

5.0 Proposed Landscaping Strategy

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The wider landscape setting

The Begbroke Campus sits within a wider rural landscape. The characteristics of this wider landscape are;

- Small arable fields
- Rowel brook to the north with tree belt running alongside
- Hedgerows and hedgerow trees
- Scattered settlements
- Views to the edges of settlements largely screened by the various belts of trees throughout the landscape
- Topography is largely flat with minor undulations
- A44 to the east of the site

The campus is contained within a significant tree belt and is therefore self contained within this setting and has little visual interconnection apart from the access road from the A44.



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Landscape Context

Key landscape elements within the campus

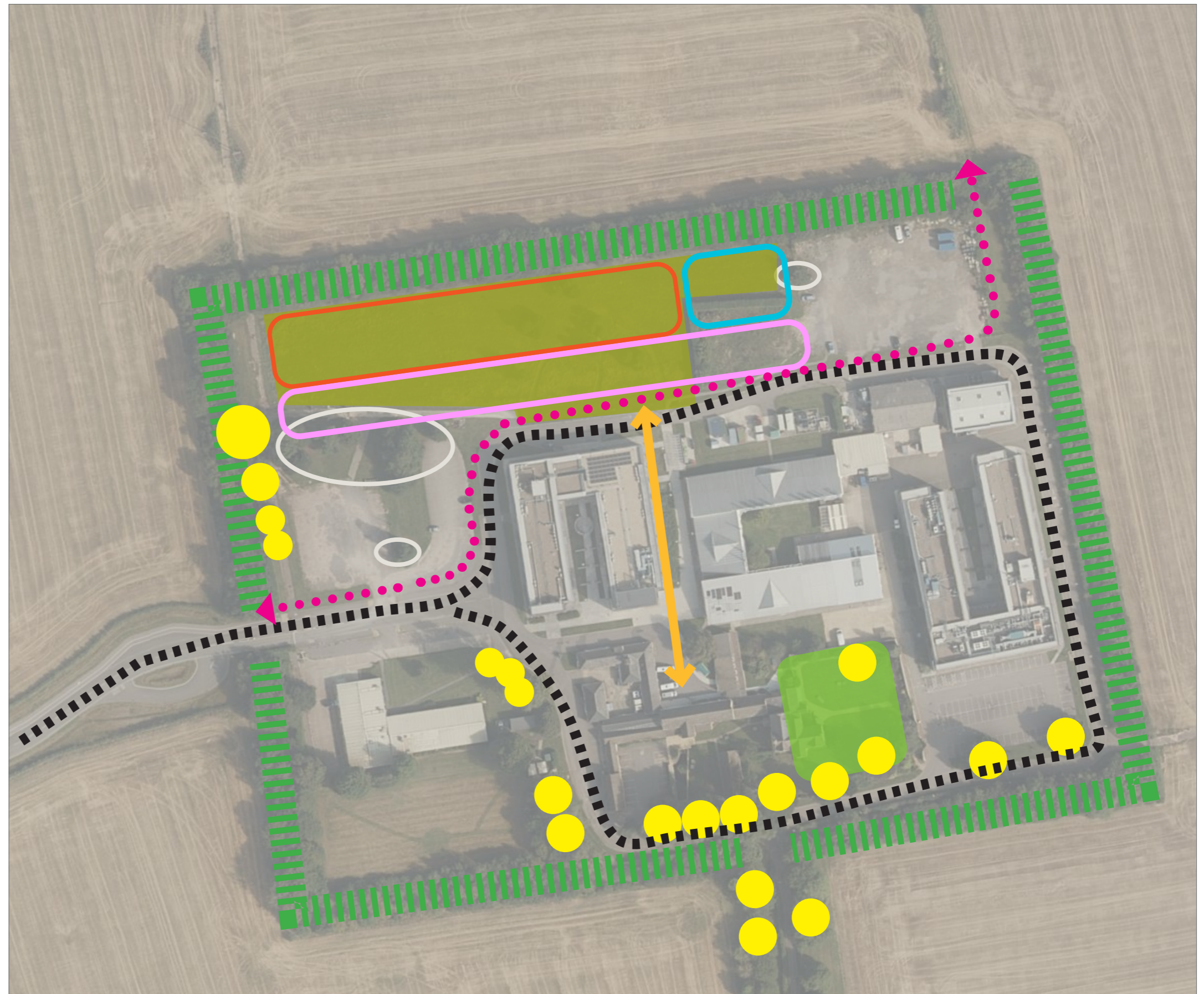
- Perimeter woodland belt/screening and key ecological feature
- Clipped hedge to east of the site adjacent to Zone C
- Large proportion of the sites are made ground used for car parking
- Zone C existing tree groups that require removal to facilitate development
- Lack of footpath connection to the proposed plots
- Semi rural grassland with tree groups
- Tranquil island site
- Zone B Proximity to PrOW network and proposed cycle connection
- Adjacent concrete roadways
- Pumping station



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Landscape site constraints & opportunities

