

## 6.0 Space Guidelines Cambridge Grove Gardens

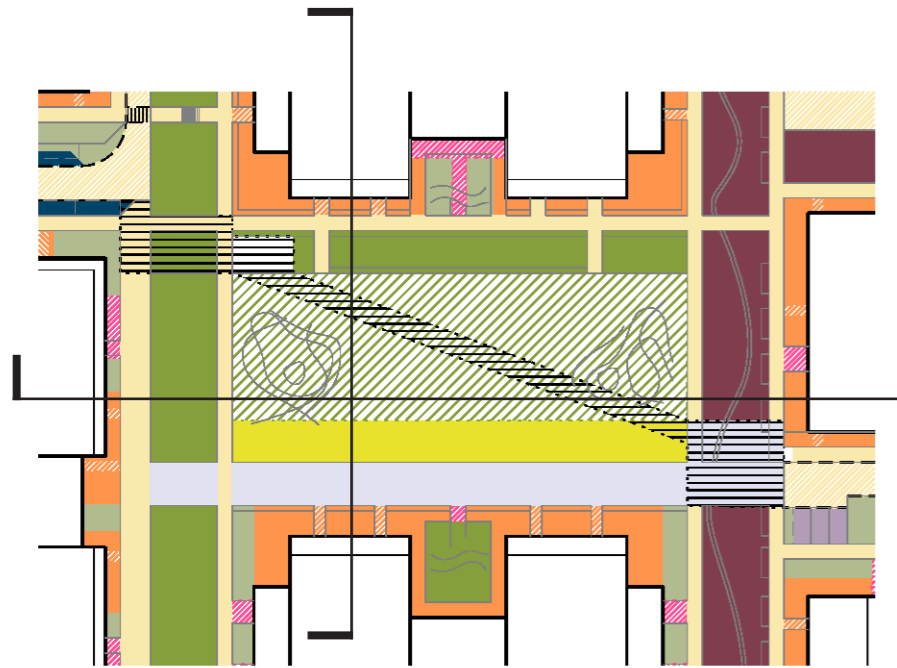
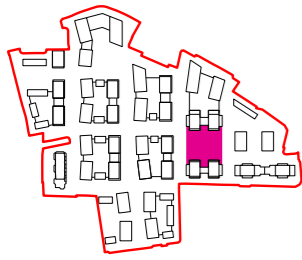


Fig. 6.85



Figure 6.85: Coding plan - Cambridge Grove Gardens.

### Legend:

	Planning boundary		Pedestrian circulation zone
	Existing context		Doormat hardscape element
	Primary trafficked roads		Communal entrance hardscape element
	Home zone roads / secondary trafficked access ways		Hard landscaping
	Emergency / service access route: Minimum 3.5m wide		Activity zone: Interspersed play within landscaped areas
	Parking zone: Bay parking with intermittent planting		Private amenity zone / gardens
	Parking zone: Bay parking		Buffer zone / street planting
	Parking zone: Planted street edge with intermittent parking		Formal planting zone: Intensive planting
	Parking zone: Parallel parking only		SUDS: Sustainable urban drainage and swales
	Flexible loading / parking		Zones of permitted tree planting
	Demised off street parking		Primary façade line (section diagrams)

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

Fig. 6.87

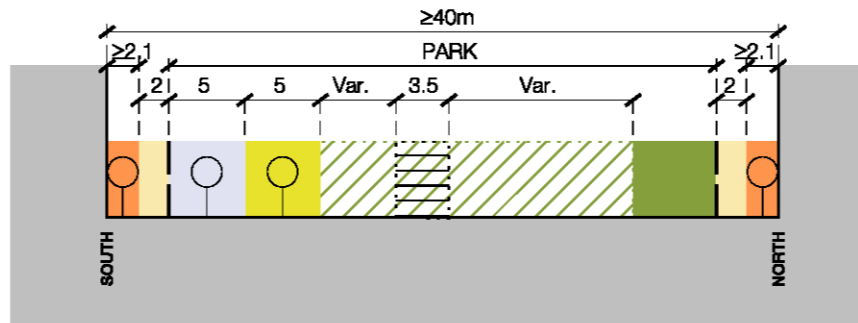


Figure 6.86: Coding section - stitching across Cambridge Grove Gardens, between plots K and L.

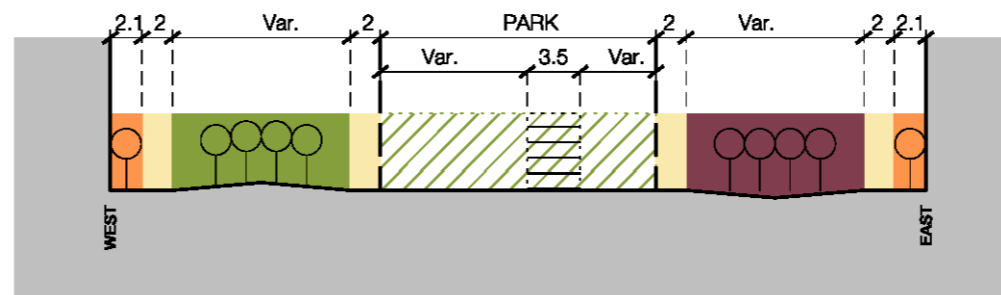


Figure 6.87: Coding section - stitching across Cambridge Grove Gardens, between plots H and M.

