

Ham Close Community Facilities

1. Introduction

Ham Close was built by Richmond Council in the early 1960s. Of the properties, 48 are studios, 60 have one bedroom, 64 have two bedrooms and 20 have three bedrooms. Currently, 45 of the properties are leasehold.

In July 2000, the Council transferred ownership of all council homes including the properties at Ham Close to Richmond Housing Partnership (RHP).

As part of Richmond Council's Uplift programme, the Council has been working with RHP on plans to improve Ham Close.

The area proposed for the regeneration is bounded by Woodville Road and Ashburnham Road. It includes the Youth Centre and car park, the Health Clinic and the 'Little House' - the building occupied by Richmond MakerLabs. These boards present further detail on the re-provision of community facilities as part of the wider redevelopment and provide an opportunity for you to comment.

Consultation and engagement to date

Date	Activity
2011	The Council's Uplift Programme commenced in 2011 to deliver a range of improvements, through capital investment, to specific areas within the borough (including Ham and Petersham).
2013	The Prince's Foundation were invited by the Council and RHP to work with local people to consider the future of Ham Close. This work highlighted the principles on which any future vision for the area should be based.
2015	Consultation with the community on indicative design options and proposed approaches, incorporation of feedback into parameters of a scheme, e.g. omit library and green from regeneration area.
Spring 2016	Ongoing engagement with local community groups, organisations and residents' association and establishment of the Ham Close Stakeholder Reference Group.
Summer 2016	Workshops held with community to help inform design proposals.
Autumn 2016	Consultation on a new proposal for Ham Close.
Autumn 2017	Consultation on a playing field boundary change at St. Richard's Church of England Primary School.



2. Community Facilities Overview

Existing Community Facilities

The area proposed for the regeneration includes the Youth Centre, the Health Clinic and the 'Little House'.

- The Youth Centre is managed by Achieving for Children (AfC). The main hall and other spaces can be hired by local groups;
- The Health Clinic – Ham Clinic – is owned by Hounslow and Richmond Community Healthcare (HRCH) NHS Trust and currently provides a range of children's services and podiatry;
- The 'Little House' is a small, single storey building occupied by Richmond MakerLabs, a membership group for people with an interest in electronics, computer aided design and DIY. It is a 'makerspace', with group projects focused on making improvements for the local community. Richmond MakerLabs is part of Ham United Group, who also use the 'Little House'.



Ham Health Clinic



Ham Youth Centre



Outside the Little House - credit Richmond MakerLabs, cc-by-sa 4.0



Inside the Little House - credit Richmond MakerLabs, cc-by-sa 4.0

3. Autumn 2016 consultation feedback

As part of the consultation held in Autumn 2016 on the Future of Ham Close, RHP and the Council asked Ham Close residents and the wider community to consider three possible locations for the community facilities re-provided as part of the redevelopment:

- Area behind the shops on the corner of Ashburnham Road / Ham Street
- Ground floor space looking onto the green
- Ground floor space of buildings backing onto the Woodville Centre



Community Facilities location 1 ■ Community Facilities location 2 ■ Community Facilities location 3 ■

It was explained that it was very likely that community facilities would need to be spread across two of these locations.

For the purposes of the Autumn 2016 consultation, approximate floor areas that would enable the re-provision of the existing facilities and some space for the re-configuration or provision of new services were used.

Feedback from the consultation report told us that:

- Levels of support were highest for using the area around the back of the shops on the corner of Ashburnham Road and Ham Street.
- Levels of support were lowest for using the ground floor space of the buildings next to the Woodville Centre on Woodville Road.

Since the Autumn 2016 consultation we have continued to engage with the relevant services and partners.

4. Existing Community Assets

The Council's Community Links Team have provided a high-level map of existing community assets situated in the Ham and Petersham area:

Map of existing community assets

Ham Library
The Library has a Community Room available to hire for groups.

Ham Youth Centre
Open every evening offering sports, advice and guidance and trips. Available for groups to hire.

Ham Children's Centre
Provides activities, advice and support for families with children aged 0-5.

Ham Village Centre
Local membership based social and education centre.

Grey Court School
The school has two large playing fields, a hard playground and a number of classrooms that can be hired out by groups.

St. Richard's Church of England Primary School
The school has grounds, a large hall and a newly refurbished swimming pool that can be hired out by groups.

Question

Are we missing anything? We've got more information available as crib sheet. Please speak to officers for a copy.

5. Health

The Council has been working with Achieving for Children (AfC), Richmond Clinical Commissioning Group (CCG) and Hounslow and Richmond Community Healthcare (HRCH) NHS Trust to consider the redevelopment of Ham Clinic and reviewing needs for primary healthcare.

Ham Clinic currently provides the following services:

- Podiatry services
- Children's Occupational Therapy
- Children's Physiotherapy
- Children's Speech and Language Therapy
- Community Paediatrics

To help understand the expected demand for health services generated by the redevelopment of Ham Close, Richmond CCG have modelled how much space will be required for primary care services as a result of the expected inflow of new residents to the site based on the Autumn 2016 consultation proposal. From this process it identified that of the 425 residential units planned for the site, 233 of these properties would be for new people whilst the rest (192) would be replacement properties for existing residents. The quantum of extra space identified for healthcare in addition to what exists currently is another 35 m². Further work is required to determine whether the additional demand can be accommodated within existing provision (i.e. Lock Road Surgery) or whether new provision is required as part of re-provided community facilities.

