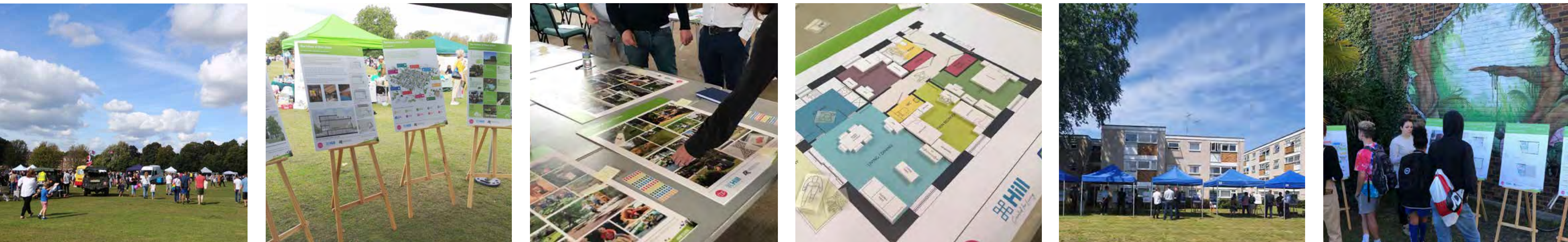
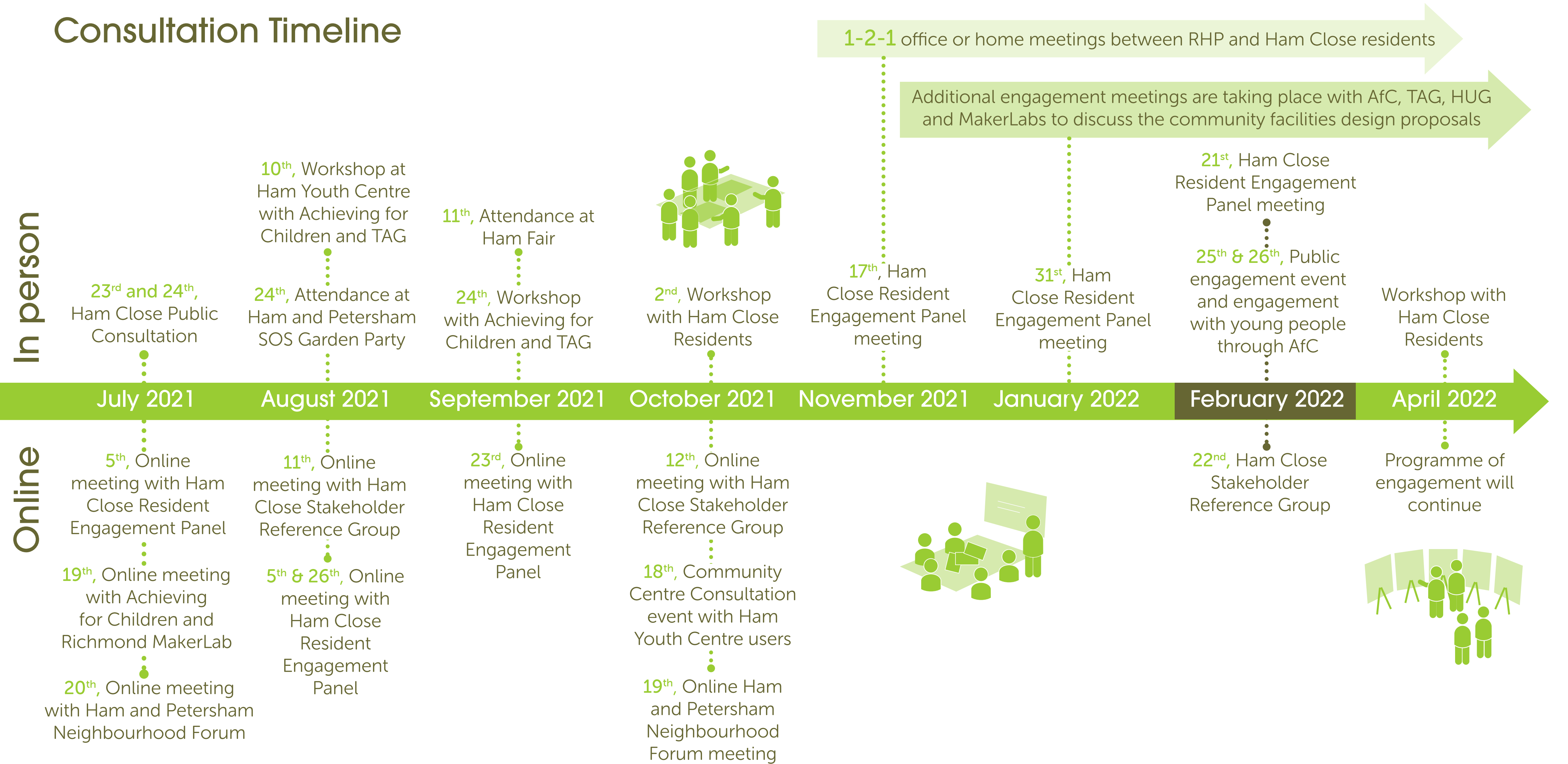


Thank you for attending this latest round of engagement on the future of Ham Close. RHP and Hill Residential have been developing the regeneration proposals in consultation with Ham Close residents and their Resident Engagement Panel (REP), the local community and London Borough of Richmond upon Thames. These proposals will deliver 452 new homes (replacing the existing 192 homes), a Community Centre, a new Richmond MakerLabs facility, landscape and play amenities to the area.

Consultation has been on-going since 2015 (7 years ago) to set the masterplan principles for Ham Close. Since July 2021 we have continued to develop the masterplan through a variety of consultation and engagement. We have received a great deal of feedback both in person and via our website/ email address. We would like to thank everybody who has actively contributed to shaping the future of Ham Close.

We are pleased to present you with our updated proposals for the regeneration of Ham Close. We hope you will find this exhibition useful and informative. The design team are on hand to answer any queries you may have. Please also feel welcome to contact us after this weekend's event using our email address info@hamcloseconsultation.co.uk

Consultation Timeline



Masterplanning and Residential Architecture

Community Centre and MakerLabs Architect

Landscape Architect

Planning Consultant

Transport Planning

Landlord

Developer

Partner



We have reviewed all feedback received to date and have taken on board your comments. We have listened and in response made a number of changes to improve the proposals at Ham Close and included your preferred architectural features.



Masterplan and Future Homes

YOU SAID

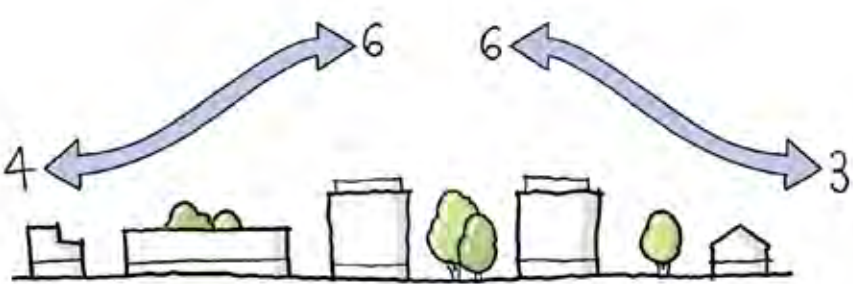
WE DID

Some residents of Ham Close identified the following to be top priorities:

"Lots of natural light and natural ventilation"
"Having the choice of separate kitchens and open layouts" and
"Inclusion of balconies".



Concerns about impacting the "Village feel of Ham", "height" and being "Out of keeping with village ambiance of Ham".



- We maximised the number of **dual-aspect apartments** to let in plenty of natural light, cross ventilation and natural ventilation with all windows being openable
- We have designed the floorplans to include a **variety of apartment layouts**. Apartments have either an open plan kitchen/living/dining arrangement or a separate kitchen/dining space
- All residents will have a **garden, patio, terrace or balcony**.

Please see board 5

- We **reduced heights** of buildings in sensitive areas, including the eastern boundary by Ham Village Green, behind Ham Clinic and the western boundary by St Richard's C of E School

- We have created a **gradual transition** of height between the central apartment buildings and houses along the boundary of the site
- We incorporated a **mixture of housing styles**
- Retained a **Linear Park** to link the existing Ham Village Green into Ham Close.

Please see board 4

The masterplan is "Too Dense".



When asked which special places in Ham to take inspiration from, the highest voted locations were:

- Ham House
- Wates Estate
- Parkleys
- and Ham Street.

The following brick colours were voted the most popular by you:

- Red brick
- Yellow Buff brick
- White brick.

- We made the **buildings slimmer** increasing space between buildings
- We **varied building shapes** to further increase the distances between buildings
- We used **boundary treatments** including low railings and hedges to secure but not enclose communal gardens

Please see board 4

We have taken time to **understand the essence of Ham** and have created a variety of architectural characters and styles, which all draw inspiration from local buildings.

Please see boards 6 to 10

- We have created a material palette that is **representative** of your most popular brick colours and brick colours found within the surrounding area
- This includes **Red brick, Buff brick, White brick and the local Richmond stock blend**.

Please see boards 6 to 10

Community Centre

YOU SAID

WE DID

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.

- Provided storage space from the main activity hall for more **easily accessible equipment storage**
- Provided a **flexible, large community lounge** which can be used both by AfC and TAG
- Provided a **kitchen** which can be fitted out for accessible use with adjustable worktops as well as slide and hide ovens.

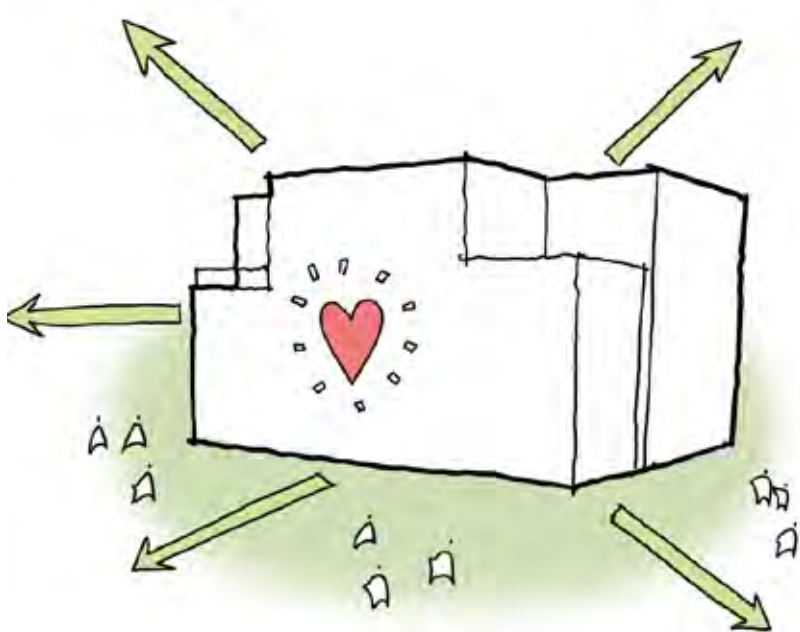
Please see board 13

"Use sustainable brick and timber".

