



VISION FOR THE FUTURE OF HAM CLOSE REPORT

OCTOBER 2014



PRINCE'S
FOUNDATION
FOR BUILDING COMMUNITY

The Prince's Foundation believes that sustainably planned, built and maintained communities improve the quality of life of everyone who is part of them. They help us to both live better at a local level and start dealing with the broader global challenges of population growth and climate change.

Our goal is a future where all of us can take part in making our communities more sustainable. We're working with everyone from local residents' groups to government to make it happen.

ACKNOWLEDGEMENTS

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THE PRINCE’S FOUNDATION
for **BUILDING COMMUNITY:**
TRANSFORMING LIVES through ENGAGING
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19–22 CHARLOTTE ROAD
LONDON EC2A 3SG
UNITED KINGDOM
E ENQUIRY@PRINCES-FOUNDATION.ORG
T +44 (0) 20 7613 8500
F +44 (0) 20 7613 8599
WWW.PRINCES-FOUNDATION.ORG

PRESIDENT: HRH THE PRINCE OF WALES
A COMPANY LIMITED BY GUARANTEE NO. 3579567
REGISTERED CHARITY NO. 1069969
VAT NO. 839 8984 44



EXECUTIVE SUMMARY

Last year, The Prince’s Foundation for Building Community was invited by the London Borough of Richmond upon Thames (LBRuT) and Richmond Housing Partnership (RHP) to work together with local residents and key stakeholders to consider the future of Ham Close.

No decision has been taken as to the future of Ham Close, or what work to carry out, if any at all. The consultation process carried out by the Prince’s Foundation sought to explore the existing strengths and needs of the built environment in Ham Close as well as to assess the priorities and needs of residents of the area in order to provide support to RHP and LBRuT. This document shows a number of approaches and concepts that arose out of a process of engagement with the community of Ham Close. The approaches presented here are the results of listening to the concerns and opportunities identified by members of the community.

During December 2013 and January 2014, The Prince’s Foundation led an Enquiry by Design (EbD) process which invited local residents and interested parties to contribute to a future vision for Ham Close. The EbD process offered all stakeholders an opportunity to explore and define which characteristics of the built environment they valued most, as well as noting which features of the built environment they would like to see improved. The process, facilitated by a week of drop-in sessions as well as two workshops and two public open sessions, engaged a range of community members from Ham in order to best understand the community assets and challenges of the area.

Key to the Prince’s Foundation’s work in Ham is the idea of community capital. Every community has different natural, financial, social and built assets, which can be developed into enduring community capital which benefits the community both now and in the future. A holistic approach to building community capital, supported by continuous community engagement has led the Prince’s Foundation’s work in Ham Close.

Feedback from local residents and community members revealed key strengths of the social and built environment aspects of Ham Close, including:

- good provision of local facilities, shops and community facilities
- Ham Green and other green spaces are seen as strong social assets
- a feeling of peace and tranquility in the area
- low rents
- flats are spacious
- accessibility to wildlife and biodiversity

As well as key areas for improvement, including:

- desire for Ham Close to be improved architecturally to match the character and village feel of the wider Ham area.
- a lack of village ‘heart’ or central community space
- anti-social behaviour, or the perception thereof
- tenure balance
- lack of good cycle paths
- concern around the prohibition of businesses in some areas
- not enough business for ethnic minorities
- housing stock requires maintenance and lifts
- some housing units suffer from damp, drafts and leak problems
- impression that Ham Close is not well integrated into the wider Ham area - poor use of space and shop parade requires refurbishment

Building on the input of residents, the Prince’s Foundation utilised its sustainable design criteria to develop a vision for Ham Close. The Prince’s Foundation has a set of sustainable design criteria which inform its work in any place. These criteria provide a fundamental basis from which to develop the vision for new or renewed places. The Prince’s Foundation believes that every (residential) place should have:

- a centre with shops, schools and other facilities, within a five-minute walking distance from residents’s homes;
- a range of homes for people now and in the future;
- a range of facilities for everyone, from young to old;
- a place that has character and an identity, with both connections to the past and a vision for the future;
- interesting, imaginative buildings and spaces, rather than everything looking the same;
- features which allow a place to feel safe, especially at night;
- green/open spaces which are well-maintained and which can be used by everyone
- public transport which is easy to access and regular;
- jobs available locally so people can work, as well as live, in their neighbourhood.

Five key principles on which to base any future vision of Ham were agreed upon by residents and stakeholders during the consultation process:

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 or enhance its setting and character, and to reduce the perception of anti-social behaviour, are desirable.

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.

A further key concern revealed throughout the consultation process was the desire for a long-term solution over ‘quick fixes’. Any work in Ham Close should be based on a long-term, sustainable vision for the community. The EbD process allowed for local knowledge to be collated with technical data and for design concepts to be developed which could be tested in terms of financial viability, community and environmental impact and sustainability. Once the key principles for the future vision of Ham Close had been established, the EbD examined a number of concepts including doing nothing, refurbishment, partial redevelopment plus refurbishment, and multiple concepts for full redevelopment. Concepts examined ranged from retaining the green as is, to enclosing it, to retaining its size but relocating it elsewhere. Included in all concepts is a new community centre, including a youth centre, community hall, and space for other facilities such as the library, a GP and dental clinic. For any concepts to move beyond this stage, financial viability must be sound and the work proposed must adhere to the principles outlined in the report.

RHP AND THE LBRuT WILL CONSIDER THE PRINCIPLES AND VISION LAID OUT IN THIS REPORT BEFORE MAKING FURTHER RECOMMENDATIONS OR DECIDING ON FUTURE STEPS.

SECTION 1.0 INTRODUCTION

The Prince’s Foundation for Building Community 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.

The vision detailed in this report is the direct outcome of a set of principles which were created and agreed on by the Ham Close community during our consultation process. These principals, which seek to improve the quality of the built environment of Ham Close in line with national and local planning policy, have been translated into three approaches which suggest different ways of achieving the shared vision. These approaches range from refurbishing existing housing stock and improving existing public spaces, to providing new housing and new public spaces for the site.

The approaches and concepts presented in this report were produced in collaboration with local residents and other stakeholders through an Enquiry by Design process which was led by the Prince’s Foundation during the months of January and February 2014, with the main Enquiry by Design workshop being held at the end of January 2014. The approaches and concepts are based on the Prince’s Foundation’s sustainable design criteria as well as the five key principles that stakeholders developed during the Enquiry by Design workshop.

This report provides a brief overview of national and local planning policy relevant to Ham and its wider context, as well as an overview of the Prince’s Foundation’s Enquiry by Design methodology and sustainable design criteria. The key principles as developed by the stakeholders are then presented, which in turn underpin the concepts procuded during the Enquiry by Design workshop. Following a consideration of these concepts, recommendations and next steps are proposed.

SECTION 2.0 LOCAL AND NATIONAL PLANNING POLICY - HAM AND THE WIDER CONTEXT

England and Wales have a ‘plan-led’ system. Proposed visions and developments must be in line with this system.

A plan-led system can be understood as follows:

“The ‘plan-led system’ is one of the fundamental principles that guides how planning works. The meaning comes from Section 54a of the Town and Country Planning Act 1990, which states that decisions made under any of the planning acts ‘shall be made in accordance with the development plan unless material considerations indicate otherwise’. This duty has been reiterated in Section 38 of the Planning and Compulsory Purchase Act 2004, which replaces Section 54a. This means that the development plan for a given area is the most important factor to be taken into account when making a decision on a planning application.”

