

8.0 Open space and landscape

8.29 Madingley : Willingham

Providing choice in permeability and access, this north-south road defines the first phase building that contains the community centre, shops for the site. Madingley Gardens then is reinforced as an easily accessible space. It then provides the main vehicular access to service the courtyard buildings hidden by ample garden street planting.

A series of slight kinks to the roadway works to retain existing trees along the road as important assets to the proposals. Bold tree planting reinforces this existing planting and creates a strong avenue. This allows for a variation in widths of the street to create different uses of green spaces focusing on SUDs, ecology and amenity. This also is reflected by the various ground floor uses including: semi-private front garden defensible spaces for homes, community uses, commercial uses, office spaces.

Urban greening is maximised underneath trees by the addition of ornamental and native ground-cover planting to use for ecology and SUDs purposes while also adding visual and amenity value.

A connection is then provided by a series of homes that reinforce the character existing along Bonner Hill Road. The gateway to the cemetery is accentuated by creation of an axis that may invite users to walk through the serene cemetery environment much like the Victorians perambulations and beginnings of parks and amenity spaces for such.



Figure 100: Sketch view looking south along Madingley Avenue towards the listed Cemetery gates.

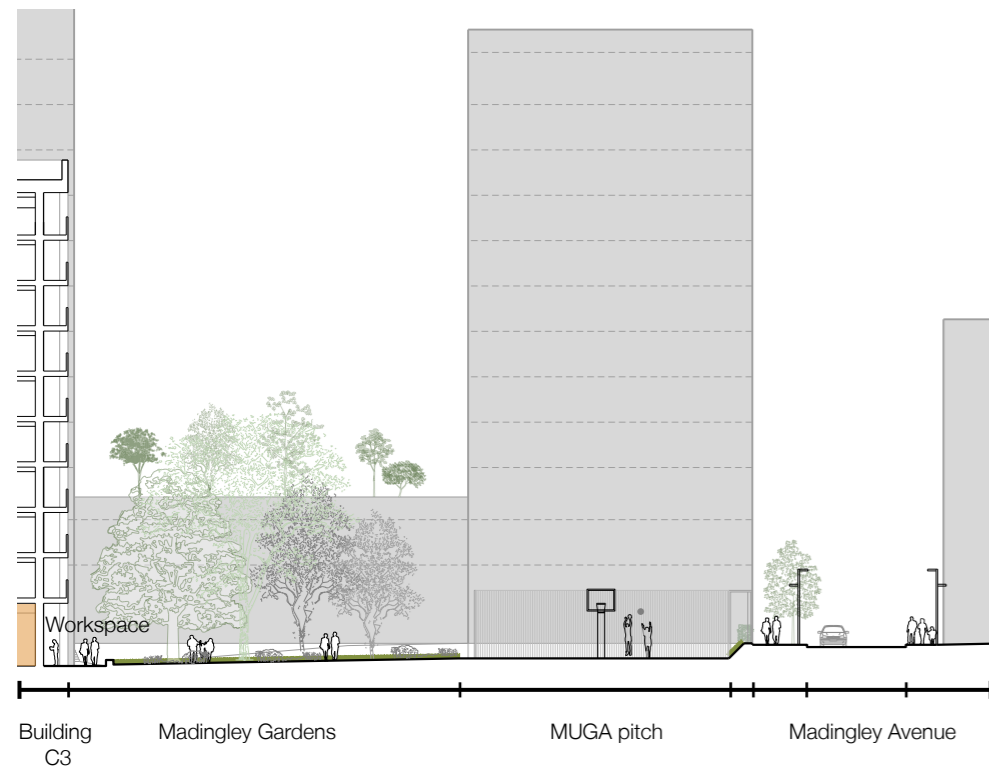


Figure 101: Section across Madingley Avenue and Madingley Gardens.



Figure 102: Section across Madingley Avenue.



Figure 103: Section across Willingham Way.

