



Public exhibition

May 2019

Drawings, sketches and
information for the
Cambridge Road Estate
regeneration plans

WELCOME

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 better accessibility and connectivity across public spaces of the estate.

This is also an opportunity to build a significant number of additional homes including additional social rented homes with improved and new public spaces, parks, play spaces and community spaces which will go hand in hand with opportunities for employment, training, health and well-being for residents and economic opportunities for local businesses.

In May this year, the Council, with the support of members of the Resident Steering Group, selected developer Countryside as their development partner. The Council now has a proposal to build new homes at the estate and has received money from the Mayor of London to do this.

The information shown today is an introduction to the principles which guide how the masterplan for new housing and public spaces at Cambridge Road could be delivered. We would like to work with you, the residents, to further these plans. We look forward to hearing your thoughts over the coming months.

CAMBRIDGE ROAD ESTATE TODAY



Map of Cambridge Road Estate



Piper Hall/ Piper Tree



Madingley Gardens



Tadlow House



Surrey Leisure Centre

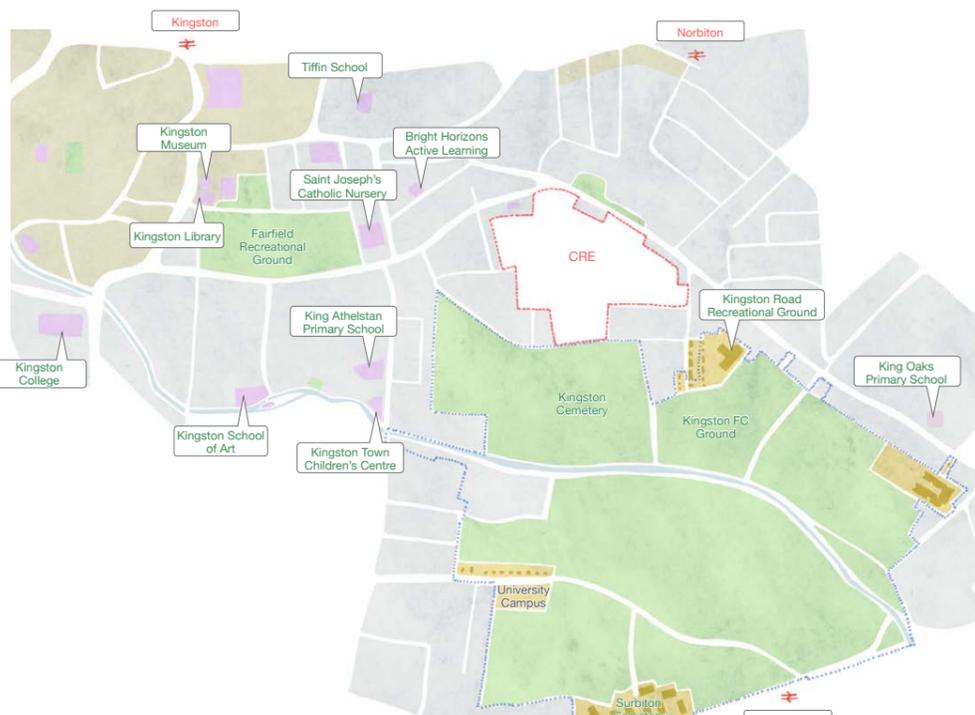


Fordham Gardens



Fitness Area

CAMBRIDGE ROAD ESTATE AND SURROUNDING AREA



Map of Cambridge Road Estate and the surrounding area



Aerial view of Cambridge Road Estate

WHAT'S HAPPENED TO DATE



Tuesday Club in Piper Hall



Housing maintenance and repairs team in Tadlow office



Tuesday Club in Piper Hall



Tuesday Club in Piper Hall

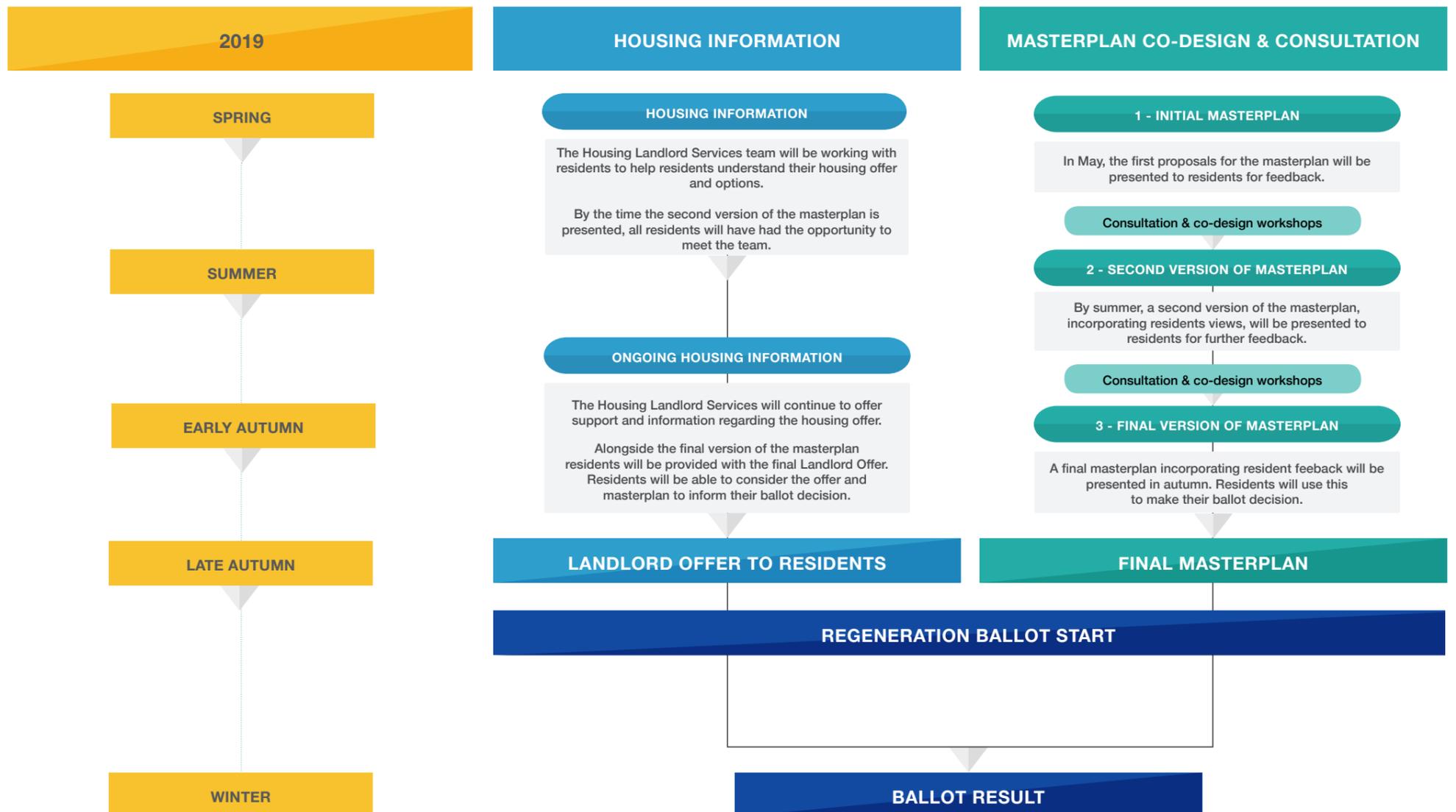
WHAT'S HAPPENING NOW