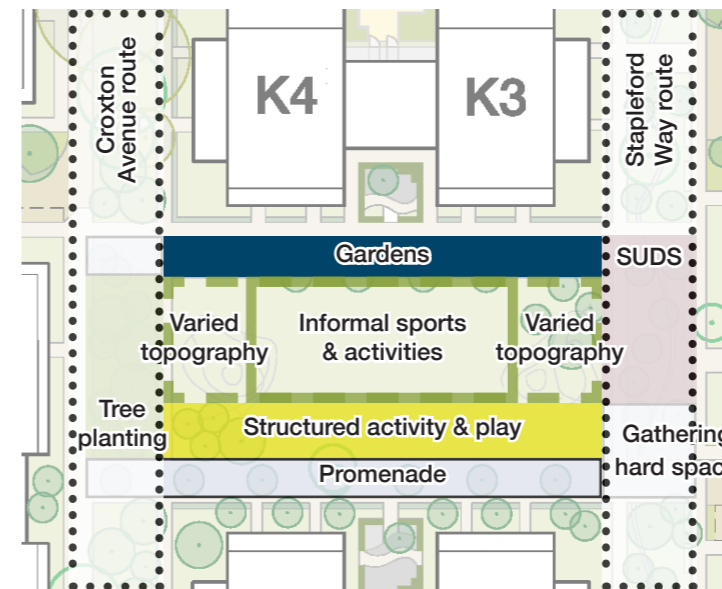


Figure 6.88: Subdivision of Cambridge Grove Gardens into activity zones.



Figure 6.89: Garden character precedent - planted pedestrian routes.

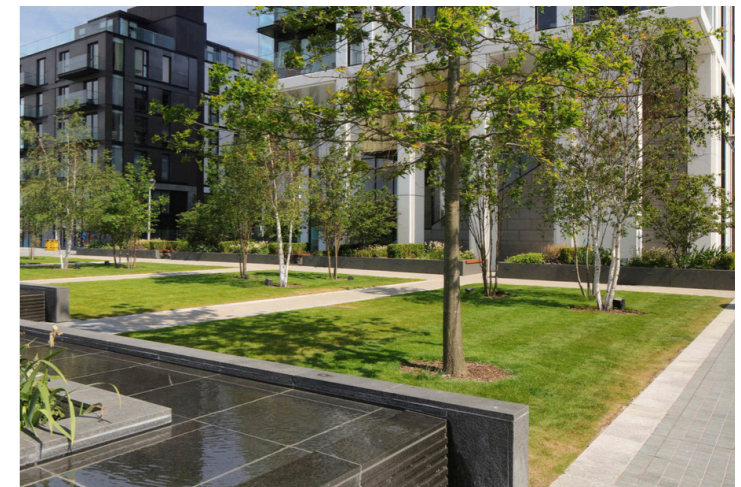


Figure 6.90: Garden character precedent - incorporated trees into lawns.



Figure 6.91: Promenade with interspersed street planting.



## 6.0 Space Guidelines

### Madingley Gardens



#### 6.13 Madingley Gardens

6.13.1 Madingley Gardens are located in the north west of the Cambridge Road Estate within Plot C and described within the Detailed Component of the planning application.

6.13.2 Madingley Gardens contains the primary community functions within the masterplan at the gateway to The Site from the north.

6.13.3 Readers should refer to the Design and Access Statement (DAS) Volume 01 for further information pertaining to Madingley Gardens.

6.13.4 The following is provided as a description of the space to supplement the Design Guidelines for the spaces previously described.

6.13.5 Madingley Gardens are subdivided into four types of spaces and connected by pedestrian and cycle routes.

6.13.6 Spaces within Madingley Gardens have been arranged according to a sequence of scale and use, relating to the buildings, routes and activities contained within.

6.13.7 Madingley Gardens comprise the following sub-spaces:

- **Lawns**  
Amenity grass  
Informal sports lawn
- **Active recreation and formal play:**  
MUGA
- **Gathering Spaces**  
Community terrace (open hardscaped spaces)
- **Distribution**  
Walkways and promenades

The specific characteristics of spaces will be articulated together by the choice of materials, plant species, architectural features and street furniture.

6.13.8 Madingley Gardens should be subdivided into the areas described in Fig. 6.100.

6.13.9 **The space must be bounded on the east by the Madingley Avenue route. The landscape character of this routes must continue past and bound the edge of Madingley Gardens.**

6.13.10 **The areas should be themed by activity and use with definable priorities in each.**

6.13.11 Clustering different functions and amenity together creates intensification of use and a formal structure for the gardens to ensure a broad range of uses.

6.13.12 **The space must cater for a range of ages and needs and be designed for inclusive access.**

6.13.13 The open space is the communal heart to The Site which will provide a gathering point for residents and visitors across a spectrum of ages, interests and needs.

6.13.14 The edges of the green space are bounded by circulation routes and fronted onto by the Development Plot C buildings.

6.13.15 **Consultation with users and residents on uses in Madingley Gardens must be continued during future phases of design process.** This could involve residents and neighbourhood groups in the management of the park.

6.13.16 **General vehicle access is not permitted within Madingley Gardens.**



Figure 6.92: Madingley Gardens location plan.

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



## 6.0 Space Guidelines Madingley Gardens

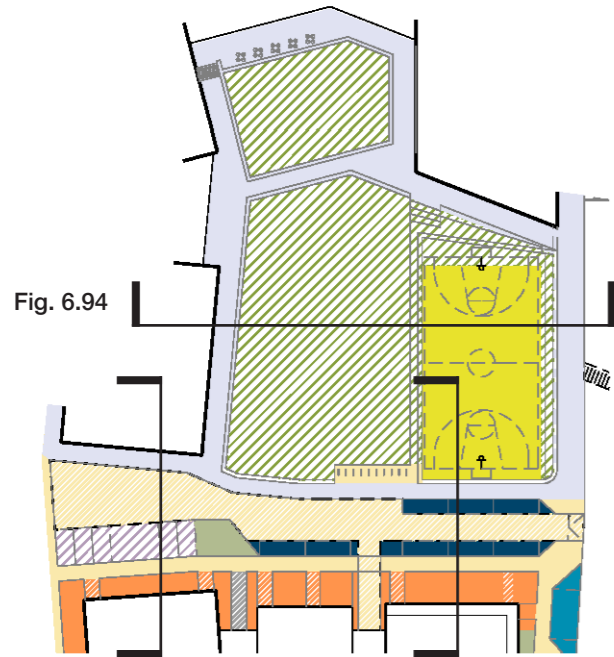
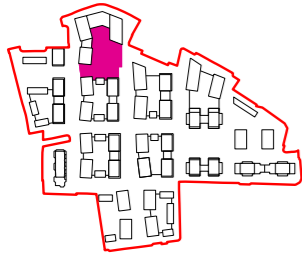


