

07 Shared Gardens

SuDS strategy

07.6 SuDS solutions in the Shared gardens will vary according to available space, location within the masterplan character and striking a balance with the amenity uses of the same spaces. Principles have been tested by Aecom to ensure a sliding scale of intervention can be achieved and still meet Lead Local Flood Authority (LLFA) requirements . This gives some flexibility in the extent of open swales or some spaces which can use a hybrid approach of surface level SuDS and below ground connections.

The Shared Gardens underpin the site surface water drainage strategy, slowing the flow and absorption of rainwater through SuDS such linear rain gardens and larger rain garden beds or swales. These features express water collection at surface level encouraging informal interactions such as playing in surface water during rainstorms. They act as conveyance routes between building development zone attenuation, downstream to detention basins within Brook Leys.

An emphasis on soft landscape, with permeable paved surfaces within the Shared Gardens minimises surface water run-off.

The Shared Gardens SuDS strategy will:

- Use a variety of SuDS features appropriate to scale, form and function of the individual space(s) including rain gardens, swales and permeable surfaces
- Combine with planting proposals for habitat creation and climate resilience
- May double up as informal amenity, incorporating playable natural elements, nature discovery interventions or interpretation.

Shared Gardens SuDS Typology Summary



Precedent images from the top:  
Rain gardens, Swale, playable elements incorporated into a rain garden



Image courtesy of Andy Brown/Tom Broadhurst



07 Shared Gardens

Example study: Accordia, Cambridge

07.7 Although form and character may differ, the concepts used at Accordia (landscape by Grant Associates) delivered similar core theme elements. Now almost 20 years old and successfully established.



Precedent: 12.5m wide shared 'Street Gardens' social space and communal growing beds.



Precedent: Scented and edible walkways



Precedent: Raised herb and vegetable beds



Precedent: Doorstep seating



Precedent: 23m wide 'Central Gardens' doorstep play space and forest scale tree

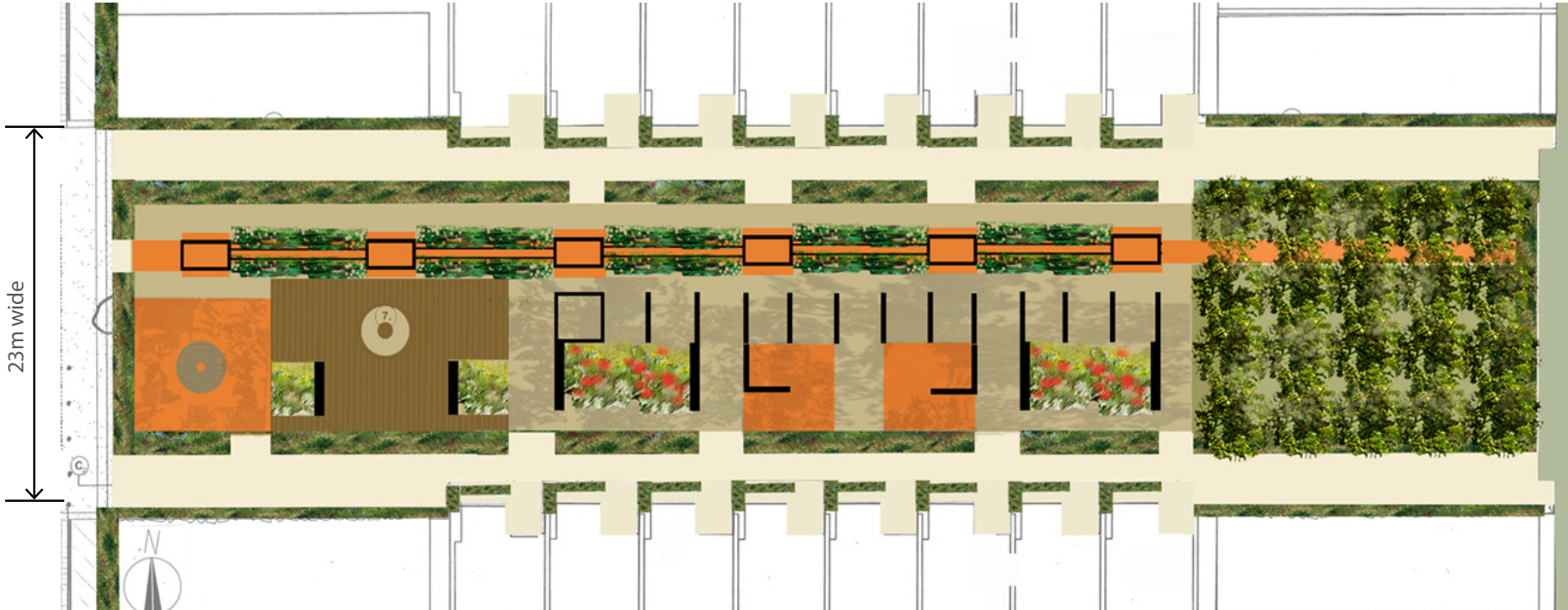


Image: Central Gardens concept plan



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# 08 | PLACES CARTWRIGHT AVENUE





