

1.0 Introduction

1.1 Purpose and Status

- 1.1.1 These Design Guidelines (The Guidelines) are for the future design development of the Cambridge Road Estate (The Site). Together with the parameter plans they provide the primary design information to inform the preparation of subsequent Reserved Matters Applications for all phases of the development.
- 1.1.2 The Guidelines provide the Local Planning Authority (LPA) with certainty of the commitment to high quality design. They are a set of rules, focused on elements of design that are exemplified by the illustrative masterplan. It is the Design Guidelines' aim to provide clarity over what is considered acceptable design quality.
- 1.1.3 Essentially, the Guidelines serve three main purposes:
 - They provide live Design Guidance as part of the brief for Architects and Designers.
 - They provide an assessment tool for the determination of Reserved Matters Applications.
 - They document the aspirations that will serve to form future design guidance for long-term development.

1.2 Use of the Guidelines

- 1.2.1 These Guidelines provide a manual for the design of The Site and comprise both written and diagrammatic information. They build on the Parameter Plans and Development Specification, and provide a higher layer of guidance. Before Designers progress design work in respect of Reserved Matters and design of phases 2-5, they should familiarise themselves with the general content of this document.
- 1.2.2 Compliance with the mandatory guidelines is the starting point for assessment of whether to approve Reserved Matters Applications, which must include a statement of compliance with mandatory guidelines.
- 1.2.3 Departures from the mandatory guidelines will only be permitted in exceptional circumstances when supported by thorough consultation and design review.
- 1.2.4 The Design Guidelines carry on the principles established within the detailed component of the planning application. They ensure a consistency of approach through the illustrative masterplan as a whole, and help deliver its overall benefits.

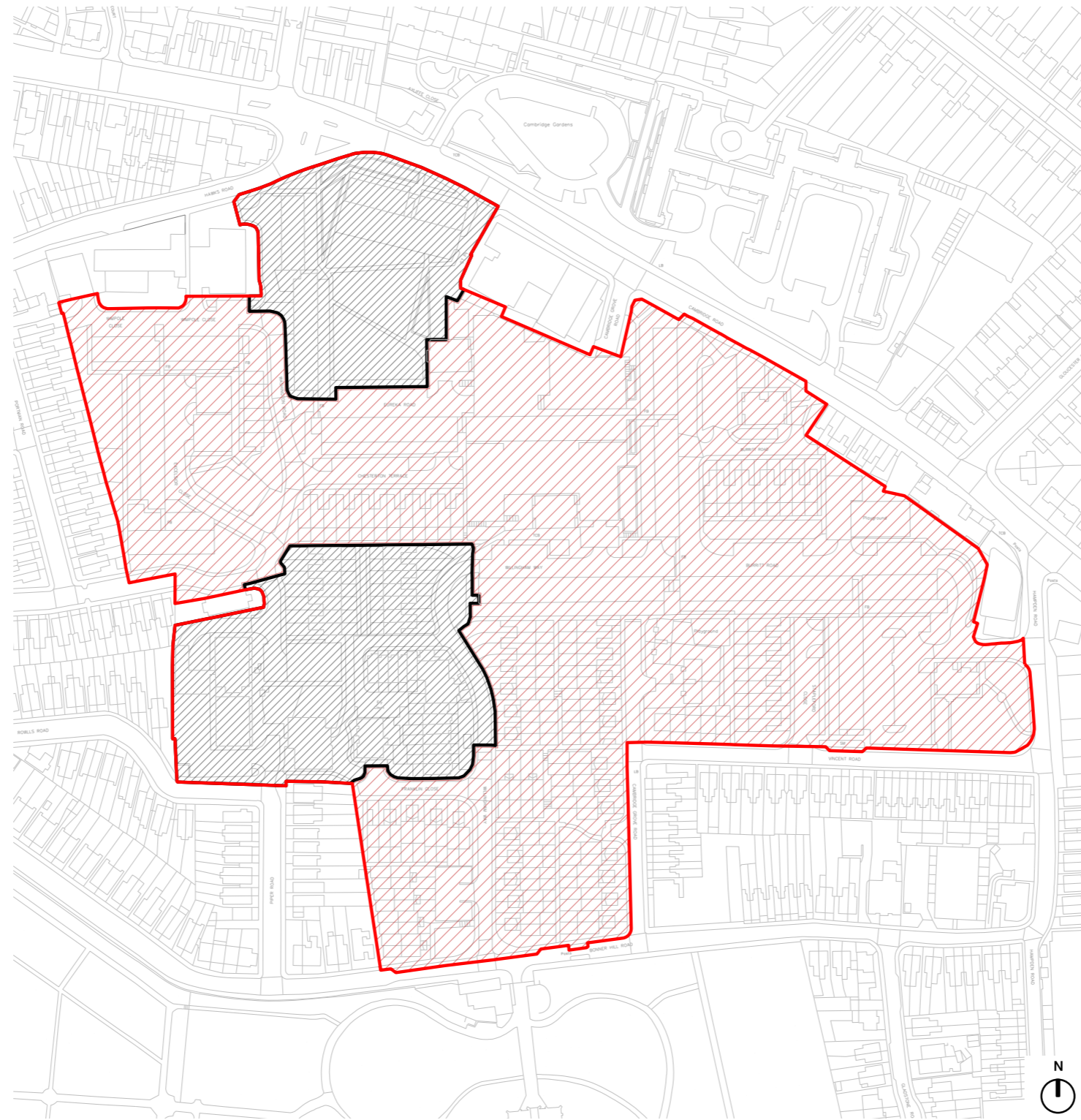
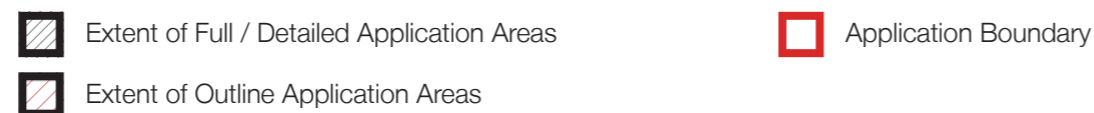


