

CAMBRIDGE ROAD ESTATE – PLANNING APPLICATION 20/02942/FUL

**DESIGN AND ACCESS STATEMENT VOL 2 DETAILED
COMPONENT – NOVEMBER 2020**

**** TO BE READ IN CONJUNCTION WITH DESIGN AND ACCESS STATEMENT
ADDENDUM DATED MAY 2021 AND THE ADDENDUM DATED OCTOBER 2021 ****

November 2020

Design and Access Statement
Volume 2:
The Detailed Component



The Applicant

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The project site

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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
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Daylight and Sunlight
Internal Assessment of the Detailed Component
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Extraction and Ventilation Strategy
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Arboricultural Report and Tree Conditions Survey
Arboricultural Impact Assessment & Method
Statement
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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

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WYG
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November 2020



Preface

Overview

Regeneration history:

In August 2016 the London 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.

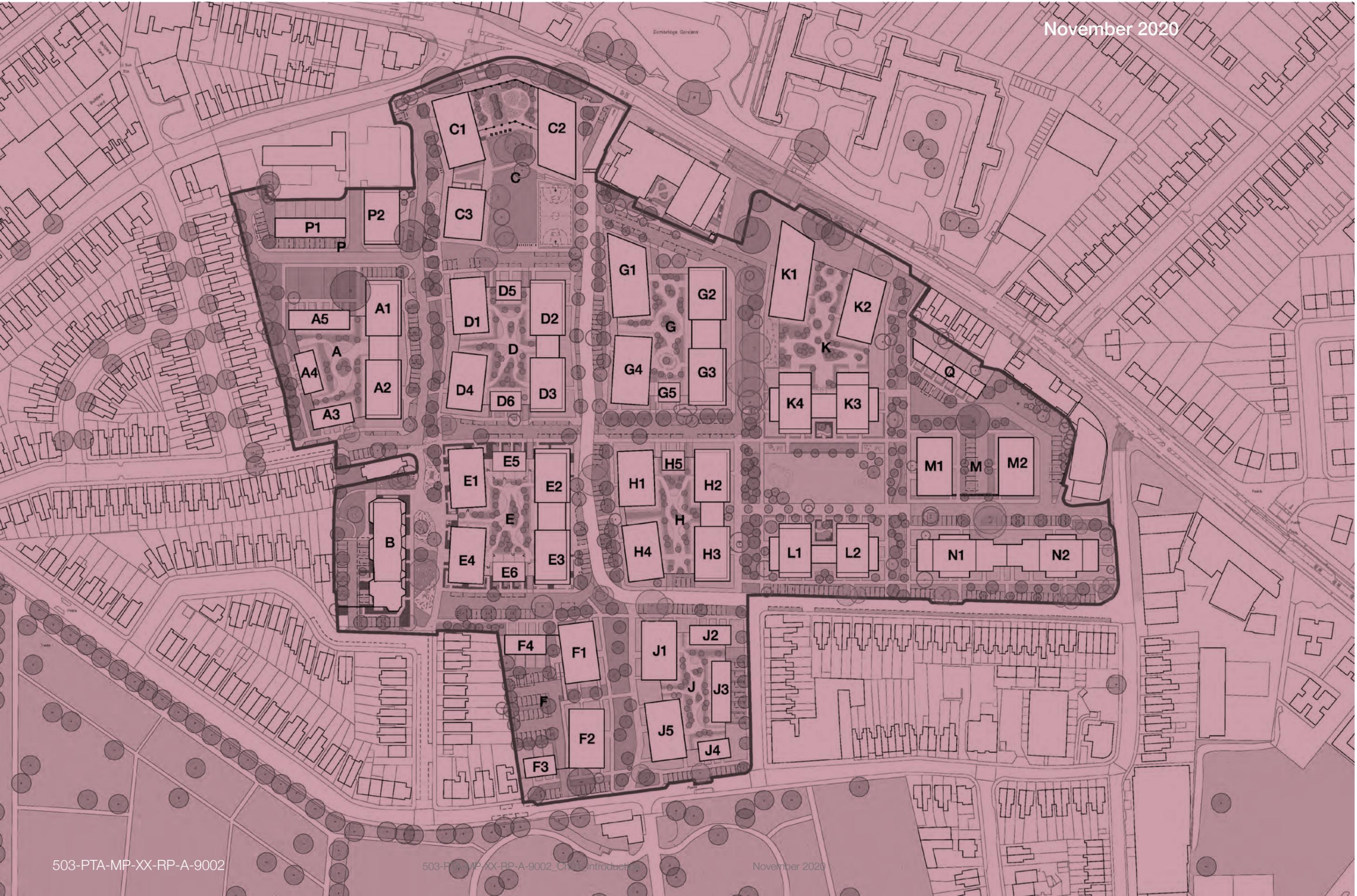
Detailed permission is sought for Phase 1 for erection of:

- 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 appearance and landscaping reserved) is sought for the remainder of the development ("the Proposed Development")."

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1.0 Introduction

1.1 Vision

This document describes proposals for the regeneration of the Cambridge Road Estate in Norbiton, Royal Borough of Kingston-upon-Thames

Our vision for Cambridge Road is to transform this existing Estate into a new, connected neighbourhood which delivers a fantastic place to live, work and play for the existing residents, welcomes new people, and opens up to the wider neighbourhood.

The proposals will transform the existing Estate to provide homes for a whole range of people, a new community centre, new shops and workspace. It will be home to a strong, diverse and resilient community that is inclusive, innovative and that builds on the foundations of Cambridge Road's existing community.

1.2 The planning application

This report forms part of a Hybrid Planning application for permission to redevelop the site. Approval for this Hybrid application must be sought from the Local Planning Authority (LPA); the Royal Borough of Kingston-upon-Thames (RBK), having consulted with a wide range of stakeholders including local residents and the Mayor of London.

This is **Hybrid Planning Application** seeks Detailed planning permission for the first phase of development, with Outline planning permission sought for the remainder of the site, with a number of technical and design matters reserved or later consideration.

The application consists of a number of technical and design documents which are submitted for formal approval in support of the application to allow the LPA to make an informed decision.

Key documents prepared by the Architect include:

- The Design and Access Statement (volume 1 and volume 2);
- The Design Guidelines;
- The Parameter Plans and illustrative material (appended to this document); and
- The Detailed Component Application Drawings.

The **Planning Statement and Development Specification** list the full suite of documents submitted as part of this application.

1.3 The Design and Access Statement (DAS)

The DAS has been prepared in two volumes to describe the different components of the application:

Volume 1: The Outline Component

The Outline Component describes the overall site and masterplan, and the strategies which have been developed to shape the design response across the whole site.