# 08 Cartwright Avenue

Landscape Character

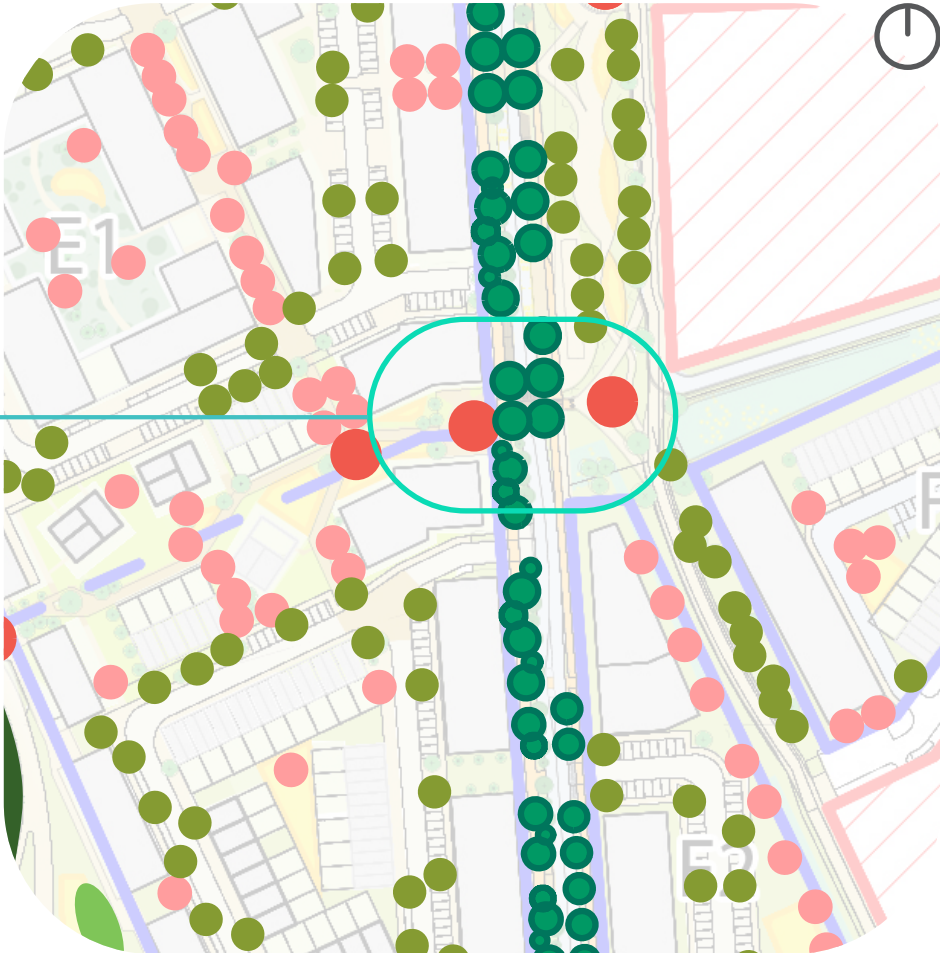
08.1 Cartwright Avenue is a spine providing vehicular access to the western area of the Future Phases.

The route is defined by its varied conditions along its length, including (describing the journey northwards from Phase 1), a street with uni-directional cycle lane linking to the existing Turing Way, a linear open space managing levels and different forms of movement (The Common), a street with bi-directional cycle lane and a generous landscaped corridor with open views to the wider landscape. Landscape character zones are illustrated in the following pages.

Crossings for pedestrians and cyclists ensure continuity of movement across and along the spine. The tree planting strategy has been designed to reinforce the different character zones, and key crossing points, such as those connecting Shared Gardens, as illustrated on this page.



Cartwright Avenue Typical Crossing Treatment



08.2 An Asymmetrical avenue of tree planting is proposed along Cartwright Avenue. Standard form trees are arranged in pairs across the street and one side of the street are interspersed with smaller varied forms of trees to create a naturalistic character.

Standard form tree species vary within character zone 1-4 for orientation and to emphasise differing neighbourhood characters.

Junction trees mark key crossings, arranged at the four corners of the crossing to reinforce way finding messaging and public realm legibility.

Example image: distinctive tree species used to mark key crossings forfor orientation and legibility



08 Cartwright Avenue

Cartwright Avenue Character Zones - Typical Cross Sections

Cartwright Avenue Landscape Character Zone 1

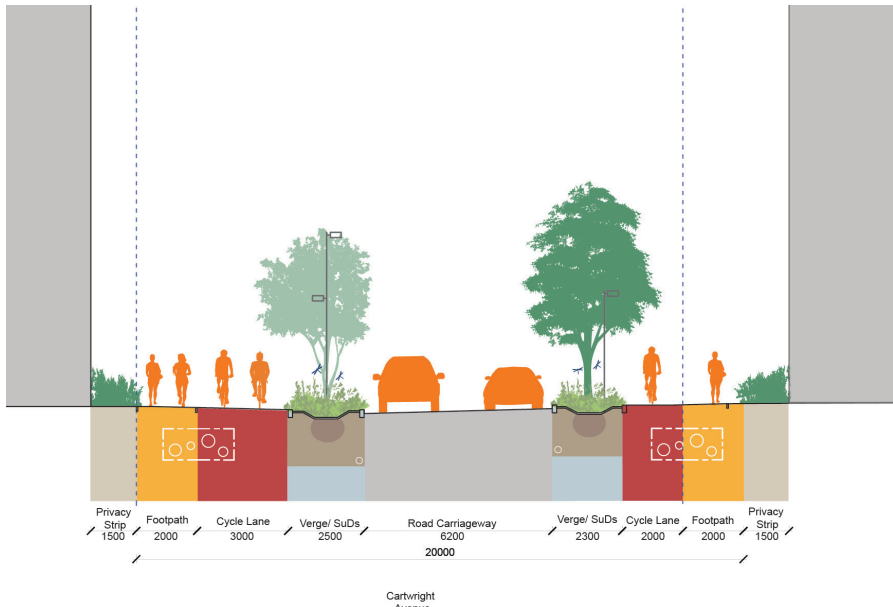
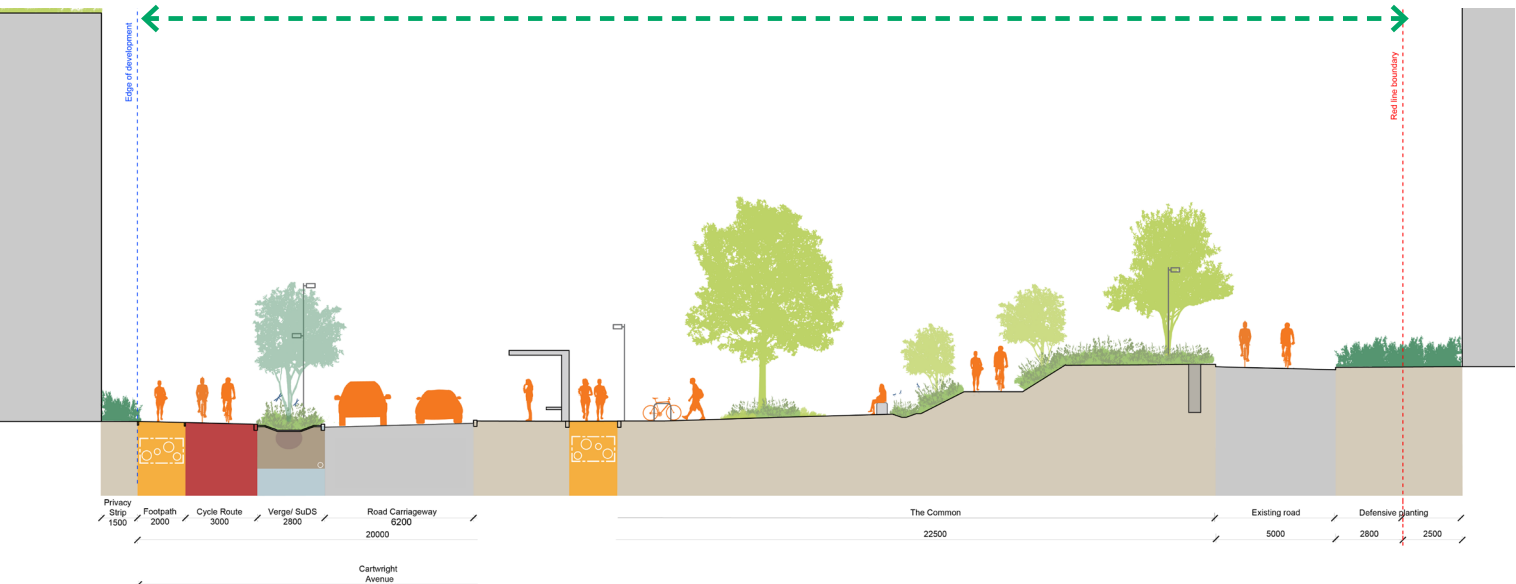


