

Allotments

Leased land for private cultivation.

● RURAL ● HIGH DESIGN FREEDOM





ABOVE
Location of the Allotments .
Dshed box shows extent of plan on page 55

Overview

LOCATION

The allotment areas have been located and planned to allow small scale subsistence production of food crops within an easily accessible location to the north west corner of the site

CHARACTER & MANAGEMENT

As is typical of allotments generally, the intention is to create an informal social/ recreational space where people from all walks of life will get 'stuck in.' A continuously changing environment that is clearly 'shaped' by its users is desired.

The allied community orchard immediately south-east of the Allotments will provide a source of healthy fruit to share as well as a green haven for simple contemplation and enjoyment. This space will also inspire use for local festivities (for example based around national Apple Day), as well as more traditional activities such as wassailing.

Management of these spaces will be undertaken by Cherwell District Council & leaseholders.

DESIGN FREEDOM

Unlike other strategic landscape areas across the site, flexibility & end-user creativity is here encouraged. Although the broad structure & layout of this space is defined, the individual allotment plots are deliberately designed to be cultivated by the residents themselves.

Case Studies



ABOVE LEFT The sale of food produce offers a potential revenue stream for on-going management of the allotments. A community 'homegrown' store located within the Village Centre would be desirable.

LEFT Alongside day-to-day activities, the allotments are to act as a social 'hub' with facilities as necessary to hold occasional event.

ABOVE RIGHT Group-build, on-site facilities demonstrate the charming, self-made feel desired of this space.



LEFT
The 'Allotment Deli' shop, St. Ives:
<http://goo.gl/2iDt6a>

BELOW LEFT
Summer Street Allotments, Newcastle:
<http://goo.gl/QWGX9h>

BELOW
South Ward Allotments, Oxford:
<http://goo.gl/CSyL1J>



Principles

Essential design principles required for delivery of the intended character

ABOVE

Indicative plan showing a typical area of the Allotment

n.b. variations will exist elsewhere

1 Hard Landscaping

- Footpaths
- Shared Cycle/ Pedestrian Paths

2 Soft Landscaping

- Allotment Beds
- Amenity Grass
- Longer Grass
- Shrubs
- Existing Hedgerows
- Trees
- Community Orchard
- Existing Ditch

3 Lighting

- ✗ Any

4 Furniture

- ✓ Benches, Bins & Cycle Stands

5 Management

- ✓ Allotment & Orchard Strategy

OFF PLOT (DEVELOPER)

To be as visually unobtrusive as possible (e.g. use of natural material, minimal widths & meandering layouts).

Provides sustainable means of travel from allotments to all other areas across the site. To be as visually unobtrusive as possible (e.g. stabilised finely grated aggregate or similar).

Cultivated by allotment tenants

Mown for access .

To contain wildflower species.

Informal design.

To be retained.

Fluid arrangement of native species to support wildlife flight paths, pollard management.

To be a mixture of regional varieties & commercially available fruit trees.

To be retained

Not applicable. Allotments to remain unlit.

Simple design of a natural finish. Cycle stands to be provided (quantity TBC).

Management of individual allotment plots & some communal areas to be undertaken by leaseholders. Cherwell District Council to undertake management of all other areas.

Bi-annual cutting of grass within remaining meadow & below orchard tree canopies with regular cutting of informal path links

Collection & removal of litter & other foreign materials

Reporting & repairing incidents of vandalism or incidental damage once cause of loss/damage has been established

Removal of undesirable woody & herbaceous species from planted areas & grass sward

Maintaining & repairing path surfaces & edges

Control of weed growth and protection from browsing animals through initial establishment period of new orchard tree planting

