

AMENITY STRATEGY

Much of the amenity in the proposed scheme is based on providing high quality environments integrated within the mature vegetative framework. There are areas with specific purposes, but many are multi-functional with multi-generational use.

In reviewing the landscape policy (dwg. L101), there isn't a need at this location for large scale recreational facilities or a regional park. Amenity shall be estate-oriented with an emphasis on enhancing biodiversity. The various components are described below:

1] STREAMSDIE AMENITY PATH

At 420m in length, this path follows the stream at the western boundary, meandering in response to the mature tree line along the stream. 1/3 of the path is level, 2/3 of it is at a 1:20 gradient. One can reach the top of the site down to the retail centre without crossing a road. Once on the path, there are no steps. It is a peaceful portion of the site and is anticipated to be used by walkers and joggers, retail, creche and village centre access, and children on bikes accessing other amenity.



Sketch of streamside amenity path as it meets the central hedgerow, utilising existing farm gates for through access.

2] CENTRAL AMENITY GREEN

At 1700 sq.m. this is a large lawn on gently sloping ground (1:40) overlooking the central biodiversity corridor. It is a space to kick a ball around, take a picnic, organise a gathering or sit and watch wildlife. Comfortable for singles or groups. With no immediate trees to the south, it is a sun trap with a safe atmosphere about it.

3] CHILDREN'S SWINGS AND PICNIC AREA

This is a family oriented zone with views back to the central green and biodiversity corridor. The two are linked by a footbridge. The space contains 3 types of swings - toddlers, primary school and a teenage nest swing. They are flanked by two picnic areas as informal seating for minding kids, a meal in the sun or a birthday party. Both areas are easily accessed and overlooked by the apartments to the south.



Masterplan extract showing the location of amenity items 1-6.

4] WET WILLOW WOODLAND WALK

As part of the eastern amenity path, a portion of the Willow woodland is being retained. As an interesting, yet typically inaccessible habitat, a 50m long elevated boardwalk will bring users through the dense wood.

5] EAST WOODLAND NATURAL PLAY AREA

Rising above the Willow is a dry Sycamore wood that will be partially removed and replanted as a native deciduous woodland with flowering understorey. A pocket in this wood will include a maintained area of designed logs and boulders for imaginative play. It is robust and flexible, overlooked by the entry houses and bus stop.



Concept of 'Natural Play' within a woodland meadow pocket.

6] APARTMENT COURTYARD AMENITY

Multi-function courtyards that provide visual inspiration. They include a small play area for toddlers, multiple seating areas for residents of all ages, biodiverse planting to activate wildlife, bbqs, vegetable plots and practical uses like bin and bicycle storage. Spatially designed to minimise fire tender space + maximise amenity.



Example of apt. courtyard where there is space for play, relaxation and work, with spaces created by layering of hardscape and planting.

7] QUADRANGLE TERRACED AMENITY

Incorporated into a square with a 6m gradient change is a terraced amenity with active, cultural uses that give the space identity. On the upper terrace, a 300 sq.m. level grass area is safely offset from the road. At mid-terrace a public orchard in wildflower meadow is accessible for public consumption. The upper and lower levels are linked by a tidy system of steps and seating areas with pollinator beds at terrace areas.



Quadrangle components include a public orchard and grass terraces.

8] HILLTOP AMENITY

At the upper end of the development where existing tree coverage is minimal, a 200 sq.m. biodiversity garden is introduced, configured to create pockets for social leisure. This is linked to a 100 sq.m. children's play area that includes a climbing structure.

9] EASTERN PARKLAND

Linking the quadrangle and upper residential areas with the existing local road is a 2500 sq.m. parkland integrated with the existing field drain. The mature trees along the drain are retained, creating an established setting. The sloping ground is laid to grass and accentuated with large canopy trees like Oak, Lime and Beech that will add a green layer to the Tower landscape in long range external views. The path through the parkland is part of the amenity linkage, forming a pedestrian loop system in excess of 1.2km.