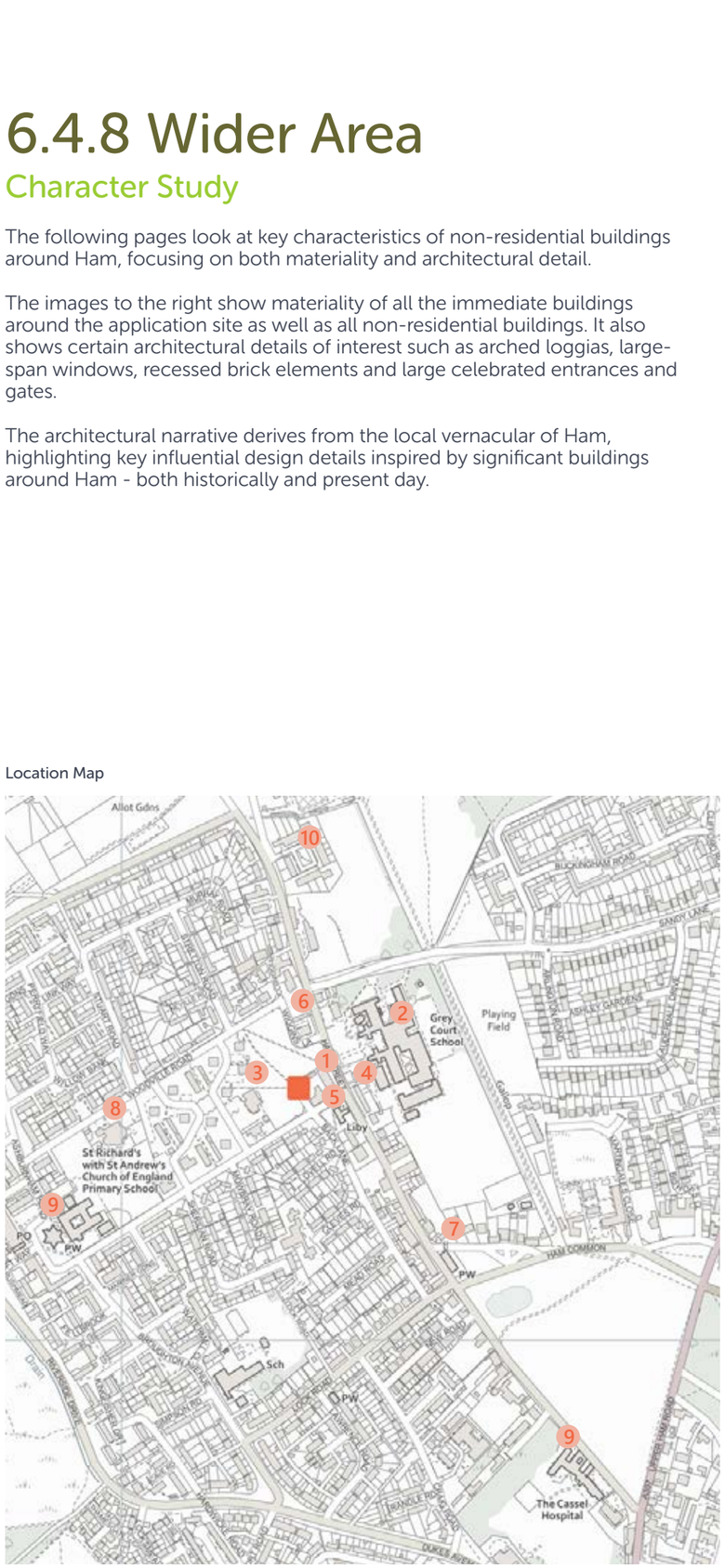
Character Study

The following pages look at key characteristics of non-residential buildings around Ham, focusing on both materiality and architectural detail.

The images to the right show materiality of all the immediate buildings around the application site as well as all non-residential buildings. It also shows certain architectural details of interest such as arched loggias, large-span windows, recessed brick elements and large celebrated entrances and gates.

The architectural narrative derives from the local vernacular of Ham, highlighting key influential design details inspired by significant buildings around Ham - both historically and present day.

Location Map



MATERIALS

1 Light Brick

1 Brick and Render

1 Green Painted Wall

2 Red Brick

2 White Render

3 Dark Brick

3 Rough Concrete

4 Orange Brick

5 Dark Brick

6 Light Brick and Render

7 White Painted Brick

8 Green Painted Timber

9 Green Copper Roof

9 Dark Brick

9 Dark & Light Brick

DETAILING

2 Arched Entrance

10 Arched Loggia

10 Arched Loggia

7 Arched Windows

Arched Entrance

2 Large Span Window

4 Set Back Brick Detail

9 Differentiation of Material

Recessed Terrace

1 Horizontal Banding

6.4.9 Materiality

Material Board

Having undertaken a thorough analysis of the surrounding vernacular and its materiality, it is the project team's belief that the proposals need to be a modern interpretation of its current context.

To this end, the proposed materials for the new centre are both robust and playful in equal measure.

The intention is that all materials compliment one another and help the building sit comfortably within the context and ultimately read as one coherent piece of architecture. The material board describes the proposed materials and their relationship with one another.

1. Light Architectural Masonry
2. Green Brick
3. Timber Projections
4. Timber Panels
5. Aluminium/ Timber Composite Window (yellow frame)
6. Aluminium Yellow Roof Coping

