

5. Neighbourhoods and places

Four neighbourhoods and key places at Begbroke epitomise our sustainable vision. With a focus on landscape and nature, these areas embody integrated principles of well-being, community support and biodiversity.

5.1. Begbroke Hill

The Neighbourhood

A predominantly residential neighbourhood that includes the entrance avenue and sets the character and tone for the entire development

BH



LS . Living Streets

Streets designed with green space, trees and swales to encourage meeting and playing and discourage all but essential vehicular use.

Label for Places

Neighbour Village

Roads

Landmark

Other land owners

BHA . Begbroke Hill Artery

Main neighbourhood community spaces with a more wooded character. Connects to urban amenities in the Farmstead and countryside living in Rowel Brook Park.

Begbroke Village



RBP . Rowel Brook Park

Natural and semi-natural environments celebrate countryside living: from woodland in the west transitioning through wildflower-rich meadows and then wetland and marsh habitats in the east.

2 The Welcome

A key landmark terminating Begbroke Hill Road that marks the entrance to BSP and the R&D area.

Begbroke Hill Avenue

A44

Yarnton Home & Garden

Existing district-wide retail facility

Yarnton

Woodstock Road frontage

A combination of landscape (including existing hedgerows) and buildings



1 The Gatehouse

A special building signalling the entrance to the site

TA . Begbroke Hill Avenue

The entrance avenue establishing the character of Begbroke ID and bookended by the Gatehouse and the Welcome. Fronted by attractive residential frontages and integrating safe spaces for cyclists, pedestrians, public buses and cars.



5.2. The Arrival

TA

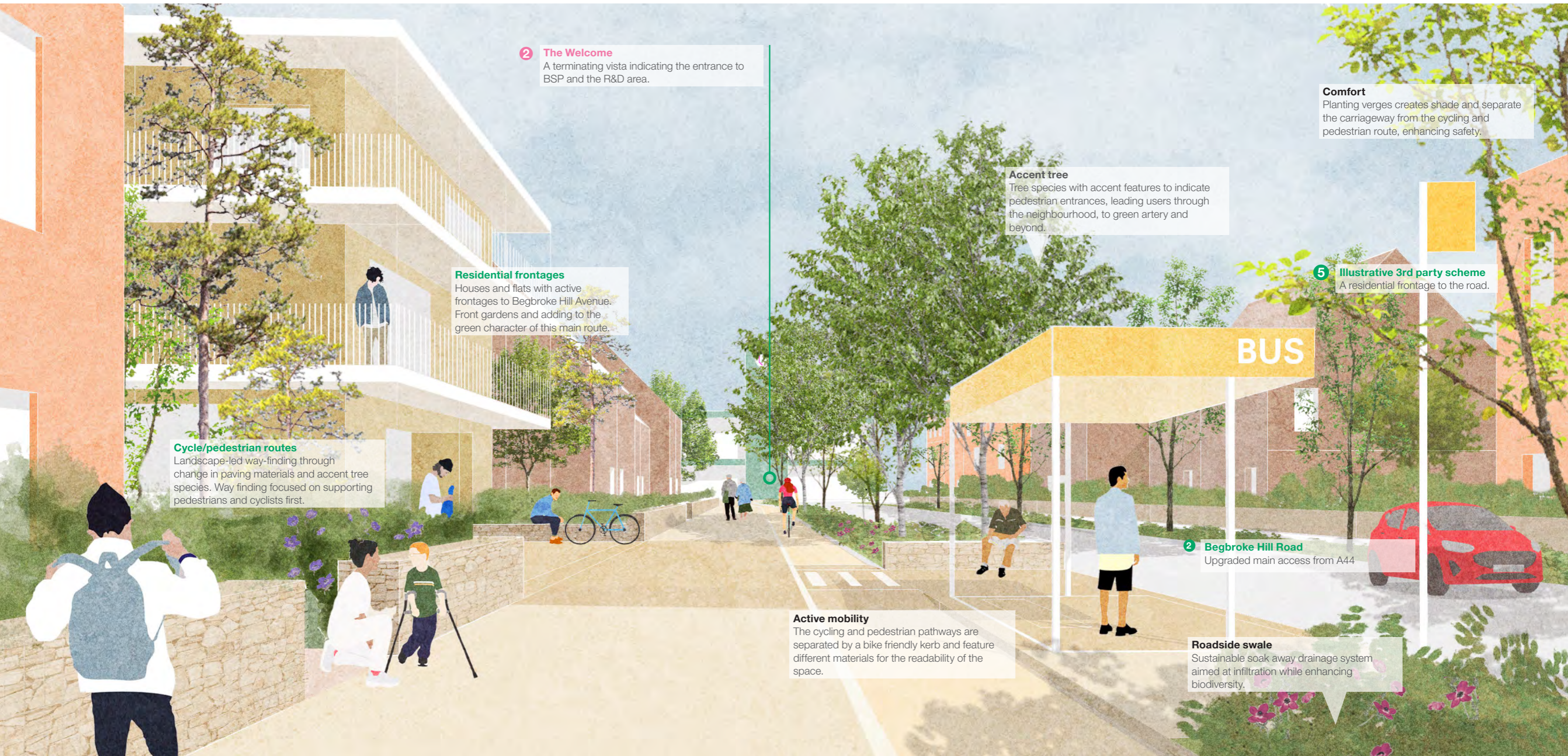
The entrance avenue establishing the character of Begbroke ID and bookended by the Gatehouse and the Welcome. Fronted by attractive residential frontages and integrating safe spaces for cyclists, pedestrians, public buses and cars.



