

## Welcome to the second public exhibition

We have recently met with around 350 residents and neighbours of Cambridge Road Estate to listen to their needs, aspirations and ideas for the new homes, gardens, play areas, streets and community facilities

We are presenting revised drawings and models based on what we've heard from residents so far. Please tell us what you think of the proposals so far

### You can leave your feedback by:

- Filling in a feedback form at this exhibition
- Filling in a feedback form at the Tadlow Hub
- Speaking to a member of the team to assist you in filling out a form

## Introduction

Kingston Council has now chosen Countryside Properties to be its Joint Venture partner to deliver new homes, gardens, play areas, streets, and community facilities. This is in addition to providing training for local people, new jobs and local business opportunities.

Together, we are working closely with residents and neighbours, listening to their ideas and thoughts, to prepare designs for how the Cambridge Road Estate could look in the future.



## You decide

- The regeneration proposals will not go ahead unless residents vote 'yes' this Autumn 2019 in the 'Cambridge Road Estate Regeneration Ballot'.
- If you think that the regeneration is a good thing for you and your family, it's important for you to vote 'yes'.
- The ballot will be run independently, we will be getting in touch soon to let you know how to take part.



## Map of the existing Cambridge Road Estate



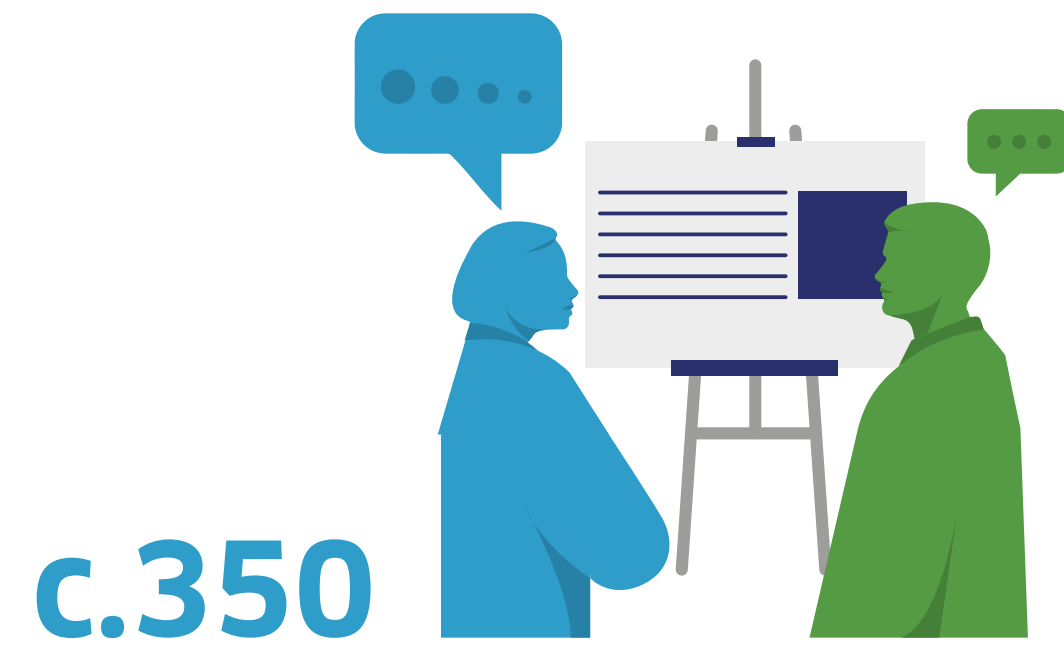
## Get involved and help shape the future of your estate.

We would like to thank everyone who has met with us and shared their thoughts on the designs for the Cambridge Road Estate

This feedback is helping the design team develop and progress the designs for the new homes, gardens, play areas, streets, and community facilities

Between now and September we look forward to meeting and speaking to many more residents before we prepare and share finalised designs

## Thank you for sharing your ideas for the regeneration



Residents have met us at fun days, exhibitions, or come to see us at the Tadlow hub



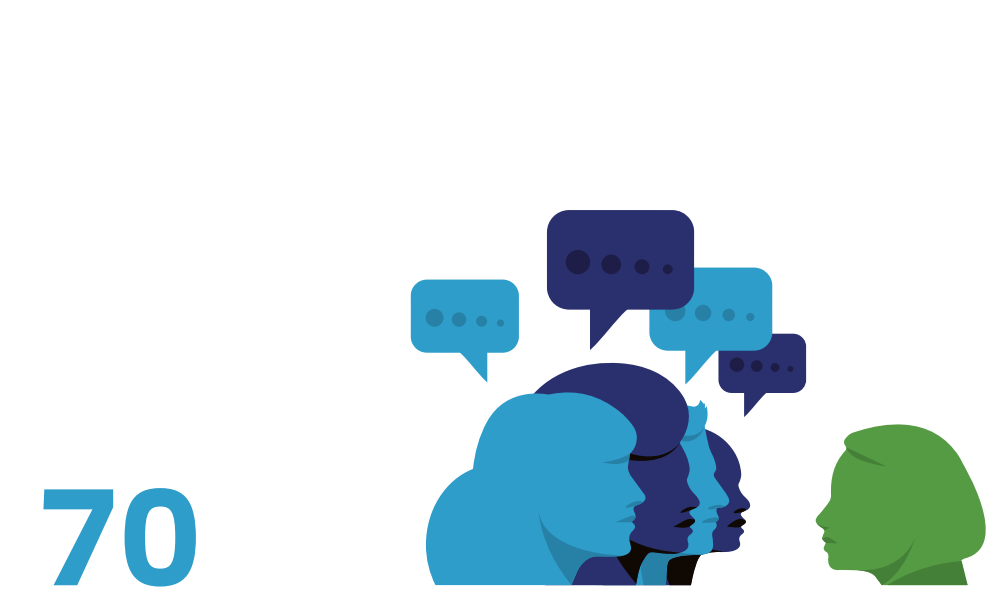
Residents joined us at the first design workshops to offer ideas and thoughts on what they would like to see



Residents have joined our contact list to receive information about the project



Residents and neighbours have joined us on trips to Acton Gardens to see real life examples of what the design could look like



Residents have had one-to-one meetings with our housing team to find out about their personal options



Established groups have been contacted to meet on a one-to-one basis to understand their priorities and aspirations for the area

## Events we have held this year

Community fun day | May 2019



First public exhibition | May 2019



Youth Activities | ongoing since early 2019



Trips to Acton Gardens | Ongoing since early 2019



Design workshops | June 2019



'What residents have said' feedback session | June 2019



MAY  
2019

Initial ideas and early designs



JULY  
2019

Types of buildings, green spaces and facilities



You  
said...



## New homes

That you would like options for open plan or separated kitchens.

That security is important and you would like to see security measures such as a key fobs for buildings.

That you like the layout of the houses, in particular the balconies and outdoor spaces.



## Gardens, play spaces, and streets

Its important to ensure safety and the feeling of safety during different times of day.

Design and activities for outdoor public spaces should consider people of all ages.

You would like to see special trees such as the memorial tree on Burrit road retained

Avoid unused spaces. Make spaces on the new estate active and safe.



## Community facilities

Celebrate the diversity and different ages of people on the estate

The community facilities need to be affordable and flexible to use.

You would like to see a variety of activities like worship spaces, gym /boxing facilities, spaces to socialise and community kitchen in the community centre.



# Well connected and safe streets

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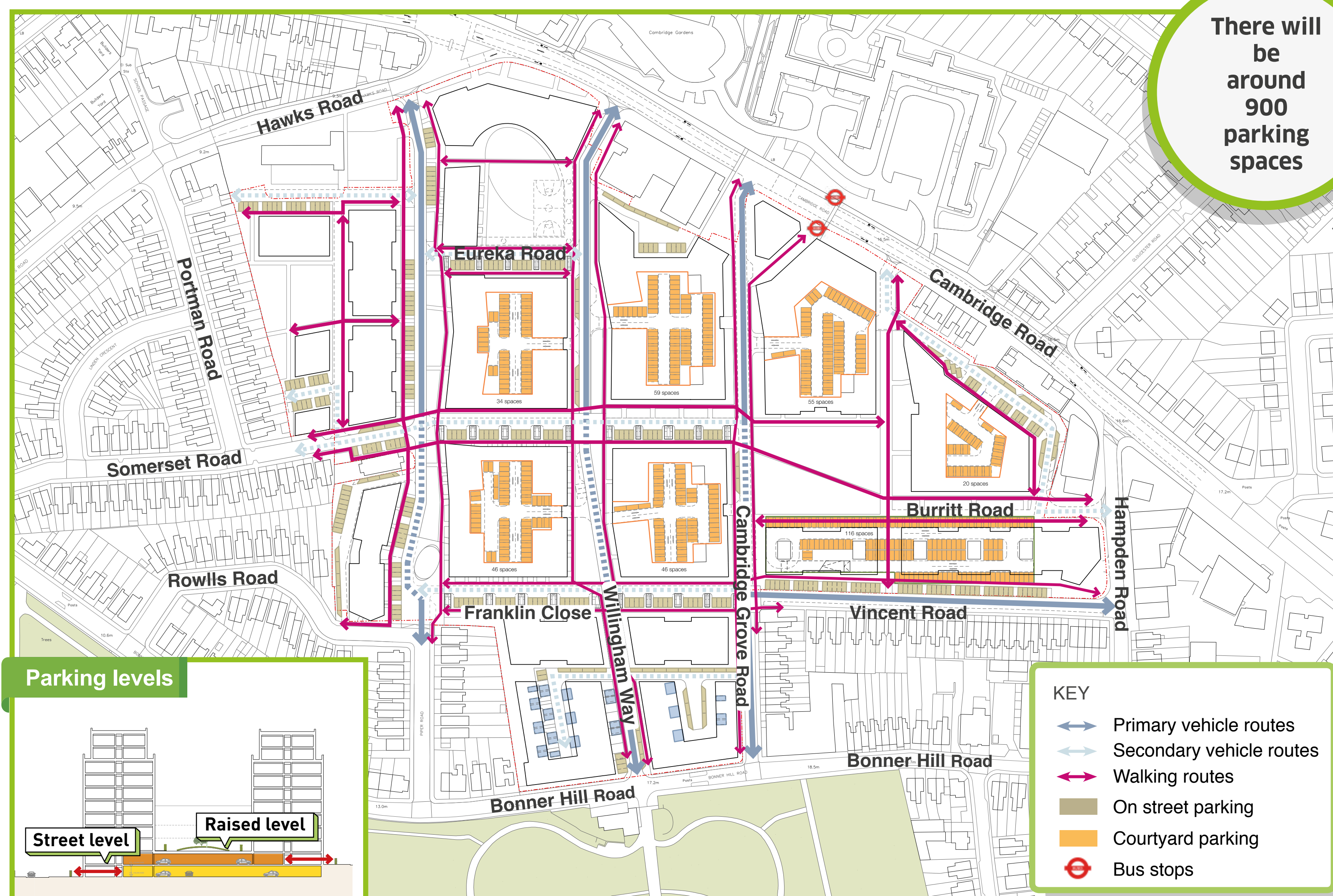
PUBLIC EXHIBITION  
JULY 2019

You said...

