



Preface

Overview

Regeneration history:

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

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

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

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

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

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

This application

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

Approach

Holistic placemaking:

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

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

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

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

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

Objectives

The Proposed Development sets out to:

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

Description of Development

The description of the Proposed Development is:

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

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

Detailed permission is sought for Phase 1 for erection of:

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

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

Introduction

Overview

During determination of the Planning Application, a number of comments have been received from Officers within the Local Planning Authority (LPA), the Royal Borough of Kingston-upon-Thames (RBK).

On review of these comments, some minor amendments have been proposed to the application, largely focused on Plots C and E within the Detailed Component.

The following pages describe the changes and present a side-by-side comparison of the previously submitted design with the new proposed amendment.

This report is an addendum to the Design and Access Statement, Volume 1 (The Masterplan) and Volume 2 (The Detailed Component) and should be read alongside the original reports as a supplement; it does not replace specific pages or sections of the original.

In addition to this report, drawings previously submitted for Planning Approval and for Illustrative Information have been revised, and will be resubmitted, alongside a revised Design Guidelines document and other supporting information.

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The Masterplan

Planning Application amendments

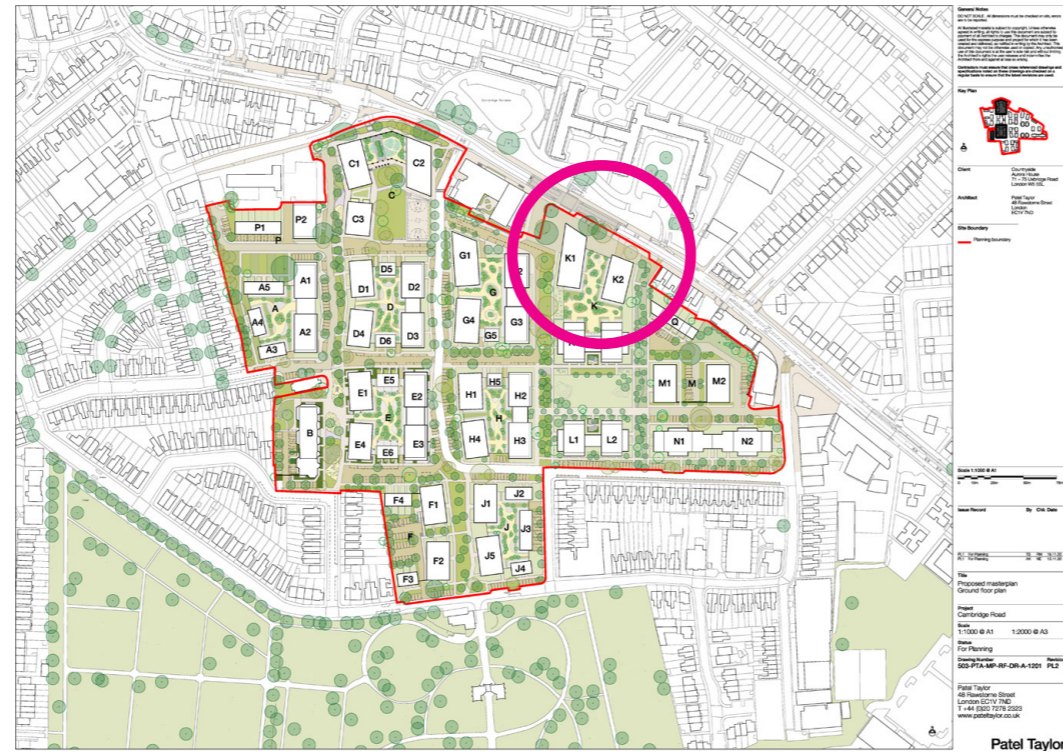
Highway Access to Plot K

In consultation with TfL and RBK Highways, the vehicle access from Cambridge Road to the car parking area within Plot K has been amended to change the position of the dropped kerb to the west.

This has restored the configuration of bus stops within the approved GoCycle works scheme.

