

Welcome

Welcome to our public drop-in event on our submitted proposals for Phase 2 of the Cambridge Road Estate regeneration!

Since 2015, Kingston Council has been taking steps to improve the Cambridge Road Estate for its residents. Following the decision to progress with the Cambridge Road Estate regeneration, we've been making good progress, with residents soon to move into the Phase 1 homes.

We are pleased to share that we have submitted our plans for Phase 2 to the Local Planning Authority (ref no. 25/02075/ARM). We are hosting this event to provide an opportunity for residents to review our submitted plans and address any outstanding questions you may have about Phase 2.



Cambridge Road Estate Masterplan

— Cambridge Road Estate
— Phase 1
— Phase 2

Reserved Matters Application

A Reserved Matters Application (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 (LPA) before construction can begin.

We have spent the last year developing our designs. We want to thank everyone who has taken the time to view and share feedback on our plans as they have evolved!

You can view the planning documents we've submitted to the LPA by scanning the QR code on the right or by visiting:



cambridgeroadestate.com



Scan here

If you have any questions about the regeneration, you can contact us on:



creregen@kingston.gov.uk



FREEPHONE 0800 9521 900

Members of the CRE Regen team are here today to answer any questions you may have.



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



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, part of Vistry Group – the UK's leading mixed-tenure developer brings over 60 years' experience in delivering regeneration schemes across 26 regions. Working with councils and housing associations, they make a lasting impact on communities.

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

BPTW



Phase 2 Architects

BPTW is an architecture practice with over 35 years' experience in urban design, planning, sustainability, and construction technologies. Renowned for housing, place shaping, and mixed-use regeneration, they focus on transforming both spaces and lives.

Patel Taylor

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.

LDA Ltd



Landscape Architects

LDA is a passionate landscape architecture practice working across London. They challenge briefs to create inspiring spaces that enhance environments and enrich lives.

Kanda Consulting

kanda

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.

Stantec



Planning Consultant

Stantec are a global lead in sustainable engineering, architecture, and environmental consulting, delivering the expertise, technology, and innovation communities need.

Key team members:



Elaine Taylor

Development Director,
RB Kingston upon
Thames



Kelly Shirley

Strategic Rehousing Lead,
RB Kingston upon Thames
Rehousing Lead



Mark Ludlow

Associate Director
(Development),
Countryside



John Lindsley

Strategic Regeneration
Communications Manager,
RB Kingston upon Thames



Malcolm Wood

Project Director,
Countryside



Marc Doman

Land Assembly Lead, RB
Kingston upon Thames



Semana Nota

Resident Engagement
and Social Value Lead, RB
Kingston upon Thames



Guy Balmford

Senior Development
Manager, Countryside



Ranbir Heyre

Programme Lead,
RB Kingston upon
Thames



March 2020
73% vote in favour of the
regeneration proposals and
Landlord Offer



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 2020

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



May 2023

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



November 2022

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

July 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

Summer 2024

Round 1 consultation:
Introducing Phase 2

Summer 2025

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

**WE ARE
HERE NOW!**

Autumn 2024

Round 2 consultation:
Developing plans for
Phase 2

Autumn 2025

Public exhibition on
submitted plans

Early 2026

Determination of Phase 2
RMA by the Local Planning
Authority



Thank you to everyone who took part in our public consultations in July and September 2024. We are grateful for the feedback we received, which has been carefully considered and has helped shape the design for Phase 2.

This Included:



4 Public in-person consultation events



2 Workshops with young people at the Dickerage Youth Club



2 Online webinars

Some of the key themes which arose from these discussions included:

High Quality Design

- The design for Phase 2 has followed guidance from the outline permission which includes 'design guidelines' for the buildings, materials and spaces.
- Based on that guidance, the team has carefully designed new homes in buildings ranging from 3 to 13 storeys. These homes have been planned with quality, size, and type in mind, ensuring they meet residents' needs and create healthy new places to live.
- Feedback from the youth group has helped shape the play areas, which will involve fitness equipment, climbing and challenge features, and plenty of space to gather and sit. The fitness equipment will also offer USB/ wireless charging. Younger children will have their own themed play equipment, while the green space and public areas remain open to promote inclusion.
- Urban drainage has been incorporated into the design, including in the western green link and along Washington Road. Furthermore, the podium gardens and the upper-level flat roofs will have green roofs.

