



PRINCE'S
FOUNDATION

FOR BUILDING COMMUNITY

Ham Close Design Workshops

Design Approach

Tuesday, 5th July (18:30-20:30)

The Woodville Centre



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Agenda

- 18:30 Welcome
- 18:45 Introduction: Focus of the workshop and design parameters
- 19:00 Principles of 'Placemaking'
- 19:30 Character of Place Exercise: what should the development 'look and feel like'
- 20:00 Developing a Site Plan
- 20:25 Round up / Next steps
- 20:30 Close



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Introduction: Focus of the workshop

- This is the first of 2 workshops considering an appropriate design response for the potential redevelopment of Ham Close.
- A key consideration is the nature of 'Place' and associated character.
- We will together review the parameters, the constraints and the opportunities.
- We will explore what should be the essential qualities of place to guide any development.
- We will consider appropriate dwelling typologies within the context of necessary viability drivers.
- We will start to think about how these issues may express themselves through the masterplan, based on principles of place making.

Introduction: Ham Close now



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Introduction: Design parameters

- **Numbers** – less than 400 units unlikely to be financially viable unless sales growth accelerates
- **Tenures** – 192 existing properties re-provided. At least a third of the additional housing will be affordable (mixture of affordable rent and shared ownership)
- **Dwelling types** – A mix of houses and flats. The final mix will be determined by design and financial viability
- **Heights** – A mix of heights, 3-storeys to 5-storeys (height of the existing blocks). Possibly a few ‘landmark’ buildings as a feature rather than the norm and with appropriate design and high quality
- **Developable area** – contained by the green (clear message from residents that the green should remain as is) and to west by St Richard’s School and The Woodville Centre
- **Re-provision of existing community facilities** – The Youth Centre, Ham Clinic, Dental Surgery, The Little House (home of Richmond MakerLabs)
- **Other Key messages:** dual-aspect buildings (windows and light), a ‘finer grain’, local context

LBRuT Development Management Plan

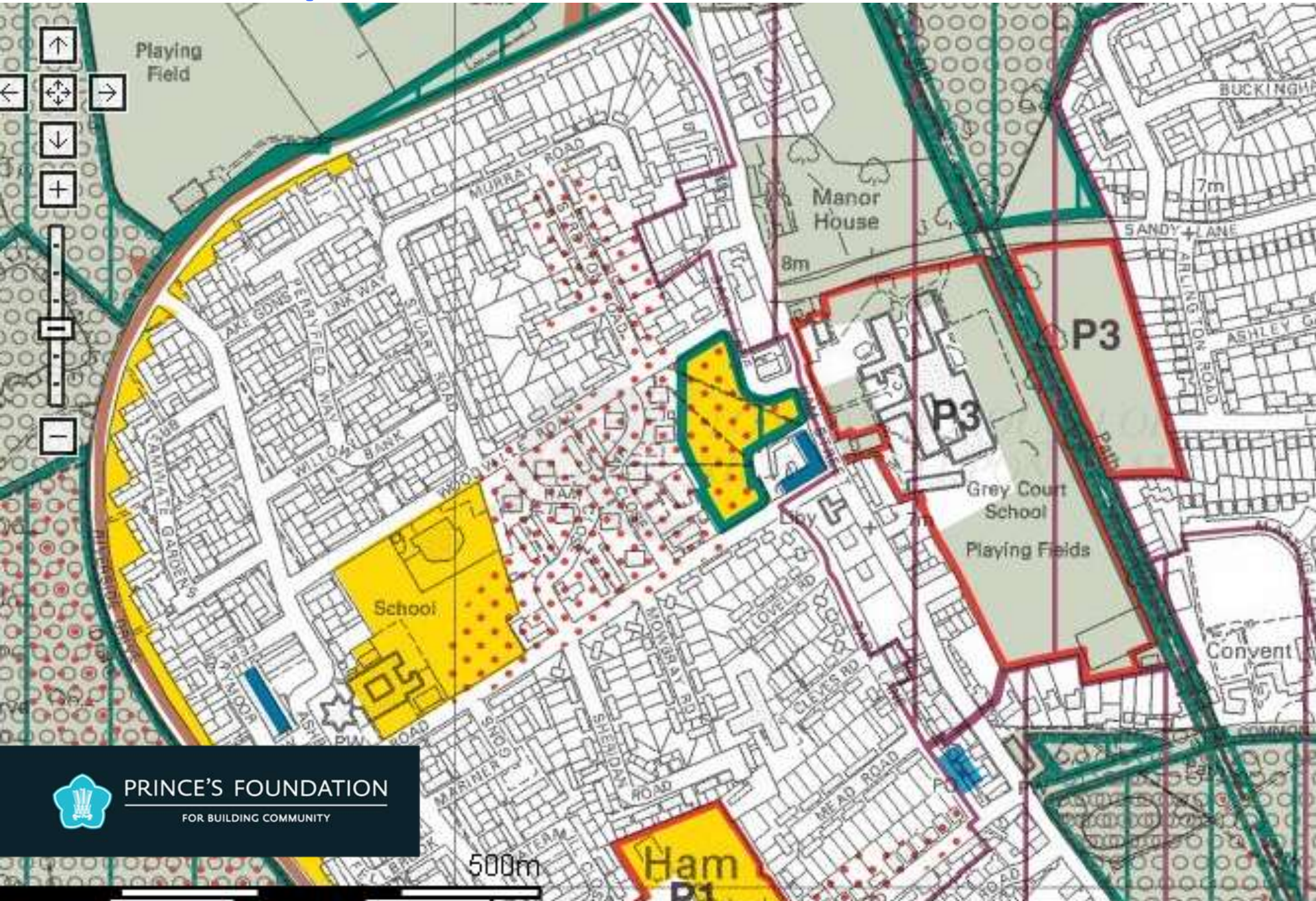
- Protection of open space
- Protection of key shopping frontage
- Housing mix/Affordable housing
- Retention of community facilities
- Off-street parking
- Local character



