

Lucy Thatcher

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30 September 2022

BY EMAIL

Dear Lucy Thatcher,

Ham Close, Ham, TW10 7PG

Submission of Revised Information (ref. 22/1442/FUL)

On behalf of Hill Residential, please find enclosed updated documentation regarding the planning application for the regeneration of Ham Close (ref. 22/1442/FUL). The application was validated on 9 June 2022 with the following description of development:

“Demolition of existing buildings on-site and change of use of land within Ham Close, the Woodville Day Centre and St Richards Church of England Primary School and the existing recycling and parking area to the east of Ham Village Green for a phased mixed-use redevelopment comprising: a. 452 residential homes (Class C3) up to 6 storeys (with plant above) b. Community/Leisure Facility (Class F2) of up to 3 storeys in height (with plant above) c. Maker labs (sui generis) of up to 2 storeys d. Basement car park e. Provision of on-site cycle, vehicle and servicing parking f. Provision of amenity space and playspace g. Site wide landscaping and alterations to Ham Village Green, and h. New pedestrian, vehicle and cycle accesses and internal routes and associated highways works.”

Scheme Development

Following validation of the planning application consultation has been undertaken with a range of statutory consultees including Council officers, the GLA and TfL. Extensive feedback has been provided across a range of disciplines which has culminated in updates to certain planning application material and minor revisions to the scheme design.

The purpose of this covering letter is to summarise the revisions to the scheme and supporting information. The table at the end of this letter lists the updated planning application documentation and, where relevant, the previous version of items that are to be superseded. The updated planning material is submitted via a ShareFile link under separate cover.

1. Architectural – BPTW

Block W Elevation

The western elevation of Block W has been revised in response to Urban Design Comments. The windows have increased in size and the central vertical windows into the core re-aligned. The increase in amount of glazing aligns with the architecture of other blocks of this style across the scheme.

See revised drawing [HCR-BPTW-B23-ZZ-DR-A-2022-C02-A3](#).

Block N and Block O Bin stores

The refuse storage space in Block N has been amended to increase the space for refuse. Following consultation with mechanical engineers this has been achieved by reducing the area of one of the electrical switch rooms. The changes also enable Block N's bins to be accessed from the front and doubles the area for storage of bulky waste.

Block O's bin store has been expanded to include 3 small additional bins for residents' use on collection days.

See revised drawings '[HCR-BPTW-B14-00-DR-A-5908-C03-A3 \(Block N Ground Floor - Refuse Store Plan\)](#)'; '[HCR-BPTW-B14-00-DR-A-1140-C03-A3 \(Block N Ground Floor Plan\)](#)'; '[HCR-BPTW-B15-00-DR-A-5909-C02-A3](#)'; and '[HCR-BPTW-B15-00-DR-A-5909-C02-A3](#)'.

BPTW plans – other changes

Please find below a schedule of revised BPTW plans and a brief explanation of the changes made to each:

BPTW Site Plans

- Block B – Missing ASHP detail added to elevation
- Block W – Elevation 3. The western elevation of Block W has been revised in response to Urban Design Comments. The windows have increased in size and the central vertical windows into the core realigned. The increase in amount of glazing aligns with the architecture of other blocks of this style across the scheme
- Block O – Removal of cleaner's cupboard due to the expanded bin store

BPTW Masterplans

- Parking amendments - 5 car club spaces shown, removal of all visitor spaces, relocation of 5 x parking spaces in front of houses along Ashburnham Road to previous visitor spaces down the sides
- Path inserted down the left-hand side of central mews street

- Phasing line updated to align with recent proposed hoarding and stopping up plans
- Blocks N&O bin store reconfiguration
- Colour dots added to show all M4(3) affordable units

Refer to revised architectural drawings in the table at the end of this letter.

2. Architectural – WRAP

The proposed Community Centre and MakerLabs facilities have undergone minor revisions in light of comments received regarding waste management. This includes 90 degree re-orientation of the Community Centre bins for ease of access, a plan detailing separate bins in the Community Centre kitchen, and dedicated outdoor bin storage at the MakerLabs.

Refer to community centre Proposed Ground Floor Plan ref. WRAP GA A 0166 P03; Proposed Ground Floor Refuse Store Plan ref. WRAP GA A 0190 P02; and Proposed Ground Floor Kitchen Refuse Bins ref. WRAP A 0191 P01.

Refer to MakerLabs Proposed Ground Floor Plan ref. WRAP GA A 0166 P03 and Proposed Ground Floor Refuse Store Plan ref. WRAP GA A 0190 P02.

