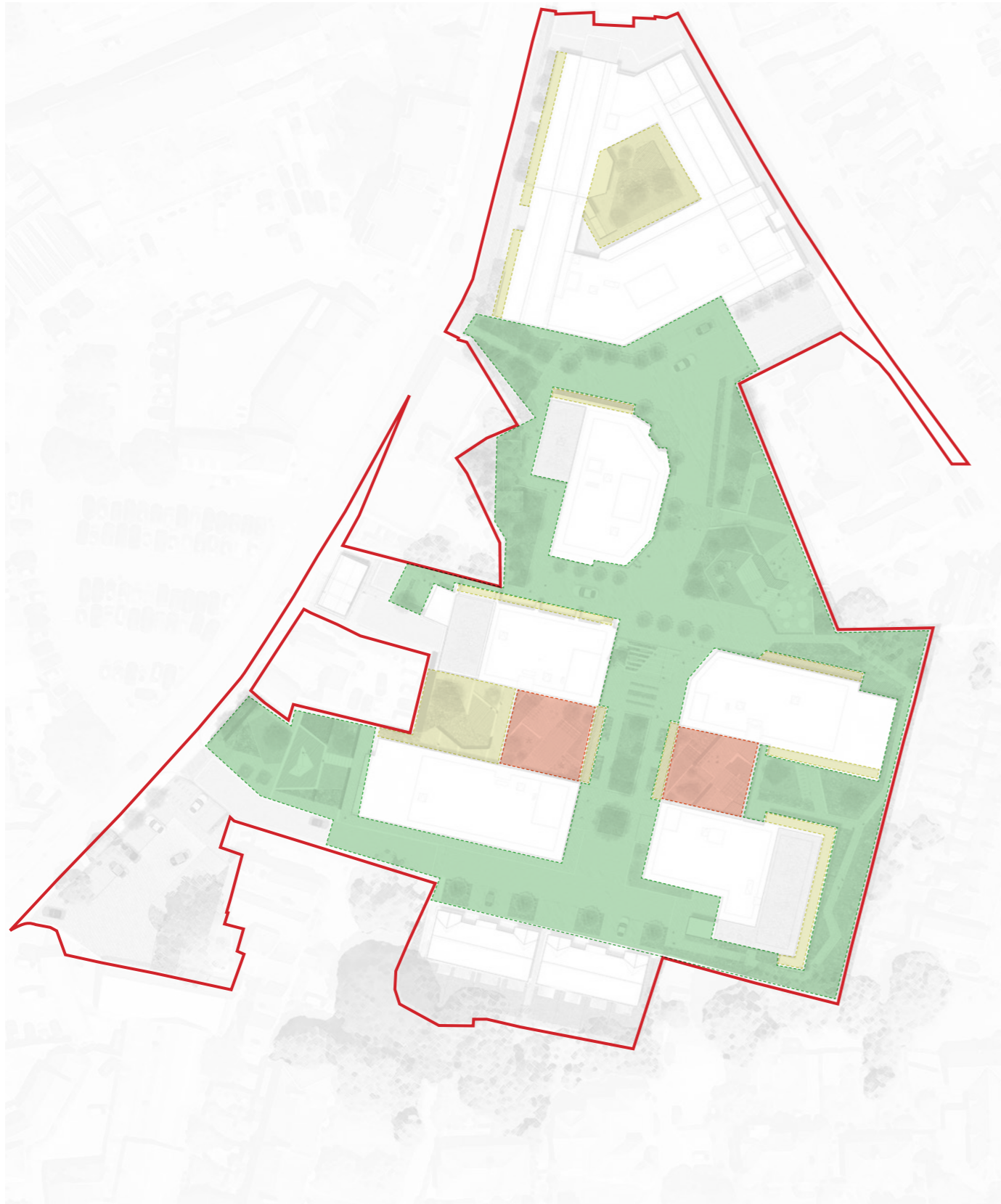


# 06 Open Space Provision

## AMENITY PROVISION



### Open Space Standard

The Local Plan guidance gives a figure for General Green Space of 2.4ha per 1000 urban dwellers. The Calthorpe scheme projects a population of 364, which would give a guidance area of 0.87ha. The minimum required provision is 200m<sup>2</sup>.