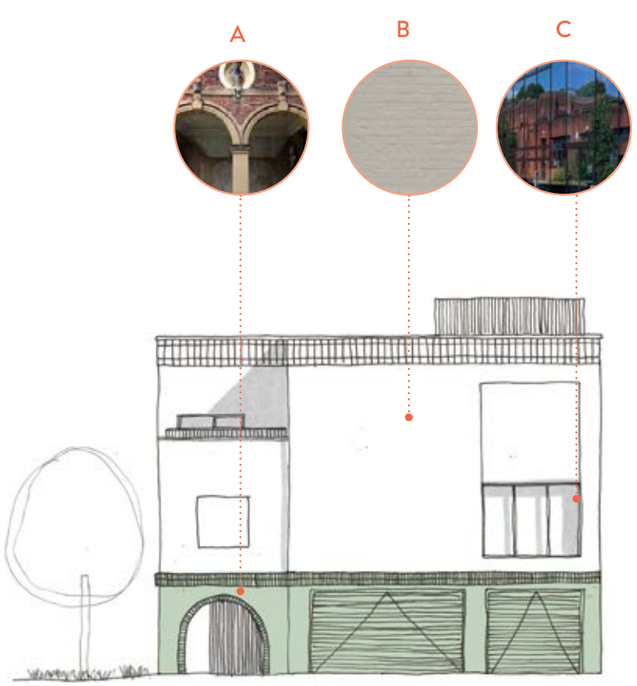
Manor Farm

Ham House

St. Thomas Aquinas Church

6.4.10 Concept Sketch

Elevations

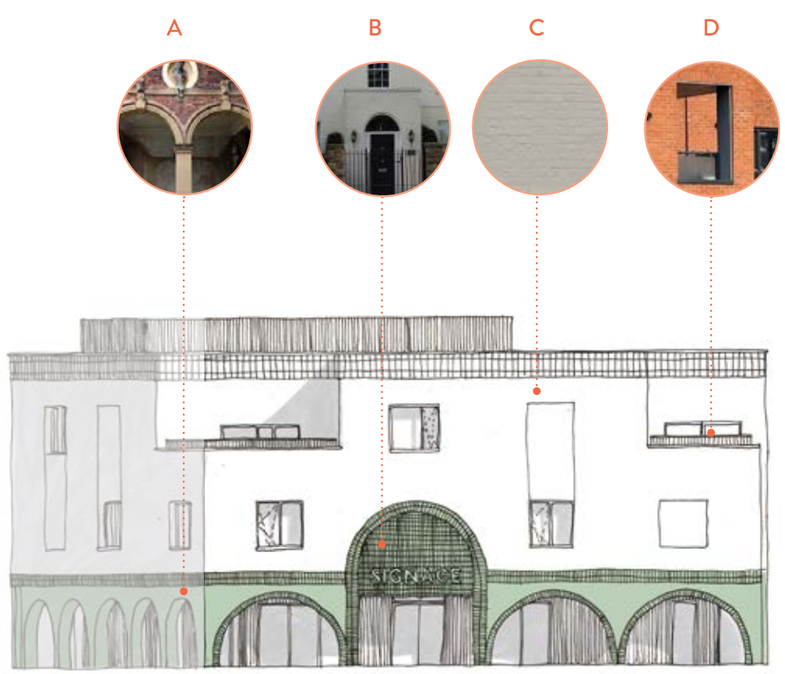


Concept Sketch - South Elevation

A Inspiration from Ham House Loggia

B Material inspiration from Thomas Aquinas Church

C Window precedent from Grey Court School



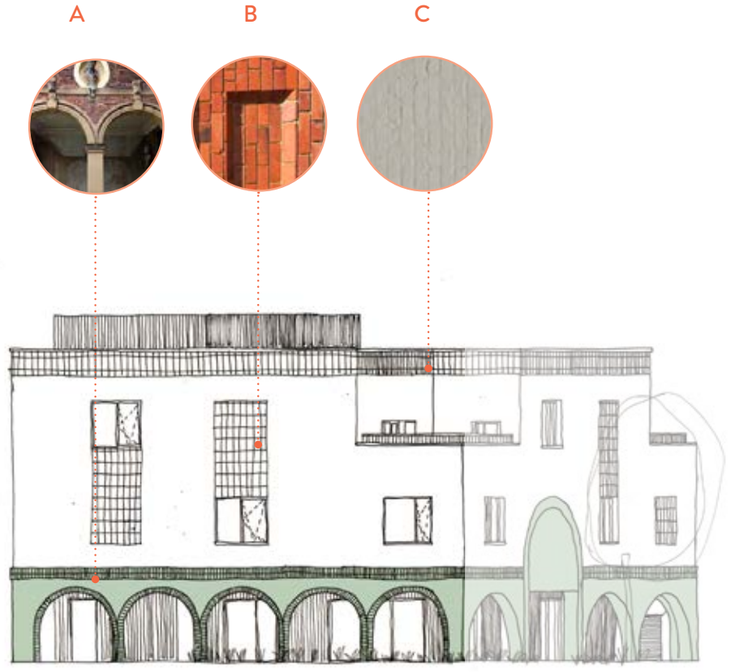
Concept Sketch - West Elevation

A Inspiration from Ham House Loggia

B Signified entrance inspiration from Ham

C Material inspiration from Thomas Aquinas Church

D Recessed terrace inspiration from houses in Ham



Concept Sketch - North Elevation

A Inspiration from Ham House Loggia

B Recessed masonry inspiration from Almshouses

C Material inspiration from St. Thomas Aquinas Church

6.4.11 Elevation Character

Colour Elevations

The proposed community centre takes inspiration from the nearby landmark 'Ham House', particularly the arched loggia at the ground floor. To further accentuate the differentiation of the ground floor to the rest of the building, a different material is proposed - in this case green brickwork. The other main material proposed for the community centre is white architectural masonry. This takes inspiration from the nearby St. Thomas Aquinas Church which is an all white painted brick building. Finally the large openings and windows proposed take inspiration from the more civic and newly built Sixth Form at Grey Court School.

Each elevation has a complimentary identity and features, most notably:

> Separation of ground floor level from the rest of building.

> Architectural masonry detailing used to highlight the top band of the building, recessed 'blank' windows and cut-out terraces.

> Fenestration with same type of windows to achieve symmetry on each facade of the building.

> Different brickwork coursing at main entrance to create a sense of identity, clear wayfinding and arrival for the building.

PROPOSED SOUTH ELEVATION

PROPOSED WEST ELEVATION

PROPOSED NORTH ELEVATION

PROPOSED EAST ELEVATION

6.4.12 Bay Study

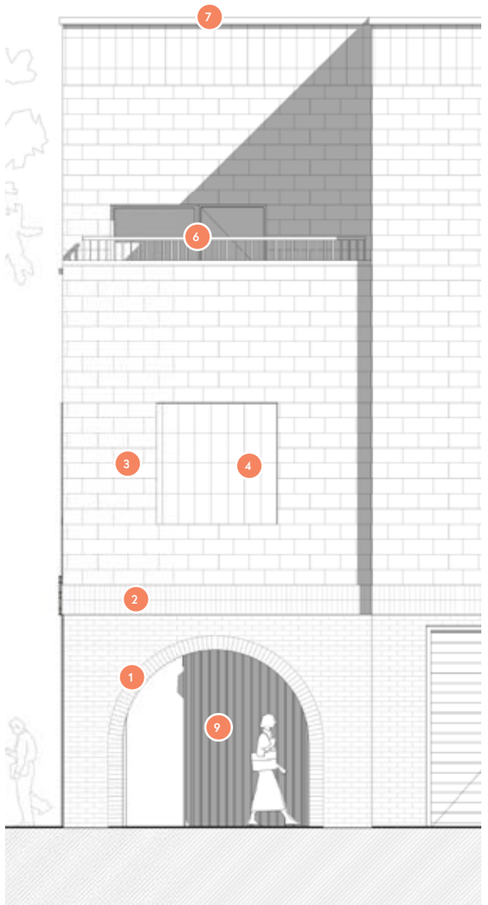
South Elevation

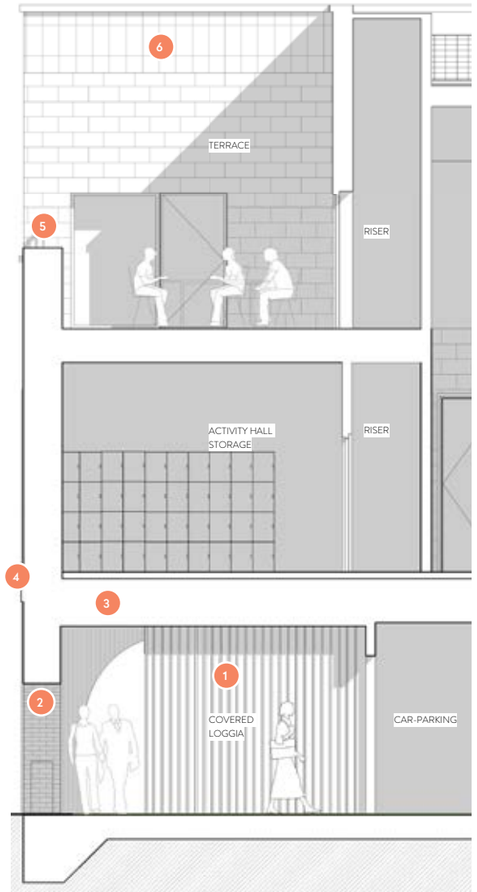
A range of materials are used in conjunction with one another, to create a varied and articulated facade. The proportions work to create a horizontal expression, in keeping with the surrounding context and directly related to the functions of spaces that sit behind their elevation. There are three main aesthetics and treatments evident:

1. North Facade: North Terrace
2. West Facade: Main Entrance
3. South Facade: South Terrace

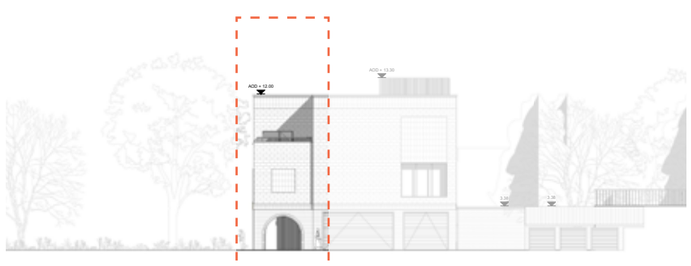
To ensure that the community centre appears as one coherent piece of architecture,=== a high quality but simple palette of materials has been proposed.

