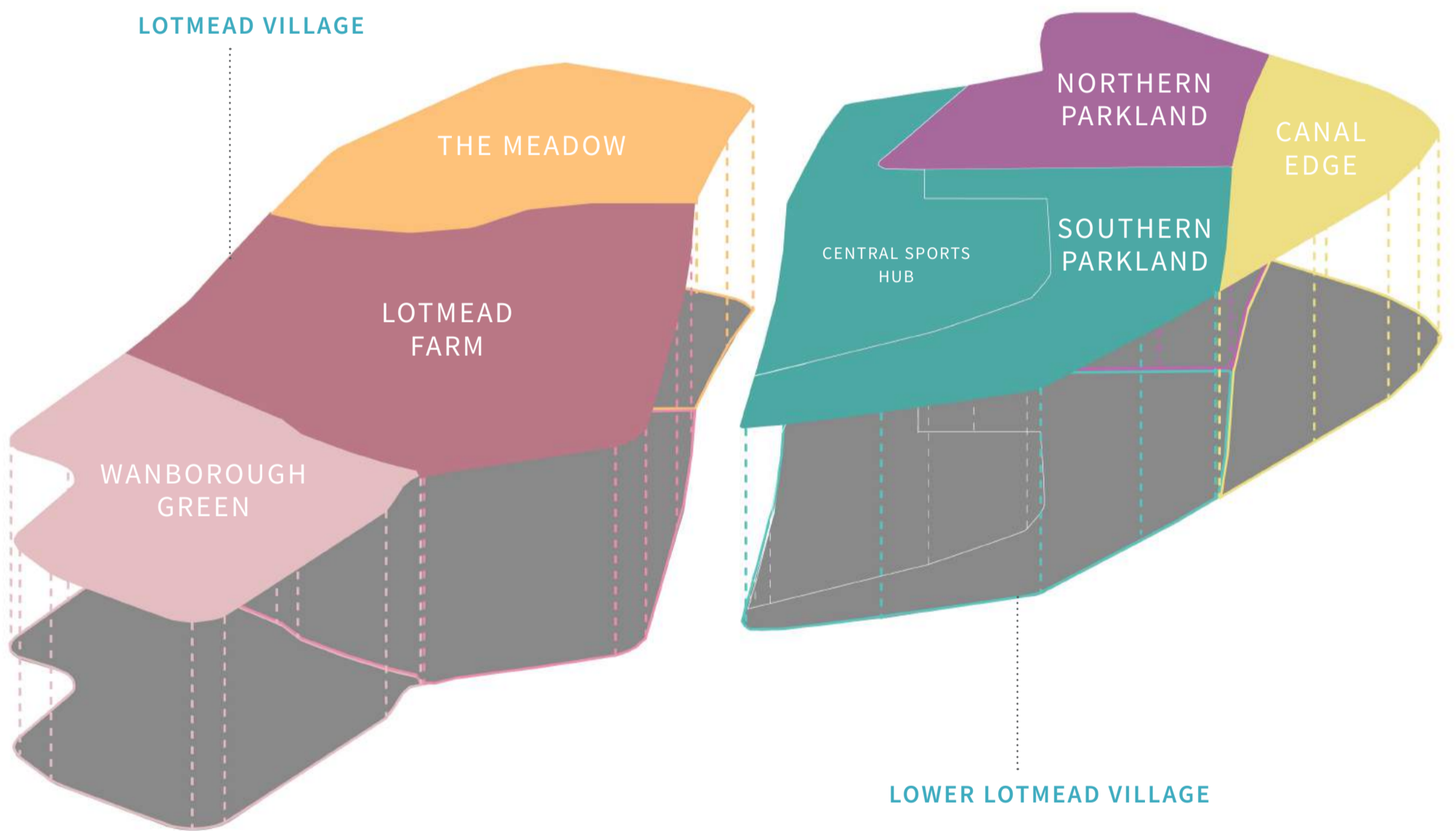


5.0

THE NEIGHBOURHOODS

5.1 Defining the Neighbourhoods



LOTMEAD VILLAGE

Wanborough Green



Lotmead Farm



The Meadow



Lotmead village is focused around the key elements of:

- The Village Centre (Lotmead Farm);
- The Common (Wanborough Green);
- A Village Green (Wanborough Green);
- The Rural Avenue;
- The Scheduled Monument (SM); and
- Linear Country Parks, which knits the village into the landscape.

Given the existing rural fabric, Lotmead Village takes its design cues from local rural precedents.

LOWER LOTMEAD VILLAGE

Northern Parkland



Southern Parkland



Eastern Canal Edge



The overall character of Lotmead is defined by an increased residential density moving towards the Village Centre. The key elements of the village include:

- The Central Sports Hub - an area for community sports facilities including adult football pitches, Cricket Pitch, Sports Pavilion, informal paths and trails, play facilities and recreation. The scale of the buildings increase around the Central Sports Hub;
- Strong Green Corridors which are focused on connecting the village to the open countryside aspect to the east – particularly as the strong hedgerow boundary limits visual connectivity to the Central Park.
- The Village Street - forms the primary vehicular link which links the neighbourhoods, incorporating formally arranged street trees, SUDS, private access drives (housing will front or side on to the road providing overlooking), cycle and pedestrian footpaths. The street is broken up with squares and areas for pedestrian crossing.

5.2 Lotmead Village - Wanborough Green

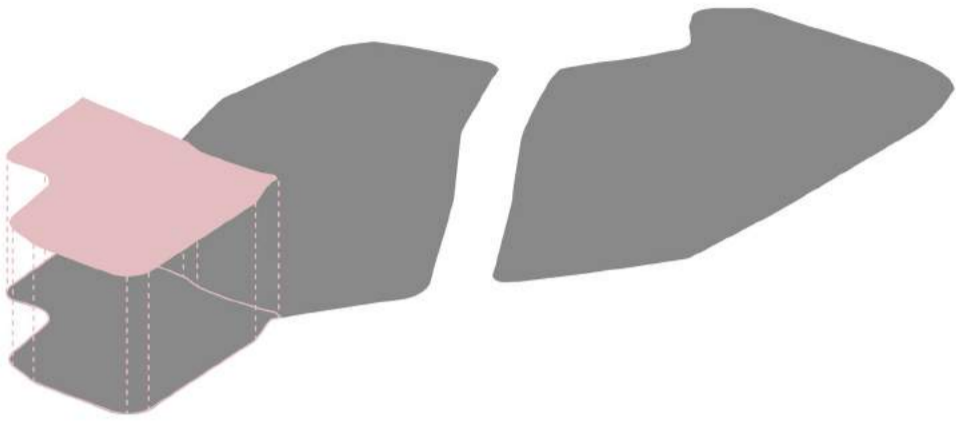


FIGURE 5.8 ILLUSTRATIVE PLAN OF WANBOROUGH GREEN CHARACTER AREA

The Wanborough Green Neighbourhood forms the interface with the SM and Wanborough Road. The character is formed around the Rural Avenue and approach to The Common, The Village Green and the Village Centre. The main residential neighbourhood is focused around a series of greens and courtyards, and provide a rural edge with the SM. The main hedgerows are integrated into a series of village lanes.

The intention is to deliver a first phase high quality neighbourhood, setting a precedent for design quality as part of a wider comprehensive masterplan for the New Eastern Villages.

Community facilities are not proposed as part of the Wanborough Green area of development; however, there are good transport links to facilities in the wider Swindon Area, and access into Covingham. For example, Poplars Nursery is within 5 minutes walking distance, Covingham Park Primary School is a 15 minute walk and Dorcan Academy Secondary School is a 20 minute walk.

The on-site 'Pick your own' is planned to remain, and the farm store would give access to a local shop for residents.

A series of play spaces link the neighbourhood and are located at key pedestrian nodes within the area. These include a LEAP to the southern edge of the development and a NEAP to the northern edge. Although the NEAP is located on the other side of the primary street, pedestrian crossing points will provide safe access to the play area. Play areas will be overlooked by surrounding dwellings and the NEAP will also be overlooked by adjacent future development

The bus route and bus gate will be incorporated within the road hierarchy within this area, running alongside the Village green and Common to provide connection from Wanborough Road to the local Centre and primary school.