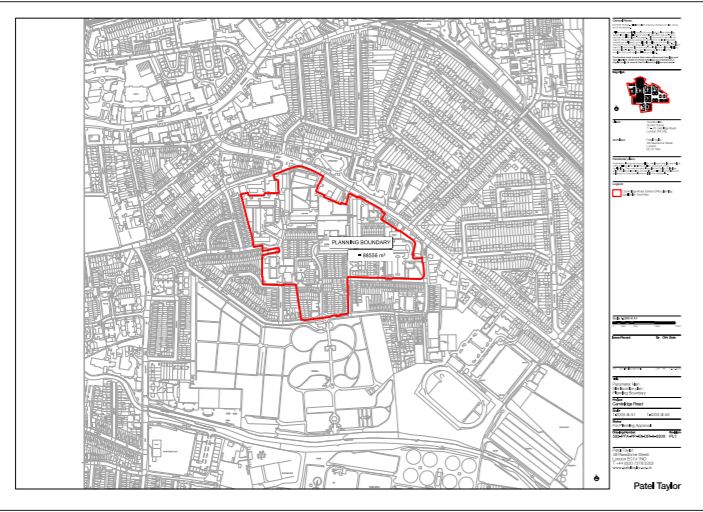
Figure 1.1: Scope of detail and outline components.



1.3 The Parameter Plans

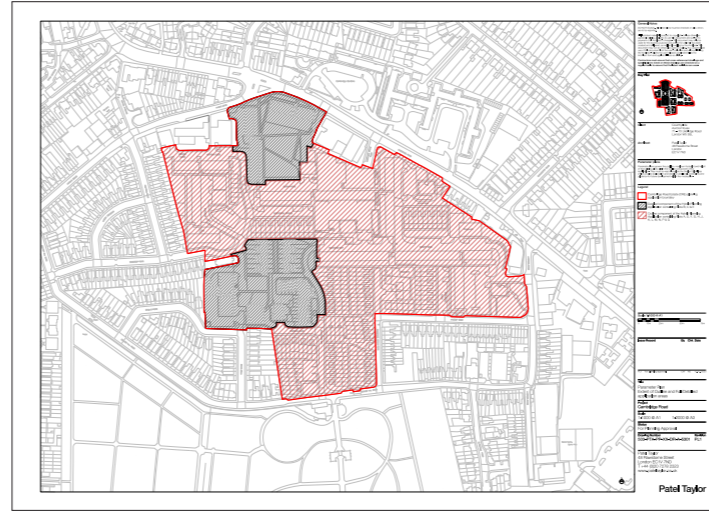
- 1.3.1 The Parameter plans provide parameter based information related to the layout and scale of the illustrative masterplan. The plans show how the siting of development plots, routes and open spaces will be provided and situated. They describe the geometry of development plots, routes and open spaces according to defined limits of deviation.
- 1.3.2 The following Parameter Plans have been submitted as part of the Hybrid Planning Application and include;
 1. **Site Location Plan**
503-PTA-PP-XX-DR-A-5300
 2. **Extent of Outline and Full / Detailed Application Areas**
503-PTA-PP-XX-DR-A-5301
 3. **Horizontal limits of Development Zones**
503-PTA-PP-XX-DR-A-5305
 4. **Development Zone Plan**
503-PTA-PP-XX-DR-A-5309
 5. **Development Plot plan.**
503-PTA-PP-XX-DR-A-5303
 6. **Vertical limits of Development Zones**
503-PTA-PP-XX-DR-A-5306