This means that although the three treatments described have different proportions, they all work together to create a cohesive and legible scheme.





KEY ELEVATION



01 : ELEVATION FROM ASHBURNHAM ROAD

The south facing facade has been carefully considered in terms of privacy, outlook and appearance as it is the main elevation viewed from neighbouring properties and seen upon arrival.

Green brickwork defines the ground floor as an arched loggia. Community spaces which are set back at the ground floor are shown as timber panels to allow for softer transition into the interior.

Architectural masonry detailing is shown in 'blank' recessed windows as soldier bond.

01 : ELEVATION FROM ASHBURNHAM ROAD

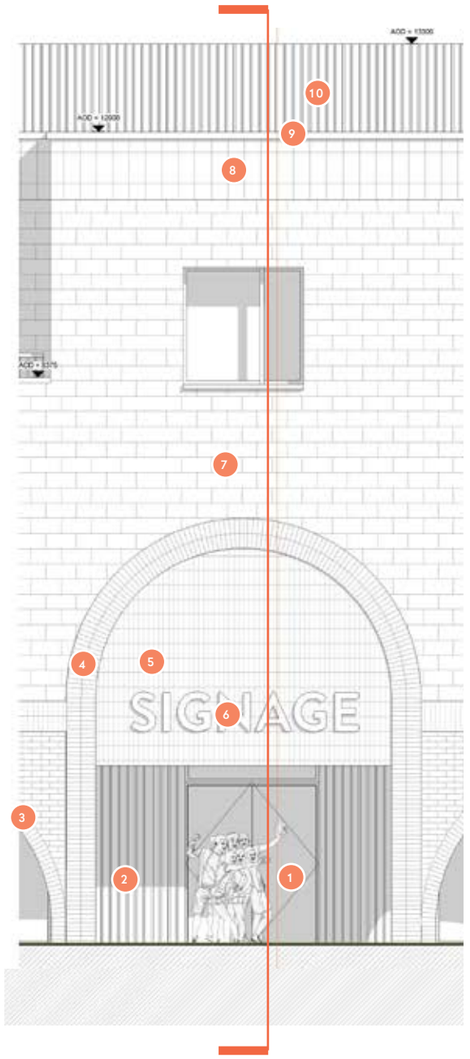
1. Green brick arch
2. 25mm projecting soldier course horizontal banding
3. Architectural masonry
4. 25mm recessed soldier course architectural masonry
5. Aluminium coping
6. 400mm metal balustrade on terrace
7. Soldier course architectural masonry
8. Aluminium roof coping
9. Timber panels

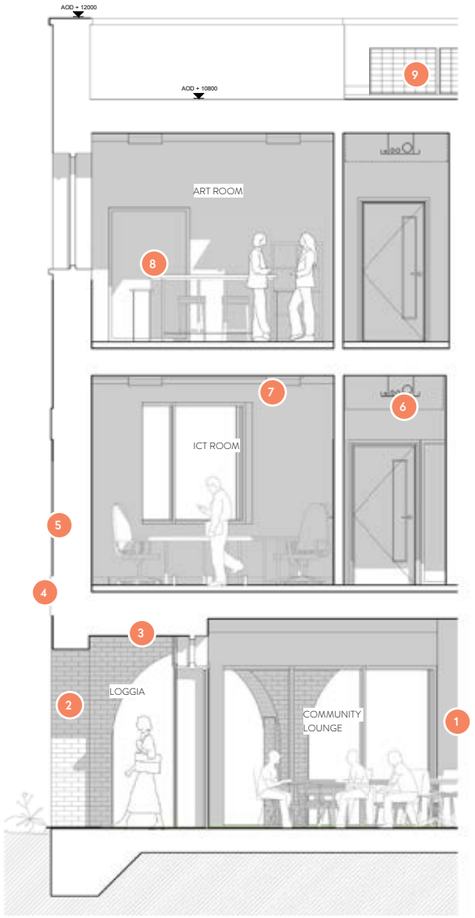
01: NORTH BAY SECTION

1. Timber panels
2. Brick arches
3. Metal soffit area
4. 25mm projecting main entrance arch
5. 400mm metal balustrade on terrace
6. Soldier course architectural masonry
7. Aluminium roof coping

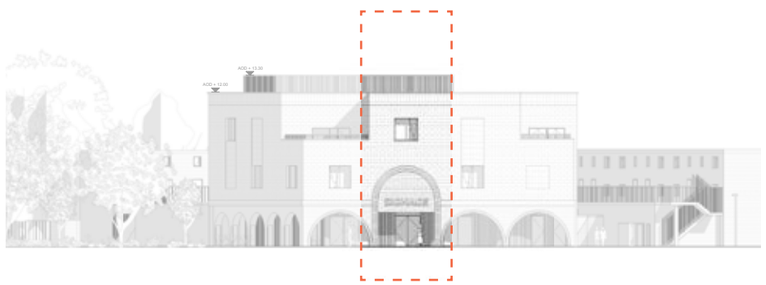
6.4.12 Bay Study

West Elevation





KEY ELEVATION



02: ELEVATION FROM VILLAGE GREEN - MAIN ENTRANCE

The west elevation is designed for users, staff and visitors to engage with the adjacent village green. The green brick arched loggia takes inspiration from the adjacent green. Floor-to-ceiling folding glass doors and windows allow for large quantities of natural daylight, views over the village green and ventilation/cooling on hotter days.

Special soldier course bonding and a 25mm projecting brick arch is located above the main entrance to provide identity and sense of arrival to the building.

02: ELEVATION FROM VILLAGE GREEN - MAIN ENTRANCE

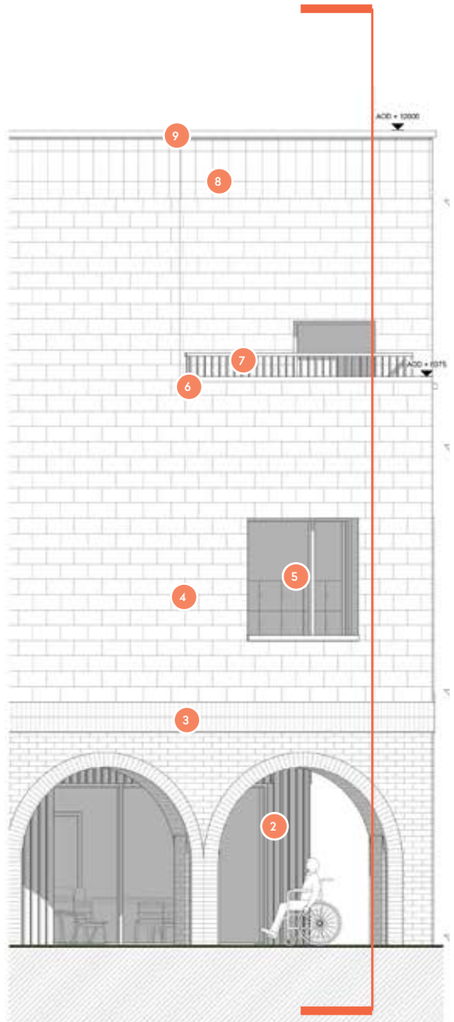
1. Main entrance double glass doors
2. Timber panels
3. Green brick arches
4. 25mm projecting main entrance arch
5. Soldier course
6. New signage to be chosen by Ham community
7. White architectural masonry
8. Soldier course architectural masonry
9. Aluminium roof coping
10. Timber panels