It is a key priority of the Council and Countryside to ensure that residents are at the heart of the regeneration plans. Before the Autumn, the Council will hold a Cambridge Road Estate Regeneration Ballot, where residents will get to vote for or against the regeneration plans to go ahead.

Before the **Regeneration Ballot** takes place, the Council and Countryside will consult residents on what the new homes and estate will look like - through what is called a **masterplan**. The aim over the coming months will be to progress the **masterplan** based on residents' views and aspirations.

The **Landlord Offer** will be given to all eligible residents who can vote. It will include design principles of the proposed estate regeneration, estimated overall number of new homes, future tenure mix, details of the offer for social council tenants, resident leaseholders and freeholders and commitments to ongoing consultation and engagement.

The **Landlord Offer** will be shared with you before the ballot this autumn so that you can make an informed decision for your vote on the regeneration plans.



THE STORY SO FAR

The Cambridge Road Estate has been through changes over the past 50 years. There are many great things about the estate and some not so good, all of which are being taken into consideration as part of the masterplan design.

The current masterplan draws inspiration from the history of the estate and how it has evolved, learning from both the positives and negatives of its past.

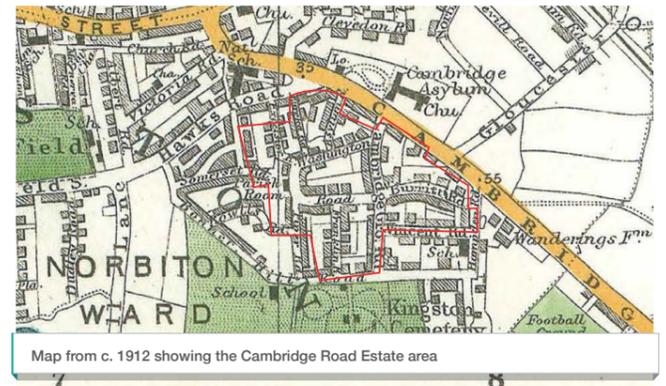
The current masterplan looks at the Cambridge Road Estate as a place to live and to enjoy. Reintroducing the Cambridge Grove Road as a stronger north-south connection, as it was before World War I, will help make public spaces easier and safer to use.

We would like to hear from residents about the estate and its past, this is so we celebrate all the best bits of the Cambridge Road Estate and its history.