Fig. 6.94

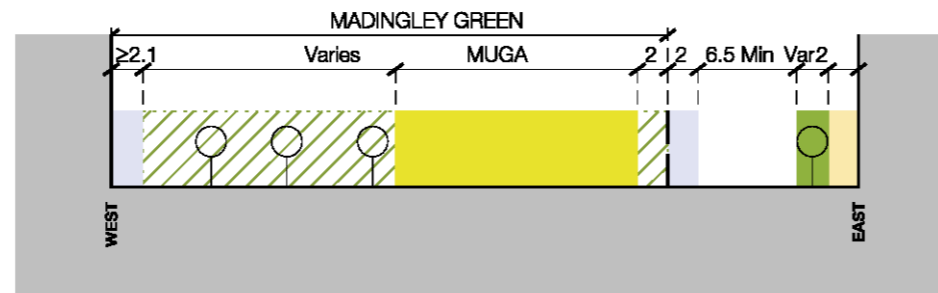


Figure 6.94: Coding section - Across Madingley Gardens, from Plot C to Willingham Way..



Fig. 6.95

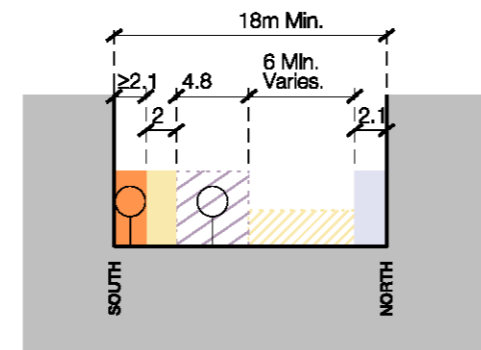


Figure 6.95: Coding section: between Plot C and D.

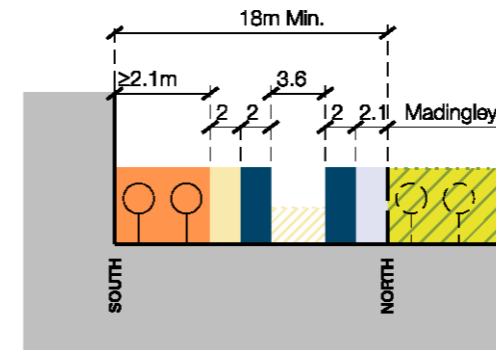


Figure 6.96: Coding section: between Plot C and Madingley Gardens.



Figure 6.99: Street character precedents - a variety of landscape spaces.



Figure 6.97: A variety of activity spaces incorporated into a coherent design.

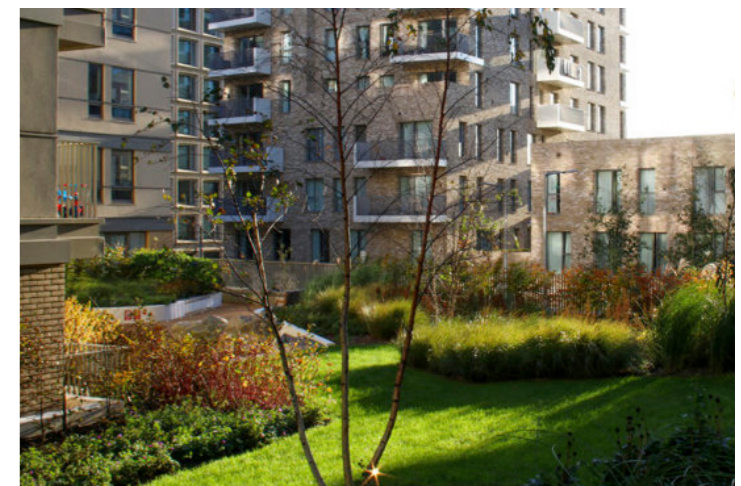


Figure 6.98: Street character precedents - informal areas of terraced lawn.



Figure 6.93: Coding plan - Madingley Gardens.

### Legend:

	<b>Planning boundary</b>		<b>Pedestrian circulation zone</b>
	Existing context		<b>Doormat hardscape element</b>
	Primary trafficked roads		<b>Communal entrance hardscape element</b>
	Home zone roads / secondary trafficked access ways		<b>Hard landscaping</b>
	Emergency / service access route: Minimum 3.5m wide		<b>Activity zone: Interspersed play within landscaped areas</b>
	<b>Parking zone: Bay parking with intermittent planting</b>		<b>Private amenity zone / gardens</b>
	<b>Parking zone: Bay parking</b>		<b>Buffer zone / street planting</b>
	<b>Parking zone: Planted street edge with intermittent parking</b>		<b>Formal planting zone: Intensive planting</b>
	<b>Parking zone: Parallel parking only</b>		<b>SUDS: Sustainable urban drainage and swales</b>
	<b>Flexible loading / parking</b>		<b>Zones of permitted tree planting</b>
	<b>Demised off street parking</b>		<b>Primary façade line (section diagrams)</b>
			<b>Informal crossing point</b>