-  Perimeter woodland belt screening the campus
-  Significant Parkland trees
-  Trees to be removed due to development
-  Open poor quality grassland
-  Key links
-  Primary vehicular route
-  Existing key landscape spaces
-  Meadow parkland
-  Attenuation and wetland
-  New pedestrian cycle link
-  At grade car park

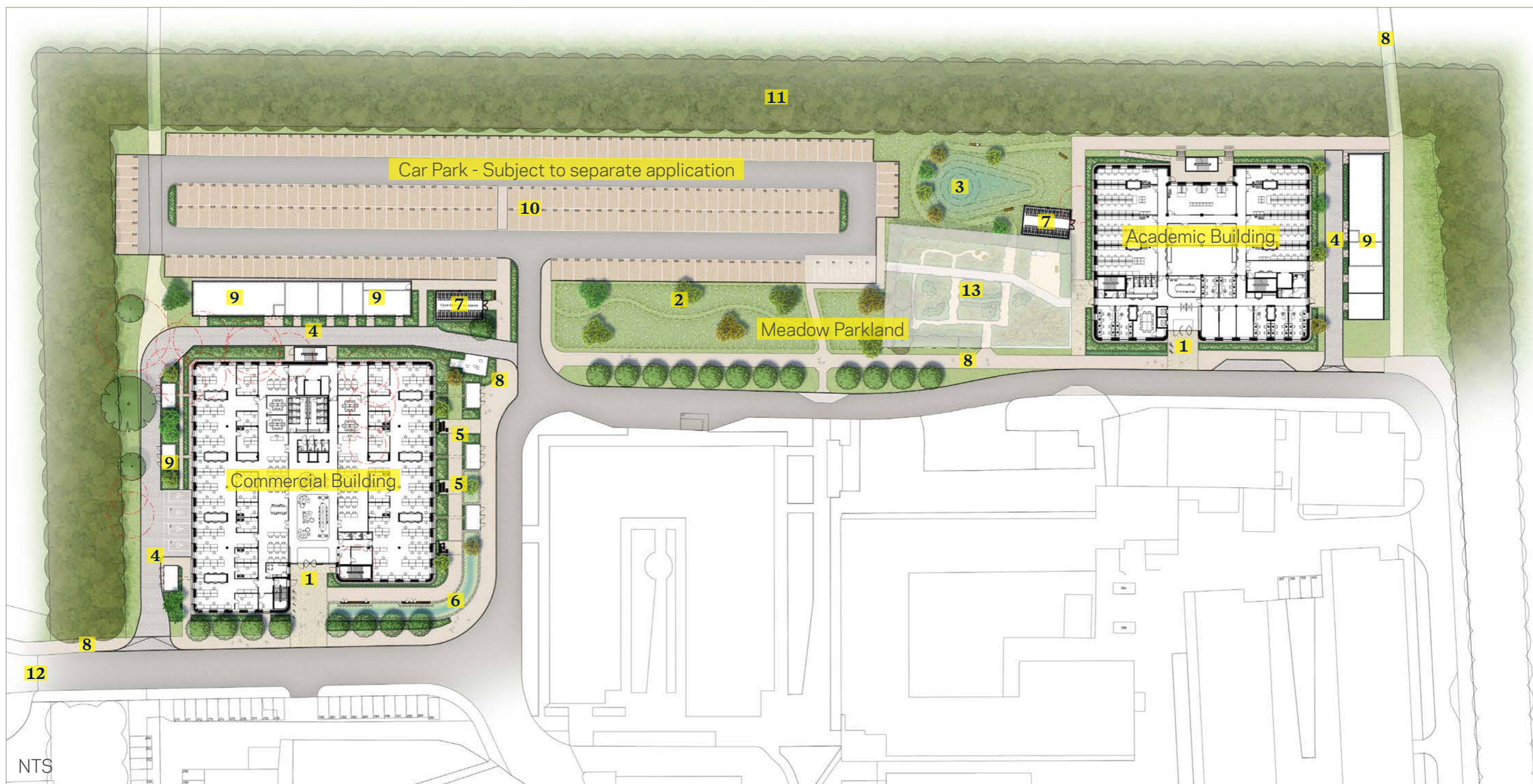


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Illustrative Landscape Masterplan

The design of the landscape is illustrated below. The approach to landscape design utilises the following key features (listed to the right). Detailed information for the Commercial Building, Academic Building, Car Park and Meadow Parkland is outlined on the following pages.