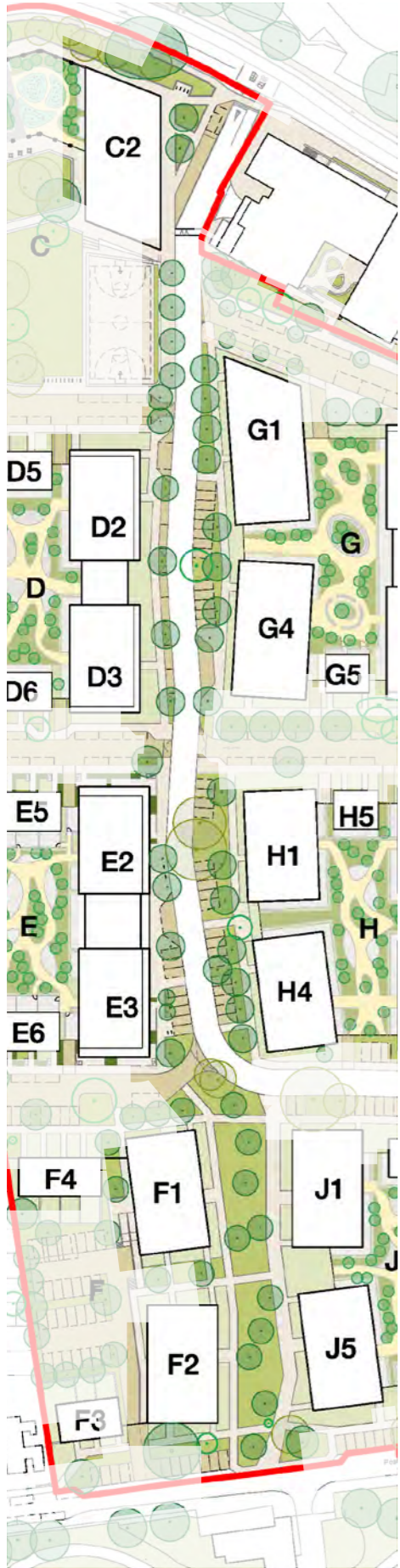


Figure 104: Landscape along Madingley Avenue and Willingham Way.



Figure 105: Character Area precedents.

8.0 Open space and landscape

8.30 Croxton : Grove

Entering the site across a broad pedestrian crossing over Cambridge Road, a key open space lined with active uses provides a key linkage to Norbiton station and bus connections east and west.

Many mature trees are retained in the new square and moving south down a retained soft landscaped embankment. An arboretum band is created by planting a bold variety of native and specimen trees.

Urban greening is maximised underneath trees by the addition of ornamental and native ground-cover planting to use for ecology and SUDs purposes while also adding visual and amenity value.

Moving through some courtyard buildings with quality paved walkways and carriageways this leads to the newly proposed Cambridge Grove Garden Square. It then connects with the existing Vincent Road and surrounding community.

Car-free connection

Linking public transport with the existing roads to the south east of the site, Croxton Avenue provides a clear, car-free wayfinding route through the site.



Figure 106: Sketch view from Cambridge Grove Gardens looking north towards Cambridge Square.



Figure 107: Section across Cambridge Square.

Figure 108: Section across Croxton Avenue.

Figure 109: Section across Croxton Avenue and Cambridge Grove Park.

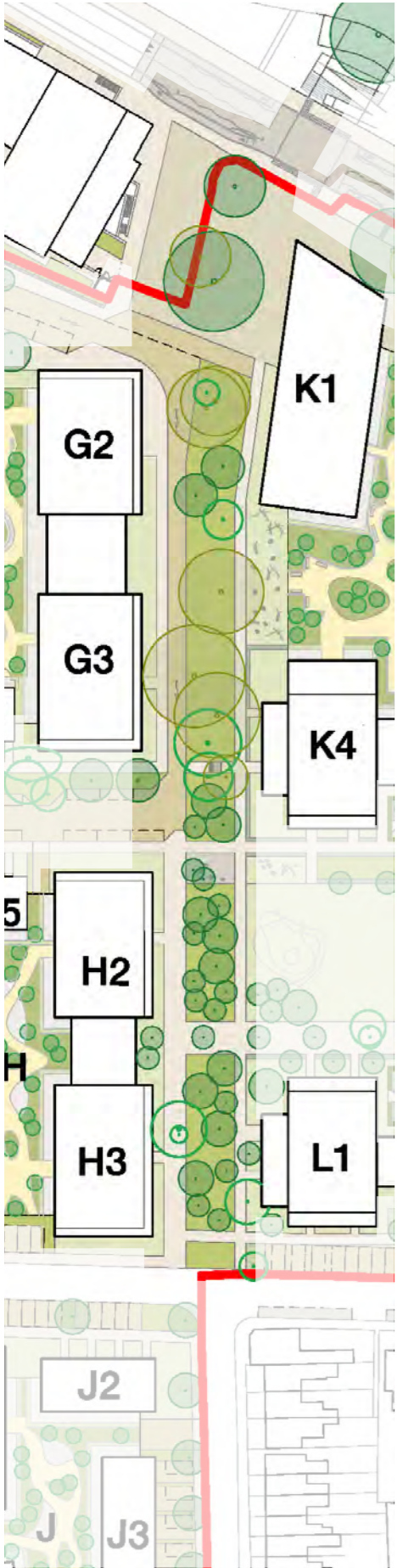


Figure 110: Landscape along Croxton Avenue.



Figure 111: Character Area precedents.

8.0 Open space and landscape

8.31 Stapleford Way

The most natural of all north:south routes across the site, Stapleford Way is a vehicle-free connection creating a 160m long biodiverse rain garden extending from Cambridge Road to Vincent Road and capturing surface water and roof runoff from surrounding hard landscape and buildings.

A collection of natural SUDs wet and dry swale features of varying widths and depths combine in a continuous chain of natural planting, bridged by pedestrian links and accessible by steps and paths for exploration and informal play.