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.

Please see board 13

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



- We have listened and have **reduced the height of the building** from four storeys to three and reduced the 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 inclusion of a Loggia walkway.

Please see board 13

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.

- 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.

Please see board 13

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

- We've included the **gaming/IT facilities** in our proposals
- Provided **flexible space** in the new activity hall which can be adapted for indoor skateboarding and parkour.

Please see board 13

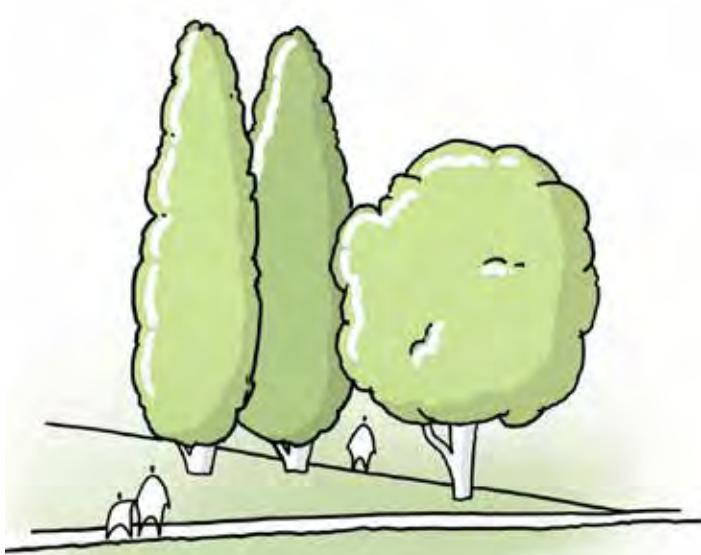
Landscaping Proposals

YOU SAID

WE DID

When asked for further suggestions about improving nature and wildlife, you said:

- Trees/ Increased tree planting
- Wild growing area
- Water feature/Large pond
- Bee friendly
- Bird boxes
- Native flowers and trees.



As part of our approach to improving biodiversity and encouraging wildlife we have included:

- Over **120 new trees** in the proposal
- Richly planted swales, biodiverse roofs, and native planting to **maximise biodiversity**
- **Bird boxes and bat boxes**
- **Bee friendly** plant species

This has led to a biodiversity net gain of **at least 10%+.**

Please see boards 11 & 12

For the publicly available green spaces at Ham Close the following were voted most important to include:

- Seating areas
- Fitness trail
- Play space.

We have provided a variety of green and open spaces which include the following:

- Variety of **seating opportunities**
- **Formal and informal play spaces** with equipment that compliments the existing play spaces on Ham Village Green
- **Explorer/Trail path** - walkways through planting allowing children to connect with nature.

Please see boards 11 & 12

For the semi-communal areas, the following features were voted the most important to Ham Close residents:

- Quiet place to sit
- Picnicking
- Gardening
- Children's play.

- We incorporated a **variety of seating** areas throughout the semi-private landscape spaces alongside growing areas and informal play spaces for children

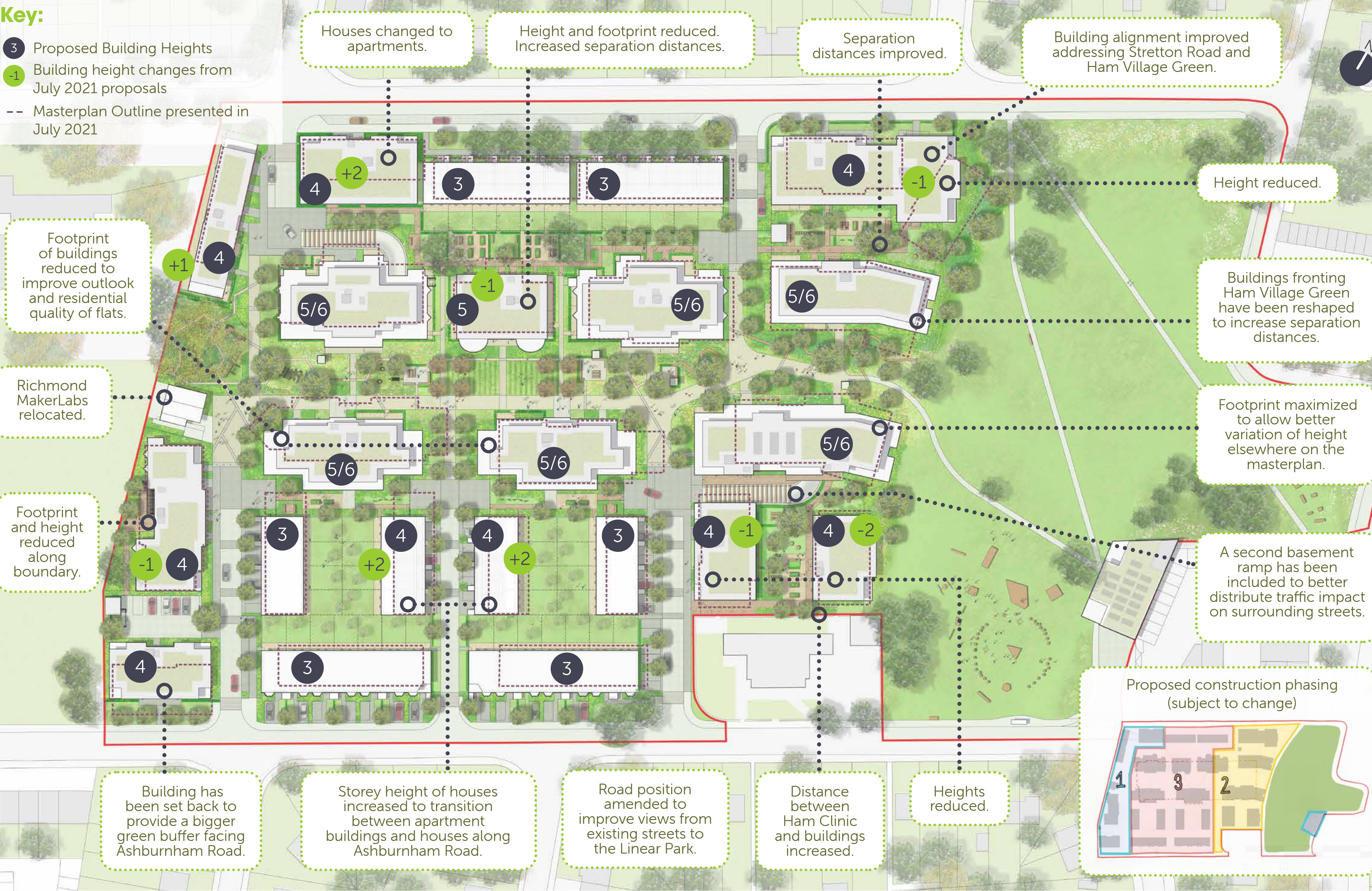
- As part of the wider design for green spaces at Ham Close, we have included a **formal lawn** for picnicking or small community events.

Please see boards 11 & 12

The masterplan for the regeneration of Ham Close has been amended to reflect the input of Ham Close residents, the local community and planning officers at the London Borough of Richmond upon Thames. Below are some of the key changes that have been made following the consultation.

Below is a summary of the proposed homes by number of bedrooms which will result in an increase in the population at Ham Close of approximately 550 persons:

Size	Flats	Houses	Total
Studio	4	0	4
1 Bed	220	0	220
2 Bed	165	0	165
3 Bed	21	0	21
4 Bed	0	34	34
5 Bed	0	8	8
Total	410	42	452



Illustrative sketch from Ashburnham Road



Illustrative sketch from Ham Village Green



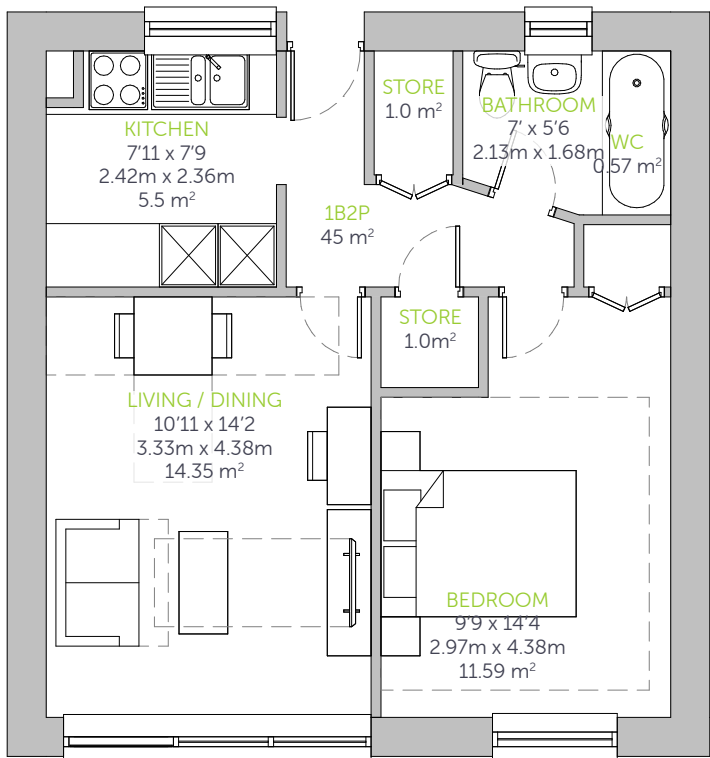
Illustrative sketch from Sheridan Road

The regeneration of Ham Close will re-provide the 143 x existing affordable tenanted homes, provide 78 x new affordable homes (comprising affordable rent, London living rent and shared-ownership) and 231 x new homes for market sale. All apartment buildings will be built tenure neutral, meaning they will all have the same high quality design principles.

