



PRINCE'S
FOUNDATION

FOR BUILDING COMMUNITY

Open Space & Landscaping Design Workshop

Wednesday, 20th July (18:30-20:30)

Ham Youth Centre



PRINCE'S FOUNDATION

FOR BUILDING COMMUNITY

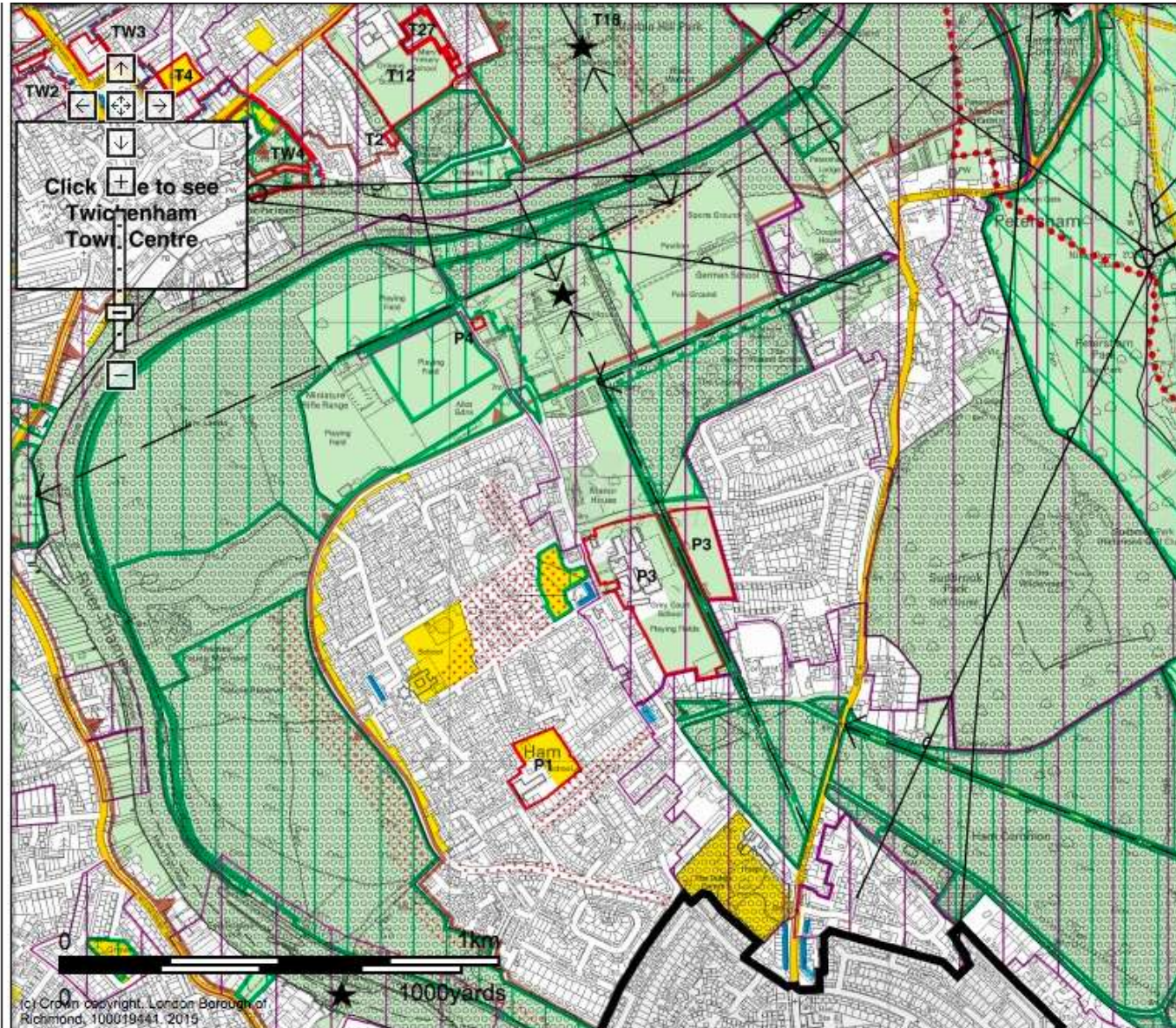
Introduction: Focus of the session

- This second session thinking about open space and landscape.
- A key consideration is the nature of the current open space, both the green and the 'amenity' space around the flats: how it is appreciated and used.
- What is the wider context?
- What are the opportunities?
 - Can the 'open space' be improved
 - Can new amenities and play be introduced
 - Can Ham Close provide different spaces for different age groups and activities
 - Is there a chance for different types of open space: possibly introducing more private open space
 - What should be the character of new 'streets'
- First part is a presentation followed by break out discussion session in groups.