Waterside planting

Waterfront trees like birch and willow make the most of the wetter setting, and dense planting provides habit and visual amenity.



Figure 112: Sketch view of a wet swale feature within the rain gardens of Stapleford Way.



Figure 113: Section across Stapleford Way.

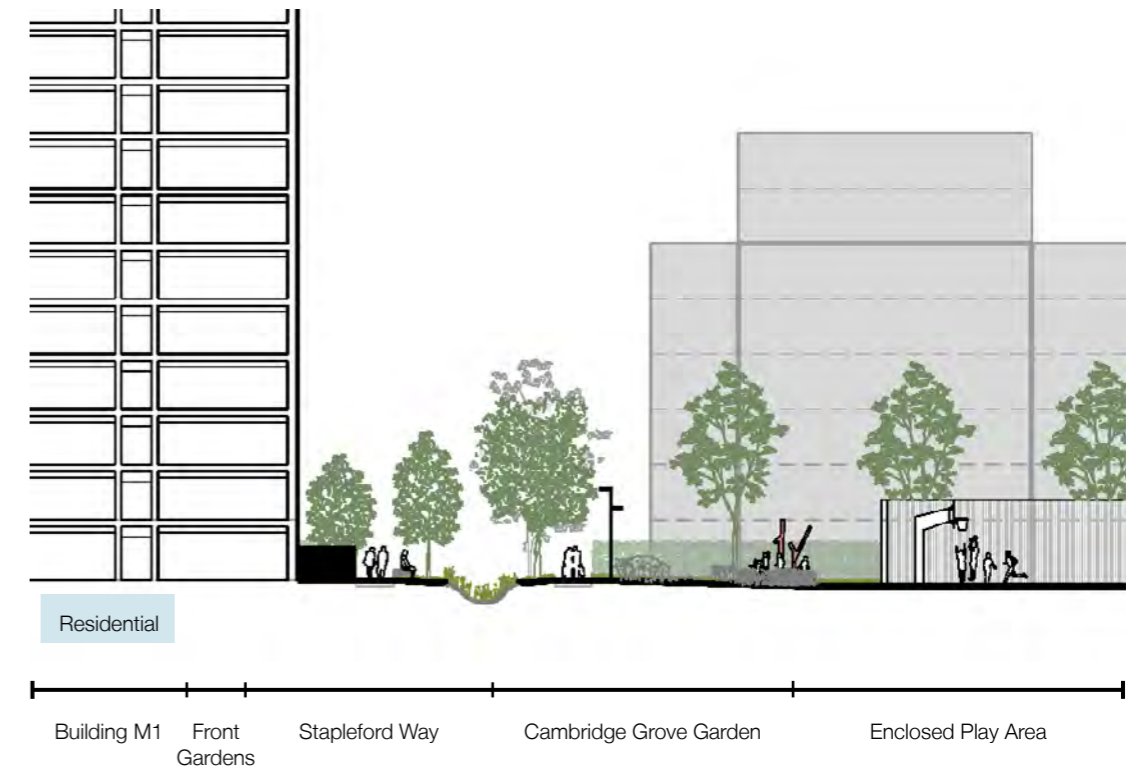


Figure 114: Section across Stapleford Way and Cambridge Grove Garden.

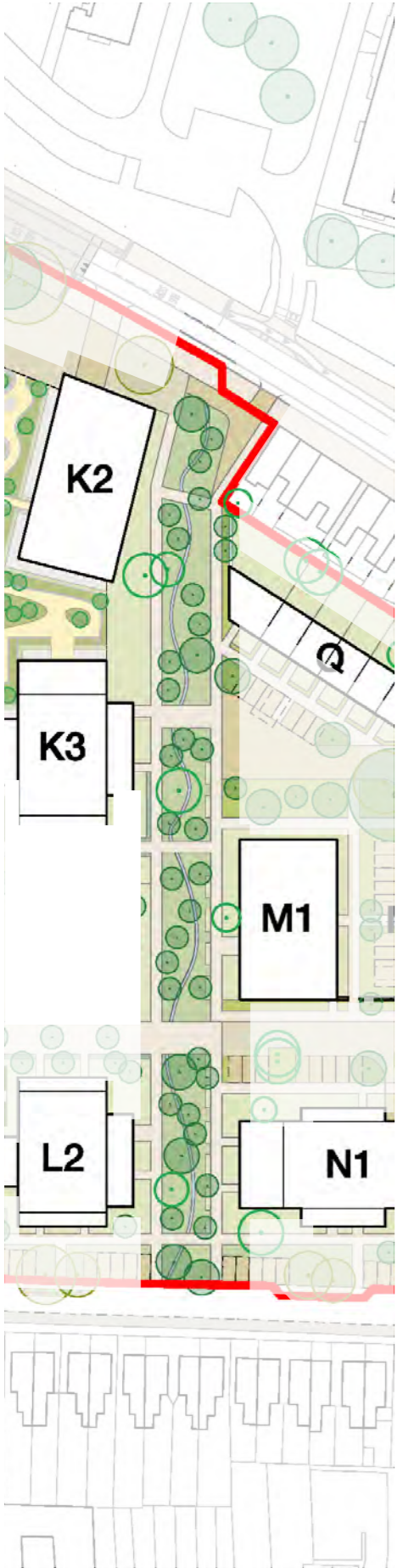


Figure 115: Landscape along Stapleford Way.

