

CAMBRIDGE ROAD ESTATE – PLANNING APPLICATION 20/02942/FUL

DESIGN GUIDELINES – APRIL 2021

****UPDATED DOCUMENT****

This document was updated in April 2021. There have been no amendments to the Design Guidelines since then.

April 2021 | S4-PL2

The Masterplan
Design Guidelines



The Applicant

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The project site

Cambridge Road Estate Project hub

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Application forms

Covering letter

Application Form and Notices

CIL Additional Information Form

Design proposals

Planning Statement

Design and Access Statement

- Vol.1 - The Masterplan
- Vol.2 - The Detailed Component

The Masterplan

- Parameter Plans
- Illustrative Plans
- Design Guidelines

Phase 1 Architecture and Landscape

- GA Plans, Sections and Elevations

Supporting information

Statement of Community Involvement

Rehousing Strategy

Financial Viability Appraisal

Draft Estate Management Strategy

Transport Assessment
Phase 1 Travel Plan
Car Parking Management Plan
Servicing and Delivery Management Plan

Construction Logistics Plan
Construction Method Statement and Construction
Management Plan
Sustainable Design and Construction Statement
(Including Circular Economy Statement)

Environmental Statement

- Non Technical Summary
- Vol.1 – Technical Reports
- Vol.2 – Technical Appendices
- Vol.3 - Townscape and Visual Impact
Assessment

Energy Statement (Including Overheating
Assessment and Whole Life Cycle Assessment)

Daylight and Sunlight
Internal Assessment of the Detailed Component
External Assessment of the Illustrative Masterplan

Extraction and Ventilation Strategy
Noise Impact Assessment

Arboricultural Report and Tree Conditions Survey
Arboricultural Impact Assessment & Method
Statement
Preliminary Ecological and Bat Survey Report
Biodiversity Net Gain Assessment

Archaeology and Heritage Assessment
Ground Conditions Assessment

Utilities Report

Flood Risk Assessment
Phase 1 Drainage Statement

Fire Strategy Report

Accessibility Audit
Health Impact Assessment
Equalities Impact Assessment

The Design Team

ACD Environmental
Arboricultural consultant

Architecture in Perspective
Visualisation artist

AWA Consulting
MEP engineer

Base Models
Physical modelmaker

Barton Willmore
Planning consultant
Environmental Impact Assessment
Townscape Impact Assessment

Countryside Properties
Developer

CTP Consulting
Structural & Civil engineer

David Bonnett Associates
Access and Inclusive Design consultant

Ensafe
Air Quality consultants

GIA
Daylight / Sunlight / RoL consultant

Greengage Environmental
Ecology and biodiversity consultant

Hodkinson Consulting
Sustainability / Energy consultant

H+H Fire
Fire consultant

Markides
Transport consultant

Patel Taylor
Architect / Landscape Architect

Pipers
Physical modelmaker

Realm
Visualisation and verified views

Royal Borough of Kingston Upon Thames
Project Joint Venture partner

Soundings
Community engagement consultant

SRE
Wind and microclimate consultant

Terence O'Rourke
Archaeology and heritage consultant

ULL Property
Viability consultant

WYG
Noise and vibration

April 2021



Preface

Overview

Regeneration history:

In August 2016 the Royal Borough of Kingston Upon Thames commissioned a study to test 14 potential redevelopment options for the Cambridge Road Estate. These ranged from a mixed strategy retaining current homes and building new ones through to fully redevelopment of the whole Estate.

Three options were short-listed and residents were consulted at a range of drop ins and via a survey of all residents. The preferred option was for comprehensive regeneration and replacement of all homes.

Further consultation with residents in Spring 2017 on the Strategic Development Brief shaped the vision and objectives for the regeneration of the Cambridge Road Estate, which included:

- Putting the community at the heart of the regeneration;
- Provision of a new model of family living;
- Delivery of a public realm led, high quality living environment;
- Promotion of sustainable forms of travel and healthy living; and
- Transformation of the neighbourhood with high quality architecture and urban design.

A competitive tender process was undertaken in 2017/2018 and in October 2018, Countryside were selected as the preferred bidder. Since then, the Council and Countryside have undertaken comprehensive engagement and consultation with resident's and the wider community. This culminated in the publication of the "Landlord Offer" in February 2020 and the subsequent ballot vote in March 2020 as to whether residents on the Estate wanted the regeneration to proceed or not. From the 820 eligible voters, a turnout of 86% was achieved, with 73% voting in favour.

Since the positive ballot result, the Applicant has continued to consult with residents, the wider community, Councillors, the Local Planning Authority and statutory and non-statutory consultees to inform this Hybrid Outline Planning Application.

This application

This Hybrid Planning Application with some matters reserved is being submitted by Cambridge Road (RBK) LLP- "**The Applicant**") for the redevelopment of the **Cambridge Road Estate; Plots A:Q** ("**The Proposed Development**").

