

April 2021



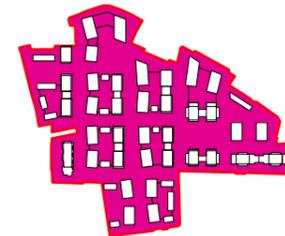


Figure 6.1: View looking south along Madingley Avenue towards Willingham Way and the Kingston Cemetery Chapel monument.



Figure 6.2: View looking north along the pocket parks of the Washington : Piper setting.



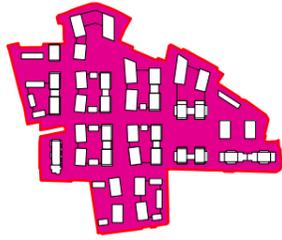
Figure 6.3: View looking east in the neighbourhood streets setting from Rowlls Road.



Figure 6.4: View looking east along Cambridge Road.



Figure 6.5: View over the Madingley Gardens setting.



6.0 Space Guidelines Introduction

6.1 Introduction

6.1.1 This section will outline the guidelines of elements applicable to each of the following spaces:

- Washington Avenue : Piper Way;
- Madingley Avenue : Willingham Way;
- Croxton Avenue;
- Stapleford Way;
- Neighbourhood streets;
- Stitching spaces;
- Courtyard gardens;
- Cambridge Grove Gardens;
- Madingley Gardens; and
- Cambridge Road and Oakington street.

6.1.2 Specific settings are created through the application of Guidelines described in Chapter 4.0, the composition of Building Typologies (Chapter 5.0) with Landscape Character Areas described in Chapter 6.0.

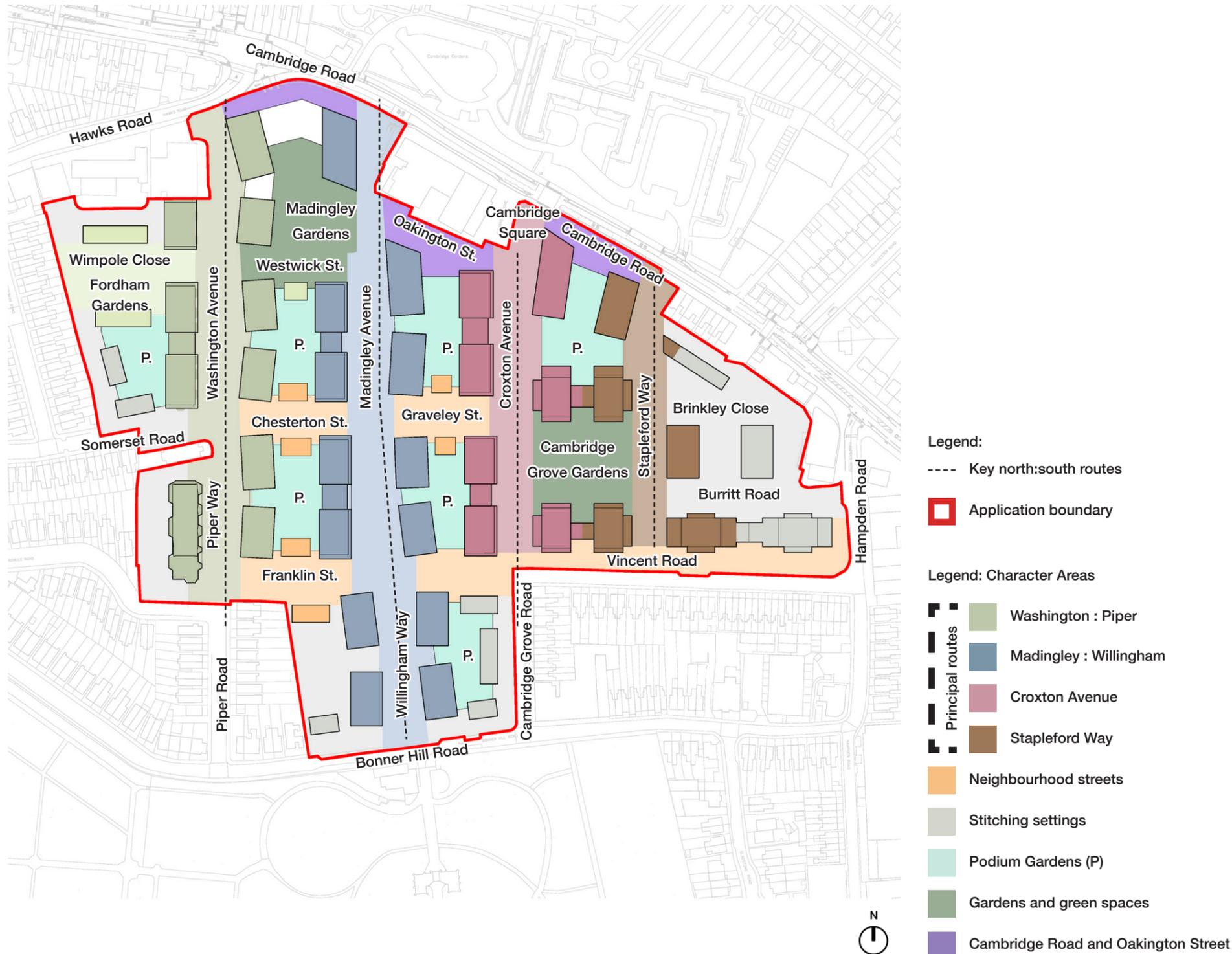
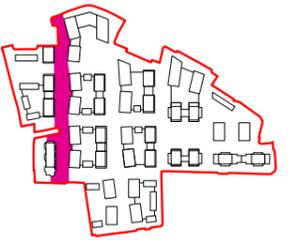