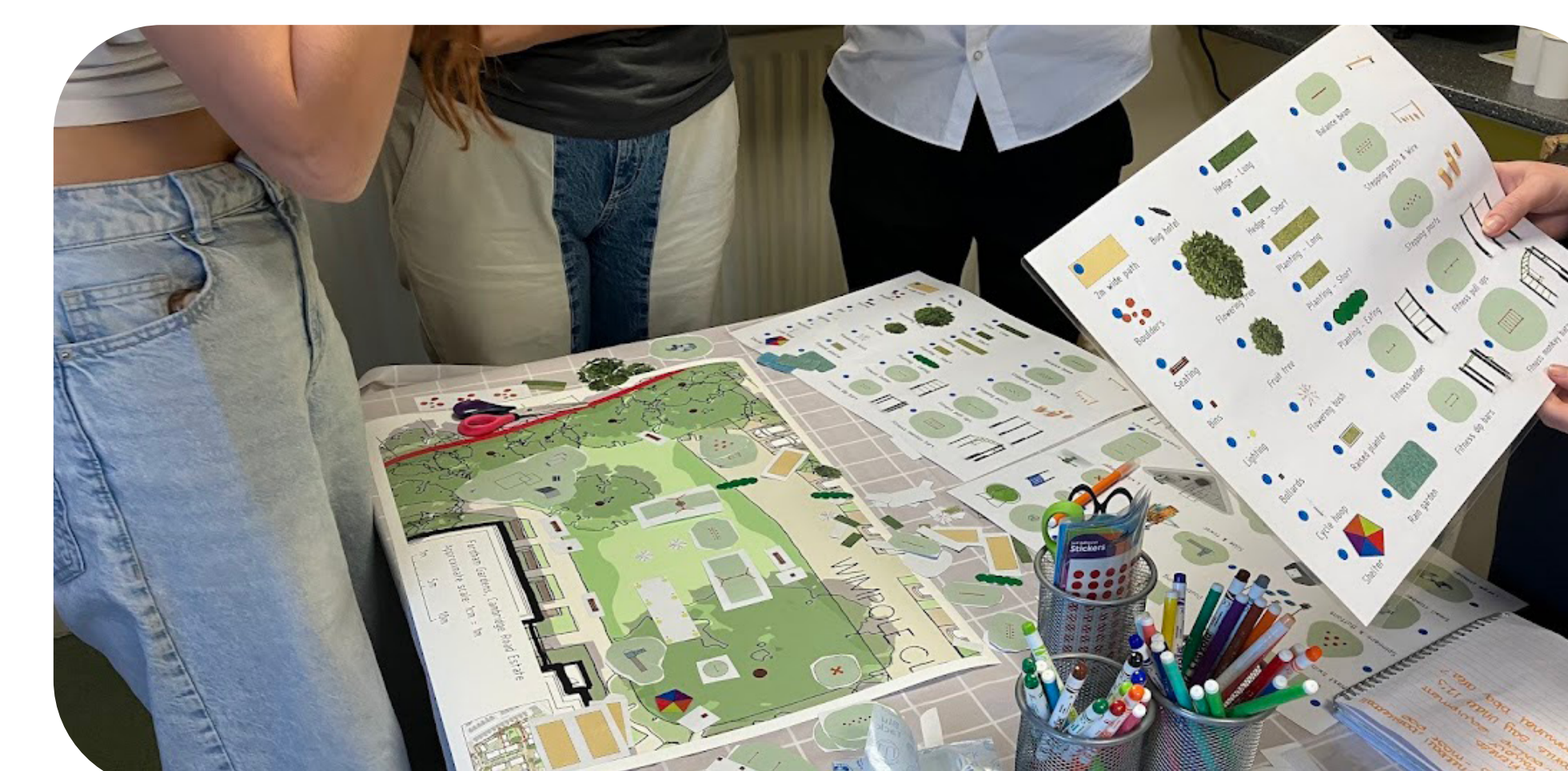
Safety

- To balance ecological needs (such as bats) with public safety, lighting across Fordham Gardens will use a sensitive, layered approach. Lumen-adjustable columns are proposed along main routes, while low-level ambient bollard lighting will be used around the fitness trail and soft planting areas to discourage unsavoury spaces after dark.
- The final plans have been developed in close consultation with Metropolitan Police Designing Out Crime Officers.

