

November 2020



3.0 Involvement

3.1 Consultation overview

On commencement of this project it was agreed that meaningful consultation would be key to informing the illustrative masterplan. Understanding the views of local residents, stakeholders, the Local Authority and statutory bodies has been a fundamental part of the design process.

Statement of Community Involvement

A full summary of consultation has been prepared and submitted alongside this DAS in support of the application.

Bid stage consultation

Early engagement with stakeholders began during the bid stage of the project, when Countryside and the designers were evaluated against alternative potential teams to partner with RBK. This early engagement is described in **Chapter 4** of this report.

Pre-planning and Ballot stage consultation

Consultation with resident stakeholders was focused initially on securing residents' agreement in the Ballot, and subsequently on the refinement of the scheme to respond to a wider group of stakeholders in preparation of the proposals for a planning submission.

This chapter summarises the key areas of consultation which have taken place and how the masterplan scheme has reacted. More detailed analysis of the consultation impact on Phase 1 can be found in **Volume 2 of the DAS**.

This content of this chapter includes further information relating to:

Consultees

- Summary of main groups that have been consulted.

Public exhibitions

- Content and messaging from major public exhibitions.

Residents' ballot

- Content and messaging from the ballot; and
- Key impacts on the masterplan from resident and community consultation.

Design Review Panels

- Content and evolution through the DRP reviews and;
- Summary of peer consultation



Figure 1: Consultation event 3 - July 2019.



Figure 2: Consultation process.

3.0 Involvement

3.2 Consultees

Local community consultations

Throughout the design process, a wide range of meetings, outreach events, group meetings (including residential steering groups), workshops and exhibition days have been organised by the design team. Throughout the design process a permanent exhibition room has been installed at Tadlow House allowing local residents to view and review the evolving designs of the Estate regeneration.

Youth panel workshops

ZCD Architects held several workshop sessions to analyse potential ideas, spaces, requirements, concerns of local young people.

One-to-one meetings with local community groups

- Fulham Football Foundation - Community facilities
- Mind Kingston - Community facilities
- Bull & Bush Hotel - Retail
- Kingston Residential Scrutiny Panel (KRiSP) - Consultation process
- Archway Parish Rooms - Community facilities
- Refugee Action Kingston - Consultation process
- 2nd Norbiton Scout Group

Royal Borough of Kingston-upon-Thames

As a key stakeholder, RBK have been closely involved in the development of design proposals since the inception of the project, informing and shaping the brief as Housing Authority, and commenting on emerging proposals as Planning Authority.

Greater London Authority (GLA)

The client and design team met regularly with the GLA from the start of the project to help shape proposals and to respond to the requirements of the Mayor.

Design Review Panel (DRP)

Design South East (d:se) was invited to review the masterplan scheme proposals in the early stages of development, along with separate meetings to review the development of Phase 1.

The Metropolitan Police

A Secured by Design briefing was held with the local Designing out Crime Officer (“DOCO”) to assist in the development of a safe neighbourhood.



Figure 3: Selected consultees

3.0 Involvement

Community consultation

3.3 May 2019 - Public exhibition 01

The first public consultation event was an opportunity for residents and local stakeholders to meet the design team for the first time, and for the team to explain our approach to the regeneration of the Estate.

The event was held on site within Piper Hall and Tadlow House from the 18.05.19 to 20.05.19.

We demonstrated our design approach with key principles and illustrated what this would mean in practice for different aspects of the Estate.

A landscape masterplan model was prepared to show the overall approach and explain the public realm.

Key questions

We asked visitors to feedback verbally, in writing on a form, or by using sticky notes on the day. We wanted general feedback on proposals, but also asked key questions about how non-residential aspects of the scheme should be developed:

- Routes and layouts of the masterplan;
- Community facilities and spaces;
- Meanwhile use of buildings;
- Parks and gardens;
- Height and massing; and
- Meanwhile use of landscape.

Key feedback

- The understanding of phasing options and timelines, implications for residents that want to stay on the Estate and for those that would like to move elsewhere;
- Many were broadly positive about regeneration, depending on the housing offer;
- Residents were interested in details and designs of new replacement homes, key interests included: sizes, layout options, energy typology of buildings, height and distribution;
- Estate neighbours were more interested in the masterplan design and public spaces;
- Neighbours were concerned about traffic impact, construction and noise, sunlight, and pressure on infrastructure;
- Parking provision for residents and wider area; and
- Concerns about increase in traffic, rat-runs and queries about public transport improvements.

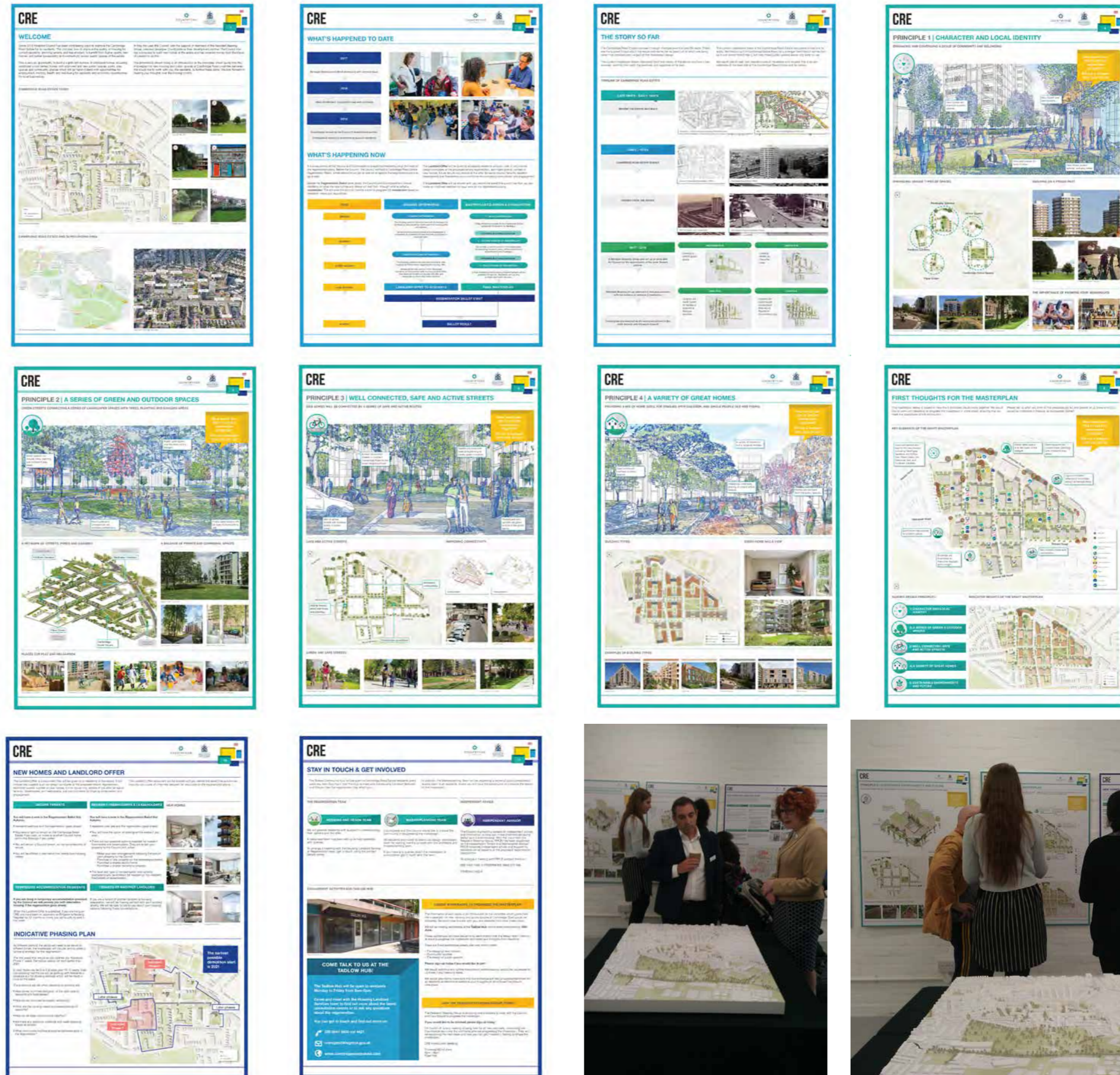


Figure 4: Public exhibition 01 presentation material.

Figure 5: Photos of public exhibition 01.

3.0 Involvement

Community consultation

3.5 July 2019 - Public exhibition 02

The second public consultation event was held on Estate over 2 days in July. This exhibition was focused on responding to feedback raised during the previous consultation events (exhibition, workshops, meetings) and providing more details on certain elements of the draft masterplan, such as heights, traffic, landscaping and emerging design language.

The information presented consisted of large exhibition boards, 1:50 scale models of the different types of homes and a 1:1250 scale model of the masterplan and landscape layout.

Key questions

We asked visitors to feedback verbally, in writing on a form, or by using sticky notes on the day. We wanted general feedback on proposals, but also asked key questions about how the massing and homes layouts should be developed.

Key feedback

- General support for the scheme;
- Residents were happy with the opportunity to choose some design aspects of the new homes;
- How much will neighbours' concerns about the scheme be taken into account?;
- Concern about heights, window placements and potential overlooking;
- Concern about fire brigade accessibility / fire safety measures;
- Neighbours ask that sufficient parking is provided so as not to negatively impact neighbouring roads;
- Rat runs are a problem and the proposed layout and traffic calming measures do not seem sufficient to solve this;
- Need safe play areas;
- Need for more and safer bicycle parking; and
- Do not want to see the loss of trees, specifically would like the Willow tree to remain and a preference for no London Planes.



Figure 8: Public exhibition 02 presentation material.

3.0 Involvement Community consultation

3.6 February 2020 - Public exhibition 03

The third public exhibition event was held on Estate from the 08.02.20 to 10.02.20 at Piper Hall.

This exhibition was focused on responding to feedback raised during the previous consultation events (exhibition, workshops, meetings).

This events also provided a final opportunity for the design team to provide residents with everything they would need to know about the Landlord Offer and the Ballot. Drawings, physical models and illustrations where available during the event.

Response to previous consultation

- Changes in layout and massing of buildings C, K, L, M, N and Q. In particular massing adjacent existing neighbours has been rationalised to minimise any overlooking and any loss of daylight and sunlight.
- Masterplan road layout has adjusted to create clear pedestrian wayfinding and eliminate any rat-running though the Estate.
- The community centre will be located between building blocks C1 and C2 and will have entrances onto Cambridge Road and Madingley. The ground floor will be a single space which could be subdivided permanently to form smaller rooms or left flexible.
- A variety of green spaces are proposed for the enjoyment of residents. Some spaces will be designed for play and exercise while others more for general relaxation and informal gatherings with friends and neighbours. The larger open green spaces are linked by green streets lined with trees and planting beds.
- Landscaping along the streets and pathways which link the open green spaces provide the opportunity for the movement of wildlife along 'wildlife corridors'. In addition, bat and bird boxes will be incorporated into the buildings at appropriate locations.
- The masterplan keeps as many of the existing trees as possible. Additional tree planting will increase the overall number of trees on Cambridge Road Estate.

APPENDIX 4 - LANDLORD OFFER EXHIBITION BOARDS

Figure 10: Public exhibition 03 presentation material.



Figure 9: Photos of public exhibition 03 .

3.0 Involvement Community consultation

3.7 February - March 2020 - Landlord offer and regeneration ballot

Between 24 February – 18 March 2020, residents voted to decide whether the Estate should be regenerated to deliver new high-quality, ‘greener’ homes that will take us into the future.

The focus of the engagement at this stage was on leading residents through the Landlord Offer and the masterplan materials, encouraging them to have detailed one-to-one conversations with the RBK / Council team regarding their tenure and specific circumstances.

The ballot was open to eligible residents of the Estate only. Voting eligibility is set out by the Greater London Authority (GLA).

A document called the ‘Landlord Offer’ was delivered to everyone who was eligible to vote in the ballot. It included the final designs and plans for the Estate, the estimated numbers of new homes and the kind of homes they will be.

Outcome

Residents of the Cambridge Road Estate in Kingston voted overwhelmingly in favour of plans to regenerate their neighbourhood in an Estate regeneration ballot. On a turnout of 86%, 73% of eligible residents voted YES for plans to regenerate the Estate.

CRE Listening to you we've come up with plans to build better homes and a safer neighbourhood

- You told us that you want safer gardens, open spaces and streets with homes that are accessible to those with mobility needs.
- It's very difficult to improve security and accessibility on the estate without making big changes.
- A 'YES' vote allows us to redesign the overall layout and create public spaces that are safe for everyone to enjoy.
- Regeneration is the best way to improve Cambridge Road Estate – nothing else provides the same certainty and long-term benefits.