- You would like to see how pedestrians and vehicles will move through the estate
- You would like to understand parking numbers and locations
- You wanted to know what would be done to ensure safety at different times of day
- You wanted to see measures to avoid the new development creating rat runs (vehicles cutting through Cambridge Road Estate as a short cut) onto neighbouring streets

We have...

shown a drawing with walking and vehicle routes, and parking

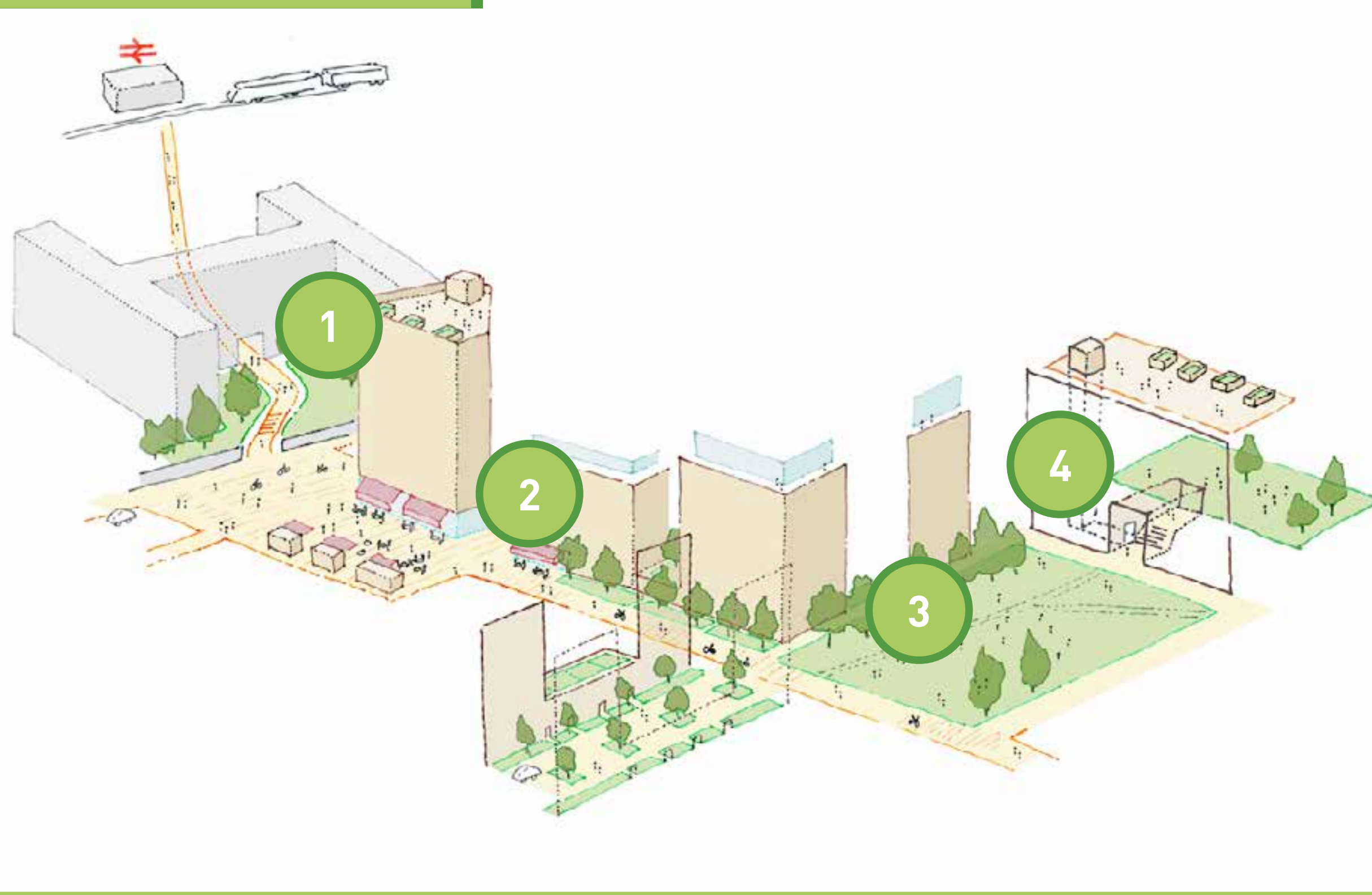


There will be around 900 parking spaces

We have...

shown how the design would encourage safety during different times of the day

A safe journey to your home



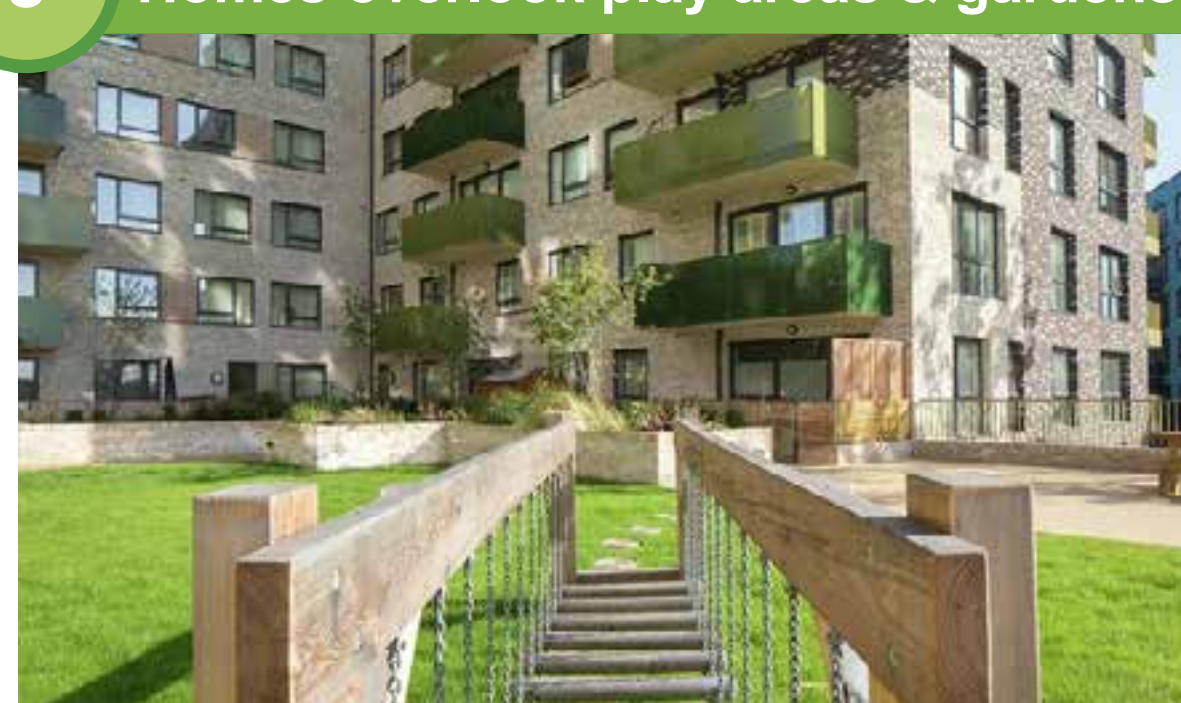
1 Well lit streets with clear sightlines



2 Active streets to play and relax



3 Homes overlook play areas & gardens



4 Key fobs secure building entrances



We have...

shown traffic calming measures that will be put into place

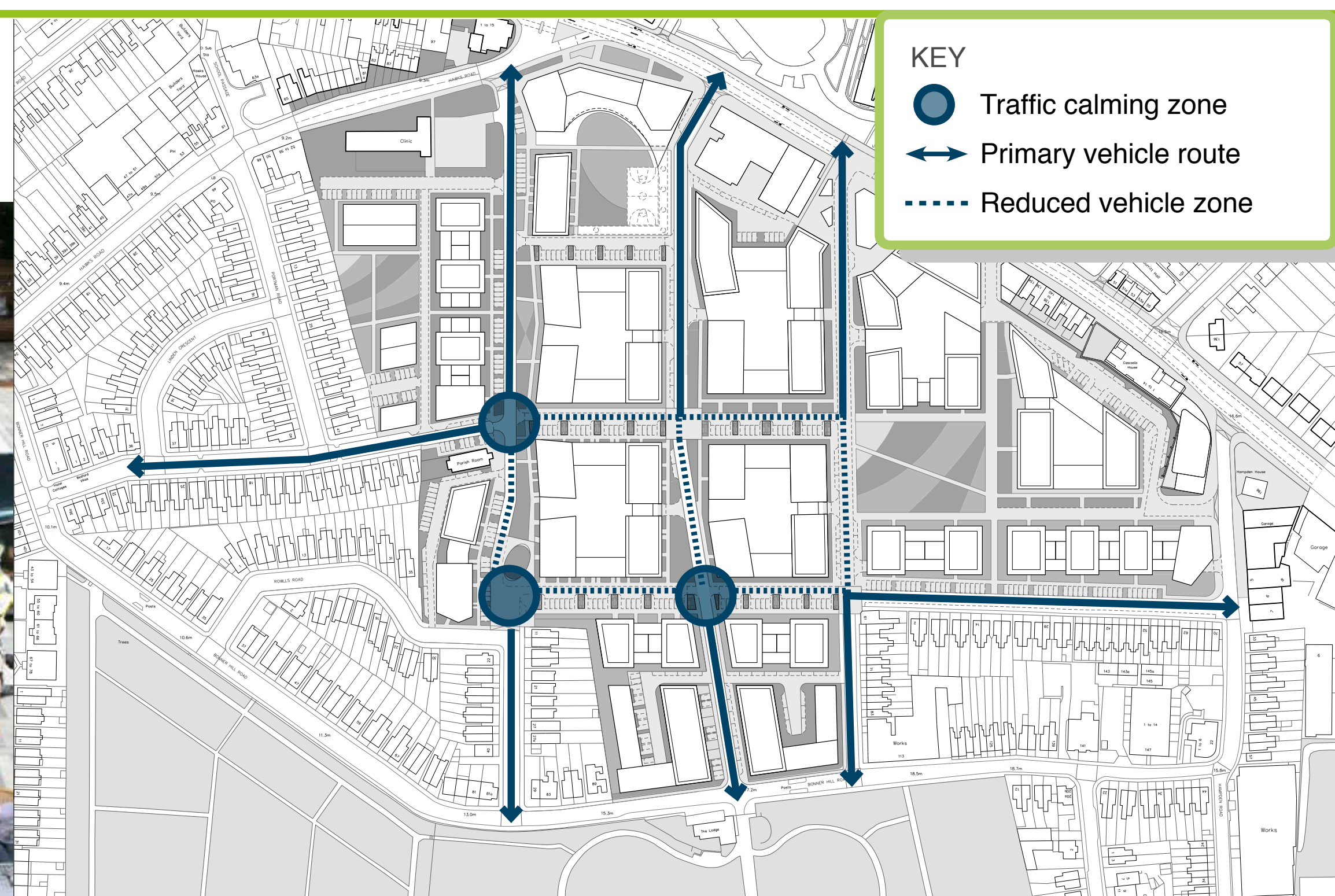
## Quick facts

The designs will ensure that there is level access for everyone.