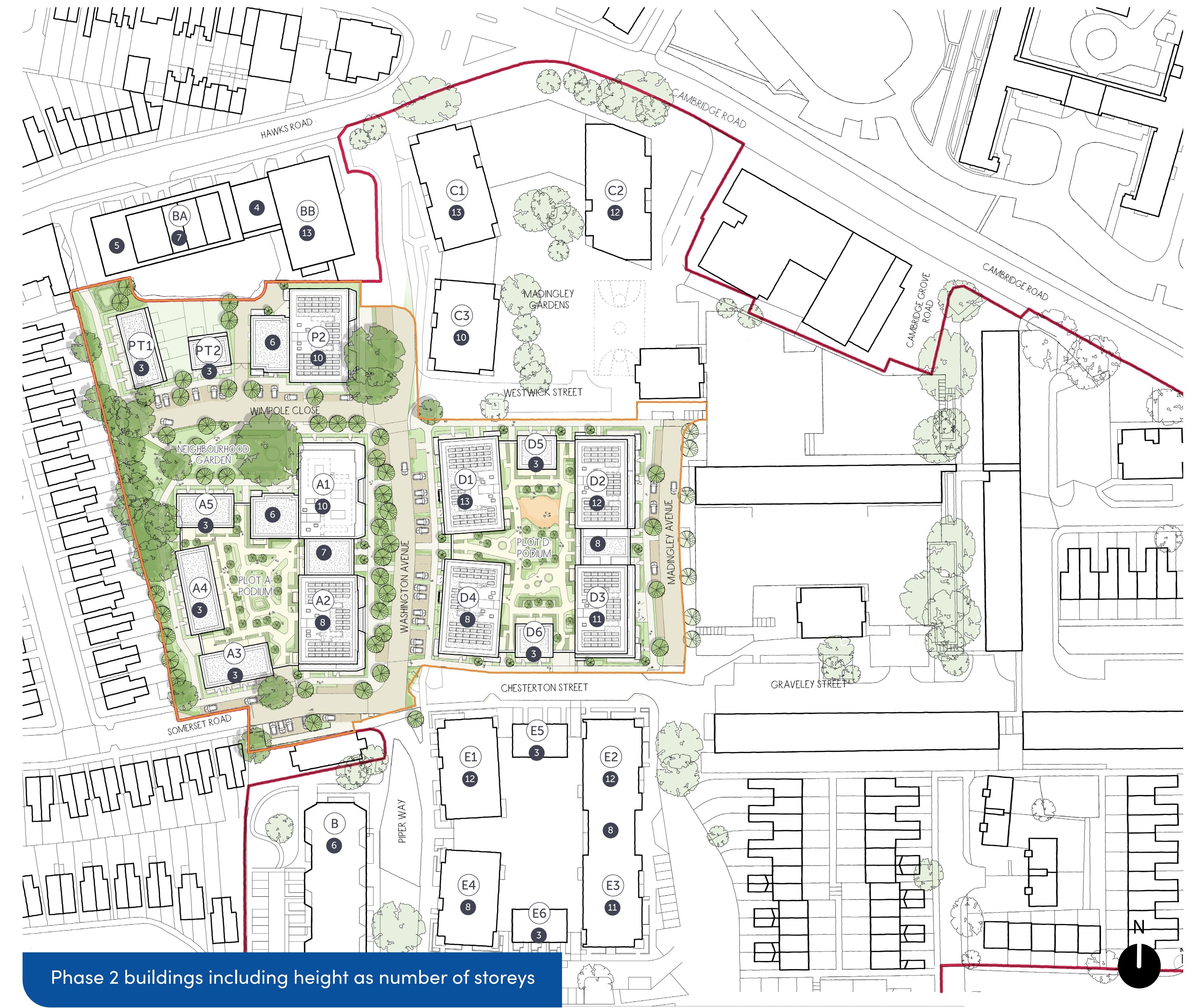
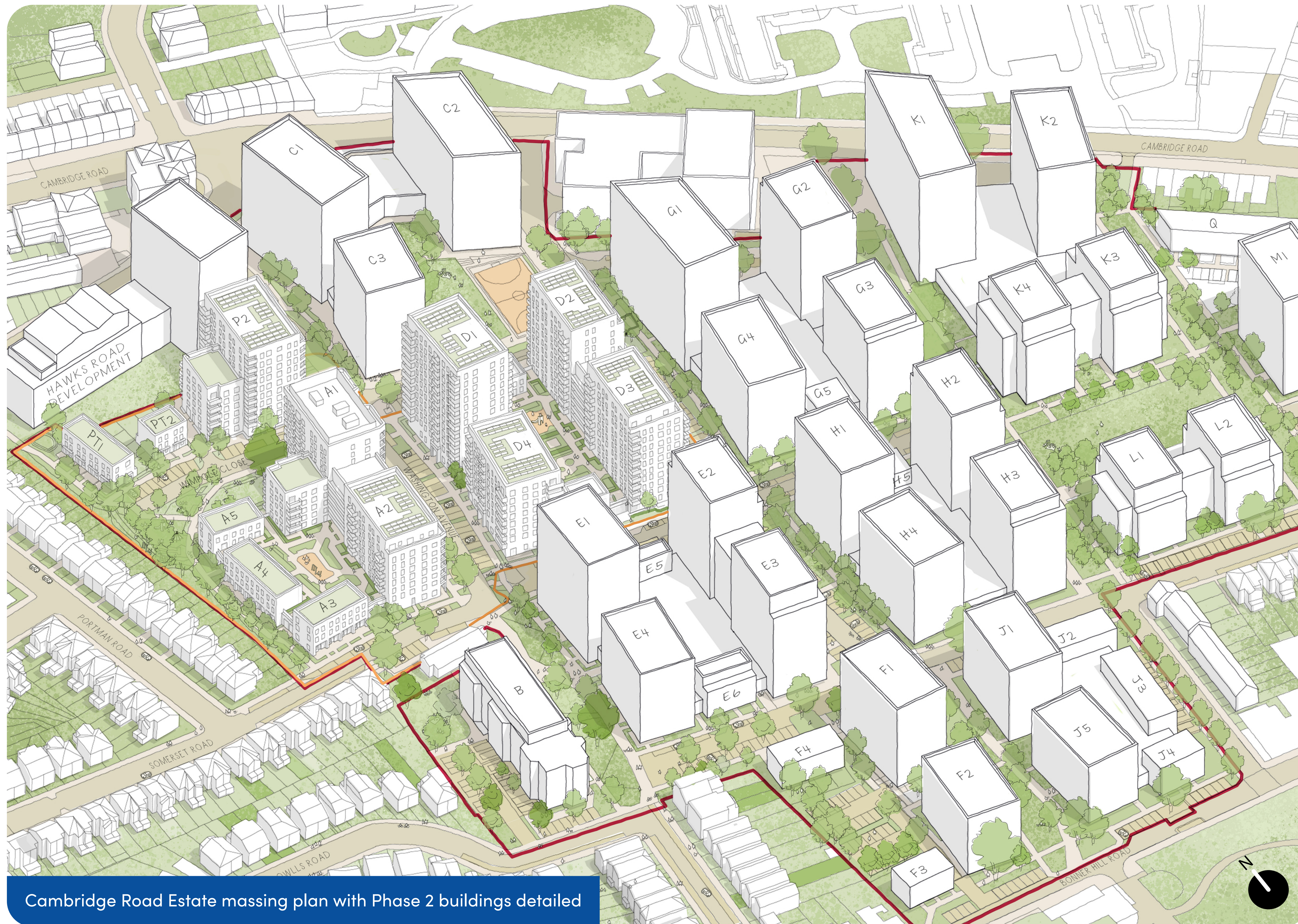


Car parking

- As approved in the outline permission and in compliance with the London Plan and Local Plan, we will be delivering 868 car parking spaces across the entire masterplan, 122 of which are included in Phase 2.
- The existing parking arrangements at the eastern end of Somerset Road will change removing the 'paid' parking bays adjacent to Connington.



Phase 2 buildings



Key

- Outline of Cambridge Road Estate
- Phase 2 of the Cambridge Road Estate

Phase 2 Proposals

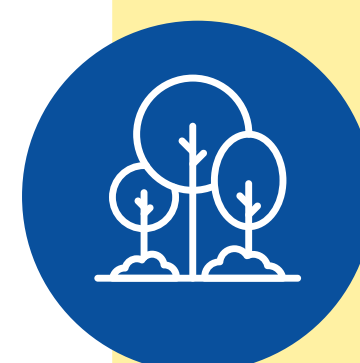
Phase 2 promises to deliver more high-quality housing tailored to current housing needs. There will be a mixture of private homes, affordable homes for secure tenants and shared equity homes which respond to the Council's recent Housing Needs Assessment.



