

# The Future of Ham Close

Join the consultation

## Welcome

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

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

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

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



Landlord



Developer &  
House builder



Masterplanning  
and Residential  
Architecture

WRAP

Community  
Centre  
Architect



Planning  
Consultant



Landscape  
Architect

## Where have you come from ?

Please add a  
sticker to the  
map



[hamcloseconsultation.co.uk](http://hamcloseconsultation.co.uk)



HAM CLOSE



## Essence of Ham

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

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



KEY

Feature buildings in Ham



Design Considerations

The community consultation process in 2016 and on-going engagement with residents and local stakeholders identified 17 Key Masterplanning Design Principles for the regeneration of Ham Close. We have continued to develop the masterplan, which now proposes up to 452 apartments and houses along with a new community centre and MakerLabs. All designed within a Ham inspired landscape setting that celebrates the existing village green.

17 Key Masterplanning Design Principles



1. Up to 452 apartments and houses



2. High quality design that complements the surrounding neighbourhood



3. Strong green links with new landscaping and public spaces



4. Height variety with taller buildings towards the centre of Ham Close



5. Parking solution that allows for plenty of green open spaces



6. Actively engaging with Ham Close residents and the local community



7. An open feel with gaps between buildings



8. Rehousing residents within Ham Close



9. Maintaining trees where possible and creating new habitats for wildlife



10. Tenure blind affordable homes



11. Bringing the village green into Ham Close



12. Three potential phases



13. New walking and cycling routes through Ham Close



14. New community centre and MakerLabs workshop



15. Landscaped gaps and play spaces between buildings



16. A welcoming design with high quality architecture



17. Start building at Ham Close (subject to planning approval)



Design Considerations

**Up to 452 new homes**



High quality new homes for existing and new households including those for families, first time buyers, or downsizers with approximately half of these being affordable homes. Around 300 parking spaces and additional cycle stores.

**Improved public realm and landscaping**



This will include areas for growing plants and vegetables to create a healthy community for people to live sustainably and enjoy the benefits of gardening and gardens.

**Resident Involvement**



A range of opportunities will be offered to allow local residents to influence the design proposals throughout the coming months.

**New Community Centre & MakerLabs Workshop**



We will design a new community centre that the whole of Ham can be proud of. We will also build new facilities for the MakerLabs.

**High Quality Energy Efficient Design**



The new homes will be designed with sustainable technologies, providing a low carbon future-proofed living.





## A place that supports a sustainable lifestyle

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

Formal Courtyard Planting



Communal Food Growing



Formal Green Streets



Sustainable Urban Drainage



Wild Organic Character



Rich and Diverse Planting



Extension of Village Green



Retained Mature Trees

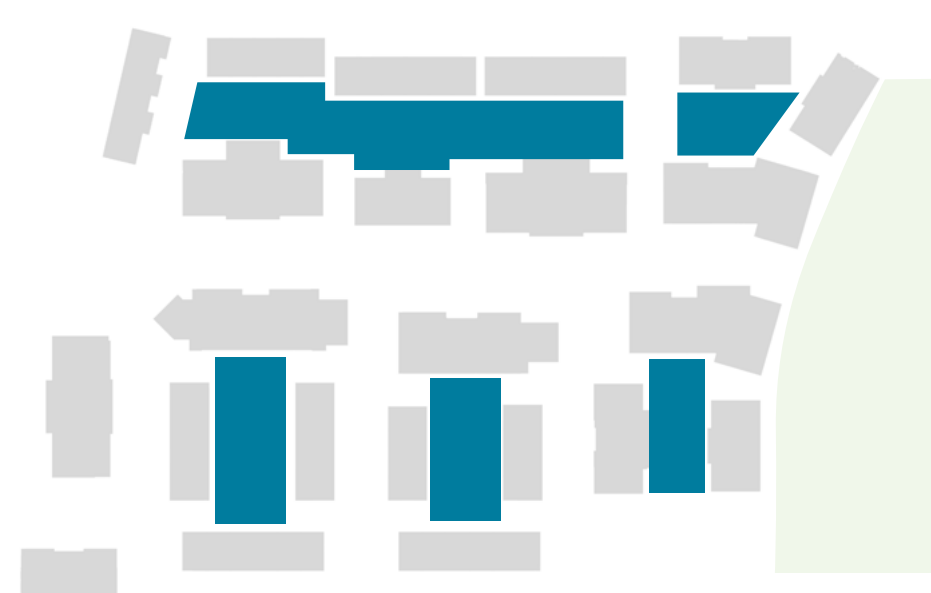


## A place that encourages active and healthy lifestyles

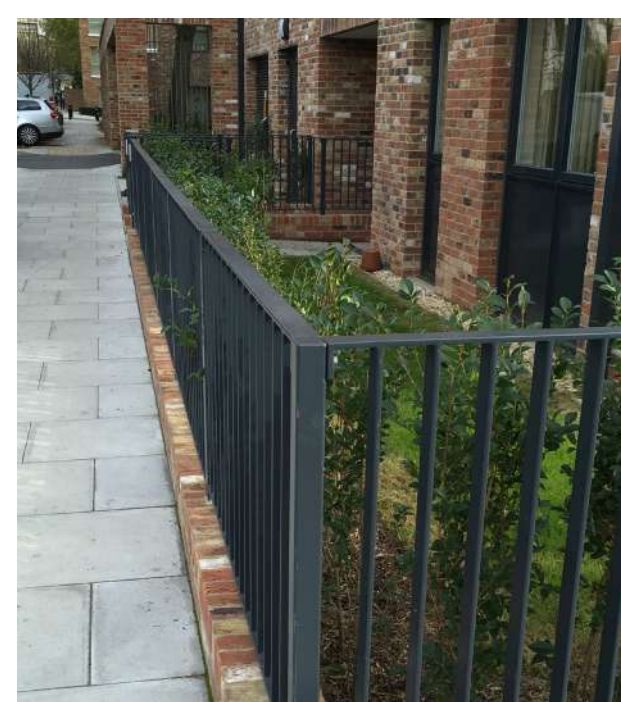
### Creating a place to live

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

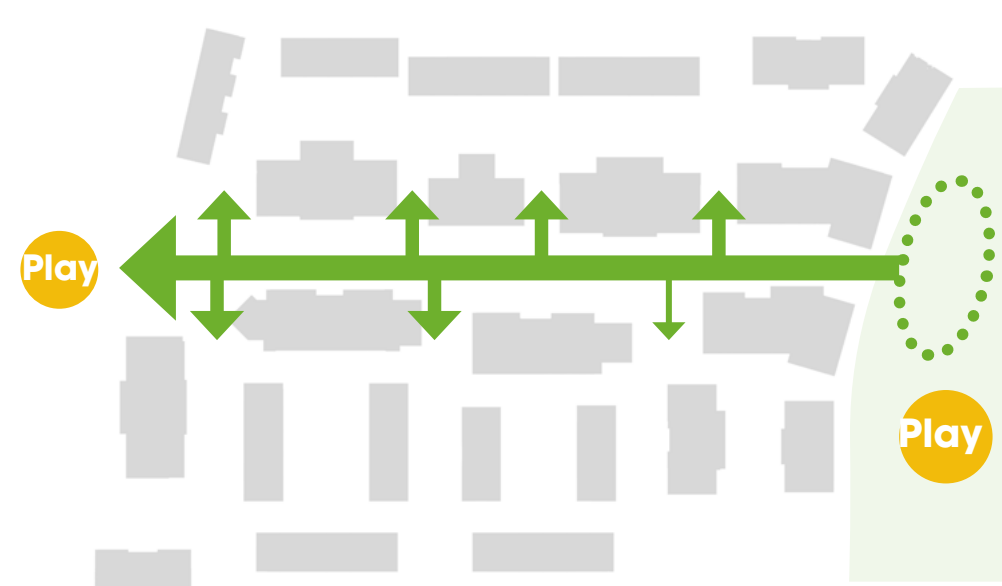
### Courtyards



- > Formal planting referencing the gardens around Ham House and the Wates Estate, creating a series of landscaped garden rooms.
- > Intimate spaces to sit and relax in a communal garden.
- > Food growing opportunities to bring the community together.
- > Spaces for everyone to socialise and play.
- > Car free pedestrian space for residents.



