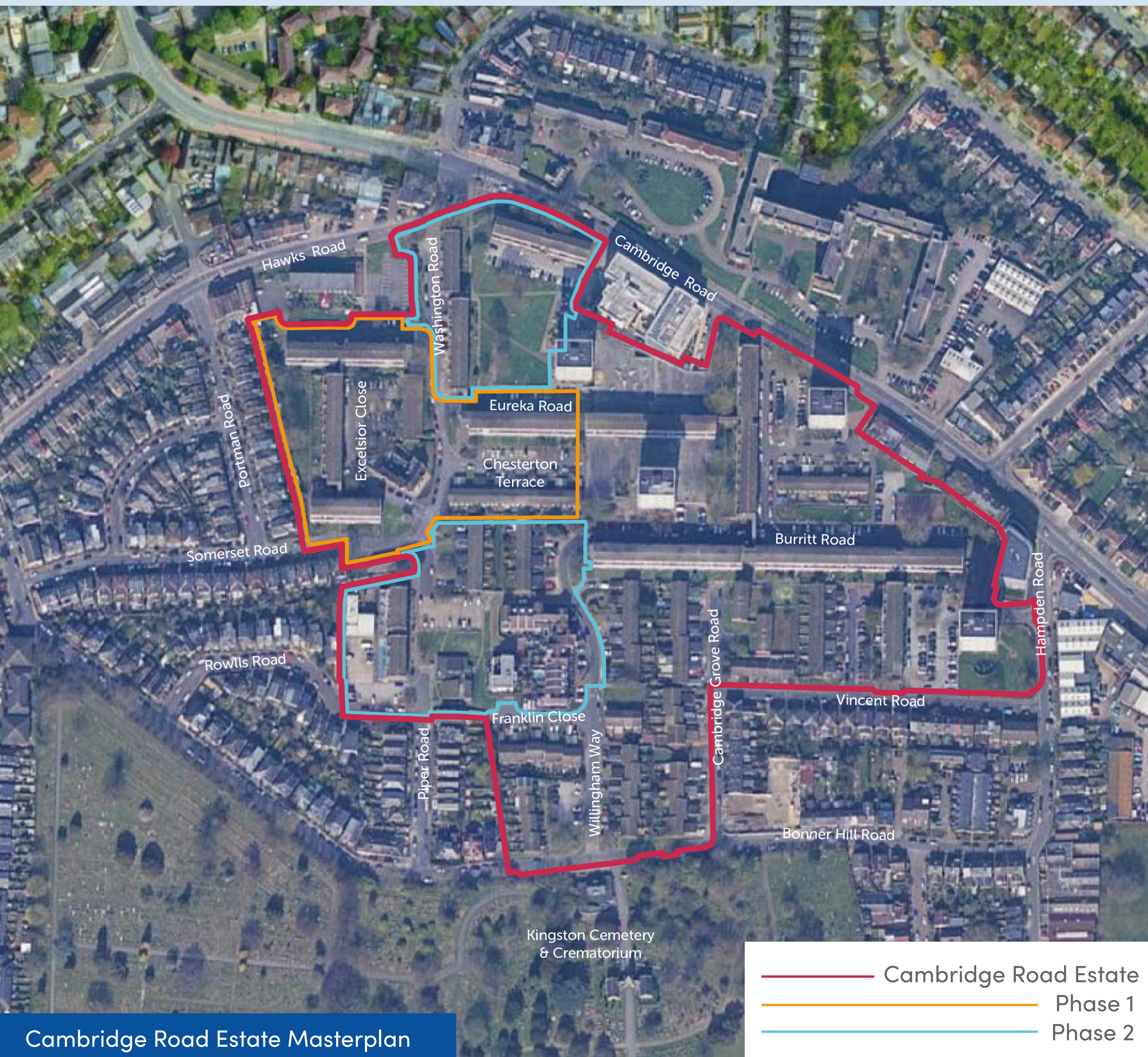


Welcome



Cambridge Road Estate Masterplan

Welcome to the second stage of consultation for Phase 2 of the Cambridge Road Estate 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 provide better accessibility and connectivity across public spaces.