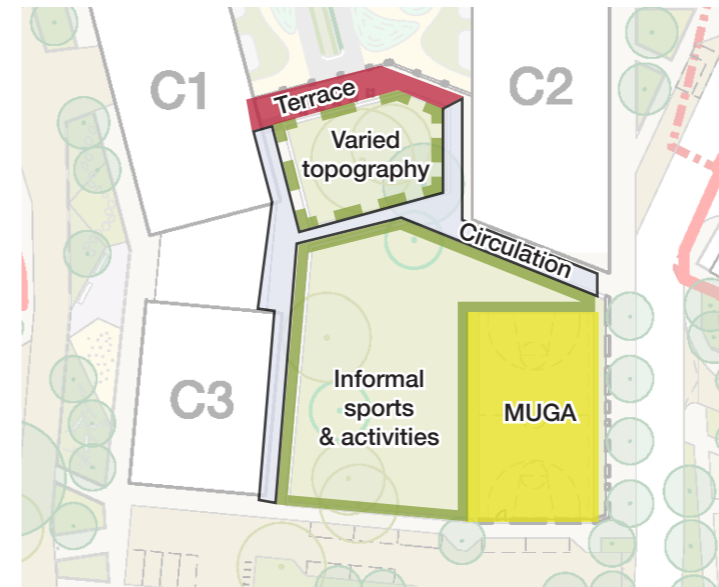


Figure 6.100: Subdivision of the green into activity zones.

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



## 6.0 Space Guidelines

### Civic Spaces



#### 6.14 Civic Spaces guidelines

- 6.14.1 There are a number of spaces which bound the northern edge of The Site and interface with the more urban settings of Cambridge Road.
- 6.14.2 By virtue of their position adjacent to non-residential uses and the busy arterial road these spaces require a specific set of guidelines from other east:west routes.
- 6.14.3 These spaces include three spaces; Oakington Street (behind ViBe student centre) and the threshold spaces north of Development Plots C and K.
- 6.14.4 Buildings bounding these edges include solely non-residential uses including, community, retail and office uses which line or set-back from Cambridge Road.
- 6.14.5 **Where vehicular access is required across areas of hardscaping in these areas these must be flush with the level of hardscaping.** There should be no change in materiality in these instances.

- 6.14.6 Generous zones of hardscaping areas should be provided at entrances to non-residential uses.

#### 6.15 Cambridge Road: Specific guidelines

- 6.15.1 **A significant hardscaped area must be provided for congregation and drop-off purposes for non-residential uses along Cambridge Road - specifically for the Community Centre (in Development Plot C) and the retail uses (in Plot K).**
- 6.15.2 **Material design and detail for the Cambridge Road threshold north of Development Plot K must be similar to Cambridge Square and create a visual coherency across these spaces.**
- 6.15.3 **General vehicle access is not permitted within these settings except in the northeast corner of Development Plot K where access to the internalised podium car-parking is required.**
- 6.15.4 The area north of Development Plot K should be predominant hardscaped with greening provided by the retained trees.

- 6.15.5 Designers could consider incorporating interspersed areas of planting providing this does not impede circulation along Cambridge Road or gathering outside non-residential uses.

- 6.15.6 **Planting within the buffer zone north of Development Plot C should not be intensive or obscure views of the Community Centre from Kingston.**

#### 6.16 Oakington Street: Specific guidelines

- 6.16.1 This space includes vehicular access between the existing ViBe student centre and the retail / office spaces in the north of Development Plot G.
- 6.16.2 This space links Madingley Avenue in the west to Cambridge Square and Croxton Avenue in the east.
- 6.16.3 Designers should make reference to the guidance within the Neighbourhood streets setting except where replaced by the following specific guidance.
- 6.16.4 **The design and configuration of the buffer zone north of building G1 must align to the principles set-out within the Livery Guidelines (Chapter 4.0).**
- 6.16.5 Parallel car parking is distributed along the both sides of the road.
- 6.16.6 Planting should be provided between parking areas to break up the parking, soften streets and break-down expanses of hard surface.
- 6.16.7 **Pedestrian circulation zones must be incorporated on both sides of the street.**
- 6.16.8 A loading area should be incorporated in the vicinity of Cambridge Square to service non-residential uses in Development Plot K and G.
- 6.16.9 **The loading area must minimise vehicle intrusion into the landscape space of Croxton Avenue.**
- 6.16.10 Tree planting along this street should be in line with the tree strategy and designers should line both sides of the street with trees.

