



## CONSULTATION ON THE PHASE 1 DESIGNS FOR CRE

# Next steps for the CRE regeneration

Now that the regeneration has been supported by Cambridge Road Estate (CRE) residents, this guide shows how the Phase 1 building designs have progressed and how you can give us your views on them.

After this stage of consultation, a planning application for the new neighbourhood will be submitted for approval so that regeneration can commence in 2021.



ARTIST'S IMPRESSION

**Tell us what you think of the Phase 1 buildings...**

**Fill out a feedback form. Information about how to send it to us is shown below.**



**Tell us what you think of the Phase 1 building proposals:**



**Drop-off your completed feedback form at 2 Tadlow (see back page for details)**



**Fill out an online feedback form at [cambridgeroadestate.com](http://cambridgeroadestate.com)**



**E-mail your feedback to [creregen@kingston.gov.uk](mailto:creregen@kingston.gov.uk)**



**Phone one of the team to give them your feedback  
FREEPHONE 0800 304 76 33**

**YOU CAN SUBMIT YOUR FEEDBACK UNTIL THURSDAY 3RD SEPTEMBER 2020**

## Next steps – what happens now that residents have voted ‘yes’ for regeneration?

Now that CRE residents have voted yes for regeneration, there are a few final steps to take before we can start building the new homes.

Working with residents over the past year has helped ensure the CRE masterplan and new homes have taken residents’ views into account.

We’d now like to talk to you about the buildings in the first phase, what they will look like and how they will work.

The timeline on page 3 shows you what’s happening next and how we will continue to involve you in the regeneration.



This document builds on the information presented in the Landlord Offer.

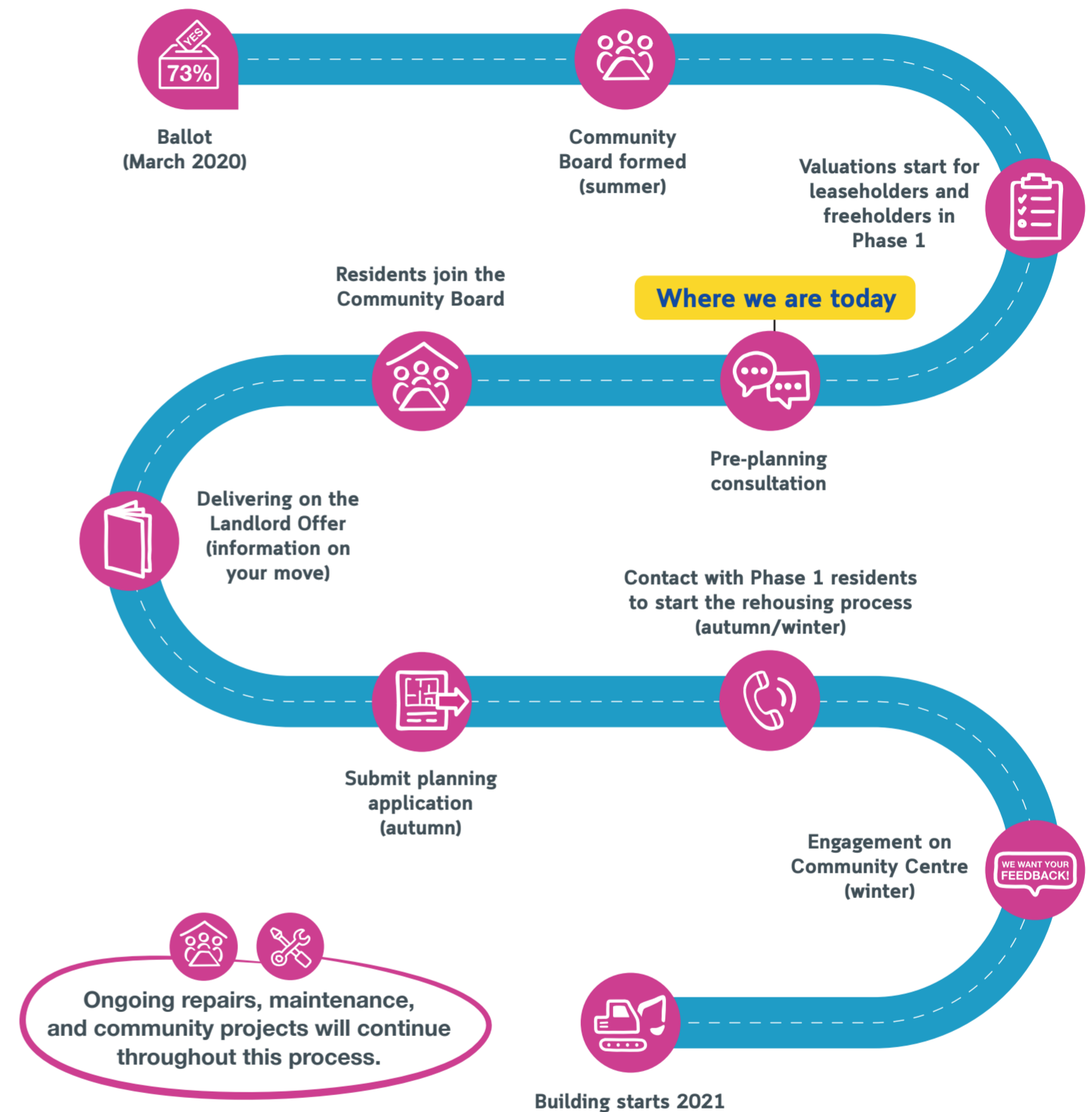
For detailed information relating to the regeneration, such as phasing and estimated move dates, as well as the support available to CRE residents, please see **The Landlord Offer** - available at [www.cambridgeroadestate.com](http://www.cambridgeroadestate.com)



This guide tells you about the Phase 1 buildings, which will include the first new homes for residents.



### CRE REGENERATION TIMELINE (PHASE 1)



#### Once a planning application is approved, we will:

- Be in touch with residents in phase 1 to start the rehousing process and support them with their move. Financial support will also be provided.
- At this time, we will also be able to talk to residents in a lot more detail about how construction will be managed sensitively, keeping any disruption to a minimum.
- Last but not least, we will want to involve residents in progressing the designs for the community centre, which will be a brilliant facility suitable for all to enjoy.



We will continue to work with and support residents throughout the regeneration. Our regeneration team will continue to help with any questions you may have.

## Thank you to everyone who has helped shape the new homes so far.

### We are now designing the Phase 1 buildings in detail.

Lots of work has been done to shape the design of the masterplan and new homes, which was shown at public exhibitions and in the Landlord Offer. Below are some of the things that residents told us last year about what they wanted to see the masterplan achieve. These were shown in the Landlord Offer.

We are now looking at detailed designs of Phase 1 buildings (C, B and E) and outdoor spaces, which will be the first parts of the masterplan to be built. Read on to see what the new buildings will look like and find out how they will work for CRE residents.

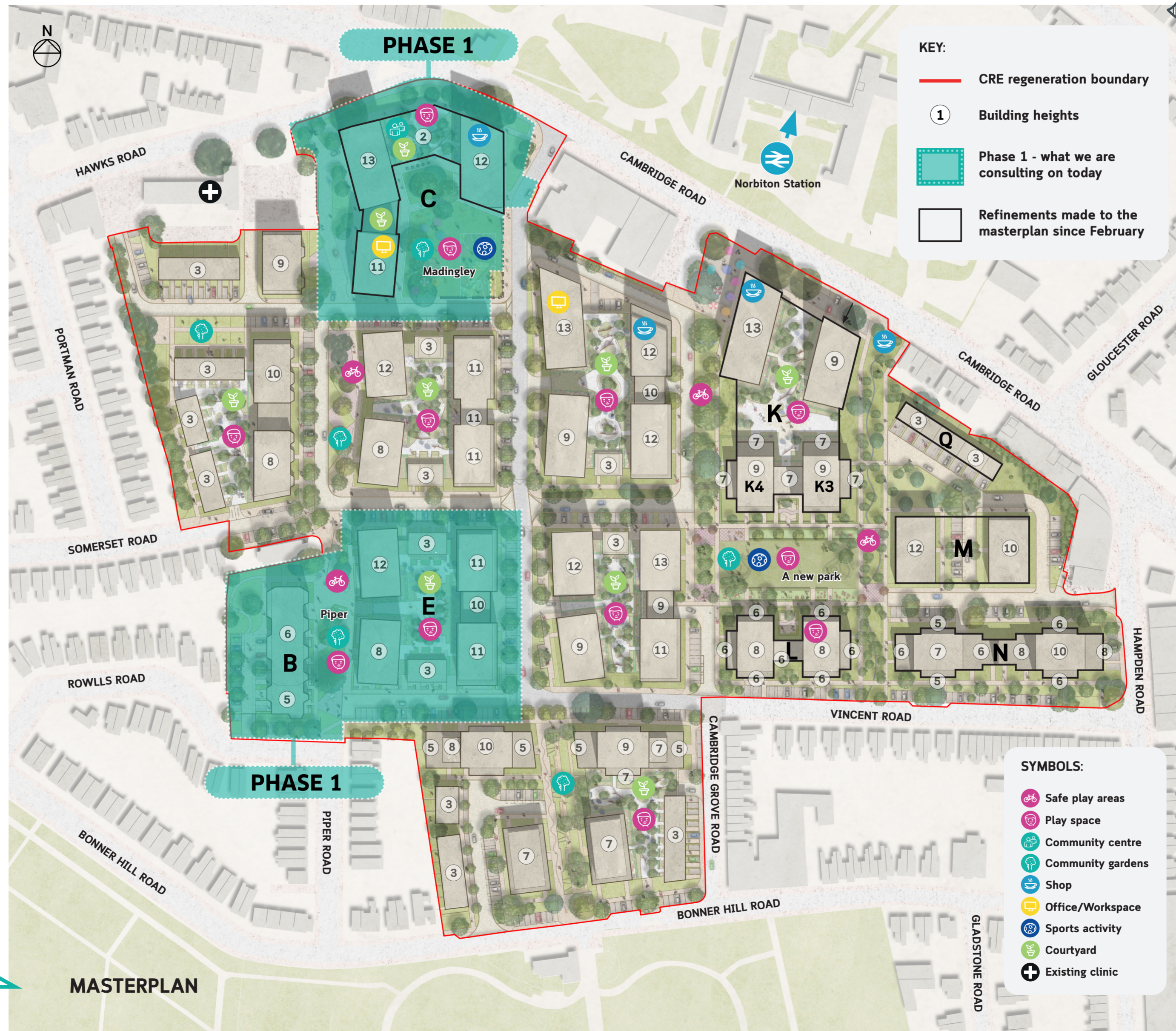
Young people have been interested in seeing how the new spaces would be used to encourage activity. Residents also wanted to know how the designs would encourage green spaces and protect existing wildlife.

Residents wanted a new, larger community centre to make more safe space available for children and teenagers to enjoy.

Residents also wanted to see places for the current summer events to continue.

Feedback received from residents about the design and quality of the new homes helped shape the proposed safety and security measures. These were seen as welcome improvements for the estate.

Find out more about this on the following pages.



- KEY:**
- CRE regeneration boundary
  - Building heights
  - Phase 1 - what we are consulting on today
  - Refinements made to the masterplan since February

- SYMBOLS:**
- Safe play areas
  - Play space
  - Community centre
  - Community gardens
  - Shop
  - Office/Workspace
  - Sports activity
  - Courtyard
  - Existing clinic



### Refinements made to the masterplan since February:

**Building C**  
Community centre moved closer to the main road to give a greater visual presence on the main road (Cambridge Road).

**Building K**  
Blocks changed to mansion blocks. This allows for a greater number of dual aspect homes and a better relationship with the new park. Heights have also been reduced.

Vehicle access amended to create uninterrupted green street linking Cambridge Road with Vincent Road.