CGI showing detailed design of a block in Phase 2



383 new homes for Cambridge Road Estate secure tenants, resident leaseholders and freeholders who wish to remain on the Estate, and new purchasers.



A new public garden and podium gardens (open spaces above ground level) for residents to enjoy, as well as new planting along Washington Road.



2,044 sqm of play space for all ages.



Promotion of sustainable transport, in line with the London Plan and Local Plan, alongside 122 car parking spaces in Phase 2.



Improving security and safety through CCTV, lighting and clear sightlines to reduce levels of crime and working closely with Designing Out Crime officers.



Continuing the community benefits established in Phase 1, through Community Chest funding, the Community Board and collaboration with local schools.

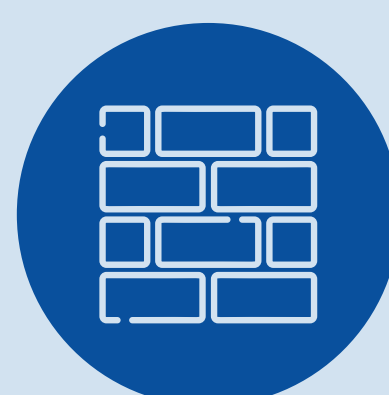
As part of our plans to regenerate the Cambridge Road Estate, Phase 2 will deliver 383 new homes, including a mixture of tenures that are secure and provide a sense of neighbourhood.

Our submitted plans include new homes in buildings ranging from 3-13 storeys, considering quality, size, type, and have ensured that these homes will address the needs of the residents and provide healthy spaces. There will be a mixture of houses and apartments in Phase 2.

Design and materiality

We are continuing the approach from Phase 1 by using a similar palette of materials to create a consistent look and feel across the Estate.

Our designs include:



Brickwork:

A mix of colours and finishes will be used to highlight different parts of the buildings (base, middle, and top).



Detailing:

Features such as balconies, entrances and parapets will add variety and character.



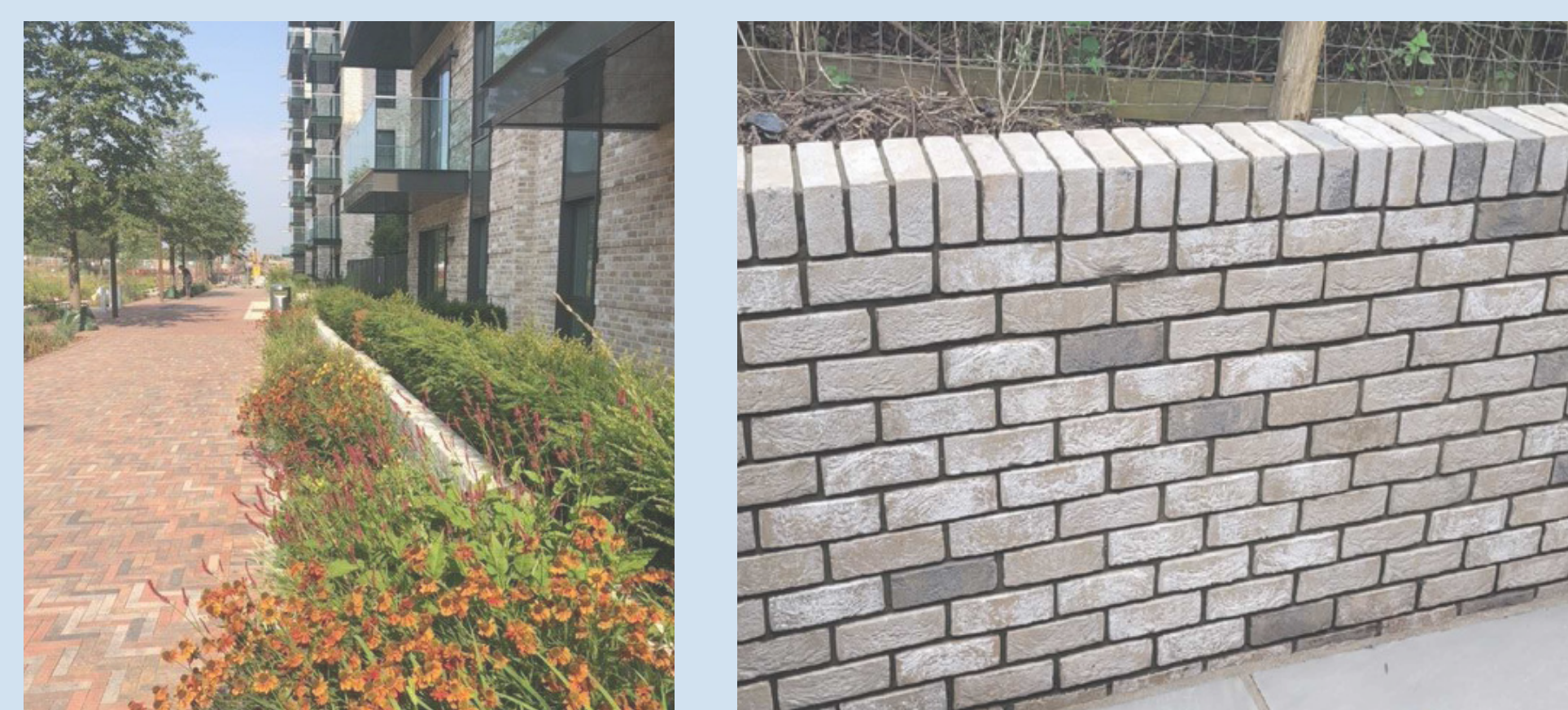
Landscape:

Paving, seating and planting will be high-quality and durable, designed to make shared spaces safe, attractive and easy to use.