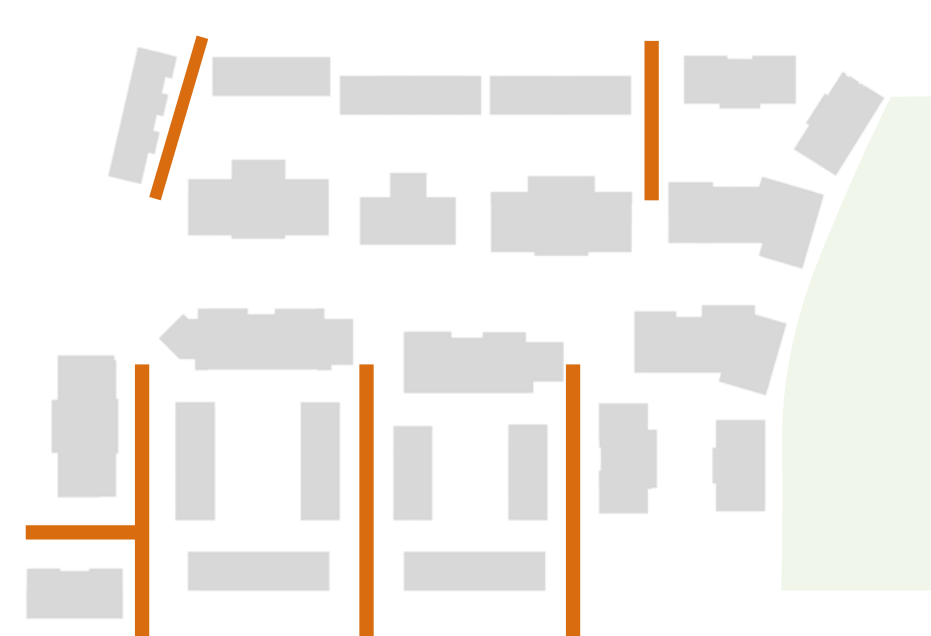
### Green Link



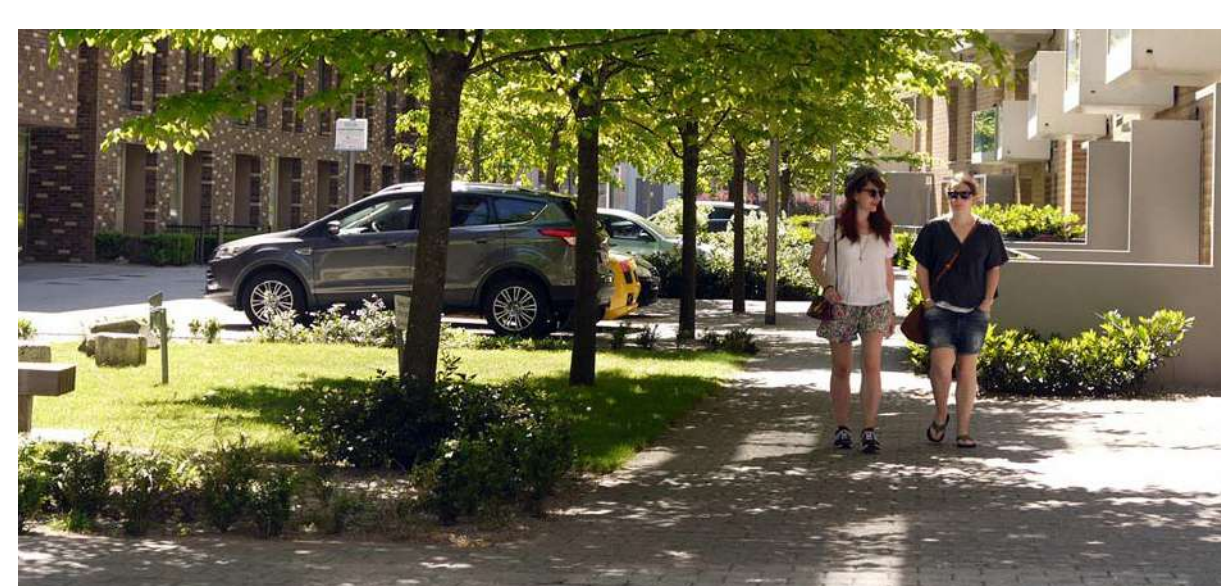
- > Referencing the natural character of Ham Village Green and the river setting to form a natural green link through the heart of Ham Close.
- > Drawing the influence of Ham Village Green further into Ham Close.
- > Artwork used to create a unique identity for the community.
- > Spaces for everyone to socialise and play.
- > Car free pedestrian and cycle friendly space for residents and the public.