Existing homes at Ham Close

Existing 1 Bed 2 Person Apartment

Clarke / Greig / Hornby

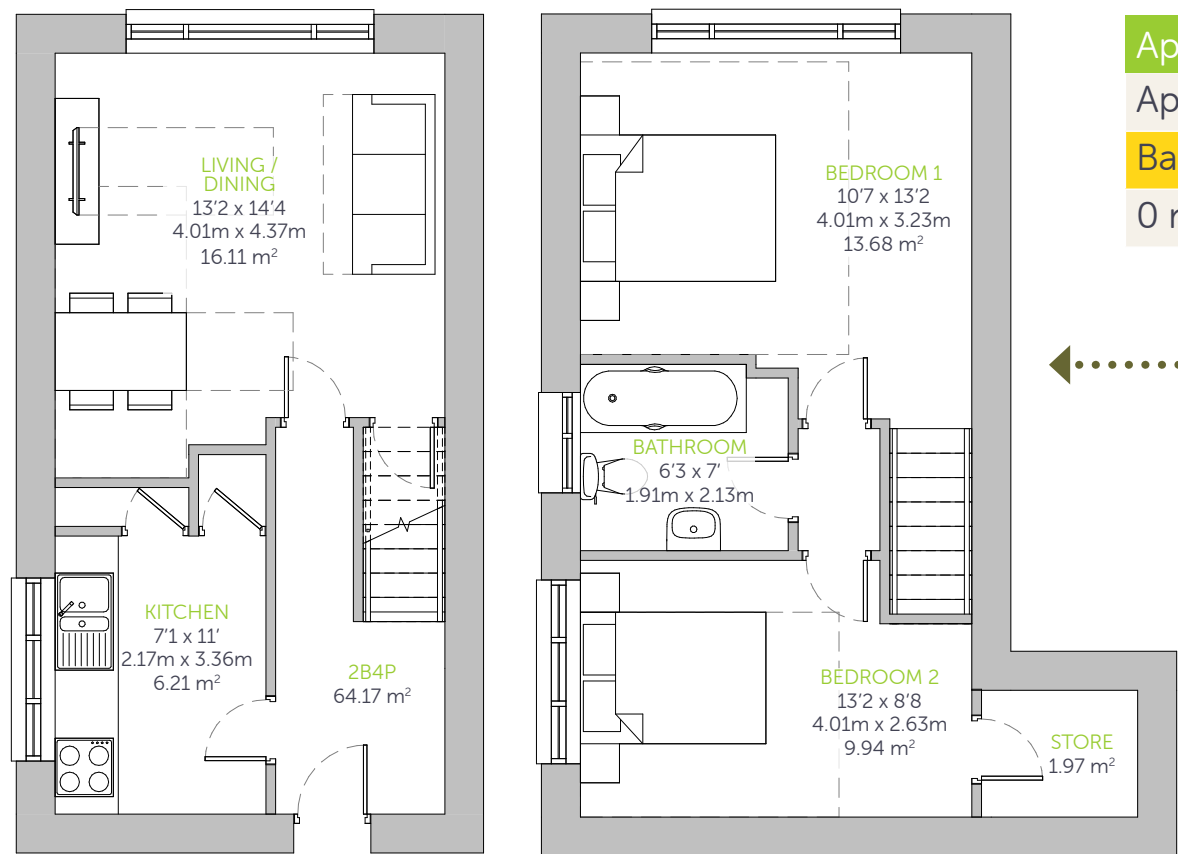


Apartment Area
Approx. 45 m²
Balcony/Terrace
0 m²

Existing homes are undersized against current standards. All apartments will be larger in overall size than they currently are. New apartments will have improved natural lighting, by designing in as many dual-aspect homes as possible.

Existing 2 Bed 4 Person Apartment

Benson / Bowes Lyon / Bentinck / Cavendish / Field /Secrett / Newmann
Leyland / Edwards

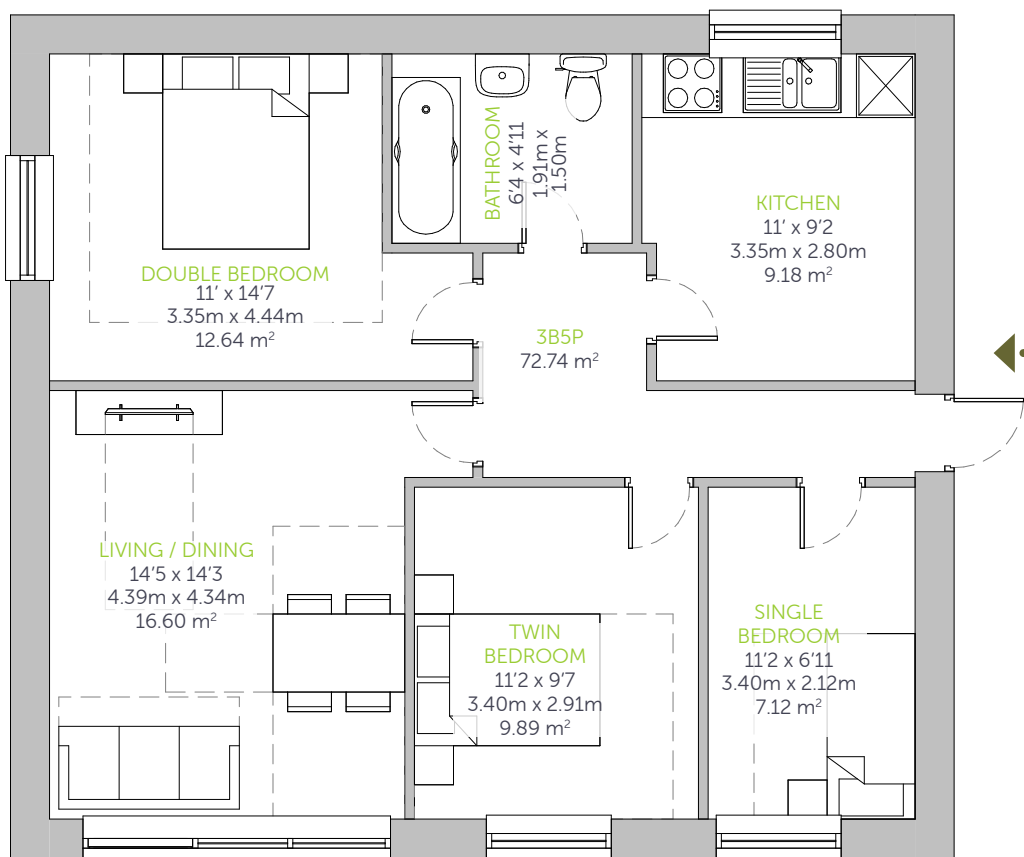


Apartment Area
Approx. 64 m²
Balcony/Terrace
0 m²

Ham Close has no accessible homes. 10% of homes in the new masterplan will have floorplans designed to be wheelchair accessible or adaptable.

Existing 3 Bed 5 Person Apartment

Hatch / Hawkins



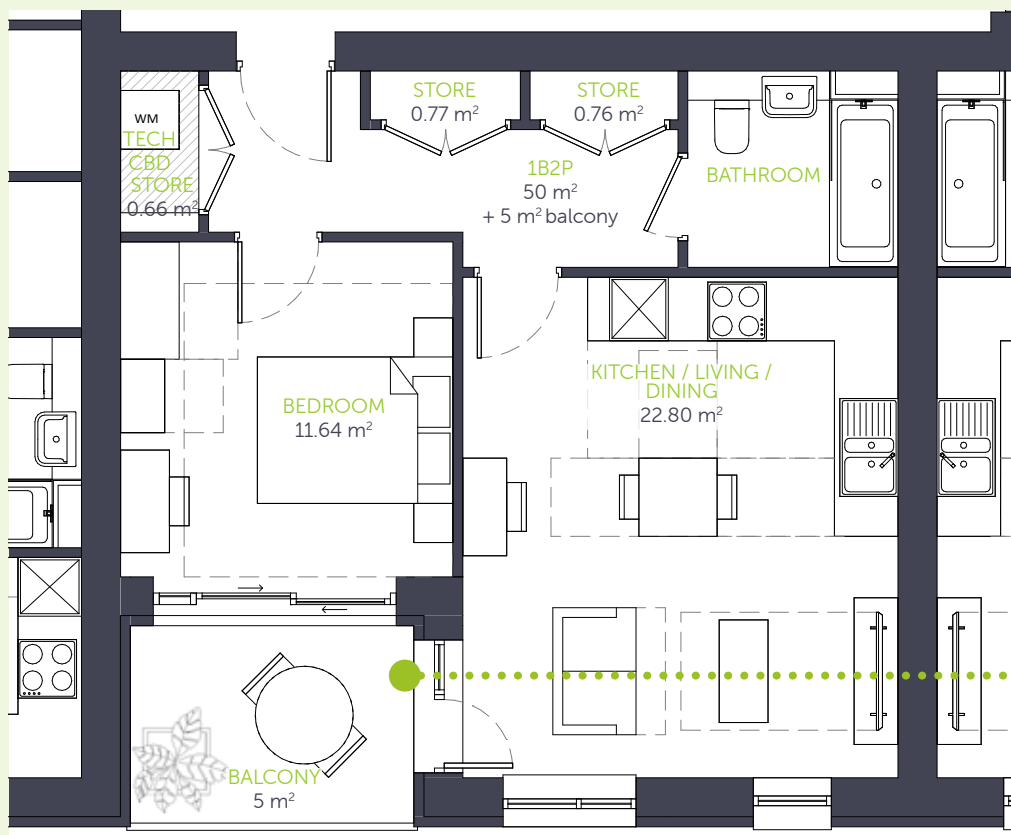
Apartment Area
Approx. 72.7 m²
Balcony/Terrace
0 m²

There is no private outdoor amenity space at present. All new homes proposed will have their own private balconies/ terrace or a patio.