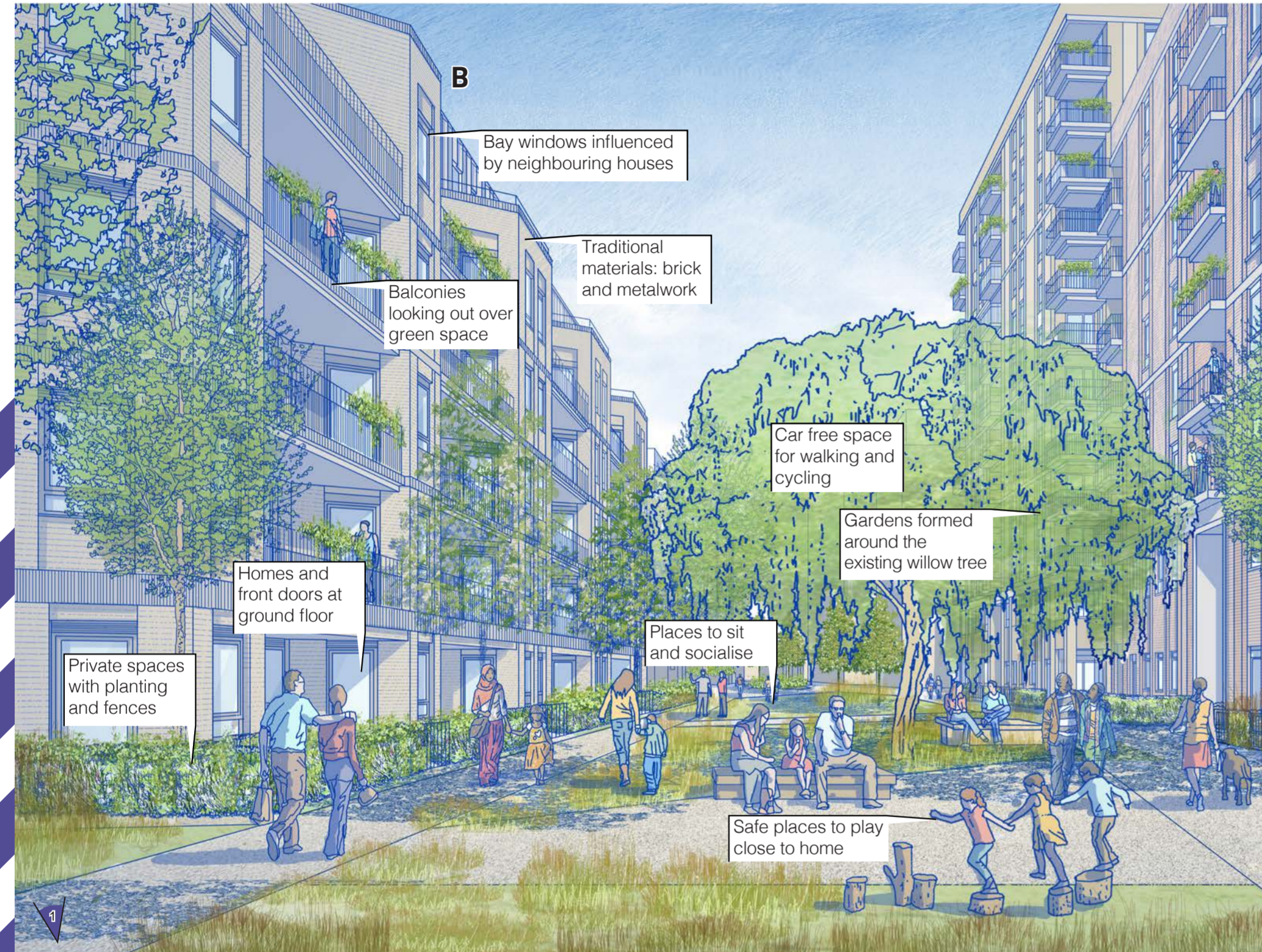
**Building L**  
Building L split into 2 blocks. Mansion block form to appear the same as K3 and K4.

**Building M**  
Block shortened. A new biodiversity area has been created at the North of the block. Houses changed to plot Q. Some houses have been rotated to improve natural surveillance to the road. Block M4 removed. Vehicle access and parking amended to create more green space and prioritise walking.

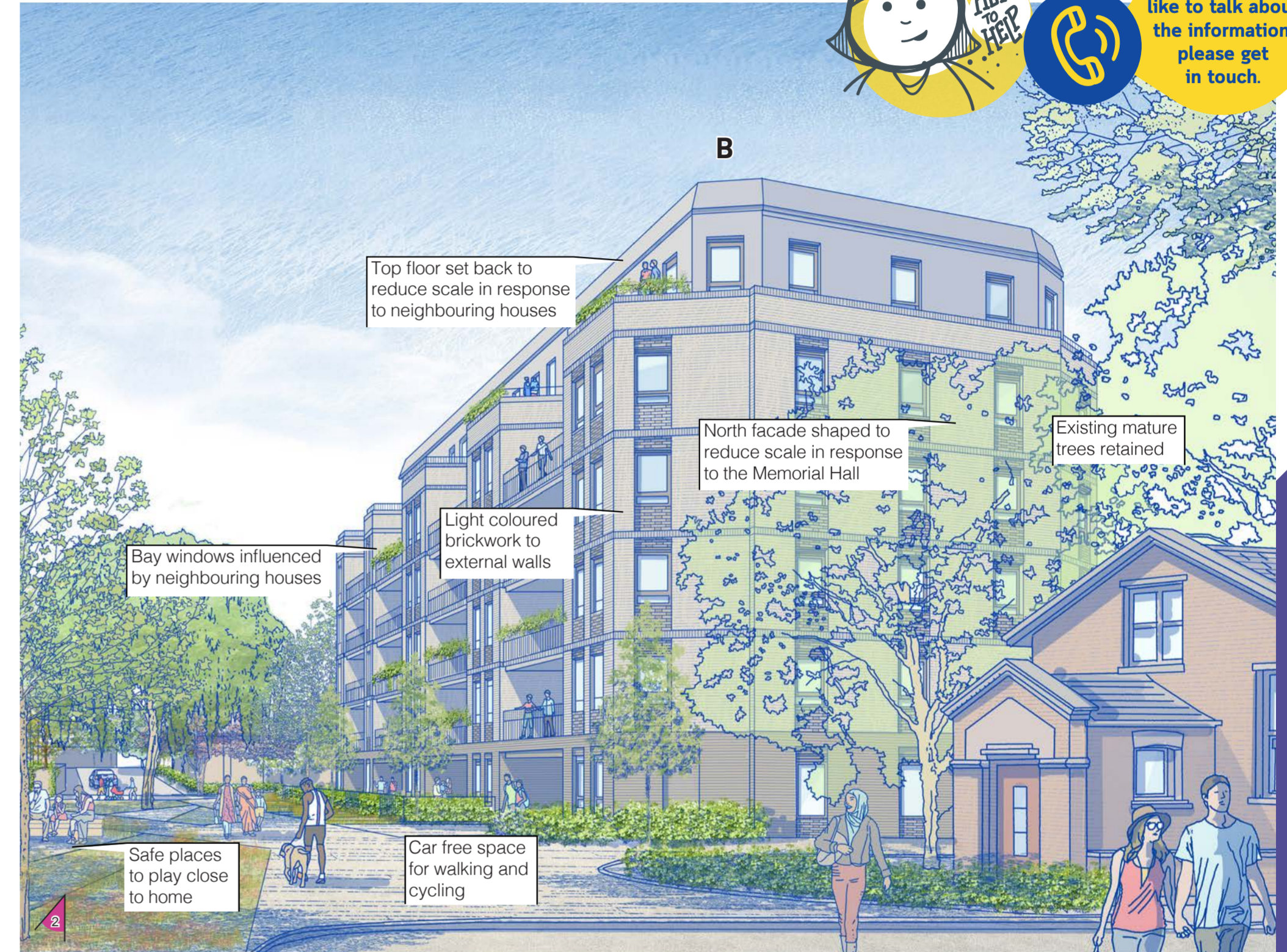
**Building N**  
Building N reduced to 2 blocks. Mansion block form to appear the same as K3 and K4. Improved walking and cycle access from Vincent Road to Cambridge Road and the new green.

**Building Q**  
Vehicle access and street amended to improve outlook onto green space.

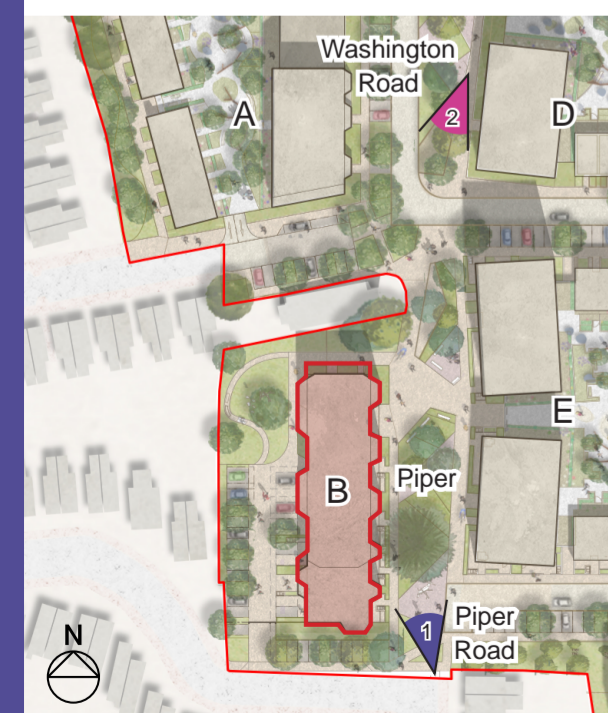
## Phase 1 - Building B



1. ARTIST'S IMPRESSION LOOKING FROM PIPER ROAD



2. ARTIST'S IMPRESSION LOOKING FROM WASHINGTON ROAD



### Design of the building

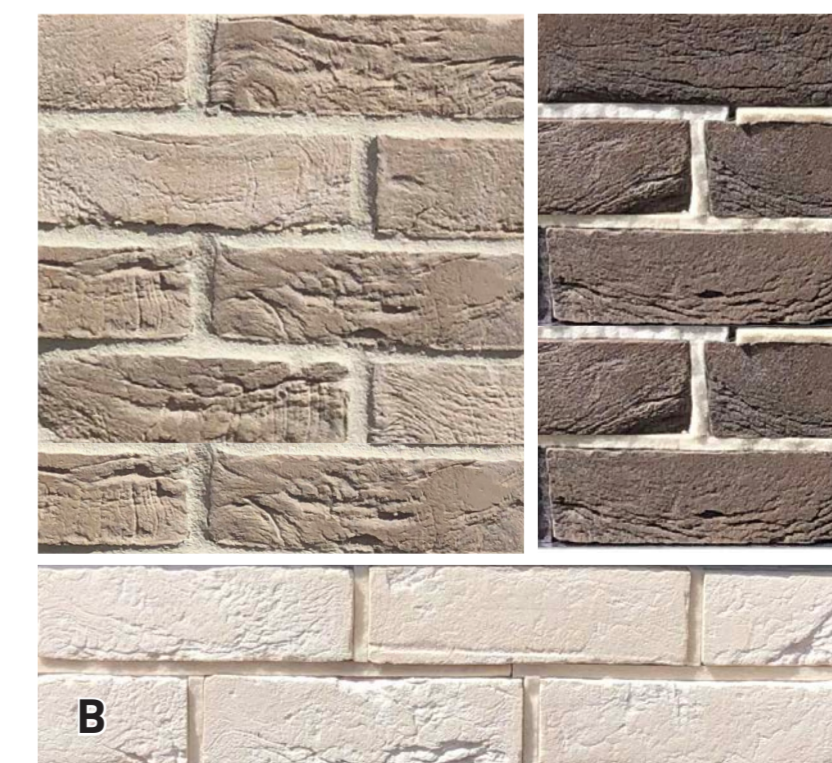
The building sits on the corner of Rowlls Road and Piper Road, and is designed to have large bay windows which are inspired by the houses in these neighbouring streets.

The brickwork for the building is proposed to be a light buff/warm grey with white and slate-coloured details to reflect the houses in the neighbouring streets.

The top floor of the building is set back creating a smaller impact when looking from the surrounding streets (see artist's impression on page 7).

### Fire safety

All buildings will be designed to meet the very latest building regulations. All buildings will be fitted with sprinklers and dry risers to provide water for fire-fighting, and there will be efficient smoke ventilation in all communal corridors.