Easy access & movement for all

## What are traffic calming measures?



## You said...

- You wanted to see more information about the types of green spaces and outdoor activity areas
- You would like to understand more about private, communal, and public spaces and how these are accessed
- You would like us to learn from the existing estate which has 'unused spaces' and ensure new spaces maximise activity
- You would like to understand how new spaces compare to existing outdoor spaces on the estate

## We have...

shown the types of uses considered for each of the new outdoor spaces



Outdoor spaces promote healthier lifestyles

## Activities for all ages

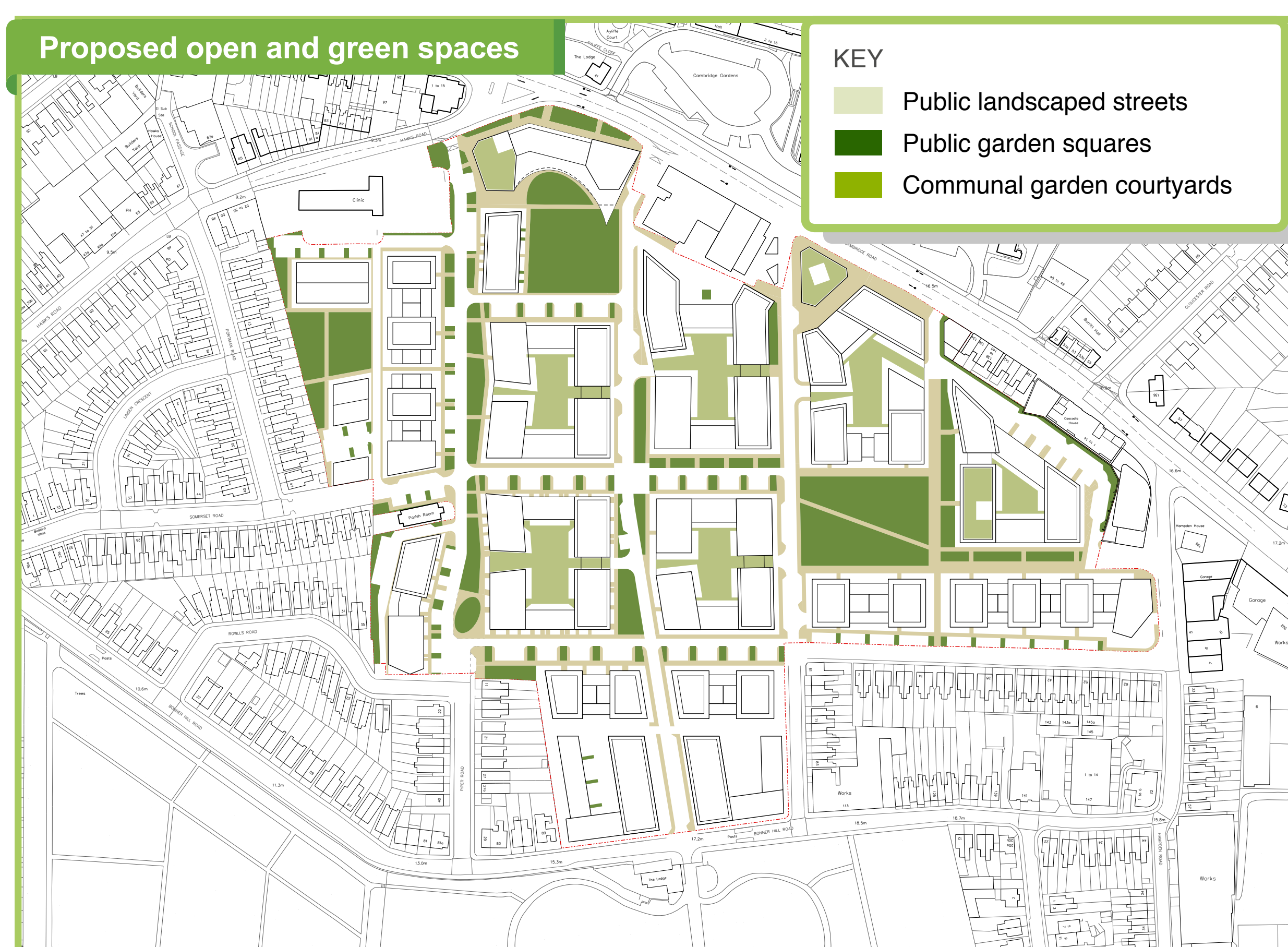
### Quick fact

Residents will be able to enjoy a choice of outdoor spaces for a healthier and more relaxed lifestyle



## We have...

shown how new spaces compare to existing outdoor spaces on the estate



Public spaces will be better to use



Higher quality and active spaces



Every home benefits from their own usable outdoor space



Fordham Gardens is really well looked after as resident homes face onto the space giving a sense of ownership



Madingley Green is a really good space but it could be made better. The grass gets worn out from activities



A lot of outdoor play and equipment on the estate is in the wrong place where it doesn't feel safe or get used

Dog fouling is an issue and something that needs a solution

## You said...

- You were interested in seeing more about how the new designs would encourage ecology and biodiversity and would like to understand what was being done to protect existing wildlife
- You wanted to know what environmental measures would be put in place to ensure the development is sustainable

## We have...

- Appointed an ecologist to help us consider how we can enhance existing ecology and provide new wildlife habitats
- Shown examples of how the designs would encourage ecology and biodiversity

## Enhancing biodiversity

### Quick facts

A number of measures could be put into place to enhance the existing ecology like:

**Sensitive lighting in line with the Bat Conservation Trust.**

**Bat and bird boxes within new buildings and on retained trees**

**Stag beetle loggeries within landscaped areas**

## Drawing showing trees that are planned to be retained and planted



### A variety of trees to enhance and encourage ecology and biodiversity



### Examples of the tree types



### We understand the importance of retaining existing mature trees



We recognise the valuable contribution trees make to our health and well being as well as being an important part of our local streets and green spaces.

The regeneration plans include providing over 200 additional trees that will grow and flourish to create beautiful places and become well loved local landmarks that enhance the lives of residents now and in the future.

## A number of design features will promote ecology and encourage biodiversity

### Biodiverse roofs combined with photovoltaics



### Sustainable drainage systems



### Rich species of native planting that will encourage biodiversity



## You said...

- You would like to see more information about the options for your new homes in particular open plan or separated kitchens
- You like the layout of the houses, in particular the balconies and outdoor spaces
- You would like to know more about the quality of the new homes and communal areas and what they could look like

## We have...

shown real life examples of the new homes and communal spaces

Bright homes with views to green outdoor spaces



10% of all homes will be made wheelchair accessible

Every home will be built to high design standards



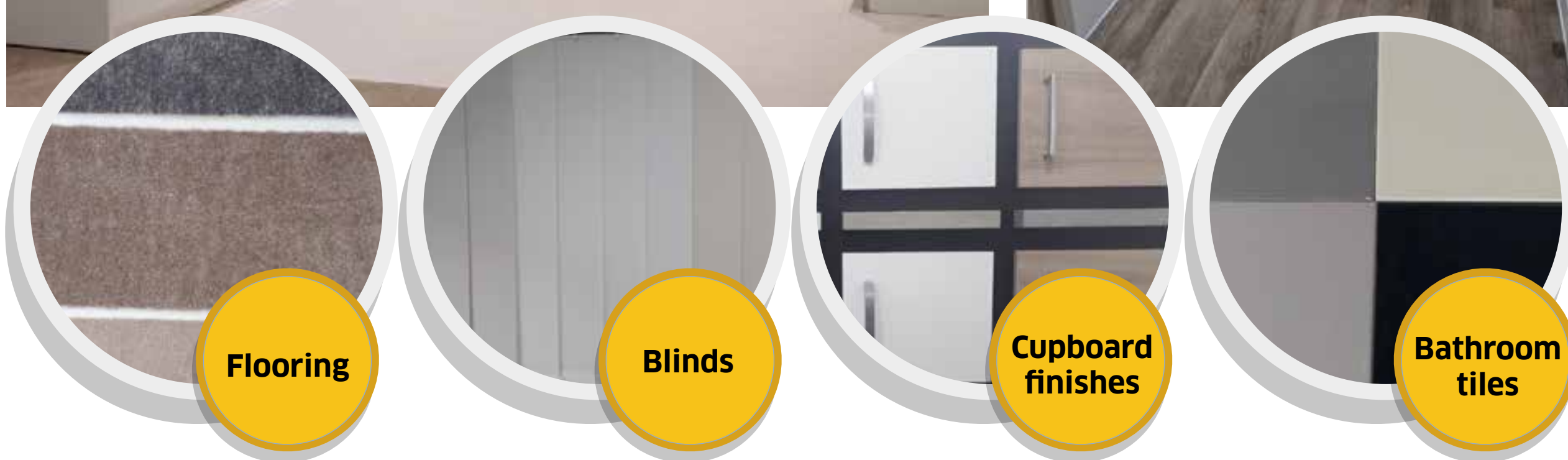
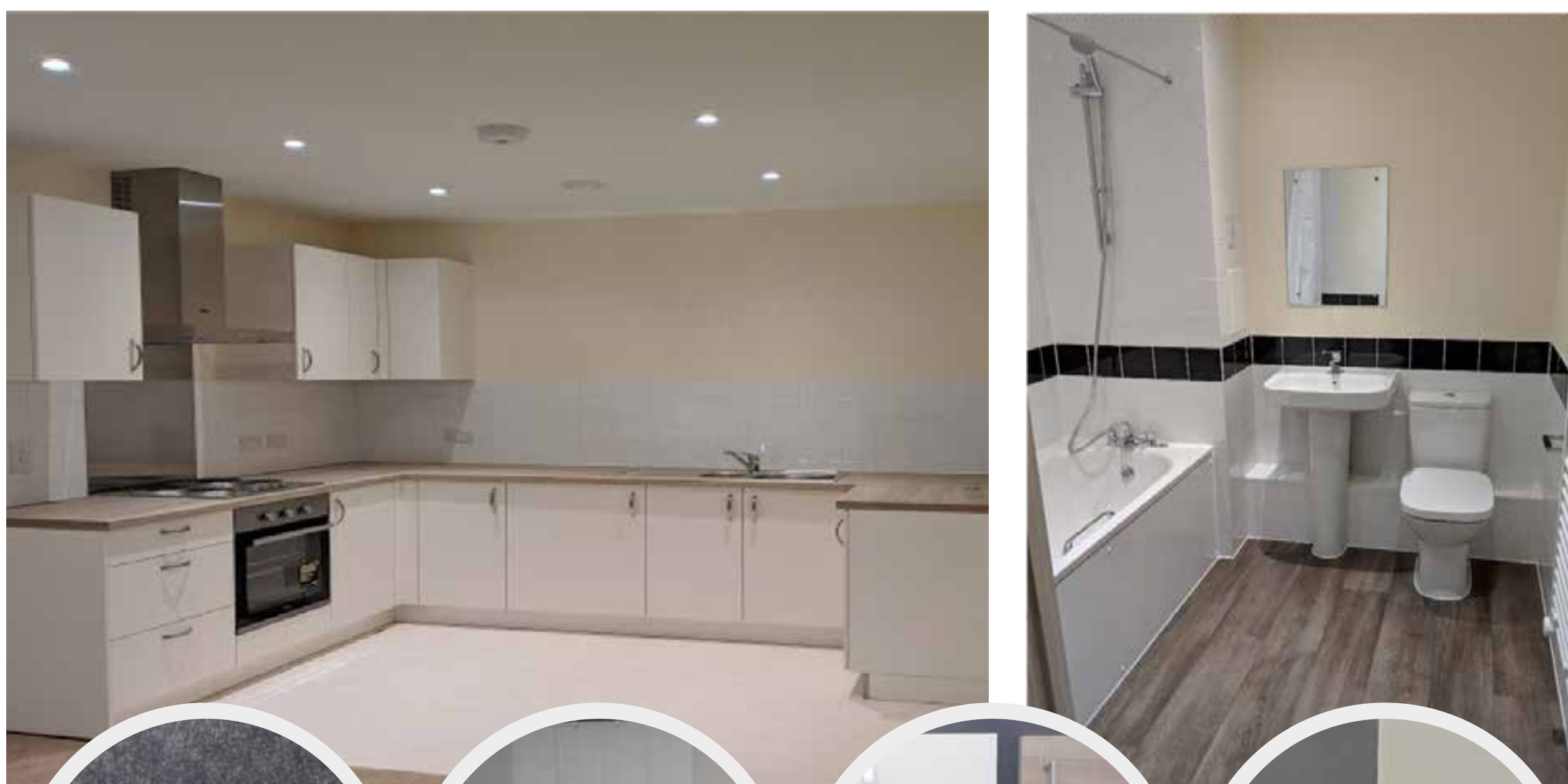
Every home will have its own balcony, terrace, or garden



