

# HAM CLOSE UPLIFT REGENERATION STUDY

Consultation Document  
July 2015



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Doc ref:- 15-030 HU/CD 2015.07.20



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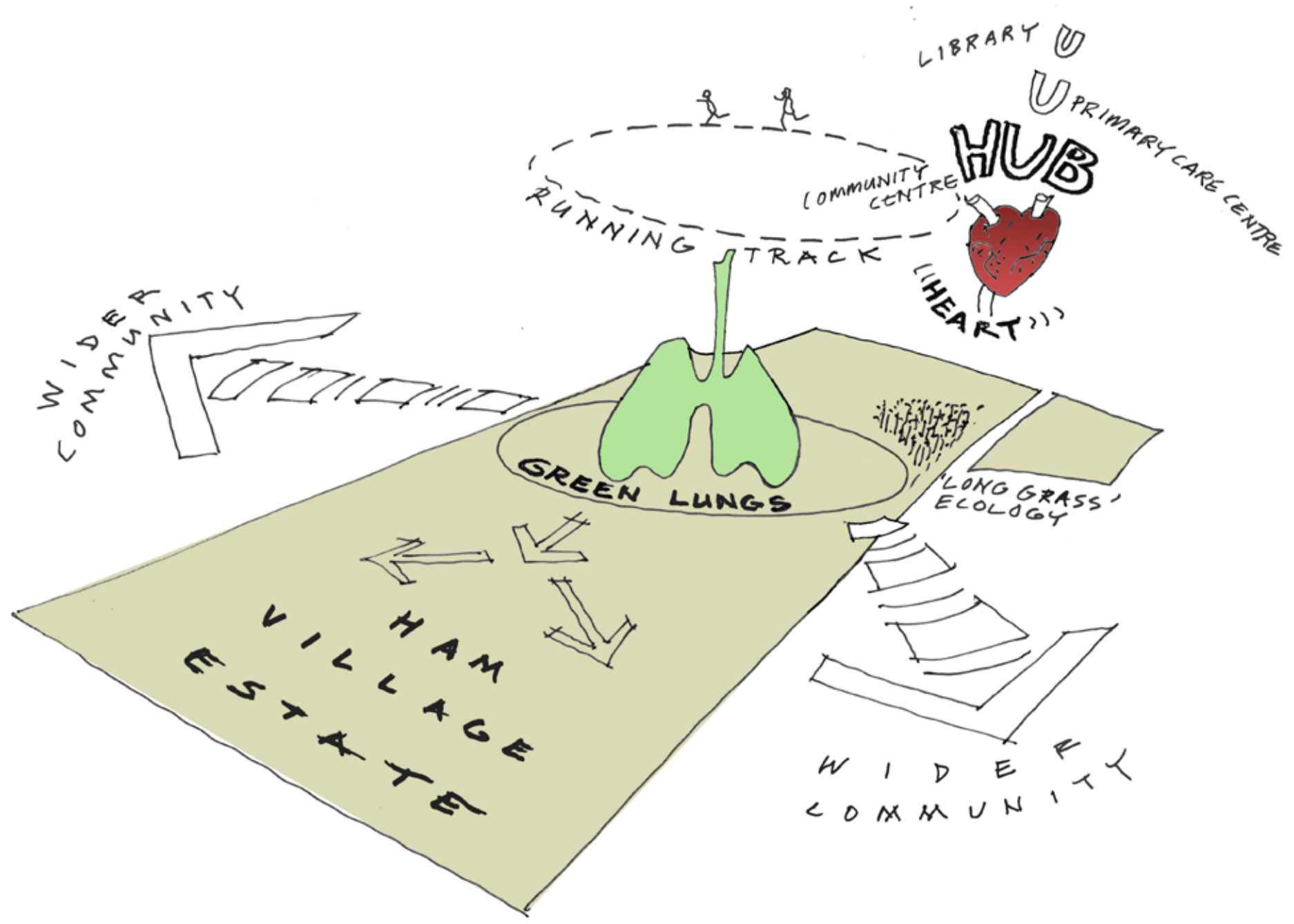
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June 2015

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# CONTENTS

- 1.0 EXECUTIVE SUMMARY**
  
- 2.0 PROGRAMME**
  - 2.01 Programme
  - 2.02 Ham Close Community Forum Agendas
  
- 3.0 THE SITE**
  - 3.01 Site Boundary
  - 3.02 Existing Buildings
  - 3.03 Landscape
  - 3.04 Parking
  - 3.05 Constraints
  - 3.06 Opportunities
  
- 4.0 PRINCE'S FOUNDATION REPORT**
  - 4.01 Background
  - 4.02 Five key principles
  
- 5.0 REGENERATION OPTIONS**
  - 5.01 Option 1: Wholesale Redevelopment
  - 5.02 Option 2: Stay as we are
  
- 6.0 Q&A SCHEDULE**
  - 6.01 Schedule Guide

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aerial view of site and environs

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## 1.0 EXECUTIVE SUMMARY

The London Borough of Richmond upon Thames (LBRuT) has embarked upon an 'Uplift' Strategy to deliver a framework for the regeneration of five particular areas of the borough, both in physical and service provision terms, through a combination of Council and third party investment.

Ham has been identified as an 'Uplift' area, in particular the Ham Close estate has been identified as an area for regeneration.

Richmond Housing Partnership (RHP) is the freeholder of the 192 flats at Ham Close and they have a desire to help transform this estate in order to deliver a high quality environment in addition to homes for residents of the estate that are highly sought after for many decades to come. The existing flats at Ham Close are of 'Wimpey no fines' construction with poor insulation leading to condensation issues, in some flats, in addition to there being no lifts and the presence of a number of studio apartments. This suggests that Ham Close may benefit from a regeneration proposal

The Council and RHP are the major land owners and stakeholders within the area under consideration and are working together to explore the feasibility of regeneration options.

Earlier in 2014, LBRuT and RHP engaged with the Prince's Foundation to work with local residents, stakeholders and RHP customers to consider the future of Ham Close, what improvements they would like to see and consider a potential vision for Ham. They produced a report which highlighted five key principles on which any future vision of Ham should be based:

### **1. Remaining in the Community:**

Any resident of Ham Close wishing to remain in the community, should be able to do so.

### **2. Retain and enhance green space:**

Green space is a key asset to the area, and improvements should be made to enhance its setting and character, and to reduce the perception of anti-social behaviour.

### **3. Create a heart to Ham Close and Ham, retain and support a village feel:**

Community Members value the village setting of Ham Close, but many feel it lacks a centre or 'heart'. Redevelopment could provide a centre for Ham Close and Ham, as well as help retain and improve its village feel.

### **4. Better integrate Ham Close:**

The buildings in Ham Close are 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 collocating the youth centre, clinic and library.

LBRuT and RHP will deliver regeneration for Ham Close following the five key principles and always with Ham Close residents desire to continue living in Ham Close at the top of our list of priorities.

### **Work now being undertaken**

A consultant team comprising of bptw architects and planning consultants, BNP Paribas and Martin Arnold Ltd have been appointed to undertake an appraisal process. This will incorporate a high level development viability appraisals for a number of regeneration proposals covering a broad range of scope and ambition. The regeneration proposal that is being considered is for a wholesale redevelopment of the Ham Close Estate including all of the housing stock and communal facilities. The regeneration proposal will provide additional homes across a range of tenures and the enhancement of amenity spaces and the 'village green'. The financial deliverability of the proposal is an important determinant of the regeneration proposal. This will be viewed in the context of the benefits offered.

This process will be run alongside a comprehensive stakeholder consultation process which brings on board Newman Francis, who are an independent community and regeneration advisor, who will work on behalf of stakeholder groups to advise and support them throughout this stage.

As part of the consultation process RHP and LBRuT together with the assistance of Newman Francis, have set up The 'Ham Close Community Forum' as a vehicle for communication with local residents and stakeholders. The purpose of the forum is to share information on a two way basis with the general public to ensure that all interested parties will be kept informed and have an opportunity to have their say regarding regeneration proposals. Feedback from these meetings will be recorded and any questions that stakeholders and interested parties may have will be recorded in a 'Questions and Answers' format that will be reproduced in this document.

The study appraisal will be used as a basis for LBRuT and RHP to make a decision as to the best way forward. The regeneration proposal will also be presented to RHP customers (tenants and leaseholders) for them to express their preference for redevelopment or to remain as existing.

The project will seek to consider and/or address the following points:

- The quality and appearance of the current housing provision.
- The number and density of dwellings, including the number of affordable homes.
- The quality appearance and utility of the open space, including areas for recreation.
- The potential for further improvement to the access and delivery of community services, with respect to the Youth Centre, Ham Clinic, Dental Practice and Library that may include the exploration of options for re-providing these facilities in a single new community hub building.
- The possibility to address the visual appearance of the existing retail units and flats over at the corner of Ham Street and Ashburnham Road that may include the exploration of an option to re-provide these elsewhere in the development.

# 2.0 PROGRAMME

## 2.01 Meeting Programme

The consultation process involves a range of meetings with key parties including, but not exclusively:- Residents within Ham Close, residents within Ham, service provider stakeholders for the Library, Youth Centre, Health Clinic and Retail building. This process also makes provision for meetings to engage in wider consultation with the local community including local groups and organisations. In addition, key meetings have been planned to consult with the London Borough of Richmond upon Thames's planning department.

