



7.0 Plot Guidelines

Plot A

7.2.6 Building Line setting out

- The proposed scheme illustrated below (Fig. 7.5) 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 A excepting those indicated elsewhere within the Design Guidelines.

7.2.5 Building entrances and frontages

- Chapter 04 set out generic guidance concerning building entrances and frontages.
- Vehicular access into the base element must only be provided from access roads to the south.**
- Access to communal residential entrances must be provided directly from Washington Avenue (on the east).**

7.2.7 Massing

- The Development Plot comprises 6 volumes - a Podium typology building comprising a base, Terraced Houses and Terraced Linear buildings.
- 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.
- Building A1 should be taller than A2 and step down towards the Parish Rooms in the south.**
- Plot A generally mediates between the taller elements of Plot D to the east and the western adjacent existing context.

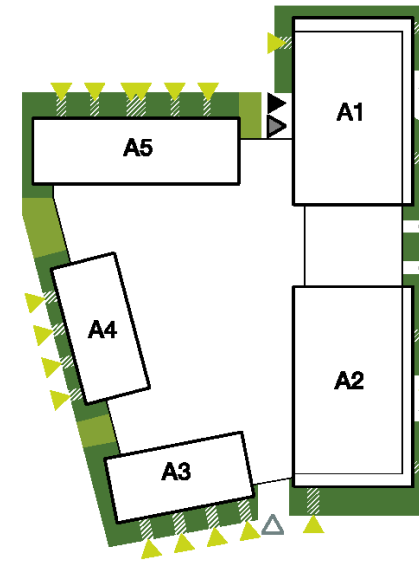


Figure 7.9: Building entrances and frontages plan: Ground level.

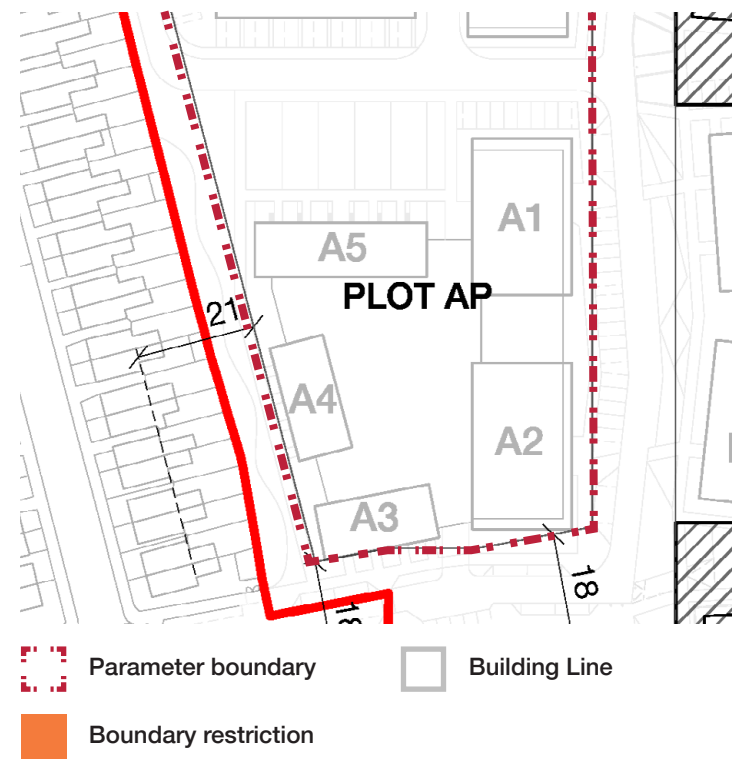


Figure 7.5: Plot Plan - Building Line setting out.

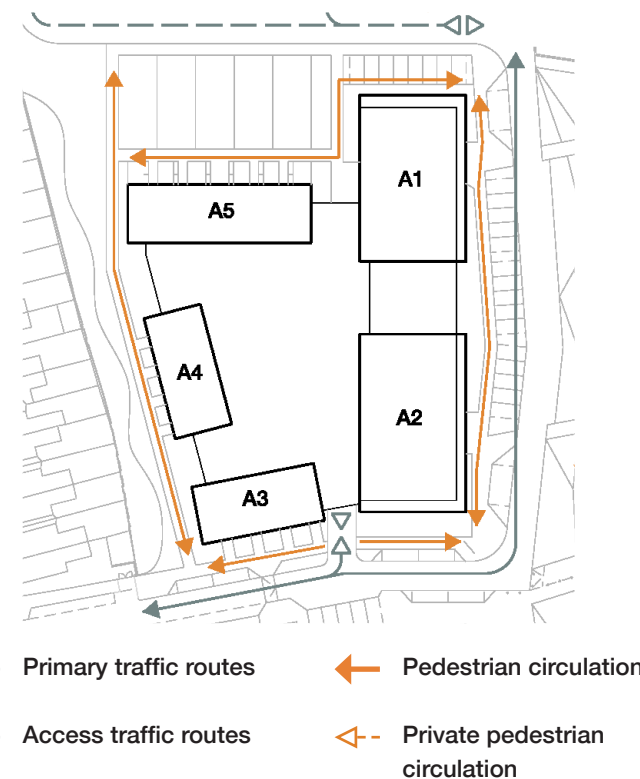


Figure 7.6: Circulation plan.

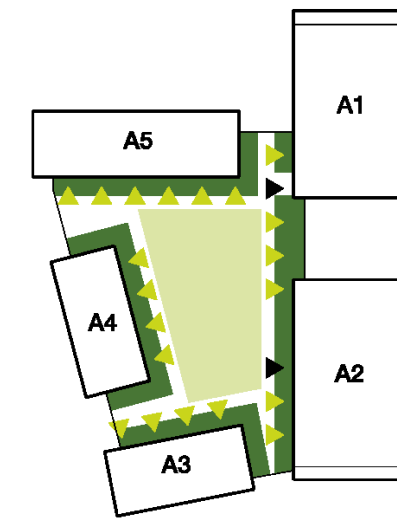


Figure 7.8: Building entrances and frontages plan: Podium level.

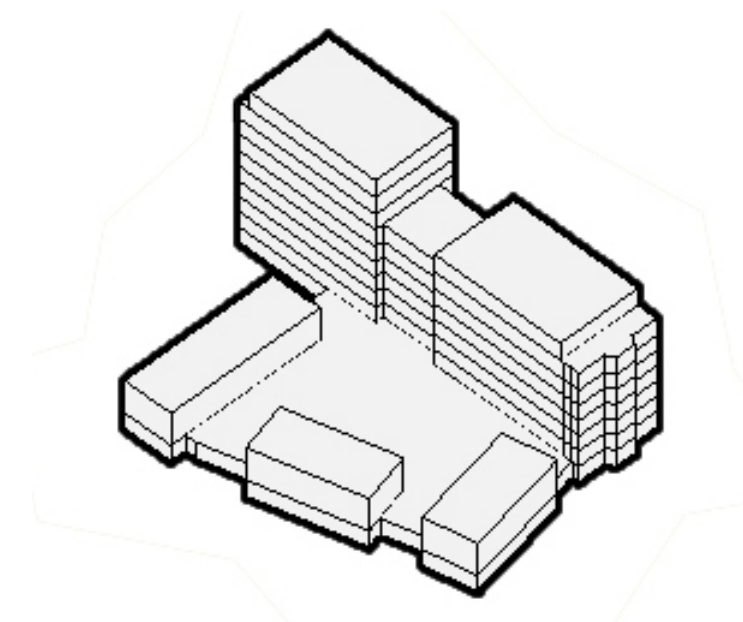
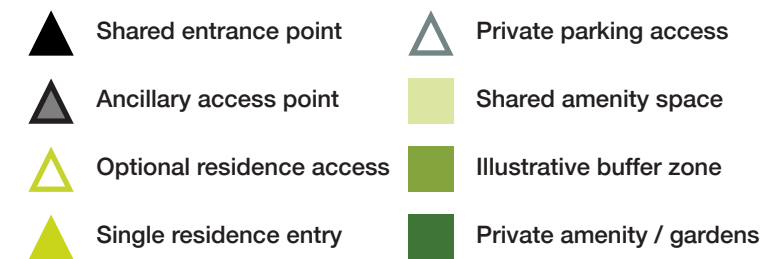


Figure 7.7: Illustrative building massing.

7.0 Plot Guidelines

Plot D

7.3 Development Plot D



7.3.1 Location

- Development Plot D is one of three Development Plots within Development Zone CDE which is located in centre of The Site.
- Development Plot D sits in the centre of the Development Zone CDE between Development Plots C & E which form part of the Detailed Component of the application. Readers should refer to the Design and Access Statement (DAS) Volume 01 for further information regarding Development Plots C and E.
- Development Plot D is bounded by the principal north:south route (Madingley Avenue) on the east and the Washington Avenue route on the west.
- Development Plot D is bounded on the north by Westwick Street and the south by Chesterton Street.
- To the west of Development Plot D sits Development Zone AP and to the east D.Z. GH.

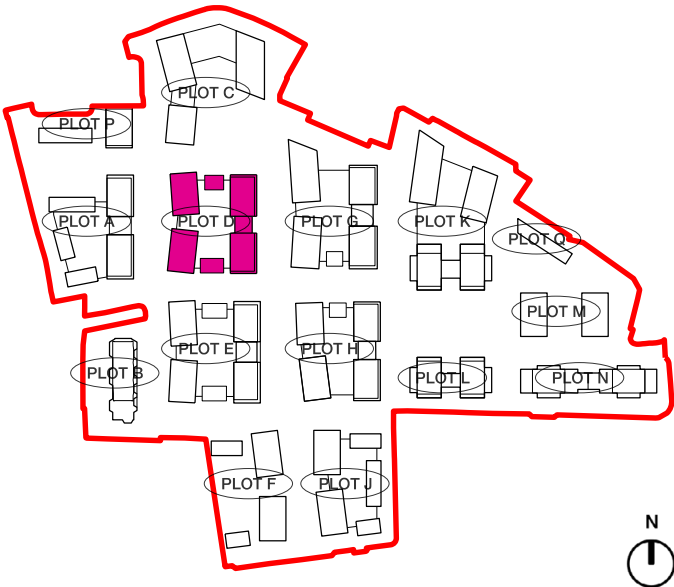


Figure 7.10: Key plan.

7.3.2 Building composition

- **Development Plot D must be composed of 6 Building Blocks (D1 to D6) 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 and south edges of the Courtyard should be bounded by Townhouses.
- Refer to Chapter 5.0 for additional guidance pertaining to the typologies comprising Development Plot D.

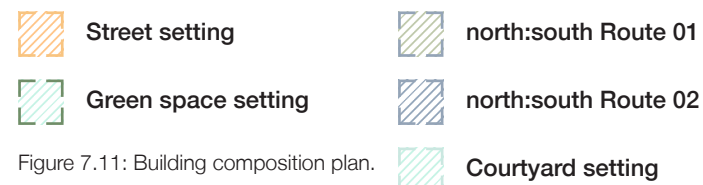
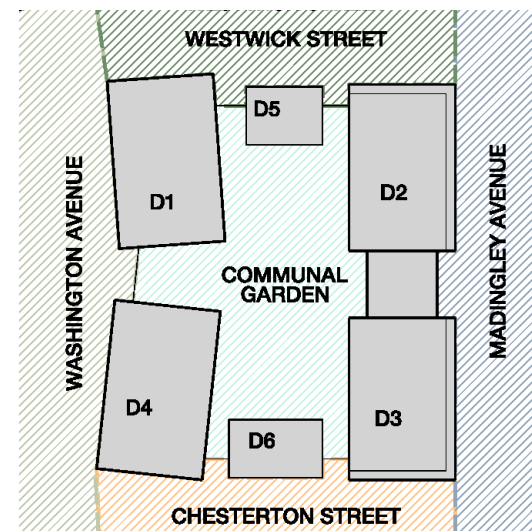


Figure 7.11: Building composition plan.

7.3.4 Building uses

- **The primary use-class within Development Plot D must be (C3) residential.**
- **Non-residential uses must only be located on the ground floor (the Base component).**
- The ground floor within the Linear Typology also includes Residential uses (C3 class) with maisonettes fronting onto all façades.
- 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.

7.3.3 Building parameter envelope

- The Parameter Plan 503-PTA-PP-XX-DR-A-5305 identifies the maximum horizontal extents of Development Zone CDE which contains Development Plots C, D and E. 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 CDE which contains Development Plots C, D and E.
- **The proposed setting out for Development Plot D 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.**

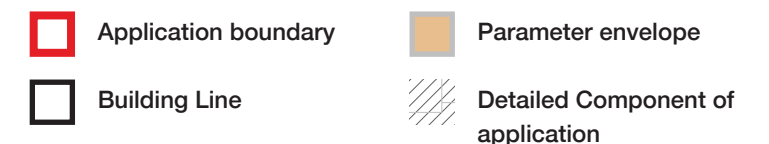
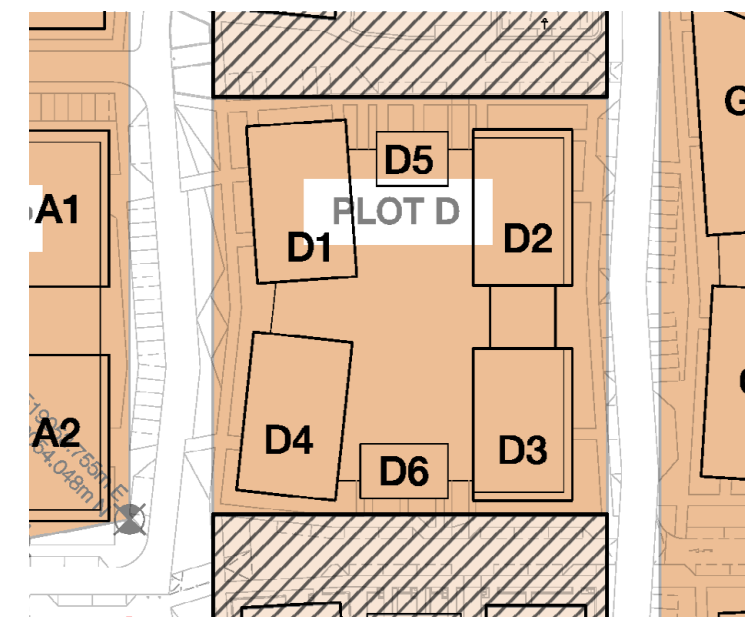
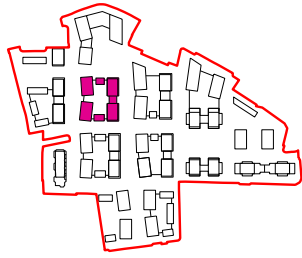


Figure 7.12: Plot Plan - Building parameter envelope.

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

7.0 Plot Guidelines

Plot D



7.3.5 Building Line setting out

- The proposed scheme illustrated below (Fig. 7.13) 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 D excepting those indicated elsewhere within the Design Guidelines.
- Development Plots C and E (within the Detailed Component) have been designed so as to not inhibit the future development of Development Plot D.

