

5.7 Appearance

This section explains how the development may look and feel. The illustrations are indicative, their main purpose being to help explain the design principles set out earlier and to show how some of the key public spaces and building may appear.

Land reserved for a second primary school, should it be required. Both primary school sites are adjacent to the retained woodland copses. This co-location provides the schools with an immediate environmental learning resource, provides shelter and shade to the school environment and does not overly confine or restrict the woodland area.

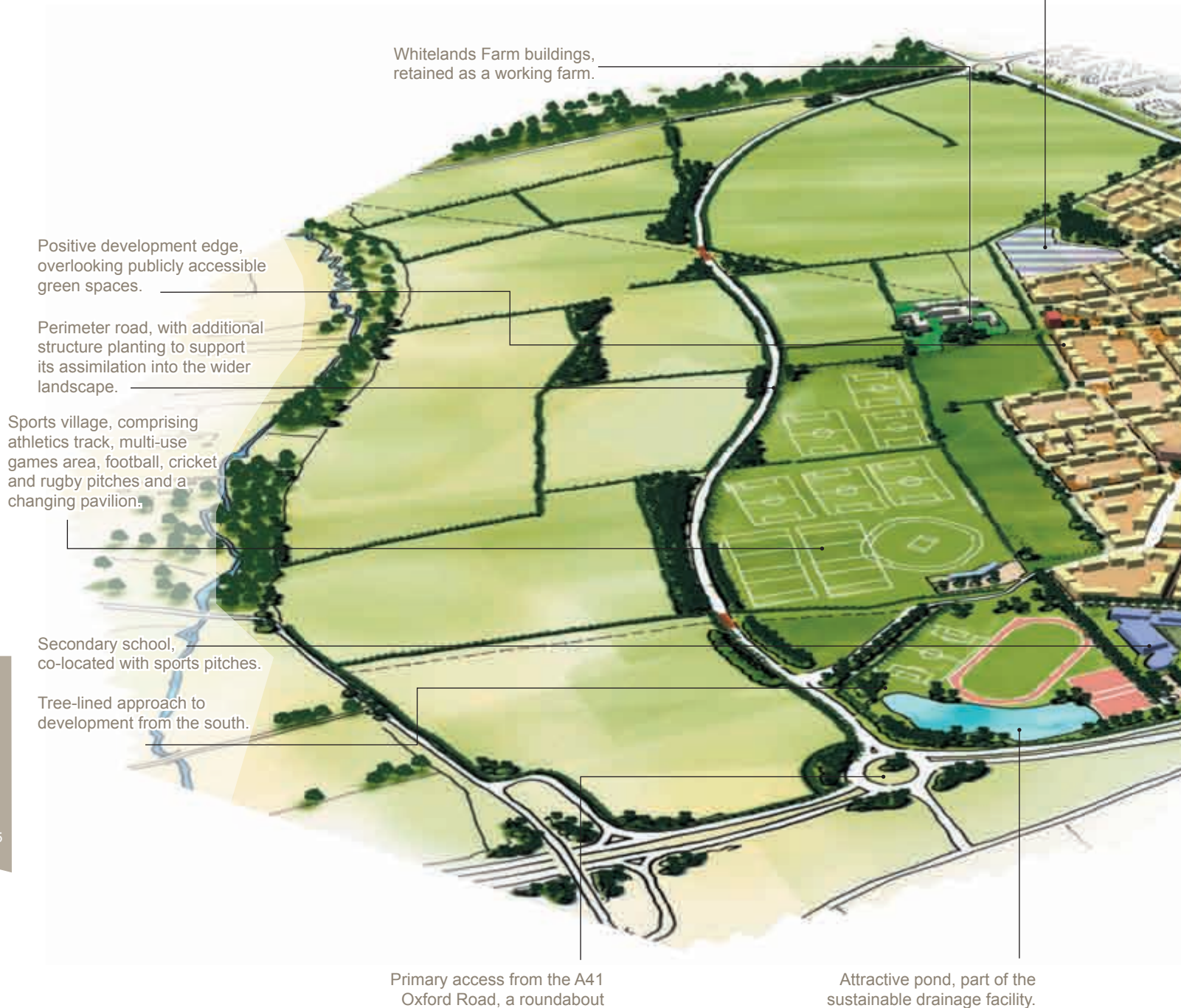
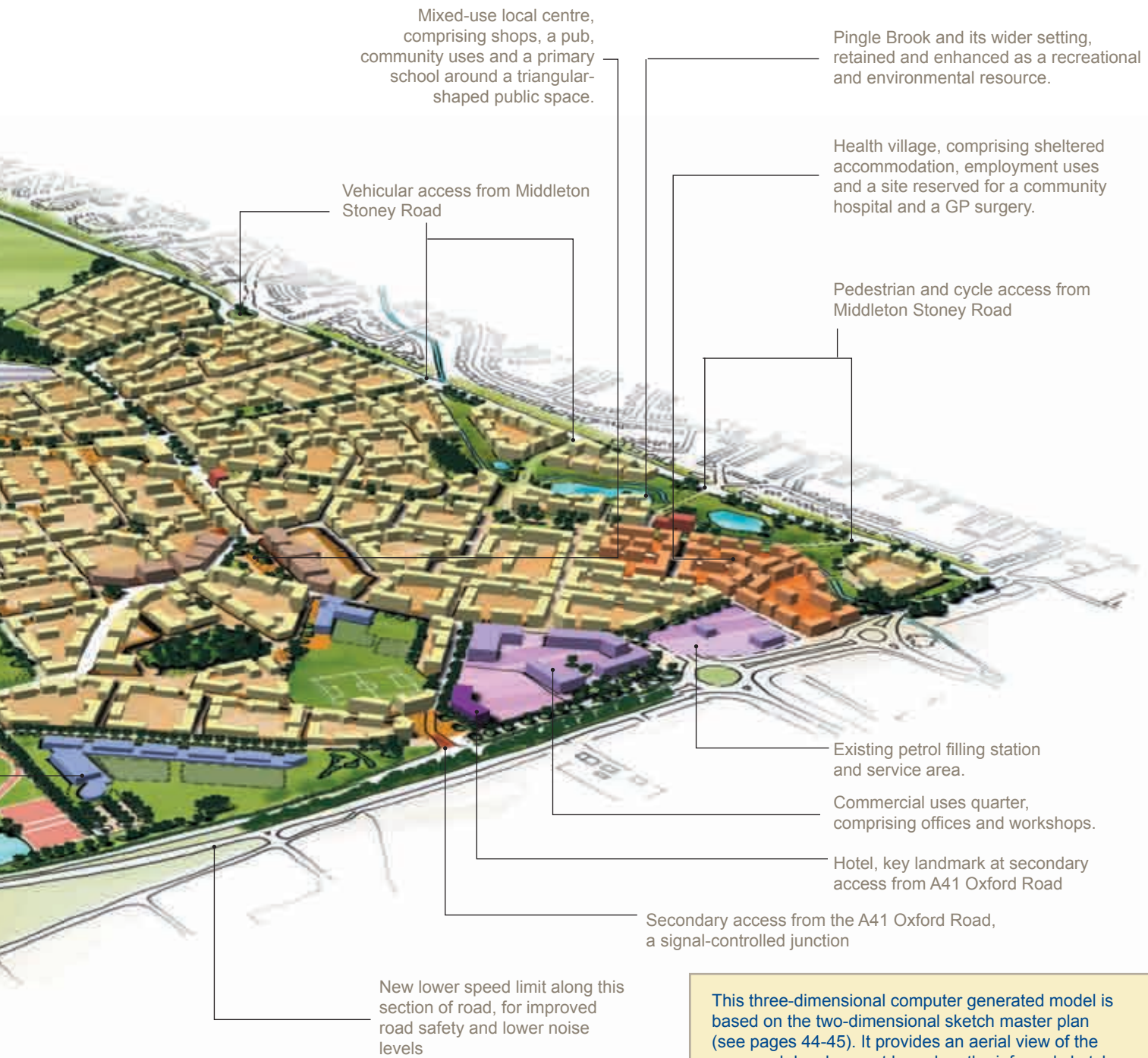