Image courtesy of YTL

Example: Street tree planting with distinctive form and presence, aiding legibility and reinforcing neighbourhood character

Cartwright Avenue Landscape Character Zone 2 (refer also to the The Common)



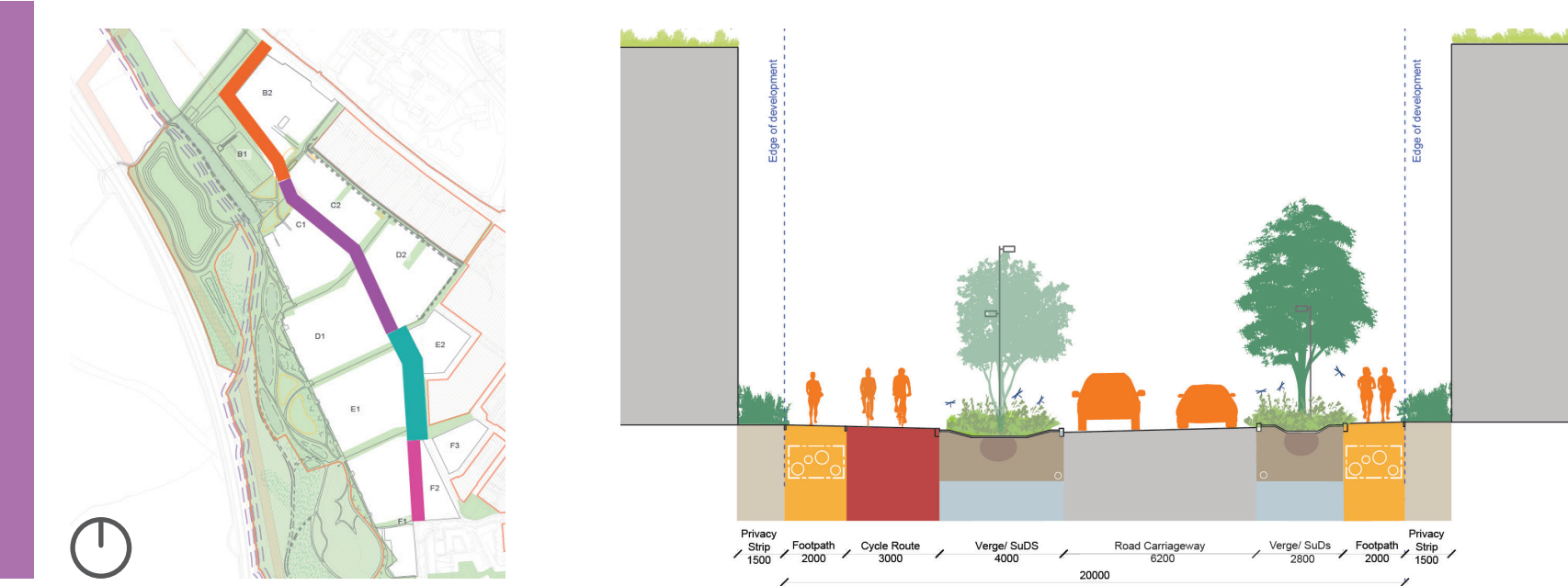
Example: Forest scale tree within open space as a marker and pivot point for circulation routes



