

7.0 Plot Guidelines

Plot M



7.10.6 Building Line setting out

- The proposed scheme illustrated below (Fig. 7.79) demonstrates how a compliant masterplan and Building Line can be configured within the envelope dictated by the Parameter Boundaries.
- An illustrative Building Line is shown in 503-PTA-MP-XX-DR-A-5400.
- Deviations can occur from the illustrative scheme providing that all elements of the building sit within the Parameter Envelope.
- The below diagram, (Fig. 7.79) illustrates where there are restrictions governing the interface of Building Line and Parameter Line boundary.**
- In the instance highlighted in orange to the east of Development Plot M it is not permitted to build hard-up against the parameter boundary** (refer to Chapter 2.0 for further details).

- The two buildings should be configured as equal pairs.
- There are no other restrictions which govern the positioning of the Building Line within Development Plot M excepting those indicated elsewhere within the Design Guidelines.

7.10.5 Building entrances and frontages

- Chapter 04 set out generic guidance concerning building entrances and frontages.
- Access to communal residential entrances must be provided directly from Stapleford Way (on the west) and from Brinkley Close (on the east).**
- Access to the inside elevations of buildings M1 and M2 should be provided from the central court to assist with servicing requirements and free-up the external façades for residential uses.
- Access to individual residential entrances can be provided from any external elevation but must not be provided from with the central service court.**

7.10.7 Massing

- The Development Plot comprises 2 volumes - two Pavilion Linear buildings.
- The maximum AODs have been set to in response to context. The plot sits back from the low rise existing context to the north.
- The volumes should be considered in conjunction with the existing 160 Cambridge Road as a trio of north:south oriented buildings which step down in height from the west to the east.
- Building M1 must be taller than building M2 as a prominent building marking the western axis of Cambridge Grove Gardens.**
- At ground level, the two buildings comprising plot M should be linked with a masonry screen to simulate a Courtyard typology and provide enclosure to the central court.

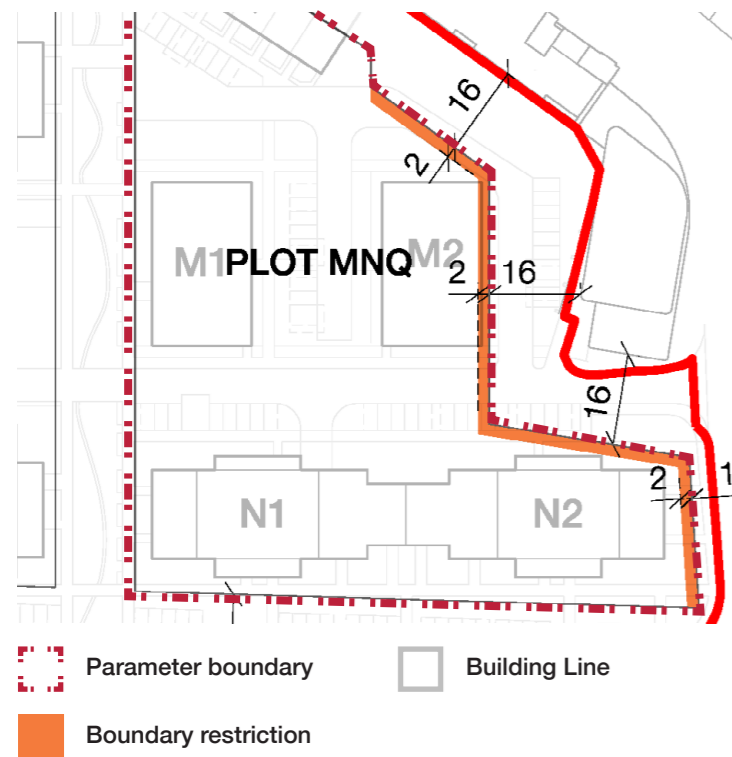


Figure 7.79: Plot Plan - Building Line setting out.

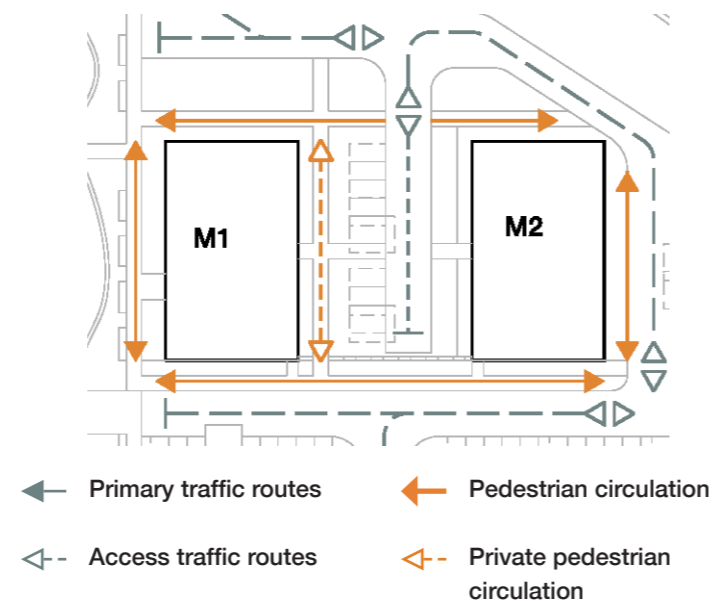


Figure 7.80: Circulation plan.

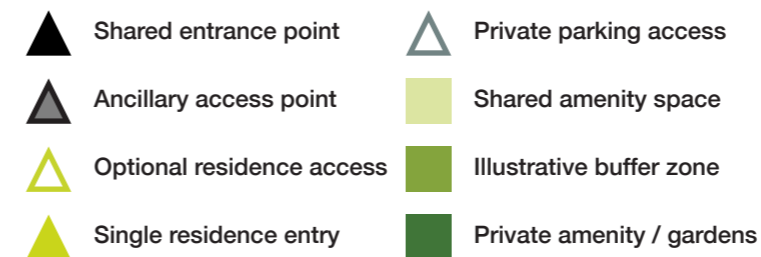
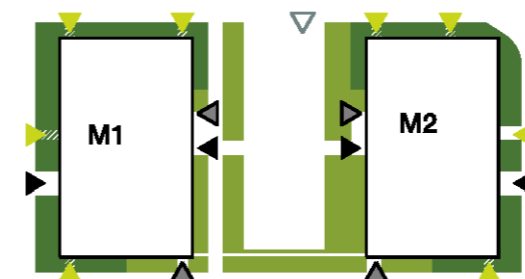


Figure 7.82: Building entrances and frontages plan: Ground level.