Volume 1 establishes the baseline for the development of detailed building and landscape proposals, including the Detail Component of this Hybrid Application underpinned by parameter plans.

Volume 2: The Detailed Component (This document)

The second volume of this DAS describes detailed design proposals for development Plots B,C and E within the Detailed Component of the Application.

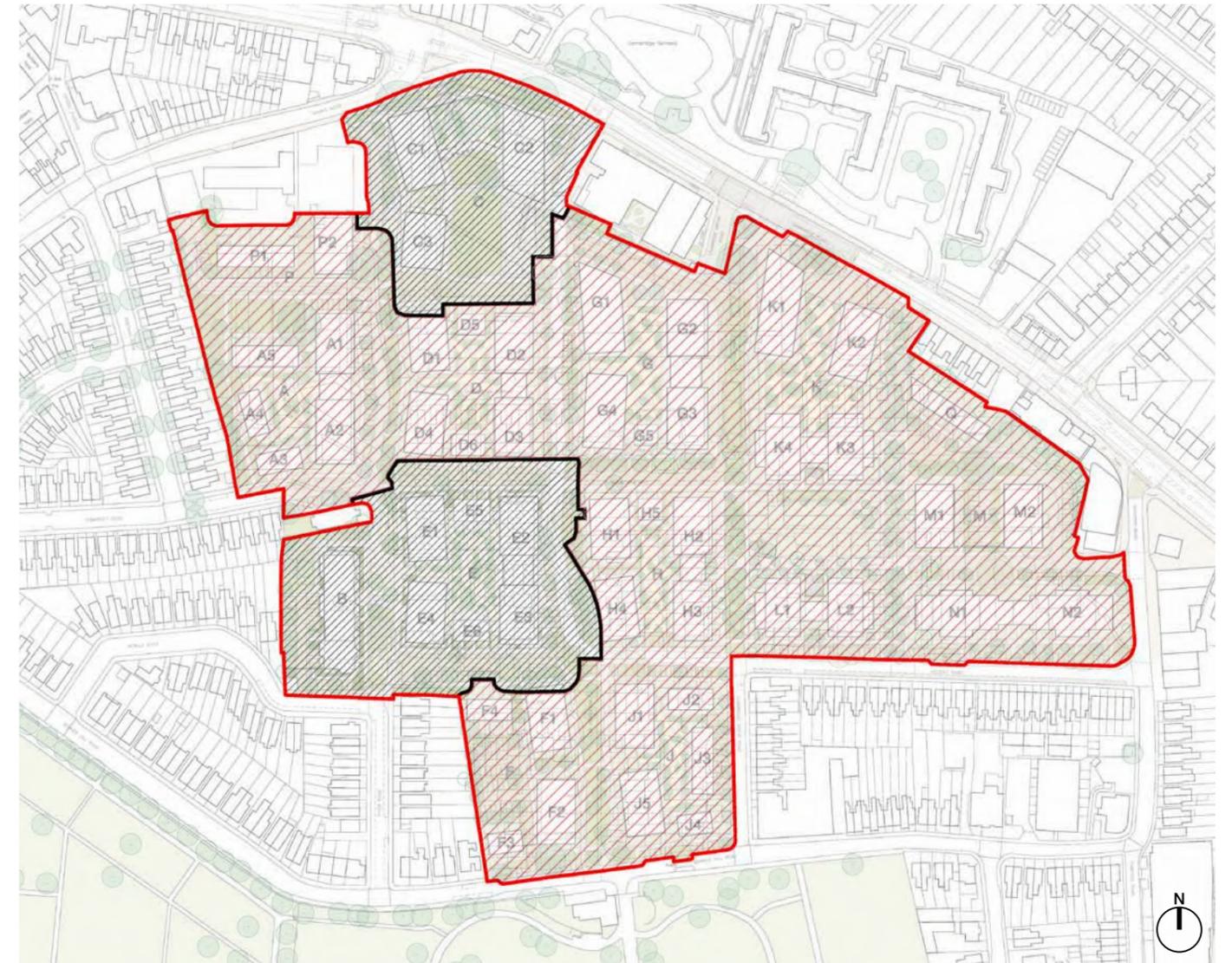
This volume, along with the Application Drawings for Approval and accompanying technical reports, provide sufficient detail about the proposals for Plots B, C and E to allow the LPA to determine an application.

1.4 The Design Guidelines

This masterplan has been prepared with a view to the delivery of up to 2,170 homes over a period of around 15 years. It sets out a strategy for the creation of a new place with a sense of identity and neighbourhood