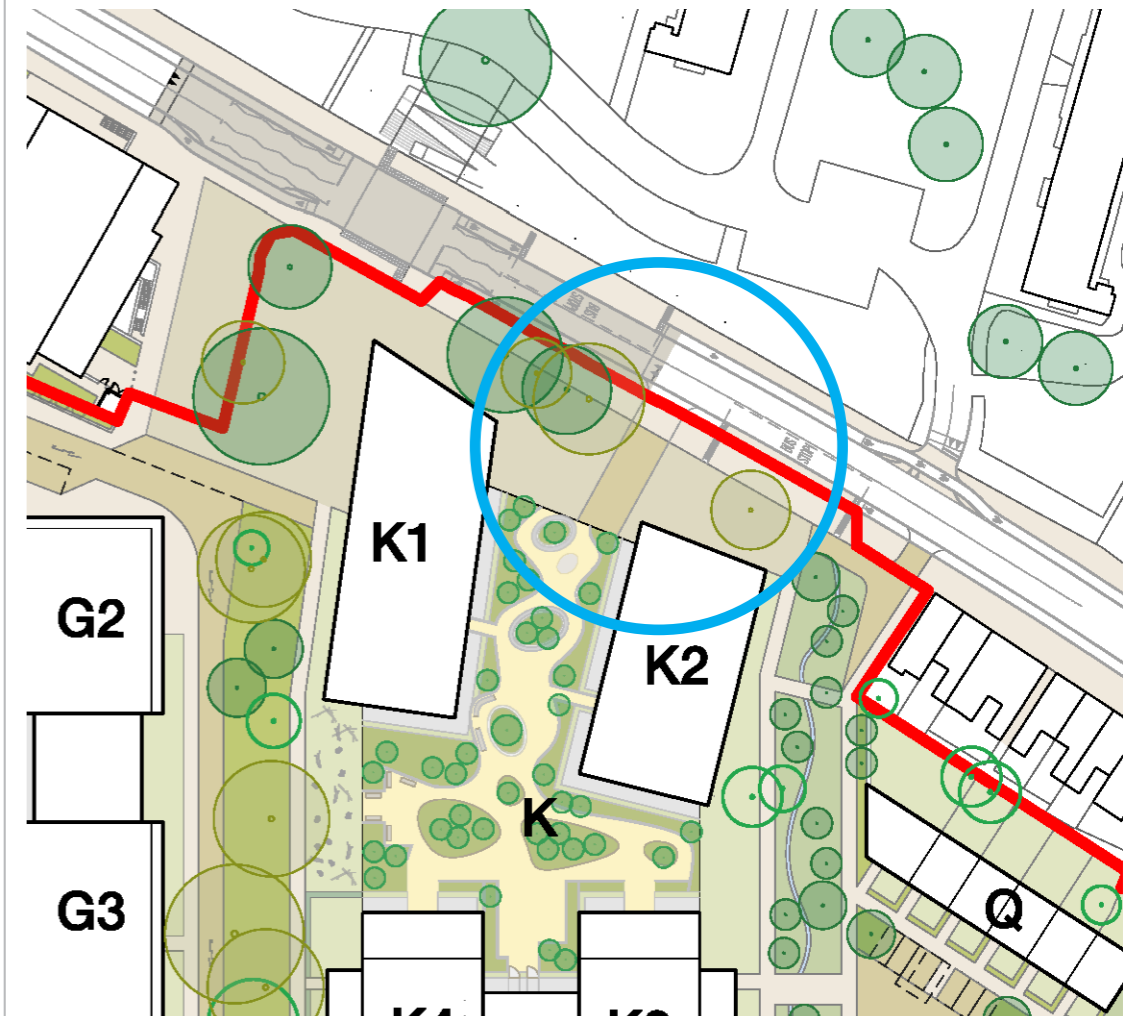
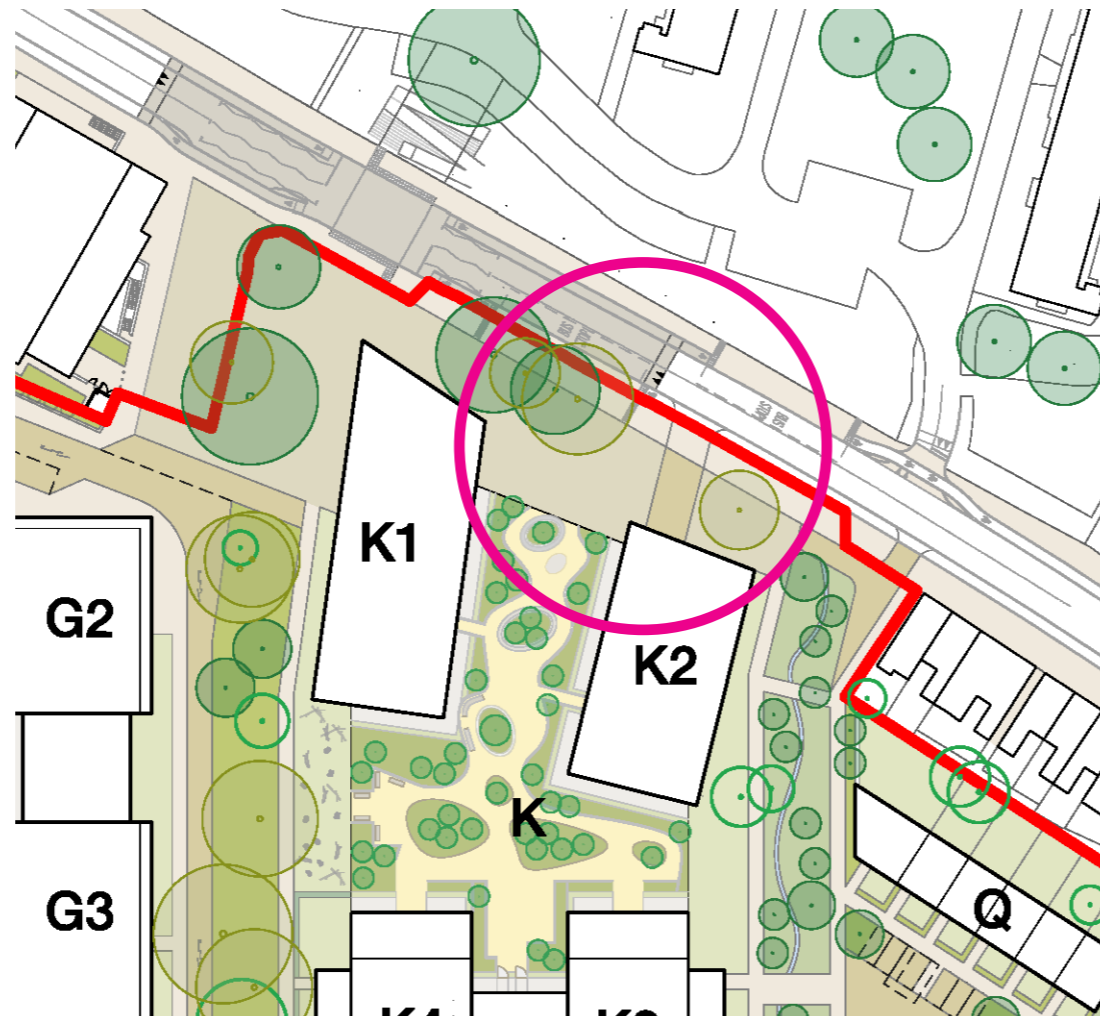