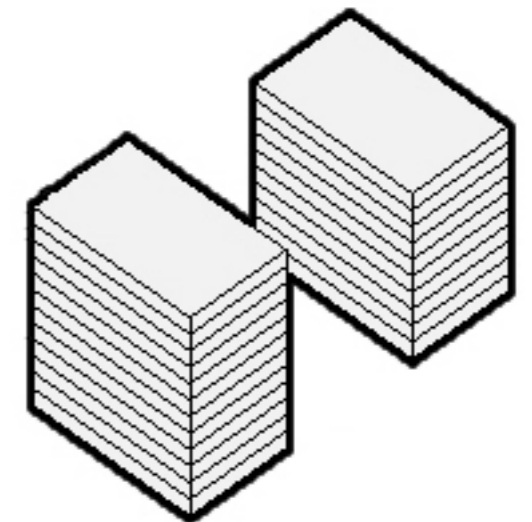
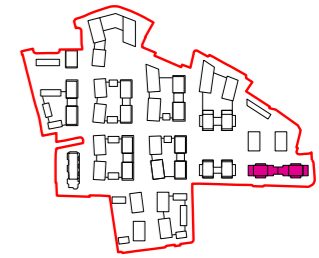


Figure 7.81: Illustrative building massing.

7.0 Plot Guidelines

Plot N

7.11 Development Plot N



7.11.1 Location

- Development Plot N is one of three Development Plots within Development Zone MNQ which is located at the eastern edge of The Site, within the Brinkley Close ‘Stitching Setting.’
- Development Plot N sits at the south of Development Zone MNQ with development Plot M to the north.
- Development Plot N is bounded by the principal east:west route to the north (Burrill Road) and the existing Vincent Road (the principal trafficked east:west route) to the south.
- To the west, Development Plot N sits adjacent to Plot L and to the east the non-residential uses at the junction between Hampden Road and Cambridge Road.

7.11.2 Building composition

- **Development Plot N should be composed of 2 Building Blocks (N1 and N2) and arranged as a terrace.**
- **The buildings must comprise a base element with residential uses on the typical floor levels above.**
- **Buildings within Plot N must be of the Mansion Typology and run east:west.**
- **The western most façade of the terrace must have glazing and must not be a blank gable.**
- **The eastern most façade of the terrace must have glazing and must not be a blank gable.**
- Refer to Chapter 5.0 for additional guidance pertaining to the typologies comprising Development Plot N.

7.11.4 Building uses

- **The primary use-class within Development Plot N must be (C3) residential.**
- **Non-residential uses must only be located on the ground floor (the Base component).**
- The ground floor also includes Residential uses (C3 class) with maisonettes fronting directly onto all façades.
- The ground level uses, (within the Base component) will include ancillary residential uses including communal entrances, car-parking, bicycle and refuse storage and shared plant and servicing uses.

7.11.3 Building parameter envelope

- The Parameter Plan 503-PTA-PP-XX-DR-A-5305 identifies the maximum horizontal extents of Development Zone MNQ which contains Development Plots M, N & Q. It does not identify an illustrative Building Line.
- The Parameter Plan 503-PTA-PP-XX-DR-A-5306 identifies the maximum vertical extents of Development Zone MNQ which contains Development Plots M, N & Q.
- **The proposed setting out for Development Plot N should be based on the proposed landscape level identified in 503-PTA-PP-XX-DR-A-5306. The ground floor setting out should be based on this level.**

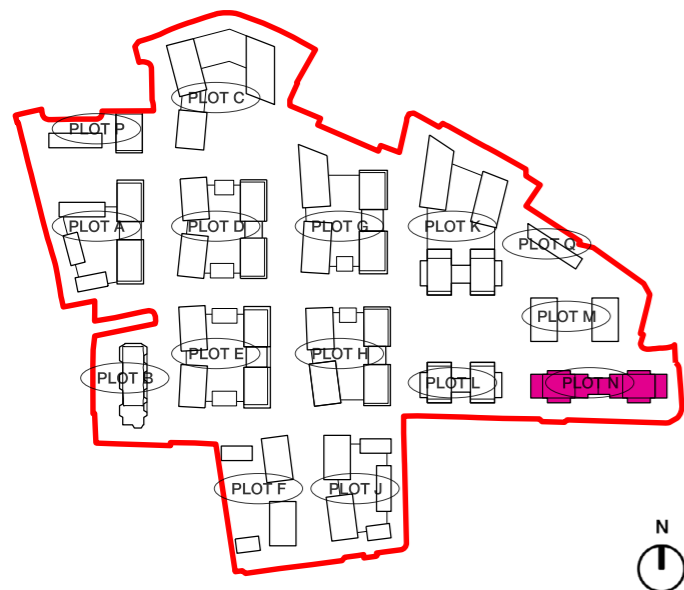


Figure 7.83: Key plan.

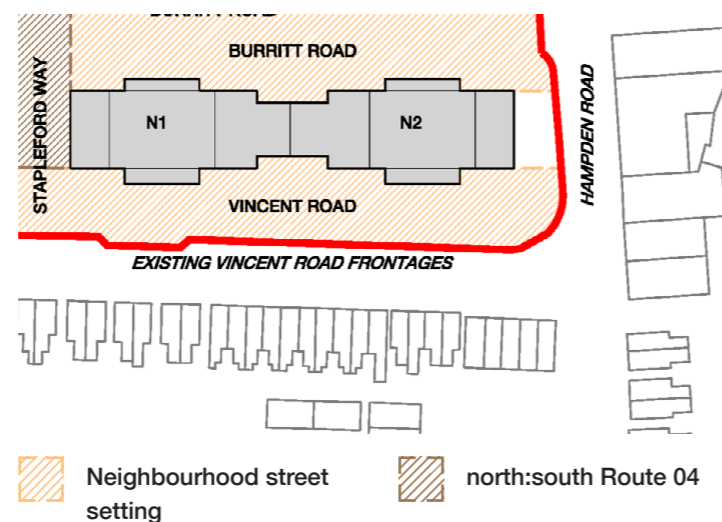


Figure 7.84: Building composition plan.