New homes at Ham Close

Proposed Example 1 Bed 2 Person Apartment

Open Plan

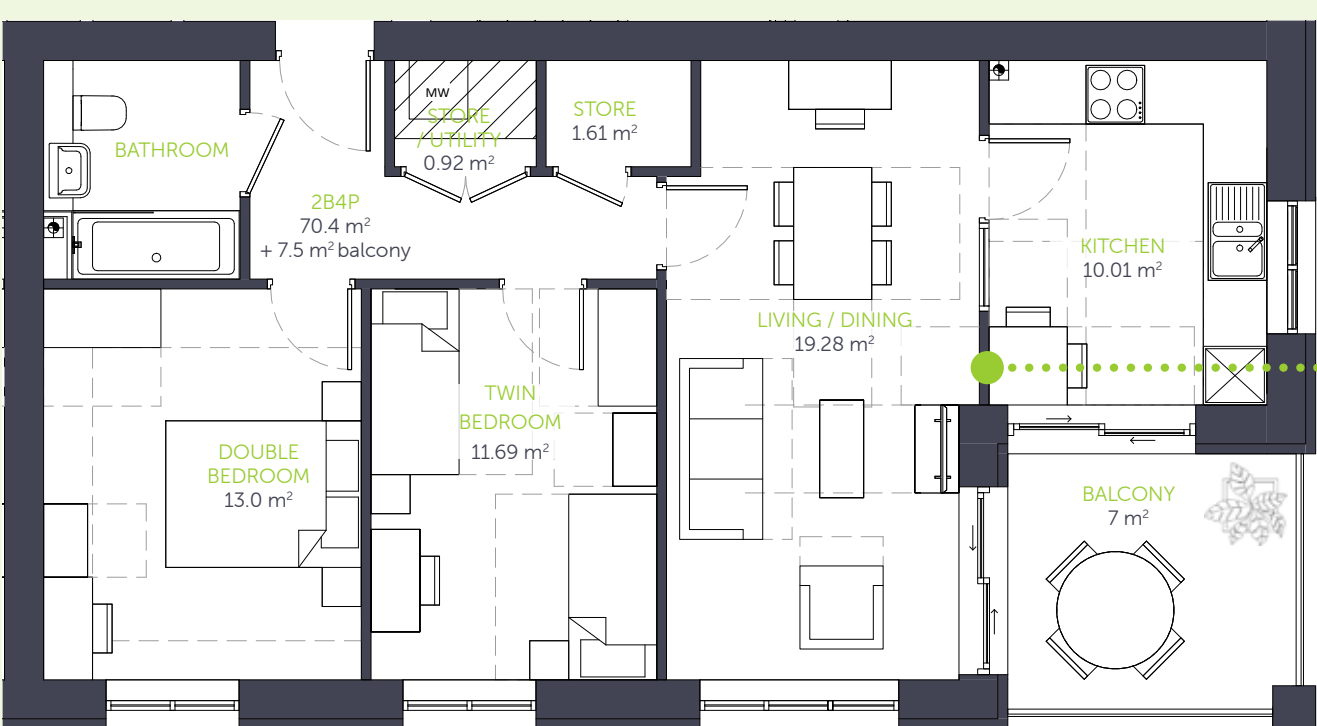


Apartment Area
50 m² minimum
Balcony/Terrace
5 m² minimum

Where dual-aspect can not be achieved, inset balconies provide cross ventilation.

Proposed Example 2 Bed 4 Person Apartment

Separate Kitchen/Dining Option



Apartment Area
70 m² minimum
Balcony/Terrace
7 m² minimum

Option 2: Remove kitchen wall to create open kitchen /living/ dining.

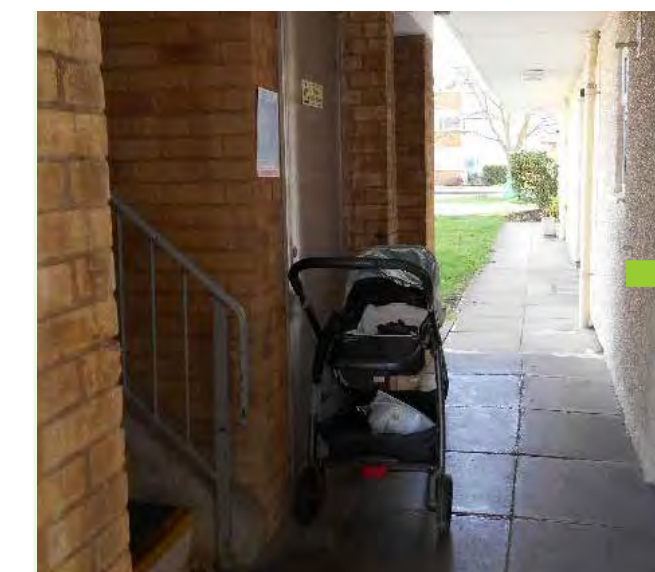
Proposed Example 3 Bed 5 Person Apartment

Separate Kitchen Option



Apartment Area
86 m² minimum
Balcony/Terrace
8 m² minimum

Option 2: Remove kitchen wall to create open kitchen /living/ dining.



There are no lifts at Ham close which is causing accessibility problems for a number of residents.



Our proposals include a lift within each building, allowing for wheelchair accessibility and prams etc.



Existing apartment have reported issues of mould and condensation.



New homes will be better insulated to the latest standards and will be energy efficient.



Currently no allocated bike storage at Ham Close.



Secure bike storage and post boxes will be provided at the ground floor of each apartment building (Bikes will have a secure fob access).

The Ham Village Green character area takes inspiration from grand houses fronting onto open green spaces as seen across Ham. The buildings are designed with this in mind and complement the Linear Park by using grand window proportions, bay windows and a strong material selection, inspired by Ham House.



Ham House



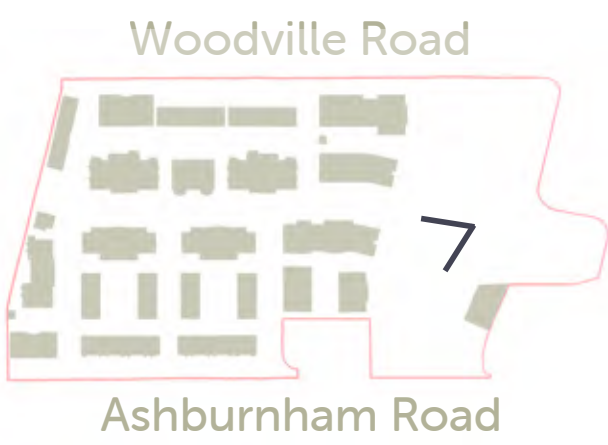
Ham Common



Forbes House



Illustrative view from Ham Village Green



The **Linear Park** character area consists of buildings designed within a green landscaped setting. The Linear Park is home to a collection of contemporary building types that take inspiration from the different building styles across Ham. At the centre is a white feature building inspired by houses at Ham Common.



Sudbrook Lodge



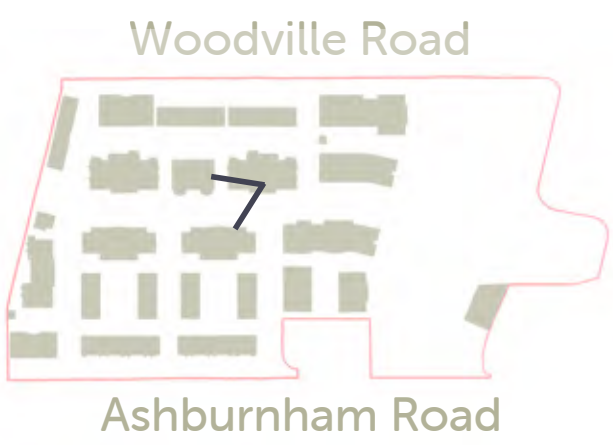
Langham House



Ham Common

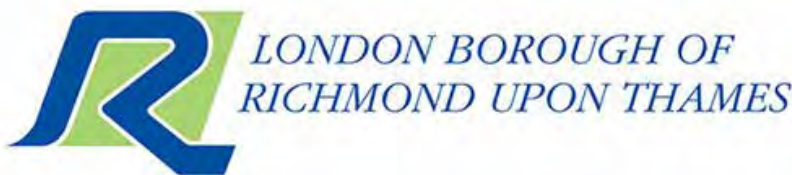


Illustrative view from balcony down the Linear Park





Illustrative view walking down the Linear Park to Ham Village Green



The proposed houses on **Woodville and Ashburnham Road** consist of two different character styles. Houses on Ashburnham Road have feature bay windows and inset entrances, whilst houses on Woodville Road have a feature vaulted roof and detailed brickwork.



Stone banding



Varied rooflines



Single height bay windows



Feature front entrance



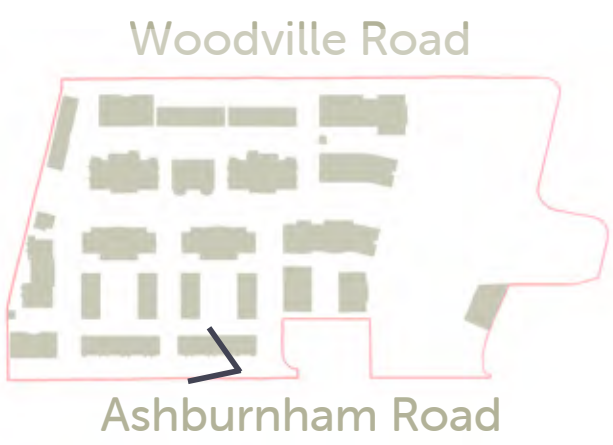
Soldier course



White brick bay windows



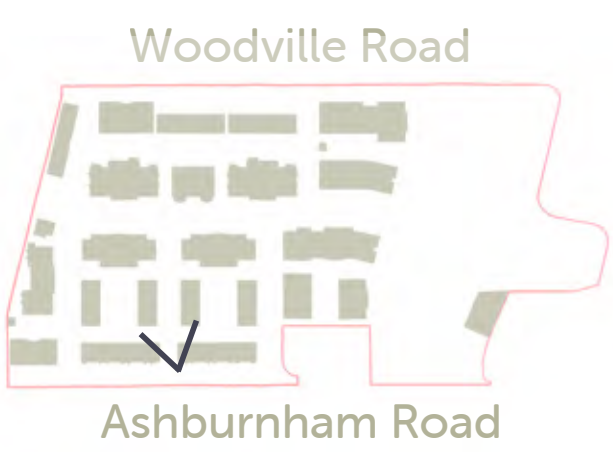
Illustrative view from Ashburnham Road



The **Central Streets** are pedestrian friendly streets that lead into the central Linear Park. The transition from the outer houses to the central apartment buildings are defined through an increase of height approaching the centre of the site. Architectural details take inspiration from Broughton Avenue, Wiggins Lane and houses along Ham Street.



Illustrative view down Central Mews Street



The landscape proposals blend the naturalistic landscape of Ham Lands Nature Reserve and Ham Village Green, with more formal interventions as seen at Ham House and in the surrounding urban estates. Richly planted public and resident communal landscapes promote biodiversity gain, urban greening, and living streets:

- **Growing spaces** for residents
- Variety of **seating opportunities** with some intimate spaces and larger spaces for groups
- Spaces formed amongst hedgerows, clusters of herbaceous plants and shrubs
- **Bird and bat** boxes across the scheme targeting a variety of species
- Existing **trees retained** where possible to add maturity and shade
- Specimen and fruit trees add **seasonal interest**
- **Safe formal and informal play** spaces for young children close to homes.