08 Cartwright Avenue

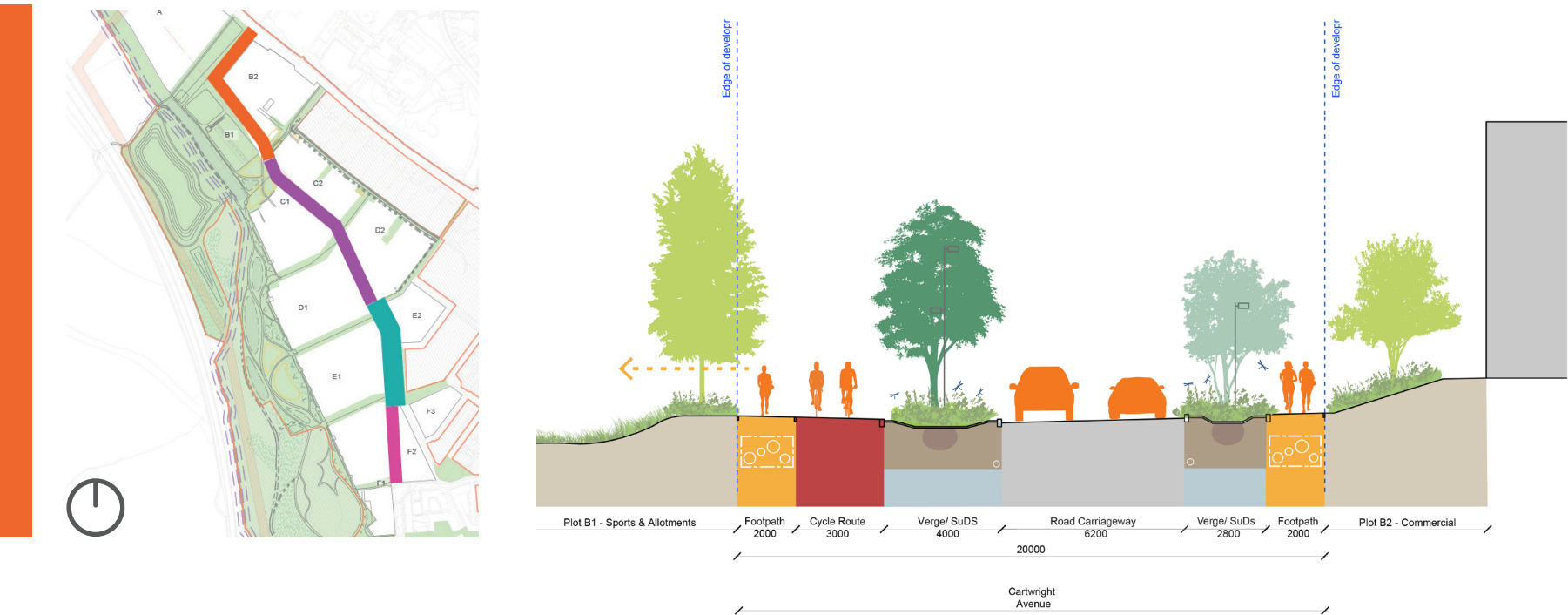
Cartwright Avenue Character Zones - Typical Cross Sections

Cartwright Avenue Landscape Character Zone 3



Example: Rain gardens verges with mixed tree forms creating a softened, naturalistic character

Cartwright Avenue Landscape Character Zone 4



Example: Clear stem tree forms maintaining open views beneath the canopy line.



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# 09 | PLACES THE COMMON

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THE COMMON

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09 The Common

Landscape strategy

09.1 The Common is a linear open space along the Cartwright Avenue spine incorporating play, seating and attractive planting.

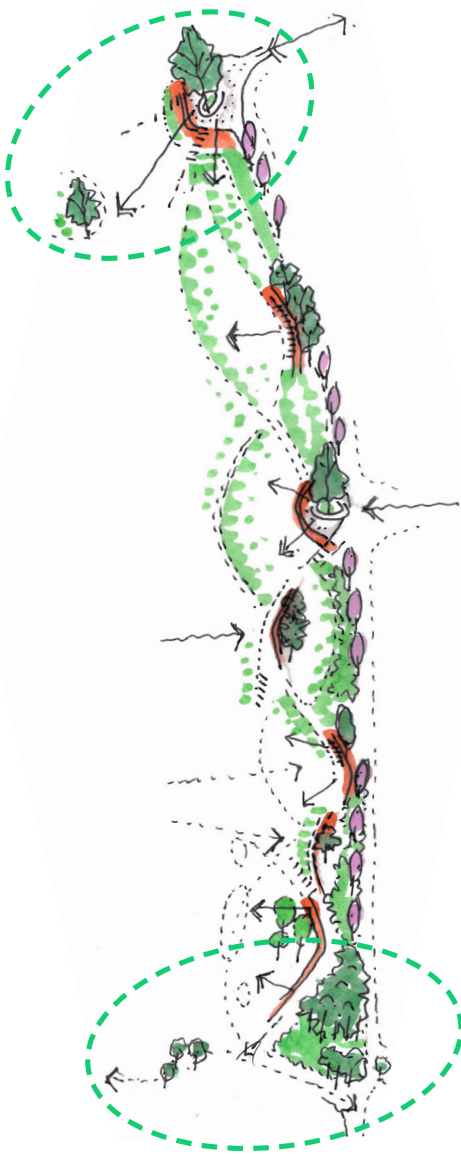
The Common works hard as a mobility hub and urban park, encouraging local residents to take sustainable travel options at a convergence of the Ridgeway and Cartwright Avenue. The varying routes navigating complex changes in levels across The Common creating a level of spatial complexity.

Distinctive tree line and public realm edge delineate and celebrate the elevated Ridgeway forming a strong backdrop to the Common. The elevated position of the Ridgeway along the eastern perimeter of the space offers the opportunity to create a series of vantage points with dwell space for orientation.

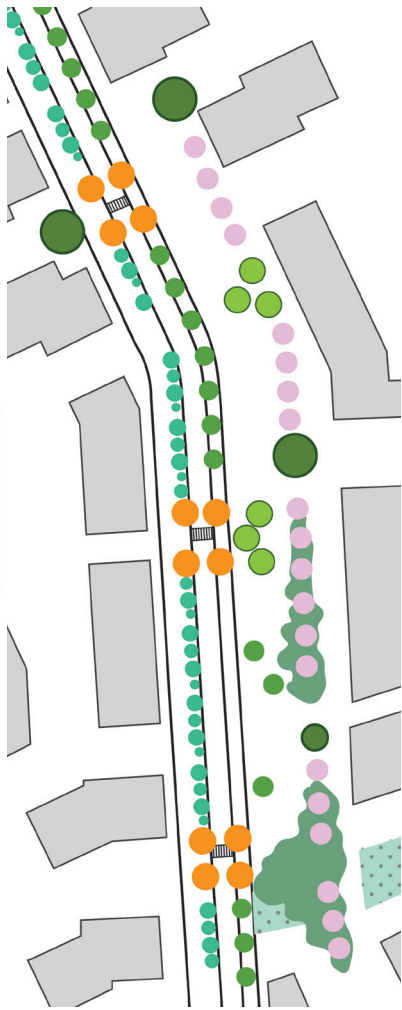
Playable open space forms the mid-terrace zone through the Common, using the natural break of planted slopes to form soft lines of division from movement corridors.