TIMELINE OF CAMBRIDGE ROAD ESTATE

LATE 1800'S - EARLY 1900'S

BEFORE THE ESTATE WAS BUILT



1960's - 1970's

CAMBRIDGE ROAD ESTATE IS BUILT



SCENES FROM THE ESTATE



2017 - 2018

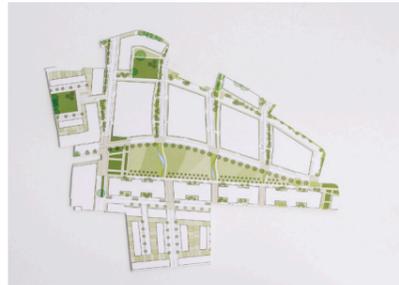
A Resident Steering Group was set up to work with the Council on the appointment of the Joint Venture partner.

Resident Steering Group take part in dialogue sessions with the bidders on evolving a masterplan

Countryside are selected as the preferred partner in the Joint Venture with Kingston Council

DECEMBER 2017

Creating a central green space



MARCH 2018

Creating streets as character areas



APRIL 2018

Updates are made based on feedback received at dialogue sessions



JULY 2018

Updates are made based on feedback received at Residents' Consultation Day



PRINCIPLE 1 | CHARACTER AND LOCAL IDENTITY

ENHANCING AND CONTINUING A SENSE OF COMMUNITY AND BELONGING



How would you like to see the masterplan progress?
Fill out a feedback form and tell us!