MATERIALS AND EXAMPLES



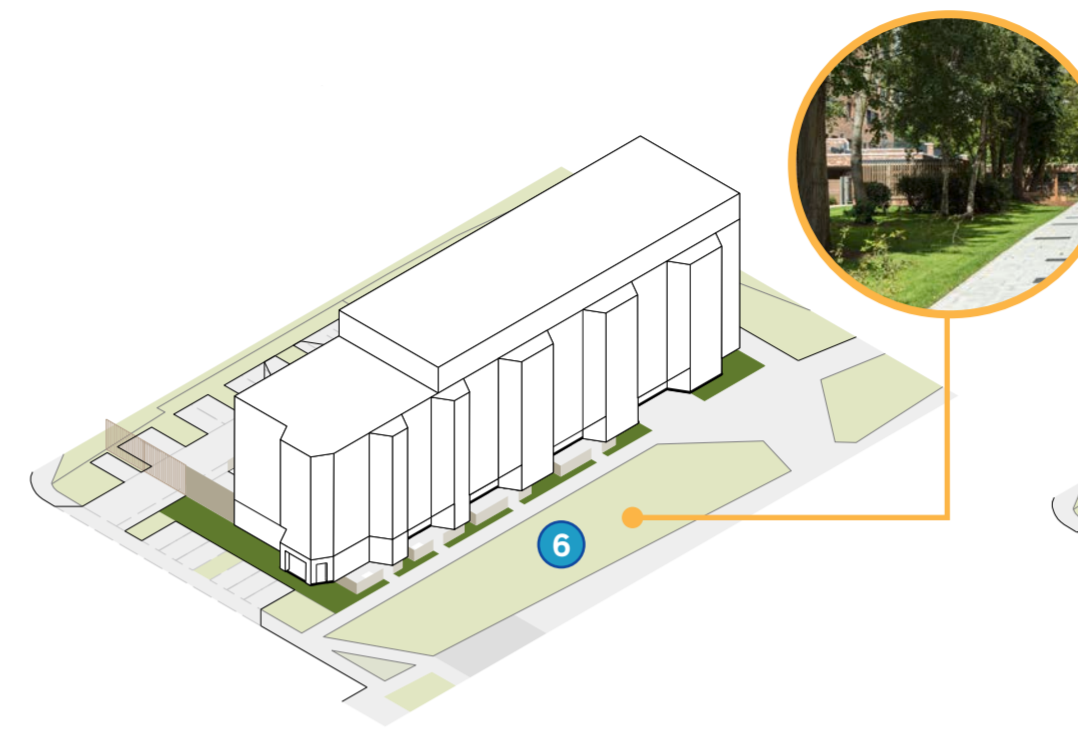
## BUILDING B - NEXT STEPS IN THE CRE REGENERATION

## BUILDING B - NEXT STEPS IN THE CRE REGENERATION

### Phase 1 - How does Building B work?

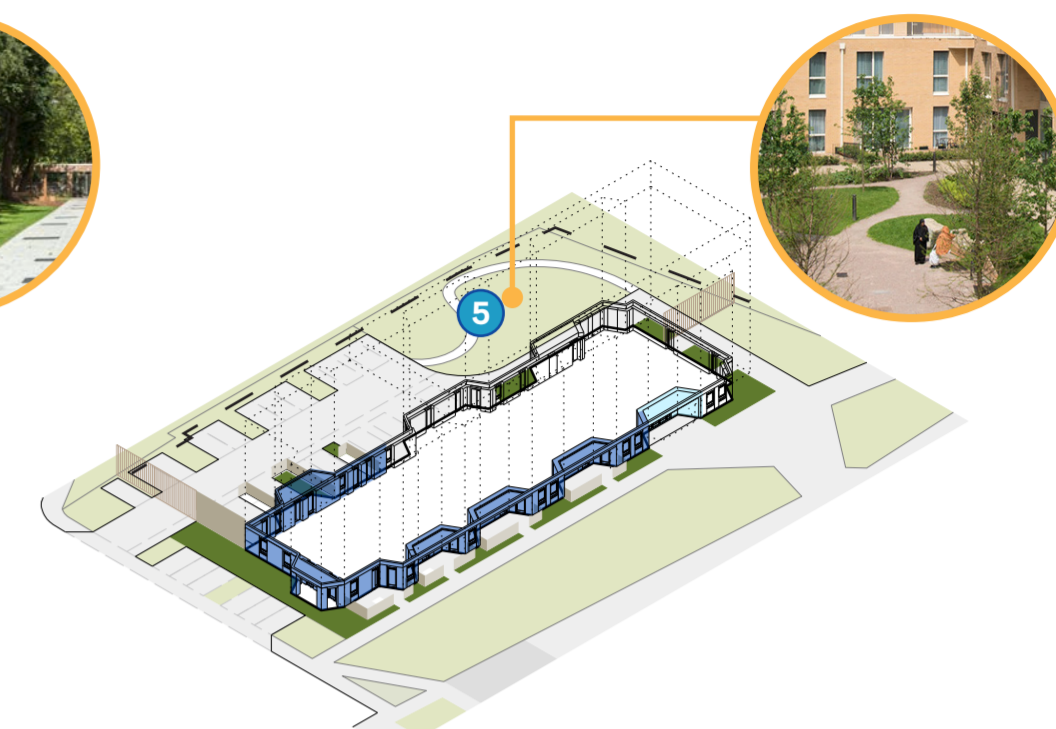


GROUND LEVEL PLAN AND SURROUNDING LANDSCAPE



BUILDING LAYOUT AND PUBLIC GREEN SPACES (FRONT)

Building B is a single building with bay windows similar to the style of the homes in the local area. The building sits next to the Archway and faces public green spaces which are quiet and where neighbouring residents can relax and meet up.



SECURE AREA AND RESIDENT GARDEN OF BUILDING B

Building B has been designed to maximise homes facing onto the streets and shared green spaces. Homes that are on the ground floor will have their own secure front door and homes above will be accessed by the main entrance.

#### Entering the building

- Homes that are located on the ground floor of Building B will have front doors accessed from the street. Homes that are located on the floors above will be accessed through the main building entrance and have front doors within a communal corridor.
- After entering the main entrance, there will be a lobby with a coded electronic 'access fob' like a keyring. Royal Mail postal services will be able to open the front door of the building to deliver post to a secure mailbox.
- Only residents who live in Building B will be able to access through a second secure lobby into the lift and stair area. Building B will have two lifts and a staircase that will be separate from the lobby area and will take residents to their homes which are above ground floor. The lifts and staircase will be cleaned and maintained regularly. To avoid people accessing the building by a back door, refuse stores will only be able to be accessed from the streets.

#### Parking and cycle storage

- After working with the police, the land to the west of Building B is proposed to be enclosed with a fence. This is intended to increase security to the garden area of Building B and to the back gardens on Rowlls Road and Somerset Road, as well as to the Archway Parish Rooms. The secure area will also include resident parking spaces and there will also be some street parking for Building B outside of the secure area.

#### Resident garden (rear)

- In addition to the parking area, a gated secure resident garden is proposed to the rear of Building B. To create a space that everyone feels they can use, there are no homes at ground level facing directly into the residents' garden. New trees and shrubs are proposed to be planted along the back of the resident garden to help create a buffer with neighbouring properties and the gardens will also include grassed areas, seating and play space. All residents of Block B will be able to access and enjoy the garden space.

#### Public green spaces (front)

- The Building B ground floor homes have been arranged to have views looking over the public green spaces to discourage any antisocial behaviour. The public green spaces have been designed to allow residents to stop and spend time, socialising with neighbours. The existing willow tree will be retained, and new shrubs and trees will be planted. There could also be seating provided both within the green spaces and between the wide pathways which give access to the new buildings. Within the public green spaces, informal play areas for children will be included, some with a more natural feel. There will be no through route for vehicles and no vehicle access into the estate from Piper Road or Rowlls Road.

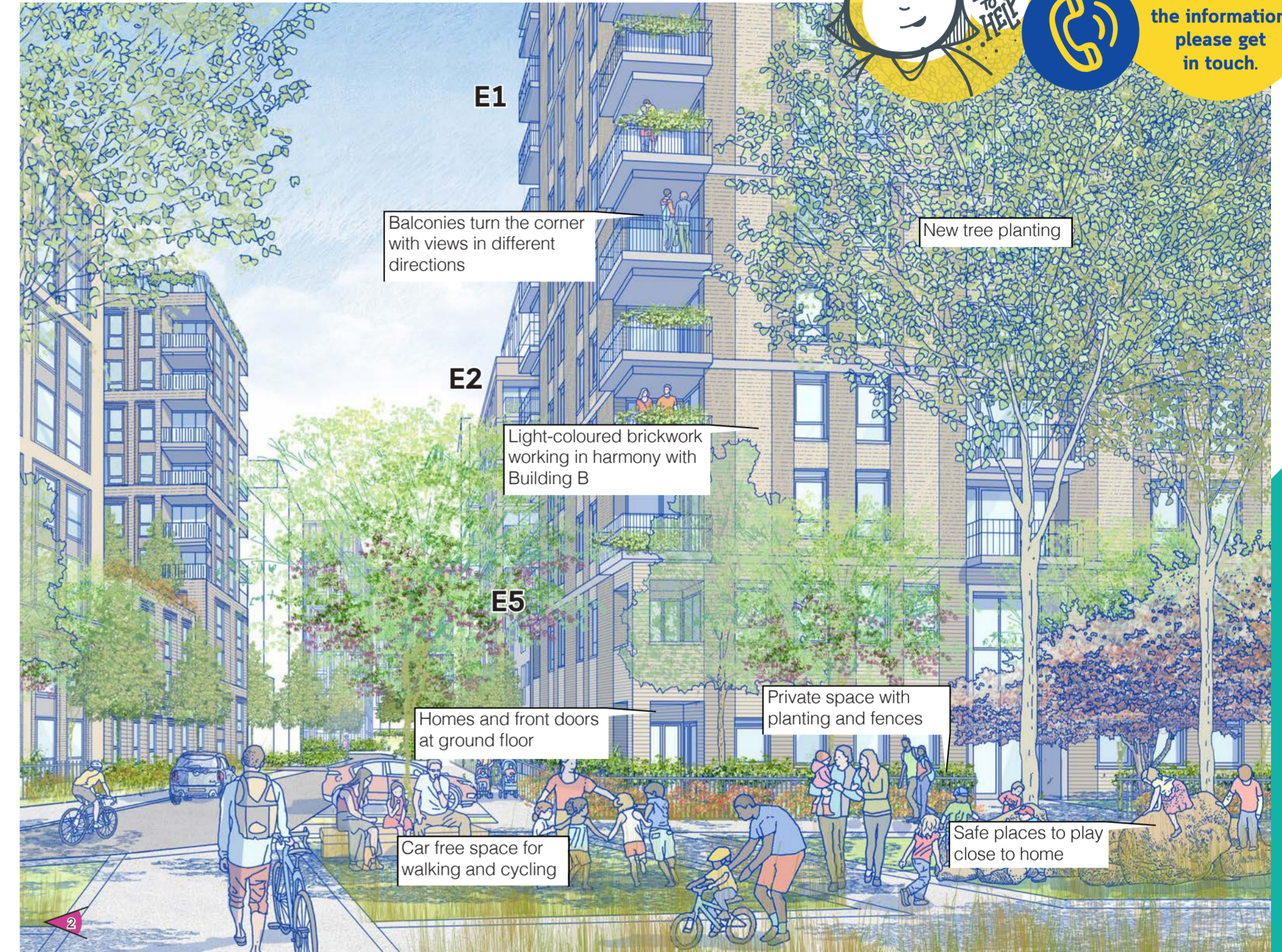
## BUILDING E - NEXT STEPS IN THE CRE REGENERATION

## BUILDING E - NEXT STEPS IN THE CRE REGENERATION

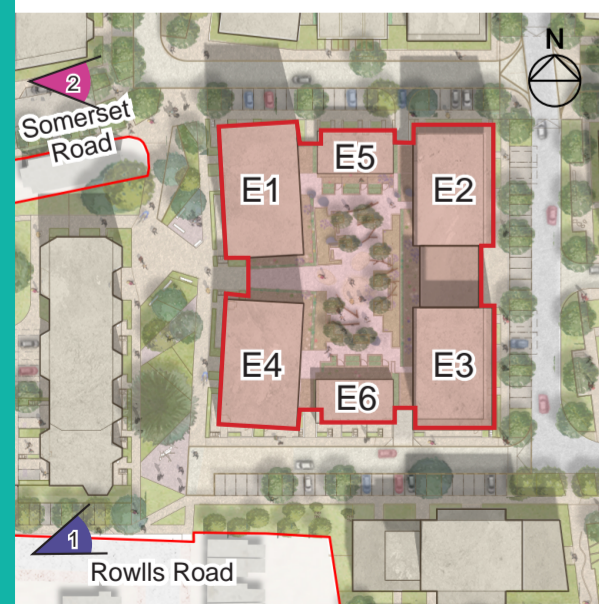
### Phase 1 - Building E



1. ARTIST'S IMPRESSION LOOKING FROM ROWLLS ROAD



2. ARTIST'S IMPRESSION LOOKING FROM SOMERSET ROAD



#### Design of the building

Blocks E1 and E4 will be designed to look different to blocks E2 and E3. This includes different coloured brickwork on external walls and the positions of windows and balconies will also differ. E5 and E6 are townhouses between blocks.

Every home will have dedicated private outdoor space, typically in the form of a balcony accessed from the living room.

#### Fire safety

All buildings will be designed to meet the very latest building regulations. All buildings will be fitted with sprinklers and dry risers to provide water for fire-fighting, and there will be efficient smoke ventilation in all communal corridors.