NATIONAL - NPPF

Core Principles

The NPPF, adopted in March 2012, seeks to foster an environment within which councils will actively encourage sustainable development and growth through supporting the delivery of new homes, business and infrastructure and creating and maintaining thriving local places.

The NPPF seeks to encourage the creation of thriving local places partially through promoting high quality design in locations which are, or can be made, sustainable.

Requiring Good Design

Good design is highlighted as a key aspect of sustainable development, and the role it can play in making places better for people is widely emphasized within the policy document.

Although aesthetics are important, the NPPF goes beyond individual building design and advocates planning policies which address ‘the connections between people and places and the integration of new development into the natural, built and historic environment’ (para. 61).

The guidance states that applicants will be expected to work directly with those affected by their schemes in order to help evolve their design proposals (para. 66).

Supporting Housing Provision

- The NPPF sets forth the Government’s objectives for the English Planning system;
- There is a focus on delivering sustainable development;
- There is an emphasis on significantly increasing new housing provision;
- Each local planning authority is required to identify an objectively assessed housing need;
- Each local planning authority must demonstrate a five year supply of housing land (based on objectively assessed need).

LONDON PLANNING FRAMEWORK

A two-tiered system of how development takes place in London was introduced by government in 2004. The London Plan, developed by the Mayor, is the city’s Spatial Development Strategy and provides city-wide policies for development. Local Development Frameworks (LDFs) are developed by Local Planning Authorities and provide policies for planning at the local level.

Further Alterations to the London Plan (FALP) was published in early 2014 as part of the update to the city’s 2011 plan. FALP confirmed the Mayor’s 10-year housing target from 2015 of 424,000, an increase of 100,000 from the previous iteration of the plan.

Most noticeable of the proposed alterations are the increased annual housing targets for all London boroughs with the exception of Newham. FALP lays out an explicit requirement for boroughs to not only identify their five-year housing land supply in line with the NPPF, but also to demonstrate that the number of identified sites has been maximised.

London is set to become the first city in Europe to be home to 10 million people by 2030, setting the context for increased housing targets across the capital. These housing targets increased following a strategic housing market assessment and strategic housing land availability assessment carried out by the Greater London Authority (GLA).

The increased housing targets reflect a wider obligation for London’s boroughs to grow and expand their capacity to provide for London’s expansion.

LBRuT CORE STRATEGY

The key LBRuT Core Strategy policies relating to Ham include the following:

CP7 Maintaining and Improving the Local Environment

7.A Existing buildings and areas in the Borough of recognised high quality and historic interest will be protected from inappropriate development and enhanced sensitively, and opportunities will be taken to improve areas of poorer environmental quality, including within the areas of relative disadvantage of Castlenau, Ham, Hampton Nurserylands, Heathfield and Mortlake.

CP8 Town and Local Centres

8.A The Borough’s town and local centres have an important role, providing shops, services, employment opportunities, housing and being a focus for community life.

Retail and town centre uses will be supported providing that it is appropriate to the role in the hierarchy of the centres, and respects the character, environment and historical interest of the area. It should be of an appropriate scale for the size of the centre and not adversely impact on the vitality and viability of any existing centre. Out of town retail development is not usually considered appropriate in this Borough in line with The London Plan consolidated with alterations since 2004.

The Council will improve the local environment to provide centres which are comfortable, attractive and safe for all users. The historic environment and river frontage will be protected.

CP13 Opportunities for All (Tackling Relative Disadvantage)

13.C Ham

- Promote improvements to public transport, including bus links to Richmond, Kingston and Kingston Hospital and local shopping;
- Consider potential for regeneration to provide a mixed community;
- Upgrade the Back Lane shopping parade;
- Improvements to Ham Close and shopping area in Ashburnam Road;
- Continue to develop facilities for teenagers.

CP14 Housing

Housing Targets

14.A The Council will exceed the minimum strategic dwelling requirement, where this can be achieved in accordance with other Local Development Framework policies. The Borough’s targets are:

- For the ten year period between 1 April 2007 and 31 March 2017, an additional 2,700 dwellings (Alterations to the London Plan, Dec 2006), annualised as 270 dwellings per year.
- In the ten years from March 2017, indicative capacity is expected to be in the range of 150-330 dwellings a year. An early alteration to the target contained in this strategy will be brought forward to reflect the updated London wide Housing Capacity Study /SHLAA.

14.B The following amounts of housing is an indicative range to 2017:

- For Ham, Petersham and Richmond Riverside, the approximate number of units is listed as between 700-1100.

Enquiry by Design (EbD) is a planning tool that brings together key stakeholders and the local community to collaborate on a vision for a new or revived community, town or region. This vision is developed through workshops and open sessions facilitated by The Prince’s Foundation which assess a complex range of requirements for the development site, with every issue tested by being drawn.

3.1 THE ENQUIRY BY DESIGN PROCESS

The EbD process uses technical experts in a variety of disciplines ranging from architecture to landscape and transport, working alongside local experts and stakeholders. The participants share their respective expertise and through a process of knowledge sharing, inform the final outcomes.

The Ham Close EbD process comprised of an intense programme of sessions, which included:

- A leaflet drop to all Ham Close residents before the public meeting and drop-ins;
- Posters within Ham Close and the village green;
- A week of drop-in sessions in which local residents were invited to assess Ham Close through the Community Capital Framework. Residents were also asked to fill in a questionnaire which examined their views on the existing and required social, natural, financial and built capital that exists in Ham Close;
- A scoping workshop with key stakeholders to provide a focus of main points, which fed into the Enquiry by

Design workshop.

- A three day Enquiry by Design workshop, which was supported by the information gathered during the drop-in sessions and the first public open session. This workshop provided the opportunity for stakeholders to develop the vision and concepts presented here;
- Informal drop in “poster sessions” during EbD;
- Two public open sessions prior to, and after the Enquiry by Design workshop.

The key purpose for using the Enquiry by Design process in Ham was to collate local residents’ input which could then be examined by the workshop stakeholders in tandem with technical data, and be used to directly influence the workshop discussions and shape the workshop outcomes.

The benefit of gathering residents’ input in this manner included being able to:

- review, realistically, a full range of concepts from doing nothing to full redevelopment;

- better understand community assets and challenges, key constraints and to build a common understanding between local authority, landowner and residents of both Ham Close and wider Ham;
- test the range of concepts in an interactive way through design, in terms of financial viability, community and environmental benefit, impact and durability and sustainability.



FIGURE 1 HISTORICAL DRAWINGS ON DISPLAY DURING THE WORKSHOP

3.2 COMMUNITY CAPITAL

The Prince’s Foundation believes that effective and continuous community engagement and co-design in the planning process leads to greater community empowerment and leadership- essential elements of success and sustainability.

Every community is endowed with different natural, financial, social and built assets. These assets can be developed into lasting capital that provides benefits to the community now and in the future. These forms of capital are all interconnected and necessary for communities to function and prosper in harmony. Each element of community capital represents parts of a whole. Achieving progress in some areas without addressing the others, or at the expense of the others, will be of only limited value and could be counter productive to a successful and sustainable community. Using a holistic approach to build community capital sets the foundation for a community that not only invests responsibly in their local assets, but does so in a sustainable way, thus providing the base for a vibrant and lasting environment.