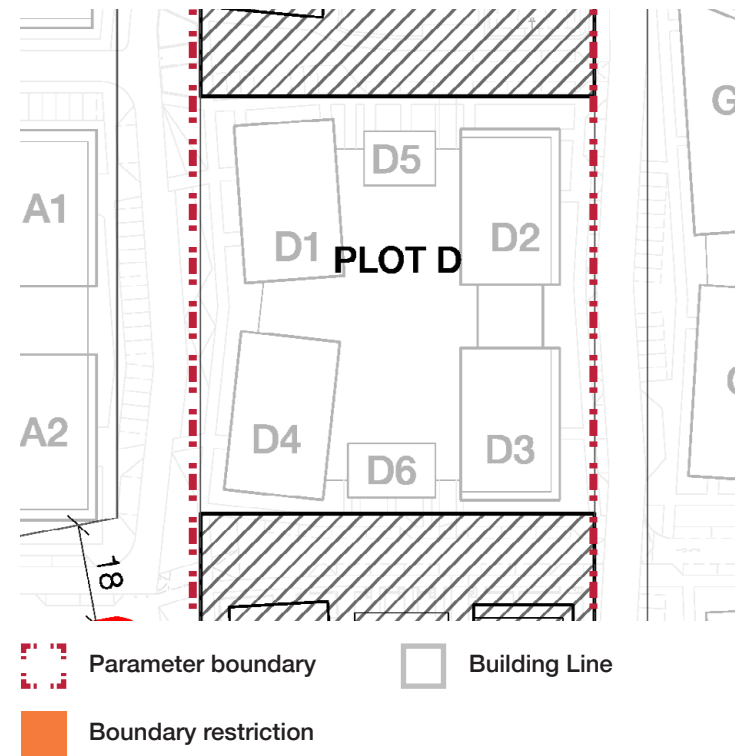


Figure 7.13: Plot Plan - Building Line setting out.

7.3.6 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 to communal residential entrances must be provided directly from Washington Avenue (on the west) and Madingley Avenue (on the east).**
- Access to the Townhouses must be provided directly from Westwick Street on the north and Chesterton Street to the south.**
- 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.**

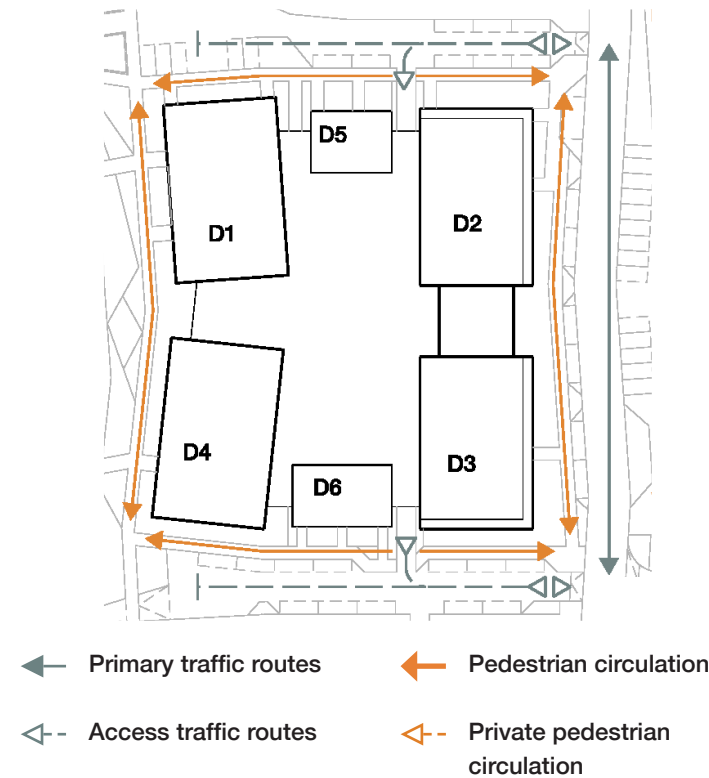


Figure 7.14: Circulation plan.

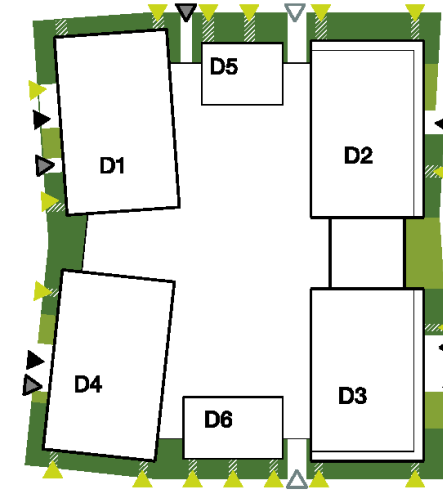


Figure 7.15: Building entrances and frontages plan: Podium level.

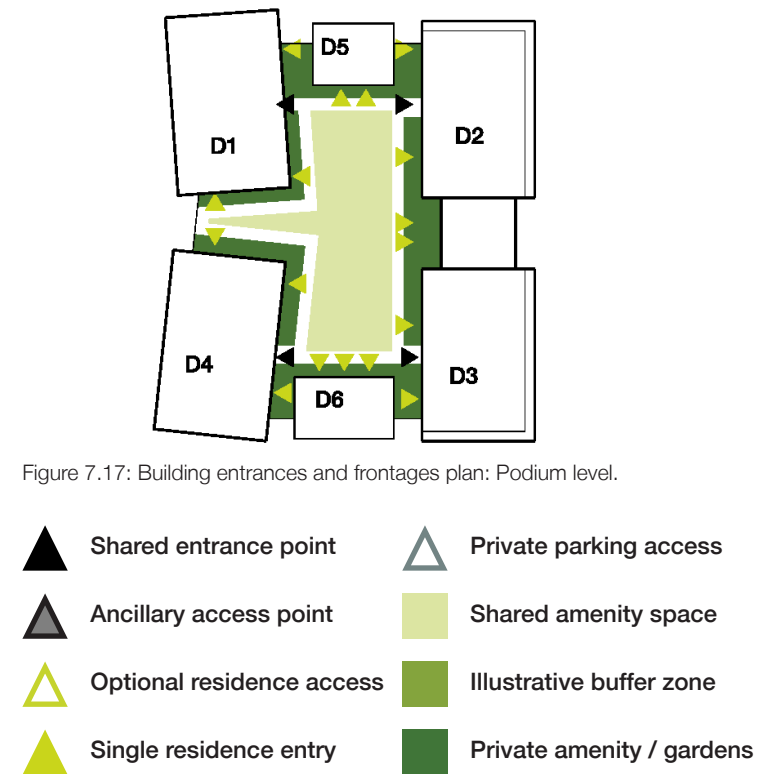


Figure 7.16: Illustrative building massing.

7.3.7 Massing

- The Development Plot comprises 7 volumes - a Courtyard typology building comprising a base, Pavilion Linear buildings, Terraced Linear buildings and Townhouses.
- The maximum AODs have been set to in response to context. Taller elements are located towards the centre of the site and adjacent to Washington Avenue.
- Designers should refer to Section 5.8.11 which provides generic guidance regarding the massing of courtyard Typologies.
- Building D4 should be the lowest building with the height grading towards the north and east.

7.0 Plot Guidelines

Plot F

7.4 Development Plot F

7.4.1 Location

- Development Plot F is one of two Development Plots within Development Zone FJ which is located at the south western edge of The Site, within the Bonner Hill 'Stitching Setting'.
- Development Plot F is bounded by a north:south route to the east (Willingham Way), Franklin Street to the north and the existing context of Bonner Hill Road and the Kingston Cemetery to the south.
- Development Plot F sits to the east of the existing context of Piper Road and bounds the rear of a run of detached and semi-detached houses.

7.4.2 Building composition

- Development Plot F should be composed of 4 Building Blocks (F1, F2, F3 and F4) and configured as a two Pavilion Linear Typology buildings and two runs of Terraced Houses.



Figure 7.19: Key plan.

- The Linear buildings must comprise a base element, with residential uses on the typical floor levels above.**
- Pavilion Linear buildings must line the eastern edge of the Development Plot.**
- Terraced Houses must be used as transitional elements to mediate between the scale of the masterplan and context in the west and south.**
- Terraced Houses must line the northern edge of the Development Plot along Franklin Street.**
- Terraced Houses must line the southern edge of the Development Plot along Bonner Hill Road.**
- Refer to Chapter 5.0 for additional guidance pertaining to the typologies comprising Development Plot F.

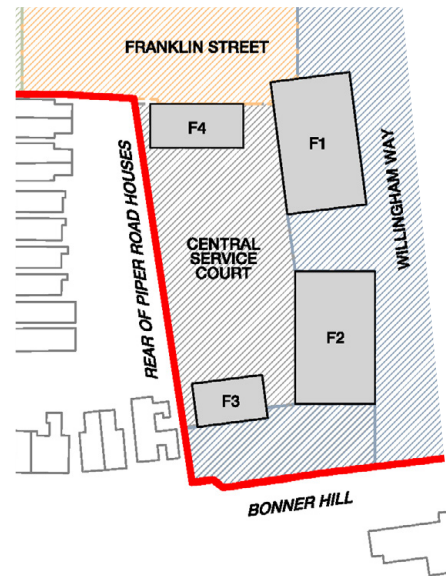


Figure 7.20: Building composition plan.

7.4.3 Building uses

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

7.4.4 Building parameter envelope

- The Parameter Plan 503-PTA-PP-XX-DR-A-5305 identifies the maximum horizontal extents of Development Zone FJ which contains Development Plots F and J. 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 FJ which contains Development Plots F and J.
- The proposed setting out for Development Plot F 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.

7.4.5 Building Line setting out

- The proposed scheme illustrated adjacent (Fig. 7.22) 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.

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

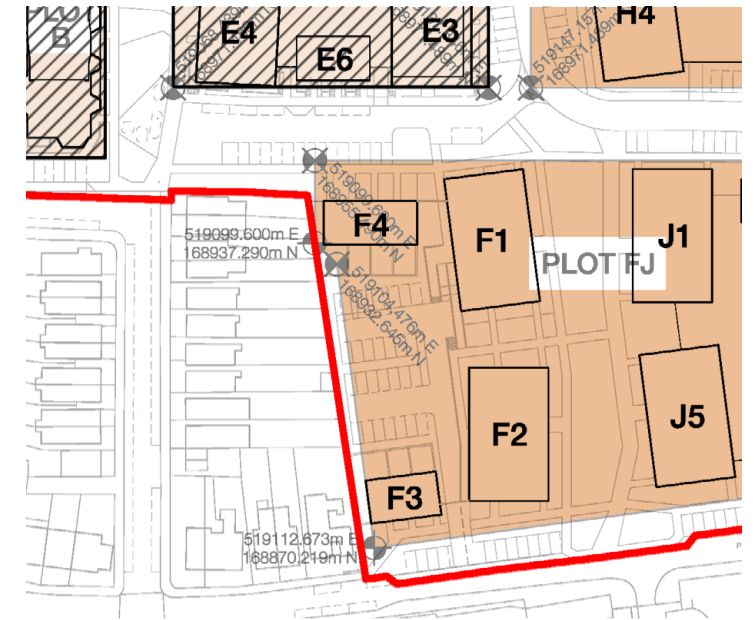


Figure 7.21: Plot Plan - Building parameter envelope.

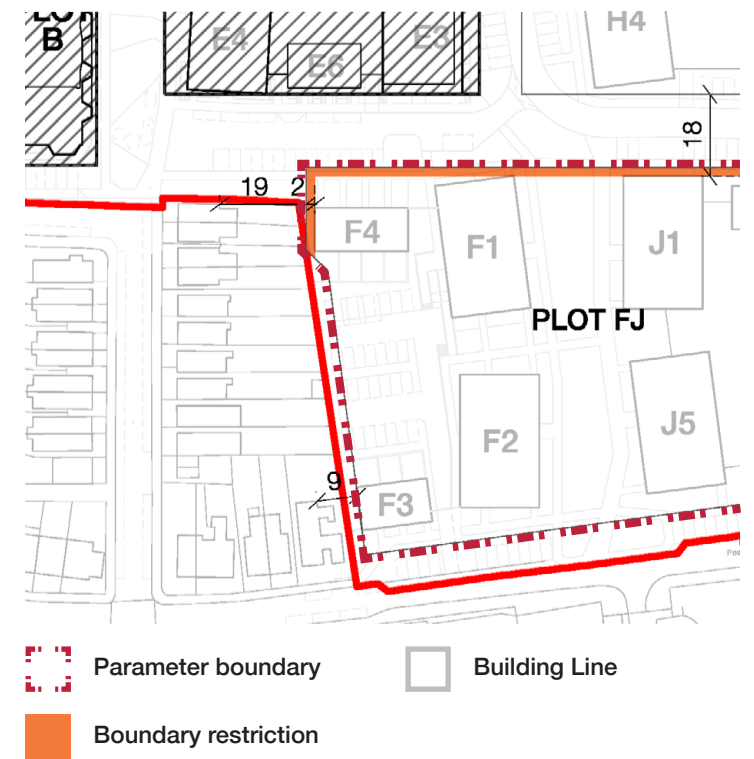


Figure 7.22: Plot Plan - Building Line setting out.

7.0 Plot Guidelines

Plot F



- Deviations can occur from the illustrative scheme providing that all elements of the building sit within the Parameter Envelope.
- **The adjacent diagram, (Fig. 7.22) illustrates where there are restrictions governing the interface of Building Line and Parameter Line boundary.**
- **In the instances highlighted in orange to the north and west of Development Plot F it is not permitted to build hard-up against the parameter boundary** (refer to Chapter 2.0 for further details).
- There are no other restrictions which govern the positioning of the Building Line within Development Plot F excepting those indicated elsewhere within the Design Guidelines.

7.4.6 Building entrances and frontages

- Chapter 04 set out generic guidance concerning building entrances and frontages.
- **Access to communal residential entrances must be provided directly from Willingham Way (on the east).**
- **Secondary access points to communal residential entrances must be provided from within the parking court.**
- Access to the western elevations of buildings F1 and F2 should be provided from within the central parking court to assist with servicing requirements and free-up the external façades for residential uses.

- Access for refuse collection should be provided from outside the gated enclosure such that F1 is serviced from the north (Franklin Street) and F2 from the south (Bonner Hill Road).
- **Primary Access to individual residential entrances can be provided from the north, south or east but must not be provided from with the central service court.**
- Secondary access can be provided to the rear gardens of the Terraced Houses from the service court.
- **Vehicular access to the central parking court must be from Bonner Hill Road in the south.**
- The central parking court should be secured against unauthorised vehicular access by means of a gated access route in the south.
- **A green landscaped space must be incorporated between Buildings F1 and F2.**

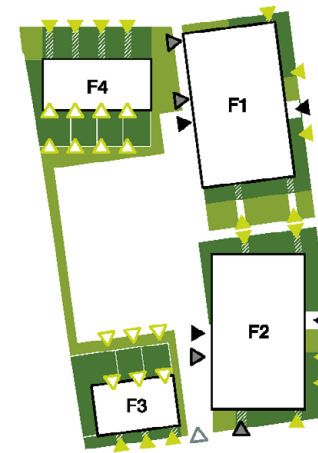
7.4.8 Façade Definition

- **Building F2 must be designed as a partner building to Building J5** (within Development Plot J). Both are Foreground buildings which, as Gateway buildings mark the southern transition into The Site and pick up on the Kingston Cemetery Axis.
- **Building F2 must be expressed as a 4-sided object and share a common façade treatment on each elevation.**
- The importance and visibility of F2 as a marker building prominent from the south but visible from all four directions requires a unifying expression to all façades.
- **F2 must have equal hierarchical importance and share a commonality of expression with J5.**



- ← Primary traffic routes
- ← Access traffic routes
- ← Pedestrian circulation
- ← Private pedestrian circulation

Figure 7.23: Circulation plan.



- ▲ Shared entrance point
- ▲ Ancillary access point
- ▲ Optional residence access
- ▲ Single residence entry
- ▲ Private parking access
- ▲ Shared amenity space
- ▲ Illustrative buffer zone
- ▲ Private amenity / gardens

Figure 7.24: Building entrances and frontages plan: Ground level.