NEIGHBOURHOOD PRECEDENTS



EXAMPLE OF INCORPORATING SUDS FEATURES INTO THE STREET SCENE



EXAMPLE OF INFORMAL PUBLIC REALM WHICH PRIORITISES PEDESTRIANS



EXAMPLE OF LANES PRESENTING A BALANCED STREETScape

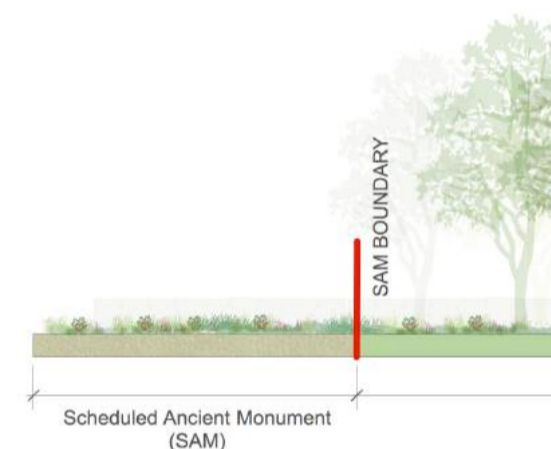


EXAMPLE OF GREEN LANDSCAPE EDGE TO FORM BUFFER TO SM

- A linear rural park and community woodland create an extended green corridor along the development edge.
- Strong linear green links permeate the development and help to soften the built form.
- Adjacent dwellings provide surveillance and overlooking to the local greens incorporate play and recreation within the residential area of the neighbourhood.
- Village green as a focal point and gathering space for community activities.
- Rural edges provide courtyard / agricultural character - responding to the character of adjacent farmsteads.
- Rural housing typologies overlooking, green lanes and a graduated landscape treatment will be proposed along the development edge to provide an appropriate treatment and green buffer adjacent to the SM.
- Lotmead common provides a buffer between the development and the SM. The common accommodates attenuation, play facilities, and informal recreation.
- Retention of hedgerows and introduction of swales to influence the character of rural lanes throughout the neighbourhood.



A



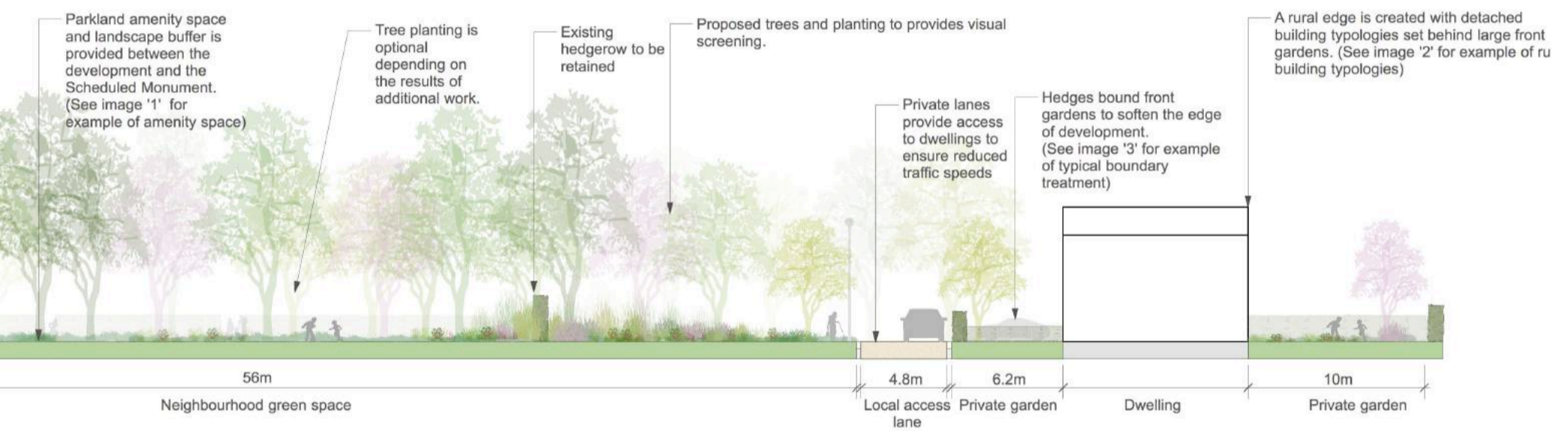
B



FIGURE 5.9 ILLUSTRATIVE SKETCH TO SHOW CHARACTER OF WANBOROUGH GREEN NEIGHBOURHOOD.



A



B

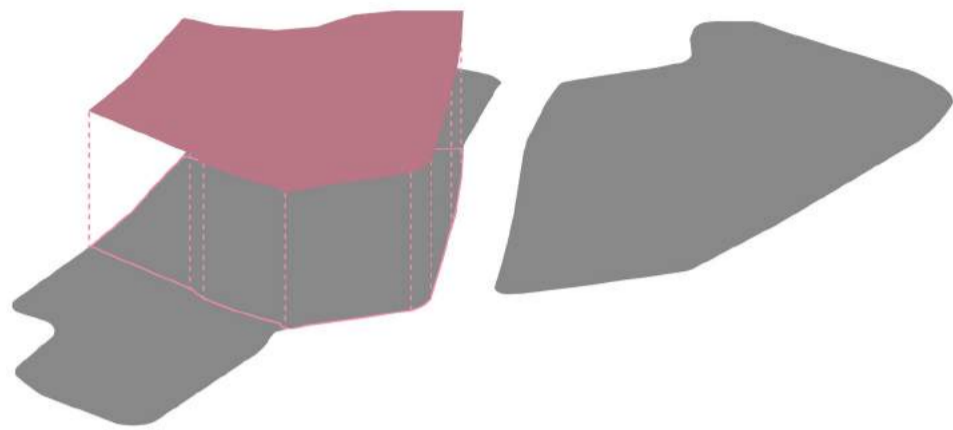
WANBOROUGH ROAD ACCESS

- Shared space residential streets with equal priority to pedestrians, vehicles and cyclists.
- The strong tree line that are located alongside the access to the existing farm buildings will be retained to form a distinctive rural avenue approaching the common and existing buildings. A new road access will be proposed to run alongside the existing access including a bus route providing links to the village centre.
- The access off Wanborough Road will provide vehicle access to the first phase of development, once the first phases of development are complete, this access will be dedicated to bus access only and vehicles will access the site via the Southern Connector Road (SCR)
- The primary route runs along the north eastern edges of the Wanborough Green character area and this will form the Southern Connector Road. The road will sweep through the northern edge of the area and straight lengths of road will be avoided to reduce traffic speeds.
- A central median strip will be located along the eastern section of the road with informal crossing points located at key points to allow safe access to the NEAP and areas beyond, these will reduce traffic speeds and provide integrated traffic calming.
- Dwellings will directly front onto the Primary street (SCR) with street trees either side of the carriageway to create the character of a formal tree lined Avenue.



EXAMPLE OF LANES PRESENTING A BALANCED STREETSCAPE

5.3 Lotmead Village - Lotmead Farm



NEIGHBOURHOOD PRECEDENTS



EXAMPLE OF INCORPORATING PRIMARY SCHOOL WITH A POSITIVE RELATIONSHIP TO THE LANDSCAPE



EXAMPLE OF SHARED SPACE VILLAGE SQUARE



EXAMPLE OF VILLAGE CENTRE USE WITH A RURAL CHARACTER

Lotmead Farm will present a rural character, informed by and sensitive to existing farm buildings and business centre. The presence of existing commercial land use within the area, as well as its adjacency to the primary route make Lotmead Farm the logical location to base the Lotmead Local Centre.

The local centre is expected to contain:

- A1 and A2 uses, including convenience food retail;
- business uses;
- a potential pub / restaurant; and
- community / crèche uses.

The public realm around the centre should be designed to balance the space devoted to different users, in order to create a quality visitor experience. This includes car parking, shoppers, pedestrians, outdoor eating and drinking (and potential market trading); consideration should also be given to disabled users. Moreover, the public realm proposals must be robust, flexible and resilient, and capable of adapting to changing circumstances. Visually, the public realm must read as a composite space when not in use for car parking.

Retaining the right quantum and quality of car parking with the local centre is essential for the overall viability of the proposals, and therefore, in accordance with the National Planning Policy Framework, is integral to the overall design objectives governing the proposals. The integration of parking within well designed public realm should create urban design / pedestrian movement benefits / opportunities without compromising viability, providing that the routes, connections and linkages between the arrival points and the proposed development are high quality and balanced in favour of the pedestrian.

