



PRINCE'S
FOUNDATION

FOR BUILDING COMMUNITY

Ham Close Design Workshops

Design Approach

Saturday 16th July (13:00- 15:00)

Grey Court School



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Introduction: Focus of the workshop

- This is the second of 2 workshops thinking about design and the design approach for the potential redevelopment of Ham Close.
- This session builds on discussion started at the previous workshop.
- Aim is to progress and identify key criteria to guide design:
 - Thinking about the residential / dwelling building blocks.
 - How to include flat blocks and houses.
- Can we keep the blocks ‘informal’ and varied to break up the impact.
- Can we reduce heights impacts by having set backs at high level
- Should all homes have access to private outdoor space – balconies and gardens.

Introduction: Design parameters

Developable area – The clear message from residents is that the green should remain as is and not have any development on it. To the west St Richard's School and The Woodville Centre form the boundary of the site.

Viability – less than 400 units unlikely to be financially viable unless sales growth accelerates.

Tenures – 192 existing properties will be re-provided. At least a third of the additional housing will be affordable (mixture of affordable rent and shared ownership)

Dwelling types – A mix of houses and flats. The final mix will be determined by design and financial viability. Dwellings to be dual-aspect buildings (windows and light), and have access to open space.

Form – To be a 'finer grain' and open / informal to connect into local context

Heights – there will be a mix of heights, 3-storeys to 5-storeys (height of the existing blocks). Possibly a few 'landmark' buildings as a feature rather than the norm and with appropriate design and high quality.

Re-provision of existing community facilities – The Youth Centre, Ham Clinic, Dental Surgery, The Little House (home of Richmond MakerLabs)

Summary of the Enquiry by Design (EbD)

Visioning

- **People value the village setting of Ham.**

Any redevelopment of Ham Close should retain and improve its village feeling.

- **Ham Close is an anomaly in a garden village setting.**

Connect it into the surrounding fabric with a more traditional street based housing layout.

- **Opportunity for more public and private green space.**
- **House mix and sizes need to be addressed including issues of affordability.**
- **Ham Close residents wish to remain and should be able to do so.**
- **Residents are concerned about condition / ageing of the buildings, and accept that these issues must be addressed.**
- **Community facilities can be improved.**

The youth centre, clinic and library could be co-located and offer improved facilities.

- **The ‘village green’ is seen as a key asset.**

Improvements to reduce anti-social behaviour and enhance its setting and character are desired. Overlooking and enclosing it would enhance safety.



The 5 Key Principles Agreed during Consultation

1. Remaining in the community

Residents of Ham Close wishing to remain should be able to do so.

2. Retain and enhance green space

Green space is a key asset to the area, consideration for improvements to enhance setting and character. Also to reduce perception of anti-social behaviour.

3. Create a heart to Ham Close and Ham; retain and support a village feel

Community members value village setting of Ham Close, but many feel it lacks a centre / 'heart'. Redevelopment could provide this as well as help retain / improve its village feel.

4. Better integrate Ham Close

Ham Close is seen as disconnected from Ham's village setting. An improved layout could better integrate the estate into the wider community.

5. Improve community facilities

Community facilities could be improved, for instance by co-locating the youth centre, clinic and library.

Ham Close now



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Feedback from last workshop – 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
- 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
- Must provide **private / semi-private amenity space for residents** – balconies / shared gardens
- **Light** is important – dual aspect properties and large windows (must avoid overlooking)
- **A green, sustainable, eco-development**
- **A modern interpretation of Ham’s unique setting** – different character areas / styles
- **Adequate storage** for residents (including cycle storage)
- **Phasing and decanting** needs to be considered
- All the above comments are in the context that some believe it is not possible to deliver a high quality scheme of +400 homes

Exercise: What should the development 'look and feel like'?

Think about:

Connections and relationship to surrounding streets and character.

Relationship to the green and how new green spaces work, both private and public.

What is the nature and form of the public spaces and streets.

Building heights and location and relationship to open space.

Hierarchy of buildings and spaces.

Character and look / feel of the development:

- The formal and informal, the sense of enclosure, relationship to the local area.
- Architectural style and form, referencing local material, building character, landscape, history, custom.



Fronting the Green



Villas and landscape - mid rise



Buildings overlooking open space



Different street types



Informal Clusters



Developing a Site Plan - Constraints



-  Layout of Buildings at 45 degrees to outlying street pattern.
-  Parking areas and garages are unsightly and have an awkward relationship with the landscape.
-  Layouts of roads meandering and inefficient.
-  Layout of open space poorly defined; residential buildings do not have private amenity space.
-  There is a syncopated rhythm of the buildings fronting Ashburnham Road and Woodville Road. The current arrangement is in contrast to the surrounding street patterns.
-  Views onto School Playing fields should be obscured and not direct.

Developing a Site Plan - Opportunities



-  Opportunity to retain mature trees to enrich the proposed landscape designs.
-  Create a link between ham village green and mature trees.
-  Potential for varying types of access routes into the site. Pedestrian only.
-  Define edge of Ham village green with a distinctive character.
-  Redefine street frontage on Woodville and Ashburnham road.
-  To reflect local street patterns through analysis of grain.
-  Potential for varying types of access routes into the site. Vehicular and pedestrian.
-  Maximise views onto Ham village green.