1. Site Location



Establishes the Red-line Site Boundary of and location of existing roads.

2. Extent of Outline and Detailed Application Areas



Establishes the Outline and Detailed components of the Masterplan.

The Design Guidelines apply to the Outline component of the Masterplan.

1.3.3 The Parameter plans can be split into two types;

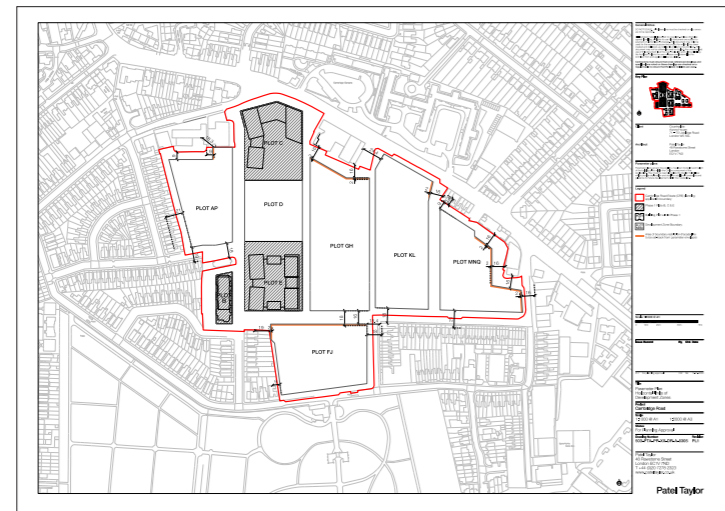
- **Orientation:** Plans which determine where The Site is and what areas of the site the Parameters and Design Guidelines apply to; and
- **Framework for development:** Plans which limit the position and scale and of development within the Outline Component.

1.3.4 The Parameter Plans are supported by this Design Guidelines document. This establishes a framework of Mandatory Codes and Advisory Guidelines to establish principles for the future delivery of Buildings and Spaces within the Masterplan.

1.3.5 A set of Illustrative Plans has been prepared. These demonstrate how development within the Parameters can be achieved.

1.3.6 The guidance contained in this chapter should be read in conjunction with the Parameter Plans and Illustrative Plans.

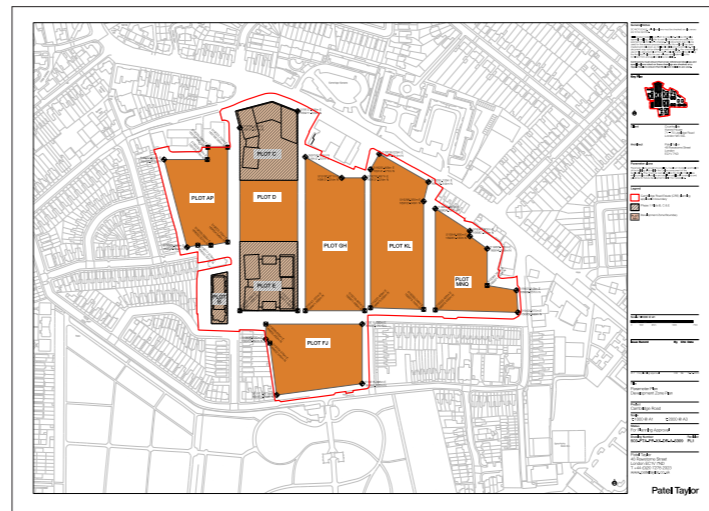
3. Horizontal limits of Development Zones



Sets out the horizontal position of Development Zones.