- 1 A44/Woodstock Road
- 2 Begbroke Hill road
- 3 Woodstock road frontage
- 4 Yarnton Home & Garden
- 5 Emerging third party scheme
- 1 The Gate House
- 2 The Welcome



- Key**
- Site Boundary
 - Shared path
 - Key feature
 - Landmark
 - Frontage
 - Existing / Consented
 - Key open space
 - Pedestrian
 - Bus stop
 - < Point of view



2 The Welcome
A terminating vista indicating the entrance to BSP and the R&D area.

Residential frontages
Houses and flats with active frontages to Begbroke Hill Avenue. Front gardens and adding to the green character of this main route.

Cycle/pedestrian routes
Landscape-led way-finding through change in paving materials and accent tree species. Way finding focused on supporting pedestrians and cyclists first.

Accent tree
Tree species with accent features to indicate pedestrian entrances, leading users through the neighbourhood, to green artery and beyond.

Comfort
Planting verges creates shade and separate the carriageway from the cycling and pedestrian route, enhancing safety.

5 Illustrative 3rd party scheme
A residential frontage to the road.

2 Begbroke Hill Road
Upgraded main access from A44

Active mobility
The cycling and pedestrian pathways are separated by a bike friendly kerb and feature different materials for the readability of the space.

Roadside swale
Sustainable soak away drainage system aimed at infiltration while enhancing biodiversity.

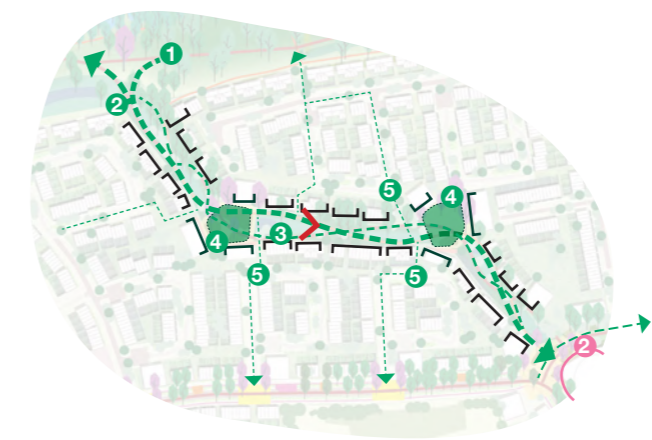
5.3. Begbroke Hill Artery

Main neighbourhood community spaces with a more wooded character. Connects to urban amenities in the Farmstead and countryside living in Rowel Brook Park.

BHA



- 1 Rowel Brook Park
 - 2 Shared primary path
 - 3 Secondary path
 - 4 Node
 - 5 Openings
-
- 2 The Welcome



- Colour Key**
- Key feature
 - Landmark
 - Frontage
 - Existing / Consented
 - ▬ Existing hedge strategically thinned down
 - Key open space
 - Shared path
 - - - Pedestrian
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Forested character
Woodlands atmosphere through curated density of planting and native species. The under-story is composed of clumps of forest-inspired shrubs, whips, and wild flowers.