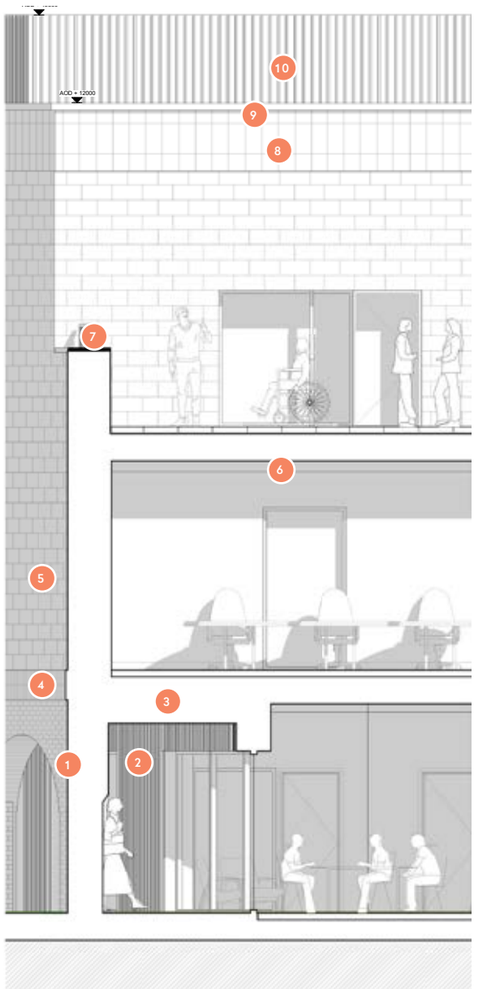
02: WEST BAY SECTION

1. Structural column
2. Brick arches
3. Soffit area
4. 25mm projecting main entrance arch
5. 25mm recessed soldier course bonding at main entrance
6. Anticipated route of supply and extract ventilation
7. Supply and return ducting outlet
8. Fixed aluminium/ timber composite window
9. Photovoltaic panels

6.4.12 Bay Study

North Elevation





KEY ELEVATION

03 : ELEVATION FROM VILLAGE GREEN (NORTH)

The north facing elevation utilises the same material palette evident on the south and west facades. Green brick arches are proposed at the ground floor for the covered arched loggia, with timber set back and floor-to-ceiling windows providing the community lounge with maximum natural daylight.

The rest of the building uses white architectural masonry. Aluminium/ timber composite windows are placed on the first floor to allow light and views out from the ICT group room. The top floor houses the north-west terrace which is faced with the same light architectural masonry.

03 : ELEVATION FROM VILLAGE GREEN (NORTH)

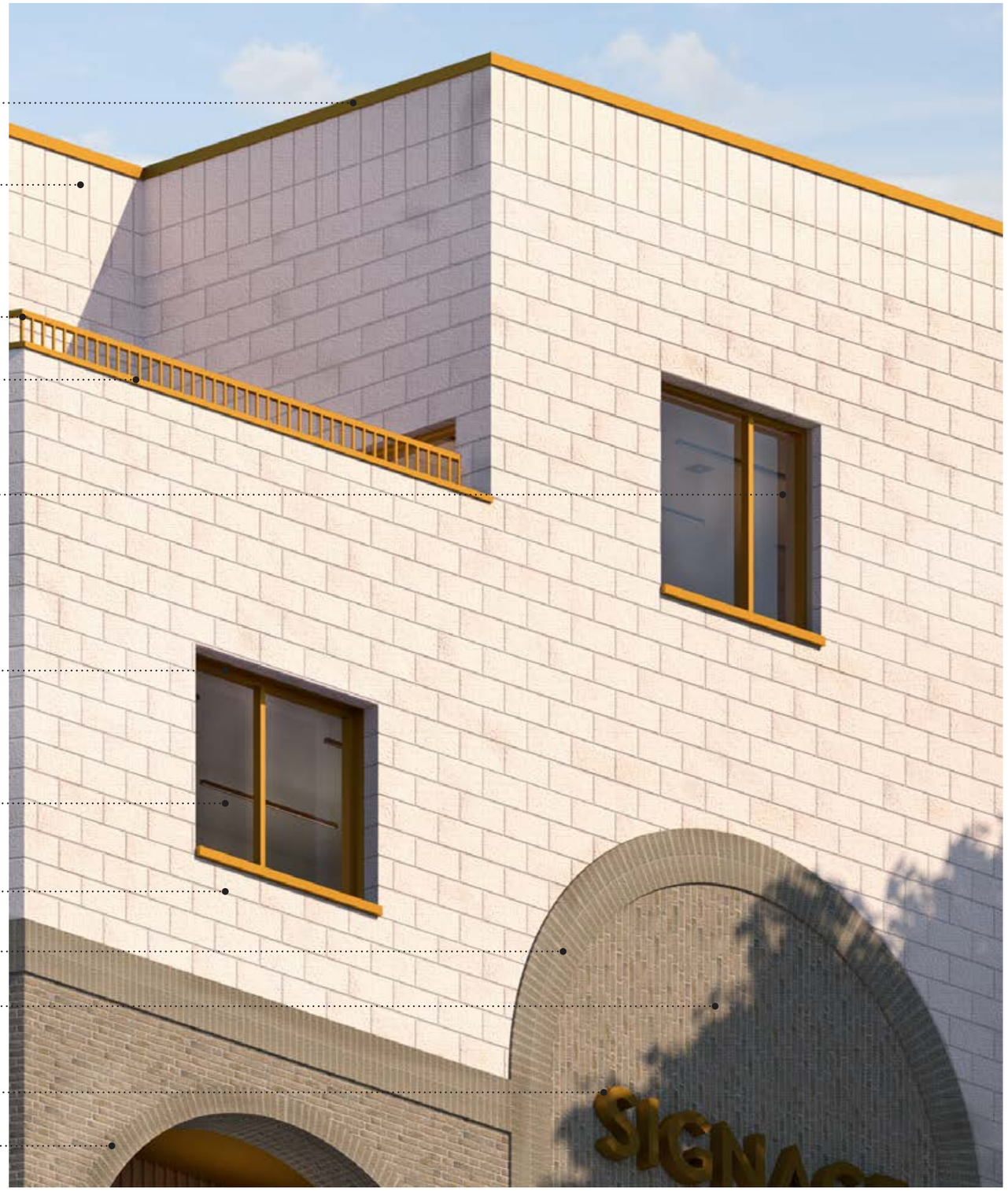
1. Green brick arches
2. Timber panels
3. 25mm projecting soldier course horizontal banding
4. White architectural masonry
5. Aluminium/ timber composite window
6. Aluminium yellow coping
7. 400mm metal balustrade on terrace
8. Soldier course architectural masonry
9. Aluminium roof coping

03: NORTH BAY SECTION

1. Brick arches
2. Timber panels
3. Soffit area
4. 25mm projecting soldier course horizontal banding
5. White architectural masonry
6. Supply and return ducting outlet
7. 400mm additional balustrade on terrace
8. Soldier course architectural masonry
9. Aluminium roof coping
10. Timber panels

