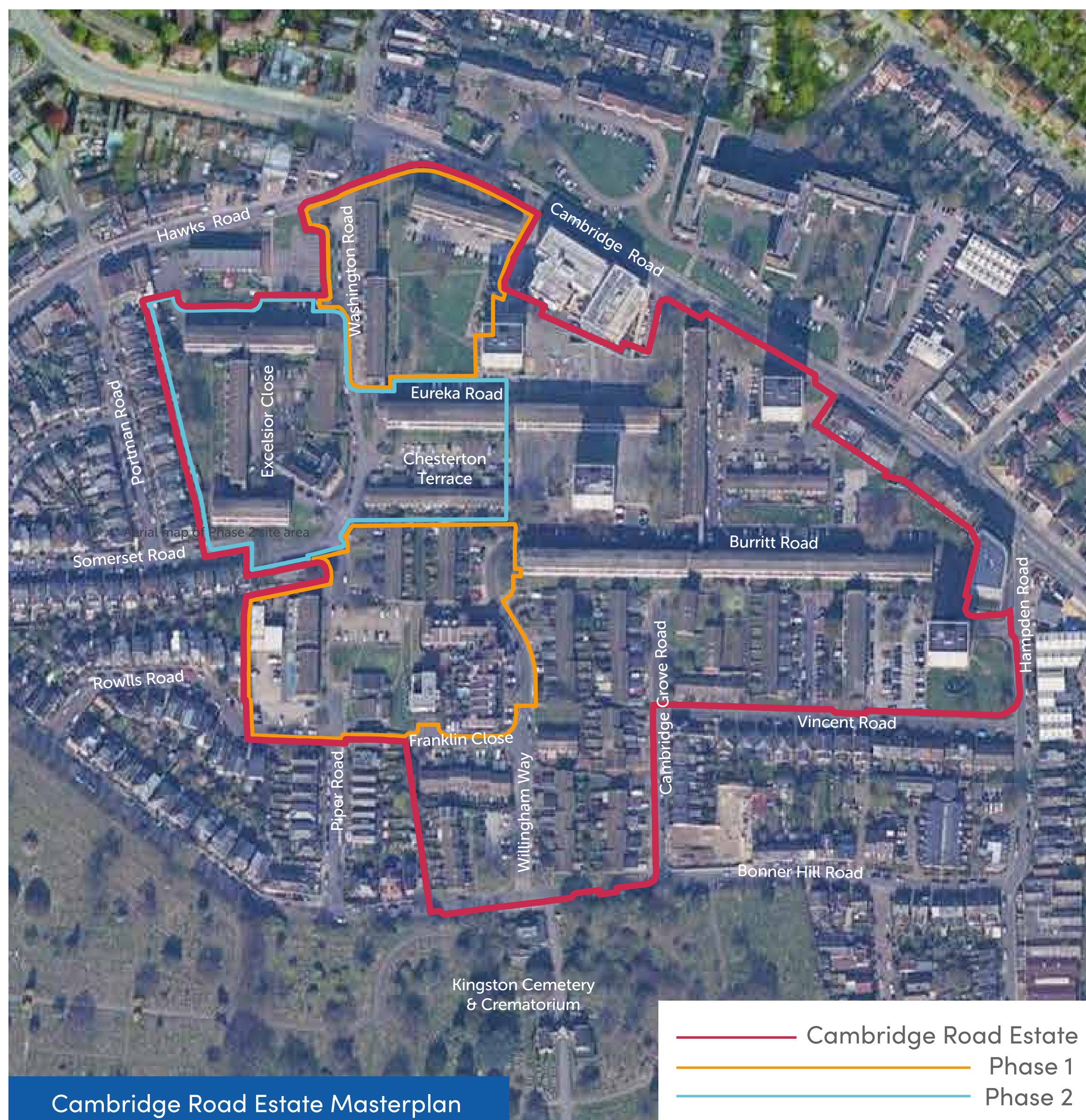


Welcome



Welcome to the first public exhibition for the Phase 2 consultation for Cambridge Road Estate's regeneration!

Since 2015, Kingston Council has been considering ways to improve the Cambridge Road Estate for its residents. This includes how to improve the quality of housing for current residents, allowing tenants and leaseholders to benefit from higher quality new homes, and better accessibility and connectivity across public spaces of the Estate.

A ballot was held in March 2020 where 73% of eligible residents voted in favour of the Estate regeneration, with 86% of all eligible residents voting. This was a fantastic voter turnout, with most people agreeing that the Estate needed regeneration.

In July 2022, a hybrid planning permission was granted for the regeneration masterplan (Planning Reference: 20/02942/FUL). The planning permission included detailed plans for Phase 1, and outline plans for the wider Estate, to deliver 2,170 new homes, new open spaces, community facilities and play spaces.

Help us Shape Phase 2

We are now preparing a Reserved Matters Application (RMA) for Phase 2. This will focus on the look and feel of the buildings ensuring that we get the detailing right for the new homes and the plans for planting and landscaping.

We want to hear your thoughts as we start developing our detailed designs for Phase 2.

As part of the planning process we are required to consult with you on our proposals and your feedback is important to us.

You can leave your feedback by:

Filling in a paper or online feedback form at this exhibition



Filling in a feedback form and returning it via a freepost envelope



Speaking to a member of the team to assist you in filling out a form



Completing the online feedback form by scanning the QR code



The Cambridge Road Estate regeneration is being delivered through a Joint Venture Partnership between Royal Borough of Kingston upon Thames and Countryside.

Royal Borough of Kingston upon Thames

Located in the Royal Borough of Kingston upon Thames in South West London, the Cambridge Road Estate (CRE) is the borough's largest regeneration programme.