Figure 5.9 Three-dimensional model of the sketch master plan



This three-dimensional computer generated model is based on the two-dimensional sketch master plan (see pages 44-45). It provides an aerial view of the proposed development based on the informal sketch. While the model is only based on sketch details, the heights shown are a reasonable approximation and accord with the EIA work. Please note there is no roof plan on this image and all buildings are shown 'flat-topped' while the actual development will primarily consist of buildings with pitched roofs.

Character areas

5.7.1 The development area is of sufficient size to develop different character areas. These seven suggested areas can develop particular characteristics, in response to each specific part of the site, the land uses proposed and the adjacent land uses. For example, the 'Pingle valley' will have a serene character, drawing on its predominantly residential uses, the larger expanses of green space and the adjacent wetlands. The 'village heart' will be quite different, with a vibrant character, resulting from its more continuous building fronts and greater sense of enclosure together with a liveliness from the mix of uses and activities.



Figure 5.10 **Character areas**

Local centre

Food store, with landmark feature on north-western corner and active ground floor uses (e.g. coffee shop, flower boutique etc.) An opportunity for a modern or contemporary design.

Shared car parking for the local centre, including service and delivery access to food store.

Community Hall, with attractive front door and entrance feature onto the square. A secure green space to the rear for outdoor functions.

Limited/controlled car parking (e.g. disabled drivers, short-stay) in the square, beneath tree canopy.

Offices, shops and residential uses with on-street short stay parking.

Secure parking for mixed-use development.

Garden space associated with a pub or restaurant function fronting the square.

The main spine street leading to the local centre from the south.

Civic square, primarily hard paved but with significant tree planting.