6.4.13 Materiality

Entrance Detail



6.4.13 Materiality

South-Facing Terrace

Aluminium yellow roof coping

Soldier course architectural masonry at top of building

400mm additional metal balustrade on terrace (yellow)

Aluminium terrace coping (yellow)

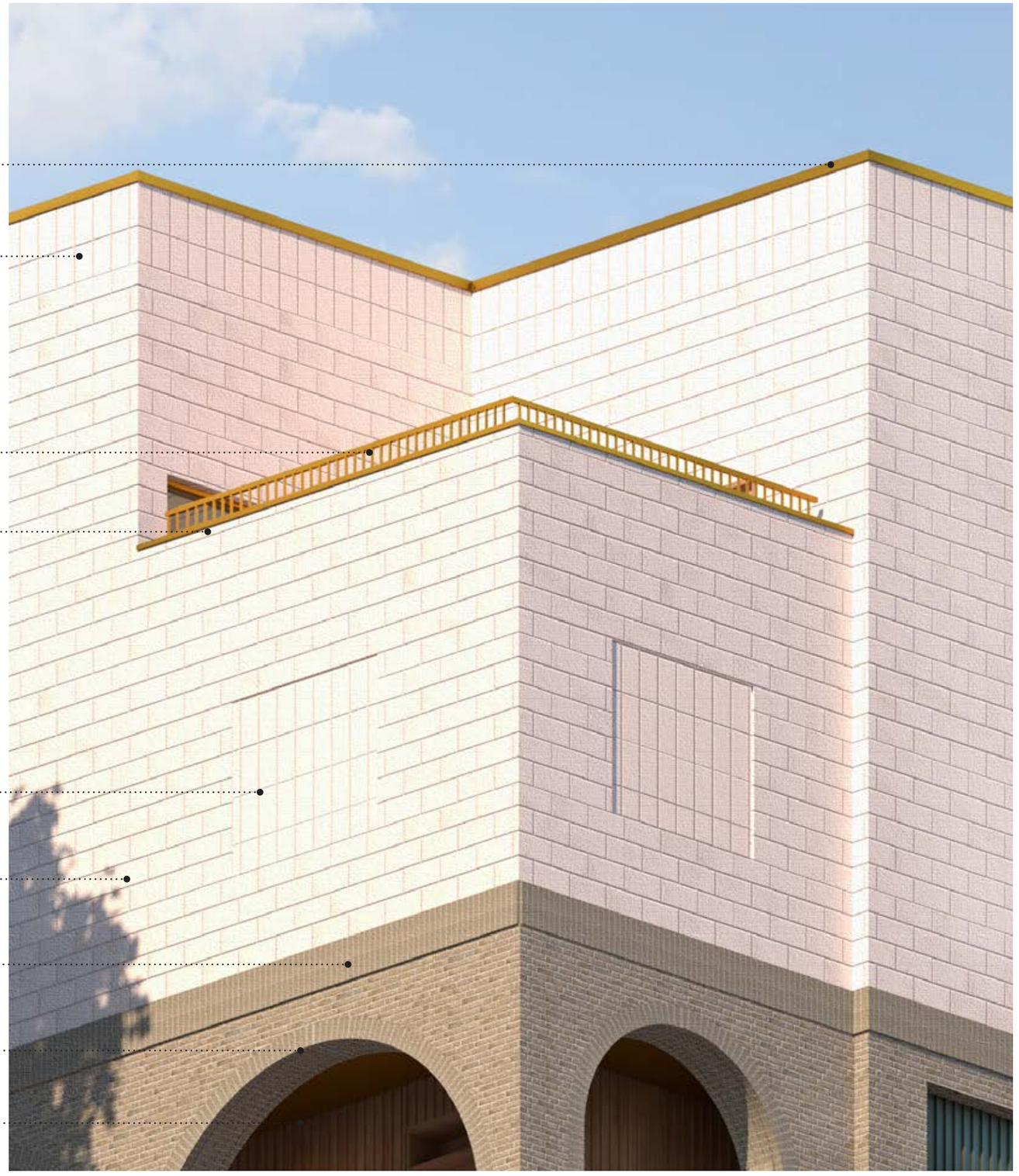
25mm recess soldier course architectural masonry

White architectural masonry

25mm projecting soldier course horizontal banding

Green brick

Timber panels




SIGNAGE

6.5 Ham Community Centre - Strategies

HAM LANDS BUTTERFLIES

6.5.1 Energy & Sustainability

Strategies

Ventilation systems with heat recovery are proposed for the building to reduce carbon emissions. Heating and cooling for the building will be generated using low-carbon air source heat pump/variable refrigerant flow (VRF) technologies located in a plant room on the roof. Further, photovoltaic solar panels will be used to assist in reducing carbon emissions from the building and offset electricity drawn from the grid. Finally, dimmable lighting systems that respond to natural light levels will be used to reduce carbon emissions from lighting.

Large windows overlooking the Village Green to the north and south elevation serve the main communal spaces in the new centre. As a result, these spaces will have very good daylight without excessive direct solar gain. Spaces on the south façade directly face the neighbours close to Back Lane and Ashburnham road and therefore, the approach has been designed to prevent direct views to and from surrounding properties. Subsequently, there is one large window to allow natural daylight to the activity hall.

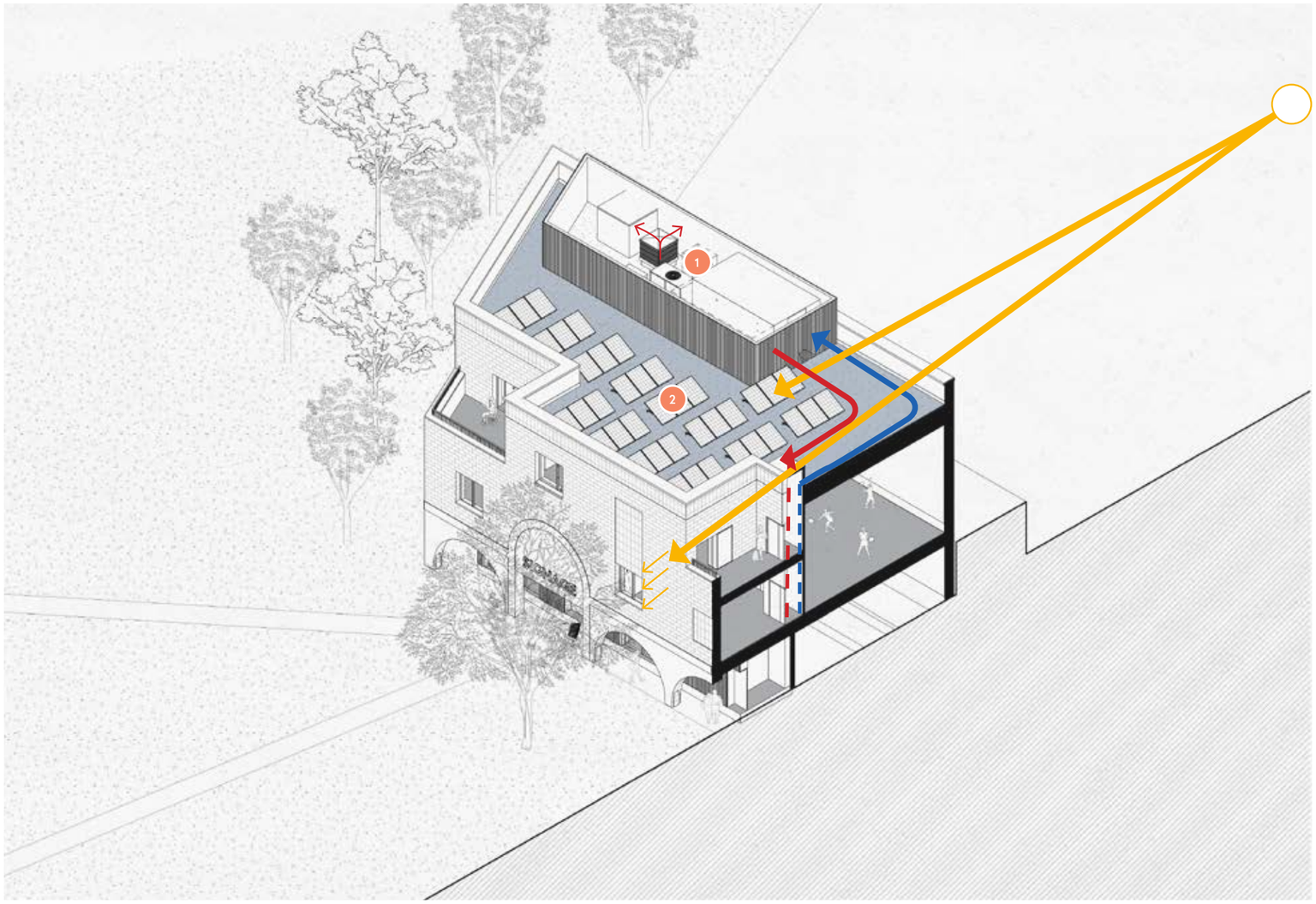
Fundamental to achieving energy efficiency in any new building is a suitably designed and specified thermal envelope. A 'fabric first' approach sets targets for improvement on the proposed building fabric, influenced by U-values, thermal bridging and air infiltration. By enhancing the building fabric performance, the building will experience a lower rate of heat loss. This in turn results in less energy required to heat the building.