The Council, as a landlord, has embarked upon a comprehensive regeneration of the neighbourhood which aims to deliver 2,170 new homes over the next 10–15 years, including at least 871 council-rented homes, alongside improved outdoor spaces, job opportunities and overall improvements to health and well-being.



Countryside Partnerships

Countryside Partnerships is part of Vistry Group, the UK's leading mixed-tenure developer. With over 60 years' experience, they continue to make a positive impact with regeneration schemes across 26 regions in the UK, often partnering with local authorities and housing associations. Last year, Vistry Group delivered approximately 1 in every 17 new homes in London.



We have appointed specialist consultants to support the delivery of Phase 2 of the regeneration.

BPTW

Phase 2 Architects

We were pleased to be joined by a member of our Community Board in the selection of BPTW as our architects for Phase 2.

BPTW is an architecture practice focused on transforming not just physical spaces, but people's lives. They will be bringing over 35 years of expertise on a wide range of design specialisms, including innovation in urban design, planning, sustainability, and construction technologies which has established their reputation as experts in housing, neighbourhood place shaping, and mixed-use regeneration.



Patel Taylor

Masterplan Architects

Patel Taylor were the lead architects on the masterplan for the Cambridge Road Estate and continue to provide expert guidance and support on proposals for Phase 2.

Patel Taylor

Kanda Consulting

Community Engagement

Kanda are specialists in working with community organisations, residents, and businesses to ensure they have the opportunity to offer meaningful input into local developments.



Key team members:



Elaine Taylor

Development Director, RB Kingston upon Thames



Kelly Shirley

Strategic Rehousing Lead, RB Kingston upon Thames Rehousing Lead



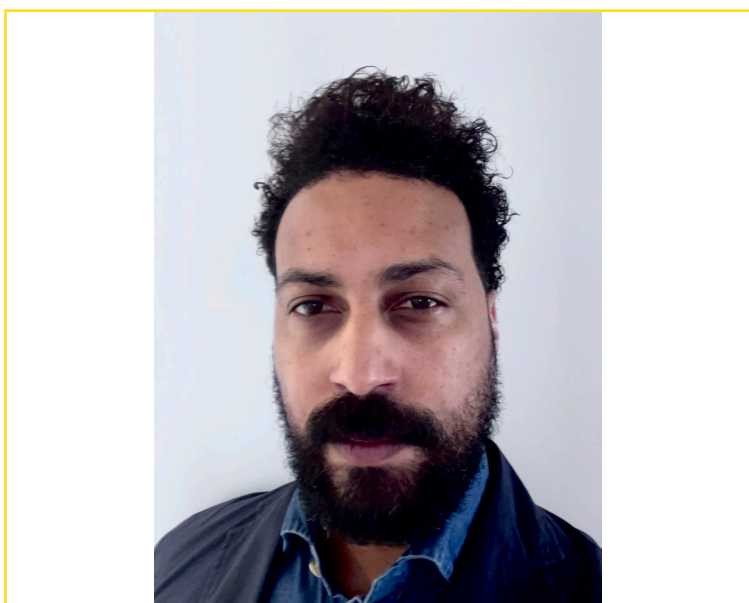
Semana Nota

Resident Engagement and Social Value Lead, RB Kingston upon Thames



Marc Doman

Estate Regeneration Project Officer Land Assembly Lead, RB Kingston upon Thames



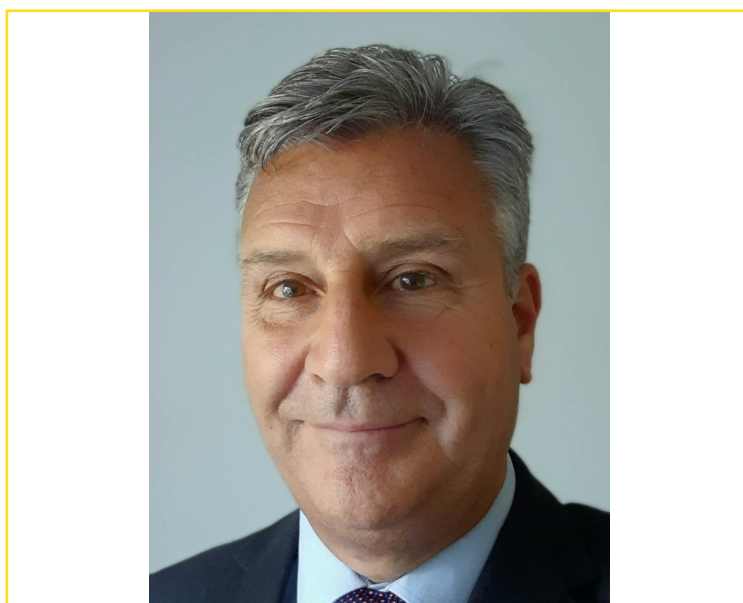
John Lindsley

Strategic Regeneration Communications Manager, RB Kingston upon Thames



Malcolm Wood

Project Director, Countryside



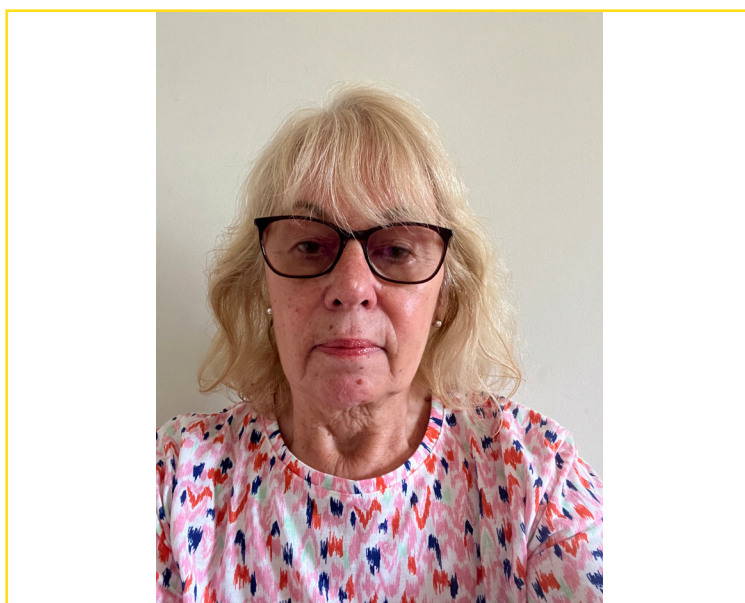
Mark Ludlow

Associate Director (Development), Countryside



Grace Alderson

Senior Development Manager, Countryside



Liz Bishop

Neighbourhood Estate Management Client Lead, RB Kingston upon Thames

The Story So Far



March 2020
Residents vote 73% in favour of the regeneration proposals and the Landlord offer in the ballot



November 2020
The hybrid planning application for the Cambridge Road Estate regeneration is submitted to the Local Planning Authority

October 2018
Countryside are selected as the Council's preferred development partner

2020
Residents are consulted on the regeneration proposals and help to shape the masterplan design



November 2022
Demolition of the first Phase 1 building (Tadlow) begins on site

June 2022
The hybrid planning application for 2,170 new homes (452 homes in Phase 1) is approved by the Local Planning Authority and the Greater London Authority

May 2023
The Phase 1A groundbreaking event on site marks the start of the regeneration



Early 2026
Phase 2 works start on site, pending planning approval

Late 2024
Tenants move into first new affordable homes

Winter 2024
Submission of the Reserved Matters Application to the Local Planning Authority for consideration and determination

Autumn 2024
Round 2 consultation: Developing plans for Phase 2 consultation

Summer 2024
Round 1 consultation: Introducing Phase 2

**WE ARE
HERE NOW!**



We are pleased to announce that we have appointed a new architect team for Phase 2, BPTW



Teviot Estate, Tower Hamlets

BPTW is a leading architectural firm known for innovative and sustainable designs. They are passionate about creating spaces that inspire and enhance communities and have played an important role in other regeneration schemes.

Recently, BPTW won The Housing Design award for a major regeneration scheme, Rochester Riverside which will be delivering 1,400 new homes across 7 phases. BPTW are also working on a landmark regeneration for the Teviot Estate in Tower Hamlets (CGI pictured above), which will be delivering 1,750 high-quality sustainable homes.

Team members from BPTW are here today if you have any questions or would like to give feedback on the design details for Phase 2!



Hartopp and Lannoy Point, Hammersmith

Phase 2 Proposals and Design Principles

As we move forward with the next chapter of the regeneration, Phase 2 promises to deliver more high-quality housing tailored to current housing needs.

As well as a mix of social rent, shared equity and private homes, Phase 2 will also provide a public garden and podium gardens (open spaces above ground level) for residents to enjoy, play areas for children and car parking spaces.

Reflecting on the guidelines for the regeneration of Cambridge Road Estate, Phase 2 will ensure:



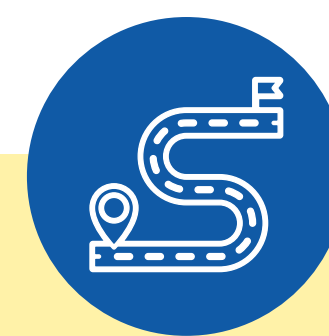
New homes for Cambridge Road Estate secure tenants, housing association tenants, and resident leaseholders and freeholders who wish to remain on the Estate.



An increase in the overall supply of new and replacement homes for local people.



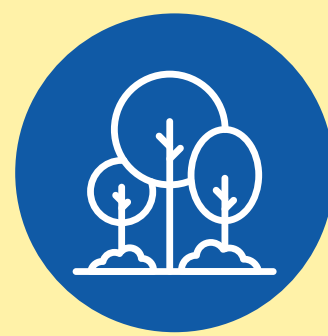
The key target of reducing crime will be met through improving security and safety along with key conversations with dedicated Secured by Design officers.



The site is well-connected with the wider community and neighbourhood.



Sustainable transport is promoted, alongside car parking spaces.



Open spaces in the Estate to serve a real purpose, with well-lit active spaces for leisure and play.



Sustainable materials are used throughout construction, and new homes are energy efficient to run.



Sustainable transport is promoted, alongside car parking spaces.

What is a Reserved Matters Application?