Location plan

Figure 5.11 Sketch illustration of the mixed-use local centre

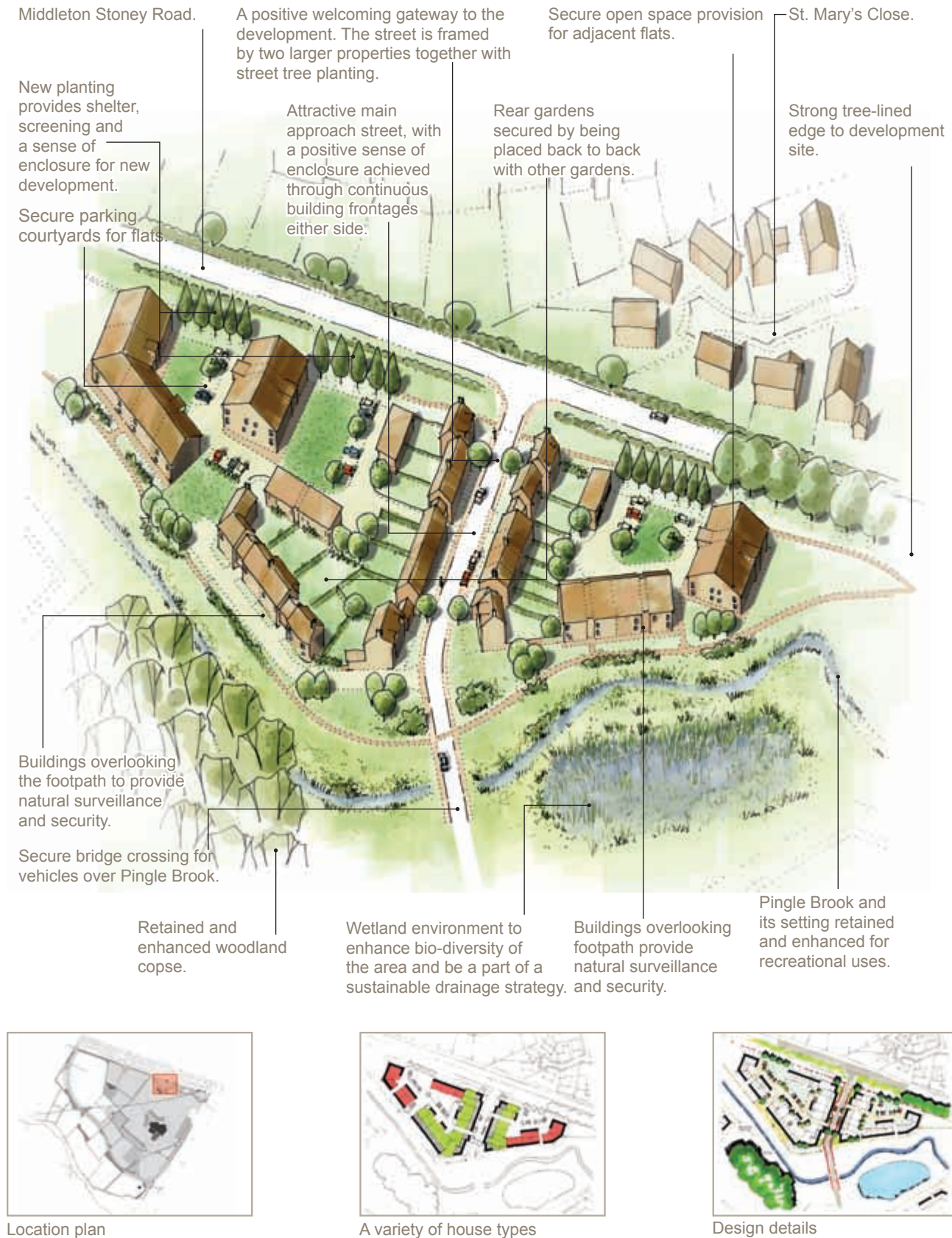


Figure 5.12 Sketch illustration of the Pingle Brook area

- Primary School area (2.2 Ha)
