## 1.9 Worked example for Plot H

Parameter drawings
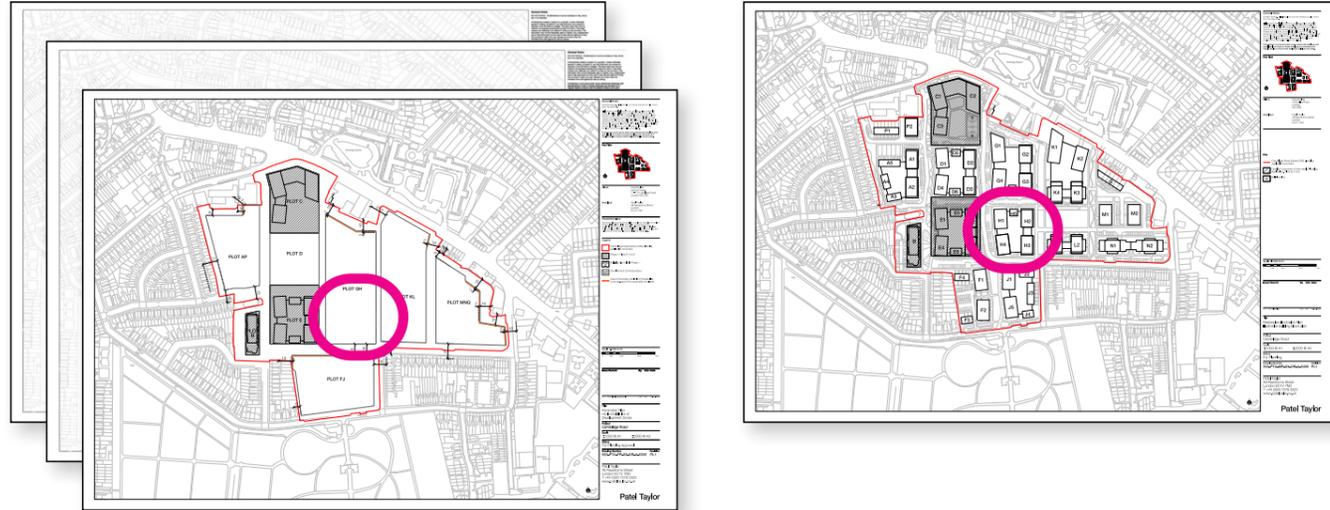
Development Parameters

A. Identify the plot and constraints of the Mandatory Parameter Plans and Illustrative Masterplan Drawings.

B. Refer to Chapter 2.0 of this document which explains the application of the mandatory Development Parameters.

Figure 1.8: Typical journey through Design Guidelines documentation using Plot H as a sample.

Masterplan Guidelines

Figure 3.25: Combined Design Palettes across the masterplan

Component Guidelines

Figure 4.167: Distribution of balcony types across the site

C. Refer to Chapter 03 of this document which explains how the plot contributes to the site-wide composition and establishes Guidelines for all plots in the Masterplan.

D. Refer to Chapter 04 of this document which explains the guidelines for small generic components such as balconies or boundary treatments.

Buildings Guidelines

Spaces Guidelines

E. Refer to Chapter 5.0 which explains the guidelines for the building typologies.

F. Refer to Chapter 6.0 which explains the guidelines for the landscape and spaces.

Plot Guidelines

7.0 Plot Guidelines:

7.6 Development Plot H

7.6.1 Location

- Development Plot H is one of two Development Plots within Development Zone GH which is located in centre of the Site.
- Development Plot H sits at the south of Development Zone GH
- Development Plot H is bounded by the principal north:south route (Madingley Avenue) on the west and the Croxton Avenue route on the east.
- Development Plot H is bounded by the extended Vincent Road to the south and Graveley Street to the north.
- To the west of Development Plot H sits Development Plot E (which comprises part of the detailed application) and to the east Development Zone KL.

7.6.2 Building composition

- Development Plot H should be composed of 5 building blocks (H1 to H5) and configured as a Courtyard (Podium) Typology building.
- The building must comprise a base element, with residential uses on the typical floor levels above.
- The typology must incorporate a central, raised level at first floor for podium gardens and an internalised car parking which is bounded by Linear buildings and Townhouses.
- Pavilion Linear buildings must line the western edge whilst Terraced Linear buildings must line the eastern edge.
- The north edge of the courtyard should be bounded by Townhouses.
- Refer to Chapter 5.0 for additional guidance pertaining to the typologies comprising Development Plot D.