7.4.7 Massing

- The Development Plot comprises 4 volumes - two Pavilion Linear buildings and two runs of Terraced Houses.
- The maximum AODs have been set in response to context. The Development Plot sets the height towards the east (adjacent to Willingham Way) and away from the existing residential context of Piper Road.
- The height of the Pavilion Linear buildings should step down from the north of the plot to the southern edge at Bonner Hill Road.

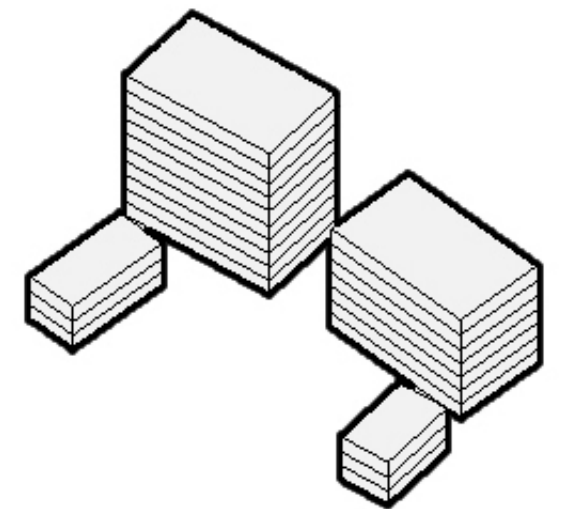
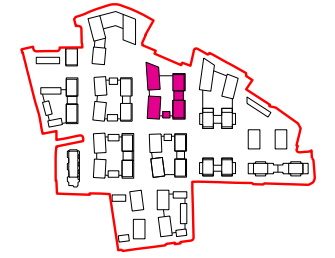


Figure 7.25: Illustrative building massing.

7.0 Plot Guidelines

Plot G

7.5 Development Plot G



7.5.3 Location

- Development Plot G is one of two Development Plots within Development Zone GH which is located in centre of The Site.
- Development Plot G sits at the north of Development Zone GH
- Development Plot G is bounded by the principal north:south route (Madingley Avenue) on the west and the Croxton Avenue route on the east.
- Development Plot G is bounded by Graveley Street to the south and Oakington Street to the north.
- To the north sits existing non-residential uses which include the ViBe Student accommodation on Cambridge Road.
- To the west of Development Plot G sits Development Zone CDE and to the east KL.

7.5.1 Building composition

- **Development Plot G must be composed of 6 Building Blocks (G1 to G5) 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 south edge of the courtyard should be bounded by Townhouses.
- Refer to Chapter 5.0 for additional guidance pertaining to the typologies comprising Development Plot G.

7.5.2 Building uses

- The uses for Plot G are specified as C3, E, and F2.
- **The primary useclass within Development Plot G must be (C3) residential.**
- **Non-residential uses must only be located on the ground floor of the Base component.**
- The ground level uses, (within the Base component) will also 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 onto west, south and east façades.

- The north west of Development Plot G should contain active non-residential uses at ground floor which wrap around the 3 façades of block G1 (west, north and east).
- The north east of Development Plot G should contain active non-residential uses at ground floor which wrap around the 2 façades of block G2 and front onto Cambridge Square.
- The ground floor flexible retail / commercial areas should open out to provide a connection between the built form and the public realm:
 - In the west and north to ensure visibility when travelling south on Madingley Avenue and an active frontage on Oakington Street.
 - On the north and east to maintain presence on Cambridge Square and provide an active frontage on Oakington Street.

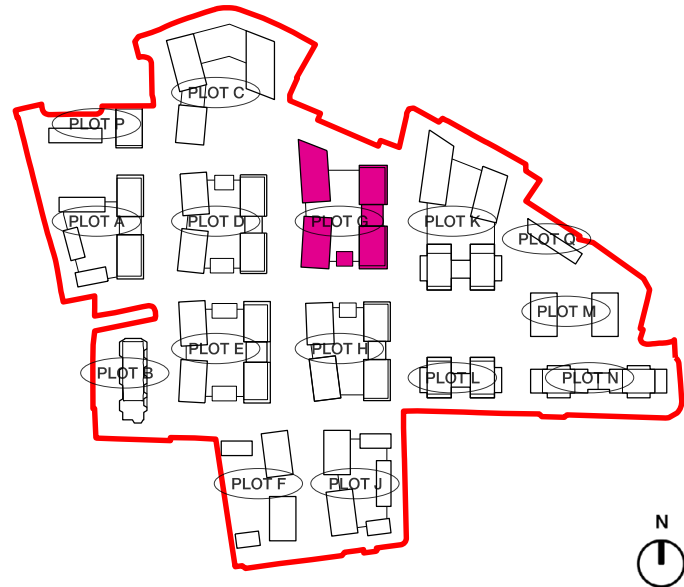


Figure 7.26: Key plan.

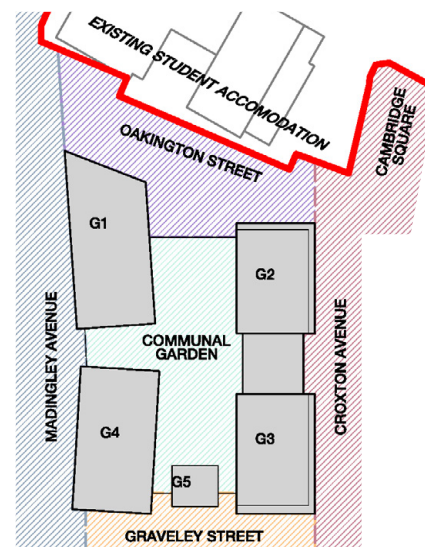


Figure 7.27: Building composition plan.

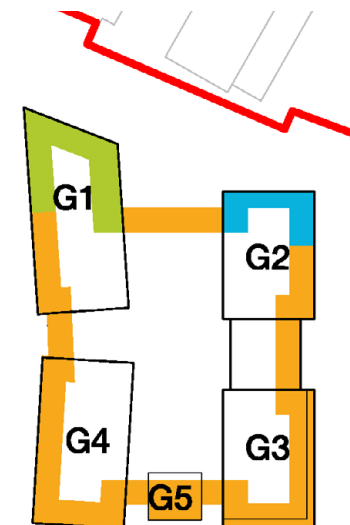


Figure 7.28: Building uses plan at ground floor.

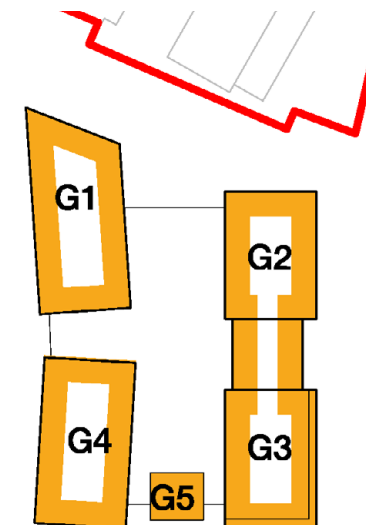
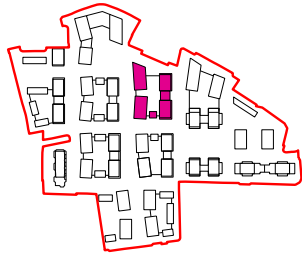


Figure 7.29: Building uses plan at first floor and above.

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



7.5.5 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.

7.5.4 Building Line setting out

- The proposed scheme illustrated below (Fig. 7.31) 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.
- **The below diagram, (Fig. 7.31) illustrates where there are restrictions governing the interface of Building Line and Parameter Line boundary.**
- **In the instance highlighted in orange along the northern edge of Development Plot G it is not permitted to build hard-up against the parameter boundary** (refer to Chapter 2.0 for further details).

- **At the northeast corner of Plot G** (Building G2 within the illustrative scheme) **designers must ensure that a clear pavement width of 2m from the kerb is maintained** (Fig. 7.32)
- The northeast corner of Plot G can be cutback locally (at ground level only) or for the entire building mass. **Where columns are required to provide support to storeys a clear pavement width of 2m must be maintained** (Fig. 7.32).
- The alignment of the north west corner should be configured parallel with Oakington Street and the existing context (to the north) and line this street (Fig.7.33).

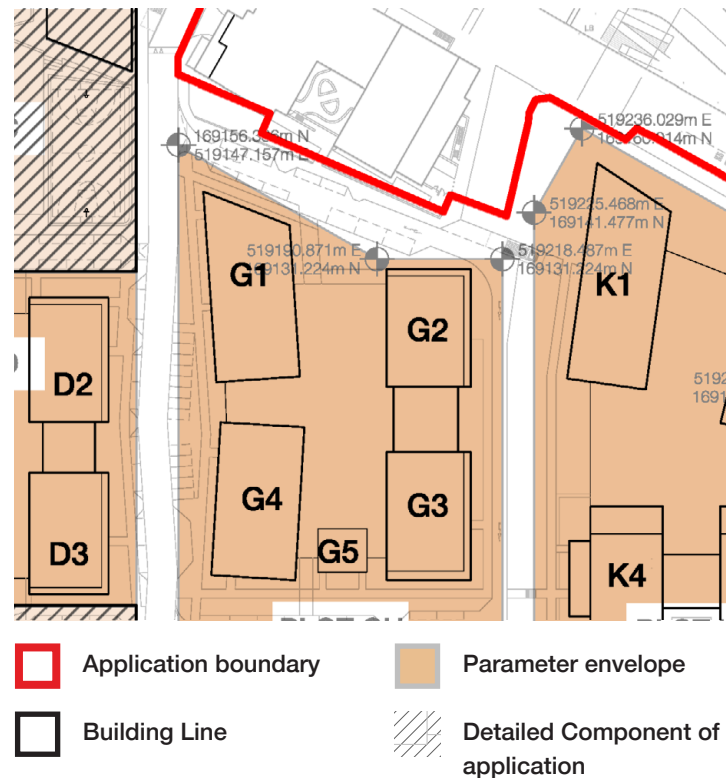


Figure 7.30: Plot Plan - Building parameter envelope.

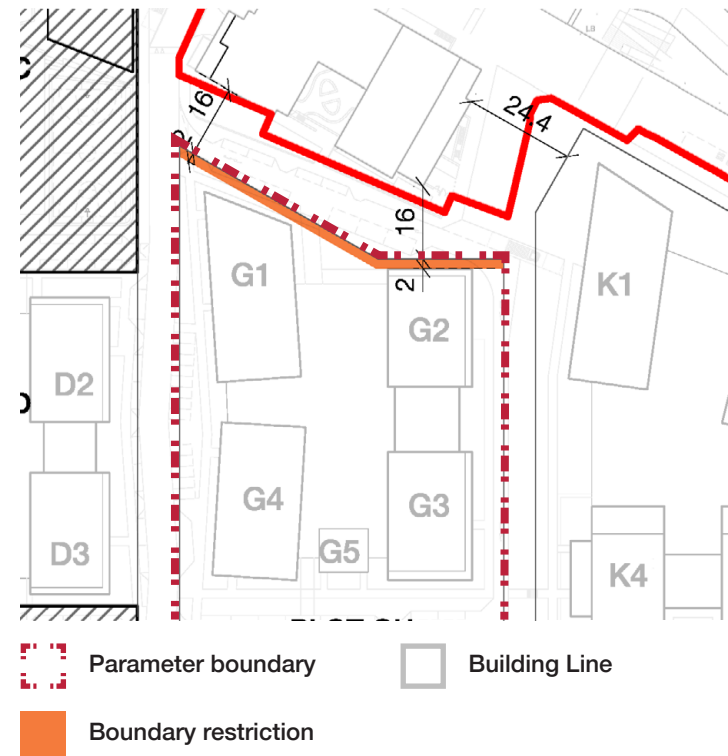


Figure 7.31: Plot Plan - Building Line setting out.

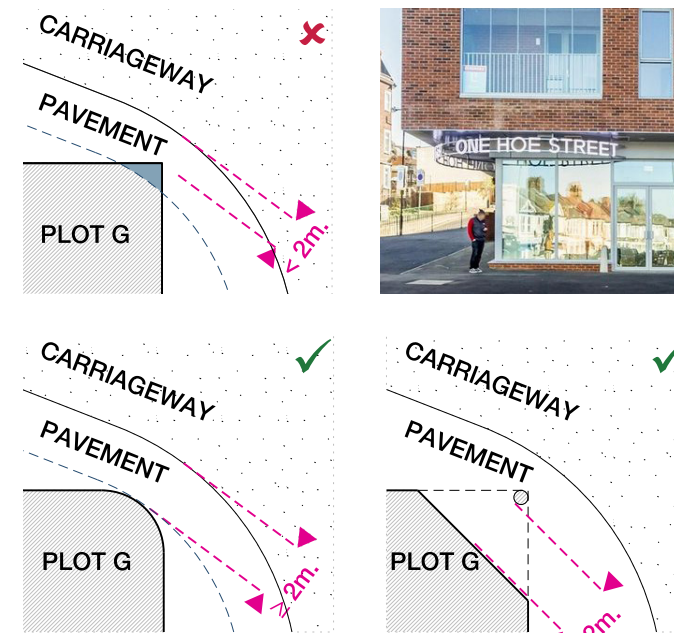


Figure 7.32: Corner treatments at the northeast of Plot G.

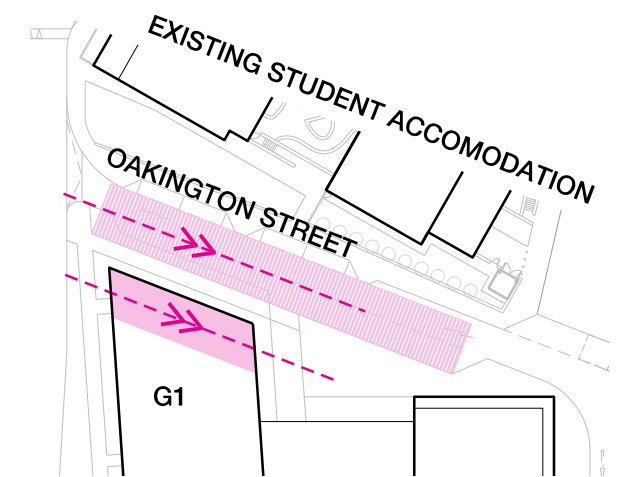


Figure 7.33: Alignment of G1 with Oakington Street

7.0 Plot Guidelines

Plot G



7.5.6 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 to communal residential entrances must be provided directly from Washington Avenue (on the west) and Croxton Avenue (on the east).
- Access to the Townhouses must be provided directly from Graveley Street to the south.
- Access to individual residential entrances at ground level should be provided from the west, south and east elevations.
- The podium must not have expansive blank façades with no use or active frontage.