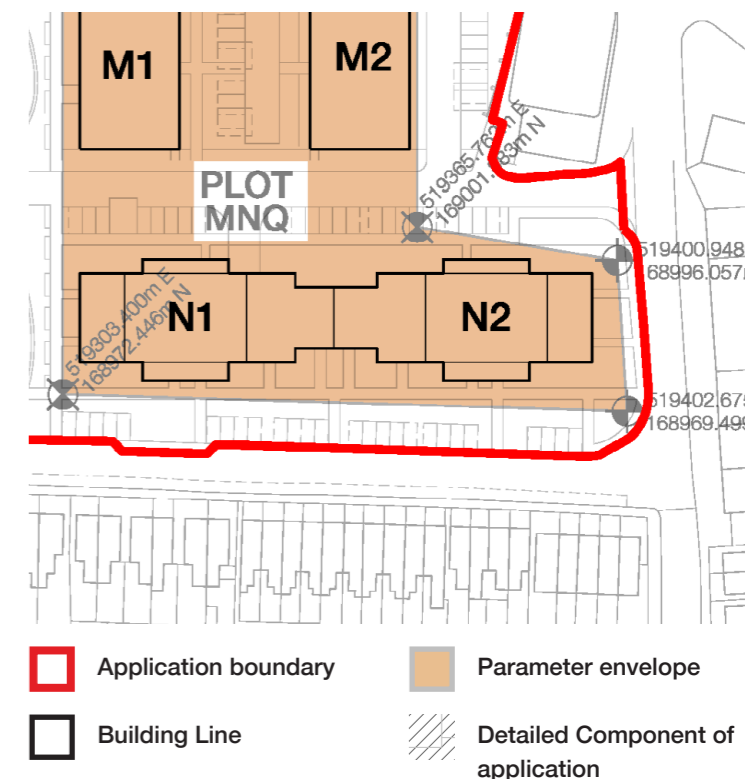


Figure 7.85: Plot Plan - Building parameter envelope.

Coding legend: Mandatory instructions: **Black bold underlined letters** | Non-mandatory instructions (guidance): bold grey letters | Notes: normal text



7.11.6 Building Line setting out

- The proposed scheme illustrated below (Fig. 7.86) demonstrates how a compliant masterplan and Building Line can be configured within the envelope dictated by the Parameter Boundaries.
- An illustrative Building Line is shown in 503-PTA-MP-XX-DR-A-5400.
- Deviations can occur from the illustrative scheme providing that all elements of the building sit within the Parameter Envelope.
- The below diagram, (Fig. 7.86) illustrates where there are restrictions governing the interface of Building Line and Parameter Line boundary.**
- In the instance highlighted in orange to the north and east of Development Plot N it is not permitted to build hard-up against the parameter boundary** (refer to Chapter 2.0 for further details).

- The two buildings should be configured as a terrace of two similar parts.
- There are no other restrictions which govern the positioning of the Building Line within Development Plot N excepting those indicated elsewhere within the Design Guidelines.

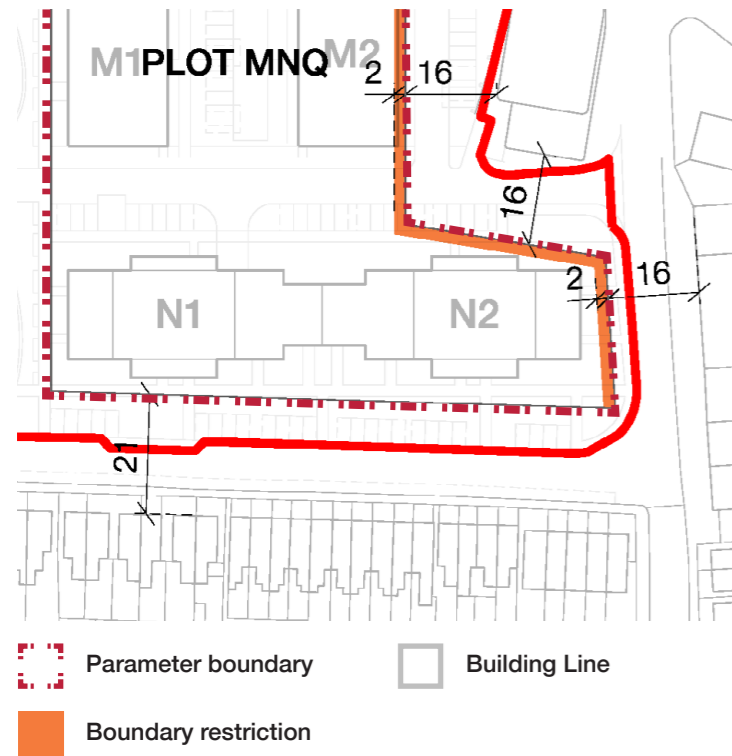


Figure 7.86: Plot Plan - Building Line setting out.

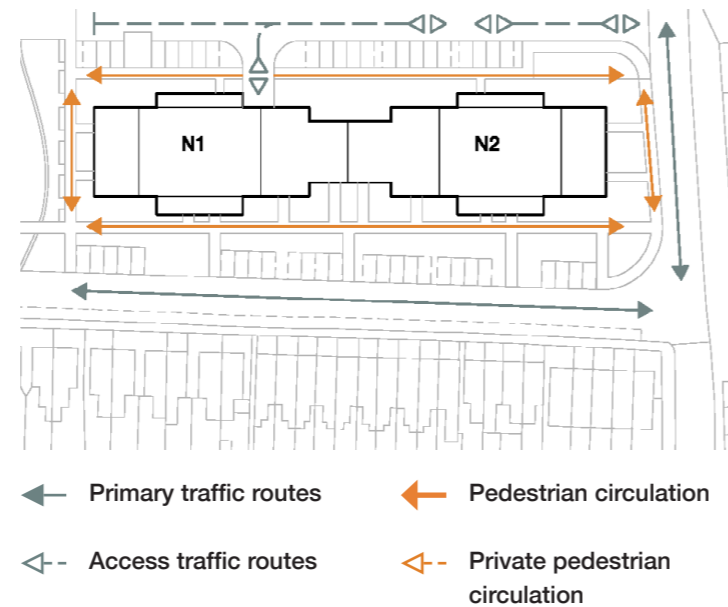


Figure 7.87: Circulation plan.