Formative pruning to allow suitable development for crop production

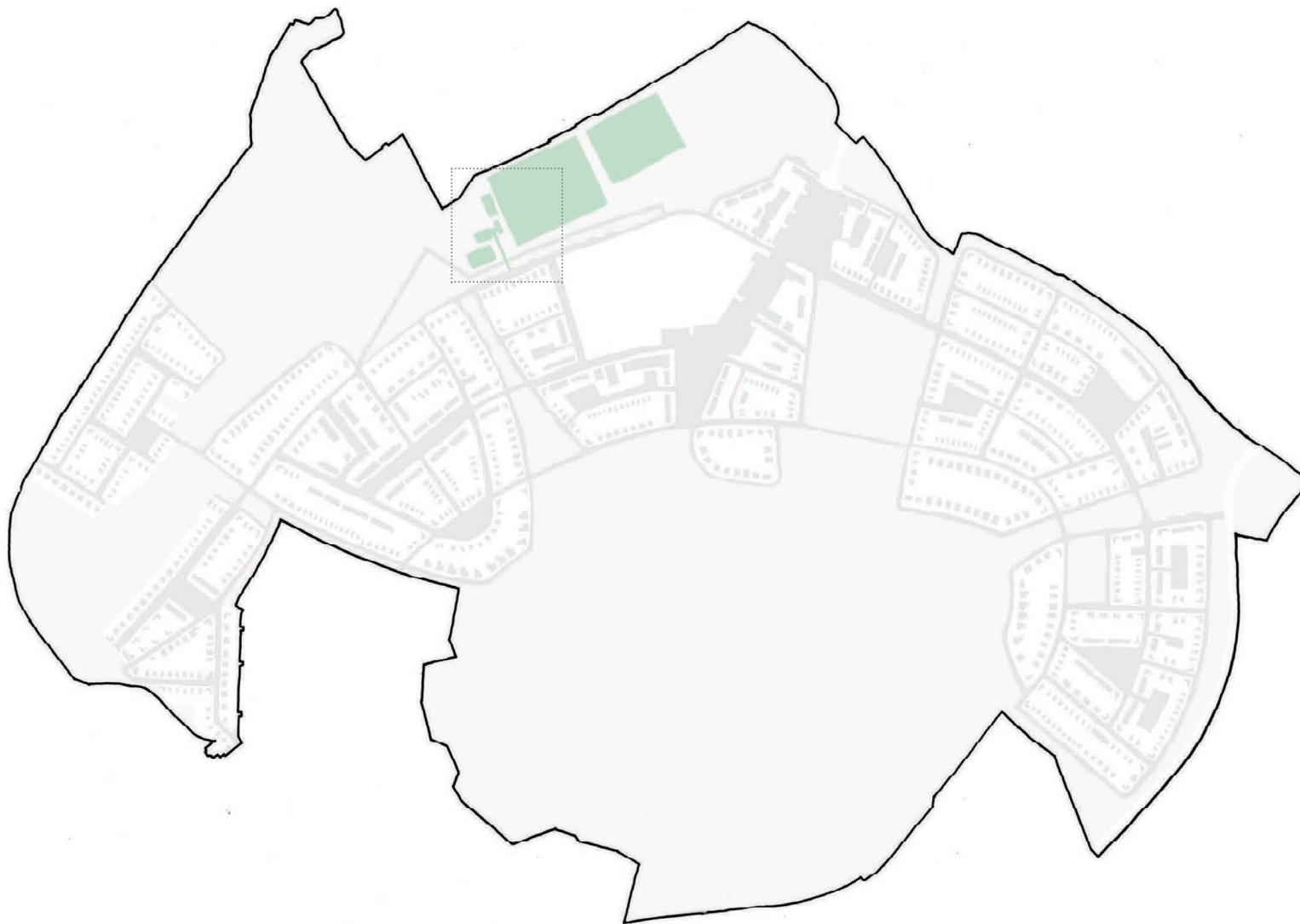
Presumption in favour of dead wood retention.

Sports Grounds

Developed amenity for sporting activities

● RURAL ● SOME DESIGN FREEDOM





ABOVE
Location of the Sports Grounds. Dashed box shows extent of plan on page 59

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 & MANAGEMENT

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 or by 'blending' into its rural surroundings.

Management of the grounds will be undertaken by Cherwell District Council.

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>



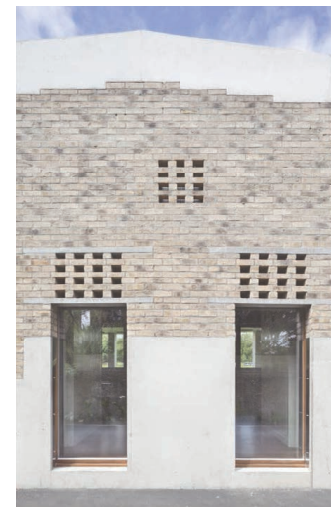
ABOVE The low, ground-hugging linear forms of Edinburgh Academy's Hockey Pavilion sit discretely in their surroundings. Considered orientation, natural finished & simple detailing minimise visual impact to nearby residents & respect the established tree-lined character of the grounds.