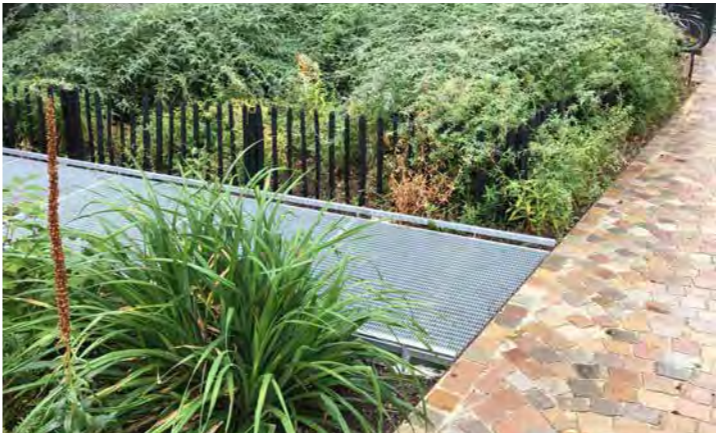


Figure 116: Character Area precedents.

8.0 Open space and landscape

8.32 Neighbourhood Streets

A series of east west streets provide connections and permeability through the site. Homes front on to the streets to activate them with front gardens.

Permeable concrete paving softens the hardscape. On street parking is checked by planted hedgerow islands and street tree planting.

Play streets

Neighbourhood streets are designed to be flexible, supporting temporary closure to traffic to allow for neighbourhood play streets on weekends or public holidays.



Figure 117: Sketch view along a neighbourhood street.



Figure 118: Sketch view along a neighbourhood street.



Figure 119: Section across Chesterton Street.



Figure 120: Section across Franklin Street.



Figure 121: Landscape along Chesterton Street and Graveley Street.



Figure 122: Landscape along Franklin Street and Vincent Road.

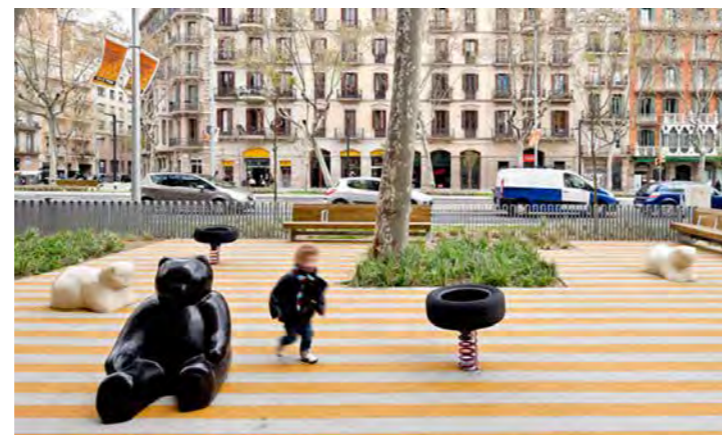


Figure 123: Character Area precedents.

8.0 Open space and landscape

8.33 Lawns and green spaces

The provision of abundant green space is fundamental in improving the wellbeing of residents and in promoting healthy living. We have taken this principle a step further by ensuring that the layout of the public realm and the articulation of the architecture provides views to green spaces from every home.

Green spaces are maximised across the masterplan. This includes retained existing spaces, as well as new courtyards and green streets. These simple moves ensure that all homes have views onto green.

Existing green spaces have been retained where possible. Principally, the retained spaces are Madingley Gardens, Fordham Gardens, and Piper Green, including the popular Willow tree which is a recognisable symbol of the existing Estate. In Piper Green, the massing around the space has been adjusted to provide more space for the Willow tree.

Green views from homes change with the building height, from views of grass to views of the tree canopies, to long-distance views of the green pockets within the masterplan and local green spaces beyond, most significantly that of Kingston cemetery.

Gathering spaces

There are two significant green spaces in the masterplan, Madingley Gardens and the new Cambridge Grove Gardens offering opportunities for different activities in larger gatherings.



Figure 124: Sketch view of Cambridge Grove Gardens.