Refer to the Detailed component of the Planning Application for Development Plots B, C and E.

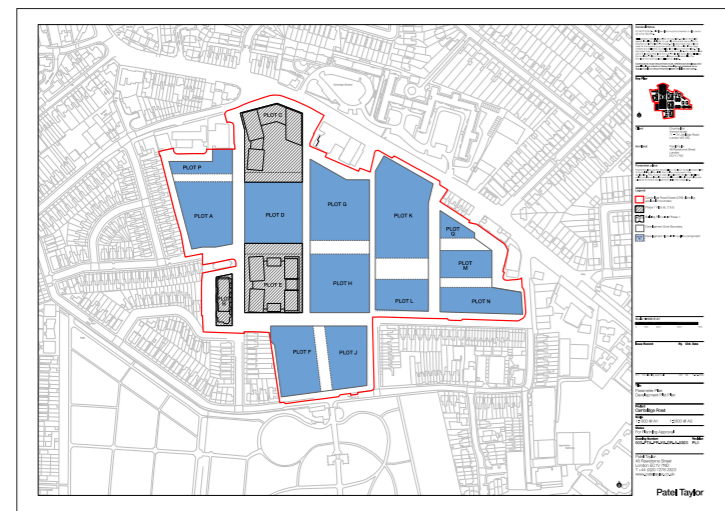
4. External boundaries of Development Zones



Establishes relationships between the Development Zone and existing buildings.

Refer to the Detailed component of the Planning Application for Development Plots B, C and E.

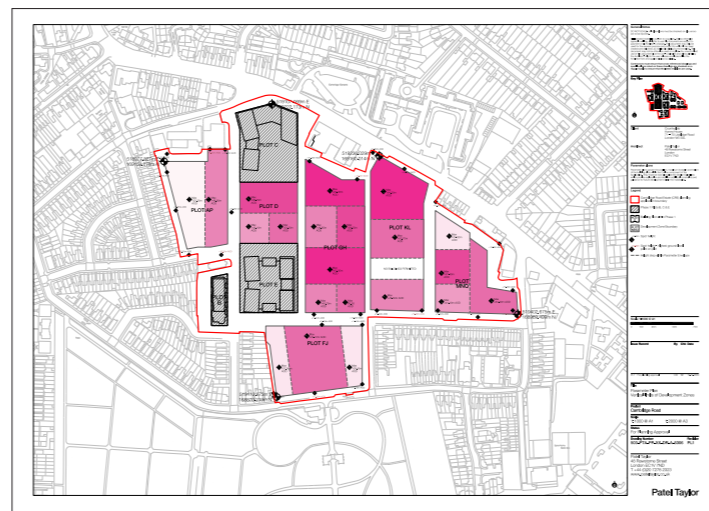
5. Development Plots



Defines the named Plots and required routes which subdivide the Development Zones and give access at grade level.

Refer to the Detailed component of the Planning Application for Development Plots B, C and E.

6. Vertical limits of Development Zones



Defines the maximum heights within the Outline component of the Planning Application.

Refer to the Detailed component of the Planning Application for Development Plots B, C and E.

1.0 Introduction

1.4 Mandatory and advisory guidelines

- 1.4.1 The Guidelines comprise both written and diagrammatic instructions. There are two levels of instructions and one level of commentary:
- 1.4.2 Level 1: Mandatory Guidelines
These are key design rules which must be followed when designing buildings and spaces. The mandatory instructions are identified throughout this document by; **bold black underlined letters**.
- 1.4.3 Level 2: Advisory guidelines. These are non-mandatory suggestions to be taken into account when designing buildings and spaces. The advisory guidelines are identified throughout this document by; **bold grey letters**.
- 1.4.4 Level 3: A further level of clarification (note) is provided through design commentary. General informative text that does not state a guideline is identified by; normal text.