SECTION 4.0 THE PRINCE’S FOUNDATION’S SUSTAINABLE DESIGN PRINCIPLES

The Prince’s Foundation uses the following sustainable design criteria as a base on which to develop the visions, concepts and designs for a place:

A successful place should have:

- A centre with shops, schools, and other facilities, within a five minutes walk;
 - A range of homes for people now and in the future;
 - A range of facilities something for everyone, from young to old;
 - Character and an identity, with both connections to the past and a vision for the future;
 - Interesting, imaginative buildings and spaces, rather than an area where everything looks the same;
- Features that makes a place feel safe, especially at night;
 - Well-maintained green/open spaces which can be used by everyone;
 - Public transport which is easy to access and regular;
 - Jobs available locally so people can work, as well as live, in their neighbourhood.



FIGURE 2 AND 3 ABOVE. HAM HAS A GOOD SELECTION OF SHOPS WITHIN A FIVE MINUTES WALK OF MOST RESIDENTS’ HOMES; HAM GREEN IS A MUCH LOVED PUBLIC OPEN SPACE.

SECTION 5.0 THE FIVE KEY PRINCIPLES FOR HAM CLOSE

LBRuT and RHP wanted to develop the concept options for the future of Ham Close on the basis of the input gathered from Ham Close residents and those living in the surrounding area during both the public open sessions and the drop in sessions. As part of the EbD process, The Prince’s Foundation used two exercises to gather this input during these sessions. Thereafter the input was consolidated and used to inform the five key principles described in this section, upon which the vision, approaches and concepts were then based.

The Community Capital exercise was the first of the two exercises. Residents were invited to assess the social, natural, financial and built capital (positive and negative) that exist within Ham Close and the wider area. Residents provided written input in this exercise. The questionnaire, which invited residents to give their views on the existing assets and their ideas for future improvements to Ham Close, was the second exercise. The key findings of both exercises are described below.

OUTCOMES FROM THE COMMUNITY CAPITAL EXERCISE

Positive Social Capital assets identified included local shops and community facilities and Ham Green and other green spaces which play a social role.

Negative Social Capital aspects include anti-social behaviour (or perception thereof) in the area, the tenure balance of the area and an identified lack of village ‘heart’ or central community space.

Positive Natural Capital assets highlighted include Ham Green and other green spaces, accessibility to wildlife and biodiversity and the peace and tranquility of the area.

Negative Natural Capital issues identified include a lack of good cycle paths, traffic in the area and a fear of development on green spaces.

Positive Financial Capital assets of the area include good amenities, low rents, as well as increasing property values.

Negative Financial Capital issues identified include the prohibition on businesses in some areas, a lack of enough businesses for ethinc minorities, local shops devaluing the neighbourhood and the need for better broadband to help local businesses. Respondents also suggested that any vision for the future of the area should take a long-term view and that the effect of the vision on the values of leaseholder properties should be considered.

Positive Built Capital assets identified include the good character and village feel of the area, the green and openness of the area (including the spaces between blocks), the good architectural heritage of the area (both in terms of the

heritage buildings of the area, as well as in terms of the garden suburbia character of the area) and the well-sized spaces inside the Ham Close flats.

Negative Built Capital issues include the need for the existing housing stock to be better maintained and fitted with lifts, the damp, drafts and leaking problems experienced in some of the Ham Close flats and the poor integration of Ham Close with the surrounding area. Many residents expressed the opinion that the Ham Close flats were past their life span and that Ham Close did not have the same aesthetic qualities as the rest of Ham. Other issues identified include the space between the Ham Close blocks (including car bays) which some felt could be better used, the street furniture and surfaces in need of repair, the need for more cycle sheds and the required refurbishment of the shop parade.

The issues tabled below detail the feedback from residents and local community members in Ham gathered during the community capital exercise. Those who took part were asked to reflect on what they most liked and what they thought could be improved in their built environment. The feedback tabulated below reveals clear strengths and weaknesses of the Ham Close built environment as identified by the local community:

Priority	What people like about their built environment	Number of comments recorded
1	Ham ‘village green’ “well-used and cared for”; “appreciated local green space”; “don’t break into bits”; “important green space and an asset”; “important for family and for wildlife”	17
2	Nearby green spaces (Ham Lands, Ham Common) “unique”; “major part of Ham’s attraction”; “people need to enjoy the area”	11
3	Historic Buildings	9
3	Transport links/access	9
4	Community facilities	8
5	Biodiversity/wildlife	7
5	Open spaces “un-built areas”; “spaces between blocks” ; “physical space”	7
6	Village feel	4
6	Unique character of the area	4
7	Property price increases	3
7	Modern block design (50s + 60s)	3
7	Parking provision	3

Priority	What people dislike about their built environment	Number of comments recorded
1	Ham Street “shops need to be improved”; poor diversity of retail offering; street architecture & public space “not attractive and so are underused”	25
2	Poor community facilities	22
3	Lack of affordable housing/housing allocation policy	9
4	Construction methods of Ham Close flats	8
4	Architectural style of Ham Close flats	8
5	Anti-social behaviour	6
6	Poor property maintenance	3
6	Poor use of open space between buildings	3
6	Division of the community by ‘poor’ vs. ‘rich’ housing	3

RESULTS FROM THE COUNCIL QUESTIONNAIRE

These tabled preferences are further supplemented by residents’ feedback gathered by LBRuT through an online questionnaire. The key findings from this exercise are detailed below:

Improve Village Setting

- 20% of participants believe that it is the “village setting” that makes Ham a unique place to live, coupled with 15% that believe it is its “sense of community”;
- 22% believe that it is these that makes Ham desirable to others;
- 75% of participants believe that the services most in need of improvement are those that directly influence community and “village feel”; i.e. sports clubs, eateries, shops, community groups (Makers group);
- Currently around half of participants leave Ham to socialise and shop.

Retain Green Space

- 24% of participants regard Ham Green as the centre of Ham;
- 47% believe green spaces are the centres of Ham;
- 38% overwhelmingly believe that green spaces make Ham a desirable place to live;
- 22% believe that Ham’s uniqueness is defined by its green spaces;
- Majority of participants believe that any future regeneration of Ham Close would have to retain and maintain green spaces;
- 100% of participants list green spaces as being highly

important to their quality of life;

- A third of responses claimed that these areas are often neglected and in need of better accessibility.

- 45% say that current Ham Close street layout is a hindrance to connectivity;
- 45% say current street lighting is inadequate.

Better Integration of Ham Close

- Connectivity frequently cited as being an issue for Ham residents – 16% call for public transport and road improvements;
- Many comments request better access to Teddington to reduce commute time;
- Calls for youth centre, service and shopping parade improvements would attract others to Ham Close;
- 47% believe that footpaths are in need of improvement;
- 35% call for expanded and safer network of cycle paths;

Improve Community Centre

- Community groups/clubs are frequently cited as being in need of improvement;
- 75% of people believe that community groups, sports clubs and essential services (health, education etc) are in need of improvement;
- 43% of people believe that community groups attract people to the area.



FIGURE 4. GATHERING LOCAL INPUT DURING THE FIRST PUBLIC OPEN SESSION



FIGURE 5. GATHERING LOCAL INPUT DURING THE FIRST PUBLIC OPEN SESSION

Ham Close – the Heart of Ham?

