

November 2020



3.0 Involvement

3.1 Stakeholder engagement

Throughout the development of the scheme, meaningful consultation with residents, stakeholders, the local authority and statutory bodies was a fundamental part of the design.

The list below describes consultation events, workshops and other forms of engagement undertaken during the design process. A more comprehensive report can be found in **Volume 01 of the Design and Access Statement (DAS)** and the **Statement of Community Involvement**.

Forms of resident engagement:

- Local community consultations;
- Outreach events;
- Group meetings;
- Workshops;
- Exhibition days;
- One-to-one meetings;
- Permanent exhibition room and drop in space at Tadlow House; and
- Youth panel workshop.

One-to-one meetings with local community groups:

- Fulham Football Federation - Community facilities;
- Mind Kingston - Community facilities;
- Bull and Bush Hotel - Retail;
- Kingston Residential Scrutiny panel (KRiSP) - Consultation process;
- Archway Parish Rooms - Community Facilities;
- Refugee Action Kingston - Consultation process.

Royal Borough of Kingston upon Thames and Greater London Authority (GLA)

Liaison with Royal Borough of Kingston upon Thames (RBK) and Greater London Authority (GLA) was continuous throughout the development of the project.

The Metropolitan Police

Multiple workshops with Neighbourhood Policing representatives and the Designing Out Crime Officer were held to discuss Secured by Design and specific needs for the Estate and new proposals.

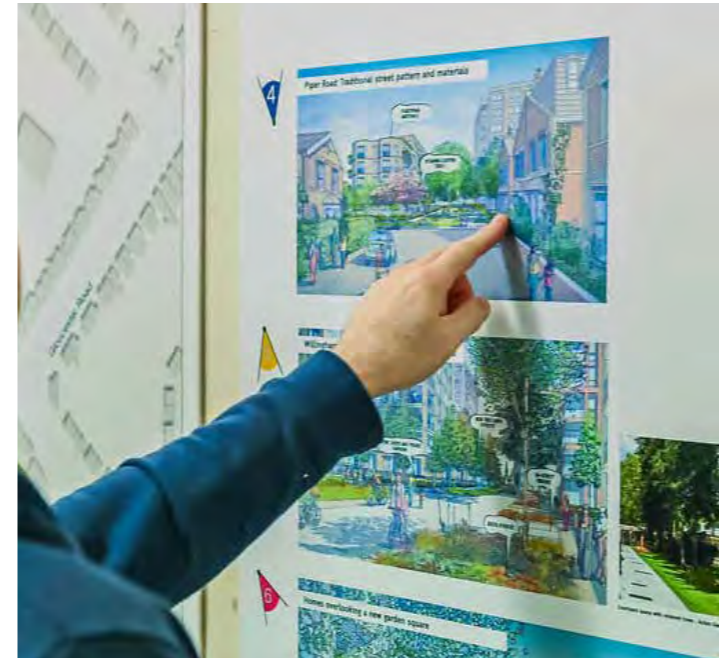


Figure 3.1: Sketch visuals at Ballot Exhibition February 2020



Figure 3.2: Sketch visuals at Ballot Exhibition February 2020



Figure 3.4: Presentation at Ballot Exhibition February 2020



Figure 3.3: Models at Ballot Exhibition February 2020

3.2 Community Involvement

Initially, residents were asked to advise on the types of public amenity and social spaces they would like to see in the new masterplan and Phase 1.

The feedback gained helped shape key decisions, such as incorporating a Multi-Use Games Area ("MUGA") in Madingley Gardens, and providing a large amount of flexible community space, so a variety of social, sport, education, cultural and community events can take place.

The adjacent diagram was shown to residents in the February 2020 residential ballot exhibition. The diagram shows how uses, suggested by the current community, can be accommodated within the Community Centre located within Plot C and surrounding landscape in Phase 1.