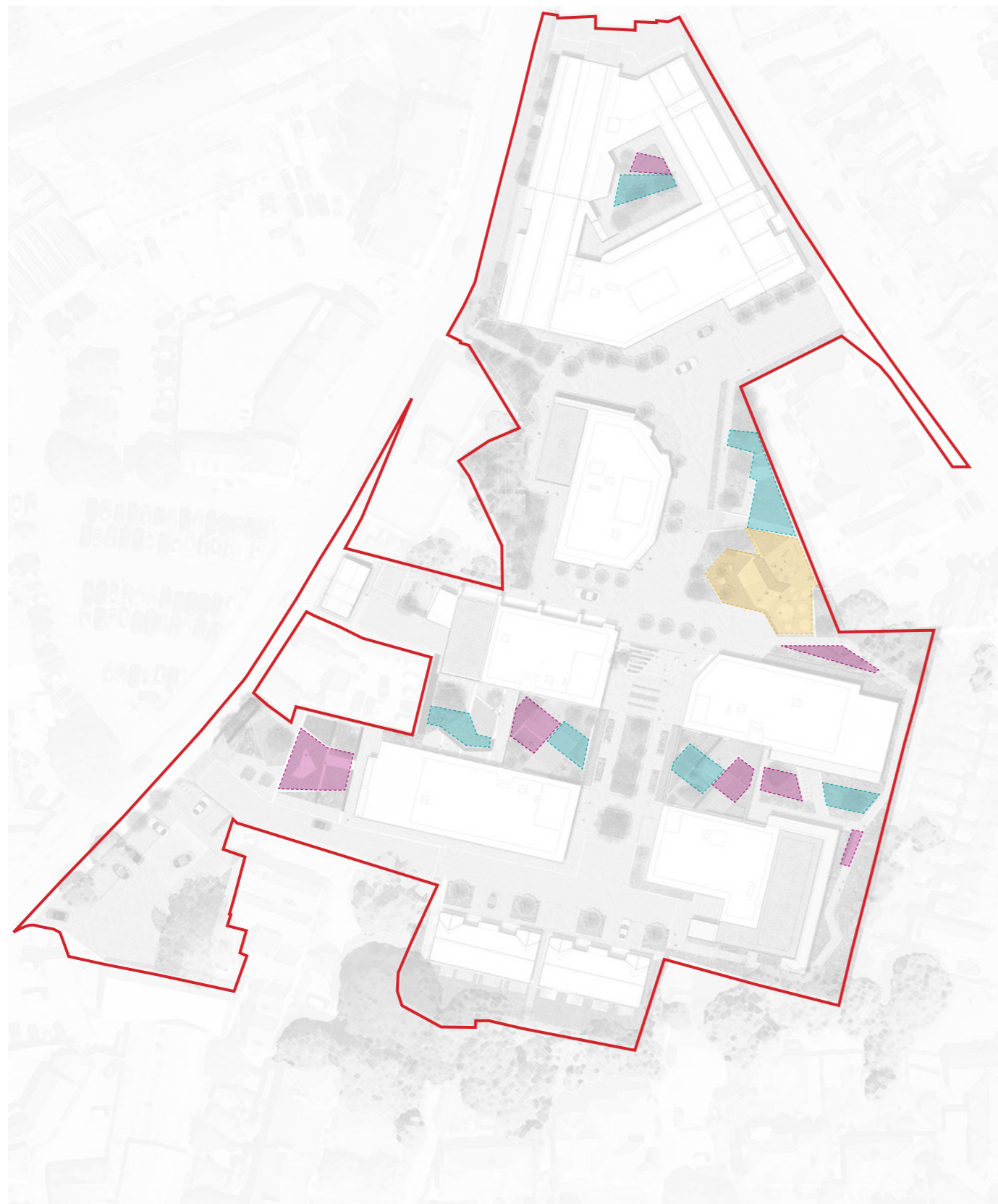
### Scheme Provision

The proposals provide **7377m<sup>2</sup>** of amenity space, which can be broken down into three different typologies. Public Amenity is space that is open to the public at all times and is on an accessible, ground floor level. Communal Amenity-Ground is space that is available to residents of the adjacent blocks and Communal Amenity-Roof is space that is available to residents of the adjacent blocks.

