

INTRODUCTION

The Local Centre falls within the Urban Village character area under the Kingsmere Design Code. This describes a mixed use development, comprising both residential and retail uses.

The Local Centre is to form the social hub for Kingsmere with both shopping facilities and a community centre located within the development cell.

LAYOUT & DESIGN

The development cell is triangular in shape with retail units & associated service yard to the rear of the plot. A public square fronts the retail units & community building; both of which are serviced by short stay visitor parking. Planting to the road frontage and central area helps to enclose and soften the 'built' structure and associated car parking. A central paved axis helps define the 'landmark building' within the context of the surrounding landscape environs.

AIMS & OBJECTIVES

Broadly, the landscape aims and objectives for the Local Centre are as follows:

- To create a safe, secure and decorative physical enclosure to the site and parts thereof.
- To help partially screen the built form; provide privacy, shade, movement and light in order to create a visually interesting development cell.



PLANT MATERIAL TREATMENTS

Plant materials are selected in accordance with the Design Code to meet the above Aims and Objectives.

TREE PLANTING

A range of pink/white flowering cherry, whitebeam and pear trees are selected for the space.

Tall columnar cherry trees set within 'soft' landscape define the development frontage and allow glimpsed views to the development beyond. This helps promote passive surveillance through the site, does not impede vehicular sightlines and helps mitigate against potential future conflicts with vehicular traffic on the adjacent primary street.

Cherry trees of more rounded form, set within hard landscape, afford a second tier to the development frontage. These provide a visual buffer between the car park, the public square and the retail units. Rootable volume for the trees is maximised through the use of a 'tree trench' that allows adjacent trees to 'share' soil volume. Adjacent hard surfaces & services are protected through the installation of root barriers.

A circular arrangement of whitebeam forms the third and final tier to the scheme. This enlivens the central area and breaks the visual dominance imposed by the hard surfacing.

A group of ornamental pears provides visual amenity along the secondary street at the service yard entrance.

TREES



Sorbus aria 'Lutescens'



Prunus avium 'Plena'



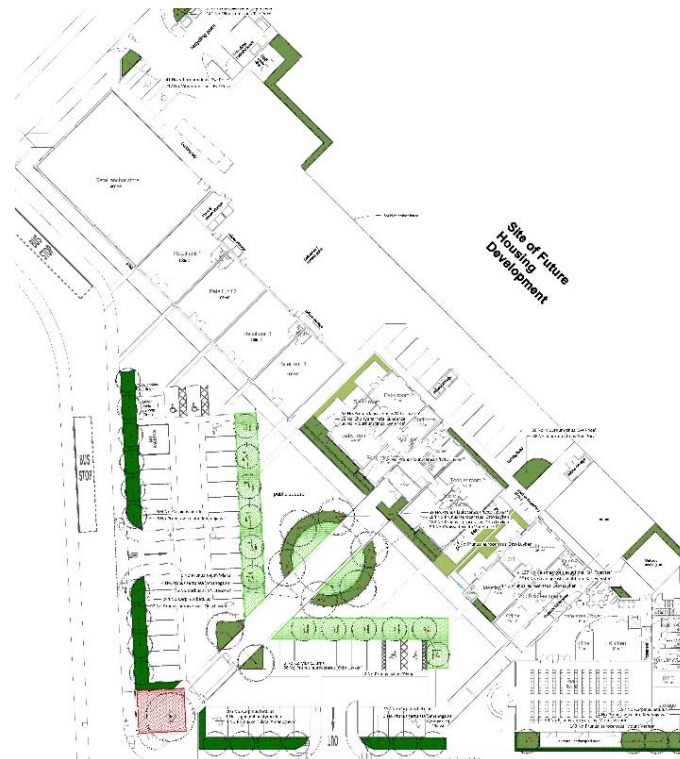
Prunus serrulata 'Amanogawa'



Corylus columna



Liquidambar styraciflua



SHRUB PLANTING

Planting opportunities are limited to select areas within the scheme. These are located adjacent the primary road frontage, adjacent the community centre and landmark building built frontages and within and adjacent the service yard in order to provide a physical and decorative enclosure to the site and parts thereof.

A restricted plant palette has been chosen to help unify the scheme without subjugating the built form. Broadly, this comprises a deciduous hornbeam hedge to better define the primary road frontage and evergreen shrub planting adjacent the building curtilage.