- Publicly Accessible Open Space
A new Linear Park linked to Ham Village Green
- Communal Courtyards
Secure shared amenity space for residents
- Private Amenity Space
Terraces and private gardens
- Streets
Places for pedestrian access, cycling, servicing and limited parking



Biodiverse and blue roofs on the apartment buildings

120 new trees proposed

Richly planted swales



Improved ecological connectivity and linear foraging routes through the Linear Park



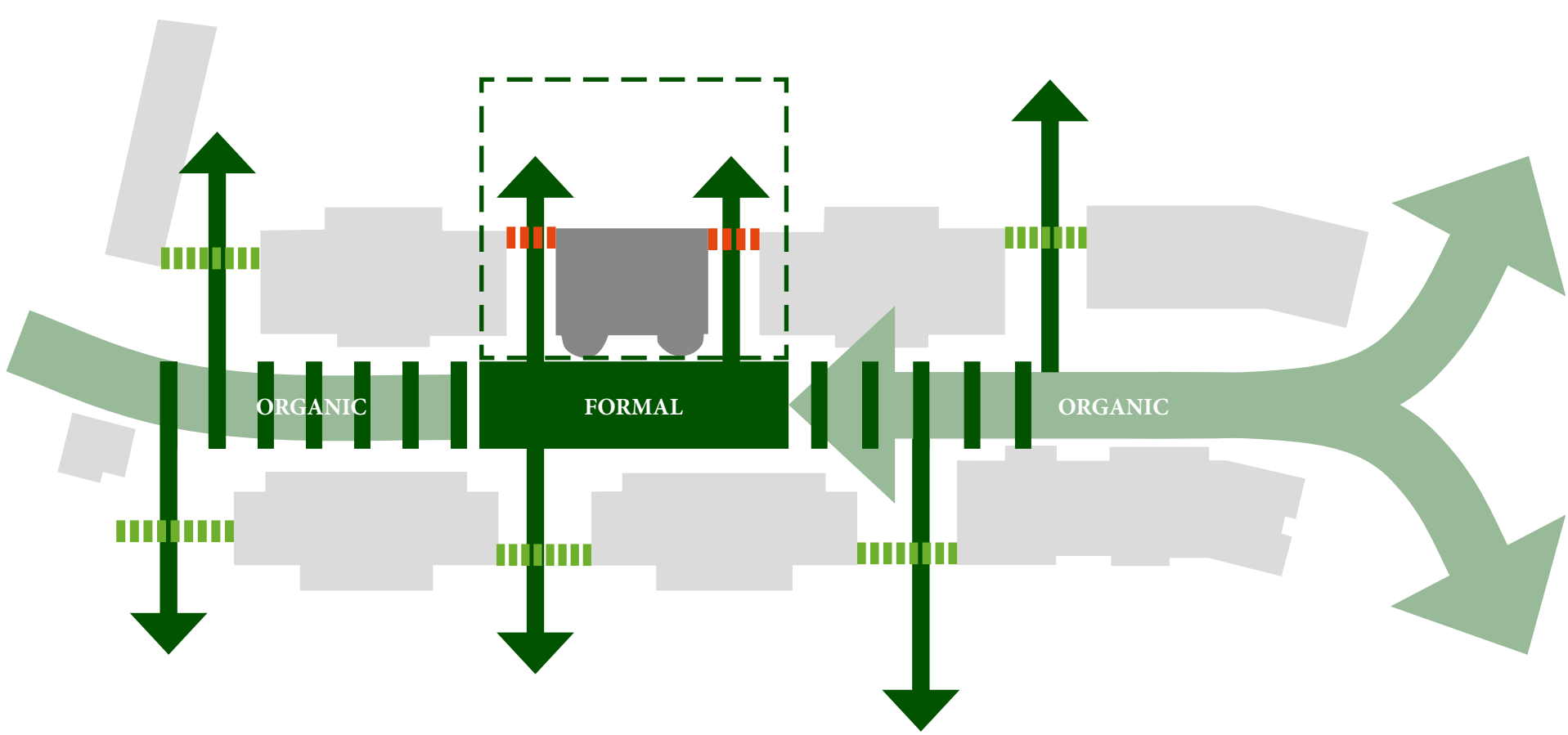
Bird and bat boxes across the scheme targeting a variety of species



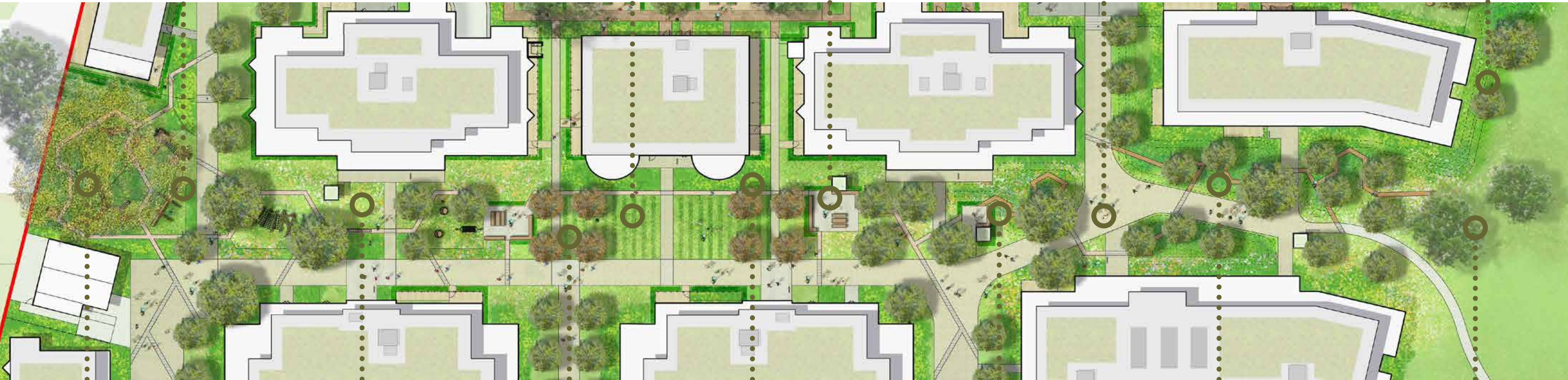
Native planting - shrubs and wildflower grassland will maximise biodiversity



A New Linear Park will run through the centre of Ham Close linking the streets and homes to Ham Village Green. The space blends the natural organic character of Ham Village Green, with more formalised landscape influenced by the architectural approach. The space is designed to provide a secure and safe area for children to play and socialise.



Play space with natural trails and fixed equipment Formal Lawn Seating pod Pedestrian / Cycle Route Naturalised edge to Village Green



Existing Pine tree Wildflower grassland Cherry Grove Herbaceous border Explorer play path Localised swales for surface water storage Retained Lombardy Poplars



Communal growing space Variety of seating Low key play space Pocket formal gardens

Communal Courtyard Gardens

Shared amenity space for residents. Access to communal courtyard gardens provided through low garden gates in key locations.



Existing tree retained Informal lawn Communal seating Clearly defined entrances



Community Centre - To transform the proposals for the Community Centre we have worked with various local community groups and stakeholders (including AfC and TAG), whilst also listening to Ham Close residents and public consultation response. The proposed building draws inspiration from the rich heritage of Ham whilst providing a modern-day design, retaining its own sense of character as a civic building.



