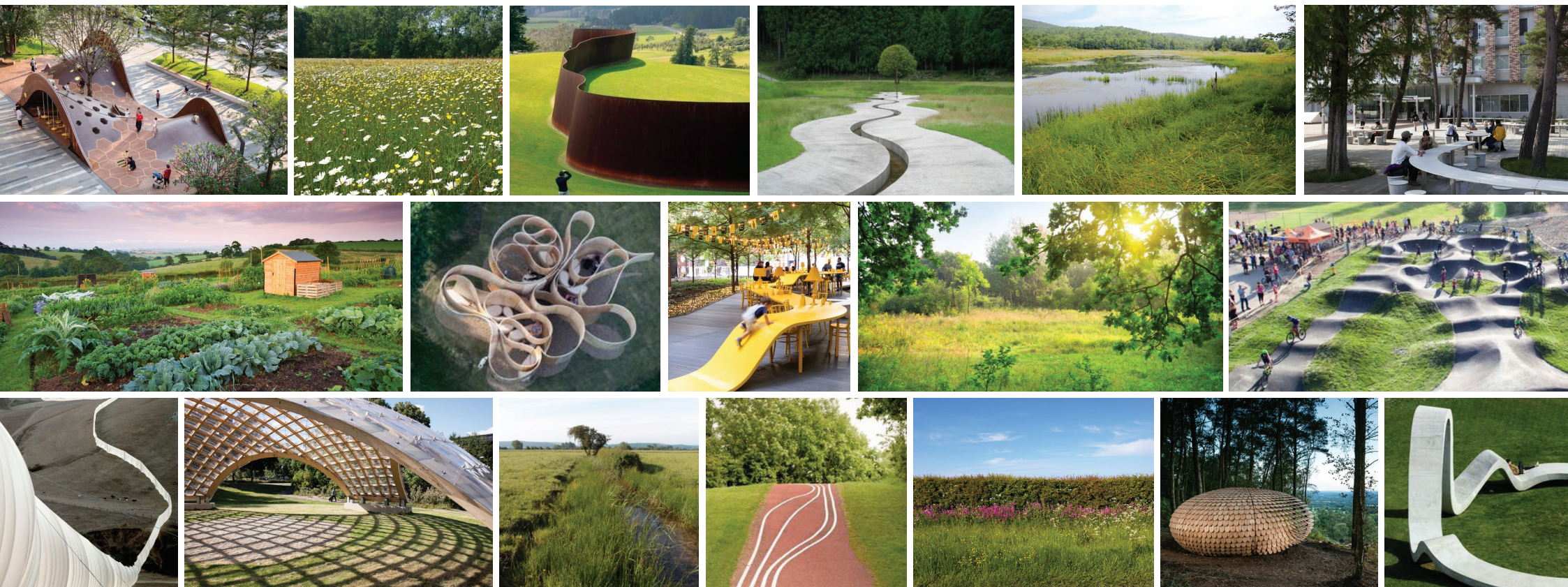


DESIGN STATEMENT

GILLESPIES & HILARY BARBER

SEPTEMBER 2021

the Greenway ribbon

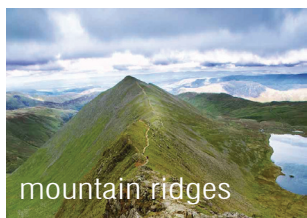


precedent images

the Greenway ribbon

Where our proposal responds specifically to the Greenway Principles (as set out in the brief on Pg 15.) and each of the key themes, this is highlighted with the following symbols respectively. **P 1**

INSPIRATION : Our proposal for The Greenway is inspired by the dramatic landscapes that surround Carlisle and the natural and man-made the linear features that form a part of the physical and cultural landscape. From the natural beauty of the wild uplands with its mountainous ridges and ribbon lakes.... to the fertile lowlands braided by ebullient, meandering rivers that feed the expansive fluvial river estuary of the Solway Firth... to the endless snaking dry stone walls and hedgerows that frame the rolling fields...to the Roman roads that converge on Carlisle, the Settle to Carlisle railway and the the iconic Hadrian's Wall.



mountain ridges



finger lakes



eden rivermouth



solway firth



hedgerows



dry stone walls



roman roads



settle carlisle railway



hadrians wall

<< inspiration from the regional landscapes

P 1 4 6 8

THE RIBBON : Our proposal celebrates this regional landscape character through the development of a **linear ribbon feature** that structures The Greenway. This linear ribbon feature flows along its entire length, with the opportunity for this feature to flow into the wider landscape to create a bold sculptural intervention.

