

3.0

LANDSCAPE DESIGN

3.4 OPEN SPACE PROVISION

In terms of open space provision, the Reading Open Space Strategy (2007) document states that national guidelines are adopted, namely National Playing Fields Association (NPFA's) Six Acre Standard, however, this has subsequently developed to the latest Field in Trust 'Guidance for Outdoor Sport and Play, Beyond the Six Acre Standard'. Table 1 provides the recommended benchmark guidelines - formal outdoor space and Table 3 on benchmark guidelines - informal open space. The figures have been used to calculate the required open space to serve the proposed development as set out opposite (relative to the number of units rather than bed spaces).

The proposals aim to provide a range of connected, interesting and stimulating open spaces and natural environments to encourage people to be physically active, that can be used throughout the day and which contributes to positive mental health, wellbeing and lifelong learning and education. The series of open space will deter crime through 'Secure by Design' measures and which by means of natural surveillance, cohesion and a sense of community ownership provide opportunities for residents to be active through their everyday lives, and creating a safe and accessible built environment with well-designed public spaces that encourage community participation and in a way that reduces loneliness and isolation.

A Local Equipped Area of Play (LEAP) is proposed within the central parkland area, together with varies informal outdoor spaces throughout the development. Sustainable Drainage provision is excluded from the open space calculation.

Refer to Figure 3.5A - Open Space Provision On Site Referencing To Field In Trust Open Space Guidance; and Figure 3.6A - Open Space Provision Plan (which is based on the illustrative layout).

The following pages illustrate the design intent for these spaces.

Table of Open Space Provision On Site			
	Quantum Guideline (hectares per 1000 population)	Quantum Required Based On 260 Units (2.4 people per unit)	Quantum Provided On Site
Playing Pitches	1.2	0.75Ha	0ha
All Outdoor Sports	1.6	1.00ha	0ha
Equipped / Designated Play Area	0.25	0.16ha	0.16ha (plus informal play throughout within parks and gardens)
Other Outdoor Provision (MUGAs and Skateboard Parks)	0.3	0.19ha	0ha
Total Formal Outdoor Space Quantum		0.16ha (Play only) 1.94ha (Sports)	0.16ha (Play only)
Parks and Gardens	0.5	0.31 ha	1.07ha
Amenity Green Space	0.6	0.37ha	1.15ha
Natural and Semi-Natural	1.8	1.12ha	1.19ha
Total Informal Outdoor Space Quantum		1.8ha	3.41 ha
Total Open Space Quantum		1.96ha (excluding sports)	3.57ha
SuDS (In addition to the above)			0.49ha

FIGURE 3.5 – OPEN SPACE PROVISION ON SITE REFERENCING TO FIELD IN TRUST OPEN SPACE GUIDANCE (FABRIK, 2020)

Table of Open Space Provision On Site			
	Quantum Guideline (hectares per 1000 population)	Quantum Required Based On 260 Units (2.4 people per unit)	Quantum Provided On Site
Playing Pitches	1.2	0.75Ha	0ha
All Outdoor Sports	1.6	1.00ha	0ha
Equipped / Designated Play Area	0.25	0.16ha	0.16ha (plus informal play throughout within parks and gardens)
Other Outdoor Provision (MUGAs and Skateboard Parks)	0.3	0.19ha	0ha
Total Formal Outdoor Space Quantum		0.16ha (Play only) 1.94ha (Sports)	0.16ha (Play only)
Parks and Gardens	0.5	0.31 ha	1.05ha
Amenity Green Space	0.6	0.37ha	1.14ha
Natural and Semi-Natural	1.8	1.12ha	1.16ha
Total Informal Outdoor Space Quantum		1.8ha	3.41 ha
Total Open Space Quantum		1.96ha (excluding sports)	3.51 ha
SuDS (In addition to the above)			0.49ha