- Barrow easement area (50m)
- Primary School building
- Vehicular access
- Protected green open space
- Protected trees
- LEAP
- Square



Location plan

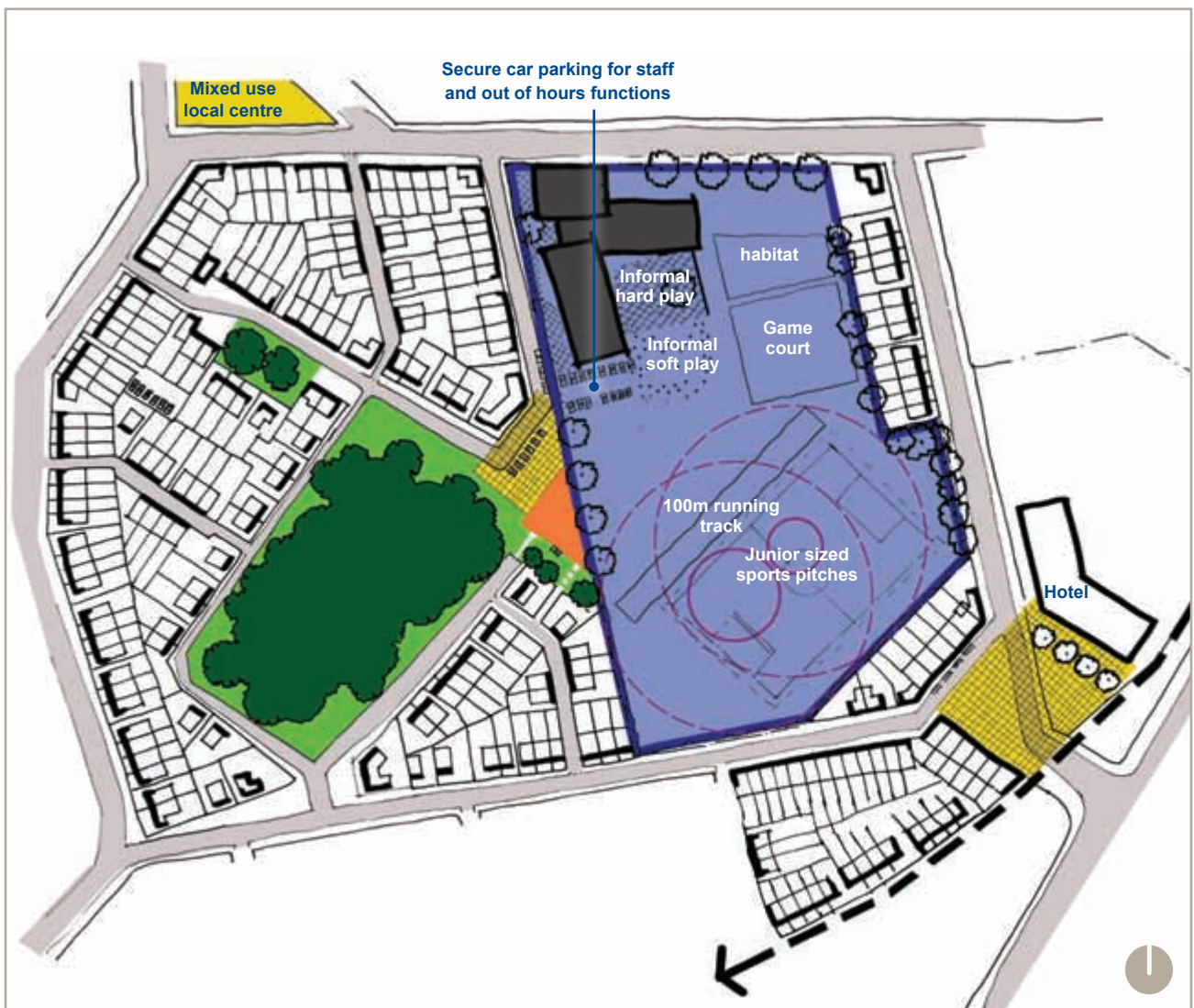
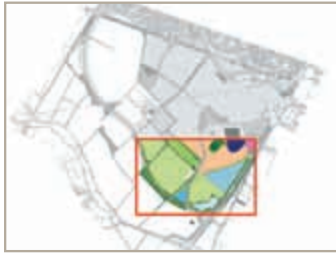