Help us shape Phase 2

Earlier this year, we were pleased to introduce our early plans for Phase 2 to the community and explain how Phase 2 (and our 'Reserved Matters Application') fits into the wider Estate regeneration.

Thank you to everybody who joined our events and shared feedback with us. It was great to hear more from local people about what you thought was most important for us to consider in our plans.

We are now preparing a Reserved Matters Application (RMA) for Phase 2 which we plan to submit in winter 2024.

We are pleased to share more details of the plans for Phase 2, which will include around **400 new homes across 3 plots, as well as green spaces** for the community to enjoy. 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:



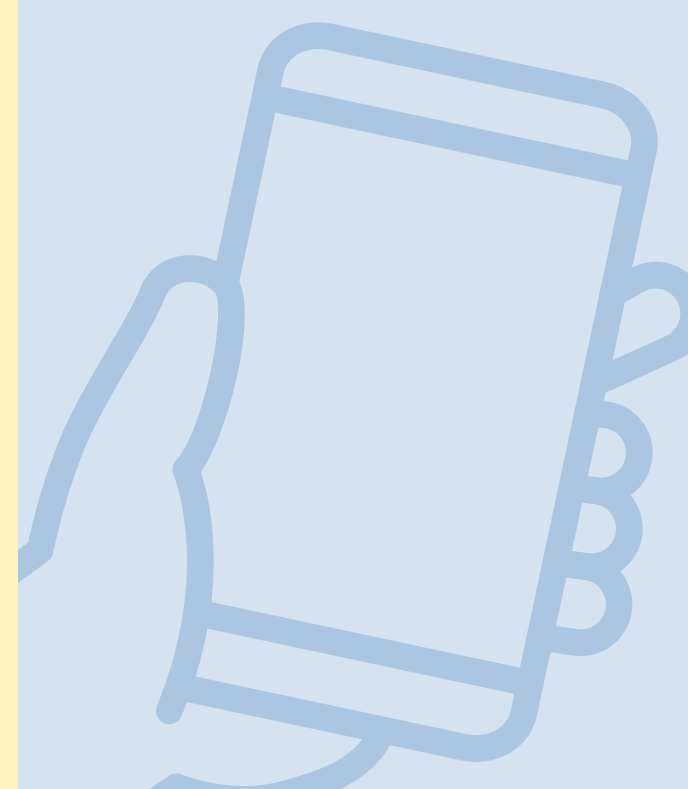
Filling in the online feedback form at home. Scan the QR code below to access the form on your phone.



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



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
Places People Love

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

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.

kanda

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.



LDA Ltd

Landscape Architects

LDA are a professional and passionate Landscape Architecture practice who work on a range of projects across London. LDA challenge the brief to create inspiring spaces for people to enjoy, with an ambition to improve people's environments and lives.



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

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



Semana Nota

Resident Engagement and Social Value Lead, RB Kingston upon Thames



Grace Alderson

Senior Development Manager, Countryside



Liz Bishop

Neighbourhood Estate Management Client Lead, RB Kingston upon Thames



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



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 Phase 1A groundbreaking event on site 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