Planting beds are also raised and 'domed' along the primary street frontage, the circular seating area and the outside seating area adjacent the Community Centre. This strategy has been chosen to provide both real visual presence and as best available option to mitigate against potential waterlogging within the planting bed as it allows the plant roots to sit above potential high ground water level. Ignoring problems of compaction caused by trampling, waterlogging is most often a problem in planting beds where a different (more porous) substrate (topsoil) in comparison to the surrounding area (subsoil) is used and any available water is provided with no viable means of escape. This is considered a more sustainable practice without resorting to drainage in the first instance, the adoption of which (by the responsible Authority) can sometimes prove problematic.

PLANT MATERIALS



Prunus laurocerasus 'Otto Luyken'



Prunus laurocerasus 'Mount Vernon'



Viburnum tinus



Carpinus betulus hedge



Calamagrostis x acutiflora 'Karl Foerster'

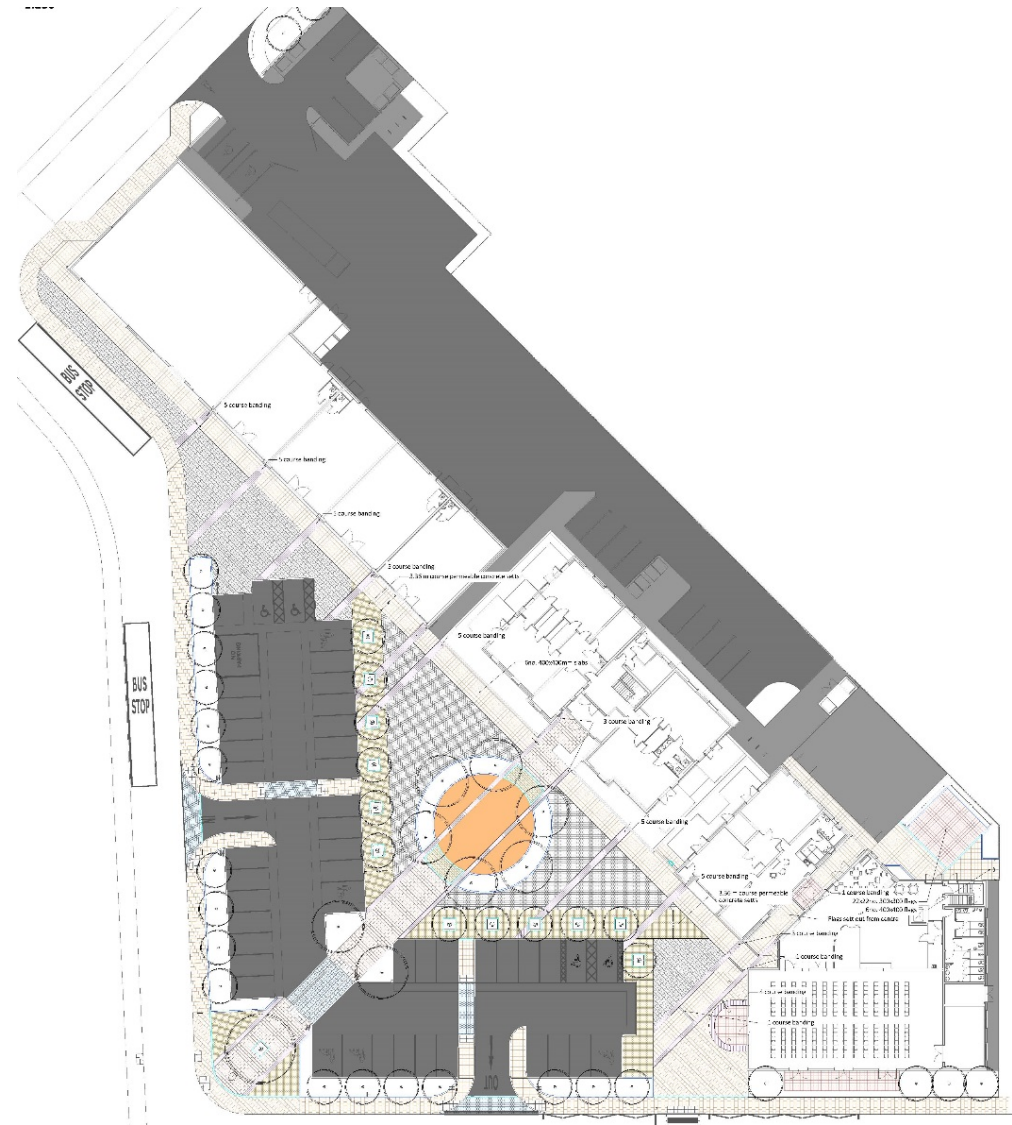
BOUNDARY TREATMENTS

A limited range of treatments are selected for the development.