Figure 5.13 Illustrative proving layout of primary school and surrounding area

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Location plan

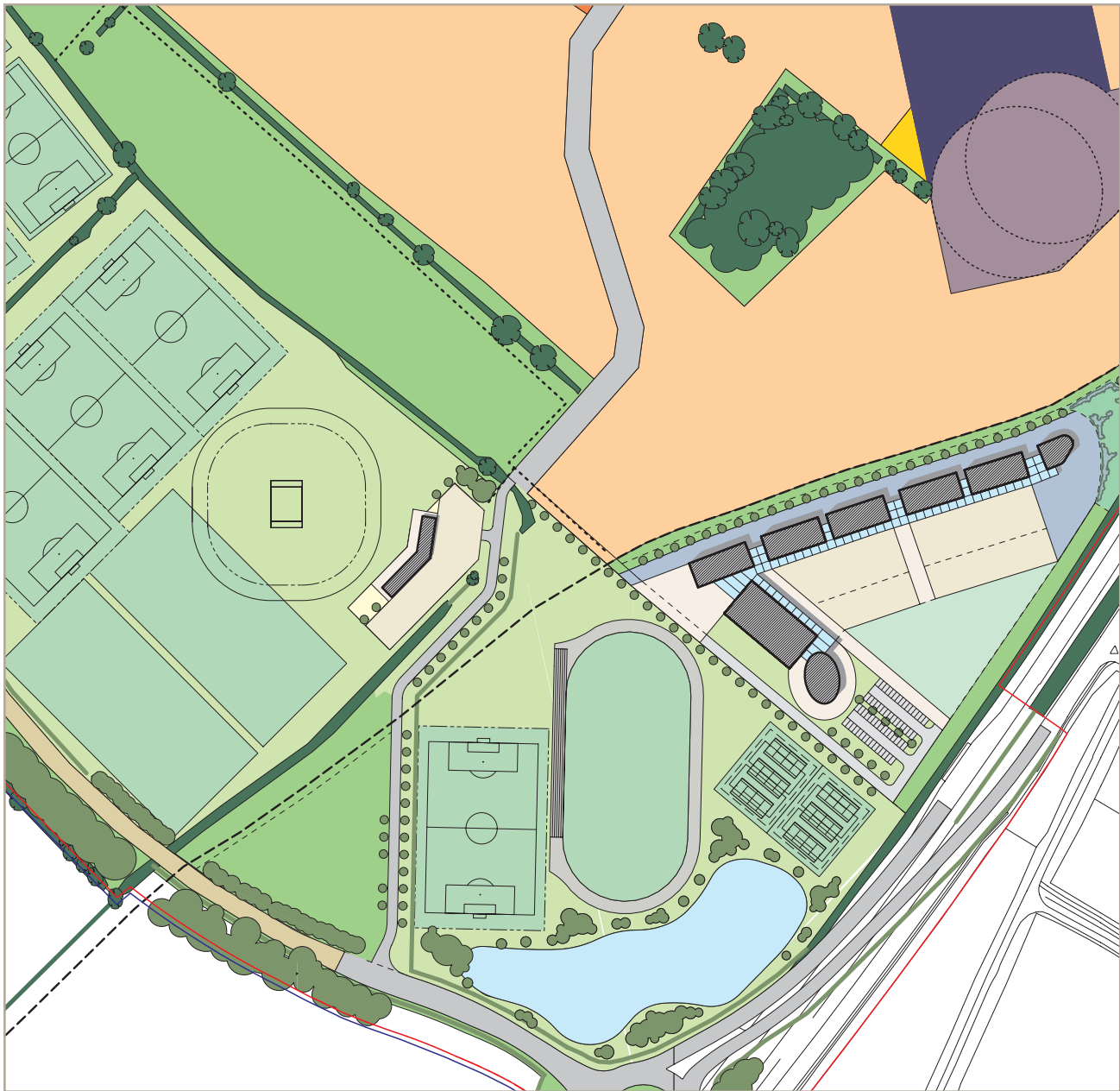


Figure 5.14 Illustrative proving layout of secondary school

5.8 Phasing of development

- 5.8.1 A phasing programme has been developed to set out the estimated build rates for residential development in paragraph 3.69 and accompanying table of the planning statement.
- 5.8.1 Construction will begin for the initial residential area of Middleton Stoney Road and off the new access off the A41 and will continue in phases as shown in figure 5.15 below.