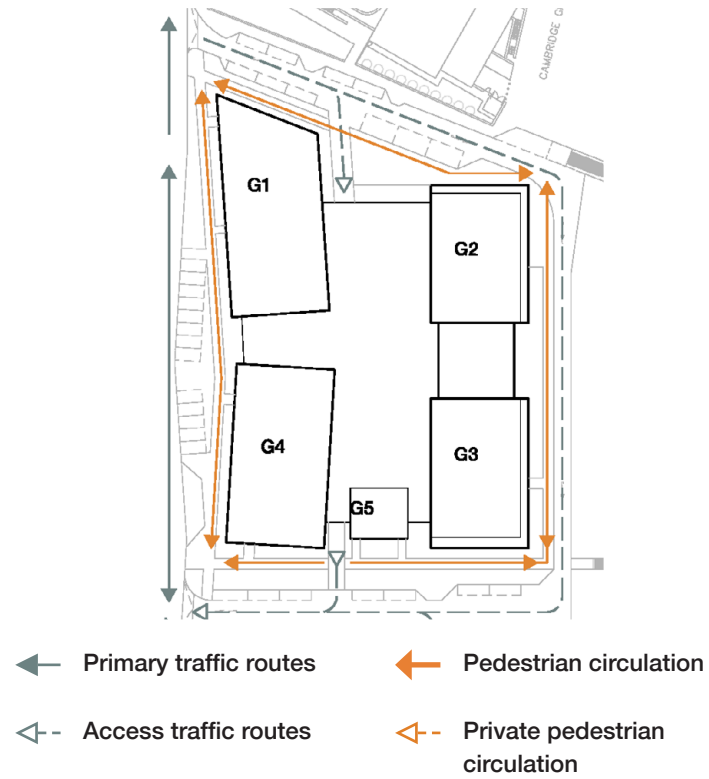


Figure 7.36: Circulation plan.

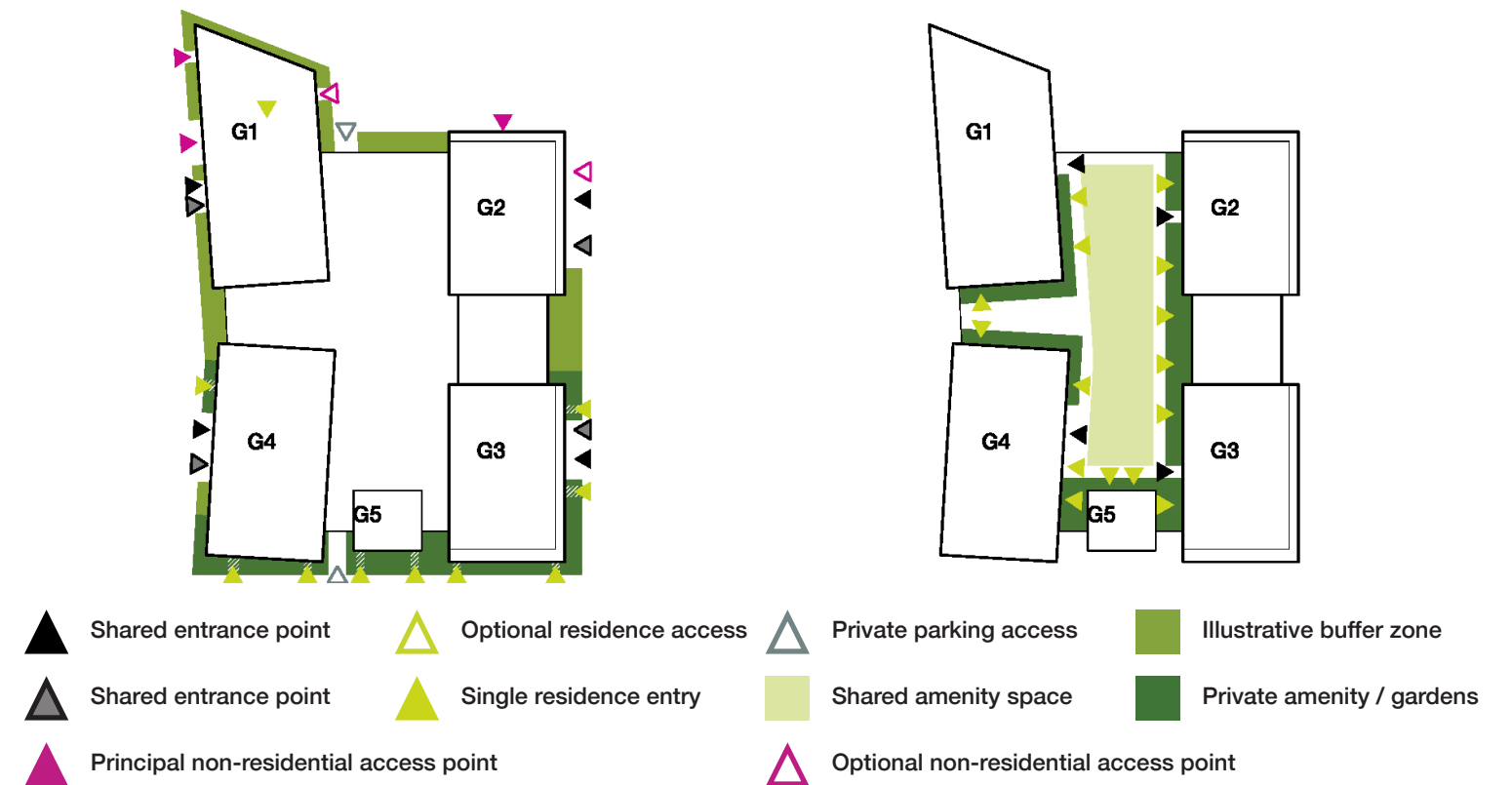


Figure 7.35: Building entrances and frontages plan: Ground level.

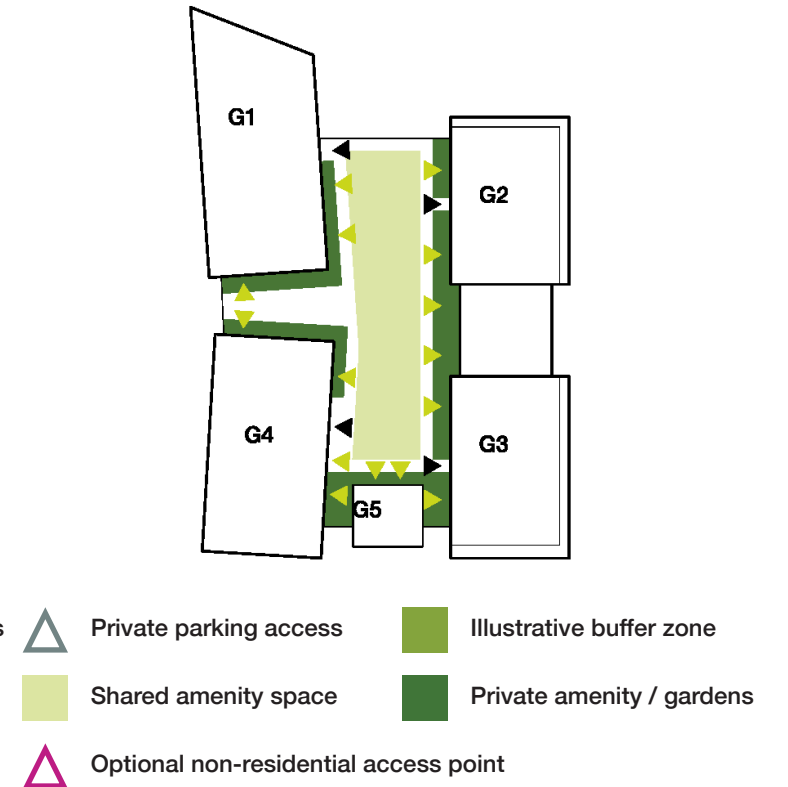


Figure 7.34: Building entrances and frontages plan: Podium level.

7.0 Plot Guidelines

Plot G

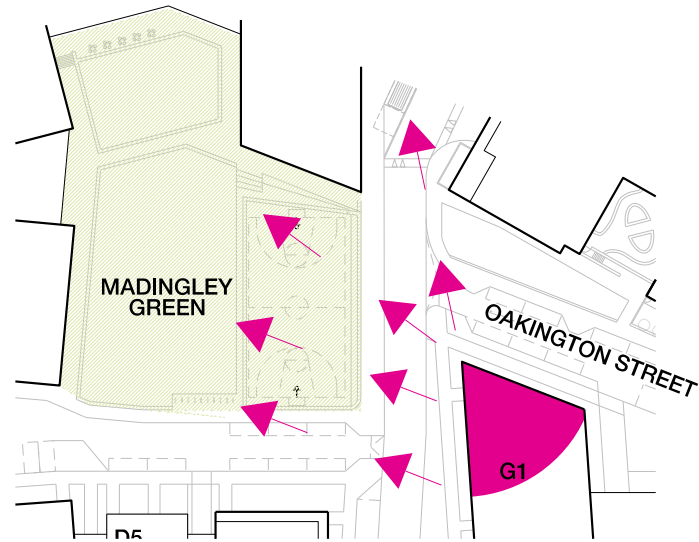
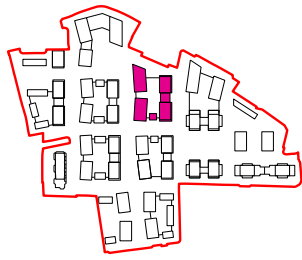


Figure 7.37: Illustrative building massing must maximise views over Madingley Gardens and up towards Cambridge Road.

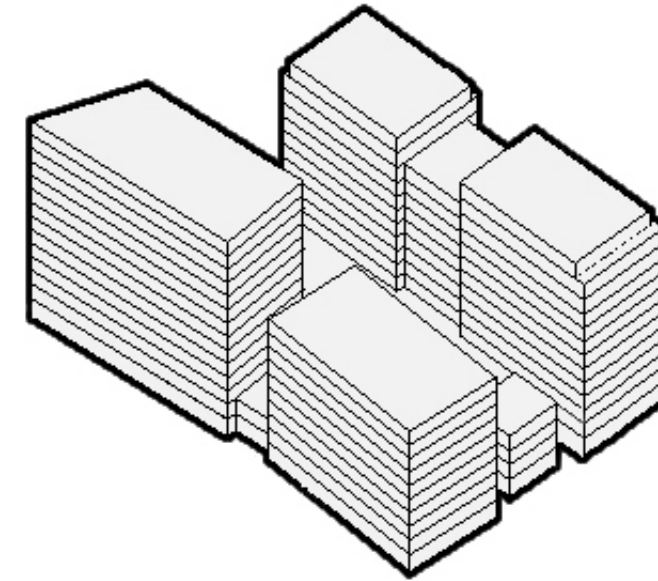
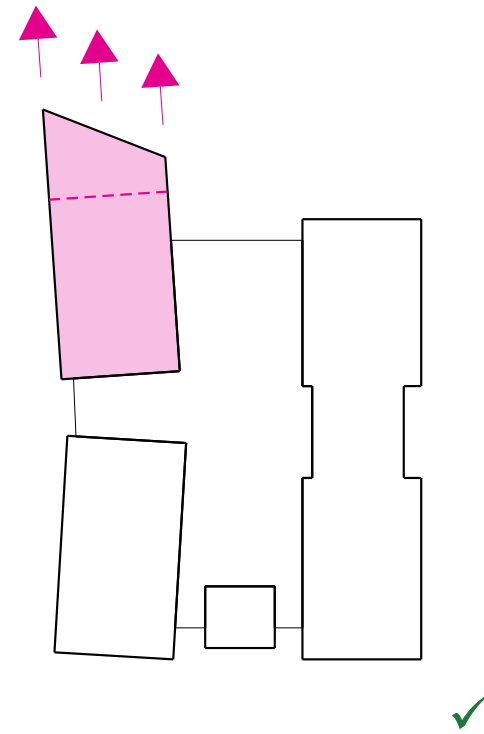


Figure 7.39: Illustrative building massing.

7.5.7 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. Taller elements are located towards the north and adjacent to Washington Avenue.
- Designers should refer to Section 5.8.11 which provides generic guidance regarding the massing of Courtyard Typologies.
- Building G4 should be the lowest building with the height grading towards the north and east.
- Building G1 should be the tallest building on the plot which overlooks Madingley Gardens to the northwest.
- The building volume (G1) should push north-westwards from the typical massing to maximise views across Madingley Gardens and be visible from Cambridge Road. (Fig. 7.37).

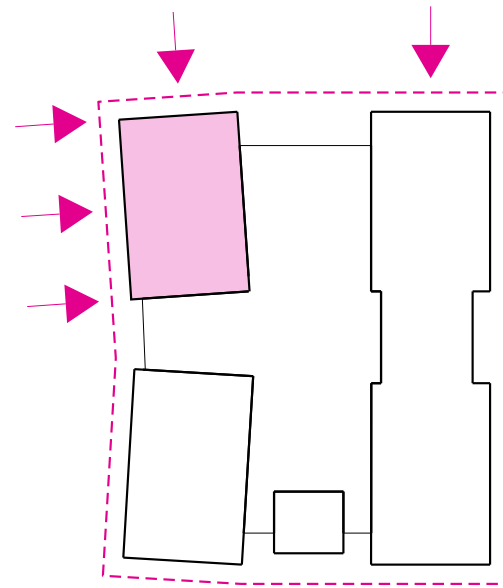
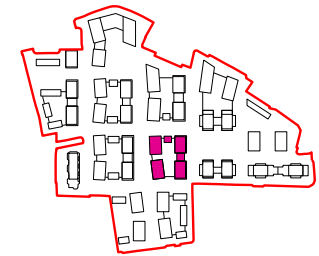


Figure 7.38: Plan diagram showing permitted massing configuration of G1.

7.0 Plot Guidelines

Plot H

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 the 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 H.

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.

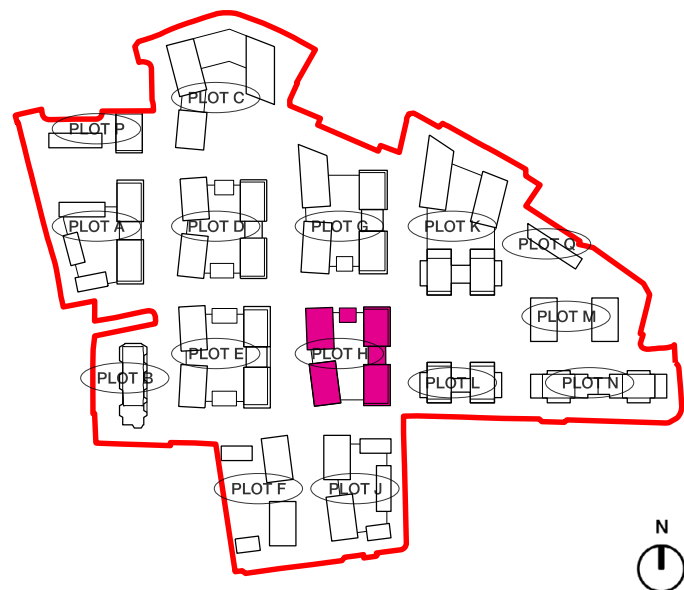


Figure 7.40: Key plan.

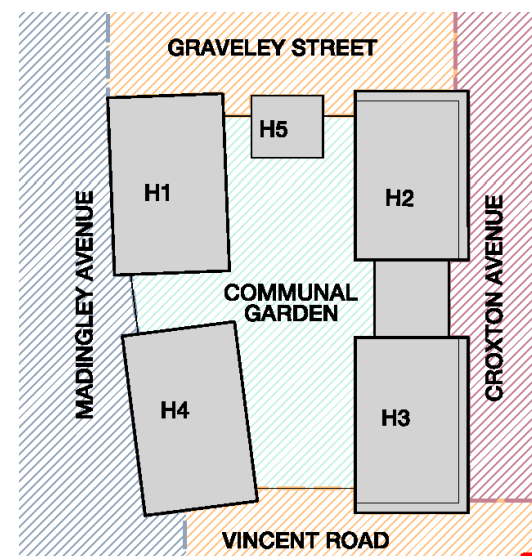


Figure 7.41: Building composition plan.