A 1.2m vertical bar railing defines the boundary treatment to the Community Centre and helps protect the planting within.

Knee rail is specified adjacent the primary street frontage to create a formalised boundary edge that both helps protect, and retain, the visual amenity provided by the planting bed.

High quality temporary plant protection fencing is also utilised to the rear of the primary street frontage planting bed to maximise visual amenity to the primary street frontage. The use of tensioned plain gauge line wires and droppers [as appose to cleft chestnut pales] helps maximise visual amenity, whilst providing enough of a visual deterrent to prevent people trying to shortcut through the planting bed in the first instance.



HARD SURFACE TREATMENTS

A range of hard surface treatments are selected for the scheme in consultation with members of the design team and in accordance with the design code.

These comprise bitmac for vehicular areas, flag paving to define areas of pedestrian flow, resin bound aggregate within the central space, and permeable block paving infill to form the public square. Paving bands are then aligned on the building grid to help articulate the space.

The use of permeable block pavements over the tree trench allows for both gaseous exchange between the soil / air interface and the passage of surface water down into the primary rooting zone. This helps meet the air / water requirement for tree establishment, growth and survival which is especially critical within hard surfaced environments.

Planting beds to the primary street frontage, the circular planting area, and the outside seating area adjacent the Community Centre are afforded vertical separation from the adjacent environs through the use of a raised kerb of 125mm upstand. The intention is to help generate both visual prominence and prestige, afford [some additional] means of protection from trampling, limit the amount of 'dig' required within the planting bed, and help prevent waterlogging as identified earlier.

A restricted colour palette (charcoal, buff, grey) and bond pattern helps unify the scheme and prevents visual conflict with the built form. Laying direction is used to add a subtle nuance to the scheme, as the need for physical joint interlock between permeable paving unit 'nibs' restricts bond pattern choice.



Bitmac road

Bitmac pedestrian surfacing



Sureset - Norwegian Pearl



Marshalls Mistral Granite Setts - Silver Grey



Marshalls Mistral Piora Granite Setts - Harvest Buff



Marshalls Conservation Granite Aggregate Setts - Silver Grey



Marshalls Conservation Textured Flag Paving - Harvest Buff



Marshalls Charnwood Textured Flag Paving - French Grey



Marshalls Conservation Textured Flag Paving - Silver Grey

Landscape Design 07

STREET FURNITURE TREATMENTS

A range of street furniture treatments are selected for the Landscape scheme.

Covered cycle shelters accommodating 5no. cycle stands per shelter are provided at either end of the car park in order to maximise access to built provision without compromising the need for building access by emergency services etc. This provides provision for an additional 4no. bicycles over that specified within the Design Code.

Bollards are proposed to be stainless steel in line with comments received within the Cherwell District Council Pre-Application Report 15/00104/PREAPP.

Trees planted in hard surfaces are to be protected from pedestrian foot traffic through the use of a contemporary tree grill and frame.

Timber seats are to be provided within the central area adjacent the landmark building as a natural place to pause, gather and rest.

Timber lockable litter bins are to be provided at key locations within the development.

Potential locations for public art are identified on the plan. Their type and specification is to be confirmed at a later date in consultation with the local authority/Public Art Steering Group.



Benito Frigo Bench



Broxap Riviere Square Hole Tree grill



Bluxton Cycle Stand



Bluxton 'Cube' cycle shelter



Bluxton domed top stainless steel bollard



Knee Rail



Woodscape lockable timber litter bin



Bluxton domed top removable stainless steel bollard

LIGHTING PROPOSALS

The car park is proposed to be lit by lighting columns to WSP design & specification. Lighting has been carefully co-ordinated to avoid clashes with tree location.

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