**HAM AND PETERSHAM NEIGHBOURHOOD FORUM**

COMMITTEE MEETING

**MINUTES**

**Tuesday 20th July 2021**

**7.30pm**

Online

| Rev Simon Coupland (Chair) | Brian Willman |
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| Justine Langford | Brian Waters |
| Lisa Fairmaner | Tina Waas |
| David Lamb | Justine Glynn |
| Penny Frost | Andree Frieze (Cllr) |
| Geoff Bond | John Hatto |
| Siriol Davies (Co-ordinator) | Chris Ruse |
| Gareth Richards (Cllr) | Penny Frost (Cllr) |
| **Guests:** |  |
| Simon Weston WR-AP | Mark Connell (Sphere 25) |
| Simon Cavanagh (RHP) | Tracey Elliott |
| Kirsty Dougan (Hill) | Osman Dervish (Cratus) |
| R Cummins | Mark Fisk (LVC) |
| Chris Bath (BPTW) | Caroline Dommett (BPTW) |
| Brett Wild |  |

1. **Apologies** were accepted from Stan Shaw.
2. **Declarations of Interest:**

LF declared for item 5 that she is responsible for the team that will give the Mayor of London’s response to the Kingston Local Plan; for item 6 she will be in a meeting where the Mayor of London makes a decision on Ham Close.

TW declared that she is a governor at Grey Court.

1. **Minutes of the last meeting** 25th May were agreed.
2. **Matters arising**

Ham Brewery Tap - no further information received from Andres Muniz. AF had not been aware of the action against her name to request that it be declared an ACV.

1. **Kingston Local plan consultation**

Dates circulated for information.

1. **Ham Close Regeneration (RHP/Hill)**

Simon Cavanagh introduced Hill, the developer for Ham Close. It is important that the development is of good quality and welcomed by the local community and allows residents to live easily in their homes. There will be a consultation event this weekend.

Kirsty Dougan is service development manager at Hill, working with BPTW (Design and Planning), WR-AP(Architects), and LVC (Landscape Architects).

BPTW spoke of the importance of high level design, innovation, sustainability, being landscape- led, green connections, tenure-blind design and working with a community that cares. There will be three phases of construction to minimize disruption, with all residents being rehoused. There will be basement parking.

LVC spoke of the landscaping enveloping the buildings, a green ribbon linking to Ham Green, a pedestrianized centre and courtyards facilitating eating outside, growing spaces and play areas. Cars will not be able to cut through. Design will include mosaics.

WR-AP are designing the community centre, which will include youth club provision. The site will be adjacent to the shops on Ashburnham Rd, facing the green, near the site of the original Manor House. Local history such as the manor house and the Hawker aircraft factory will be referenced. It will include a community lounge, kitchen, sports hall and meeting rooms. It will reference local vernacular such as the symmetrical architecture of Ham House etc.

The existing flats are not fit for purpose, being too small for current standards, not sufficiently accessible and damp. Balconies and well-designed layouts will create decent homes.

Hill take sustainability very seriously and invite feedback on materials and preferences. They appreciated the chance to introduce themselves and looked forward to long-term relationships.

**Questions/Comments**

Grey Court are planning a sports pavilion, so it would be useful to communicate with them to avoid duplicating spaces/services.

1. Yes, we are aware of their plans and don’t want to double up with other community associations.

Given the number of firms involved in the project, how do you provide continuity?

1. Communication between the firms and with RHP, the council, local stakeholders and the public are a priority. A number of the team have worked together before and for some years on this project.

Why has there been no recent meeting of the Stakeholders’ group for Ham Close and why have you given less than one week’s notice about the consultation planned for the weekend?

1. Apologies for the short notice, but this is not unusual and we wanted to do something before the start of the school holidays. There will be more opportunities later.

The stakeholder group last met in November 2020 ahead of the virtual consultation on bids from developers. RHP have only recently been able to announce the choice of Hill as developer and will be meeting with the stakeholder group in the coming months. Residents have received newsletters and had meetings already.

How long will the consultation go on?

1. There is no fixed end date, but it is likely to extend to early December before the planning application is submitted. There will be a presence at Ham Fair.

Who are the stakeholders, apart from the tenants and leaseholders, and what is the weight of the feedback?

1. RHP prioritise the residents’ needs, as it is essential that their homes are affordable and easy to live in, but public feedback can influence areas yet to be resolved especially on externals and public spaces. Other groups consulted include the youth club and Makerlab, but all local people are stakeholders.

Do you intend to use BREEAM sustainable development tools, in addition to building regulations?

1. BREEAM principles can be constraining and are not always the best way forward. We will use the ‘One planet living’ framework from Bioregional.

Why is the vernacular on both sides of the development (Ashburnham Rd and cul de sac on the other side) not included as references? (Not as a pastiche, but in terms of the materials palette).

1. We have shown elevations for a couple of buildings, but could reference these styles in other areas. We have tried to integrate the streetscape. We will look at this.

What is the maximum height of the tallest building?

1. The highest in the centre will be 6 storeys, with lower ones on the outside. We are looking to maximize double and triple aspects. Our designs can be seen on WR\_AP, BPTW, LVC and Hill websites.

Have you considered dementia-friendly communities?

1. We feel strongly about disabled access and survey residents to offer homes to meet their needs. 10% of homes are accessible either on the ground floor or with lifts. We have an accessibility consultant and recognize the long-term commitment for individual residents.

Have the recycling bins been lost?

1. The council has a plan. Simon Cavanagh will ask about it.

This is an area with poor connectivity. Would you consider incorporating a telecomms mast on a building?

1. This would have to be agreed by the council; we will consider it.

6 storeys is higher than recommended in the Neighbourhood Plan. Can we influence that?

1. Most of the blocks currently have 5 storeys. There is a need for more homes. The development needs to be viable and 6-storey blocks in the centre have been in the masterplan since 2016. Otherwise the average height would be lower, but the site would have to expand.

Simon Cavanagh will send SD the leaflet which has been distributed to 1700 homes in the locality of Ham Close. It is also available on social media and the Ham Close website. Churches will be contacted, if they have not been already.

The Chair thanked all the project team for their input at this stage.

1. **AGM content**

It was decided that the AGM would be virtual. Research will be done on the logistics of giving people access. SC/SD to draft agenda. Apart from the usual business, there will be a talk on Dementia Friendly Communities.

Ham Close will not go on this agenda, but the Chair will speak to Simon Cavanagh and Kirsty Dougan about the Forum hosting a separate meeting in October, after the Ham Community Conversation takes place on 30th September.

1. **Communications inc. website and magazine**

The next magazine deadline is 2nd August. It will include information about the content of the NP with regard to Ham Close and encourage participation in the consultation.

1. **AOB** None**.**
2. Date of next meeting: **21st September AGM**