FIGURE 3.5A – OPEN SPACE PROVISION ON SITE REFERENCING TO FIELD IN TRUST OPEN SPACE GUIDANCE (FABRIK, 2020)



FIGURE 3.6 – OPEN SPACE PROVISION PLAN (FABRIK, 2020)

THIS DIAGRAM HAS BEEN AMENDED TO REFLECT THE LATEST LAYOUT



FIGURE 3.6A – OPEN SPACE PROVISION PLAN (FABRIK, 2020)

4.0

LANDSCAPE CHARACTER AREAS AND PRECEDENT IMAGES

4.1 POCKET PARK AND GREEN LINK

The Pocket Park and Green Link will form the primary open space hub and corridor within the proposed development, connecting the green infrastructure of the Site to the wider area in accordance with Policy EN12. The purpose of the Green Link is to provide an ecological corridor and therefore will have an emphasis towards native planting and will connect a series of spaces along the spine of the Site.

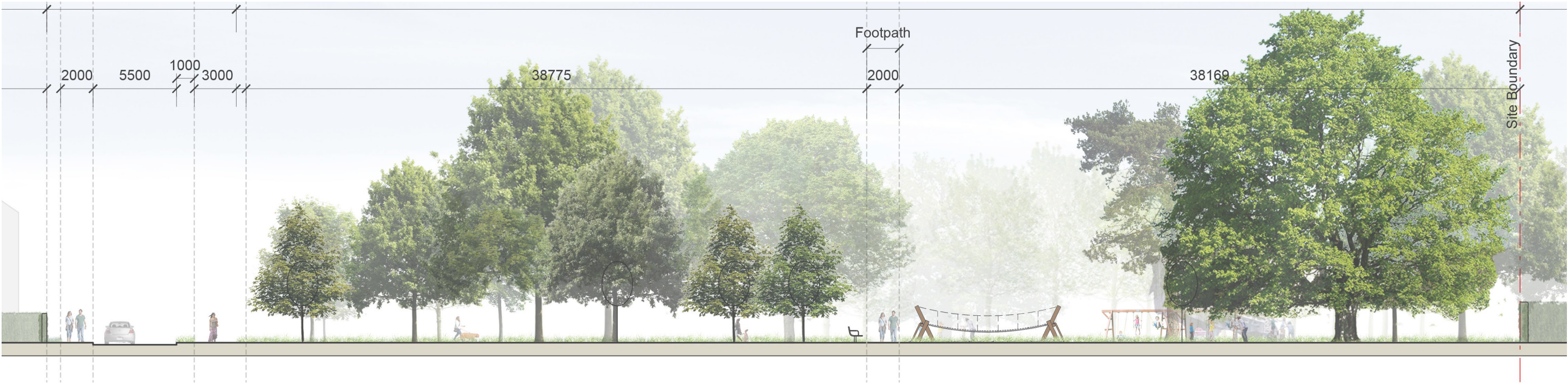
This central space is concentrated around the existing cluster of trees and will provide a degree of flexibility in use, for informal gatherings, formal recreation (such as Park Yoga) relaxation through interaction with nature and socialising. This space is large enough to accommodate an equipped area of play, as described on the following page.

- 1 Flexible open park space in the centre of the Site
- 2 Green pocket space for community gathering and relaxation
- 3 Green spines with large trees and flexible lawn space
- 4 Pocket space encouraging outdoor social life