- 48% of residents consider green spaces to be the centre of Ham (24% Ham Green);
- 20% consider shopping areas either end of Ham Close to be the centre;
- Other suggestions spread out over wider Ham area;
- Ham lacks specific heart.

New Ham Close?

- Mix of housing styles and tenants;
- Respect and retain green spaces – plant more trees;
- Improve recreational facilities;
- Not enough room for new development;
- Fear of overcrowding;

- Infrastructure improvement – e.g. internet speed, roads (speed restrictions etc), cycle storage and accessibility;
- Fear of the potential cost to current tenants;
- Must not spoil character of area;
- Low rise development;
- Maintenance needs to be a priority – litter removal and safety;
- Recycling facilities;
- Better connected community spaces.

What Residents Like About Their Homes

- Spaciousness;
- Light;
- Sense of community– easy to interact with people in the foyer, friendly;
- Garbage chute and common collection;
- The view over green spaces;
- Quiet.

What Do You Think of the Current Housing Situation?

- There is space for more housing;
- Current housing should stay the same;
- More 2-3 bed flats needed;
- Affordability issues;
- Poorly insulated, cracking;
- Poor design – not aesthetically pleasing or accessible;
- Poor accessibility;
- Need low rise flats;

- Current flats are a good mix – both affordably and sustainably;
- Little crime BUT antisocial behaviour concentrated near the youth centre and bus shelters;
- Price rises have “runaway” – unaffordable aspirations;
- Lack of leisure facilities;

What Would You Like To See Improved In Your Home If Anything?

- New floors and doors;
- Layout – not over split floors;
- Sustainability – carbon neutral, renewable energy (RHP have not allowed solar panels);
- Fly tipping;
- More effective management and maintenance team;
- A greater voice for those living in Ham Close.

RESULTING FIVE KEY PRINCIPLES

The feedback from our scoping workshops, the community capital exercise and the council’s additional questionnaire feedback, was translated into five key principles for the future of Ham Close. The strengths and weaknesses identified by the community in each community capital category (social, natural, financial and built) informed the principles. The vision and concepts later produced during the EbD workshop are based on these five key principles:

1. REMAINING IN THE COMMUNITY

2. RETAIN AND ENHANCE GREEN SPACE

3. A HEART TO HAM CLOSE AND HAM (A VILLAGE FEEL)

4. BETTER INTEGRATE HAM CLOSE

5. IMPROVE COMMUNITY FACILITIES



FIGURE 6. HAM GREEN - RETAIN AND ENHANCE GREEN SPACE

SECTION 6.0 THE VISION - FOR HAM AND THE WIDER CONTEXT

On the basis of the key principles agreed on during the EbD workshop, a vision for Ham Close and the wider context was produced. The vision expands on the principles established and comprises of the following aspects:

People value the village setting of Ham. Any redevelopment of Ham Close should help Ham retain and **improve its village feeling**.

Ham Close itself is an anomaly in a garden village setting. Connecting it and offering integrated green space would be beneficial, as would its development along a traditional street-based housing model. **Better integration of Ham Close** with its surroundings is a key concern.

Redevelopment could provide a centre for Ham Close and Ham. **Creating a ‘heart’ to Ham and Ham Close** should be a key concern for any work on the site.

Community facilities can be improved, and the youth centre, clinic and library could be co-located and improved. Any redevelopment on the site should aim to **improve the community centre**.

Ham Close residents wish to remain in the community and should be able to do so. Any redevelopment should provide accommodation for the residents of Ham Close so that they may **remain living here** in the future.

Ham Close’s ‘green’ is seen as a key asset, though improvements to reduce perceptions of anti-social behaviour and enhance its setting and character are desired. Overlooking and enclosing the green would enhance safety and use. Any work on the site would **not reduce the green space, but enhance it**.

Tenants and leaseholders are concerned about damp, ventilation and the aging of the buildings, and accept that these issues must be addressed. A longer-term fix was preferred. Any work at Ham Close would be based on a **long-term solution rather than a short-term ‘fix’**.

SECTION 7.0 THE APPROACHES

Once the vision had been established, the EbD examined a number of approaches:

- 1. Doing nothing/refurbish*
- 2. Partial redevelopment plus retrofit*
- 3. Full redevelopment*

Doing nothing, while possible, did not require further examination, but remained as a baseline. Approaches were examined to retain the green as is, to enclose it and to retain its footprint but relocate it elsewhere. In all concepts there is a proposal to create a new community centre, including a youth centre, community hall, and potentially a library, GP and dental clinic. Financial viability was also discussed and informed the concepts produced.

APPROACH 1: HAM CLOSE REFURBISHMENT

Approach 1 preserves all the existing units on Ham Close and extends their useful life into the medium term by retrofitting them with lifts, reconfiguring studios into one-bedroom units and deals with environmental and performance issues through insulation, ventilation and re-cladding.

Structural analyses have not been done, so feasibility still has not been demonstrated for retention and retrofit.

Tenants and leaseholders would have to be rehoused for some period outside the area as the retrofitting works would make properties uninhabitable. This rehousing would be phased, and the construction would therefore take some time. The conversion of studios into one-bedroom units would result either in the loss of units, or the need for some infill building.

APPROACH 1: HOW IT RELATES TO PRINCIPLES AND VISION

Approach 1 improves community centre facilities in the form of an improved community centre in the location of the current youth club. This approach also provides Ham Close residents with the opportunity to remain on-site, but residents would be required to move out temporarily during the refurbishment work. This approach also retains ‘Ham green’ in its current form, but does little to enhance it.

This approach does little to improve the village setting of Ham Close as no improvements are specifically targeted at improving this aspect of the area. This approach also does little to improve integration as it involves no built environment changes that address integration with the wider context of the area. In terms of providing a centre for Ham Close, Approach 1 also does little to change the area in this regard as the built environment layout remains the same. Finally, Approach 1 provides only a short-term solution to the built environment problems as identified by the Ham Close community, and does not set out a longer-term solution.



FIGURE 7. PLAN OF HAM CLOSE AS EXISTING



FIGURE 8 AND 9 ABOVE AND OPPOSITE. HAM CLOSE AS EXISTING AND ARTIST'S IMPRESSION OF APPROACH 1 - RETROFIT



APPROACH 2: REFURBISHMENT AND PARTIAL REDEVELOPMENT OF HAM CLOSE

Approach 2 retains only the five-story towers and retrofits them with lifts, reconfigures studios into one bedroom units and deals with environmental and performance issues through insulation, ventilation and re-cladding.

The deck access flats and two towers (Hatch, Hawkins, Greig, Hornby and Clarke Houses) are demolished and replaced with flats and maisonettes and all Ham Close residents are provided with a replacement unit. The 'green' is retained as existing.

Additional units - a mix of flats, maisonettes and terraces - and a framework of public, semi private and private green space are presumed as shown.

APPROACH 2: HOW IT RELATES TO PRINCIPLES AND VISION

This approach provides residents with the opportunity to remain on site. Approach 2 also provides an improved community centre, one that is integrated into the urban block which provides a strong frontage to the street and green. Approach enhances the green space as the physical green space of 'Ham green' is retained, alongside the provision of a new village green. The approach also provides for the principal of providing a centre for Ham Close as a new village green is proposed which is contained by clear building frontage.

Approach 2, however, does little to explicitly improve the village feel of the area as, while a new green is proposed, the site's mid-rise blocks remain. This approach also integrates new blocks well with existing mid-rise blocks, but does not integrate more explicitly with the wider Ham context. Overall, Approach 2 provides some longer-term opportunities alongside some short-term remedies.