7.11.5 Building entrances and frontages

- Chapter 04 set out generic guidance concerning building entrances and frontages.
- Access to communal residential entrances must be provided directly from Burritt Way (on the north).**
- Access to individual residential entrances can be provided from any external elevation but should be predominantly positioned on the south façade and present an active frontage onto Vincent Road.
- The western façade of building N1 should be designed as a partner façade to the eastern façade of L2 and relate across Stapleford Way.
- Access for servicing and internalised car-parking must be provided from the north façade (off Burritt Way) and not from Vincent Road.**
- The east façade is a prominent façade at the eastern gateway into The Site and should be configured to reflect this.

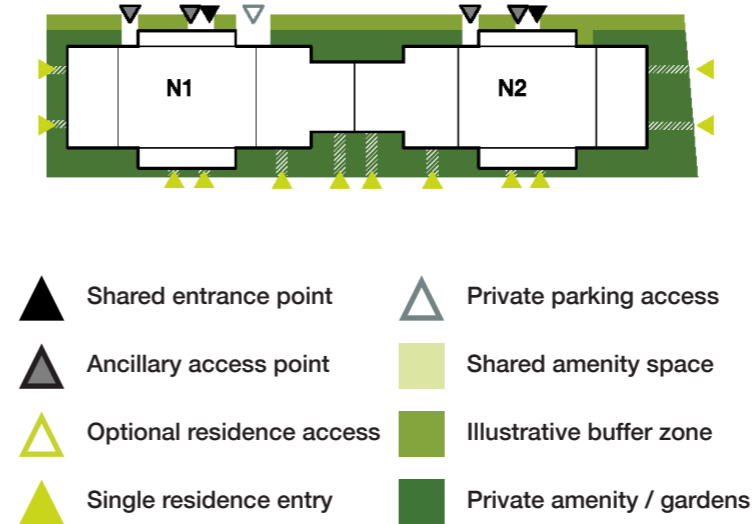


Figure 7.89: Building entrances and frontages plan: Ground level.

7.11.7 Massing

- The Development Plot comprises 2 volumes - two Mansion buildings as a terraced run.
- The maximum AODs have been set to in response to context. The plot sits back from the low rise existing context of Vincent Road in the south.
- The massing should increase in height towards the east.
- Building N2 must be taller than building N1 as this is a prominent building marking the western end of the principal east:west route.**

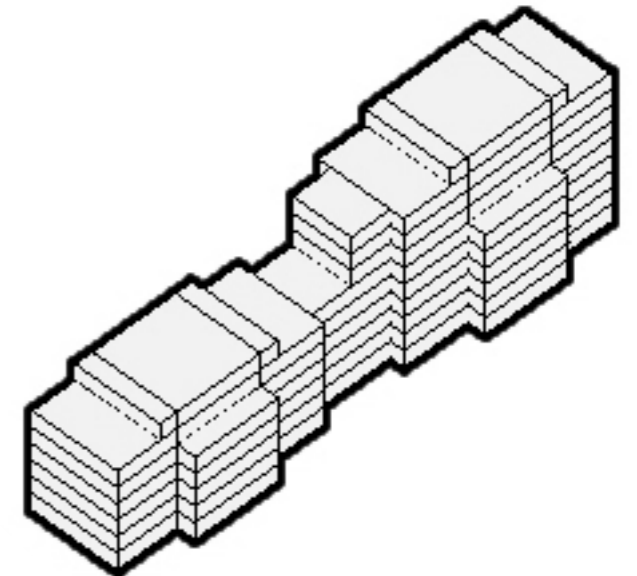


Figure 7.88: Illustrative building massing.

7.0 Plot Guidelines

Plot P

7.12 Development Plot P



7.12.1 Location

- Development Plot P is one of two Development Plots within Development Zone AP which is located at the western edge of The Site, within the Fordham Gardens 'Stitching Setting'.
- Development Plot P is bounded by a north:south route to the east (Washington Avenue), Wimpole Close to the south and west.
- Development Plot P sits to the south of the existing NHS Clinic (non-residential) to the north.
- Development Plot P sits to the east of the existing context of Portman Road and bounds the rear of a run of semi-detached houses.
- Development Plot P sits the other side of Wimpole Close, to the north of Development Plot A.

7.12.2 Building composition

- **Development Plot P should be composed of 2 Building Blocks (P1 and P2); a Linear building and a run of Terraced Houses.**
- **The Linear building must comprise a base element with residential uses on the typical floor levels above.**
- **A Linear building must line the eastern edge of the Development Plot.**
- **Terraced Houses must be used as transitional elements to mediate between the scale of the masterplan and context in the north and west.**
- Terraced Houses should line the southern edge of the Development Plot along Wimpole Close and overlook Fordham Gardens.
- **Gable ends of Terraced Houses which bound public spaces must have glazing and must not be a blank gable.**
- Refer to Chapter 5.0 for additional guidance pertaining to the typologies comprising Development Plot P.

7.12.3 Building uses

- **The primary useclass within Development Plot P must be (C3) residential.**
- **Non-residential uses must only be located on the ground floor (the Base component of buildings which are not houses).**
- The ground floor within the Linear Typology also includes Residential uses (C3 class) with maisonettes fronting directly onto the south and east façades.
- The ground level uses, (within the Base component) will include ancillary residential uses including communal entrances, car-parking, bicycle and refuse storage and shared plant and servicing uses.