ENHANCING UNIQUE TYPES OF SPACES



BUILDING ON A PROUD PAST



Cambridge Road Estate



Madingley Gardens



Children play opposite Oakington

THE IMPORTANCE OF KNOWING YOUR NEIGHBOURS



Parkside Place Podium Garden - Countryside



Acton Gardens - Countryside



Acton Gardens - Countryside



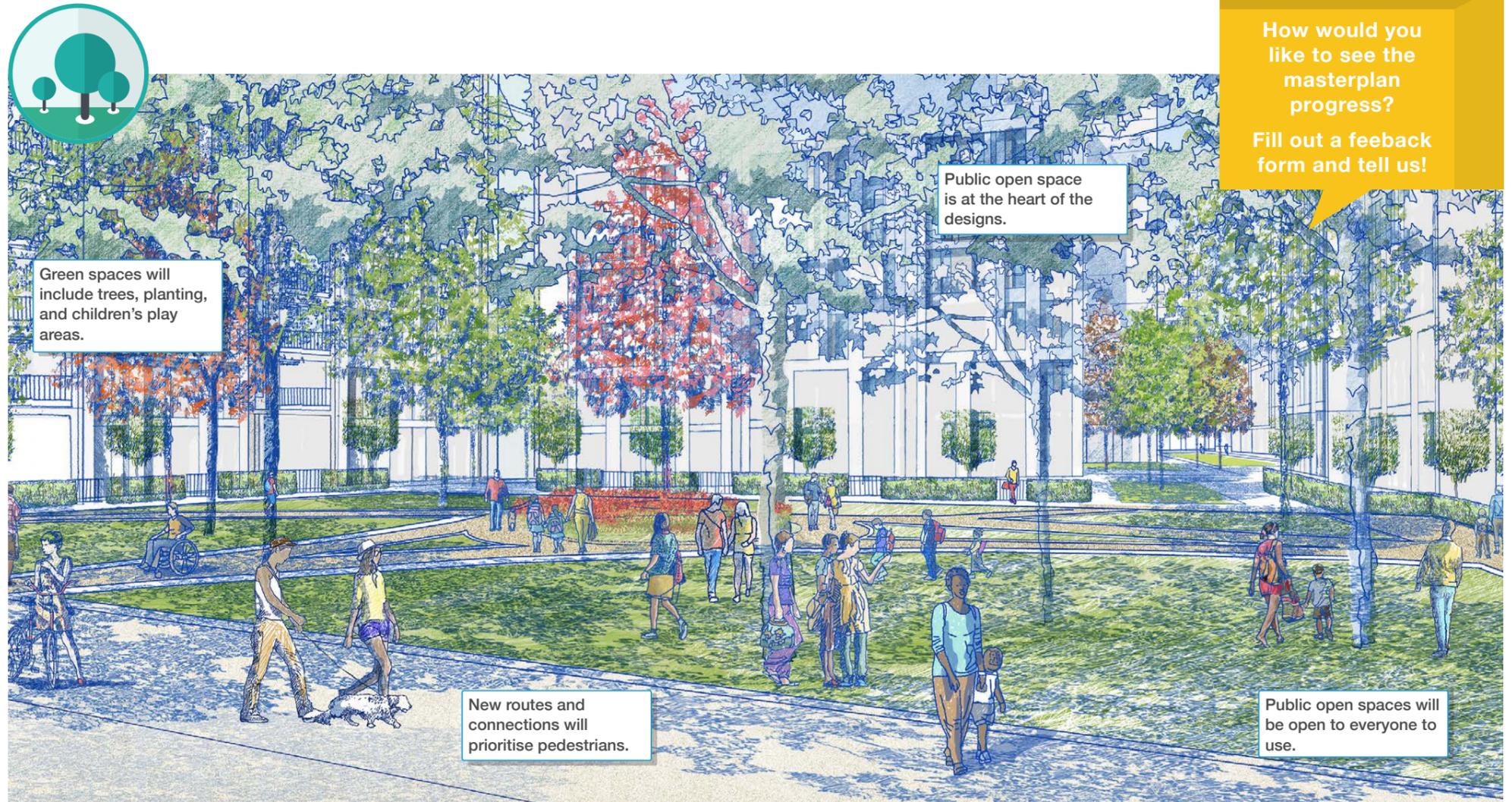
Cambridge Road Estate residents



Hillside Estate

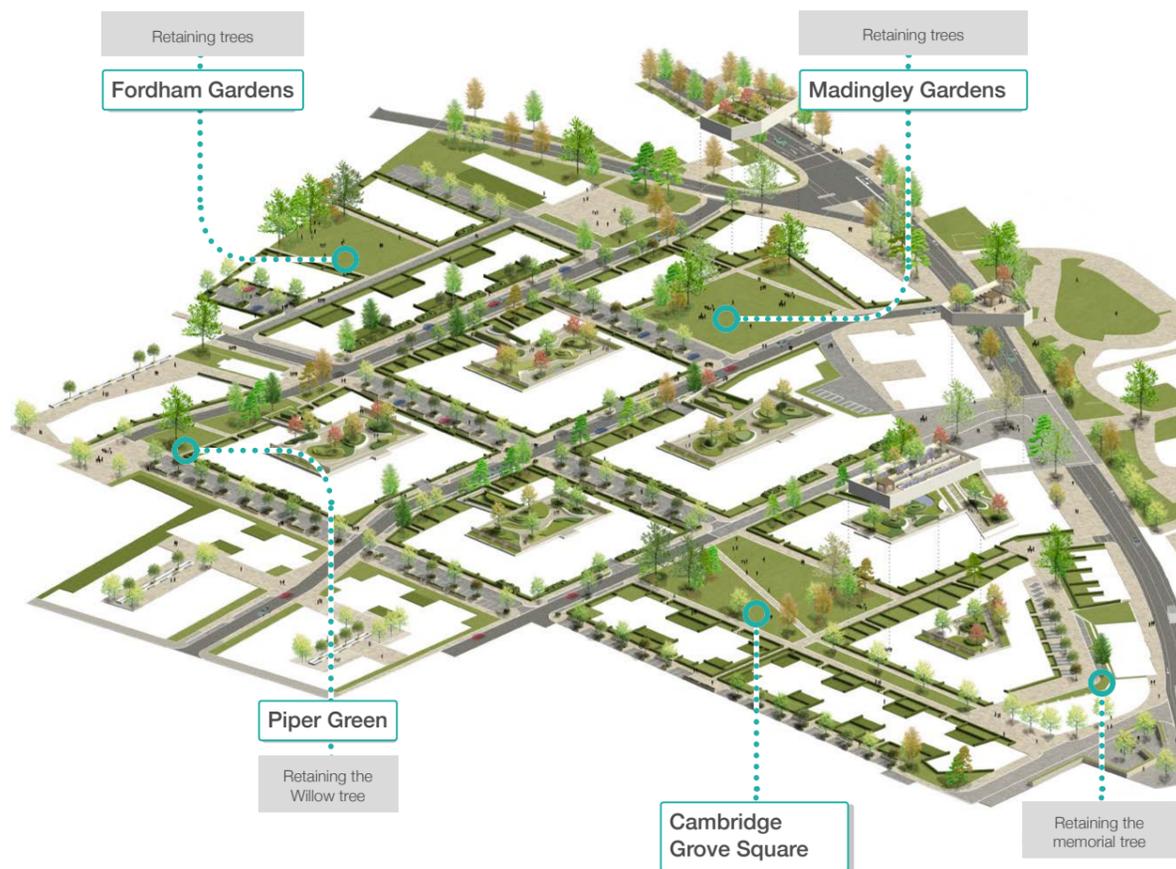
PRINCIPLE 2 | A SERIES OF GREEN AND OUTDOOR SPACES

GREEN STREETS CONNECTING A SERIES OF LANDSCAPED SPACES WITH TREES, PLANTING AND GRASSED AREAS



How would you like to see the masterplan progress?
Fill out a feedback form and tell us!