We are really grateful for all the time that residents have given us to help shape the design and look forward to continuing to work closely with you in the future.

HOW THE NEW NEIGHBOURHOOD WORKS

- Traditional street patterns, accessible and easy to get around**
 - Traditional street patterns, accessible and easy to get around
 - Clear, well-defined routes for walking and cycling
 - Traditional street patterns, accessible and easy to get around
- High-quality green spaces linked by safe streets**
 - High-quality green spaces linked by safe streets
 - Green spaces are linked by safe streets
 - High-quality green spaces linked by safe streets
- A variety of outdoor spaces for all**
 - A variety of outdoor spaces for all
 - Living spaces that are linked to the green spaces
 - A variety of outdoor spaces for all
- Tree-lined streets and green spaces**
 - Tree-lined streets and green spaces
 - A plan that shows all green spaces and how they are linked to the street network
 - Tree-lined streets and green spaces
- A variety of buildings for a variety of new homes**
 - A variety of buildings for a variety of new homes
 - A range of building styles and heights
 - A range of building styles and heights

NEIGHBOURHOOD VIEWS (1, 2 & 3)

Neighbourhood views showing architectural renderings of streets and buildings.



NEIGHBOURHOOD VIEWS (4, 5, 6 & 7)

Neighbourhood views showing architectural renderings of streets and buildings.

YOUR NEW HOME

Interior design and floor plan details for new homes.

- FAMILY ROOMS**
- HALLWAYS**
- BATHROOMS**
- BEDROOMS**
- OUTDOOR SPACE**
- Open Plan Living**
- Separate Kitchen and Living Area**

YOUR NEW BUILDING

Architectural renderings and details of the new building structure.

COMMUNITY SPACE FOR ALL

Architectural renderings and details of community spaces.

We will continue to listen and work with you... Tell us what you think.

Figure 11: Landlord offer boards.

3.0 Involvement

Community consultation

3.8 Key impacts on the masterplan from resident and community consultation

In response to local residents including the Residents Steering Group (RSG), Sunflower Group, Estate residents taking part in the Ballot, and consultation responses to open days and exhibitions, the following changes had a key impact on the masterplan.

Building height distribution

Around the boundary of the site adjacent to low-rise existing buildings, building heights and typologies were amended to introduce new, lower scale townhouses, reduce height and increase separation distances to flatted blocks, and introduce highly articulated, transitional buildings in Plots B, L and N.

Retention of existing mature trees

While the retention of existing trees has been a priority for the scheme from the outset, adapting to consistent resident feedback led to landscaping and plot layout amendments to increase the level of retention. 2/3 of all existing trees will be retained, with no loss of Category A trees, and >70% retention of mature trees across the site, in public realm and from private gardens.

Car-free connections

To provide safe movement for pedestrians and cyclists across and within the site, the hierarchy of routes has developed to create landscaped, car-free connections across the site, prioritising routes for public transport access and school commuting.

A variety of open spaces

To ensure that the proposals can provide something for everyone, open spaces across the site will have different characters and allow for different uses; from sports, fitness and play; to social gathering and community gardening.

“Invisible impacts”

In addition to the highly visible changes described above, resident feedback helped to shape many other aspects of the masterplan, including:

- the type and design of homes;
- how vehicles would move and park within the site;
- consideration for cycle use and parking;
- sight-line between podiums and streets; and
- habitats for key native species of flora and fauna.

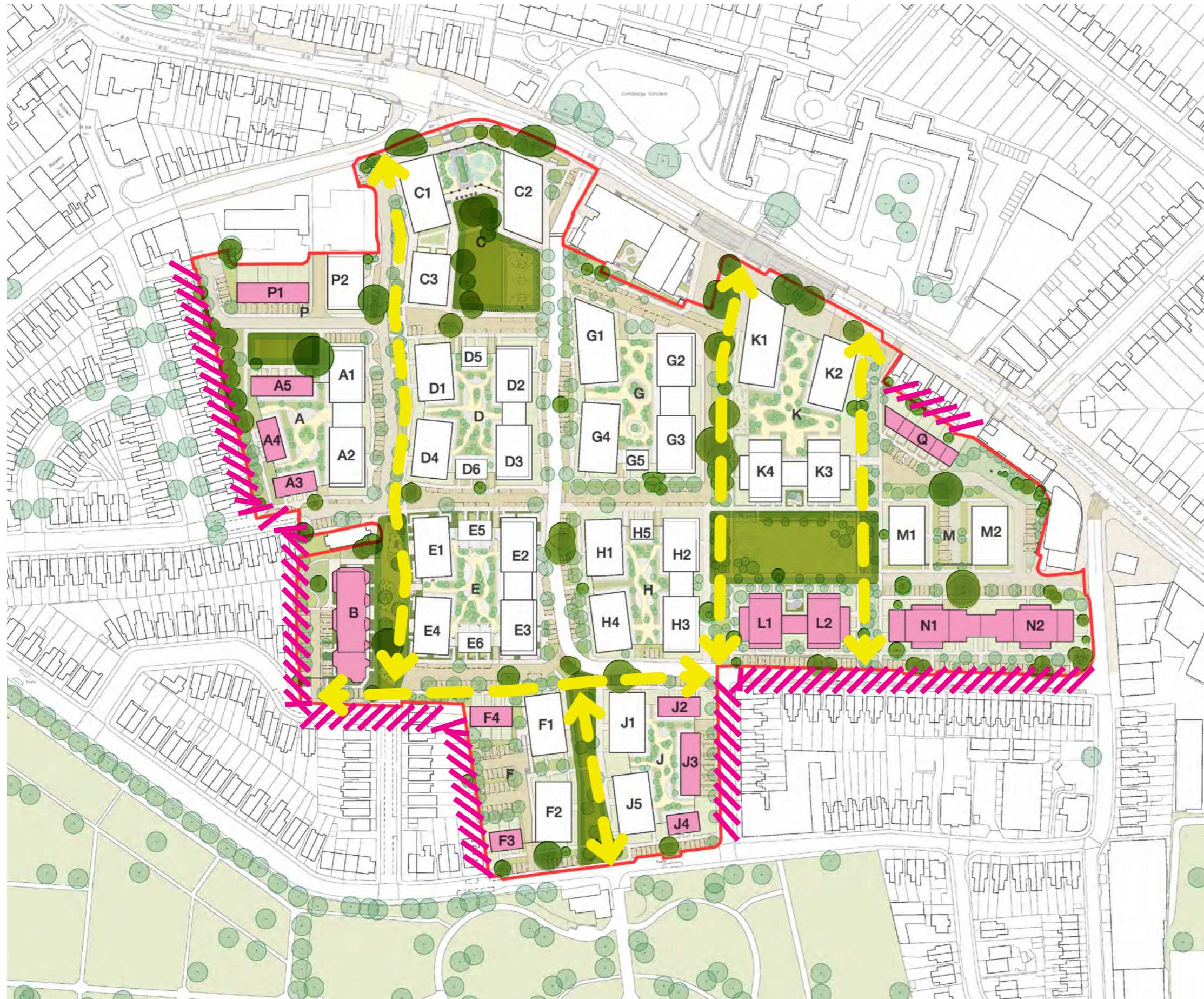


Figure 12: Current masterplan proposals with key areas of resident influence.

3.0 Involvement

Peer review

3.9 August 2019 - d:se design review 01

A design review by Design South East (d:se) occurred in August of 2019 to give an independent assessment of the scheme proposals. This six-person design review panel (DRP) of built environment professionals offered their thoughts and reaction to the scheme.

This first DRP was an in-person opportunity to introduce the site to the panel and thus focused on the key principles of the masterplan. Illustrative design proposals in response to RBK's Strategic Brief and key moves for the masterplan were prepared in sufficient detail to be critiqued by the DRP.

RBK officers were also present at the review, which followed a site visit by the panel.

The DRP was largely positive, and comments focused around particular areas for further development, summarised below:

- Feedback from the community engagement process should be embedded into the design development to allow the regeneration scheme to successfully encompass the needs of existing and future residents as well as neighbours.
- Greater clarity is needed regarding how the routes, spaces and density distribution have been driven by inherent local usage and movement patterns as well as the site itself and other economic constraints. It should also provide a phasing plan.
- A comprehensive sustainability strategy should be incorporated early in the design development to future-proof the proposal.
- Greater understanding and detail of the location and size of the open space on the eastern side of the site is required to understand how the space will be used and why that location is the right one in the masterplan.
- A reduction in surface level parking would benefit the streetscape and facilitate improvements to the public realm.
- Further analysis into the connectivity of the scheme. Analysis of real people movements through the existing site as well as those which would arise from any revised layout (for example using Space Syntax) would inform the design of links from the site to local amenities.
- Further design development should establish a clear building and street hierarchy to aid place making. This includes clarity in particular on safe and obvious routes for pedestrians and cyclists through the site, as well as consideration of main project phases.

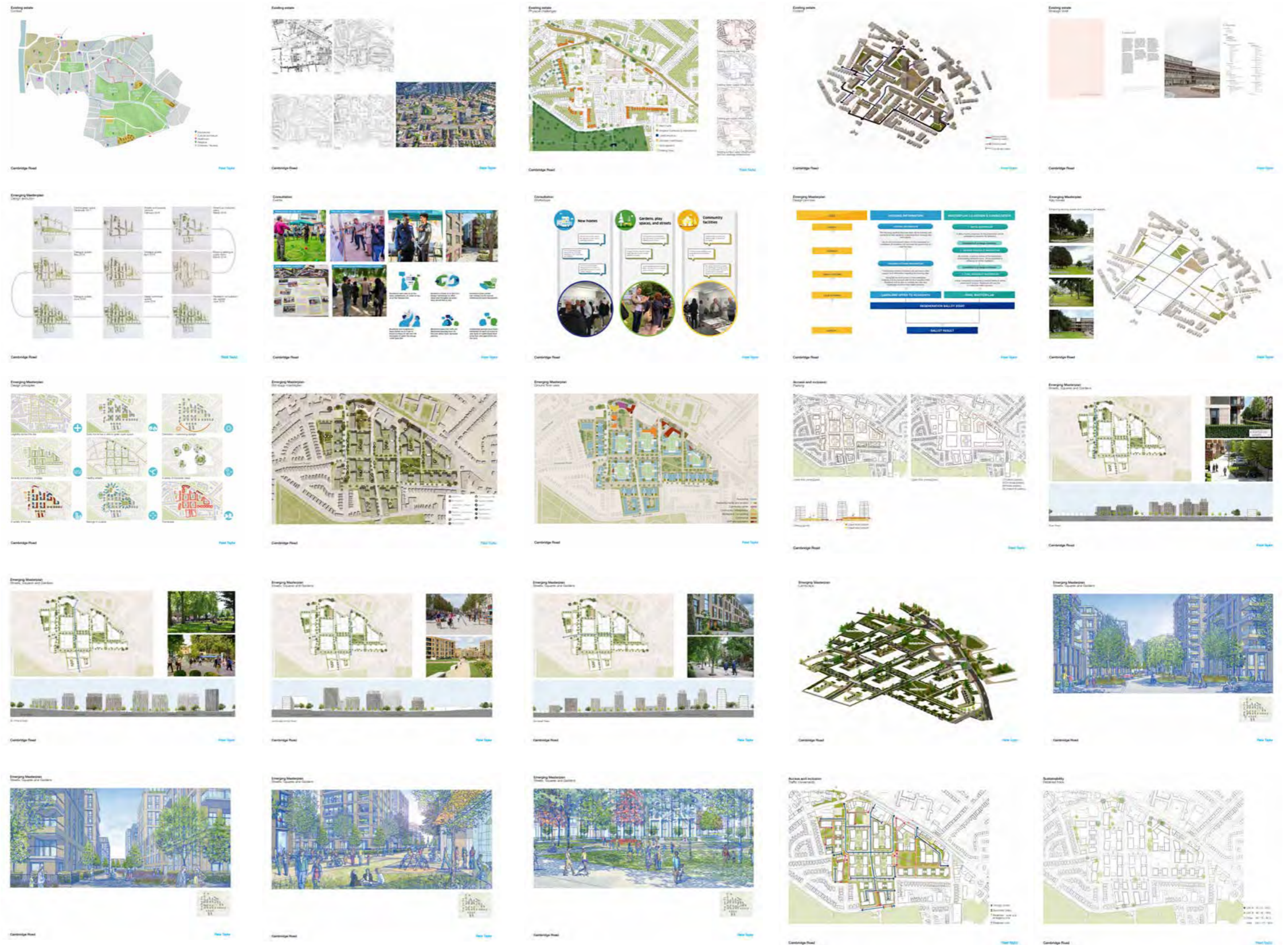


Figure 13: DRP 01 extracts of presentation material.