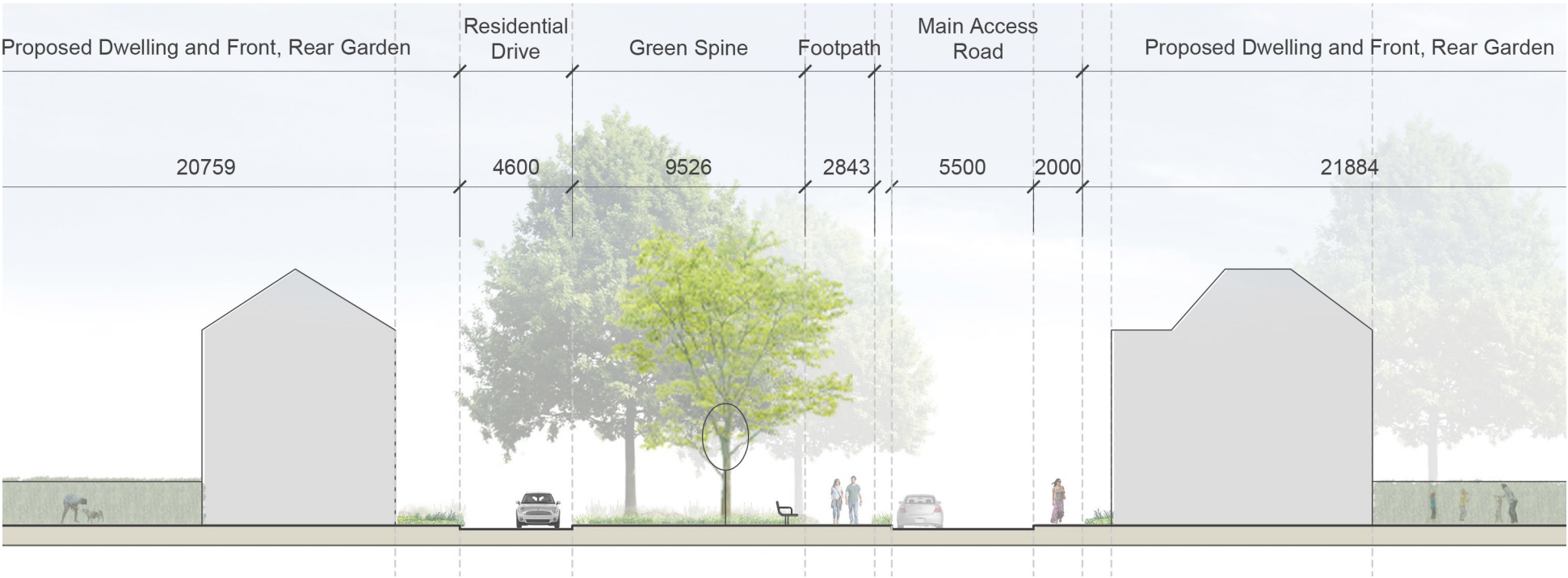
LEGEND

- POCKET PARK LOCATION
- INDICATIVE GREEN LINK





SECTION A



SECTION B



SECTION LOCATION PLAN

4.0

LANDSCAPE CHARACTER AREAS AND PRECEDENT IMAGES

4.2 PLAY

Equipped play will be integrated into the natural treed area within the centre of the Site, in a location which is easily accessible and overlooked. The type of equipped play offer to be provided is to complement that found locally, or provide an alternative offer such as a trim trail, or table tennis but is essentially to be naturalistic in design to reflect its treed setting.

There is the opportunity for informal natural play to weave through the overall design of the open space network, using natural elements as play features, reflecting the character of the Site.

Tree trunks, boulders, mounds and simple changes in ground topography provides rich opportunities for explorations and inventiveness.

Low level planting around this space create a sense of scale, seasonal interest.

- 1 Stones, planting and natural play
- 2 Natural play elements in the open space area
- 3 Pebble trail integrated with SuDs
- 4 Opportunities for alternative play offer, such as table tennis
- 5 Pocket space with boulders, trim trail and outdoor furniture, to complement the play equipment at Emmer Green
- 6 Tree swings and play