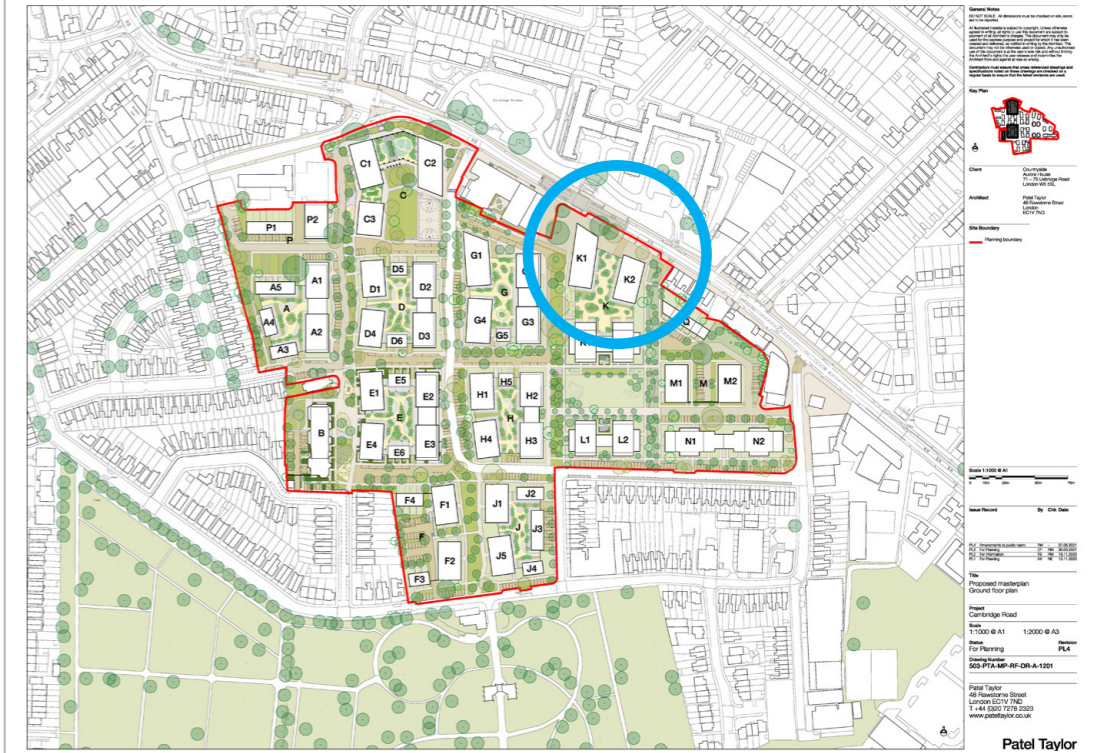
As submitted