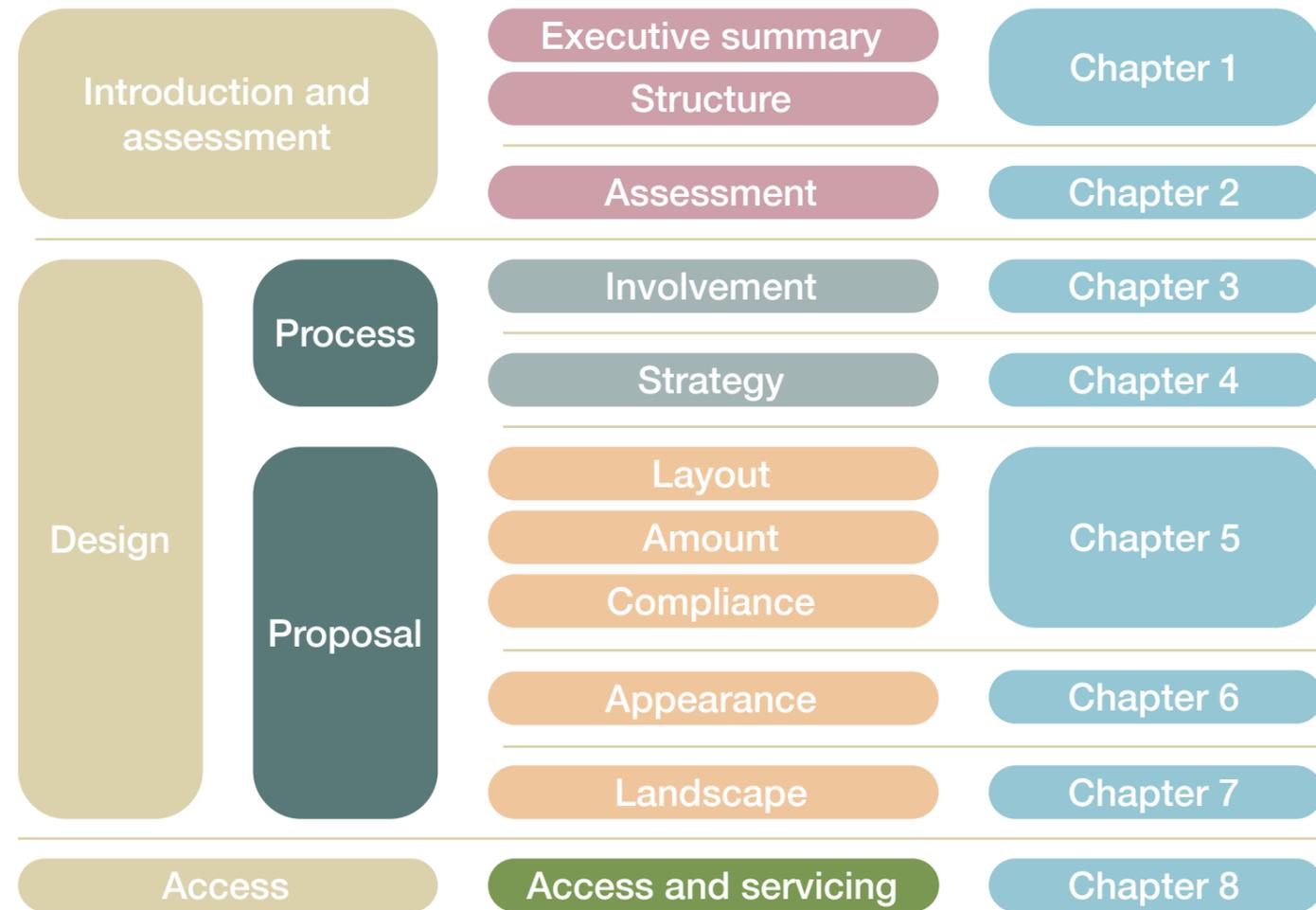
To ensure that the masterplan can deliver this holistic vision for the site, it is necessary to control the way buildings and landscape areas are designed and steer the amount of development by scale and massing as well as materials and articulation.

The Design Guidelines, which accompany this DAS and the Parameter Plans, provide a set of guidelines to allow the LPA to be confident that the masterplan can be realised as the design intent, and to create a framework for future designers to work within.



- Cambridge Road Estate (CRE) planning application boundary
- Detailed component of the Hybrid Planning Application containing Plots B, C & E
- Outline component of the Hybrid Planning Application containing Plots A, D, F, G, H, J, K, L, M, N, P & Q

Figure 1: Plots B, C and E as part of the detailed component of the Hybrid Planning Application



1.5 Structure of the document

The Design and Access Statement (DAS) has been prepared having regard to national legislation, Government guidance entitled ‘Guidance on Information Requirements Validation’ (2010), guidance published by the Commission for Architecture and Built Environment (CABE).

The DAS contains the following information.

Introduction and assessment

Describes the assessment of the existing site and key strategic drivers.

Design process

Describes the design principles behind our proposals for the Detailed Component and how these were informed by the involvement with the community and other stakeholders.

Design proposals

Detailed description of the proposals including:

- **Configuration and compliance:** Description of the layout of the proposals and how it will work and fit with its surroundings, amount of development, residential design quality and compliance;
- **External appearance:** description of how the building and the place will look like.
- **Landscape design:** description of the public realm strategy, treatment of outdoor spaces and boundary conditions including soft and hard materials as well as planting.

Access

Description of the pedestrian, cycle and vehicular routes around the site and access points for both residents and visitors.

1.0 Introduction

1.6 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 Parameter Envelope which sits within and is defined by the horizontal and vertical Parameter Boundaries of the Development Zone and contains a single Building Plot.

Development Zones

A Parameter Envelope, defined by the horizontal and vertical Parameter Boundaries 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 coordinated, and scale 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 typology

Podium typologies 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 typology

The Courtyard is a sub-typology of the Podium typology. Combining four broadly parallel North:South Linear buildings across a raised landscaped podium, the Courtyard Typology addresses both the public realm and a more private shared Courtyard garden. 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.

Townhouse typology

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.

Terrace typology

Longer Linear terraces of townhouses 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 herein 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 herein 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.

1.0 Introduction

1.7 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 2: Sketch visualisation of Madingley Gardens

1.0 Introduction

1.8 Scope of this report

Plots B, C and E within the Detailed Component are proposed as the first phase of a 5-phase masterplan for the regeneration of Cambridge Road. This document will describe plans for the plots both, in the immediate future context of existing Estate buildings, and in the long-term context of the full masterplan regeneration.

The first phase includes two distinct areas within the site: Plots B and E, and Plot C. All existing buildings within the boundary of the Detailed Component are proposed for demolition to enable the new development.

Plots B and E are located in the south-west corner of the Estate and is currently occupied by residential and community buildings including Tadlow, Piper Hall, Ely Court and Franklin Court, along with short terraces of houses on Washington Road and Willingham Road. This area of the site is bounded by residential streets lined with buildings of two to three storeys, and the existing Parish Room building, outside of the site boundary, sits directly to the north of Plot B.

Plot C is in the north of the site, and includes existing residential blocks of Comberton, Fulbourn and Grantchester, and the open space of Madingley Gardens. The Plot is defined in the north by the junction of Cambridge Road and Hawks Road.

Proposals

Together Plots B, C and E will deliver a total of 452 homes of which 272 are Private Market, 150 are Council Rent and 30 are Shared Equity. Plot B contains a single building, while Plots C and E contain multiple buildings joined together by a podium. A Residents' shared garden will be provided at ground-level within Plot B, and Residents' shared gardens will be located above ground in Plots C and E.

In response to the Borough Housing Needs Assessment, the proposals include a variety of dwelling sizes ranging from 1 bed, 2 person homes to a 6 bed, 10 person home. The proposals include single storey flats, two-storey maisonettes, and four-storey townhouses. The provision within Phase 1 enables all Social Rent tenants within the boundaries of Phase 1 and Phase 2 of the existing Estate to have a new home in Plot B, C or E.

Plot E includes a District Energy Centre in the ground floor which will supply heat and hot water to the whole development. **Plot C** will include a new Community Centre, space for shops and workspace, lining the public frontage to Cambridge Road and Hawks Road, as well as defining the boundaries of Madingley Gardens.



