

## Swale Parks

*Linear wetland habitats  
forming 'green corridors'  
between housing.*

● RURAL ● LOW DESIGN FREEDOM





**ABOVE**  
Location of  
Swale Parks.  
Dashed box  
shows extent of  
plan on page 38

## Overview

### LOCATION

The Swale Parks are, in essence, long wetland corridors that radiate around the central wooded hill, assist in drainage of the development, act as habitat corridors & providing traffic-free buffers between discrete areas of developments

### CHARACTER

The network of swales and attenuation ponds provide a defining characteristic of many public spaces and thoroughfares within the Graven Hill development. Within these spaces the landscape design consciously reflects natural processes that occur within water movement and vegetation types. This not only assists in the delivery of a valuable habitat resource, but also contrasts with the more structured vernacular and planning of the adjacent built development.

The management approach to these spaces will be similarly flexible. This will include ensuring the swales & attenuation ponds function as drainage features, but also that public amenity & habitats are protected. Cherwell District Council will be responsible for the on-going management of these spaces.

### DESIGN FREEDOM

As strategic amenity, the Swale Parks do not currently offer opportunities for community design. The potential for later involvement with the on-going management, use & evolution of these spaces is to be explored



## Case Studies



### LEFT

The Edge, Harlow:  
<http://goo.gl/o6Ezxa>

### RIGHT

Location unknown:  
<http://goo.gl/Z2dEuk>



**ABOVE** The Swale Parks are a key component of the proposed play space provision for the site. Alongside more enclosed areas containing natural play equipment, these wetland landscapes offer numerous opportunity for informal & creative play e.g. fishing adventures, stepping stones etc.

**LEFT** The linear wetland parks at Newhall, Harlow demonstrate a variety of desired features including marginal planting, swales & a wild, informal character. Single-aspect, unlit streets face into these central landscaped zones offering natural surveillance for recreational activities.



# Principles

Essential design principles required for delivery of the intended character

ABOVE

Indicative plan showing a typical area of the Swale Parks  
N.B. variations will exist elsewhere

1 Hard Landscaping

- Footpaths
- Shared Cycle/ Pedestrian Paths
- Bridge Crossings

2 Soft Landscaping

- Marginal
- Longer Grass
- Shrubs
- Trees
- Water Bodies
- Play Area

3 Lighting

- Any

4 Furniture

- Benches, Bins

5 Management

- Habitat Corridor & Play Space Strategy

OFF PLOT (DEVELOPER)

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

To be as visually unobtrusive as possible (as above)

Simple design of a natural finish throughout (e.g. weathered timber). Elevated to minimise impact to habitats below. To be as discrete as possible with handrails only where necessary..

Informal design of predominantly native species

To contain wildflower species

Informal arrangement of native species

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

Swale as part of sustainable urban drainage (SUDS) strategy.

Naturalistic design incorporating proposed swale, elements of water & sand, stepping stones, bridges & other playful elements to interact with the water, encouraging creative play.

Not applicable. Rural Lanes are to remain unlit.

Modest design. To be a weathered timber finish.

Management to be undertaken by Cherwell District Council.  
Selective use of natural regeneration from existing seedbank to assist with habitat creation

Watering, weed control & general management of new tree, shrub & herbaceous planting during establishment period & beyond

Maintaining and repairing path surfaces, edges, & boundary fencing/gates

General pruning to ensure highway safety & encourage natural surveillance.

General presumption in favour of dead wood retention (subject to safety inspections)

Reporting and repairing incidents of vandalism or incidental damage & immediately restricting access to defective play equipment

Regular safety check of all play equipment & associated features.

