

Ham Close Consultation : Ham United Group [HUG].
Response to The Future of Ham Close. Consultation with RHP/Hill Group. 23-24 July 2021.

Date of document : 22 Sept 2021. Revision B

Introduction

The Ham United Group [HUG] has established a Ham Close Consultation Group which met on 03 September 2021. Following consultation with the membership on Wednesday 11 August 2021 four individuals were invited by Daija Angeli [Chair] to submit a response to the Ham Close consultation process. The group consists of HUG members Ian Bowden [Richmond MakerLabs] Chris Ruse, Chas Warlow and Richard Woolf, each having a six plus year involvement with HUG and bringing a substantial knowledge of the area, it's history and community values.

Objective

Review content of the RHP/Hill Group *Ham Close Consultation : The Future of Ham [23-24 July 2021]* and provide formal submission to RHP/Hill on behalf of Ham United Group (HUG). HUG is a Community Interest Company (CIC) founded in 2006 with the aim to improve the environment and the quality of life for the people in Ham and Petersham. They support projects and groups that help make their community more sustainable. It has a current membership of around 200.

Members confirmed the HUG response to Ham Close should focus on (i) promoting environmental sustainability of the development (biodiversity, sustainability of construction, and renewable energy) and (ii) community, specifically the community centre proposals and associated architectural and landscape design quality. HUG will also insist on an appropriate replacement for the Little House, home of Richmond MakerLabs.

Future of Richmond MakerLabs [RML] workshops

Ian Bowden of RML has been in consultation with London Borough of Richmond upon Thames [LBRuT] from the outset of the Ham Close initiative. The current workshops are located within The Little House, subject to a Lease from RHP. RML has been in existence for over seven years, and provides a service to the local community. RML is affiliated with HUG and provides a revenue income to HUG by subscription and donations.

Ian provided LBRuT with an accommodation schedule on 18 February 2020, and attended an online meeting on 19 July 2021. RML revised the space requirements after that meeting and issued a document dated 20 July, subsequently amended on 27 July and 9 Sept 2021.

The initial accommodation schedule proposed a room for meetings, training and IT activity. It was thought that HUG might wish to use this for committee meetings too. After discussion and after the online meeting of 19 July it was considered an inappropriate use of space and the requirement was reduced to two main workshops.

RML's main contact representative is Anna Sadler at LBRuT. The future location of RML is indicated within the current Ham Close redevelopment scheme. Although initially proposed as being within the Community Centre, it has subsequently been suggested that a separate building on the redevelopment site (near the Woodville Centre day care facility) may be considered. HUG would support this alternative. The possibility of evening noises from the makerspace workshops needs to be taken into account.

The Community Centre

Current plans for the community centre appear to be focussed on the 12-18 age group. However the original function of the current building was as The Ham Hall, a centre for all residents of Ham, not purely a youth centre. This is a once in a lifetime opportunity to provide a modern community centre for Ham and Petersham and should be based on an assessment of existing community buildings and the needs of the whole community following completion of the redevelopment of Ham Close.

HUG considers that facilities for a wider age group are needed. A venue for adult or mixed group meetings appear secondary within the current designs. There is a need to provide for events of small meeting room (15-20 capacity) and large (60-70 capacity) attendees, classes, rehearsals, film screenings, meditation and yoga amongst other activities. It is important to the community that small-scale events are not inhibited by cost.

It is noted that the current proposals include a community lounge, reception and kitchen however the exact design, management, financial implications of use and the accommodation schedules were unclear.

The Future of Ham Close. Consultation boards. July 2021

In number order where comments were expressed.

General. The relationship to Ashburnham Road and access from that road will be important in integrating the road and the scheme into the immediate area. Future provision for recycling currently in two locations .

Board 3

3.1 New Homes. Proposed 452 apartments and houses. Unable to comment on the financial agreements which have establish the quantum of dwellings to be constructed.

3.2 High quality design. Supported.

3.5 Parking. Below ground designated car parking welcomed. Quantity of places to be established. A proposed 300 car parking provision requires justification , Board 4.

3.9 Maintaining trees. Supported.

3.13 New walking and cycling routes. Supported.

3.14 New community centre and RML workshops. Supported.

3.16 High quality architecture. Supported.

Board 4 + Board 14

High quality energy efficient design and sustainability. Supported.

There is no energy strategy. The One Planet Principles requires all energy from renewables, but with no on-site generation such as ground source heat pumps the opportunity for the site itself to contribute is unknown.

Board 14 proposes dwelling-by-dwelling air source heat-pumps and photovoltaics which should be integrated, rather than ' bolt-on'. Diverting construction waste from landfill indicates SMARTwaste which is a reporting software system, not a site specific process.

Board 5 + Board 6 Landscape

Precedent studies supported.

Boards 9 – 13 Architectural Vision

Supported. Quality of materials, architectural delight, skilful detailing and variety for the eye to be maintained and *not* to be value engineered to a low common denominator or a monotonous design solution.

Board 14 Sustainability

We welcome the adoption of the One Planet principles and call for an assessment of the proposed scheme against the principles as part of the next consultation presentation on 19th & 20th November

Board 16 Next Steps

Quantity of dwellings, parking strategy and transportation noted as key next steps for the design. Energy strategy to include significant on-site generation rather than bolt-on solutions that export sustainability rather than deal with it at the point of use.

Any other business

None.