4 Node
Family-oriented activity fostering a sense of community. It includes a thematic sensory garden, play equipment, and exercise corner.

3 Secondary path
Winding path providing direct access to front doors.

5 Openings
Breaks between houses marking direct connection to adjacent living streets and wider green infrastructure.

2 Shared primary path
Highly accessible path for both cyclists and pedestrians.

Edges
Garden terraces spill out through permeable edges into the artery. This encourages people to use the artery helping to foster a sense of community at the heart of the neighbourhood.

Informal play
Scattered loose logs and stepping stones to encourage interpretative play and use along the way.

Bioretention swale
Storm-water detention and infiltration basins which doubles up as spaces for active play and social uses.

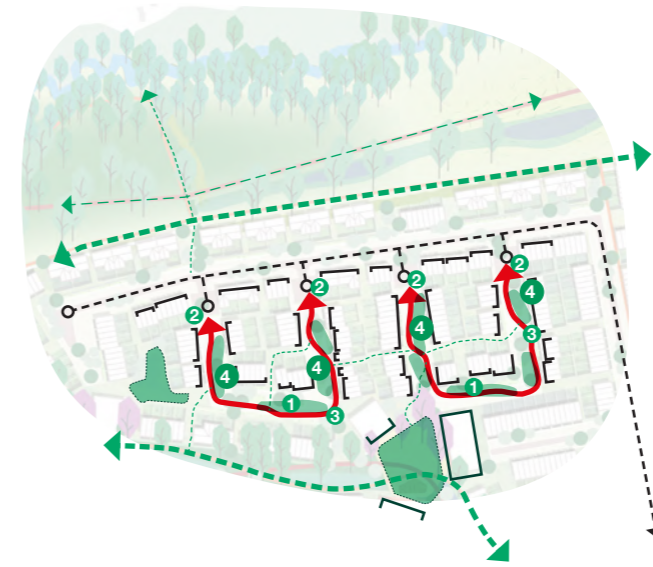
5.4. Living Streets

Streets designed with green space, trees and swales to encourage meeting and playing and discourage all but essential vehicular use.

LS



- 1 Green islands
- 2 Consolidated parking
- 3 Shared paths with vehicles
- 4 Landscape island



Colour Key

- Key feature
- Frontage
- Key open space
- Landscape Island
- Shared path
- - - Pedestrian
- Living Street
- ◀ Point of view



2 Consolidated parking
Parking spaces are clustered at the end of the road. Kids, elders or shopping bags can be dropped off at the door, before parking a few metres away.

Vistas
Openings and vistas leading onto green open areas such as green arteries or parks

Nature guiding traffic
Locally harvested logs can act as natural 'bollards' guiding traffic.

Breaks and setbacks
Gaps between buildings as well as setbacks create opportunities to access internal courtyards as well as a sense of spatiality to the living street.

Defensible space
Private defensible space integrated with the living street

4 Landscape island
Areas for pic-nics, lush trees and planting and for the use of residents.

Sweeping road layout
Road design for speed reduction

Water
Ambition for water runoff as part of the wider drainage strategy

5.5. Begbroke Science Park

BSP

The Neighbourhood

The legacy estate with the Farmhouse at the centre, which provides the cornerstone for Begbroke Innovation District. Intensified and integrated into the wider masterplan.



F&I . Farm link & Innovation Ave

Part of the north-south link running across the site it connects the community farm with the Farmstead fostering synergies between food production, well-being shops and the community.



IP . Interface Streets

A street at the edge of the BSP blending the new neighbourhoods



2 The Welcome

A landmark signalling the entrance to the R&D cluster.



3 The Farmhouse

A characterful listed grade II building which forms the focus of the Farmstead



Existing farmhouse trees

A series of mature characterful trees in front of the Farmhouse incorporated as part of the Farmstead



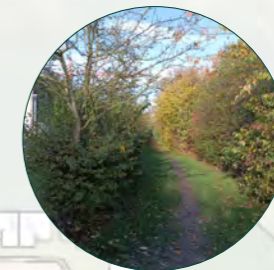
The Weed Garden

An emerging art/landscape project that provides recreational space



Existing farmhouse garden

A landmark signalling the entrance to the R&D cluster



Existing hedge

The existing hedge will be selectively trimmed and replanted to balance existing landscape character with opening up to the wider masterplan.