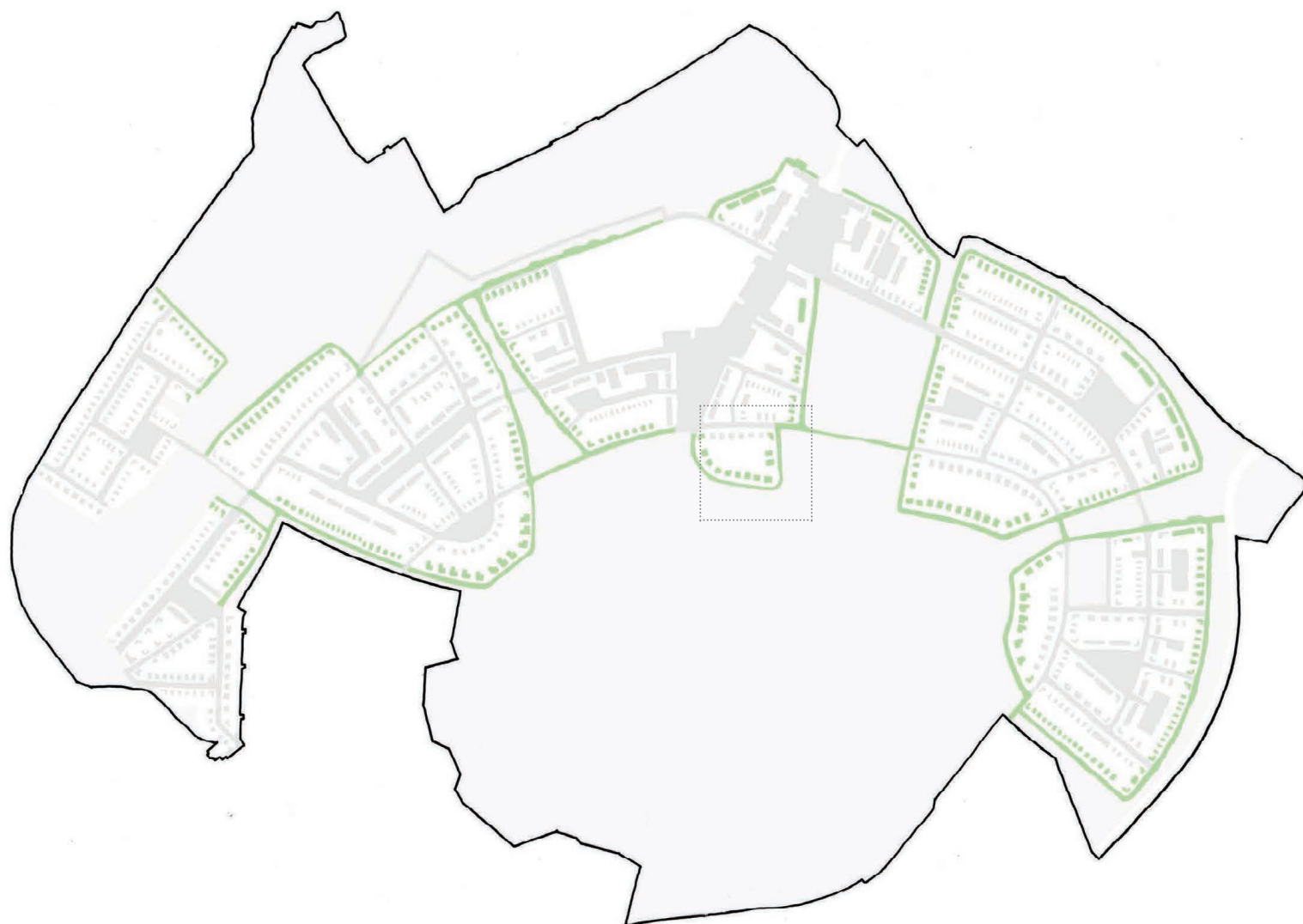


## *Rural Lanes*

*Single aspect streets that  
face onto the landscape*

● RURAL ● LOW DESIGN FREEDOM



**ABOVE**

Location of Rural Lanes. Box shows extent of plan on page 42

## Overview

### LOCATION

The Rural Lanes are situated along the outermost edges of the developed areas.

### CHARACTER

Unlike the more centrally located zones, these 'off-the-beaten path' areas are to adopt a more rural tone that seemingly 'blends' into the landscape. This will be achieved through the use of planted boundaries (as opposed to walls/fences), vernacular material palettes, undulating building frontages & a simplified streetscape of a single, shared macadam surface bordered by wildflowers & grass verges. Buildings on the upper levels of the hillside will have a reduced height allowance.

Freeholders/leaseholder will be responsible for the management of buildings & plots, Oxfordshire Country Council for that of the shared surface zones.