Figure 14: DRP 02 extracts of presentation material.

3.10 April 2020 - d:se design review 02

Following the successful Residents' Ballot, a second design review by d:se was held in April of 2020 to give an independent assessment of the updated scheme proposals.

Due to restrictions imposed by public health measures to counter the spread of Covid-19 during 2020, the review was held digitally. A presentation of slides was shared with the panel in advance of the review, and formed the basis for a dialogue over an online video call.

The five-person panel of built environment professionals, accompanied by representatives from RBK Urban Design, offered their thoughts and reaction to the scheme.

This presentation consisted of two parts:

1. The Masterplan

- A refresh on the existing site constraints and opportunities;
- An update on the evolution of the masterplan principles;
- Discussion of the townscape approach, including the structure of the hybrid application with Parameter Plans and Design Guidelines;
- Discussion of character areas, building typologies and landscape designs;
- Discussion of community open spaces; and
- Explanation of development phasing.

2. Phase 1, Plots B, C and E

Details of the buildings and landscape to be brought forward in the first phase, including:

- Application of masterplan design principles;
- Material palette and architectural detail;
- Plans and elevations.

As an independent design review panel, the scope of this review was not restricted. However, the panel focused primarily the masterplan and the first phase of the scheme.

Comments focused around areas of the masterplan and phase 1, summarised below:

1. Masterplan comments

- Design Codes need to be given serious and definitive consideration now;
- The number of parking spaces should be reduced to allow for an improved public realm;
- A clear hierarchy of streets that considers movement both within and through the site needs to be established;
- The relationship with the local area beyond the site's own red line needs to be taken into account more; and
- Character areas need to be more extensively and specifically defined.

2. Phase 1, Blocks B, C and E comments

- Make the ground floor experience as attractive as possible by reducing car parking and making the green space as attractive, user-friendly and pedestrian-centric as possible;
- Simple, distinctive and elegant exteriors to the buildings will recognise that this site is very different to its surroundings, particularly in scale, but will mitigate the impact of the bulk;
- Block C offers an exciting opportunity for the whole site. Something really imaginative and special is possible here and a bit more investigation into the precise nature of this could help unlock it;
- There should be as little parking as possible on the scheme, with flexibility to allow for potential further reduction; and
- The high density of this scheme puts some strain on internal spaces, particularly in relation to overlooking and single aspect units. The potential negative impact of this needs to be mitigated as much as possible.

3.11 August 2020 - d:se design review 03

A third design review by Design South East (d:se) was held in August of 2020 to give an independent assessment of the updated scheme proposals. This focused three-person panel of built environment professionals was joined by representatives from RBK Urban Design, and offered their thoughts and reaction to the scheme and evolution since the previous full-panel reviews.

The information presented to the DRP consisted of:

- An overview of the masterplan development and key changes;
- Parameter strategies;
- Townscape strategy and street character; and
- Phase 1 Detailed Component.

The Panel were able to comment freely, but were asked to focus on the detailed proposals for Phase 1.

Comments focused around particular areas for further development, summarised below:

- Good progress has been made, resulting in a highly efficient and rational masterplan with well-considered and sensible building designs;
- d:se encouraged the design team to elevate the character of the rational masterplan to provide more eccentricity and excitement for its future residents;
- Over-reliance on perpendicular parking should be reconsidered to provide more parallel parking and fewer vehicles in the public realm;
- Provision should be made for light goods delivery vehicles close to cores; and
- Parking areas should use grass-permeable paving to increase greening and SUDs drainage.

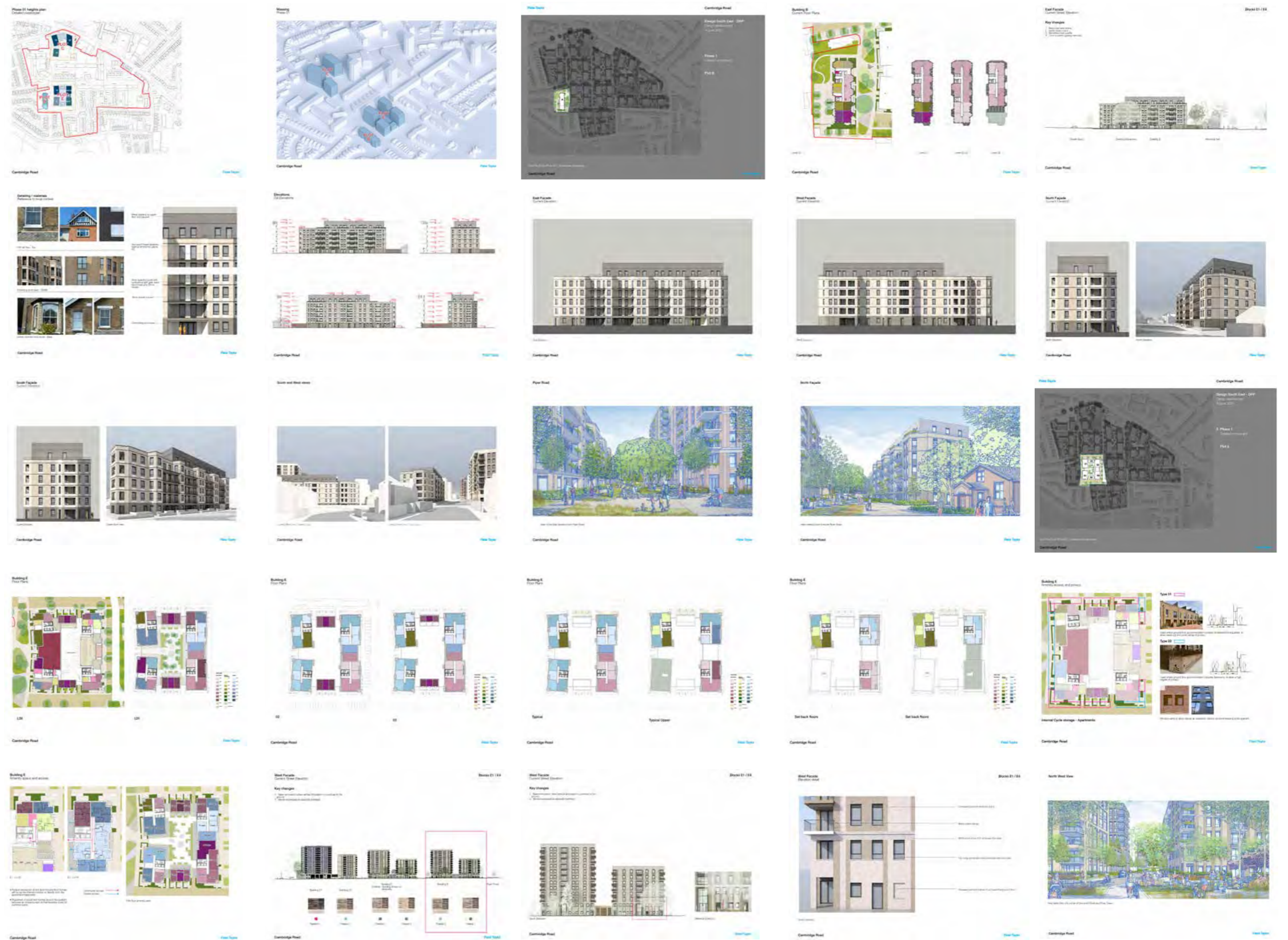


Figure 15: DRP 03 extracts of presentation material.

3.12 Key impacts on the masterplan from peer review consultation

In response to comments from the Design Review Panel and RBK Urban Design officers, the following changes had a key impact on the masterplan:

Building height variation

To introduce a calmer, less fluctuating skyline, the setback upper storeys and large variations in building height have been reduced across the masterplan, associated with specific typologies and to reinforce townscape principles.

Reduction of car parking in the public realm

Officers and DRP moved strongly for a reduction in on-street car parking to create more public realm for the benefit of pedestrians, cyclists and nature.

This resulted in the pedestrianisation of roads bounding the new Cambridge Grove Gardens, and the designation of no-through routes to minimise potential points of conflict between vehicles and pedestrians, creating the possibility for weekend and holiday neighbourhood play streets.

The closure of the junction between Cambridge Grove Road and Cambridge Road allows for the creation of a new public square to the south of the main pedestrian crossing by K1.

East:west connectivity

Reconfiguration of vehicle access at the two sides of the site allowed for clearer, more direct movement across the masterplan on a key local connection between riverside Kingston and Cambridge Road.

Typology rationalisation

Challenging the rationale for different building typologies in different areas led to the removal of the triangular tower in Plot K, the simplification of Plots B and C, and the use of mansion typology buildings only in east:west terraces in Plots K/L/N.

This resulted in a simpler, less fussy masterplan which concentrated on the key connecting routes reinforced by linear buildings, and the new gardens lined by articulated blocks.



Figure 16: Current masterplan proposals with key areas of peer review influence

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4.0 Evaluation

4.1 Introduction

Before commencing design work on the proposals for Cambridge Road Estate, the team evaluated the existing site and requirements to help formulate a brief for the new development.

4.2 Site constraints

Infrastructure

- Existing utilities network of water, gas, foul and surface water;
- Limited road network for construction and servicing. Cambridge Road can suffer from traffic congestion especially during peak hours; and
- Potential of creating rat-runs through the site.

Community buildings

- Piper Hall / Tadlow House community and council facilities; and
- Requirement for overlap of uses between of new / old Community buildings.

Neighbouring buildings

- Low-rise buildings adjoining boundaries to east, south and west of the site; and
- Recent developments - residential developments and ViBe student living.

Topography

- Significant level changes across the site.

Landscape and ecology

- Existing trees of high and medium priority;
- Existing open spaces within the site; and
- Kingston Cemetery and Crematorium located directly to the south.

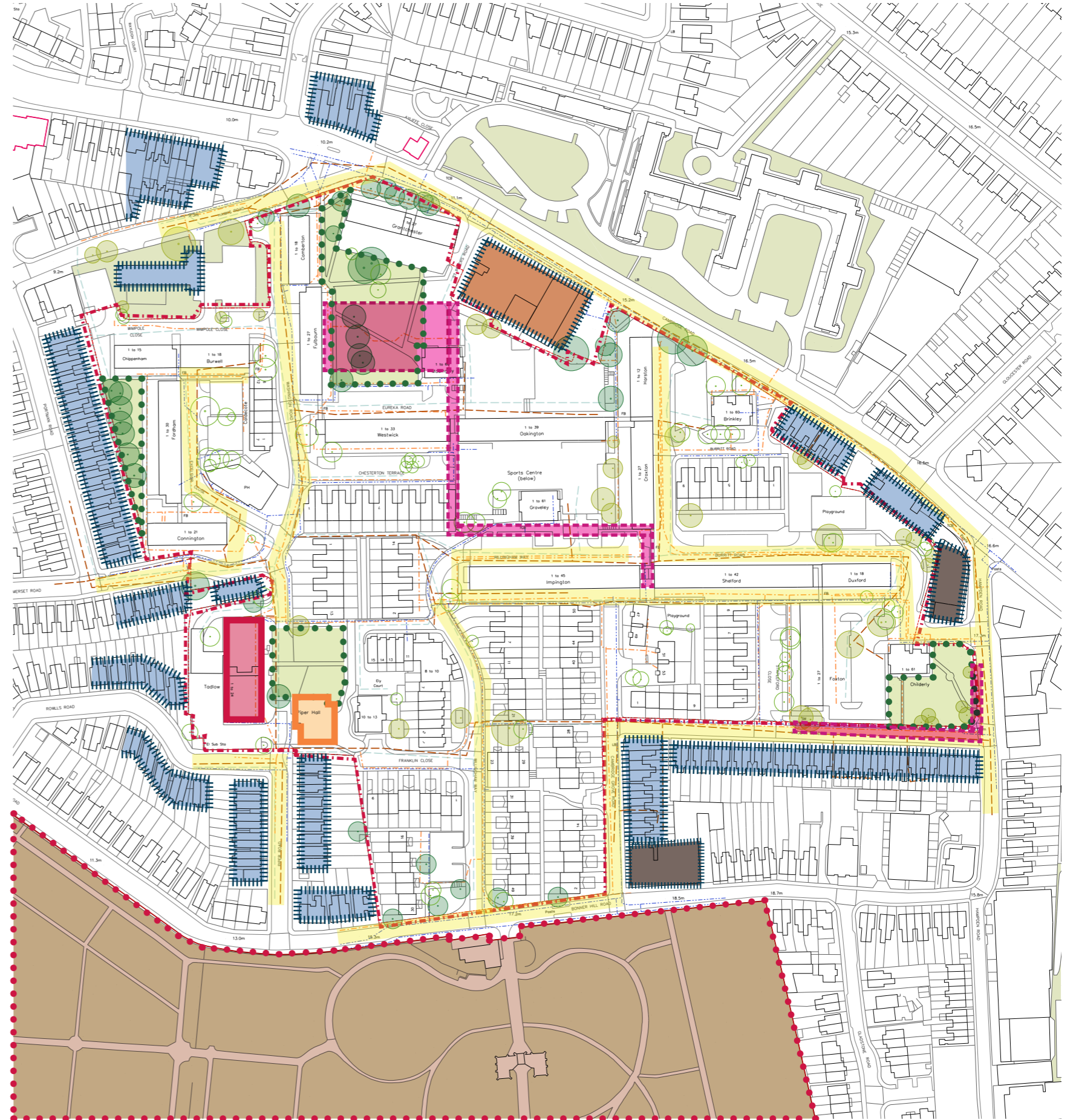
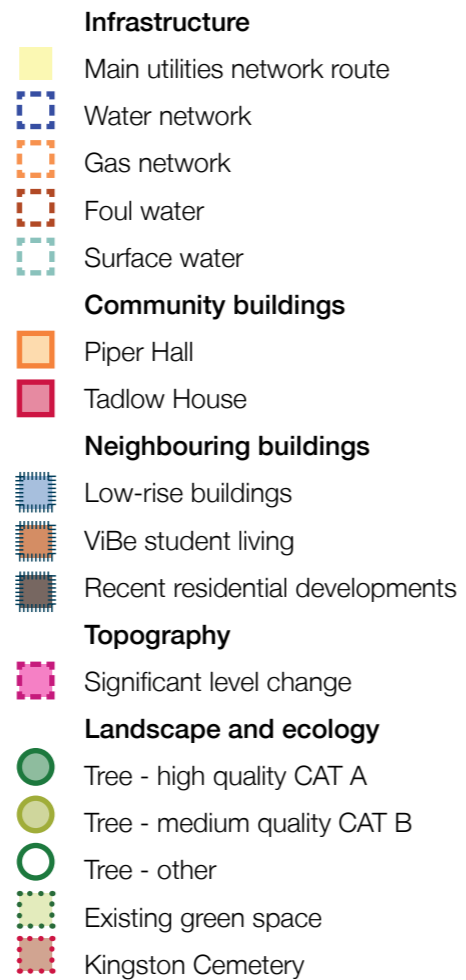