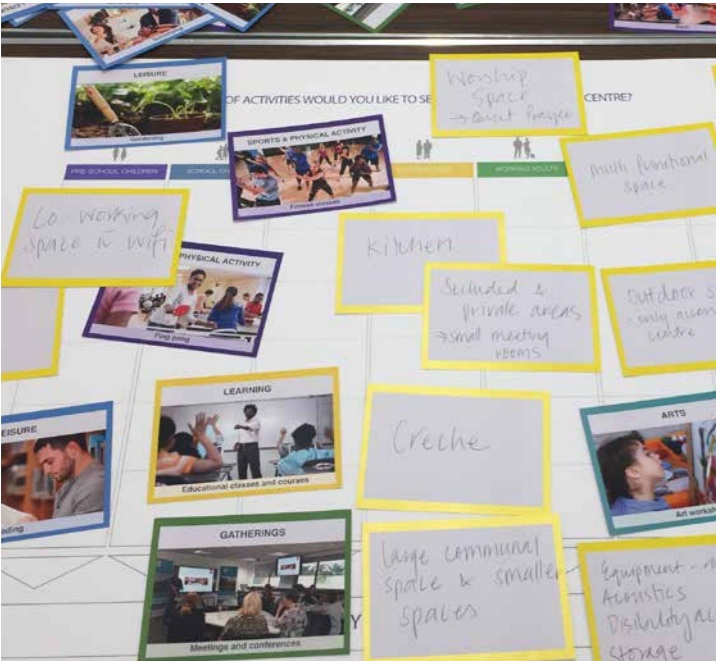


Figure 3.5: Feedback from community engagement events

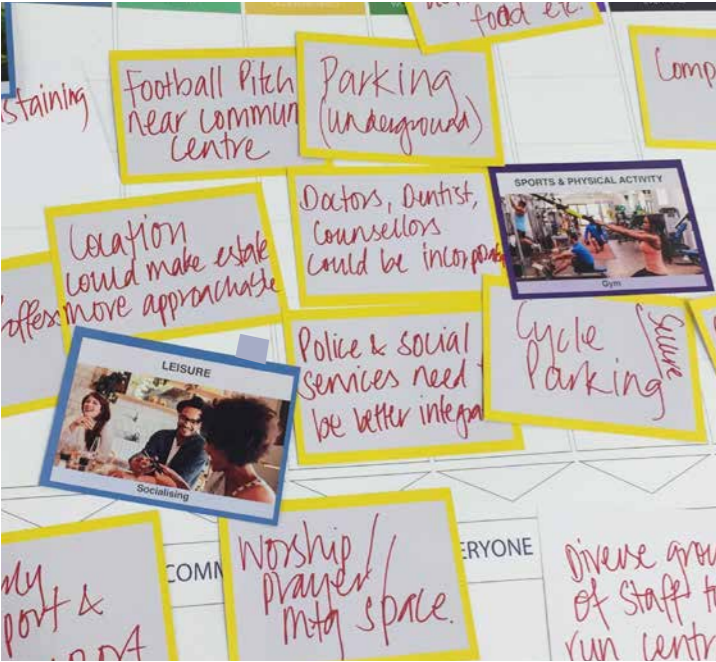


Figure 3.6: Feedback from community engagement events

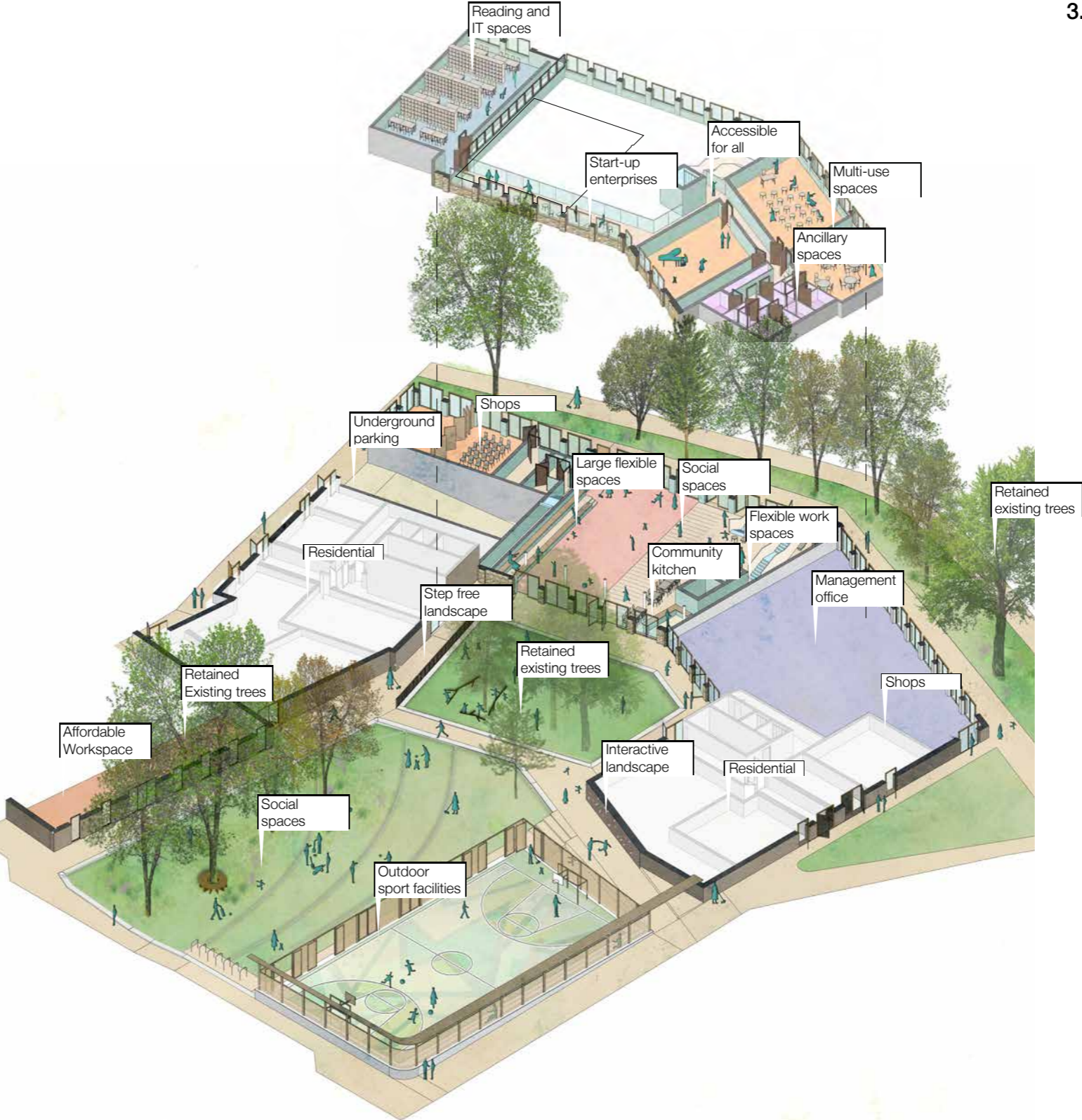


Figure 3.7: Community Centre use strategy following community engagement

3.0 Involvement

3.3 Building typologies

CRE residents were asked to advise on functional aspects of the buildings such as energy, social and green spaces and parking.

Security was a key topic. Residents approved of internalising circulation instead of having deck access. Providing secure parking within the podium of Plot E, basement of Plot C and secure external parking to Plot B was also well received.

Resident engagement highlighted private amenity space is limited, meaning some residents are unable to benefit from private and secure outdoor space. The proposed scheme will allow all residents to have access to their own balcony, terrace or garden, and direct access from living areas was felt to be more important than high levels of daylight in the living room.

In addition to the provision of private amenity, space to socialise outdoors has been a key consideration of the development, featuring in many consultation responses which spoke of the community in the current Estate. Podium typologies, such as Plot E, provide open space that is shared by all residents within a plot. The open space is accessed via communal cores or directly from homes that border the garden.

Building B, an example of a simple linear block, also has open space shared by residents. An at-grade, semi-private space is located to the west of the building, behind a secure fence line.

Residents were keen to see sustainability promoted on the Estate. A mixture of sustainable construction methods, sustainable energy, promoting sustainable forms of travel such as walking and cycling, biodiverse roofs and landscape, all work towards satisfying residents comments on sustainability.

Residents were shown sketch visuals and precedent examples of similar buildings and expressed a desire to see traditional materials such as brick and metalwork, with no 'plastic looking' or brightly coloured cladding.