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LDF Map



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500m

Ham
P1

Ham House Conservation Area

- Focussed on Ham House estate and Ham Street
- Strengths: Ham House; historic landscape; semi-rural character; Ham Street; traditional brickwork; network of alleyways; habitats of nature conservation importance



Summary of Enquiry by Design Visioning

- **People value the village setting of Ham**

Any redevelopment of Ham Close should retain and improve its village feeling.

- **Ham Close is an anomaly**

Stitching it into the surrounding fabric, a more traditional street based housing layout.

- **Opportunity for more public and private green space**
- **House mix and sizes need to be addressed including issues of affordability**
- **Ham Close residents wish to remain and should be able to do so**
- **Residents are concerned about condition / ageing of the buildings, and accept that these issues must be addressed**
- **Community facilities can be improved**

The youth centre, clinic and library could be co-located and offer improved facilities.

- **The 'green' is seen as a key asset**

Improvements to reduce anti-social behaviour and enhance its setting and character are desired. Overlooking and enclosing it would enhance safety.



The 5 Key Principles Agreed during Consultation

1. Remaining in the community

Residents of Ham Close wishing to remain should be able to do so.

2. Retain and enhance green space

Green space is a key asset to the area, consideration for improvements / to enhance setting and character. Also to reduce perception of anti-social behaviour.

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

Community members value village setting of Ham Close, but many feel it lacks a centre / 'heart'. Redevelopment could provide this as well as help retain / improve its village feel.

4. Better integrate Ham Close

Ham Close is 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.

Principles of 'Placemaking'

Sustainable Urbanism

- Daily needs met within walkable catchment areas: the 5 minute pint test
- Permeable street network
- Street design that favours pedestrians and cyclists
- Neighbourhoods connected to one another by public transport
- Mixed use and mixed income: peppercorn
- Reflects local identity in design and materials



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Principles for Good Placemaking



PLACE

- Encourages: Individual character and sense of belonging.
- Discourages: Soulless, anonymous development

PUBLIC SPACE

- Encourages: Harmonious and legible public areas.
- Discourages: Visual intrusion and clutter.

PERMEABILITY

- Encourages: Ease of access and greater spread of traffic movement.
- Discourages: inefficient movement.

HIERARCHY

- Encourages: An understanding of the relative significance of parts of a building or town.
- Discourages: Confusion and over-reliance on signage.

LONGEVITY

- Encourages: Design solutions that adapt well to change.
- Discourages: Complex buildings specific to current needs.

VALUE

- Encourages: Long term investment in buildings, towns and cities.
- Discourages: Built environments likely to drain resources of future generations.

SCALE

- Encourages: A relationship between people and their environment.
- Discourages: A feeling of being overwhelmed or alienated.

HARMONY

- Encourages: Buildings and settlements whose various parts work together.
- Discourages: A disparate built environment.

ENCLOSURE

- Encourages: Safe environments and the full use of available space.
- Discourages: Wasteland and degraded no-go areas.

MATERIALS

- Encourages: Buildings that have a natural resonance with the environment.
- Discourages: Long distance transportation of materials and buildings with short life spans.

DECORATION

- Encourages: Local visual identity and interest.
- Discourages: Functional anonymity.

CRAFTSMANSHIP

- Encourages: Longevity and building craft as an art form.
- Discourages: Quick-fix solutions and low-grade buildings.

COMMUNITY

- Encourages: A proactive, holistic approach to planning.
- Discourages: A reactive, piecemeal planning approach.



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Defining the 5 Essential Qualities of Place:

What should the development 'look and feel like'?