Scheme Provision Indicative Breakdown	
Public Amenity - Ground	6026m <sup>2</sup>
Private Amenity - Ground	894m <sup>2</sup>
Private Amenity - Roof	457m <sup>2</sup>
<b>TOTAL</b>	<b>7377m<sup>2</sup></b>

- Public Amenity - Ground Level
- Private Amenity - Ground Level
- Private Amenity - Roof Level

## PLAY PROVISION



### Play Strategy and Standards

The scheme seeks to offer multi-generational play that has a positive contribution to the character of the public realm and adds to the sense of community. The play strategy offers play provision for all ages within the publicly accessible open space with informal areas for play integrated into the public realm. Further play provision for early years and primary school age groups is also accommodated within the semi private communal podium and roof gardens providing a 'door-step' play offer.

The play space requirement has been calculated in accordance with The Cherwell Local Plan (Part 1 Adopted 20 July 2015) which determines the Quantitative Standard for play space as **0.78ha** per **1000** people.

The policy standards therefore requires this scheme of **600** residents to achieve **468m<sup>2</sup>** of play space.

### Scheme Provision

The proposals provide **787m<sup>2</sup>** of play space.

Indicative Play Provision Breakdown by Age-group (for guidance purposes only)	
0-7 years	269m <sup>2</sup>
07-12 years	338m <sup>2</sup>
12-15 years	180m <sup>2</sup>
<b>TOTAL</b>	<b>787m<sup>2</sup></b>

- Play provision aimed at 0-7 years
- Play provision aimed at 07-12 years
- Play provision aimed at 12-15 years



## COURTYARDS AND COMMUNITY

The Courtyards and Community character area accommodates early years and primary school age (0-3 and 4-10) with a 'Play on the Way' approach, encouraging imaginative and explorative play. This is achieved through a combination of low level timber play items and natural features situated along paths and within wildlife planting. Opportunities exist for educational experiences with the inclusion of plant labelling and information boards.

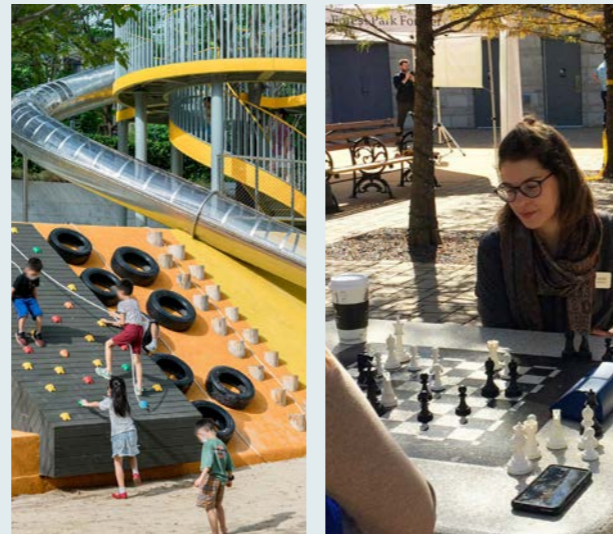
The Community Gardens include a lawned and wildflower area with integrated seating for socialising and relaxing and informal play and socialising for young children



## PLAY PLAZA

Focusing on older children (12-15), the Play Plaza area creates a unique opportunity for a clambering slope with associated terrace seating within the vicinity.

The upper level area provides the option for games tables such as outdoor table tennis, which complement the potential use as a social and events space at evenings and weekends.



## ROOF GARDENS

These communal areas create safe and contained spaces tailored for early years and primary school children, on the resident's doorstep.

Play zones accommodate both play equipment and natural play elements, together with lawn areas for open play, and sand pits offering tactile play. All play zones include seating areas for social interaction and rest.



## MANOR GARDENS

This Pocke Park space, accessed easily from Calthorpe Street is focused at early years and primary school children.

They include incidental, sculptural play pieces that are set within biodiversity and sensory planting, also providing opportunities to learn about nature and wildlife.