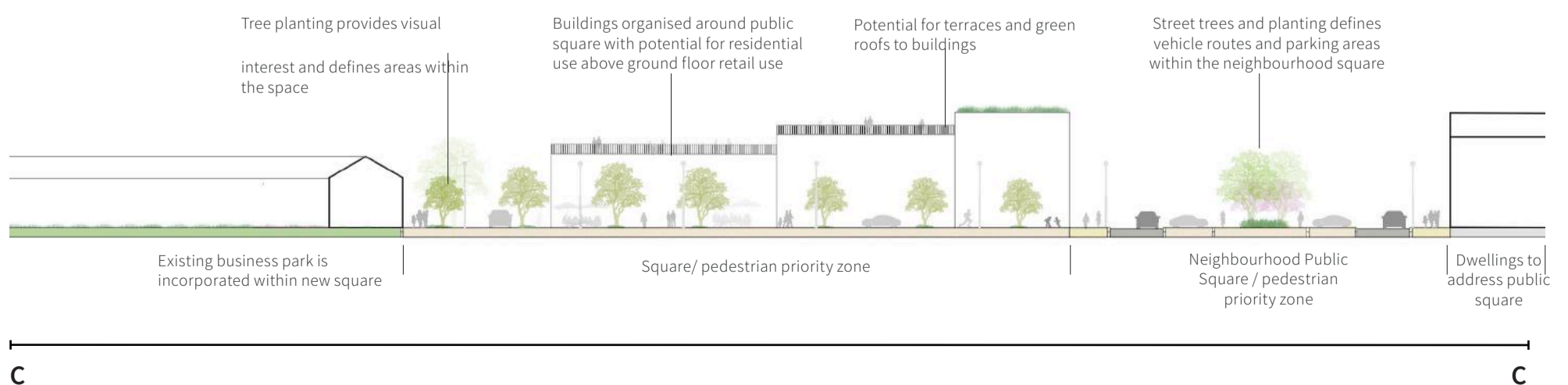


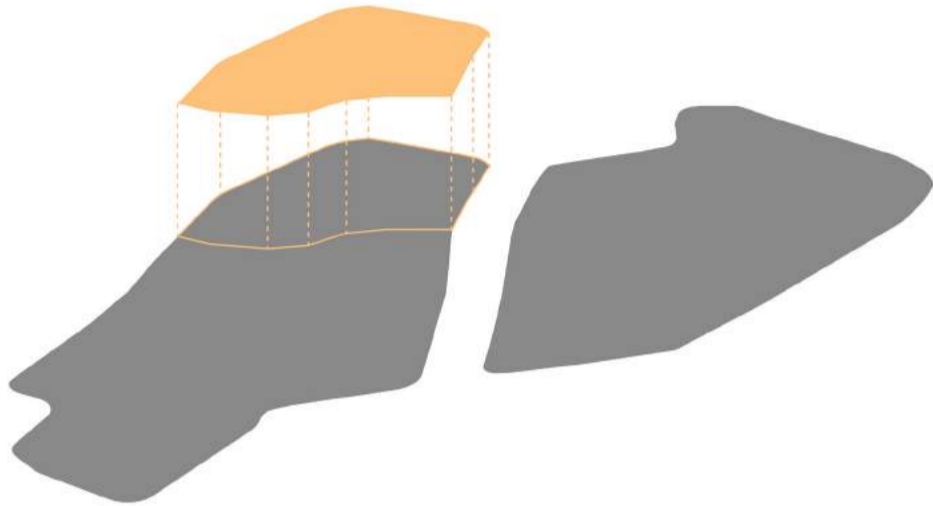


FIGURE 5.10 ILLUSTRATIVE PLAN OF LOTMEAD FARM NEIGHBOURHOOD

NEIGHBOURHOOD DESIGN PRINCIPLES

- Potential to accommodate business centre and parking within village centre;
- A pedestrian priority area provides the interface between the village centre uses, to the north of the village street, and the other mixed use buildings to the south. The space would incorporate parking and linear tree planting and would serve to slow traffic around the centre and maximise quality and safety within the pedestrian environment;
- Residential densities lower moving west through the neighbourhood, creating a sensitive edge along the existing woodland boundary;
- Both density and scale rise moving east through the neighbourhood, creating a taller eastern edge to provide the Central Sports Hub and park with suitable levels of enclosure and overlooking;
- Edge character responds to waterside in accordance with Bishopstone design principles;
- A number of substantial linear green corridors draw planting north to south and east to west from the central biodiversity zone, providing opportunities for ecological migration through the development;
- Housing again becomes more organic to the south and east, opening up views through to the central park, and providing substantial woodland planting along the southern boundary;
- Retention of hedgerows and introduction of swales to influence the character of rural lanes throughout the neighbourhood;
- Rural lanes present a balanced streetscape, providing pedestrians, vehicles and cyclists with equal priority;
- Use of corner-turn buildings addressing two streets or spaces, increasing passive surveillance and sense of ownership;
- Rural edges provide courtyard / agricultural character - responding to local character;
- A key rural feature in the north of this neighbourhood is the informal semi-natural green space, containing 2 existing ponds with habitat value. Potential for managed access and the inclusion of ecological enhancements to be incorporated into the buffer zone of the LEAP to protect and enhance ecological features; and
- The School is conveniently located adjacent to the local village centre, neighbourhood equipped area of play (NEAP) and Local Equipped area of play (LEAP) to provide a hub of activity
- The School is located within walking distance of dwellings to promote a sustainable community.

5.4 Lotmead Village - The Meadow



The Meadow neighbourhood is well defined by the Meadow Parkland along its northern edge, the central recreation hub to the east and the biodiversity zone to the south. As such, it is key that the neighbourhood responds sensitively to its green borders.

The village street, characterised by a linear green park running alongside the carriageway, winds through the neighbourhood providing access to the various plots. The neighbourhood's most prominent feature is the Neighbourhood Green, located at a key nodal point as the Village Street kinks southwards. A large area of children's play is also located along the node, safely guarded by existing hedgerows that permeate the development edge to the north.

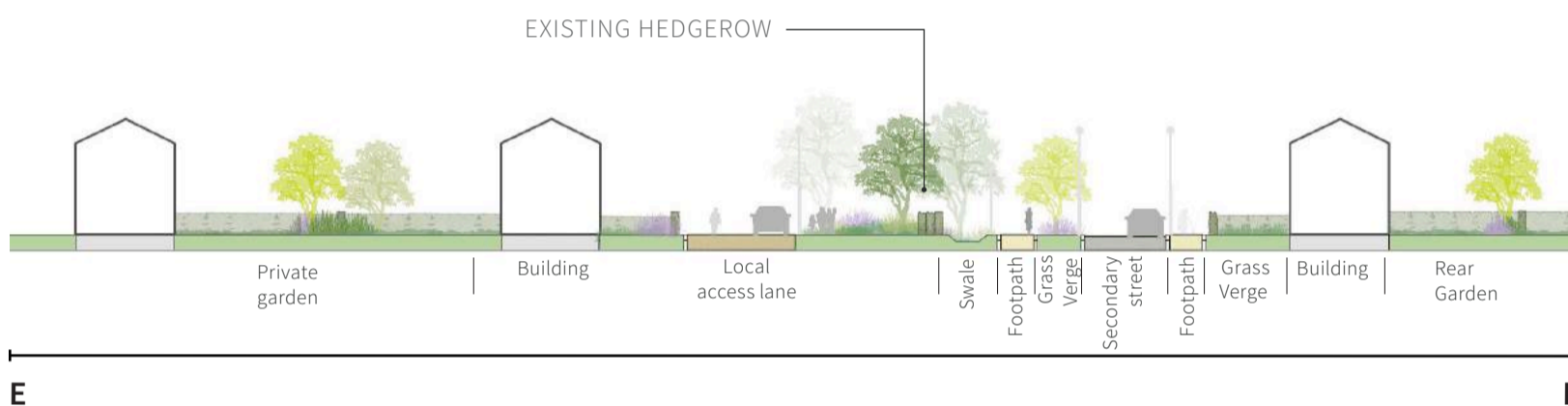
The Neighbourhood Green creates a focus for an increased density and enclosure, whilst housing becomes more organic and informal in layout along green interfaces.



