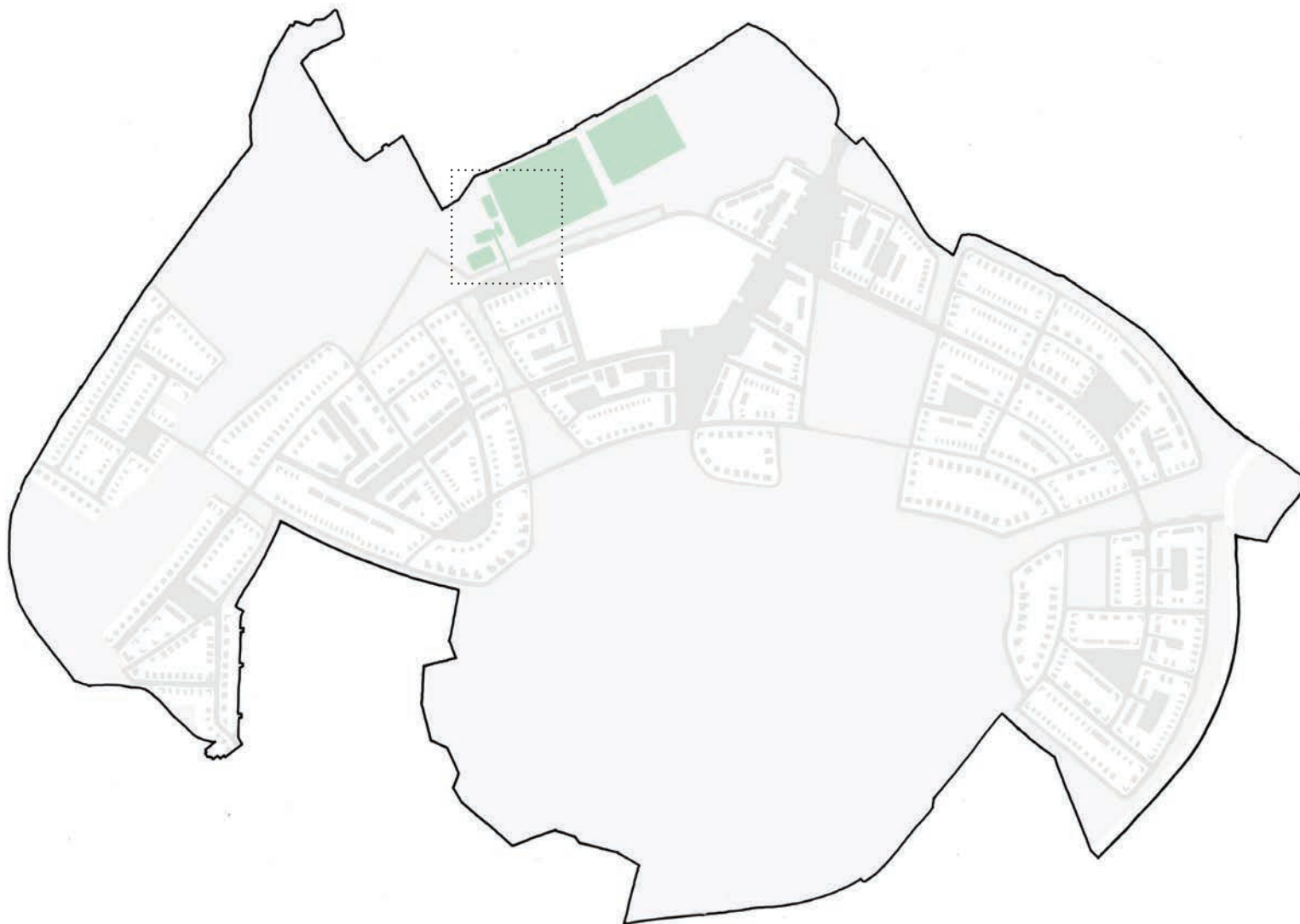


Sports Grounds

*Developed amenity for
sporting activities.*

● RURAL ● SOME DESIGN FREEDOM





ABOVE
 Location of the Sports Grounds.
 Box shows extent of plan on page 55

Overview

LOCATION

The proposed sports pitches will provide a long term community recreational resource with facilities clustered within the Graven Hill development. The strategic location near the school will allow easy use of the facilities for educational purposes

CHARACTER

It is intended that a rural treatment be applied to all soft landscaping surrounding the playing fields & sports pavilion. The activity surfaces are to be screened from view by boundary trees & hedgerows.