# 07 Site Strategies

## BOUNDARIES



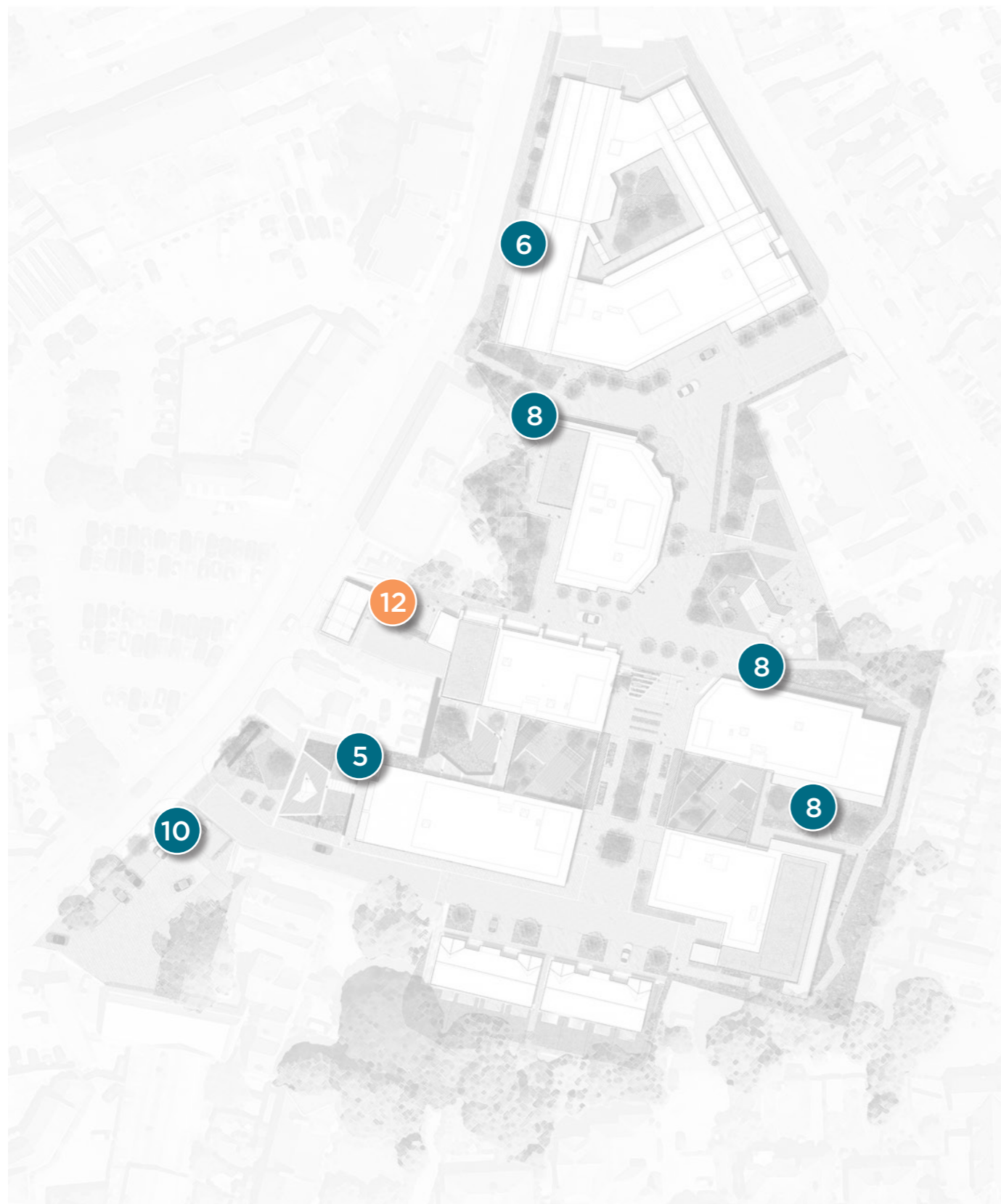
The majority of the existing site boundaries will be maintained in order to minimise disturbance and ensure the proposals blend into the existign urban framework. As part of the car park works on Calthorpe street in the south west corenr of the site a low brick wall will be re-instated to provide an appropriate boubndary to the vehicular area.

Proposed architectural facades will provide the boundary interface around many parts of the site and new retaining structures along the easterns side of the site will be integrated with the architectural proposals to ensure a unified and coherent material aesthetic.