### DESIGN FREEDOM

Due to the application of material palettes & specific boundary treatments, the Rural Lanes are more controlled than other site components. This higher level of control ensures that the 'fringes' of the development sit comfortably in their setting & do not impact negatively on surrounding views.

Despite the need for more control, design freedom is still afforded to several aspects, most notably the style & shape of buildings which are left entirely to the discretion of plot purchasers.



## Case Studies



**ABOVE**  
<http://goo.gl/0R4uta>

**RIGHT MIDDLE**  
<http://goo.gl/9589TY>

**RIGHT BOTTOM**  
<http://goo.gl/CokPbQ>



**ABOVE** Existing 'rural lane' at Graven Hill showing the proposed, simplistic highway design of a single, shared macadam surface with grass verges either side.

Also notable is the weathered timber fence that sits discretely in the landscape & the meadows beyond which are to be retained.

**LEFT** Example of a single aspect 'rural lane' at Wardington, Oxfordshire. This image shows a variety of proposed features including 'hotch potch' building forms held together through the use of a vernacular material palette & undefined boundaries that 'bleed' into the surroundings.



**RIGHT TOP** Beech hedgerows with intermittent timber access gates as proposed for plot boundaries to soften the transition between public and private space.



**RIGHT BOTTOM** Dogwood hedgerows as alternative plot boundary treatment.



# Principles

Essential design principles required for delivery of the intended character

**ABOVE**  
Indicative plan showing a typical area of the Rural Lanes  
N.B. variations will exist elsewhere

**1 Hard Landscaping**

Shared Surfaces

**2 Soft Landscaping**

Verges  
Meadows & Woods

**3 Lighting**

Any

**4 Furniture**

Benches, Bins

**5 Management**

Streetscape Strategy

**6 Baseline**

Rogue Plots  
Build Zone

Max. Building Height (m)  
Boundary Heights

Vehicular Access

Vehicular & Cycle Parking

Waste Management

**7 Enhanced**

Specific Boundary Treatments  
Material Palettes  
Min. Building Height (m)  
Position of Main Facade

**OFF PLOT (DEVELOPER)**

4.8m med/light grey macadam with rolled aggregate. Flush kerbs to all plot boundaries to demarcate edge of highway. 'Hidden' kerbs to verges.

To be 1.2m with intermittent driveway crossings. To be naturalistic & overgrown with wildflowers.

N.B. Not part of Rural Lanes component but shown here for indicative purposes.

Not applicable. Rural Lanes are to remain unlit.

Modest design. To be a natural timber finish.

Oxfordshire County Council will be responsible for the management of all elements within the shared surface zones including; bi-annual cutting of selected grass areas with regular cutting elsewhere; watering, weed control & general management of trees, woody & herbaceous planting; reporting & repairing incidents of vandalism or incidental damage.

**ON PLOT (CUSTOMER)**

Only 'baseline' principles apply to these plots

Portion of plot that may be developed. n.b. all facades facing onto the public realm must contain windows.

Total building height (including roof) must not exceed values shown on plan.

Any material/colour permitted. Front boundaries to be max. 1.1m high. Side/rear boundaries to public areas to be max. 1.5m high with 0.3m trellis over. Side/rear boundaries to private areas to be max. 1.8m high.

Driveways must be located as shown on plan.

Number of vehicle bays shown on plan must be provided. Layout of bays to discretion of plot purchaser. Each plot must provide a min. of 2 secure cycle spaces..

Bins should not be visible from the street & are to be kept in bin stores or within rear gardens.

Front boundaries to be max. 1.1m high Dogwood hedgerows. Any variety permissible.

See material options overleaf.

Not applicable. A 'hotch potch' variety of building forms is here desirable.

Not applicable.



## *Facades*



### **LIMESTONE**

White/blueish grey to match local pale oolitic limestone.



0505 Y20R



0505 Y30R



### **BRICK OPTION 1**

Deep red/orange to match traditional local brick type



1005 Y20R



1010 Y30R



1010 Y20R



### **BRICK OPTION 2**

Deep pink/orange with kiln marks to match bricks of military buildings



1510 Y20R



2010 Y20R



### **BRICK OPTION 3**

White painted brick of any type



3000N



### **TIMBER**

Any type permissible

### **RENDER OPTIONS**

Choice of 8 NCS colours as shown above to match tones found within local limestone.