This ribbon feature is a **multifunctional element** that varies in form along its length to provide a range of facilities and functions such as pavilions/shelter, seating areas, art installations, legibility and wayfinding markers, boundary treatments, walkways, boardwalks and bridges, play features, cycle pods and pedestrian crossings. The Ribbon will be constructed of a recycled material to divert waste away from landfill and could be delineated by a colour, texture or material and is an opportunity for community involvement to develop its narrative further to engender ownership. This unifying element **links all** these recreational facilities together, links all the proposed spaces and communities together whilst also creating a strong identity and **strong sense of place**.

The following design statement illustrates our proposal for the central section on 'The Greenway.'



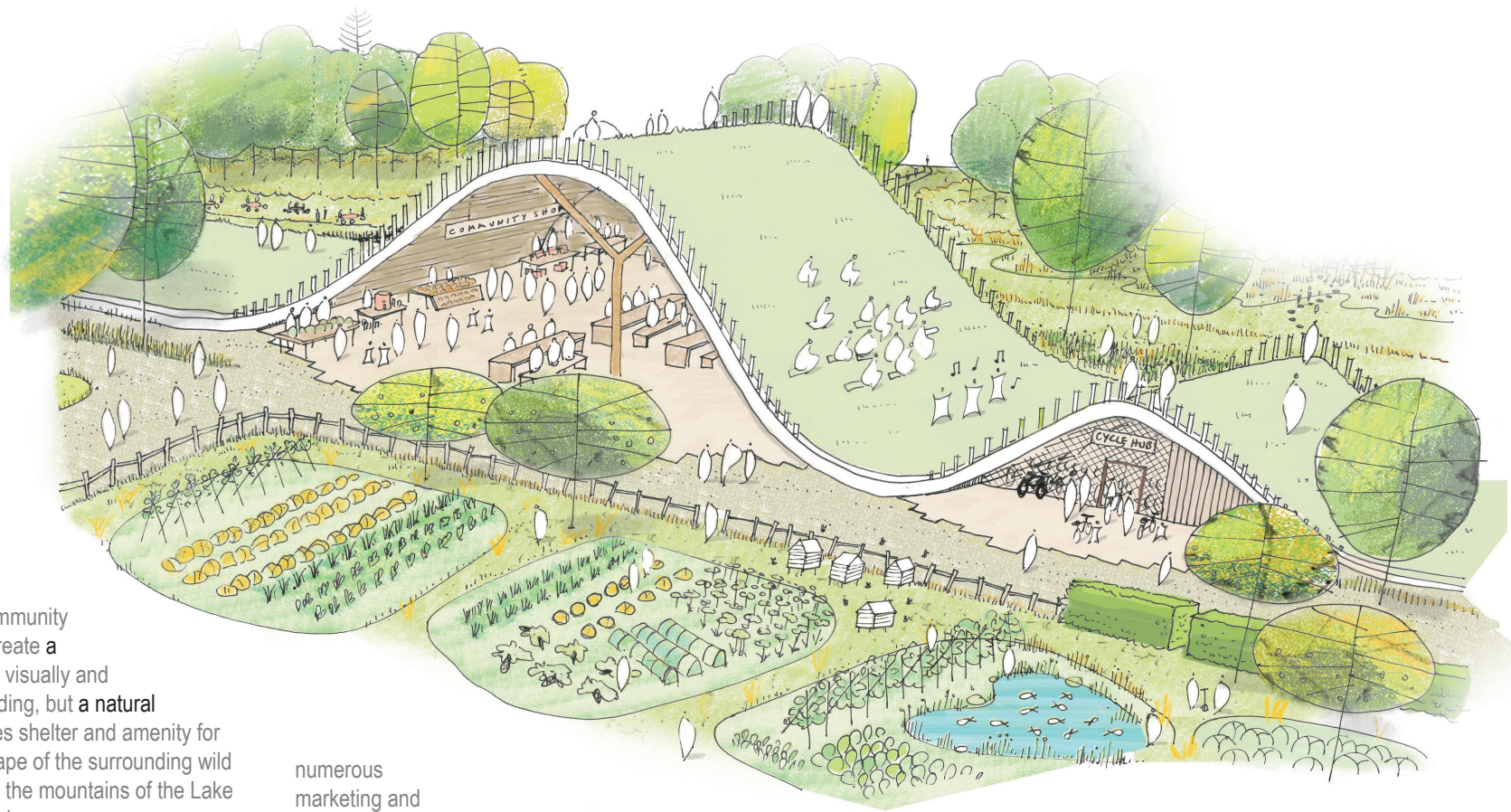
COMMUNITY HEART : The ribbon feature takes on its most dramatic form adjacent to the village centre at Durdar. Here the ribbon forms an outdoor pavilion that provides a focal point on The Greenway adjacent to the proposed district centre to create a coherent nodal community hub.