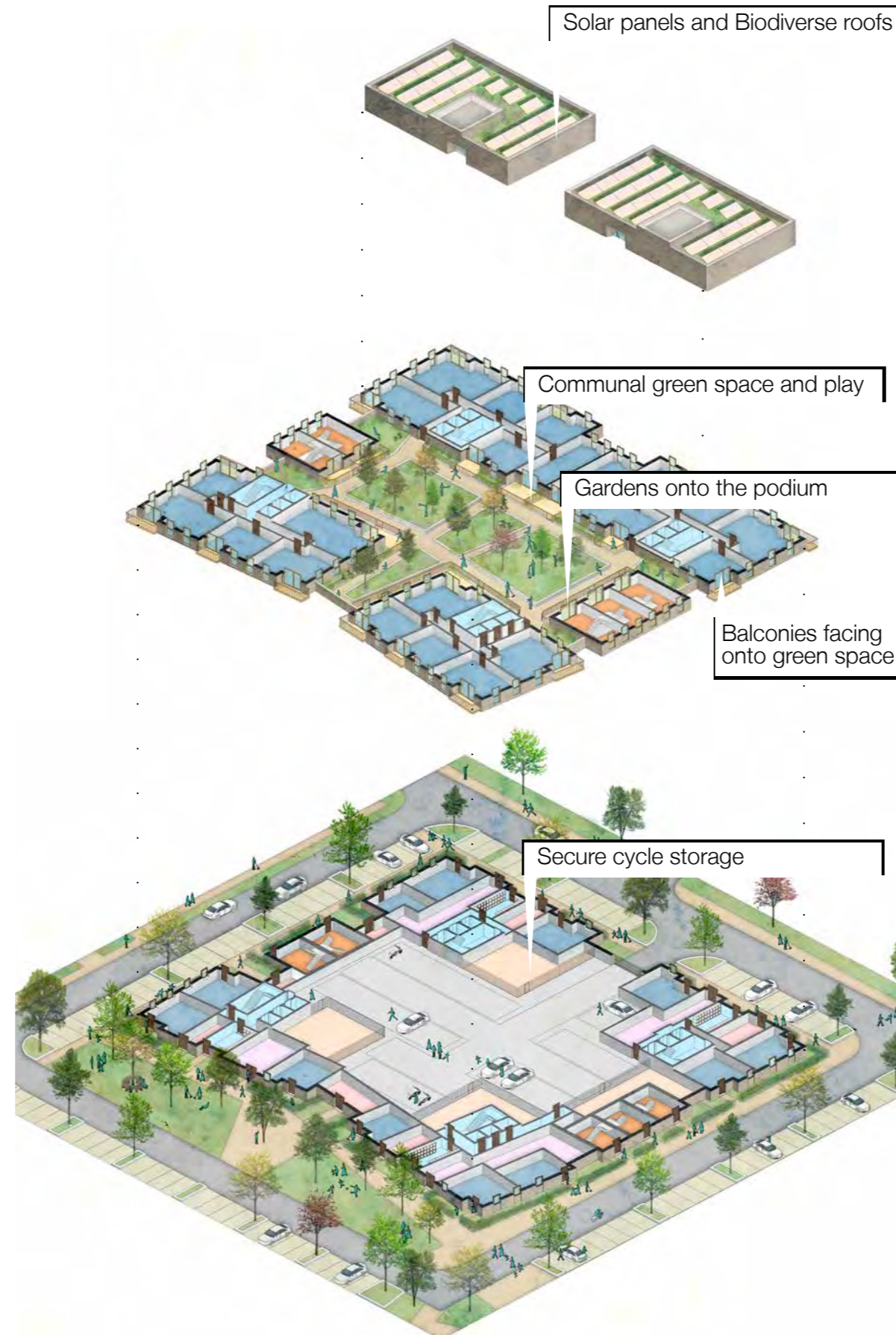


Figure 3.10: Axonometric of a typical podium block as shown to residents



Figure 3.9: Images from community engagement events



Figure 3.11: Masterplan at Ballot Exhibition February 2020

- Apartments and maisonettes
- Houses
- Lift core and residential entrance
- Secure cycle stores
- Secure refuse stores
- Secure resident parking



Figure 3.14: Engagement with floor plans and model homes at Tadlow hub



Figure 3.16: Engagement with floor plans and model homes at Tadlow hub



Figure 3.15: Engagement with floor plans and model homes at Tadlow hub



Figure 3.17: Mockup kitchens at Tadlow hub

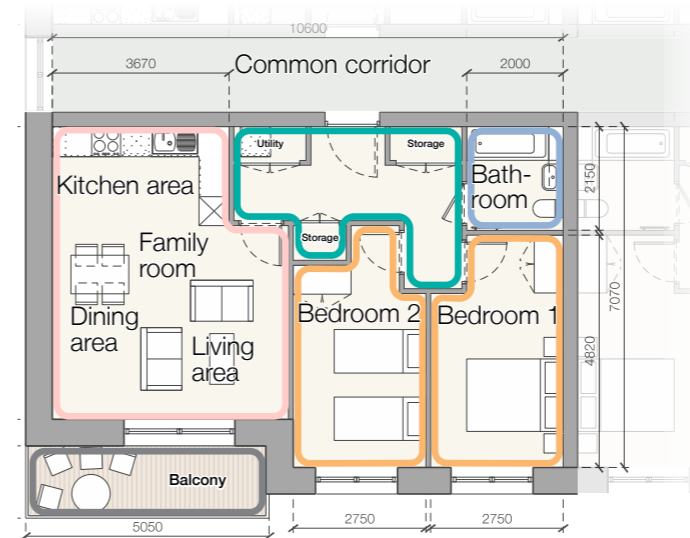


Figure 3.12: Typical open plan living layout as shown to residents

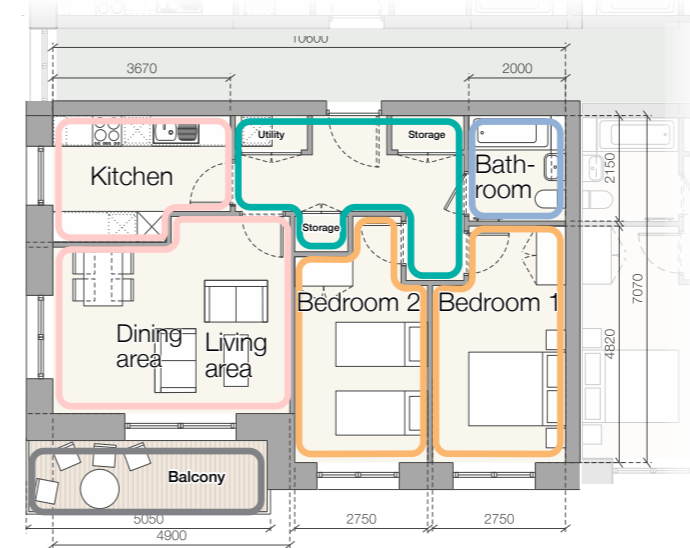


Figure 3.13: Typical separate kitchen, living, dining layout as shown to residents

3.4 Designing homes

A series of ‘drop in’ sessions, exhibitions and meetings were held at Tadlow House, an existing building located to the south-west of the Estate. The timings of these sessions were distributed over several weekends, weekdays and evenings to ensure Estate residents and surrounding neighbours could attend.

Permanent displays included examples of kitchen and bathrooms, allowing residents to understand the quality of proposed fixtures and fittings. Residents were able input on the proposed colour schemes to create a range of styles across homes.

Scale models and drawings of apartments, maisonette and houses were also on display. This allowed residents to understand the different types of homes and comment on layouts. A number of residents noted a desire for separate kitchen and living rooms, instead of open plan homes. As a result, a range of layouts have been designed across the three Phase 1 buildings.

Size and type of homes

Both the Housing Needs Assessment and ‘drop-in’ sessions have informed the size, location and layouts of Phase 1 homes. Engagement with residents has demonstrated a wide variety of family dynamics and living arrangements across the site, including multi-generational families and large family groups as well as single person or small households.