## We have...

shown finishes you could choose from

You will get to choose from a variety of the finishes for your new home that could include flooring, tiles, carpets, blinds, wall paint, kitchen cupboard and worktops, and door handles. Come to the design workshops to find out more and tell us what you think.

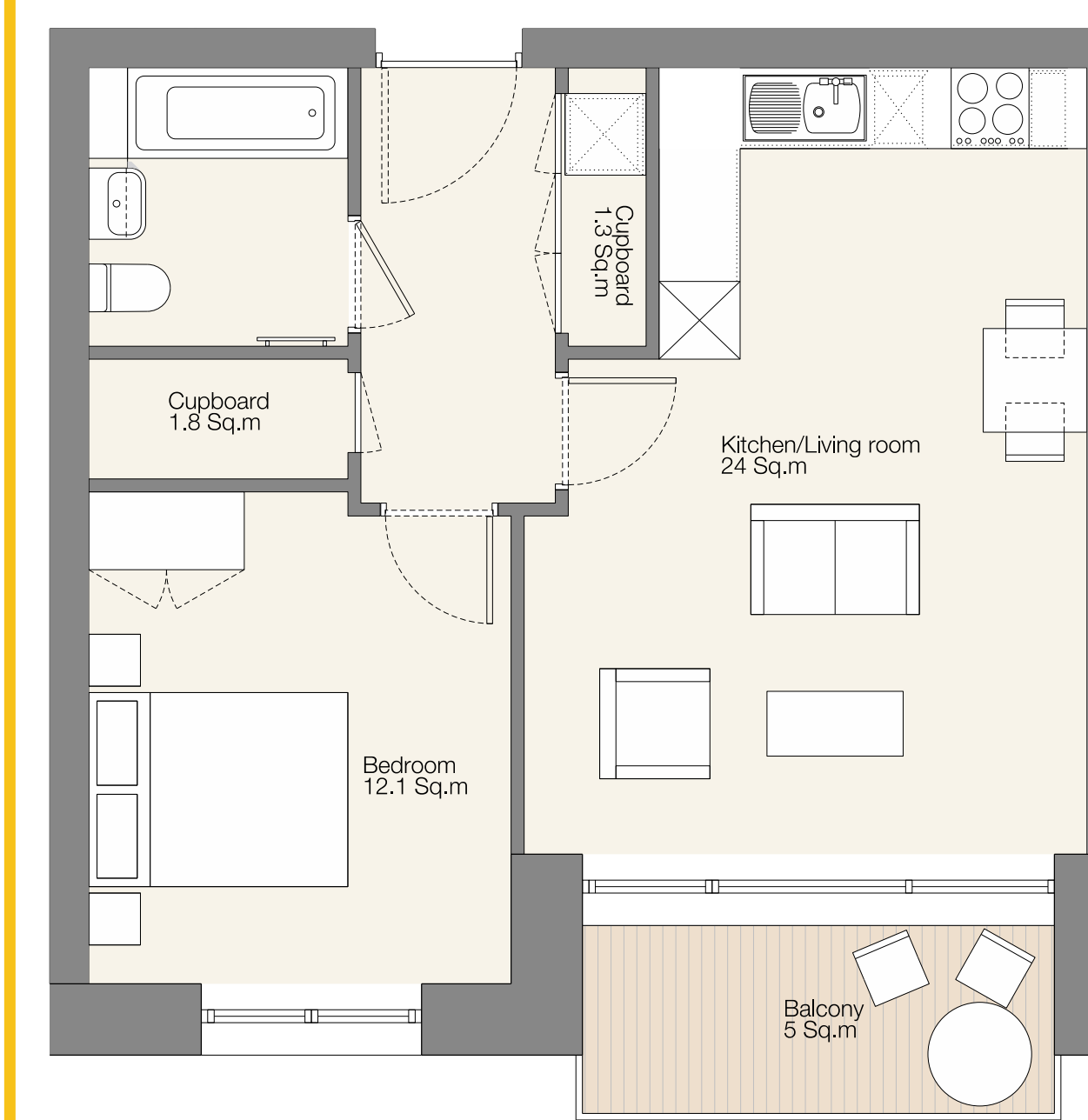


## We have...

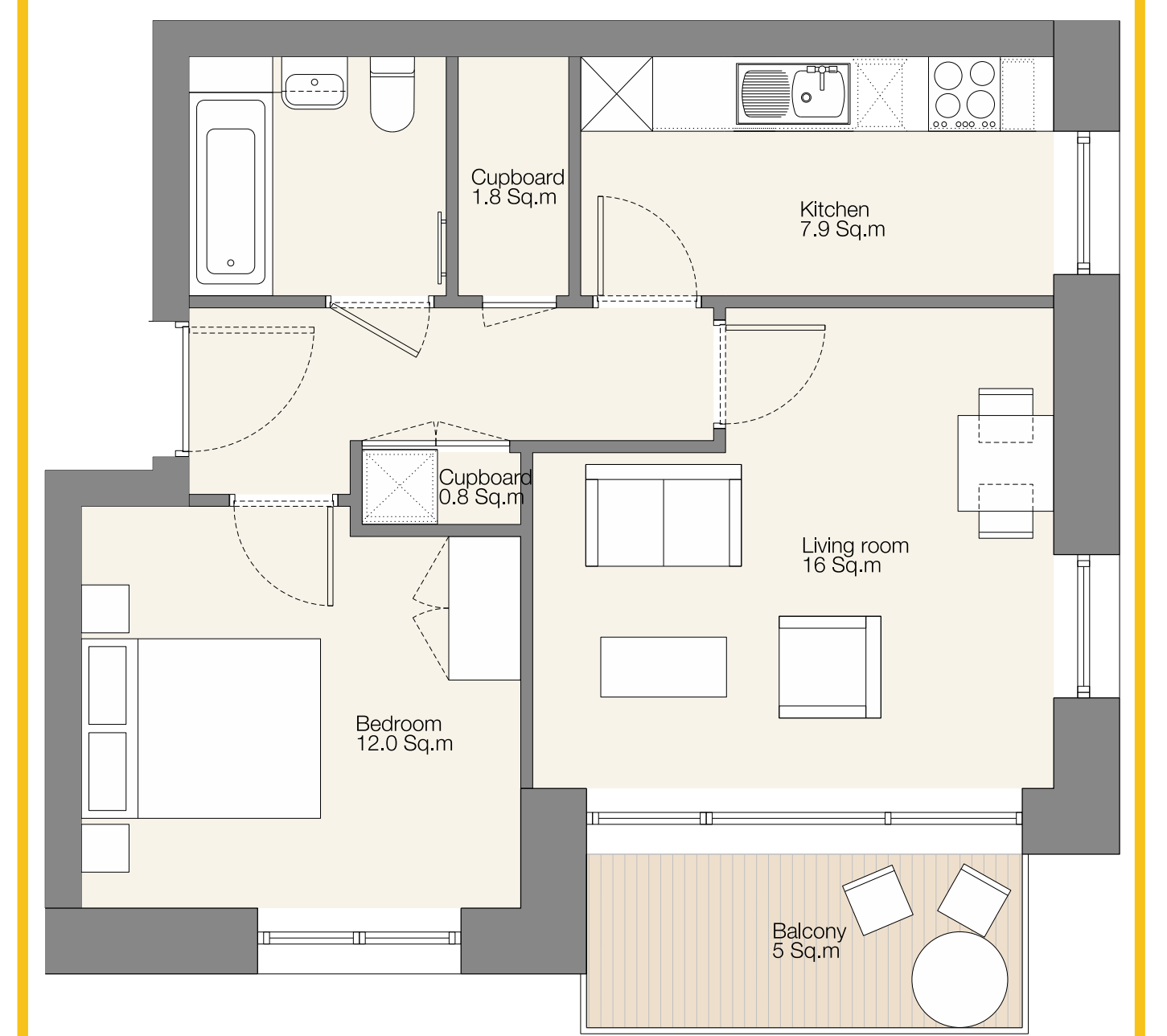
shown how we are refining the layout of the homes

From our discussions with residents we have started updating the layouts of the new homes.