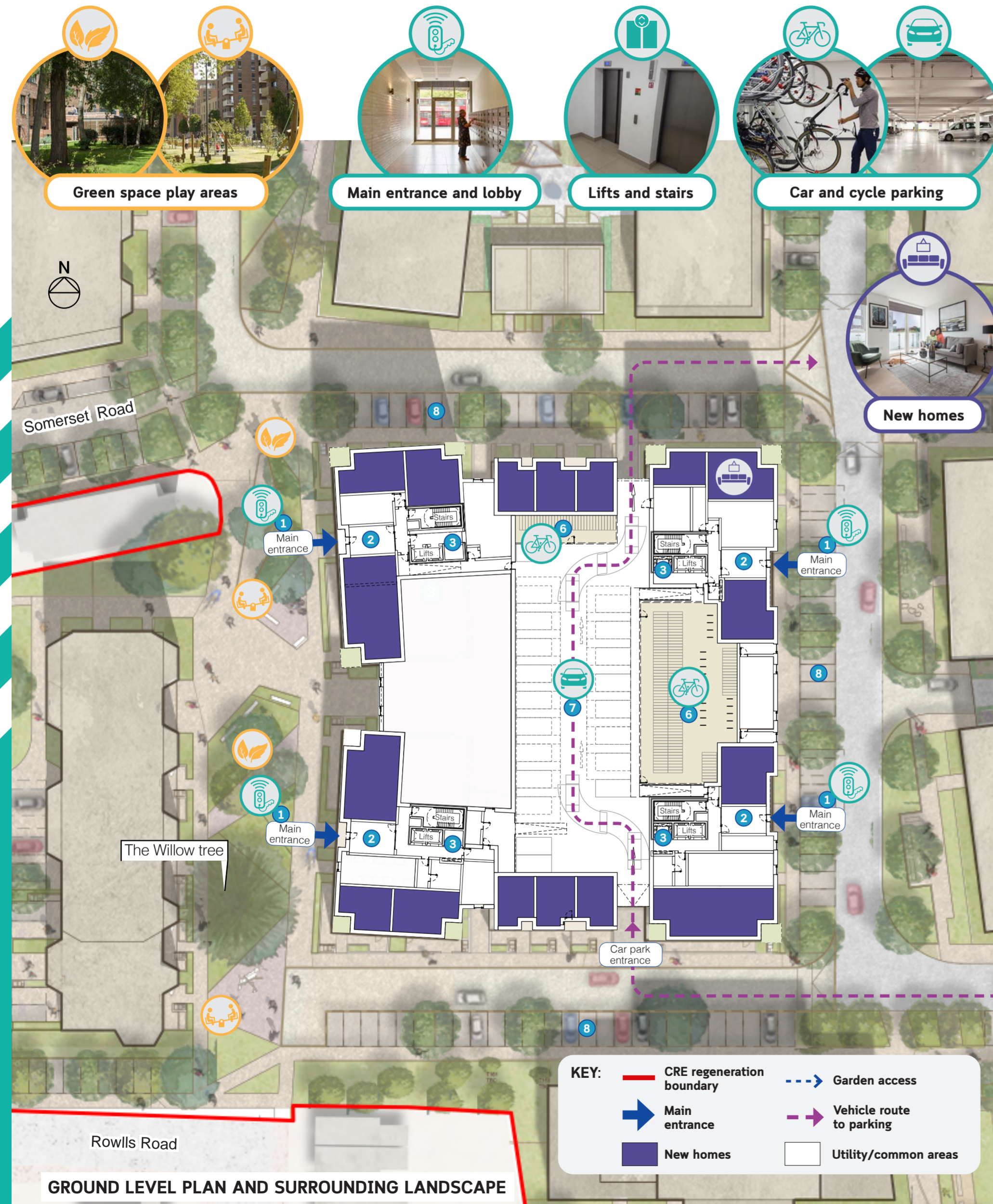
MATERIALS AND EXAMPLES



## BUILDING E - NEXT STEPS IN THE CRE REGENERATION

## BUILDING E - NEXT STEPS IN THE CRE REGENERATION

### Phase 1 - How does Building E work?



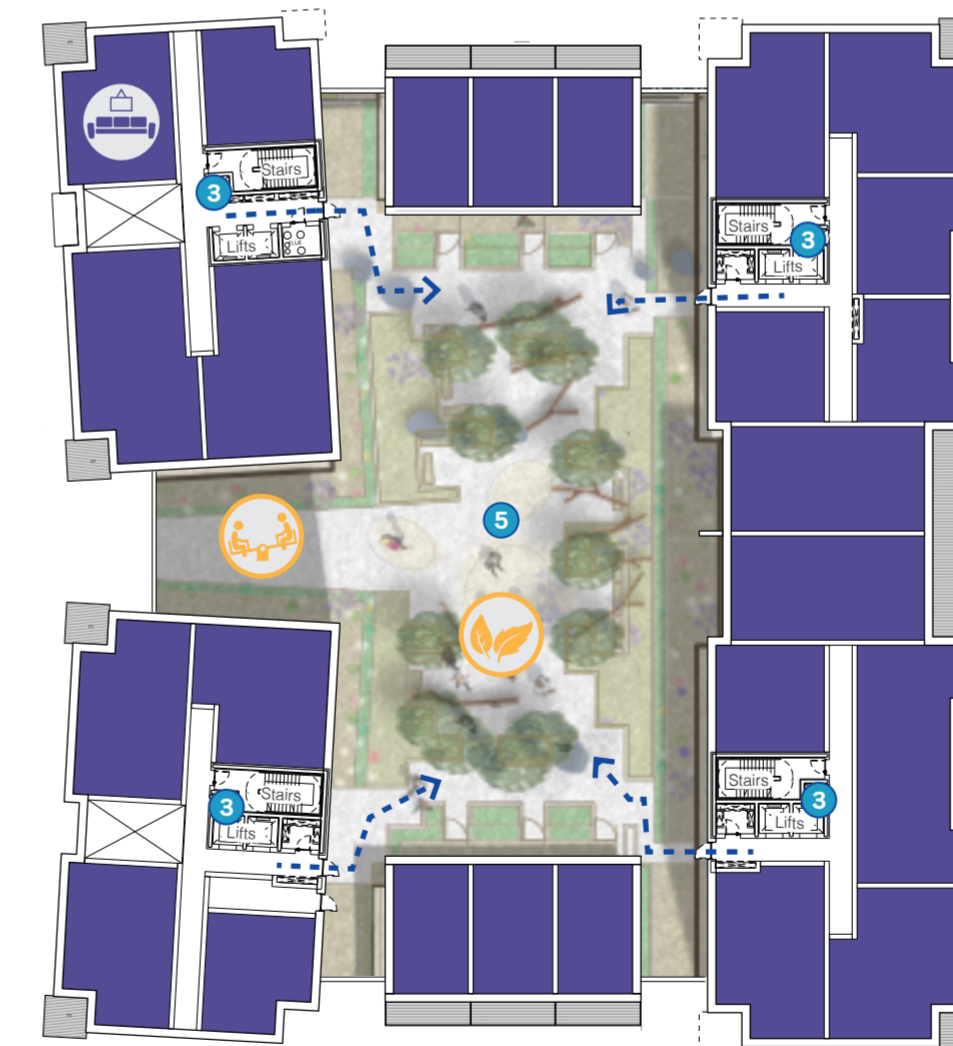
#### Entering the building

Homes located on the ground floor of Building E will have its own secure front door accessed from the street.

- Homes located on the floors above will be accessed through the main building entrance and will have front doors within a communal corridor.
- After the main entrance, each of the blocks will have its own secured lobby with a coded electronic 'access fob' like a keyring. Royal Mail postal services will be able to open the front door of the building to deliver post to secure mailboxes in the lobby.
- Each block in the building will have two lifts and a staircase that will be separate from the lobby area and take residents to homes above the ground floor. The lifts and staircase will be cleaned and maintained regularly. Only residents who have a home within the block will be able to access through a second door beyond the secure lobby into the lift and stair core.

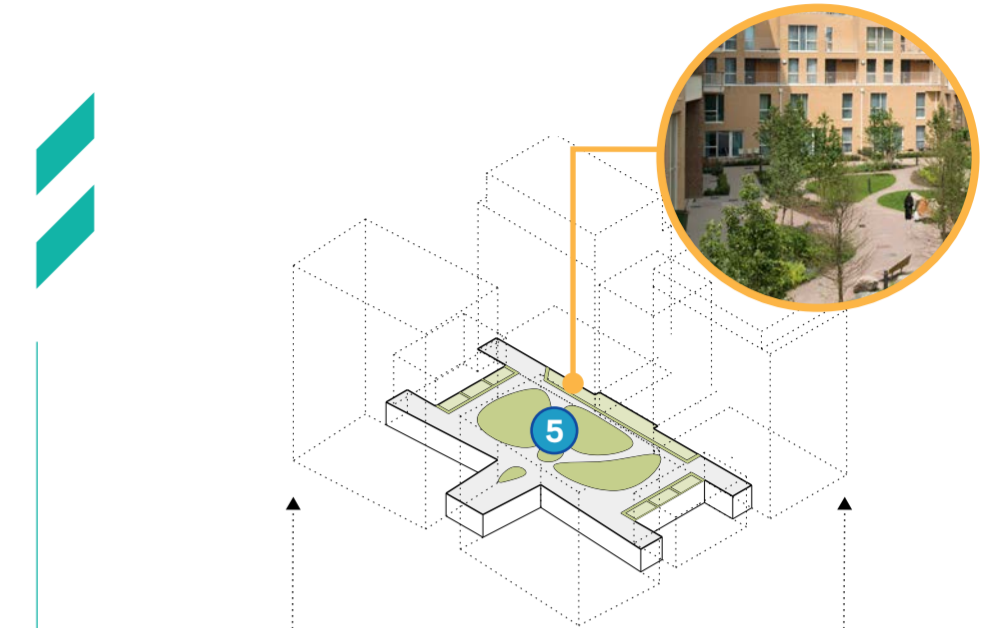
#### Gardens

- The gardens are built above the ground floor and situated in a courtyard. The gardens can be accessed by all residents of Building E, by the stairs and lifts. The design of the gardens will have planting, seating and play space.

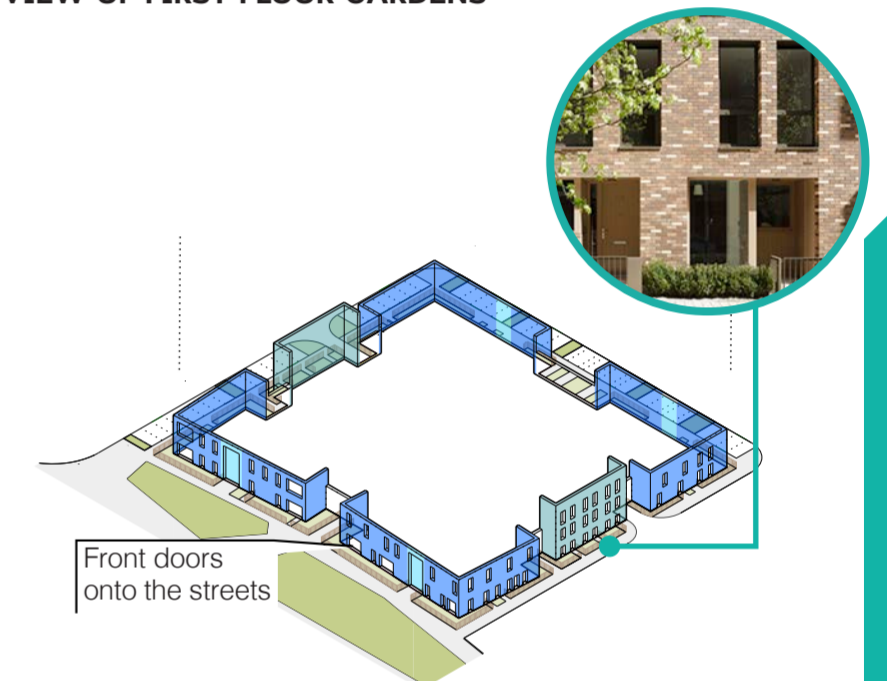


#### Cycle and vehicle parking areas

- To minimise the risk of theft, secure residents' cycle stores will only be accessed from within the building. Cycle parking will be provided in the car park area below the gardens.
- The car park area will only be accessible to residents of Building E and maintenance staff.
- There will also be on-street parking for residents and visitors.

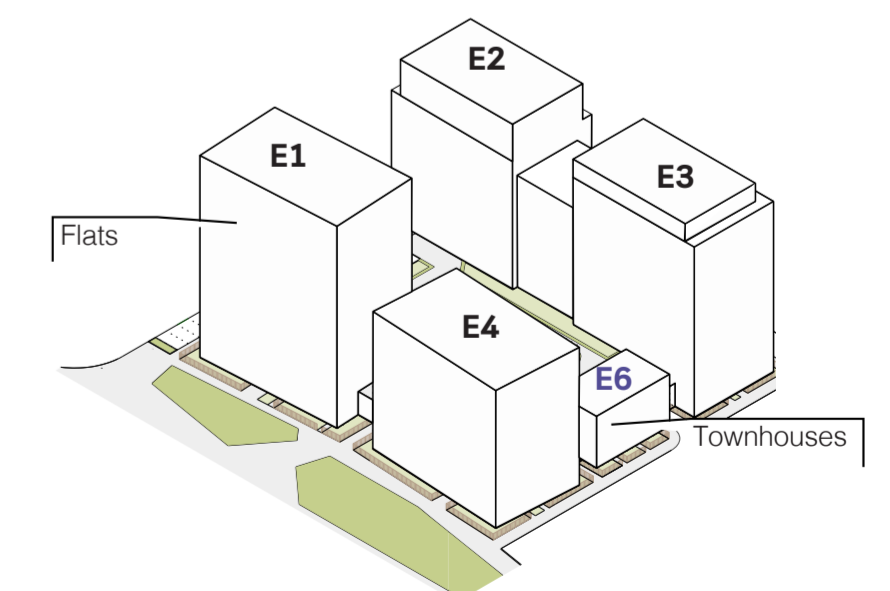


VIEW OF FIRST FLOOR GARDENS



VIEW OF GROUND FLOOR

The building has been designed to maximise homes facing onto the streets and shared green spaces. Homes on the ground floor will have individual front doors.