7.12.4 Building parameter envelope

- The Parameter Plan 503-PTA-PP-XX-DR-A-5305 identifies the maximum horizontal extents of Development Zone AP which contains Development Plots A and P. It does not identify an illustrative Building Line.
- The Parameter Plan 503-PTA-PP-XX-DR-A-5306 identifies the maximum vertical extents of Development Zone AP which contains Development Plots A and P.
- **The proposed setting out for Development Plot P should be based on the proposed landscape level identified in 503-PTA-PP-XX-DR-A-5306. The ground floor setting out should be based on this level.**

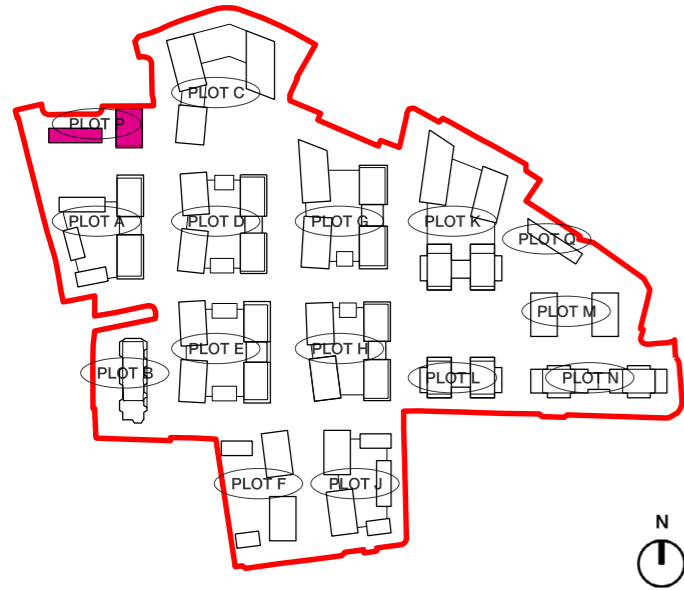


Figure 7.90: Key plan.

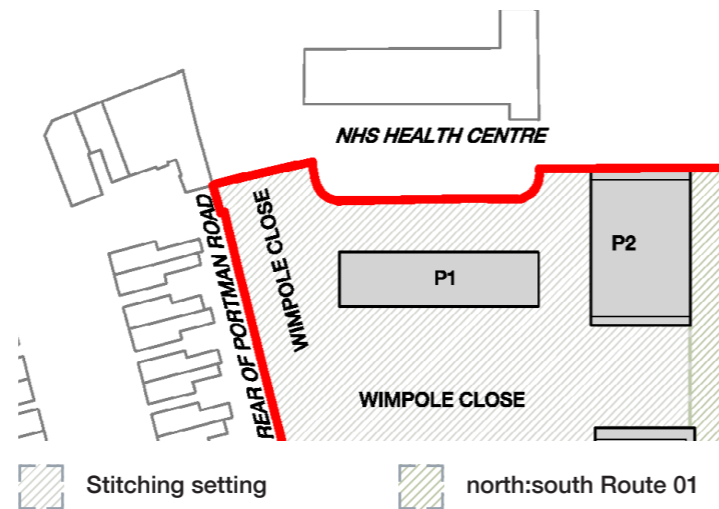


Figure 7.91: Building composition plan.

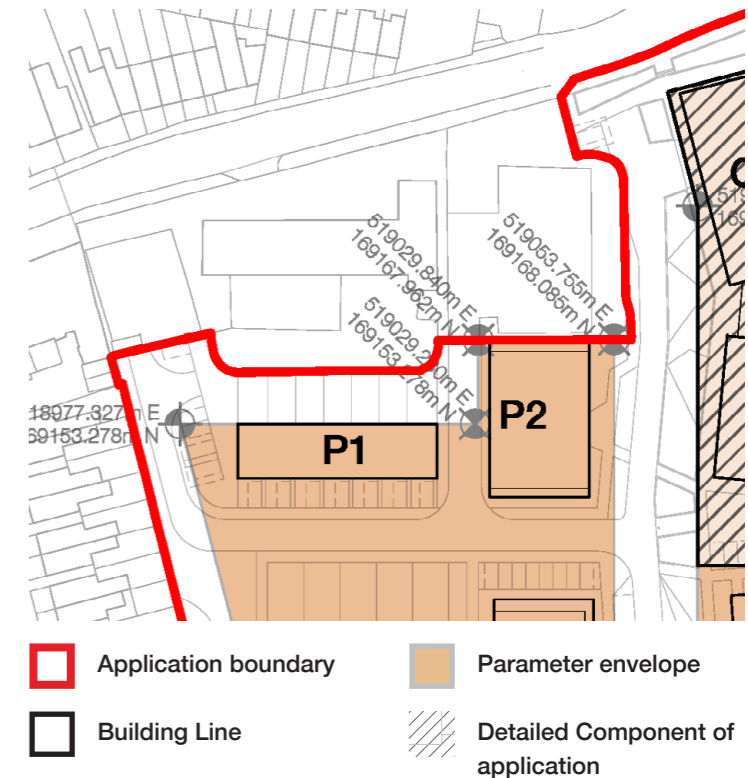


Figure 7.92: Plot Plan - Building parameter envelope.

Coding legend: Mandatory instructions: **Black bold underlined letters** | Non-mandatory instructions (guidance): bold grey letters | Notes: normal text

7.0 Plot Guidelines

Plot P



7.12.6 Building Line setting out

- The proposed scheme illustrated below (Fig. 7.93) demonstrates how a compliant masterplan and Building Line can be configured within the envelope dictated by the Parameter Boundaries.
- An illustrative Building Line is shown in 503-PTA-MP-XX-DR-A-5400.
- Deviations can occur from the illustrative scheme providing that all elements of the building sit within the Parameter Envelope.
- The below diagram, (Fig. 7.93) illustrates where there are restrictions governing the interface of Building Line and Parameter Line boundary.**
- In the instance highlighted in orange on the northern edge it is not permitted to build hard-up against the parameter boundary** (refer to Chapter 2.0 for further details).

- There are no other restrictions which govern the positioning of the Building Line within Development Plot P excepting those indicated elsewhere within the Design Guidelines.

7.12.5 Building entrances and frontages

- Chapter 04 set out generic guidance concerning building entrances and frontages.
- Access to communal residential entrances must be provided directly from the Washington Avenue (on the east).**
- Access to individual residential entrances must be provided from Wimpole Close (from the south).**
- Access to the rear of the Linear building (P2) should be provided to assist servicing requirements and free-up the east and south façades for residential uses.

7.12.7 Massing

- The Development Plot comprises 2 volumes - a run of Terraced Houses and a Pavilion Linear building.
- The maximum AODs have been set in response to context. The plot sits back from the existing context to the west with taller elements located adjacent to Washington Avenue.
- Plot P generally mediates between the taller elements of Plot C to the east and the western adjacent existing context.