Figure 1: Site constraints.

4.0 Evaluation

4.3 Site opportunities

Infrastructure

- Well defined street layout in the adjacent areas which can be linked into;
- Well defined pedestrian routes to Norbiton Railway Station; and
- Bus route along Cambridge Road with links to Kingston town centre.

Neighbouring buildings

- Adjacent high-to-mid quality late Victorian housing with a rich quality of architecture. These qualities and touchstones can be incorporated into the architectural language of the new buildings; and
- Local buildings of interest and listed buildings.

Landscape and ecology

- Existing open spaces within the site, such as Madingley Gardens which hold a community value. These can be preserved, enhanced and incorporated into the new design.
- Retention of as many mature and significant trees as practicable through careful planning and flexing of buildings and landscaping. This will help maintain a sense of historical continuity on the site and positively contribute to the character of the place.

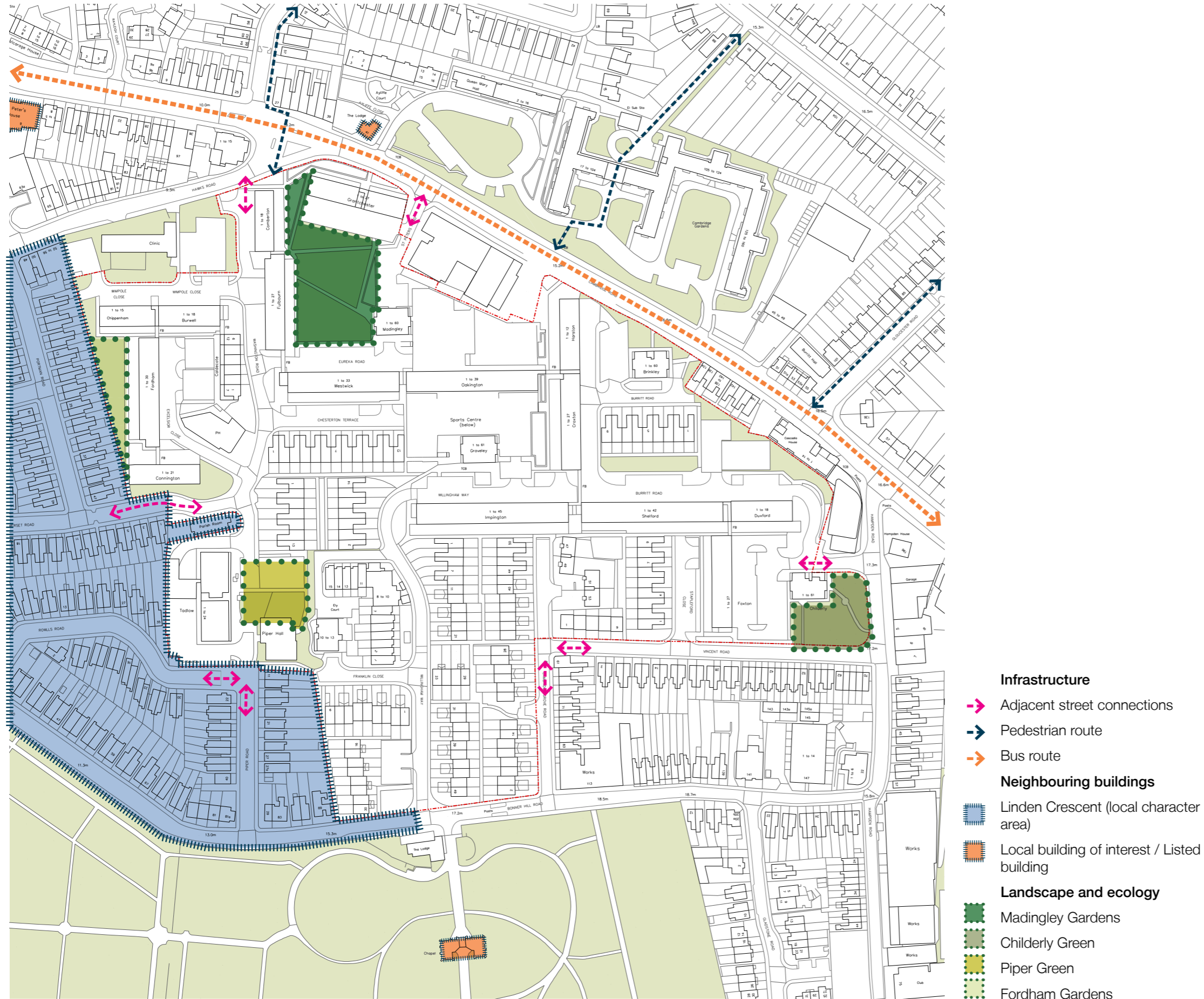


Figure 2: Site constraints.

4.0 Evaluation

4.4 The design brief

The client

The design team were appointed by the applicant, Countryside Properties - West London who are the development partner for the landowner, the Royal Borough of Kingston-upon-Thames (RBK).

Countryside were selected by RBK as preferred development partner in Q2 of 2018 after participating in the ISFT dialogue with the Local Authority.

RBK Cambridge Road Estate - Strategic Development Brief (July 2017)

This brief was developed over the course of Q1-Q2 2017 and involved local residents, local councillors and officers. It includes key objects, such as quantum, density housing provision and height.

The document prepared by RBK sets out the key design ambition, visions and objectives for the Estate regeneration. These include:

1. Put the community at the heart of the regeneration;
2. Provide a new model of family living;
3. Deliver a public realm led, high quality living environment;
4. Promote sustainable forms of travel and healthy living; and
5. Transform the neighbourhood with high quality architecture and urban design.

Regulatory framework

The application will be made in the United Kingdom and will be developed in compliance with all statutory and regulatory requirements under UK law.

4.5 Key client objectives

Policy

- RBK and GLA current planning policy compliance;
- GLA draft planning policy compliance; and
- No net loss of Social Rent homes.

Design

- Coherent design philosophy that creates a sense of place and identity; and
- Integrate with the wider Kingston area.

New homes

- Provide a masterplan which maximises the number of new homes in a mix of tenures; and
- Bring forward a hybrid application with at least 2170 homes of which 450 are in the Detailed Component.

Supporting uses

- Provide non-residential, commercial and civic spaces to met the needs of the residents and RBK; and
- Re-provide currently active non-residential uses with no interruption to service.

Financial

- Financially viable on a phase-by-phase basis.

Existing tenants

- Provide new high quality with a variety of sized homes across all phases for existing residents.



Figure 3: Extracts from the Strategic Development Brief (July 2017).



Figure 4: Reference documents by the Mayor of London / GLA.

4.0 Evaluation

4.6 Social context

Community groups

The Estate is not just formed of its' physical attributes, but rather, is a well-networked place with a strong community life. There are many social events, such as the summer fête that inhabit the open and community spaces on the Estate. The residents are also represented by a number of active Resident Associations. These include CREST, CRERA and One Norbiton.

Deprivation

Cambridge Road Estate is ranked the most deprived area in Kingston in Lower Layer Super Output Area (LSOA) data.

Young, elderly and vulnerable residents

The consideration of the specific needs of the young and elderly are extremely pertinent to this project. Fifteen percent of Cambridge Road Estate population are elderly residents aged 65 years and above, some of whom are vulnerable. Eleven percent of the residents are under 16.

LSOA data shows that a high proportion 73.5% of those children are in lone parent families. As well as this, 35% of the children are eligible for pupil premium. 21.9% of reception pupils and 34.8% of year 6 pupils are obese. Around 13% of residents are expected to have a disability on the Estate. Twenty-two percent of those that stated multiple disabilities, 19% state mental health problems and 13% had physical disabilities.

Demographic

There is a very wide ethnic mix on the Estate. Consultation report demographics state there are 61% white, 21% Asian, 9% black and 4% mixed-race residents, therefore at least 1/3 of the Estate are from BAME groups. (Data Source: Kingston Data, ICT Housing Data and Renaisi consultation report).

371 of residents are recorded as having bad or very bad health. 58.5% of lone residents are not in employment. 7.1% claim disability living allowance. 29.4% over 16 years of age have no further education and 18.4% have level 4 education or higher.

18.4% of households do not have residents that speak English as a main language. Consequently, there is a risk that regeneration will have an impact on those that do not understand English and hence do not grasp the regeneration process. Support and advice will be essential for those who need it.



Figure 5: Children play opposite Oakington.



Figure 6: Carpark rooftop play space.

4.0 Evaluation

4.7 Consultation work from 2015-2017

This time line below depicts the progress and consultations made from:

- Q3 2015 when the Council Committee gave approval to develop proposals for a Housing Regeneration programme; to
- Q3 2017 when the local authority commenced its Procurement of Joint Venture Partner for Cambridge Road Estate Regeneration progress.