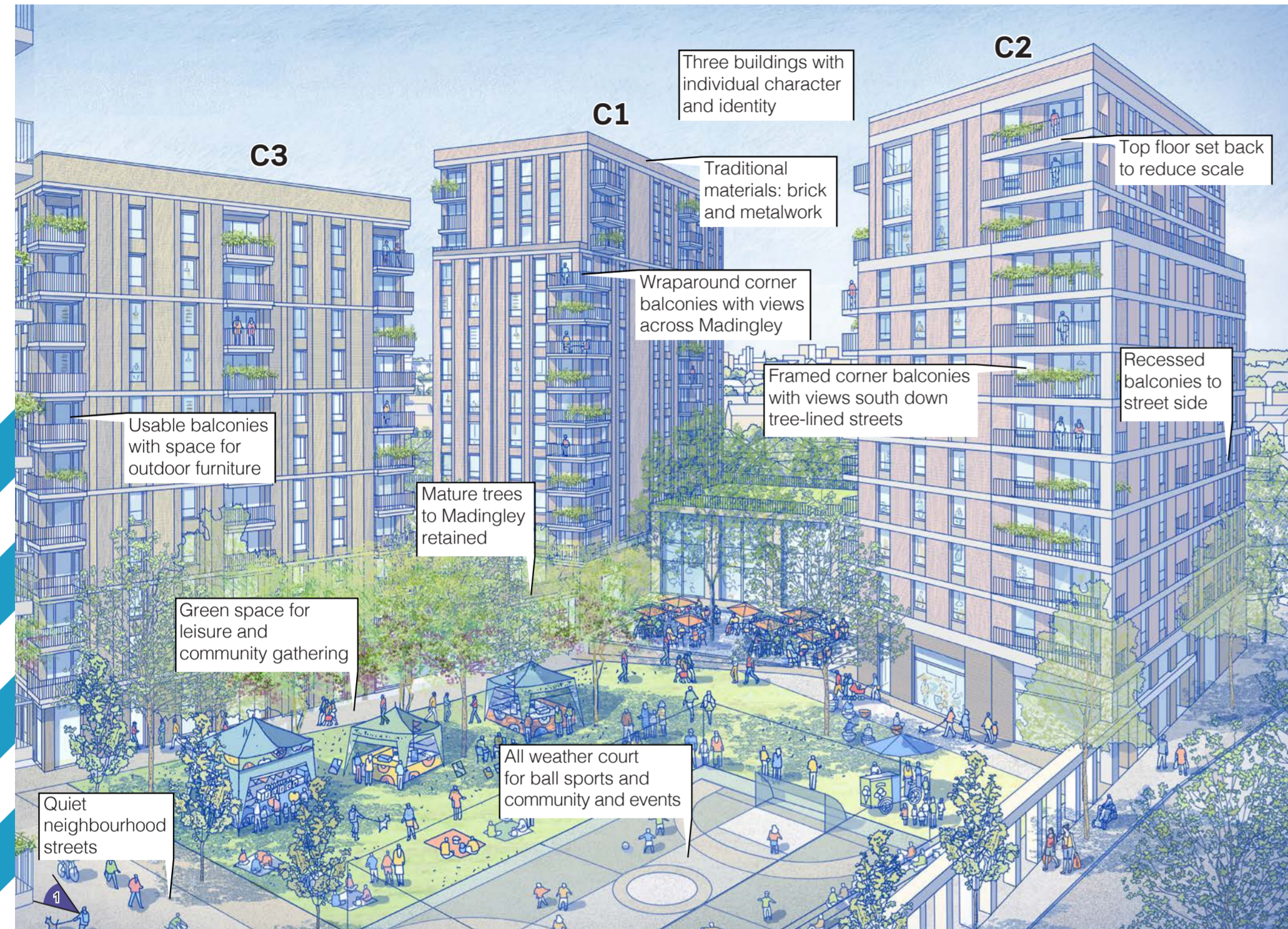


BUILDING LAYOUT

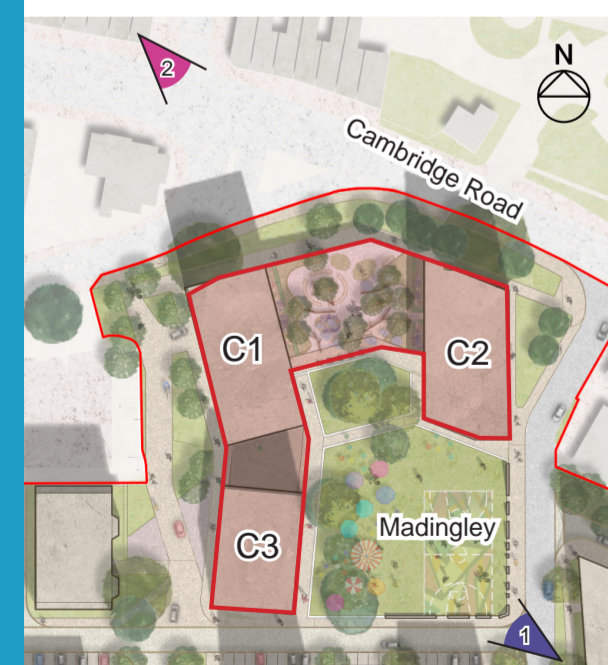
Building E is made up of four taller blocks of flats arranged around a garden. The building also has short terraces of three storey townhouses on the north and south of the building.

All photographs show what areas or spaces might look like.

## Phase 1 - Building C



1. ARTIST'S IMPRESSION LOOKING OVER MADINGLEY



### Design of the building

Building C is made up of three taller blocks of flats connected by raised gardens.

Every home will have a balcony accessed from the living room.

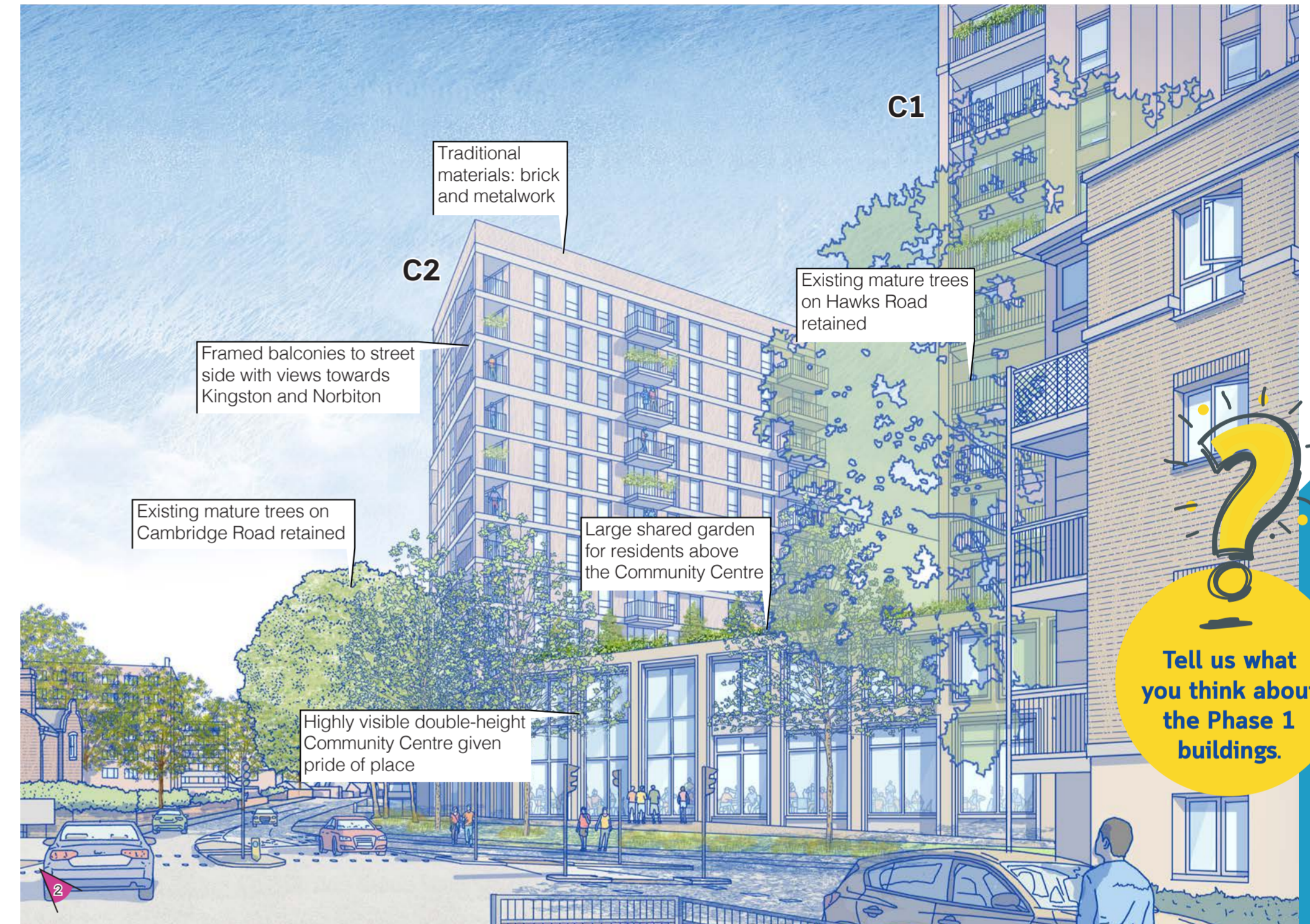
Each block of Building C has been designed to look different from each other to give a sense of individual identity and to help people find their way around the estate more easily.

The blocks will be built with different coloured brick external walls, with different types and positions of windows and balconies.

Block C is one of the tallest buildings in the masterplan at 13 storeys with views out west towards Kingston town centre.

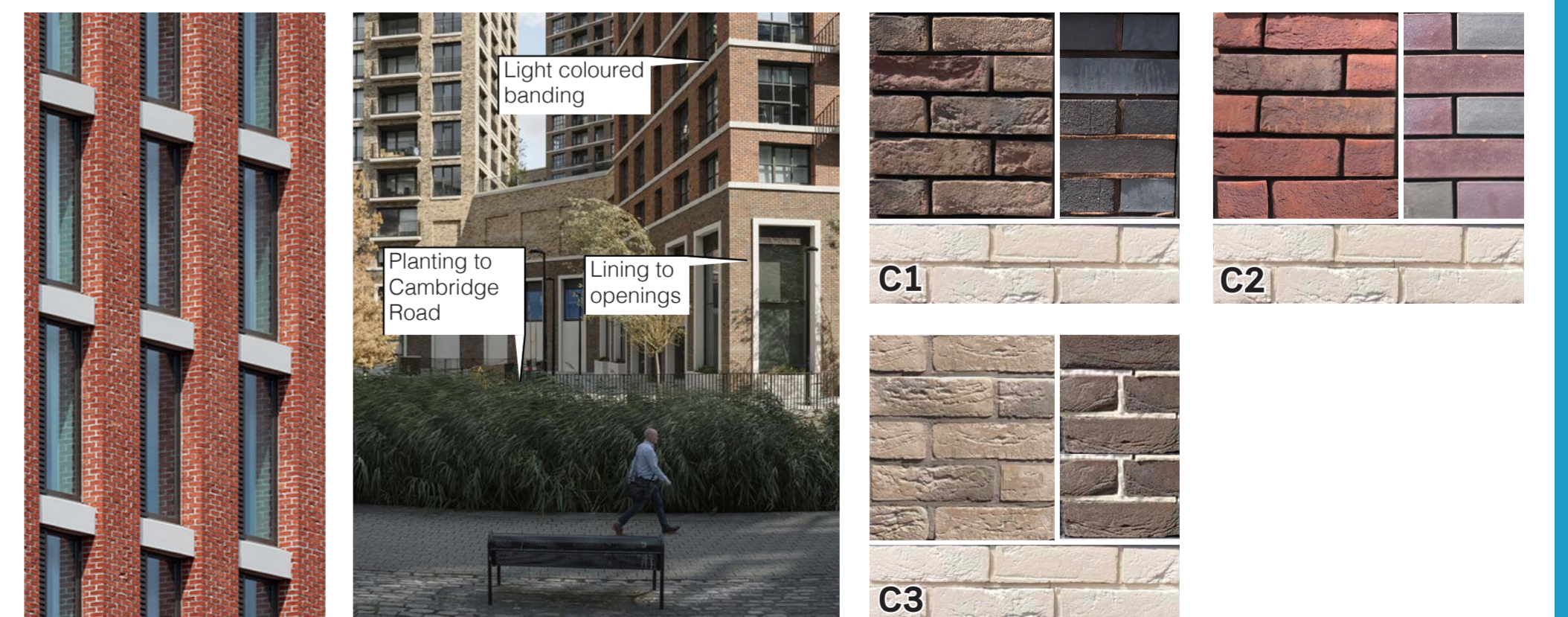
### Fire safety

All buildings will be designed to meet the very latest building regulations. All buildings will be fitted with sprinklers and dry risers to provide water for fire-fighting, and there will be efficient smoke ventilation in all communal corridors.