Typical new home with open plan kitchen



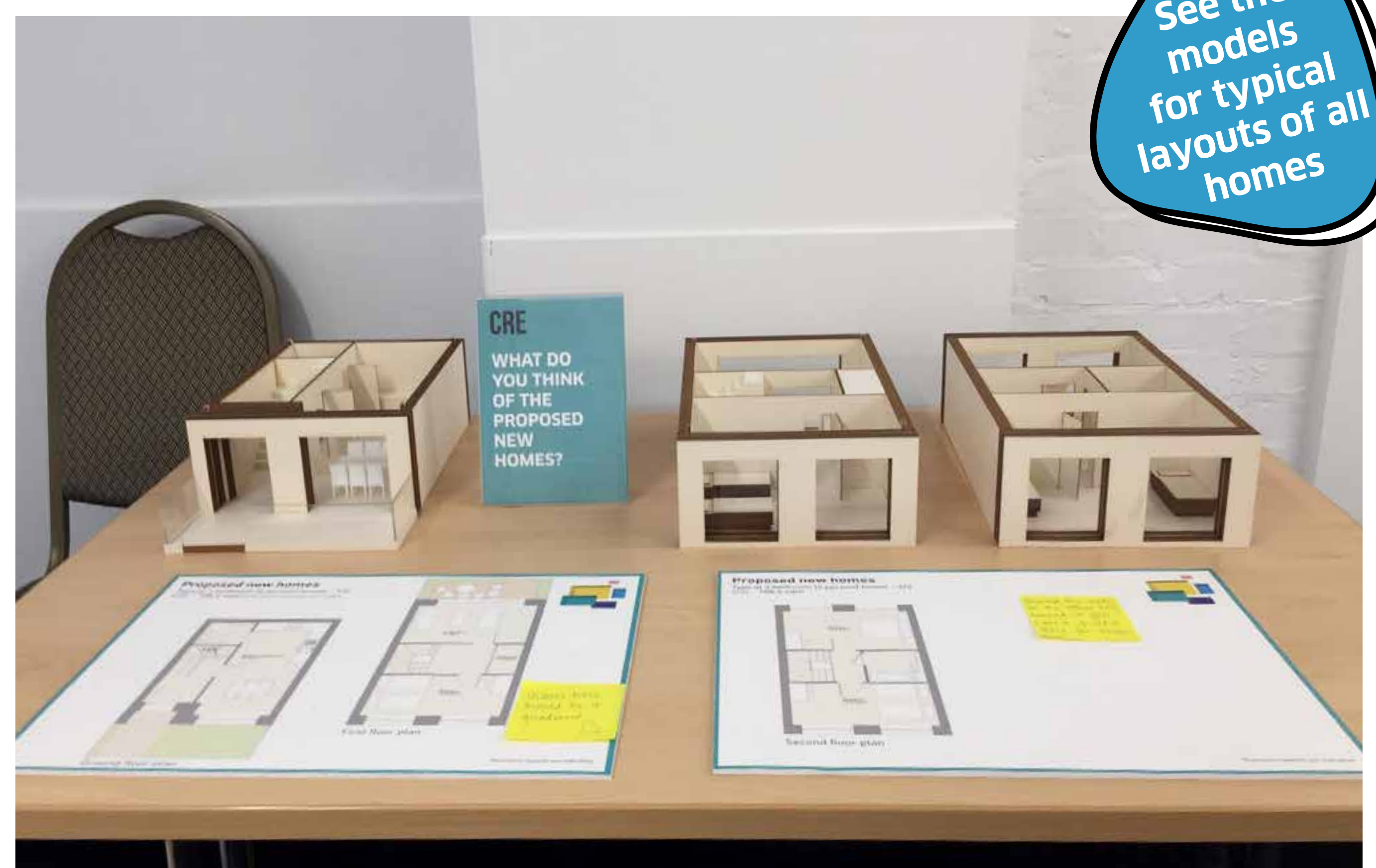
Typical new home with separate kitchen



Look at what a home could look like on the touch screen



See the models for typical layouts of all homes



# Sustainable and efficient homes

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You said...

- You would like to understand how the new homes would be sustainable in the future and if the homes would be efficient to run

We have...

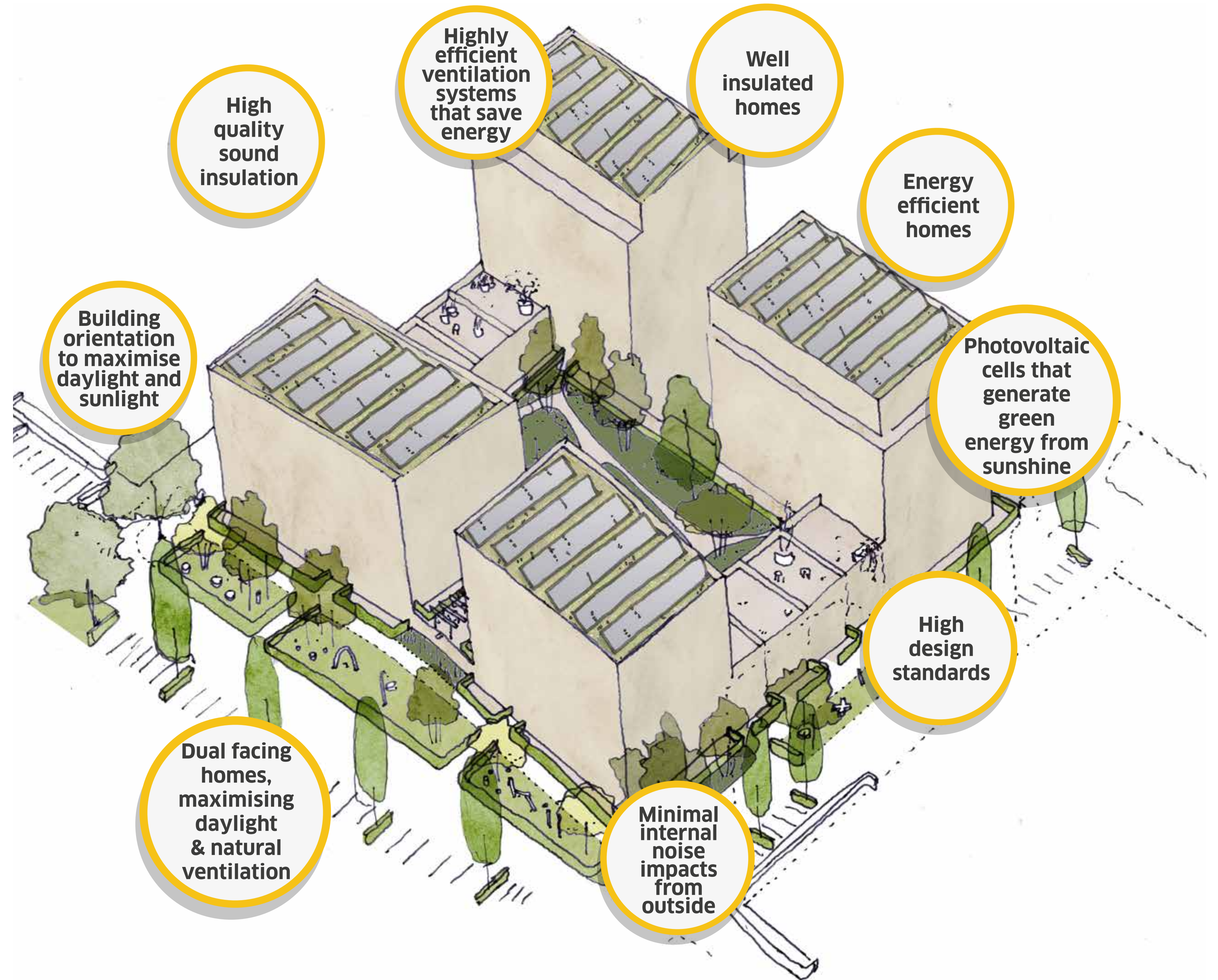
described measures that will make the new homes more sustainable

Warmer homes

## Quick fact

On average new homes will see a 60% reduction in energy needs.

New homes will be easier to keep warm.



Electric car parking and charging points



Dual facing homes to maximise daylight



Ground floor secure cycle parking



Roof spaces used for photovoltaics



Energy efficient low carbon heating



Minimal internal noise from outside



Efficient energy saving ventilation systems



Highly efficient windows





# Types of new homes

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We have...

shown examples of the types of buildings that will cater to a mix of residents and families

Corner building



Terrace Building



Townhouses



Raised level Townhouses



Masionettes



Mansion Blocks

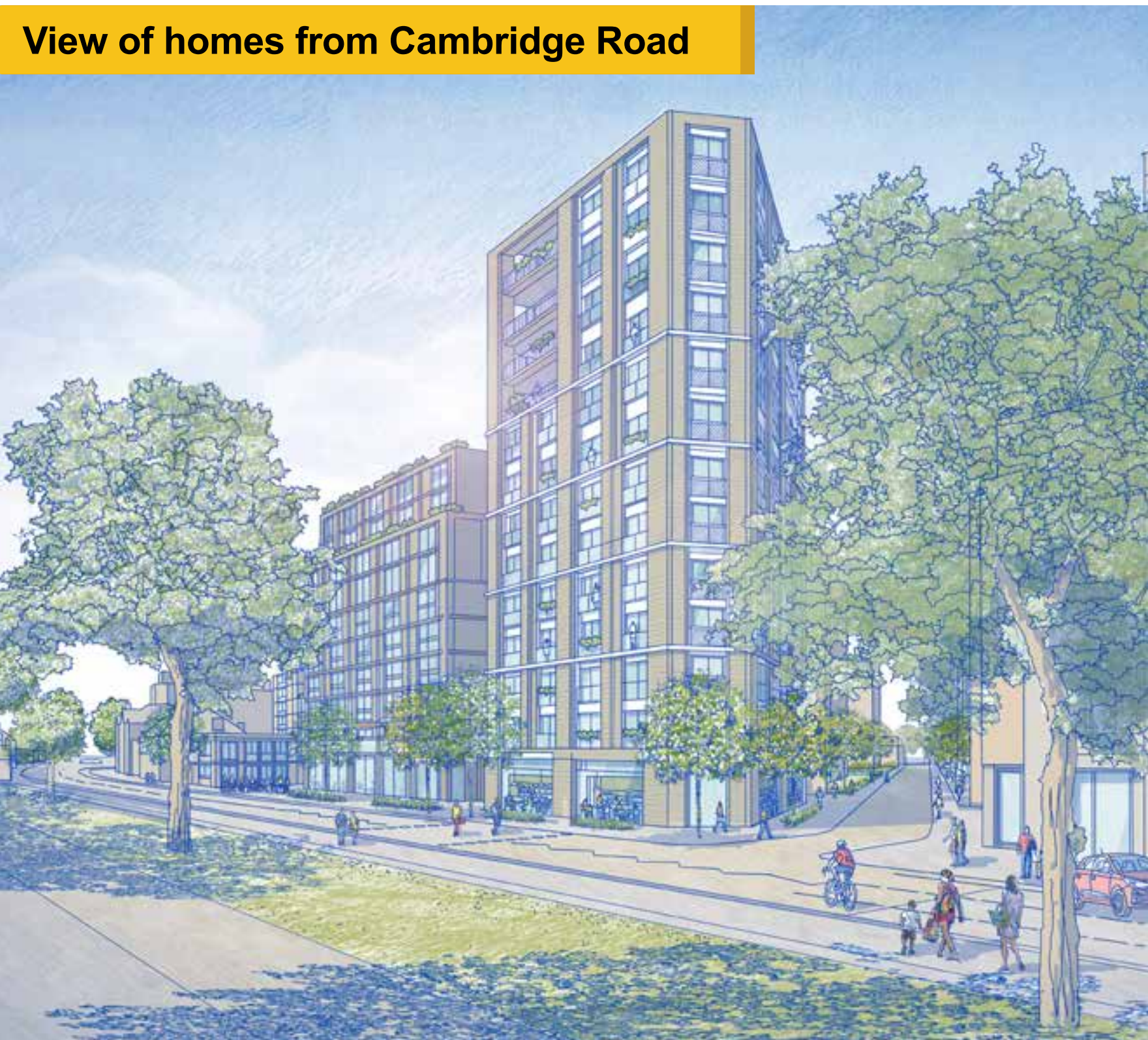


See each of the building locations on the next board

We have...