Figure 3: Extent of the detailed component overlaid on the existing Estate



Figure 4: The Detailed Component in illustrative masterplan phasing and plot strategy

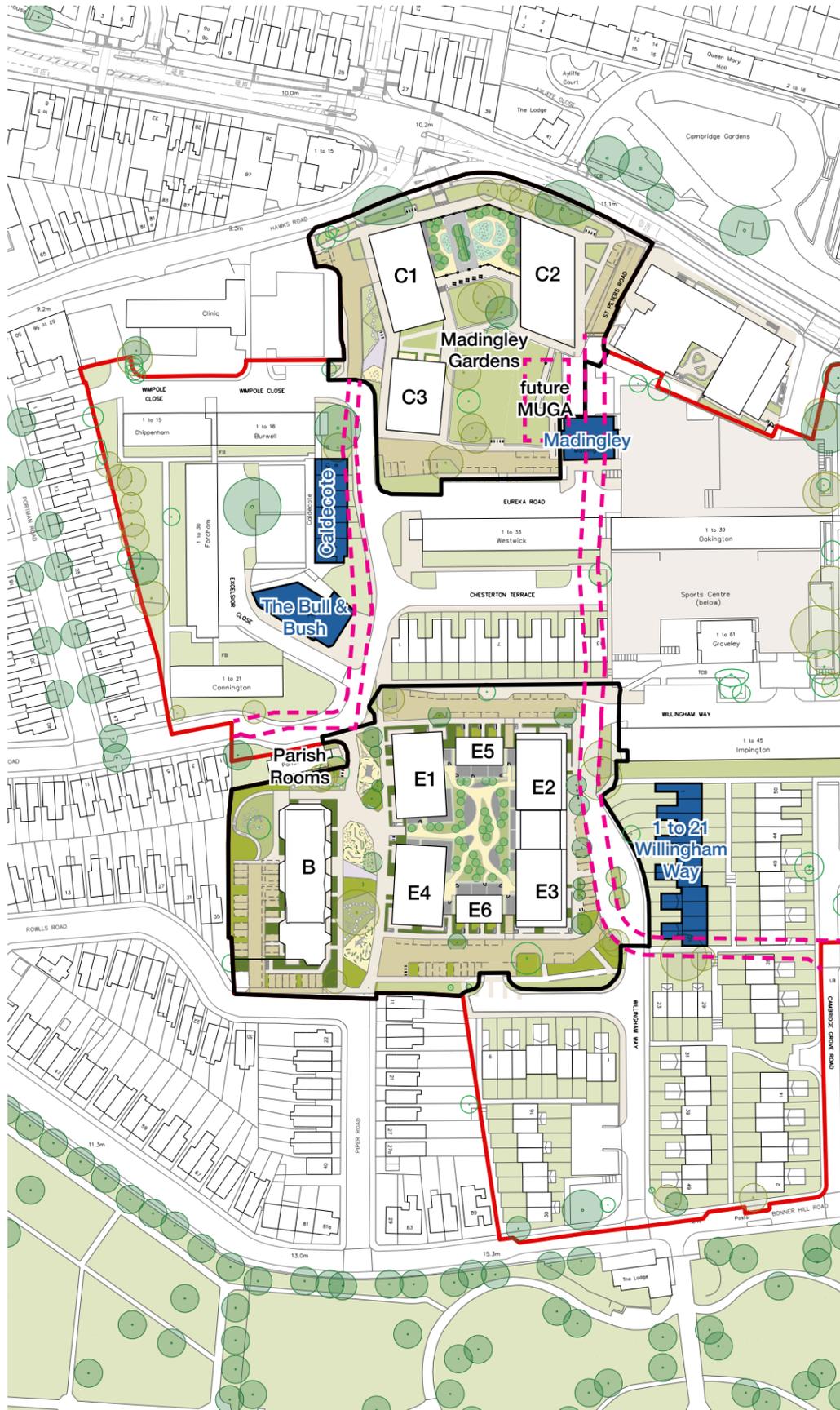


Figure 6: Extent of the detailed component including permanent and temporary works to landscaping and infrastructure