7.6.3 Building uses

- The primary use-class within Development Plot H must be (C3) residential.
- Non-residential uses must only be located on the ground floor (the Base component).
- The ground level uses, (within the Base component) will include ancillary residential uses including communal entrances, car-parking, bicycle and refuse storage and shared plant and servicing uses.
- The ground floor within the Linear Typology also includes Residential uses (C3 class) with maisonettes fronting directly onto all façades.

7.6.4 Building parameter envelope

- The parameter plan 503-PTA-PP-XX-DR-A-5305 identifies the maximum horizontal extents of Development Zone GH which contains Development Plots G and H. It does not identify an illustrative building line.
- The parameter plan 503-PTA-PP-XX-DR-A-5306 identifies the maximum vertical extents of Development Zone GH which contains Development Plots G and H.
- The proposed setting out for Development Plot H should be based on the proposed landscape level identified in 503-PTA-PP-XX-DR-A-5306. The ground floor setting out should be based on this level.

Figure 7.41: Building composition plan.

Figure 7.42: Plot Plan - Building parameter envelope.

Coding legend: Mandatory instructions: **Black bold underlined letters** | Non-mandatory instructions (guidance): **bold grey letters** | Notes: normal text

7.0 Plot Guidelines:

7.6.5 Building line setting out

- The proposed scheme illustrated below (Fig. 7.37) demonstrates how a compliant masterplan and building line can be configured within the envelope dictated by the parameter boundaries.
- An illustrative building line is shown in 503-PTA-MP-XX-DR-A-5400.
- Deviations can occur from the illustrative scheme providing that all elements of the building sit within the Parameter Envelope.
- There are no restrictions which govern the positioning of the building line within Development Plot H excepting those indicated elsewhere within the Design Guidelines.

7.6.6 Building entrances and frontages

- Chapter 04 set out generic guidance concerning building entrances and frontages.
- Vehicular access into or out of the base element must only be provided from access roads to the north and south.
- Access for servicing must not be provided from the west of H3.
- Access to communal residential entrances must be provided directly from Madingley Avenue (on the west) and Croxton Avenue (on the east).
- Access to the Townhouses must be provided directly from Gravely Street on the north.
- Access to individual residential entrances should be provided from all elevations.

- The podium must not have expansive blank façades with no use or active frontage.

7.6.7 Massing

- The Development Plot comprises 6 volumes - a Courtyard typology building comprising a base, Pavilion Linear buildings, Terraced Linear buildings and Townhouses.
- The maximum AODs have been set in response to context. The plot sits back from the existing context to the west with taller elements located adjacent to Washington Avenue.
- Designers should refer to Section 5.8.11 which provides generic guidance regarding the massing of courtyard Typologies.
- Building H4 should be the lowest building with the height grading towards the north and east.
- Building H2 must be the tallest building as a prominent building marking the eastern axis of Cambridge Grove Gardens.

Figure 7.47: Building entrances and frontages plan: Ground level.
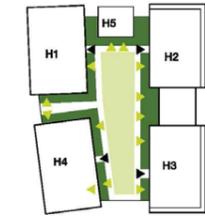
Figure 7.48: Building entrances and frontages plan: Podium level.

Figure 7.43: Plot Plan - Building line setting out.

Figure 7.44: Circulation plan.
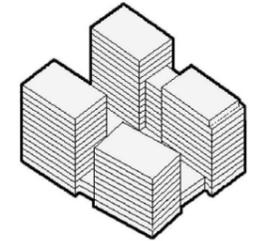
Figure 7.45: Illustrative building massing.

Coding legend: Mandatory instructions: **Black bold underlined letters** | Non-mandatory instructions (guidance): **bold grey letters** | Notes: normal text

G. Refer to the relevant part of Chapter 7.0 which focuses on the individual plot and explains guidelines which only apply to that plot.

April 2021

2.1 Introduction

2.1.1 This chapter of the Design Guidelines identifies the Parameters within which redevelopment of the Cambridge Road Estate can occur.

2.1.2 The guidance contained in this chapter should be read in conjunction with the Parameter Plans.

2.1.3 This introductory section identifies, at a macro, or site-wide level the rules for redevelopment, namely:
- Location: where redevelopment can occur;
- Constraints: how redevelopment can occur; and
- Context: key relationships within and around The Site

2.1.4 The Design Guidelines should be thought of as a technical document which provides guidance, standards and rules to design teams employed to deliver designs for areas of the Development in the Outline Component of the application.