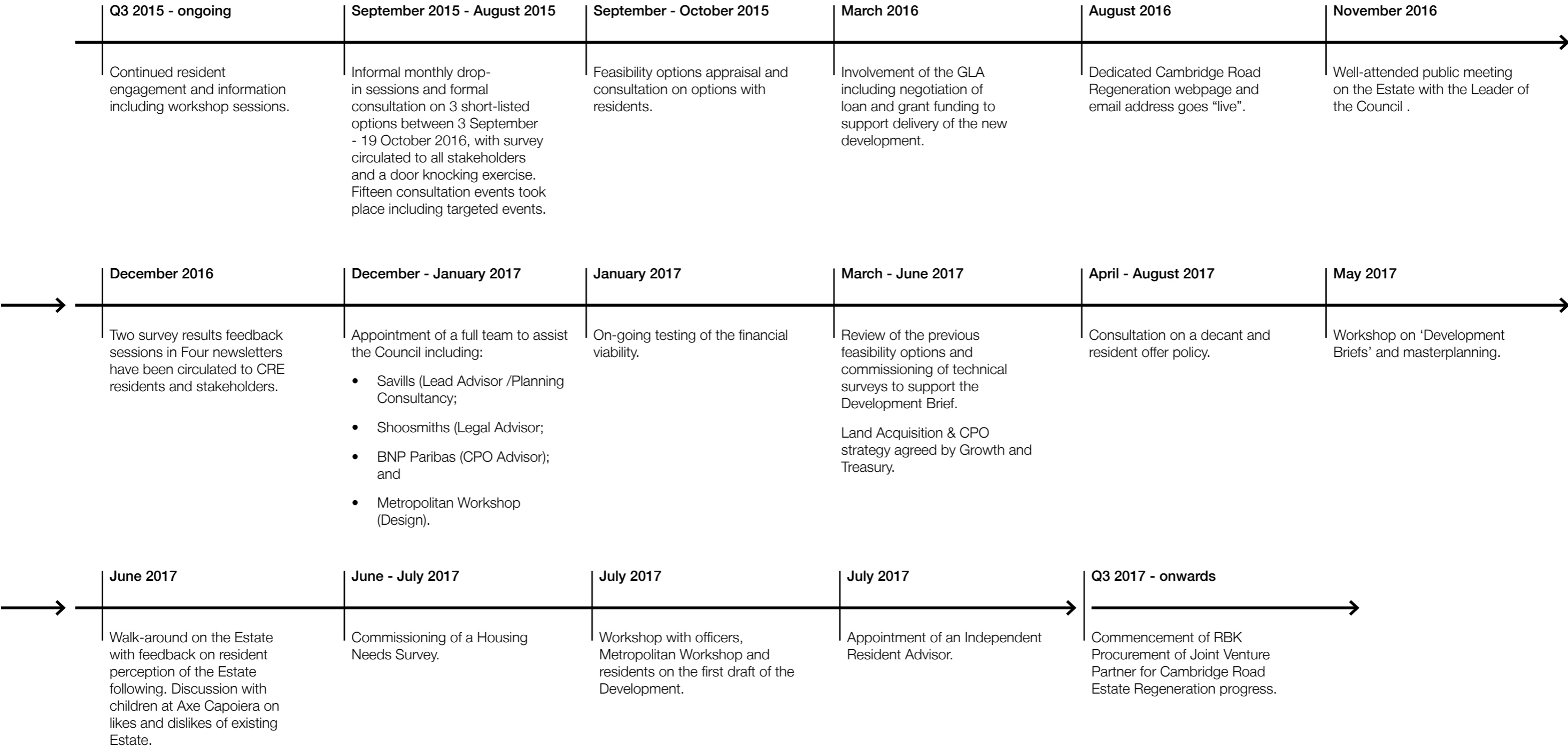


Figure 7: Time-line of consultation from Q3 2015 to Q3 2017.

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Figure 1: Extract from the Cambridge Road Estate, Strategic Development Brief - Axonometric illustrating the existing Estate.

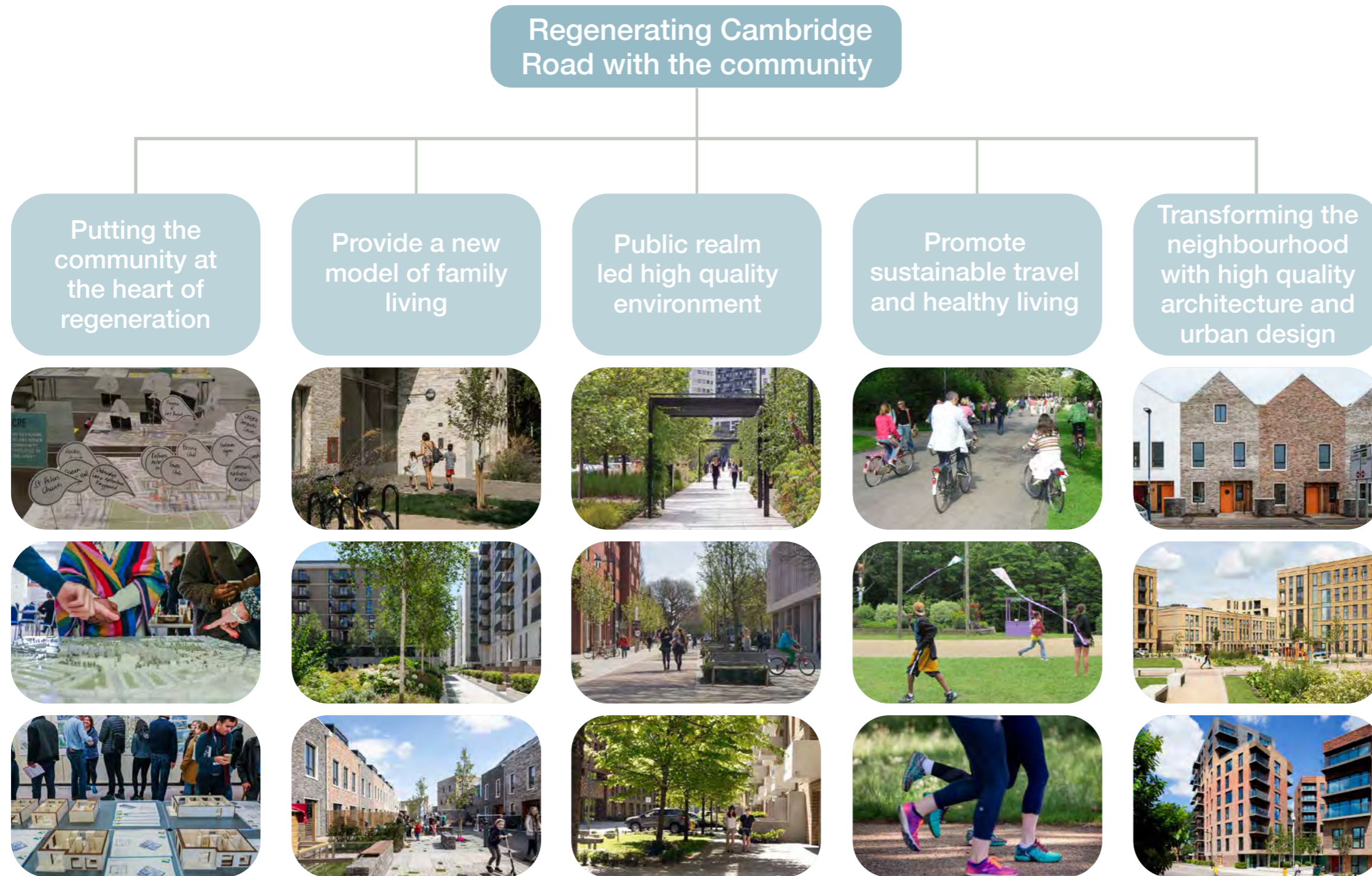


Figure 2: Strategic Development Brief vision.

5.1 Approach to Estate regeneration

Commitments

At the heart of our approach lay our vision, which, as a commitment to the Estate continues to help steer the redevelopment:

- To create a world class exemplar for placemaking and an enduring legacy that is a new piece of Kingston rather than an Estate.
- To deliver a place where residents will choose to enjoy a Sunday afternoon stroll.

At the start of any significant project, and particular for the regeneration of an existing Estate, we believe that there are a range of principles which guide our approach to regeneration, consultation and design development, these include;

Putting people first

Regeneration is centred around people. We are firm believers in the built environment's ability to improve lives, creating the opportunity for new arrivals to join and contribute to the community to help it thrive.

Fostering the Community

Our approach starts with people - we listen to, design and build with the lives of residents and social connections at the forefront of the process.

Minimal disruption during rehusing

It is vital to make the phasing of development work with the community. An intelligent delivery solution to evolve communities progressively should be at forefront of development planning.

Balancing stakeholder needs

By listening to the needs of a wide range of stakeholders in the scheme, we aim for the outcome regeneration to inspire pride in the residents and wider community, giving ownership, a voice, and a stake in their future by creating a desirable place to live.

During the Ballot process, the team undertook extensive consultation with the community in order to develop the layout of buildings and roads.

Key themes emerged from this consultation process which we have carried into our proposals:

- Creating mixed neighbourhoods;
- Improving accessibility;
- Retaining and enhancing green assets; and
- Creating beautiful, quality homes.

5.0 Masterplan design

5.2 Sustainable communities

Regeneration should establish balanced communities with a low environmental impact. A sustainable approach should cover a range of topics which can be used to guide communities and developments throughout the life-cycle of places and residents.

Encouraging healthy living

The proposals will provide space, facilities and opportunities for outdoor sports, leisure activities and sustainable mixed mode travel. Opportunities for leisure shall also be encouraged and provision made for formal and informal green spaces which include trees visible from dwellings.

Enhancing the natural environment

Significant greening of the public realm, from street level to tree canopy and rooftops, will enhance biodiversity and ecology within the Estate.

Providing for local food production

Residents will be given the opportunity in meanwhile and permanent gardens to grow edibles within community gardens and podium spaces.

Reducing carbon on site

By reducing energy demand through high performance building fabric, specification of efficient plant, and on-site zero-carbon energy generation, the development will significantly reduce carbon creation.

Long-term sustainable construction

The development will specify materials and systems with low embodied energy and transport miles, balanced against high performance in use, to create sustainable construction across the life-cycle of the buildings.

Minimising waste in construction and operation

Contractors will be assessed against “Considerate Constructors” scheme and required to demonstrate how they manage waste through demolition and construction. Building systems will be monitored in operation to provide feedback for continual improvement over the delivery of the masterplan.

Using water sustainably

Controlled flow rates, rainwater harvesting and extensive use of SUDs throughout the streets and public realm will ensure best use of finite resources.

Celebrating local identity

A cultural programme will be developed with former, existing and new residents of the Estate to capture and celebrate life stories.

Providing for local businesses

Non-residential space fronting Cambridge Road and Madingley Gardens will provide space for community operations such as business skills and incubators, along with flexible low-cost workspace for a range of business sizes within the site. All dwellings will have the provision for a desk to allow for home working and entrepreneurial activities.

Delivering sustainable transport

Within walking distance of Norbiton train station and well-served by buses along Cambridge Road, the site will encourage mixed-mode transport through “Healthy Streets” initiatives to encourage walking on site, as well as cycling within the site and connections to GoCycle scheme beyond. Provision for electric vehicle charging and car clubs will reduce demand on private fossil-fuelled vehicles.



Figure 3: Listening to people and fostering the community through outreach.



Figure 6: A variety of high quality homes and spaces



Figure 4: Healthy living and environmental sustainability



Figure 5: Living streets with community benefits



Figure 7: Social Enterprise recording studio. Pop Brixton.



Figure 9: Community Kitchen in a retail unit. Brighton.



Figure 11: 'Assemble & Join' Community craft engagement. Wandsworth.



Figure 12: Storytelling walls: BIDSÁV. Budapest.



Figure 10: Growing space on a car park. Roof East, Stratford.

5.3 Early community benefits

Strategic phasing should address social problems early and be allied with creation of 'Meanwhile' activities to enhance social and cultural cohesion; community and sporting facilities should be established as a priority.

The Community Centre

The new Community Centre is built within Plot C in the first phase of development. This plot is within the Detailed Component of the application, and more information on the Community Centre can be found in **Volume 2** of this report.

Meanwhile Uses

Potential strategies and locations for Meanwhile interventions are explored in **Chapter 11** of this report.



Figure 8: The Cambridge Road Community Centre

5.0 Masterplan design

5.4 Placemaking strategy

Local Authority aspirations: Vision and Objectives

The 2018 Strategic Development Brief sets out a vision to guide a “comprehensive regeneration opportunity” within the Cambridge Road Estate. This establishes five key aims we have used to guide the development of the placemaking strategy. Our responses are set-out below:

1. Put the community at the heart of the regeneration

In promoting strong connections and blurring boundaries to existing communities, a richer and stronger neighbourhood is formed. Our masterplan has evolved in response to the comments and opinions of local residents and other stakeholders. An integrated neighbourhood will help create an enduring and successful place.

2. Provide a new model of family living

A collection of housing types alongside a variety of public realm character spaces creates contemporary urban spaces for living, working and playing. The design team brings a wealth of experience in designing fantastic homes that meet the needs of a family living.

3. Deliver a public realm led, high quality living environment

The public realm and the architecture are considered together, never in isolation. This approach ensures that high quality design is intrinsic to the new neighbourhood, both within the home and on the journey to your home.

4. Promote sustainable forms of travel and healthy living

The new neighbourhood prioritises walking and cycling over car use. Vehicle routes through the site are minimised and where possible streets are designed as ‘Home Zones’. Green space is maximised throughout the neighbourhood and each home is designed with the fundamental requirement of having a view to green space.

5. Transform the neighbourhood with high quality architecture and urban design

Well considered architecture and public realm design within the framework of a flexible masterplan helps to build a neighbourhood which is no longer perceived as an Estate and stand the test of time. A new part of the neighbourhood in which residents are proud of the homes and their community.

A particular, distinctive quality

Defining what makes this ‘place’ particular will be crucial to the success of the regeneration of the Cambridge Road Estate, and the role of the development in wider Norbiton and Kingston.

The proposed development must be a place that is inviting, enjoyable, convenient and accessible for its evolving population; long-term residents of the Estate; residents from elsewhere in the Borough; and newcomers to the area taking advantage of the investment in regeneration.

A balanced approach

Careful consideration will be given to the balance between those parts of the Proposed Development that stand out, and those which are more recessive.

