



Ham Close Design Workshops: Design Approach

Workshop 2

Saturday 16th July 2016

Grey Court School

Table 1



Red circles show homes

Bike storage
More buses
Playgrounds?
Parking not concentrated
Top floors set back



Table 2

Phasing / more realistic if we can use green more

Bat corridor - affects lighting solution

Any new build should aim to be in harmony with existing buildings

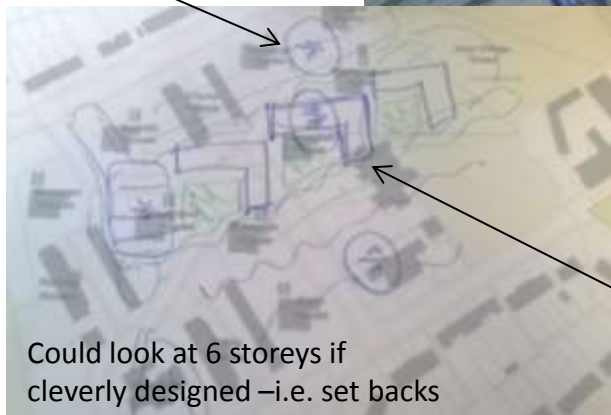
Character areas Cottage feel vs. 21st century / modern.

London stock brick rather than red?

What I dread most is a colony of unrelieved boxes (i.e. flat roofs as far as the eye can see)

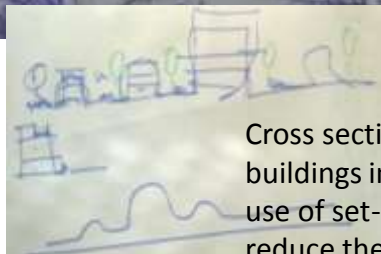
Different heights. Don't want monolithic blocks

2/3 storeys at the edge



Could look at 6 storeys if cleverly designed - i.e. set backs

4/6 storeys at the centre



Cross section - taller buildings in the middle and use of set-back roofs to reduce the feeling of height



View from Ashburnham Rd towards Ham Street - edge of existing shops and new community centre

Table 3

Low at the edges

Higher in the middle

Mix of heights throughout



Principle to make similar pattern to rest of Ham particularly Stuart, Woodville, Ashburnham etc. roads

Key themes

- Must not lose **open feel** and wherever possible **gaps between buildings** should be retained
- **Retain existing mature trees** (of value – tree survey required) wherever possible and enhance existing green spaces
- Retain **harmony with existing buildings** in the Ham area
- **Taller buildings towards the centre** of the development
- A **‘strong edge’ to the green** could be explored. No street (vehicle access) between the green and houses
- **Adequate storage** for residents (including cycle storage)
- **Phasing and decanting** needs to be considered in some detail – feeling that phasing is more realistic if the green could be used more
- **Character areas:**
 - Cottage feel vs. 21st century / modern
 - London stock brick rather than red
- **Lighting:**
 - Bat corridor affects lighting solution
 - Sun to garden areas
- **Parking** should not be too concentrated within the site
- **Amenities** – playgrounds, community area, buses