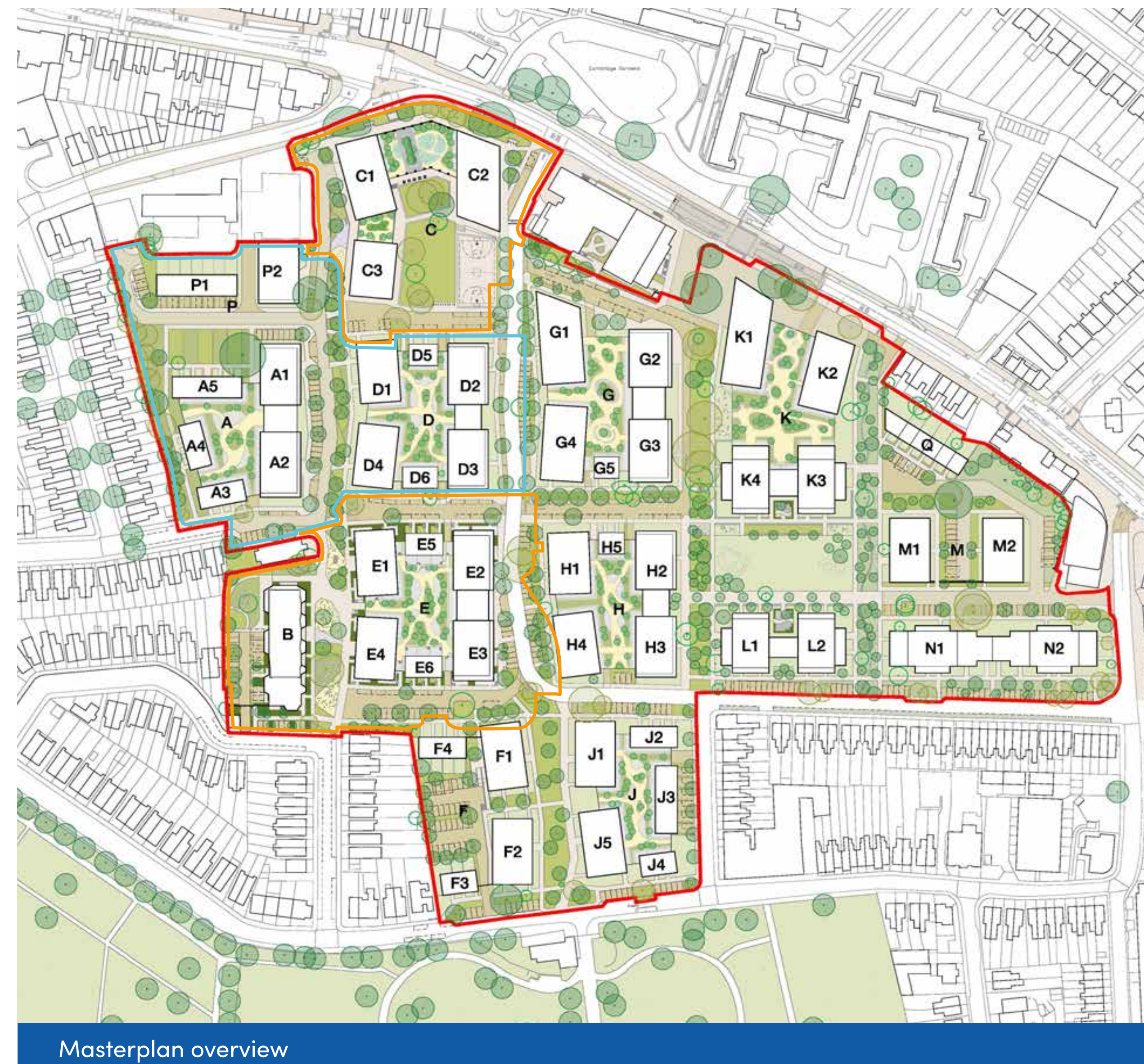
Reserved Matters Application or RMA...

A Reserved Matters Application, or (RMA), follows a successful outline planning permission. It focuses on the finer details of the development that the Outline Planning Permission does not include, such as detailed designs of building layouts, materials used throughout buildings, and landscaping. These details are then submitted for consideration by the local planning authority before construction can begin.

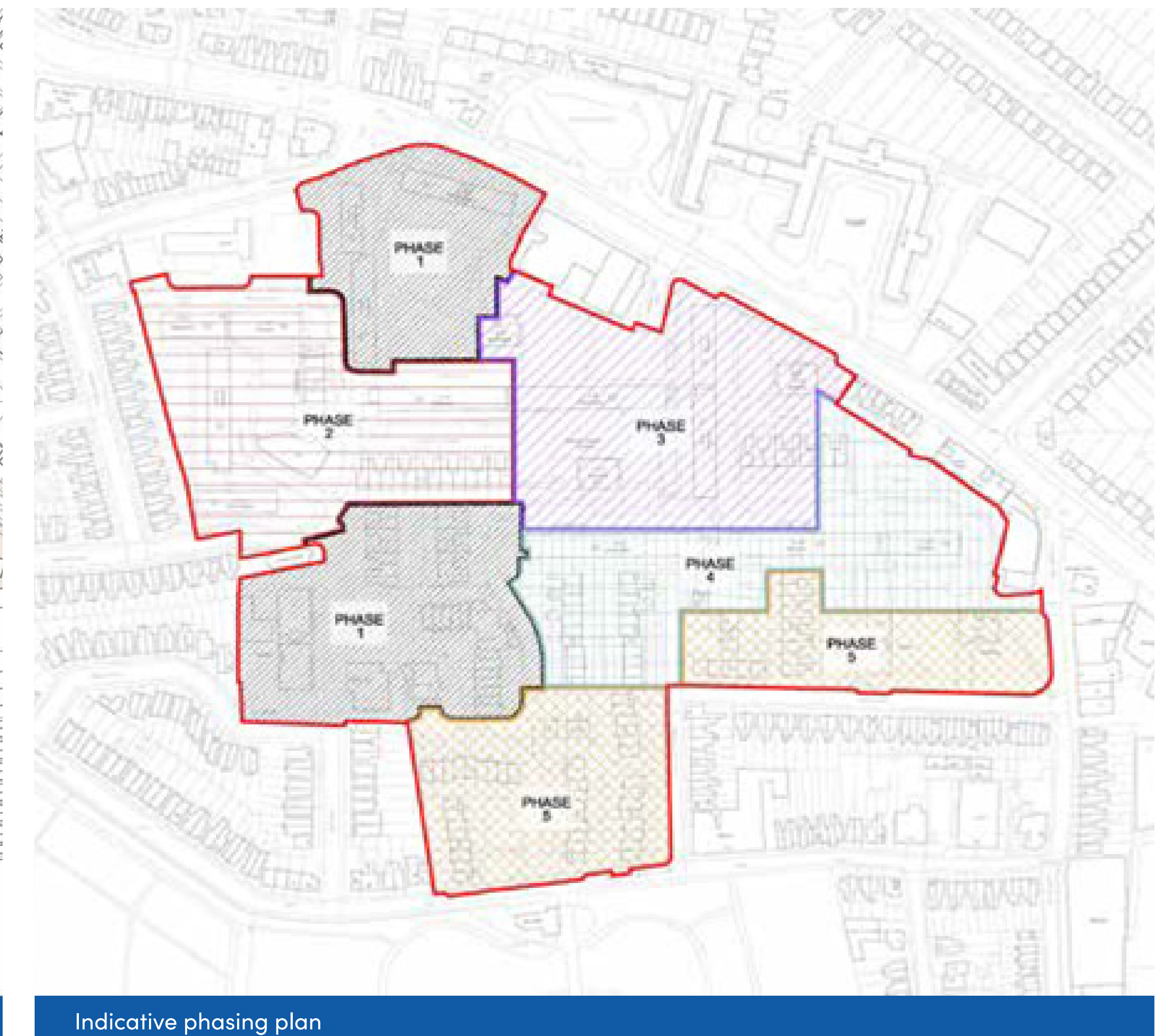
How does Phase 2 and the Reserved Matters Application fit together?