503-PTA-MP-RF-DR-A-1201_S4-PL1



As proposed

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Pavement south of Plot B

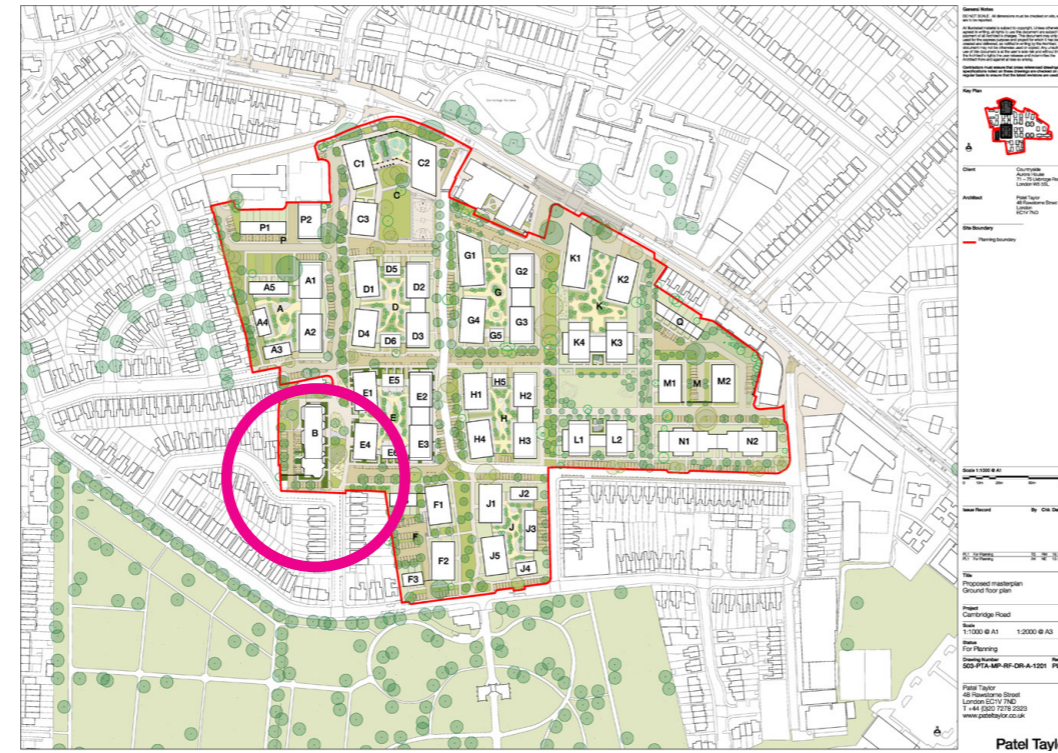
In response to RBK Highways comments, amendments are proposed to the pavement to the south of Plot B lining the north side of Rowlls Road at the junction with Piper Road.

The perpendicular parking spaces have been moved to the roadside, with a pavement behind tracking around between the parking and an increased planting area.

This change can be seen more clearly in the next section of this document.