FIGURE 5.11 ILLUSTRATIVE PLAN OF THE MEADOW NEIGHBOURHOOD

- Central neighbourhood green acts as a focus for the neighbourhood and incorporates an existing hedgerow. It also provides a north / south link to Lotmead farm;
- Secondary vehicular route forms a de-engineered village street which connects the neighbourhood;
- Rural parkland is drawn through the Site to link with the neighbourhood green;
- Existing hedgerow incorporated along village lane within substantial grass verge in accordance with local village townscape characteristics;
- Organic backland edge provides a sympathetic interface with adjacent areas of parkland / meadow and biodiversity zone;
- Substantial boundary planting minimises the visual impact of development;

- The housing creates a positive visual relationship with the central green space and draws the green through in doorstep greens and verges;
- Rural Cluster typologies surround landscape edge courtyards to help create a congruous relationship between development and the adjacent meadows;
- Local lanes provide a balanced streetscape, ensuring pedestrians can move freely and safely throughout the neighbourhood;
- A key feature in the south of this neighbourhood is the biodiversity zone, containing 2 existing ponds with habitat value; and
- Existing ponds and proposed recreational lakes help to create a wetland landscape north of the area, establishing a key piece of strategic blue infrastructure to serve the wider NEV development. Pedestrian connections and a new footbridge across the River Cole connect new areas of recreational open space within the site



NEIGHBOURHOOD PRECEDENTS

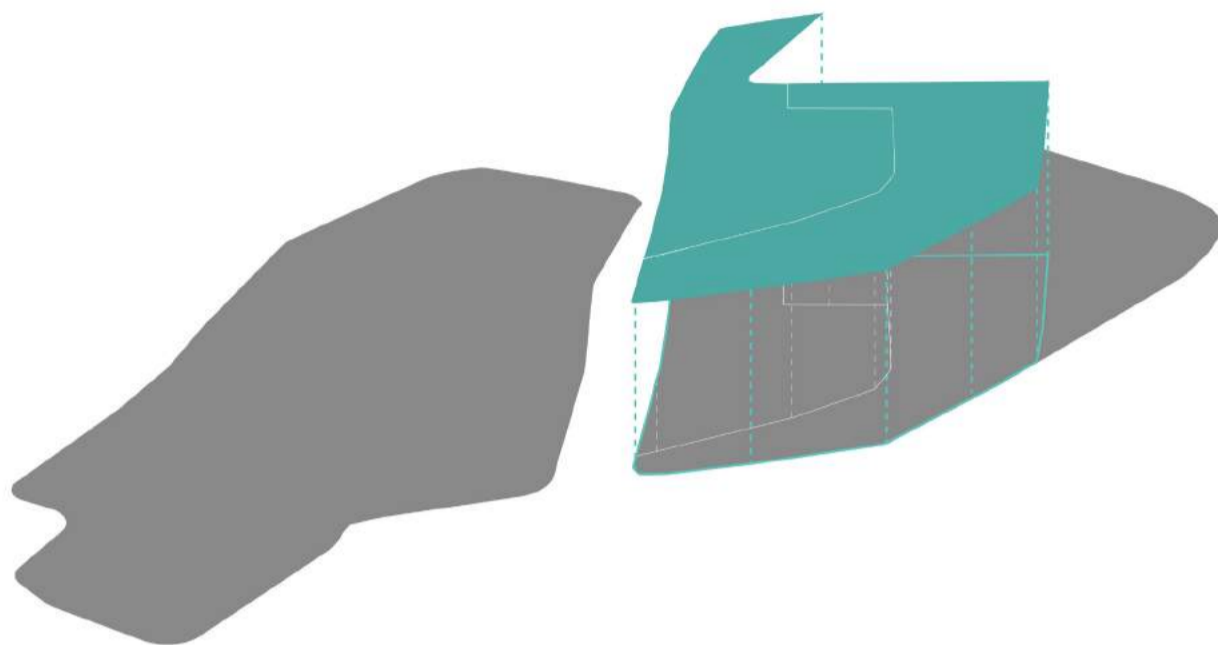


EXAMPLE OF INTEGRATING WETLAND AREAS WITHIN RESIDENTIAL NEIGHBOURHOOD



EXAMPLE OF SUSTAINABLE HOUSING AROUND A COMMUNAL GREEN SPACE

5.5 Lower Lotmead Village - Southern Parkland



The southern parkland acts as the centre of activity for both villages, defined by a range of land uses and the Central Sports Hub. The Sports Hub provides a variety of sporting facilities, including six adult football pitches, a cricket pitch, flexible court space and two children's play facilities. The hub is situated within a parkland setting where the existing landscape is retained and enhanced. The hub provides a green heart to the overall development, and includes informal footpaths and trails integrated into the landscape and will encourage residents to lead an active and healthy lifestyle.

The easternmost local centre, comprising retail, community and residential uses, abuts the Sports Hub. The mix of uses and taller buildings heights of the local centre will ensure consistent passive surveillance over the Sports Hub area. The Primary School provides a further mix of land uses within the neighbourhood. A pedestrian priority zone connects the school with the local centre, ensuring a safe crossing environment as well as creating an area of high quality public space to act as a focal point for the village.

The density and scale of development step up along the primary streetway and adjacent to the local centre, providing the sports hub with greater levels of enclosure. Height and density then gradually lower moving east through the neighbourhood, with more organic and informal block structures located along the eastern park edge. Elsewhere, residential streets generally conform to a grid structure, with central spaces and courtyards located at nodal points to create a navigable environment.

To the eastern edge (parklands) the development blocks open up through wide splays of the building lines, and the corners of the blocks are defined through visual building markers of scale and appearance. A range of housing typologies and innovative public realm solutions to accommodate parking in order to prevent vehicles dominating the street

scene.