The Hybrid permission granted in July 2022 included 'parameter plans' controlling the height and massing of Phase 2 Buildings as well as a 'Design Code' which sets out key design guidance for the buildings, materials and spaces.

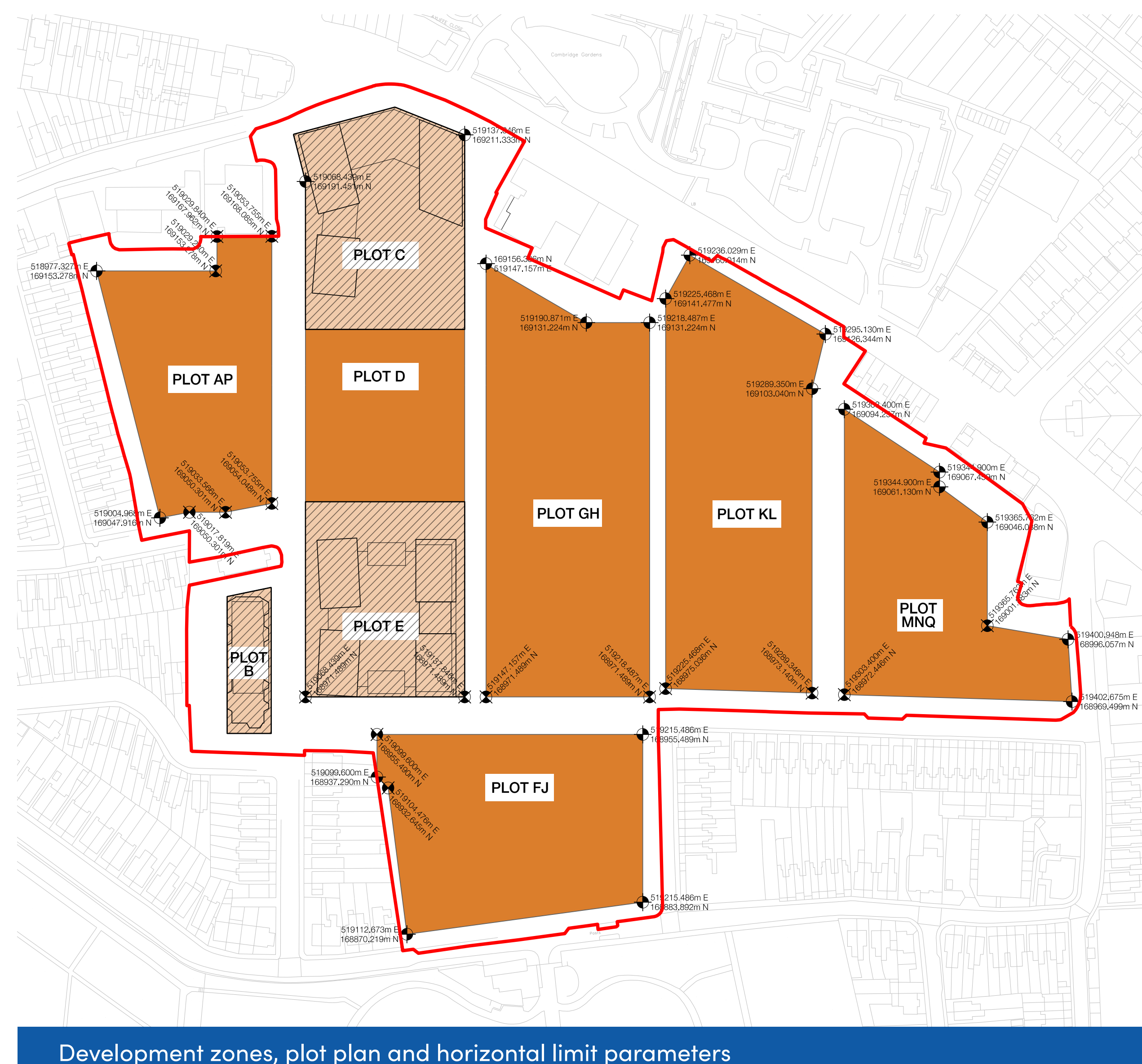
A Reserved Matters Application is necessary for Phase 2 to confirm detailed elements of our plans and allow us to start building new homes in Phase 2. Now, we will focus on the details of the buildings and landscaping, and we need your input!