### Healthy Streets



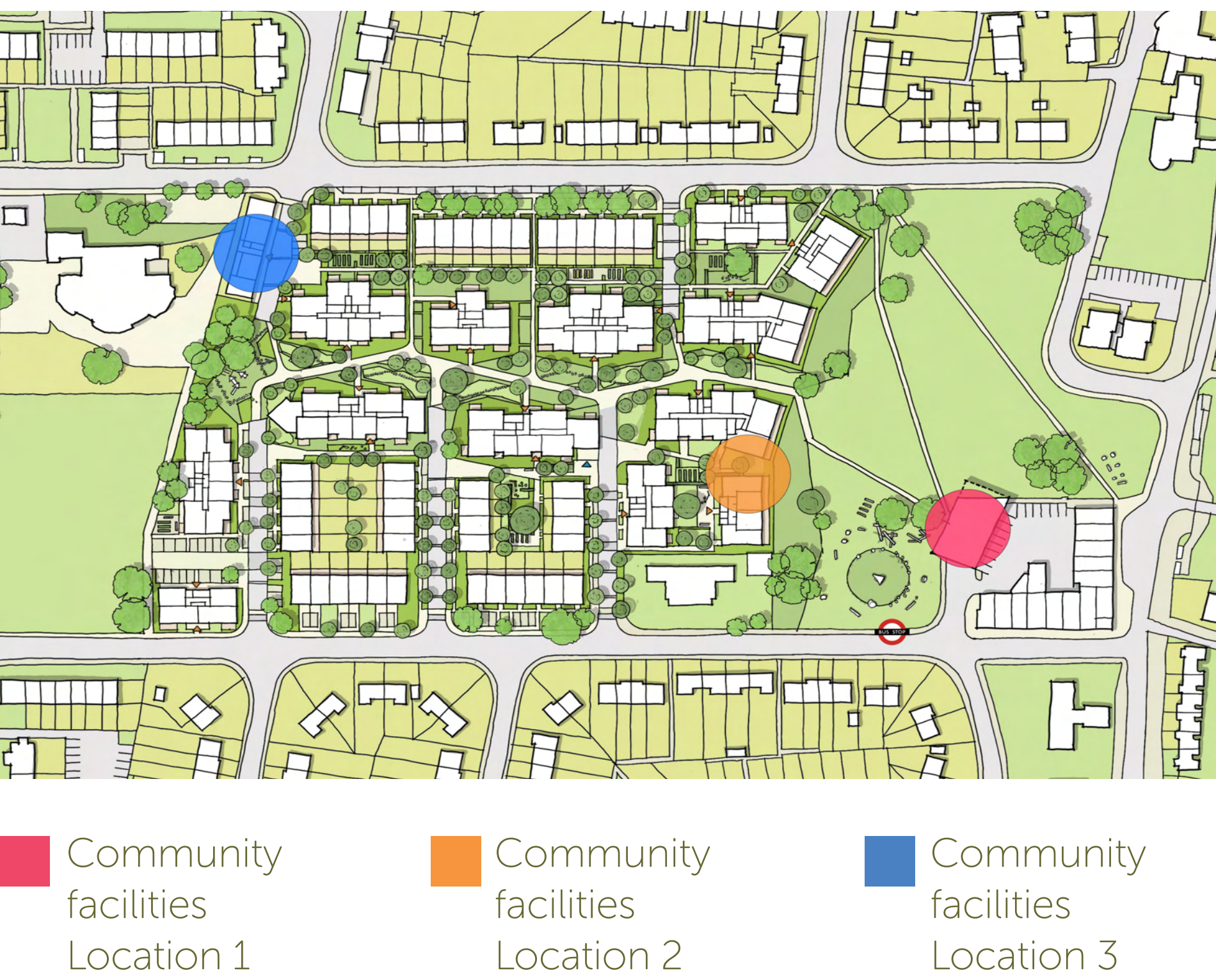
- > Green pedestrian friendly streets, promoting healthy North - South connections through Ham Close. Cars will not have access to the green link
- > People centred streets encouraging doorstep play, cycling and walking.
- > Generous tree cover spilling over from the green centre.
- > Mature trees retained at key locations reinforcing the sense of place.





A place that supports community

Giving greater prominence to the Community Centre within our masterplan proposals will enable the community to shape an important piece of civic architecture for Ham. We will work with the community and the wider stakeholders to design a community centre that the whole of Richmond can be proud of.



From feedback received during previous consultations held in Autumn 2016, the highest levels of support was given to Location 1 for the placement of the Community Facilities.

Why Location 1?

- > A stand alone Community Centre that will be a lasting piece of civic architecture for Ham.
- > Fantastic connections to Ham Village Green with all the associated benefits that could come with this.
- > A roof terrace with flexible space that connects with the surrounding Ham Green.
- > The Community Centre can be built in Phase 1, providing an early community benefit and ensuring continual use of the current community centre throughout construction.
- > Located away from the proposed homes to limit exposure to noise.



Example Floorplans



Reflecting Ham Heritage in our material selection



Artist impression of what the Community Centre massing could look like



A place that supports community

Drawing our **inspiration from the heritage of Ham** will be our guiding principle when considering the internal and external materiality of the Community Centre.

Our current proposals are just the starting point for the journey we are embarking on with all of the relevant stakeholders.

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

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



The New Generation (TNG)  
Youth And Community Centre  
Lewisham, RCKA Architects