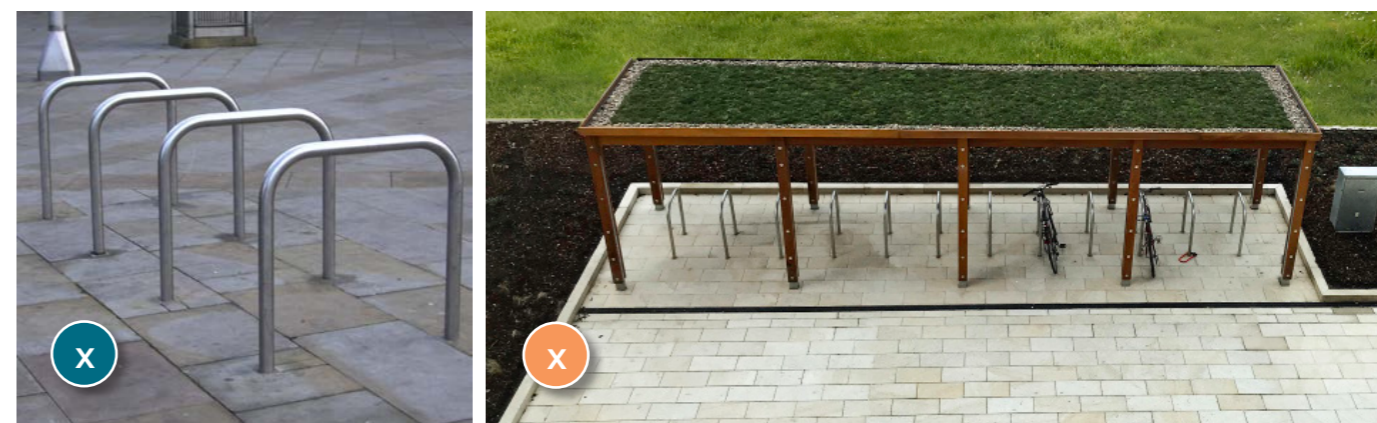
Existing and proposed vegetation will also provide a suitable landscape buffer to the boundary, particularly the eastern area, adjacent to the residences and where possible along Calthorpe street to the west. A low brick wall is proposed between the Methodist church and the plaza area, providing the potential for future integration of the space.

- ..... Existing Boundary retained
- Building facade provides boundary
- - - - Low Brick Wall - approx 500mm
- Brick faced Retaining Wall
- - - - Planting / hedge boundary
- - - - Timber fence to residential rear gardens

## CYCLE PARKING



Visitor cycle parking has been placed in various locations around the site, near to entrances, to provide ease of access to the site and its residences by bike. The **total** number of cycle parking spaces provided is **114**. Within this total, the number of **covered spaces** provided is **24**



- X **Visitor Cycle Stands:** Sheffield type stainless steel hoops  
Number of stands shown (2x spaces per stand)
- X **Visitor Cycle Stands within covered structure**  
Number of stands shown (2x spaces per stand)



## ECOLOGY, BIODIVERSITY AND SUDS



Felled logs left as biodiversity features



Biodiversity features



Nesting boxes for Birds, Bats and Swifts

Ecology has been a prominent consideration during the design process for this scheme. The nature led landscape masterplan seeks to achieve biodiversity net gain and an appropriate uplift in urban greening. Wildlife is the focus of the landscape vision, looking to create space for nature within an urban context, forming the character and sense of place for the proposals. As an existing urban retail site, ecology is predominantly associated with existing mature trees in peripheral areas with shrubs and groundcover beneath. The proposals seek to retain these trees where possible, and look to enhance the ground level habitat, creating wildflower meadows, planting native trees, shrubs, grasses, ferns and pollinator rich species, all adding to the biodiversity value of the proposals and reflecting the wildlife focused character and re-wilding principle.

The proposals also make use of roof space for habitat creation and biodiversity value. The two amenity podium gardens continue the wildlife focused palettes within raised planting beds. Each roof garden is designed with a biodiversity focus, providing both wildflower lawns and biodiversity planting. In addition, areas of non-accessible roof space accommodates green or brown roofs, which will be designed in accordance with ecologist recommendations. Also provided in accordance with the ecology report are a number of bird, bat and insect nest boxes to existing trees and/or integrated into the buildings, where appropriate, in the right locations and orientations.