## *Roofs*



### **SLATES**

Natural or dark grey fibre-cement slates



### **TILES**

Any variety of red plain clay tile



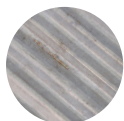
### **STANDING SEAM**

Medium/dark grey standing seam metal roofing



### **FLAT ROOF OPTIONS**

Felt, EPDM or Fibreglass



### **CORRUGATED METAL**

Natural/galvanised

# *Material Palette*



The proposed palette for plots within the Rural Lanes has been informed by the architecture found along local village lanes & the existing military features within the immediate site context.

Please note, samples may need to be submitted to the Graven Hill Development Company for approval.



### **ABOVE**

Photo of local eco-house at

### **LEFT**

Photo of Signal Box at Graven Hill

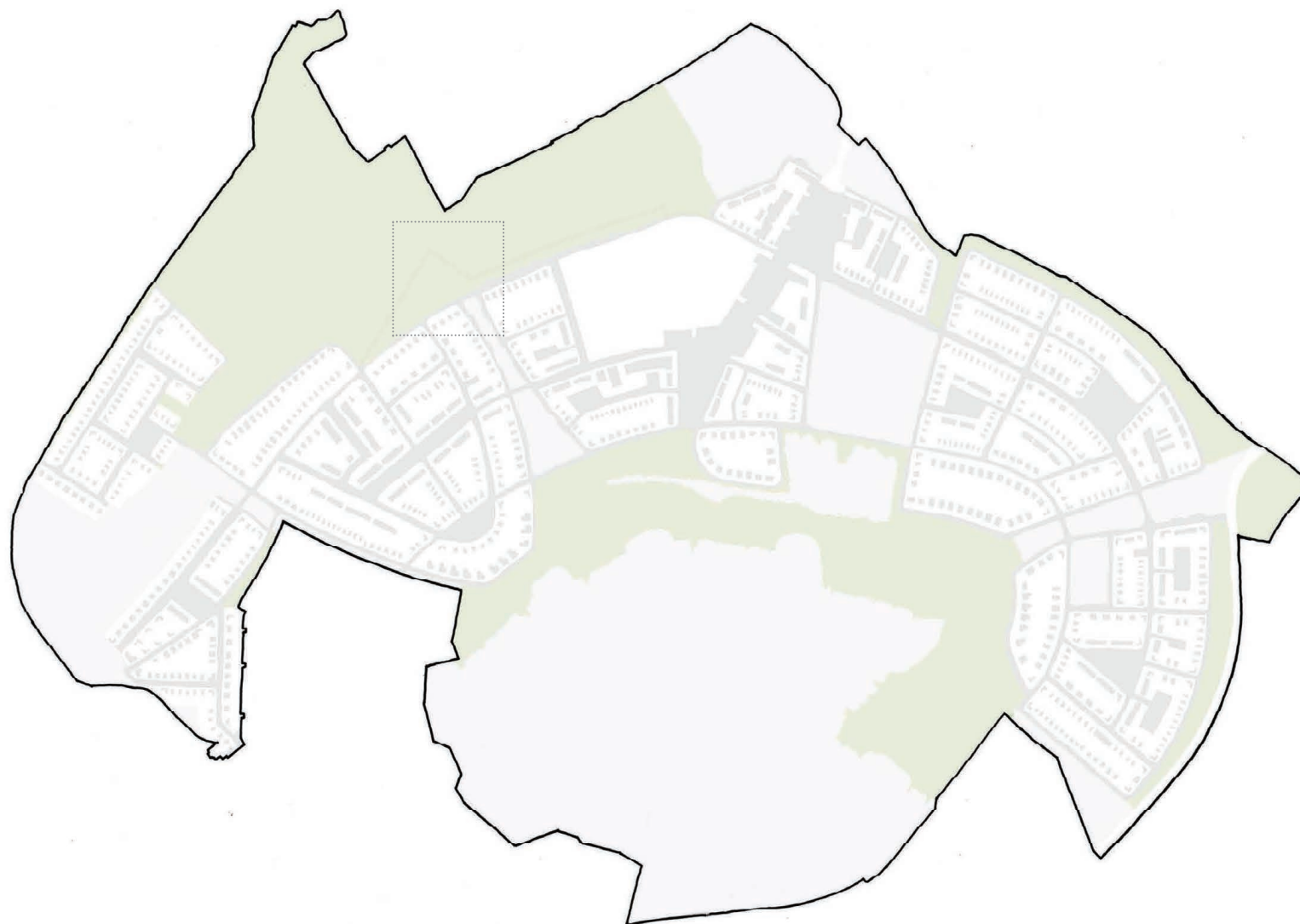
## Meadows

*Field habitats of long, tufty grasses & wildflowers.*

● RURAL ● LOW DESIGN FREEDOM







**ABOVE**  
Location of  
Meadows.  
Dashed box  
shows extent of  
plan on page 47.

## Overview

### LOCATION

The meadows consist of existing pastoral farmland situated on the upper slopes of the central hillside & predominantly flat fields to the north-west & eastern boundaries of the site.

### CHARACTER & MANAGEMENT

The meadow spaces within the Graven Hill development provide an important rural backdrop to built development & reflect the agricultural heritage of the site. The meadows will be protected & will provide an ongoing habitat & amenity resource. Cherwell District Council will manage this resource using traditional techniques that preserve the essential character of these spaces including grazing & seasonal cutting.

It is proposed that the peppering of existing military features dispersed throughout the meadows be left 'in-situ' wherever possible. These 'surprises in the landscape' help root the development to its historic context & add interest to recreational routes. Any existing variations in local topography (e.g. grass covered artificial mounds) are also to be retained as unique focal points.

### DESIGN FREEDOM

As strategic amenity, the Meadows do not at this stage offer opportunities for community design. The potential for later involvement with the on-going management, use & evolution of these spaces is to be explored