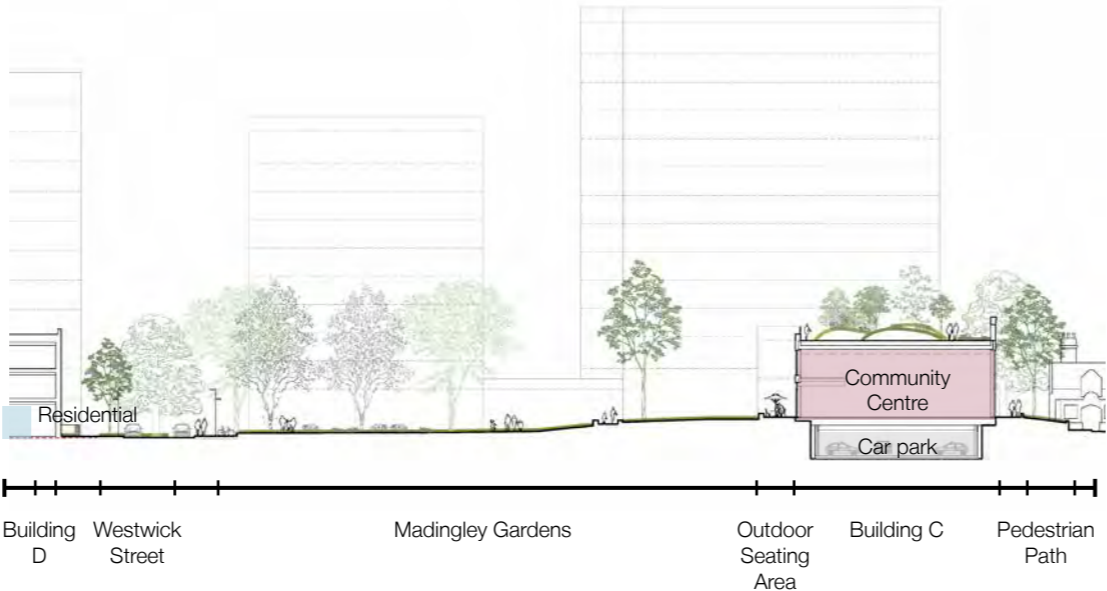


Figure 125: Section across Madingley Green and Westwick Street

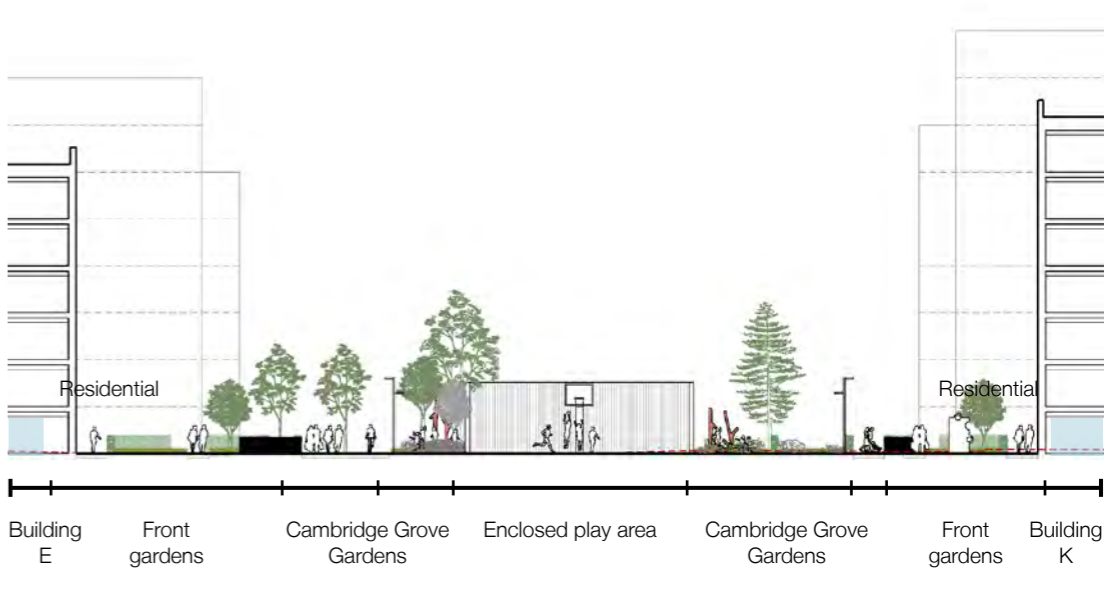


Figure 126: Section across Grove Gardens.