The character of many London districts are defined by a common language of streets, squares, buildings, markers, materials and active street frontages.

Spaces, uses and buildings come together to create public realm settings; and the interplay of settings come together to form a rich and varied townscape.

Buildings and streets

It is the quality of the townscape that largely defines London’s status as a world city. The experience of townscape, at ground level, is about something more than buildings. A street may contain many buildings, but that street’s particular feel may result from correspondences or contrasts between those buildings of scale and materials; the building typologies help to define the character of the street. Similarly, the street provides a setting, or an outlook, for the buildings.

Composing the townscape

To describe this reciprocal relationship, we refer in this document to **landscape Character Areas** and **building Typologies**. Together, these form a **Setting**, and the combination of settings forms the townscape.

A new townscape is only part of the story. Places acquire meaning and identity over time. What happens there and how the uses of the spaces evolve become integral to the essence of the place. It is very difficult to invent a new place, but much easier to add to a layered history. We have therefore aimed to reference the Site’s historic grain in the design of the masterplan, and layer on new uses and experiences.



Figure 13: Placemaking concept / diagram



Figure 14: Legibility



Figure 15: Every home has a view to green space



Figure 16: Orientation



Figure 17: Amenity and balconies



Figure 18: Healthy Streets



Figure 20: Belonging to a place



Figure 19: A variety of homes



Figure 21: Unique settings for living



Figure 22: Townscape response



Figure 23: Townscape response

5.5 Placemaking concept

Masterplan ambitions

The masterplan aims to deliver at two distinct levels, initially by meeting the requirements of the local community and neighbourhood, whilst also responding to the wider needs of London as it moves forward through the 21st Century.

The proposed masterplan seeks to create an inspiring place for people to live, work and play, and one which will integrate positively with the surrounding area.

It seeks to create a place that is inviting, enjoyable, convenient and accessible. Ultimately as part of the wider redevelopment of the area it seeks to create as strong identity at the heart of an evolving place.

Strategy for future development

These proposals concern the area of the Cambridge Road Estate indicated by a solid red line on application drawings.

The development potential of two adjacent sites; the Hawks Road Clinic to the north west, and the Kingston Industrial Estate on Hampden Road to the east; have been considered in the arrangement of buildings and connections within the Application site.

Unique settings for living

The masterplan proposes the idea of ‘unique settings for living’ as a key placemaking concept. Maximising opportunities through the delivery of a variety of spaces and typologies has been key to all strategic decisions. One of the core principles of the scheme is to ensure that every home has a view to green space.

It is intended that the residential development maximises the benefit of providing a new public realm comprised of a variety of green streets and spaces, including the enclosure and enhancement of Madingley Gardens, an existing open space in the first phase of the regeneration which will gain new purpose with the delivery of a new Community Centre and workspace.

A key design priority has been the retention of a large number of mature and significant trees, with buildings and landscaping flexing to accommodate these trees.

Healthy streets for London

Establish a network of pedestrian and cycle-friendly streets unashamedly different landscape character areas and building typologies to create a variety of different settings. These settings create a positive relationship between open space and built form, which together create a coherent townscape.

The key driver of the public realm is in the rejection of vehicle-domination which prioritises cars through roads and garages rather than footways and front doors. A hierarchy of movement focuses vehicle access through a main high quality spine route which serves a network of smaller neighbourhood streets.

The grain of streets and open spaces has been configured in such a way as to meet the strategic needs of stitching the site to the context and improving connectivity, whilst creating a number of different landscape character areas for general recreation, sports, activities and community events.

Safety and Pride

Create a place where residents feel safe, secure and confident within in their homes, their blocks and right across the public spaces of Cambridge Road Estate.

Design places and buildings which learn from historical precedent and introduce measures to discourage anti-social behaviour whilst simultaneously creating a pleasant place to live which retains the strong community atmosphere.

Use high quality, considered buildings and landscape spaces to support a sense of belonging, engender pride and ownership of the place where residents live.

Key moments and thresholds

The design, massing and layout of the buildings is informed by the landscape space that they are set in and the setting that they intend to create. This results in a variety of building typologies that enrich the townscape. The massing, location and ground level expression of particular marker buildings is designed to help people locate themselves and move through the area, drawing attention to key elements of the public open space and creating special moments in the masterplan.

10 Design Principles

Our approach to delivering the shared vision is driven by ten design principles. We believe that developing design according to these principles will ensure that the objectives of the Strategic Development Brief are also met and exceeded. These principles form the essence of successful communities and will ensure that the place we create together integrates seamlessly into the existing neighbourhoods.

5.0 Masterplan design

5.6 Site response

Our response to delivering the shared vision is driven by the ten design principles as expanded upon below:

1. It is vital that the new community embraces its neighbouring context. Intuitive movement through the Estate and seamless connections to existing routes will help integrate communities.
2. The character of the neighbourhood will be defined by its landscape. The masterplan has been designed to maximise views of green space both from street level and from each home.
3. Natural light is the foundation of a healthy neighbourhood. The considered placement of buildings maximises daylight and sunlight to homes and amenity spaces.
4. Private amenity spaces complement the public realm and are an essential part of the hierarchy of choices for residents. Residents have a varied choice of external spaces to promote a healthier and more relaxed lifestyle. Every home benefits from their own private usable outdoor space.
5. Streets provide connections and settings for living and working. A considered framework of street types provides a variety of settings for different uses and ways of living.
6. Understanding the character of urban settings helps promote identity, way-finding, and a sense of belonging. New and retained green spaces are designed to create specific character areas throughout the neighbourhood.
7. Homes should meet the needs of a diverse and evolving community. A collection of building typologies provides a choice of living options meeting the needs for residents and families, whether existing or new members of the neighbourhood.
8. Residents should feel a natural sense of belonging to their home and their neighbourhood. Cambridge Road is designed to be an intrinsic part of the neighbourhood and picks up on materiality and details that will feel familiar to residents.
9. It is important that any new built form is understood to be a part of the wider context. New building forms are carefully designed to make best use of the opportunity while remaining sympathetic to the local townscape.
10. The experience of the journey to and from the home is vital in creating a sense of security and individual identity in a community. We consider all stages of this journey and introduce key moments along the way to help direct movement and build individual experiences within the masterplan.

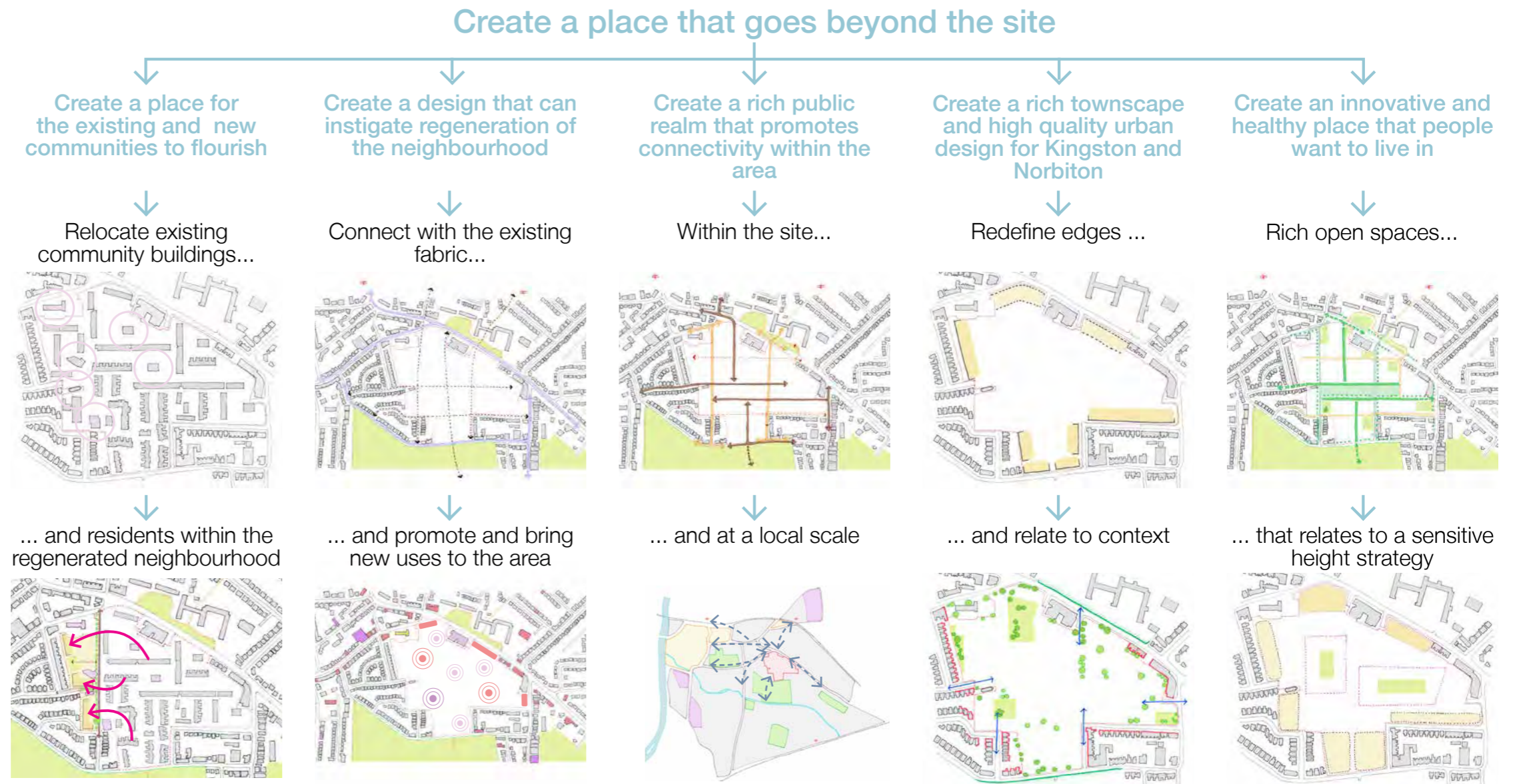


Figure 24: Site response diagram from first Neighbourhood Forum dialogue 2018



Sitewide Legibility

The fundamental physical move in the masterplan is to improve legibility and access across the site, repairing the severances of the 1970s Estate.

Making strong connections, safer streets and clearly defining between public / private spaces will help to create legible, safe neighbourhoods.

Living Streets

A mix of uses

A rich mix of community uses, retail, leisure and residential front doors shall be interspersed along streets to bring passive observation and life throughout the day.

A variety of buildings and homes

A variety of buildings and homes gives choice to residents, whilst a range of family and smaller homes stimulates a balanced, inclusive community. Tenure blind neighbourhood design for a range of inclusive design requirements sits at the heart of cohesive places accessible to all.

High quality as standard

High standards across all tenures, compliance with the following guidance is driven throughout all stages of our work;

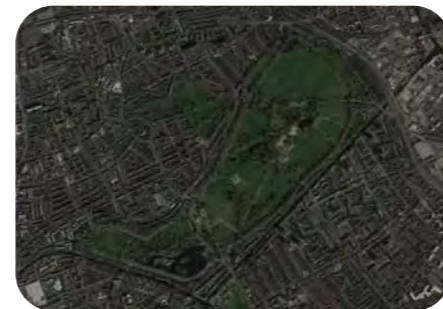
- Nationally Described Space Standard (NDSS),
- GLA - "Intend to Publish" Draft New London Plan (DNLP);
- Housing Supplementary Planning Guidance (SPG);
- Cambridge Road Estate Strategic Development Plan (SDP); and
- RB Kingston-upon-Thames policy.

Our standards also ensure that there are no single aspect north facing homes and that we aim to maximise dual aspect and prioritise family homes which look out on green spaces.

A grand central park...



An informal green heart...



Or a network of streets, squares and gardens ?



Figure 25: Landscape response diagrams from first Neighbourhood Forum dialogue 2018

5.0 Masterplan design

5.7 Masterplan site response

Delivering sitewide legibility

The lack of clear identifiable street access in the existing Estate created a barrier along the northern edge of the Estate. The lack of permeability through the site and the numerous cul-de-sacs create a sense of isolation for the Estate.

A clear framework of four north:south axial routes reconnects Norbiton and Cambridge road in the north to Bonner Hill and the Cemetery in the south.

A hierarchy of streets

Using north:south routes for distribution and introducing secondary east:west connections establishes a clear hierarchy of streets. This delivers sitewide legibility and permeability throughout the Estate and addresses a primary concerns of residents.

Linking communities and neighbourhoods

There is a spirit on the Estate that needs to be loved and retained. The masterplan provides new routes and connections that embrace the existing communities and encourage safe movement within and through the neighbourhood. It is an organic but considered layout recreating proper streets that reflect the historic and successful urban grain found elsewhere in Norbiton and wider Kingston.