## Case Studies



**FAR LEFT**  
East Lothian, Scotland:  
<http://goo.gl/9ukksT>

**LEFT**  
RAF Bicester Heritage,  
Caversfield, Bicester

**BELOW TOP**  
Rivacre Country Park,  
Cheshire:  
<http://goo.gl/y08bp6>

**BELOW**  
Grazed meadow,  
Buckingham:  
<http://goo.gl/3a7BHt>

**LEFT** Photo of an interesting topographical feature at Graven Hill, in this case a grass covered artificial mound. The quality of the unique landscape created by such features is to be preserved.

**ABOVE** A sunken air raid shelter left 'in-situ' at Bicester Heritage creates a natural gathering point for picnics, an instinctive viewing platform for events & a shady spot that offers some welcomed relief on hot summer days.



**ABOVE** Livestock grazing offers a traditional management solution to preserve character.

**LEFT** Example of modest furniture treatment desired.





# Principles

*Essential design principles required for delivery of the intended character*

**ABOVE**

Indicative plan showing a typical area of the Meadows n.b. variations will exist elsewhere

**1 Hard Landscaping**

- Footpaths
- Shared Cycle/ Pedestrian Paths
- Retained Military Feature
- Elevated Walkway

**2 Soft Landscaping**

- Longer Grass
- Shrubs
- Trees
- Ditch

**3 Lighting**

- ✗ Any

**4 Furniture**

- ✓ Benches, Bins

**5 Management**

- ✓ Meadow Areas & Amenity Areas Strategy

**OFF PLOT (DEVELOPER)**

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

To be as visually unobtrusive as possible (as above).

Where existing military buildings fall within these areas they are to be retained & converted for community use wherever possible. The plan opposite depicts an existing Emergency Water Supply (EWS) pond structure to potentially be 'reinvented' & incorporated into designs proposal as an interesting features along recreational routes.

N.B. This feature forms part of the Circular Railway and not the Meadows component. This feature contributes to the design intention to incorporate 'reinvented' military features & so is annotated for indicative purposes.

To contain wildflower species.

Informal design of predominantly native species

Informal arrangement..

Varying profiles as part of SUDS.

Not applicable. Meadows are to remain unlit.

Modest design. To be a weathered timber finish.