Figure 6.6: Masterplan overview showing settings and street names.

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6.0 Space Guidelines

Washington : Piper



6.2 Washington Avenue : Piper Way

- 6.2.1 One of 4 key north:south axes, Washington : Piper (Washington Avenue & Piper Way) links Hawks Road with Piper Road.
- 6.2.2 Transitioning from Piper Road at the south of The Site, Piper Way is a residential garden street with generous widths and ample green spaces to integrate play, softscape and small gathering spaces.
- 6.2.3 The new setting makes a statement of the existing weeping willow tree, amplified as a mature landscape feature and providing a strong statement for the first phase.
- 6.2.4 As the route moves north into Washington Avenue at the Parish Rooms on the corner of Somerset Road, the landscape band continues on the east side of the road, unbroken by crossings, all the way north to Hawks Road, creating a car-free connection on the west of The Site.
- 6.2.5 This route is identified as a key link for school children moving through The Site, incidental playable features typify the garden band, connecting into the neighbourhood streets to the east.
- 6.2.6 The existing Piper Road in the south is a typical lovely road with quality terraces and feature detail work. The Washington : Piper route rebuilds this simple street structure to enhance connectivity and promote new high-quality buildings.
- 6.2.7 Washington : Piper is predominantly a residential route with semi-private front gardens, defensible spaces for homes and landscaping lining the route.
- 6.2.8 The buildings along this route are arranged around the landscape, where the west buildings are parallel to and flank the street whilst the east blocks twist to create pockets of landscape. This in turn creates an organic yet controlled street elevation.
- 6.2.9 A continuous route, Washington : Piper winds north : south, with building lines and landscaping stepping in and out to create a string of pockets gardens, maintain existing tree planting and topography.

- 6.2.10 The route is predominantly an arterial pedestrian route however intermittent secondary vehicular access is incorporated within the central zone.
- 6.2.11 Defined on the east and west by residential front doors and differing scale buildings, the west sees predominantly low rise buildings feather to the existing westerly context whilst the east run of buildings steps up towards the central axis (Madingley Avenue).
- 6.2.12 This section outlines the Design Guidelines or coding for the Washington : Piper.
- 6.2.13 The character of the route varies from the south to the north.
- In the south buildings blend with the existing Piper Road and have been designed around the existing green space and retained willow tree. The surrounding buildings have been set-back to create the space and give prominence to the tree.
 - The central portion contains a trafficked route which provides access to the immediate homes only - through routes have been avoided and this area is lined on the west by perpendicular parking.
 - In the north, the space predominantly landscaped, bounding onto the community spaces within Plot C at Madingley Gardens.
- 6.2.14 Play is interspersed along the southern portion of the route providing doorstep play to the proposed and existing residences.
- 6.2.15 The tree strategy along this route intersperses a variety of tree types including native species, specimen trees, structural street trees, broad canopy leafs and structural ever greens trees to enhance the retained trees and continue the theme of variation in and around the pocket parks.
- 6.2.16 The landscape along the route is designed with permeable paved surfaces, which can be linked to an underground water storage tank; or can be given a modest capacity for holding water in their substrate. Following saturation, pipes that are linked to the general drainage system take water off site.
- 6.2.17 Ground floor homes include front gardens and defensible spaces which overlook the street adding safety and security.