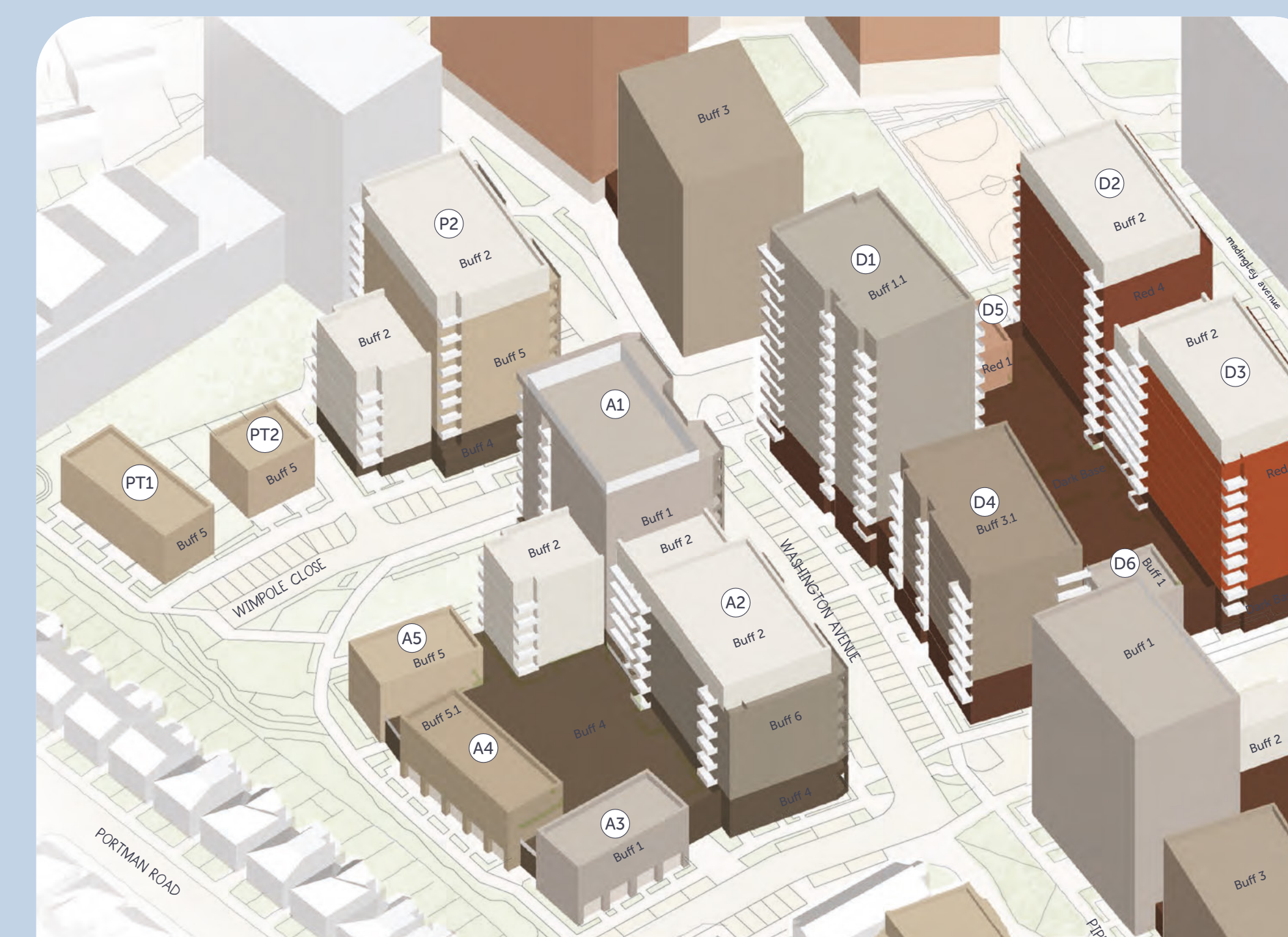


Lighting:

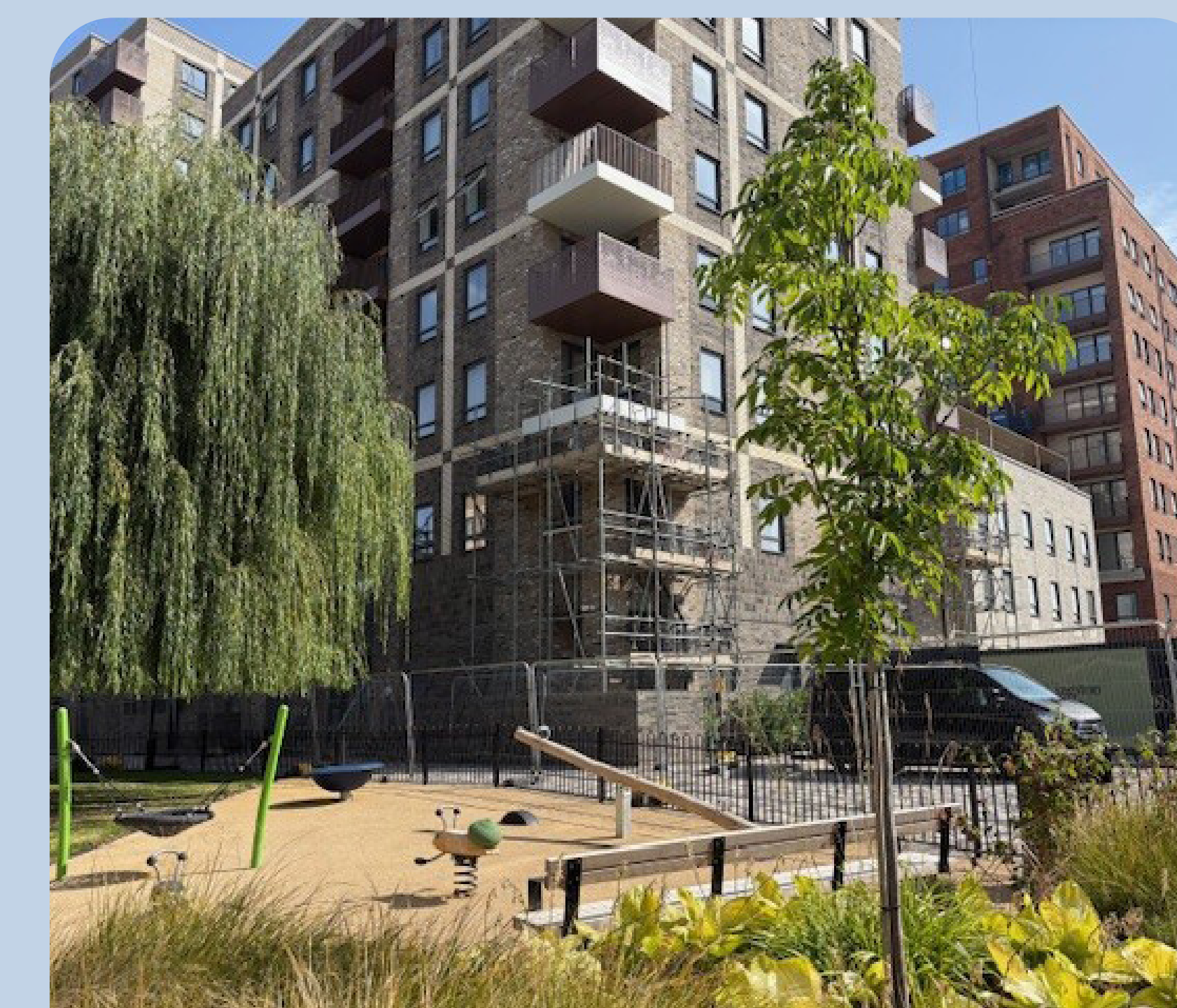
Subtle, well-placed lighting will improve safety and comfort, while protecting wildlife.