2.1.5 This document does not set-out to explain why or how the design for the masterplan has evolved or the justification behind the masterplan design decisions.

Similarly this document does not identify the 'when' or rather the phasing, time-scale or programme the for redevelopment of Development Plots.

Readers should refer to the Design and Access Statement (DAS) Volume 1 for further information.

2.2 Setting the Parameters.

2.2.1 Maintaining design coherence and protecting the Masterplan design is fundamental in delivering a successful, high quality product.

2.2.2 Delivering a large multi-parcel, phased redevelopment is however dependent on many factors; known and unknown. The context in which development proceeds will inevitably evolve over time.

2.2.3 The success of any scheme therefore, but particularly masterplans is contingent on the balance of safeguarding the design whilst providing sufficient flexibility for the future.

2.2.4 The Development Parameters, in partnership with the supporting Design Guidelines in this report provide a mechanism to balance these demands.
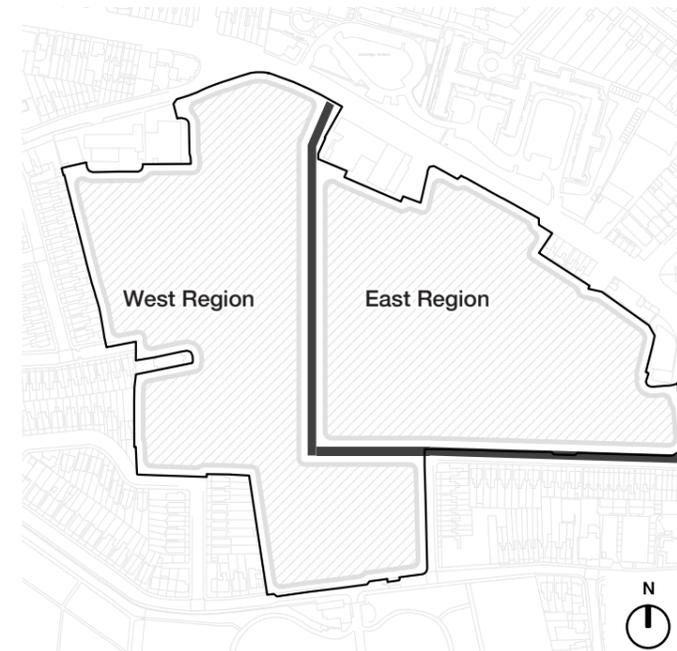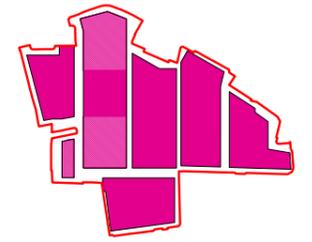
Figure 2.1: Site connectivity: Principal circulation route divides The Site into two primary regions.
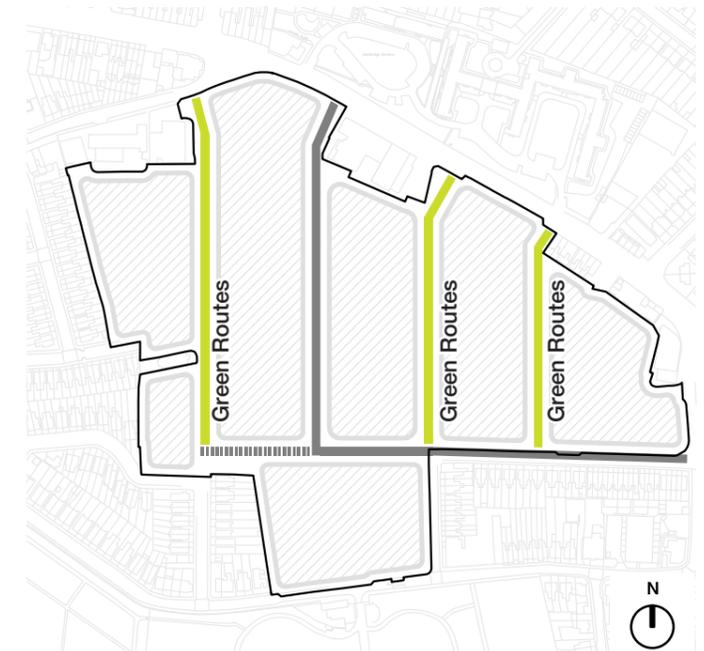
Figure 2.2: Repaired urban grain: north:south green routes connect through The Site linking to surrounding context.