1.5 Scope of the Guidelines

- 1.5.1 The application is a 'Hybrid' consisting of Detailed and Outline Components. These Design Guidelines apply to the Outline component of the Application. They have been informed by the design evolution of the detailed component and the various consultations that have taken place.
- 1.5.2 See Fig. 1.1 for the scope of detailed and outline components.
- 1.5.3 The Detailed component is:
 - Phase 1: Plots B, C, E; and
 - Landscape associated with phase 1 plots.
- 1.5.4 The Outline component contains:
 - Development Zone AP;
 - Development Zone CDE (excluding Development Plots C and E);
 - Development Zone FJ;
 - Development Zone GH;
 - Development Zone KL;
 - Development Zone MNQ;
 - Landscape areas associated with Outline plots and landscape within the Application boundary not specific to a plot.

1.6 Relationship with the application documents

- 1.6.1 The Guidelines should be read alongside the suite of planning documents submitted in support of the planning application. Those of most relevance in explaining the composition of the illustrative masterplan and the design intent are outlined below:
 - Design and Access Statement Vol. 1;
 - Parameter Plans;
 - Illustrative Plans; and
 - Planning Statement.
- 1.6.2 The Parameter plans provide parameter based information related to the layout and scale of the illustrative masterplan. The plans show how the siting of development plots, routes and open spaces will be provided and situated. They describe the geometry of development plots, routes and open spaces according to defined limits of deviation.
- 1.6.3 The Design Guidelines supplement the Parameter Plans and provide further design detail to control and guide the preparation of a RMA in compliance with spatial constraints, and Architectural and landscape Guidelines.
- 1.6.4 Volume 1: Outline DAS sets the scene for the illustrative masterplan, and expands on the key principles explaining how the designs have been developed, the ambition and vision for the future Development which is controlled by The Guidelines.
- 1.6.5 Volume 2: The Detailed Component DAS explains how the first phase of development, Plots B, C and E have been designed in detail.

Plots B, C and E have been developed in line with the Design Guidelines and shows one way in which a Designer might produce proposals which satisfy The Guidelines.



Figure 1.2: Visualisation looking north from Piper Way towards Washington Avenue and Cambridge Road.



Figure 1.3: Visualisation looking south along the Stapleford Way rain garden towards Cambridge Grove Gardens and Vincent Road

Masterplan:
Development Parameters

Masterplan:
Site-wide scale

Components:

- Elements
- Buildings
- Spaces

Specifics:
Individual Plots



Figure 1.4: Document organisation.

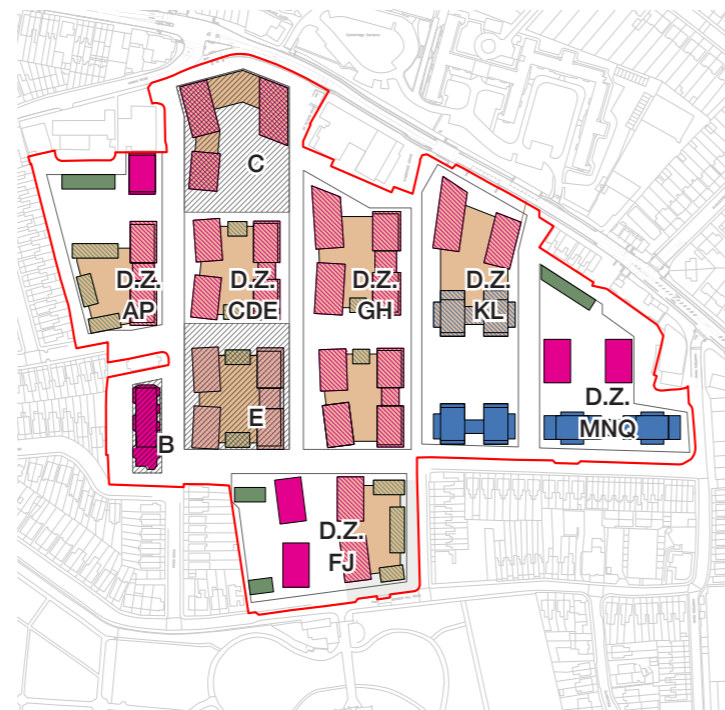


Figure 1.5: Plot and building typology identification.