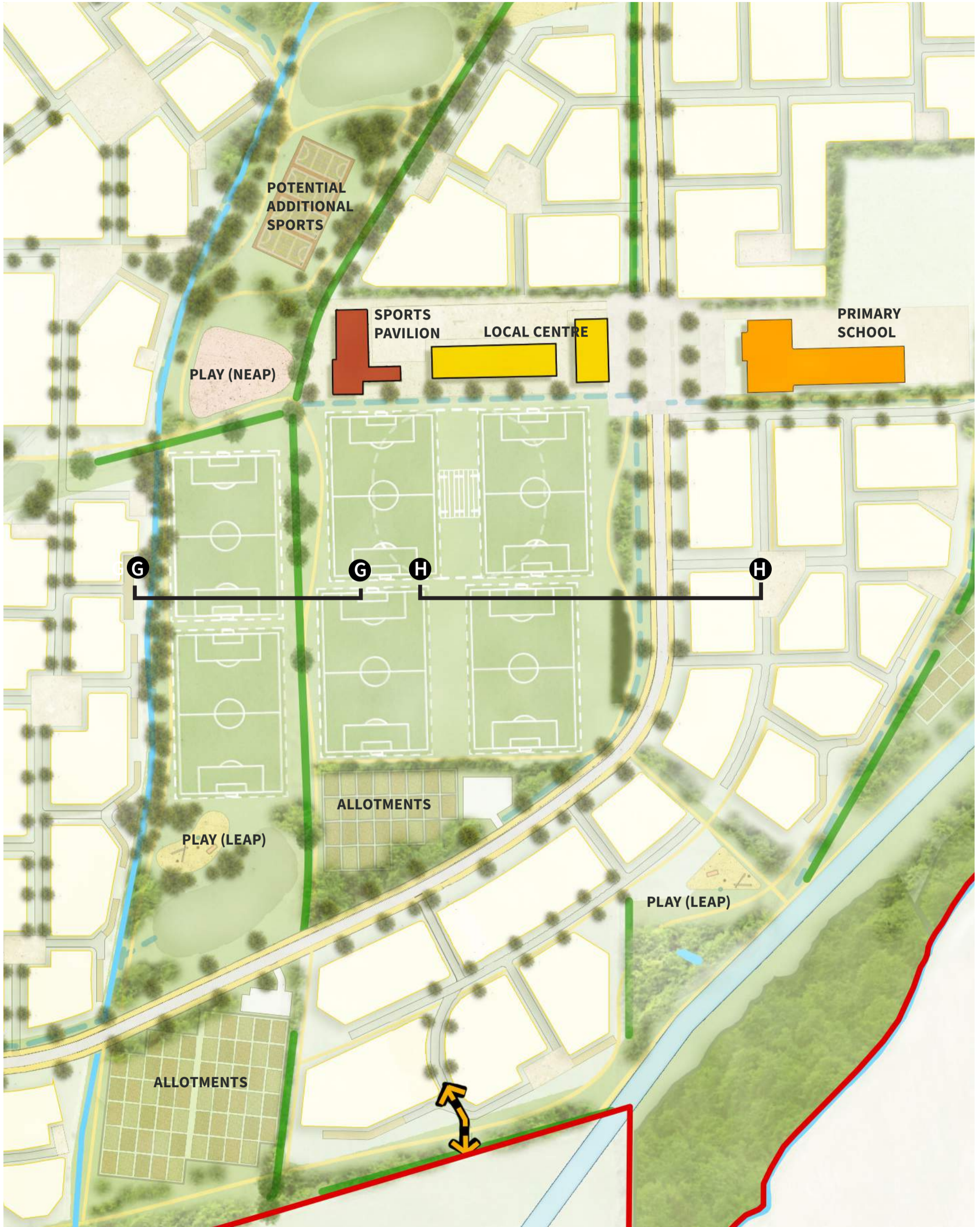


FIGURE 5.12 ILLUSTRATIVE PLAN OF SOUTHERN PARKLAND NEIGHBOURHOOD

5.6 Lower Lotmead Village - Southern Parkland

NEIGHBOURHOOD PRECEDENTS



EXAMPLE OF 3 STOREY HOUSING OVERLOOKING GREEN SPACE



EXAMPLE OF PEOPLE-FRIENDLY PUBLIC REALM DESIGN THAT AVOIDS VEHICLES DOMINATING THE SPACE



EXAMPLE OF LARGE SCALE SPORTS HUB WITH DUAL PURPOSE SPORTS FACILITIES AND PITCHES



EXAMPLE OF LARGE SCALE LINEAR PARK WITH INFORMAL PATHS AND AREAS OF TREE PLANTING



CYCLE STORAGE WILL BE ACCOMMODATED WITHIN THE SPORTS PAVILION EXTERNAL AREA



EXAMPLE OF TREE PLANTING EMPHASISING KEY PEDESTRIAN LINKS THROUGH A PARK



IMAGE ILLUSTRATING PLAY SPACE SITUATED WITHIN PARKLAND AREA



IMAGE ILLUSTRATING NEAP FACILITIES WITHIN A LARGE PARK



EXAMPLE TO SHOW RAISED AREAS OF GRASS TO CREATE HIGH LEVEL VIEWING AREAS



CYCLE PATHS ARE FORMED AROUND WETLAND AREAS

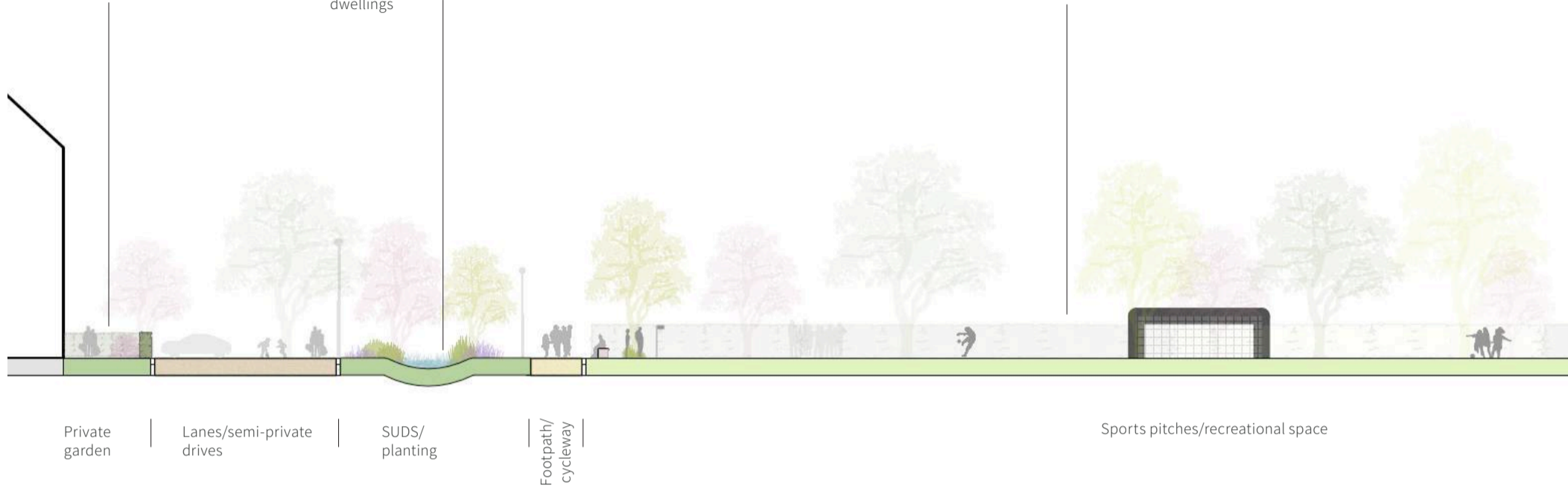


POTENTIAL TO PROVIDE ADDITIONAL SPORTS FACILITIES SUCH AS A SKATE PARK INTEGRATED WITHIN THE HUB ADDITIONAL

Dwellings will overlook the sports pitches to provide surveillance, buildings will be set back with large front gardens bound by hedges

SUDS will bind the edge of the sports hub, creating a natural landscape buffer between the sports pitches and the adjacent dwellings

6 no. Adult size football pitches and a cricket pitch will be located at the centre of the development creating a community hub for residents.



G

A pedestrianised area provides a dual function for amenity space for the local centre and sports pitches

Buildings addressing the Central Sports Hub have potential for increased storey height to frame the large area of open space

Potential for residential use above ground floor retail use, with roof terraces for viewing

Car parking is proposed to the rear of buildings to avoid vehicle lights interrupting games and play

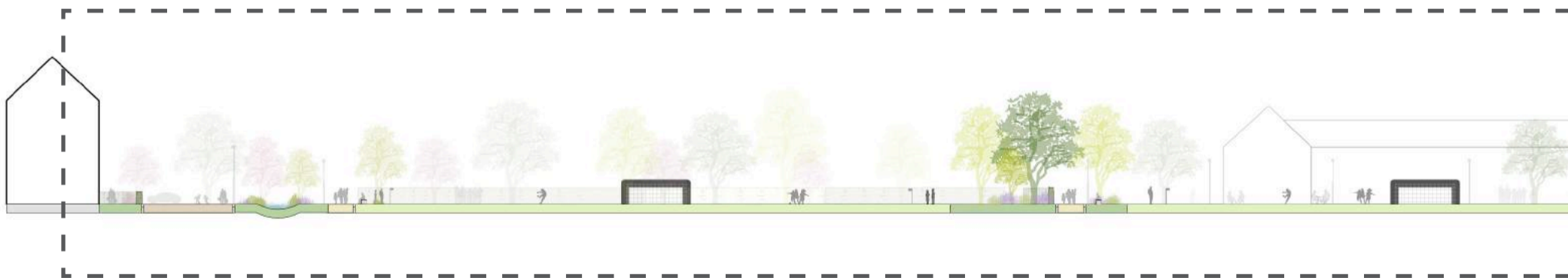


Access to car parking to rear of buildings

Green buffer zone between sports pitches

Sports pitches/recreational space

H



SECTION GG --

Tree planting will be proposed throughout the sports hub to emphasise key connections and to provide a parkland character to the space. Planting will also frame seating areas within the space.

The Sports Pavilion building will provide changing and meeting facilities for sports players



Recreational space/
Green Space

Footpath

Amenity space/
Green Space

Amenity Space

Sports Pavilion Building

G

The sports pitches are framed by green recreation space to create a parkland character providing a buffer between the sports pitches and the primary street. Areas of meadow planting will define informal pathways.