shown illustrative sketches of what the buildings in Cambridge Road Estate could look like

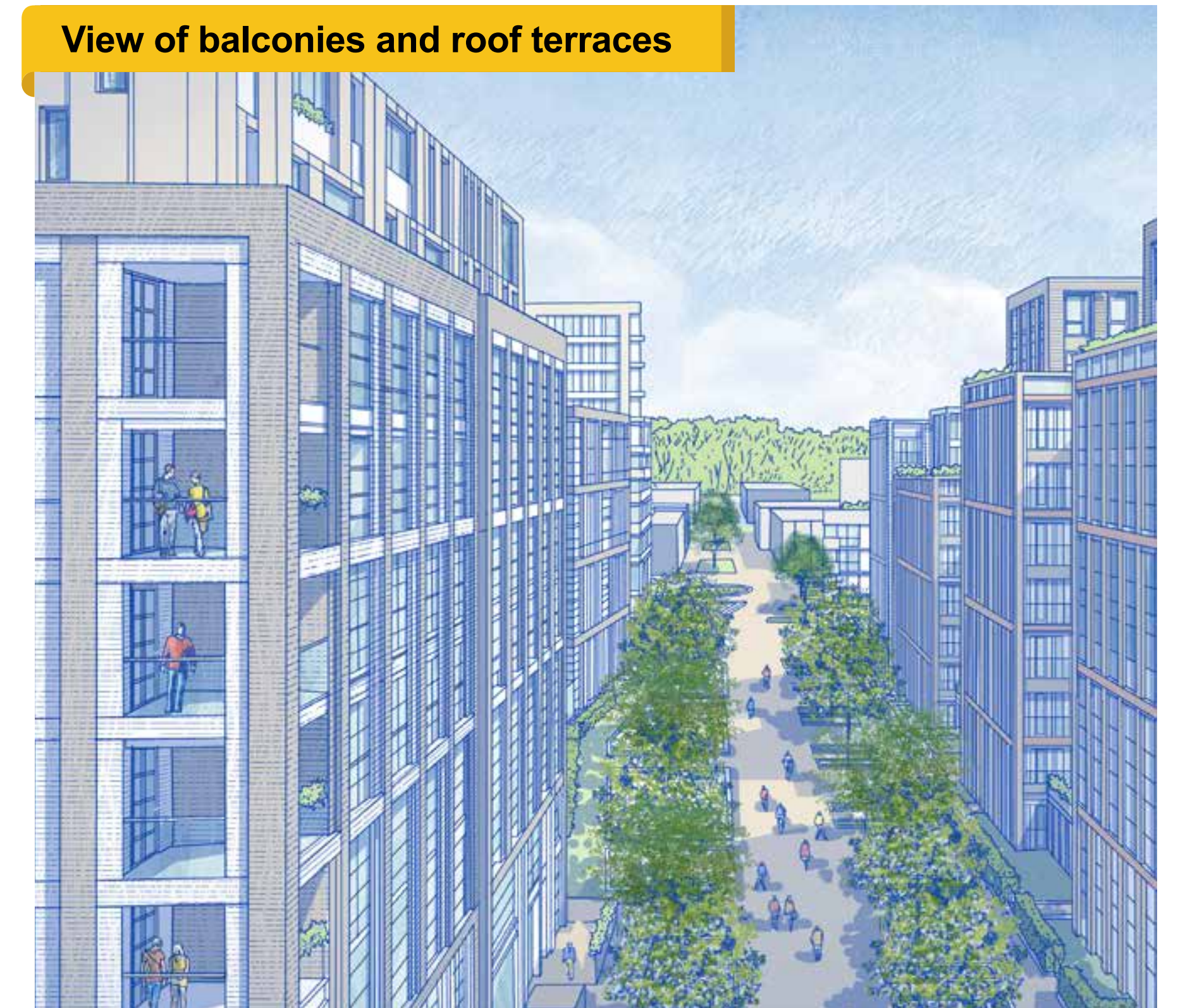
View of homes from Cambridge Road



View of homes with their own terraces



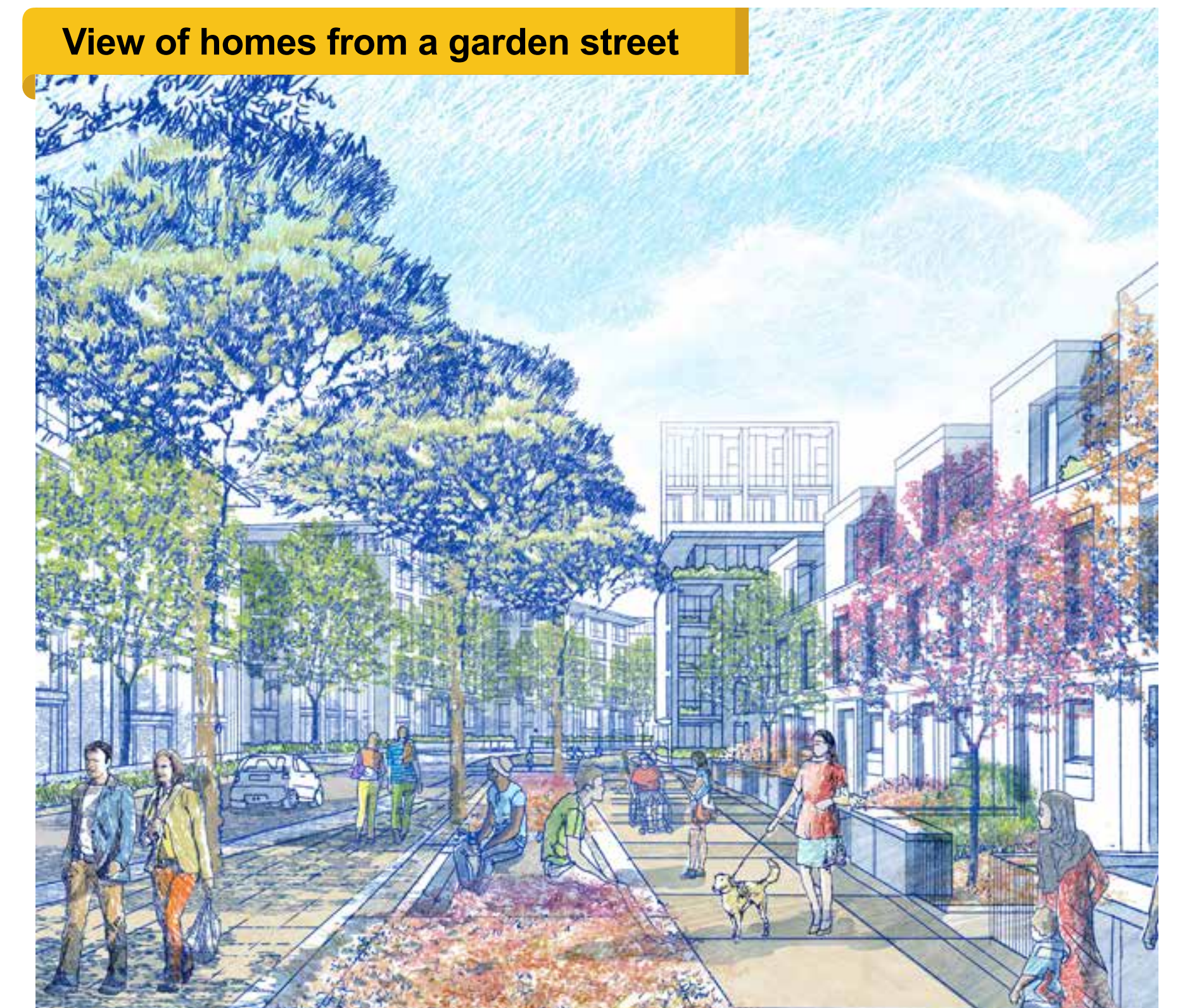
View of balconies and roof terraces



View of streets that encourage walking and cycling



View of homes from a garden street



You said...

- You would like to see more detail around the building heights and uses in relation to the neighbouring properties

## A mix of buildings for different locations

The proposed heights allow good levels of daylight and sunlight while still respecting the context and neighbours directly next to the site.

The variety of buildings across the masterplan creates a series of character areas, re-establishes the former street layout and connects it with the surrounding neighbourhood.

We have

shown all the locations of different types of buildings and their uses at the ground level



We have

shown indicative heights on the plan below



Please see the masterplan model

# Community facilities

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You said...

- At the design workshops you told us that the community would be interested in finding out more about how they could be involved
- You would like to look at types of activities and community initiatives that the new estate could provide

We have...