As a result, a range of home sizes have been included throughout the Phase, from 1 bed flats to 4 and 5 bed houses, and a 6 bed 10 person home to meet the needs of specific residents.

The needs of disabled and mobility impaired residents have also been incorporated. The locations of M4(3) wheelchair user homes have been distributed across various levels and settings including ground floor and podium, providing choice for residents. An increased number of Social Rent M4(3) homes were included at the ground floor to respond to resident needs and feedback during consultation.

Potential locations for mobility scooter storage and charging accessed from the shared lobbies have been considered for future consultation to address needs of less able residents not qualifying for a M4(3) home.

3.0 Involvement

3.5 Design evolution

The plans and sketches shown here, show how the scheme evolved with the input of RBK (as landowner), GLA, TfL, d:se, the local planning authority, resident consultation and other statutory bodies.

Version A - Bid stage

The initial Phase 1 scheme was a result of collaborative dialogue process over an 8 month period with RBK and the Cambridge Road Estate residents.

The scheme looked to create buildings which respond to resident feedback, the client brief and site context, to form new buildings, streets and settings with a combination of built form and landscape.

Plot C formed an edge and gateway to Cambridge Road and enclosed the locally significant green space, Madingley Gardens. C3 was disconnected from the main body of the building and C1 and C2 were connected east to west by a series of apartments and maisonettes.

Building B was a two core building which rotated around an existing mature Willow tree located on the east side of the building.

Plot E was a four core block with a central podium. A series of flats and maisonettes connected the cores east to west.

Appraisal

This version was not taken forward as the east:west connections on both Buildings C and E created shallow strips of homes which repeated the deck access model of the existing estate with limited outlook over the open space. The external deck access was not seen as a positive by residents.

The angular plan form of buildings in the bid stage was liked by residents for creating interesting forms, but was later rationalised to improve internal living spaces and avoid wasted space.