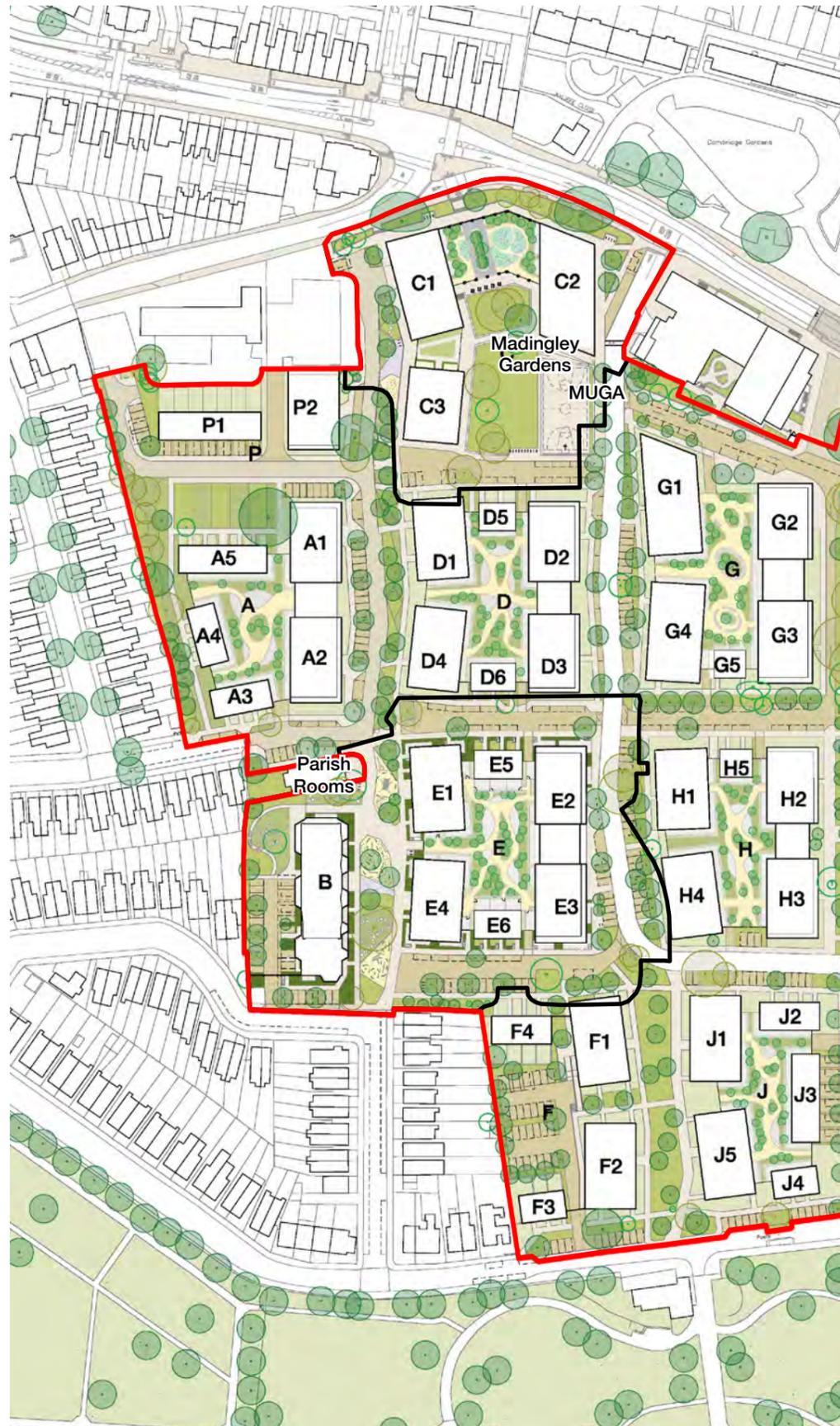


Figure 5: Extent of the detailed component within illustrative masterplan context

1.9 Phased delivery

Plots B, C and E are Building Plots within the detailed component of the application. The Detailed Component boundary covers all of the existing land required to be cleared to enable the construction of Building Plots B,C and E.

All elements of the Buildings are intended to be delivered in the initial phase of construction works to the site, while adjacent buildings in the existing site constrain the delivery of landscape elements associated with the plots; these are:

Madingley Tower

The existing tower located to the south-east corner of Plot C sits in the path of the proposed new road, Madingley Avenue, which will connect Plots C and E and connect into Vincent Road.

Demolition of the tower is required before landscaping works can deliver the new Avenue, as well as the MUGA in Madingley Gardens. In the short term, the existing ball court near Burritt Road will provide a similar function for Residents.

- The MUGA is planned for delivery with Phase 3.

Caldecote and the Bull & Bush

Existing buildings lining the west of Washington Road prevent the delivery of the reconfigured Washington Avenue and landscape connections between Hawks Road and Piper Road.

- Washington Avenue is planned for delivery with Phase 2.

1 to 21 Willingham Way

Gardens to existing buildings lining the east side of Willingham Way prevent the delivery of permanent landscaping and street parking to the east of Plot E.

- Plot H and associated landscape is planned for delivery with Phase 4.

1.0 Introduction

1.10 Design intent for Plots B, C and E

This report will illustrate the design intent for the delivery of Plots B, C and E as part of the wider masterplan, and in order to demonstrate the design, the report includes references to landscape design elements which cannot be delivered until later phases.

Drawings 503-PTA-PH1-00-DR-LA-4300 and 503-PTA-PH1-00-DR-LA-4301 show the scope of landscape that can be delivered with the construction of Plots B, C and E.

Elements of landscaping for later delivery, such as the MUGA, are an integral part of the plot design, and are therefore illustrated within this report.