A NETWORK OF STREETS, PARKS AND GARDENS



A BALANCE OF PRIVATE AND COMMUNAL SPACES



Hendon Village - Countryside



Acton Gardens - Countryside



Acton Gardens - Countryside

PLACES FOR PLAY AND RELAXATION



Acton Gardens - Countryside



Acton Gardens - Countryside



Example image of open play spaces



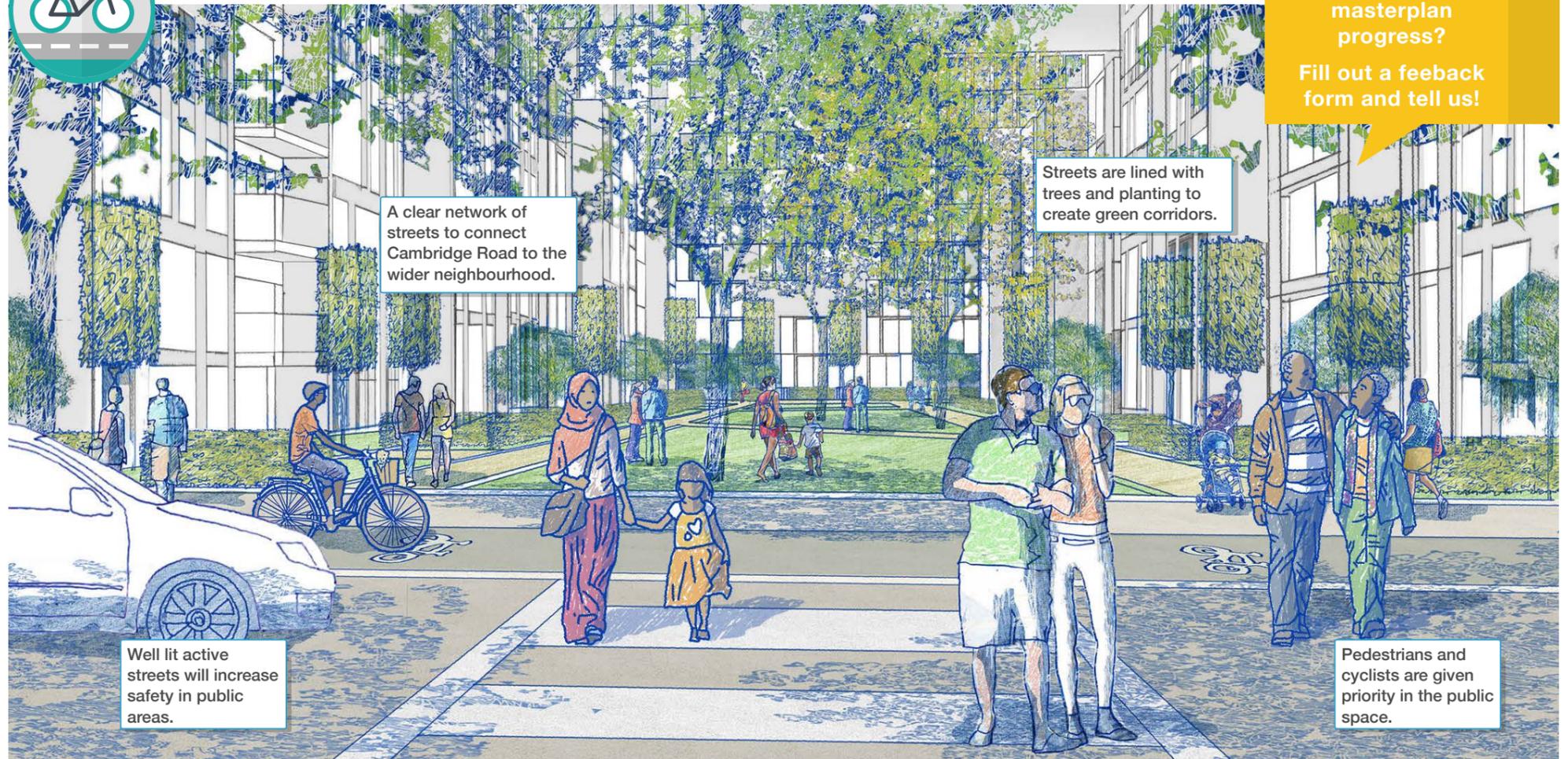
Example image of play spaces



Greenwich Millennium Village - Countryside

PRINCIPLE 3 | WELL CONNECTED, SAFE AND ACTIVE STREETS

NEW HOMES WILL BE CONNECTED BY A SERIES OF SAFE AND ACTIVE ROUTES.



A clear network of streets to connect Cambridge Road to the wider neighbourhood.

Streets are lined with trees and planting to create green corridors.

Well lit active streets will increase safety in public areas.

Pedestrians and cyclists are given priority in the public space.

How would you like to see the masterplan progress?
Fill out a feedback form and tell us!

SAFE AND ACTIVE STREETS



Increased connectivity

IMPROVING CONNECTIVITY



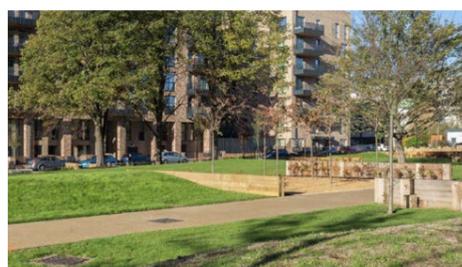
GREEN AND SAFE STREETS



Example image of cycle paths



Example image of pedestrian friendly streets



Acton Gardens - Countryside



Acton Gardens - Countryside

PRINCIPLE 4 | A VARIETY OF GREAT HOMES

PROVIDING A MIX OF HOME SIZES, FOR FAMILIES WITH CHILDREN, AND SINGLE PEOPLE OLD AND YOUNG.



How would you like to see the masterplan progress?
Fill out a feedback form and tell us!