Ideas shared by residents at the design workshop



Reading spaces with computers



Sports, gym or boxing facilities



Flexible spaces to meet and socialise

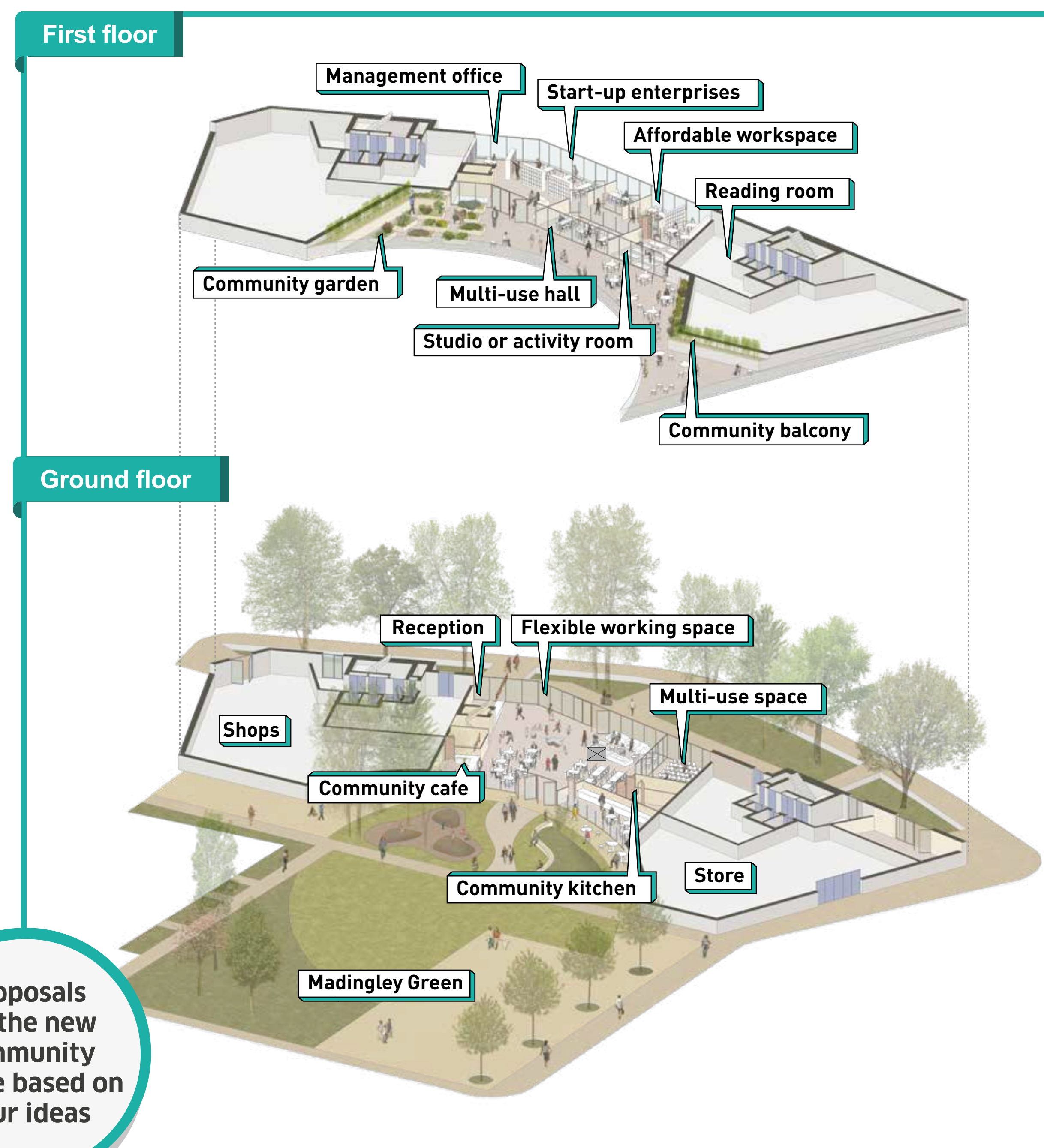


Community kitchen and garden



We have...

shown an illustration of the new community centre and the real life examples of what the centre could look like



Proposals for the new community centre based on your ideas



A vibrant new space for everyone



Real life examples from Acton Gardens



## You said...

- You wanted to understand more about the facilities and services that would support existing and new residents

## Assessment of the regeneration's effect on the local community

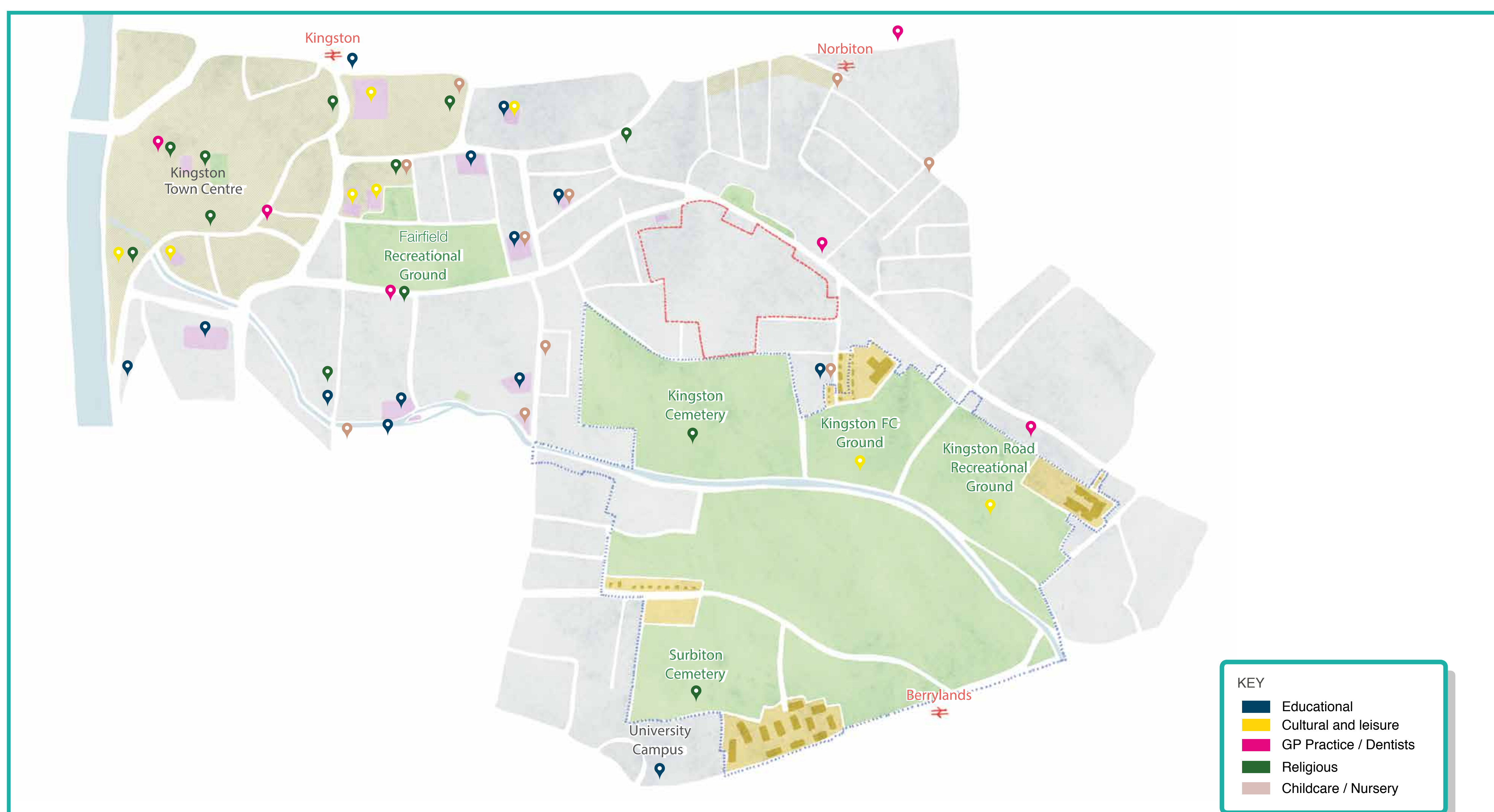
This is a study of the existing facilities and services in the wider area, that currently support Cambridge Road Estate residents and neighbours.

The study will look into the area's existing health, educational, cultural, religious and childcare facilities,

to assess any additional demand the regeneration might place on local services. We will then look at how additional demand might be met.

## We have...

shown a map of existing facilities in the area and how these will be assessed



## Steps in the Environmental Impact Assessment

1



We study the current situation, existing facilities and services at the site and surroundings.

- Statistics and data regarding population numbers, employment, economy and housing
- Existing capacity and demand for health services (including GP and dental) and school provision
- Any additional information learned from residents during community engagement

2



We assess the effects of the development.

- Effects on population and housing provision?
- Would there be additional requirement for school places, healthcare provision, GPs and dentists?
- Will there be increase in employment?
- What are the effects in terms of open space and playspace?
- What are the effects on people's health – including noise, air quality and transport?

3



We recommend how additional demand might be met.

# Phasing and timelines

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You said...

- You wanted to know when existing homes would be demolished and when your new homes will be built

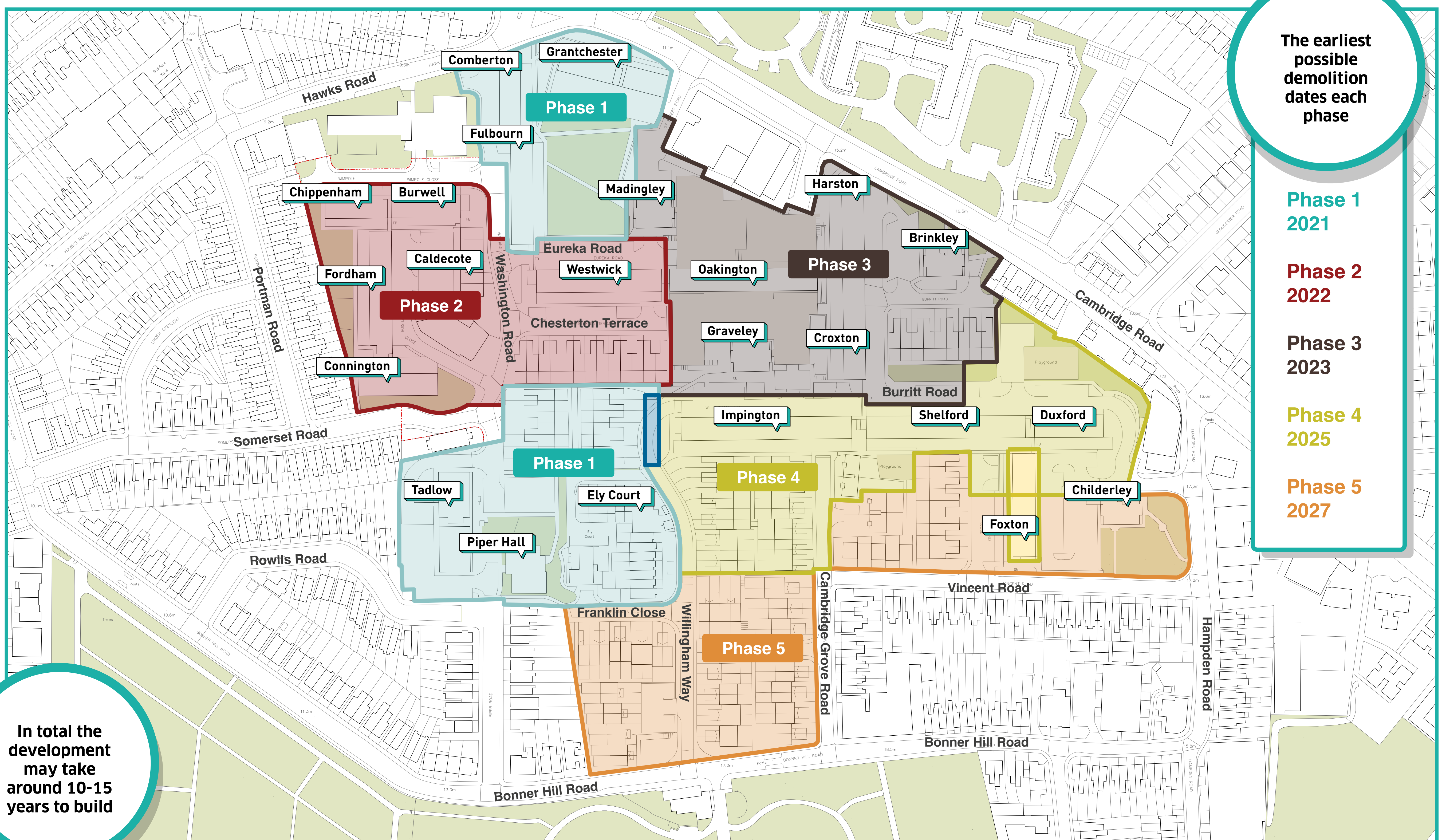
## What is a phasing strategy?