2. ARTIST'S IMPRESSION LOOKING FROM CAMBRIDGE ROAD

Tell us what you think about the Phase 1 buildings.



MATERIALS AND EXAMPLES



## BUILDING C - NEXT STEPS IN THE CRE REGENERATION

### Phase 1 - How does Building C work?



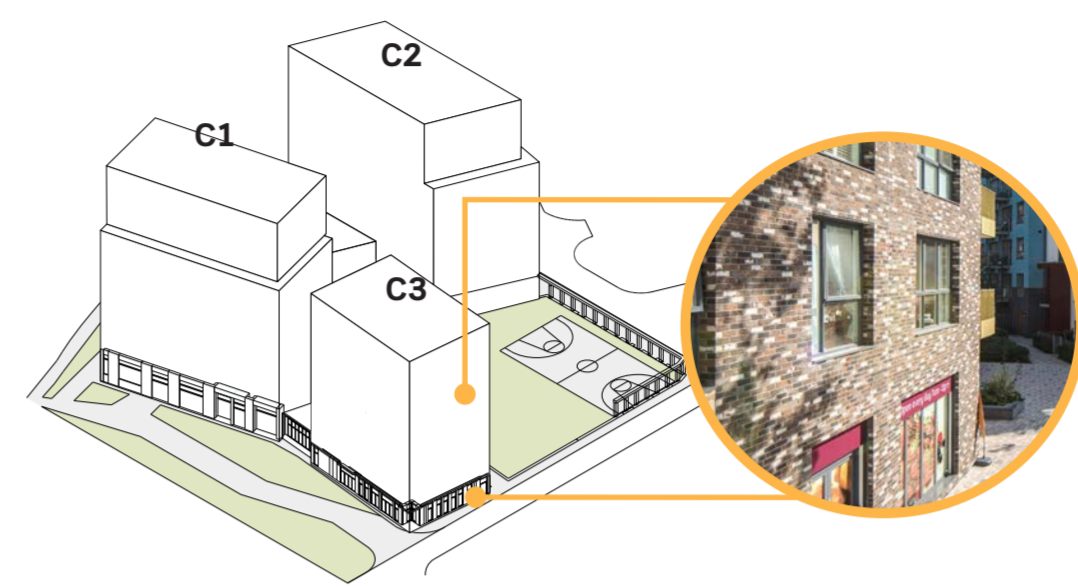
**KEY:**

- CRE regeneration boundary
- Main entrance
- New homes
- Community Centre
- Garden access
- Vehicle route to parking
- Utility/common areas
- Shops and workspace

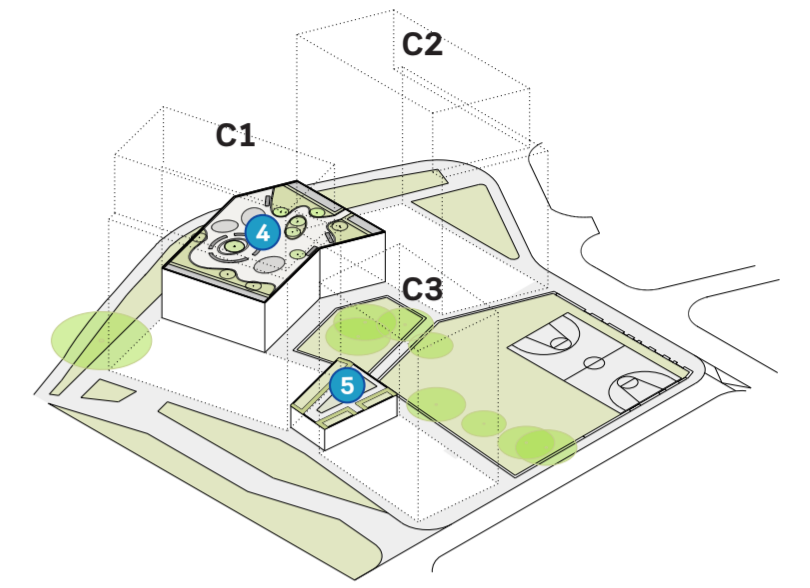


GROUND LEVEL PLAN AND SURROUNDING LANDSCAPE

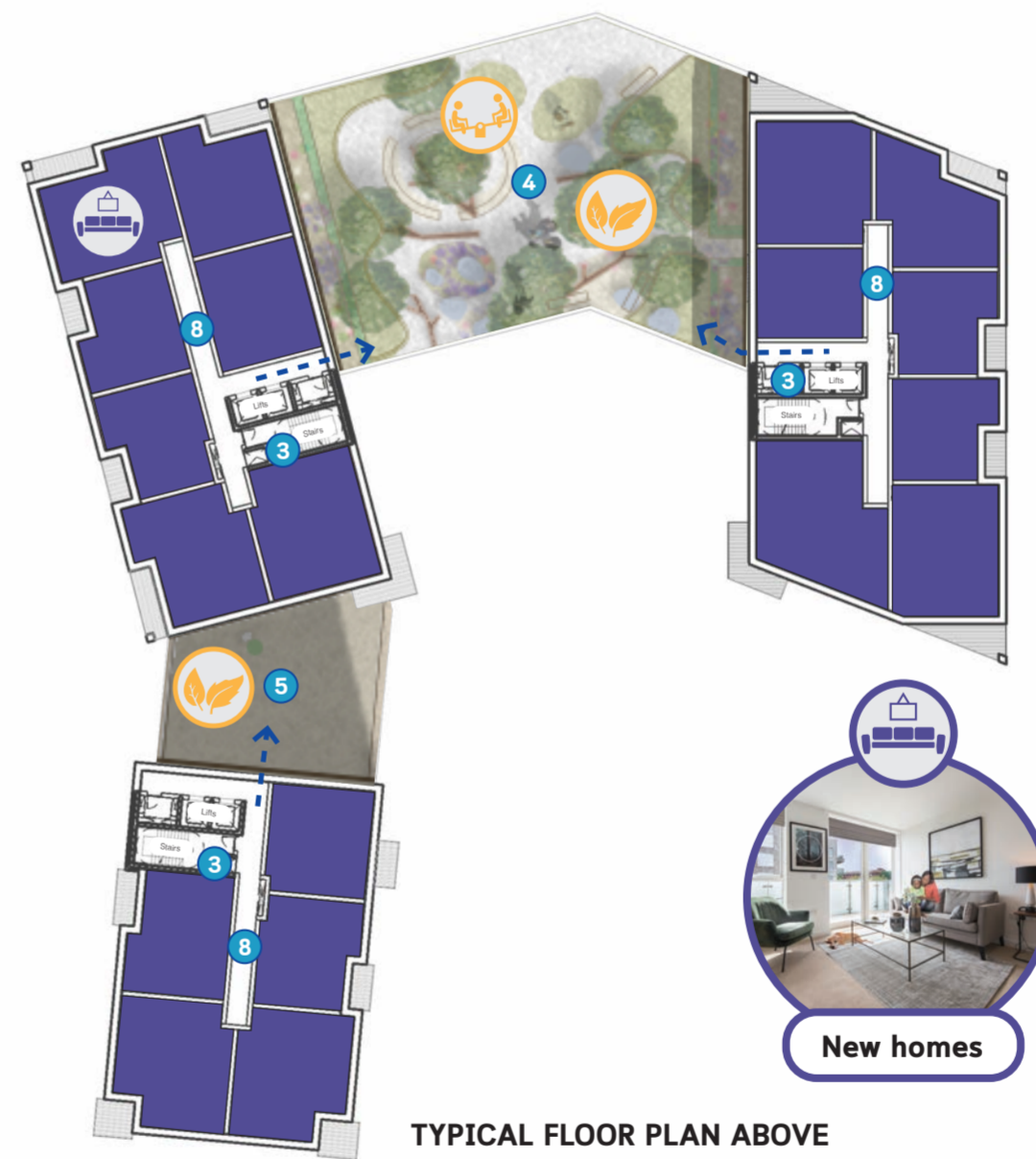
## BUILDING C - NEXT STEPS IN THE CRE REGENERATION



VIEW OF GROUND FLOOR: SHOPS AND COMMUNITY CENTRE ON GROUND FLOOR, HOMES ABOVE



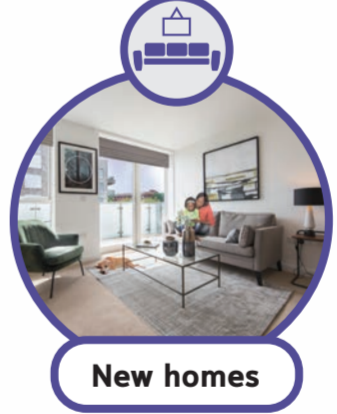
RESIDENT GARDENS ABOVE THE GROUND FLOOR



TYPICAL FLOOR PLAN ABOVE GROUND FLOOR

- Entering the building**
- 1 Building C wraps around the top end of Madingley and will have space for a shop, workspace and the community centre on the ground floor. All homes will be above the ground floor. The building has been designed to have entrances to each block both from the street and from Madingley with a line of sight between landscaped spaces.
  - 2 There are three blocks each with a main entrance leading to secure lobby area via a coded electronic 'access fob' like a keyring. Royal Mail postal services will be able to open the front door of the buildings to deliver post to secure mailboxes in the lobby.

- 3 Each block in Building C will have two lifts and a staircase that will be separate from the lobby area and will take residents to their homes which are above the ground floor, these will be cleaned and maintained regularly. Only residents who have a home within the block will be able to access through a second door beyond the secure lobby into the lift and stair core.
- Gardens**
- 4 Residents of Buildings C1 and C2 will have access onto a shared garden above the Community Centre.
- 5 Residents of Building C3 will have access to a separate garden above the ground floor. The design of the gardens can provide planting, seating and play space.
- Green spaces**
- Building C has been positioned to fit between existing trees on Cambridge Road and Madingley.
- 6 Madingley benefits from the retention of existing mature trees and new planting areas are introduced.
- 7 The open space includes a new fenced Multi-Use Games Area (MUGA) for ball sports such as tennis and basketball. Fitness and play features will be attached to walls.
- Internal corridors**
- 8 The corridors which serve the blocks typically give access to 5 to 6 homes on each floor level. The corridors will be no less than 1.5m wide, with a 1.8m wide area near the landing of the stairs and lifts so buggies or wheelchairs can pass more easily. The waiting areas for lifts are proposed to have windows looking out over the landscaped gardens.
- Cycle and vehicle parking areas**
- 9 To minimise the risk of theft, secure residents' cycle stores can only be accessed from within the building. Cycle parking will be provided in the car park area below the gardens.
- 10 Car parking for residents of C1 and C2 will be provided below ground in a basement car park. Car parking for residents of C3 will be provided for in the adjacent streets.



New homes

All photographs show what areas or spaces might look like.

## Cambridge Road Estate Community Centre

### Community space for all

The community centre will be located between building blocks C1 and C2 and will have entrances onto Cambridge Road and Madingley.

The community centre will be split across two levels with an overall floor space of 1,150 sqm, which is twice as much as currently provided in Piper Hall.

With a double-height space, the first floor will be split into two main areas either side of the central area.

The ground floor will be a single space which could be subdivided permanently to form smaller rooms or left flexible. One possible arrangement is shown to the right.

We will continue to work with residents to design the community centre after the planning application has been approved.