LEGEND

- INDICATIVE EQUIPPED PLAY LOCATION
- INDICATIVE INFORMAL PLAY OPPORTUNITY





4.0

LANDSCAPE CHARACTER AREAS AND PRECEDENT IMAGES

4.3 SENSORY GARDENS

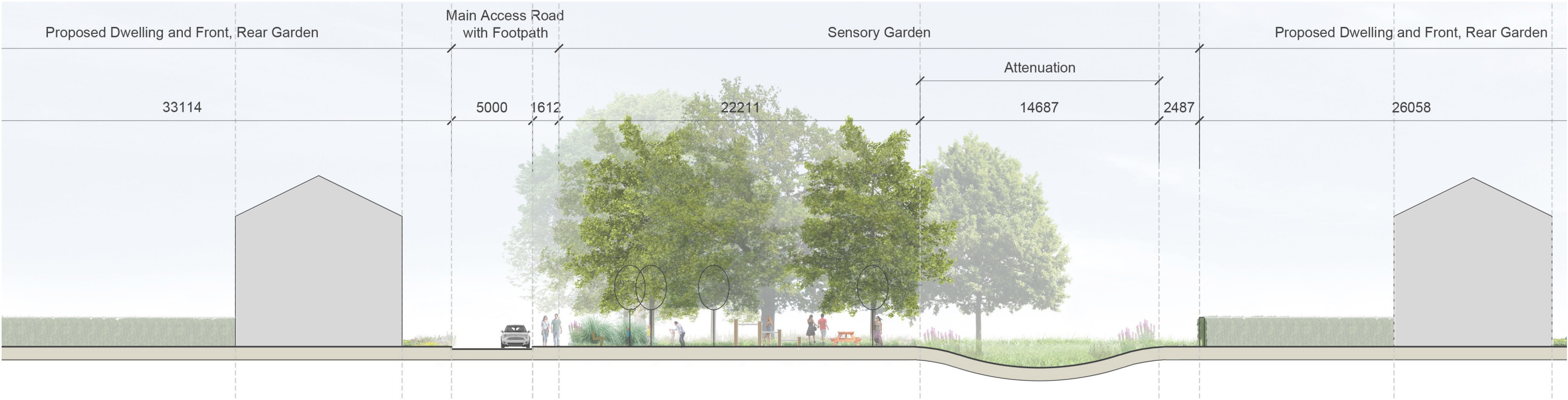
There is an opportunity to create a series of smaller, more intimate spaces, which can provide doorstep opportunities for the local residents for both play and relax and where the residents can take ownership of the space. Planting is to be naturalistic, but providing seasonal, sensory and biodiversity interest.

- 1 Hopscotch integrated into the garden space
- 2 Interaction with nature
- 3 Garden courtyard space within the development parcel with trees and seating
- 4 Hand made details personalising the space