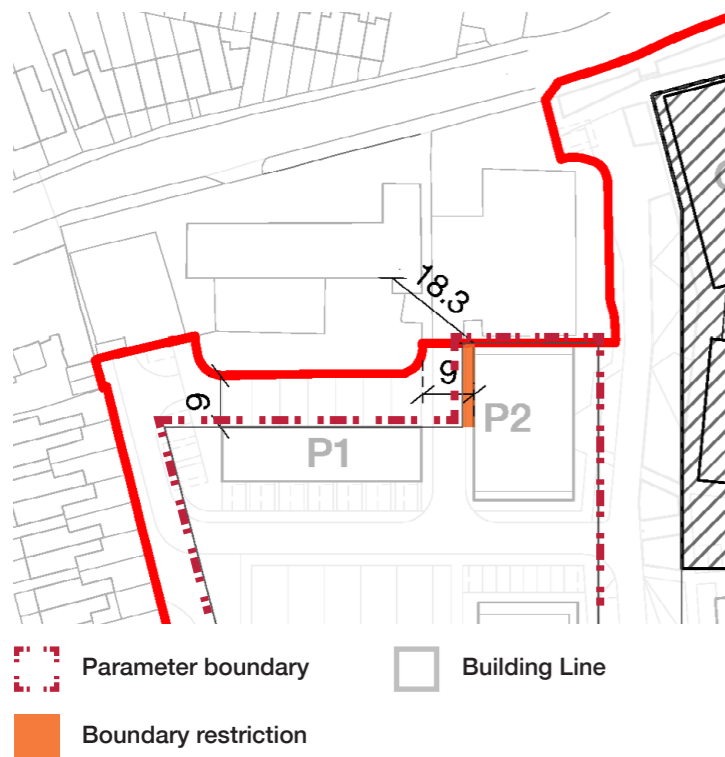


Figure 7.93: Plot Plan - Building Line setting out.

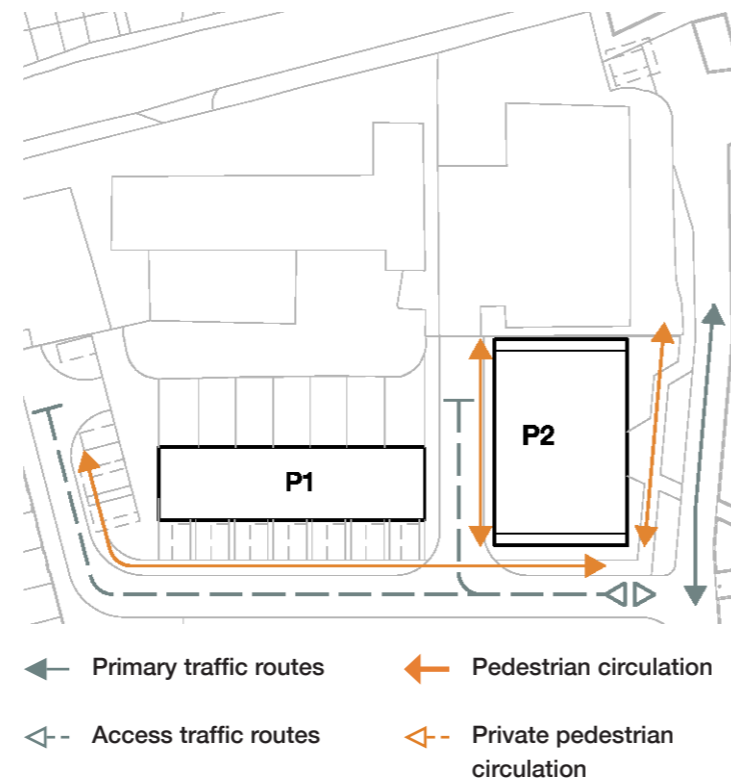


Figure 7.94: Circulation plan.

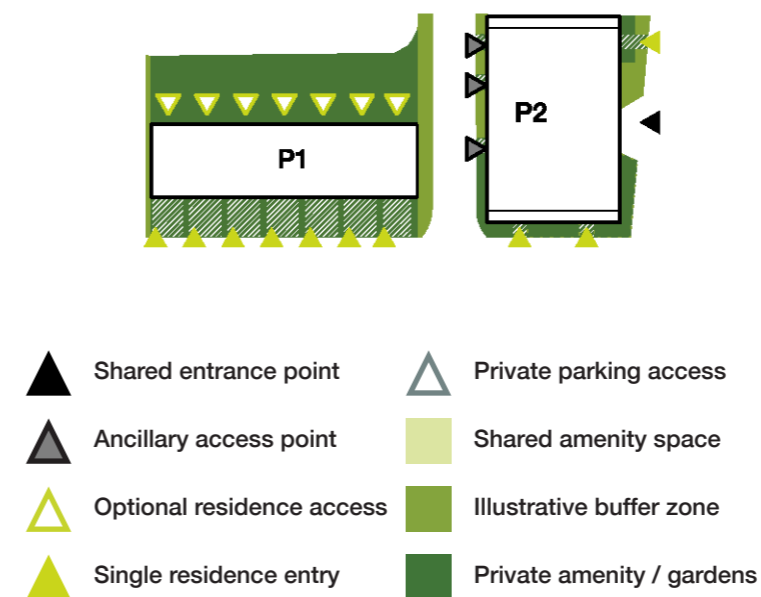


Figure 7.95: Building entrances and frontages plan: Ground level.

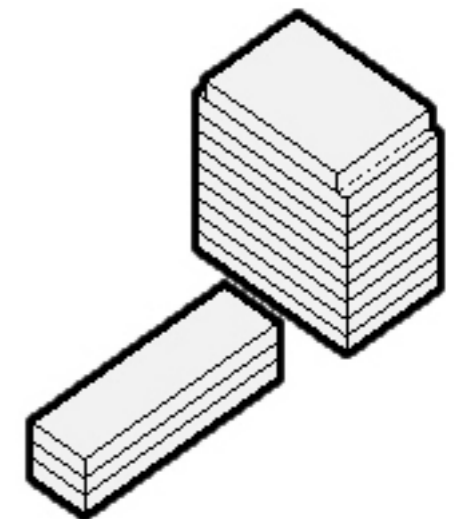


Figure 7.96: Illustrative building massing.