Entitled “The Knoll” [noun- a small hill or mound] This pavilion is a reinvention and modern interpretation of the traditional village hall - a multifunctional space that can be used by the whole community, using the landscape as a communal forum for each of the individual residential communities to come together.

This outdoor room creates an ‘all weather’ shelter for gathering, meeting, socialising, small events/parties, arts and cultural installations, community market, meetings/forums /functions. The Knoll create a bold focal point in the landscape both physically, visually and symbolically. The pavilion is not a traditional building, but a natural fold and undulation in the landscape that provides shelter and amenity for residents - representing the geology and landscape of the surrounding wild uplands and creating a sense of connection with the mountains of the Lake District, the North Pennines and the Scottish borders.

The Knoll epitomises the “start with the park” concept. This landscape intervention would be delivered first creating a new ‘heart’ for both existing and new communities as they move in. The knoll would be there from the very beginning acting as a beacon for the Garden Village. The Knoll could even serve as a community consultation forum for the planning of the new community, the residential marketing suite and even the site offices during construction.

Regeneration projects such as this take time to deliver, and such timescale are often not relatable to the daily lives of a community, and so it important to treat this garden Village as ‘a journey’ not just an end product. The Knoll is intended to becomes a part of that journey and could facilitate a range of meanwhile uses, events and temporary interventions that engenders local participation during the works. This is key to strengthening the connection that people have with the site both existing and proposed..... and if done well can create a real energy and anticipation around the proposals, with



numerous marketing and branding opportunities, long before the final phases of a masterplan are built out.

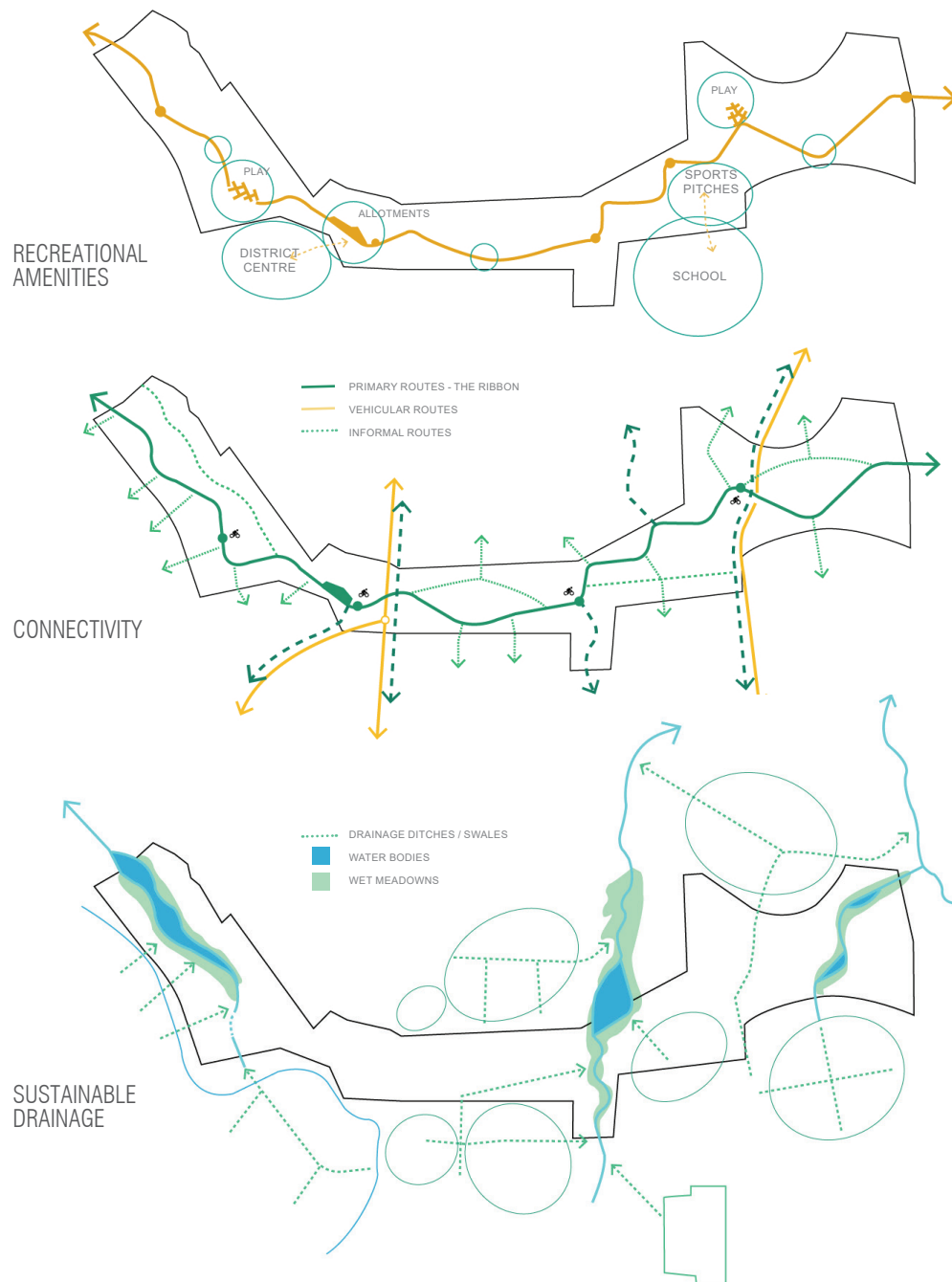
The Knoll is not only a community centre but could also act as a small economic hub that can be used to bring income to the local community by providing high quality services/goods / entertainment and a destination to the wider city population. It is a place where locally grown produce by the community can be traded, cultural happenings, theatre and the arts can be celebrated, and local farmers, makers and crafts people can use as an outlet for selling their trade.