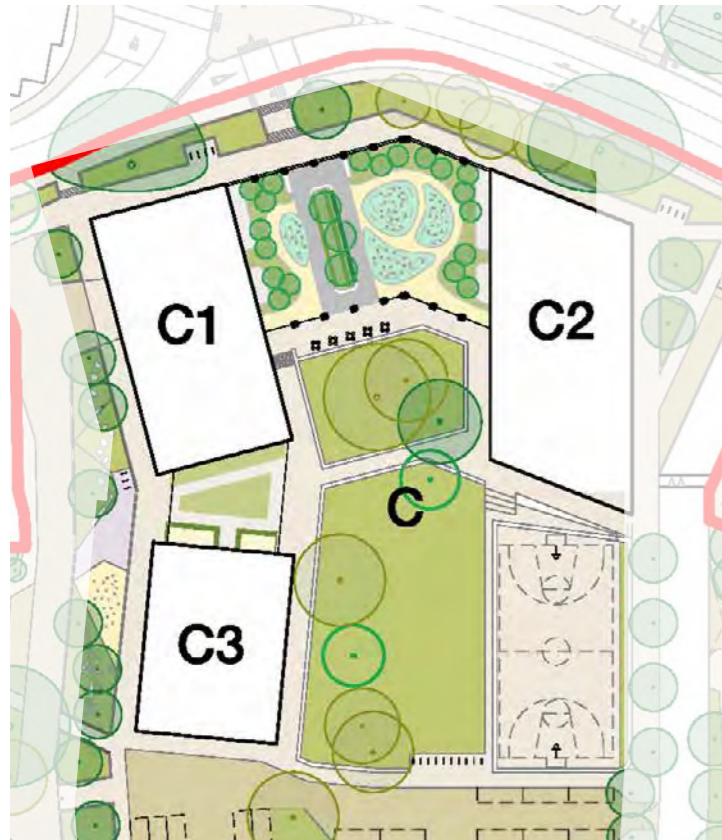


Figure 127: Landscape of Madingley Gardens.



Figure 128: Axo of Madingley Gardens.

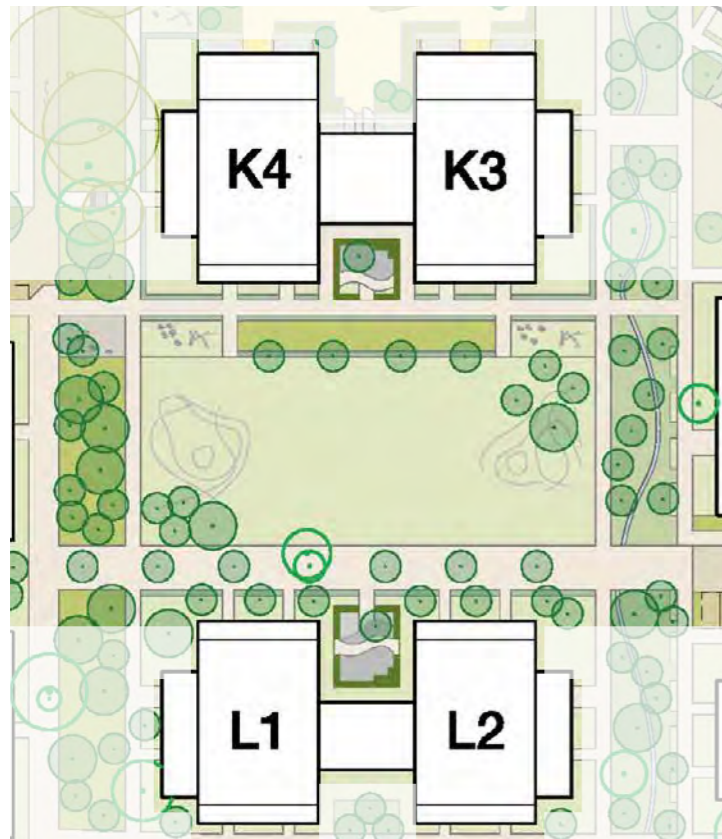


Figure 129: Landscape of Cambridge Grove Gardens.



Figure 130: Open space precedent images.

8.0 Open space and landscape

8.34 Podium Gardens

The Podium typology is composed around a podium which is raised above ground level car parking, cycle storage, bin storage and plant provision. The podium is lined with homes to ensure that most of servicing is internal and hidden and that the street frontages are predominately active, as either residential or commercial uses.

The podium level itself provides shared private amenity and play space for all residents of homes in buildings, as well as private gardens for homes that directly access the podium at first floor level.

These spaces also provide another layer of green space that differs from the Garden streets and squares. Softer mounded shapes provide lush settings for verdant colourful planting that accents various activities such as play and relaxation.

With north and south ends of the podiums much lower, residents with courtyard-facing homes can look along a chain of podium gardens, interspersed with street trees and townhouses.

Connection to street level

Gaps in the buildings lining the podiums provide visual connections between street and podium, allowing residents to connect with neighbours and children to call down to passing friends.



Figure 131: Sketch view looking south along a chain of podium gardens.