- | | | |
|--|---|---|
| 1. Building entrances | 6. Rain gardens | 10. Car park |
| 2. Meadow parkland | 7. Secure cycle store with green roof | 11. Existing woodland belt |
| 3. Semi wet basin / attenuation | 8. Pedestrian / Cycle route | 12. Campus entrance and barriers |
| 4. Service access roads | 9. Servicing (i.e. refuse, gas, sprinklers) | 13. Public art - Weed garden (refer to art consultant's design information) |
| 5. Pocket gardens / social work spaces | | |

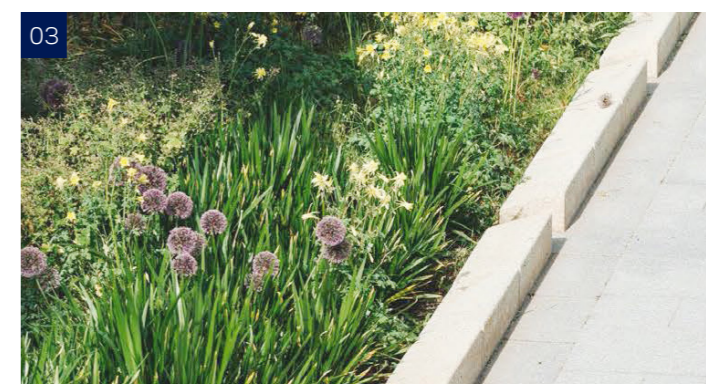
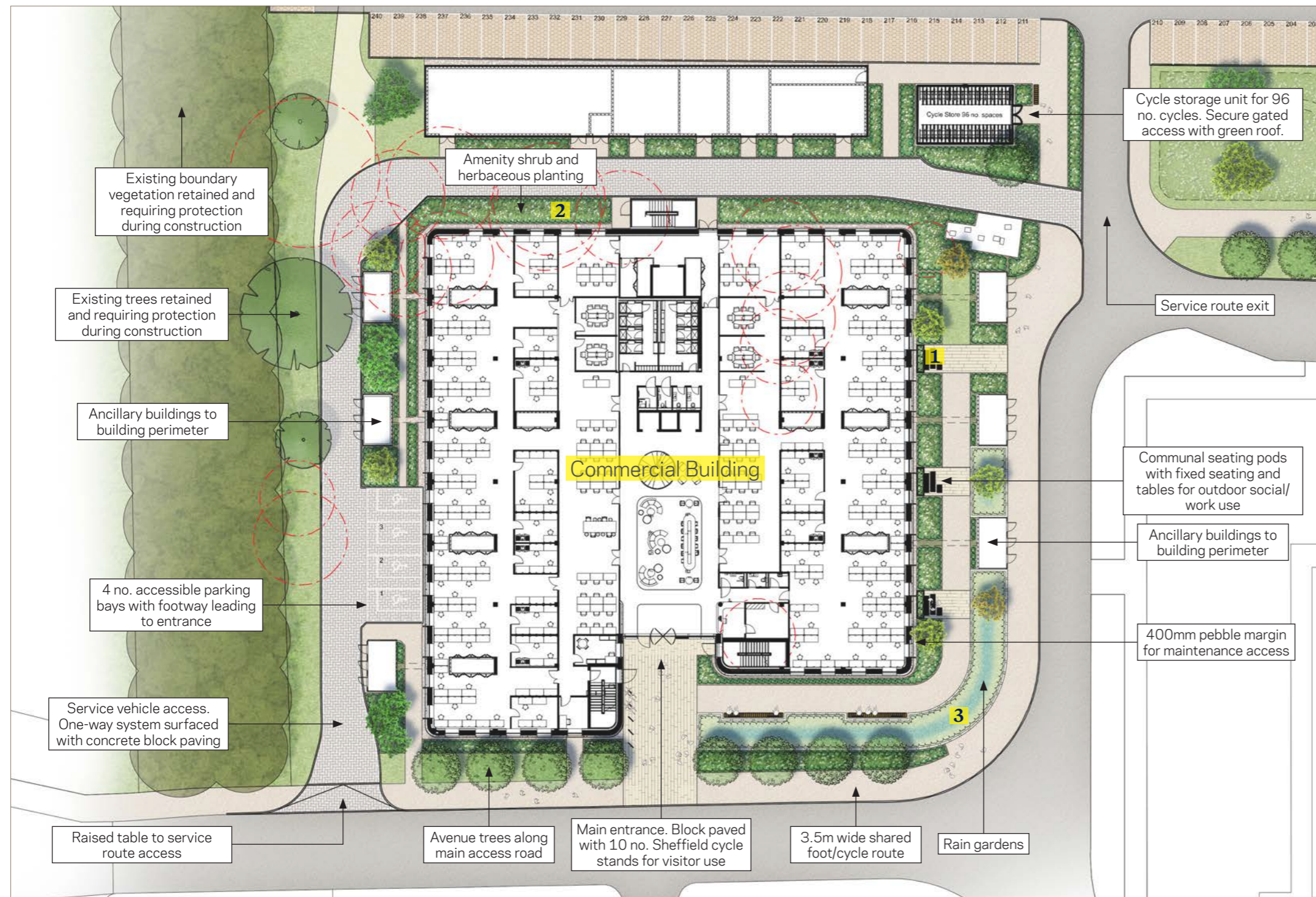


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Commercial Building

The perimeter landscape for the Commercial Building sets the scene for an attractive and high quality environment while responding to the day-to-day needs of the future occupants. A perimeter of amenity buffer planting encircles the ground floor of the building, with entry points outlined with high quality block paved areas. A one-way service route runs

around the west side of the development, with accessible parking bays provided near to the main entrance. Communal outdoor workstations are provided, on the east side of the development, along with rain gardens adjacent to the shared foot and cycle path. Cycle parking provision is allocated to the rear of the building within a storage unit.