FIGURE 10, OVERLEAF. PROPOSED INDICATIVE PLAN OF APPROACH 2 - RETROFIT AND PARTIAL REDEVELOPMENT OF HAM CLOSE

NOTE: ARTIST’S IMPRESSIONS ARE MERELY A REPRESENTATION OF WHAT THE APPROACH COULD LOOK LIKE TO ASSIST IN VISUALISING THE URBAN FORM (SITE LAYOUT, BUILDING HEIGHT AND SCALE). ARTIST’S IMPRESSIONS ARE NOT AN INDICATION OF ARCHITECTURAL STYLE.



FIGURE 12. ARTIST’S IMPRESSION OF APPROACH 2 - WOODVILLE ROAD, HAM (HAM CLOSE/ NEW BUILDINGS ON LEFT)

APPROACH 3: FULL REDEVELOPMENT OF HAM CLOSE

Approach 3 considers the full redevelopment of Ham Close. As part of this consideration, 3 concepts of what redevelopment could look like have been developed, again based on the feedback and input of the Ham Close community.

3A: Redevelopment, leaving the green as is;
3B: Redevelopment with an enhanced green;
3C: Redevelopment with enhanced and relocated the green.

CONCEPT 3A: FULL REDEVELOPMENT WITH NO RECONFIGURATION OF THE GREEN

Concept 3A is a low- to mid-rise redevelopment of Ham Close, designed to provide for both attractive green space for use by the public and to optimise the amount of private and semi-private green space.

It provides for full replacement of the existing units on Ham Close, as well as for additional units. There are live-work units, workshops and one, two and three bedroom flats and terraces.

All Ham Close residents can be retained on Ham Close under this option and the footprint of the ‘green’ is retained.

CONCEPT 3A: HOW IT RELATES TO PRINCIPLES AND VISION

This first concept for redevelopment improves the village setting of Ham Close as an extension to the green is proposed, alongside village-scale blocks and streets. The concept also provides for a new community centre integrated into the urban block, providing strong frontage to the street and garden. Concept 3A also allows for residents to remain on site, and improves integration with the wider area as its streets and community centre integrate well.

This concept creates a centre for Ham Close with the extension of the village green, edged with positive building frontage. The concept also deals with the principle of enhancing the green space as the physical green space of ‘Ham green’ is retained, along with an extension of this space. The concept provides a strong longer-term solution that will support balanced community capital in the long term.

FIGURE 13, OVERLEAF. PROPOSED INDICATIVE PLAN OF CONCEPT 3A: FULL REDEVELOPMENT OF HAM CLOSE - GARDEN VILLAGE



FIGURE 14. CONCEPT 3A: ACROSS THE GREEN AS EXISTING

NOTE: ARTIST’S IMPRESSIONS ARE MERELY A REPRESENTATION OF WHAT THE APPROACH COULD LOOK LIKE TO ASSIST IN VISUALISING THE URBAN FORM (SITE LAYOUT, BUILDING HEIGHT AND SCALE). ARTIST’S IMPRESSIONS ARE NOT AN INDICATION OF ARCHITECTURAL STYLE.



FIGURE 15. ARTIST’S IMPRESSION OF CONCEPT 3A: ACROSS THE GREEN WHEN STANDING NEAR THE SHOPS

CONCEPT 3B: FULL REDEVELOPMENT WITH RECONFIGURATION TO ENHANCE THE GREEN

Concept 3B extends the green into Ham Close and provides enclosure to one side of the green with buildings that front onto both the green. This concept provides full replacement of units as well as additional units, both flats and townhouses.

This concept provides the benefit of enhancing public space and connectivity through Ham Close, as well as activating the edge of the green.

It also provides attractive residential space fronting on Ham Street and improves connectivity by providing for a one way couple system with Ham Street and Back Lane.

All Ham Close units are replaced, and the footprint of the ‘green’ is retained at the same size, although it is reconfigured.

CONCEPT 3B: HOW IT RELATES TO PRINCIPLES AND VISION

This second concept for Approach 3 improves the village setting of Ham Close, with an extension of the green, village-scale blocks and streets as well as additional built frontage proposed, helping to better contain the existing green. This concept also improves integration with the wider area through the design of its streets and community centre, and provides for a new community centre integrated into the urban block. This provides a strong frontage to the street and green. This concept also makes provision for residents to remain on site while redevelopment takes place.

This concept creates a centre for Ham Close through the proposed extension to the village green, edged with positive building frontage (additional frontage is also proposed on this concept, helping to better contain the existing green). Concept 3B meets the principal of enhancing the green space as the physical size of ‘Ham green’ is retained, along with a proposed extension to the green. Concept 3B provides longer-term solutions for the site and supports balanced community capital in the long term.

FIGURE 16, OVERLEAF. PROPOSED INDICATIVE PLAN OF CONCEPT 3B: FULL REDEVELOPMENT AND RECONFIGURATION TO ENHANCE THE GREEN - GARDEN VILLAGE ENCLOSED GREEN.



WHY ENCLOSE VILLAGE GREENS BY BUILDINGS?

In order to pursue the principal of improving the village feel of Ham Close, The Prince's Foundation looked to successful case studies of other London villages and their greens.

Successful village greens are enclosed by the fronts of buildings. The buildings that form a 'built edge' help to give the green a defined shape, and windows overlooking the green provide a sense of natural surveillance and increasing safety. The fronts of buildings forming the edge of a green make it clearly a public open space.

A green without these built edges would be a space 'bleeding' with no defined shape and would leave the user unclear as to where the space begins and ends, and whether they are in a public or private space.

The photos adjacent are of other village greens with clear defined built edges. These greens are well-loved and used locally.

Figures 22 and 23 illustrate the existing green at Ham Close and what the Concept 3B green could look like, illustrating how it could create a strong edge to the green.



FIGURES 17-20 ABOVE. EXAMPLES OF SUCCESSFUL VILLAGE GREENS



FIGURE 21. THE EDGE OF THE GREEN AS EXISTING



FIGURE 22. ARTIST'S IMPRESSION OF ENCLOSING THE GREEN

NOTE: ARTIST'S IMPRESSIONS ARE MERELY A REPRESENTATION OF WHAT THE APPROACH COULD LOOK LIKE TO ASSIST IN VISUALISING THE URBAN FORM (SITE LAYOUT, BUILDING HEIGHT AND SCALE). ARTIST'S IMPRESSIONS ARE NOT AN INDICATION OF ARCHITECTURAL STYLE.



FIGURE 23. ARTIST'S IMPRESSION OF CONCEPT 3B: VIEW THROUGH CENTRAL GREEN SPACE



FIGURE 24 ARTIST'S IMPRESSION OF CONCEPT 3A AND 3B: WOODVILLE ROAD (NEW BUILDINGS ON THE LEFT)

CONCEPT 3C: FULL REDEVELOPMENT WITH RECONFIGURATION TO RELOCATE THE GREEN

Concept 3C is a full redevelopment of Ham Close and a reconfiguration and relocation of the green as an enclosed urban green space at the centre of Ham Close. The formal space is akin to a London square and is overlooked by flats, while townhouses line the outside of Ham Close, facing onto the surrounding area. Like the other schemes, there is a mews street of live work units at the bottom of the site, inspired by the “little house” on Ham Close.