Sands End Community  
Centre, Fulham, Mae  
Architects

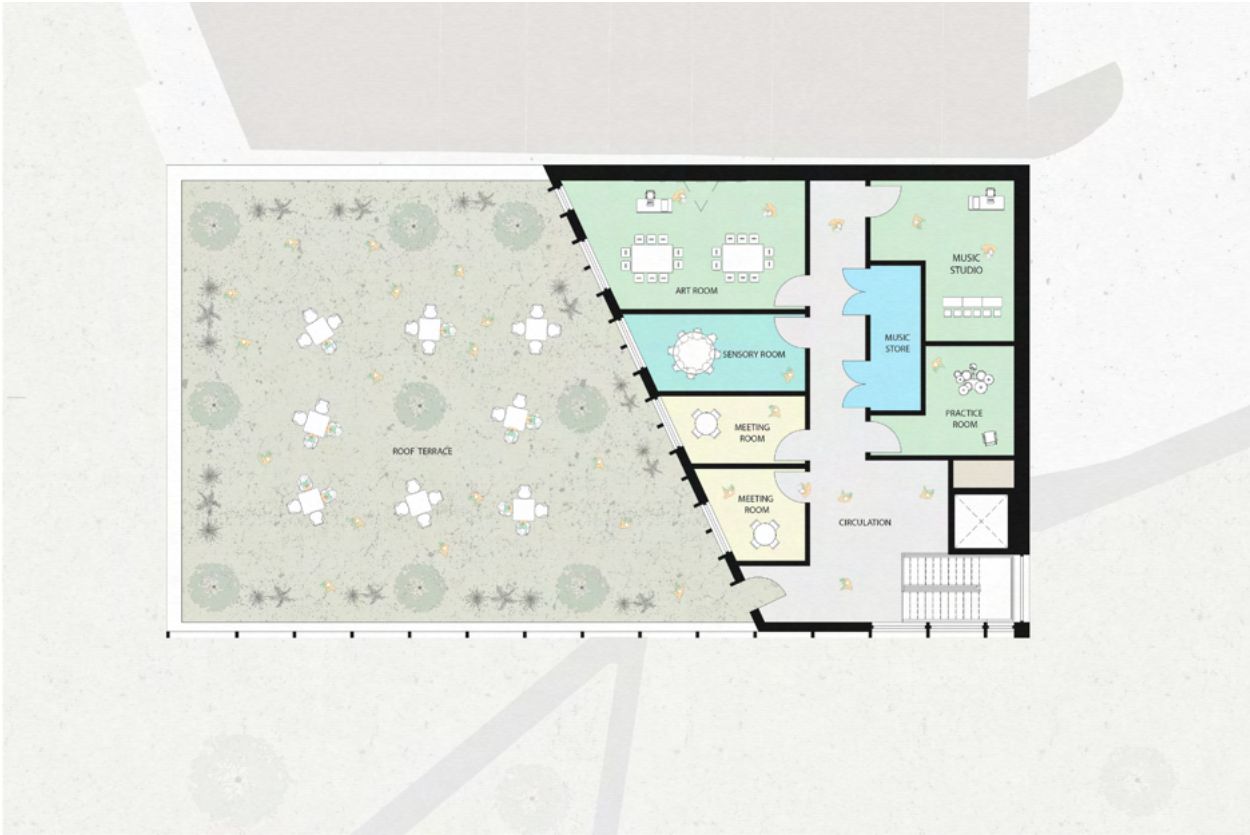


Sports Hall in protective  
timber battons, Serbia,  
Jovan Mitrovic



How the Community Centre could look

Example Floorplans



Third Floor Plan and accessible terrace



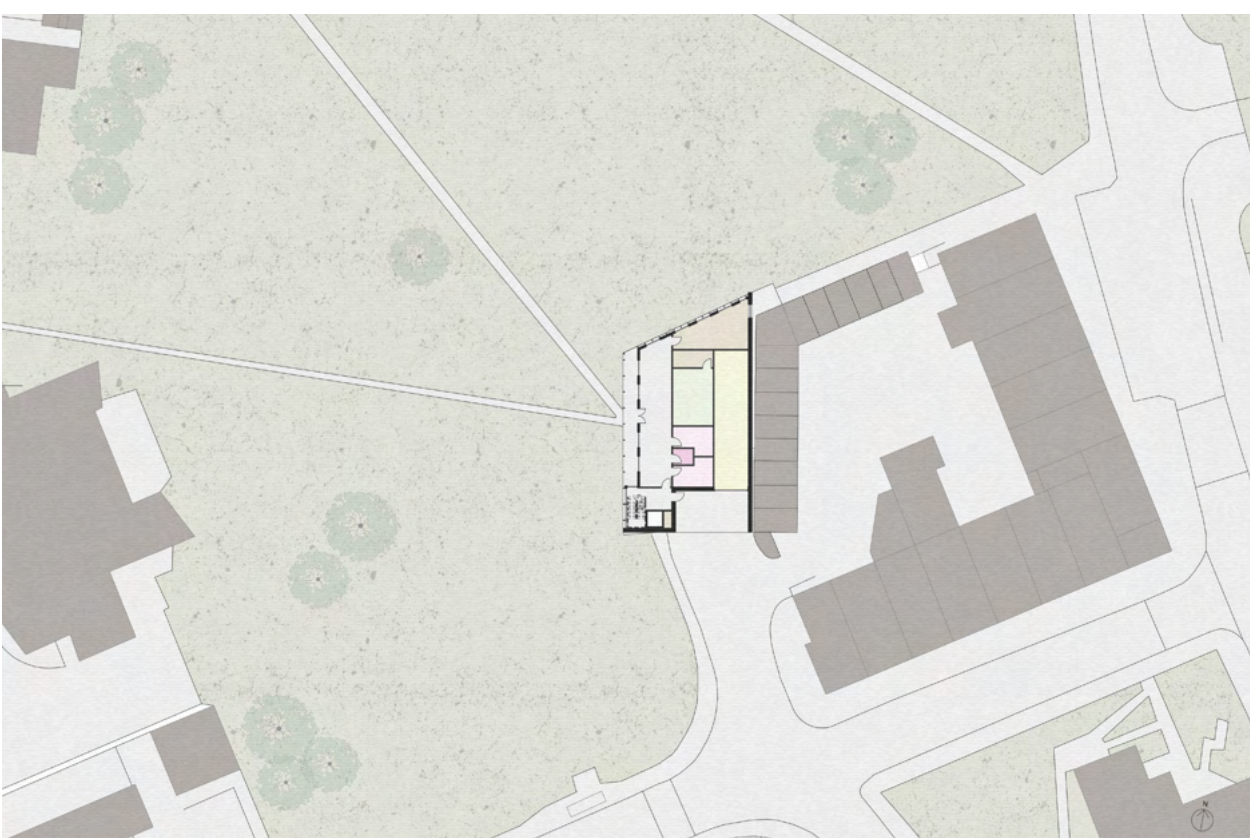
Second Floor Plan



First Floor Plan



Ground Floor Plan



Site Plan



Architectural Vision

The **Courtyard** character area takes inspiration from the landscaped communal courtyards from the neighbouring Wates Estate. The buildings reference the three storey houses on Woodville Road and the contemporary window proportions with horizontal and vertical white banding from the nearby Shelley Court, Parkleys.



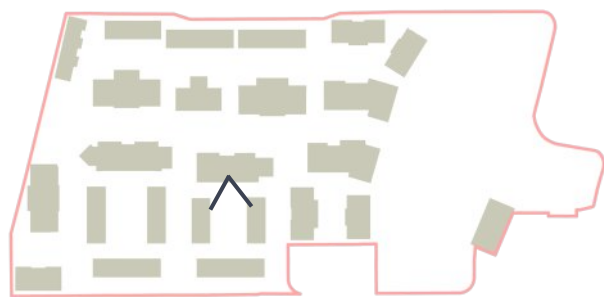
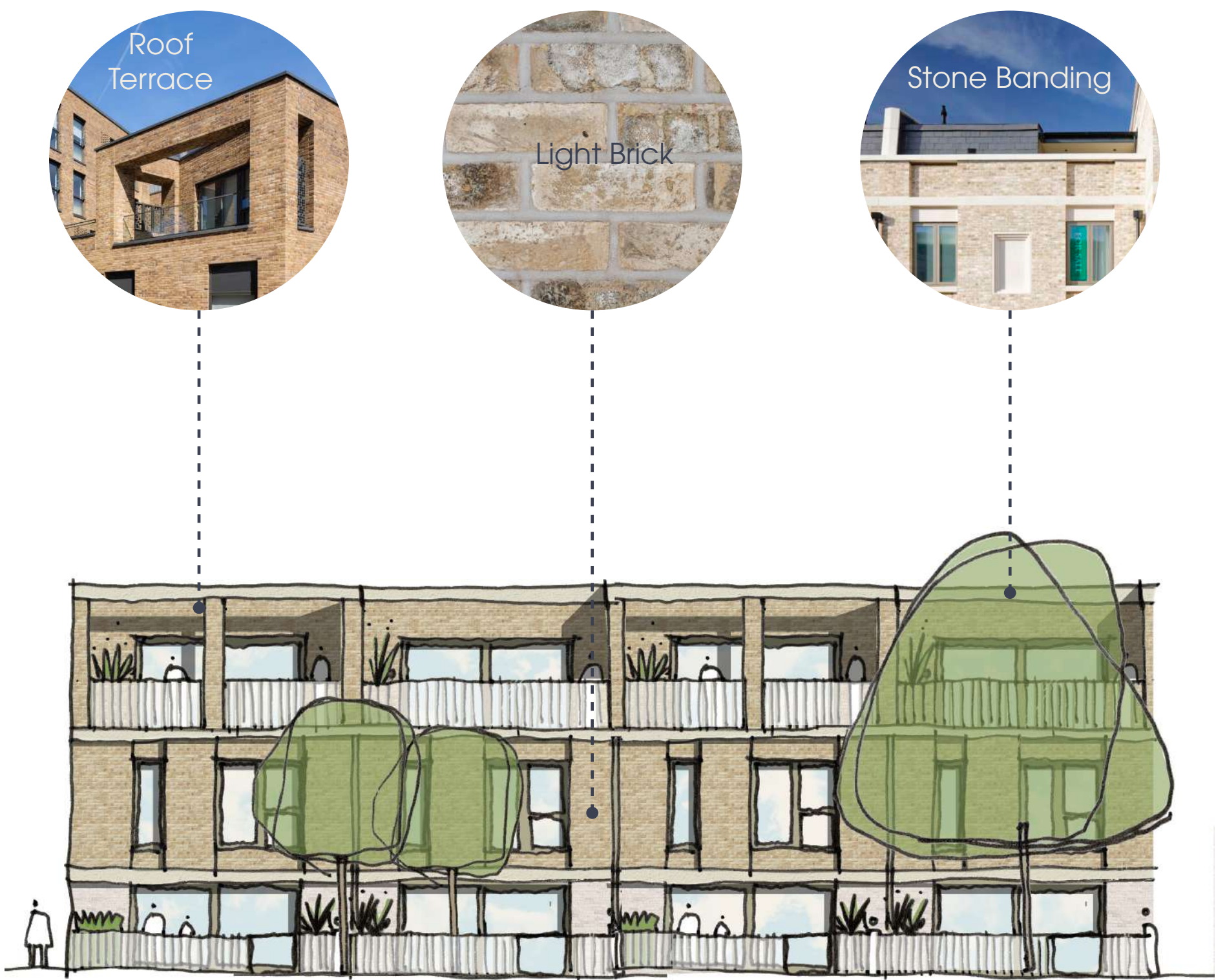
Woodville Road



Shelley Court, Parkleys



Wates Estate





Architectural Vision

The Green Link character area consists of buildings designed within a green landscaped setting. All of the green link buildings have balconies and views out onto the central landscaped green. The buildings take inspiration from Parkleys and Langham House and have large, naturally well lit circulation spaces.