Retaining Madingley's existing trees



Community café and kitchen



Outdoor sport facilities



Space to meet and socialise



Reading spaces and IT facilities

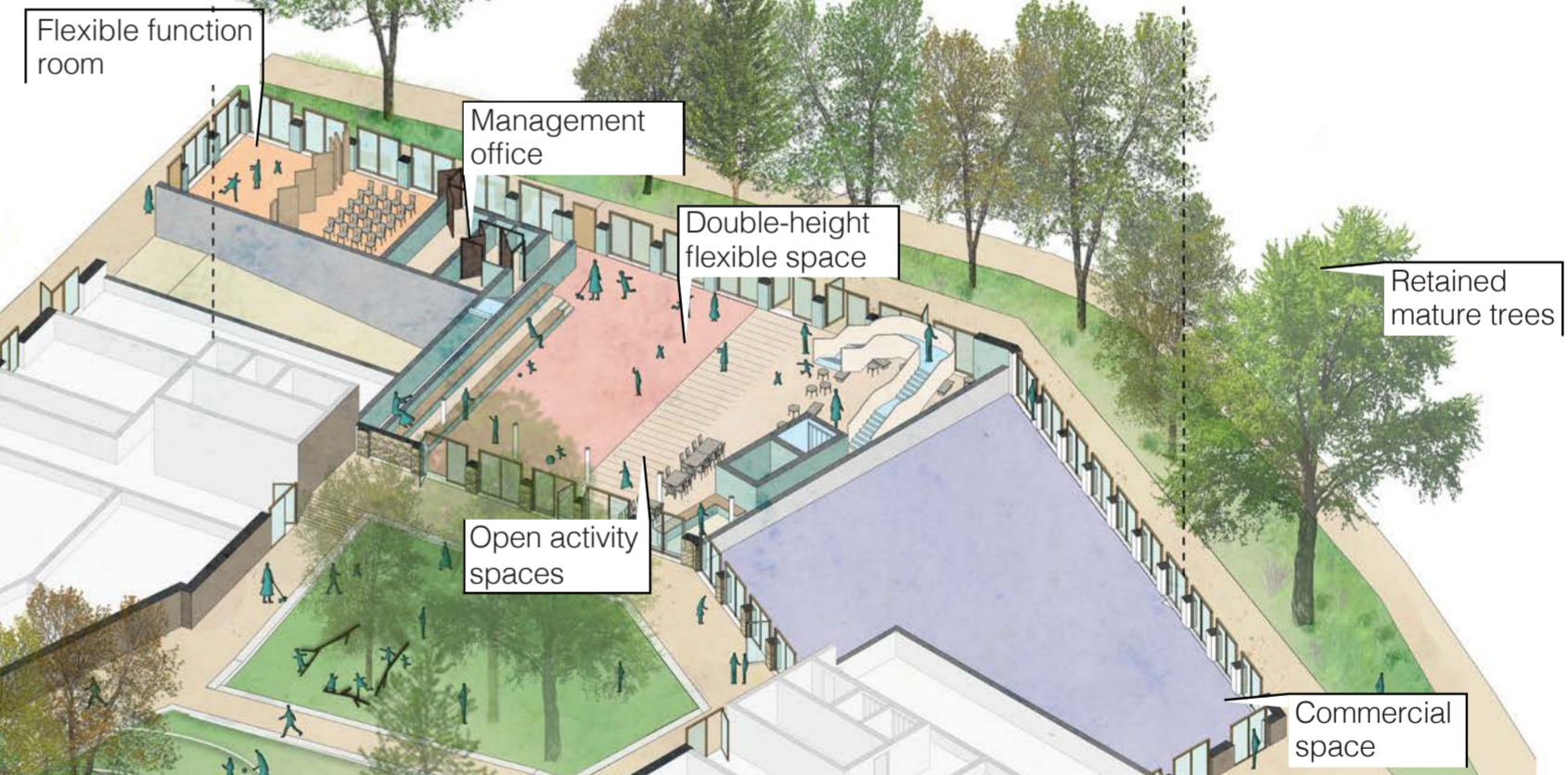
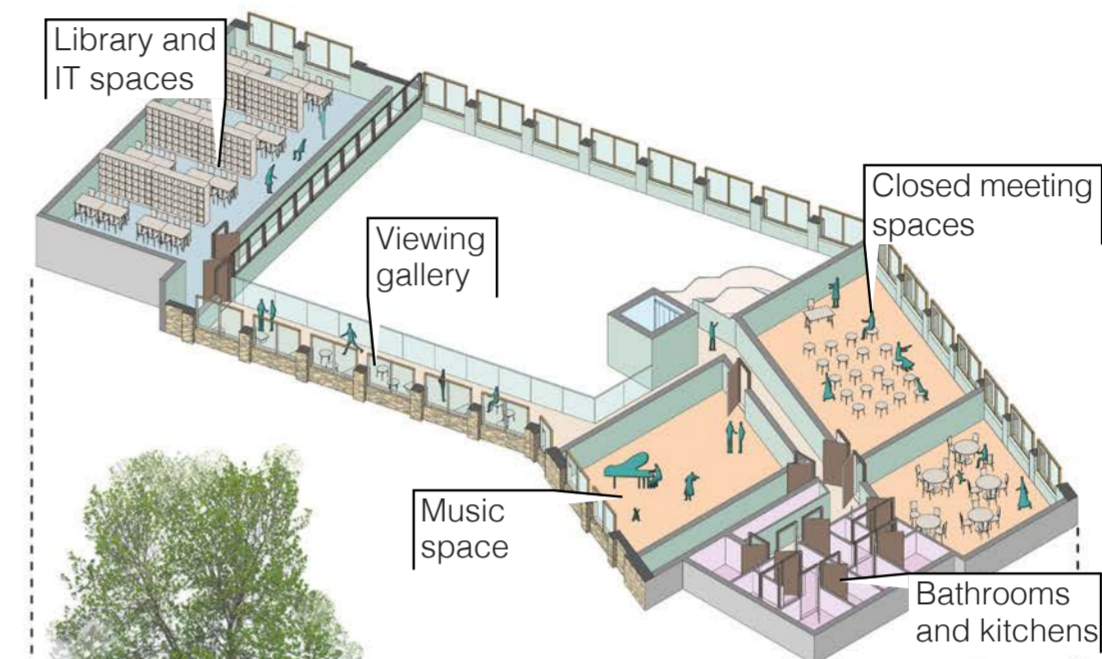


Play areas



Large flexible spaces

### FIRST FLOOR OF COMMUNITY CENTRE



Nearby workspace

Madingley

### GROUND LEVEL OF COMMUNITY CENTRE AND SURROUNDING LANDSCAPE

All photographs show what areas or spaces might look like.

## Green spaces and biodiversity

**This plan shows the different planting areas across the new neighbourhood and some examples of the types of planting that will be included.**

### Green spaces

A variety of green spaces are proposed for the enjoyment of residents. Some spaces will be designed for play and exercise while others more for general relaxation and informal gatherings with friends and neighbours. The larger open green spaces are linked by green streets lined with trees and planting beds.

### Trees

The masterplan keeps as many of the existing trees as possible and 94% of those trees categorised as being of high value. Additional tree planting will increase the overall number of trees on Cambridge Road Estate from 179 to around 400 with the introduction of new species-appropriate to their setting.

### Wildlife corridors

Landscaping along the streets and pathways which link the open green spaces provide the opportunity for the movement of wildlife along 'wildlife corridors'. In addition, bat and bird boxes will be incorporated into the buildings at appropriate locations.

### Variety of habitats

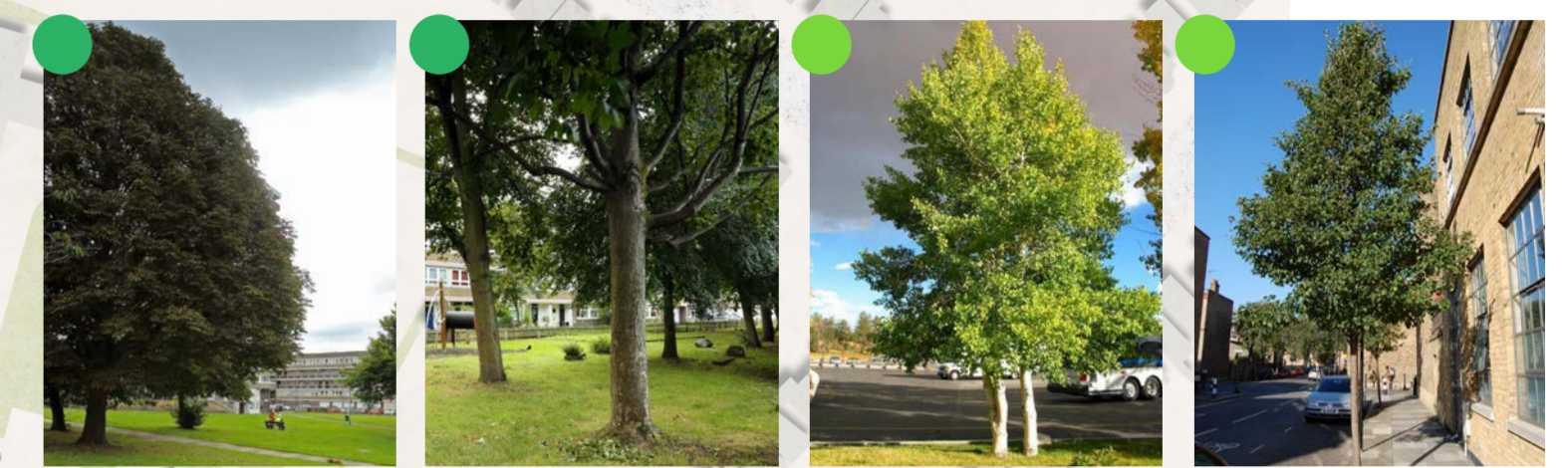
The variety of spaces with different plant types and species is designed to attract wildlife as well as providing an interesting and varied environment for residents. Log piles and 'bug hotels' will provide feature points of interest.

### Sustainable Drainage Systems (SuDs)

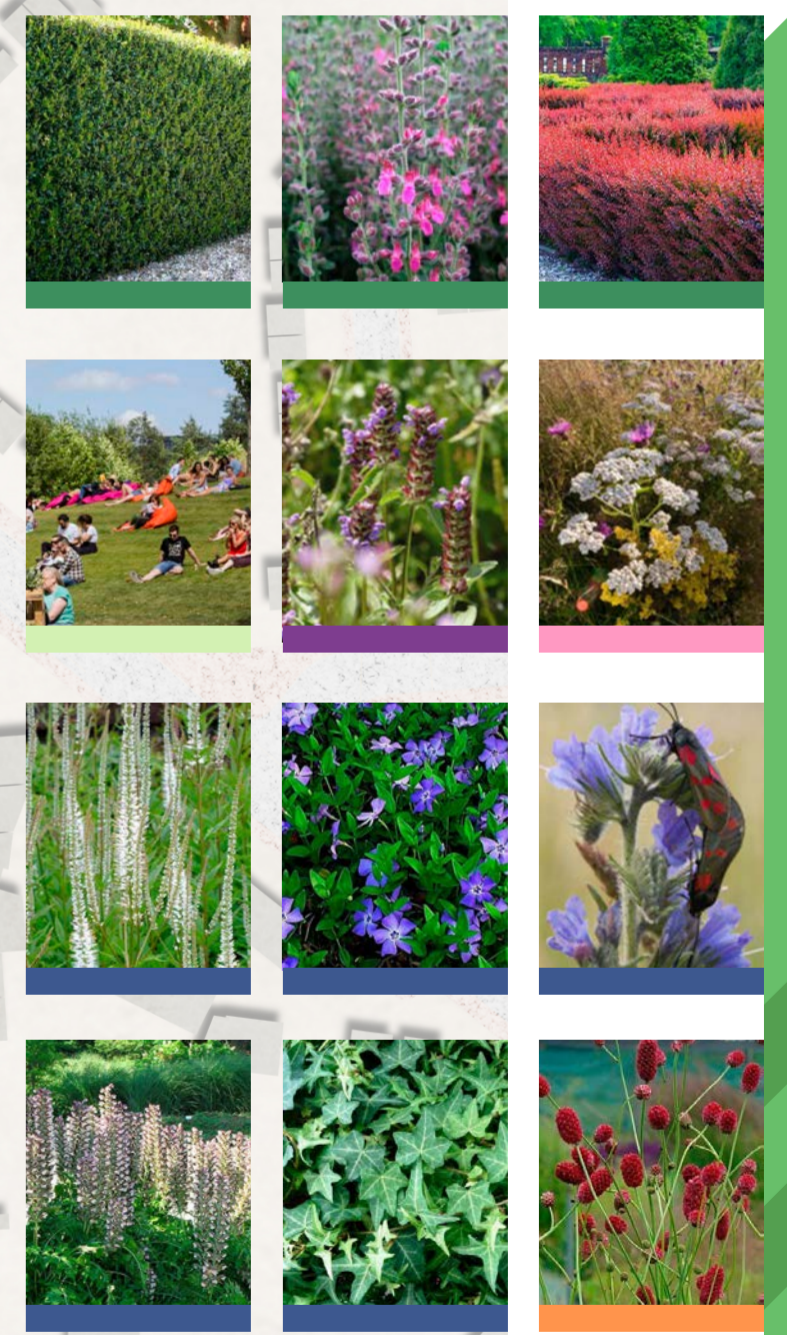
These reduce the amount of rainwater that flows into the drains and, instead, allow it to evaporate or enter the ground naturally. The green living roofs on top of the buildings store rainwater, watering the planted areas which in turn provide more habitats for wildlife. Rain gardens will have areas in the ground which in the event of heavy rain will collect water that will soak into the soil.