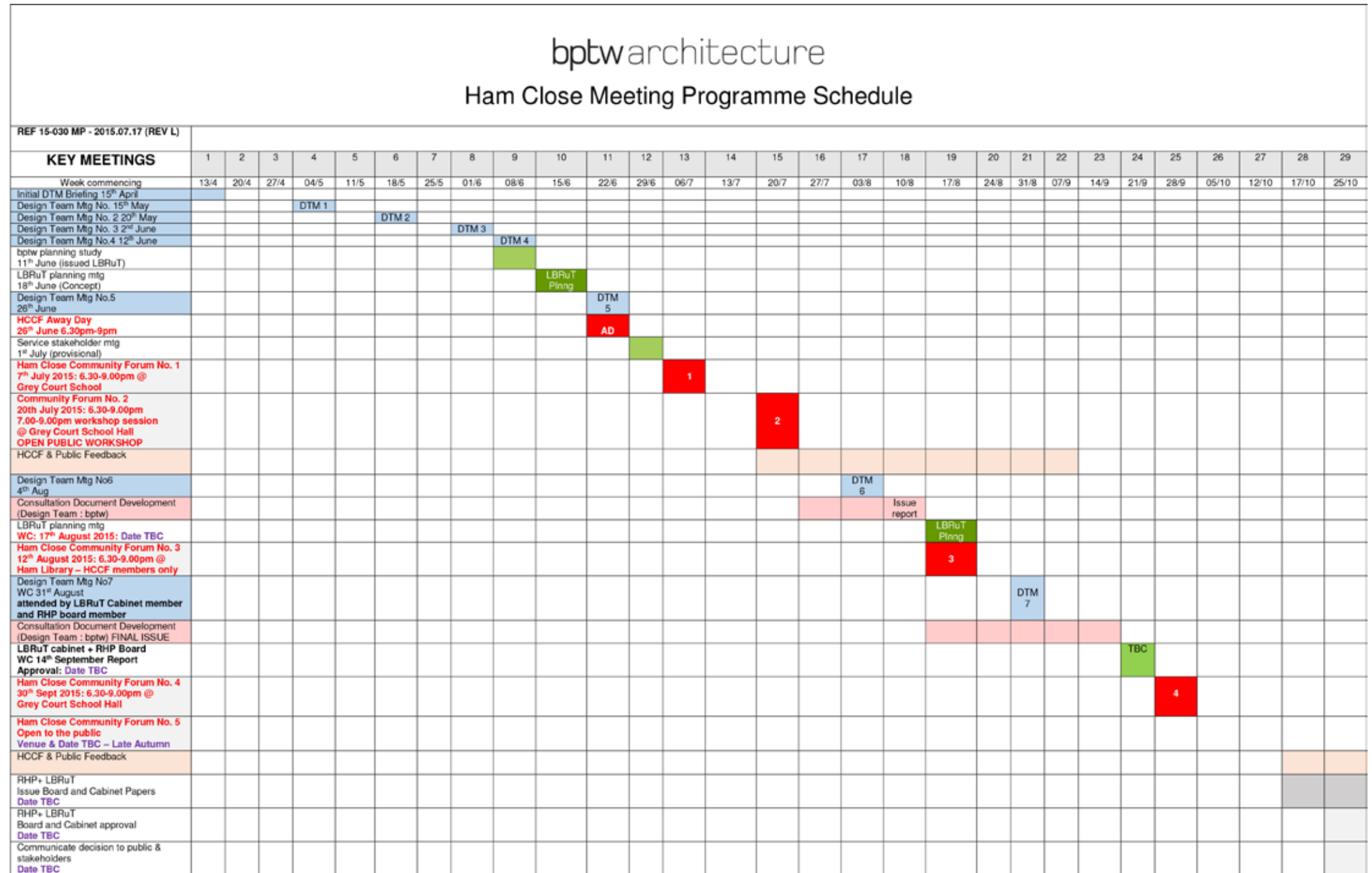
The design team have scheduled the programme for key consultation meetings that will help inform the development of regeneration options. The aim is to identify a way forward that achieves consensus in terms of the broadest support of Ham Close estate residents and local community.

There is ample opportunity for consultation in the form of meetings and contact through the Ham Close Community Forum, but also provision has been made for other opportunities for feedback to be received and for this to be factored into the consultation process.

The dates of Ham Close Community Forums are:

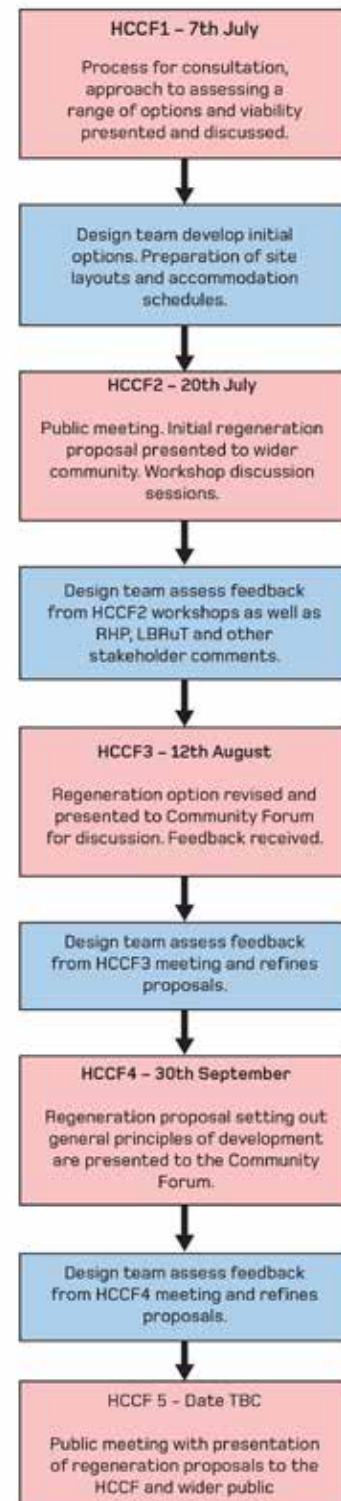
### Away Day – 26th June 2015

- CF1: Tues 7 Jul. 6.30pm–9.00pm @ Grey Court School
- CF2: Mon 20 Jul. 6.30pm–9.00pm @ Grey Court School Hall
- CF3: Wed 12 Aug. 6.30pm–9.00pm @ Ham Library
- CF4: Wed 30 Sep. 6.30pm–9.00pm @ Grey Court School Hall
- CF5: TBC.



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Community Consultation Programme



**Ham Close Community Forum  
Community Forum 1 (Closed meeting)  
Tuesday 7<sup>th</sup> July 2015  
6.30pm – 9.00pm  
Grey Court School**

**Key outcomes:**

Community representatives have:

- An over-view of whole project from London Borough of Richmond upon Thames and RHP and information on key activities for the coming month
- Clear understanding on the role of the London Borough of Richmond upon Thames and RHP and how it will support the Community Forum
- Clear understanding of the involvement of the Prince's Foundation and the ongoing involvement in the project and support to be provided to the Community Forum
- An understanding on the work of BPTW and the support it will provide to the Community Forum

**Programme**

6.30pm - 6.45pm	Welcome and Introductions
6.45pm – 8.00pm	Introduction and presentation from the project group on context, roles and responsibilities and next steps: <ul style="list-style-type: none"> <li>• The London Borough of Richmond upon Thames</li> <li>• RHP</li> <li>• The Prince's Foundation</li> <li>• BPTW</li> <li>• Discussion</li> </ul>
8.00pm – 8.15pm	Break
8.30pm – 8.40pm	Expectations of the Independent Chair
8.40pm – 8.55pm	Any other business
8.55pm – 9.00pm	Date, time and venue for next meeting

**Newman Francis**

## 2.0 PROGRAMME

The proposal will be available to be viewed at Ham Close Library where personnel will be in attendance on the following times and dates: -

- Mon 27th July 10am - 12noon
- Weds 29th July 2pm - 4pm
- Tues 4th Aug 10am -12noon
- Weds 12th Aug 3 pm–5pm (HCCF No. 3 in evening)
- Tues 18th Aug 2pm - 4pm
- Fri 21st Aug 10am - 12noon
- Tues 25th Aug 10am - 12noon
- Fri 28th Aug 2pm - 4pm
- Weds 2nd Sept 10am - 12noon

(Note: The library is closed on Thursdays)

### 2.02 Ham Close Community Forum Meeting Agendas

The agendas for each meeting will be written to demonstrate the purpose of each meeting and the opportunities for stakeholders to contribute.

A key objective of this process is to understand the views and opinions of local residents and stakeholders. Specific opportunities to contribute to the process will be through attending HCCF 2 and HCCF 5 as well as discussing issues with HCCF Members.

The intention specifically in HCCF 2 on the 20th July is to allow residents and the community to confirm any concerns which they may have and identify specific information which they require to fully understand the regeneration proposal. The consultation document will then be updated to include responses to these specific issues which are raised to provide clear answers to each of these issues which will then be presented at HCCF 5.

Once the design has been developed and is ready to be presented at HCCF 5, a questionnaire will be provided to understand the preferred requirements for residents and stakeholders.

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## 2.0 PROGRAMME



**Ham Close Community Forum  
Community Forum 2 (Open meeting)  
Monday 20<sup>th</sup> July 2015  
6.30pm – 8.15pm  
Grey Court School**

### Key outcomes:

Community representatives and the wider Ham Close community have:

- An over-view on the emerging options for Ham Close
- Consider the implication of the options and provide their views, issues and concerns related to the suitability of the options
- Provided input on the shaping of the options and feedback their views for consideration by the London Borough of Richmond upon Thames and Richmond Housing Partnership

### Programme

6.30pm - 7.00pm	Doors open and exhibition
7.00pm – 7.15pm	Welcome and introductions by Ham Close Community Forum, London Borough of Richmond upon Thames and RHP
7.15pm – 7.35pm	BPTW Presentation on Ham Close Options
7.35pm – 7.55pm	Workshop - On key features of options and concerns
7.55pm – 8.10pm	Feedback to main group key features of options
8.10pm – 8.15pm	Next steps

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Newman Francis



## Ham Close Community Forum

### MEETING AGENDA 3 TO BE ADDED

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## Ham Close Community Forum

MEETING AGENDA 4  
TO BE ADDED



## Ham Close Community Forum

MEETING AGENDA 5  
TO BE ADDED

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# 3.0 THE SITE

## 3.01 Site Boundary

The extent of the regeneration site comprises land owned by RHP and LBRuT (see 2.2 diagram opposite), as well as other land.

There are also a number of adjacent sites that are not within RHP and LBRuT ownership however, these have an important neighbouring relationship to the Ham Close Estate. These sites include:-

- The retail centre on the corner of Ashburnham Road and Ham High Street
- Ham Clinic on the corner of Ham Close and Ashburnham Road
- Perfect Smile Dental Surgery on Ashburnham Road
- The Woodville Centre (Ham Day Centre) and
- St Richard's C.E. Primary School

The stakeholders for these sites are invited to participate in the consultation process which will present an opportunity to identify regeneration options that may be mutually beneficial to the stakeholders of these sites, Ham Close residents and the local community.