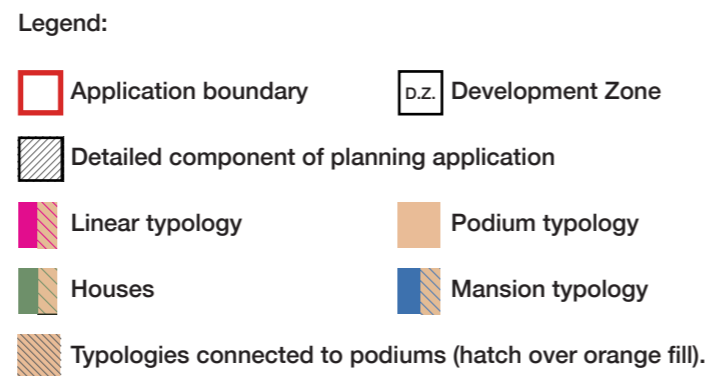
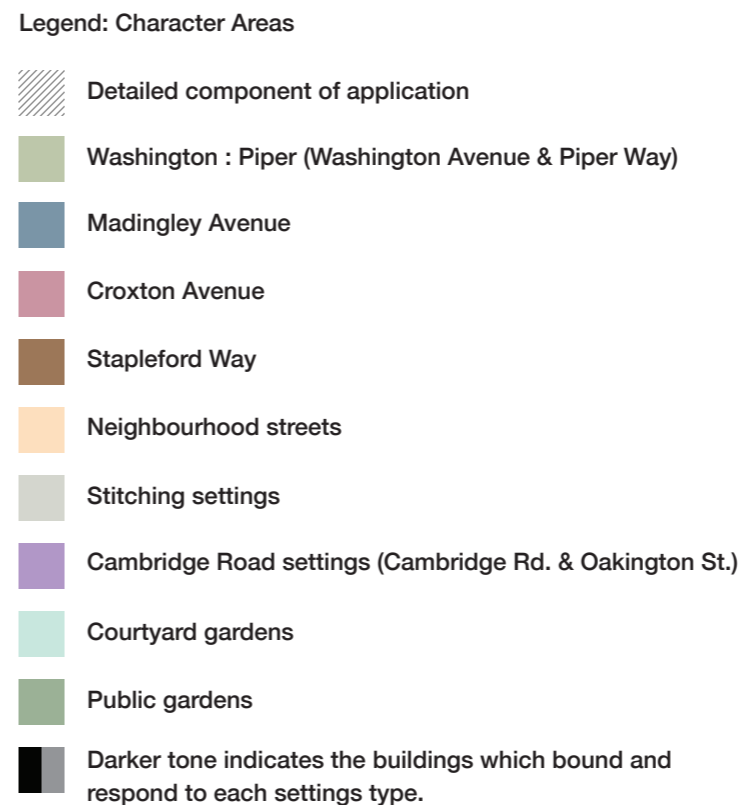


Figure 1.6: Landscape character area identification.



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1.7 Document Structure

1.7.1 The Design Guidelines are organised by hierarchy of scale.

1.7.2 The intention is that the report develops cumulatively where the level of detail builds section upon section.

1.7.3 The document starts by identifying the rules and guidance at a site-wide level, then by component (typology of building and space), before concluding with the examination of each specific Development Plot.

1.7.4 The chapters of this document are organised in six primary sections and cover the following;

- Chapter 2 – Development Parameters.
- Chapter 3 – Site-wide Global Guidelines.
- Chapter 4 – Component Guidelines.
- Chapter 5 – Building Guidelines.
- Chapter 6 – Spaces Guidelines.
- Chapter 7 – Plot Guidelines.

1.7.5 Designers should move through the document in order, from the illustrative masterplan to the Architectural guidelines, the building typology guidelines, the landscape guidelines for the spaces and finally the plot specific guidelines.

1.7.6 The two adjacent plans (Fig. 1.5 and 1.6) highlight the individual plots, the landscape character areas neighbouring each plot and the building typologies within each Development Zone. Designers are encouraged to read each chapter in its entirety and should take particular care when reading the sub-sections that relate to the particular Development Plot and / or landscape area that is being developed.

1.7.7 Designers are, however encouraged to read all chapters in their entirety to better understand the vision and concept for the illustrative masterplan.

1.7.8 The following pages contain instructions on how to use this document as a reference tool.

1.0 Introduction

1.8 How to use this document

- 1.8.1 This section comprises two flow diagrams - Fig 1.7 and Fig 1.8 (running across pages 7 to 10) and illustrates how Designers should use and navigate through the Design Guidelines Document.
- 1.8.2 In order to configure a building, space or setting which is compliant and in keeping with the intent for the redevelopment of the Cambridge Road Estate Designers should follow the pathway identified in Fig 1.7 and 1.8.
- 1.8.3 The adjacent diagram (Fig. 1.7) identifies the primary questions which will be asked by future design teams and directs users to resources contained in this document.
- 1.8.4 The following pages show a worked example for Plot H.