The knoll is located beyond the 15m easement or the gas pipe, and is orientated so that it has a relationship with the proposed District centre as a complimentary community facility with a connecting square or green space that links these landuses together.

The knoll will have a rustic, recycled character – a glulam timber

frame creates the main structure, with recycled palettes forming the internal cladding. The Knoll has an accessible green roof to create a look out point over the landscape, a seating area and potential events space using the sloped sides for bleacher seating onto a stage. Beneath the structure recycled plastic benches, tables and chairs provide a range of seating, dining and trading opportunities.

Site wide green energy generation from PV's on houses and small wind turbines provide residents with clean energy, but also any surplus is sold back to the grid that helps fund and supplement a monthly service charge paid by the residents the ongoing management and maintenance of the Knoll.



P 1 6 7

AMENITIES: To enable the Greenway to provide an inclusive amenity for all residents, both existing and proposed, it needs to offer a diverse range of recreational facilities that will appeal to a wide demographic.

Along the length of the ribbon, we are proposing a range of **informal activity spaces** that are sensitively designed into the landscape, from naturalistic play areas for differing age groups, extreme sports skate/pump track and parkour style facility to appeal to older children and teenagers, and fitness/training circuits on foot/cycle.

Small pockets of amenity space for people are carved out, with mown grass areas to create areas for picnics and communal seating areas.

The playing fields and sports pitches are co-located adjacent to the proposed school to provide a **combined facility** for pupils and the community. Potential for part of this facility to be managed by the school and be income generating to provide a **sustainable revenue stream** for ongoing maintenance of all of the sporting facilities which also provides the opportunity to provide higher quality facilities.

P 1 6 7

CONNECTIVITY: The ribbon delineates the strategic **pedestrian and cycle spine** that creates a legible and clearly defined pedestrian network to encourage sustainable movement within the Garden Village and to the wider city.

The ribbon has a series of **spurs and circular paths** that branch off it to connect with the wider PROW network and the existing and proposed communities. These local circular routes are important for **short walks in the immediate vicinity of each residential neighbourhood**.

The Knoll will include a **cycle hub** where **community cycles** can be picked up / dropped off to **encourage cycling around the village** rather than using vehicles. Other smaller cycle hubs could also be located along the ribbon and the wider village to create a network of cycle facilities that provides sustainable transport for all residents.