Management to be undertaken by Cherwell District Council.

Report & undertake repair & replacement of trees, planted areas & grass once cause of loss/damage has been established

Watering, weed control & general management of trees, woody & herbaceous planting during establishment period & beyond.

Livestock grazing to assist with management of meadow areas adjacent to Graven Hill Wood (with phased access). Check and maintain livestock fencing & access points to all grazed meadow areas

Bi-annual cutting of grass within remaining meadow with regular cutting of informal path links

Removal of arisings to maintain nutrient-poor soils & encourage species diversity Removal of undesirable woody & herbaceous species from sward

Collection & removal of litter & other foreign materials

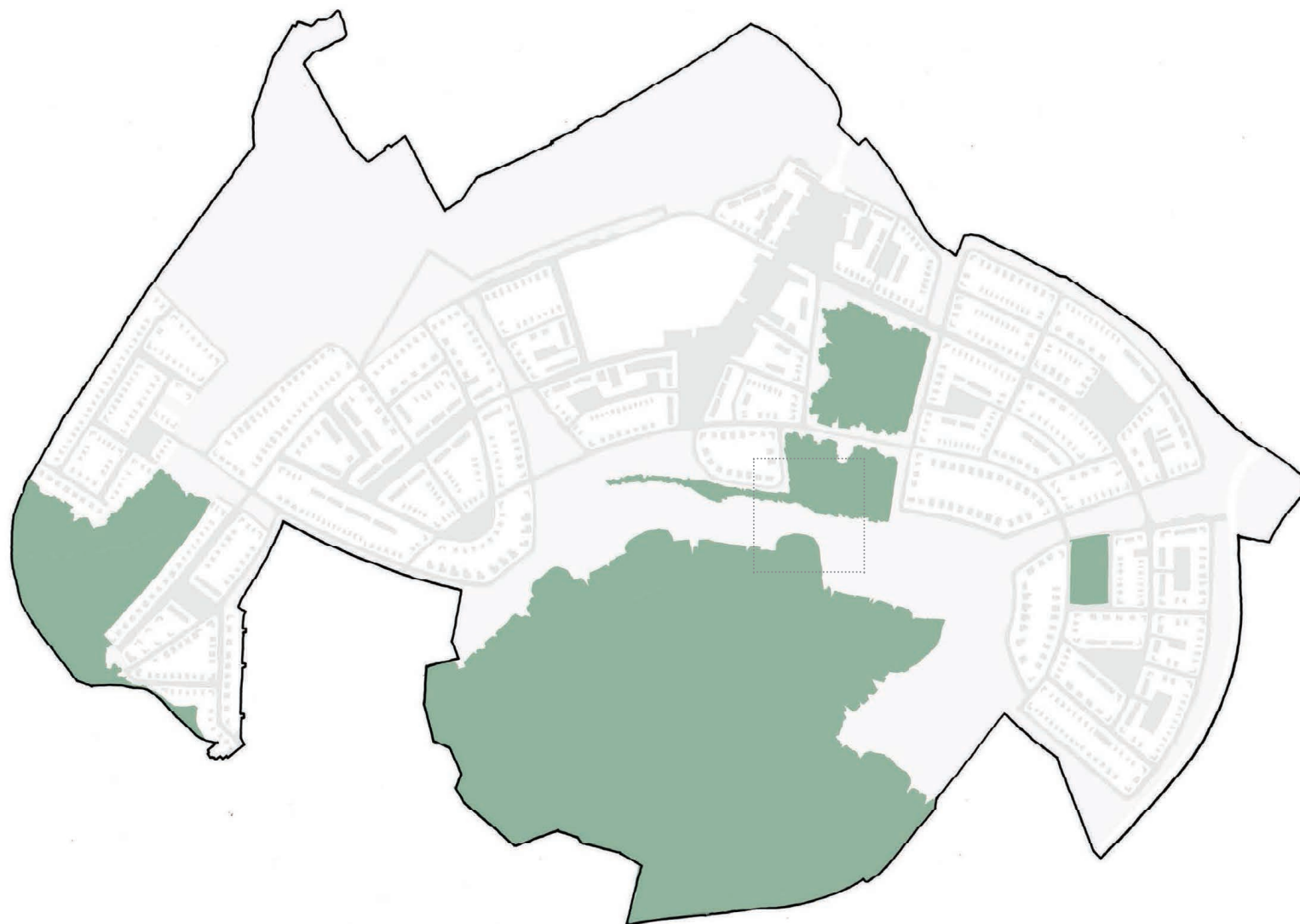
## Woods

*Managed, tree-covered habitats.*

● RURAL ● LOW DESIGN FREEDOM





**ABOVE**

Location of the Woods. Box shows extent of plan on page 51

## Overview

### LOCATION

The strategic location of new areas of woodland has been informed by the location of existing woodland areas & where the opportunity to fulfil additional functions can be best delivered. This has included the creation of new habitat corridors, woodland within amenity spaces and productive trees located near areas of food production.