A sensitive approach using a considered application of vernacular materials is to be employed on the sports pavilion. The intention is that these facilities should sit comfortably in the landscape & be complimentary to its context, either by reflecting the military heritage of the site (e.g. through the use of concrete/bricks) or by 'blending' into its rural surroundings (e.g. through the use of weathered timber/limestone)

DESIGN FREEDOM

Access & usability of this strategic landscape feature is key. As such, the Sports Grounds are subject to a higher level of design control. The potential for localised community involvement will, however, be explored during subsequent stages.

Case Studies

BELOW

Edinburgh Academy's
Hockey Pavilion:
<http://goo.gl/d7EqZ9>



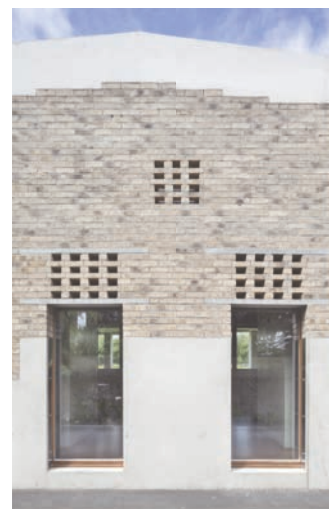
ABOVE The low, ground-hugging linear forms of Edinburgh Academy's Hockey Pavilion sit discretely in their surroundings. Considered orientation, natural finished & simple detailing minimise visual impact to nearby residents & respect the established tree-lined character of the grounds.

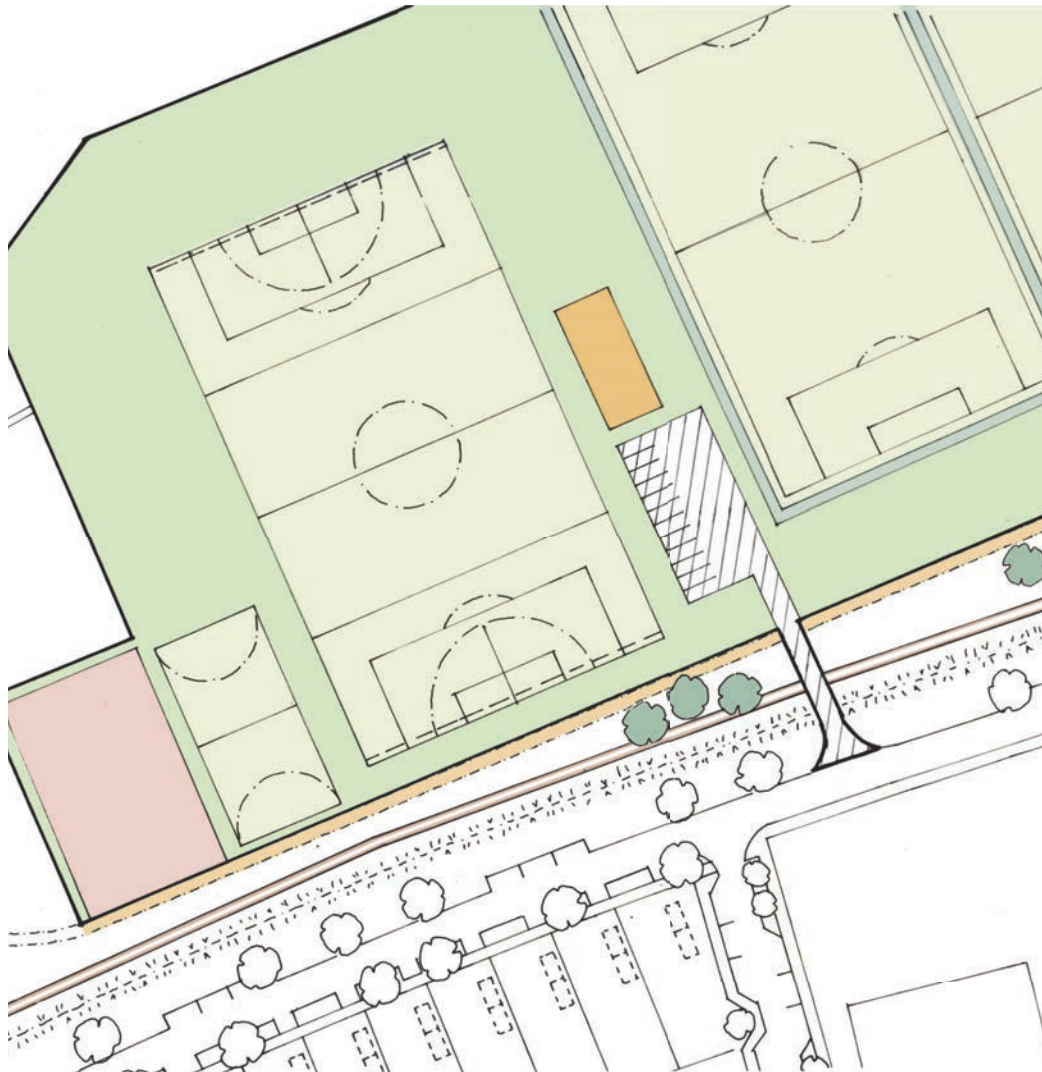


ABOVE Low-tech concrete detailing at the Merrion Cricket Pavilion in Dublin offers a robust & understated appearance that conveys a similar quality to that of the military architecture found at Graven Hill.