1. Example of furniture for social work spaces
2. Perimeter shrub amenity planting
3. Rain garden basin

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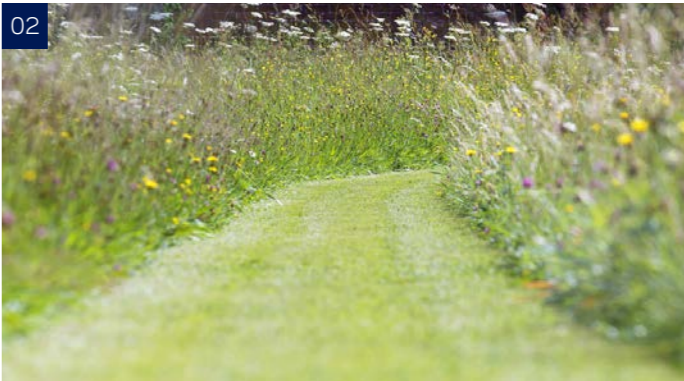
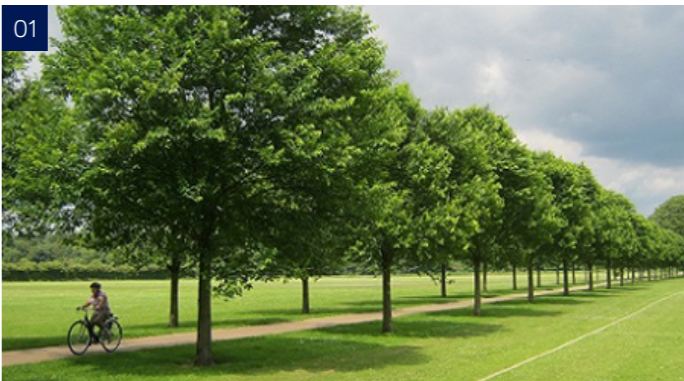
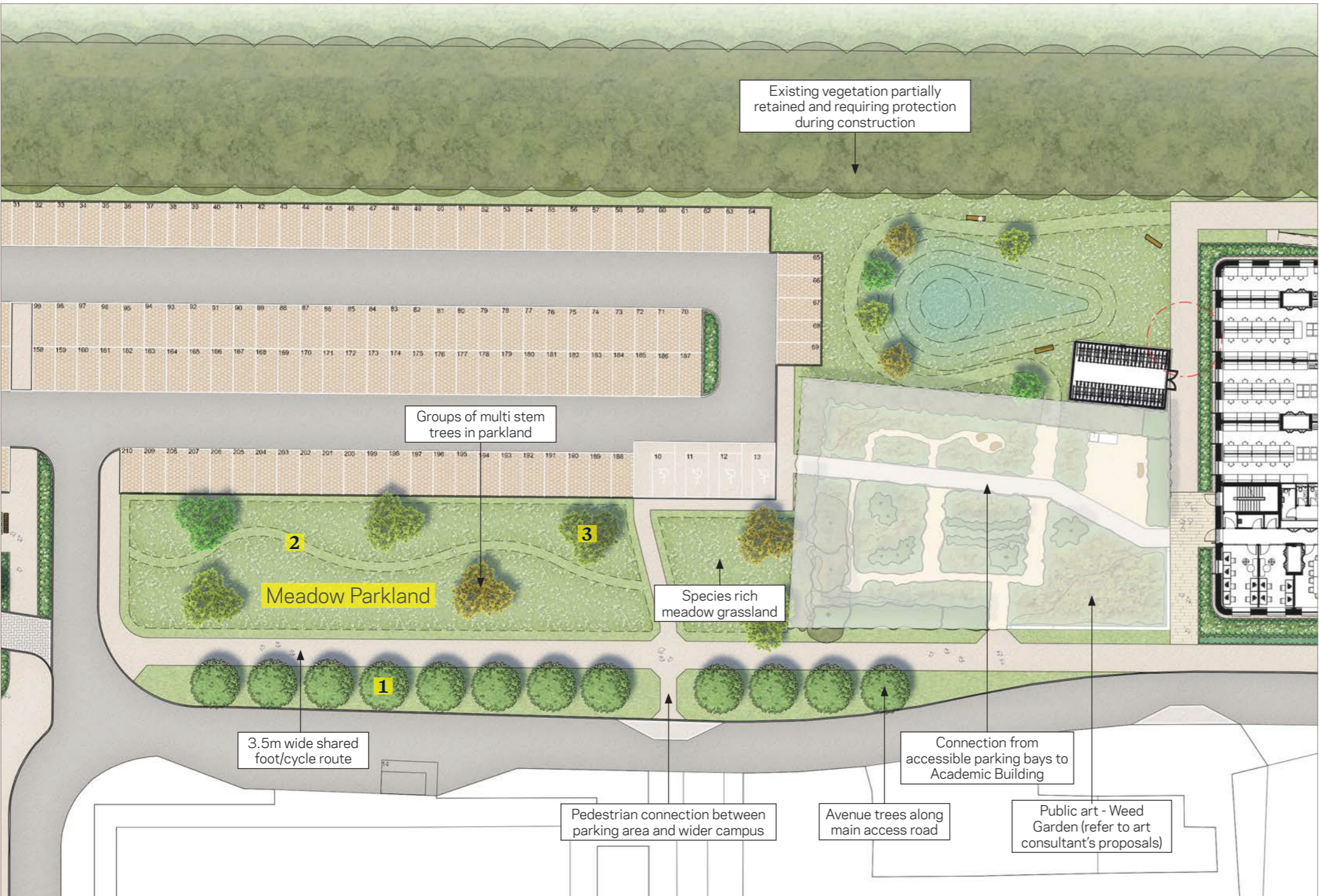
Meadow Parkland