Figure 8: Extract from 503-PTA-PH1-00-DR-LA-4300

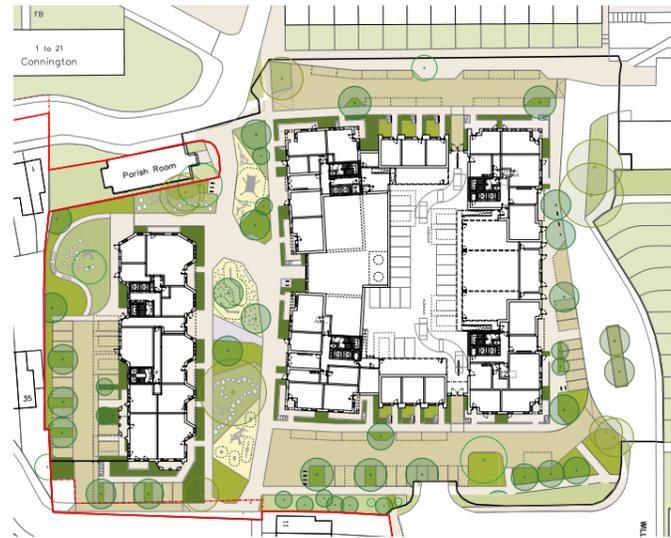


Figure 9: Extract from 503-PTA-PH1-00-DR-LA-4301

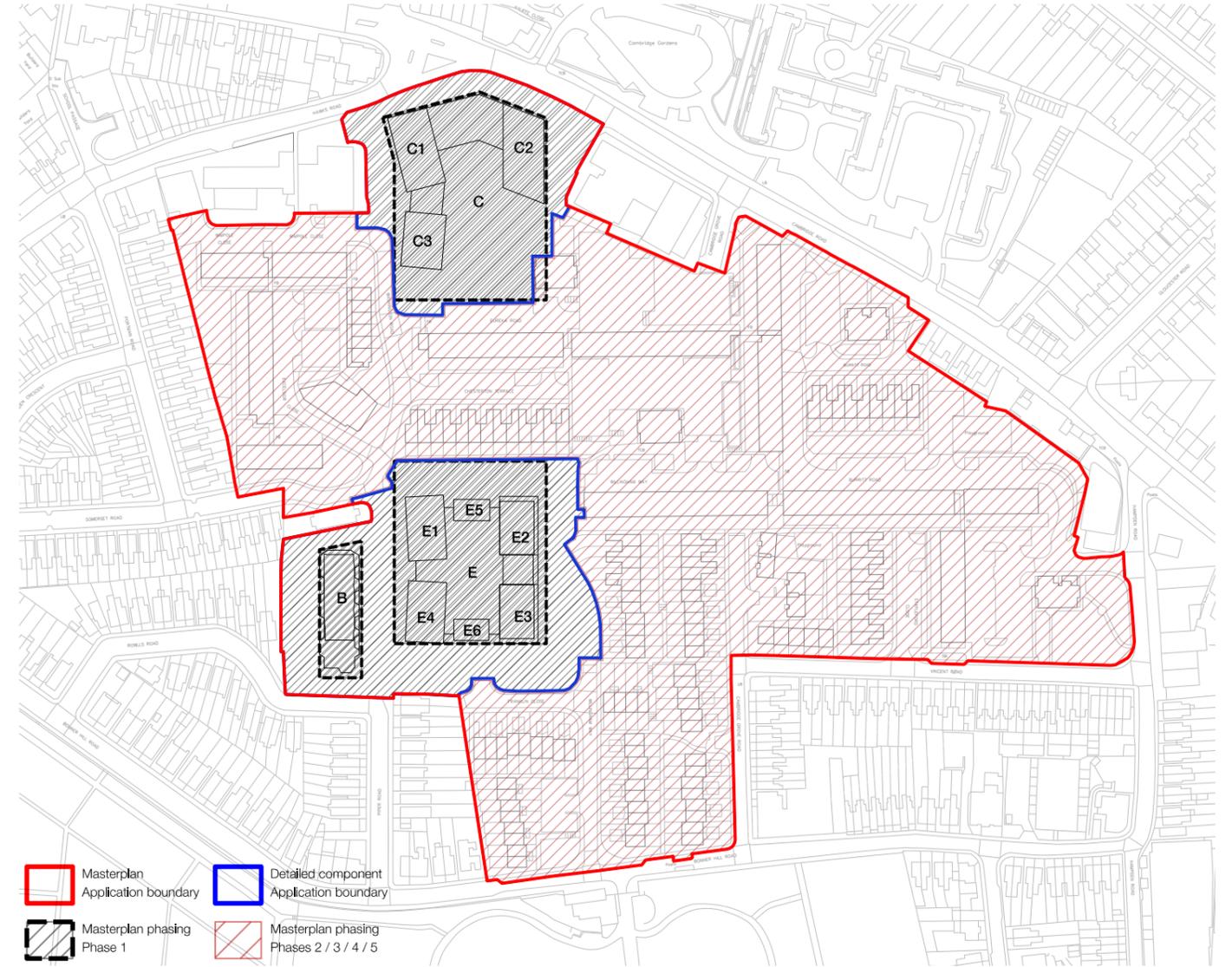
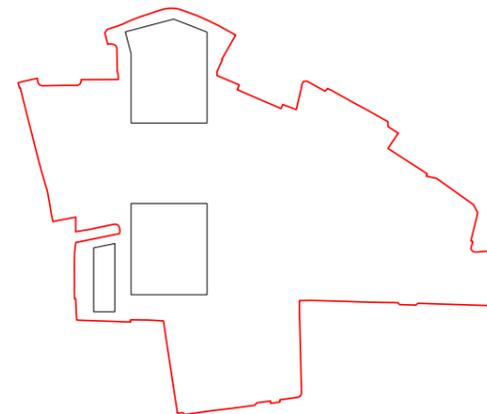
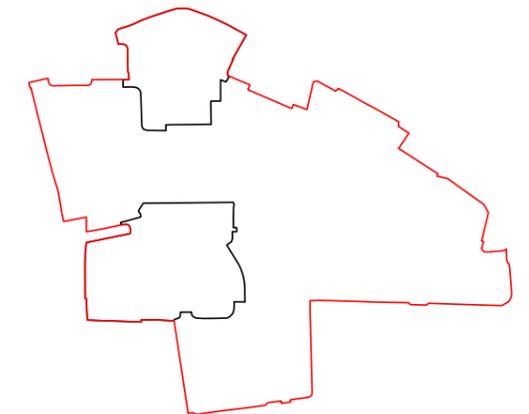


Figure 7: Proposed Phase 1 within the existing Estate

- Masterplan Application boundary
- Detailed component Application boundary
- Masterplan phasing Phase 1
- Masterplan phasing Phases 2 / 3 / 4 / 5



Extent of Phase 1, Plots B,C and E within the masterplan



Extent of the Detailed Component to include temporary and permanent works to landscaping and infrastructure outside Plots B, C and E

November 2020



2.0 Site Assessment

2.1 Site location and context

The Cambridge Road Estate, (**the site**) is located in south-west London within the Royal Borough of Kingston upon Thames (**RBK**).

The site sits along Cambridge Road / Kingston Road (A2043) which links Kingston town centre to the A3.

Norbiton Railway Station is within 600m from the centre of the site. South Western Railways provide regular commuter train links into London Waterloo, Shepperton and Twickenham.

Scope of this chapter

An assessment of the wider masterplan site can be found in **Vol.1 Chapter 2** of this Design and Access Statement (DAS).

This chapter will look in more detail at the two areas forming the Detailed Component of the planning application; Plots B and E, and Plot C.

Site photography

The numbered site photographs in this section, and key plan adjacent, illustrate the general existing character of the Estate with particular focus in and around the Detailed Component boundaries, indicated by the blue line overlaid on the adjacent aerial photograph.



Figure 2.1: Aerial view of the Site and immediate context



Figure 2.2: View toward Madingley from St. Peters Road



Figure 2.4: View from Madingley garden toward Westwick block



Figure 2.8: View from Madingley garden toward Comberton & Grantchester



Figure 2.9: Washington road looking south



Figure 2.5: Madingley tower block



Figure 2.6: View of Somerset Road toward east



Figure 2.7: Tadlow from Rowlls Road



Figure 2.3: Piper Road toward Willow Tree



Figure 2.10: Piper Hall and its surrounding



Figure 2.11: Parish Room and Tadlow House

2.0 Site Assessment

2.2 Site assessment

The DAS Volume 1 contains a more comprehensive analysis of the existing site and the local context. This section describes aspects relevant to the Detailed Component.

Local context

The Phase 1 boundaries are located at the north and south of the site.

Plot C at the north of the site is defined by Cambridge Road, an A-road connecting into Kingston. A small parade of businesses can be found along Cambridge Road, mostly independent local shops and take-away restaurants.

The grassed lawns of the neighbouring Cambridge Gardens Estate sit directly to the north, while a recent student housing block above a car rental location defines the eastern boundary of the plot. A disused Health Clinic, potentially the site of future development, is to the west along Hawks Road.

At the south of the site, the surrounding land use around the development site is low-rise brick-built residential, characterised by Victorian semi-detached houses, and later infill including contemporary pastiche along Piper Road.

A small standalone community building projects into the site on a peninsula of land immediately to the north of Tadlow.

Site levels

The site sits on the side of an eroded ridge falling towards the River Thames in the north and the Hogsmill River in the south west.

Replacing a network of small streets which followed the gently sloping topography of the site, the 1970s Estate sought to level out undulations, and was built as a series of plateaux over parking, plant and sports facilities, with significant drops and areas of steeply sloping landscape making up the level change.

This has resulted in artificial and 'cliff edges' with 4 to 5m level changes, including a drop of a storey from Cambridge Road to the south side of Madingley. These level changes interrupt movement across the site, creating barriers to inclusive access.

Connectivity

The level changes and layout of buildings create a number of dead-ends with poor visual connections and wayfinding. Narrow alleys provide pedestrian connections, but suffer from poor maintenance and little or no passive surveillance.