- 6.2.18 **The design and configuration of the private amenity zone must align to the principles set-out within the Livery Guidelines** (Chapter 4.0).
- 6.2.19 **Pedestrian circulation zones must be incorporated on both sides of the route.**
- 6.2.20 **Planting should be provided between parking areas to break up the repetitive nature of parking, soften streets and break-down expanses of hard surface.**
- 6.2.21 **Soft landscaping can be included within the pedestrian hardscape routes as street planting. This should not however impede pedestrian movements.**
- 6.2.22 **Buildings should be set back to achieve separation of 21m (in accordance with the Horizontal Parameters identified in Section 2.10).**
- 6.2.23 **Informal pedestrian crossings should be incorporated across access routes. The strategic positions are identified on the adjacent diagram (refer to Fig. 6.8). These must be flush with the level of the road surface where they cross Washington Avenue.**
- 6.2.24 **Material design and detail for each zone within the Washington : Piper must be similar to create consistent visual coherency across the space as a whole.**

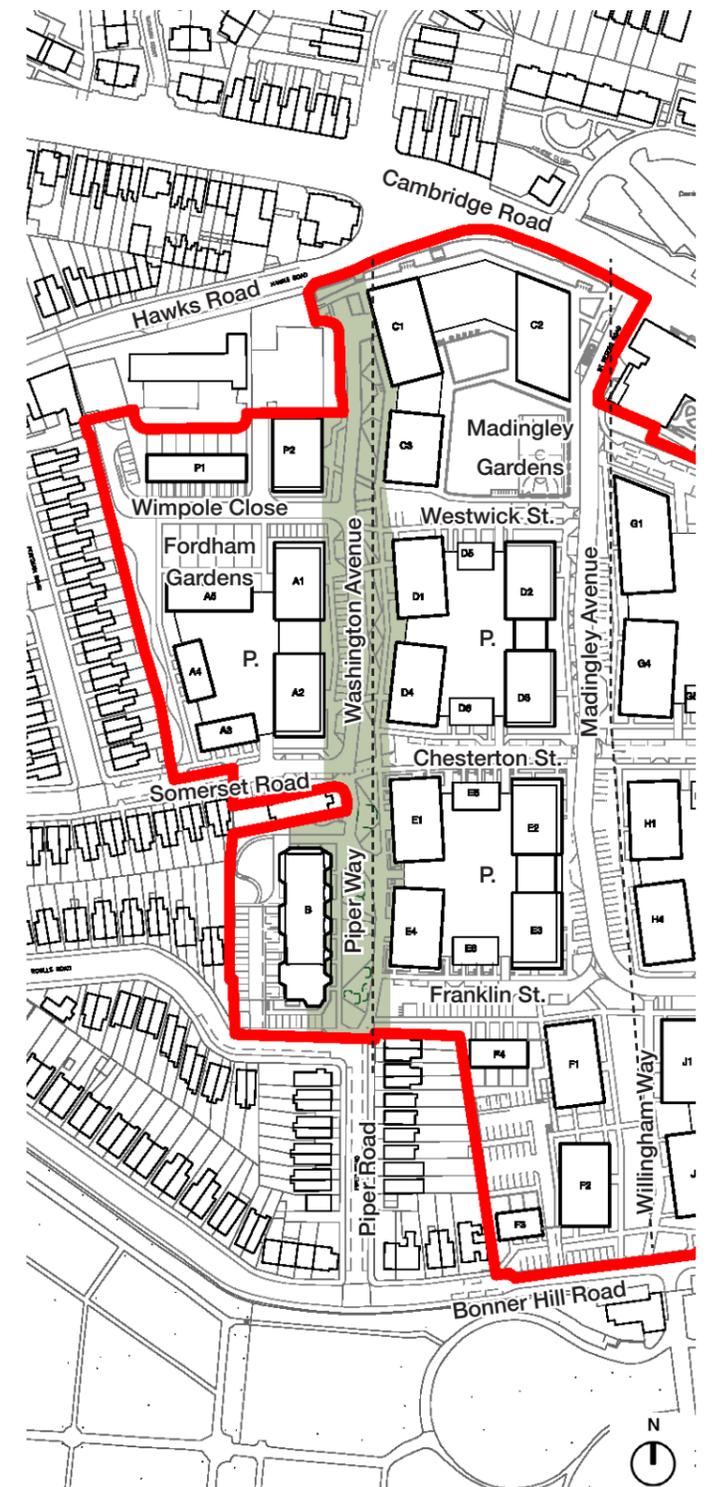


Figure 6.7: Washington : Piper location plan.

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