Legend:

☐ Site boundary	▬ Primary circulation route
▨ Development Plot	▬ Green route

Coding legend: Mandatory instructions: **Black bold underlined letters** | Non-mandatory instructions (guidance): **bold grey letters** | Notes: normal text
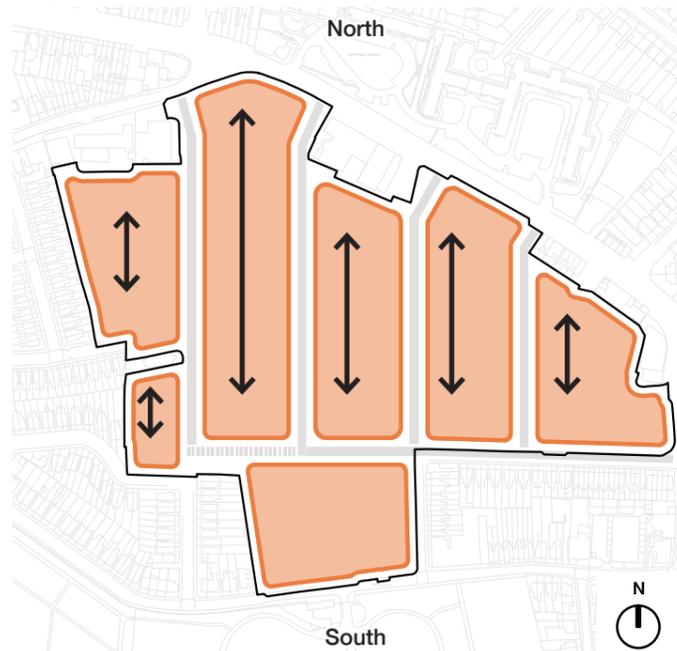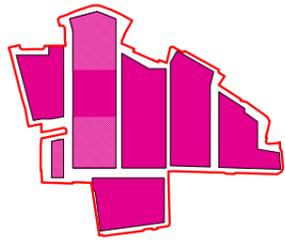
Figure 2.3: Orientation: Connections through The Site define discrete N:S oriented Development Zones.
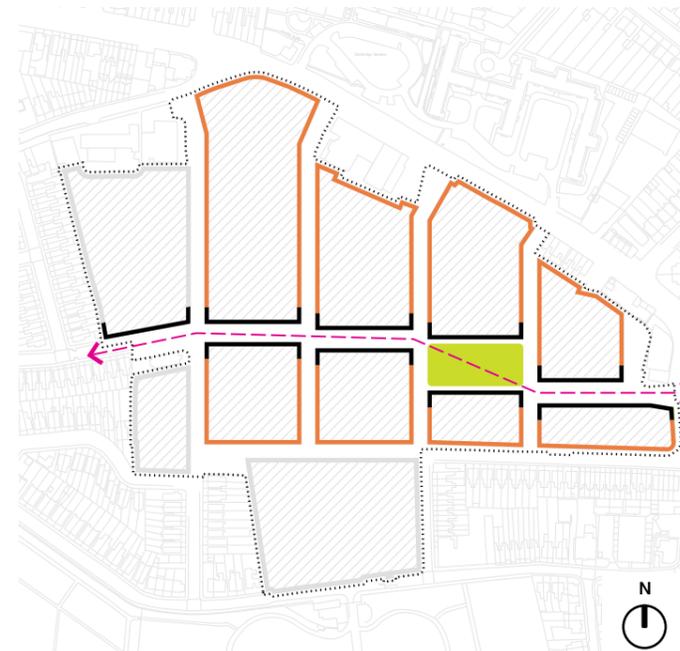

Figure 2.4: Principal east:west route: Key relationships define building façades and subdivision of Development Plots.


Figure 2.5: Principal services route: Safeguarding district network heating route.

2.2.5 Whilst the Design Guidelines do not (as a rule) explain how the masterplan has been developed, the following identifies the masterplan principles which have directly shaped the methodology for setting the Development Parameters.

2.2.6 The design for the Cambridge Road Estate Masterplan and the townscape strategies drive the subdivision of The Site and directly establish the Development Parameters for The Site, as described below and illustrated in the adjacent diagrams.

2.2.7 The Site is cleanly subdivided into seven discrete Development Zones based on the primary townscape strategies (as described below and in the DAS Vol.1)

- **Site connectivity:**
  Principal circulation route divides The Site into two primary regions. (Fig 2.1)

- **Repaired urban grain:**
  North:south green routes connect through The Site linking to surrounding context and repairing the urban grain. (Fig 2.2)

- **Orientation:**
  Discrete north:south oriented Development Plots are defined by key routes and connections through The Site (Fig 2.3)

2.2.8 The configuration of the Development Zones control Routes and Open space within The Site.

2.2.9 The location and flexibility of development within the Development Zones is flexible, but no buildings can be constructed outside of a Development Zone.