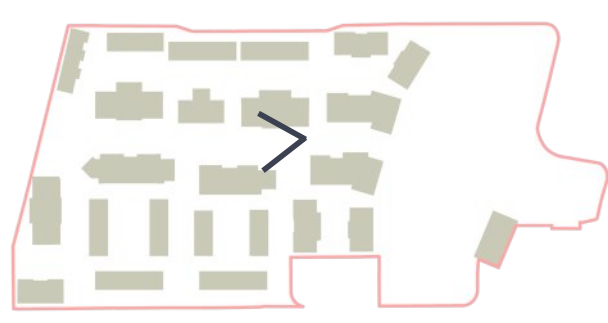
Parkleys Span Housing



Parkleys



Langham House Close



[hamcloseconsultation.co.uk](http://hamcloseconsultation.co.uk)





Architectural Vision

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



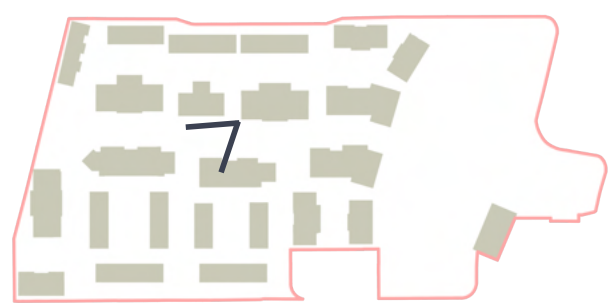
Broughton Avenue



Wiggins Lane



Ham Street



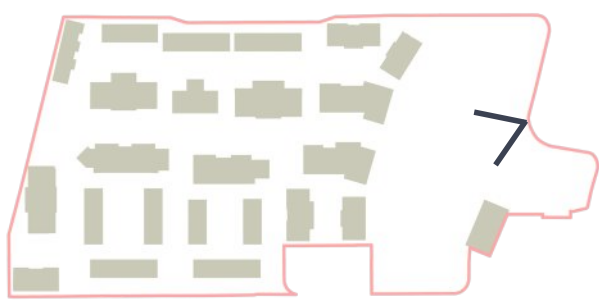


Architectural Vision

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



Ham Common Forbes House Ham House

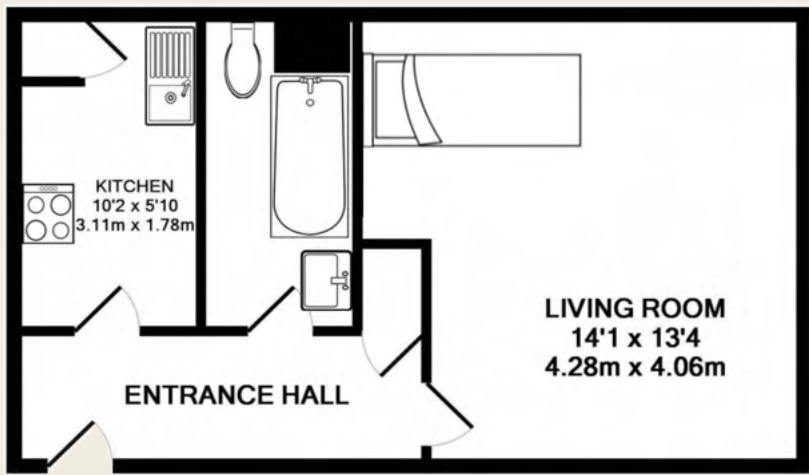




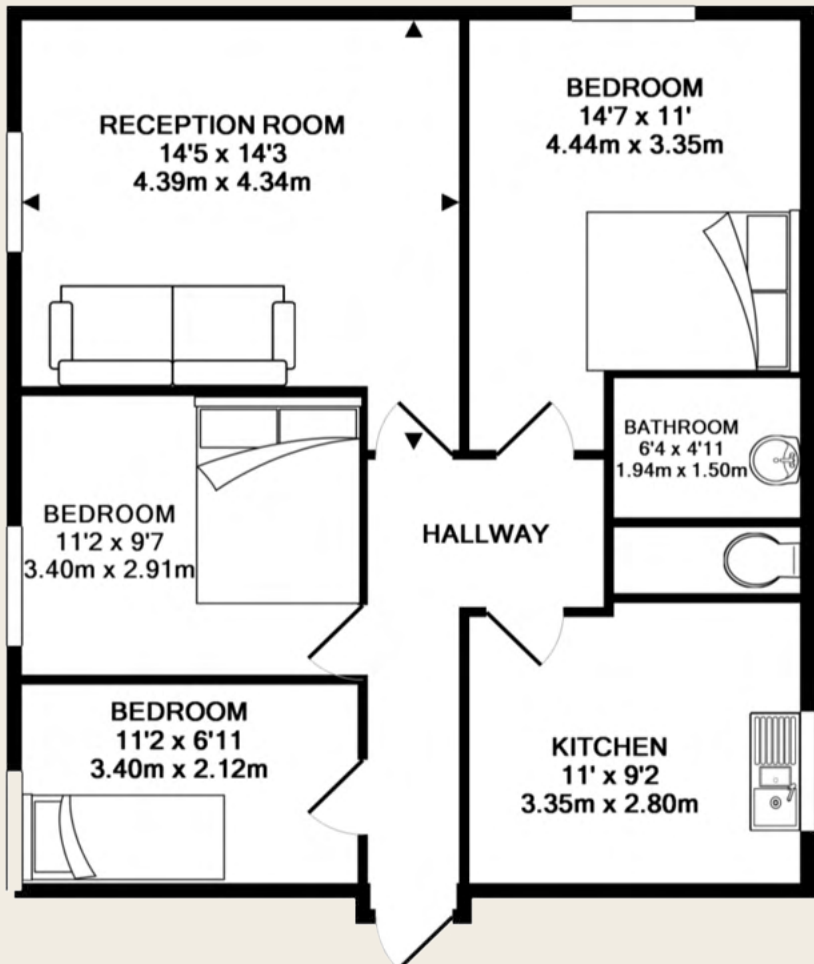
Modern Living for Everyone

Examples of existing homes at Ham Close

- > The existing homes at Ham Close are no longer fit for purpose and are not wheelchair friendly, with no lifts .
- > Existing homes currently have no outdoor private amenity spaces and are under sized in comparison to current space standards.
- > New homes will be brighter, better insulated and larger. All will have private balconies and well designed layouts.



