



Ham Close Design Workshops: Design Approach

Workshop 1

Tuesday 5th July 2016

The Woodville Centre

Table 1

Tree lined mini
Champs-Elysees

Balconies!!

Trees

Good to have
highest points not
on the outside so
it feels ramped

Community is key

Good not to have
the development
carved up by roads
and cars

Better to have four
entry points for
cars



Imagine four
different clusters
of buildings. Each
feels a little
different from the
next. (Not the
anonymity of the
current estate.)
Each has character.
Gives people their
bearings

'Modesty Screen' –
A community hub
that adds to and
softens what's
already there

Table 2

Semi-private amenity space for residents (shared gardens / courtyards)

Keep trees and open space wherever possible

Pedestrian / car free route through the middle / part of the Close (e.g. Sury Basin, tall buildings don't impose)

Design should avoid 'rat-runs'

Townhouses with undercroft parking?

Got to 'fit in' with Ham – a mix of styles

As many gaps between buildings as possible

Private balconies

Green spaces between buildings just as important as the buildings



Light coming into homes really important

Windows on both sides – passive surveillance

5-storeys with set-back roofs

Cycle storage

Materials that reflect the local area – brick, stone, wood and water

'Wiggly' routes through to create a 'village feel'

Pathways through of different widths, providing several different routes

Avoid overlooking other flats

Tables 3 and 4

- Layout
 - Retain gaps between buildings
 - Higher density / heights towards the middle of the Close
 - Keep ‘higgledy-piggledy’ character
 - Keep views through – don’t cut off
 - Mix of heights
 - Don’t like crescent around the green
 - Mix of parking solutions
 - Shared gardens
- Roads / Paths
 - Diagonal across site. Not straight lines
 - Good pathways to public transport and shops
 - Lots of cycle paths and practical cycle solutions
 - Routes through the Close should be well / appropriately lit; needs to be designed appropriately to minimise impact on residents and wildlife e.g. bats
- A green development
 - Appetite locally for a green / highly sustainable development – opportunity to market as such
 - Safe and secure cycle storage both on site and at key destinations, to encourage sustainable travel
 - Green roofs – sustainable / eco friendly buildings
- Design – architecture options / styles
 - Different styles of housing, but also some consistency to bring the development together
 - Organic building design / style
 - Don’t want pastiche
 - Ends of buildings angled to avoid overlooking other residential blocks and on the boundary with the Primary School etc.
- Suitable community facilities – some want one community hall, others would prefer dispersed community facilities, however need to look at combining uses to ensure spaces aren’t under utilised. LIBRARY TO STAY WHERE IT IS
- Importance of garages / storage space – some trades people depend on garages. Need to explore storage solutions for flats
- All the above comments are in the context that some believe it is not possible to deliver a high quality scheme of +400 homes as this is seen as over development

Key Themes

- Must not lose **open feel** and wherever possible **gaps between buildings** should be retained
- The spaces between buildings are as important as the buildings themselves – should be **green and landscaped**
- A variety of **pedestrian / car free routes** through the development – a green avenue through the Close (based on a diagonal route that reflects existing desire lines?) should be explored
- The development should not be carved up by cars – **roads should be cul de sacs** to avoid ‘rat running’
- **Retain existing mature trees** wherever possible and enhance existing green spaces
- **Taller buildings towards the centre** of the development – a ‘strong edge’ to the green could be explored
- Must provide **private / semi-private amenity space for residents** – balconies / gardens / shared gardens and courtyard spaces (lacking at present), some of these spaces could be used for growing vegetables etc.
- **Light** is important – the development should strive to deliver dual aspect properties and large windows (must avoid overlooking)
- **A green, sustainable, eco-development**
- A development that’s “proud of its time” – **a modern interpretation of Ham’s unique setting** and character, not pastiche
 - Organic
 - Different character areas / styles – clusters of four or more distinct design / typology areas, within a cohesive whole
 - High quality design and specification
- **Adequate storage** for residents (including cycle storage)
- **Phasing and decanting** needs to be considered in some detail
- All the above comments are in the context that some believe it is not possible to deliver a high quality scheme of +400 homes as this is seen as over development