BUILDING TYPES



EVERY HOME HAS A VIEW

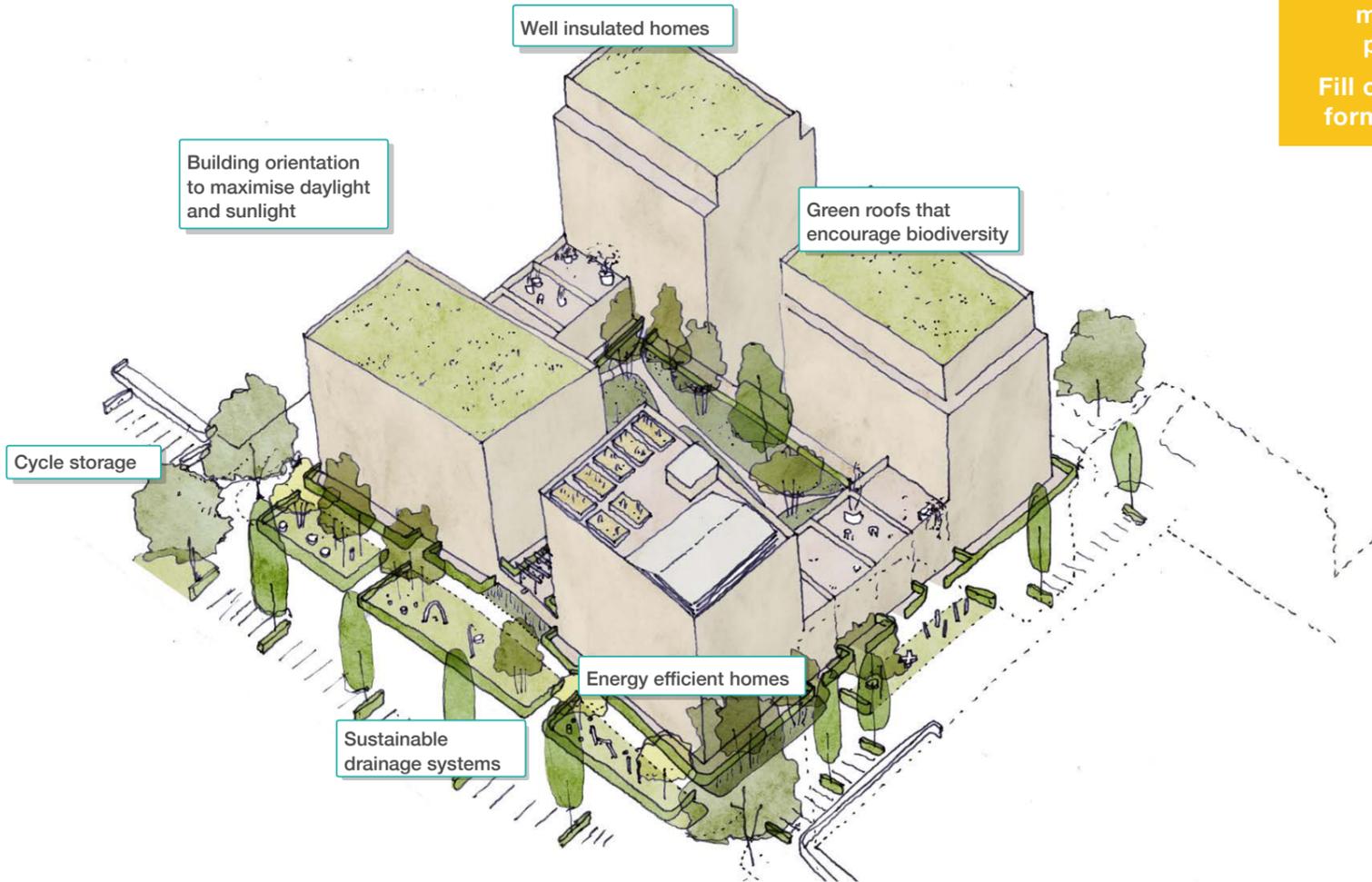


EXAMPLES OF BUILDING TYPES



PRINCIPLE 5 | SUSTAINABLE ENVIRONMENTS AND FUTURE

BUILDING NEW HOMES THAT WILL BE SUSTAINABLE INTO THE FUTURE, EFFICIENTLY HEATED AND WITH SMART TECHNOLOGIES.



How would you like to see the masterplan progress?
Fill out a feedback form and tell us!

MAXIMISING DAYLIGHT AND SUNLIGHT



LOW CARBON TECHNOLOGIES AND CLEAN ENERGY



Solar panels and green roof



Sustainable drainage systems (SUDS)



Electric charging points

ENCOURAGING BIODIVERSITY THROUGH A RICH VARIETY OF PLANTING



FIRST THOUGHTS FOR THE MASTERPLAN

The masterplan below is based on how the 5 principles could come together. We would like to work with residents to progress the masterplan in more detail, ensuring that we meet the aspirations of the community.

Please tell us what you think of the proposals so far, and please let us know what you would be interested in helping us to progress further!

How would you like to see the masterplan progress?
Fill out a feedback form and tell us!