## 3.02 Existing Buildings

The existing residential buildings date from the mid twentieth century. There are three building types:- five storey blocks (Site photo. No. 1), four storey deck access flats (Site photo. No. 2) and three storey 'T' shaped blocks. (Site photo No. 3). The buildings appear to be arranged in a disparate layout due to the five storey blocks being orientated at forty five degrees to the other buildings (Diagram 2.0: Disparate blocks)



Site photograph 1: Five storey blocks



Site photograph 1: Five storey blocks



Site photograph 2: Five storey blocks

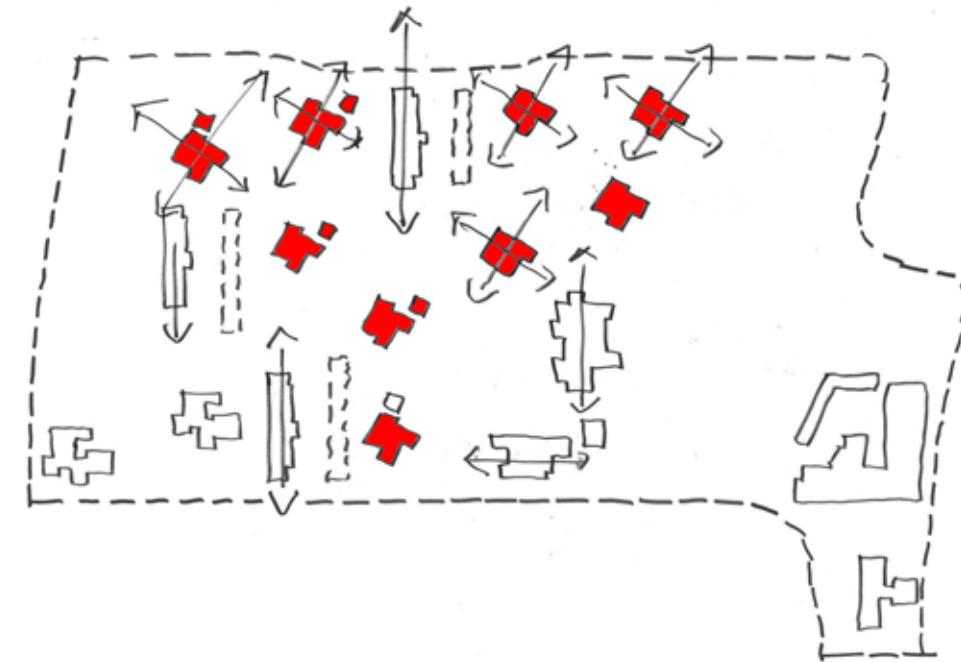


Diagram 2.0: Disparate blocks

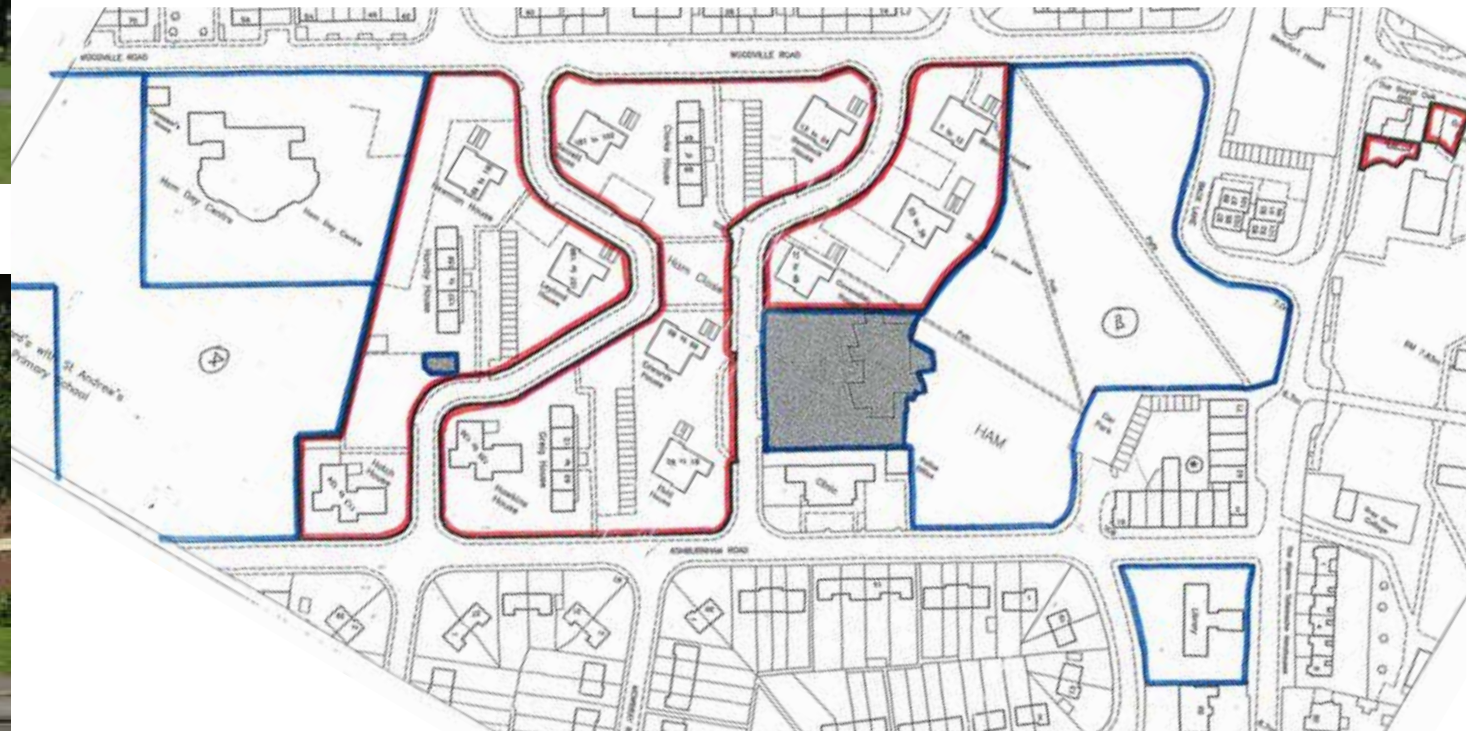


Diagram 2.1: Land ownership RHP (red), LBRuT (blue)

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## 3.0 THE SITE



Diagram 2.2: Site landscape

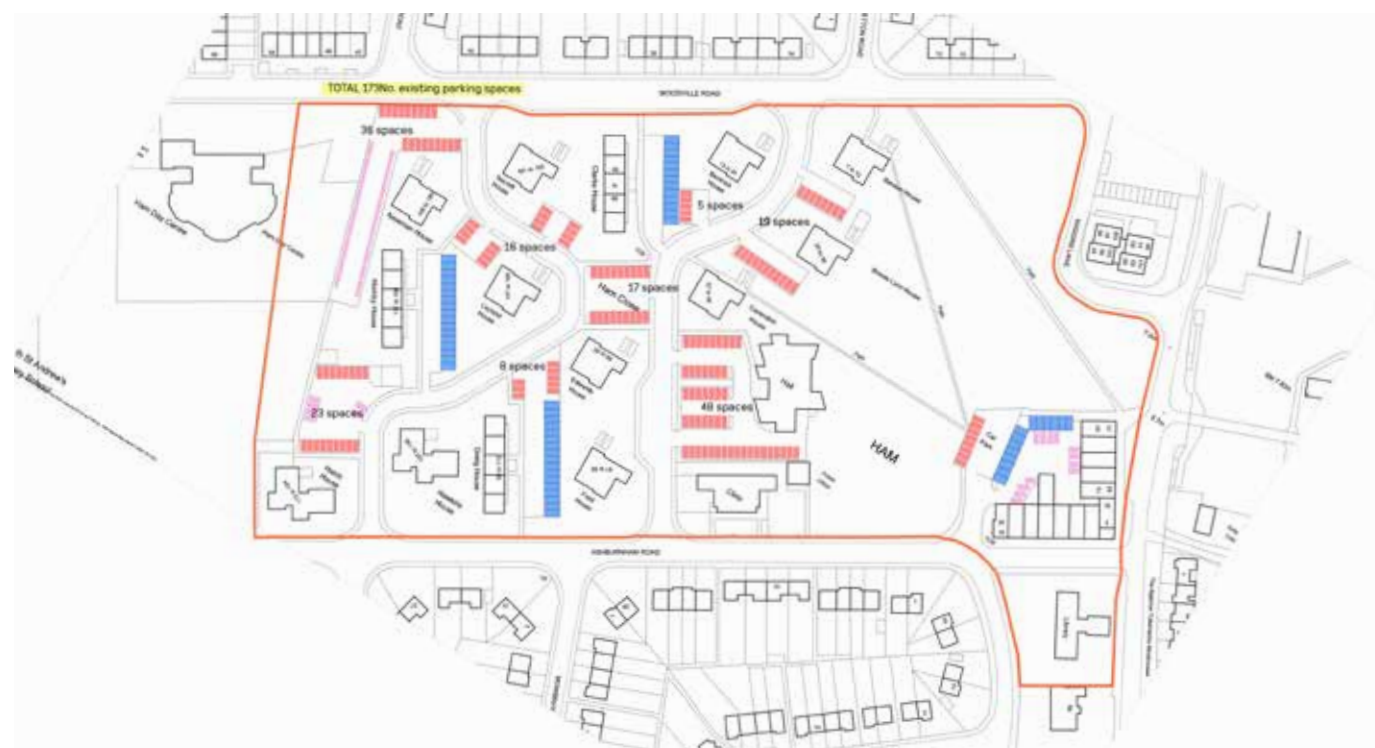


Diagram 2.3: Existing 'on site' parking provision: 173 spaces



Site photograph 4: 'T' shaped block



Site photograph 5: Youth Centre



Site photograph 6: Ham Clinic

### 3.03 Landscape

The buildings are set out relatively spaciouly, with large areas of open landscape between blocks. The areas between buildings are accessible to the public. There are no residents private gardens and a lack of fencing means that open space is not secure.

The Ham Village Green is a designated area of Other Open Land of Townscape Importance. There are other areas of open space nearby to the site, see diagram 2.5.

Diagram 2.6 shows how Ham Close Estate edges Ham Village Green.

### 3.04 Parking

There are circa 173 existing parking spaces on site - not including existing garage parking provision.