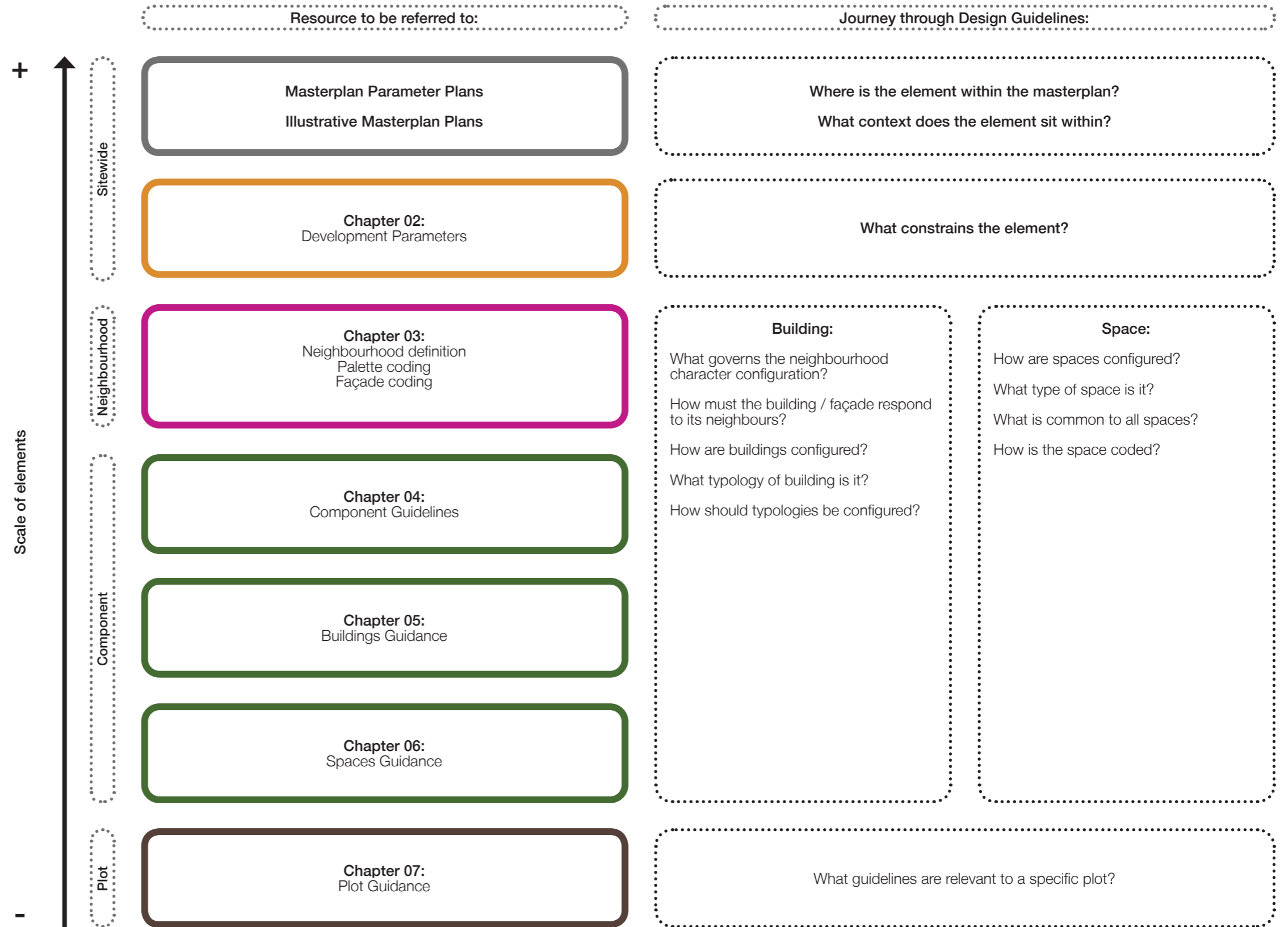


Figure 1.7: Journey through Design Guidelines documentation.