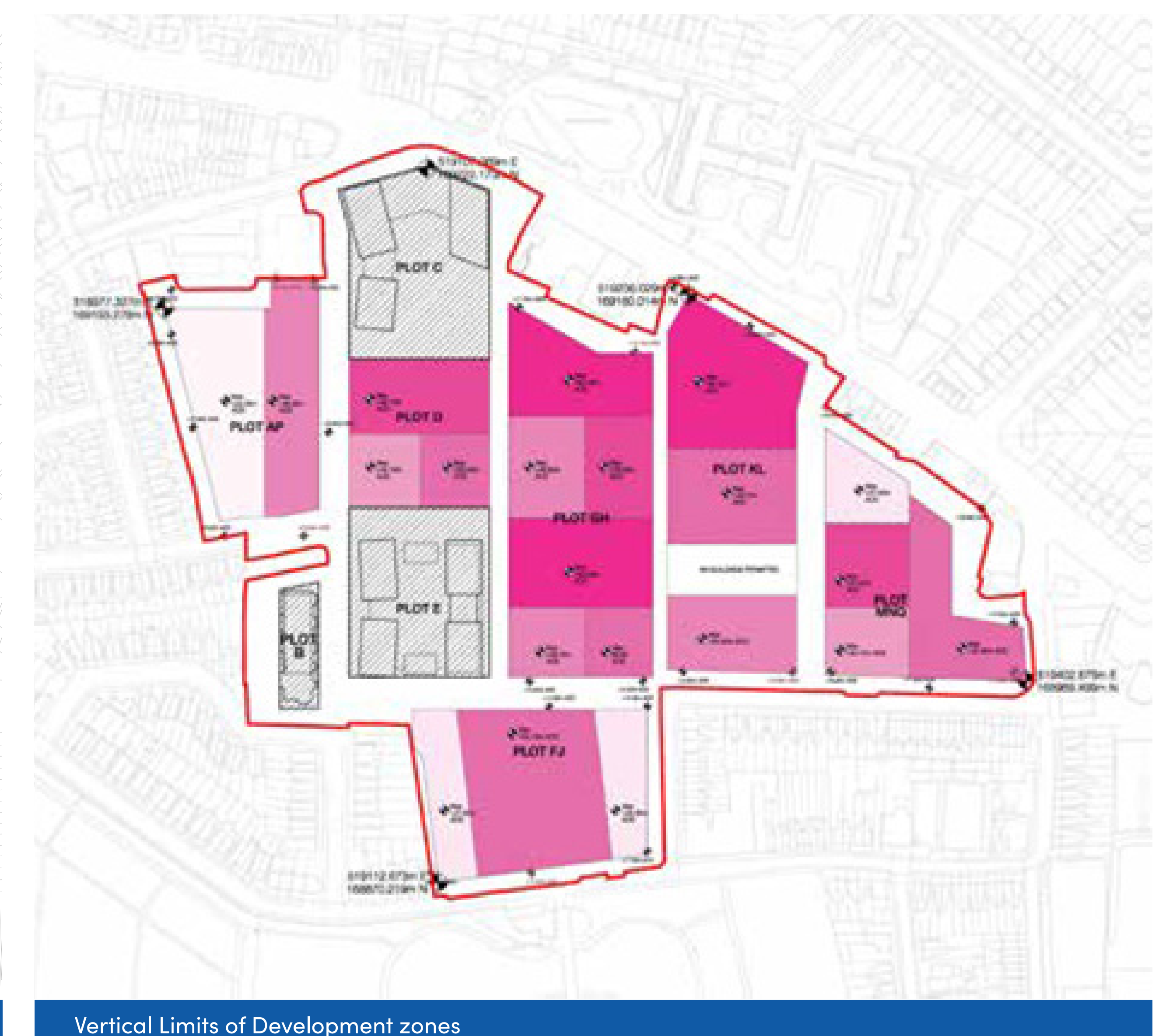
Masterplan overview



Indicative phasing plan



Development zones, plot plan and horizontal limit parameters



Vertical Limits of Development zones

Help us shape the detailed plans for Phase 2 and provide your feedback on:

1

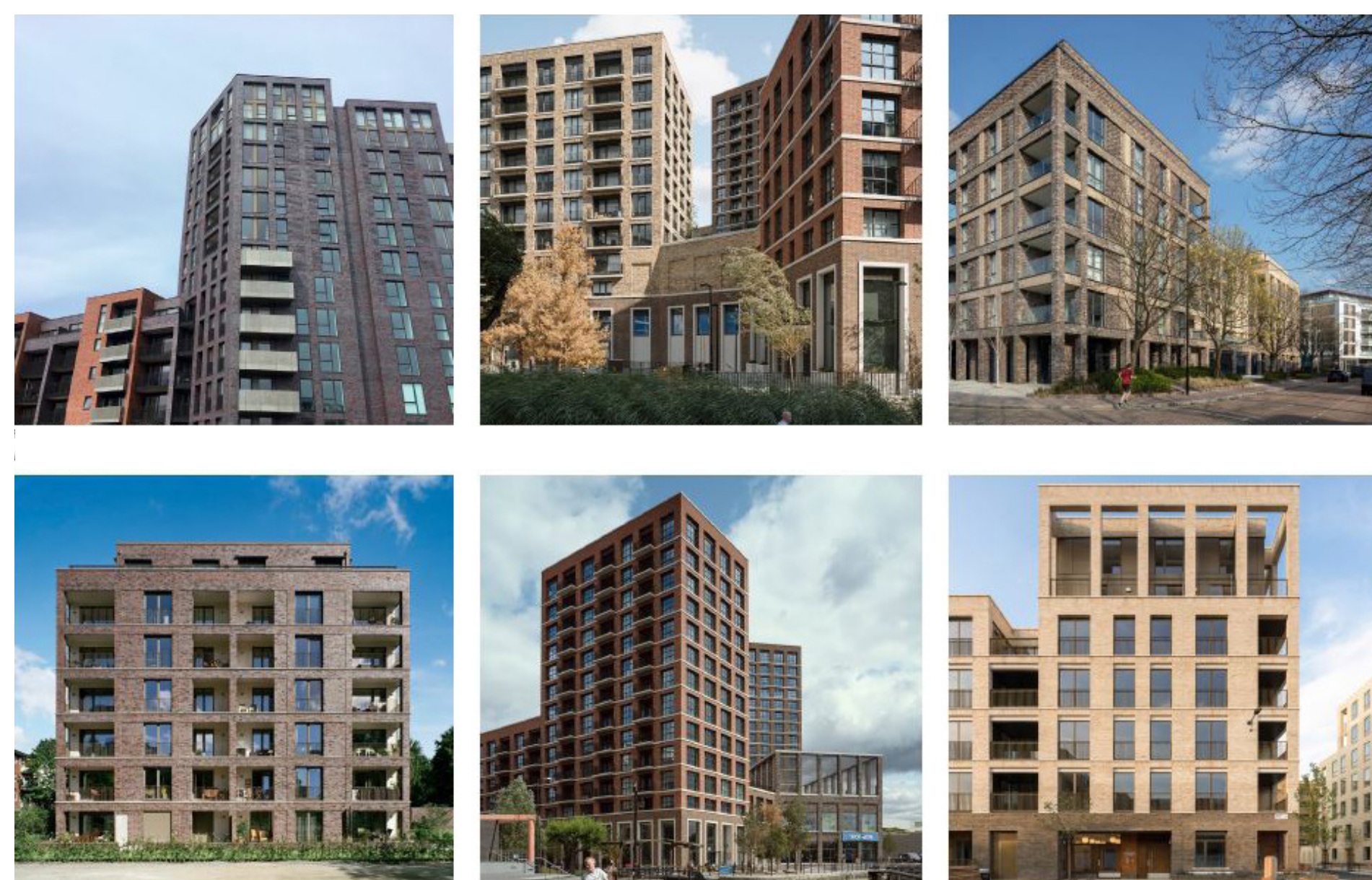
The appearance of the buildings

How would you like the outside of the building to look?

Comment on the colour, shape and materials used!



Sketch showing a new street within the Estate



Buildings we are taking inspiration from in our designs

2

Internal flat layout

Here is an example layout of a proposed 3-bed flat for Phase 2.

Let us know your thoughts! Is there anything missing in the flat that we should consider?



Example of a 3-bed unit layout



Example of a 3-bed unit layout with the kitchen separate

We are pleased to share that Phase 2 will introduce new green spaces for the community to enjoy and pathways connecting the Estate to the surrounding neighbourhood.

The new public garden and children's play space will create a healthy, vibrant, and attractive landscape where the local community, current and future residents and children can enjoy.

Our plans will also create raised communal gardens for residents to use when they move into their new homes.

With the design for the Hawks Road Clinic site now confirmed and under construction, there is an opportunity to create a green, pedestrian link along the western boundary of Phase 2, connecting Somerset Road through to Hawks Road.

This link will enjoy the existing mature trees that are to be retained along the boundary, whilst providing a buffer zone between the back gardens of the houses on Portman Road and the new Phase 2 buildings.

We'd love to get your ideas on what features would work well along this route so that we can develop the concept through the design process with our landscape architect.



Your feedback matters!

What kind of equipment, planting and art would you like to see in the public garden and play area?



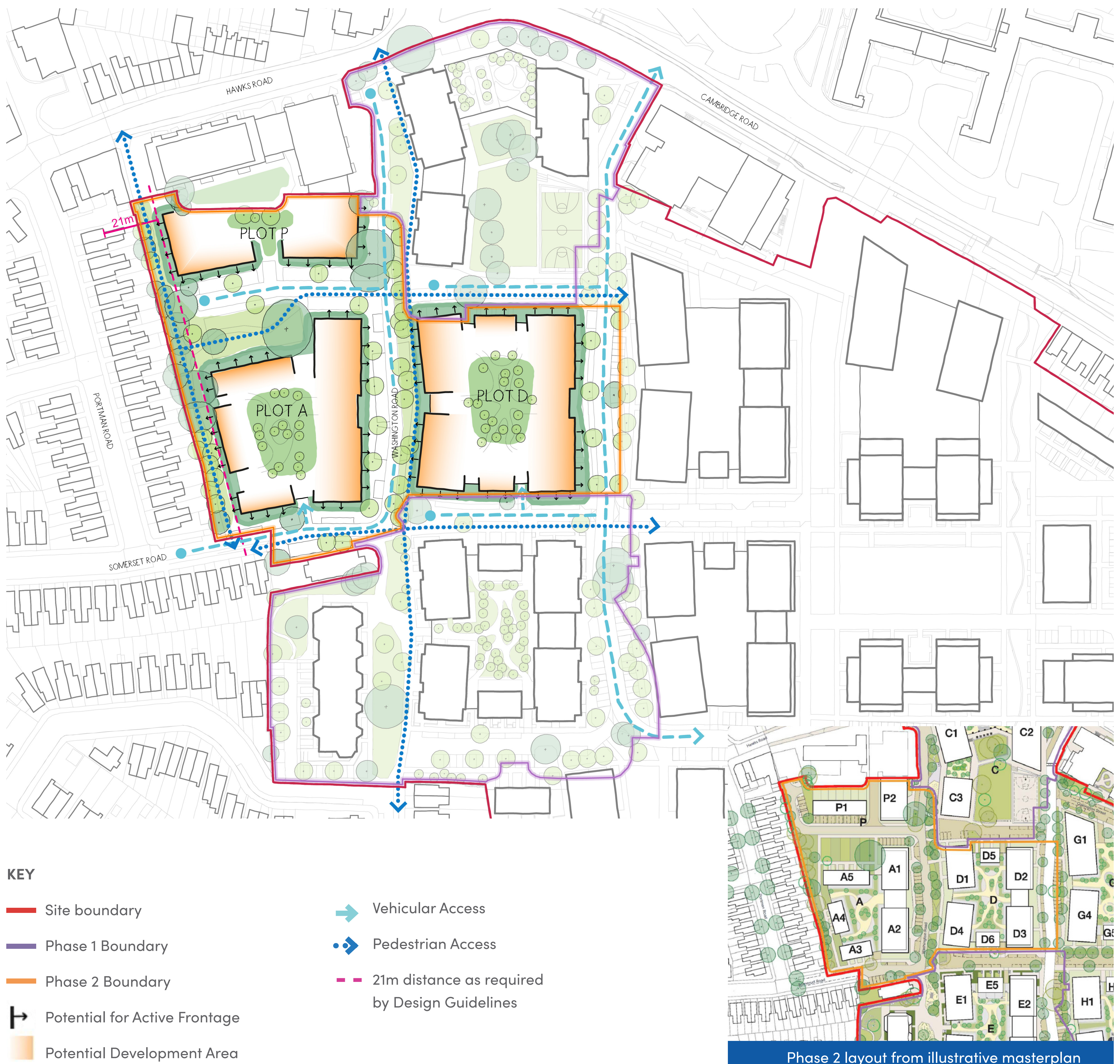
Since the outline masterplan submission in 2020, there have been some changes to the existing site context. These include:

- Changes to government regulation (Fire Safety legislation and Housing Design Standards)
- Housing needs
- Car parking
- Accessibility
- Neighbouring sites (e.g. Hawks Road Clinic)

Taking these matters into account, we have considered new opportunities to enhance Phase 2 designs.

We have been working on and studying a range of design options for Phase 2, which could optimise housing, open spaces, car parking, and vehicle and emergency services access. The design studies have been led by the approved design guidelines laid out by Patel Taylor and technical assessments.

Proposed layout plan for Phase 2



The CRE Housing team work hard to keep tenants up-to-date with what's happening on-site. All residents impacted by Phase 2 have been contacted directly to discuss how the rehousing process will affect them.

If you have questions about the rehousing process and how it will affect you, please contact your rehousing officer.

New homes will be provided for all CRE secure tenants, housing association tenants and resident leaseholders and freeholders who wish to remain living on the CRE.

Communication will be maintained with residents throughout the regeneration. Estate residents will be offered the opportunity to visit their new home around 6 weeks before the move-in and will receive support in the run-up to their move and on the day itself. Residents will be given a home induction to explain how everything works and repeat visits as often as they need. Practical help will also be available, for example, help hanging pictures.

You can contact the Cambridge Road Estate Regeneration team by emailing creregen@kingston.gov.uk or via the main Council switchboard number, **020 8547 5000**, and mention the 'CRE Regen Team' to arrange a callback.


Independent Advisor

On April 1st, 2024, Newman Francis Ltd. was appointed as the new Independent Tenant and Homeowner Advisor (ITHA).

Newman Francis, an independent community engagement organisation can offer support and impartial advice to any resident or homeowner affected by the regeneration. If you wish to seek independent advice or would prefer to talk through a particular rehousing issue with someone who does not work for the Council, Newman Francis can be contacted at:

 Freephone 0800 644 6040 or 020 8536 1436

 cre@newmanfrancis.org

 More information is available at www.newmanfrancis.org/cambridge-road-estate/.



Benefits for the community

Kingston Council and Countryside are working closely with residents and neighbours to deliver wide-ranging and inclusive community benefits through the regeneration, delivering high-quality sustainable new homes, gardens, play areas, streets, and community facilities.

We are also providing training for local people, new jobs and local business opportunities and initiatives.

The project team has taken important learnings from Phase 1 to ensure that the benefits of Phase 2 are responsive to the evolving needs and priorities of the local residents.

We are proud of the initiatives we have delivered in Phase 1! So far, we have delivered:

- 11 Community Chest Grants totalling £52,000
- Community and cultural activities
- Connecting with over 1,500 students through school visits
- 215 hours of virtual work experience for 43 Kingston residents
- Financial support for residents
- Full day construction event on-site for 60 school children

We also set up a resident-led Community Board, empowering residents to take an active role in the decision-making process. The Board ensures that the community's needs and voices are represented, leading to more relevant and effective local initiatives.



The Phase 2 development will provide numerous public benefits, including:

Improving the quality of housing and the environment for current residents and meeting housing needs e.g. reducing overcrowding, and meeting disability and mobility needs



Encouraging active travel by providing improved cycle routes and safe walking paths



Providing car parking spaces in Phase 2, in line with the original outline planning permission



Creating short and long-term job opportunities during construction and procurement



Providing education, training and work experience opportunities for local people



Thank you and Next Steps

Get involved and help shape the future of your neighbourhood!

Thank you for taking the time to attend the consultation events for Phase 2 and providing feedback.

Your feedback is very important to us, and we will look forward to continuing to share our plans and listening to your feedback over the coming months, as we work through the detailed plans for Phase 2.

You can leave your feedback today by:



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Filling in a feedback form and returning it via freepost envelope



Speaking to a member of the team to assist you in filling out a form



You can complete the online feedback form by scanning the QR code

There will be more opportunities to get involved throughout 2024 and we look forward to seeing you again soon.

Members of the CRE Regen team are here today if you want to discuss any queries you may have!

Cambridge Road Estate Regen team's contact details

Please visit the CRE website at www.cambridgeroadestate.com or contact the Cambridge Road Estate Regeneration team by emailing creregen@kingston.gov.uk or via the main Council switchboard number, **020 8547 5000**, and mention the 'CRE Regen Team' to arrange a callback.