Inspiration for loggia taken from Ham House



Ground Floor



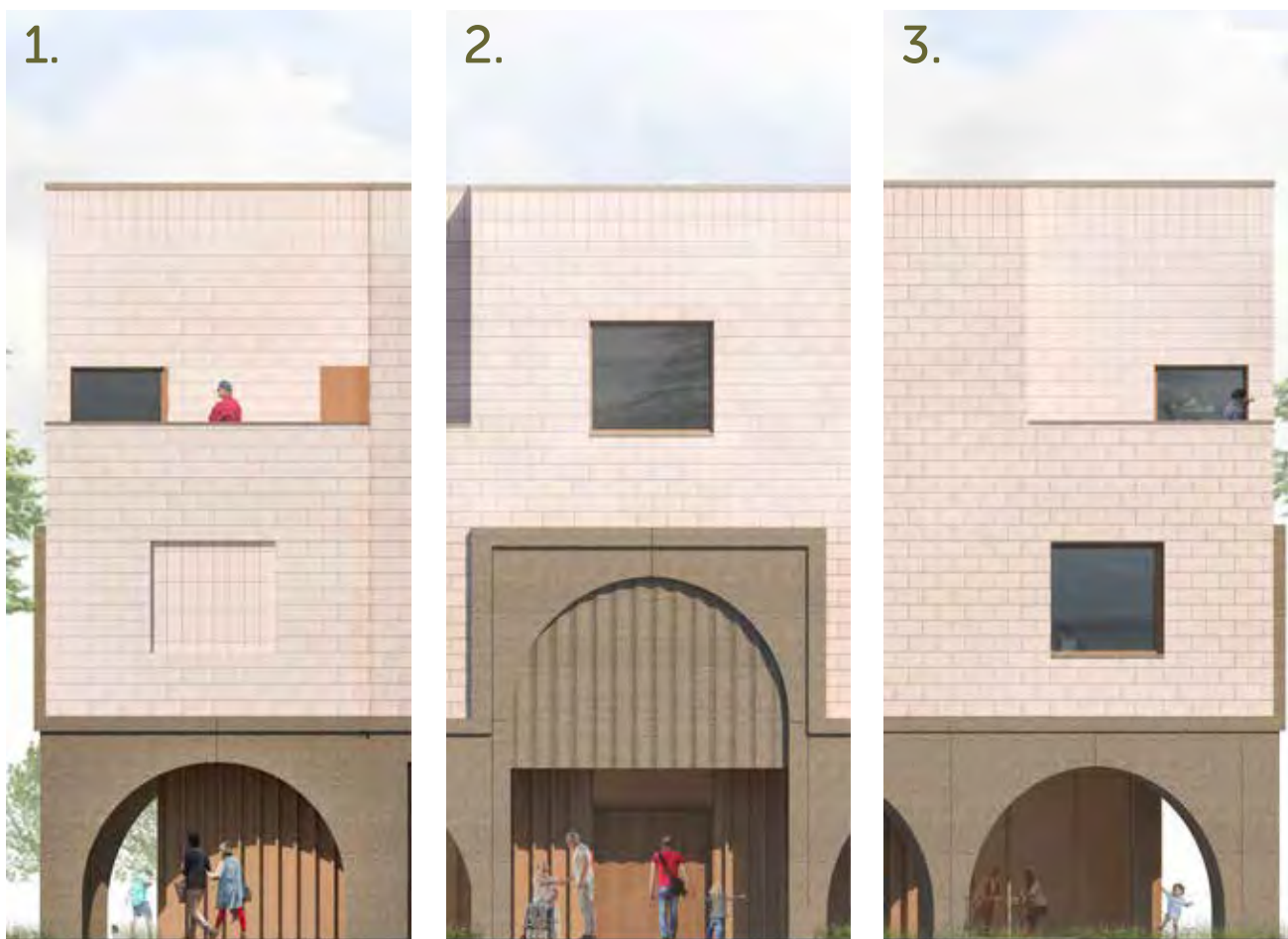
First Floor



Second Floor



Previous July 2021 artist impression of the Community Centre

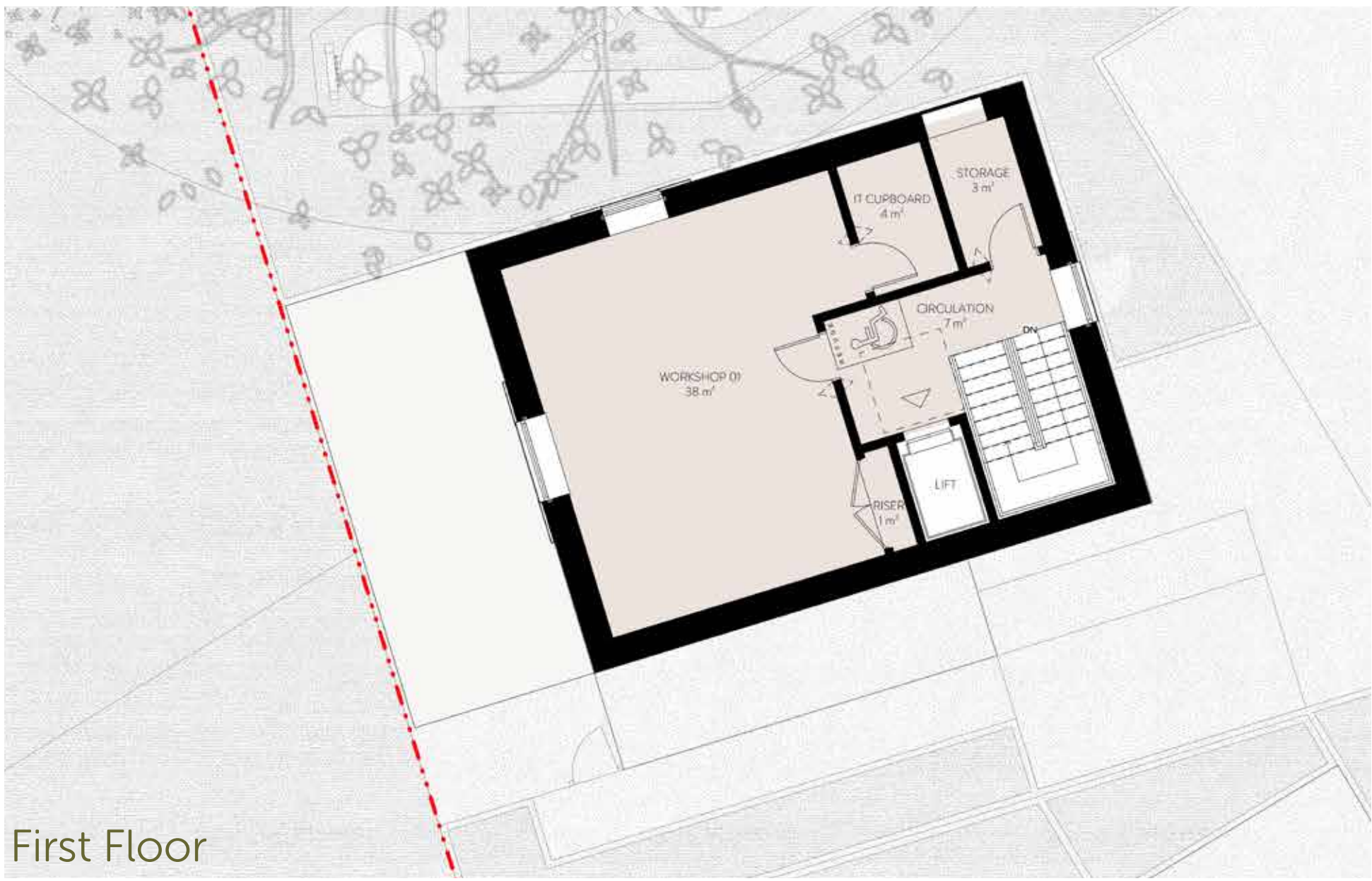
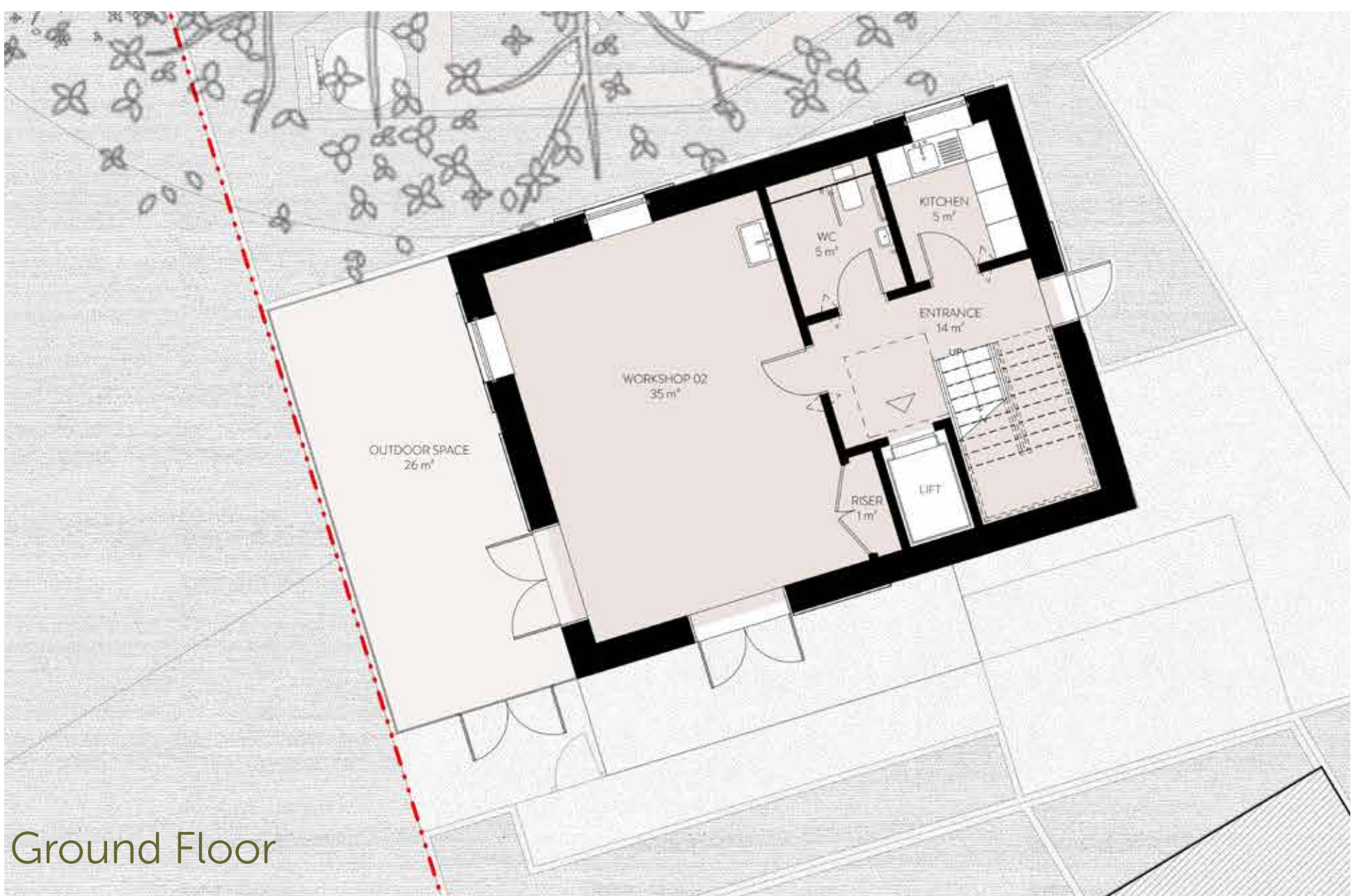


Close up views of proposed loggia



Illustrative view of the Community Centre from Ham Village Green

MakerLabs - As part of the regeneration of Ham Close we will provide a new modern home for the Richmond MakerLabs which will be larger, more functional and fit for purpose. During our consultation we discovered that it was important the MakerLabs had their own separate location with a variety of uses including both indoor and outdoor workshop space, as well as kitchen, toilet facilities and storage space which can be used by Makerlabs and Ham United Group.



We have explored a number of colour options, including a black charred timber. We are proposing a natural silvered timber material as shown below.



North Elevation



East Elevation



South Elevation



West Elevation



The proposed location provides the best opportunity for the MakerLabs to carry on their work without interruption as it will be built during Phase 1. By locating the MakerLabs at the end of the Linear Park, this creates a community destination.



Pedestrian and cycle access diagram

Barn buildings which used to sit on Manor Farm at Ham Close



The proposals for the Richmond MakerLabs building are inspired by the rural history of the Ham Close area which used to house Manor Farm and its associated barn buildings. Furthermore, the use of a distinctive barn type building separates its style from the surrounding residential designs, highlighting it as a focal community building.

RHP, Hill Residential and the London Borough of Richmond upon Thames are committed to **sustainable development at Ham Close** which means more than just making the buildings sustainable. It also means creating a place with a healthy living lifestyle and this is done in all aspects of the scheme.

As part of the planning application we will detail our sustainability proposals / outcomes in full within a:

- Sustainability Statement
- Sustainable Energy Strategy
- A Whole Life-Cycle Carbon Assessment
- A Circular Economy Statement
- A 'Be Seen' Operational Energy Performance Monitoring Statement
- BREEAM Excellent Assessment for the community facilities
- An Environmental Impact Assessment undertaking the following assessments among others:
 1. Air quality and Climate change
 2. Health and Socio-economic impact
 3. Noise and Odour.