| Code | Pink | Green | Purple | Orange | Blue |
|-------------------|--|--|--|--|---|
| Colour definition | Range | Range | Variable | Flexible | Muted |
| Hues and Ranges | | | | | |
| Description | Strong colours within a colour range of: Pinks to Reds | Muted colours within a colour range of: Browns to Browns | Colour can differ from or conform to its route colour. Opportunity to use Blues, Burgundies & other colours. | Colour is not pre-determined and can vary from the route colour in response to context or brief. | Pale colour to reflect light. A significantly lighter colour to the prime facade. |



Phase 2 Material Strategy Diagram in context with Phase 1



Phase 1 buildings nearing completion



Proposed elevation on Washington Road



Proposed elevation on Hawks Road Link

In 2022, the outline permission secured the routes for transport and servicing. This means that the locations of both vehicular and pedestrian access routes have been set.

These details have not changed in the Reserved Matters Application that we have submitted to the Local Planning Authority.

We have been working on a range of building layout options for the Phase 2 buildings that take into account the approved pedestrian and vehicle routes through the site, and the wider design guidelines set out by Patel Taylor (architect).

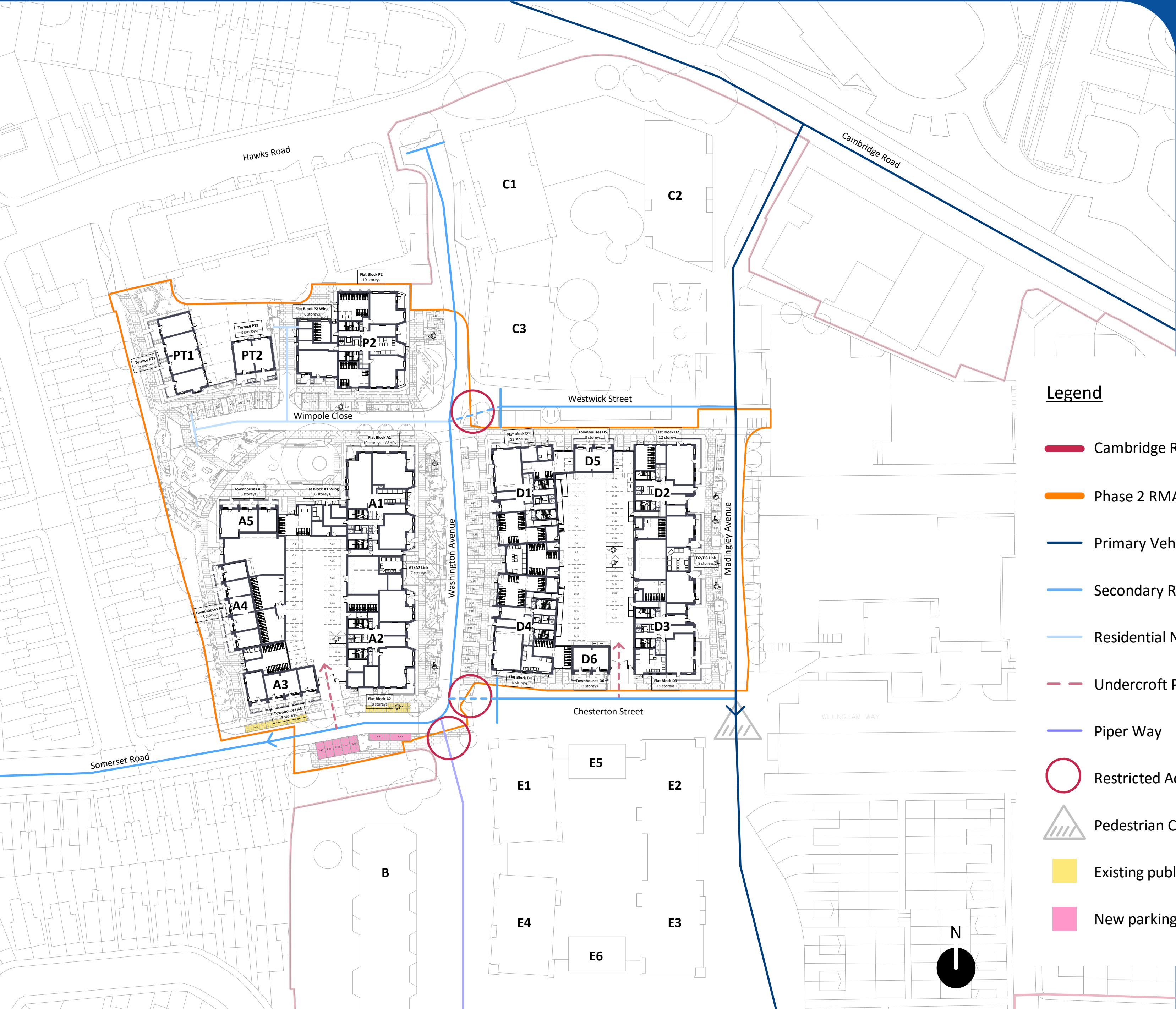
These layouts have helped us understand how we can locate car parking, housing and open spaces.