KEY ELEMENTS OF THE DRAFT MASTERPLAN



GUIDING DESIGN PRINCIPLES

- 1| CHARACTER AND LOCAL IDENTITY
- 2| A SERIES OF GREEN & OUTDOOR SPACES
- 3| WELL CONNECTED, SAFE AND ACTIVE STREETS
- 4| A VARIETY OF GREAT HOMES
- 5| SUSTAINABLE ENVIRONMENTS AND FUTURE

INDICATIVE HEIGHTS OF THE DRAFT MASTERPLAN



NEW HOMES AND LANDLORD OFFER

The Landlord Offer is a document that will be given to all residents of the estate. It will include key aspects such as design principles of the proposed estate regeneration, estimated overall number of new homes, future tenure mix, details of the offer for social tenants, leaseholders and freeholders, and commitments to ongoing consultation and engagement.

The Landlord Offer document will be shared with you before the ballot this autumn so that you can make an informed decision for your vote on the regeneration plans.

SECURE TENANTS

You will have a vote in the Regeneration Ballot this Autumn.

If residents vote yes and the regeneration goes ahead:

- You have a right to remain on the Cambridge Road Estate if you wish, or move to another Council home within the Borough if you prefer.
- You will remain a Council tenant, on the same security of tenure.
- You will be offered a new home that meets your housing needs.

RESIDENT FREEHOLDERS & LEASEHOLDERS

You will have a vote in the Regeneration Ballot this Autumn.

If residents vote yes and the regeneration goes ahead:

- You will have the option of staying on the estate if you wish.
- There are four possible options available for resident freeholders and leaseholders. They are to sell your property to the Council and, either:
 - › Make your own arrangements following the sale of your property to the Council
 - › Purchase a new property on the redeveloped estate
 - › Purchase a shared equity home
 - › Purchase a shared ownership property
- The level and type of compensation and options available to you be different for resident or non-resident freeholders or leaseholders.

NEW HOMES



Generous living spaces meeting London standards



Access to private outdoor spaces



High quality finishes



Living spaces with natural lighting



Every home with a view of a green space



Energy efficient homes

TEMPORARY ACCOMMODATION RESIDENTS

If you are living in temporary accommodation provided by the Council we will provide you with alternative housing if the regeneration goes ahead.

When the Landlord Offer is published, if you are living on CRE and have been an applicant on Kingston's Housing Register for 12 months or more, you will qualify to vote in the ballot.

TENANTS OF ANOTHER LANDLORD

If you are a tenant of another landlord or housing association, we will be making contact with your landlord shortly. We will be able to talk to you about your housing options following these conversations.

INDICATIVE PHASING PLAN

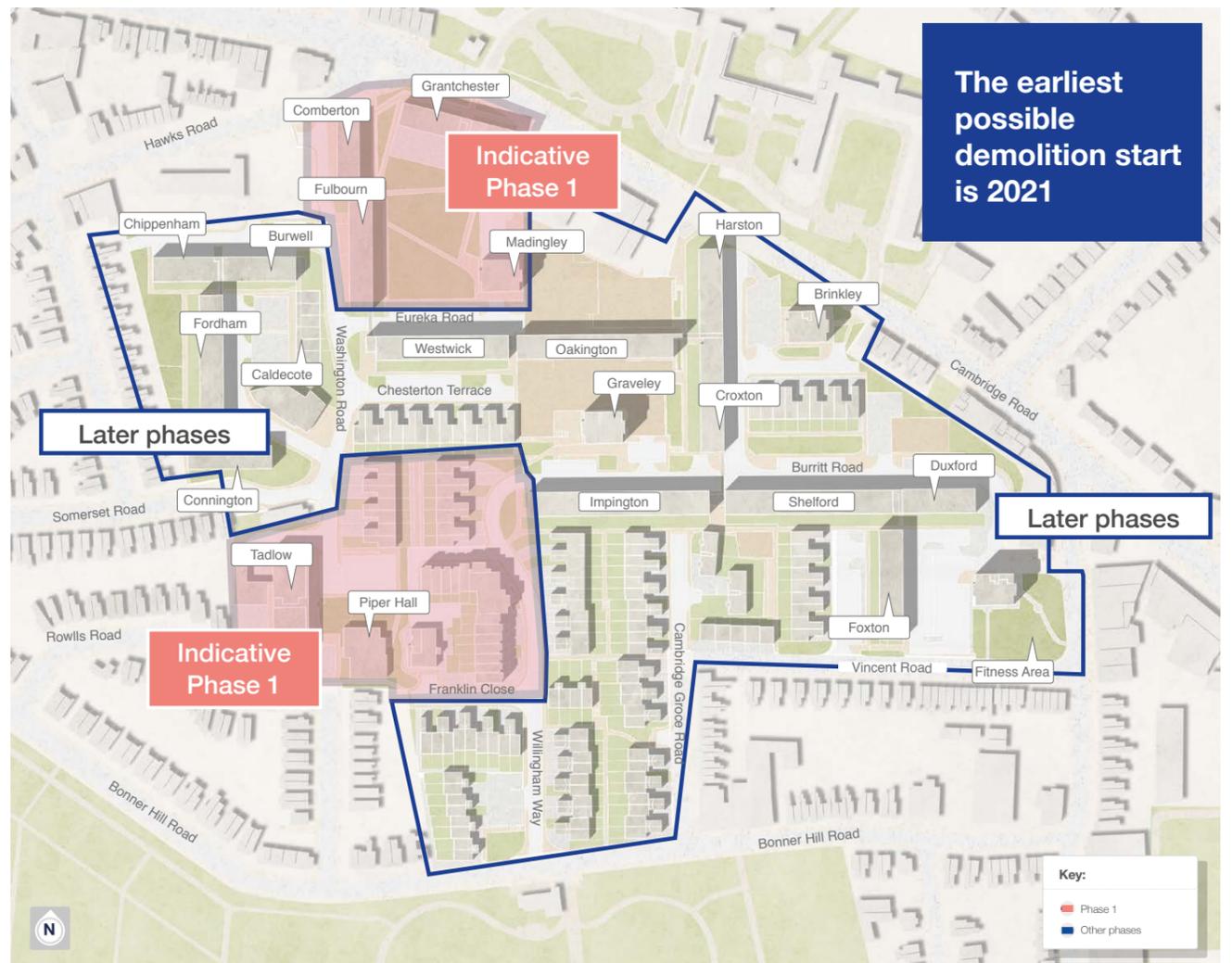
As different parts of the estate will need to be rebuilt at different times, the masterplan will include what's called a 'phasing strategy' for the regeneration.