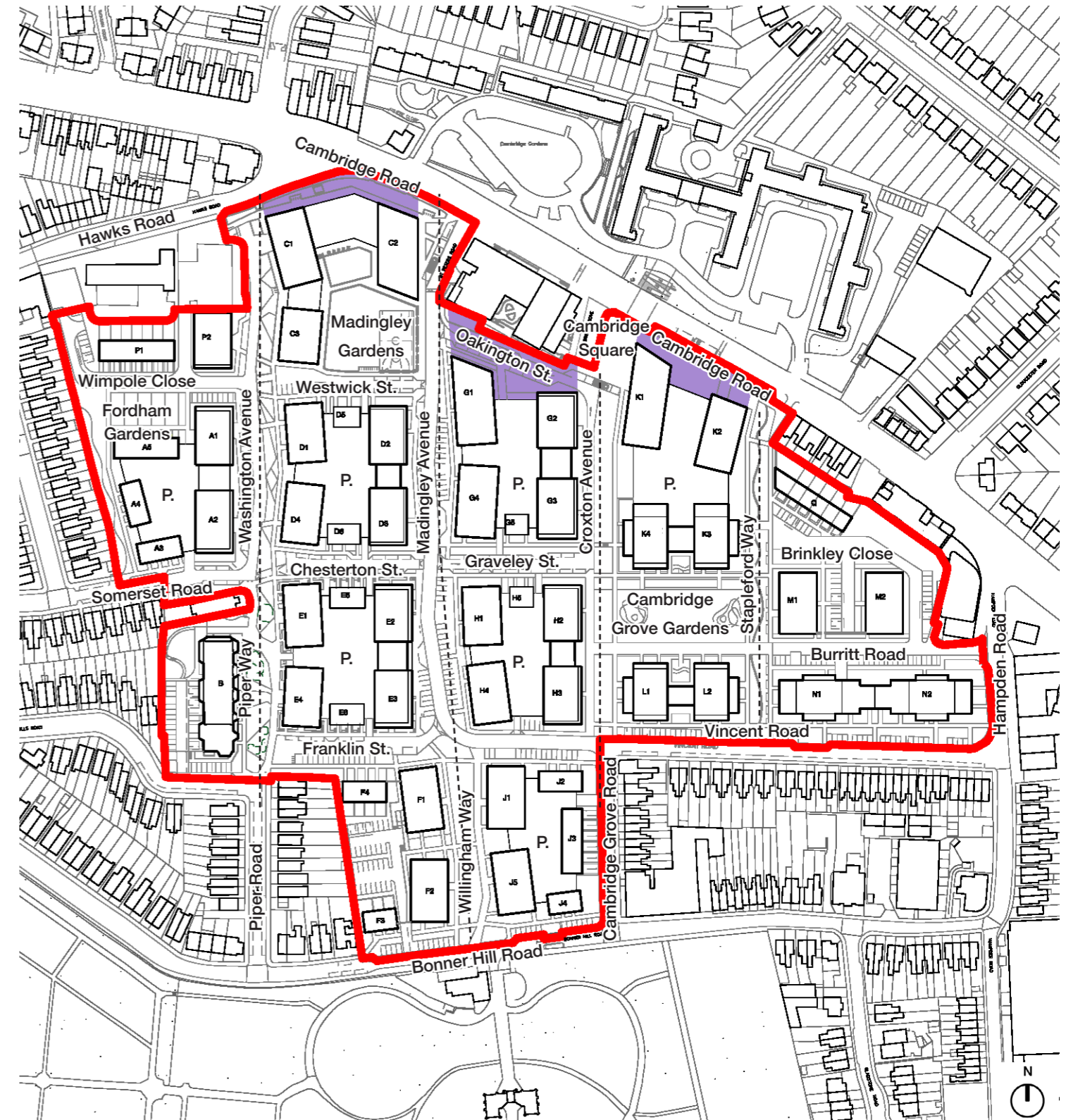


Figure 6.101: Cambridge Road and Oakington Street location plan.

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



## 6.0 Space Guidelines Civic Spaces

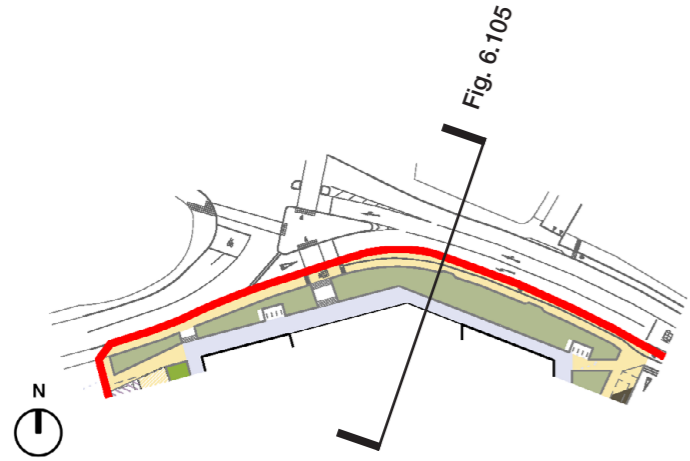


Figure 6.102: Street coding plan: along Cambridge Road (north of Plot C).

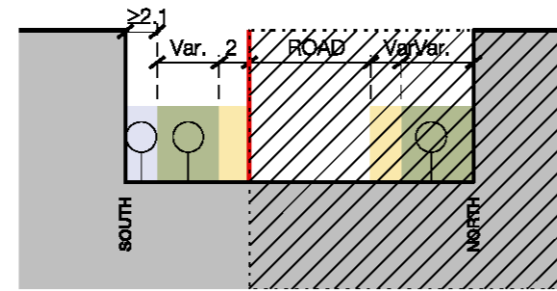


Figure 6.105: Street coding section: north of Plot C.

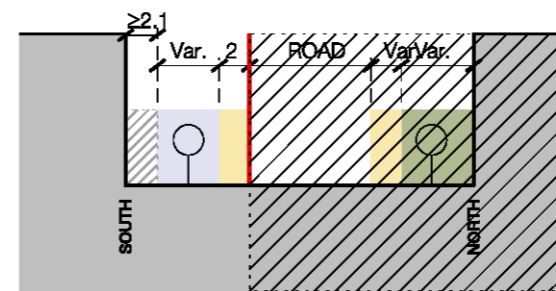


Figure 6.106: Street coding section: north of Plot K.



Figure 6.110: Street character precedents - gathering spaces with planting.



Figure 6.111: Street character precedents for Cambridge Square.



Figure 6.112: Street character precedents - large areas for gathering.

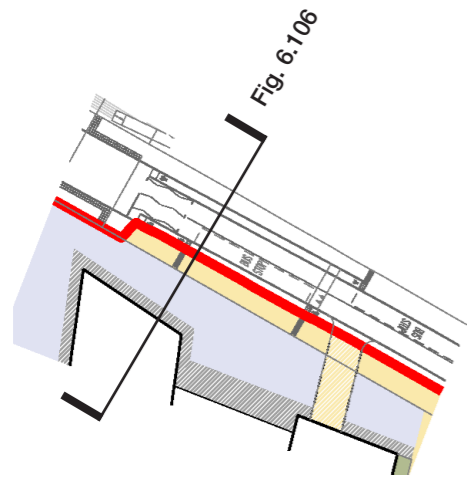


Figure 6.103: Street coding plan: along Cambridge Road (north of Plot K).