Wildlife friendly planting



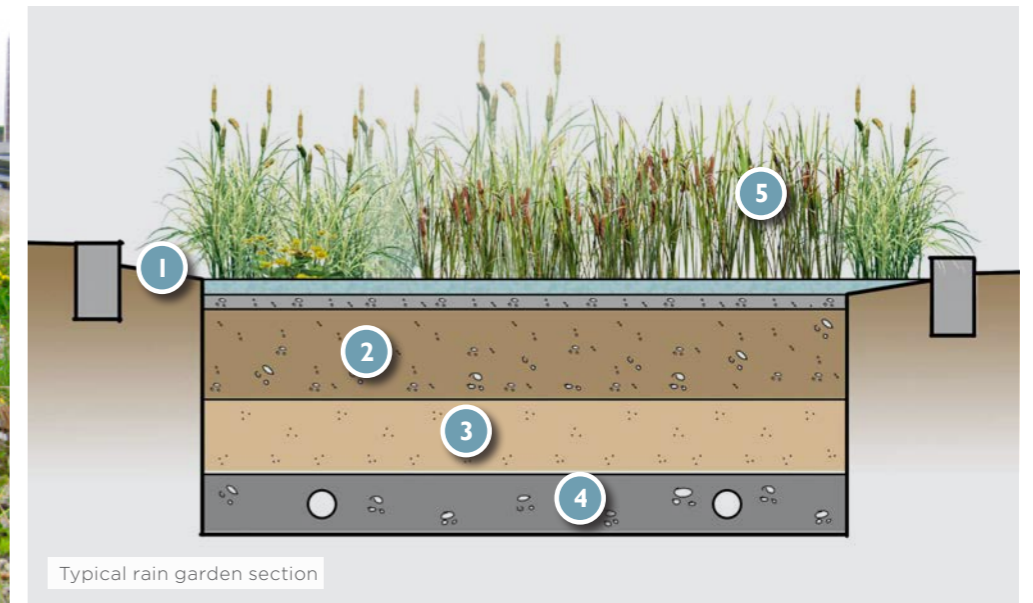
Green roof planting



Green roof planting

There are a number of SuDS integrated in the landscape to slow flow rates and increase filtering, both at ground level and on the building roof spaces. At ground level, these include rain gardens as part of the public realm, extensive permeable paving, and tree pit attenuation. The scheme includes the use of roof space for amenity gardens, optimising the opportunity for SuDS at upper levels. The Podium Gardens and Roof Gardens are designed as extensive green roofs with a broad range of planting and associated sub-bases to assist in slowing flow rates and filtering runoff.

- 1 200-300mm free board
- 2 300mm deep imported topsoil
- 3 250mm deep washed sand
- 4 200mm deep sub-base drainage layer
- 5 Planting to rain garden



Typical rain garden section



# 08 Planting Palette

FEATURE TREES	
Liquidambar styraciflua	Sweetgum
Pinus sylvestris	Scots Pine
Quercus palustris	Pin Oak
Quercus robur	English Oak

BUFFER TREES	
Betula nigra	River Birch
Betula pubescens	Downy Birch
Betula utilis jacquemontii	Himalayan Birch
Malus toringo 'Scarlett'	Japanese Crab Apple
Sorbus aria	White Beam
Sorbus aria Lutescens	Whitebeam
Sorbus torminalis	Wild Service Tree



Liquidambar styraciflua



Pinus sylvestris



Quercus palustris



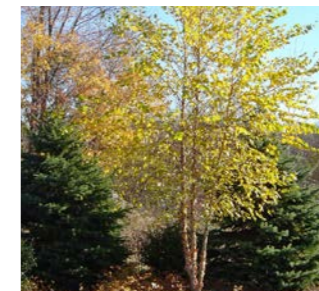
Quercus robur



Betula pubescens



Sorbus aria



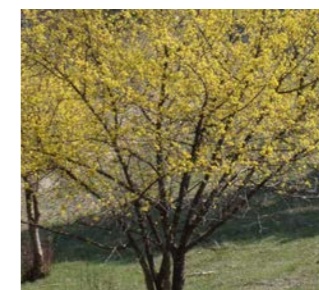
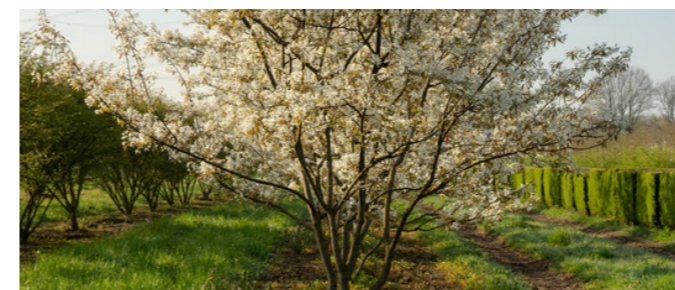
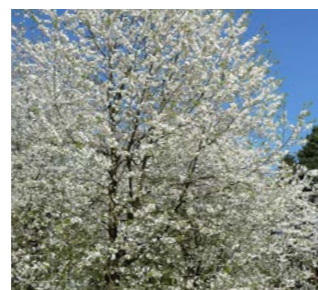
Betula nigra