The two proposed development buildings are connected via a central public open space. This area will consist predominantly of open meadow grassland to provide mitigation for losses to existing grassland (as a result of the parking area expansion) Groups of multi stem trees will enhance the space by providing seasonal interest and biodiversity. Gravel

surfaced paths will provide connections between the car parking area and the Commercial and Academic buildings, while mown routes through species-rich grassland will provide recreational benefits.

The existing hedgerow on site is to be retained and will be used to partially enclose a public art installation area.

An attenuation area is to be located to the northern-most area of the open space.



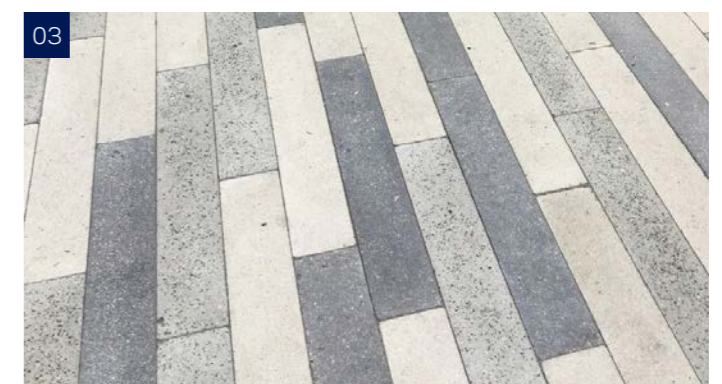
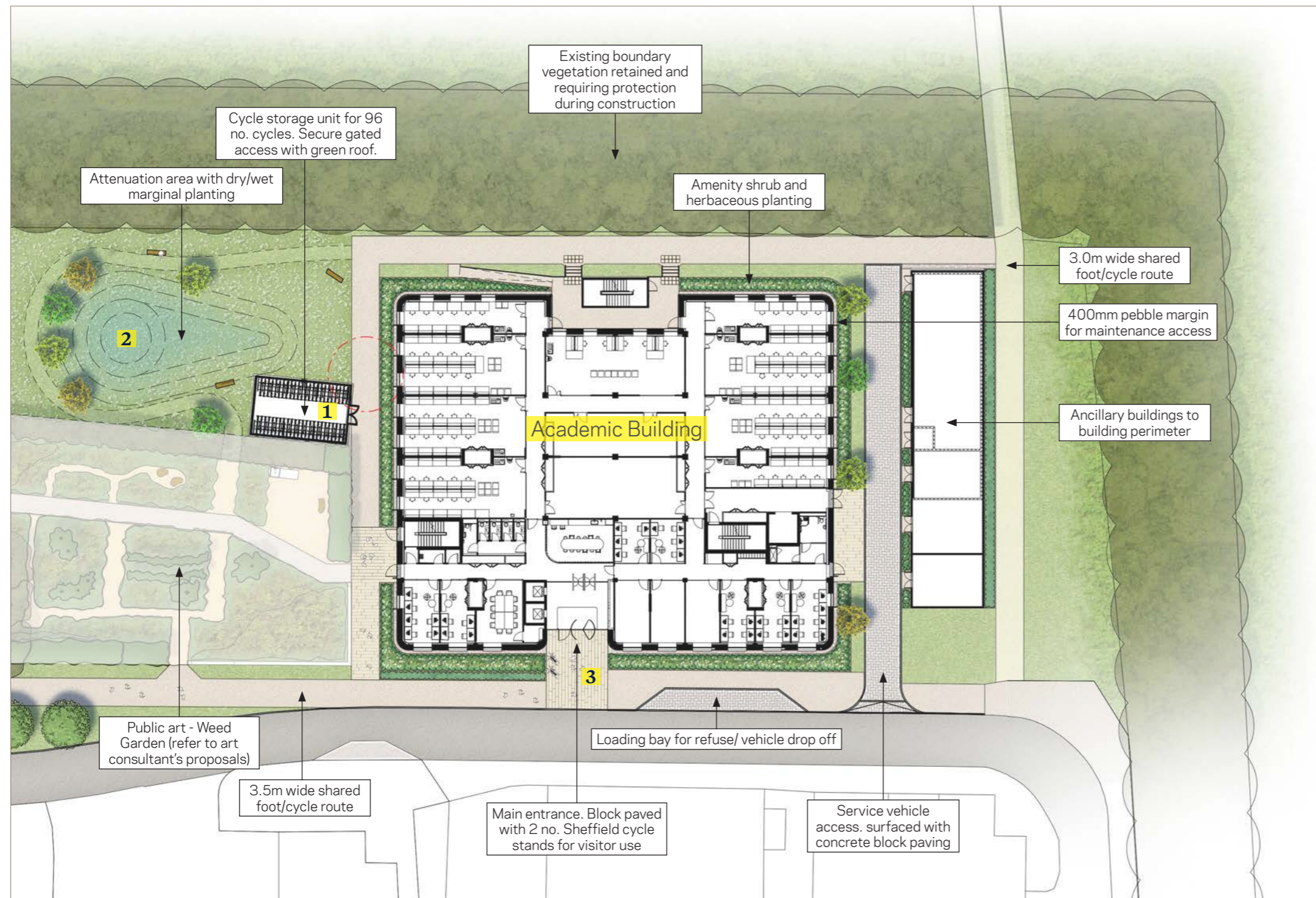
- 01. Avenue trees to line street and shared foot/cycle route
- 02. Mown paths through species rich meadow grassland areas
- 03. Multi stem tree groups in parkland