Diagram 2.5: Open space in vicinity of site



Diagram 2.6: Boundary to 'village green'

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## 3.0 THE SITE

### 3.05 CONSTRAINTS

The existing site has buildings set at two different angles. The existing estate roads are unwieldy in layout and appear out of character with the more regular street pattern of surrounding estates and road layouts.

The Youth Centre and associated car park occupies a central location on the site. The Youth Centre building is a largely single storey building that is constructed of reinforced concrete. The decoration of the building appears to be in need of refurbishment. The library which occupies its own site on the corner of the southern side of Ashburnham Road and Ham High Street has recently been refurbished and is well utilised.

The Ham Clinic occupies a large frontage in Ashburnham Road. The retail centre occupies a prominent corner site at the junction of Ashburnham Road and Ham Street. The rear of retail building is unsightly.



#### CONSTRAINTS DIAGRAM

-  Layout of buildings at 45 degrees to outlying street pattern
-  Layout of open space poorly defined ; Residential buildings do not have private amenity space.
-  Layout of roads meandering and inefficient
-  Parking areas and garages that are unsightly and have awkward relationship with landscape.
-  Retail & apartment building occupies prominent corner of site ; Separating the Ham Village Green from the High Street and the rear of the retail building is unsightly.

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# 3.0 THE SITE

## 3.06 OPPORTUNITIES

The regeneration prospects for the estate present a number of exciting opportunities to improve the estate and its local environment.

The regeneration study process provides a unique opportunity to engage with the local community regarding regeneration proposals. This will be facilitated by the Ham Close Community Forum.

The two proposals under consideration are:-

- The provision of an entirely new build scheme which reconfigures and enhances the site's current green space.
- 'Stay as we are' proposal which retains the village green as it is.

The full redevelopment option presents an opportunity to re-provide the service facilities in a new purpose built community hub building and will offer operational improvements in terms of access and opening times.

Whilst the 'Ham Village Green' is clearly highly regarded by residents and local people, the regeneration of the Ham Close estate will provide an opportunity to enhance the setting of the green.

This is also significant opportunity to improve local services facilities of the current buildings which occupy a large proportion of the site.



OPPORTUNITIES DIAGRAM

- |  |  |
|--|--|
| Reinstatement edge of streets on Woodville and Ashburnham Roads  | Simplify road layout ; provide links through site                    |
| Define edge of HAM Village Green.  | Provide better pedestrian links between High Street and new Estate   |
| Relocation of retail building and apartments has potential to widen access to Ham Village Green from Ham High Street | Open views to exploit on unused side of the site                     |
| Reinstatement Street edge of High Street   | New unobstructed views benefiting from relocation of retail building |

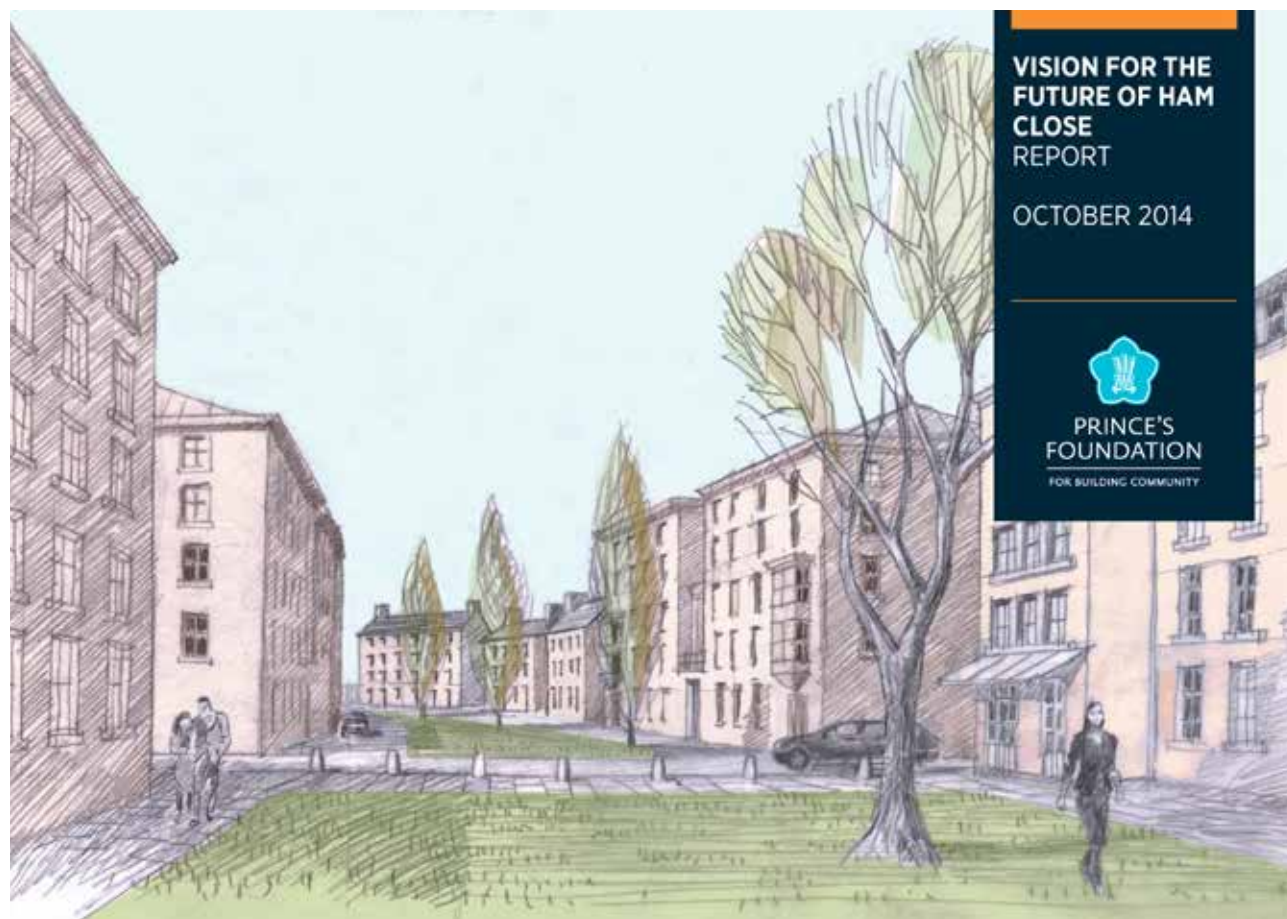
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## 4.0 PRINCE'S FOUNDATION REPORT

### 4.01 Background

The Prince's Foundation was invited by LBRuT and RHP to engage with Ham Close residents, stakeholders and other interested parties to develop a sustainable vision for Ham Close and its wider context.

A report outlining potential improvements to Ham Close and the surrounding area was published in October 2014. The Prince's Foundation's full report 'Vision for the Future of Ham Close' is available on the London Borough of Richmond's website: -[http://www.richmond.gov.uk/ham\\_uplift](http://www.richmond.gov.uk/ham_uplift)



Prince's Foundation Report (October 2014)

### 4.02 Five Key points

The concepts presented in the report were produced by an 'Enquiry by Design Process' based on the Prince's Foundation's sustainable design criteria. The process involved workshops with consultees which highlighted five key principles that it stated any future vision of Ham Close should be based which are:-

**1. Remaining in the Community:** Any resident of Ham Close wishing to remain in the community should be able to do so.

**2. Retain and enhance green space:** Green space is a key asset to the area, and improvements should be made to enhance its setting and character, and to reduce the perception of anti-social behaviour.

**3. Create a heart to Ham Close and Ham, retain and support a village feel:** Community Members value the village setting of Ham Close, but many feel it lacks a centre or 'heart'. Redevelopment could provide a centre for Ham Close and Ham, as well as help retain and improve its village feel.

**4. Better integrate Ham Close:** The buildings in Ham Close are 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.

The report concluded that it was widely understood that **'there is a need for some form of development'** and that **'substantial building works will be need to be undertaken to extend the life of original buildings'**. There was consensus that **'any redevelopment should enhance the village character of Ham, preserve the amount of open space -although some agreed that it could be reconfigured - and move towards a better integration of Ham Close into the street and architectural pattern of the community.'** The report also noted that height and traffic were key concerns and that for leaseholders there was a strong desire to remain in the locality.

The report also made five recommendations which for the purposes of expediency are briefly summarised as follows:-

1. Undertake a detailed review of the existing buildings and clearly identify the cost and impact of refurbishment proposals.

2. Investigate the potential for collocating community services facilities namely:- health, dental care, youth, community hall and library.

3. Be mindful of residents concerns regarding the space standards of potential replacement new buildings.

4. The desire to see sensitive redevelopment particularly with respect to traffic, open space and village character.

5. To continue with a transparent development process.



# 5.0 REGENERATION OPTIONS

## 5.0 Options Guide

The table opposite gives a brief description of the basis of the regeneration proposal that is under consideration and which we would like your views on.

The redevelopment option will be subject to change with respect to a number of factors:- feedback from the consultation process, specifically from Ham Close Community Forum meetings and viability appraisals which will help to ensure that what is being considered is practicably achievable. Therefore the proposal is not set in stone at this stage, but rather represents what is under consideration; the development of this option thereafter will likely follow an iterative process of consideration, feedback and revision.

### HAM CLOSE REGENERATION OPTIONS GUIDE

OPTIONS	SCOPE
1. Wholesale redevelopment	Complete demolition of all existing buildings on the site and new build re-provision of all residential and non-residential buildings plus the provision of additional new build residential accommodation.
2. 'Stay as we are'	Minimum scope (No works)

## 5.01 OPTION 01: REGENERATION PROPOSAL : WHOLESALE SITE REDEVELOPMENT

The regeneration proposal entails a wholesale redevelopment of the site comprising the provision of new accommodation that will be constructed to the most recent housing standards set out by the Mayor of London.

The existing services facilities on the site:- Ham Clinic, Youth Centre, Dental Practice and Library, will be demolished and re-provided within a mixed use community 'Hub' Building. This regeneration scheme proposes that the Hub is located at ground floor level within the north east block adjacent to Ham Village Green. The Hub provision will have pedestrian access to the Ham Village Green and vehicular access via Woodville Road. The retail building will be demolished and reprovided on the site currently occupied by the Library on the corner of Ashburnham Road and Ham Street.

The number of residential units is increased helping to cross fund the re-provision of the estate. The new scheme will be of mixed tenure comprising private ownership, shared ownership and rented accommodation.