The first areas that would be demolished are 'Indicative Phase 1' areas. Demolition would not start earlier than 2021.

In total there may be 5 to 6 phases over 10-15 years. Over the following months we will be working with residents in developing a full phasing strategy which will be ready in time for the ballot.

The questions we ask when deciding on phasing are:

- How do we minimise disruption of the daily lives of residents and businesses?
- How do we minimise temporary rehousing?
- What are the housing needs and dependencies of residents?
- How do we keep communities together?
- Are there any particular buildings that need replacing ahead of others?
- What community facilities should be delivered early in the regeneration?



STAY IN TOUCH & GET INVOLVED

The Tadlow Community Hub will be open to Cambridge Road Estate residents every week day from 9am-5pm. Visit the Hub to meet with the Housing Landlord Services and discuss how the regeneration may affect you.

In addition, the Masterplanning Team will be organising a series of public consultation events open to all residents, where you will have the opportunity to influence the design of the masterplan.

THE REGENERATION TEAM



HOUSING AND REGEN TEAM

We will provide residents with support in understanding their options and the offer.

A dedicated team has been set-up to help residents with queries.

To arrange a meeting with the Housing Landlord Service or Regeneration team, get in touch using the contact details below.



MASTERPLANNING TEAM

Countryside and the Council would like to involve the community in progressing the masterplan.

All residents are invited to attend co-design workshops over the coming months to work with the architects and masterplanning team.

If you have any queries about the masterplan or consultation get in touch with the team.



INDEPENDENT ADVISOR

The Council is providing access to independent advice and information to help you make informed decisions about your future housing. With the input from the Resident Steering Group, PPCR has been appointed as the Independent Tenant and Homeowner Advisor. PPCR provides independent advice and support to residents on all aspects of the proposed regeneration programme.

To arrange a meeting with PPCR contact them on:

020 7407 7452 or FREEPHONE 0800 317 066

info@ppcr.org.uk

ENGAGEMENT ACTIVITIES AND TADLOW HUB



Tadlow Community Hub

COME TALK TO US AT THE TADLOW HUB!

The Tadlow Hub will be open to residents Monday to Friday from 9am-5pm.

Come and meet with the Housing Landlord Services team to find out more about the latest consultation events or to ask any questions about the regeneration.

You can get in touch and find out more at:

020 8547 5600 ext 4421

creregen@kingston.gov.uk

www.cambridgeroadestate.com

DESIGN WORKSHOPS TO PROGRESS THE MASTERPLAN!

The information shown today is an introduction to the principles which guide how the masterplan for new housing and public spaces at Cambridge Road could be delivered. We would like to work with you, the residents, to further these plans.

We will be holding workshops at the **Tadlow Hub** on the week commencing **10th June**.

These workshops will allow residents to work directly with the design team, looking at ways to progress the masterplan with ideas and thoughts from residents.

There are three workshops already planned, which cover:

- The design of new homes
- Community facilities
- The design of public spaces

Please sign-up today if you would like to join!

We would welcome any further thoughts on workshops you would like, so please let us know if you have any ideas.

We would also like to make sure that the workshop are held at appropriate times for all residents to attend and welcome your thoughts on what times they should take place.

JOIN THE RESIDENT STEERING GROUP TODAY!

The Resident Steering Group is recruiting new members to work with the Council and Countryside to progress the masterplan.

If you would like to be involved please sign up today!

On the 6th of June a meeting is being held for all new members, introducing the Countryside team and the architects who are progressing the masterplan. They will be explaining the next steps and how you can get involved in helping to shape the masterplan.

CRE Introduction Meeting:

Thursday 6th of June
6pm – 8pm
Piper Hall