BELOW LEFT Elevation of Merrion Cricket Pavilion illustrating the restrained use of materials (brick & concrete) & 'low-tech' detailing.

ABOVE & LEFT
Merrion Cricket
Pavilion, Dublin by
TAKA:
<http://goo.gl/5LKrJs>





Principles

Essential off plot principles for delivery of desired character

ABOVE

Indicative plan showing a typical area of the Sports Grounds.

N.B. variations will exist elsewhere

1 Hard Landscaping

- Shared Cycle/ Pedestrian Paths
- ▨ Shared Surface
- ▨ Elevated rail walkway
- Sports Pavilion

2 Soft Landscaping

- Longer Grass
- Shrubs
- Trees
- Playing Fields
- Play Area

3 Lighting

- ✓ Flood & Security Lighting

4 Furniture

- ✓ Benches, Bins

5 Management

- ✓ Sports Pitches Strategy

OFF PLOT (DEVELOPER)

- To be as discrete as possible
- 3m med/light grey macadam with rolled silver-grey granite chippings. 'Hidden' kerbs to verges.
- N.B. This feature forms part of the Circular Railway & not the Sports Grounds component. It is annotated here for indicative purposes only.
- Architectural treatment to include the use of vernacular materials. To employ a sensitive approach to form that is complimentary to rural context & that protects/enhances prevailing views from surrounding strategic landscapes.
- To contain wildflower species.
- Informal design including native species
- Informal design including native species.
- 3G pitch to employ an artificial playing surface. MUGA pitch to be macadam. Adult pitches to be graded sports grass.
- Naturalistic/assault course design with BMX facilities, bouldering walls for teenagers & various types of climbing structures for all ages.
- Directional & potentially timer operated to reduce impact to ecology.
- Modest design. To be a weathered timber finish.
- Restrict access during 18 month fallow period following construction
- General maintenance works to including establishment cut, rolling, spiking, scarification, removal of risings.
- Collection and removal of leaves, litter & all foreign materials including injurious stones/fragments
- Repair/re-seeding of localised hollows/worn sections of playing surface, as required.
- Bi-annual cutting of selected grass areas with regular cutting of remaining areas
- Watering, weed control & general management of trees, woody and herbaceous planting during establishment period & beyond
- Reporting & repairing incidents of vandalism or incidental damage.

Supporting Documentation



SECTION THREE

This section provides an overview of the proposed 'Plot Passport' documents. It also details of the material palette options for plots that are subject to higher levels of design control

What material options are available for plots that are subject to higher levels of control?

Material Palettes

BELOW
Photo of archetypal buildings at Bicester town centre

The components to which material palettes apply are the Village Centre & the Rural Lanes.

The palette proposed for these areas has been informed by the historical architecture of Bicester town centre, the cottages of nearby villages & the WW2 military buildings of the immediate site context.



Facades



LIMESTONE
Coursed/otherwise



BRICK OPTION 1
Deep red/orange to match bricks found in Bicester town



BRICK OPTION 2
Deep pink/orange with kiln marks to bricks found on site.

Rural Lanes Only

TIMBER
Further facade option for Rural Lanes only



0505 Y20R



0505 Y30R



1005 Y20R



1010 Y30R



1010 Y20R



1510 Y20R



2010 Y20R

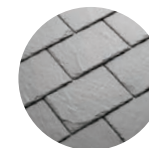


3000N

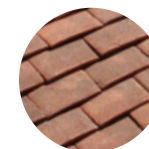
RENDER
Choice of 8 NCS tones found within local limestone.



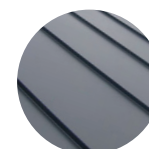
Roofs



SLATES
Natural/fibre-cement



TILES
All varieties of red plain clay tiles permissible.



STANDING SEAM
Medium-dark grey standing seam metal roofing



CORRUGATED
Further roof option for Rural Lanes only

Boundaries

VILLAGE CENTRE

Front boundaries to consist of max. 0.9m high wall or railings.

All side/rear boundaries to be max. 1.5m high wall with 0.4m trellis over.

RURAL LANES

Front boundaries to consist of max. 1.1m high Dogwood hedgerows.

Any variety permissible.

NOTE:

Wherever material palettes apply, samples may need to be submitted for prior approval.