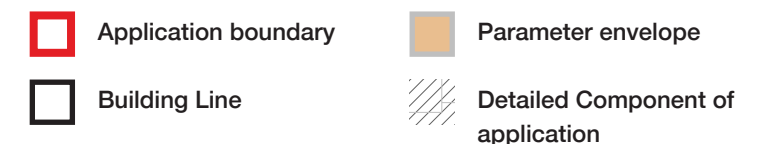
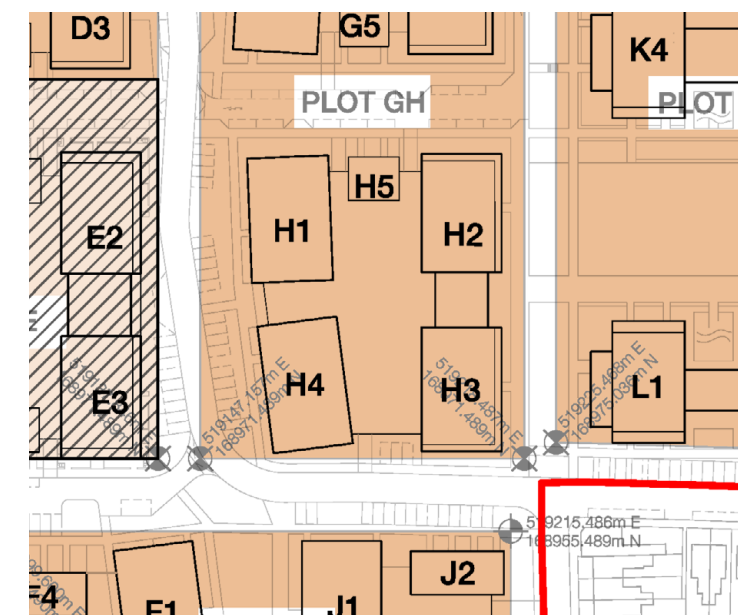
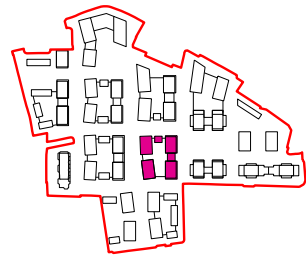


Figure 7.42: Plot Plan - Building parameter envelope.

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



7.0 Plot Guidelines

Plot H

7.6.5 Building Line setting out

- The proposed scheme illustrated below (Fig. 7.43) 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.

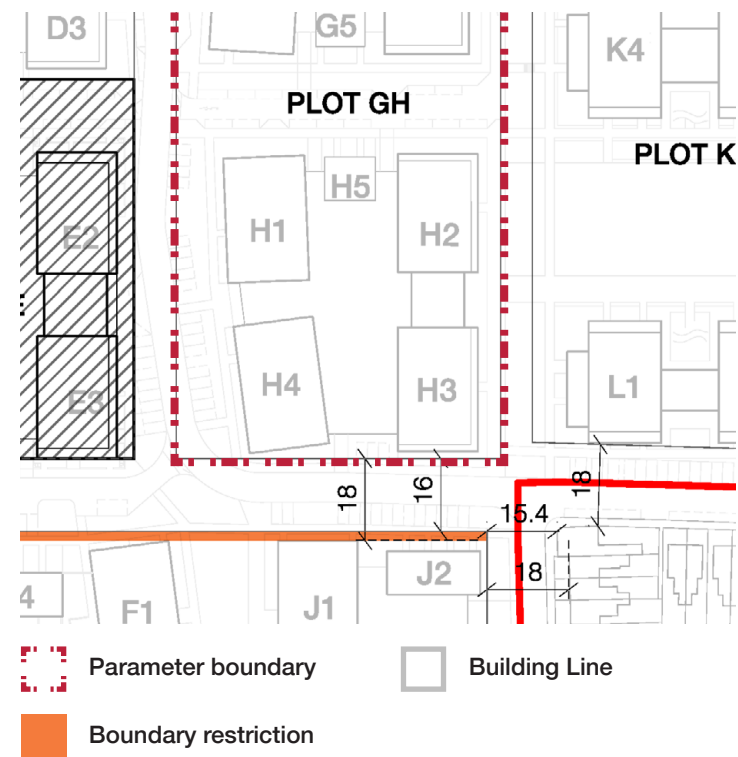


Figure 7.43: Plot Plan - Building Line setting out.

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 Gravelly Street on the north.**
- Access to individual residential entrances should be provided from all elevations.**

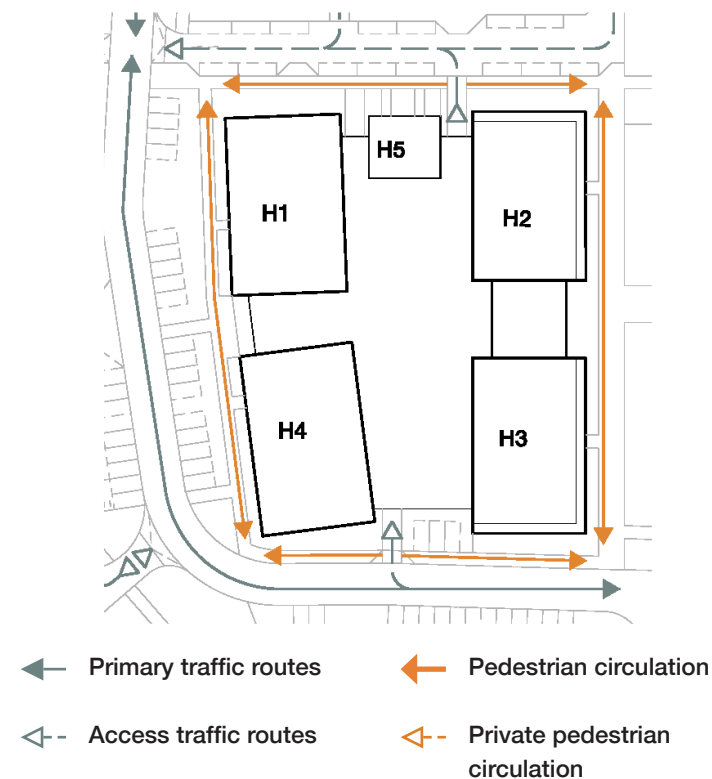


Figure 7.44: Circulation plan.

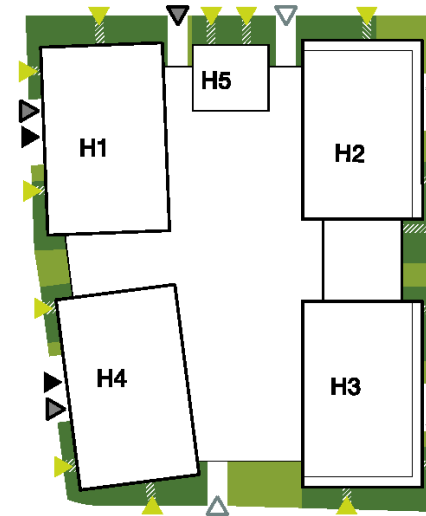


Figure 7.47: Building entrances and frontages plan: Ground level.

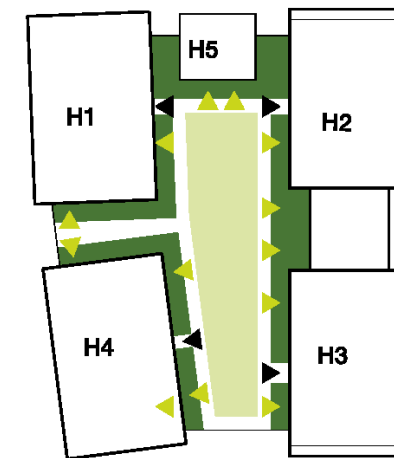
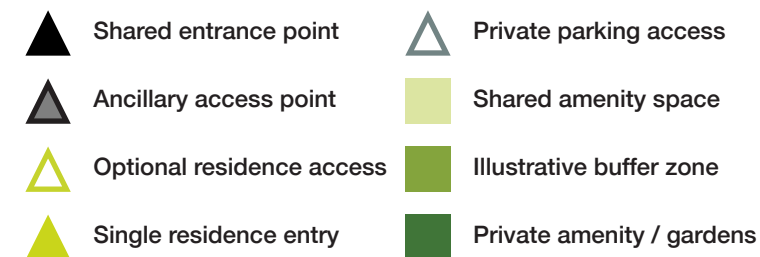


Figure 7.46: Building entrances and frontages plan: Podium level.



- 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 south with taller elements located towards the north.
- 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.**

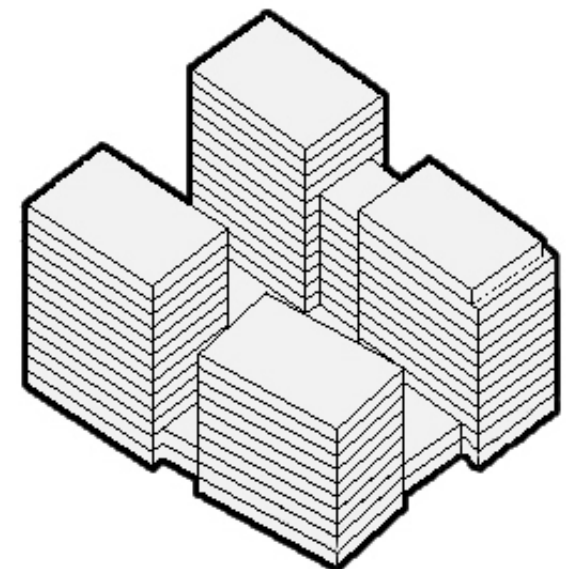


Figure 7.45: Illustrative building massing.

7.0 Plot Guidelines

Plot J



7.7 Development Plot J

7.7.1 Location

- Development Plot J is one of two Development Plots within Development Zone FJ which is located at the south western edge of The Site, within the Bonner Hill 'Stitching Setting'.
- Development Plot J is bounded by a north:south route to the west (Willingham Way), Vincent Road to the north and the existing context of Bonner Hill Road and the Kingston Cemetery to the south.
- Development Plot J sits to the west of the existing context of Cambridge Grove Road and sits opposite to a run of semi-detached houses.

7.7.2 Building composition

- Development Plot J should be composed of 5 Building Blocks (J1, J2, J3, J4 and J5) and configured as a 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 Pavilion Linear buildings and Terraced Houses.**
- The podium must not have expansive blank façades gables with no use or active frontage.**
- Pavilion Linear buildings must line the western edge of the Development Plot.**
- Terraced Houses must be used as transitional elements to mediate between the scale of the masterplan and context in the east and south.**
- Terraced Houses must line the southern edge of the Development Plot along Bonner Hill Rd.**

- Terraced Houses must line the northern edge of the Development Plot adjacent to Vincent Road.**
- Terraced Houses must line the eastern edge of the Development Plot adjacent to Cambridge Grove Road.**
- Gable ends of Terraced Houses which bound public spaces must have glazing and must not be a blank gable.**
- Refer to Chapter 5.0 for additional guidance pertaining to the typologies comprising Development Plot J.

- The proposed setting out for Development Plot J 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.

7.7.5 Building Line setting out

- The proposed scheme illustrated adjacent (Fig. 7.51) 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.
- The adjacent diagram, (Fig. 7.51) illustrates where there are restrictions governing the**

7.7.3 Building uses

- The primary use-class within Development Plot J must be (C3) residential.**
- Non-residential uses must only be located on the ground floor (the Base component).**
- The ground floor within the Linear Typology also includes Residential uses (C3 class) with maisonettes fronting directly onto the north, west and south façades.
- 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.

7.7.4 Building parameter envelope

- The Parameter Plan 503-PTA-PP-XX-DR-A-5305 identifies the maximum horizontal extents of Development Zone FJ which contains Development Plots F and J. 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 FJ which contains Development Plots F and J.

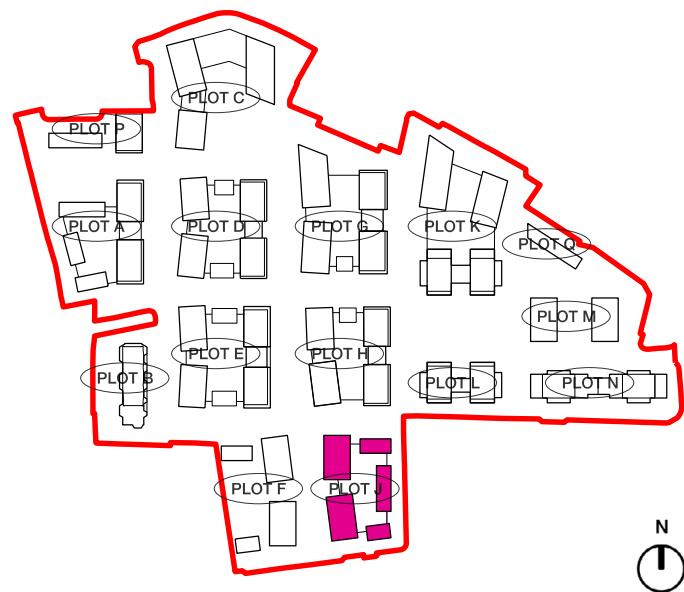


Figure 7.48: Key plan.

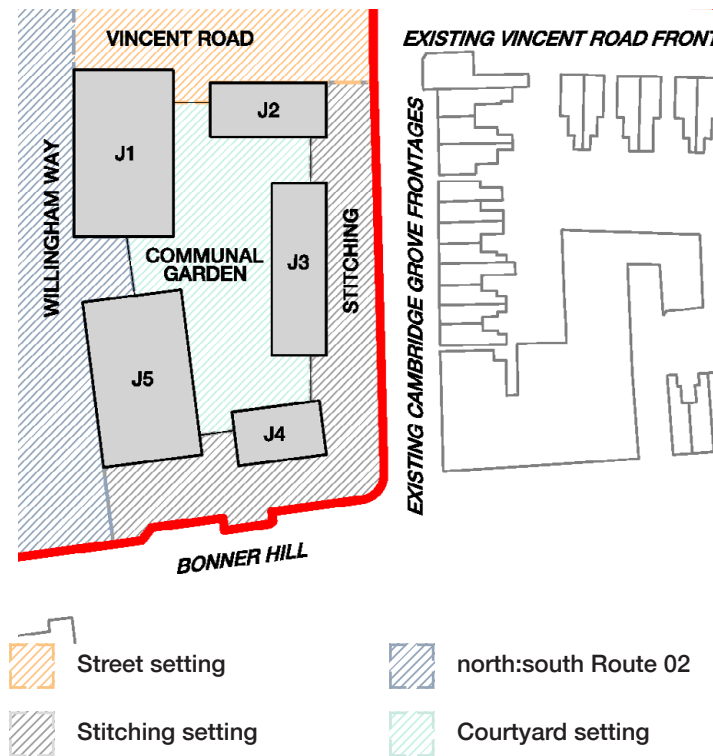


Figure 7.49: Building composition plan.