Betula utilis jacquemontii

STREET TREES	
Acer campestre	Field Maple
Acer platanoides 'Emerald Queen'	Norway Maple
Liriodendron tulipifera	Tulip Tree
Platanus x hispanica	London Plane
Prunus avium 'Plena'	Wild Cherry
Tilia platyphyllos 'Princes Street'	Broad Leaved Lime
Ulmus 'New Horizon'	Elm 'New Horizon'

PODIUM TREES	
Amelanchier lamarckii	Serviceberry
Cornus mas	Cornelian Cherry
Prunus avium 'Black Eagle'	Dessert Cherry





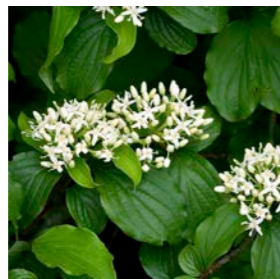
NATIVE SHRUB	
Cornus sanguinea	Common Dogwood
Euonymus europaeus	European Spindle
Ilex aquifolium	English Holly
Rosa canina	Dog Rose
Rosa rubiginosa	Sweet Briar Rose
Viburnum opulus	Guelder Rose

ORNAMENTAL SHRUB	
Aronia melanocarpa 'Hugin'	Black Chokeberry Hugin
Daphne laureola subs. Philippi	Spurge Laurel
Hamamelis virginiana	American Witch-hazel
Hydrangea quercifolia 'Sikes Dwarf'	Oak-leaved ydrangea 'Sike's Dwarf'
Sarcococca confusa	Sweet Box
Viburnum nudum 'Pink Beauty'	Withe Rod 'Pink Beauty'

PERENNIALS / GRASSES / FERNS	
Carex oshimensis 'Everdi'	Japanese Sedge 'Everdi'
Dryopteris wallaichiana	Alpine Wood Fern
Epimedium perralchicum	barrenwort 'Fröhnleiten'
Euphorbia amygdaloides var.robbiae	Spurge
Iris foetidissima var. citrina	Yellow Stinking Iris
Luzula sylvatica	Great Wood-rush
Pachysandra terminalis	Japanese Pachysandra
Polystichum acrostichoides	Christmas Fern
Tellima grandiflora	Fringe Cups



Rosa canina



Cornus sanguinea



Viburnum opulus



Sarcococca confusa



Aronia melanocarpa 'Hugin'



Hamamelis virginiana



Epimedium perralchicum



Luzula sylvatica

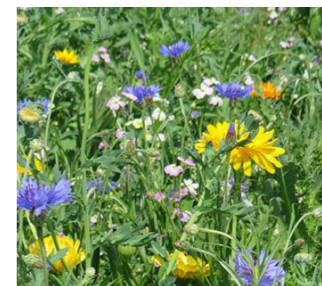
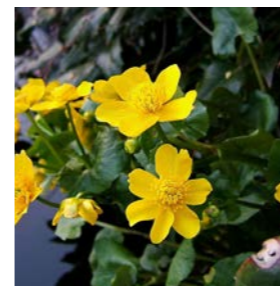
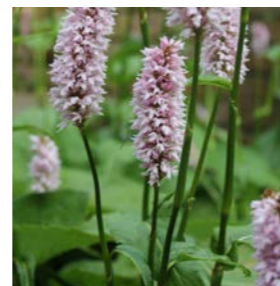


Tellima grandiflora

HEDGES	
Fagus sylvatica	Common Beech
Ilex crenata	Japanese Holly

RAIN GARDEN PLANTING	
Aquilegia vulgaris	Common Columbine
Aster azureus	Sky Blue Aster
Caltha palustris	Marsh Marigold
Dryopteris affinis 'Cristata'	Scaly Male Fern
Echinacea purpurea	Purple Coneflower
Iris pseudacorus	Yellow Iris
Lychnis flos-cuculi	Ragged Robin
Panicum virgatum	Switch Grass
Persicaria bistorta	Common Bistort
Verbena bonariensis	Purple Top