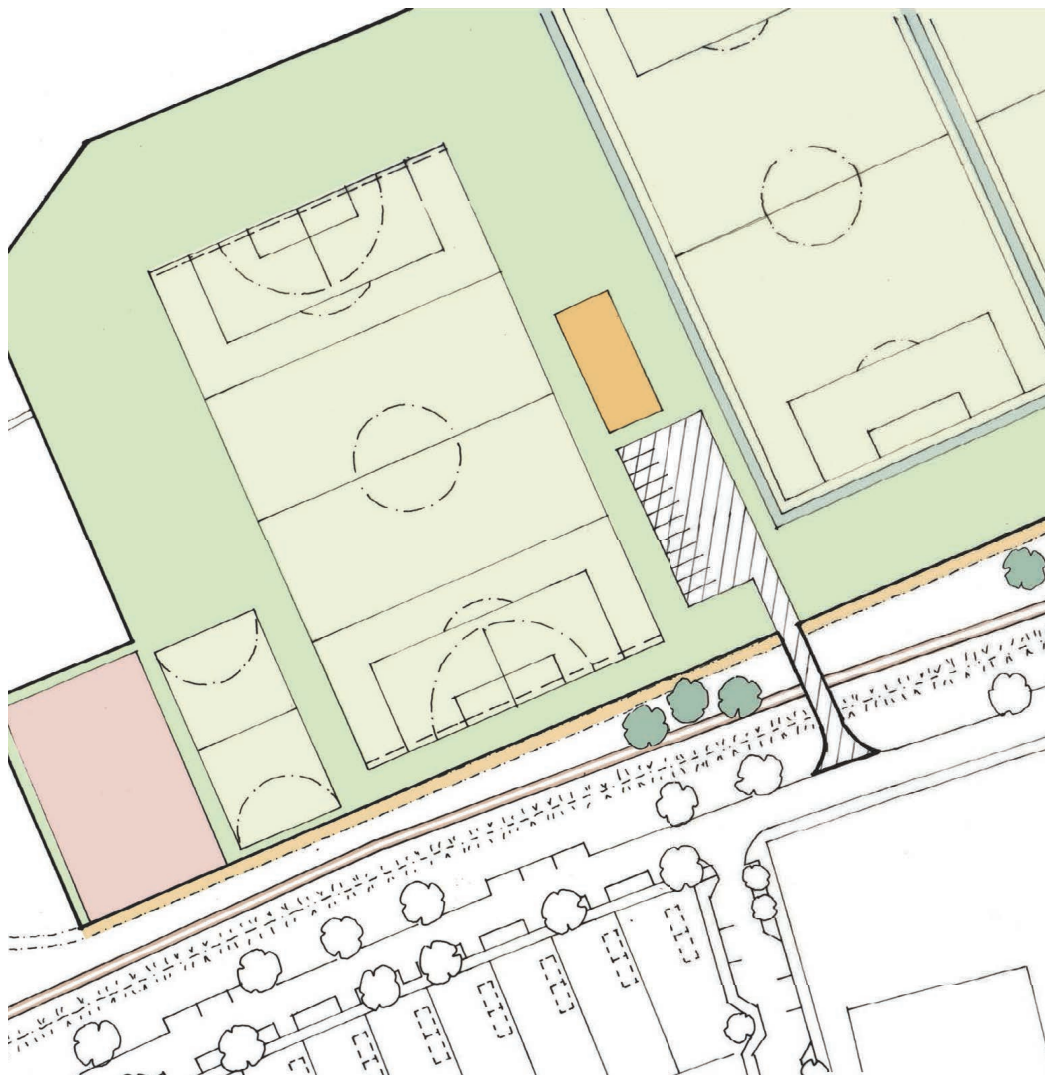


ABOVE Low-tech concrete detailing at the Merrion Cricket Pavilion in Dublin offers a robust & understated appearance that conveys a similar quality to that of the military architecture found at Graven Hill.

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 design principles required for delivery of the intended 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 & Cycle Stands

5 Management

- ✓ Sports Pitches Strategy

OFF PLOT (DEVELOPER)

To be as visually unobtrusive as possible (e.g. use of natural material & minimal widths).

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.

Simple design of a natural finish. Cycle stands to be provided (quantity TBC).

Management of the grounds will be undertaken by Cherwell District Council.

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.

*For any enquiries relating to this Code or
the self-build process, please get in touch on...*

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or visit our website: www.gravenhill.org.uk