### Key features of the regeneration proposal are:

- The provision of new buildings will incur a significant cost.
- The duration of construction works for new development will be significant.
- The development comprises of traditional streets made up of terraced houses and apartments
- The development will reinforce the street edges of Woodville and Ashburnham Roads.
- Access across the site is maintained via a reduced number of routes along clearly defined streets.
- All new flats and houses will be designed to achieve generous space standards and high energy performance.
- New homes of all sizes will have the benefit of private balconies, terraces, gardens and communal amenity spaces.

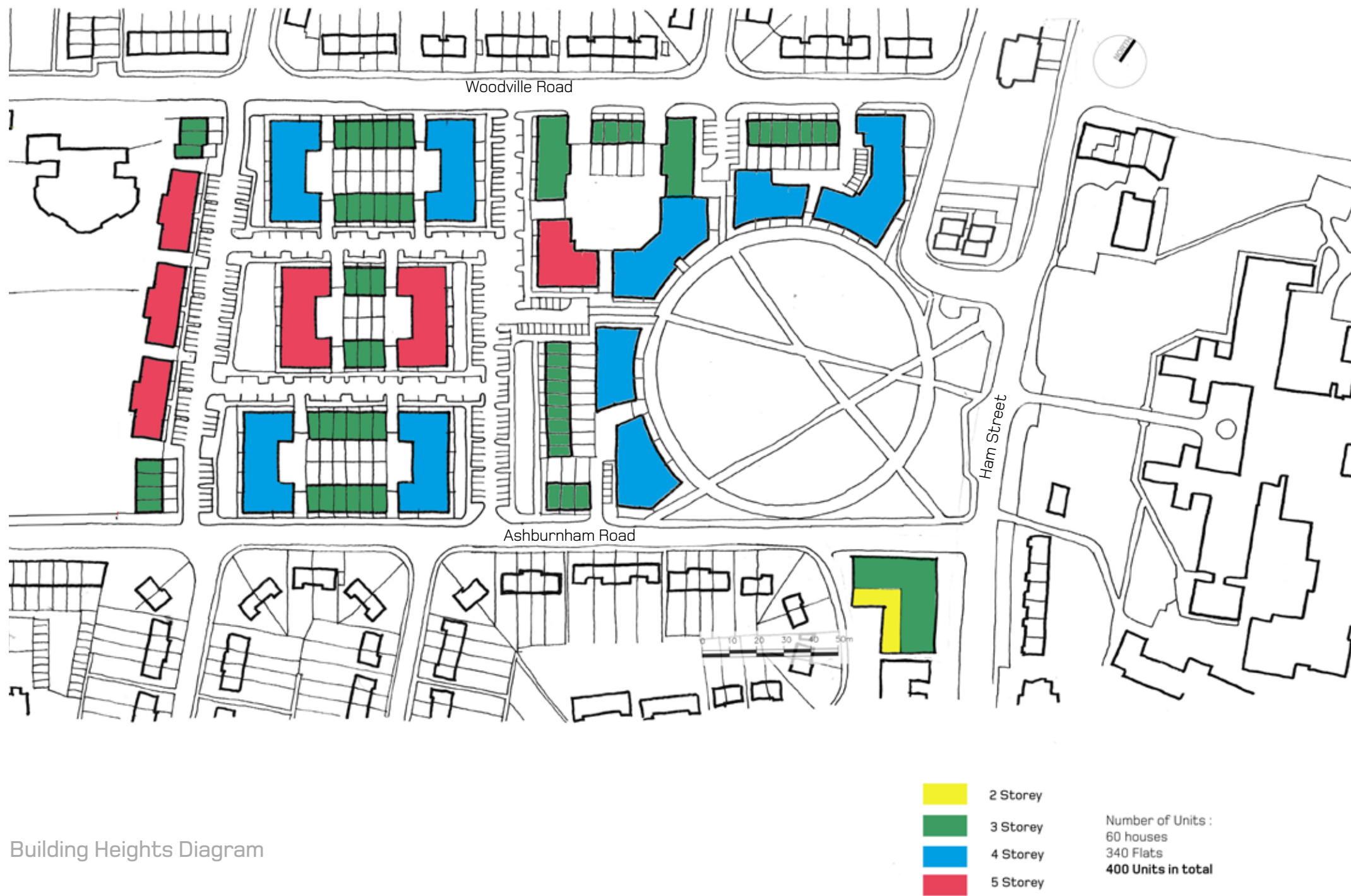


Site Layout Diagram

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## 5.01 OPTION 01: REGENERATION PROPOSAL : WHOLESALE SITE REDEVELOPMENT



Building Heights Diagram

- Parking will be provided on street, in front of homes and within podium parking areas beneath landscape communal gardens.
- The existing shops and flats are relocated, opening up the corner of the site and allowing Ham Village Green to occupy this prominent corner.
- New shops now face onto Ham Village Green as well as Ham Street working with the new community Hub positioned opposite to create activity around the village green.

### Does this option meet the vision of the 5 key points set out in the Prince's Foundation report?

- Remaining in the community : Yes
- Retain and enhance green space : Yes
- Create a heart to Ham Close and Ham, retain and support a village feel : Yes
- Better integrate Ham Close : Yes
- Improve community facilities : Yes

### Buildings Heights

- The height of new buildings will be similar to that of existing buildings (see building heights diagram)

### Building types:-

- Mix of apartments and houses

### Community Hub

- Youth Centre, Ham Clinic, Dental Practice and Library to be re-provided at ground floor of proposed development

### Retail

- To be re-provided on corner of Ashburnham Road and Ham High Street.
- Private flats re-provided above retail units.

### Parking:-

- Street based parking spaces
- Some single storey internal car parks (podium)
- Some parking on housing plots

### Landscape:-

- Ham Village Green is reconfigured and enhanced
- A detailed landscape proposal will be developed in conjunction with the masterplan

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## 5.01 OPTION 01: REGENERATION PROPOSAL : WHOLESALE SITE REDEVELOPMENT

### Outline Timescale

• HCCF 5 Approvals Process	3 months
• Detailed Design	6 months
• Costings & Client Approvals Process	2 months
• Planning Submission and Approvals	4-6 months
• Tender Process	3 months
• Construction Period Phase 1	24 months
• Construction Period Phase 2	24 months
• Construction Period Phase 3	24 months

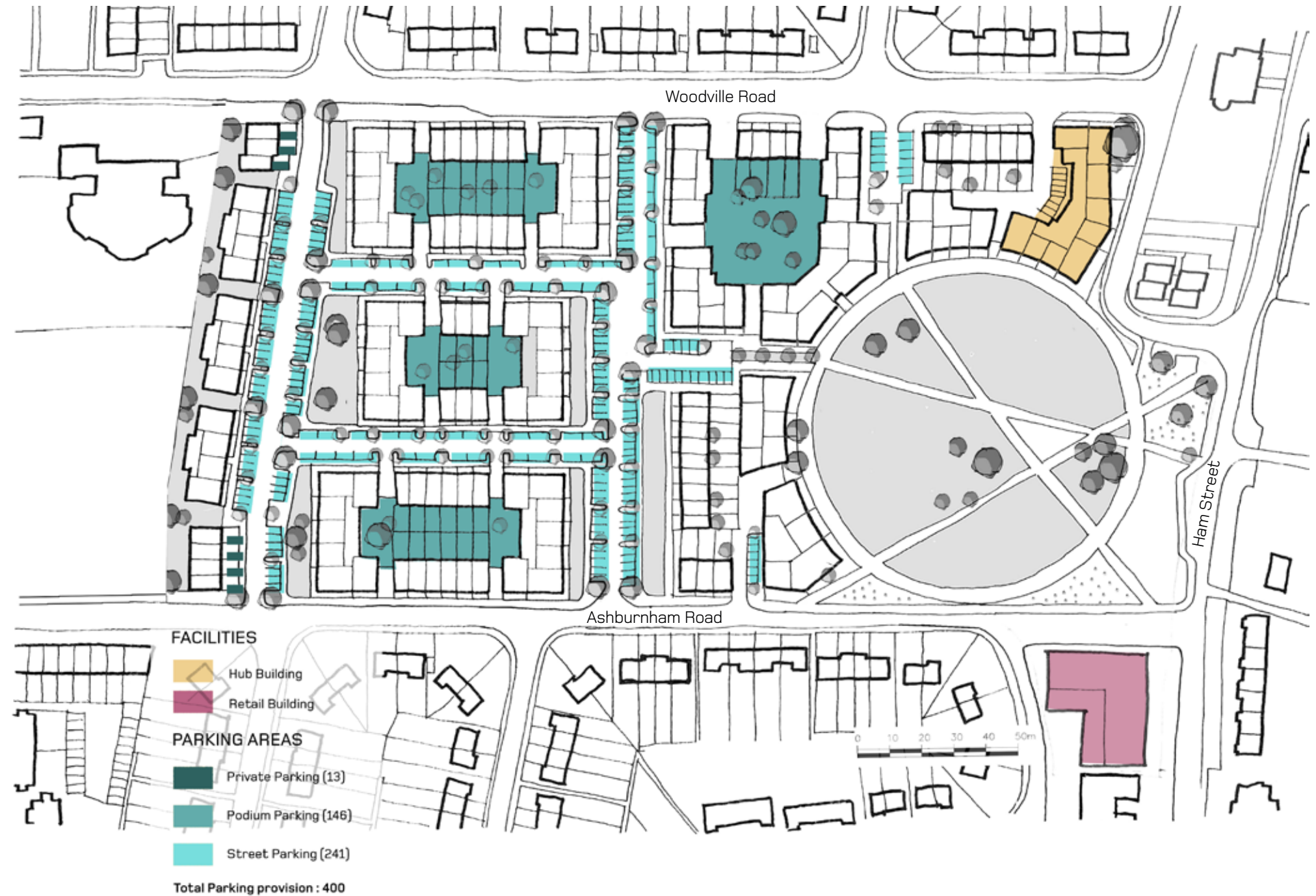
### Finance

• Total capital cost of regeneration	£X million
• Capital to be raised by RHP & LBRuT	£X million

### Redevelopment Option: Summary

- 400 Residential Units
- 400 Parking spaces
- 100% Parking provision

**\* The option presented is a draft. It will be subject to rigorous planning and viability testing as well as a formal approval process from both RHP and LBRuT**