The proposed community centre has maximised every opportunity to reduce emissions where practicable through a combination of efficient fabric and design; high efficiency heating systems and maximising suitable roof spaces for solar PV installation to make significant reductions in CO_2 emissions.

As part of the Civil Engineering design, the Community Facilities shall be provided with a blue roof attenuation system to mitigate the effects of climate change, flooding and water management. To further reduce CO_2 emissions the main proposed material - architectural masonry - contains 20% recycled content.

The new community centre will be BREEAM 'Excellent'. Please refer to the separate BREEAM Pre-Assessment Statement for further detail as to how the scheme meets the required credits.

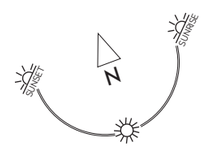
Please refer to the separate Energy and Sustainability Statements, Circular Economy Statement and Whole Life Carbon Assessment for further detail.



Sustainability Strategy

Key

- Air Intake
- Air Exhaust
- Sun Light
- Blue Roof
- 1 Air Soure Heat Pump
- 2 Photovoltaic Solar Panels

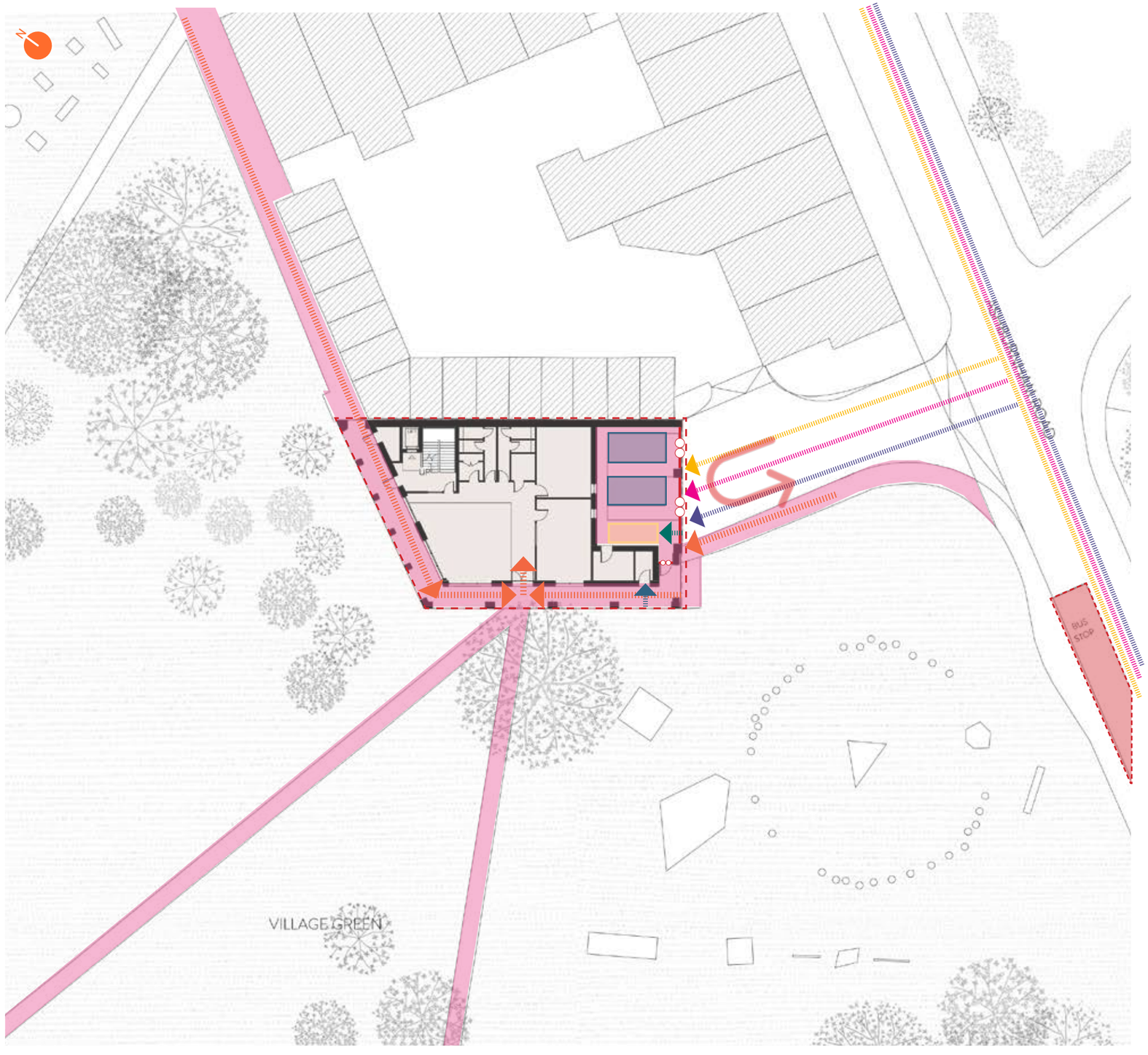


6.5.2 Strategies

Access Plan, Pedestrian and Vehicular

Key

- Pupil and Staff Peak Time Access
- Staff Vehicular Access
- Disabled Vehicular Access
- Service and Delivery Vehicular Access
- Bicycle Acces
- Refuse Acces
- Bike Store
- 2 Blue Badge Car Parking Spots
- Turning Point for Vehicles
- All Level Disabled Access Around Site
- Gate
- Public Transport Spot



Ground Floor Plan

6.5.2 Strategies

Access & Circulation

The proposed community centre includes one main lift. It is located at the top left side of the plan next to the community lounge and activity hall on the floor above.

Lift access is available on all levels and will:

- Be located adjacent to other means of vertical circulation (i.e. stair cores).
- Accommodate the expected people flow.
- Have a clear level landing directly in front of the lift of at least 1500mm by 1500mm for manoeuvring and waiting.