PI (Place Initial) . Place

Neighbour Village

Roads

Landmark

Existing

Proposal

Education

Farmhouse

6 R&D Landmark

Begbroke Hill road

Primary School
3FE

Sandy Lane

Central Park



Edge of the Farmhouse

The buildings framing the Farmstead activate and define the architectural character of the local centre.



TF . The Farmstead

The heart of the Begbroke ID, it clusters amenity and community uses and it's directly connected to the rest of the site and surrounding villages.

Yarnton

5.6. The Farmstead

The heart of the Begbroke ID, it clusters amenity and community uses and it's directly connected to the rest of the site and surrounding villages.

TF



- 1 Hotel
- 2 Mobility hub
- 3 Begbroke Hill road
- 4 Primary School 3FFE
- 5 The Weed Garden
- 6 Canopy
- 7 Farmhouse gardens
- 8 Retained existing trees
- 9 Retained existing Hedge
- 10 Farm link & Innovation Ave
- 2 The Welcoming Building
- 5 Wellness barn
- 6 R&D Landmark
- 3 The Farmhouse
- 4 Farmstead Plaza



Colour Key

- Key landmark
- Key feature
- Landmark
- Frontage
- Existing / Consented
- Existing hedge strategically thinned down
- School
- Key open space
- Shared path
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8 Retained existing trees
Characterful and tall trees, enhanced with ground cover biodiverse planting.

7 Farmhouse gardens
A quiet space for respite or events that can be used as an extension to the Farmhouse.

3 The Farmhouse
Jacobean grade II listed building facing the plaza, contributing to a sense of history and character to the place. Buildings and landscape around it contribute to the setting of this heritage asset, by setting back or contributing to the overall character of the place.

Re-purposed ancillary building
Retaining the character of the non-listed building contributing to activating the Farmstead

Integrated signage
For way-finding and information about the campus.

Public art
Part of a wider strategy marking key areas of the site, such as the entrance to the R&D area

4 Farmstead Plaza
A district-wide multifunctional space for every one to meet. Its every-day use will be complemented with seasonal events, arts or performances.

6 R&D landmark
A key facade defining the edge of the Farmstead and marking the access to the R&D area to the east.

6 The Canopy
A permeable structure marking the district meeting point.

5 Wellness barn
A multi-purpose building that provides space to come together indoors, supporting a range of different activities.

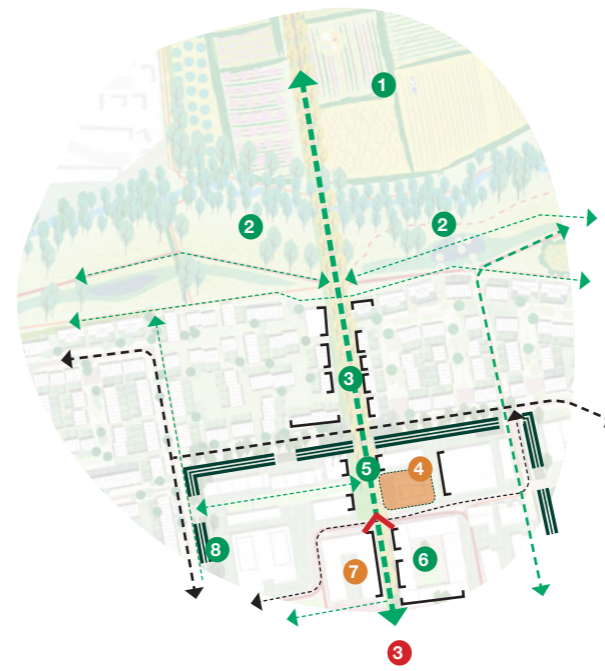
5.7. Farm Link & Innovation Avenue

Part of the north-south link running across the site it connects the community farm with the Farmstead fostering synergies between food production, well-being shops and the community.

F&I



- 1 Community farm
- 2 Rowel Brook
- 3 Farm link
- 4 Weed garden
- 5 Innovation Avenue
- 6 Building with active groundfloor
- 7 Existing CIE Building
- 8 Retained existing Hedge
- 3 The Farmhouse



Active ground floor
A new building with and engaging ground floor, contributing with complementary uses (e.g. residential or hotel) to the activation of the space at different times of the day or week.

Connectivity
The innovation and farm link form part of a continuous route running through the site connecting Begbroke village to Hallam land and Yarnton beyond.