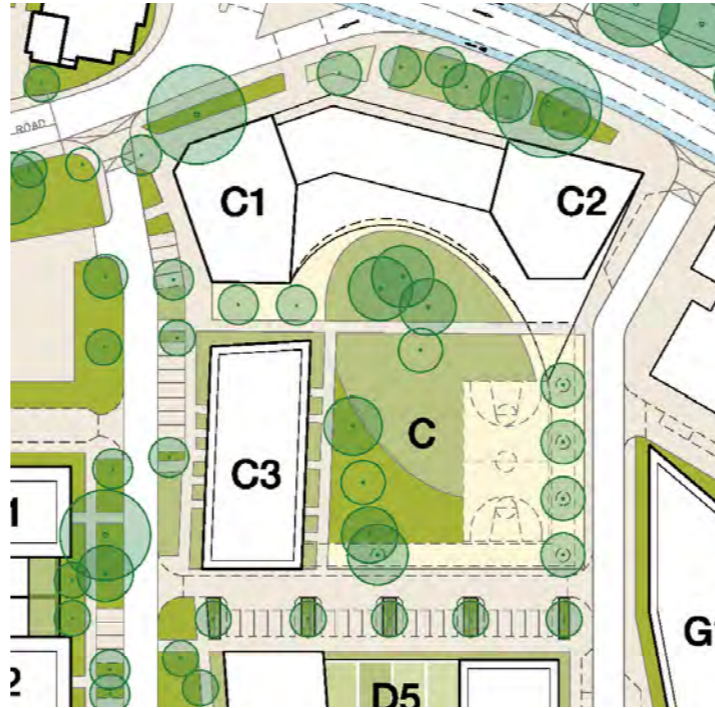


Figure 3.20: Version A: Bid Stage Ground floor plan. Plot C



Figure 3.21: Version A: Bid Stage Sketch Views. Plot C

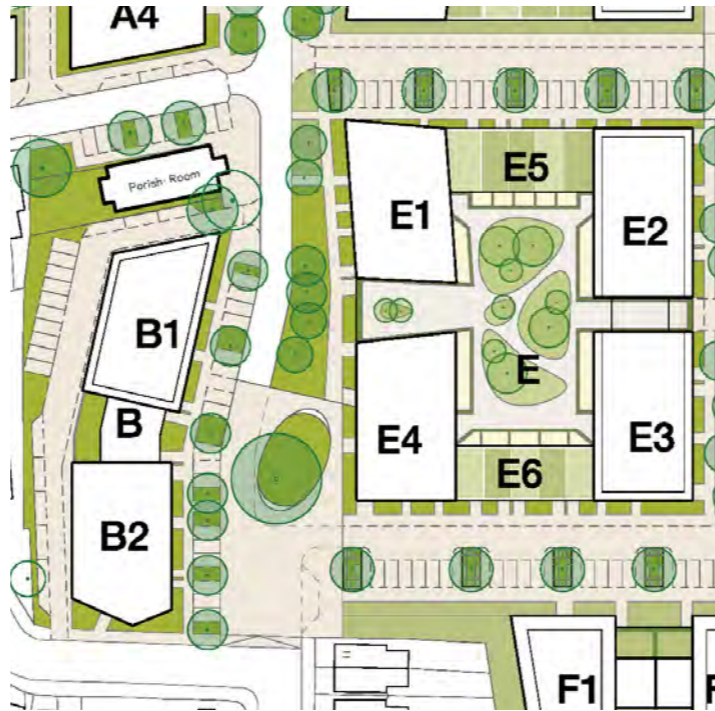


Figure 3.18: Version A: Bid Stage Ground floor plan. Buildings B and E



Figure 3.19: Version A: Bid Stage Sketch Views. Buildings B and E



Figure 3.24: Version B: 2019 Public Consultation Ground floor plan. Buildings C

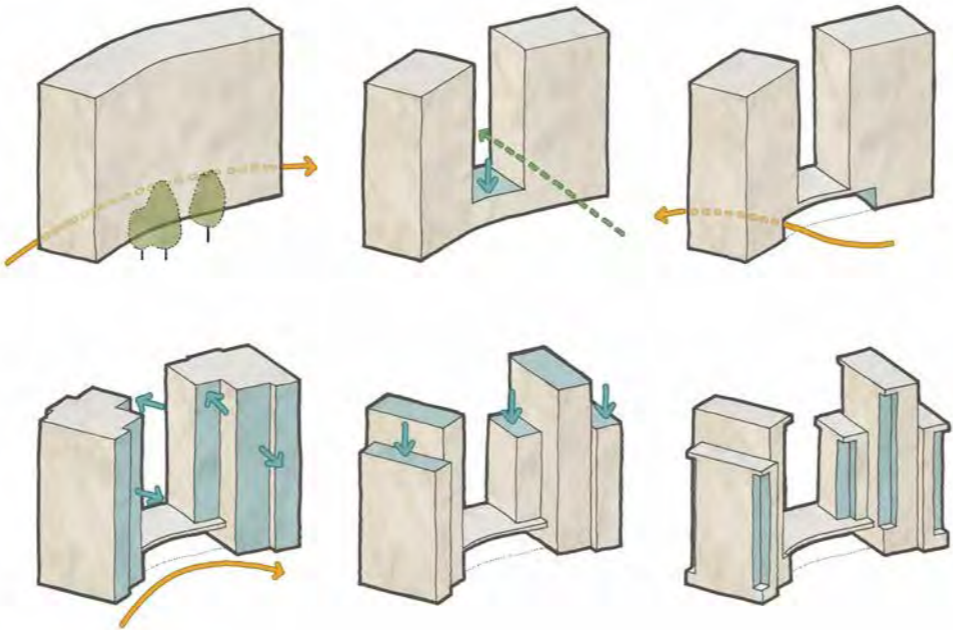


Figure 3.25: Version C: 2019 Public Consultation massing diagrams. Plot C



Figure 3.22: Version B: 2019 Public Consultation Ground floor plan. Buildings E and B

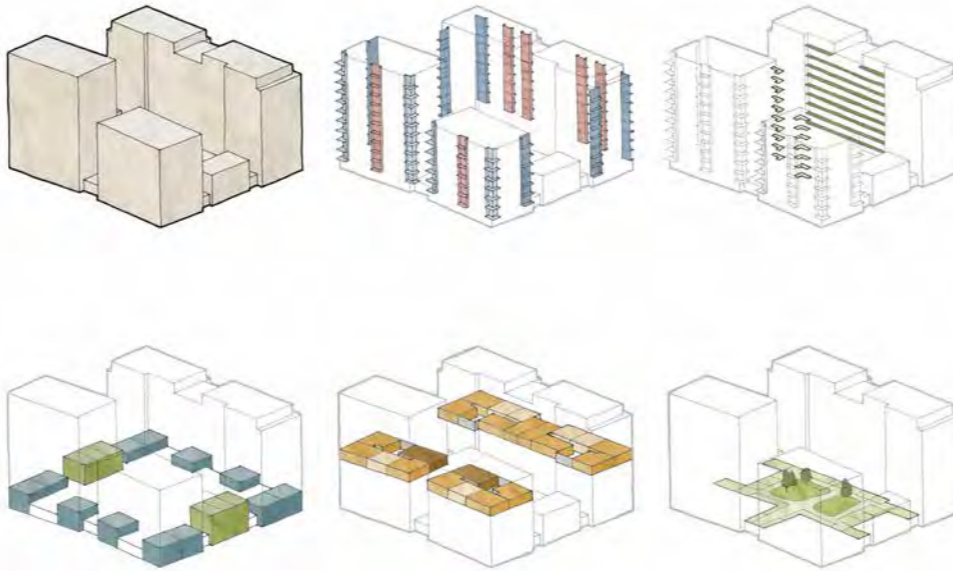


Figure 3.23: Version B: 2019 Public Consultation massing diagrams. Plot E

Version B - 2019 Public Consultation

Following the bid stage proposals, Version B sought to build upon further resident feedback and involvement from RBK.