It is proposed that the main strategic route along the Ribbon is a **wide 'all weather' footway**, such as 'tar spray and chip' to provide a fully inclusive environment and a robust route for walking and cycling. All secondary routes would have simpler and narrower hoggan paths.

Visitor car parking areas are proposed adjacent to The Knoll and the sports facilities, and subtly incorporated into landscape within the woodland belts.

The existing lanes/roads are retained as existing along with the adjacent hedgerows that help to screen and delineate pedestrian and vehicular spaces.

P 2 3 6

SUSTAINABLE DRAINAGE : Sustainable drainage is key to **reducing run off** into water courses downstream to **prevent flooding** and to future proof the community from climate change and increased rainfall. On the assumption that there will be an overall reduction in green field site, due to development, we are proposing that **additional storage capacity** will be required within The Greenway to intercept the increased volumes of run off. To the west and north of the greenway where the topography becomes more pronounced and forms gentle valleys, we are proposing a subtle recontouring to create **small wetland areas** that can attenuate, filter and allow infiltration to occur. These wetland areas then discharge into the main water course proposed with the wider masterplan that then lead to the River Petterill and Caldey. The landscape **swales / raingardens** within the residential areas feed into a network of meandering **agricultural drainage ditches** within The Greenway that in turn feed into the wetland areas.

HABITAT CREATION: We are proposing a 'light touch approach' to the landscape character within The Greenway. The starting point is to **retain all the existing hedgerows and trees** to retain as much of the existing habitat value and landscape character as possible. Overlaid onto this is **additional tree planting and hedgerows** to repair and compliment the existing landscape typography and creates smaller land parcels that are visually stimulating and of a more human scale. Existing and proposed hedgerows connect to form a network of **habitat corridor and foraging routes**. Proposed hedgerows also extend from the Greenway into the residential areas along green corridors to create green habitat routes that **permeate into the development plots**.

The **existing agricultural fields** are left to **regenerate** naturally into biodiverse wild flower meadows. To remain in keeping with the wider landscape character we are proposing that this landscape is not returned to its native riparian state, or indeed intensively managed to create a manicured parkland. Instead we are suggested that the Greenway is simply managed less intensively to allow the agricultural landscape to become **wilder and more naturalistic...to allow this already beautiful and distinctive landscape to regenerate naturally to create a more biodiverse landscape.**