Approach

Holistic placemaking:

The Applicant and design team are firm believers in the transformative power of design in the built environment.

The Architect, Patel Taylor, works almost exclusively in London and has been the lead designer behind many of the largest urban regeneration projects in the city, creating successful places with the challenges of dense urban living.

"Placemaking defines our work. Our integrated approach to architecture, landscape and urban design proposes a framework that helps repair and reinforce a sense of place.

From the careful analysis of site, brief and cost, we create bespoke architectural responses that add value for the client and heightened delight for the communities that we serve.

In essence, we believe that architecture should be clear and logical; spaces should be suited to their purpose, enhanced by material and craft, light and shade."

Objectives

The Proposed Development sets out to:

- Create a successful place in which people will want to live, work and visit;
- Create an inclusive place designed to be enjoyable in use for everyone;
- Significantly improve the quality of housing and environment for current residents;
- Address the specific housing needs of current residents and an appropriate variety of new homes;
- Deliver additional affordable and market homes to help address local and strategic housing needs;
- Deliver a step change in the quality and accessibility of the public realm (public spaces, parks and play spaces) available to residents and the wider community to access and enjoy;
- Reconnect The Site with the wider community;
- Provide a new community centre alongside new commercial/retail facilities and workspace;
- Create short term and long term employment opportunities;
- Promote sustainable forms of transport alongside appropriate car parking provision;
- Connect to and help to mobilise the Kingston District Heating Network; and
- Transform the neighbourhood into a high quality place that everyone is proud of.

Description of Development

The description of the Proposed Development is:

Hybrid Planning Application for a mixed use development, including demolition of existing buildings and erection of:

- up to 2,170 residential units (Use Class C3);
- 290sqm of flexible office floorspace (Use Class E);
- 1,395sqm of flexible retail/commercial floorspace (Use Class E/Sui Generis); and
- 1,250sqm community floorspace (Use Class F2);
- new publicly accessible open space and associated access, servicing, landscaping and works.

Detailed permission is sought for Phase 1 for erection of:

- 452 residential units (Use Class C3);
- 1,250sqm community floorspace (Use Class F2);
- 290sqm of flexible office floorspace (Use Class E);
- 395sqm of flexible retail/commercial floorspace (Use Class E/Sui Generis); and
- new publicly accessible open space and associated access, servicing, parking, landscaping works including tree removal, refuse/recycling and bicycle storage, energy centre and works.

Outline permission (with Scale, Layout, Appearance and Landscaping reserved) is sought for the remainder of the development ("the Proposed Development")."

Place names

The proposals for the Cambridge Road Estate include the reconfiguration of vehicle and pedestrian access, and the creation of new routes and open spaces

Throughout both volumes of the Design and Access Statement (“**DAS**”) and Design Guidelines, we refer to these new routes and spaces by names for ease of understanding and avoidance of confusion.

For example, **Madingley Avenue**

Description:

The primary north:south vehicle accessible route running to the east of Plots C, D and E, and to the west of Plots G and H.

Existing condition:

In the north, St Peter’s Road is a dead-end road joined from Cambridge Road, providing access to parking by Grantchester and the Madingley tower, and to the Europcar car rental garage below the Vibe student housing building. There is no planting on St Peter’s Road.

In the south, Willingham Way is a no-through road connecting to a number of culs-de-sac serving existing buildings. The road runs north until the centre of the site before turning east towards Burritt Road.

New condition:

The new route runs north:south and sits partly on the site of St Peter’s Road and partly on a section of Willingham Way. It is a through-route, connecting to Vincent Way and is a broad, tree lined Avenue with pavements and planting on either side.

Status of place names

Names have been suggested by the Design Team based on a similar naming convention as the existing roads and buildings, but permission for these names is not being applied for as part of this application.

Naming of routes and spaces will be subject to further detailed consultation and approval by Highways.



Figure 0.1: Townscapes view of Development Plot C from Cambridge Road approaching from Kingston.

Preface

Glossary of Terms

Building

A volume comprising one or more Blocks, contained within a Development Plot.

Building Block

A single building volume defined by the ground, external walls, and the roof. Blocks can be stand-alone or joined with other Blocks.

Building Line

The outer face of a building's external façade thermal and waterproofing envelope, not including projecting elements.

Common Façade Line

A line on plan describing the alignment of Building lines along a street or terrace of buildings.

Development Plot

A Development Plot is a 3D object which sits within and is defined by the horizontal Parameter Boundaries of the Development Zone and additional vertical Parameter Boundaries, and which contains one or more Buildings.

Development Zones

A Development Zone is a 2D object within the Site Boundary which is defined by a shape in plan, set out by Ordnance Survey Coordinates, and which contains one or more Development Plots.

The Guidance

The collective term for the Design Guidance contained within and which comprises this report.