### CHARACTER & MANAGEMENT

Woodland areas within Graven Hill reinforce the defining rural & otherwise natural backdrop to the built development. They play a strong role in reinforcing the identity of the Graven Hill development & its defining 'sense of place'.

The untouched & naturalistic appearance of the existing woodlands is to be both protected & enhanced through the adoption of a 'low intervention' approach throughout, with reliance upon natural processes. Cherwell District Council will manage these areas using traditional techniques that are sympathetic to woodland ecology & the use of existing pathways wherever possible, rather than the introduction of new routes.

### DESIGN FREEDOM

As strategic amenity, the Meadows do not at this stage offer opportunities for community design. The potential for later involvement with the on-going management, use & evolution of these spaces is to be explored



## Case Studies



**LEFT**  
Nidderdale Greenway:  
<http://goo.gl/v7jvYN>

**RIGHT**  
Pocket of woodland at  
Graven Hill, Bicester.

**BELOW RIGHT**  
Cofton campsite,  
Dawlish, Devon:  
<http://goo.gl/lhO2Qo>



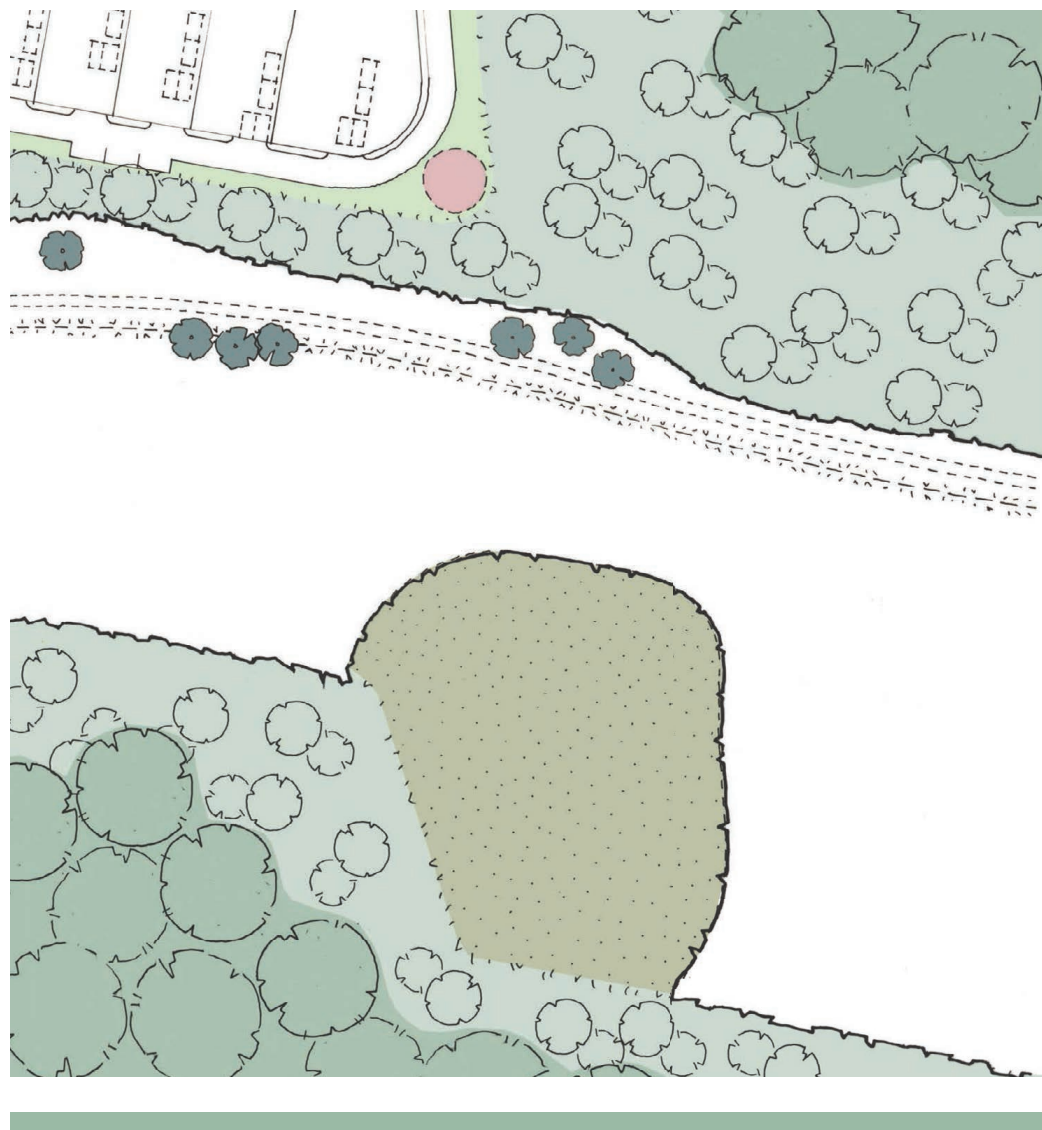
**ABOVE** Photo depicts an existing lowland pocket of woodland at Graven Hill with grassy ground cover. The untouched & naturalistic appearance of these woodlands is to be retained.