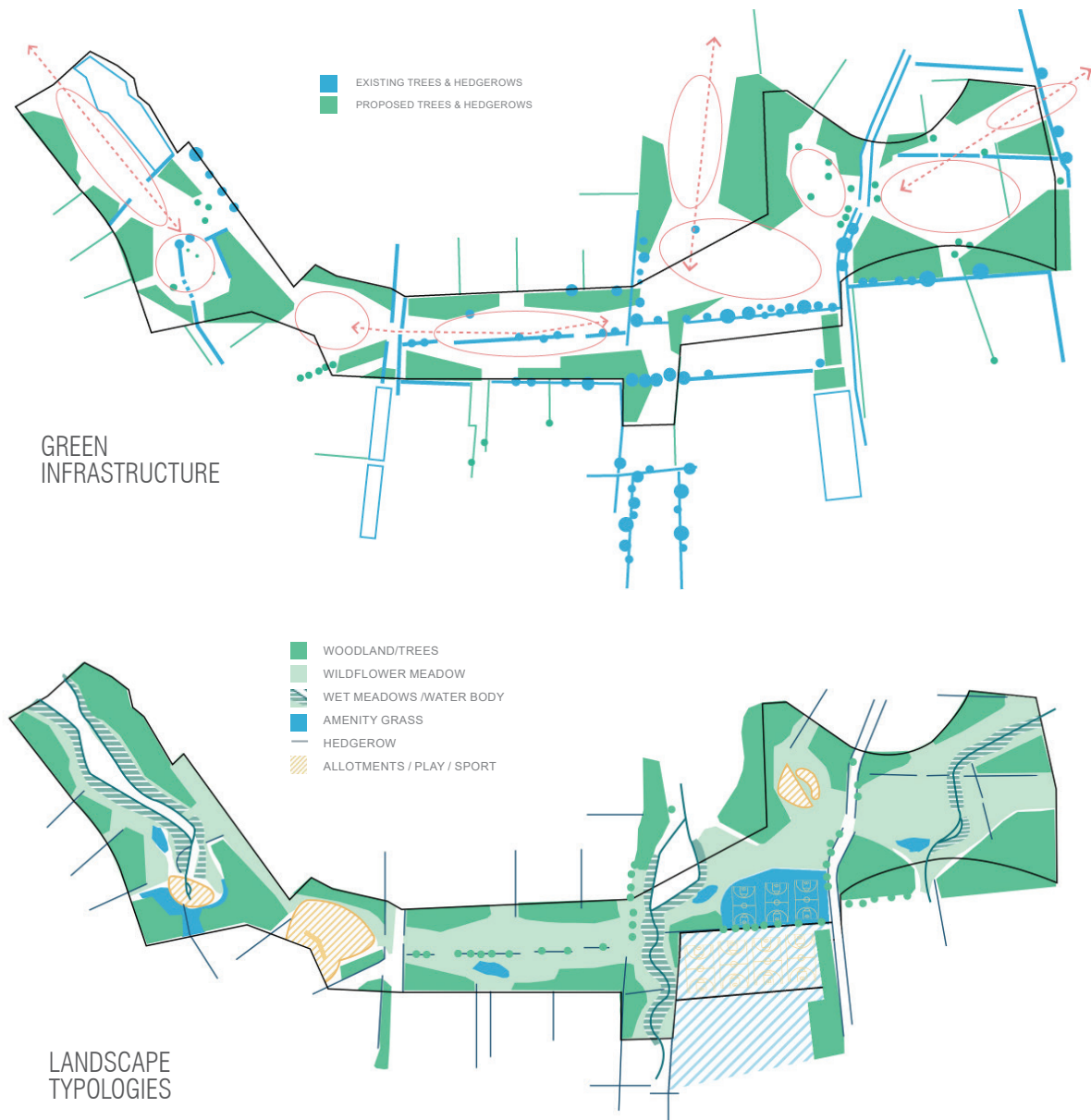
To achieve this landscape character, some form of management is still required. It is suggested that this former agricultural land can still be farmed by local farmers- cutting the wild flower meadows annually to harvest the land for hay that can then be used to feed their livestock. A mutually beneficial relationship where the community landscape is maintained and farmers can be able to generate a larger crop to supplement their income.

Local residents will also be encouraged to learn new skills such as coppicing, monitoring habitats, and woodland management, via courses held at The Knoll to allow the community to plan an active role in landscape management

This sensitive **environmental stewardship** approach allows the landscape to diversify and repair itself, **enhancing the ecological value**, which in turn provides a biodiversity **NETgain**. Importantly this landscape approach looks to **reconnect the local communities with nature**, be immersed within it, and **promote a balance between nature and people.**

Using the existing landscape character and topography we will incorporate a range of wildflower meadows from dry to wet meadows, rough grasslands, to low scrub vegetation, and tree stands to denser woodland belts. We are also proposing to incorporate **drainage ditches, wetlands and water bodies** which will significantly enhance the ecological value of the site.

TREE PLANTING: Extensive tree planting is proposed to create a more 'wooded' character to The Greenway. These woodland blocks frame a series of sequential **linear 'glades/meadows'** along the centre of The Greenway to create a fully immersive landscape setting, by ensuring that adjacent residential buildings are largely out of sight. The tree stands will be **carefully articulated** to ensure **key views are retained/framed** along the corridor and beyond, and walkways remain open with **good sightlines** to avoid



secluded spaces that could encourage antisocial behaviour. All trees are planted outside of the 10m easement for the gas pipe as per the tree planting guidance.

Tree planting is a vital tool in addressing the climate emergency, and the Councils NET Zero 2030 commitment, providing the ability to draw down large amounts of carbon out of the atmosphere. **Over 15 hectares of trees are proposed** within this central section of The Greenway, which will **sequestre over 4500 tonnes of carbon** within the next 50 years. This strategy could be extended to other landscape areas within the Garden Village to create over 100 hectares of woodland which could sequestre **over 30,000 tonnes of carbon** within the next 50 years.

This tree planting strategy also is intended to **strengthen the bond between the community and the landscape** - every resident is given ownership of a small plot of land within The Greenway which is planted with trees by the developer as each house is completed. This 'pocket forest' gives each resident some **carbon capital** to help offset the carbon cost of living, that matures with age and increases its draw down capabilities. This simple initiative **connects residents with the carbon responsibilities** and could be part of a wider strategy to actively encourage residents to reduce their carbon footprint. Collectively these mosaic of 'pocket forests' form the small woodland belts that provide the landscape structure, amenity and habitat resource for The Greenway.

