



**The regeneration of Ham Close will deliver 452 new homes** (replacing the existing 192 homes), a new Community Centre and Richmond MakerLabs facility as well as green open spaces and play amenities to the area for all to enjoy.

Ensuring that the current residents of Ham Close have **improved homes and benefit** from the regeneration has been at the heart of all that we have done in preparing this planning application.

We will re-provide the **143 existing affordable tenanted homes and provide 78 new affordable homes** (comprising affordable rent, London affordable rent and shared ownership) with all apartment buildings being built tenure neutral, meaning they will all have the same high-quality design.

Throughout the 10 year consultation process, we have been engaging with the **local community at Ham Close** and in the wider Ham area.

This has informed all aspects of our design: From the masterplan, heights and external design of the community centre, to the variety of apartment layouts, to the colour of bricks used throughout, to the variety of outdoor spaces provided, this planning application has been crafted by **consultation and engagement**.

The full suite of benefits is laid out in this document and demonstrates the **transformation for the better** that a regenerated Ham Close will have for the future lives of residents, the buildings and places of Ham Close and the wider community.



# The Benefits of Ham Close Regeneration

1.



**452** homes ranging from studio apartments to 5 bed houses

**49%** New Affordable homes

**10%** Wheelchair accessible homes

**83%** Of all homes are either dual or triple aspect



2.

## Promoting sustainable transport

New walking and cycling routes through Ham Close

**796** Secure cycle spaces

**31** Public and community facility cycle spaces



3.

**High performing energy efficient** buildings for sustainable living.

## Latest fire safety measures

including sprinkler systems installed within all apartments and communal areas.





# The Benefits of Ham Close Regeneration



## 4.

New sustainable  
**BREEAM** Excellent  
community facilities for Ham  
and Petersham.

Photovoltaic solar panels  
for electricity and Air Source  
Heat Pumps (no gas boilers).

The proposal follows a  
whole life carbon approach  
and commitment to  
recycle through the circular  
economy with a minimum  
95% diversion from landfill  
for construction and  
demolition waste.



## 5.

**£161,855**  
in support of  
healthcare  
provision in Ham.

An estimated **£7.8**million  
of Community Infrastructure  
Levy to be paid over the  
lifetime of the project towards  
LBRuT infrastructure projects.

## 6.

**Community  
gardening  
spaces** running  
throughout the site.

A new Linear Park, new play  
spaces throughout totalling  
1774sq.m and group seating  
opportunities  
throughout  
the landscape  
proposals.



## 7. RML

Supporting local community  
and providing new facilities  
for **MakerLabs and  
Ham Youth Centre.**

New safe spaces for  
existing community groups  
to meet.



**HAM CLOSE**



# The Benefits of Ham Close Regeneration

8.

All homes will benefit from **spacious layouts** and

apartments will be larger in overall size than they currently are.

Every home will have its **own private outside space** (balcony, patio or garden).



9.



This regeneration will allow the setting up of a **£2m social impact fund** (£250,000 a year for 8 years) for monies towards local Ham projects, to be decided by the community.



10.

**23.2% Net biodiversity gain** through

the creation of green corridors, and new habitats through planting, bug hotels and green roofs.

Over **120** new trees planted on site. Additional trees to also be planted in the wider area over and above 120 through a CAVAT payment of **£174,450** to LBRuT.

Biodiverse and blue roofs (to harvest rainwater).

Proposals exceeds urban greening factor requirements set within the Local Plan.





# The Benefits of Ham Close Regeneration



## 11.

The revenue created from this regeneration will allow London Borough Richmond upon Thames to build a new **Multi-Use Games Area** at the adjacent St Richard's C of E School (subject to planning approval).



## 12.

**£91,910** to LBRuT towards planting and path improvements at Ham Close Village Green and upgrades to play equipment.

## 13.

EV Charging infrastructure for all parking spaces and 5 car club spaces.

**3** years car club membership (1 per home) for Ham Close residents.

## 14.



Opportunities for new **public art** to be created by residents.

Opportunities for the **community to engage** in archaeological investigations and designing aspects of the new public realm.

At least **24 local apprenticeships** and at least **40 construction** jobs for local residents.



**HAM CLOSE**



Subject to planning consent, Hill, RHP and LBRuT are committed to working immediately to deliver the new homes and benefits for all.



Proposed Site Plan