ROOF PLANTING	
Biodiversity roof planting	Emorsgate ER1 or similar (turf roof mix)
Wildflower roof planting	Germinal seed mix WFG2 (flowering meadow)
Shade tolerant wildflower planting	Germinal seed mix WFG8 (hedgerows & shade)





# 09 Hard Materials Palette



**PAVING TYPE 1A**  
Marshalls Tegula Priora Paving,  
Traditional, Mixed Sizes



**PAVING TYPE 1B**  
Marshalls Tegula Paving,  
Traditional, Mixed Sizes



**PAVING TYPE 2A / 2B**  
Marshalls Tegula Priora Paving,  
Pennant Grey, Mixed Sizes



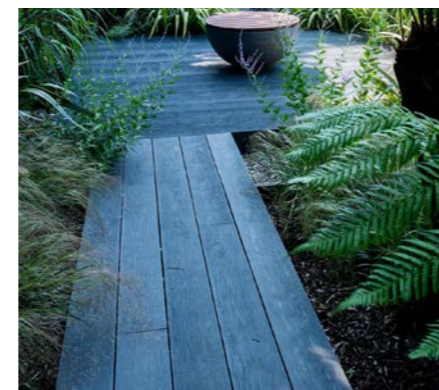
**PAVING TYPE 3**  
Marshalls Modal Priora  
Mid-grey Granite, Mixed Sizes



**PAVING TYPE 4**  
Aggagrip Terraco Resin Bound Gravel,  
Dorset Gold, 6mm Gravel



**PAVING TYPE 5**  
Millboard, Lasta Grip Composite  
Coppered Oak / Various



**PAVING TYPE 5**  
Millboard, Lasta Grip Composite  
Coppered Oak / Various



**A&G Fiamma concrete Flag Paver**  
Luce Mid Grey  
Varying sizes x 50mm



**Buff Coloured Asphalt**



**PAVING TYPE 9**  
DCM Wetpour Play Surface 1-3mm  
Colour Varies



**PAVING TYPE 11**  
Marshalls Symphony Plus Planks,  
Sherwood/Wychwood, 1200mm x 300mm



**Marshalls Conservation X Steps,**  
Cream/Silver Grey, Textured  
The Brook, The Western Podium

## PAVING PALETTE

The surface materials for The Calthorpe development have been selected to respond to the range of materials, qualities and colours found in the proposed architecture and surrounding environment, as well as taking precedent from approved and recently implemented schemes within the area.

Material choice is based on the function and use of the space, its durability and visual appearance, with the overall aim to provide a hard landscape of quality, longevity and low maintenance.

The palette of surface materials is proposed to define a legible hierarchy of surfaces from the main public realm areas through to more informal seating areas and towards a more relaxed palette within the communal podium and roof gardens. Subtle variations in the materials will help to differentiate pedestrian and vehicular routes.





Kinley, AluExcel, 50mm edging



Marshall's, Conservation X Kerb, Silver grey, 255mm x 205mm x 450mm



GreenBlue Urban, Castle recessed tree grille, 1200mm wide x 1200mm long



Broxap, Sheffield cycle stand, Brushed stainless steel, 715mm wide, 800mm high

## EDGING AND STREET FURNITURE PALETTE

A proposed palette of contemporary and elegant furniture has been selected to complement the proposed architecture and surrounding Calthorpe development. The palette will create an identity at The Calthorpe Centre with the aim to minimise clutter and withstand heavy usage.



Artform, Box litter bin  
Size: 780/1005mm x 393/517mm x 255/400mm  
Material: Body - powder coated steel; timber



mmcité, Lot removable bollard, Powder coated galvanised steel, 80mm wide, 1000mm high



PERGOLA OPTION A  
Aluminium pergola, coated black 2300mm high



PERGOLA OPTION B  
Timber pergola, FSC hardwood 2300mm high



Kinley Raaft Planterline metal planters depth varies between 400mm and 750mm



Vestre, Bloc chair, Powder coated steel, FSC Nordic pine, 789mm wide, 680mm deep, 460mm high



Concrete planters, 500mm high, 100mm wide



Street Life, Rough & Ready timber curve bench, 200cm modules to create any length, FSC Hardwood





placemaking for life

[info@idpgroup.com](mailto:info@idpgroup.com)  
024 7652 7600  
[weareidp.com](http://weareidp.com)