

Table 1



Red circles show homes

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

Table 2

Bat corridor - affects lighting solution

Phasing / more realistic if we can use green more

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

Creating edges to the green, but no street Retaining / (vehicle access) between more trees green and houses Community Centre Sun to garden areas? View from Ashburnham Rd towards Ham Street

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