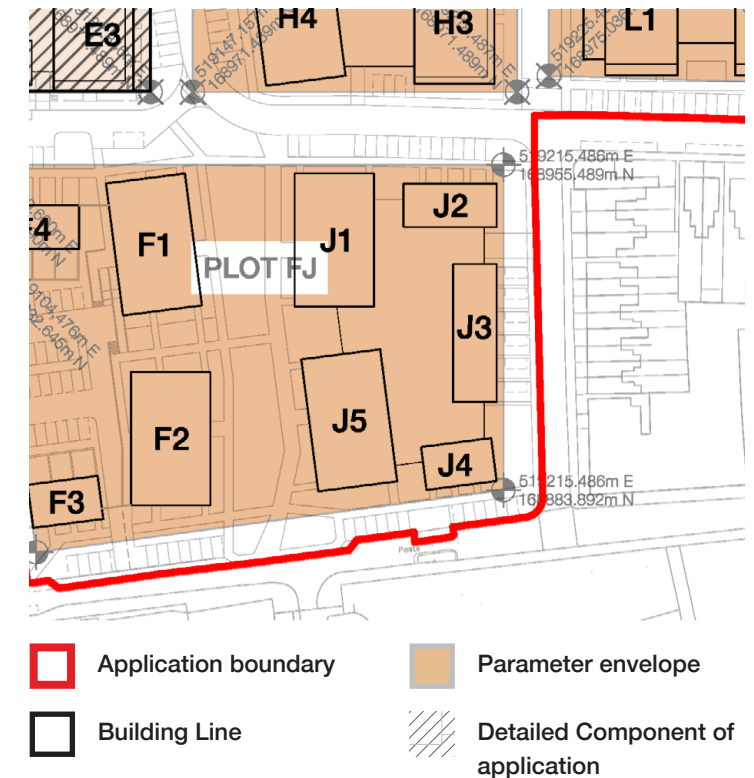


Figure 7.50: Plot Plan - Building parameter envelope.

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

7.0 Plot Guidelines

Plot J



interface of Building Line and Parameter Line boundary.

- **In the instances highlighted in orange to the north of Development Plot J it is not permitted to build hard-up against the parameter boundary** (refer to Chapter 2.0 for further details).
- There are no other restrictions which govern the positioning of the Building Line within Development Plot J excepting those indicated elsewhere within the Design Guidelines.

7.7.6 Building entrances and frontages

- Chapter 04 set out generic guidance concerning building entrances and frontages.
- **Access to communal residential entrances must be provided directly from Willingham Way (on the west).**

- Access for refuse collection should be provided from the south (Bonner Hill Road).
- Primary access to individual residential entrances can be provided from all elevations.
- **Vehicular access to the central parking court must be from Cambridge Grove Road in the east.**

7.7.7 Massing

- The Development Plot comprises 6 volumes - a Podium typology building comprising a base, Pavilion Linear Buildings and Terraced Houses.
- The maximum AODs have been set to in response to context. The plot sits back from the existing context to the east with taller elements located adjacent to Willingham Way.

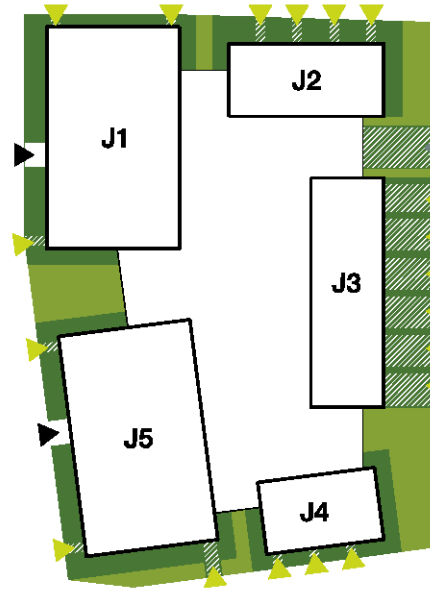


Figure 7.55: Building entrances and frontages plan: Ground level.

- The height of the Pavilion Linear buildings should step down from the north of the plot to the southern edge at Bonner Hill.

7.7.8 Façade Definition

- **Building J5 must be designed as a partner building to Building F2 (within Development Plot F).** Both are Foreground buildings which, as Gateway buildings mark the southern transition into The Site and pick up on the Kingston Cemetery Axis.
- **Building J5 must be expressed as a 4-sided object and share a common façade treatment on each elevation.**
- The importance and visibility of J5 as a marker building prominent from the south but visible from all four directions requires a unifying expression to all façades.
- **J5 must have equal hierarchical importance and share a commonality of expression with F2.**

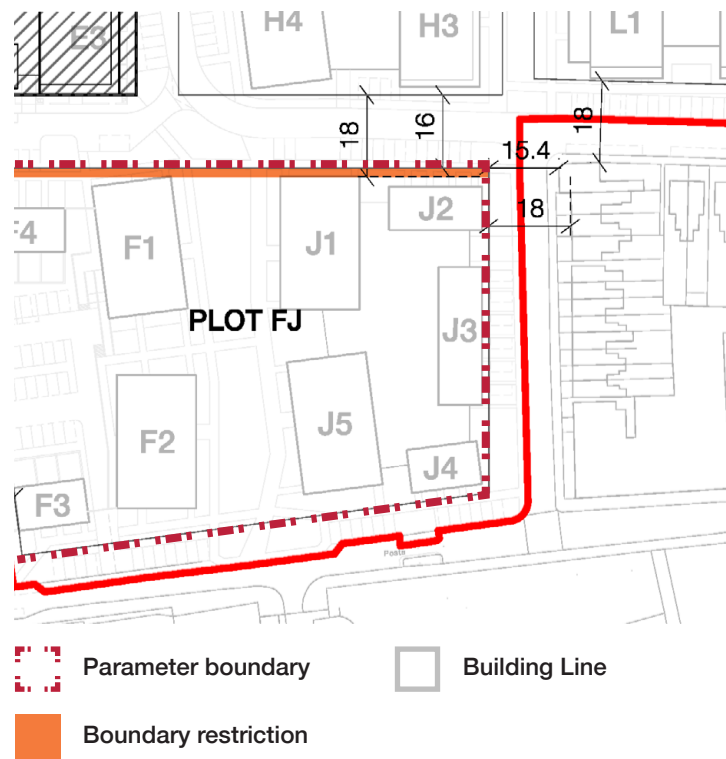


Figure 7.51: Plot Plan - Building Line setting out.



Figure 7.52: Circulation plan.

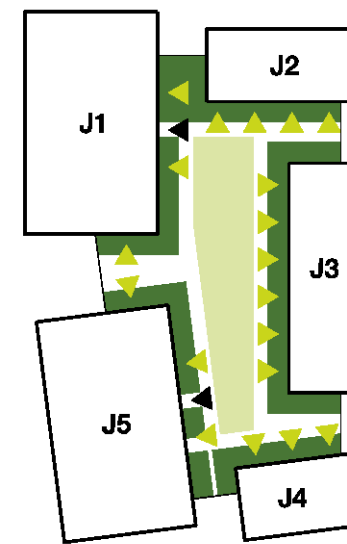


Figure 7.53: Building entrances and frontages plan: Podium level.

- ▲ Shared entrance point
- ▲ Ancillary access point
- ▲ Optional residence access
- ▲ Single residence entry
- ▲ Private parking access
- Shared amenity space
- Illustrative buffer zone
- Private amenity / gardens

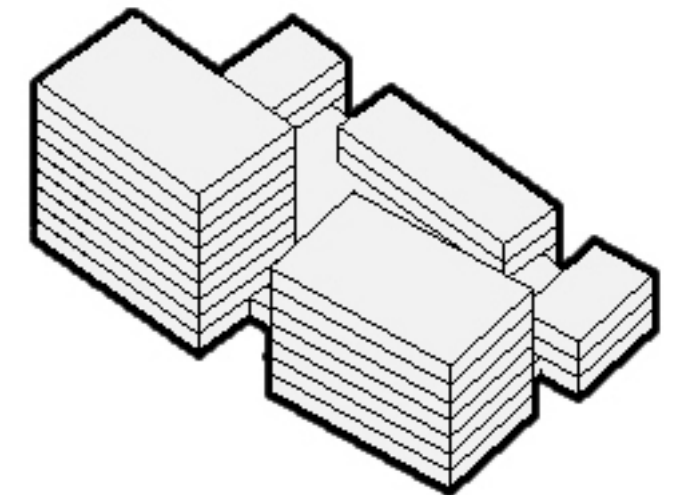


Figure 7.54: Illustrative building massing.

7.0 Plot Guidelines

Plot K

7.8 Development Plot K



7.8.1 Location

- Development Plot K is one of two Development Plots within Development Zone KL which is located in east of The Site.
- Development Plot K sits at the north of Development Zone KL with development Plot L to the south.
- Development Plot K is bounded by the principal east:west route and Cambridge Road Gardens to the south and the existing Cambridge Road to the north.
- Development Plot K is bounded by north:south routes to the west (Croxtton Avenue) and east (Stapleford Way).
- To the east, Development Plot K sits adjacent to Plot Q and to the west Development Plot G.

7.8.2 Building composition

- Development Plot K should be composed of 4 Building Blocks (K1, K2, K3 and K4) and configured as a 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 and Mansion buildings.**
- Two Linear buildings positioned at the two north corners of the development Plot are important Foreground buildings and are important Townscape markers.
- **Buildings lining the southern edge and fronting onto Cambridge Grove Gardens must be of the Mansion Typology and run east:west.**

7.8.3 Building uses

- The uses for Plot K are specified as C3, E and F2.
- **The primary useclass within Development Plot K must be (C3) residential.**
- **Non-residential uses must only be located on the ground floor of the Base component.**
- The ground level uses, (within the Base component) will also include ancillary residential uses including communal entrances, car-parking, bicycle and refuse storage and shared plant and servicing uses.
- The north east of Development Plot K should contain active non-residential uses at ground floor which wrap around the 2 façades (north and west) fronting onto Cambridge Road and Cambridge Square.

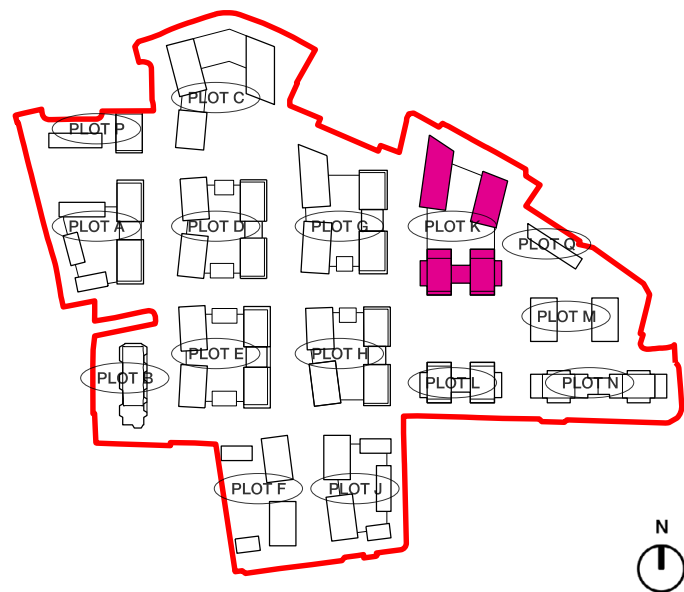


Figure 7.56: Key plan.

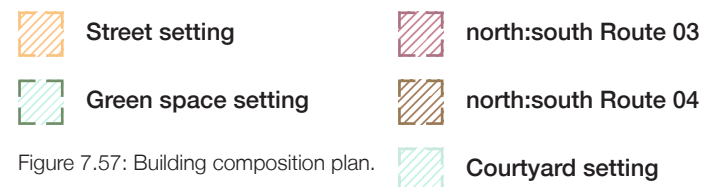
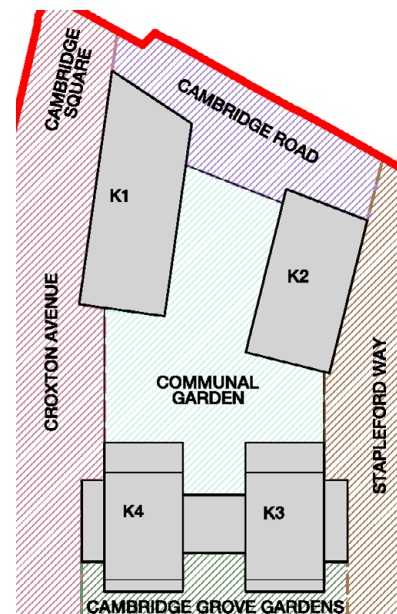


Figure 7.57: Building composition plan.

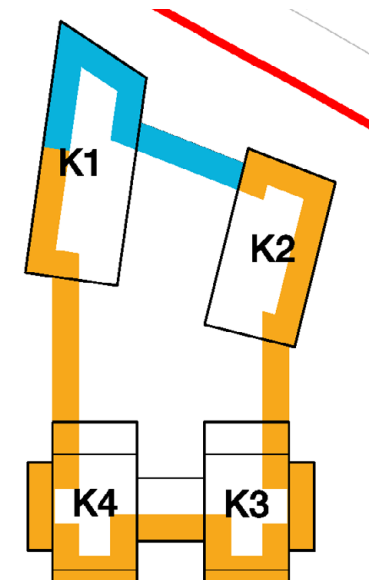


Figure 7.58: Building uses plan at ground floor

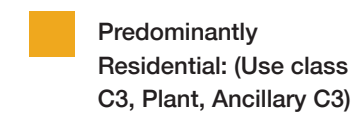
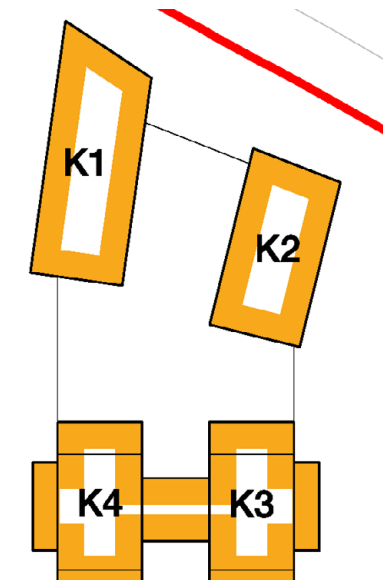


Figure 7.59: Building uses plan at first floor and above

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



- **The ground floor flexible retail / commercial areas should open out to provide a connection between the built form and the public realm:**
 - **In the northwest to ensure visibility when travelling south on Cambridge Road and activating the Cambridge Square frontage.**
 - **On the north to maintain presence on The Cambridge Road.**
- **The ground floor also includes Residential uses and the Mansion buildings should be configured to provide a number of individual dwellings at ground level.**
- **The ground floor uses in the primary elements of the Mansion buildings must be residential dwellings or residential lobbies which open out into the public realm.**
- Ground floor uses in the secondary elements of Mansion buildings should be ancillary to residential.

7.8.4 Building parameter envelope

- The Parameter Plan 503-PTA-PP-XX-DR-A-5305 identifies the maximum horizontal extents of Development Zone KL which contains Development Plots K & L. 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 KL which contains Development Plots K & L.
- The proposed setting out for Development Plot K 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.

7.8.5 Building Line setting out

- The proposed scheme illustrated below (Fig. 7.61) 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.
- **The below diagram, (Fig. 7.61) illustrates where there are restrictions governing the interface of Building Line and Parameter Line boundary.**
- **In the instance highlighted in orange in the northeast of Development Plot K it is not permitted to build hard-up against the parameter boundary** (refer to Chapter 2.0 for further details).

- Designers should refer to supplementary guidance indicated elsewhere within the Design Guidelines for additional information regarding Building Line setting out, including providing sufficient offset to Development Plot L to incorporate Cambridge Road Gardens.
- **The two Mansion buildings should be configured as a terrace of two similar parts.**
- **The Building Line must castellate in plan along the Cambridge Grove Gardens frontage.** This is a key feature of the Mansion building typology which serves to differentiate buildings, create interest along the street and break down the mass of the building.
- Designers should consider incorporating a set back element, behind the façade line at the top of the mansion buildings (primary elements only). E.g. the primary façade themes could continue past the set-back floor in a manner similar to that shown for the rooftop 'Crown' elements within Fig 4.133.
- All plant and lift overruns should be incorporated into the building massing, and should not be visible externally.