Existing 1 Bed 1 Person  
Bedsits  
31.87 sqm



Existing 3 Bed 5 Person  
Apartment  
72.74 sqm



Exterior photograph



Interior photographs of 1 bed 1 person bedsit



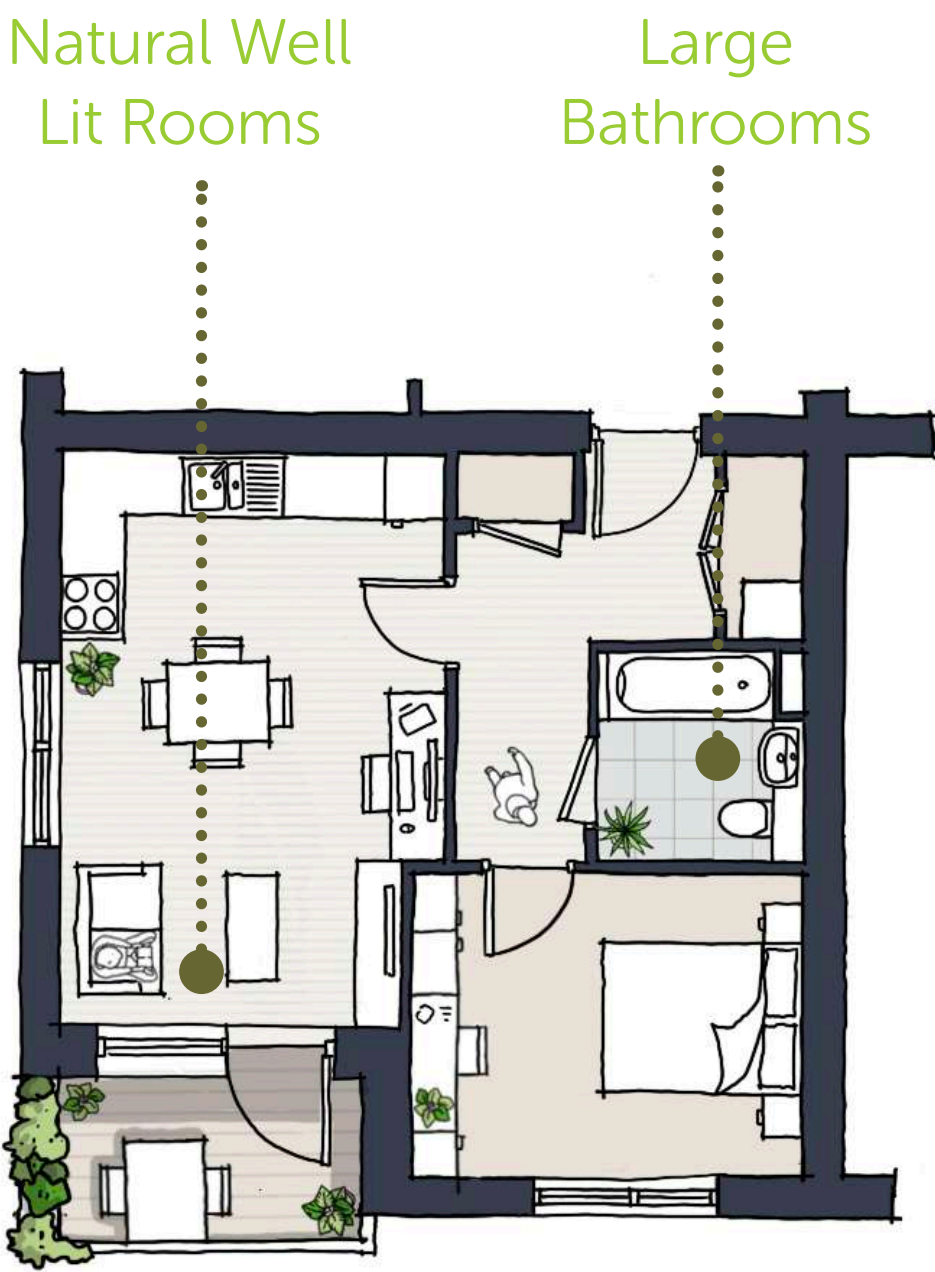
Quotes from  
Existing Residents

*"My home has damp and if the re-development goes ahead I won't have this awful problem."*

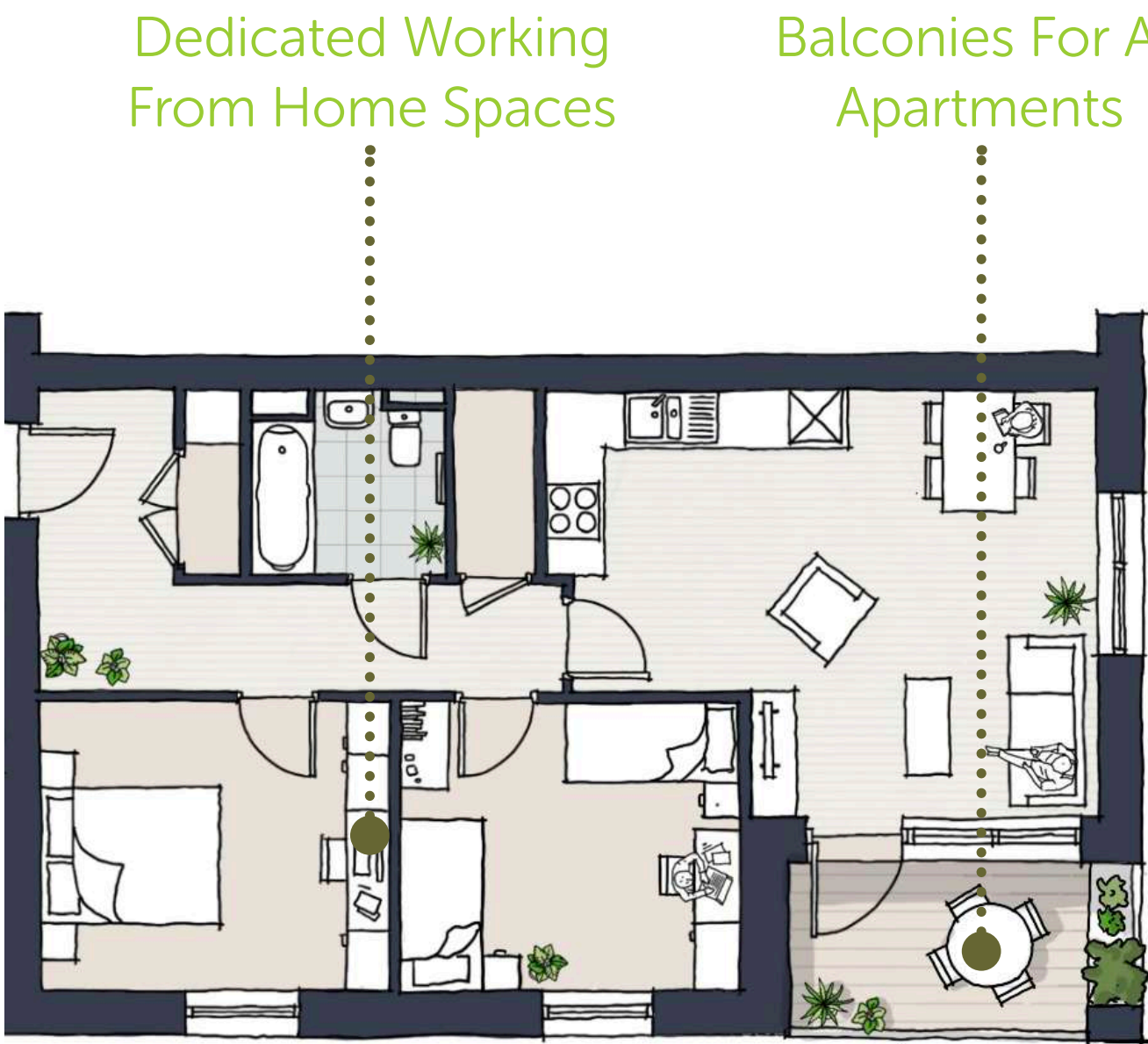
*"The estate is old and my flat suffers from black mould a lot."*