Raised grass mounds will create informal seating and viewing areas for spectators



Recreational space/Green Space including viewing mounds for spectators

Footpath

Green verge

Car parking

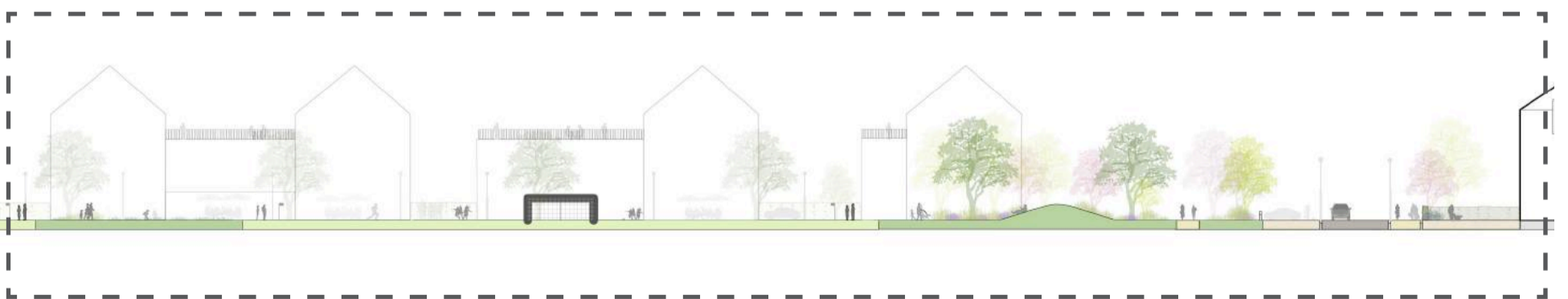
Primary Street (SCR)

Footpath/cycleway

Lane/Semi-private drive

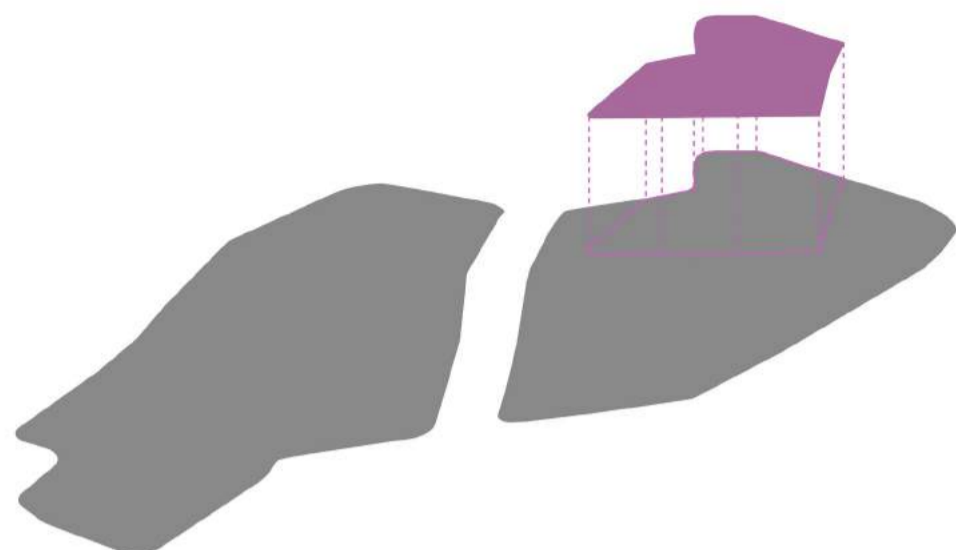
Building

H



SECTION HH

5.7 Lower Lotmead Village - Northern Parkland



In a similar manner to the Southern Parklands, the Northern Parklands is characterised by a higher density and scale along the primary streetway and adjacent to the Local Centre. Scale and density gradually decrease towards the north eastern edge, where blocks open to create pocket green spaces along the development edge.

The neighbourhood is bound by strong green edges, the Linear Park to the west and the more semi-natural open space to the east. A series of green streets and village lanes allows landscape to flow through the development, providing vistas of the natural environment beyond.

To the west a number of key greens and courtyards are created to allow a green outlook to the blocks. The grid street pattern creates a physically and visually permeable neighbourhood. Shared courtyards along development edges further enhance the more rural character presented at the interface with the landscape.



FIGURE 5.13 ILLUSTRATIVE PLAN OF NORTHERN PARKLAND NEIGHBOURHOOD

NEIGHBOURHOOD DESIGN PRINCIPLES

- Residential densities gradually reduce, moving away from the primary streetway. Terraced properties hold the roadway, whilst edge dwellings are generally detached;
- The primary streetway comprises generous green verges, street tree planting and 3.5m footpath / cycleways, creating a 14.3 metre wide corridor. A combination of three storey townhouses and apartments, acting as marker buildings at key corners, help provide appropriate levels of enclosure;
- Terraced grid allows a higher density of development, semi private spaces to rear and shared streets allow trees to permeate the neighbourhood grid;
- Blocks open up to create pocket green spaces along the development edge. Views of the open landscape are provided to the east;
- Two neighbourhood squares act as organising features, one east and one west of the primary streetway. The spaces act as nodal points at the centre of the residential area, ensuring the neighbourhood is legible; and
- The terraced grid twists and stutters to create streetscape incidents. Planting is drawn along shared streets and semi private spaces.



NEIGHBOURHOOD PRECEDENTS

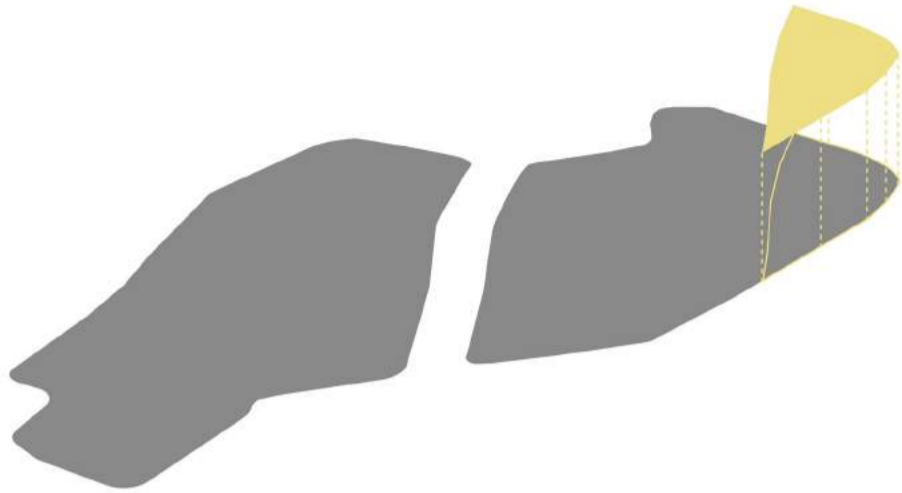


EXAMPLE OF GREEN STREETS IN RESIDENTIAL DEVELOPMENT



SUDS AND SOFT LANDSCAPING INCORPORATED IN THE RESIDENTIAL STREET SCENE

5.8 Lower Lotmead Village - Canal Edge



The Canal Edge forms the eastern edge of the neighbourhood of the Lower Lotmead Village, and this area will be defined by rural townscape characteristics. The rigid street pattern within the centre of the development gradually becomes more flexible within the 'Canal Edge' neighbourhood. Towards the canal edge, streets are designed to turn and bend to create a rural character. The density reduces and building typologies include detached and semi-detached housing typologies to allow views through to the green environment beyond. East-west roads, footpaths and cycle routes are lined with planting to create clear green routes to the proposed canal and associated public realm.

The rural character of the neighbourhood is most prevalent along the development edge, where streets terminate at a series of semi-private courtyards. Detached corner turning buildings line the courtyards, addressing both the spaces themselves and the public realm adjacent to the canal. Materiality must respond appropriately to local vernacular.

A large children's play area marks the point of arrival to the neighbourhood. Smaller, hardscape squares act as nodal points within the street grid, creating a legible neighbourhood. The amenity space adjoining the canal will contain an attenuation feature, creating a semi-natural development edge, with boardwalks connecting to the canal towpath further enhancing the rural character of the neighbourhood.