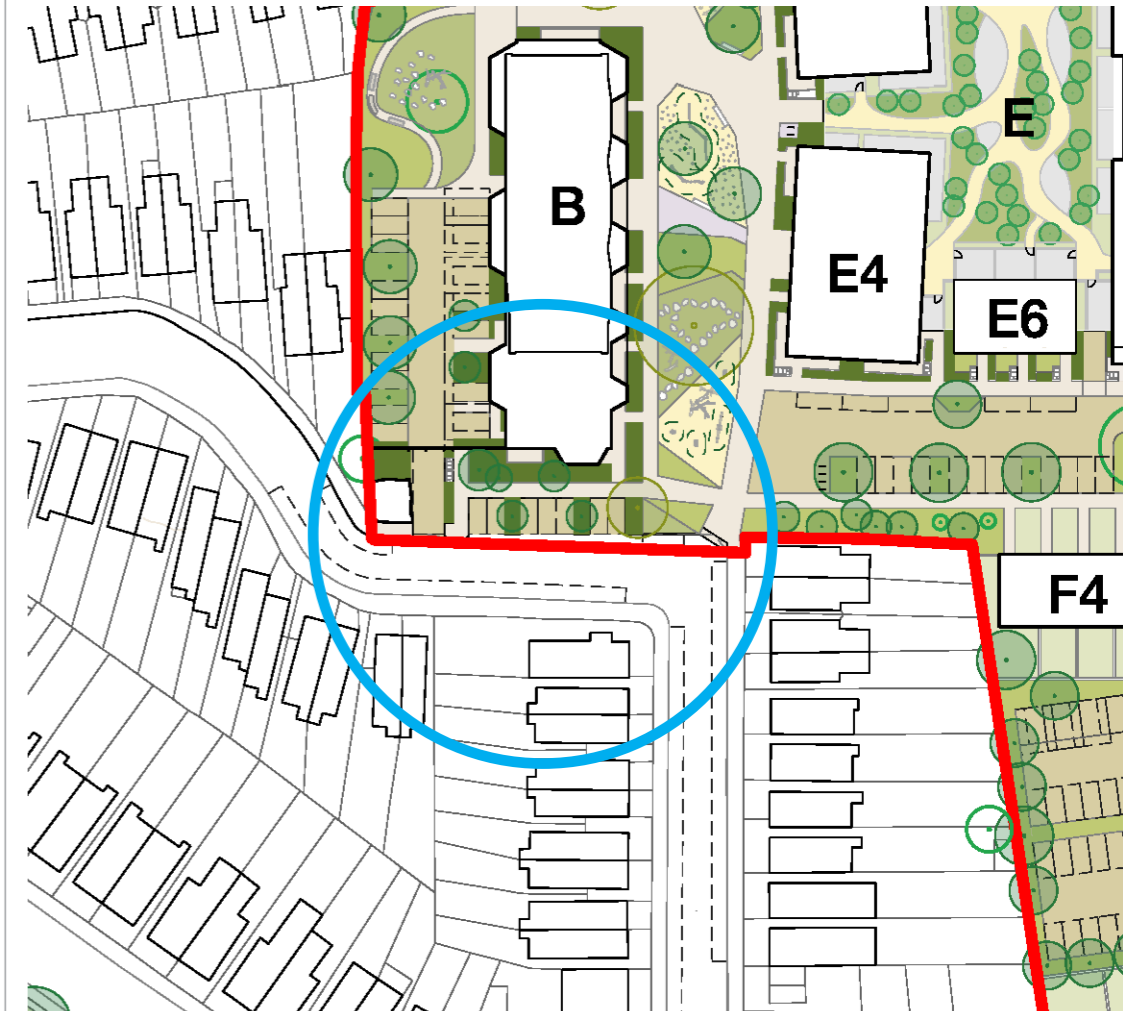
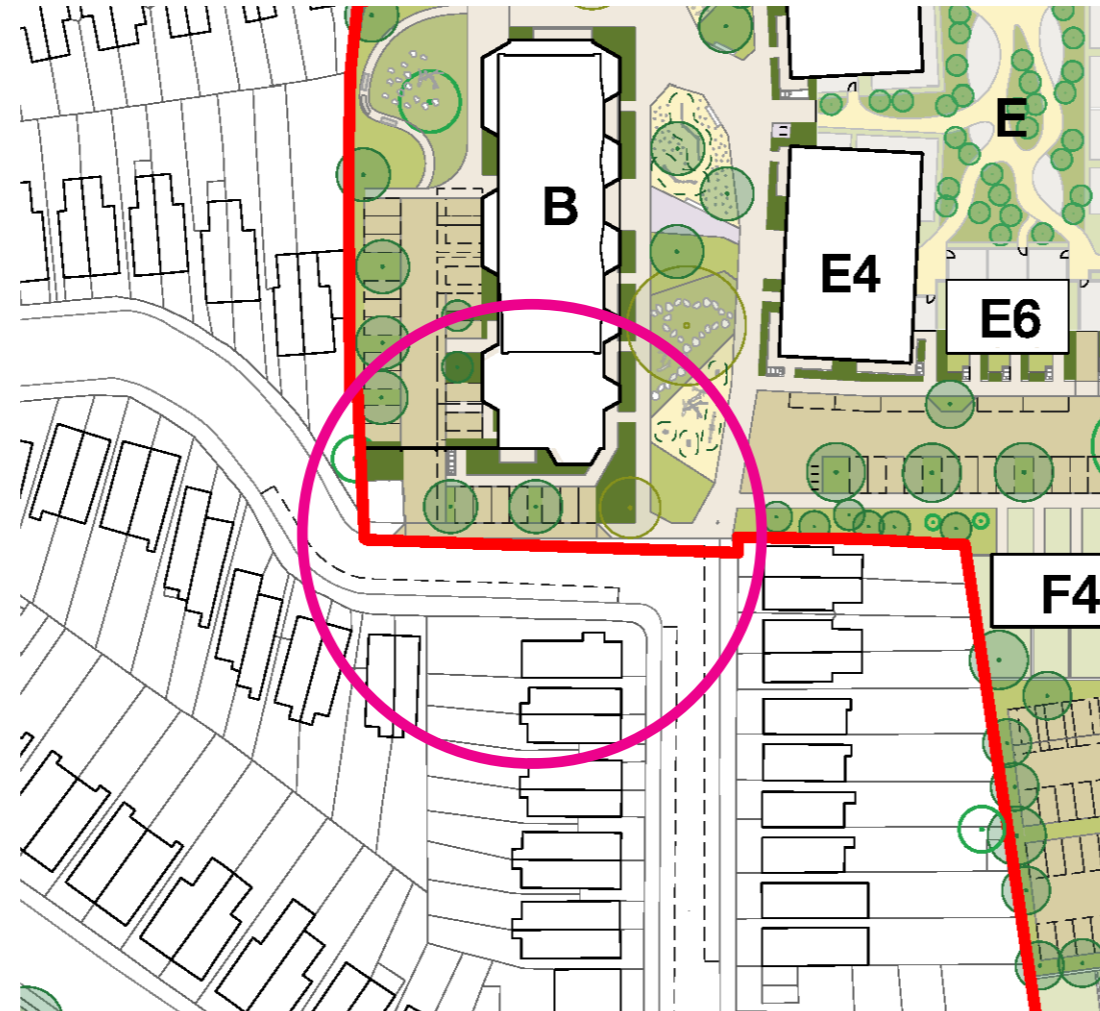