Coding legend: Mandatory instructions: **Black bold underlined letters** | Non-mandatory instructions (guidance): bold grey letters | Notes: normal text

7.0 Plot Guidelines

Plot Q

7.13 Development Plot Q



7.13.1 Location

- Development Plot Q is one of three Development Plots within Development Zone MNQ which is located at the eastern edge of The Site, within the Brinkley Close ‘Stitching Setting’.
- Development Plot Q is bounded by a north:south route to the west (Stapleford Way), and Brinkley Close to the south.
- Development Plot Q sits to the south and backs onto existing residential and non-residential uses along Cambridge Road.
- Development Plot M sits the other side of Brinkley Close, to the south of Development Plot Q.
- Development Plot K sits the other side of Stapleford Way, to the west of Development Plot Q.

7.13.2 Building composition

- **Development Plot Q must be composed of 1 building block (Q1) and as a run of Terraced Houses.**
- **Terraced Houses must be used as a transitional element to mediate between the scale of the masterplan in the south and the existing context in the north.**
- **Terraced Houses must line the northern edge of the Development Plot.**
- **Gable ends of Terraced Houses which bound public spaces must have glazing and must not be a blank gable.**
- Refer to Chapter 5.0 for additional guidance pertaining to the typologies comprising Development Plot Q.

7.13.3 Building uses

- **The primary use-class within Development Plot Q must be (C3) residential.**

7.13.4 Building parameter envelope

- The Parameter Plan 503-PTA-PP-XX-DR-A-5305 identifies the maximum horizontal extents of Development Zone MNQ which contains Development Plots M, N & Q. It does not identify an illustrative Building Line.
- The Parameter Plan 503-PTA-PP-XX-DR-A-5306 identifies the maximum vertical extents of Development Zone MNQ which contains Development Plots M, N & Q.
- The proposed setting out for Development Plot Q should be based on the proposed landscape level identified in 503-PTA-PP-XX-DR-A-5306. The ground floor setting out should be based on this level.

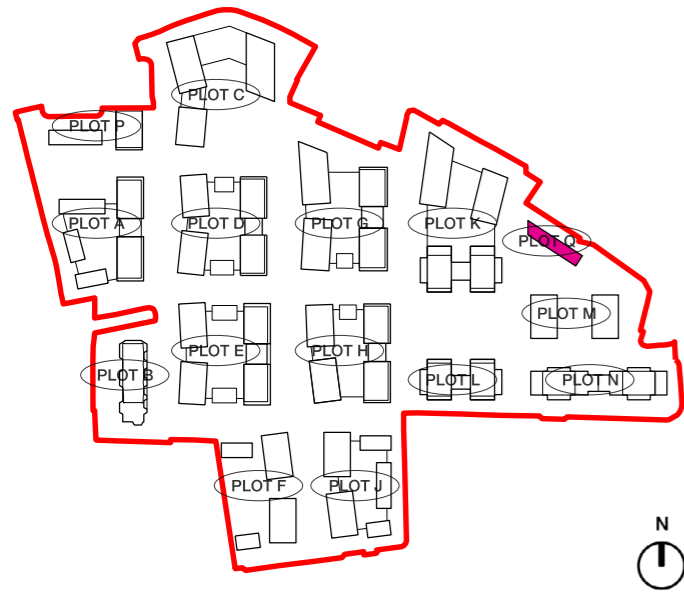


Figure 7.97: Key plan.

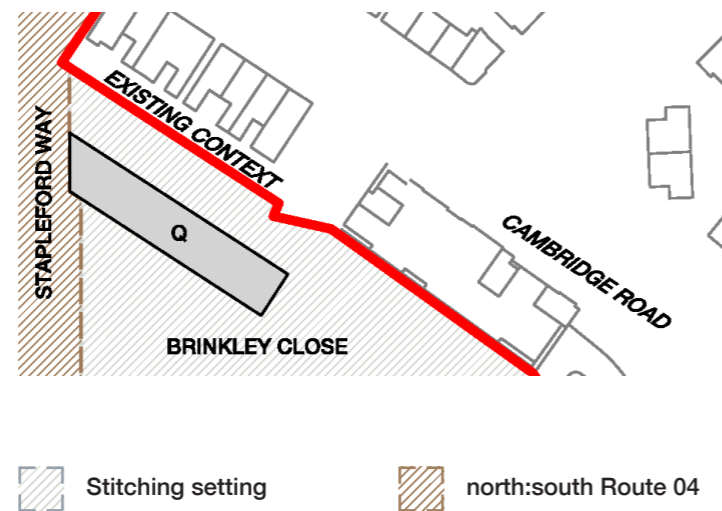


Figure 7.98: Building composition plan.

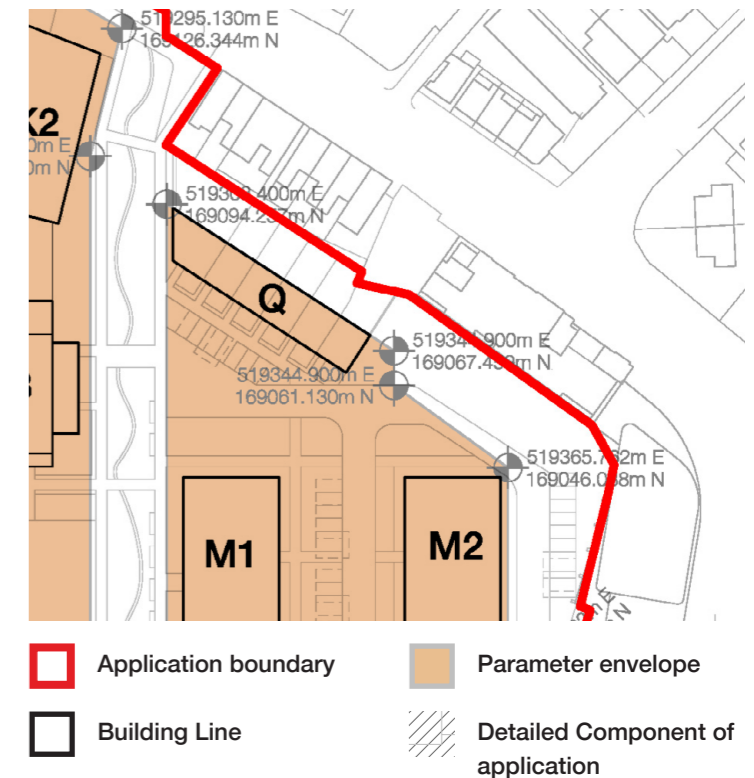


Figure 7.99: Plot Plan - Building parameter envelope.