NEIGHBOURHOOD DESIGN PRINCIPLES

- Large area of children's play at entrance creates a strong sense of arrival to the neighbourhood;
- A series of neighbourhood squares are connected by green streets, ensuring a legible environment;
- Farmstead typologies occupy the area north of the hedgerow, adjacent to a large attenuation feature. The farm stead, cluster typology enforces a rural character, and allows the natural landscape to flow around the block;
- Dwellings are predominantly detached or in clusters, contributing to a lower overall average density;
- A series of courtyards define the development edge to the east, further enhancing the rural character of the area and forming a positive relationship with the semi-natural canal edge;
- Generous towpaths adjoin the canal edge, creating strategic cycle links to the wider area;
- The terraced grid twists and stutters to create streetscape incidents. Planting is drawn along village streets and semi private spaces.
- Community woodland bounds the north eastern edge

NEIGHBOURHOOD PRECEDENTS



EXAMPLE OF INFORMAL LANDSCAPE, SWALE AND AMENITY ADJACENT TO THE CANAL EDGE

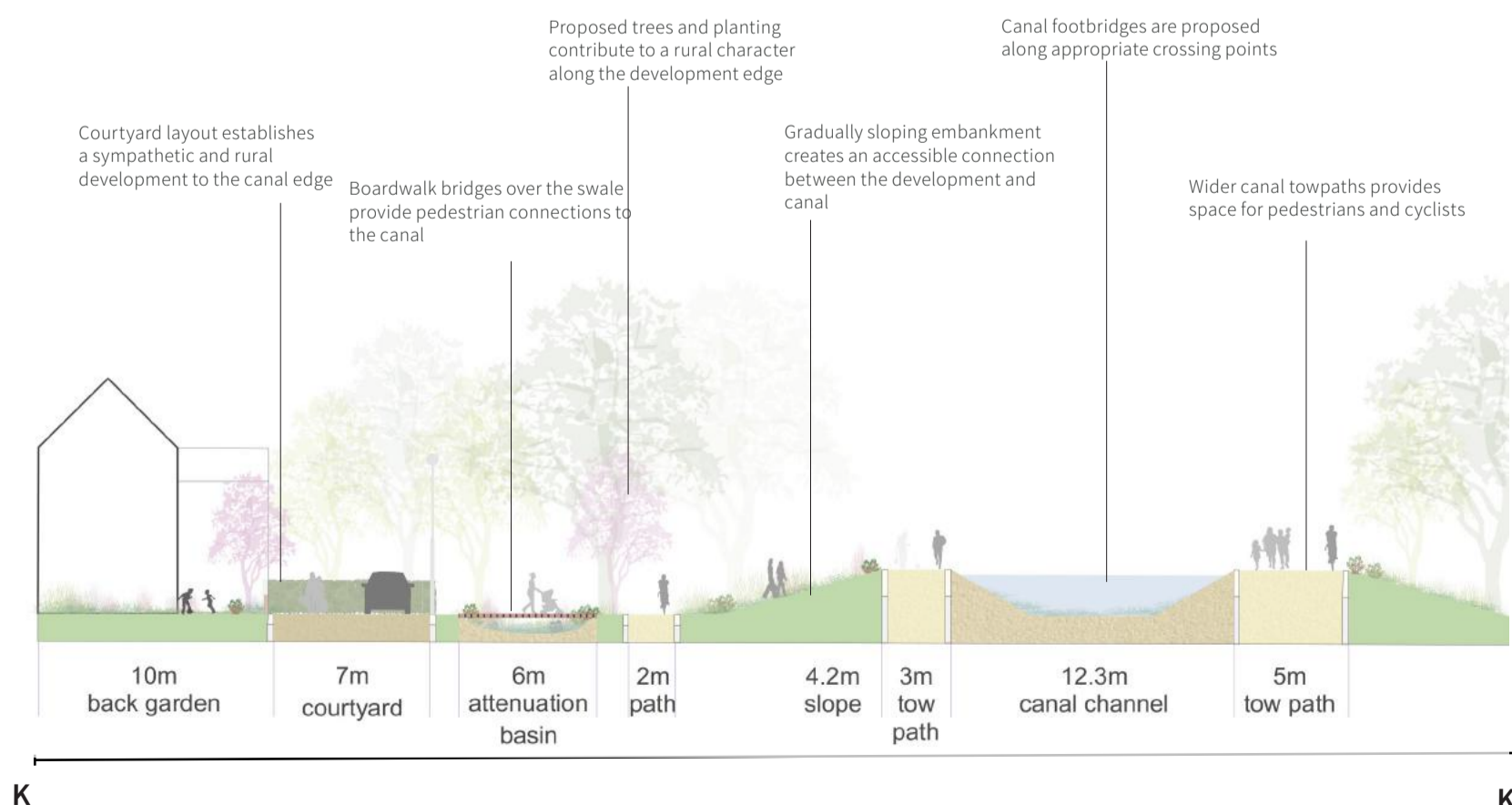
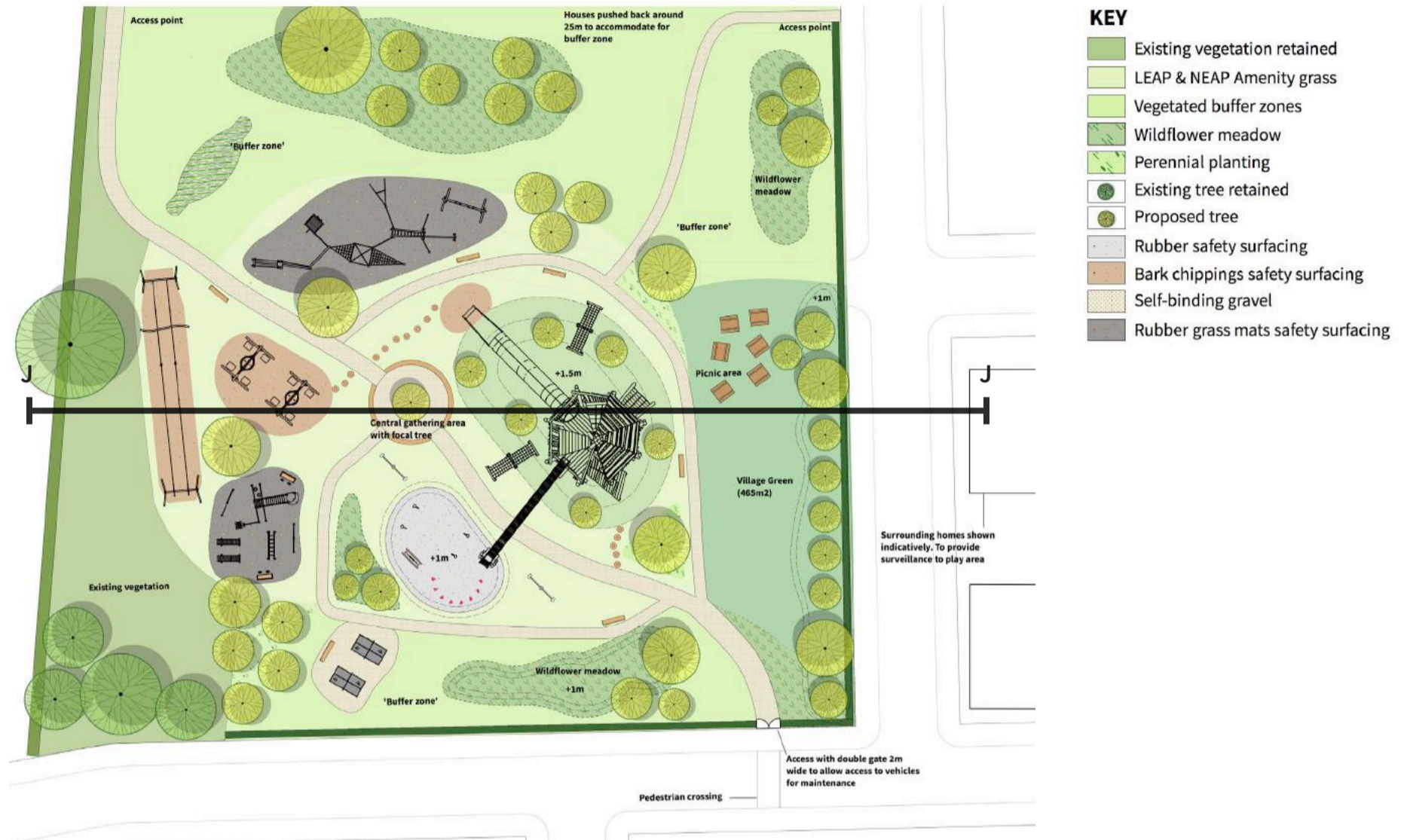




FIGURE 5.14 INDICATIVE PLAN OF CANAL EDGE NEIGHBOURHOOD - *PLEASE SEE FIGURE 5.14 FOR DETAILED LAYOUT OF LEAP/NEAP AND FIGURE 4.7 FOR ACCURATE MASTERPLAN LAYOUT

