03.5 Play and Open Space

3.5.3 Play Philosophy

BESPOKE

Play spaces should form part of a wider playable landscape and must be designed to fit its surroundings, benefit the local community and enhance the environment. This means that every play space should be unique.

RANGE OF EXPERIENCES

A play space must address different types of play needs. Children engage in a range of play experiences every day. These include role-play, games, imagination, story-telling, songs, dances, construction. It can also be defined by the balance of child and adult input, which leads to guided or structured play through to individual, free play.

DIFFERENT AGES

The design of a play space and choice of play equipment will determine how the space is used. Great play spaces provide an environment where children and adults of different age groups can play together. This however, will retain age specific designs for both the very young and older children.

WELL LOCATED

The best play spaces are designed in areas that offer a sense of adventure and remoteness, whilst also being near well-used routes and footpaths. Careful planning of available space and an openness to the wider playability of a Site produces exceptional play spaces that invite use without compromising accessibility.

ACCESSIBLE TO ALL

Play spaces must be designed to be inclusive and enjoyable for all. This includes children and adults with profound and multiple learning difficulties (PMLD) and autistic spectrum disorders (ASD). Truly inclusive play spaces acknowledge that children are children first and will play together, regardless of their physical and mental capabilities.

RISK AND CHALLENGE

"Risk taking" is an essential part of play. The Play Safety Forum and more recently Play England support this philosophy and as such, great play spaces include an appropriate balance of risk and challenge.

NATURAL ELEMENTS

'Natural play' should form an important part of every child's growth and development. It is the exploration of the urban or rural environment and should fulfil the play needs of every child. In light of this, play spaces should create a strong sense of place and wonder for all who use them. COMMUNITY NEEDS We use many different methods that enable genuine community involvement that leads to sustainable, relevant and loved play spaces.

Long-term maintenance and sustainability are vitally important considerations in the design process. Playscapes undoubtedly lead to increased usage that needs to be considered in relation to future planned maintenance and estate management.









3.6.1 Key Principles Source Control 3.6.2









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3.6.1 Key Principles

Sustainable water management is critical in creating the vision of Bicester Eco-town. In accordance with the Local planning policy framework, the aims of the development is to achieve a balance between water supply and demand on the domestic level.

Furthermore, flood risk and adverse effects on the wider environment can be mitigated through appropriate on site water management and the design of sustainable drainage systems (SUDS).

The Environmental Strategy document sets out a surface water and flood mitigation strategy that links with this chapter.

Set out below are some key principles of the water strategy which must to be implemented at each stage of the drainage system.

The strategy is to use natural drainage for the entire site omitting any 'conventional' drainage methods such as pipework. This is achievable and cost effective if the following principles are followed.

KEY PRINCIPLES

- Re-use at source rainwater harvesting
- Treat and store water onsite where possible including grey water and stormwater runoff
- Bring water into the public realm play
- Infiltrate/irrigate
- Design for resilience
- Manage and store water in catchment and sub catchment areas (locally)

Any water, grey/foul that is treated on site should be retained for use either for irrigation, amenity water bodies or wetland habitat.



3.6.1 Key Principles



Treat water on site where possible

- Swale treatment
- Grey water
- Storm water runoff
- Remove pollutants and hydrocarbons



Infiltrate/Irrigate

- Recharge local groundwater

- Irrigate planting



Re-use at source

- Rainwater Harvesting
- Greywater filtration



- Bring water into the public realm
- Play - Interaction/amenity use



Design for resilience

- Consider the 1000 year storm



Manage catchment and sub catchment

- Local treatment, storage then release into watercourse













3.6.2 Source Control

In order to successfully integrate a water management system between the built form and the landscape, a combination of source control elements are recommended for use, including;

GREEN ROOFS

Slow run off and peak loading to the drainage system whilst simultaneously promoting biodiversity, retaining thermal storage and aiding with cooling.

RAINWATER HARVESTING

Average water consumption per person per household is approx 150 L/day. Planning policy requirements are 80 L/day.

Rainwater harvesting from a typical 3 bed house can equate to approx 90 L/day, capable of being supplied as non-potable use via a 2000 L storage tank located underground. Overflow and excess will be directed into the drainage network.

GREYWATER REUSE

Greywater recycling on a domestic level (low density) requires a high investment of energy and technology, i.e. UV filters, however on a neighbourhood scale (higher density) it may be feasible.

There are two options on treatment systems using either a technological approach or a more natural approach - reed beds Employing biological filters greywater will be slowly released into the ground, recharging aquifers.

RAIN GARDENS

Localised and small rain gardens assist in source control of storm water, slowing the load to the system whilst also bringing water into the public realm which can be done creatively.



04 **Detailing the Place**

04.1 The Illustrative Masterplan 04.2 Description and Parameter Plans









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As described above, the masterplan for Himley Village has been designed to respond to and integrate with the wider masterplan for NW Bicester.

The plan opposite shows the Himley Village masterplan in relation to the Exemplar Site and the other more recent applications.

To east of the Site, provision has been made for vehicle connections to the proposed new boulevard (1).

The primary GI Corridors identified in the NW Bicester masterplan - along the eastern edge of the Site (2) and east - west along the hedgerow (3) have been retained.

The new primary route serving the land to the south of the railway line has been accommodated, with a new connection off Middleton Stoney Road (4) and provision for this to extent to the land to the north of the application Site (5).

A wooded area to the western edge (6), integrates with the key leisure route identified in the wider NW Bicester masterplan.





- Existing hedgerows and woodland retained
- Movement corridors created along existing hedgerows



• Attenuation ponds location responding to topographical conditions





• Distinct neighbourhoods created, each responding to their own context



• A clear hierarchy of streets; primary streets connecting to the wider masterplan and Bicester beyond, secondary streets connecting to individual neighbourhoods and tertiary streets serving individual groups of dwellings



- environment
- play.







• New green routes created to supplement the hedgerows, creating a grid of off-road pedestrian and cycle movement corridors.

• A place embodying eco-town principles, with a close relationship between nature and the built

• A village with a clear identity creating a place where people will want to live, grow, work and

The run of the hedgerows, the track of the water over the contours and the nature of the edges of the site have guided the organisation of the flow of people, vehicles, energy and waste and the positioning of the buildings and private and public space. Together these influences have led to the creation of a clear identity for the village as a whole and a strong sense of place in its neighbourhoods.





Road to further integrate the new village with the wider community

hedgerows connecting to the wider masterplan, the Boulevard and Bicester beyond







04 4.2 Description and Parameter Plans

- Strategic Landscape and Open Space 4.2.1 4.2.2 Drainage and SUDS Building Height 4.2.3
- 4.2.4 Density
- 4.2.5 Land Use
- Movement and Access 4.2.6







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Parameter Plan - Strategic Landscape and Open Space



Residential parkland/corridor (refer to Appendix 4.06 Landscape Requirements)

oposed woodland

Playing fields

04.2 DESCRIPTION AND PARAMETER PLANS

4.2.1 Strategic Landscape and Open Space

OPEN SPACE STRATEGY AND ALLOCATION

Enhanced hedgerow planting





Natural / Semi natural space with incidental play



Hedgerow enhancement

Allotments











Woodland with boardwalk



04.2 DESCRIPTION AND PARAMETER PLANS

4.2.1 Strategic Landscape and Open Space