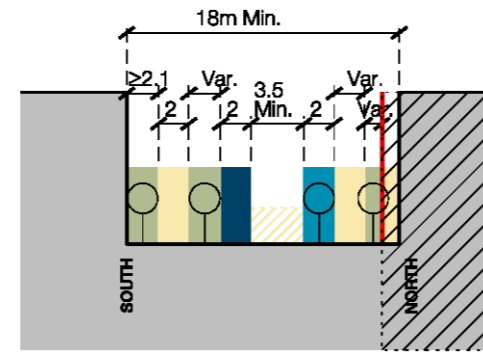


Figure 6.107: Street coding section: between Plot G and the ViBe Student Living building.

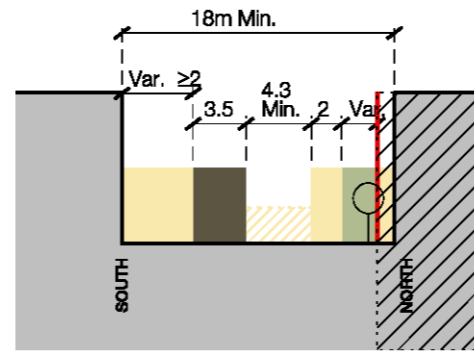


Figure 6.108: Street coding section: between Plot G and the ViBe Student Living building.

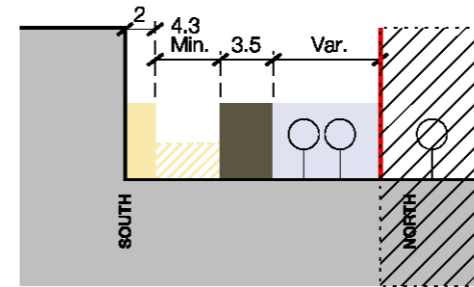


Figure 6.109: Street coding section: between Plot G and Cambridge Square.

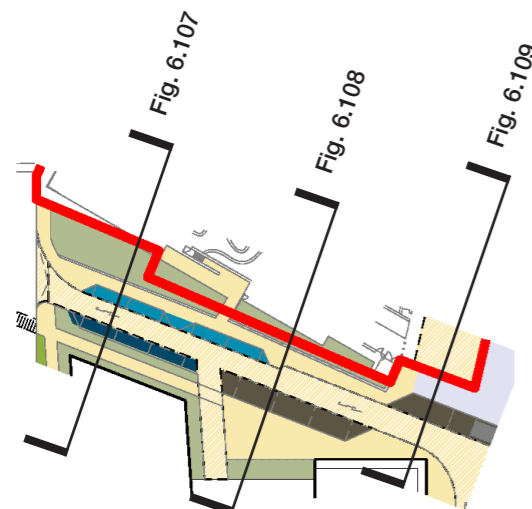


Figure 6.104: Street coding plan: north of Plot G.

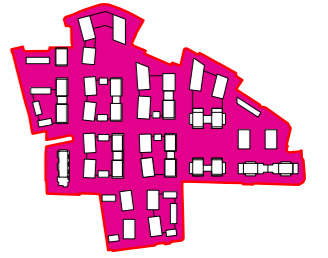
### Legend:

	<b>Planning boundary</b>		<b>Pedestrian circulation zone</b>
	<b>Existing context</b>		<b>Doormat hardscape element</b>
	<b>Primary trafficked roads</b>		<b>Communal entrance hardscape element</b>
	<b>Home zone roads / secondary trafficked access ways</b>		<b>Hard landscaping</b>
	<b>Emergency / service access route: Minimum 3.5m wide</b>		<b>Activity zone: Interspersed play within landscaped areas</b>
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	<b>Flexible loading / parking</b>		<b>Zones of permitted tree planting</b>
	<b>Demised off street parking</b>		<b>Primary façade line (section diagrams)</b>
			<b>Informal crossing point</b>

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# 6.0 Space Guidelines Summary



## 6.17 Summary

6.17.1 The adjacent diagram (Fig. 6.113) provides an overview of the proposal for the Cambridge Road Estate redevelopment.

6.17.2 This diagram (Fig. 6.113) codes the Illustrative masterplan and aims to clearly;

- show how each space has been configured;
- identify the constituent parts for each space;
- illustrate the relationships between adjacent or similar spaces;
- illustrate how landscape spaces and buildings work together; and
- provide a framework from which the design of future phases can develop.

6.17.3 Variations on this illustrative coding are permitted provided that they comply with Mandatory Guidelines in this document.

**Legend:**

	<b>Planning boundary</b>
	<b>Existing context</b>
	<b>Primary trafficked roads</b>
	<b>Home zone roads / secondary trafficked access ways</b>
	<b>Emergency / service access route: Minimum 3.5m wide</b>
	<b>Parking zone: Bay parking with intermittent planting</b>
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	<b>Flexible loading / parking</b>
	<b>Demised off street parking</b>
	<b>Pedestrian circulation zone</b>
	<b>Doormat hardscape element</b>
	<b>Communal entrance hardscape element</b>
	<b>Hard landscaping</b>
	<b>Activity zone: Interspersed play within landscaped areas</b>
	<b>Private amenity zone / gardens</b>
	<b>Buffer zone / street planting</b>
	<b>Formal planting zone: Intensive planting</b>
	<b>SUDS: Sustainable urban drainage and swales</b>
	<b>Formal crossing point</b>
	<b>Informal crossing point</b>



Figure 6.113: Overall masterplan coding.