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Academic Building

Similarly to the Commercial Building, the approach to the perimeter landscape for the Academic Building will provide an attractive setting suitable for the day-to-day needs of the future occupants. Shrub and herbaceous planting will form a consistent perimeter for the ground floor, with building entrance highlighted with high quality block paving.

A cycle storage unit will be located in close proximity to the building entrance. Service access to the various ancillary buildings is to be provided via a block paved road to the east of the building.



1. Example of cycle storage shelter with climbing plants to shelter walls
2. Marginal planting to attenuation area
3. Exposed aggregate concrete block paving to building main entrance

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Visualisation 01



Southern corner of Commercial Building.

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Visualisation 02



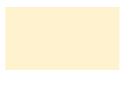







Meadow Parkland, looking east.

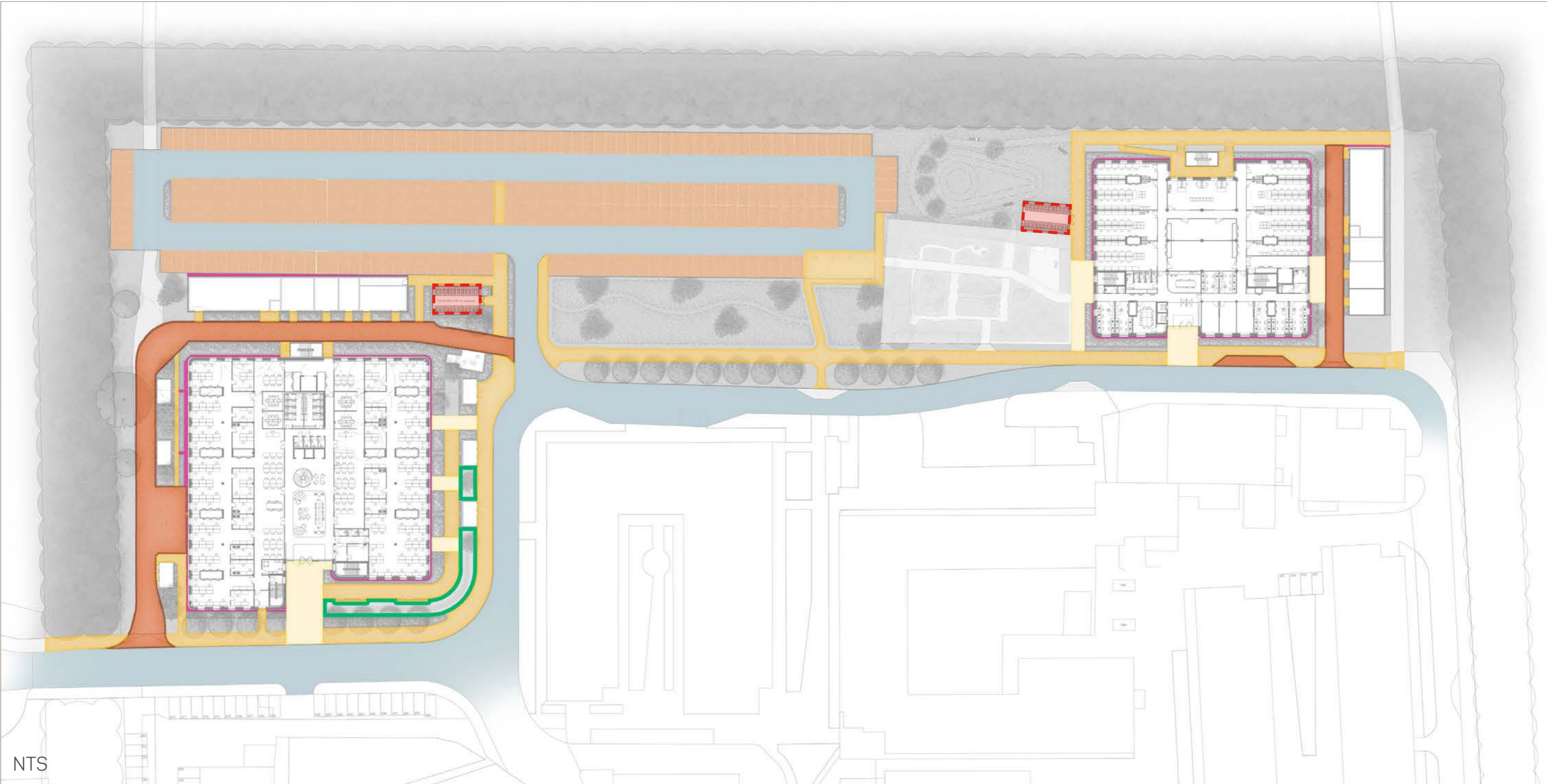
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Proposed Materials