**WE ARE
HERE NOW!**

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

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

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

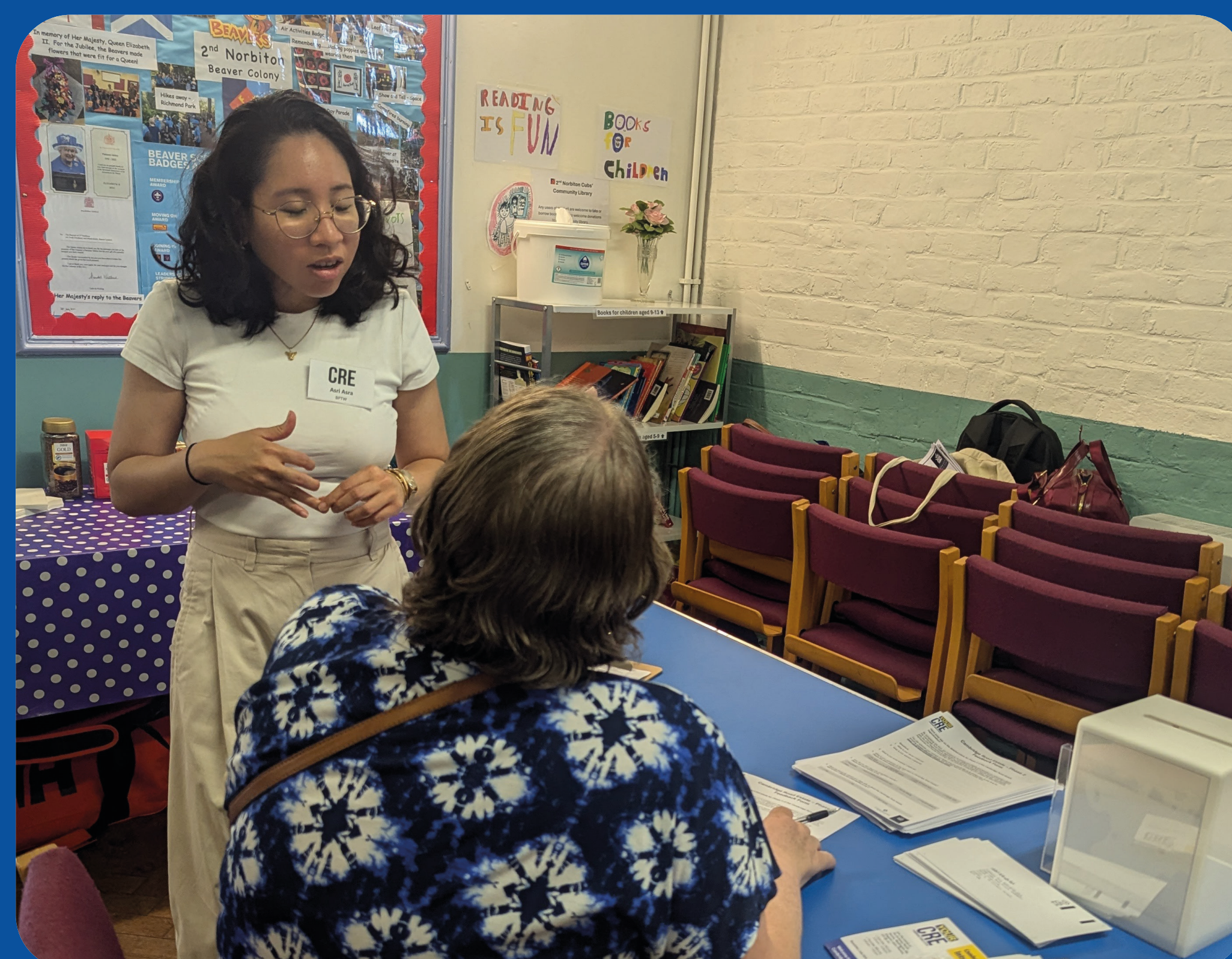
Winter 2024
Public exhibition on submitted plans

Early 2025
Tenants move into first new affordable homes

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.

We have carefully reviewed your thoughts and priorities, looking at what you told us was most important to you. As we have developed our detailed plans, we have done so with your feedback in mind.

We encourage you to share any further feedback you have on our detailed plans today, and we will consider this as we work towards finalising our plans ahead of submission of our Reserved Matters Application to the local planning authority later in the year.



Your comments

1 In July, you asked if the buildings are designed to last.

2 Some residents asked for further information to be shared on how Phase 2 buildings would be accessed by vehicles.



How we're responding

1 The buildings are designed to be made from strong and sturdy materials like brick, and are being designed in such a way that they can be adapted to meet the needs of future residents as their needs change. Internal materials and finishes will be hard-wearing and easy to replace if necessary.