Landscaped 'junctions'
A characterful existing tree and a landscaped area around it, mark the junction between the north-south axis and the access to the central area from Begbroke Hill.

3 The Farmhouse
The existing ancillary non-listed buildings are made permeable to reinforce the sense of centrality of the Farmstead and the north-south axis.

Landscape character
Tree lane with regular spacing to frame the sightlines between the Farmstead and Rowel Brook Park.

Urban furniture
Meeting pods and other devices fostering social interaction

CIE building
Existing buildings incorporated as part of the mix

5.8. Interface streets

As Begbroke Hill does to the west, the eastern edge of the BSP integrates with Parkers Farm and residential uses through a street providing a gradual transition between uses.

IS



6 Openings
Breaks in the massing facilitating visibility and movement and transitions between residential and R&D areas.

2 The membrane
Retained mature existing trees, placed within an open programmable landscape.

1 R&D
Existing and new buildings extending to the edge of the existing science park.

5 Active ground floors
Communal areas activate the interface streets and create a transition of uses and activity between the existing science park and the new neighbourhoods

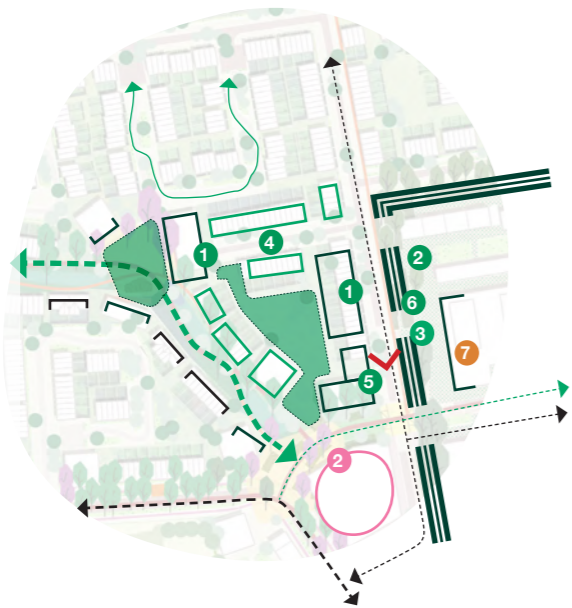
3 Pocket square
Strategic openings through the existing hedge with informal activities -picnic tables, ping pong -allowing for interaction between different groups.

4 Secondary road
Access to neighbourhoods through interface streets reinforcing the mix of uses whilst safeguarding a landscaped environment accessing every home.

Woodland gates
Existing dense vegetation is kept in three points to frame entrances.

Roadside swale
Sustainable drainage system targeted at enhancing biodiversity.

Winding path
Informal permeable path weaving through the existing hedge



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- 1 R&D
 - 2 The membrane
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 - 5 Active ground floors
 - 6 Opening
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- 2 The Welcoming Building

- 1 R&D
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- 7 Existing / Consented

5.9. Parkers Farm

The Neighbourhood

A mixed use neighbourhood combining residential uses in proximity to R&D buildings and mediated by programmed social landscape spaces.

PF

LS . Living Streets

Streets designed with green space, trees and swales to encourage meeting and playing and discourage all but essential vehicular use.

7 Parkers Farm

A grouping of mature trees encloses a space currently occupied with agricultural sheds with the potential to be re-purposed for sports/leisure.

Rail Halt

Land safeguarded for the delivery of a rail halt with associated drop-off and facilities.

PI (Place Initial) . Place

Neighbour Village

Roads

Landmark

Existing

Proposal

Education

IP . Interface Streets

As Begbroke Hill does to the west, the eastern edge of the BSP integrates with Parkers Farm and residential uses through a street providing a gradual transition between uses.

PFA . Parkers Farm Artery

Provides a neighbourhood focus, while connecting the Farmstead with Rowel Brook and allotment land. Planted with edibles and sensorial specimens.

Pedestrian landscaped links

Landsaped through routes structuring the R&D plots and buildings and providing a direct link between Parkers Farm Artery with the Central Park

RD . Research & Development

Growing out from the BSP, plots flexibly accommodate a range of building types to feed an innovation ecosystem, all set within inspiring landscapes.

Railway bridge

(Outside of application scope) Bridge provides a vital east/west connection for cyclists, pedestrians and a future community bus service. High point provide vantage places, and embankments contribute to landscape character.

Yarnton