This Concept provides flats at five stories and townhouses at 2 and 3 stories, with undercroft parking for the flats, which will be a significant cost.

All Ham Close residents are provided with replacement units, under this option, and the ‘green’ is retained at the same size, though it is relocated and reconfigured as a more formal and enclosed square at the heart of Ham, overlooked by buildings.

CONCEPT 3C: HOW IT RELATES TO PRINCIPLES AND VISION

This third concept for Approach 3 creates a strong new centre for Ham Close through a new, larger green which is fronted by buildings. The concept also improves the site’s village setting through the new green, as well as new building frontages proposed to line Ham Street, helping to strengthen the street and public realm. Integration with the wider area is improved through the street and community centre design, and the community centre itself is improved through the provision of a new centre integrated into the urban block, providing a strong frontage to the street.

Concept 3C also allows for residents to remain on site through the redevelopment process and adequately enhances the green space through the provision of a new, larger green. Concept 3C provides a longer-term solution which supports balanced community capital in the long term.

FIGURE 24 OPPOSITE. CONCEPT 3C: PROPOSED INDICATIVE PLAN FOR FULL REDEVELOPMENT OF HAM CLOSE AND A RECONFIGURATION AND RELOCATION OF THE GREEN ;

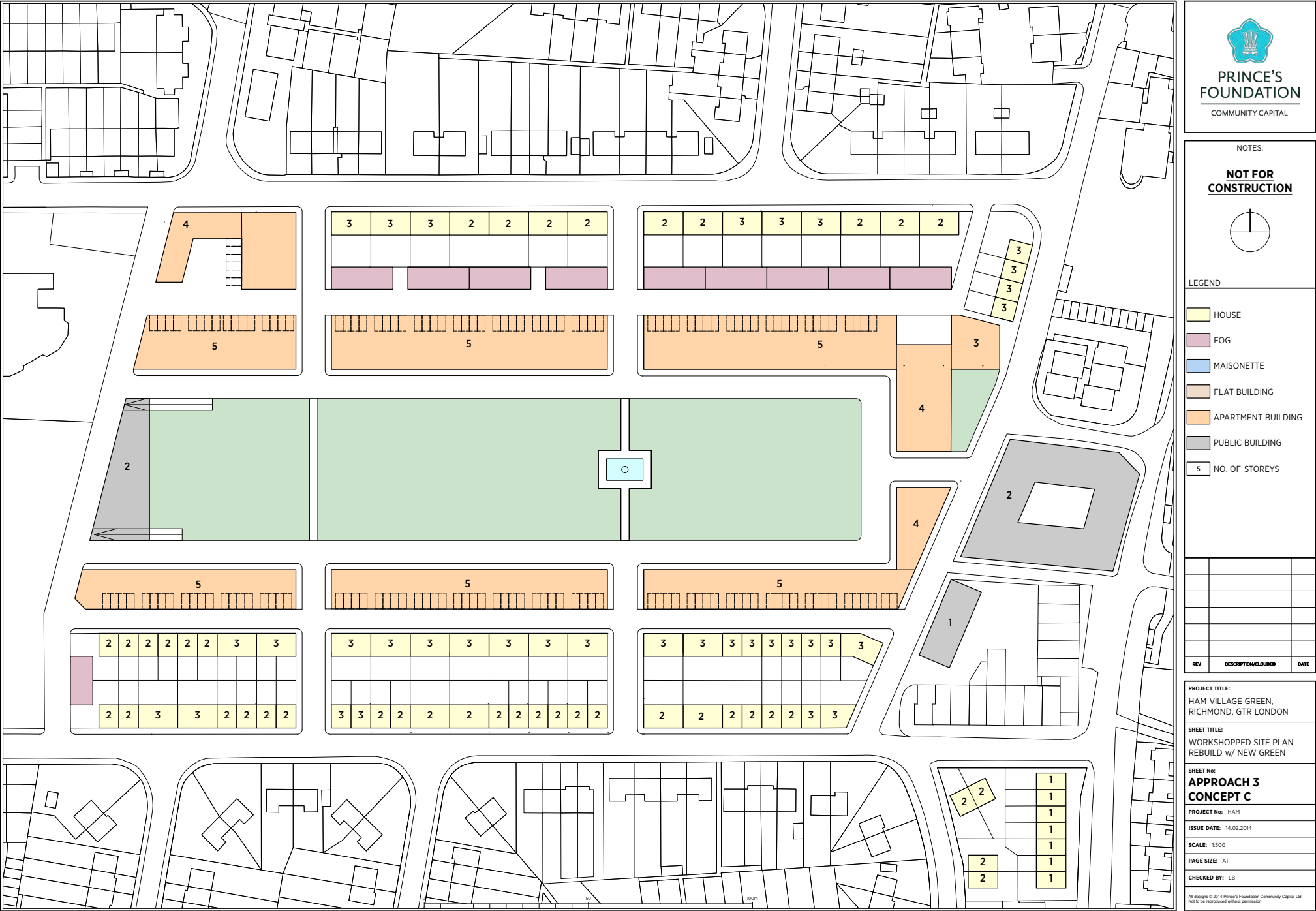




FIGURE 25. CONCEPT 3C: IMPRESSION: THE HEART OF HAM

NOTE: ARTIST'S IMPRESSIONS ARE MERELY A REPRESENTATION OF WHAT THE APPROACH COULD LOOK LIKE TO ASSIST IN VISUALISING THE URBAN FORM (SITE LAYOUT, BUILDING HEIGHT AND SCALE). ARTIST'S IMPRESSIONS ARE NOT AN INDICATION OF ARCHITECTURAL STYLE.

SECTION 8.0 FEEDBACK ON THE CONCEPTS FROM RHP CUSTOMERS AND THE COMMUNITY

Following the public feedback session, the approaches and concepts were displayed in the library, where Ham Close residents and other community members were invited by RHP to give feedback.

This section provides some analysis and draws conclusions from this feedback. In total 71 responses were received. The number of respondents appears in brackets next to each percentage.

RHP CUSTOMERS (HAM CLOSE RESIDENTS)