In considering wider health and wellbeing impacts of the development, the planning application will be subjected to a Health Impact Assessment as required under the borough's Planning Policy requirements. This will focus on aspects related to the impact of the development on health and wellbeing of both residents coming into the development and communities next to the site. Aspects such as housing design, disability access, amenity space, thermal comfort are considered as part of the process. Those affected by the redevelopment proposals will have an opportunity to highlight any issues through the consultation process.

Questions

What health services do you want to access locally?

What would you like to see on the redeveloped Ham Close?

Where might these services best be located? How would you feel about services being co-located?

6. Younger People

We have been working with Achieving for Children (AfC), the social enterprise created to deliver Richmond's Children's Services, as well as young people, to understand how the existing Youth Centre is used, how the space and services could be improved and links with the Children's Centre and local schools developed.

Current offer

Achieving for Children's current offer at Ham Youth Centre includes:

- Multi-sports: football, basketball, boxing
- Duke of Edinburgh Award
- Archery
- 'Off the Record' Youth Counselling Service
- Skateboarding
- 'Girls a Loud' (young women only)
- Music studio sessions
- Gamerz, computer game design
- Transitions youth club for Year 6s
- Parkour
- Boost! Drop-in youth club
- TAG youth club for young people with disabilities
- Lighthouse Special Educational Needs youth club
- Reintegration support service (tuition for students not in school)

Future youth provision

We have been working with Achieving for Children and users of the Youth Centre to understand what they would like to see for future youth provision in Ham. A summary of the ideas provided by young people at our engagement session is provided below:

Music studio

Parkour and free running

Basket ball and climbing wall

Faster computers and internet

Chill out area and better kitchen

1-2-1 space / counselling

Space for music recordings

Art area

We have used this to develop an initial brief:

Essential	Desirable
<p>Key rooms</p> <ul style="list-style-type: none"> • 2x small meeting rooms for up to three people (Counselling/one to one meetings) • 1x Multi Use indoor sports hall • 2x Music rehearsal space and 1 music studio • ICT suite to accommodate 8 PCs, printer, scanner • Lounge/Social area with purpose built kitchen attached • 1x office/reception space for 6 people <p>Key resources</p> <ul style="list-style-type: none"> • Wi-Fi • Internal and external CCTV • Storage spaces for large/small equipment 	<p>Key rooms</p> <ul style="list-style-type: none"> • 1x 360 degrees virtual media room for up to 30 people • 1x Multi Use room to hold 50 people (Cinema room, training room, large meetings spaces) <p>Key resources</p> <ul style="list-style-type: none"> • Integrated music/speaker system throughout the building • A mural wall (internal or external) for continued art programmes

Questions

What services for children and young people do you want to access locally?
 What would you like to see on the redeveloped Ham Close?
 Where might these services best be located? How would you feel about services being co-located?

7. Community Spaces

As explained, the proposed scheme would re-provide the existing community facilities on Ham Close and offer some space for the re-configuration or provision of new facilities. At the community facilities design workshops held in the Summer 2016, a number of ideas were discussed including:



The 'Little House'

The Council is committed to ensuring the development accommodates the existing local community facilities including MakerLabs who occupy the 'Little House' on the Close.

Current usage

Richmond MakerLabs currently use the Little House in the following ways:

- Richmond MakerLabs use space daily (24hrs), running open sessions every Tuesday afternoon and afternoons two Fridays a month
- HUG and SWLEN (South West London Environment Network) also use the space for storage

Future provision

Following discussions with Richmond MakerLabs and HUG, as a minimum, future provision would include:

- Access to meeting room for local community groups
- Space for Richmond MakerLabs
- Access to toilet and kitchenette

We would like to hear what other / additional community facilities residents would like to see on the redeveloped Ham Close. Please see board 4 for further information on existing community assets in Ham.

Questions

How could community facilities in Ham be improved?
What would you like to see on the redeveloped Ham Close?

8. Green Spaces

Friendly Parks for All

Ham green will be the third park in the borough to become a “Friendly Park for All”. This project aims to increase the number and diversity of users of the borough’s parks and to understand the barriers that prevent residents from accessing and using parks.

The Council has been working in partnership with the Friends of Ham Village Green and plans are currently being developed to include the following features on the green:

- Aids to navigation and orientation for those using the green
- Distinctive entrances / exits markers
- A short walking trail marked with way markers
- A central meeting place with a semi-circular bench providing opportunities to engage with others and artwork

Other features

- Interpretation relating to the history and ecology of the green
- Two additional benches and resting places
- A piece of artwork designed by students of Grey Court School. It is hoped that this will be replaced on an annual basis through a competition organised by the Friends of Ham Village Green.

Led activities

- There will be activities over the summer months for people with dementia and their carers on the green as part of the project.

Garden Link

The Autumn 2016 consultation proposals showed a varied landscape including a ‘Garden Link’. It is an environment designed to maximise open space and give priority to pedestrians. The link could deliver new play spaces and potentially extend elements of the ‘Friendly Parks for All’ work into the development.

Cally’s Garden

Cally’s Garden is a landscaped community garden located behind Ham Youth Centre. It was created in memory of Cally Simpson, a local young person who was a student at Grey Court School. She sadly died in a road traffic accident in the borough in 2004. We want to continue to honour Cally’s memory in the new development and will work closely with the Youth Centre, Friends of Ham Village Green, as well as Cally’s friends and family to investigate the potential re-location of the garden / memorial.

Questions

What types of green / open spaces would you like to see on the redeveloped Ham Close?
How can we ensure the proposed development’s ‘garden link’ is enjoyed by and accessible to all?