Parking Diagram showing location of Community Hub building and new retail centre

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# 5.01 OPTION 01: REGENERATION PROPOSAL : WHOLESALE SITE REDEVELOPMENT

## OPTION 1: Wholesale Redevelopment

192 No. reprovided ham close estate, 26 No. retail flats re-provision and 182 No. Additional = 400 No. Units Total  
16/07/2015

bptwpartnership

Existing estate dwellings					
	Flats				Total
	Studio	1 bed	2 bed	3 bed	
Leaseholders	4	14	25	6	49
RHP Tenants	44	46	39	14	143
<b>TOTAL</b>	<b>48</b>	<b>60</b>	<b>64</b>	<b>20</b>	<b>192</b>

Estate dwellings removed					
	Flats				Total
	Studio	1 bed	2 bed	3 bed	
Leaseholders	4	14	25	6	49
RHP Tenants	44	46	39	14	143
<b>TOTAL</b>	<b>48</b>	<b>60</b>	<b>64</b>	<b>20</b>	<b>192</b>

Estate dwellings re-provided							
	Flats				Houses		Total
	Studio	1 bed	2 bed	3 bed	3 bed	4 bed	
Private Leaseholder	0	18	25	6	0	0	49
Affordable	0	90	39	14	0	0	143
<b>TOTAL</b>	<b>0</b>	<b>108</b>	<b>64</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>192</b>

Retail re-provision (based on estimated No.s - further details are required)					
	Flats				Total
	Studio	1 bed	2 bed	3 bed	
Private Leaseholder	0	26	0	0	26
<b>TOTAL</b>	<b>0</b>	<b>26</b>	<b>0</b>	<b>0</b>	<b>26</b>

Additional dwellings provision										
	Flats				Houses			Total	%	Affordable split
	Studio	1 bed	2 bed	3 bed	3 bed	4 bed	5bed			
Private	0	14	36	15	21	5	0	91	50.0%	
Intermediate	0	1	7	4	5	1	0	18	9.9%	20%
Affordable Rent	0	4	29	12	24	4	0	73	40.1%	80%
<b>TOTAL</b>	<b>0</b>	<b>19</b>	<b>72</b>	<b>31</b>	<b>50</b>	<b>10</b>	<b>0</b>	<b>182</b>	<b>100.0%</b>	<b>100%</b>
%	0.0%	10.4%	39.6%	17.0%	27.5%	5.5%	0.0%			

Composite: Existing estate + additional dwellings									
	Flats				Houses			Total	%
	Studio	1 bed	2 bed	3 bed	3 bed	4 bed	5bed		
Private	0	14	36	15	21	5	0	91	22.8%
Private Leaseholder	0	44	25	6	0	0	0	75	18.8%
Intermediate	0	1	7	4	5	1	0	18	4.5%
A/R Re-provision	0	90	39	14	0	0	0	143	35.8%
A/R Additional	0	4	29	12	24	4	0	73	18.3%
<b>TOTAL</b>	<b>0</b>	<b>153</b>	<b>136</b>	<b>51</b>	<b>50</b>	<b>10</b>	<b>0</b>	<b>400</b>	<b>100.0%</b>
%	0.0%	38.3%	34.0%	12.8%	12.5%	2.5%	0.0%		

## Schedule of Accommodation

## Residential Accommodation

The current assumption relating to wholesale redevelopment proposal is that it will provide a total of 400 No. residential units comprising 192 units for the re-provision of existing residential accommodation on the Ham Close estate plus 26 units of accommodation for the re-provision of existing residential accommodation above the retail centre plus an additional 182 residential units.

In accordance with LBRuT Housing policy, the additional residential provision is based on 50% affordable accommodation and 50% private for sale; the affordable accommodation will comprise 80% affordable rent and 20% shared ownership (intermediate).

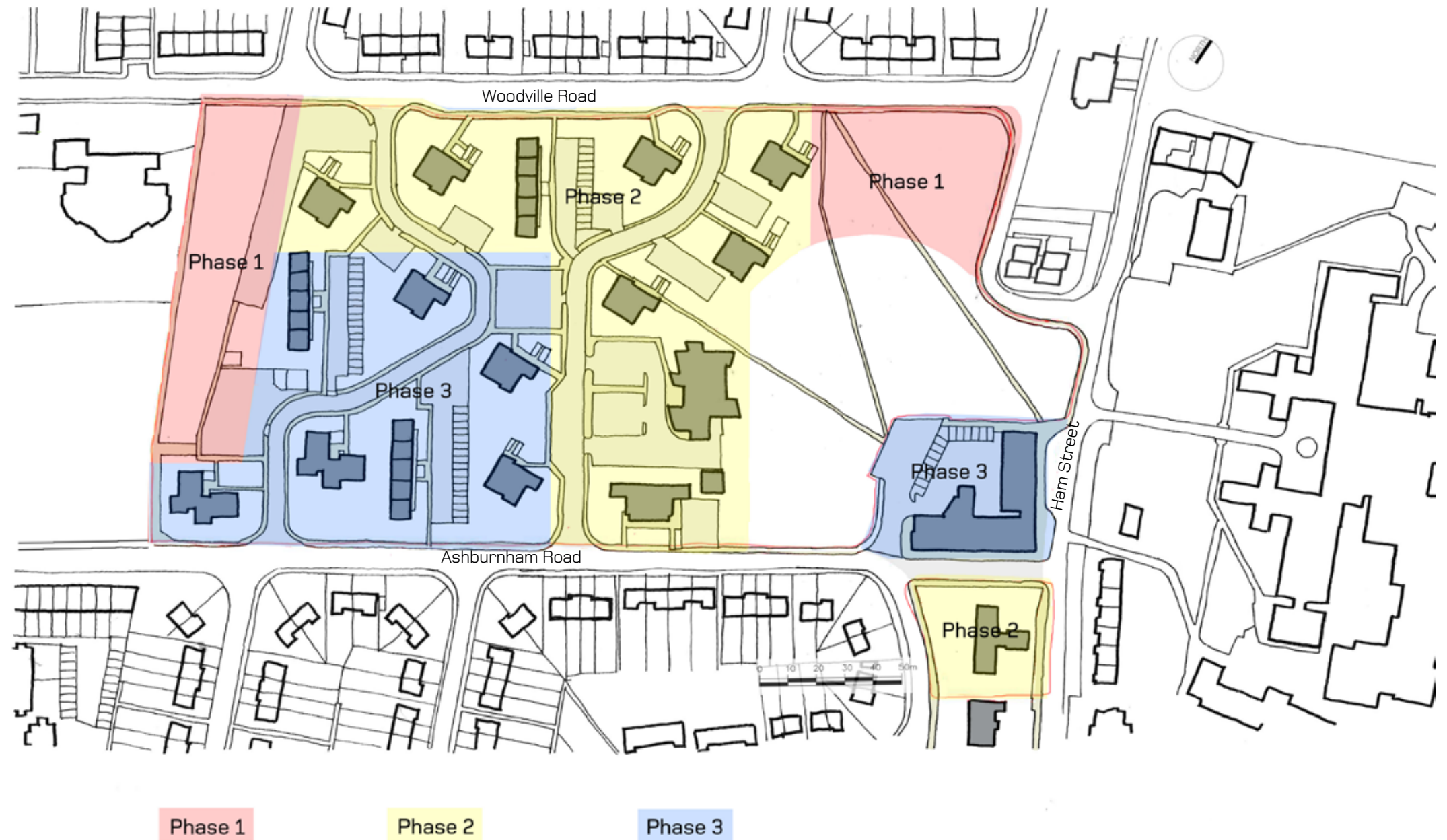
**Note: the proposed accommodation schedule is subject to validation, particularly in relation to financial viability**

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## 5.01 OPTION 01: REGENERATION PROPOSAL : WHOLESALE SITE REDEVELOPMENT

### Phasing Plan

The wholesale redevelopment of Ham Close could be undertaken in three phases of development. The first phase would be built on open areas of the site and would allow for Ham Close residents to be rehoused on site. The now vacant existing buildings on the land for the second phase would be demolished and the second phase subsequently constructed, allowing for all remaining Ham Close residents to move into the second phase. The third phase of development would follow a similar sequence of demolition of existing and construction of new buildings.