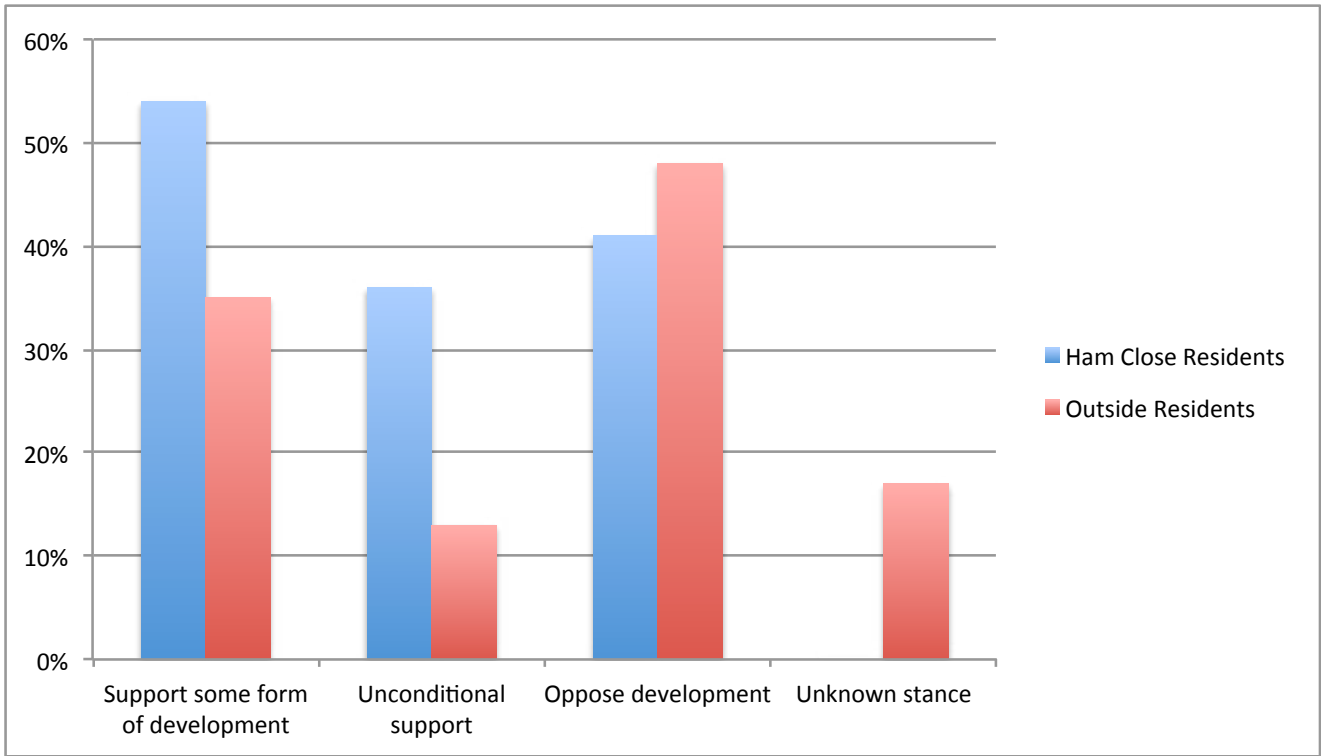
22 responses were received from RHP customers, which demonstrated that the majority (54%, 13 respondents) were in favour of some form of development, with 37.5% (9) unconditionally so, and 16.6% (4) in a limited capacity. 41.6% (10) opposed development. 1 respondent's stance was unknown.

OUTSIDE HAM CLOSE

47 responses were received from local residents, which demonstrated that the majority (49%, 23 respondents) opposed development, whilst 34% (16) supported some form of development, with 13% (6) unconditionally so, 17% (8) conditionally, and 4% (2) in a very limited capacity. 17% (8) did not make their views known.

KEY ISSUES

Just as we discovered in the Enquiry by Design process, the issues that most concerned residents were those of **DENSITY, TRAFFIC, GREEN SPACE** and **VILLAGE FEEL**. These were raised throughout the written sections on the comment cards. The vision that we created with stakeholders throughout the process encompasses the need to respect these issues. Any development will need to balance these carefully to gain support of the community.



SECTION 9.0 CONCLUSION AND RECOMMENDATIONS

Many of the Ham Close residents and a significant number of the surrounding neighbourhood participated in the EbD process and gave feedback.

It was widely understood that there is a need for some form of development. All evidence points to the fact that substantial building works will need to be undertaken to extend the life of the original buildings. All who participated agreed 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. Height and traffic were key concerns, and for tenants and leaseholders there was a strong desire to remain within the immediate community.

For Approach 1, many were surprised that works to insulate the buildings, solve damp problems and install lifts would mean that people would have to move out for significant periods of time. Consequently, without new construction residents would need to be rehoused out of the community during this time.

Based upon the community engagement, the urban analysis and design review, input from LBRuT and RHP, The Prince's Foundation makes a number of recommendations:

1. For Approach 1, a detailed and transparent review of the condition of the existing buildings at Ham Close and the scope, cost and impact of any refurbishment should be undertaken in the near term, so that the viability and disruption of temporary rehousing is examined and fully understood.

2. An assessment of the possibility for co-locating community facilities — health, dental care, youth, community hall and library - should be undertaken by the London Borough of Richmond upon Thames.

3. Residents are concerned about space standards and they fear that the generous, though damp and drafty rooms within the existing buildings will be replaced with smaller rooms, lower floor to ceiling heights and fewer views. These

are design issues and they should be resolved through a design process that engages residents.

4. While the concerns of neighbours of Ham Close are important especially with respect to traffic, open space and village character, primary consideration should be given to the quality of life and living conditions of the residents, and to creating long term sustainability of the built environment. Once a decision is made with respect to decent housing for Ham Close residents, The Prince's Foundation believes that a viable and sensitive redevelopment, which addresses the concerns of the community, can enhance the quality of life for everyone in Ham. Inappropriate artless development could have the opposite effect.

5. LBRuT and RHP are to be commended for beginning an open and transparent process. The rest of the process should continue in a transparent way, and a working group of both tenants and leaseholders should be formed to complement public open sessions with the whole community.

The Prince's Foundation has been pleased to assist this important project, and we hope to remain involved to help ensure the delivery of a quality project through an open and collaborative process.

SECTION 10.0 NEXT STEPS

The London Borough of Richmond upon Thames and Richmond Housing Partnership are committed to learning what residents think of the approaches and concepts that were produced during the Enquiry by Design process, and described in this report.

Following the release of this report, next steps will be announed by LBRuT and RHP in late Autumn.



APPENDIX COMMUNITY CAPITAL EXERCISE OUTCOMES

BUILT CAPITAL - POSITIVE

- Open Space
- Open spaces (x3)
- The wonderful physical space that gives us room to live and respect each other
- The space between blocks (x2)
- Car parking (no parking restrictions) (x3)/ green spaces / lawns / bus routes (x8)/no footbridge
- About Ham in General
- Wonderful architectural heritage (apart from Ham Close – horrid)
- Ham House and other unbuilt areas – need to keep these
- Ham House (x2), Almes Houses (x2), Ham Street
- Historic old buildings
- Great modern design from the 1950s+60s (Parkleys and Langham Lodge). Great lanscaping (Thames landscaping work)
- Good skyline and sunsets
- Wonderful historic and heritage buildings
- Great houses and buildings nearby to visit – Ham House – Ham Lands, Ham Copse
- Ham House a big asset, also Ham Street (the old village street) and its period cottages
- Promote Ham’s historic buildings to the wider community
- Ham House and older buildings
- About Ham Close
- Ham Close looks good on the outside but what about on the inside
- 4 storey blocks of flats have fire escapes but 3 storey

- blocks do not
- Nothing wrong with Ham Close
 - Ham Close – do not refurb/alter with ‘facadism common elsewhere. Respect their original design philosophy – stark but striking. It will always invoke comments of love or hate.
 - Flats work well inside. My flat in Ham Close is fine, and I like the green space
 - Most buildings separated by trees
 - Ham Close is mid-century modern. To destroy it is cultural vandalism
 - Have good space in Ham Close flats and they are well built. Just would love a balcony
 - Village Character
 - Beautiful place to live – I love Ham.
 - A genuine village feel created by careful planning and housing
 - Small village feel

BUILT CAPITAL - NEGATIVE

- Ashburnham Road
- Lack of village hall, rebuild youth centre and shops (look run down)
- Maintenance / state of Ham Close
- Present homes are not energy / heat efficient (x2) drafts can be a problem
- Flats need to be demolished – construction not good
- More broadband connections needed