A clear and defining tree structure from landmark scale on key sight lines with sufficient space to grow specimens aligned with crossing points, and flowering groves in dwell space.

At the lower level of Cartwright Avenue, areas of flexible use hard standing allow for free flow circulation and temporary uses such as pop up food stalls or other programme activities.



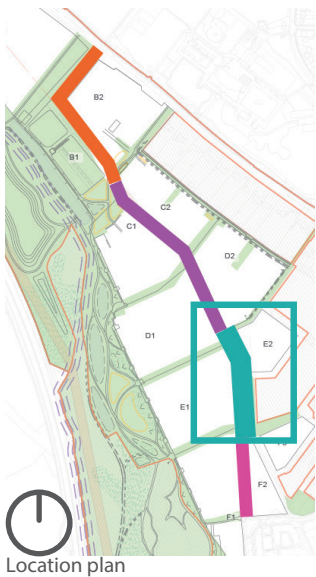
Celebrating the Ridgeway: elevated dwell spaces and vantage points for orientation



Tree planting providing structure and identity



A connected neighbourhood landscape. Landmark or specimen trees used to create markers in the public realm, aligned with breaks in built form massing to create a series of inter-connected view lines for orientation and legibility.



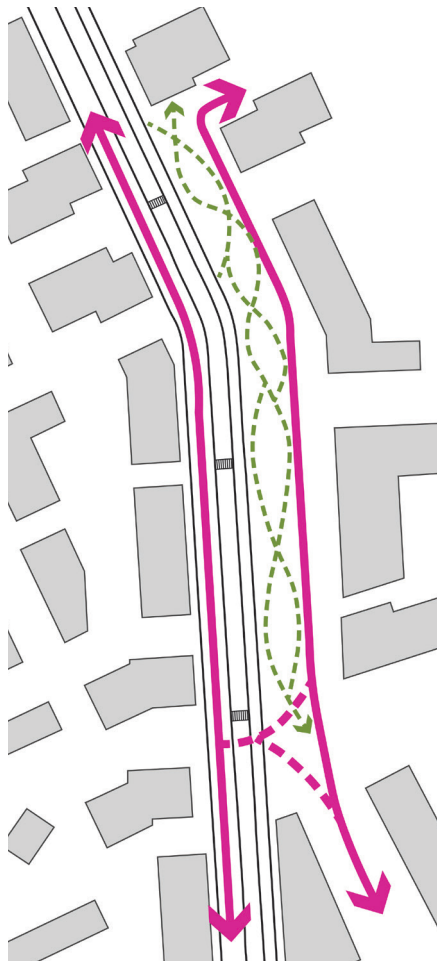
Location plan



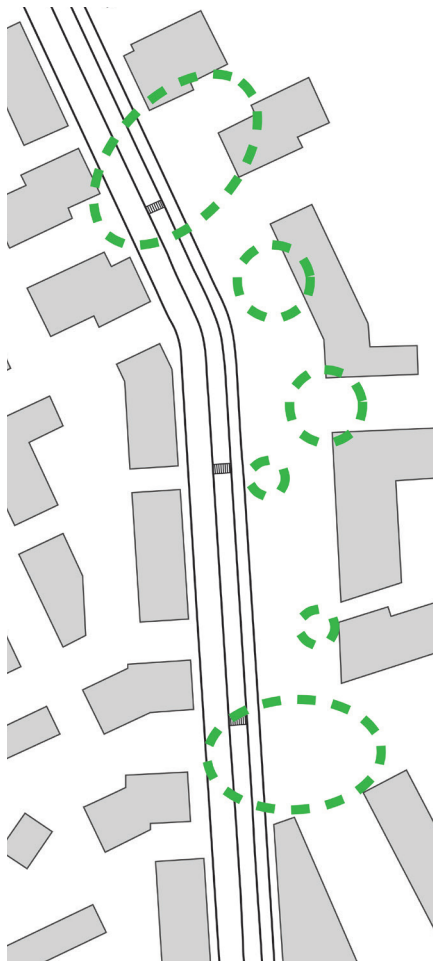
09 The Common

Landscape strategy

09.2 The spatial structure of the Common is defined by movement desire lines, sloping topography, breaks in massing and gateway spaces that connect Shared gardens or adjacent streets, and associated moments in the landscape that mark these interfaces as place to pause.



Three movement zones



Gateways and nodes



Nodal interventions



Local playable space



Enclaves of seating



@Port Loop

Subtly navigating level changes



@Port Loop

Slow routes away from primary movement



Landmark trees



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**PLACES  
NEIGHBOURHOODS &  
COMMUNITY LANE**



10 Neighbourhoods and Community Lane

Landscape strategy

10.1 The NWCM is made up of a series of Neighbourhoods. Further information is contained within the Design Code and Design & Access Statement, They both define the Future Phases to the north and west of Phase 1 focused along Cartwright Avenue.

The Neighbourhoods are defined by their streetscape. Buildings and landscape contribute to define multi-use streets that have a pedestrian character but allow different forms of movement and cater for the practical needs of each home.

For human comfort and future resilience, the public realm includes planting and water management, communal uses for play and growing, lighting and seating along easy walking / cycling routes. Active travel via a network of streets and lanes is promoted.

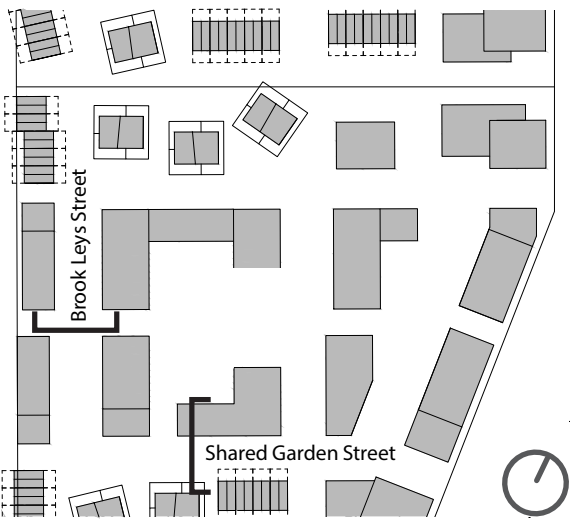
Streets must accommodate building services, including emergency vehicle, parking and refuse strategy.