5.9 Lower Lotmead Village - Canal Edge

HYBRID LEAP/ NEAP PLAY AREA

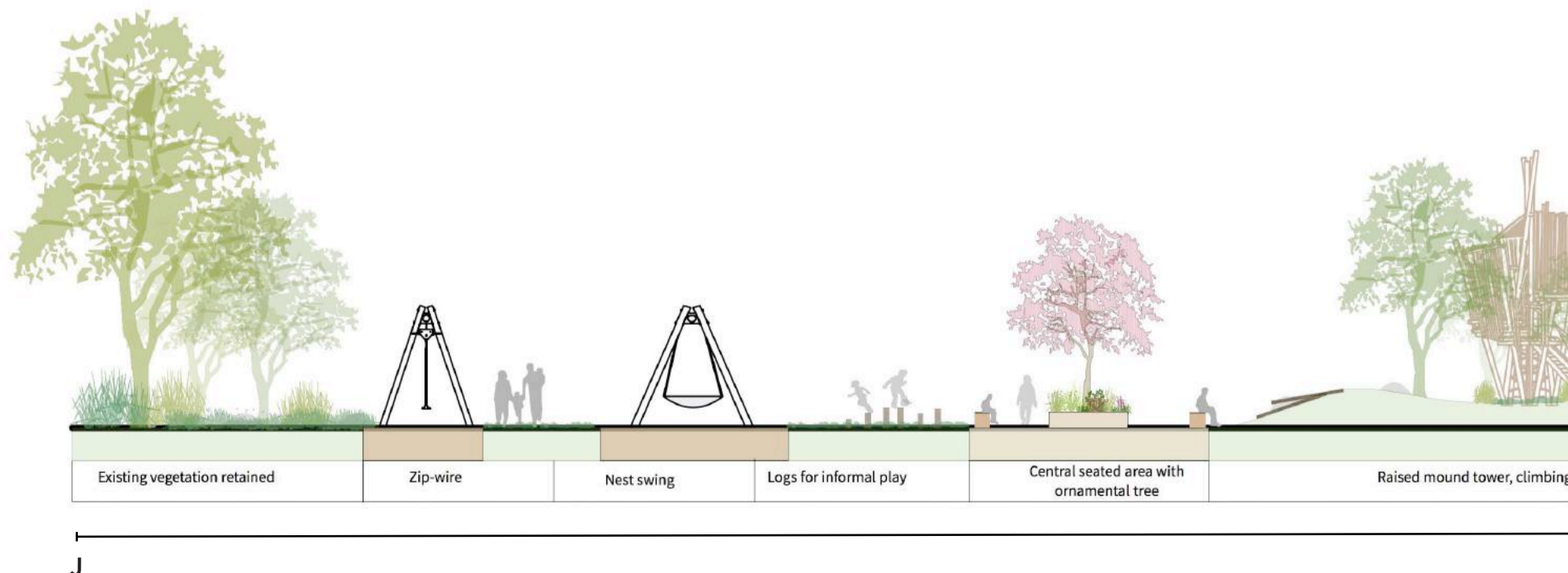


DETAILED LEAP/NEAP PLAYGROUND LAYOUT

The play area forms a LEAP and NEAP hybrid. A recommended buffer zone of 25m surrounds the park, comprising of different vegetation typologies as shown overleaf.

The hardworks and softworks have been chosen to reflect the rural settings of the area, with boundary edging recommended around the areas adjacent to the roads, for safety reasons.

A willow weave fence or hedging can provide a more natural and less intrusive boundary option, with native hedging indicated here despite only representing an indicative solution which will be subject to further design.



PLAY EQUIPMENT INCLUDED IN PLAY AREA

Witch tower



Nest swing



activity trail



Double cableway



Jumping discs



Double cradle seat swing



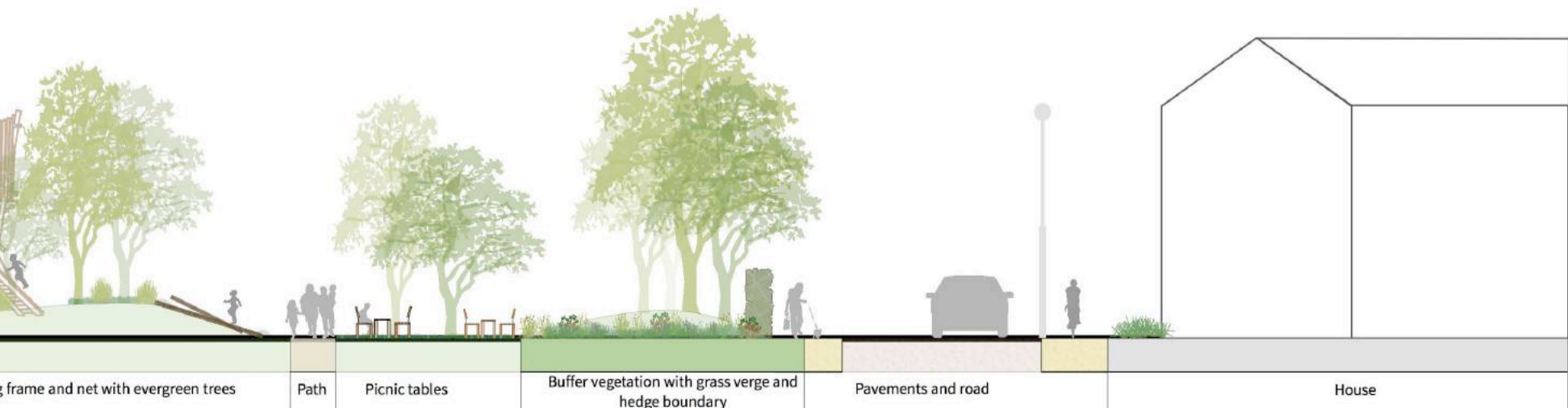
Scramble net



Chime cascade



Talk tubes



J

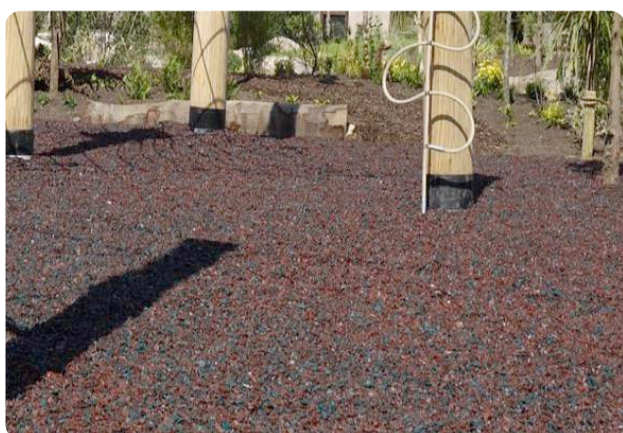
HYBRID LEAP/ NEAP PLAY AREA

Hardworks, Softworks and Furniture

A variety of hard and soft materials have been utilised to help define the naturalistic character of the LEAP/ NEAP play area, whilst contributing positively to the sensory experience of children using the area as well as acting as a safety surface. Details of materials, species and equipment are detailed below and identified within Figure 5.16.

Hardworks and Furniture

A. Loose fill recycled rubber safety surface



B. Bark chippings safety surface



C. Self binding gravel in buff tone



D. Circular timber seating



E. Picnic tables



F. Rubber grass mats safety surface



Softworks - sensory planting

Perennial wildflower meadow mix



Ornamental trees



Willow weave tunnel



Native hornbeam hedge



Native bulb mix



Ornamental perennial planting



HYBRID LEAP/ NEAP PLAY AREA



FIGURE 5.15 DETAILED LEAP/NEAP PLAYGROUND LAYOUT

1. Full Body workout course

Play function: This full body workout course features a wide range of fitness options. It tests users balance and coordination skills.

Age Range: 14+

2. Workout bench

Play function: A diverse piece of sport equipment can be used for multiple exercises challenging and developing several muscles in the body.

Age Range: 14+

3. Pull up bars

Play function: The bars promotes muscular and vascular movement and can create some healthy competition between users.

Age Range: 14+

4. Bench with pedals

Play function: This product is a perfect item for social and physical play that promotes intergenerational use. It is particularly helpful as keeping people fit whilst reducing pressure on the joints

Age Range: 14+

5. Climbing ladder

This climbing ladder promotes muscular and vascular movement. It helps with upper body strength, which many people need help with developing.

Age range: 4+

Outdoor Fitness Area

Fundamental to the design of the Hybrid LEAP/ NEAP area is the inclusion of equipment to cater for the activities of teenage children, where play habits change and often become more focused around health and fitness.

The zonal approach to the design of the play area separates outdoor fitness equipment, as detailed below, from areas of play containing equipment for younger children. Such an approach greatly reduces the chance of collisions within the play area, often resulting from a conflict of activity within the wider play area.

Details of the equipment included in the Outdoor Fitness Area are outlined below, with each item of equipment also marked on the plan presented in Figure 5.15.