2 4 5 6 7 8

URBAN AGRICULTURE : The Knoll will sit within an extensive productive landscape that provides **local produce** for residents on site from fruit and vegetables, to flowers, poultry and fish, honey and jams. Growing food in our urban areas is vitally important to provide fresh locally grown produce, promote food security, reduce food miles, and to enable the public realm to be **income generating** which can promote a more **sustainable** way of maintaining a landscape if it is self funding.

Every resident will be given the opportunity to **own an allotment** to reconnect the community with the land. The individual allotments are run as a **site cooperative** that could serve an **onsite community shop** within The Knoll, or produce sold on to local business/restaurants to earn an income for the local economy and provide an income for management of the Greenway/Knoll. Surplus food could also be given to local food banks, cooperatives and charitable initiatives. Participants in this cooperative earn 'a veg wage' that allows them to exchange / purchase **food for free** from the community shop, or receive other benefits such as **cheaper energy bills, discounts on bus fares** etc.

This cooperative would also has many physical and social benefits for people. Food production provides a common interest, that engenders **community cohesion** and opportunities for people to **connect across different generations and backgrounds** to help one another. It **encourage people and communities to come together, share ideas, skills, make new friends**. It is initiatives such as these that help define the identity and **sense of belonging** for a community and the people that live there. This not only helps individuals to stay **physically active**, helps with anxiety and stress reduction, and promotes social contact, including civic engagement and establishing common goals. It creates **a sense of belonging**, and a connection to the landscape, a feeling of being useful and contributing to something, having a sense of worth and purpose, and preventing loneliness (a key issue for many sectors of society). This form of social masterplanning will be key to creating a healthy and sustainable community for the future.

1 4 5 6 7 8

DIGITALLY ENHANCED : We believe that technology is key to **connecting and engaging with younger generations** and there is no reason why our suburbs and rural areas shouldn't be **digitally enhanced**. Digital play can also be far more inclusive and accessible for people with disabilities.

Using emerging technologies such as **E-ink** (a robust low energy digital paper- the same technology as a Kindle) and QR coding we are proposing an interactive digital platform for **games/education/information** and access to wider portals, that future proofs the Garden Village. For example small E-ink displays could embedded within the landscape and used to create outdoor quiz's and puzzles and games such treasure hunts, Fox and Hounds, 'capture the flag' etc and fitness training programmes. E-ink could also provide **educational information** on the local area- flora and fauna, cultural heritage, provide live monitoring

of environment data, or be used to provide notice boards on local community events/activities, that can all be updated dynamically. Using **QR technology** also provides the potential for people to **control and personalise their own environment**, which may particularly appeal to teenagers (the social media generation) who are often the in residential projects. The Knoll could provide a digitally enhanced space where the **lighting can be controlled** or **music can be played/made or sampled** through directional speaks (so as not to create noise pollution outside of the shelter) all accessed and controlled through a mobile phone linked to the QR code to create the ultimate hang out.

OUR TEAM :

Gillespies were the authors of the original strategic visioning document for the Garden Village, so we have an inherent knowledge and understanding the site and the project context.

Gillespies have extensive experience of designing residential masterplans and developments and of course the community spaces that support them. Notable recent projects include the Ebbsfleet Garden Town in Kent and Knottingley residential expansion in West Yorkshire. We have also delivered many amenity and biodiverse parkland projects such as Elephant & Castle Park (London), Northumberland Park (North Tyneside) and Port Sunlight (Merseyside), which also include the design of play areas/sport facilities, pavilions and structures.

As well as being committed to high quality design, and environmental sustainability, in response to the climate emergency, we believe social sustainability is vital to create self sufficient and healthy places to live- where residents are given a sense of ownership, identity and social equality, empowering the local community, ensuring inclusivity, happiness and wellbeing, social value and worth.

Public realm plays such a vitally important role in social cohesion. Public spaces have the ability to connect our urban fabric and communities together providing common ground and shared resource/ amenity and a sense of shared belonging regardless of ethnicity, wealth, education age or ability – in short it is a place for everyone and anyone.

Port Sunlight [The Wirral]



The Croppings Lightmoor Village



Elephant & Castle Park [London]



Northumberland Park [Tyneside]