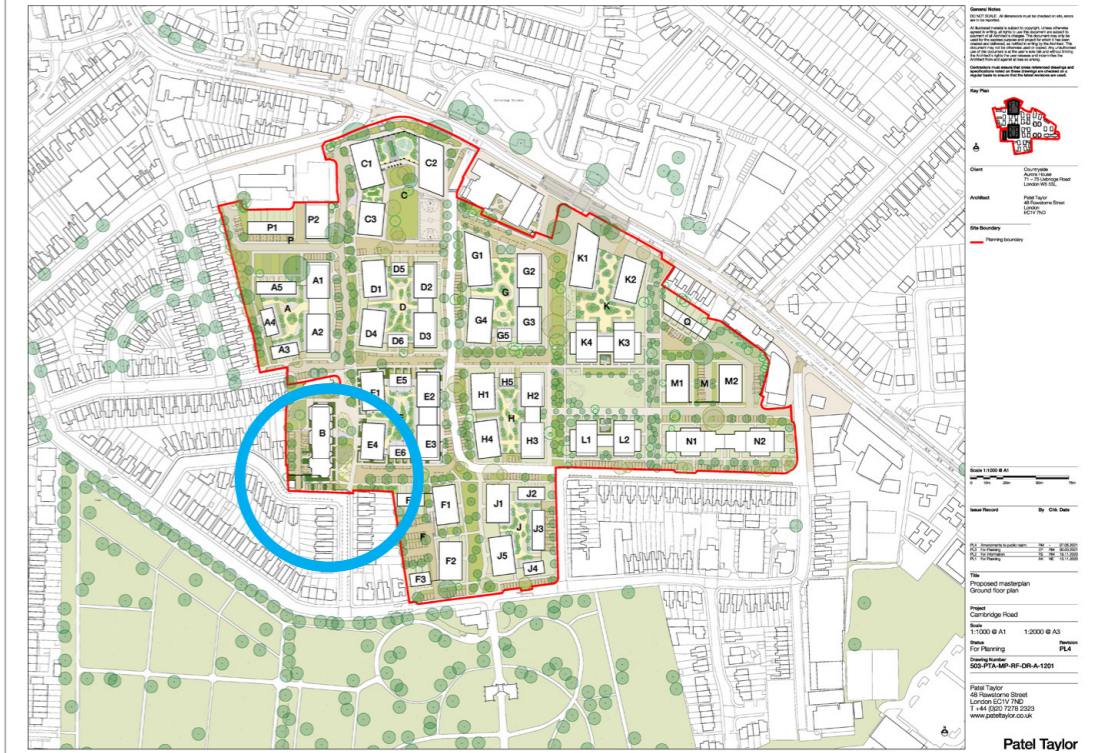
As submitted