A network of streets and squares

The masterplan is conceived around a series of garden squares connected by a grid of green streets.

The grid of green planted streets allows integrated on-street parking along the main vehicular and cycle routes which works to blend amenity with parking and achieve the Mayor's 'Healthy Streets' initiative.

Belonging and ownerships of spaces

Distributing a variety of spaces with different characters across the masterplan provides local centres around which communities can develop.

These spaces support a sense of belonging to a place, engender pride and ownership of the locale where residents live, and become an extension to the idea of 'home'.

Streets, squares and edges.

New green spaces, green routes and streets which are lined with a variety of with uses provides new opportunities and facilities for neighbouring residents to experience.

The continuation of existing walking routes and maintaining connections helps to blur the boundaries

Key strategic site moves defined by permeability & connections



Wider impact: - Cambridge Road



Improved streetscape

A hierarchy of streets, squares and gardens



Creative workspace

Cambridge road potential



A network of streets and squares



Linking communities and neighbourhoods



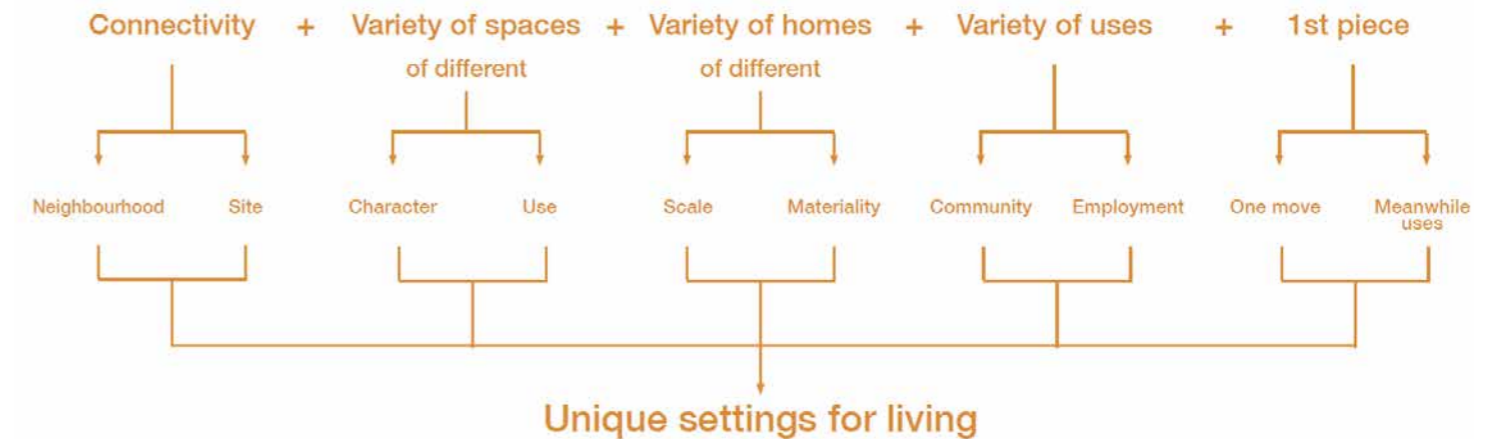
Neighbourhood belonging- ownership of spaces



Streets, square and edges - a place of wellbeing



Figure 26: Early thoughts - the Strategic application of masterplan principles



5.0 Masterplan design

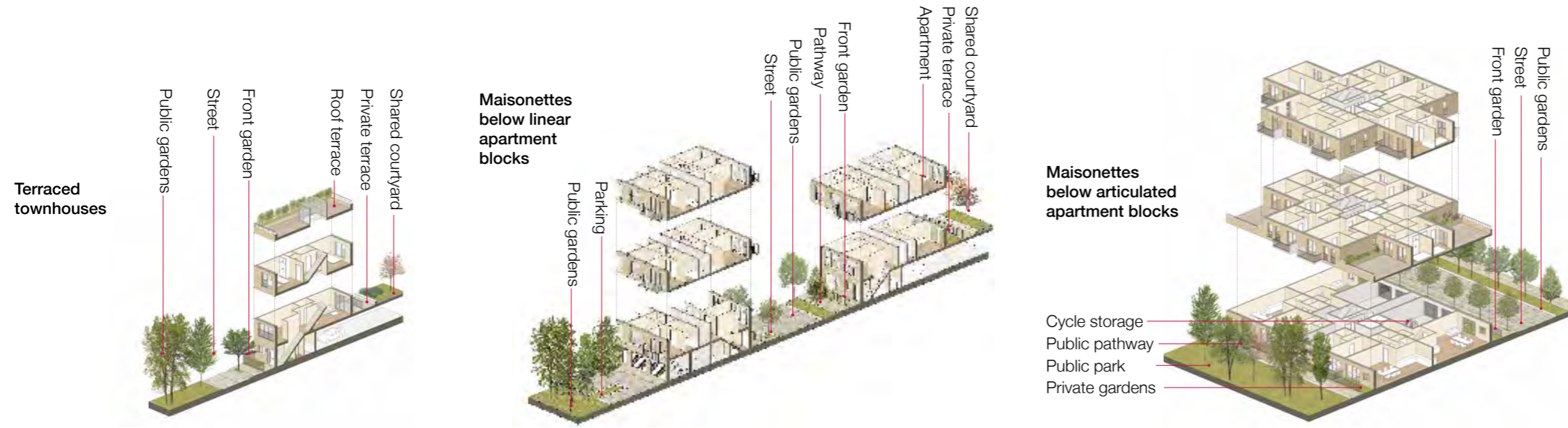


Figure 27: Axonometric diagrams of different typologies

A connected network of green spaces and building



A variety of Building typologies



Building typologies respond to landscape settings



Streets full of activity and life



A unique composition of buildings and spaces



Figure 28: Early thoughts - the Strategic application of masterplan principles

and create a perception of gradual transition in the neighbourhood, rather than abrupt change.

Encouraging permeability at the edges stitches together communities across the wider urban environment; positively contributing to the collective identity of Kingston.

Building orientation

In order to maximise sunlight, buildings are generally orientated on a north-south axis to maximise east and west facing homes. Where buildings are orientated on an east-west axis, a mansion block typology (or townhouses and maisonettes in courtyard blocks) is used to provide dual aspect homes.

Typologies respond to settings

Taller buildings have been positioned to relate to green open spaces and clustered in the denser heart of The Site. Terraced housing, low-rise apartments and duplexes help the masterplan to merge with the existing context of semi-detached family homes.

This strategy will help to create a variety of heights and townscape variety which respectfully approaches the sensitive context of The Site.

Streets full of activity and life

Maximising ground floor homes with front doors, retail and community use is the bedrock for creating streets full of activity and life. These uses hide the majority of parking and servicing issues which currently blight the visual experience with garage doors.

The frontages frame the garden streets and squares to create an experience and relationship between residents and their settings.

Masterplan typologies and Living Streets

The original masterplan concept illustrated in the adjacent diagrams (Fig. 26) proposed a collection of houses, maisonettes and apartments to create a rich townscape and a choices for the residents of the Cambridge Road Estate.

Living Streets

All building typologies (Fig. 26) will feature individual front doors on the streets. Linear and Mansion typologies will incorporate 2 or 3 storey maisonettes below the apartment floor plates.

Efficient design allowing expressive townscape

Buildings will be designed from the inside out to re-use efficient repeating 'chassis' designs to ensure construction consistency and quality of internal layouts. External expression of the buildings could vary to give a richly expressive townscape.

5.0 Masterplan design

Masterplan layout development

5.8 Bid stage masterplan development

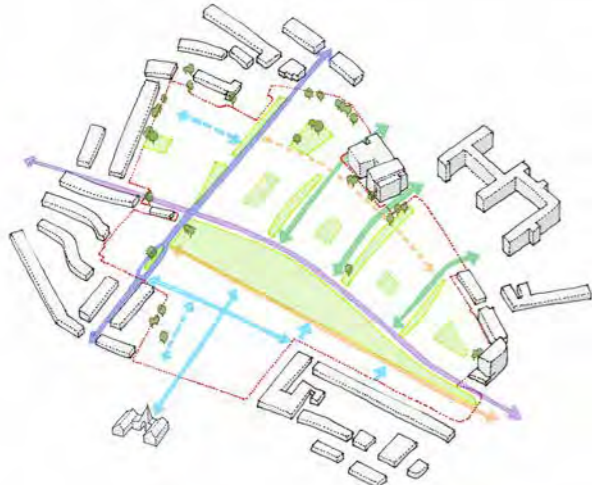


Figure 29: Central green space concept sketch

From December 2017 to June 2018, Patel Taylor developed the masterplan with Countryside and the Royal Borough of Kingston upon Thames (RBK) through a series of 'Dialogue' meetings with the residents and other stakeholders.

The purpose of this stage of the design evolution was to test the assumptions of Patel Taylor's initial proposals, and to understand more how residents would help shape the scheme, ahead of an instruction to work up the design to present in a residents Ballot.

The developments were tested and explored through graphic presentation and physical models, illustrated in the adjacent images

Key evolution during bid stage

- Initial proposals establish a green open space along the primary east:west route, a series of North:South connections, and a variety of building typologies in different site settings.
- Central green space broken down to create smaller urban blocks and more streets with front doors.
- Massing redistributed to open up south side of courtyard blocks to permit more sunlight and views out.
- Grand terrace of mansion blocks broken down and redistributed as 2nd tier boundary typology.
- Commercial uses introduced around new entrance square leading in from Norbiton Station connection route.



Figure 30: Central green space

December 2017

Initial proposals recognise importance of Madingley and Fordham green spaces, create a grand Central Park with a crescent to the north and mansions to the south.



Figure 31: Streets and squares network

February 2018

Large park reduced to provide more homes in lower-rise apartment blocks; new gardens in the south east of the site; importance of the central crossroads.



Figure 32: Streets as character areas

March 2018

Focus on stitching settings, establishing low-rise typologies at the threshold with existing Victorian Streets in the south and west of the site.



Figure 33: Dialogue update

April 2018

3D massing models show emerging typologies and heights around the site.

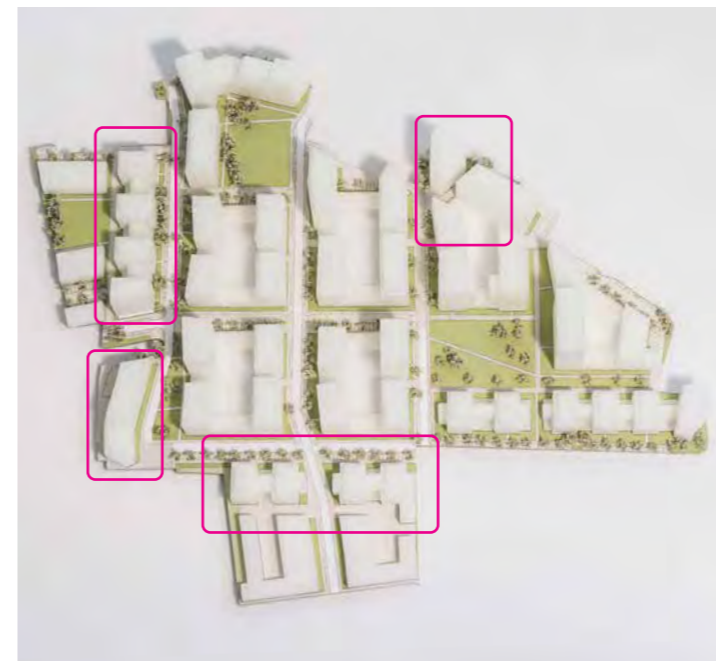


Figure 34: Dialogue update

May 2018

Triangular tower introduced to the north of the site, opening up links into the masterplan from Norbiton Station connection. Mansion blocks introduced to the north west.



Figure 35: Residents consultation day

June 2018

Greening of podiums and low roofs demonstrated. Typologies around new entrance square and Piper Road developed. Alternative mansion typologies introduced.

Masterplan layout development

5.9 Post bid stage masterplan development

Between summer and winter 2018, scheme evolution paused while the preferred development partner was selected. An alternative scheme configuration was considered with the retention of Ely Court in the south of the existing site.



Figure 36: Wrap up dialogue

July 2018

Wrapping up the bid-stage design development, the masterplan layout has a recognisable network of streets, with a clear hierarchy of buildings and spaces.



Figure 37: Ely court study

December 2018

Alternative massing study with the potential retention of Ely Court housing in the south of the site, constricting development of Plot E.



Figure 38: Development potential of adjacent sites

January 2019

Development potential for satellite sites explored to test impact of current masterplan.



Figure 39: DRP 01

August 2019

Plots adjusted to retain additional trees and safeguard a wider north:south route through the centre of the site. Road connections to south and west pedestrianised.