Additional consideration will be given to the material finish of the lift (including consideration of slip resistance, comfort and safety in use).

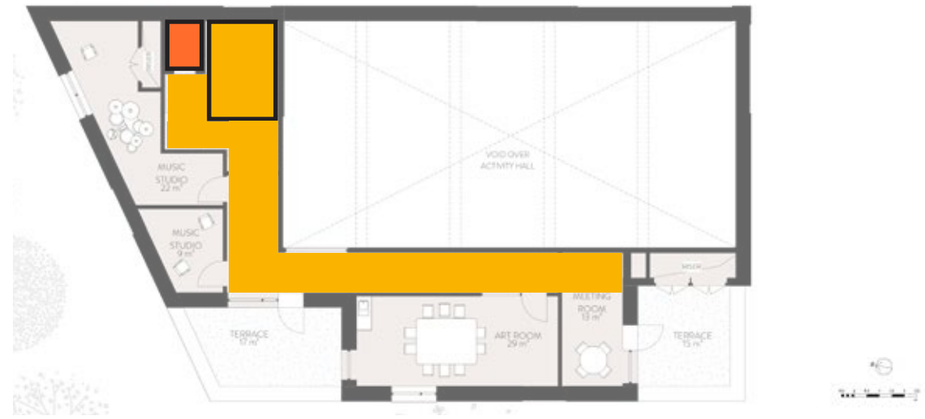
For safety, stairs will be designed to be of consistent width, have unobstructed landings at the head, foot and between flights with a depth at least equal to the width of the channel of the flight. No stair flight will have more than 12 risers in a single run and all will have uniform risers and treads in consecutive flights. They will also have visually contrasting nosing across the full width of the step.

One of the main users of the proposed community centre is a group called TAG which deals with disabled young persons, as such all access from outside to inside and within the building is designed to be all level. In addition to providing level access, the proposed scheme aims to address other impairments including visual, audible and mobility.

A combination of natural and artificial lighting will be provided to enhance circulation routes and to avoid glare, confusing reflections or shadows. Visually contrasting non-reflective materials are to be used within areas that could be affected by direct sunlight. This approach aims to help with the ongoing local project to make Ham more dementia friendly. Existing local strategies already put in place include the visual clues denoting the different paths across the Ham Village Green.

Key

- Main Circulation
- Stair and Core
- Lift Core
- External Circulation



Second Floor Plan (NTS)

First Floor Plan (NTS)

Ground Floor Plan (NTS)

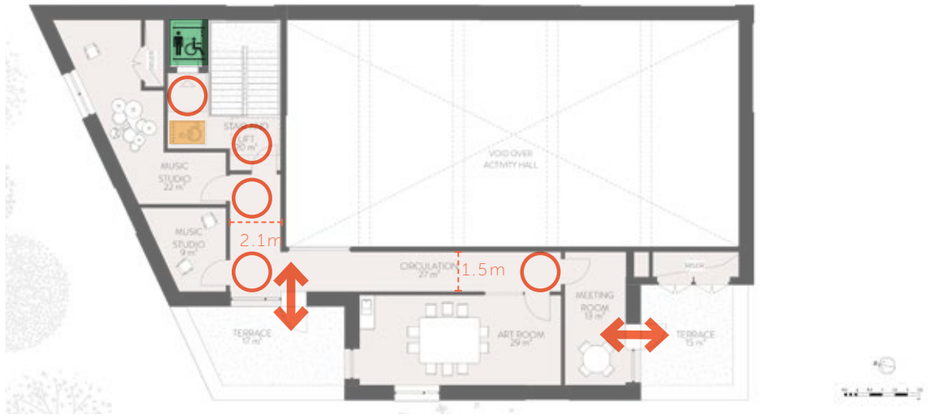
6.5.2 Strategies

Inclusive Layout

Given the community based nature of the building, along with the consideration of one of the main end users - TAG - the new centre is designed to be inclusive. There are a number of accessible design elements integrated within the proposal. This includes an accessible toilet at ground floor level which meets and exceeds Part M requirements and a changing places toilet provided at first floor level. A minimum of 1500mm corridor width is allowed for each floor with level access provided via a Part M compliant lift.

Key

- Part M Compliant Lift with 1500mm X 1500mm Zone in Front
- Protected Refuge Area
- Accessible Toilet
- Levelled Threshold
- 1500mm Turning Circle
- 2 Blue Badge Car Parking Spaces



Second Floor Plan (NTS)

First Floor Plan (NTS)

Ground Floor Plan (NTS)

6.5.2 Strategies

Waste Management, Cycling & Parking Provision

There will be two blue badge parking spaces provided for users of the community centre. Vehicular access will be from Ashburnham Road towards an undercroft parking area which will be closed off when the community centre is not operating to avoid any potential for anti-social behaviour.

Vertical cycle storage racks are provided in the same undercroft area as the car parking. A total of six allocated cycle spaces are provided in order to allow for enough walking and turning area when a disabled car is parked. As there is only one vehicle access route to the centre, a waste store is provided on the southern side of the building closest to the road.

Key

- 2 Blue Bage Parking Spots
- Vehicular Access for Community Centre Users
- Controlled Access Gates When Community Centre Not Open
- Cycle Store
- Waste Store

Ground Floor Plan (NTS)

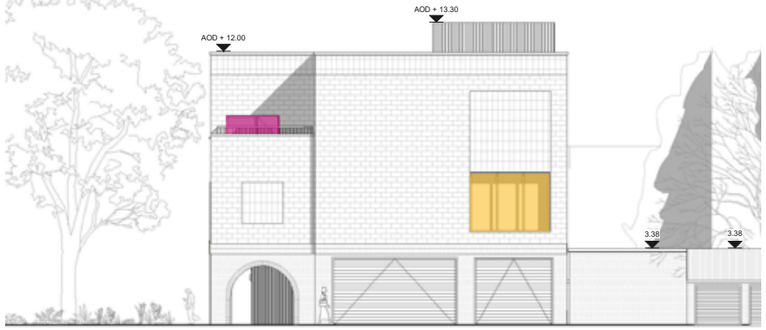
6.5.2 Strategies

Facade Maintenance Strategy

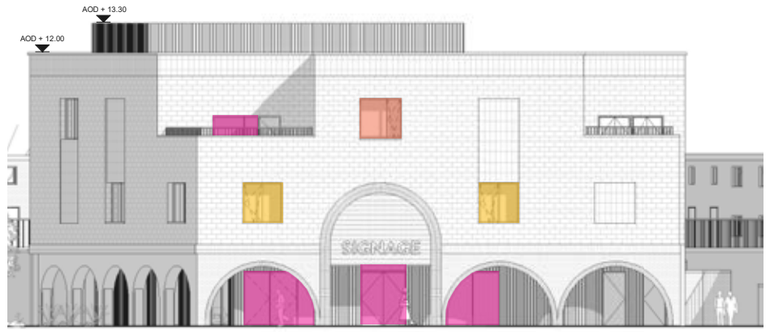
The material palette of architectural masonry blockwork, green brickwork and aluminium has been chosen to be low maintenance and durable. The adjacent elevations show how the glazing will be cleaned.