503-PTA-MP-RF-DR-A-1201_S4-PL1



As proposed

503-PTA-MP-RF-DR-A-1201_S4-PL4



The Detailed Component

Planning Application amendments

Pavement south of Plot B

In response to RBK Highways comments, amendments are proposed to the pavement to the south of Plot B lining the north side of Rowlls Road at the junction with Piper Road.

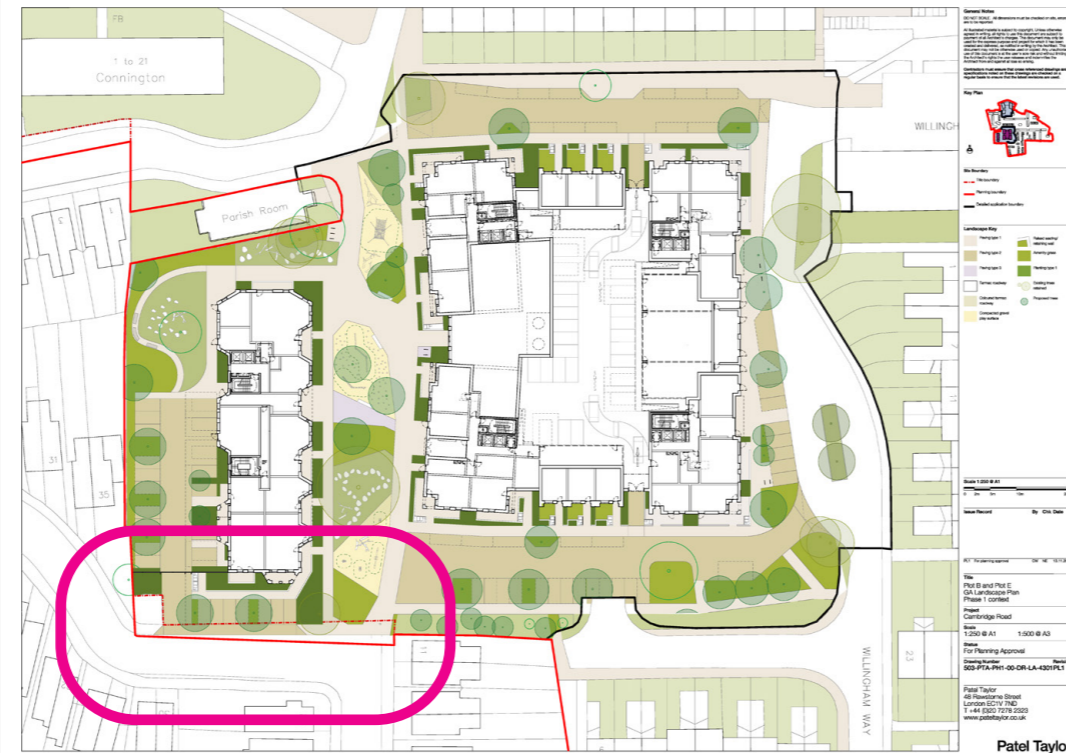
The perpendicular parking spaces have been moved to the roadside, with a pavement behind tracking around between the parking and an increased planting area.