Public realm design principles include:

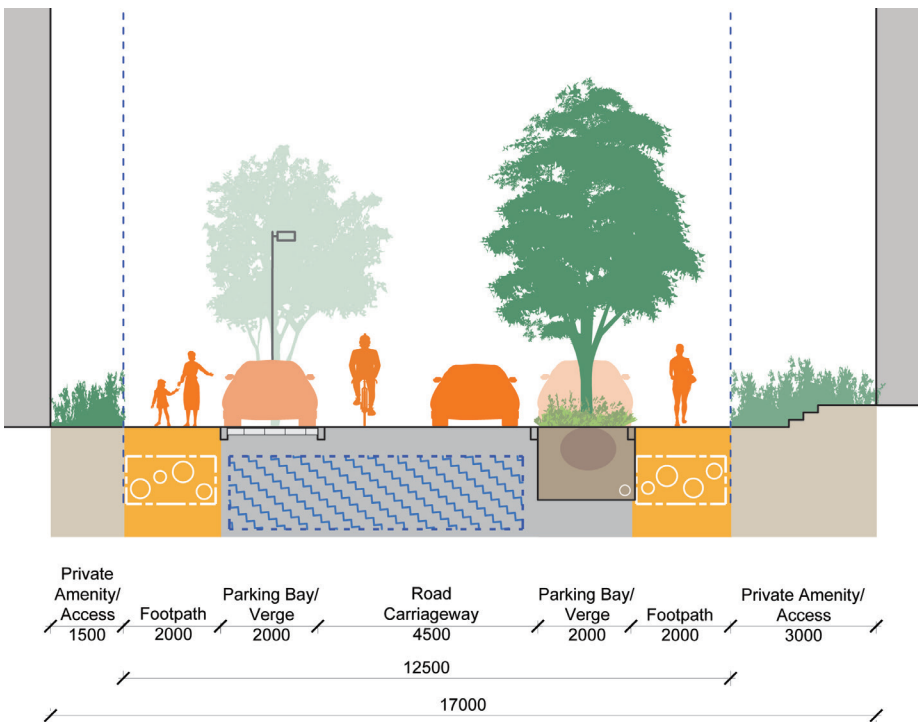
- Typically shared surface treatment to carriageways with minimum 2m width footpaths
- Asymmetrical soft verges to include street tree planting, SuDS and on street parking positions to further reduce vehicle speeds.
- Crossing points clearly demarcated using simple material and spatial arrangements, reinforced by strategic tree planting.
- Defensible planting zones to residential frontages. To mediate level changes across plots, in some locations this zone must accommodate stepped or ramped access to homes.
- Accessible public realm ensuring gradients for user comfort, and regular resting points.
- Permeable surfaces to be sought wherever possible, e.g. to parking and circulation routes.
- Materiality and lighting to reinforce movement hierarchy for legible streetscape.

10.2 Illustrative cross sections demonstrate the spatial requirements of the masterplan above and below ground, including finished levels, utilities, drainage and parking, coordinated with the hard and soft landscape.

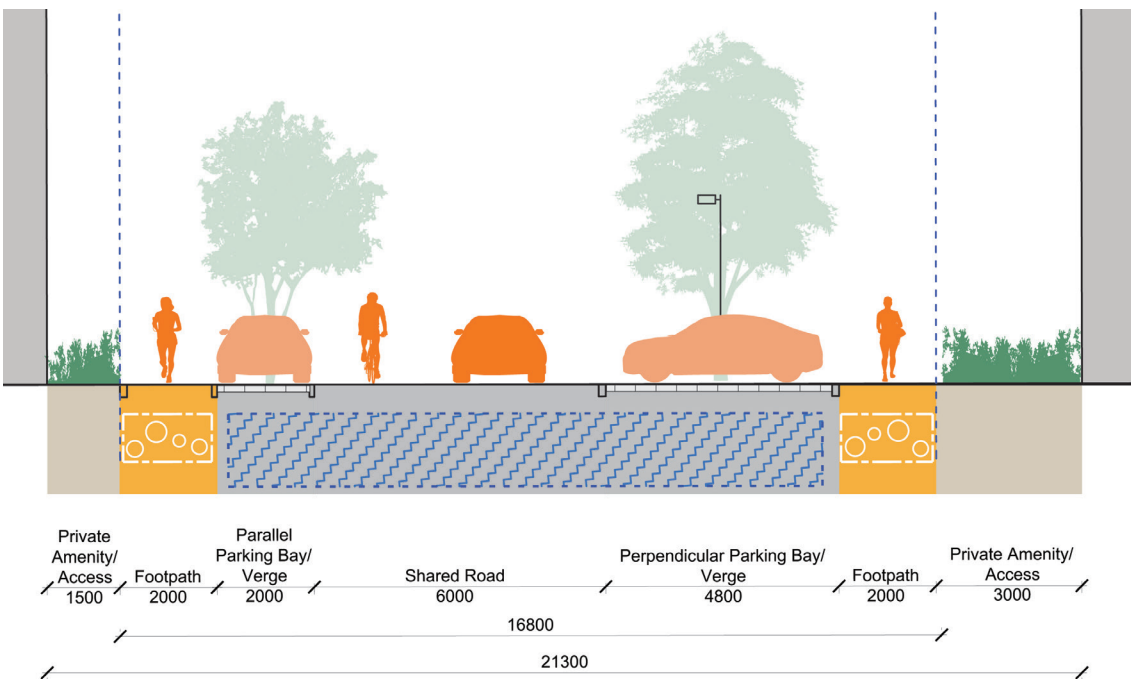
An early analysis of Phase 1 street widths led to rationalised cross section widths, tightening up under-utilised space between buildings whilst maintaining a distinct character, function and high quality public realm.