*"We are very overcrowded (4 people living in a tiny studio flat) so we are desperate for the redevelopment to go ahead A.S.A.P."*

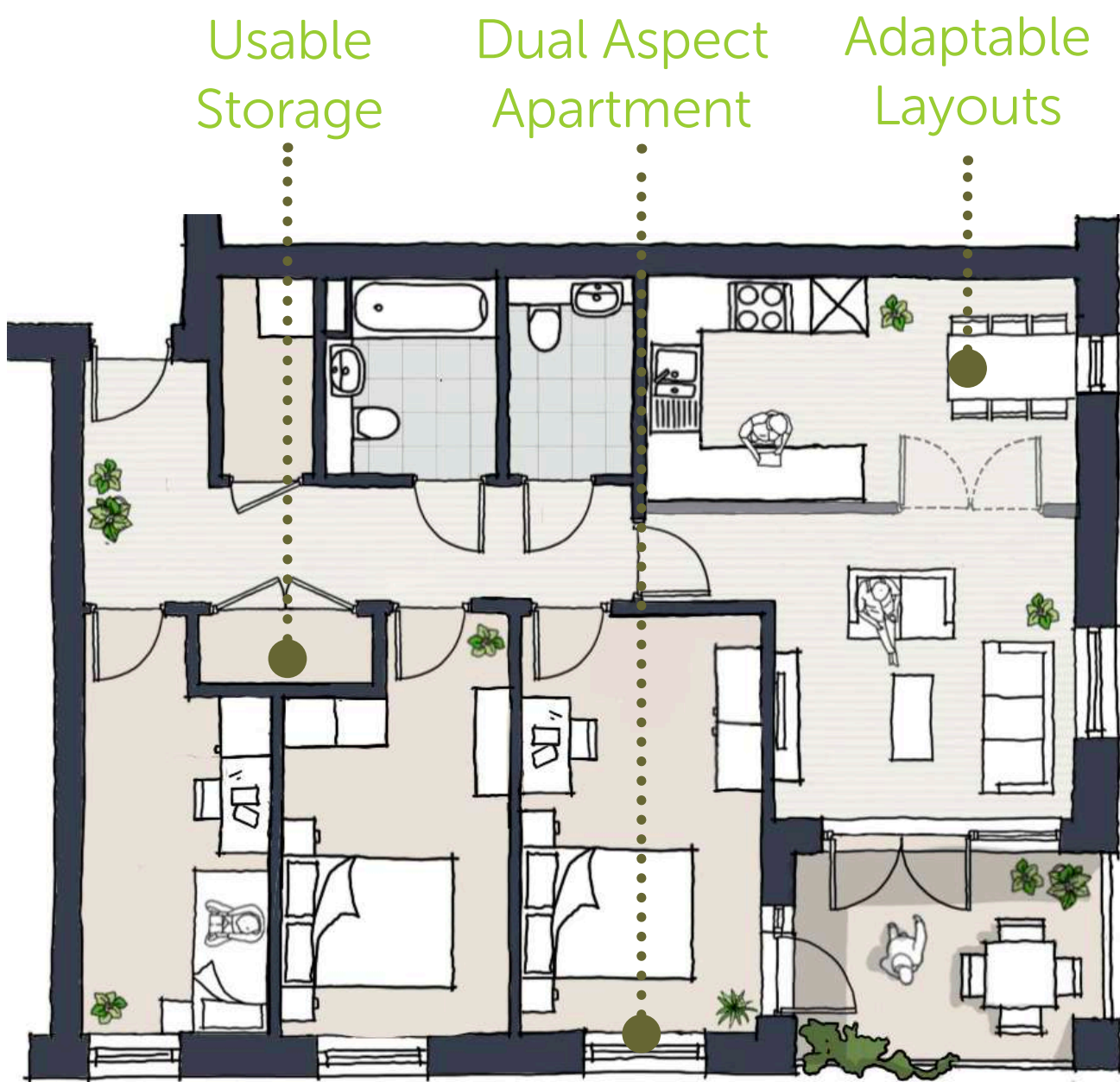
Examples of Future Homes



1 Bed 2 Person Apartment  
Minimum of 50m² + 5m² balcony



2 Bed 4 Person Apartment  
Minimum of 70m² + 7m² balcony



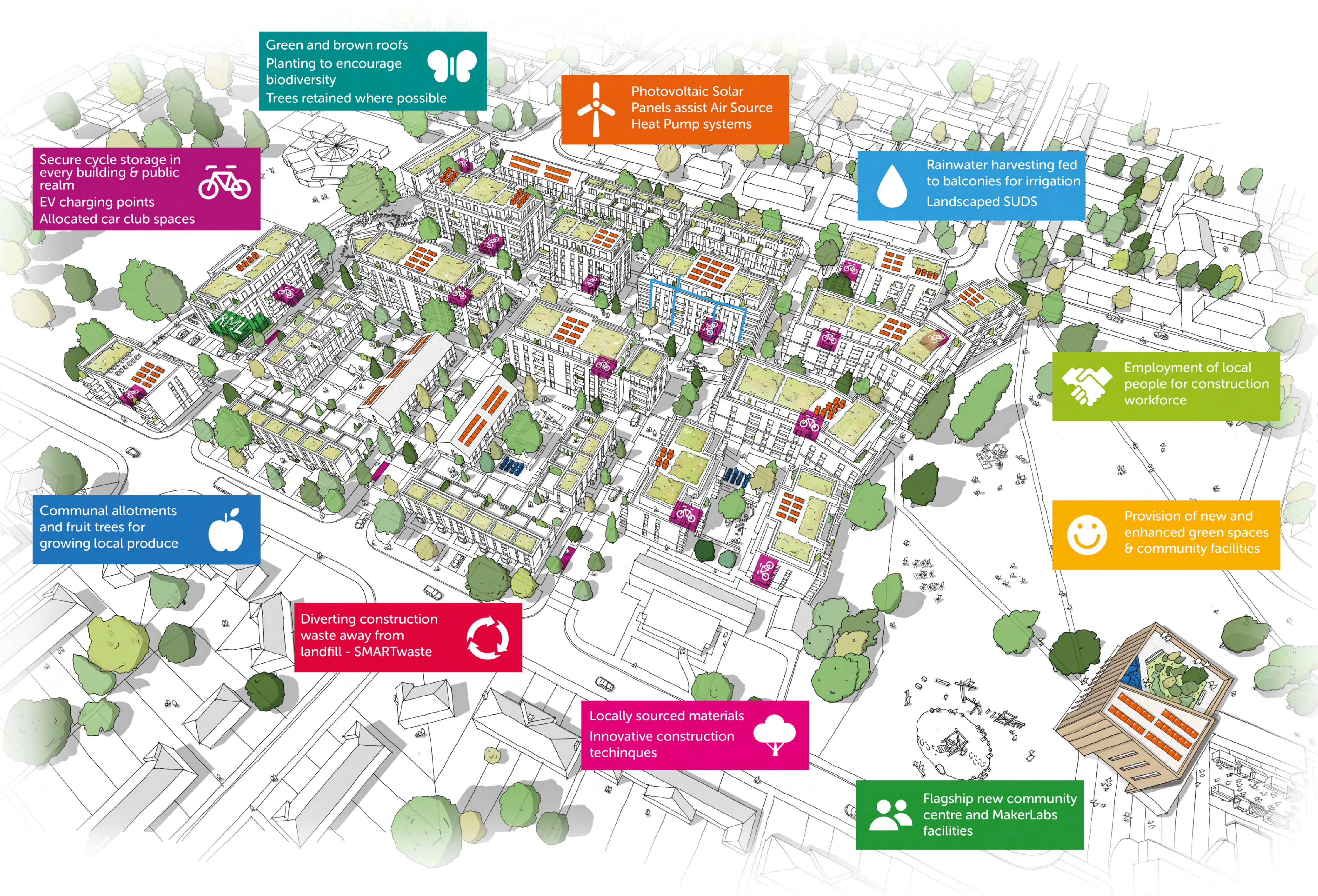
3 Bed 5 Person Apartment  
Minimum of 86m² + 8m² balcony