- More and more properties not owner occupied but rented by private landlords. This is to the detriment of house/flat maintenance and care of gardens, baths etc
- Damp houses – where does piping go through?
- Where is my electrical cables? Houses not fibre optic ready
- Damp in most Ham Close buildings. Don’t just clad over or build extra buildings before initial problems are solved.
- Need to encourage property owners to maintain properties and have pride in the area.
- Roofs in Ham Close need changing to pitched roofs as Kingston did to Kingston Estate
- Lack of double glazing - heat retention and planes
- RHP need to actually ‘care’ for their properties - currently they don’t
- Insulate flat roofs in Ham Close
- Immediate repairs appear to take a long time
- Solar panels on RHP properties to offset bills
- Poor upkeep by RHP has led to problems in the buildings
- Lifts needed in taller buildings (x2)
- Design of Ham Close
- Terrible architecture of Ham Close – a blight!
- Some buildings look old / shabby
- 1960s buildings v ugly in comparison to earlier times
- Space between blocks could accommodate a few new homes done sensitively
- Ham Close buildings could be more attractive and need more trees interspersed
- Re-think the buildings of Ham Close

- Get rid of blocks – build houses
- Demolish flats in Ham Close
- Lots of wasted space between blocks
- Ham Close buildings are ugly and unworthy of the environment
- Shard is not suitable for Ham!
- No high tower blocks if existing Ham Close rebuilt

FINANCIAL CAPITAL - POSITIVE

- Ham could become a role model for urban design
- Shops are good to have but those opposite library urgently need improvement – unusually very negative as they are
- To develop a local farmers market, local skills and craft workshops. Opportunities for children to be involved
- Hansel and Pretzel is the kind of outlet it would be good to encourage
- Local home worker facility community workspace and Zeld Funding
- Library good facility for home workers
- Invest in people, the environment, and our spirit
- Increase property values
- House prices increasing
- This is a well funded borough and we should be grateful for all the amenities
- Very monied area – needs Waitrose
- Uplift in property prices
- Reasonable rents for shops

FINANCIAL CAPITAL - NEGATIVE

- No post office (x3)
- Massive pressure to build on green land
- Community centre as public benefit will be expensive
- I don't trust RHP to listen to us and respond honestly
- Poor broadband (x2)
- Long term sustainability – spend to last
- Think about long term sustainable future for Ham not short term fixes (eg quick cladding)
- Not good if you want to first time buy
- Shops are not attractive and so are undersused
- Regenerate local shops - there's the space and quiet roads but they're unattractive
- Small businesses for ethnic minorities
- Maker Space – community business hub
- Prohibition on the Waterloo estate against running businesses from home
- More hotel b and b short stay needed
- What impact does this have on leaseholders financially?
- Lease holders are practically ignored by RHP. We have invested in our properties and should receive respect from RHP.
- Lease about to expire (92yrs) – not a united front versus RHP
- Financial implications during options process for lease holders. Eg upgrading their home, refitting kitchen etc
- Impact upon value of properties for leaseholders
- Costly development should not affect leaseholders -

- The only responsible residents.
- What happens to our existing lease lengths if HC is rebuilt. Will it go back to 125 years? Is there a cost?
- Value of properties (new developments too expensive for locals)
- Property prices increasing
- If rebuilt, go for minimum number of homes to make it viable
- Will fair and adequate recompence be available to all owners in RHP properties?
- Why a deprivation area (in policy terms)?
- Slightly lower house prices compared to other parts of Richmond.
- Ensure affordable housing makes up the majority, esp for those working within essential services
- Want housing that inspires aspiration

SOCIAL CAPITAL - POSITIVE

- Keep garages on Ham Close as they are in constant use and need to be kept for residents vehicles. Most are well maintained and they provide secure parking
- Young people grey court school
- Library
- Good bus service
- Ham Common
- Ham Close
- Good Schools
- Ham Lands

- Keep Green Space people need to enjoy area instead of constantly looking at buildings and shops
- Green spaces
- Spaces between building
- Plenty of parking
- Been here 60 years, friends from London are envious, Ham is unique.
- Ham Parade is a focus for the community
- Children and primary schools
- Good community
- Green space is great
- Half and half
- Mixed development important to keep just as many units as social housing. No gentrification.

SOCIAL CAPITAL - NEGATIVE

- External Factors
- Government policies/RHP /Council allocation of funds for development (x2)
- Health and Safety
-
- Ham Close
- Library facilities
- Housing Allocation policy
- Not enough single affordable homes
- Loss of social rented housing (x7)
- Not enough nursery places (x2)

- Poor accessiblity to flats for elderly/disabled families
- Youth club grossly underused
- Condition of flat to be improved
- No swimming pool /gym (x3)
- Divided community between poor and rich housing (x3)
- Fear of development on community cohesion
- Ham Clinic needs to be upgraded to GP surgery / clinic needs to be improved (x8)
- Ham Street shops need to be improved – diversity, (including post office/laundrette) quality and architecture and public space (x25)
- Antisocial behaviour (poorly lit alleyways and lingering youths / graffiti / people jumping over back gardens (x5)
- Library underused
- Want a pub (x2)
- Lack of village hall
- Too many dreadful city people
- Fear RHP will shift the unique and beautiful mix of people through further development
- Problem with flytipping
- More effective use of Ham Green for leisure and sports activities
- More trees

NATURAL CAPITAL - POSITIVE

- Ham Green – “now well used, cared for...worth al the work. Vital to keep! Biodiversity and tranquillit – very important. Floodscape – ready to reactivate...”
- Ham Green is a much appreciated local gree space- but could be improved by planting som more vegetation
- Ham Green. All trees. Wildlife. River. Play areas
- Foxes. Birds. Trees. Flowers. Air.
- Ham attracts biodiversity – bees, butterflies and bats
- Nature! Lots of it!
- Natural beauty
- Fruit trees!
- The peacefulness and quietness of the place
- Keep green spaces as a major part of Ham's attractions
- Open spaces, pathways along riverside drive a real asset – leave it alone!
- No more building!
- Ham Green” x 7
- Ham Green, Ham Common, Ham lands” x 2
- Ham Close, Ham Common, Ham lands,
- Petersham Meadow – wonderful asset”
- Ham Green – don't break into bits but ok to move”
- The feeling of openness - could lose a bit”
- Green open spaces – Ham Green and Ham Lands – very important for a family and for wildlife”
- Ham Green is an important green space + an asset”

NATURAL CAPITAL - NEGATIVE

- Leave open spaces on Riverside Drive open for all!
- Keep the green spaces! It's vital!
- Make Ham Close more diverse- increase habitats- more wetlands + flood storage
- Natural flood plains around Ham House
- The wilderness in Ham Close!
- Love wildlife and nature!
- Lands + open spaces – very valuable
- Best thing about Ham is how it feels like an island
- We moved to Ham for its green spaces!
- All our open spaces are precious an valued!
- Ham and its attractions are one of the London's best kept secrets!
- Ham is very beautiful; quite small, village feel; good for cycling, waking...
- Ham Lands, Ham Common and Ham Green are our best green spaces – Do not build!
- Ham Close, Ham Lands, Ham House & surroundings – very special
- Ham has its own unique character – do not lose this!
- The entire community is a great space. Do not lose the nature of Ham!
- The green spaces are unique – they have to be preserved!
- Ham lands, Ham Green, Ham Common, river, cycle routes – greenest place in London!

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