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



April 2021









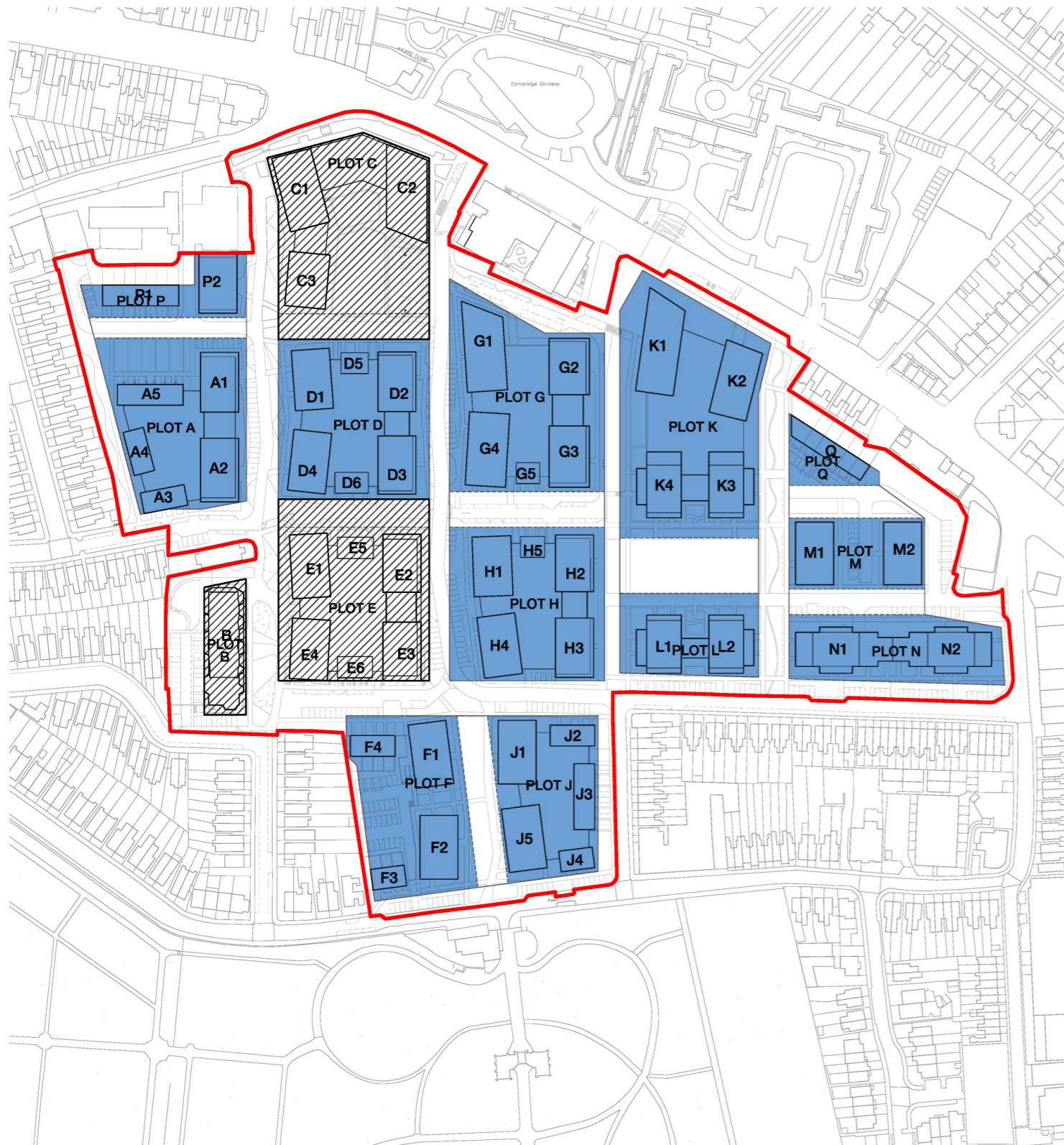
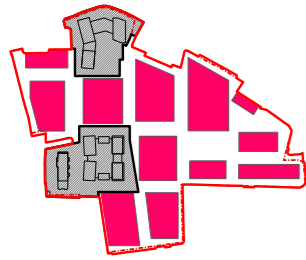


Figure 7.1: Identification plan showing illustrative extents of Development Plots.

Legend

- Development Plot
- Illustrative Building Line
- Planning application boundary
- Phase 1 Plots B, C and E

## 7.0 Plot Guidelines Introduction

### 7.1 Introduction

7.1.1 This section builds upon the previous sections and will outline the coding of elements applicable to each plot on an plot-by-plot basis:

- Plot A;
- Plot D;
- Plot F;
- Plot G;
- Plot H;
- Plot J;
- Plot K;
- Plot L;
- Plot M;
- Plot N;
- Plot P; and
- Plot Q.

7.1.2 There are no plot-specific Guidelines for Plots B, C and E in the Detailed Component of the Application.

7.1.3 There are a number of specific elements and strategies which are applicable to a particular Development Plot but which may include:

- Location;
- Building composition;
- Building uses;
- Building parameter envelope;
- Building Line setting out;
- Building entrances and frontages; and
- Massing.



## 7.0 Plot Guidelines

### Plot A

## 7.2 Development Plot A



### 7.2.1 Location

- Development Plot A 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 A is bounded by a north:south route to the east (Washington Avenue), Somerset Road to the south, Wimpole Close to the north and Excelsior Way to the west.
- Development Plot A sits to the east of the existing context of Portman Road and bounds the rear of a run of semi-detached houses.
- Development Plot A sits on the south side of Wimpole Close, opposite Development Plot P.
- The existing Parish Rooms (non-residential) sit to the south of Development Plot A and Somerset Road.