Materials will be used to meet the following:

- Minimise use of carbon in transport and manufacture
- Responsive to local character
- Support the SUDS strategy for the site
- Cost effective, robust and of a suitable quality.

	Exposed aggregate concrete block paving to building entrances		Bituminous macadam road surfaces to engineer's design/specification		Kerb upstands to rain gardens
	Bituminous macadam with buff aggregate to foot/cycle paths		Permeable concrete block paving to parking bays		Cycle storage shelters
	Concrete block paving to service access routes		400mm (minimum) pebble margin to building perimeters		



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Proposed Materials - Supporting Images



1. Exposed aggregate concrete block paving to building entrances
2. Bituminous macadam with buff aggregate to foot/cycle paths
3. Concrete block paving to service access routes
4. Bituminous macadam road surfaces to engineer's design/specification
5. Permeable concrete block paving to parking bays
6. 400mm (minimum) pebble margin to building perimeters
7. Kerb upstands to rain gardens
8. British standard kerbs to highways
9. Concrete pin kerb edging
10. Concrete texture conservation kerb
11. Aluminium flexible edging

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Proposed Street Furniture

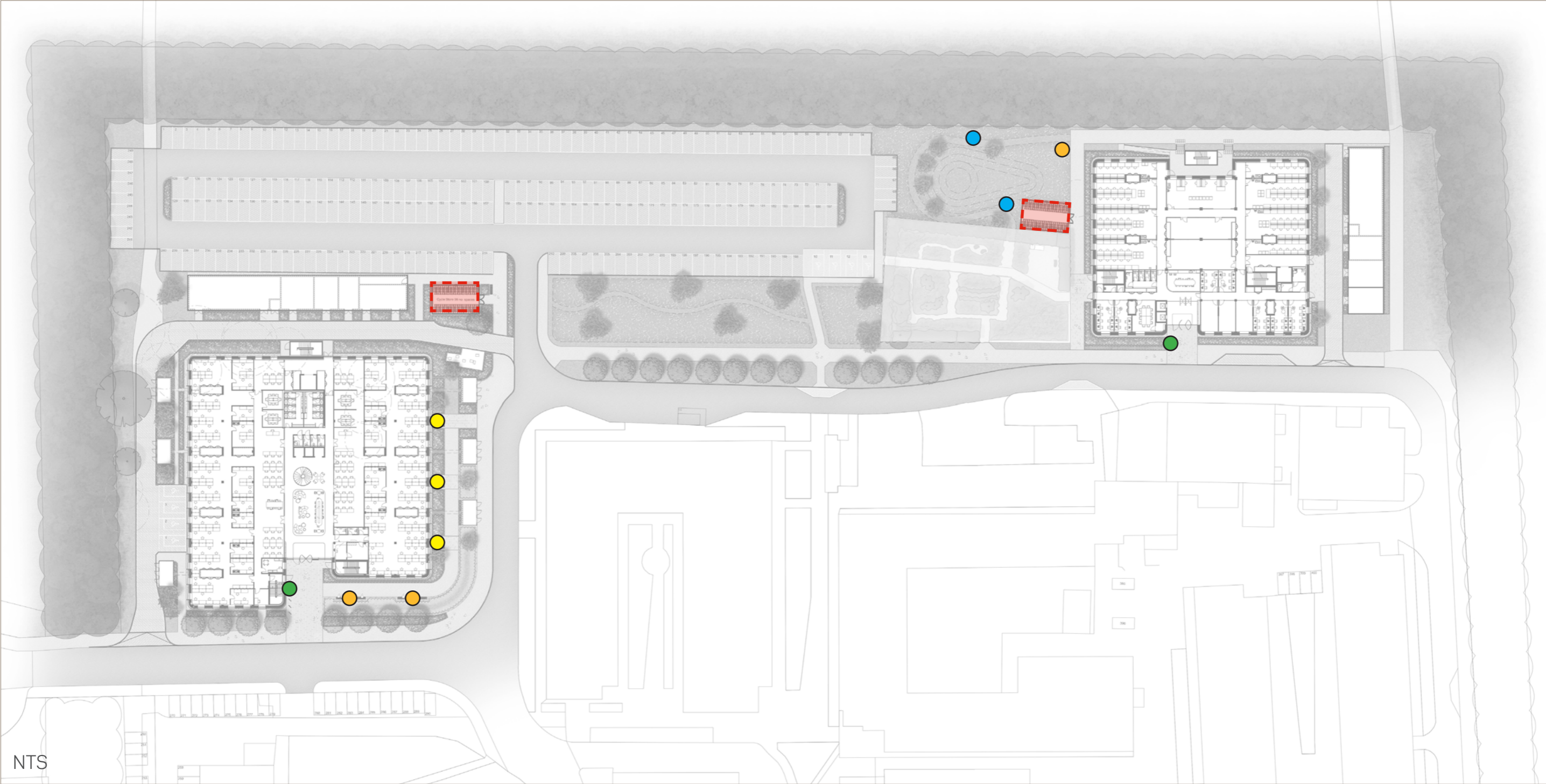
Street furniture will be;