The network of roads within the site is poor and lacks clarity for wayfinding. Distributing roads lead into parking courts and cul-de-sacs with little passive surveillance and significant garage frontage at ground floor contributes to multiple opportunities for concealment.

Hard/soft landscape

Dominated by vehicle access, much of the site comprises of hard landscaped areas, some of which are amenity spaces but most comprise roads, paths parking areas and undefined edges.

The primary soft landscaped area in the existing Estate, Madingley Gardens, is located to the north of the site within Plot C. There is a second, smaller grassed area to the north of Piper Hall in Plot E. Other green spaces either comprise of private gardens or undefined green spaces next to roads and between paths and building

In the south of the site, a small number of low-rise terraced houses benefit from private front and rear gardens with soft landscaping.

Parking

The site has multiple car parks on the site. Three parking areas are located within the proposed phase 1 boundary. These are located south of Grantchester, north of Madingley tower and east of Tadlow House.

There is no parking permit or CPZ on the Estate, meaning parking is informal and mostly on street. This means vehicles are a dominant feature.

Aspect, outlook and amenity

The arrangement of the existing Estate restricts views to green spaces, with most buildings looking out over hard paved roadways and parking areas. The buildings within Phase 1 uncharacteristically benefit from green space, however the majority of the frontages are linear decked blocks where public access removes privacy and blocks half of the potential views out.