3. Landscaping and Playspace

The soft landscaping plans have been updated to include additional annotation and detail. This includes tag references and tree pit irrigation pipes.

An additional seating bench has also been incorporated into the hard landscaping. This is Located along Ashburnham Road, on the corner of the footpath into the site by Ham Clinic. Meanwhile additional detail is shown on the plan delineating the drop kerb for refuse access, and tactile paving at junction crossing points.

The playable zone within the linear park has also increased to include a 500mm area either side of the trail. Additional detail is provided on the play features referenced in the Design and Access Statement.

Two cycle stands are shown outside the MakerLabs. The cycle stands are within the public realm have used the London Cycling Design Standards to inform their location. All are spaced a minimum of 1m apart and allow for 1.4sqm per space with a 2m zone clear of obstructions for each cycle.

Refer to the revised landscaping drawings at the end of this letter.

4. Transport and Highways

The Travel Plan has been updated in line with Council feedback to include targets for journeys by bicycle and on foot over the five year period of the travel plan. Refer to Travel Plan v1.2 enclosed.

4. Energy and Sustainability

Additional plans on the Phase 1 Energy Centre and BCWS Tank Room Layout have been provided. An additional Plan on the New District Heating Services layout should one become available in the future is also included in the submission. The plan shows the proposed utility corridors to facilitate this.

Please see new drawings [21013-AWA-BB-00-DR-M-5006-S1-P01](#) and [21013-AWA-ZZ-00-DR-U-96003 S1-P01 \(New District Heating Site Services Layout\)](#).

Additional clarification and details on the Circular Economy and Whole Life Carbon reports have also been provided, and co-ordinated with the revised and additional plans stated above.

Please see [Circular Economy Statement \(version R05\)](#) and [Whole Life Carbon Strategy \(Version R06\)](#).

5. Daylight/Sunlight

During the course of determination of the application, the Building Research Establishment (BRE) amended the methodology for analysing Daylight and Sunlight conditions for proposed dwellings. For robustness, the applicant has also undertaken an assessment using the more recent guidance. This is included in the additional information.

See [Avison Young Climate Based Daylight Modelling and Sunlight Report dated 14 September 2022](#), to be read in conjunction with the original [Daylight, Sunlight and Overshadowing Report dated 26 April 2022](#).

6. Fire Statement

The Fire Statement has been updated to incorporate a plan showing the assembly point area for the Community Centre.

7. Equalities Statement

The equalities impact assessment that informed the proposals is now incorporated as part of the formal application documents.

Submitted Planning Drawings

The revised architectural and landscaping drawings enclosed within the accompanying SharePoint link are set out below for ease of reference. Where relevant, the current revision number is stated in bold.

1. Architectural – BPTW

Plan	Original	Revised/Current
Site Demolition Plan	HCR-BPTW-SE-ZZ-DR-A-0010	HCR-BPTW-SE-ZZ-DR-A-0010 C03
Proposed Masterplan	HCR-BPTW-S01-ZZ-DR-A-0102	HCR-BPTW-S01-ZZ-DR-A-0102 C02
Proposed Phasing Plan	HCR-BPTW-S01-ZZ-DR-A-0103	HCR-BPTW-S01-ZZ-DR-A-0103 C03
Proposed Refuse Strategy	HCR-BPTW-S01-ZZ-DR-A-0104	HCR-BPTW-S01-ZZ-DR-A-0104 C03
Proposed Cycle Storage Strategy	HCR-BPTW-S01-ZZ-DR-A-0105	HCR-BPTW-S01-ZZ-DR-A-0105 C02
Proposed Fire Strategy	HCR-BPTW-S01-ZZ-DR-A-0106	HCR-BPTW-S01-ZZ-DR-A-0106 C02
Proposed Access Plan	HCR-BPTW-S01-ZZ-DR-A-0107	HCR-BPTW-S01-ZZ-DR-A-0107 C02
Proposed Accessibility Routes	HCR-BPTW-S01-ZZ-DR-A-0108	HCR-BPTW-S01-ZZ-DR-A-0108 C02