Trees - examples of existing and newly planted



Biodiversity Areas - precedent examples



KEY		Trees		Biodiversity Areas			
<span style="color: green;">●</span>	New trees to be planted	<span style="color: blue;">■</span>	Ground cover	<span style="color: orange;">■</span>	Flowering perennials	<span style="color: lightgreen;">■</span>	Amenity grassland
<span style="color: green;">●</span>	Existing trees to be retained	<span style="color: darkblue;">■</span>	Semi-natural: biodiverse rich	<span style="color: cyan;">■</span>	Rain gardens	<span style="color: darkgreen;">■</span>	Hedges
		<span style="color: purple;">■</span>	Living roof	<span style="color: pink;">■</span>	Wildflower turf	<span style="color: yellow;">■</span>	Log piles

ECOLOGY, TREES AND LANDSCAPE SUSTAINABILITY PLAN

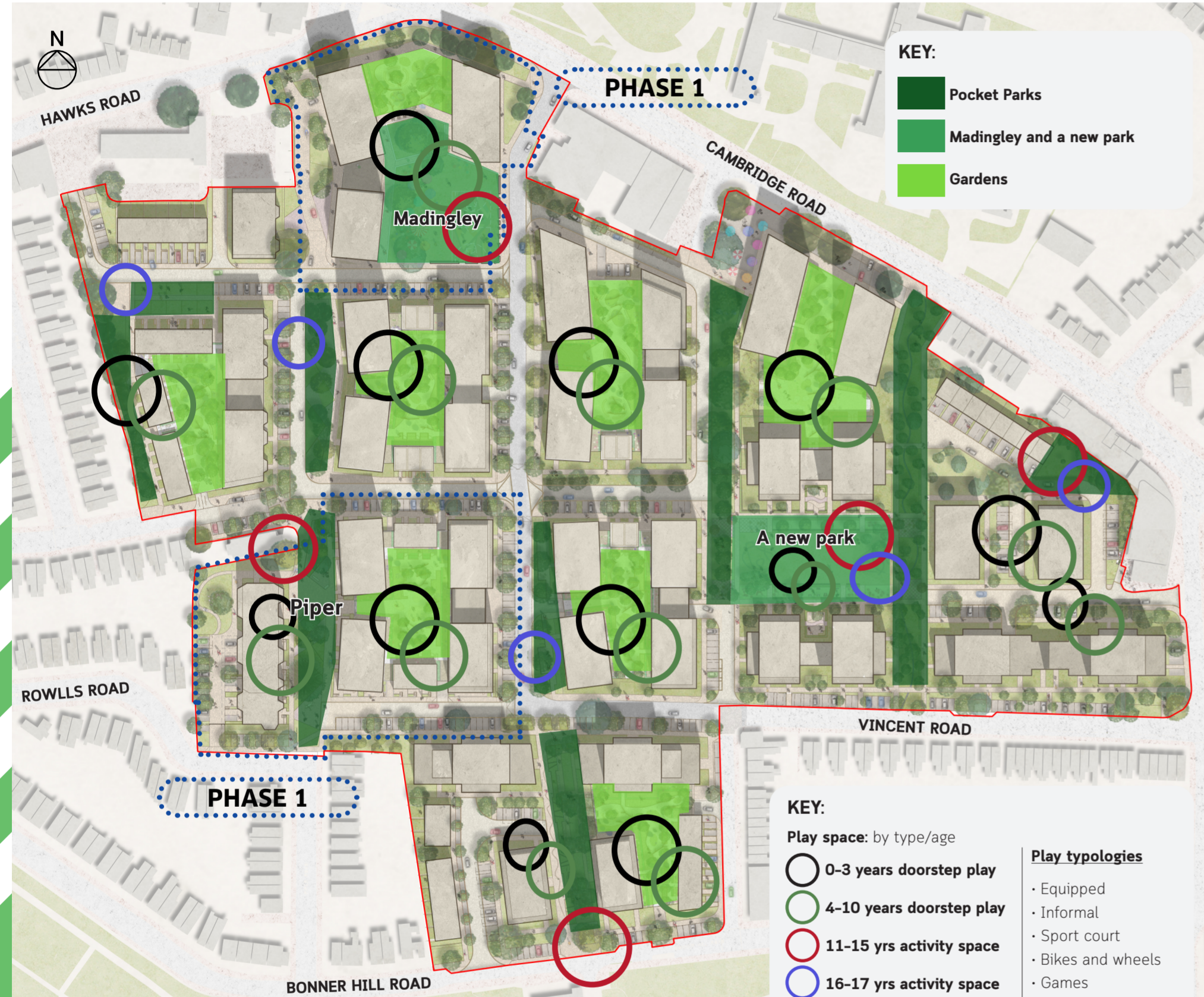


All photographs show what areas or spaces might look like.

## GREEN SPACES - NEXT STEPS IN THE CRE REGENERATION

## GETTING AROUND - NEXT STEPS IN THE CRE REGENERATION

### Green spaces



GREEN SPACES AND PLAY SPACE PLAN

### ARTISTS IMPRESSION/CGI - GREEN SPACES



Madingley



A new park

**As each building within each phase comes forward, so will the green spaces and streets that surround them.**

The Green Spaces Plan (on page 22) shows how, in addition to the main green spaces such as Madingley, there will also be a number of smaller green spaces such as pocket parks and gardens above underground parking spaces. These green spaces will contribute to making the CRE an attractive place to live that can be enjoyed by both CRE residents and surrounding neighbours.

#### Private spaces

Each building will have its own private gardens. Buildings C and E will have private gardens above underground parking spaces (that only residents from the buildings will be able to access). Building B will have a private garden (with a gated entrance) on the ground floor.

#### Play and activity spaces

These spaces will feature across the new neighbourhood.

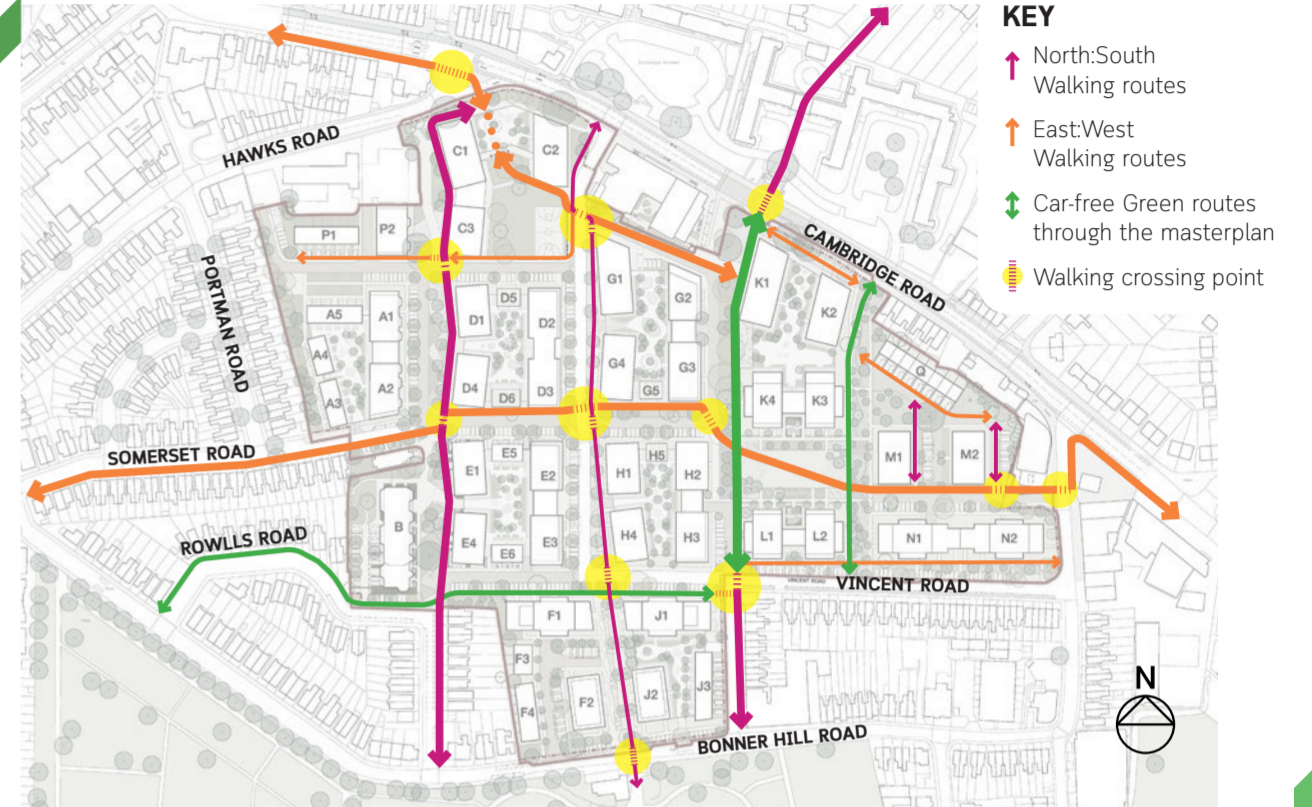
In Phase 1, activity space is being provided next to Building C at Madingley (see page 16 for more details). Smaller play spaces are being provided next to Building E.

#### Getting around safely

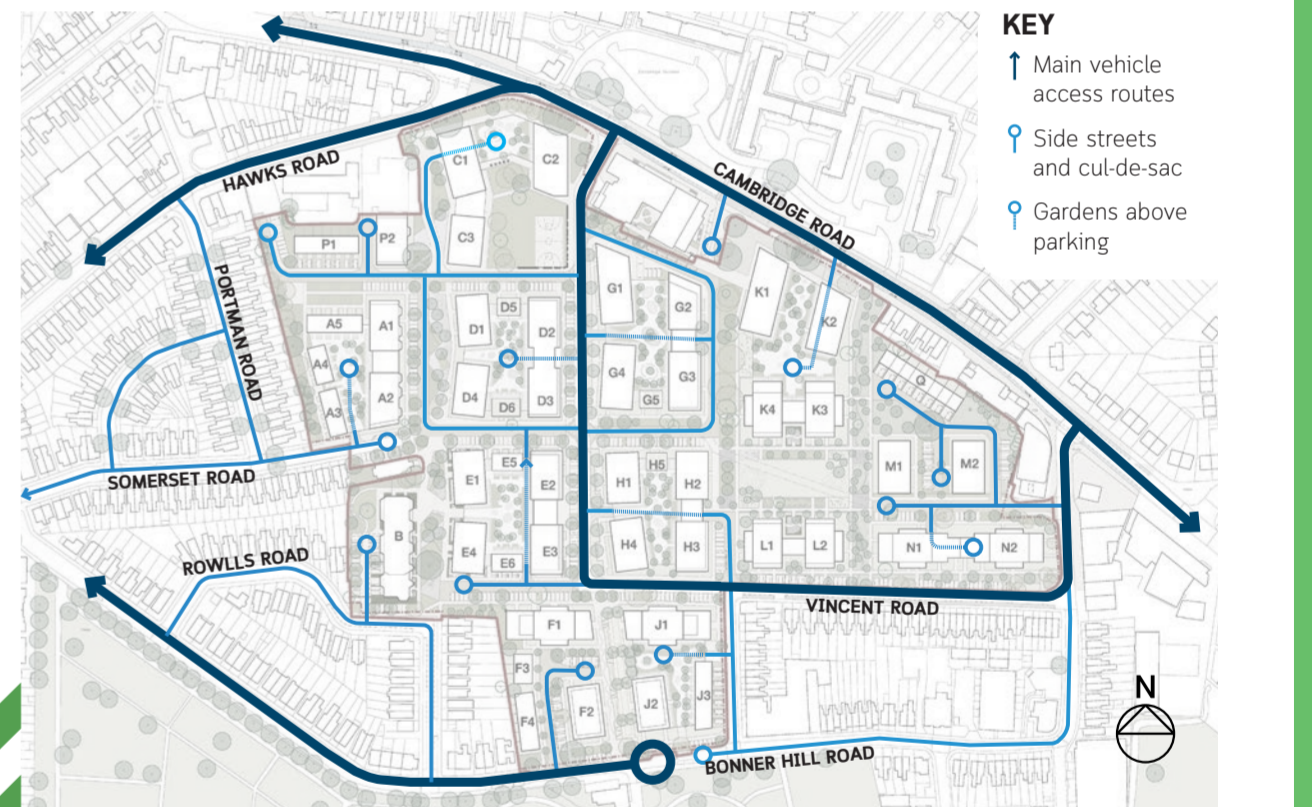
The masterplan is designed to ensure that everyone can move around the estate safely by prioritising walking and cycling routes, keeping car movement away from these spaces and to a minimum.

The diagram on the right (top) shows all the different walking and cycling routes. The bottom diagram shows the routes cars will be allowed to use.

### Getting around, safe green streets



KEY WALKING AND CYCLING ROUTES



VEHICLE ROUTES

### ARTISTS IMPRESSION/CGI - GREEN SPACES



Gardens



Pocket park

### Building the future together

During the Covid-19 pandemic and due to the necessary social distancing precautions, the CRE team remains available to support you.

If you would like to talk to a member of the team about the project or any other queries you may have about the regeneration, please don't hesitate to get in touch.

Thank you for your feedback on the Phase 1 proposals. We will continue to keep you updated, sharing the latest information on what is happening.



Drop your feedback off safely to 2 Tadlow Hub.

No contact needed, just put your form through the secure letterbox for us to collect.



T | FREEPHONE 0800 304 76 33  
E | [cregen@kingston.gov.uk](mailto:cregen@kingston.gov.uk)  
W | [www.cambridgeroadestate.com](http://www.cambridgeroadestate.com)

2 Tadlow House,  
Washington Road, KT1 3JL  
(opposite Piper Hall)

