

# 3.1 BUILDING TYPOLOGIES ASSESSMENT

The current Estate layout and average residential density provides very little scope for infill development without demolition of any existing buildings. Even where there may be some scope for infill development the number of new homes that could be delivered would not meet two of the main objectives; to maximise growth and improve the overall quality of development on the Cambridge Road Estate. Early analysis indicated the number of new homes that could be achieved through infill would be approximately 100 units maximum. The outcome of this option would not be financially viable because the cost of refurbishment of the retained buildings would significantly exceed the profit from delivering 100 new market homes. Therefore a complete refurbishment and infill only Scenario has been discounted. The study has therefore focused on testing option Scenarios for partial refurbishment/retention and infill and complete redevelopment.

## 3.1.1 Assessment Criteria

In order to determine which buildings and areas may be demolished and redeveloped to meet the project objectives, a review of the existing housing stock within in the Estate has been carried out using the following criteria:

1. Structural Integrity – this has been reviewed in detail in a separate report and the findings for each typology are summarised below. (Refer to the separate supporting Structural Appraisal Report prepared by Curtins).
2. Spatial standards – do the existing homes meet the current London Plan Standards? A detailed analysis of the space provision for each of the housing typologies is given in the Baseline Report.
3. Adaptability – is there an opportunity to adapt the homes to meet the standards and improve the communal areas?
4. Relationship to context - does the building design respond to the context?
5. Suitability for integration with new development – can the building be easily integrated into a new development?
6. Efficiency / Density – would this typology contribute to achieving the objective to maximise growth?

## 3.1.2 Typologies Assessment

Commentary is given below summarising the conclusions of the assessment for each of the three main building typologies, reference should also be made to the Baseline Report the findings of which are also included here. The structural appraisal of the Estate concludes that the existing housing stock is largely in a sound and serviceable structural state such that it should easily sustain a further minimum 30 year life subject to prescribed remedial works being implemented. Although the properties are yet to benefit from comprehensive repair and/or refurbishment, they appear to suffer only from varying degrees of what may be classed as 'superficial' impairments.

### High-Rise Towers

The intrusive structural survey has confirmed that the exposed reinforced concrete elements of the structure are largely free from any significant defects with very little visible evidence of any concrete having cracked and/or spalled as a consequence of reinforcement corrosion.

Spatially the flats within the towers meet the current London Housing Design Guide standards.

The flats could potentially be refurbished as noted in section 3.2 with some reconfiguration and the addition of new balconies external to the building footprint.



Figure 30  
Houses

Each of the towers has a poor relationship to its context with little or no relationship to surrounding buildings.

The two towers identified as having the best potential for retention and integration are Madingley and Brinkley which are sited furthest north and closest to Cambridge Road. Graverley is surrounded by podium areas and would be difficult to integrate into a new development and Childerley constrains the potential for development of this part of the site given its shape and surroundings.

The towers are the typology that has the highest residential density and are therefore the most appropriate for retention to meet the objective for growth to increase the number of homes within the Estate.

### Mid-Rise Blocks

The intrusive structural survey has confirmed that the exposed reinforced concrete elements of the structure are largely free from any significant defects with very little visible evidence of any concrete having cracked and/or spalled as a consequence of reinforcement corrosion. With the exception of the precast aggregate panels, the exposed surfaces have been treated with what is believed to be masonry paint which has begun to erode and in a few places it has begun to blister and de-bond otherwise the buildings are structurally sound.



Figure 31  
Low rise blocks off Vincent Road

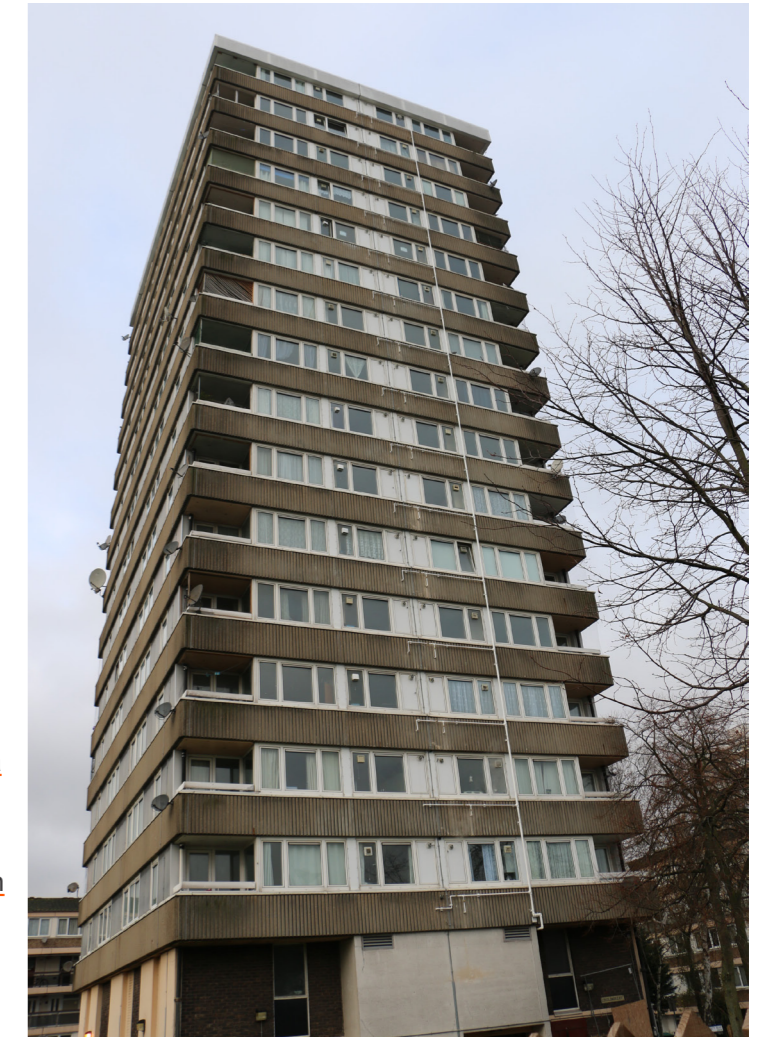


Figure 32  
Tower Block



Figure 33  
Mid-rise Blocks