Plan	Original	Revised/Current
Proposed Parking Strategy	HCR-BPTW-S01-ZZ-DR-A-0109	HCR-BPTW-S01-ZZ-DR-A-0109 C02
Proposed Energy Centre & Sub-Stations	HCR-BPTW-S01-ZZ-DR-A-0110	HCR-BPTW-S01-ZZ-DR-A-0110 C02
Proposed Building Heights Strategy	HCR-BPTW-S01-ZZ-DR-A-0111	HCR-BPTW-S01-ZZ-DR-A-0111 C02
Roof Plan Strategy	HCR-BPTW-S01-ZZ-DR-A-0112	HCR-BPTW-S01-ZZ-DR-A-0112 C02
Proposed FFLs Plan	HCR-BPTW-S01-ZZ-DR-A-0113	HCR-BPTW-S01-ZZ-DR-A-0113 C02
Proposed Phase 1 Masterplan	HCR-BPTW-S01-ZZ-DR-A-0114	HCR-BPTW-S01-ZZ-DR-A-0114 C03
Proposed Phase 2 Masterplan	HCR-BPTW-S01-ZZ-DR-A-0115	HCR-BPTW-S01-ZZ-DR-A-0115 C03
Proposed Phase 3 Masterplan	HCR-BPTW-S01-ZZ-DR-A-0116	HCR-BPTW-S01-ZZ-DR-A-0116 C03
Detailed Masterplan Ground Floor	HCR-BPTW-S01-00-DR-A-0120	HCR-BPTW-S01-00-DR-A-0120 C02
Detailed Masterplan First Floor	HCR-BPTW-S01-01-DR-A-0121	HCR-BPTW-S01-01-DR-A-0121 C02

Plan	Original	Revised/Current
Detailed Masterplan Second Floor	HCR-BPTW-S01-02-DR-A-0122	HCR-BPTW-S01-02-DR-A-0122 C02
Detailed Masterplan Third Floor	HCR-BPTW-S01-03-DR-A-0123	HCR-BPTW-S01-03-DR-A-0123 C02
Detailed Masterplan Fourth Floor	HCR-BPTW-S01-04-DR-A-0124	HCR-BPTW-S01-04-DR-A-0124 C02
Detailed Masterplan Fifth Floor	HCR-BPTW-S01-05-DR-A-0125	HCR-BPTW-S01-05-DR-A-0125 C02
Detailed Masterplan Sixth Floor	HCR-BPTW-S01-06-DR-A-0126	HCR-BPTW-S01-06-DR-A-0126 C02
Proposed Masterplan Mix	HCR-BPTW-S01-ZZ-DR-A-0130	HCR-BPTW-S01-ZZ-DR-A-0130 C02
Proposed Masterplan Tenure	HCR-BPTW-S01-ZZ-DR-A-0140	HCR-BPTW-S01-ZZ-DR-A-0140 C02
Block N - Ground Floor Plan	HCR-BPTW-B14-00-DR-A-1140	HCR-BPTW-B14-00-DR-A-1140 C03
Block O - Ground Floor Plan	HCR-BPTW-B15-00-DR-A-1150	HCR-BPTW-B15-00-DR-A-1150 C02
Block W - Ground Floor Plan	HCR-BPTW-B23-00-DR-A-1230	HCR-BPTW-B23-00-DR-A-1230 C02

Plan	Original	Revised/Current
Block W - First Floor Plan	HCR-BPTW-B23-01-DR-A-1231	HCR-BPTW-B23-01-DR-A-1231 C02
Block W - Second Floor Plan	HCR-BPTW-B23-02-DR-A-1232	HCR-BPTW-B23-02-DR-A-1232 C02
Block W - Third Floor Plan	HCR-BPTW-B23-03-DR-A-1233	HCR-BPTW-B23-03-DR-A-1233 C02
Block W - Roof Plan	HCR-BPTW-B23-04-DR-A-1234	HCR-BPTW-B23-04-DR-A-1234 C02
Block B Elevations 3 & 4	HCR-BPTW-B02-ZZ-DR-A-2003	HCR-BPTW-B02-ZZ-DR-A-2003 C02
Block O Elevations	HCR-BPTW-B15-ZZ-DR-A-2015	HCR-BPTW-B15-ZZ-DR-A-2015 C02
Block W Elevations 3 & 4	HCR-BPTW-B23-ZZ-DR-A-2022	HCR-BPTW-B23-ZZ-DR-A-2022 C02
Block N - Ground Floor Refuse Store Plan	HCR-BPTW-B14-00-DR-A-5908	HCR-BPTW-B14-00-DR-A-5908 C03
Block O - Ground Floor Refuse Store Plan	HCR-BPTW-B15-00-DR-A-5909	HCR-BPTW-B15-00-DR-A-5909 C02