Phasing is carefully considered to minimise disruption for residents, so that Cambridge Road Estate residents can remain together with their neighbours and move around the same time.

The masterplan will include what's called a 'phasing strategy' for the regeneration, which will mean that different parts of the estate will need to be rebuilt at different times.

We have

shown indicative phasing and timelines for the regeneration

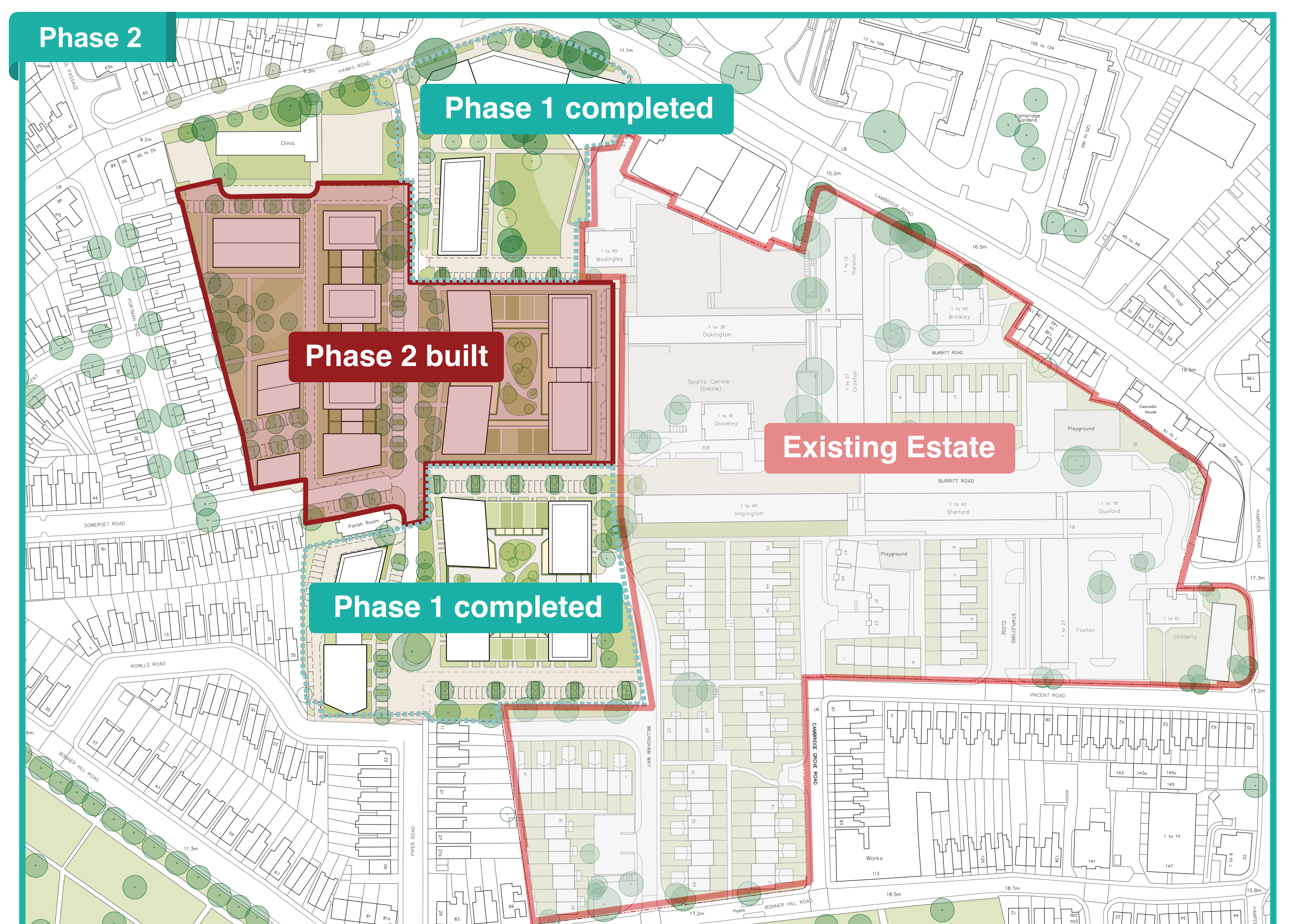
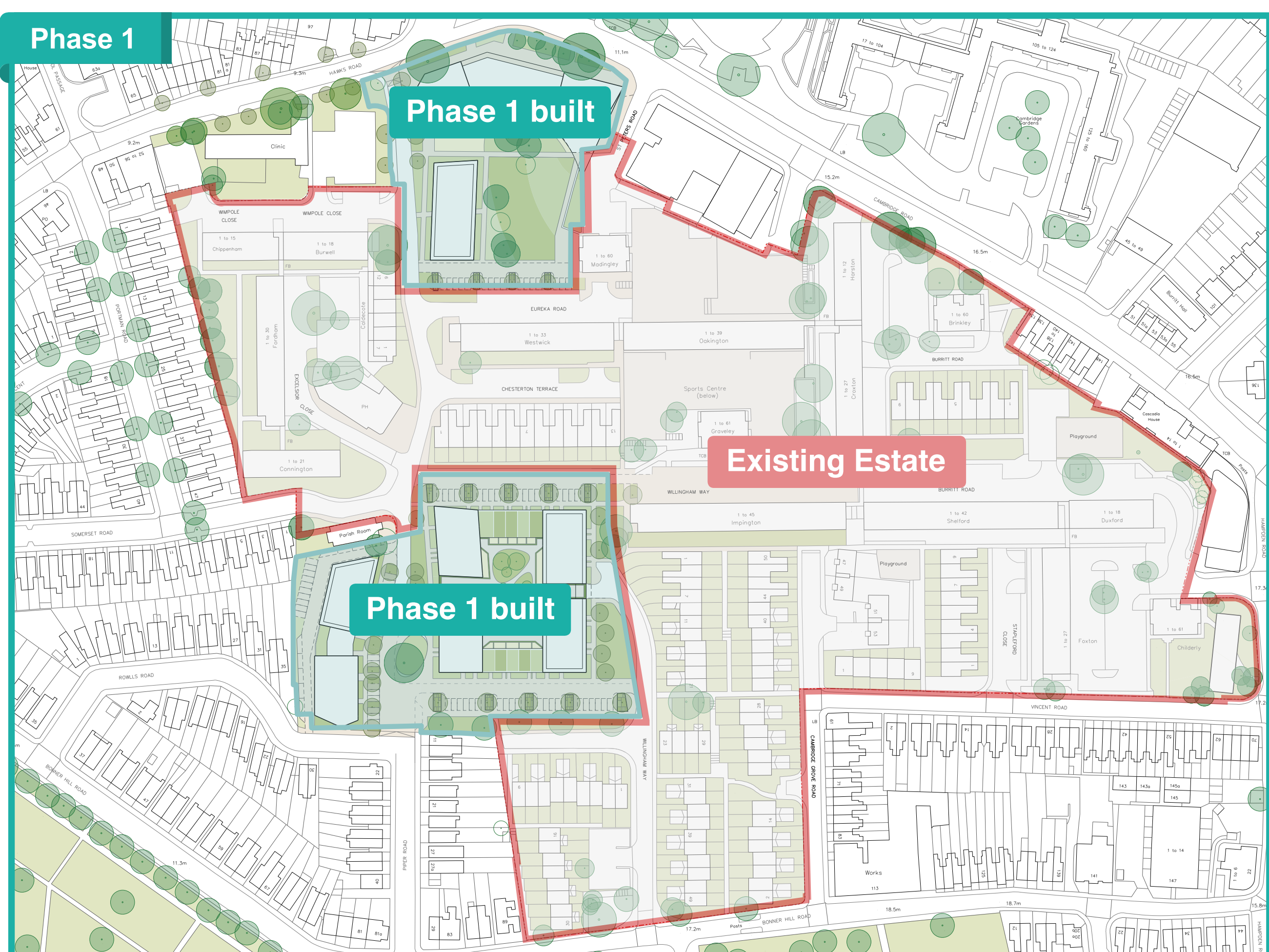


The earliest possible demolition dates each phase

- Phase 1 2021
- Phase 2 2022
- Phase 3 2023
- Phase 4 2025
- Phase 5 2027

In total the development may take around 10-15 years to build

## Example of how phasing will work





## Drop in at the Tadlow Hub at your convenience

The Tadlow Hub is open for everyone to drop in and talk to the team to stay informed. At the Hub you can:

Come and see drawings of the new homes and green spaces and look at the models.

Find out what's happening and how you can be involved. Give your views.

Talk to the team for help with any questions you might have.

You can register for a meeting with the 'Housing Landlord Services' to talk about your housing needs and options.

**OPEN EVERY MONDAY  
TO FRIDAY**

**10AM TO 5PM**  
MONDAY  
WEDNESDAY  
FRIDAY

**10AM TO 7.30PM**  
TUESDAY  
THURSDAY

**WASHINGTON ROAD,  
KT1 3JL**

*(Next to Piper Hall)*



## Get in touch with the team



### Housing and regeneration team

Members of this team will provide residents with dedicated support in understanding the housing offer and their individual options. To arrange a meeting with Housing Landlord Services or regeneration team, drop in at the Tadlow Hub or get in touch using the details below:

**Phone: 020 8547 5600 ext 4421**  
**Email: [creregen@kingston.gov.uk](mailto:creregen@kingston.gov.uk)**



## Join upcoming events

All future events, including public exhibitions, design sessions and community activities in advance. We will contact anybody who has signed up to our mailing list to let them know about upcoming events. We will also distribute details to those living and working in and around Cambridge Road Estate prior to an event.

To stay updated you can sign up to our mailing list by contacting us using the email or phone details below.



### Independent advisor

All residents can get independent advice and information to help you make informed decisions about your future housing. With input for the Resident Steering Group, PPCR an independent tenant and homeowner advisor has been appointed. They provide support to residents on all aspects of the regeneration plans. You can get in touch or arrange a meeting with them using the details below:

**Phone: 020 7407 7452 or  
FREEPHONE 0800 317 066**  
**Email: [info@ppcr.org.uk](mailto:info@ppcr.org.uk)**