Water use reduction

- A minimum 40% water use reduction
- Rainwater harvesting fed to balconies for irrigation
- Landscaped sustainable drainage systems and blue roofs
- Ensuring efficient water consumption through monitoring stations and efficient sanitary ware systems.

Culture and community

- Flagship new Community Centre and MakerLabs facilities
- New Linear Park
- Formal and informal play through the site.

Reuse and Recycle

- Recycle through the Circular Economy with a minimum 95% diversion from landfill for construction, demolition and excavation waste
- At least 20% of all materials used on site will be recycled.

Low carbon materials and products

- A 'fabric first' approach
- Use of sustainable materials across the Community Centre and Richmond MakerLabs including timber
- Locally sourced materials.

Zero Carbon Target

- It is estimated that the proposals will achieve a total reduction in regulated CO2 emissions that is 66% over and above the target emissions rate in Approved Document Part L 2013 (building regulations). This means the proposals will comfortably exceed the emerging Part L 2021 requirements (which come into force in June 2022)
- The regeneration will achieve a zero-carbon target through a carbon-offset payment which offsets the shortfall in regulated CO2-emissions (payable to London Borough Richmond upon Thames).



EXCELLENT
BREEAM Excellent for the Community Facilities

Renewable energy

- Photovoltaic solar panels assist Air Source Heat Pump systems
- Modern construction creating buildings with a low heat demand reducing the need to use energy to heat homes
- Design measures to address and successfully mitigate for the risk of overheating.

Local and sustainable food

- Growing areas for residents to grow food and herbs locally.

Equity and local economy

- Employment of local people for construction workforce and apprenticeship opportunities.

Ecology and Biodiversity

- Over 120 new trees
- Biodiverse roofs
- Bird boxes, bat boxes and bug hotels
- Increase in native planting
- 10%+ Biodiversity Net Gain.

Travel and transport

- Inclusion of secure cycle storage for residents to encourage an increase in cycling at Ham Close
- EV charging points across all parking spaces
- Basement parking creating streets not dominated by cars.

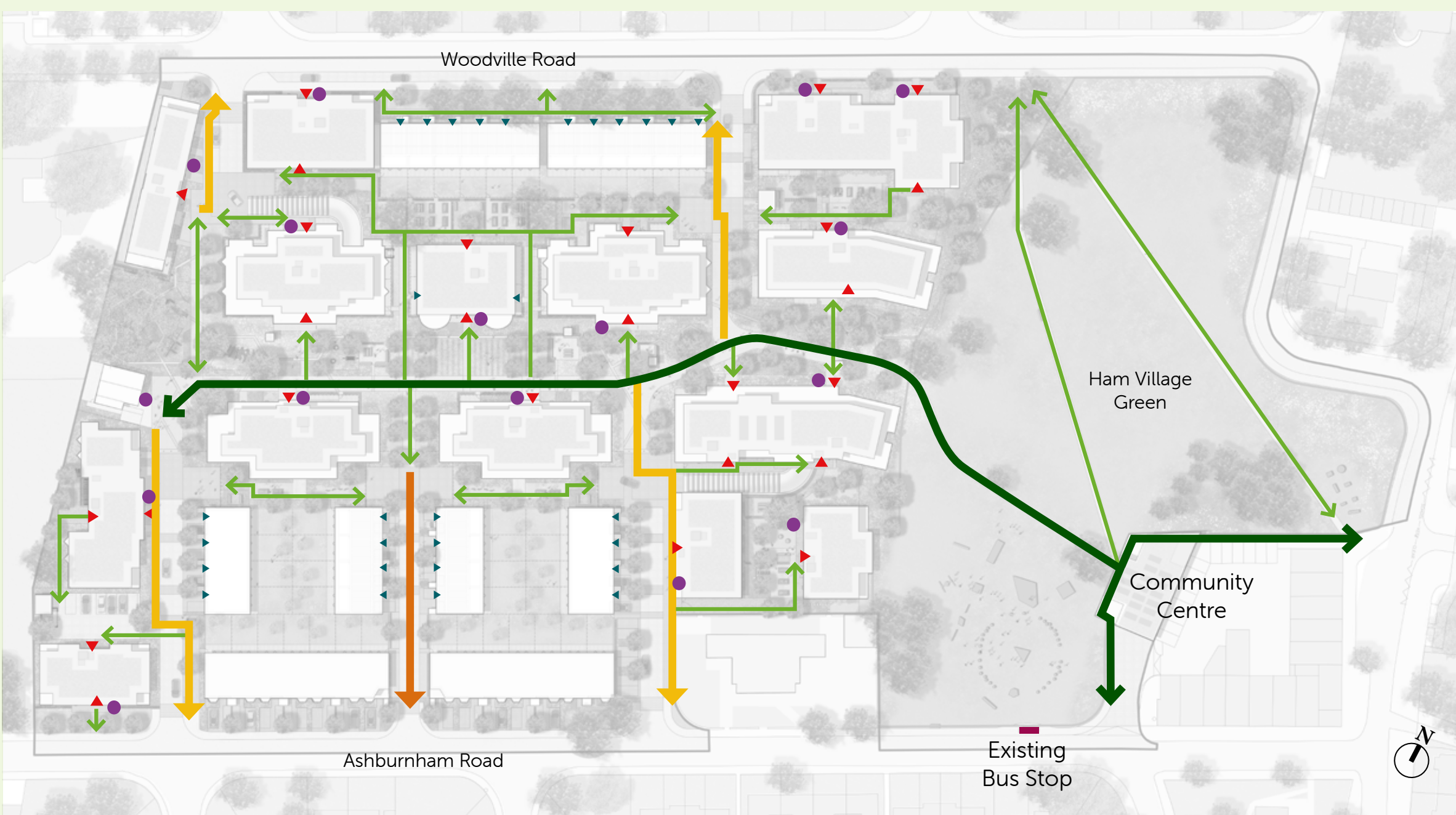
Health and happiness

- Provision of new and enhanced green spaces and community facilities
- Improved spaces to socialise and opportunities for community group activities.

Pedestrian Routes

The proposals for Ham Close concentrate on improved walking and cycling routes being created through Ham Close which link into the wider network of existing cycle paths and walking routes in Ham and Petersham.

Vehicles will be prohibited from the centre of Ham Close (Linear Park) except for emergency services and refuse vehicles.

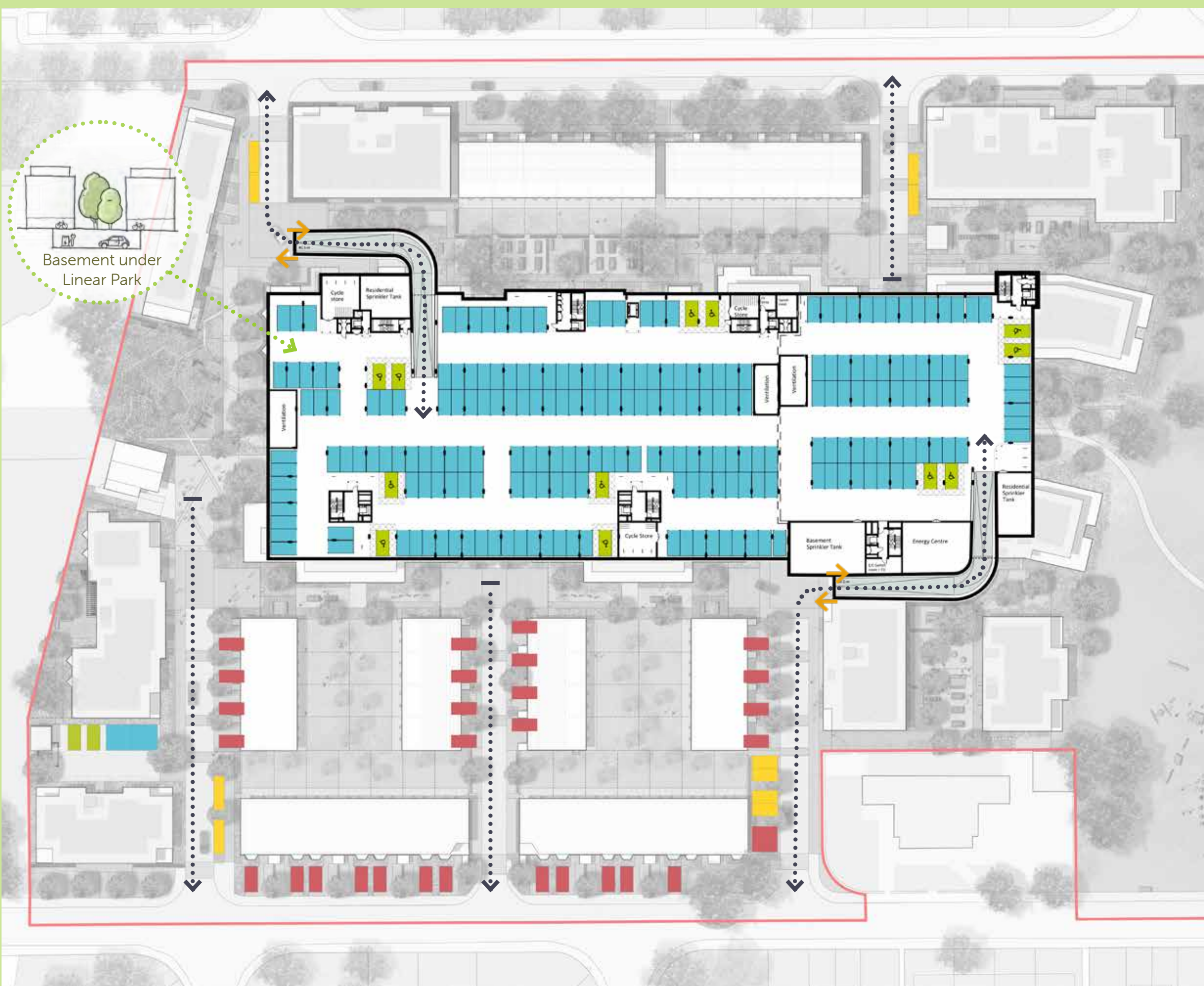


- Key:**
- Primary Pedestrian Movement
 - Secondary Pedestrian Movement
 - Shared Surface with a separate pedestrian access , this will consist of a pedestrian vehicle free footway on one side of the road (by the building entrances) and a shared surface on the other side.
 - Shared Surface - Mews Street
 - Main Building Entrance
 - Access to Houses
 - Visitor Cycle Stands

Private Transport

Cycle
795 long stay secure cycle parking spaces (fob accessed).
13 short stay cycle spaces provided for public use.

