

Ham Close Stakeholder Reference Group Meeting

11.08.21

Attendance list –

LBRuT: Cllr Frieze, Frost, Jaeger & Richards, Anna Sadler (Programme Manager), and Hakim Miuro (Project Officer)

RHP & Hill: Simon Cavanagh (Regeneration Manager), Tracey Elliott (Development Project Manager) Rob Cummins (Head of New Business and Regeneration), Chris Bath & Caroline (BPTW), Kirsty Dougan (Hill – Senior Development Manager) and Sean Weston (WR-AP - Architect)

Stakeholders: Simon Coupland, Derek Doran, Geoff Bond, Osman Dervish, Lynn Gunter, David Williams, Marco, Julia

Apologies: Cllr Millard

1. Introductions

The Programme Team, RHP and Hill's representatives were introduced to the SRG members.

2. Previous meeting

Actions:

HM to send minutes from previous meeting.

3. Proposals – presented by Chris Bath

Chris Bath – Housing proposals

The design responds to 17 key masterplan design principles. Providing up to 452 new homes, improved public realm and access to green spaces for the residents. Introducing healthy streets and legible roads.

Sean Weston– Community Centre

Described why the proposed location adjacent to the green is the ideal location for the community centre and the range of activities that could be accommodated within the community centre. Also, describes the proposed material that could be used within the centre.

Chris Bath – Housing proposals

Looking to introduce a contemporary design that reflects the neighbouring properties / area. Such as the green links and bricks and other façade materials that is reflective of the local vernacular.

Described the improved and bigger homes that will be provided when compared to the existing homes, as the current flats are no longer fit for purpose leading residents to complain about the damping.

The design has imbedded sustainability at the heart of the development.

Question and answer session

David Williams (Question) – how are the proposals going to relate to the rest of Ham and Petersham when the majority of the homes in the area are of low-density houses?

Chris response –

Simon Coupland (question) – who decided on the location of the community centre?

Chris bath (response) – following on from the primary locations identified in the 2015 consultation with residents, it was determined following discussions with planners, officers, and residents.

Anna Sadler (response) – Richmond Council has set requirements in the brief for the community centre including the centre being in close proximity to the bus stop, this will have contributed to the decision.

Cllr Frost on Julia's behalf (question) – concerns about the loss of the grass verge and trees due to the introduction of the cantilever section of the community centre.

Sean (response) – we have undertaken a tree survey and we are still looking at alternative options to address these concerns. But we have completed site visits and are aware of the landscaping mentioned.

Marco (question) – following the consultation that the residents completed, how many changes have been made since and how will you feedback to us what residents have said/asked for?

Kirsty (response) – we will be address this in the next item on the agenda.

4. Discussions / feedback

Kirsty Dougan stated that as of the date of the meeting, 92 feedback forms had been received either at the in-person July events or via online feedback. Of which, 30 were from Ham Close's customers and 50 persons had been involved in consultation previously – this showed that Hill/RHP are reaching new people. All feedback had been collated and is being used by the design team to influence proposals. There will be separate design workshops with RHP customers, updated designs that reflect feedback received wherever possible will be presented at public consultation events in November. Revised designs will be shown alongside notes of feedback received.

Q/A

Geoff (question) – The consultation and design looks introspective, and the design is only delivering for Ham Close tenants, not the wider community. How are the Council and Hill/RHP addressing the impact of the development on the local area such a transport, schools, health etc. Believes that the 1st principle of the 17 is inaccurate and this needs to be corrected on the consultation material. Also requests that the consultation material in November addresses the concerns of the wider community.

Kirsty (response) – any information which could be interpreted wrongly will be corrected. The proposals will be tested by the planners to ensure that the proposals reflect the surrounding areas and mitigation measures are to be introduced where necessary.

Anna (response) - whilst there will be certain policy requirements which need to be met by the planning application – and will be reviewed by specialist officer, in the previous Stakeholder Reference Group meeting the Council read out a statement from the CCG setting out that they have calculated the new projected population of the development and can accommodate this within the existing NHS GP practice. There is also a statement from Hounslow and Richmond Community Healthcare Trust who own the freehold of the Ham Clinic setting out that the clinic delivers borough wide specialist services for children and that they do not, at this time, want to be part of the estate regeneration. The previous SRG meeting also heard from Margo Turner, Transport Officer at the Council, who set out how the Council is working with the Neighbourhood Forum to try and get TfL to invest in improvements in the infrastructure locally – but that the pandemic and lack of funding from TfL was making this very challenging.

5. Consultation & Engagement – Kirsty

Kirsty Dougan stated that they're looking to improve the website to make it user-friendly. Anyone that has registered for updates will be provided with information about upcoming consultation events and design proposals.

The next public consultation will be hosted during Ham Fair on 11th September 2021.

There will be an open public online meeting on the 19/10/21 via the Ham and Petersham forum and public consultation events on 19th and 20th November at St Richards Church. The design team will be hosting a series of workshops and will attend local community groups meetings/ events where invited. The design team will continue to meet with the SRG, Ham Close REP, and organisations who use the existing community facilities at Ham Close (Achieving for Children, TAG and Richmond Makerlabs)

Actions:

The Council will circulate the Consultation and Engagement plan with the minutes of this meeting – so that members of the SRG can ensure that people in their wider groups are able to contribute to the design development at the appropriate times.

6. Next steps

There will be an SRG meeting end of September/beginning of October to discuss the Community Facilities and design development. The minutes and C&E programme will be circulated.