Identify the aspects of the local area which we cherish and which should be embraced and referenced; define what is special and unique about the area. May reference local material, building character, landscape, history, custom.

This is important in order to enhance and strengthen a sense of identity and to influence placemaking.

Defining the 5 Essential Qualities of Place



5 ESSENTIAL QUALITIES

1 A Unique Location

Reaching to the exposed Pentire Peninsula, the rugged North Cornwall coast forms the dramatic backdrop to Newquay. The sea has always been the raison d'être of the town. First through fishing, then through the transportation of Cornwall's natural resources and, latterly, as a seaside resort.



2 A Dynamic Place

The distinctive character of Newquay has emerged from centuries of interaction with the environment using available resources as well as civic and religious aspirations. Economic and cultural patterns have also found physical expression. The pattern book aims to elucidate some of the many different qualities that contribute to the uniqueness of the town.



3 Diverse Scale

The size of individual buildings in relation to each other gives hierarchy and meaning to the townscape. Greater scale can be important where a building is conveying civic meaning, whilst the general stock of houses are likely to be of a relatively smaller, domestic scale. Oversized buildings of little distinction can have a disastrous impact on the established architectural coherence of a town. Miniature or fragmented buildings can have a similar detrimental effect.



4 Vibrant Colour

Colour can be a single way of adding liveliness and variety to a building, street or terrace. The vibrant effects that can be achieved through the use of colour are appropriate to the character and seaside location of Newquay, although some caution is required in its application to avoid gaudiness.



5 Local Materials

The characteristic palette of materials used in the construction of the town, mostly originate from the locality and contribute to the other qualities here described. The area is 'mineral rich'. Materials of local origin help define a sense of place and assist the built environment to harmonise with the natural landscape. The choice of materials determines the range of colours to be found and suggests certain combinations. A building with larger stones may, for example, give a greater impression of size than one built using smaller stones or rubble.



Identifying Preferred Housing types

Identify building / housing types occurring in the area and which ones are popular and people would like to see more of.







This is important in order to enhance and strengthen a sense of identity and to influence placemaking.

Think about appropriate typologies based on ideas of character, place and context and responding to necessary numbers / possible heights.



Developing a Site Plan - Constraints

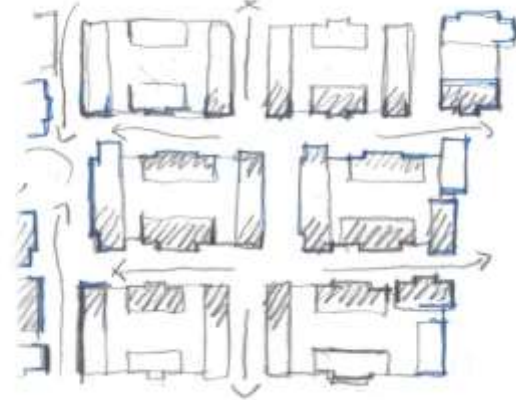
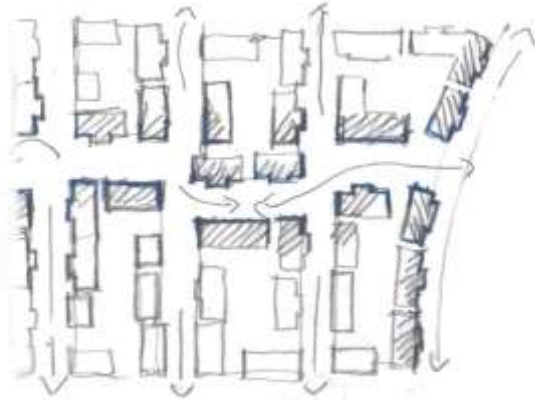


-  Layout of Buildings at 45 degrees to outlying street pattern.
-  Parking areas and garages are unsightly and have an awkward relationship with the landscape.
-  Layouts of roads meandering and inefficient.
-  Layout of open space poorly defined; residential buildings do not have private amenity space.
-  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.

Developing a Site Plan - Opportunities



Forms to consider when developing a Site Plan: Possible Blocks



Think about:

- Frontage and overlooking
- Streets, connections and permeability
- Nature and form of public spaces, types of streets
- Hierarchy of buildings and spaces
- Relationship to existing
- Opportunity for and location of taller buildings
- Character areas; the formal and informal, the sense of enclosure
- Longevity – thinking about buildings and typologies that will age gracefully

Village Greens Are Usually Enclosed by Buildings





Next Steps

- Intertwined with landscape and open spaces / public realm

First Landscape session this weekend Saturday 9th July.

- Next design session Saturday 16th July:
 - Review of outcomes of this session – emerging character
 - Developing discussion around masterplan principles
 - Think about appropriate building types
 - Identifying some key design issues and best practice principles