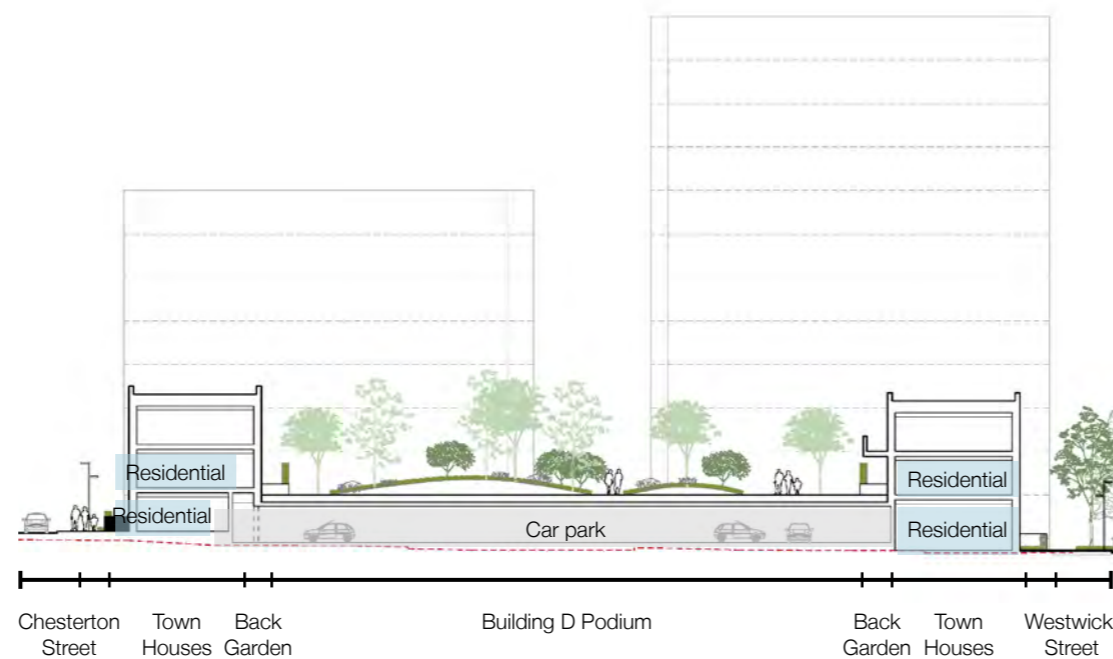


Figure 132: N-S Section across Building D podium garden.

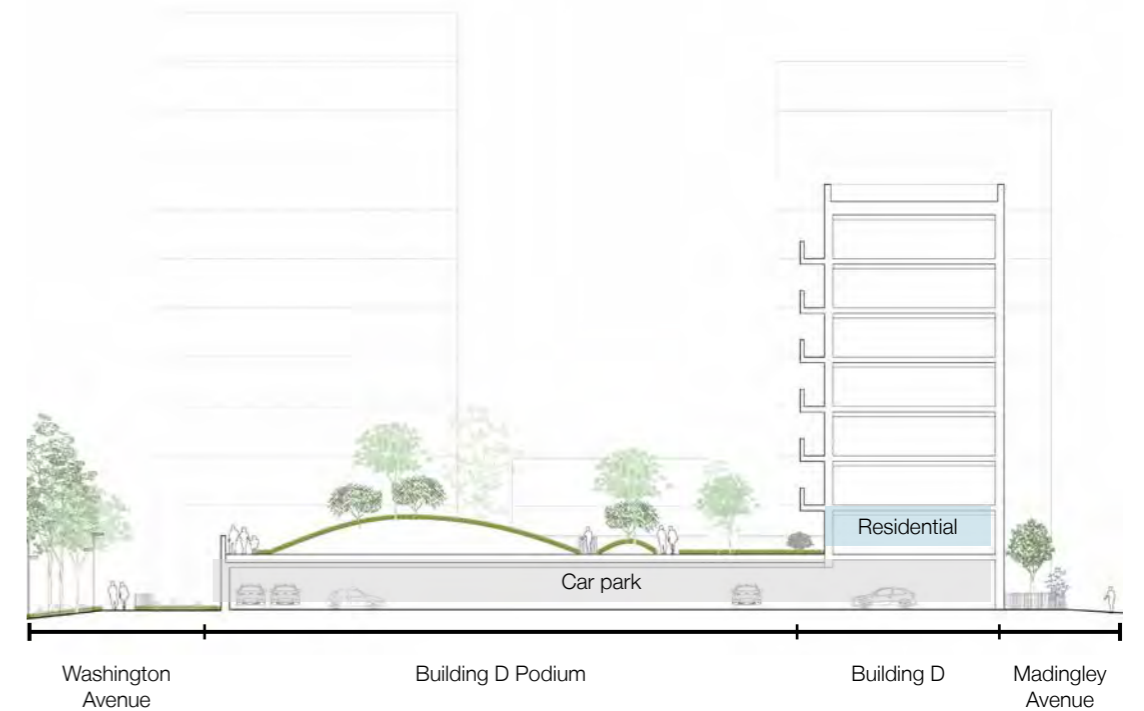


Figure 133: E-W Section across Building D podium garden.