Should

Used in Advisory Guidelines; strongly recommended guidance to deliver the masterplan design intent.

Must

Used in Mandatory Guidelines; obligatory guidance that must be cited in a statement of conformity.

Parameter Boundary

A 2D plane described in level Above Ordnance Datum (AOD), setting out by Northing and Easting coordinates, and scaled by dimensions, which limits the extent of development.

Parameter Envelope

A 3D object defined by multiple Parameter Boundaries, which limits the extent of development.

Projecting Elements

Façade and roof components such as balconies, sills, copings, roof eaves, canopies, guardrails and flues which are typically outside of the Building Line and Roof Line but must be within the Parameter Envelope.

Reserved Matters Application (RMA)

A future application to be submitted for areas within the Outline component of the Planning Application which are not included within the Detailed Component of the Application.

The Roof Line

The uppermost face of a building's external roof thermal and waterproofing envelope, not including projecting elements.

Typology

The classification of buildings into groups or types subject to their defining characteristics. Building typologies within the illustrative scheme include Linear typologies, Podium typologies and House typologies,

Linear typology

The typology is predominantly orthogonal in form and characterised (at typical levels) by a central corridor with apartments wrapping the building perimeter. Linear buildings are oriented N:S along their long axis.

Podium assembly

Podium assemblies are characterised by a collection of buildings organised around a central, raised communal garden which is accessible to the adjacent buildings only. Car parking, ancillary residential functions and non-residential uses are situated under the communal garden.

Courtyard assembly

The Courtyard is a variation of the Podium assembly. Combining four broadly parallel North:South Linear buildings and Townhouses to the north and/or south of the podium. The typology defines the heart of The Site around the NESW central crossroads.

Mansion typology

The Mansion typology is defined as having a cluster of apartments organised around a central core and a common, shared entrance. Apartments within this typology benefit from dual aspect, typically corner positions to maximise the benefit of view, aspect and daylight.

The mansion typology is typically composed of paired blocks running east:west, the typology is heavily articulated in plan and in height.

House typologies

House typologies comprise either of Townhouses or Terraced houses and comprise of 2 or more individual dwellings in a run. Access is provided at ground level from the public realm and not through shared communal circulation.

Townhouses

Typically pairs of 4-storey Townhouses sit on the north and/or south sides of the Courtyard blocks. Each house is an individual dwelling across the height of the mass.

Terraced houses

Longer Linear terraces of houses are arranged at the margins of The Site where scale steps down to meet the existing residential streets. Terraces can be free-standing, with grade-level back gardens, or engaged onto a shared podium garden.

Washington : Piper

Is used in to describe the westerly North:South route which runs along Piper Way and Washington Avenue and link the existing Piper Road with Hawks Road.









Madingley : Willingham

Is used in to describe the principal North:South route which runs along Madingley Avenue and Willingham Way.

Zone of articulation

An area within the Parameter Envelope which can be filled by the Building Block or contain permanent building fixtures and projecting elements.

Where an inset balcony extends for the full length of a façade, it can be considered a projecting element.

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Revisions since last issue

Sections and figures revised since last issue

2.0 Development Parameters

2.13 Height and massing

2.13.3 Revised to be more explicit about plant and flues

3.0 Site-wide global guidelines

3.11 Façade hierarchy

3.11.1 and 3.11.2 reworded to explain the intent of facade hierarchy

3.12 Predominant orientation

Section revised to soften facade orientation from **mandatory** to **guidance**

3.21 Lighting

3.21.18 new note referencing RBK palette

3.22 Paving

3.23.23 new note referencing RBK palette

3.23 Paving

3.23.23 new note referencing RBK palette

4.0 Component guidelines

4.3 Shopfronts

4.3.13 reworded for clarity of intent

4.3.16 to 4.3.19 new paras describing prohibited design

Fig 4.3 amended to show prohibited design

4.10 boundary height

Fig 4.52 / 4.53 amended to show dwarf wall potential

4.10.3 datum height reduced to 1.1 and new dwarf wall datum at 675mm introduced

4.10.4 amended to clarify non-solid to 1.8m

4.10.11 new para about dwarf walls

4.14 external stores

4.14.5 amended to allow for lower enclosure level (see 4.10)

Figs 4.73 / 4.74 amended to allow for lower enclosure level (see 4.10)

4.15 demised refuse stores

4.15.9 amended to allow for lower enclosure level (see 4.10)

Fig 4.48 amended to allow for lower enclosure level (see 4.10)

4.16 Private cycle stores

Fig 4.85 amended to allow for lower enclosure level (see 4.10)

4.18 railings

4.18.3 amended to allow for lower enclosure level (see 4.10)

4.44 balustrades

4.44.6 reworded for clarity

5.10 Mansion typology

Fig 5.142 amended to reduce central link height

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