Proposals improve pedestrian priority and safety.

This change is also visible on the Plot B General Arrangement plan 503-PTA-BZ-ZZ-DR-A-1300 which will be resubmitted.

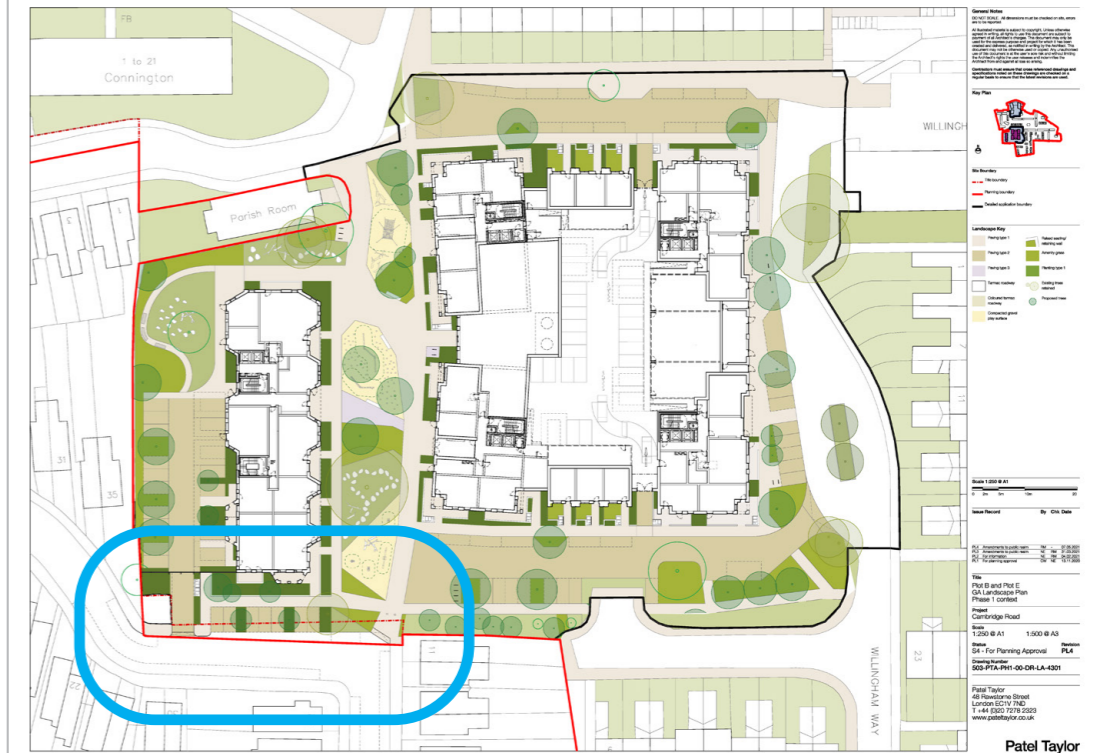
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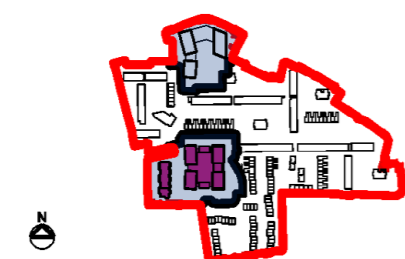


As proposed

503-PTA-PH1-00-DR-LA-4301_S4-PL4



Key Plan



Site Boundary

- - - Title boundary
- Planning boundary
- Detailed application boundary

Landscape Key

- | | |
|---|--|
| Paving type 1 | Raised seating/retaining wall |
| Paving type 2 | Amenity grass |
| Paving type 3 | Planting type 1 |
| Tarmac roadway | Existing trees retained |
| Coloured tarmac roadway | Proposed trees |
| Compacted gravel play surface | |