Location Plan: Typical Neighbourhood illustrative layout, e.g. Plot E1



Typical Cross Section - Brook Leys Street



Typical Cross Section - Shared Garden Street

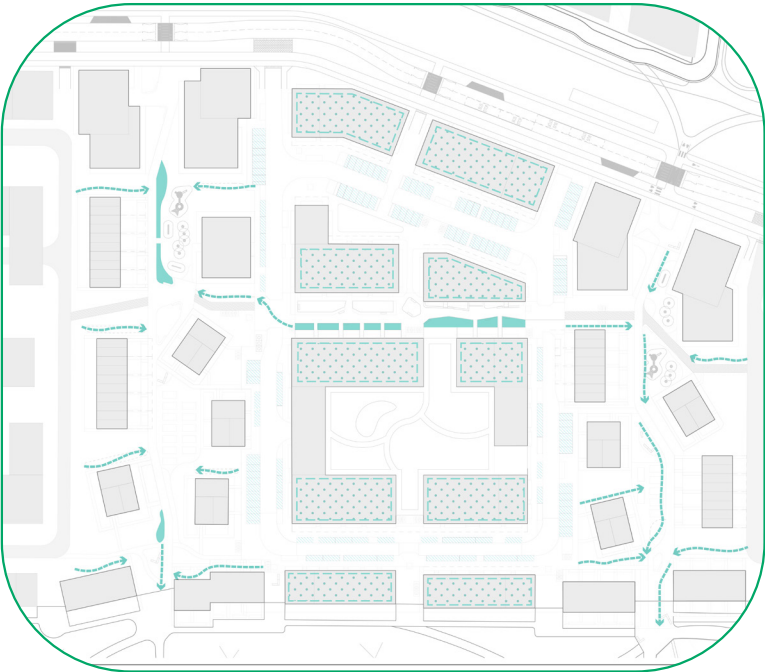


10 Neighbourhoods and Community Lane

Landscape strategy

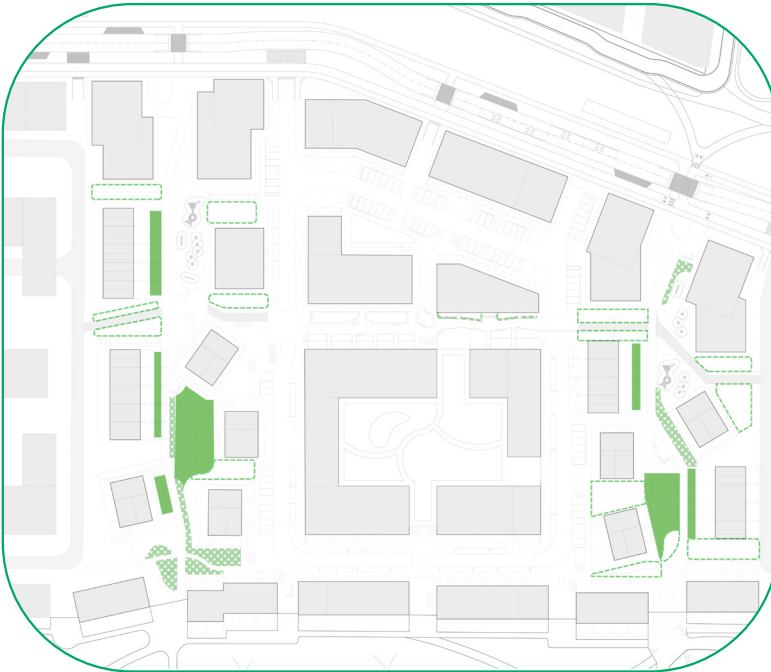
10.3 Illustrative concept plans demonstrate how the themes of SuDS, play, growing space and topography can be integrated into a typical Neighbourhood plot based on the Illustrative Masterplan layout.

SuDS



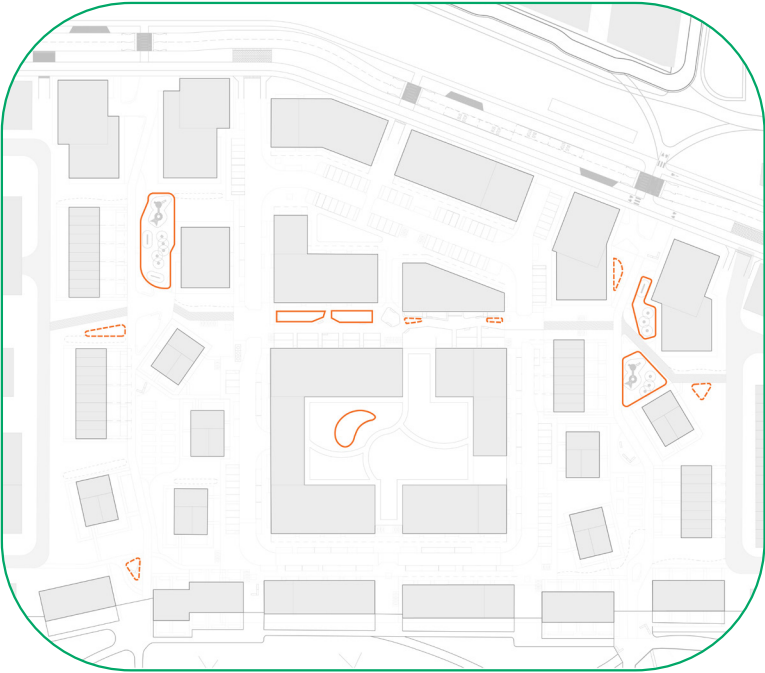
- Rain garden beds
- Linear rain garden
- Opportunity for living roof
- Permeable surface  
E.g.. Parking bays, playable spaces