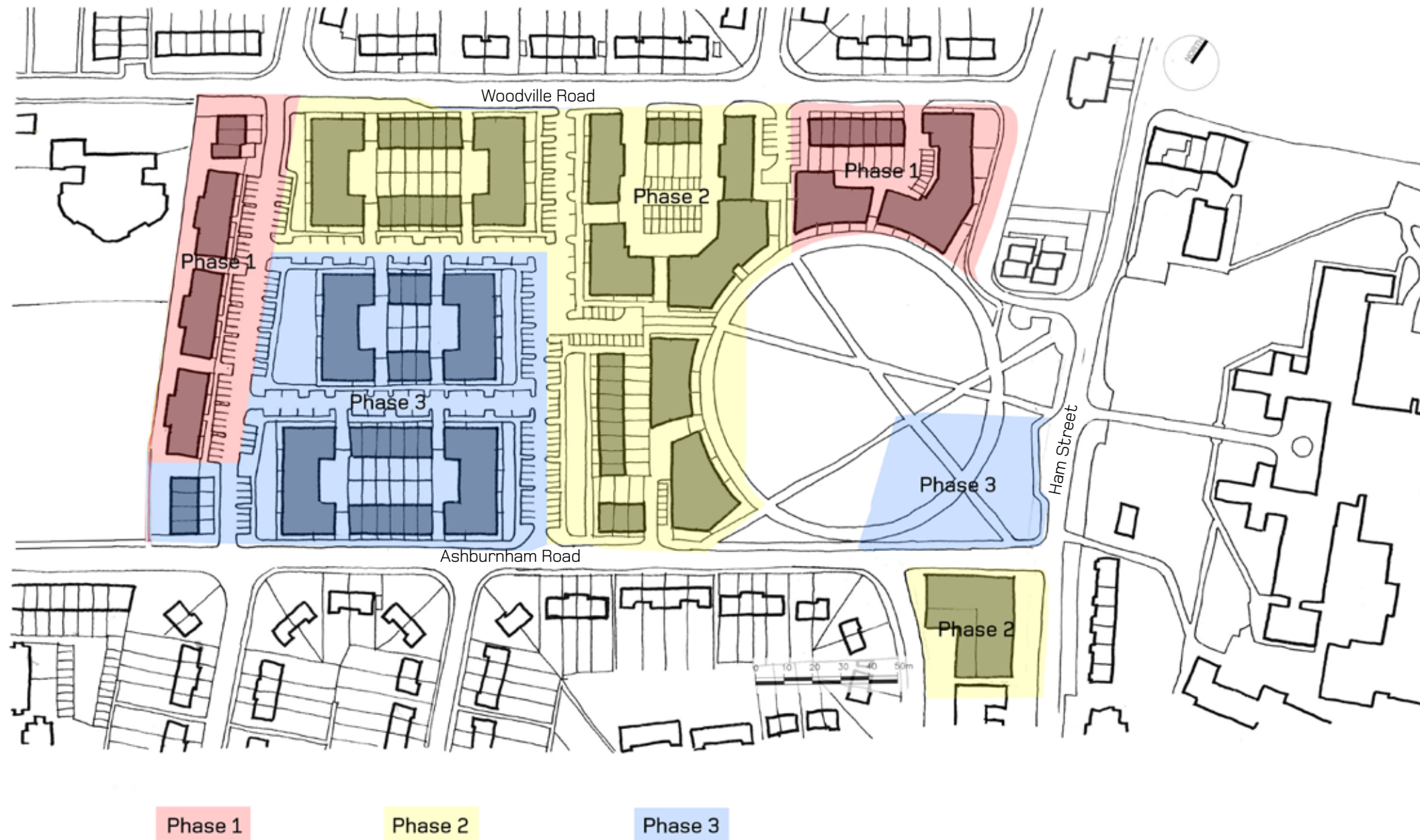


Phasing Diagram 1: showing the three development phases relative to existing buildings on the estate

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## 5.01 OPTION 01: REGENERATION PROPOSAL : WHOLESALE SITE REDEVELOPMENT



Phasing Diagram 2: showing the three development phases relative to completed wholesale redevelopment layout

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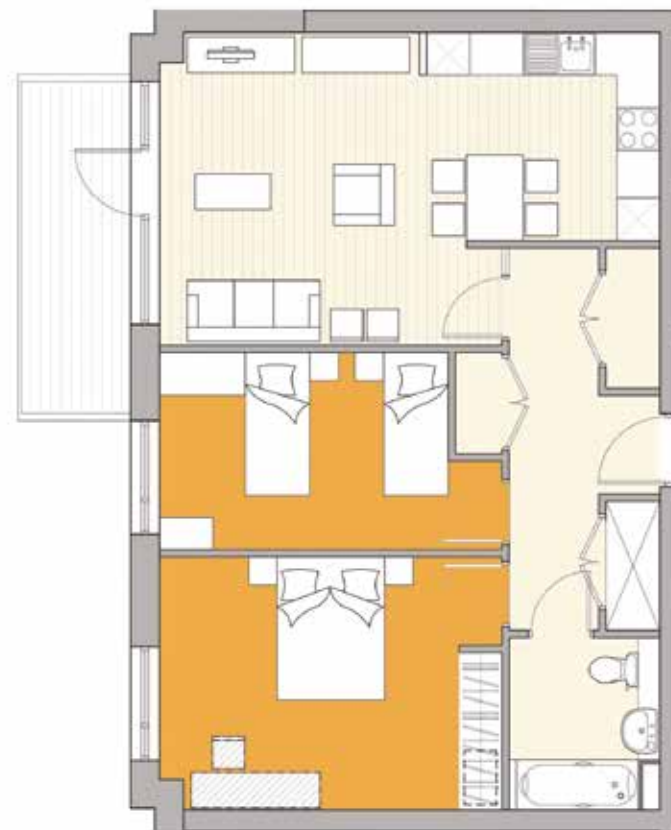
## 5.01 OPTION 01: REGENERATION PROPOSAL : WHOLESALE SITE REDEVELOPMENT

### Example Dwelling Plans

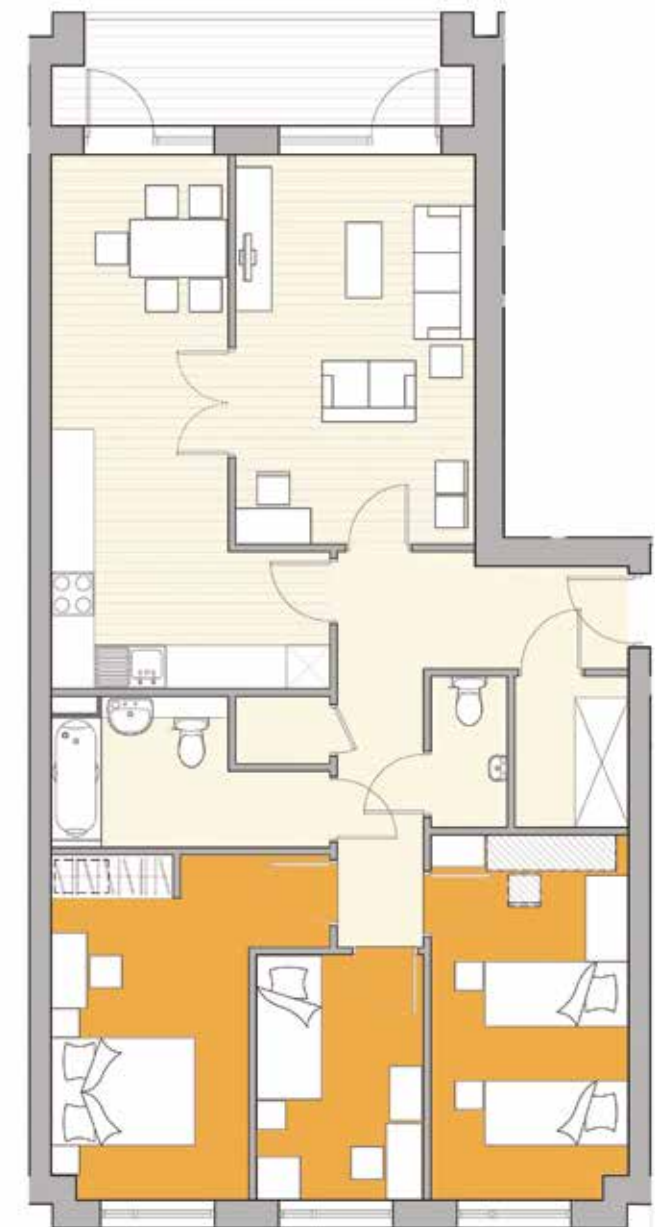
The flat plans shown here are example layouts that correspond to the Mayor of London's 'London Housing Design Guide.'



1bed/2person flat - 50m<sup>2</sup>



2bed/4person flat - 70m<sup>2</sup>



3bed/5person flat - 86m<sup>2</sup>

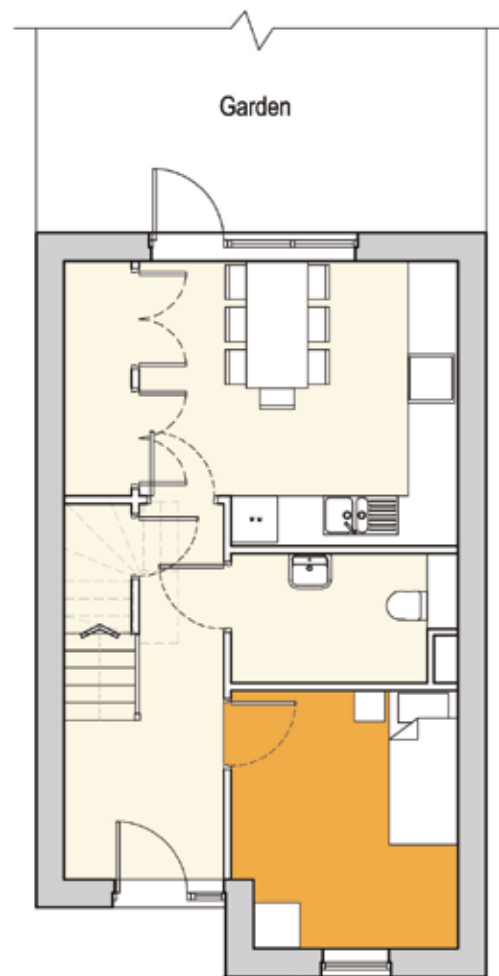
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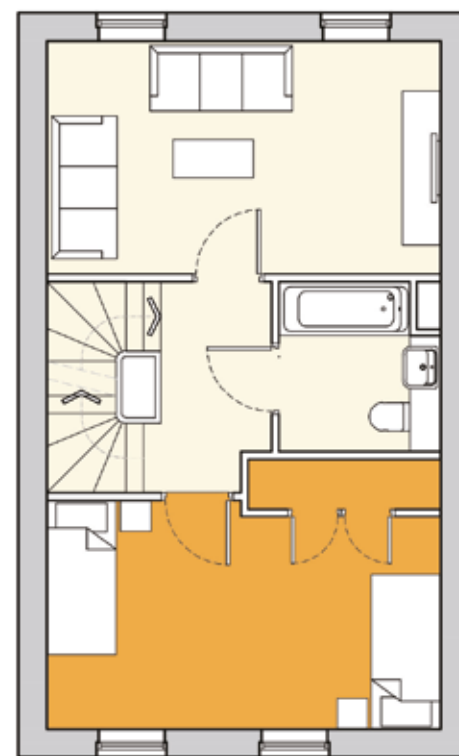
## 5.01 OPTION 01: REGENERATION PROPOSAL : WHOLESALE SITE REDEVELOPMENT

### Example Dwelling Plans

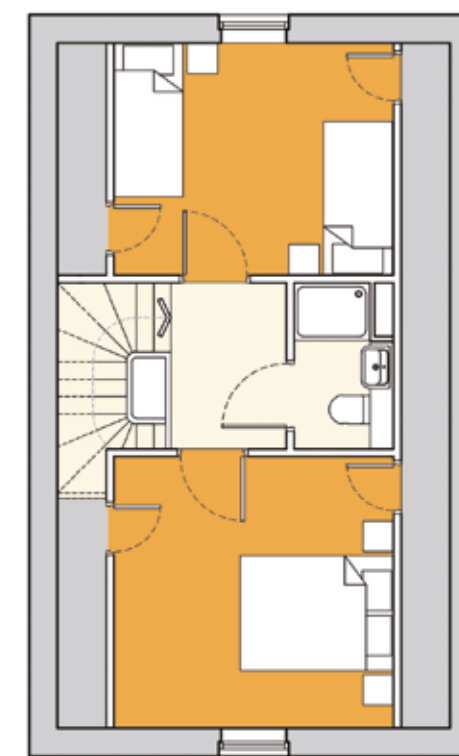
The house plans shown here are example layouts that correspond to the Mayor of London's 'London Housing Design Guide'.