As shown on the plan below, there will be no vehicle through route created from Somerset Road via Washington Road and Wimpole Close, to Hawks Road. Access from Washington Road will only be by delivery, emergency and resident parking in Block A and on Washington Road and Wimpole Close.

*There is an interim position where parking in Eureka Road will be accessed from Washington Road until Madingley block is demolished.

Controlled Parking

Subject to a Traffic Management Order it is proposed to amend parking arrangements on Somerset Road in the areas highlighted in the plan below.



- Legend**
- Cambridge Road Estate (CRE) Outline Planning Application Boundary
 - Phase 2 RMA Planning Boundary
 - Primary Vehicle Route
 - Secondary Route
 - Residential Neighbourhood Route
 - Undercroft Parking Access
 - Piper Way
 - Restricted Access (servicing and emergency access only)
 - Pedestrian Crossing
 - Existing public parking spaces replaced with new estate resident parking
 - New parking spaces to be created for estate residents

The Construction Management Plan sets out the methods and management of the project during construction with the aim of minimising the impact of the construction activities on our neighbours.

Key points on how the works will be managed:



Specific delivery routes for construction vehicles to avoid the use of adjacent residential roads. These are shown on the plan below.



Controlled hours of operation. Working hours are a condition of the planning permission.



A communication plan will be put in place to keep neighbours informed on construction activities as the built progresses.



Wheel washing facilities will be set up at site exit points to minimise the transfer of mud onto the public roads.



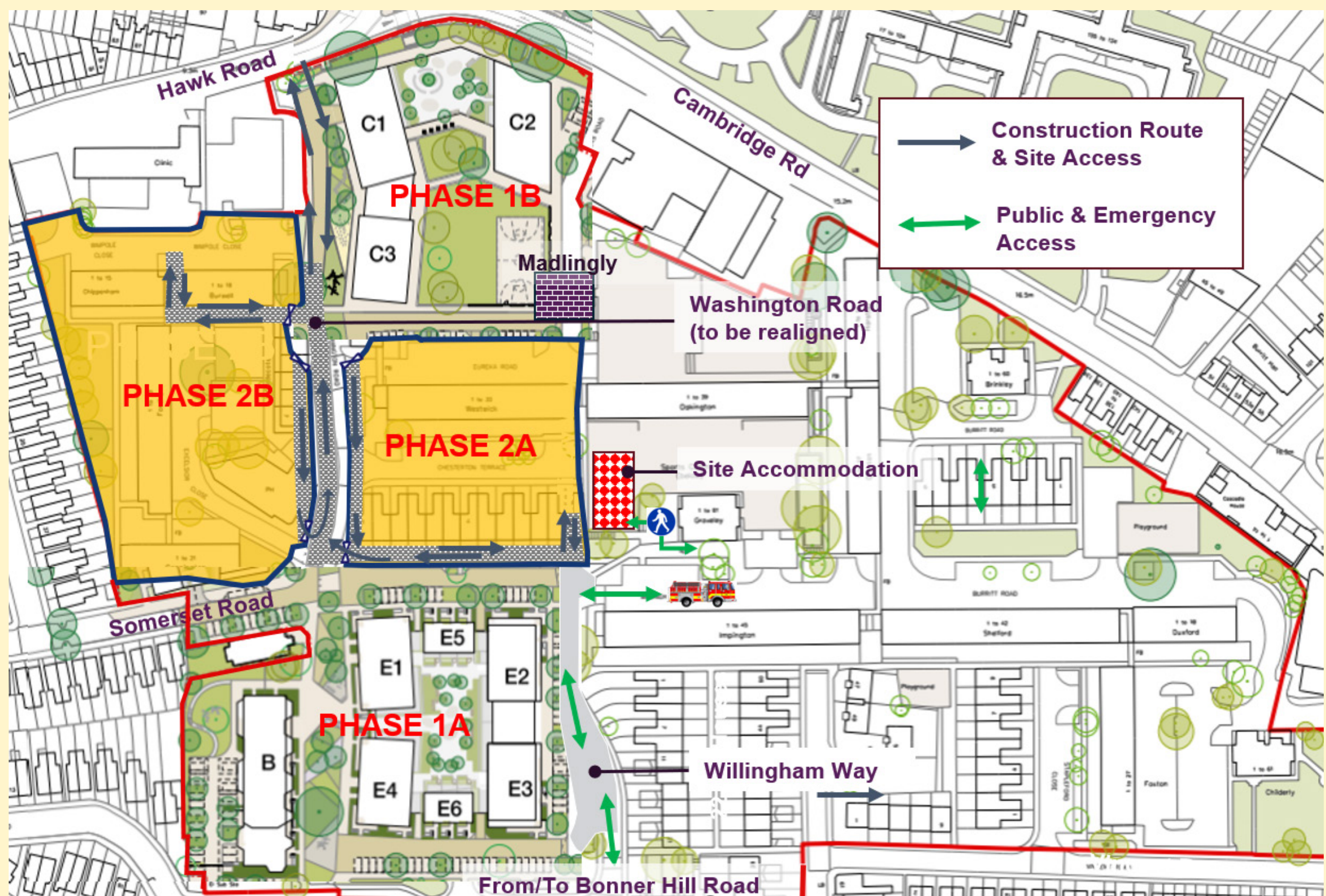
Monitoring of dust, noise and vibration by setting up monitoring stations at sensitive boundary locations.