Key

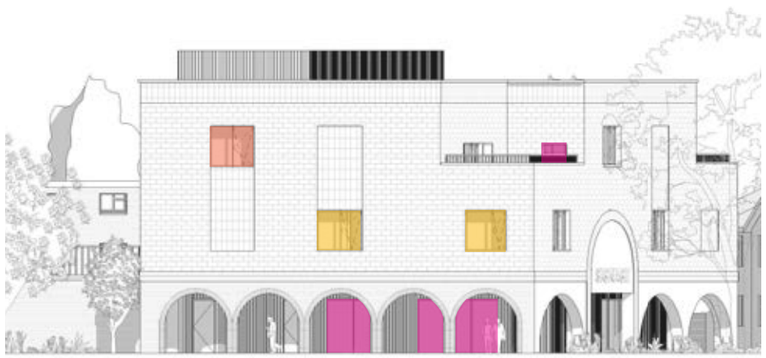
- Glazing Cleaned with Omnipole
- Glazing Cleaned from Associated Floor Level
- Glazing Cleaned Using Cherry Picker or Omnipole Cleaned from Within the Building



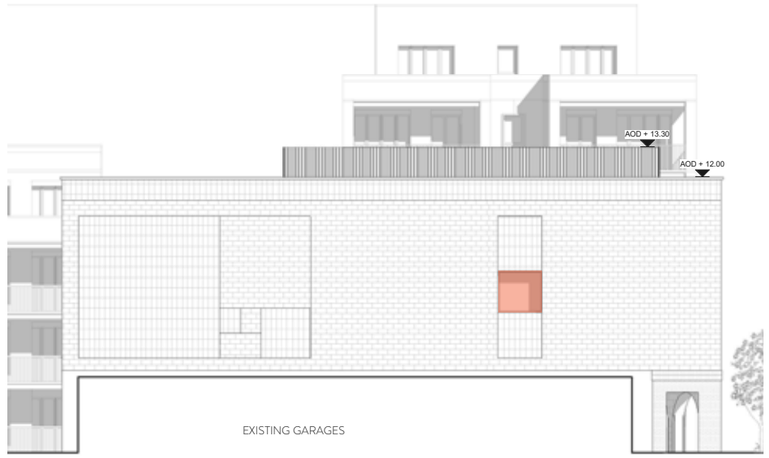
South Elevation



West Elevation



North Elevation



East Elevation

6.5.2 Strategies

Fire Strategy

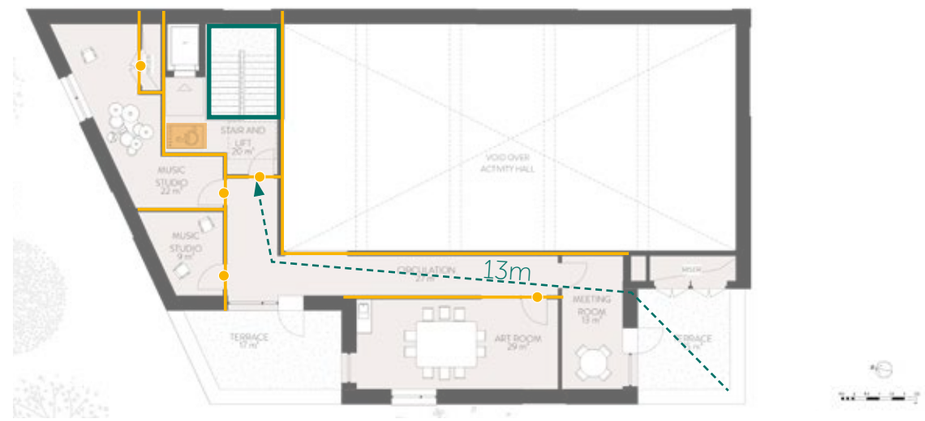
The ground floor offers 2 alternate means of escape. All internal structures and finishes will be fire rated in accordance with building regulations (refer to Fire Statement submitted as part of this Planning Application).

At first floor, the maximum horizontal escape distance from activity hall store to the stair core is 22.1m. On the second floor the maximum horizontal escape distance is 13m. Every floor above ground level has provided a designated wheelchair refuse area with EVC (Emergency Voice Communication).

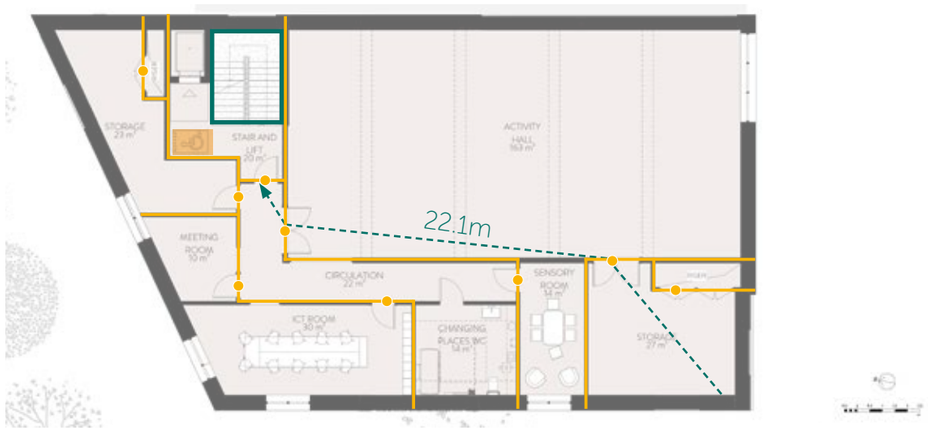
See separate Fire Strategy Report submitted as part of the planning application for further information.

Key

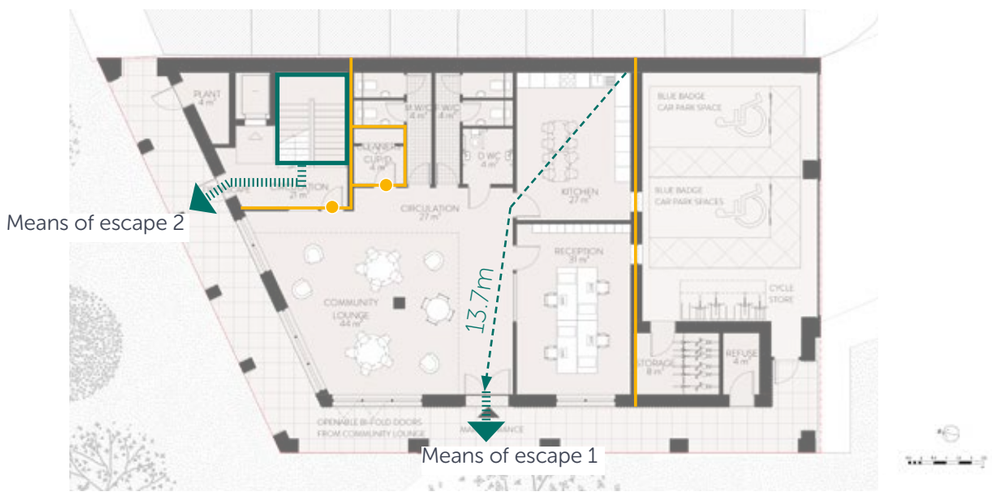
- Egress
- Wheelchair Refuse Area
- Stair Core
- Horizontal Travel Distance
- FD30
- 30/30/30 FDR Wall



Second Floor Plan (NTS)



First Floor Plan (NTS)



Ground Floor Plan (NTS)

6.5.3 Conclusion

The community centre proposal is the product of extensive consultation. The design has evolved through iterative collaboration with current users of the existing facility, LBRuT officers, residents and the wider community.

The chosen location for the new community centre responds to both practical requirements and the voice of the local community. The current location is most appropriate as it allows easy access from the only public transport point at Ham Close, a direct route from the nearby Grey Court School and easy access from the Ham Close residential development.

The new community centre has taken its main inspiration from Ham's rich history, specifically the old Manor House which used to be on the site itself and the rich and bold Ham House. The proposals therefore look to provide a new high quality civic building for Ham and the wider community.

1:100 Card model of the proposed community centre