

Walkabout – Wednesday 19th May 2021 – points discussed**1. Design**

- One of the design principles, established in earlier consultation with residents, is to integrate Ham Close into the more traditional street patterns of the surrounding area
- Two of the residents present favoured not having open plan apartments – and this may need to be discussed further
- Communal staircases of inviting and welcoming design – Simon mentioned Parkleys nearby as an example of a welcoming staircase
- Hanging tiles are a local architectural characteristic of local buildings, such as those at the Wates Estate and Parkleys.
- Stone banding is a local architectural characteristic of Ham reflected in Ham House and Langham Place
- Projecting bay windows and dormer windows are evident in local buildings in Ham
- Many local residential buildings are from the Georgian period, along Ham Street and around Ham Common.
- Taller buildings (5 storey with 6th storey set back) more likely to be in the middle and set back from the edges was a key principle discussed in previous consultations with Ham residents. (Discussion about 18m rule for fire safety measures which will result in higher service charges)
- Discussion about facing west/east – new flats will likely be dual aspect
- Sprinklers are often included with modern buildings
- RHP's design principle is to achieve a scheme that is exemplar in many aspects, especially in its' energy strategy. Combination gas boilers are not part of the future Ham Close. Alternative energy solutions include Air Source Heat Pumps as an example

2. Landscaping

- A Green Link through Ham Close was a key design principle established in previous consultation with Ham.
- High quality communal gardens are typical of the Wates Estate near to Ham Close
- Mature trees – the key design principle is to keep existing mature trees. new trees will be planted
- Village green will not be developed – some of the residents felt it could do with more activities

3. Roads/parking

- A key design principle is that there will be no vehicle short cut throughs across the site
- Likely to remove the 2 roads
- Richmond Council manage any highways
- If underground parking – customers will need to discuss safety and charges
- Car charging points
- As part of the planning process, local traffic impact will be surveyed

Social Value fund for Ham – a social value fund is likely to be established to support community led projects in Ham

Customer Offer - Part of REP's responsibility will be to be consulted on the drafting and final agreement on a customer offer in a timely way so it is ready to be used, subject to the scheme gaining planning permission