Dust suppression through water sprays and misters will be employed during activities which have potential to release dust into the atmosphere.



The site will be registered with the **Considerate Constructors Scheme** an independent body that monitors and scores sites, promoting best practice in worker wellbeing, community relations and environmental impact.



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.

As part of our regeneration plans, we are keen to improve the quality of public spaces.

New public garden

Features will include:

- Play areas for multiple ages/abilities
- Landform and natural play
- Multi-purpose open green space
- Seating
- Seasonally interesting planting
- Play friendly planting
- A mix of existing and new trees
- Fitness trails
- Sensitive lighting features



Photo of a garden that we are taking inspiration from.



CGI of landscaped area in Phase 2

Pedestrianised green link on the western site boundary

Play-on-the-way opportunities will be present throughout, inviting users to interact more directly in the environment and offering alternative means of experiencing the spaces.

Features will include:

- Native fruiting species
- Path edge rain gardens
- Dead wood habitats
- Bird and bat boxes
- Fruit trees

Washington Road

There is an opportunity to improve the primary pedestrian link, connecting north-south and continuing the green link from Piper Road established in Phase 1.



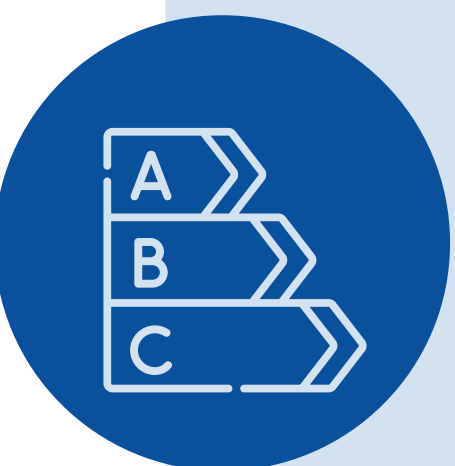
Photo of a landscaped walkway that we're taking inspiration from.

We are committed to delivering truly sustainable and efficient homes in Phase 2 of the CRE regeneration. We will be incorporating key design measures that will make the new homes more sustainable and efficient.

The measures that are being taken to prioritise and promote sustainability:



Design sustainable homes with lower running costs.



Minimise energy use both during construction and when considering energy required to run new homes in future.



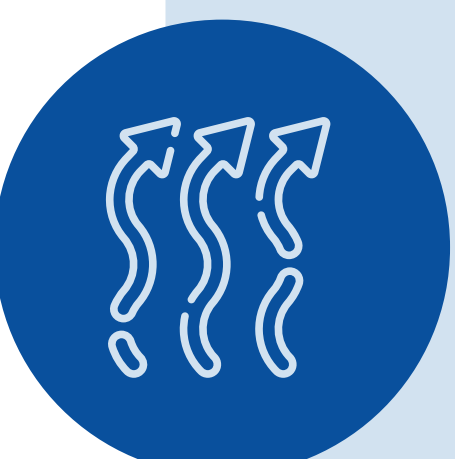
Maximise solar shading to windows/balconies and incorporate solar panels across Phase 2.



711 secure cycle parking bays for residents and 20 for local visitors.



All parking spaces within the podiums will be delivered with EV charging in line with the London Plan.



The regeneration includes an energy-efficient site-wide heat network. The Council are looking to establish a Kingston District Heat Network which CRE can connect to in the future, to become even more sustainable. In the meantime, Air Source Heat Pumps are proposed to serve the energy needs for Phase 2.

The CRE rehousing 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 they 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 Regen team by emailing:

✉ creregen@kingston.gov.uk

☎ Freephone 0800 9521 900

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

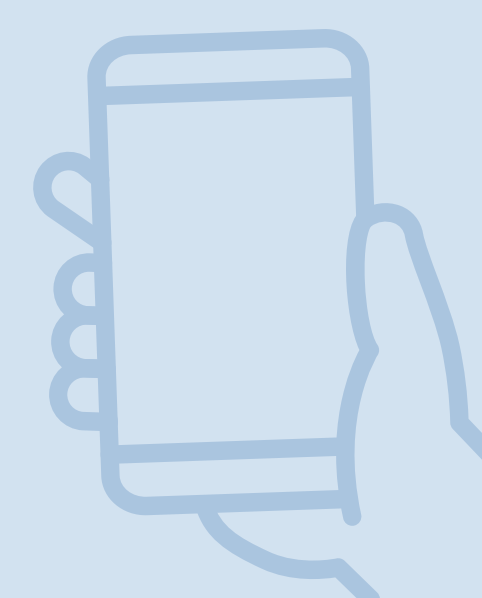
☎ cre@newmanfrancis.org

More information is available at:

newmanfrancis.org/cambridge-road-estate/



◀ Scan to access Newman Francis website



Thank you for attending our public event on our submitted proposals for Phase 2 of the Cambridge Road Estate regeneration.

The planning documents which we have been submitted are available to view by scanning the QR code or by visiting:

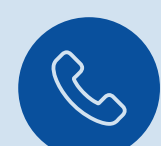


cambridgeroadestate.com

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