Car Club
2 car club spaces. A car club is a short-term rental services that allows access to locally parked cars, which can be paid for by the minute, hour or day.



Private Transport
284 parking spaces to replace the 228 car parking spaces currently at Ham Close.
EV chargers for all car parking spaces.

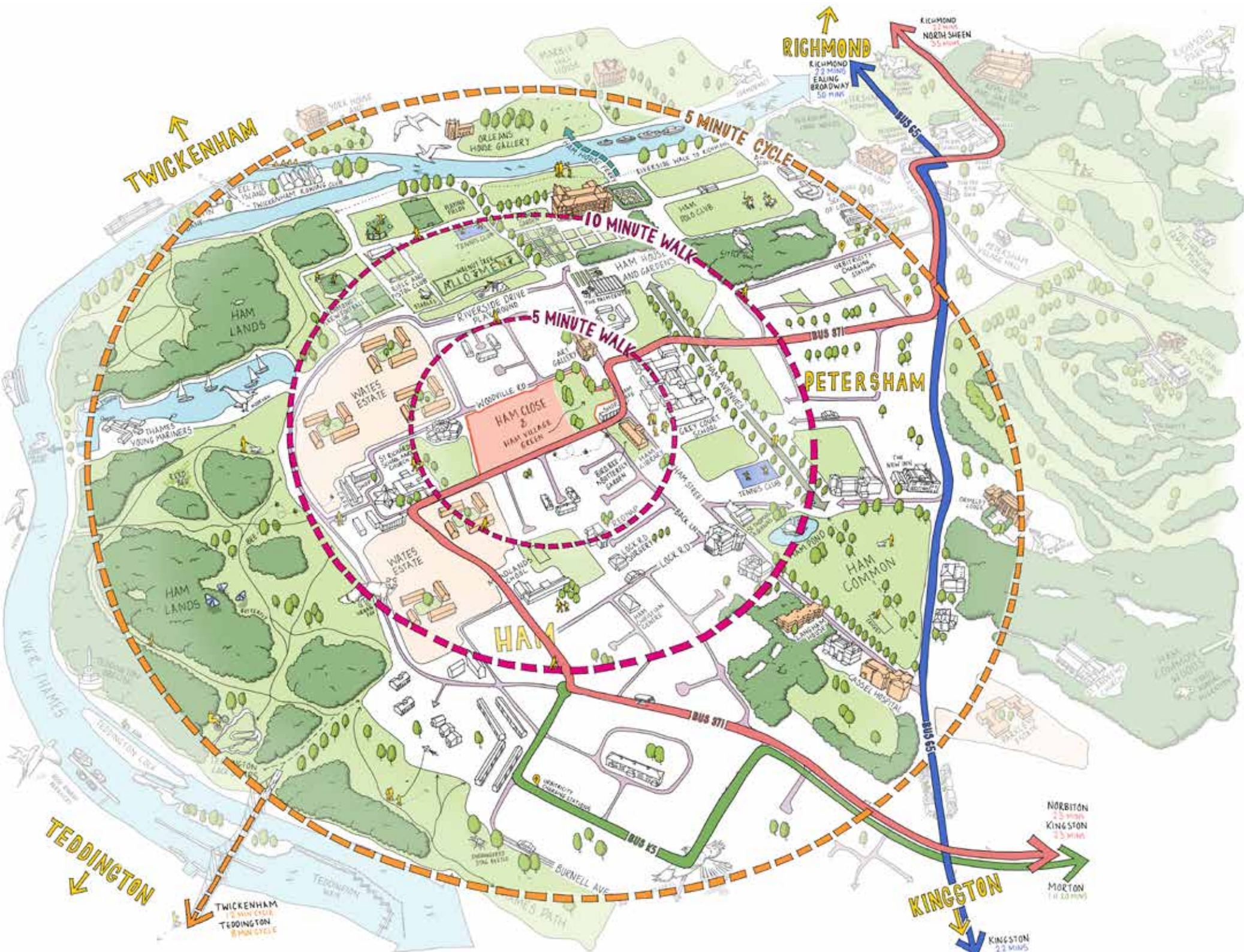
- Basement**
Having the majority of the parking spaces within a basement enables:
1. A greater amount of sustainable amenity space including a new large Linear Park.
 2. Avoids the public realm being dominated by cars.
 3. Prevents the energy centres and plant rooms from dominating ground floor frontages.
 4. Maximises the number of homes that can be delivered at Ham Close which ensures the maximum amount of affordable housing is delivered.
 5. Allows us to keep building heights no higher than 5/6 storeys.
 6. Hill Residential and design team have a successful track record for the delivery of basement parking solutions.

Public Transport

Ham is serviced by existing transport links into the wider area.

Bus Services

- Route 371 (Kingston to Richmond via Ham)
7 buses an hour at peak
2 mins walk
- Route K5 (Ham to Morden)
2 buses an hour at peak
13 mins walk
- Route 65 (Kingston to Ealing via Ham)
12 buses per hour at peak
15 mins walk
This bus service is 24hr a day



Rail Services

Teddington National Rail
25 mins walk or
10 mins cycle


Richmond National Rail
TFL Overground
District line - Underground
14 mins cycle or
26 mins public transport

Kingston National Rail
12 mins cycle or
25 mins public transport



1

- 452 homes ranging from Studio apartments to 5 bed houses
- Reproviding 143 affordable tenanted homes and 78 new affordable homes
- c.50% affordable homes
- 10% wheelchair accessible homes.




2

- All homes benefit from spacious layouts with private outside spaces (balcony, patio or garden)
- Latest fire safety measures including sprinkler systems installed within all apartments and communal areas
- High performing energy efficient buildings for sustainable homes.



3



The revenue created from this regeneration will allow London Borough Richmond upon Thames to build a new **Multi-Use Games Area** at St Richard's C of E School.



4



This regeneration will allow the setting up of a **£2m social impact fund** (£250,000 a year for 8 years) for monies towards local projects.

5

- Community gardening spaces running throughout the site
- Healthy and active lifestyles promoted through the regeneration proposals
- A new **Linear Park** and new childrens play space.



6

Supporting local community and providing new facilities for **MakerLabs** and **Ham Youth Centre**

New safe spaces for existing community groups to meet.



7

- New highly sustainable **BREEAM Excellent** community facilities for Ham and Petersham
- In addition, there will be a substantial **Community Infrastructure Levy** payment made to London Borough Richmond upon Thames to fund other new local community infrastructure.



8

- Opportunities for new public art to be created by residents
- Opportunities for community to engage with designing aspects of the new public realm
- A number of apprenticeships, work experience and employment opportunities will be offered to local residents.



9

- Enhancing biodiversity and wildlife through the creation of green corridors, and new habitats through planting, bug hotels and green roofs
- Over 120 new trees planted
- A minimum of 10%+ Biodiversity net gain.



10

Promoting sustainable transport

795 secure cycle spaces

13 public cycle spaces

New walking and cycling routes through Ham Close.



We hope that you have found this latest round of engagement useful and we **thank you** for your time.

Next steps for the project

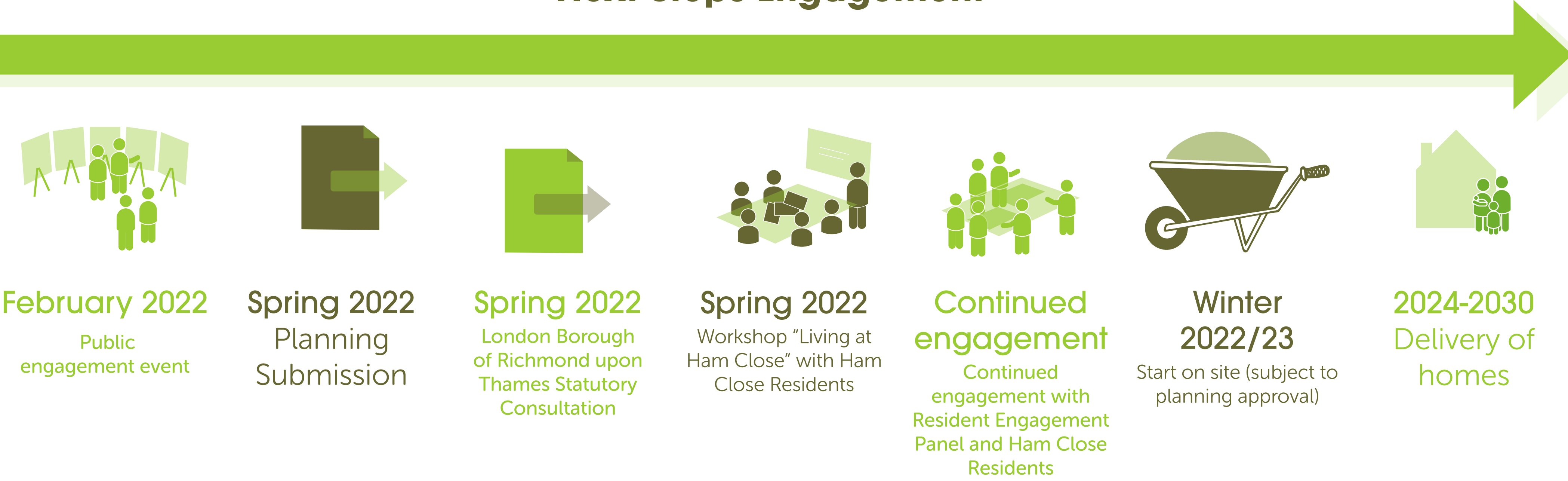
- > We will continue engaging with Ham Close residents via workshops and Resident Engagement Panel meetings up to and beyond submission of the planning application.
- > The planning application for Ham Close will be made to the London Borough of Richmond upon Thames in spring 2022 following which the council will hold its statutory consultation with local residents and neighbouring homes.
- > We will continue to engage with officers at the London Borough of Richmond upon Thames and the Greater London Authority (and other statutory consultees) on the planning application during this time.
- > As part of the planning process, we will agree in detail a Construction Environmental Management Plan. This will outline how the construction will be managed to avoid, minimise and mitigate potential impacts on the environment within the surrounding area.

Your feedback

We want to understand what is important to both Ham Close residents and the local Ham community.

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 please do get in touch with the team.

Next Steps Engagement



Please keep talking to us!

GET IN TOUCH

YOUR FEEDBACK

Website: hamcloseconsultation.co.uk

Email: info@hamcloseconsultation.co.uk

Thank you for joining this latest round of engagement, we welcome your views and ideas for our proposals at Ham Close.

Please spend a few minutes completing our questionnaire.