2.2.10 Section 2.8 provides further guidance describing the subdivision of Development Zones into Plots, Buildings and Spaces.

2.2.11 Guidance is also provided to safeguard Townscape relationships and design principles which may run across multiple Development Zones.

2.2.12 Examples of Guidance controlling the subdivision of Development Zones to achieve townscape strategies might include;

- How buildings should be positioned in order to incorporate the Principal east:west circulation route (Fig. 2.4) or;

- How buildings should be positioned to maintain a north:south zone for the future district network heating route (Fig. 2.5).

Legend:

⟷ Predominant north:south orientation

▮ Development Plot

▮ Primary Green Space

▭ Façade line

◄-► Uninterrupted east:west linking route

○–○ District network heating route

Coding legend: Mandatory instructions: **Black bold underlined letters** | Non-mandatory instructions (guidance): **bold grey letters** | Notes: normal text
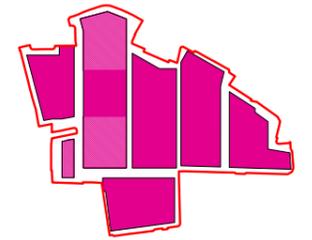
2.3 Zones, Plots and Boundaries

2.3.1 <u>**Building development is constrained to within Development Zones.**</u>

2.3.2 Development Zones are limited by a set of Parameter Boundaries which define the maximum extents for development.

2.3.3 Parameter Boundaries exist as either vertical or horizontal planes and together are referred to as the Parameter Envelope (Fig. 2.6).

2.3.4 Vertical Parameter Boundaries are horizontal planes which limit the height of development within a Development Plot.

2.3.5 The Parameter Plan; 503-PTA-PP-XX-DR-A-5306 identifies the maximum vertical extent of Development Plots. It does not identify the roof or form.

2.3.6 Horizontal Parameter Boundaries are vertical planes which limit the lateral extent of development within a Development Plot.

2.3.7 The Parameter Plan; 503-PTA-PP-XX-DR-A-5305 identifies the maximum horizontal extent of Development Plots. It does not identify the Building Line.

2.4 Development Zones and Plots

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

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

2.4.3 Development Zones will be subdivided in order to provide east:west connectivity across The Site.

2.4.4 The configuration of Development Plots has been considered with reference to a strategy for the retention of existing trees balanced with the urban design objectives of a legible network of streets and the provision of homes in buildings at a scale appropriate to the development.

2.4.5 **When preparing proposals for Reserved Matters Applications, designers should review the quality and location of existing trees, and prioritise opportunities for the retention of Category A/B trees.**

2.4.6 Development Zones will contain between one and three Development Plots.

2.4.7 Development Zones include the following:

- <u>**Development Zone AP must contain 2 plots;**</u>
- <u>**Development Zone B must contain 1 plot;**</u>
- <u>**Development Zone CDE must contain 3 plots;**</u>
- <u>**Development Zone GH must contain 2 plots;**</u>
- <u>**Development Zone FJ must contain 2 plots;**</u>
- <u>**Development Zone KL must contain 2 plots; and**</u>
- <u>**Development Zone MNQ must contain 3 plots.**</u>

2.4.8 The special characteristics for each Development Zone are described in **Section 2.8**.

2.4.9 Development Zones provide sufficient flexibility for the future horizontal arrangement of Development Plots and the position of tertiary roads, to avoid overlapping parameters.

2.4.10 Plots are further broken down into individual buildings depending on their typology and townscape guidance outlined elsewhere in this document.
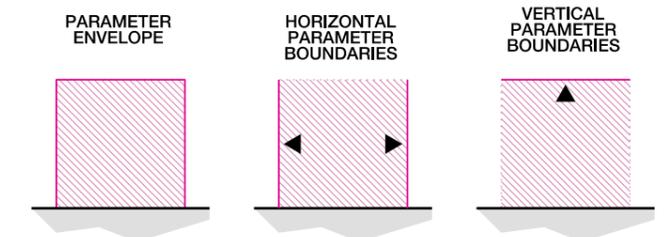

Figure 2.6: Parameter Envelope: A single volume defined by horizontal and vertical boundaries.