- East and west connections removed from C and E to remove all north facing, single aspect homes.
- Building B became a single core building and the overall height reduced, following feedback from residents on Rowlls and Piper Road.
- Buildings C1 and C2 became more rational in form, with a layered composition breaking down the massing of the taller buildings.
- The landscape between Plots B and E was extended south to create a fully pedestrianised entrance into the site.
- Podium townhouses were introduced on the north and south of Plot E, providing larger family homes and creating residential street settings.
- The MUGA was relocated to a later phase in the masterplan to enlarge the green space of Madingley Gardens.

Appraisal

The layered tower form of Buildings C1 and C2 was not taken forward after feedback called for a simpler, more robust response to Cambridge Road.

Equally, the cranked form of Building B was not taken forward after feedback called for a more context-driven response to the existing street setting.

The townhouses and reduced height to the connecting elements to Plots C and E were welcomed, however moving the MUGA away from the Community Centre was felt to be a step backwards.

3.0 Involvement

Version C - 2020 GLA Resident Ballot

Version C was the culmination of years of engagement with residents, stakeholders, the local planning authority and statutory bodies. The scheme was shared with residents via the CRE landlord offer and public exhibition and secured a successful resident ballot result.

- The MUGA was moved back to Madingley Gardens, ensuring it is delivered sooner and retains a connection with the Community Centre in Plot C.
- The architecture of Plot C changed, to bear more resemblance to similar typologies in the masterplan. The square plan forms improved internal apartment layouts and provided a stronger presence on both Cambridge Road and Madingley Gardens. Angles received positively by residents at bid stage were reintroduced in Building C2, but in a more rational form with no negative impact on internal spaces.
- The proposed road connection to Hawks road, west of Plot C, was removed following consultation with the RBK highways team.
- The architecture of Building B was changed to a straight linear block with an articulated facade informed by the bay windows of the neighbouring streets. This presented a smaller form on Piper Road. This change also increased the public green space to the east of the building, addressing resident feedback about the importance of open space.
- An enclosed resident garden was added to the west side of Plot E. This improved the amenity offering for Building B and addressed comments from the Metropolitan Police who wanted to remove the ability for non-residents to move around the back of the building adjacent to neighbouring fencelines.

Appraisal

The Ballot-stage proposals for Phase 1 reflected significant development from the bid stage and is largely the scheme taken forward to Planning.

The network of road connections within the west of the site had been designed to minimise traffic movements along Somerset Road by removing access to the site, but detailed analysis revealed this created an unwanted impact on other roads in the area.