2. Architectural – WRAP

Plan	Original	Revised/Current
[Community Centre] Proposed Ground Floor Plan	WRAP GA A 0166	WRAP GA A 0166 P03
[Community Centre] Proposed Ground Floor Refuse Store Plan	WRAP GA A 0190	WRAP GA A 0190 P02
[Community Centre] Proposed Ground Floor Kitchen Refuse Bins	N/A	WRAP GA A 0190 P01
[MakerLabs] Proposed Ground Floor Plan	WRAP GA A 0166	WRAP GA A 0166 P03
[MakerLabs] Proposed Ground Floor Refuse Store Plan	WRAP GA A 0190	WRAP GA A 0190 P02

3. Landscaping

Plan	Original	Revised/Current
Illustrative Plan (Site Wide)	11265-LD-PLN-100	11265-LD-PLN-100 E
Hard Landscape General Arrangement (Sheet 1 of 4)	11265-LD-PLN-201	LD-PLN-201 P07
Hard Landscape General Arrangement (Sheet 2 of 4)	11265-LD-PLN-202	LD-PLN-202 P07

Plan	Original	Revised/Current
Hard Landscape General Arrangement (Sheet 3 of 4)	11265-LD-PLN-203	LD-PLN-203 P09
Hard Landscape General Arrangement (Sheet 4 of 4)	11265-LD-PLN-204	LD-PLN-204 P07
Soft Landscape General Arrangement (Sheet 1 of 4)	11265-LD-PLN-401	11265-LD-PLN-401 P05
Soft Landscape General Arrangement (Sheet 2 of 4)	11265-LD-PLN-402	11265-LD-PLN-402 P05
Soft Landscape General Arrangement (Sheet 3 of 4)	11265-LD-PLN-403	11265-LD-PLN-403 P05
Soft Landscape General Arrangement (Sheet 4 of 4)	11265-LD-PLN-404	11265-LD-PLN-404 P05
Play Details Plan (Sheet 1 of 5)	11265-LD-PLN-211	11265-LD-PLN-211 C
Play Details Plan (Sheet 2 of 5)	11265-LD-PLN-212	11265-LD-PLN-212 C
Play Details Plan (Sheet 3 of 5)	11265-LD-PLN-213	11265-LD-PLN-213 C

Submitted Documentation

In addition to the amended architectural and landscaping plans listed above, the revised reports and other documents are set out below by topic area.

Discipline	Original	Revised/Current
Transport	Travel Plan v 1.1 Delivery and Servicing Plan v 1.1	Travel Plan v 2.1 Delivery and Servicing Plan v 2.1
Daylight/Sunlight	Daylight, Sunlight and Overshadowing Report dated 26 April 2022	Climate Based Daylight Modelling and Sunlight Report dated 14 September 2022
Fire	Fire Strategy Statement dated 26.04.2022	Fire Strategy Statement dated 18.08.2022
Energy	Energy Strategy R02	Energy Strategy R03, including: <ul style="list-style-type: none"> • Ham Close Be Seen Webform data [submitted online] • Appendix 3 – GLA Carbon Emission Reporting Spreadsheet • Appendix 4 – Be Lean/Be Green SAP/BRUKL data • GLA Consultation – Marked up Energy Memo 2022
	N/A	AWA Energy Centre drawings: <ul style="list-style-type: none"> • 21103-AWA-BB-00-DR-M-5006 Phase 1 Energy Centre & BCWS Tank Room Layout-A1 • 21103-AWA-ZZ-BG-DR-M-5005 Phase 2-3 Energy Centre & BCWS Tank Rooms Layouts-A1 • 21103-AWA-ZZ-00-DR-U-96003 New District Heating Sit Services Layout-A1
	N/A	Be Seen spreadsheet V2

Discipline	Original	Revised/Current
Circular Economy	Detailed Circular Economy Statement R02	Detailed Circular Economy Statement R05, including: <ul style="list-style-type: none"> • Appendix 2 – Pre-demolition audit • GLA Circular Economy Template • GLA Consultation – Marked up Circular Economy Memo 01.09.2022
Overheating	Overheating Assessment R02	Overheating Assessment R03
Whole Life Carbon	Whole Life Carbon Assessment R05	Whole Life Carbon Assessment R06
	N/A	WLC Assessment Template PV Panel Schedule GLA Consultation – Marked up WLC Memo
Sustainable Construction Checklist	Sustainable Construction Checklist 2020	Sustainable Construction Checklist 2020 v1.2
Groundwater	N/A	Groundwater depths dated June 2022
Equalities Impact Assessment	N/A	Equalities Impact Assessment prepared by Greengage

Thank you for the consideration of the application. Should you have any queries, please do not hesitate to contact me on the number below.

Yours Sincerely

Mark Connell

Mark Connell

Managing Director

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