**LEFT** The playground at a campsite in Devon exemplifies the desired approach to playground equipment within the identified wooded provision. This includes the use of tree stumps, log frames, tyre swings & bark mulche ground covers.

**FAR LEFT** A wooded stretch of a former rail line at Nidderdale Greenway has been sensitively upgraded to form a well-used, meandering recreation route





## Principles

*Essential off plot principles for delivery of desired character*

### ABOVE

Indicative plan showing a typical area of the Woods

n.b. variations will exist elsewhere

### 1 Hard Landscaping

- ✓ Footpaths
- ✓ Shared Cycle/ Pedestrian Paths

### 2 Soft Landscaping

- Existing Trees
- Existing Vegetation
- New Trees
- Regenerating Woodland
- Play Areas

### 3 Lighting

- ✗ Any

### 4 Furniture

- ✓ Benches, Bins

### 5 Management

- ✓ Deciduous Woodland, Coniferous Woodland & Play Areas Strategy

### OFF PLOT (DEVELOPER)

To be as visually unobtrusive as possible (e.g. use of natural material, minimal widths & meandering layouts). Low-key improvements/ maintenance of existing access track(s)

To be as visually unobtrusive as possible (as above). Low-key improvements/maintenance of existing access track(s)

To be retained.

To be retained

Informal arrangement

New swathes of woodland to replace areas elsewhere.

To be of a naturalistic design, integrated into existing woodland. Natural play is to be encouraged through the use of logs & stumps, climbing structures, swings and other play equipment.

Not applicable. Woods are to remain unlit.

Simple design of a natural, timber finish.

To be undertaken by Cherwell District Council.

Watering, weed control & general management of trees, woody & herbaceous planting during establishment period & beyond.

Selective thinning out of undesirable species, allow greater diversity of ground flora & encourage age diversity within the canopy

Phased coppice management of under-storey areas

Removal of undesirable tree/plant species including those impeding normal operation of paths & play spaces

Presumption in favour of dead wood retention (subject to safety inspections)

Use of natural regeneration from existing woodland seedbank & rootstocks within areas of minimal-intervention

Undertake replacement of trees once cause of loss/damage has been established

Safety inspection of seating & informal areas of play. Reporting and repairing incidents of vandalism or incidental damage & immediately restricting access to defective play equipment.

Maintaining and repairing path surfaces, edges & boundary fencing/gates