- Robust and functional
- Where seating and tables are used provision for wheelchair access will be provided
- be a range of timber and steel to reflect the semi-rural nature of the site

- Cycle parking will be covered and secure
- a small amount of visit cycle hoops will be provided outside the main entrances
- Seating will encourage social interaction
- Bins will be provided in line with the universities recycling policy

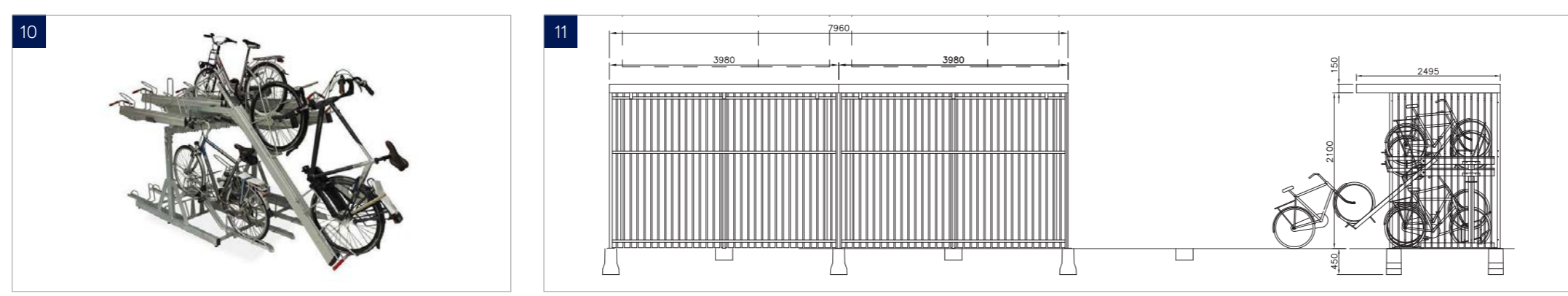
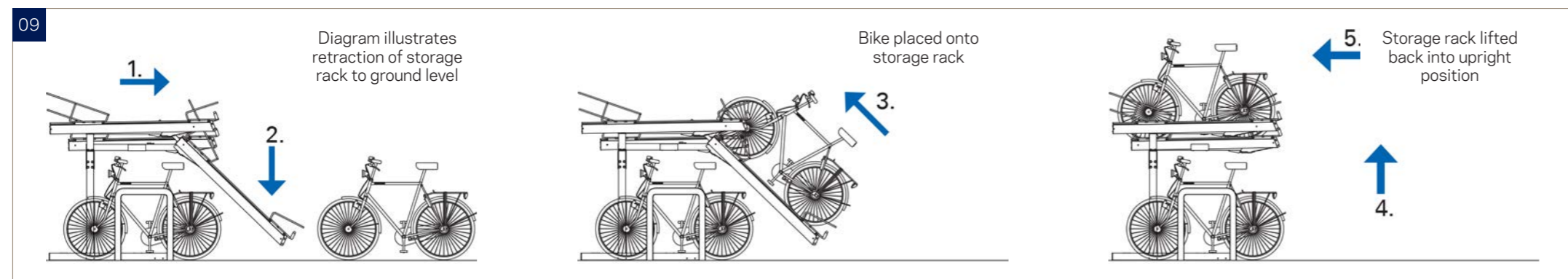
- Benches with back and arm rests (image 01)
- Benches (image 02)
- Benches and tables to outdoor work spaces (image 03)

- Stainless steel Sheffield cycle stands (image 07)
- Cycle storage shelters



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Proposed Street Furniture - Supporting Images



1. Timber and steel benches with back and arm rests
2. Timber and steel benches
3. Timber and steel communal seating and tables to outdoor workstations
4. Timber and steel seating cubes to outdoor workstations
5. Timber and steel benches to outdoor workstations
6. Timber and steel bins for litter and recycling
7. Stainless steel Sheffield cycle stands to building entrances for visitor use
8. Cycle storage unit: Steel frame with timber cladding, sedum roof system and climbing plants
9. Diagram of two-tier cycle storage rack with Sheffield cycle stand at grade
10. Example of two tier cycle rack
11. Cycle storage unit typical detail