7.13.6 Building Line setting out

- The proposed scheme illustrated below (Fig. 7.100) demonstrates how a compliant masterplan and Building Line can be configured within the envelope dictated by the Parameter Boundaries.
- An illustrative Building Line is shown in 503-PTA-MP-XX-DR-A-5400.
- Deviations can occur from the illustrative scheme providing that all elements of the building sit within the Parameter Envelope.
- **The below diagram, (Fig. 7.100) illustrates where there are restrictions governing the interface of Building Line and Parameter Line boundary.**
- **In the instance highlighted in orange to the southeast of Development Plot Q it is not permitted to build hard-up against the**

parameter boundary (refer to Chapter 2.0 for further details).

- **Development Plot Q must be oriented parallel to the predominant façade line of the existing residential and non-residential uses along Cambridge Road.**
- Plot Q should incorporate a chamfered gable in the northwest end to line the north:south route of Stapleford Way.
- There are no other restrictions which govern the positioning of the Building Line within Development Plot Q excepting those indicated elsewhere within the Design Guidelines.

7.13.5 Building entrances and frontages

- Chapter 04 set out generic guidance concerning building entrances and frontages.
- **Access to individual residential entrances must be provided from Brinkley Close (from the south).**

7.13.7 Massing

- The Development Plot comprises 1 volumes - a run of Terraced Houses.
- The maximum AODs have been set to in response to context.
- Plot Q is low and generally mediates between the taller elements of Plot K in the west and M to the south and the northeastern existing context.
- Designers could consider incorporating a unique house typology and massing at the north-western end of Plot Q to address Stapleford Way.

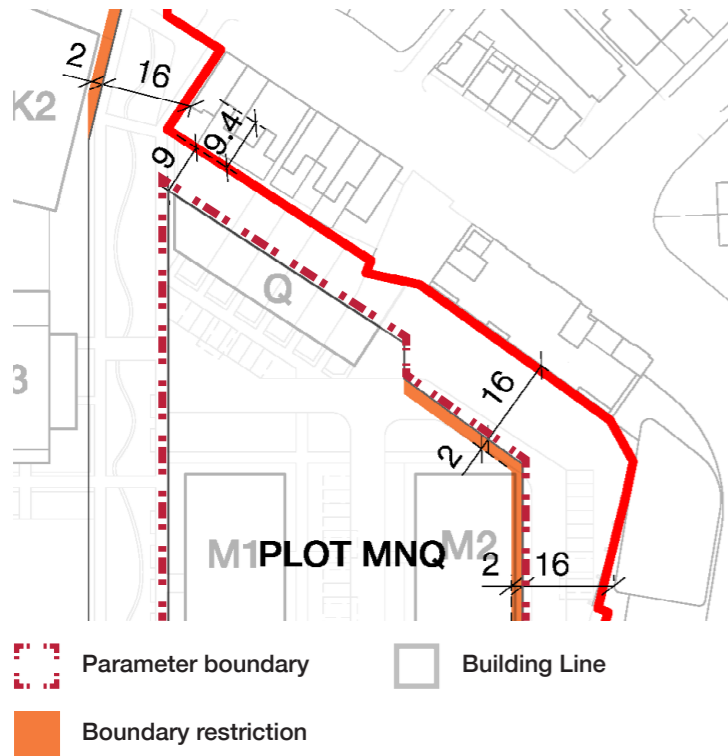


Figure 7.100: Plot Plan - Building Line setting out.



Figure 7.101: Circulation plan.

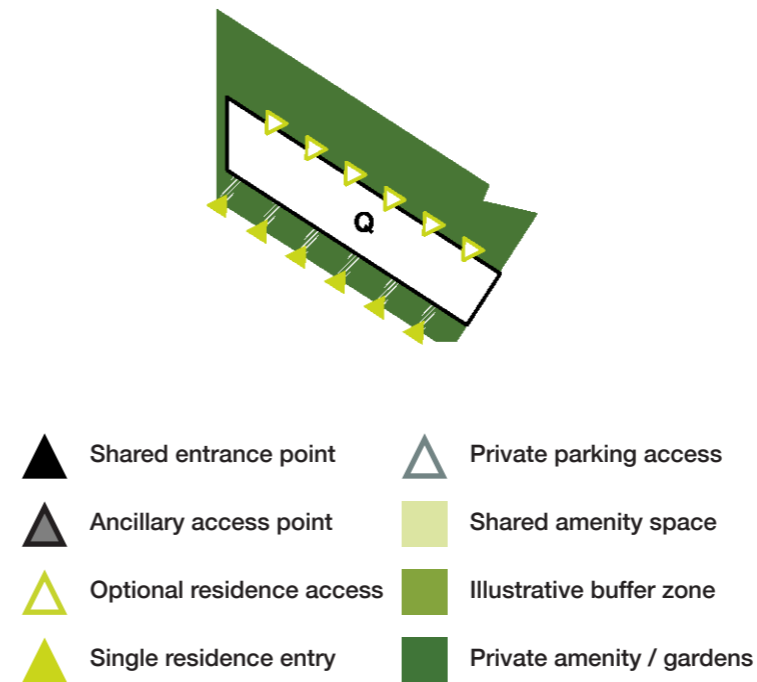


Figure 7.102: Building entrances and frontages plan: Ground level.

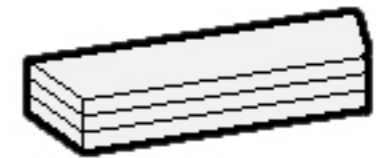


Figure 7.103: Illustrative building massing.

Coding legend: Mandatory instructions: **Black bold underlined letters** | Non-mandatory instructions (guidance): bold grey letters | Notes: normal text



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