### 7.2.2 Building composition

- Development Plot A should be composed of 5 Building Blocks (A1, A2, A3, A4 and A5) and configured as a Podium Typology building.
- The building must comprise a base element, with residential uses on the typical floor levels above.
- The typology must incorporate a central, raised level at first floor for Podium gardens and an internalised car parking which is bounded by Terraced Linear buildings and Terraced Houses.
- The podium must not have expansive blank façades gables with no use or active frontage.
- Terraced Linear buildings 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 the context in the west and south.
- Terraced Houses must line the southern edge of the Development Plot along Somerset Road
- Terraced Houses must line the northern edge of the Development Plot adjacent to the Fordham Gardens green space.
- Terraced Houses should be incorporated along the western 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 A.

### 7.2.4 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 A 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.

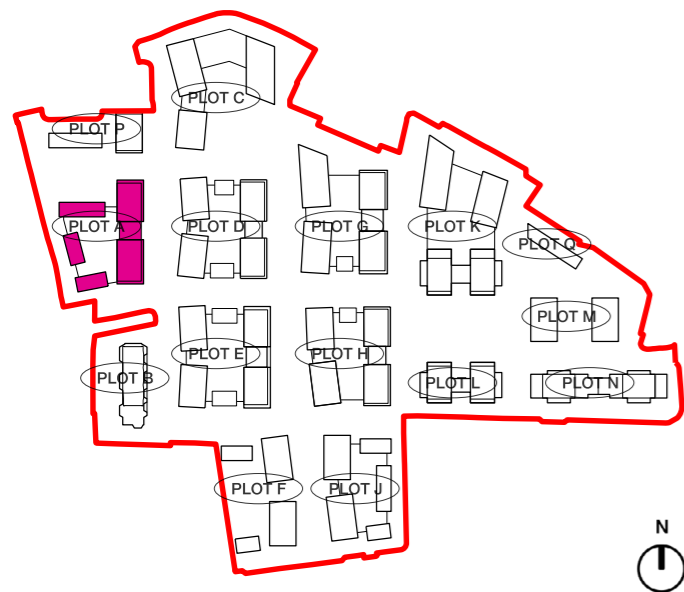


Figure 7.2: Key plan.

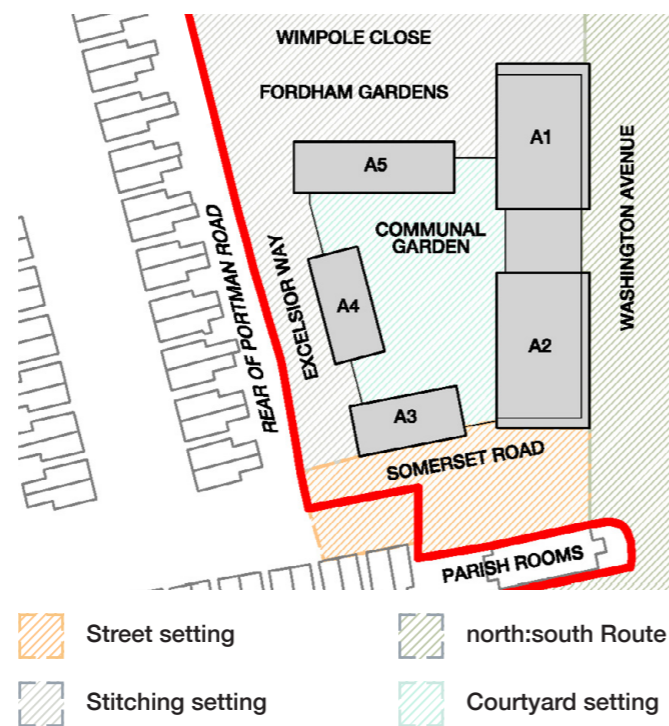


Figure 7.3: Building composition plan.

### 7.2.3 Building uses

- The primary use-class within Development Plot A must be (C3) residential.
- Non-residential uses must only be located on the ground floor (the Base component).
- The ground floor within the Linear Typology also includes Residential uses (C3 class) with maisonettes fronting directly onto the north, east and south 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.

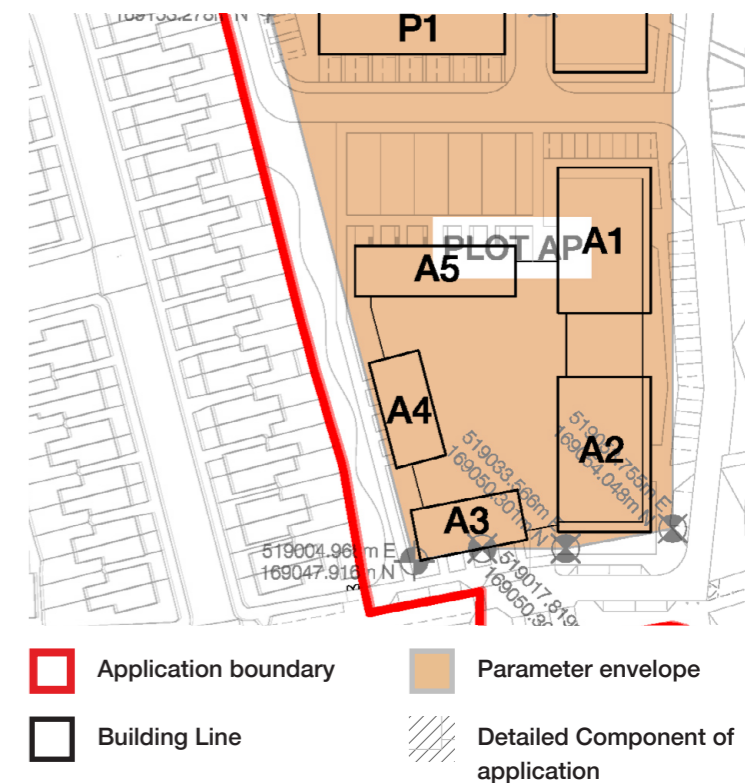


Figure 7.4: Plot Plan - Building parameter envelope.