2 In 2022, the outline planning permission secured the routes for transport and servicing, both through construction and following completion of the regeneration project. We are not proposing any changes to these routes.

Your comments

3 Some concern was raised regarding a potential lack of car parking spaces.

4 Some existing Estate residents asked if better ventilation and more efficient heating solutions could be included in the new homes.

5 Some attendees suggested that more greenspaces should be included.

6 Some people were keen to understand what boundary treatments (fences, planting, etc), would be provided between the Estate and neighbouring properties and also between properties within the Estate.

How we're responding

3 As approved in the outline permission and in compliance with the London Plan and Local Plan, we will be delivering 868 carparking spaces across the entire masterplan.

Some residents asked for further information to be shared on how Phase 2 buildings would be accessed by vehicles.

4 Building to modern standards will mean that energy efficiency and ventilation in the new homes will be much improved.

5 Phase 2 will introduce a new public garden and children's play space, as well as communal gardens for residents to use when they move into their new homes. With the design for the Hawks Road Clinic now confirmed and under construction, there's an opportunity to create a green, pedestrian link along the western boundary, connecting Somerset Road to Hawks Road.

6 We are following the principles of the first phase and including areas of soft landscaping and carefully designing boundaries with new residents and adjoining neighbours in mind. A combination of walls and fences will be provided as is most appropriate.



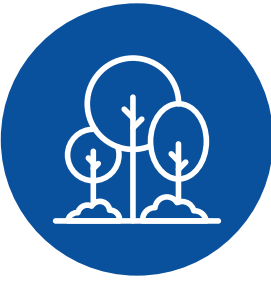
Phase 2 Proposals and Design Principles

Phase 2 promises to deliver more high-quality housing tailored to current housing needs.

The mix of affordable homes has been established by the Council conducting a Housing Needs Assessment. There will be a mixture of affordable homes for secure tenants, shared equity and private homes.



Around 400 new homes for Cambridge Road Estate secure tenants, resident leaseholders and freeholders who wish to remain on the Estate, and new purchasers.



Open spaces with well-lit active spaces for leisure and play.



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



Promotion of sustainable transport, alongside some car parking spaces.



Improving security and safety to reduce levels of crime and working closely with Secured by Design officers.