LEGEND

 SENSORY GARDEN LOCATION





SECTION D



SECTION LOCATION PLAN

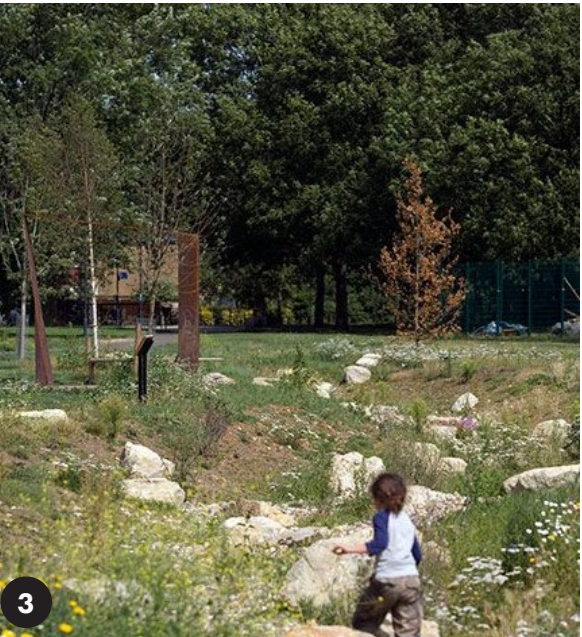
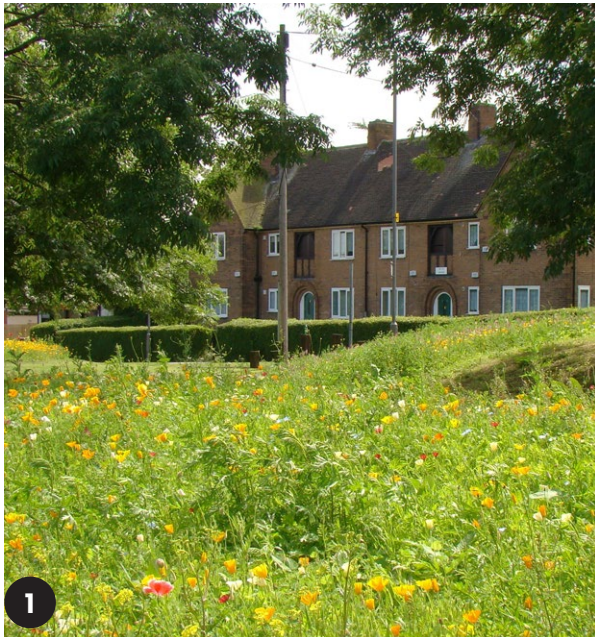
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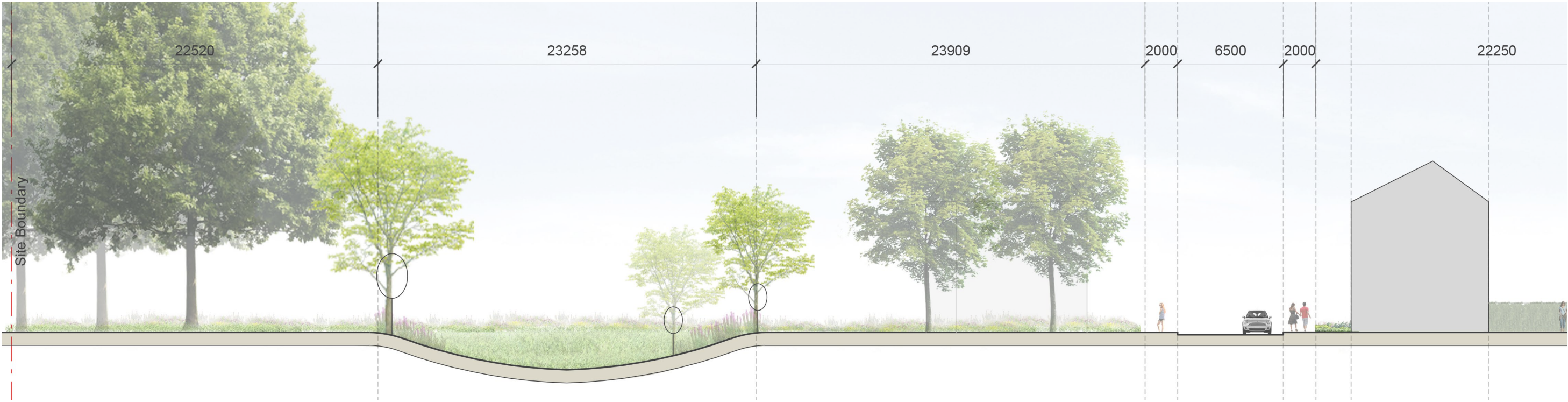
LANDSCAPE CHARACTER AREAS AND PRECEDENT IMAGES

4.4 SUDS

Sustainable urban drainage systems are integrated into the landscape via the creation of ponds across the northern section of the Site. The seasonally wet features will provide a opportunities for wildlife whilst being available as additional open space during the dry season. The design intent is that these will be naturalistic features in the landscape, as shown in the precedent images opposite.

- 1 Dry meadow grassland and wildflower
- 2 Play incorporated in SuDs
- 3 Meadow, rocks and boulders





SECTION E



SECTION LOCATION PLAN