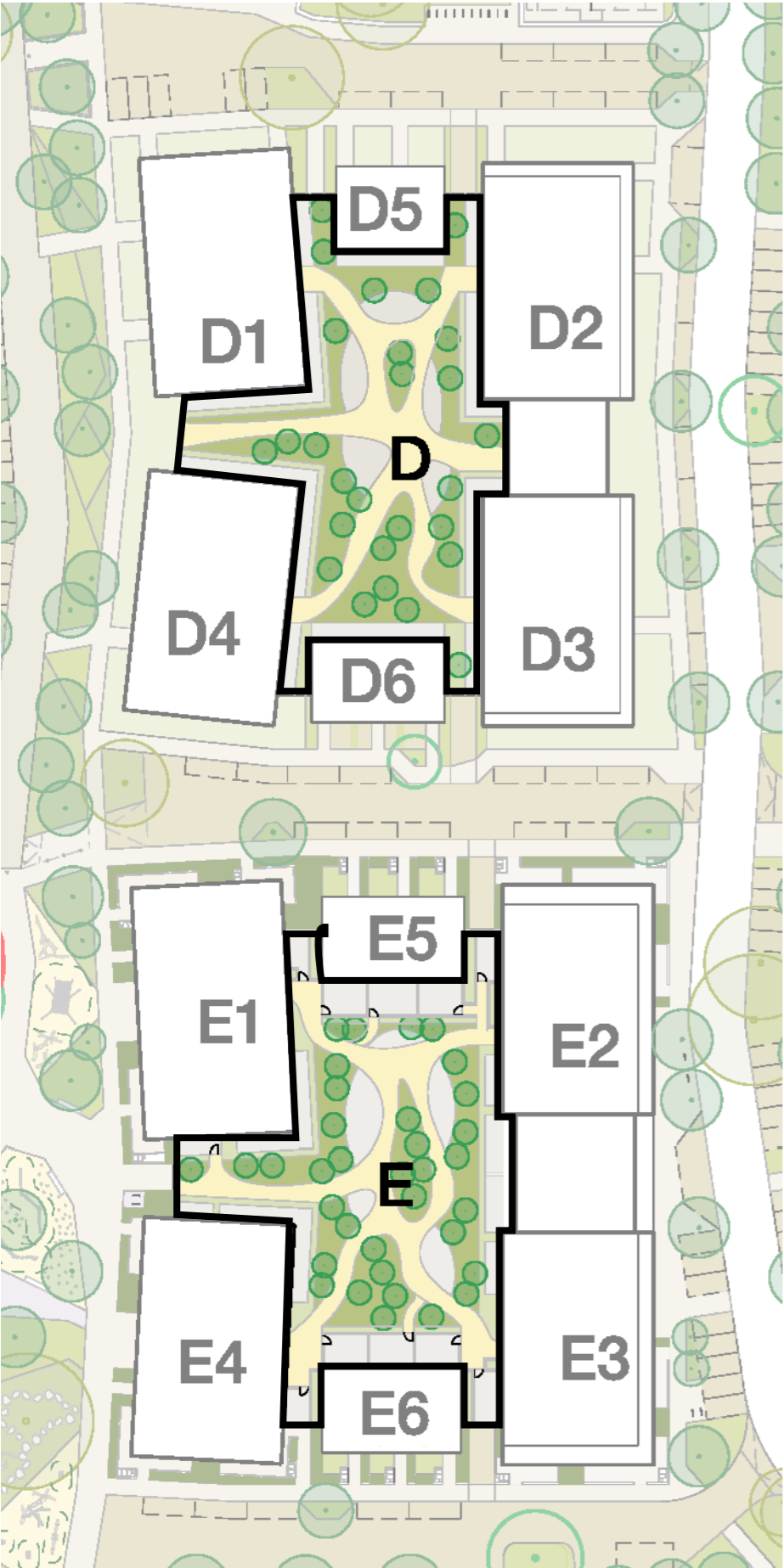


Figure 134: Landscape of Plots D and E podium courtyard garden chain.



Figure 135: Podium courtyard precedents.

8.0 Open space and landscape

8.35 Sitewide livery

The streets of the development have been considered to have a common design approach and palette to reinforce the overarching sense of neighbourhood.

The key elements in this design strategy are:

Tree canopy

Providing a natural bird corridor and shading during the summer months, the consistent canopy of trees across the site will mature as the scheme develops.

Connection to planting

All pedestrian areas are bounded by street planting, in both raised planters and with the boundary of hedges and low shrubs which buffer residential dwellings from the public realm.

Resilient boundaries

Residential terraces at ground floor are enclosed by a mix of solid garden walls and fences which sit behind a line of low planting. This clearly defines the public and private realm with defensible space.

Gates and fences

All metalwork in the ground level public will be black painted to allow for a range of different architectural and planting expressions to be stitched together with a consistent framework



Figure 139: Visualisation of Plot E showing boundary walls and planting.



Figure 140: CGI, typical livery view.



Figure 137: Low level brick walls with foreground planting.



Figure 136: Front garden with fences and planting.



Figure 138: Street signage, hedges and railings.