Ground Floor



First Floor



Second Floor

4B7P - Three Storey Townhouse

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## 5.01 OPTION 01: REGENERATION PROPOSAL : WHOLESALE SITE REDEVELOPMENT

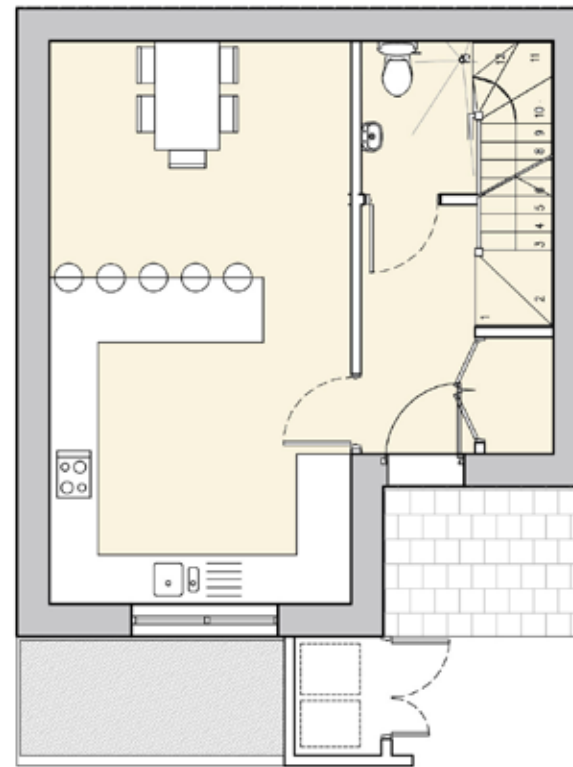
### Example Dwelling Plans

The house plans shown here are example layouts that correspond to the Mayor of London's 'London Housing Design Guide'.

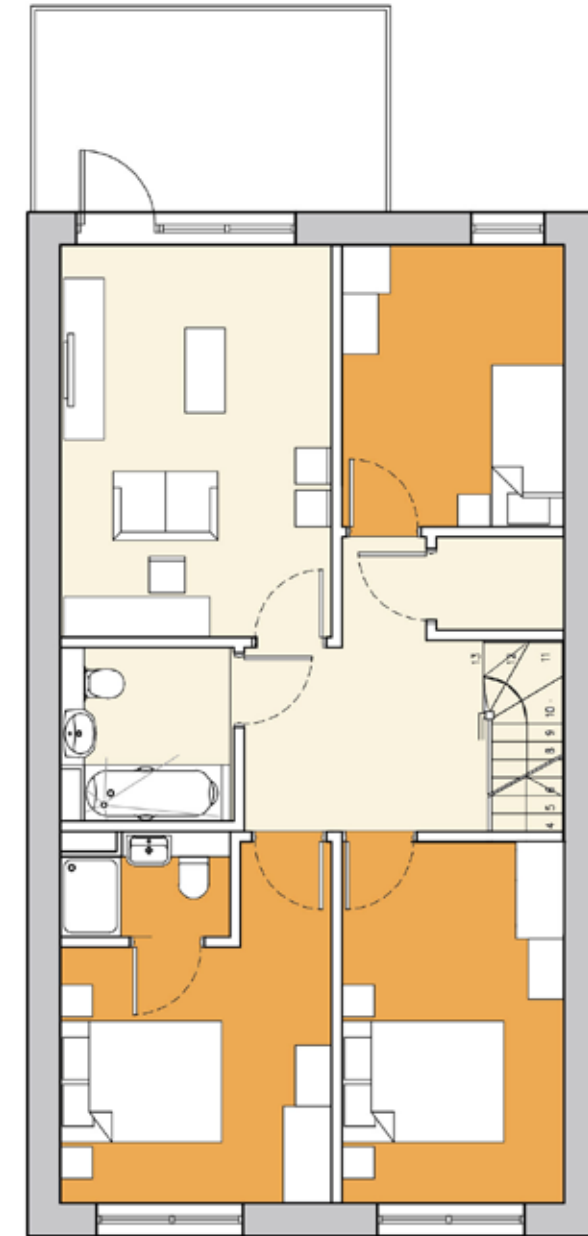
The house plans on this page show a typical layout for a two storey house that has internal parking (not shown) at the rear of the house. The internal car park would be covered by a podium structure that will accommodate the garden at the rear of the house at first floor level.

The living room is located at the rear of the house where it has access to the garden. The kitchen/dining area is located at the front of the house where it has access to the street.

The wholesale redevelopment proposal includes three storey townhouse (not illustrated) that are based on a similar principle of parking at the rear of the house with a garden at podium level at the rear of the house



Ground Floor



First Floor

3B5P - Two Storey Townhouse with Podium parking

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## 5.01 OPTION 01: REGENERATION PROPOSAL : WHOLESALE SITE REDEVELOPMENT



Example visualisation of residential buildings overlooking Ham Village Green



Community facilities at ground floor

### Design Aspirations

The illustrations opposite show design precedents that may be applicable for the wholesale redevelopment proposal.



Example of townhouses on the green



Kew Green precedent shows variation in building height and materials

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## 5.02 OPTION 02: STAY AS WE ARE

### Option 02

This option represents a baseline 'stay as we are' scenario. There are no refurbishment proposals for residential or services facilities buildings in this option.

The key feature of this option are:-

#### Minimal Works

- Minimal disruption for residents; there are no decant requirements as there are no building works that would warrant this.
- The short term cost implications for both RHP and residents are minimal.
- Whilst work would initially be limited there are potentially higher than normal long term maintenance and running costs for the residents.
- Planned maintenance would continue as normal.
- There is a risk that some of the buildings would not be regarded as fit for purpose in the long term.
- Studio flats would remain.

#### Landscape

- The open nature of the site would remain.
- The open landscape enables public access throughout all open areas.
- The open landscape precludes residents from having dedicated private amenity.
- It may be possible to improve the landscape area as and when funding becomes available.

#### Service Facilities

- The existing service facilities would be retained comprising:- Youth Centre, Health Clinic, Dental Practice and Library.



Existing Site Layout Diagram

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## 5.02 OPTION 02: STAY AS WE ARE

Existing estate dwellings					
	Flats				
	Studio	1 bed	2 bed	3 bed	Total
Leaseholders	4	14	25	6	49
RHP Tenants	44	46	39	14	143
TOTAL	48	60	64	20	192

Does this option meet the vision of the 5 key points set out in the Prince's Foundation report?

- Remaining in the community : Yes.
- Retain and enhance green space : No.
- Create a heart to Ham Close and Ham, retain and support a village feel : No.
- Better integrate Ham Close : No.
- Improve community facilities : No.

### OPTION 2: Summary

#### Density

- Density 39 Units/ha
- Density 92 hr/ha

#### Accommodation

- 192 Flats
- Community services facilities:- Library, Youth Centre, Dental Practice and Ham Clinic- to be retained as existing.

#### Parking

- Adequate parking retained
- Ongoing maintenance and anti-social behaviour issues.
- 173 parking spaces\*
- 90% parking provision

#### Outline Timescale

- NA

#### Finance

- NA

Schedule of Accommodation

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## 6.0 QUESTION & ANSWER SCHEDULE

### 6.01 Schedule Guide

The following schedule provides a log of questions that residents and stakeholders have raised with reference to the regeneration options that are being considered. This is a live document that will be utilised to record queries and answers as they arise.

If you have queries or concerns regarding these proposals please contact RHP:

Tel:- 0800 0322 433

Email:- hamclose@rhp.org.uk

Re-development
<b>General</b>
If re-development is decided in December 2015, what happens next?
When will the work start?
How long will the development take to complete?
How much disruption will there be?
What will the new density be?
Parking will be an issue, especially with more homes. How will this be addressed?
I am concerned about the increase in traffic both during and after the build. How will this be addressed?
Will the green be protected?
Will there be improvements to the shops?
If I want a new home, how will properties be allocated?
If I have a new home, can I decide on the décor/kitchen units/carpet colours?
<b>Tenants</b>
Where will I live during the build? I need to stay in Ham Close.
Am I guaranteed a home in the new development?
Am I entitled to compensation?
What if I don't want to move?
Will my rent go up?
Will Housing Benefit still cover the new rent?
My current flat is a good size. Will the new flats be the same size?
I am in a maisonette. Will the new homes also be maisonettes?
I am overcrowded. Will I get a bigger home?
I am under-occupying. Will I be made to move to a smaller home? Will the Council still give me the downsizing payment?
If I have rent arrears, will I still get a new home?
My neighbours are committing ASB. Will they still get a new home?
Can I keep my dog in the new home?
Will I still have the Right To Buy in the new home?
If I decide to move away, will you find me a new home?
<b>Leaseholders</b>
Will you offer me the amount I want for my current flat?
What compensation am I entitled to?
When will you pay me the compensation?
Will you pay my costs for moving/selling?
Is there a different package for owner occupiers / landlords?
If I want to sell and move, when will you buy my home?
If I don't want to sell, can you make me?
I currently have a maisonette. I would want a new maisonette, not a flat.
I would want the same size home, not just the same number of bedrooms
Can I have a bigger home and still have the Shared Equity?

Can I downsize and not need the Shared Equity?
Can I see a Shared Equity Lease?
How long will the new Lease be for?
Can I pass the Shared Equity ownership property on?
Can I sub-let a Shared Equity Ownership property?
If I have a Shared Equity, do I only pay a share of the Service Charges?
Can I buy out the Shared Equity in stages?
What happens if I can't get a new mortgage?
I own my current home outright. I don't want RHP to have a share. I want the new home outright.
Will I still have to pay service charges during the re-development?

Stay As We Are
I like my home and the area as it is. Can I object to all the options?
If the majority of residents do not want any changes, can we stop the regeneration?



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