



Ham Close Design workshops: Open Space and Landscaping

Workshops

Saturday 9th July, 13:00-15:00 (Grey Court School)

Wednesday 20th July 18:30-20:30 (Ham Youth Centre)

Workshop 1 Key Themes

- Green space and landscaping as important as new buildings
- The green is well loved, as is the way it 'bleeds into' Ham Close
 - Opportunity to explore improvements to natural play space and synergies between play space and fitness equipment, provision of more benches (and bins), outdoor seating for café(s), public art
 - Shouldn't lose space for playing football and dog walking
- Retain mature trees (of value – tree survey required) where possible and explore planting more mature trees on the green and throughout the development (softening buildings)
- Informal landscaping – should avoid uniformity and consider different 'zones' of use
- More private amenity space (defensible) space for Ham Close residents (balconies / private gardens / shared gardens) – need to consider maintenance
- Gaps between buildings important – these should be green / landscaped and contribute to a feeling of 'openness'. Ensure light enters properties and avoid overlooking
- Secure by design
- Second 'green' or a green link through the development
- Enhance green space and encourage use by all (explore the creation of productive space – allotments / vegetable growing, informal play space, BBQs, quiet areas etc.)
- Appropriate lighting to minimise impact(s) on wildlife
- Explore provision of green roofs, solar panels and/or rooftop gardens
- Use of land to the rear of the shops – little to no encroachment on the green
 - Opportunity to link community facilities with green space
- Links to transport (one-way system?) – informal, should avoid uniformity, different characters and routes through the development

Sketch 1 (Workshop 2)

Ecology view: stream going through*,
bats (survey), butterflies and lighting

*Encourages
different
species

I would love
to have a café
facing the
green – cafes
face the
wrong way?

Balconies on
top of shops
as they are
very well used
communal
spaces

No focus to the
village green?

Defining an
edge –
public/private

A defined space
which is yours
without resorting
to use of fences

Low level lighting. We don't
want more trees and bushes –
they can be dangerous

Parents need to
be able to see
their children
playing

Offset blocks so
there is variety –
not too
regimented

192 existing
properties, 87 1
bed or studios

Space for families
outside – block or
front door

The number
of houses vs.
flats will be
small?



Areas of different
types of planting

Dual aspect
properties are very
rare

A private space
for each block

Good
maintenance

Sketch 2 (Workshop 2)

Include car parking into buildings wherever possible to make sure open space is green rather than car parks



Community facilities 'youth' with playing fields

Community facilities 'health' e.g. elderly etc.

Sketch 3 (Workshop 2)

Residents want good storage space

Roof terraces

Dark – no good



Concern that you would be looking into other people's rooms

Need through flow of air

Concern that some flats will be in the shade

Other feedback (Workshop 2)

- **Communal space**
 - Roof gardens
 - Ground level: communal but private. Secluded
 - Mums have used communal space for a paddling pool
- **Private space**
 - Balconies
- **Waste**
 - Recycling centre is an eye sore and could be improved. Could have recycling distributed across site
 - Central recycling bin could be bigger
 - Dog poo - owners not picking it up
- **The Green**
 - The green is not sacred and could be used to build on - could achieve a larger phase 1 so reduce length of build contract
 - The benefit is that this could help to provide a less dense scheme with the 400+ homes spread over a larger site
 - Some people who live in Ham Close would like to see an edge to the green to look out over / onto
 - Some feel that the green is underused by Ham Close residents
 - People treat it like their garden. Look after it
- **Design layout/landscape**
 - Mixed communities
 - Safe, no dark corners
 - Concern that space between buildings will be small and people will be overlooked
 - Configuration/angle – need for light, not to be blocked by trees. Right type of trees are needed (slow growing ones)
 - The lights leading people into flats need to be well-lit. Like to be directional
- **Parking**
 - Podium parking (i.e. car parking on the ground floor)
- **Planting**
 - Ownership of areas improved in communal areas = no vandalism/ASB
 - Trees – some planted in the 1960s are now dying. Like to see these replanted with a variety of trees (Oaks, Yews, Black Ash etc.). Allotment inside. Communal but private space
 - Some residents like the idea of a gardening club/allotment inside
- **Other**
 - Feel that the youth centre is being well used

Workshop 2 Key Themes

- The Green could be built on, especially if this produces a less dense scheme and reduces the length of the build contract.
- Good communal and private spaces. E.g. a roof terrace, balconies – maintenance of such spaces is important.
- Variety of planting – new trees, community garden.
- Greater focus on the village green with clearer 'edge' between public and private areas.
- Podium parking – to ensure that open space remains green.
- Appropriate lighting required to provide well-lit access to flats.
- Important to have community facilities and café.
- Gaps between buildings important – ensure light enters properties and avoid overlooking.