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

Phase 2 of the Cambridge Road Estate



**Let us know your thoughts
on colour palette and
material choice!**

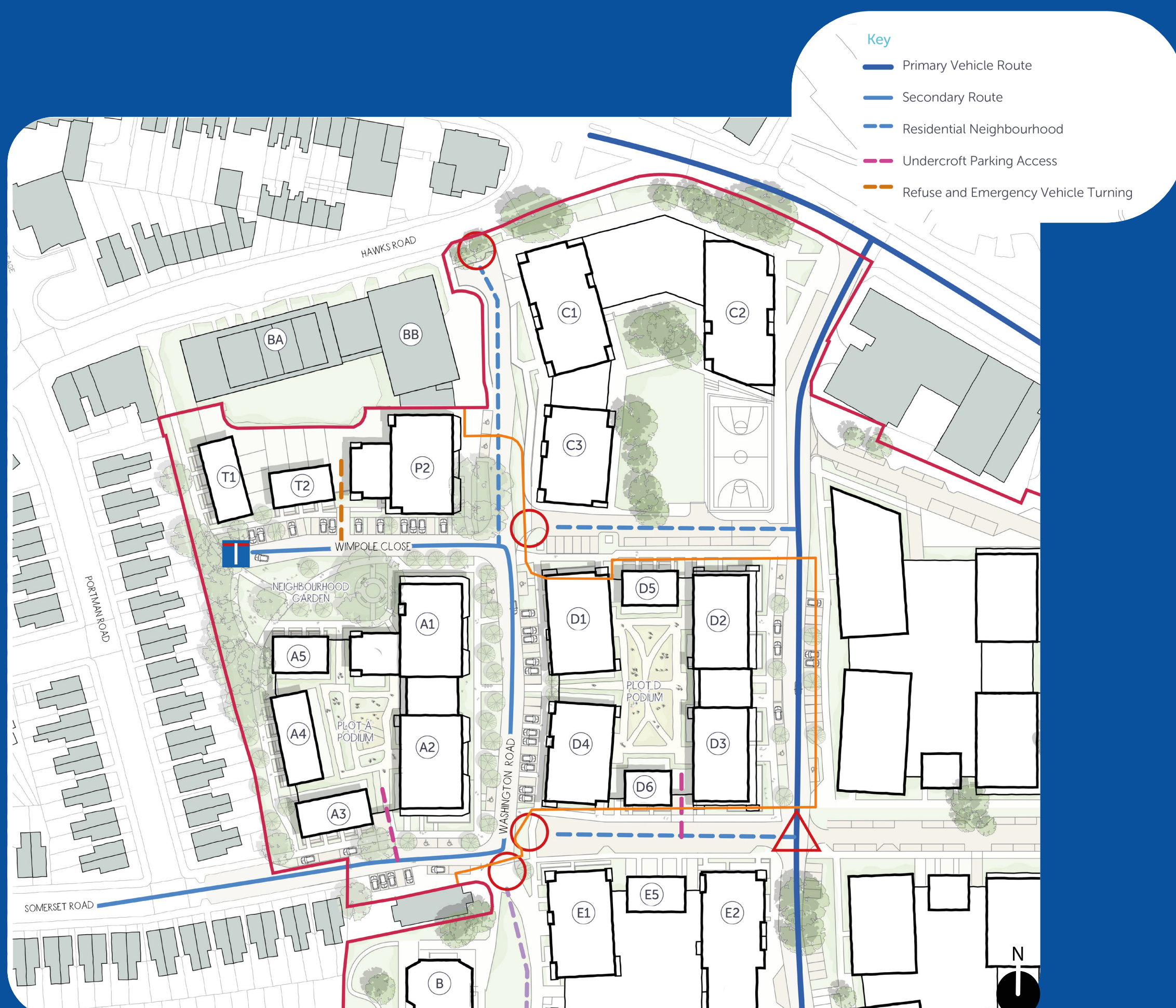
In 2022, the outline permission secured the routes for transport and servicing, this means that the locations of both vehicular and pedestrian access routes have been confirmed.

These details will not change in the Reserved Matters Application that we are preparing to submit to the Local Authority later this year.

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.

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

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



As shown on the plan to the left, 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 residents parking in Block A and on Washington Road and Wimpole Close.
*There is an interim position where carparking in Eureka Road will be accessed from Washington Road until Madingley block is demolished.

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

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

In the new play area, equipment is being designed to be laid out with features for young children who are beginning to experience play time. This space is being designed to boost child development and independence through stimulating playground equipment.



Photo of a garden that we are taking inspiration from.



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

Pedestrianised green link on the western site boundary

As part of our biodiversity plans, we are looking to plant different types of plants to create a new generation of trees and a wildlife-friendly corridor.

We will be retaining the group of existing mature trees along the western boundary the Estate.

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 continuing to deliver 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.

Our sustainability design principles for Phase 2 include:



Design sustainable homes with low 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



Incorporate solar panels across Phase 2



A range of secure cycle parking



Place electric vehicle charging ports



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.

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

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.



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 safe, accessible green spaces and landscaping for residents and visitors to enjoy.



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



Providing education, training and work experience opportunities for local people

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
- Full day construction event on-site for 60 school children

We want to empower 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.



Get involved and help to shape the future of your neighbourhood!

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

Your feedback is very important to us, as we will now look to review all the feedback and comments and prepare to submit a Reserved Matters Application to the Local Planning Authority in winter 2024.

You can leave your feedback today 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



Feedback closes Friday 25th October 2024.

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

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 **FREEPHONE 0800 9521 900**.