Community Growing



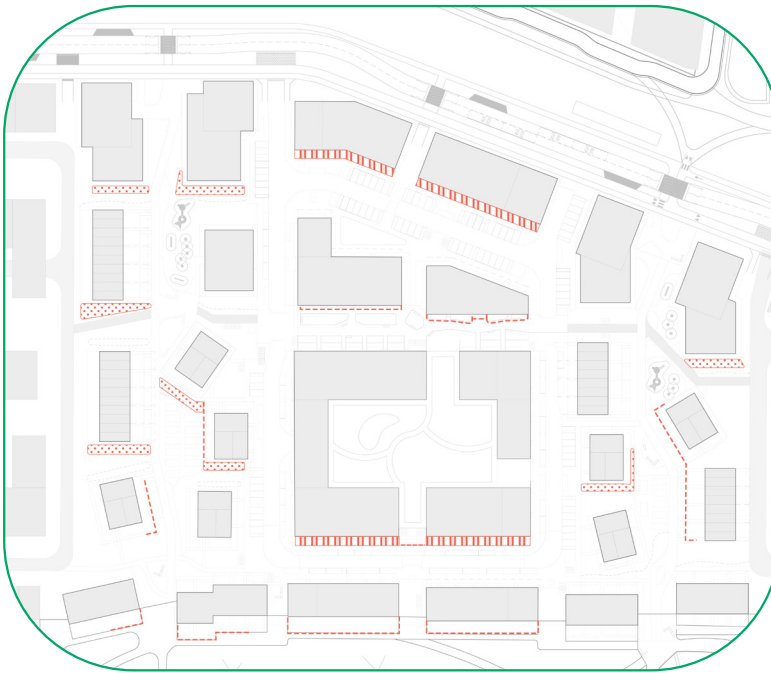
- Growing Space
- Foraging Space
- Edible Boundary

Play



- Playable Space
- Play on the way

Level Change



- Up to 0.5m level change to building frontage, mediated via access steps/ram
- Up to 0.5m high retained edge / seating wall doubling as private garden boundary
- Graded level change, up to max. 1:3 slope



# 10 Neighbourhoods and Community Lane

## Landscape strategy

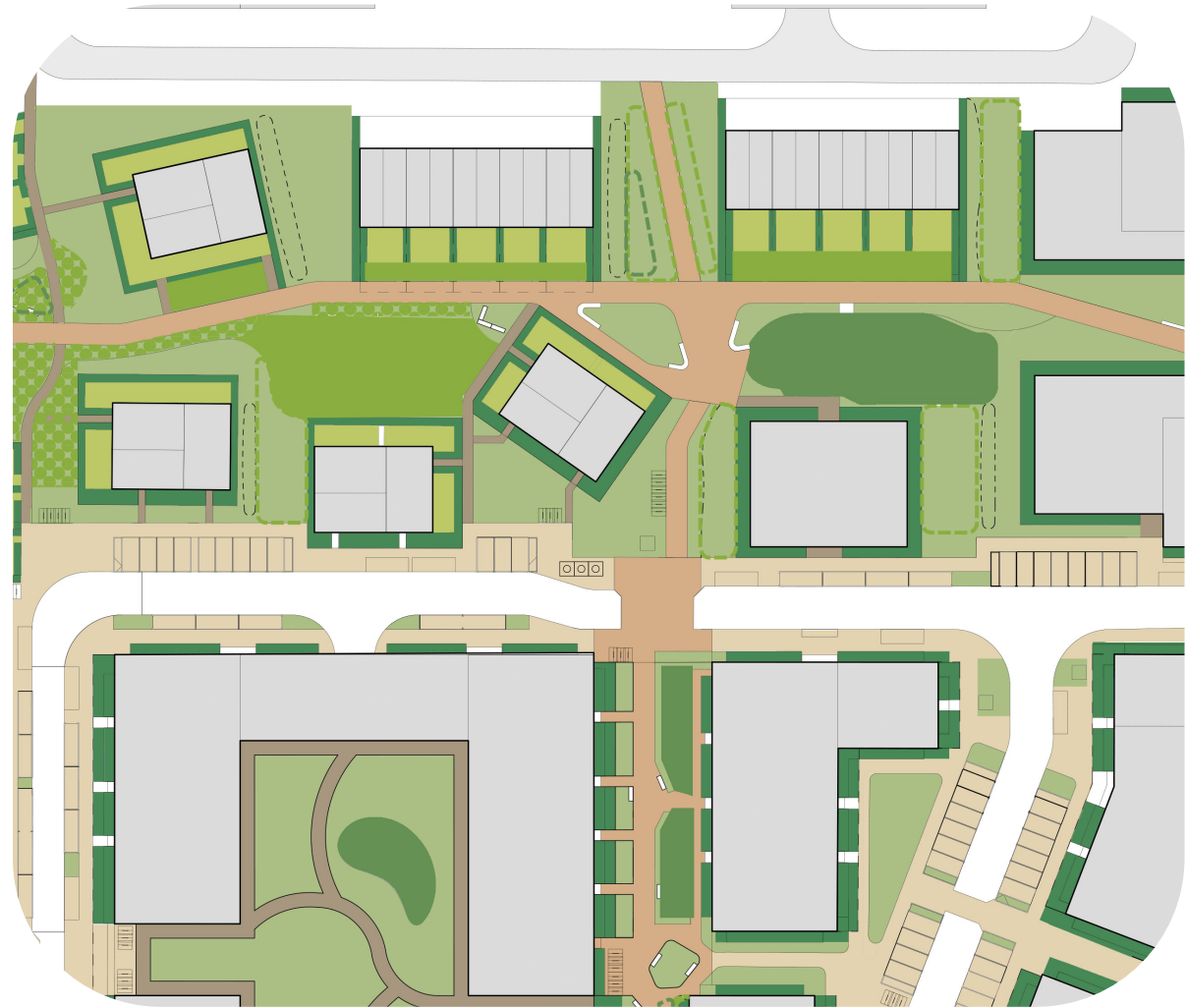
10.4 Illustrative concept plans demonstrate how the themes of tree strategy, hard and soft landscape strategy can be applied to a typical Neighbourhood plot based on the Illustrative Masterplan layout.

Proposed Tree Strategy



- Multi Stem Tree
- Junction Tree
- Street Tree
- Fruit Tree
- Standard form Tree
- Landmark Tree
- Specimen Tree (variety of forms)
- Forest Scale Tree

Hard and Soft Landscape Strategy



- Boundary condition
- Soft landscape zone
- Growing space
- Foraging space
- Edible boundary
- Private garden/ amenity
- Footpath in streetscape
- Community Lane
- Secondary paths
- Playable space
- Play on the way

Concept study testing the approximate percentage split of hard / soft landscape achievable in a Shared Garden