LDF Map - surrounding open space

Key

-  Green belt
CP 10, National Policy
-  Major Developed Site in Green Belt
DM OS 1, National Policy
-  Metropolitan Open Land
DM OS 2
-  Other Open Land of Townscape Importance
DM OS 3
-  Historic Parks & Gardens
DM OS 4
-  Public Open Space
DM OS 6
-  Area poorly provided with Public Open Space
DM OS 6
-  Thames Policy Area
DM OS11
-  Site of Special Scientific Interest
CP 4
-  Other Site of Nature Importance
CP 4
-  River Crane Area of Opportunity
CP 12
-  Town Centre Boundary
DM TC 1
-  Twickenham Area Action plan boundary
TWP 1, TWP 2, TWP 3, TWP 4
-  Area of Mixed Use
DM TC 2



Open Spaces around Ham



Ham Close now



PRINCE'S FOUNDATION

FOR BUILDING COMMUNITY

The Existing Landscape and Open Space



Layout of Buildings at 45 degrees to outlying street pattern.



Parking areas and garages are unsightly and have an awkward relationship with the landscape.



Layouts of roads meandering and inefficient.



Layout of open space poorly defined; residential buildings do not have private amenity space.



There is a syncopated rhythm of the buildings fronting Ashburnham Road and Woodville Road. The current arrangement is in contrast to the surrounding street patterns.



Views onto School Playing fields should be obscured and not direct.

The green



The green: Some ideas and possibilities

The village green to be kept and maintained, but are there opportunities to further improve it for all to benefit from?

Keep informal as part of the character of the surrounding area?

Possibly some light touch interventions?

Opportunities:

- Introduce some more trees and benches?
- More Informal play integrated into landscape?
- Introduce more informal ecology?
- Others - Café? Land art / public art?



Positives, Negatives and Opportunities

In the workshop discussion session:

- Identify the positives, including the nature and character of the green, how is it used and for what
- Existing trees
- What are the negatives?
- Can it, should it be improved?
- What are the opportunities?
- Edge condition to Ham Close?



Ham Close: Open space

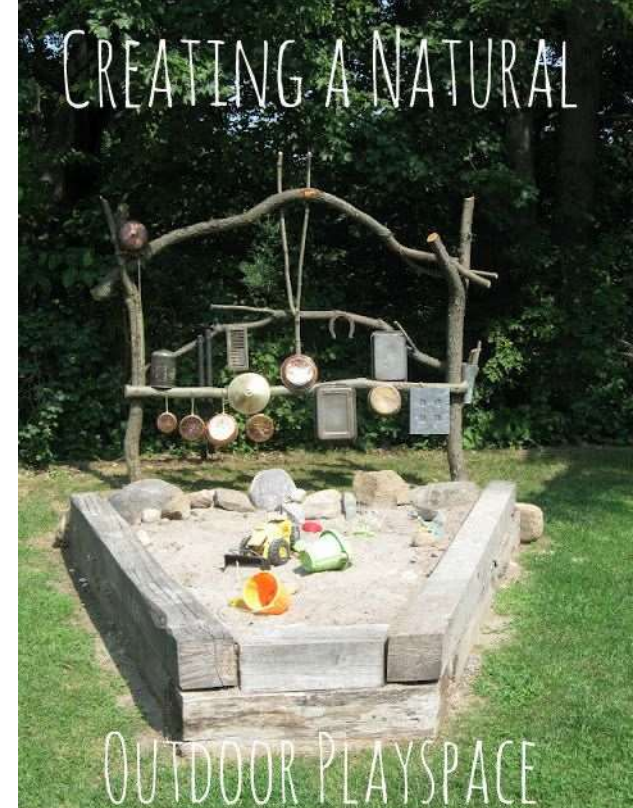


Ham Close Opportunities

What is the current character and feel of Ham Close?

What are the opportunities?

- Informal 'soft streets'
- Private and communal 'gardens'
- Different spaces and places for different occasions, and activities and people
- Discreet informal localised safe play
- Pedestrianised areas and routes
- Links between village green and Ham Close green spaces



Possible ideas: Buildings and park land



Possible ideas: 'Shared gardens'



Possible ideas: 'Green' streets



Possible ideas: 'Productive' shared landscapes



Possible ideas: An edge to the green



Open Space and Landscaping Session 1 Feedback

- 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

Possibly putting it all together