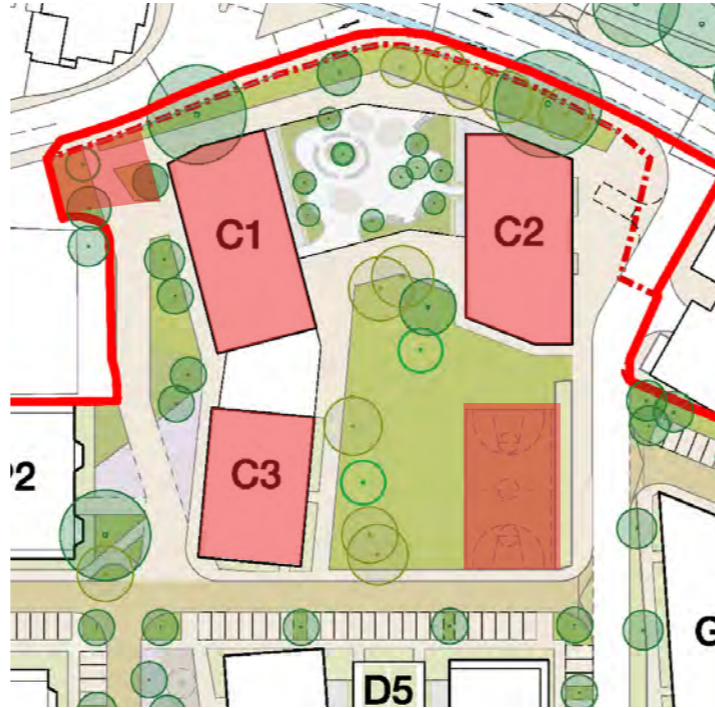


Figure 3.28: Version C: 2020 Resident Ballot Exhibition

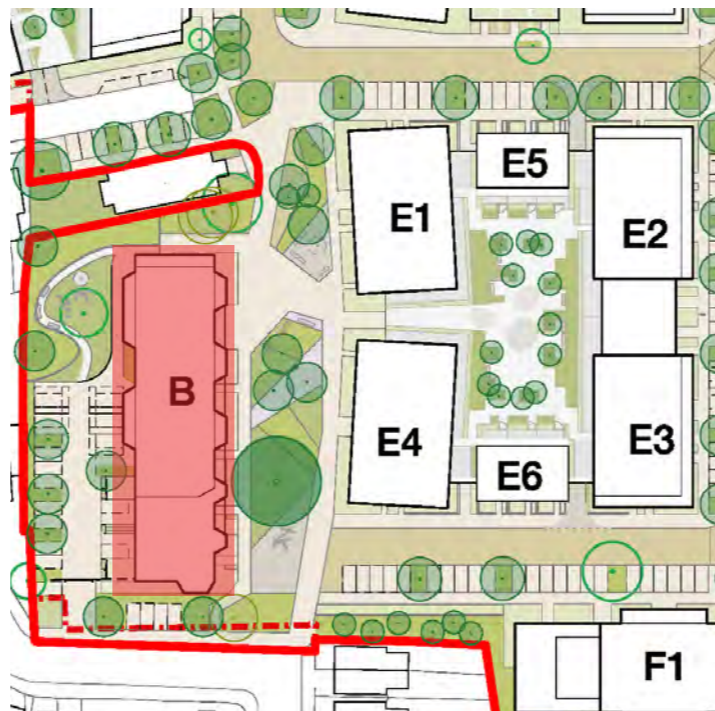


Figure 3.26: Version C: 2020 Resident Ballot Exhibition



Figure 3.29: Version C: 2020 Resident Ballot massing views. Plot C



Figure 3.27: Version C: 2020 Resident Ballot massing views. Buildings B and E

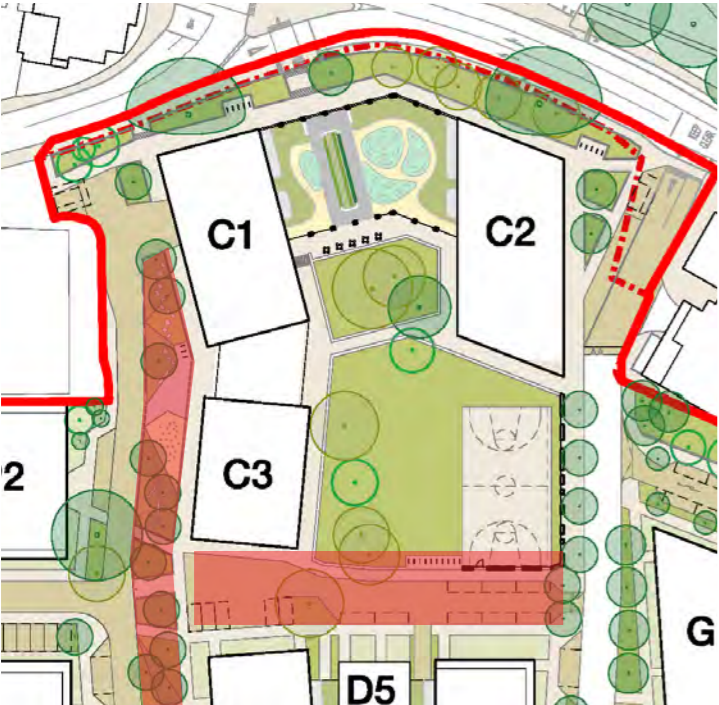


Figure 3.32: Final Scheme Ground floor plan



Figure 3.33: Final Scheme: Sketch views. Plot C

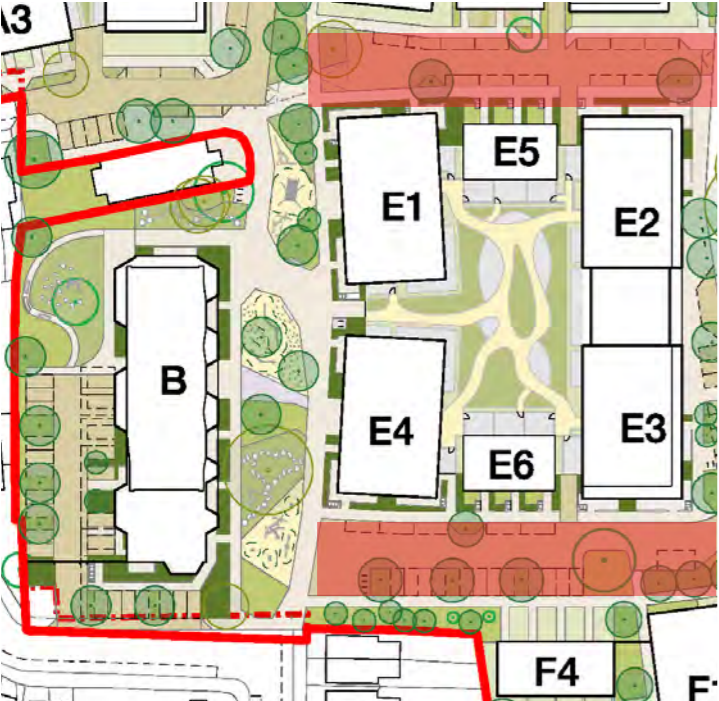


Figure 3.30: Final Scheme Ground floor plan



Figure 3.31: Final Scheme: Sketch views. Building B and E

Final Scheme - 2020 Planning Application

Following a positive resident ballot, the scheme was further reviewed by Design South East (d:se) and the local planning authority, resulting in the scheme as described in this Design and Access Statement (DAS).

- Large amounts of external street parking around Plots C and E were removed and better distributed across the masterplan. This allowed for greener streets
- Access from Somerset Road was reintroduced in a restricted manner, providing vehicle links to Plots in the west of the site.
- This allowed for a north:south crossing-free route to the west of Plots C, D and E which will be delivered in the second Phase of the development.
- The façades of Building B, C and E were further refined, including raising sill levels above the height of furniture for greater foam flexibility.

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