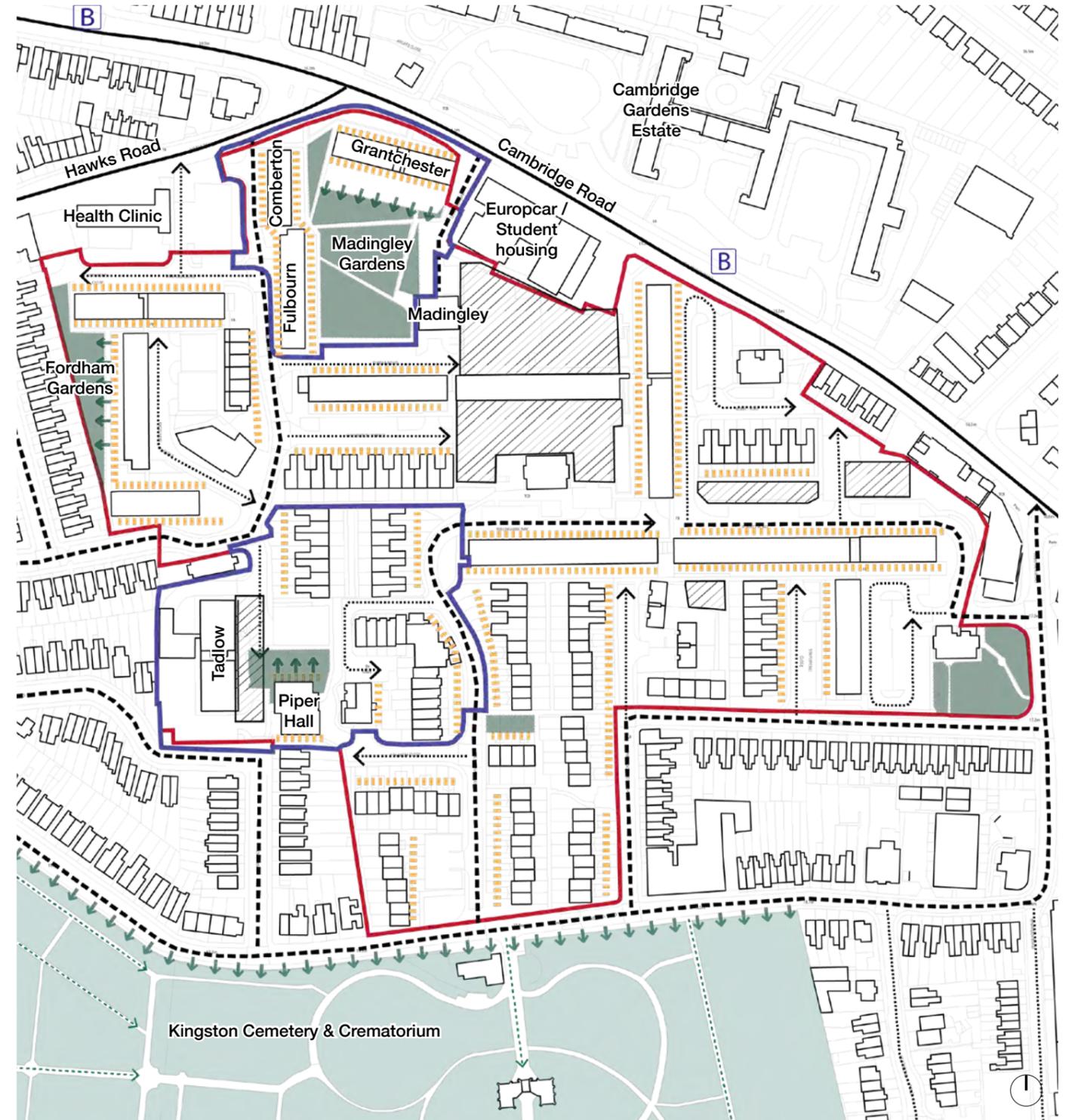


Figure 2.12: Existing site: access diagram



2.0 Site Assessment

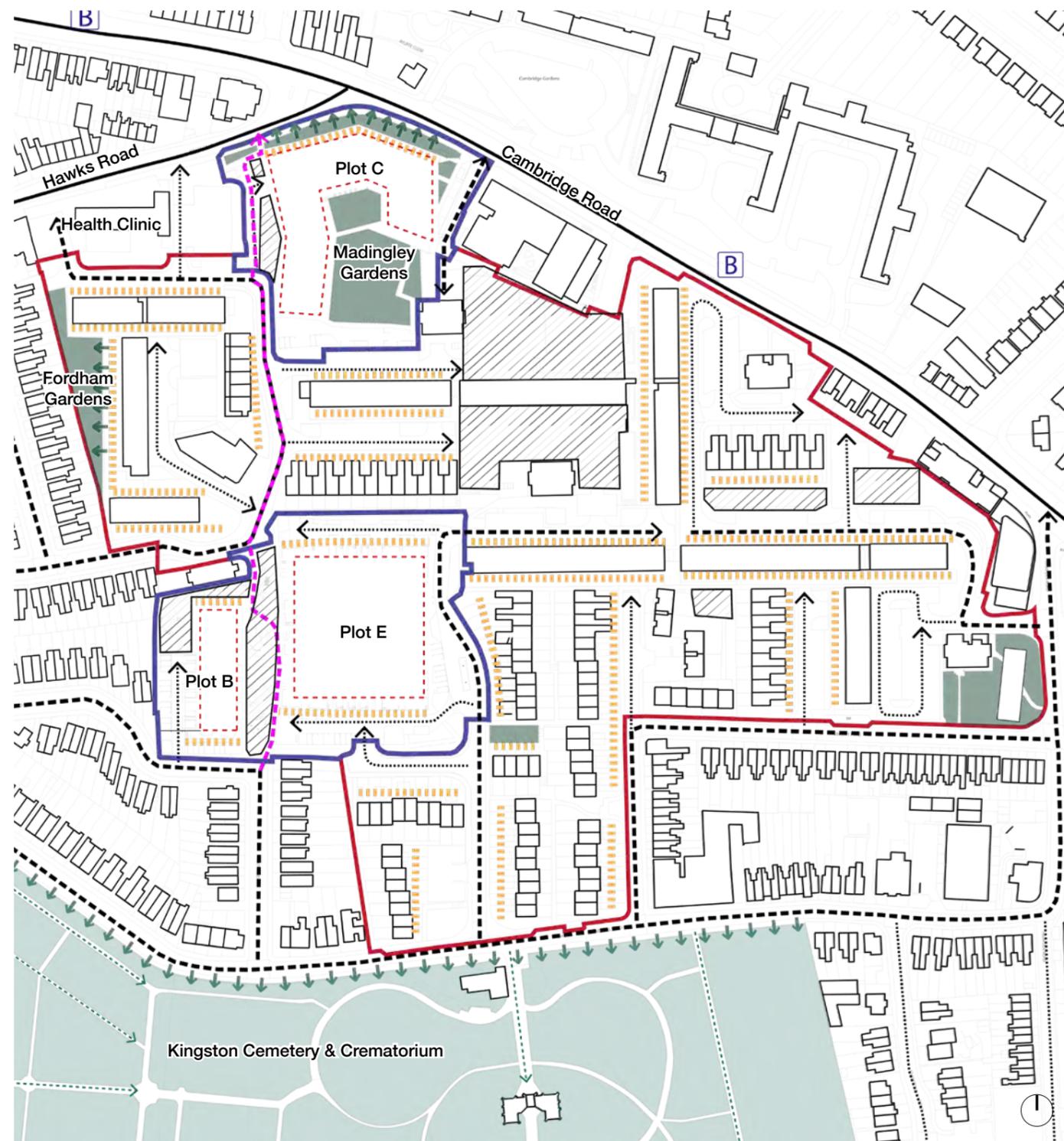


Figure 2.13: Phase 1: access diagram

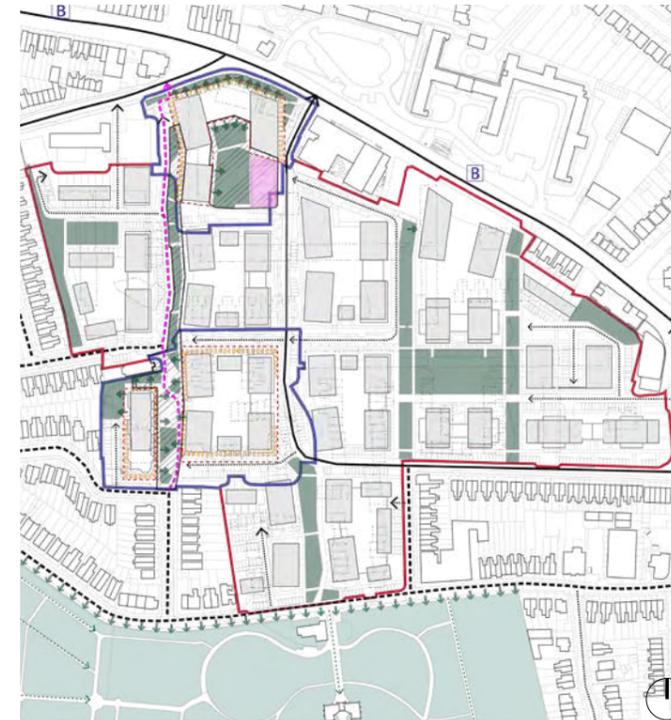


Figure 2.14: Illustrative Masterplan: access diagram

2.3 Site appraisal

Early studies and consultation which led to the Borough's Strategic Development Brief identified no existing buildings within the application boundary were to be retained by the redevelopment. The appraisal is therefore limited to the physical characteristics of the site, the landscaping and the surrounding context.

Existing green space and trees

The Phase 1 site is home to a number of large mature trees which are both a significant benefit to the scheme and a major constraint, influencing the position and scale of buildings and establishing some site levels which must be maintained to preserve key trees.

Likewise, the sloping open space of Madingley Gardens is a great asset at the heart of Plot C and a mature setting for the proposals, but new buildings of a different design and scale to the existing must stitch between the trees and around the green.

Cambridge Road

The heavily-trafficked road north of the site provides excellent connectivity to Kingston, but brings noise and air pollution which must be addressed by the design proposals.

Neighbouring Streets

The abrupt threshold between the low-rise streets to the south west and the existing estate is marked by changes in built form, scale and material palette and detail, with no transitional interface between suburban housing and the estate buildings.

While addressing the challenges of creating new neighbourhoods and homes for 250 households, the Plots at the south of Phase 1 should look to improve the relationship between low-rise houses and the new buildings, stepping down in scale and taking cues from the building palette to stitch the new development into its context.

2.0 Site Assessment

2.4 Design drivers

Phase 1 has been developed to follow the key principles derived from the masterplan:

Create a clear network of streets

Achieved by improving legibility and connectivity. Phase 1 will improve east:west connections by removing alleyways and car parks and introduce green streets. Phase 1 also lays the foundations for two of the four north:south routes which inform a legible hierarchy of streets in the wider masterplan.

Frame the public realm

Achieved by designing the building typology to respond to its setting, following the overriding principle of the masterplan townscape strategy: the building façades interact across the street to define the character of the public realm.

Respond to context

Achieved by scaling down towards existing housing, drawing on local architectural detailing and palette, and stitching into existing routes.

Increase connection to green spaces

Achieved by creating physical and visual links to landscape as well as shaping the building forms around existing and proposed green space

Maximise green spaces

Achieved by consolidating verges and private gardens into larger, interconnected and more publicly accessible landscaped spaces:

- Pockets of soft landscape and hedges populate the streets that surround the new plot.
- New and re-landscaped gardens provide green spaces for residents and visual amenity to the wider community.
- Existing mature trees retained where possible.



Figure 2.15: Strategic principles