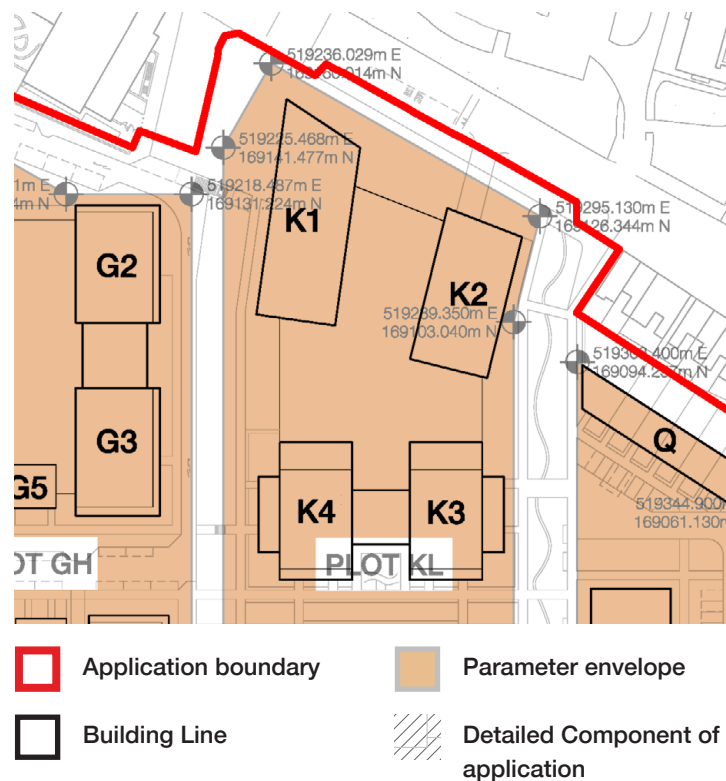


Figure 7.60: Plot Plan - Building parameter envelope.

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

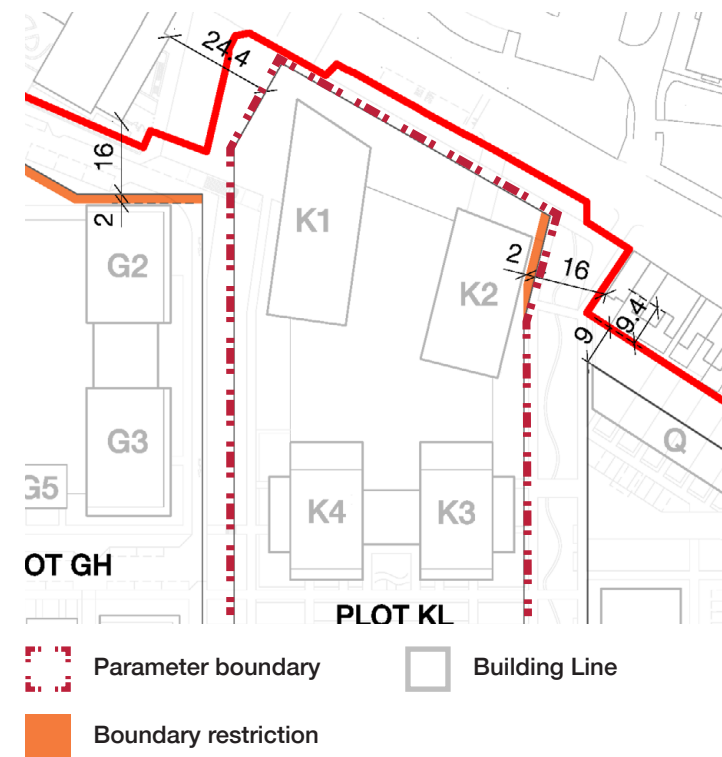


Figure 7.61: Plot Plan - Building Line setting out.

7.0 Plot Guidelines

Plot K



7.8.6 Building entrances and frontages

- Chapter 04 set out generic guidance concerning building entrances and frontages.
- **Access to communal residential entrances must be provided directly from the north:south routes to the east and west (Croxtan Avenue and Stapleford Way).**
- Access to communal residential entrances of Mansion buildings could be provided centrally from between blocks K1 and K2 with access from the south.
- Access to individual residential entrances should be predominantly positioned to provide active frontages onto Cambridge Road Gardens.
- **Access to individual residential entrances must not be provided from the north façade or façades looking onto Cambridge Square.**
- Access for servicing and internalised car-parking should be provided from the northeast (within Building K2 from Cambridge Road).
- **Access for servicing must not be provided from the south façade (Cambridge Grove Gardens) or from the east off Stapleford Way.**
- **The podium must not have expansive blank façades gables with no use or active frontage.**

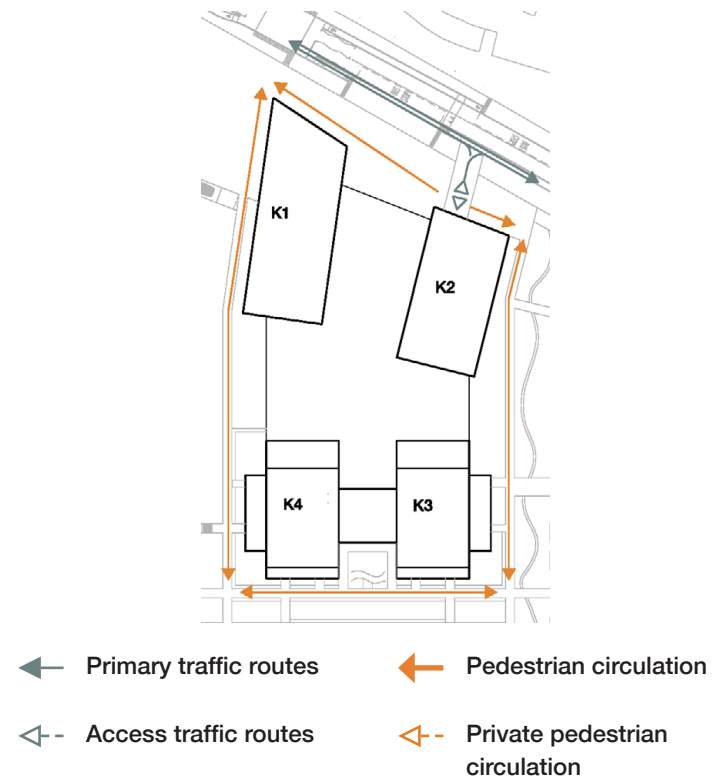


Figure 7.68: Circulation plan.



Figure 7.63: Building entrances and frontages plan: Ground level.

Figure 7.62: Building entrances and frontages plan: Podium level.



7.8.7 Massing

- The Development Plot comprises 5 volumes - a Podium typology building comprising a base, Pavilion Linear buildings and two Mansion buildings as a terraced run.
- The maximum AODs have been set in response to context. The Plot grades down from Cambridge Road towards Cambridge Grove Gardens and the lower massing of the existing context to the east.
- **Building K1 must be expressed as an element taller than its immediate neighbours, locating the Cambridge Road Estate from afar, providing a marker in the view from Norbiton Station and marking the position of Cambridge Road from the south.**
- **The building heights, east:west across the plot should step down towards the east.** The height of building K2 will mediate between the K1 and the adjacent existing context.
- K1 should be expressed as a standalone item which pushes northwards from the typical massing (Fig. 7.67).
- **Buildings K1 and K2 must be read as a discrete vertical entities and marker building visible from east:west and north:south aspects for their full height (refer to Fig. 7.66).**
- The massing across the two mansion building volumes should be consistent and present a balanced façade onto Cambridge Grove Gardens.
- The massing of Mansion buildings within Development Plot K should be similar and aligned with the Mansion buildings within Development Plot L which site directly opposite across Cambridge Road Gardens .

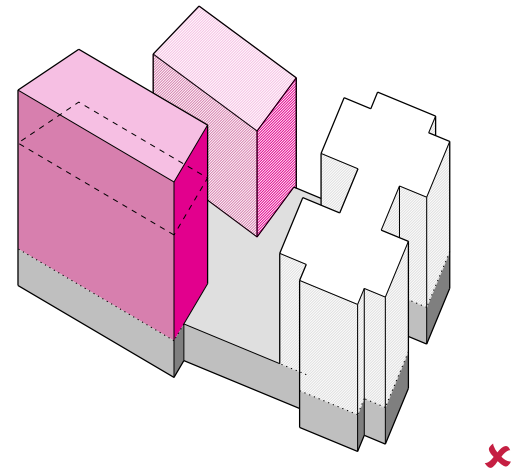
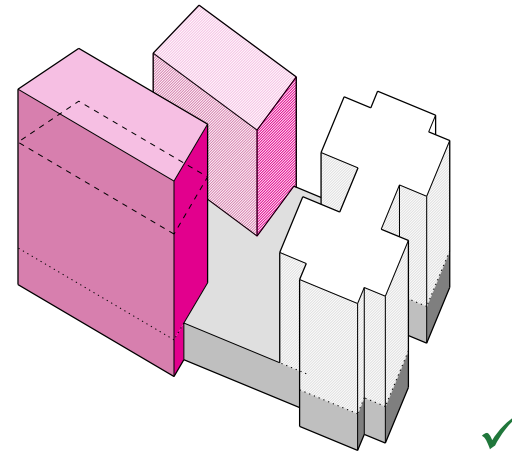


Figure 7.66: Diagram showing permitted articulation of K1 & K2.

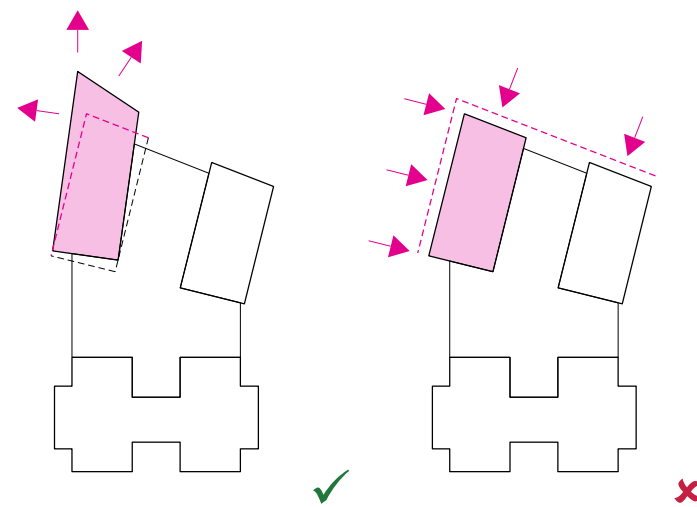


Figure 7.67: Plan diagram showing permitted massing configuration of K1

7.8.8 Façade Definition

- **K1 must be expressed as a 4-sided object and share a common façade treatment on each elevation.** The importance and visibility of K1 as a marker building visible from all four directions requires a unifying expression to all façades (Fig. 7.66).
- **K2 must have equal hierarchical importance and share a commonality of expression with K1.** The visibility of K2 and its prominence from the east requires a unifying expression to all façades.

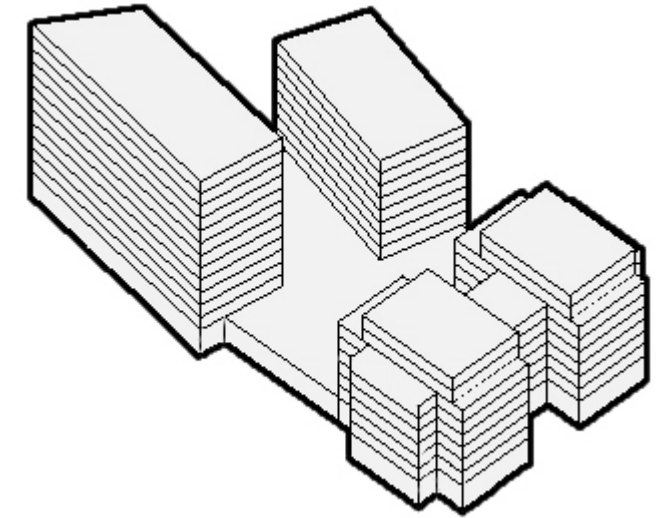


Figure 7.68: Illustrative building massing.

7.0 Plot Guidelines

Plot L

7.9 Development Plot L



7.9.1 Location

- Development Plot L is one of two Development Plots within Development Zone KL which is located in the southeast of The Site.
- Development Plot L sits at the south of Development Zone KL with development Plot K to the north.
- Development Plot L is bounded by the principal east:west route and Cambridge Road Gardens to the north and the existing Vincent Road (the principal trafficked east:west route) to the south.
- Development Plot L is bounded by north:south routes to the west (Croxtan Avenue) and east (Stapleford Way).
- To the east, Development Plot L sits adjacent to Plot N and to the west the corner of Development Plot H.

7.9.2 Building composition

- Development Plot L should be composed of 2 Building Blocks (L1 and L2) and arranged as a terrace.
- **The buildings must comprise a base element with residential uses on the typical floor levels above.**
- **Buildings within Plot L must be of the Mansion Typology and run east:west.**
- **The western most façade of the terrace must have glazing and must not be a blank gable.**
- **The eastern most façade of the terrace must have glazing and must not be a blank gable.**
- Refer to Chapter 5.0 for additional guidance pertaining to the typologies comprising Development Plot L.

7.9.3 Building uses

- **The primary use-class within Development Plot L 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, bicycle and refuse storage and shared plant and servicing uses.
- The ground floor also includes Residential uses with maisonettes fronting directly onto all façades.
- The mansion buildings should be configured to provide a number of individual dwellings at ground level.
- **The ground floor uses in the primary elements must be residential dwellings or residential lobbies which open out into the public realm, and to provide a connection between the architecture and the public realm.**
- Ground floor uses in the secondary elements should be ancillary to residential.

7.9.5 Building Line setting out

- The proposed scheme illustrated below (Fig. 7.72) 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.
- **The two buildings should be configured as a terrace of two similar parts.**
- **The Building Line must castellate in plan along the Vincent Road frontage and the Cambridge Grove Gardens frontage.** This is a key feature of the Mansion building typology which serves to

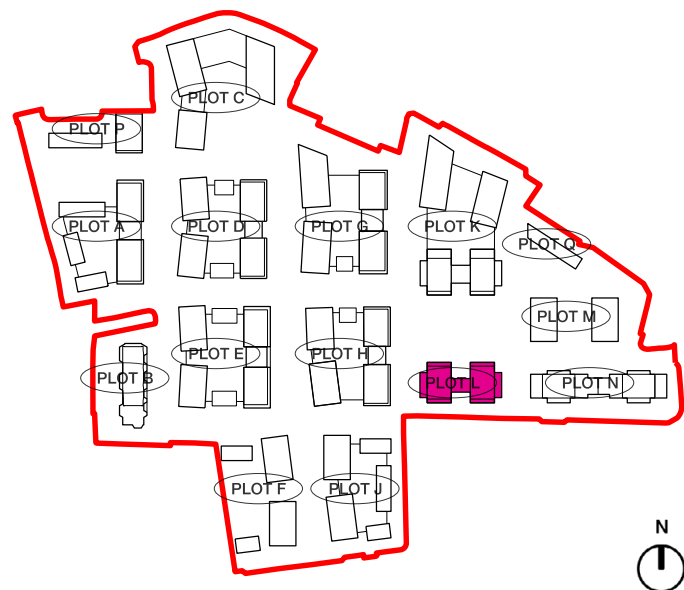


Figure 7.69: Key plan.