Sustainability

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



The ten One Planet Living principles:

- |                                   |                                 |                               |                           |                          |
|-----------------------------------|---------------------------------|-------------------------------|---------------------------|--------------------------|
| <b>Health and happiness</b>       | <b>Equity and local economy</b> | <b>Culture and community</b>  | <b>Land and nature</b>    | <b>Sustainable water</b> |
| <b>Local and sustainable food</b> | <b>Travel and transport</b>     | <b>Materials and products</b> | <b>Zero carbon energy</b> | <b>Zero waste</b>        |





Benefits for the whole community

1

Exemplary new homes for existing and new residents.



2

Create green corridors and new habitats for wildlife including green roofs for ground nesting bees and birds.



3

Provide high quality landscaping and public realm.

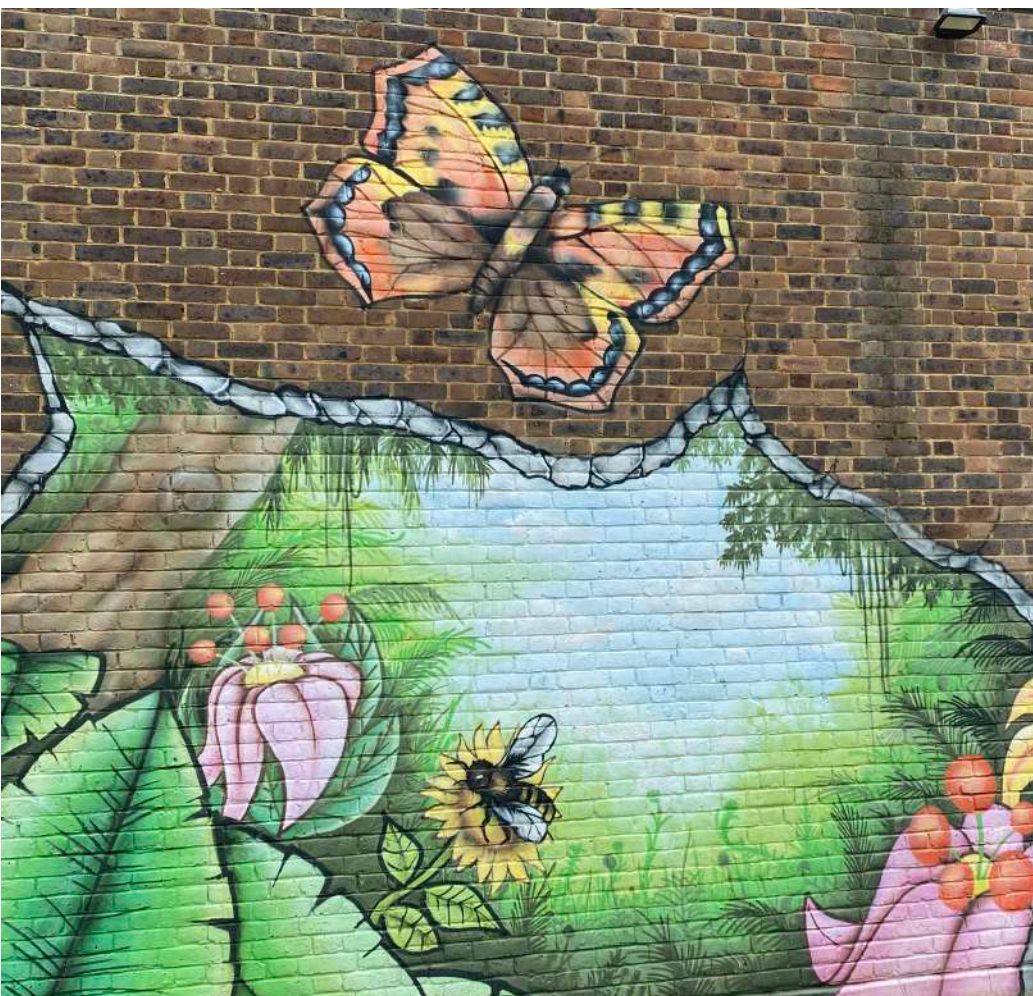
4

New community centre. Enhance existing commercial and business opportunities.



5

A commitment to local employment, labour and suppliers. Opportunity for training and apprenticeships.



6

Artist and creative space: Public art in partnership with the community.

7

Supporting local community and providing new facilities for MakerLabs.



8

The delivery of better affordable homes for existing residents of Ham Close and much needed additional new affordable homes.



9

New walking and cycling routes through Ham Close.

10

Children's play areas.



11

Creating a sustainable and an accessible place for residents and wildlife.





Thank you for joining us today

Your feedback

We want to understand what is important to both current residents and the local Ham Community and ensure you play a key role in shaping the design process. Our ambition is to involve as many local residents, community groups, businesses and elected representatives as possible and provide a range of opportunities to get involved.

We encourage you to share your thoughts with us and complete the feedback questionnaires, where you can also register to receive updates throughout the planning process and beyond. If you have any queries today please do get in touch with the team.

Next steps for the design

- > We will review and consider any views and ideas expressed by you today as part of continuing to develop the scheme design proposals.
- > Develop the architecture to create variation inspired by Ham.
- > Work with Ham Close residents to understand preferences for apartment plans.
- > Establish One Planet Living key principles with existing residents and the community.
- > Work with the community on the design of the Community Centre and MakerLabs.
- > Work with transport specialists on the parking strategy.
- > Environmental Impact Assessment (EIA) scoping/ screening.
- > Develop landscape proposals and public art with the community.
- > More surveys and research will be undertaken including: Transport, trees, ecology, energy and sustainability.



Please keep talking to us!

Next Consultation Opportunity

Date  
Saturday 11th September 2021

Location  
Ham Fair at Ham Common





GET IN TOUCH

Telephone: 0203 929 0523  
Website: [hamcloseconsultation.co.uk](http://hamcloseconsultation.co.uk)  
Email: [info@hamcloseconsultation.co.uk](mailto:info@hamcloseconsultation.co.uk)



Your Feedback

Thank you for coming today, we welcome your views and ideas for our proposals at Ham Close.

Please spend a few minutes completing our questionnaire and leave it in the feedback box provided.