Figure 40: Introduction of townhouses

September 2019

Plot C reconfigured to create more rational home layouts; north and south of podium blocks amended to introduce townhouses with more light onto side streets.



Figure 41: Alternative mansion typologies and opening up green space

October 2019

New link into Fordham gardens; podium to Plot A; new mansion types for F/J/N; Plot M reduced to minimise impact on neighbouring residential; square north of Plot K enlarged; Plot B rationalised into straight block.

After resuming work in the summer of 2019, a full design team was appointed and design development continued alongside a continuing dialogue with the Residents Steering Group and other stakeholders.

Evolution was driven by build ability open space landscape and a focus on the first phase of development, plots B, C and E.

An early Design Review Panel was held in August 2019, providing technical peer review of the scheme proposals.

Key evolution post-bid

- Increased pedestrianisation to reduce dominance of vehicle-trafficked routes and increase green space.
- Building positions adjusted to retain additional mature existing trees.
- Built form rationalised to increase build-ability and internal layout quality.
- Townhouses introduced to increase front doors on streets and improve daylight within side streets.

5.0 Masterplan design

Masterplan layout development

5.10 Pre-ballot masterplan development

In winter 2019, leading up to the Residents' ballot, the scheme evolved through consultation with planning and urban design officers at RBK, as well as the Residents Steering Group and local stakeholders.

Key evolution leading to the ballot

- Simplification of urban form Plot C.
- Omission of triangular tower from Plot K.
- Creation of large gateway square framed with Student housing building.
- Relocation of MUGA to Phase 1.
- Omission of tall block Plot M, replacement by low rise housing.



Figure 42: Dialogue update

November 2019

Alternative configuration of Plot M; Alternative mansion typology Plot N; Omission of triangular tower Plot K; Reshaping of Plot C with relocated MUGA.



Figure 43: Dialogue update

December 2019

Introduction of terraced housing to north east; additional townhouses Plot A.



Figure 44: Ballot stage masterplan

January 2020

Rationalisation of houses Plot A and M (now P and Q)



Residents Ballot

Masterplan layout development

5.11 Post-ballot masterplan development

Following the public exhibition and Residents' Ballot which ran in the Spring of 2020, the scheme continued to develop in dialogue with stakeholders, including feedback from residents visiting the exhibitions and workshop sessions which accompanied the Ballot.

The scheme was presented to the GLA, and a further two Design Review Panels were held in April and August 2020, leading to further refinement of the masterplan.

The scheme was presented for public consultation a final time in July 2020 by Newsletter and focused online meetings, with renewed comments asking for less vehicle dominance and less height against existing homes on Cambridge Grove Road and Piper Road.

Key evolution post-ballot

- Reduction in height to north eastern and southern boundaries.
- Enclosure of Madingley Gardens to improve public-facing frontages.
- Change of typologies to Plots F and J to improve relationship to neighbouring streets
- Change of typologies to Plots K and L to improve relationship to new gardens.
- Increased car-free routes and green streets
- Road layouts and building positions adjusted to retain more mature trees.



Figure 45: DRP 02 / GLA

April 2020

Plot K north amended to reduce visual impact to street; Plot K south and Plot L changed to mirror mansion typology creating stronger relationship across new gardens; Plot M reduced to open up new garden in front of Plot Q terraced houses



Figure 46: Public Exhibition Newsletter

July 2020

Plot C podium connected; road between Plots K and Q omitted to create green link



Figure 47: Current submission masterplan

November 2020

Plot A amended to retain plane tree; road between Plots E and H amended to retain trees; Plots F and J amended typology to reduce massing against existing residential to neighbouring streets

Submission

5.0 Masterplan design

5.12 Masterplan height and massing development

In addition to plot configuration, height and massing have evolved as a result of sunlight / daylight and townscape development.

During early development the height gradient within the masterplan was spread much broader and closer to the surrounding residential context - particularly in the west and south.

Through the course of development, the design team developed a design which more sensitively responds to the adjacent residential context.

Developing the idea of 'Stitching Settings', the developed masterplan;

- incorporates an increased use of house typologies around the residential peripheries;
- moves linear typologies and apartment buildings away from the peripheries of the site;
- incorporates larger offsets between proposed and existing residential development;
- incorporates of green spaces and buffer zones around the periphery;
- uses typologies within the Stitching Settings to transition in height;
- incorporates a more gradual step in heights from the west and along Somerset Road;
- redistributes taller buildings into the central and northern portions of The Site; and
- positions taller buildings in strategic positions which fulfil townscape roles such as marker and gateway buildings.

Site layout changes described earlier in this chapter in conjunction with streamlining linear buildings typologies resulted in a smaller building footprint and the creation of additional public realm and landscaping.

To avoid the loss of homes from this reduction in building footprint, heights of the remaining buildings were increased to compensate.

The strategy for location of height within the masterplan is explained in more detail in Chapter 6 of this document which discusses Townscape.

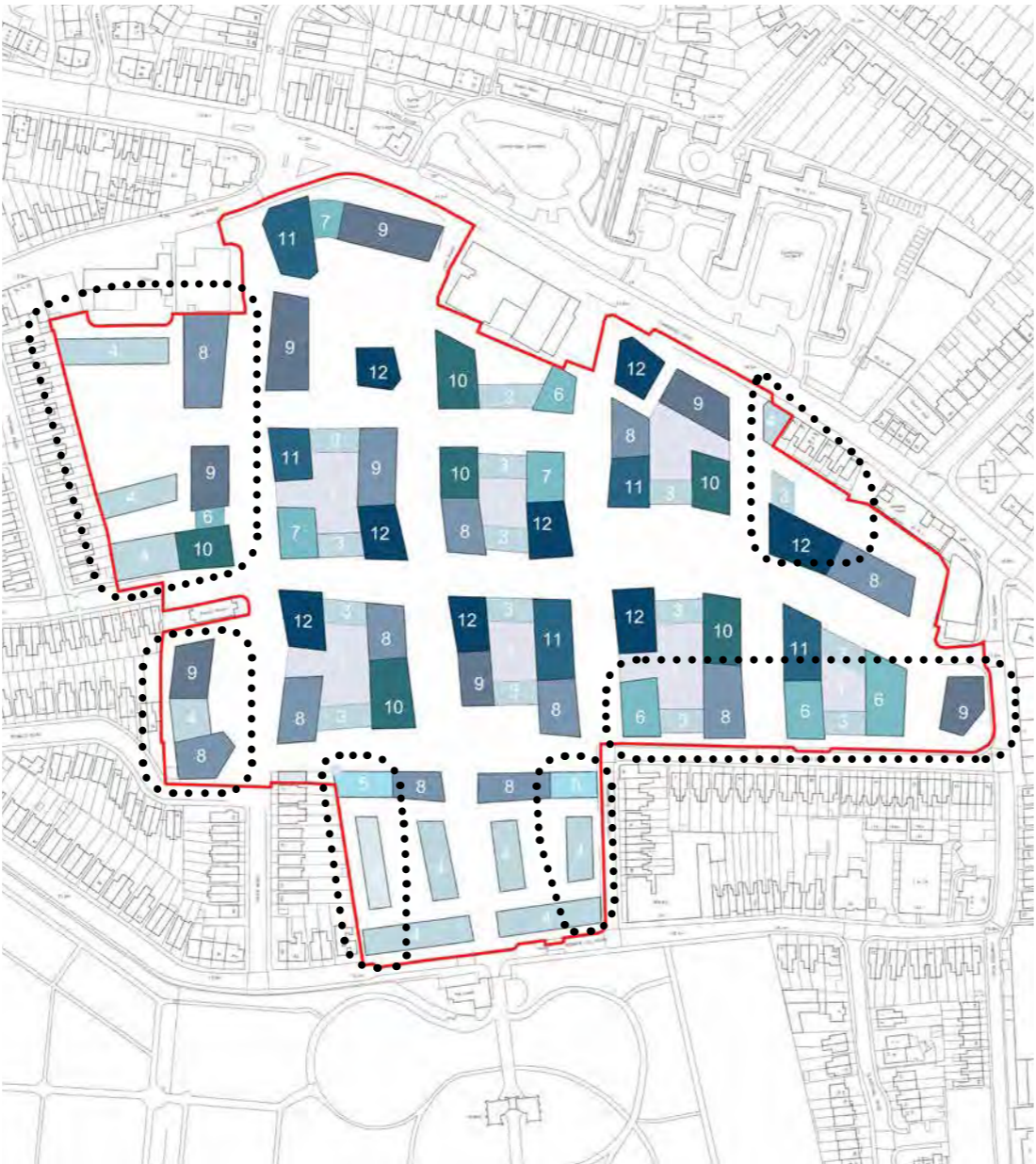


Figure 48: Early masterplan height proposal plan.

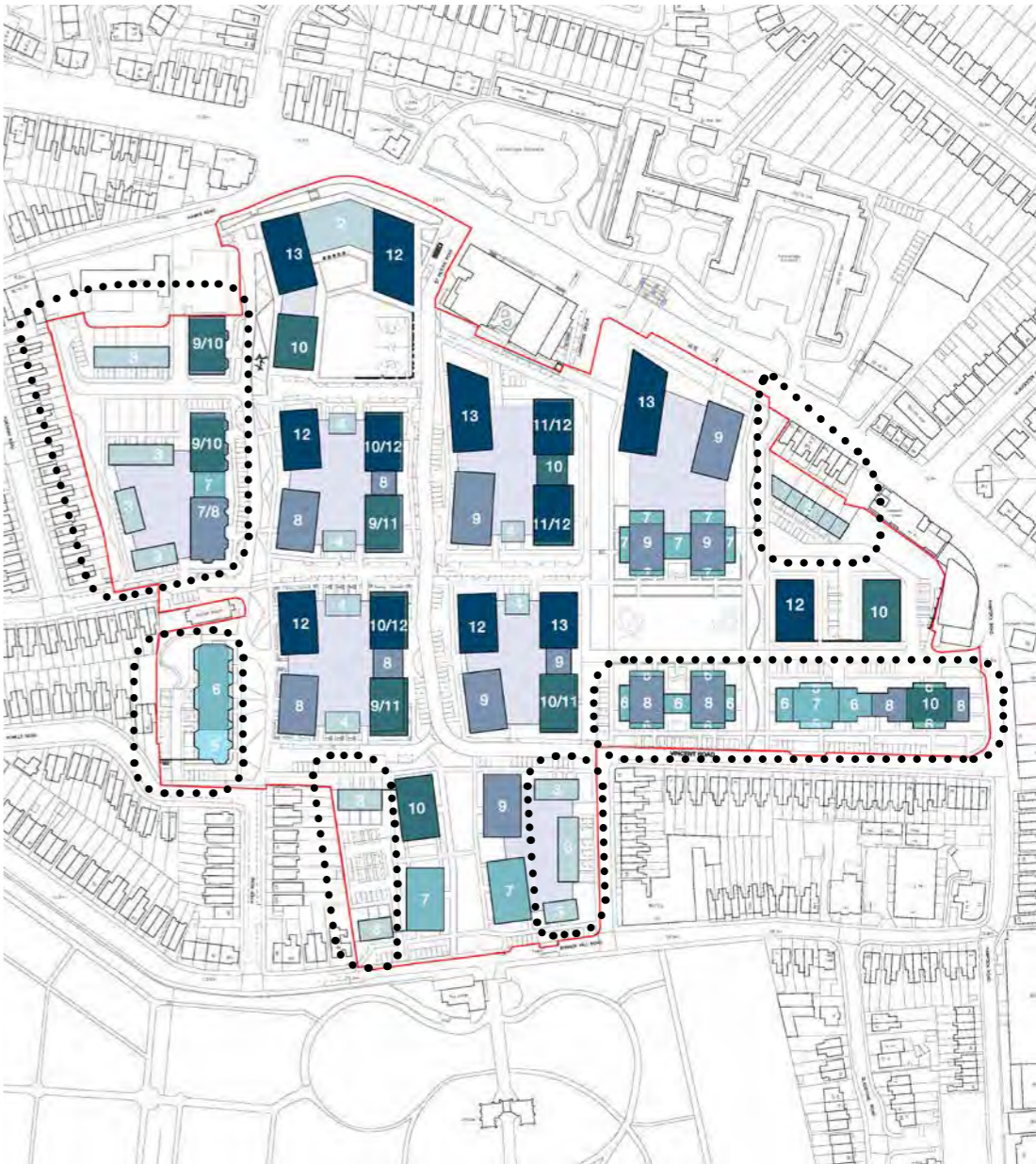


Figure 49: Developed masterplan height proposal plan



Figure 50: Early masterplan height proposal - axonometric.



Figure 51: Developed masterplan height proposal - axonometric.