

A photograph of a grassy field with a white fence in the foreground. In the background, there are trees and a building. The text is overlaid on the image.

# Ham Close Design workshops: Open Space and Landscaping

## Workshops

Saturday 9<sup>th</sup> July, 13:00-15:00 (Grey Court School)

Wednesday 20<sup>th</sup> 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?

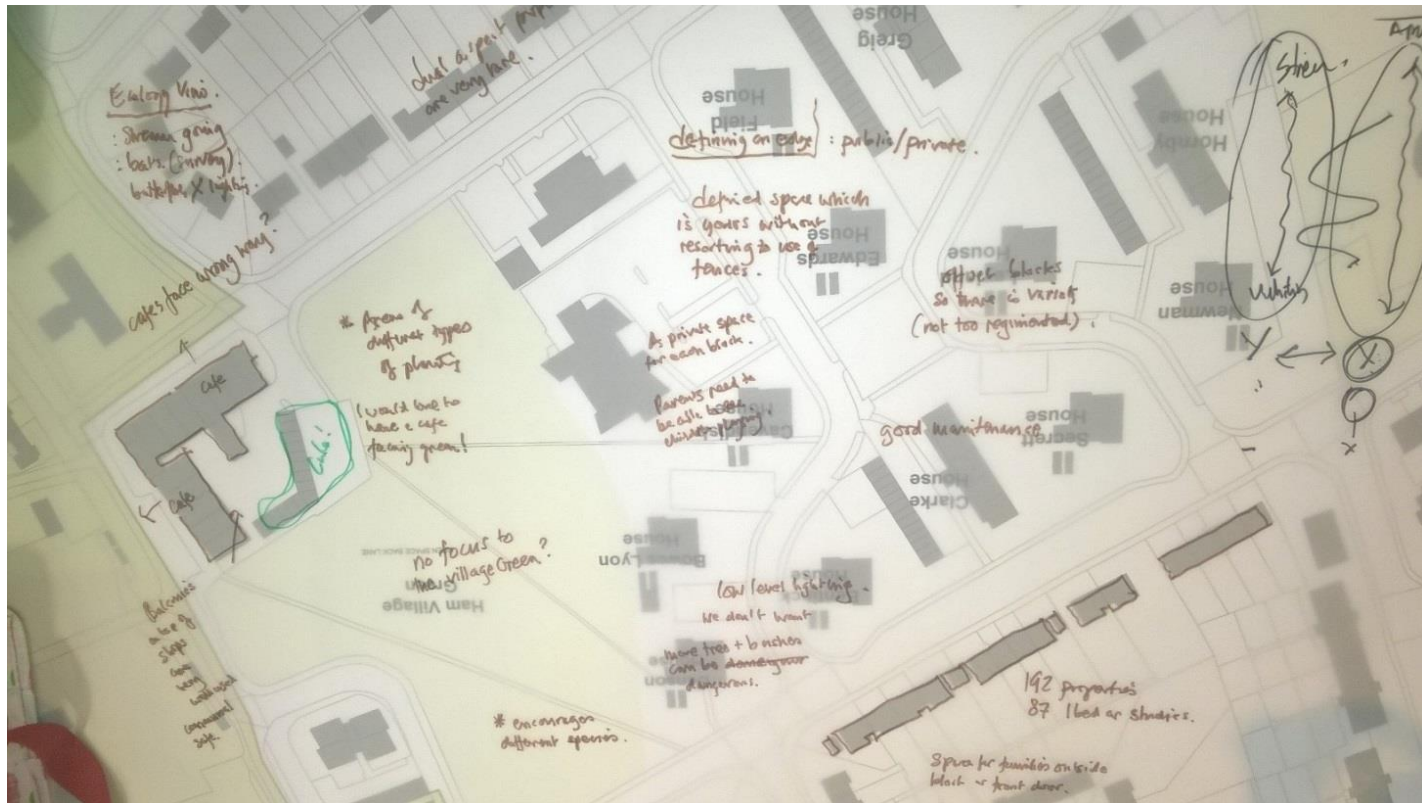
Balconies on top of shops as they are very well used communal spaces

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



Areas of different types of planting

Dual aspect properties are very rare

A private space for each block

Good maintenance

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?

# 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.