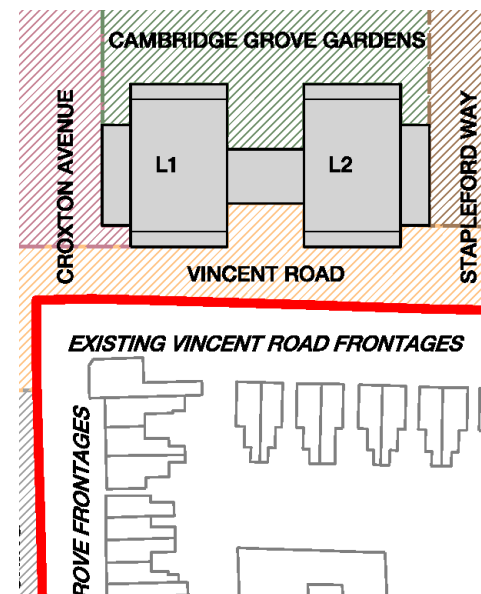


Figure 7.70: Building composition plan.

7.9.4 Building parameter envelope

- The Parameter Plan 503-PTA-PP-XX-DR-A-5305 identifies the maximum horizontal extents of Development Zone KL which contains Development Plots K & L. 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 KL which contains Development Plots K & L.
- The proposed setting out for Development Plot L 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.

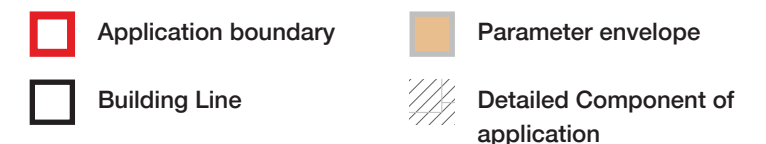


Figure 7.71: Plot Plan - Building parameter envelope.

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

7.0 Plot Guidelines

Plot L



differentiate buildings, create interest along the street and break down the mass of the building.

- **Designers should consider incorporating a set back element, behind the façade line at the top of the mansion buildings (primary elements only).** E.g. the primary façade themes could continue past the set-back floor in a manner similar to that shown for the rooftop 'Crown' elements within Fig 4.133.
- **All plant and lift overruns should be incorporated into the building massing, and should not be visible externally.**
- There are no other restrictions which govern the positioning of the Building Line within Development Plot L excepting those indicated elsewhere within the Design Guidelines such as providing sufficient offset to Plot K to incorporate Cambridge Road Gardens.

7.9.6 Building entrances and frontages

- Chapter 04 set out generic guidance concerning building entrances and frontages.
- **Access to communal residential entrances should be provided directly from the north:south routes to the east and west (Croxton Avenue and Stapleford Way).**
- Access to communal residential entrances could be provided centrally from between blocks L1 and L2 with access from the north and/or south.
- Designers could consider incorporating a visual or physical connection through the centre of Development Plot L to link the park with Vincent Road.
- Access to individual residential entrances can be provided from any external elevation.

- **Access to individual residential entrances should be predominantly positioned to provide active frontages on the:**
 - north façade to Cambridge Road Gardens;
 - and
 - on the south façade onto Vincent Road.
- **The eastern façade of building L2 should be designed as a partner façade to the western façade of N1 and relate across Stapleford Way.**
- **Access for servicing must be provided from the south façade.**
- There should be no vehicular access into Development Plot L.

7.9.7 Massing

- The Development Plot comprises 2 volumes - two Mansion buildings as a terraced run.
- The maximum AODs have been set to in response to context. The plot sits back from the low rise existing context of Vincent Road in the south.
- The massing across the two volumes should be consistent and present a balanced façade onto Cambridge Grove Gardens.
- The massing of Mansion buildings within Development Plot L should be similar and aligned with the Mansion buildings within Development Plot K which sits directly opposite across Cambridge Road Gardens .

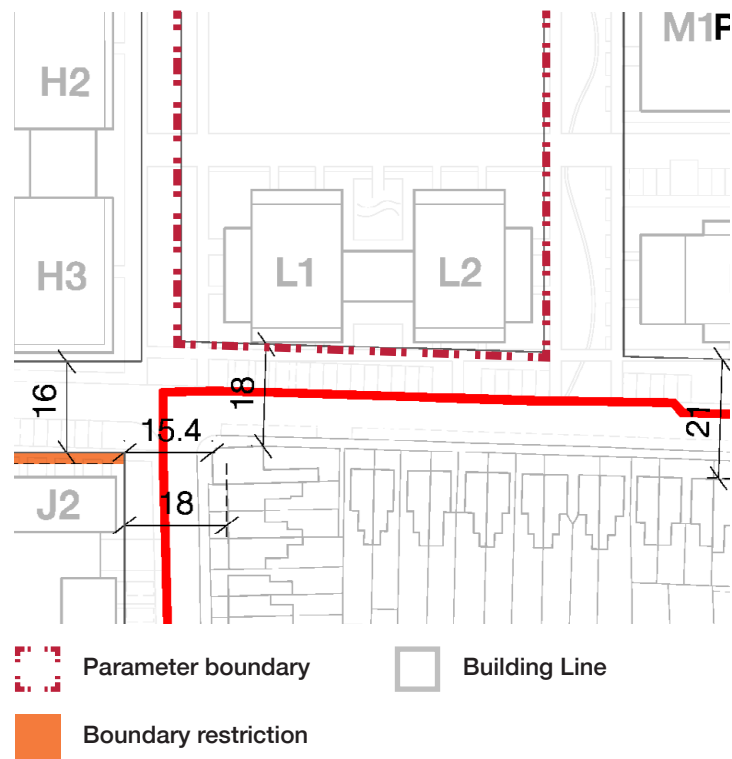


Figure 7.72: Plot Plan - Building Line setting out.

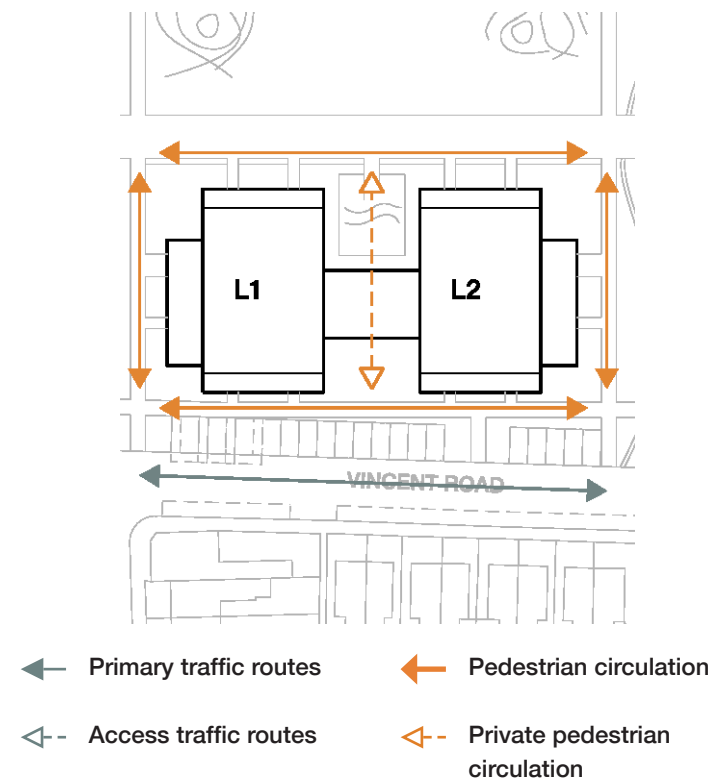


Figure 7.73: Circulation plan.

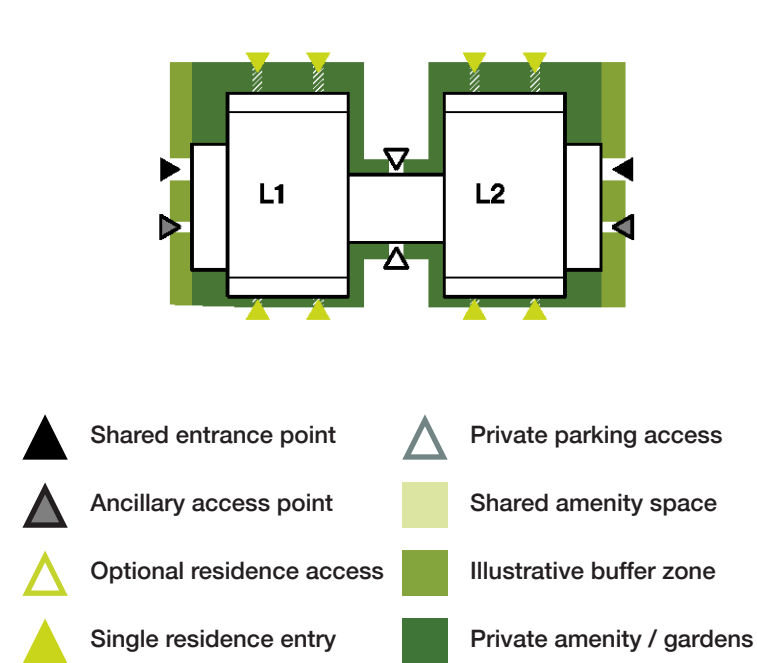


Figure 7.74: Building entrances and frontages plan: Ground level.

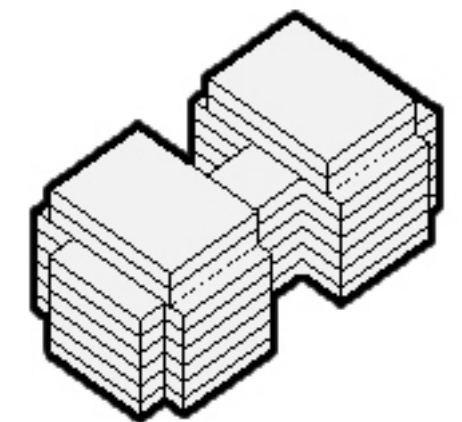


Figure 7.75: Illustrative building massing.

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

7.0 Plot Guidelines

Plot M



7.10 Development Plot M

7.10.1 Location

- Development Plot M is one of three Development Plots within Development Zone MNQ which is located at the eastern edge of The Site, within the Brinkley Close 'Stitching Setting'.
 - Development Plot M sits within the centre of Development Zone MNQ with development Plot Q to the north and Development Plot N to the south.
- Development Plot M is bounded by a north:south route to the west (Stapleford Way), Brinkley Close to the north and Burritt Road to the south.
- To the east, Development Plot M backs onto existing residential and non-residential uses along Cambridge Road.

7.10.2 Building composition

- Development Plot M must be composed of 2 Building Blocks (M1 and M2) - a pair of Pavilion Linear buildings.**
- The Linear buildings must comprise a base element with residential uses on the typical floor levels above.**
- A central servicing court with landscaped areas must be incorporated between the Linear buildings at grade**
- Refer to Chapter 5.0 for additional guidance pertaining to the typologies comprising Development Plot M.**

7.10.4 Building uses

- The primary use-class within Development Plot M must be (C3) residential.**
- The ground floor within the Linear Typology also includes Residential uses (C3 class) with maisonettes fronting directly onto the external façades.
- 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.

7.10.3 Building parameter envelope

- The Parameter Plan 503-PTA-PP-XX-DR-A-5305 identifies the maximum horizontal extents of Development Zone MNQ which contains Development Plots M, N & Q. 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 MNQ which contains Development Plots M, N & Q.
- The proposed setting out for Development Plot M 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.**

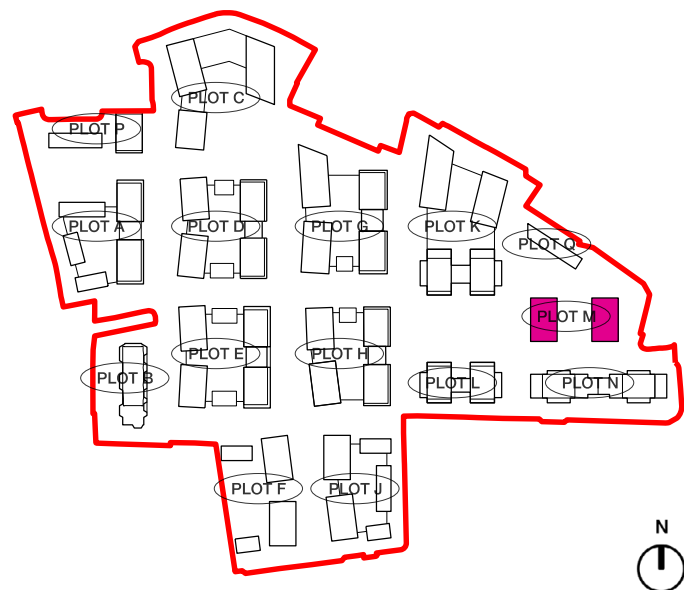


Figure 7.76: Key plan.

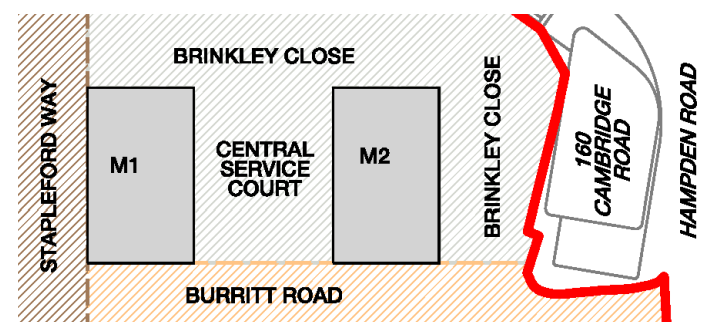


Figure 7.77: Building composition plan.

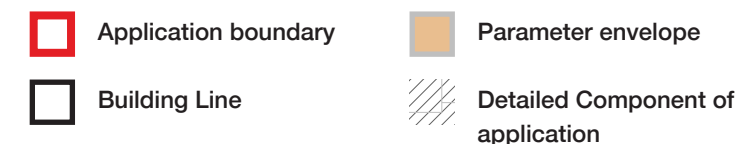
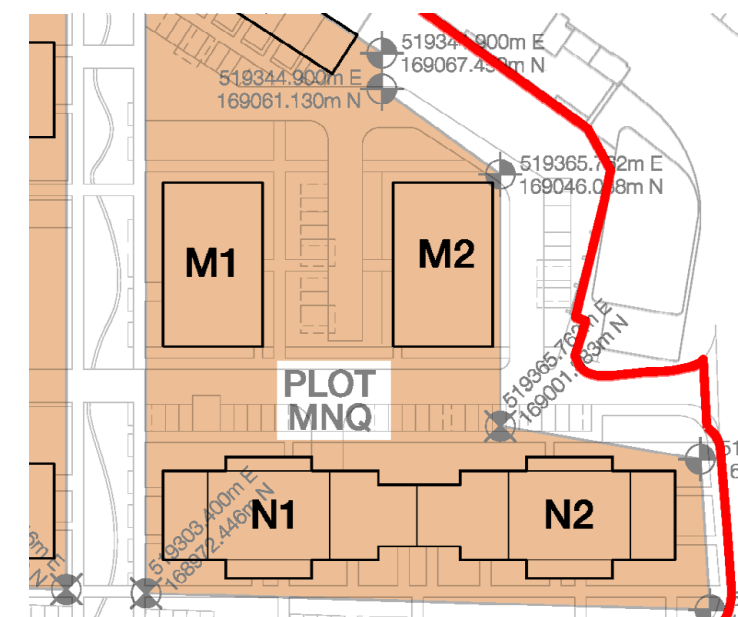


Figure 7.78: Plot Plan - Building parameter envelope.

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