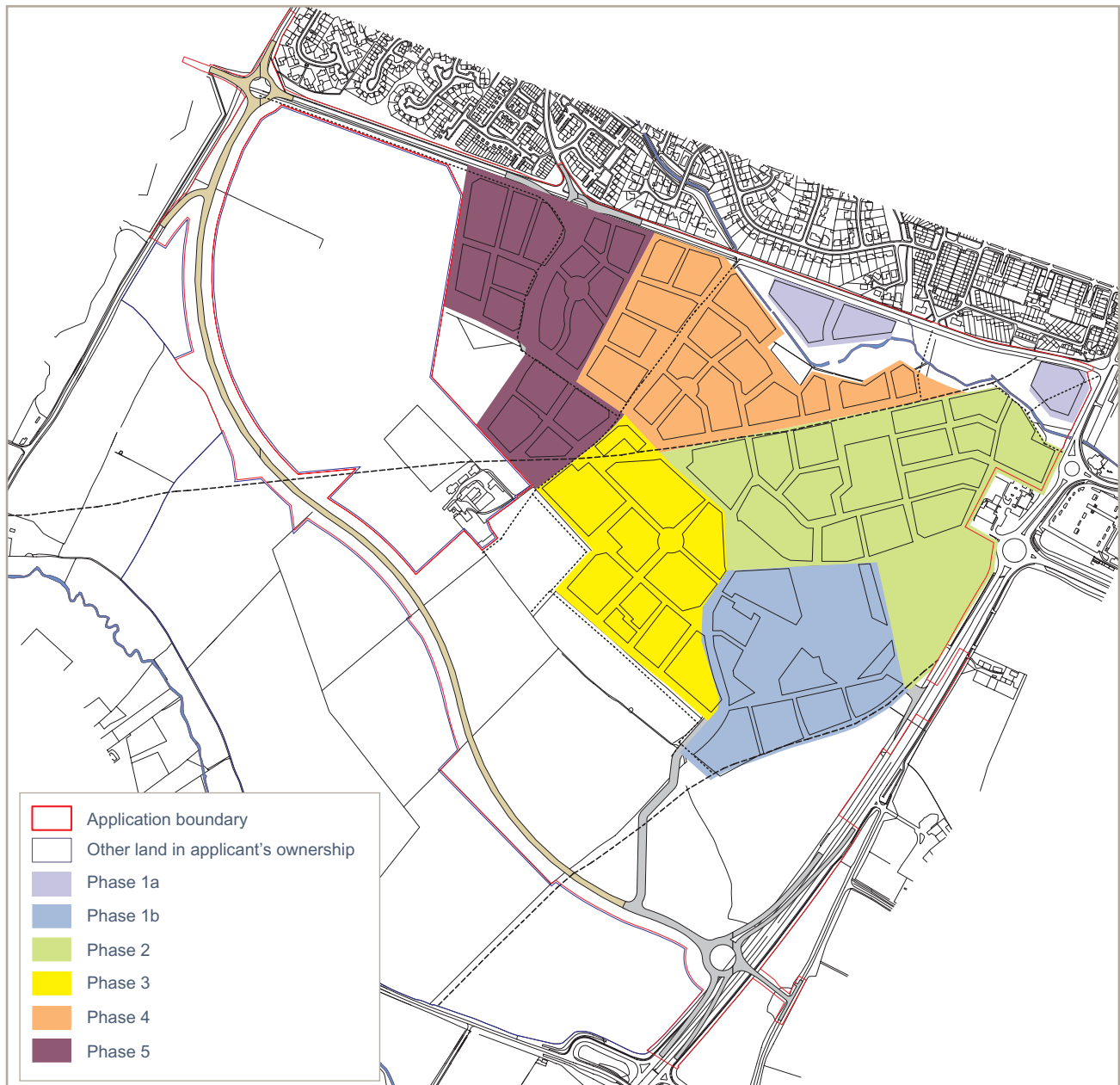
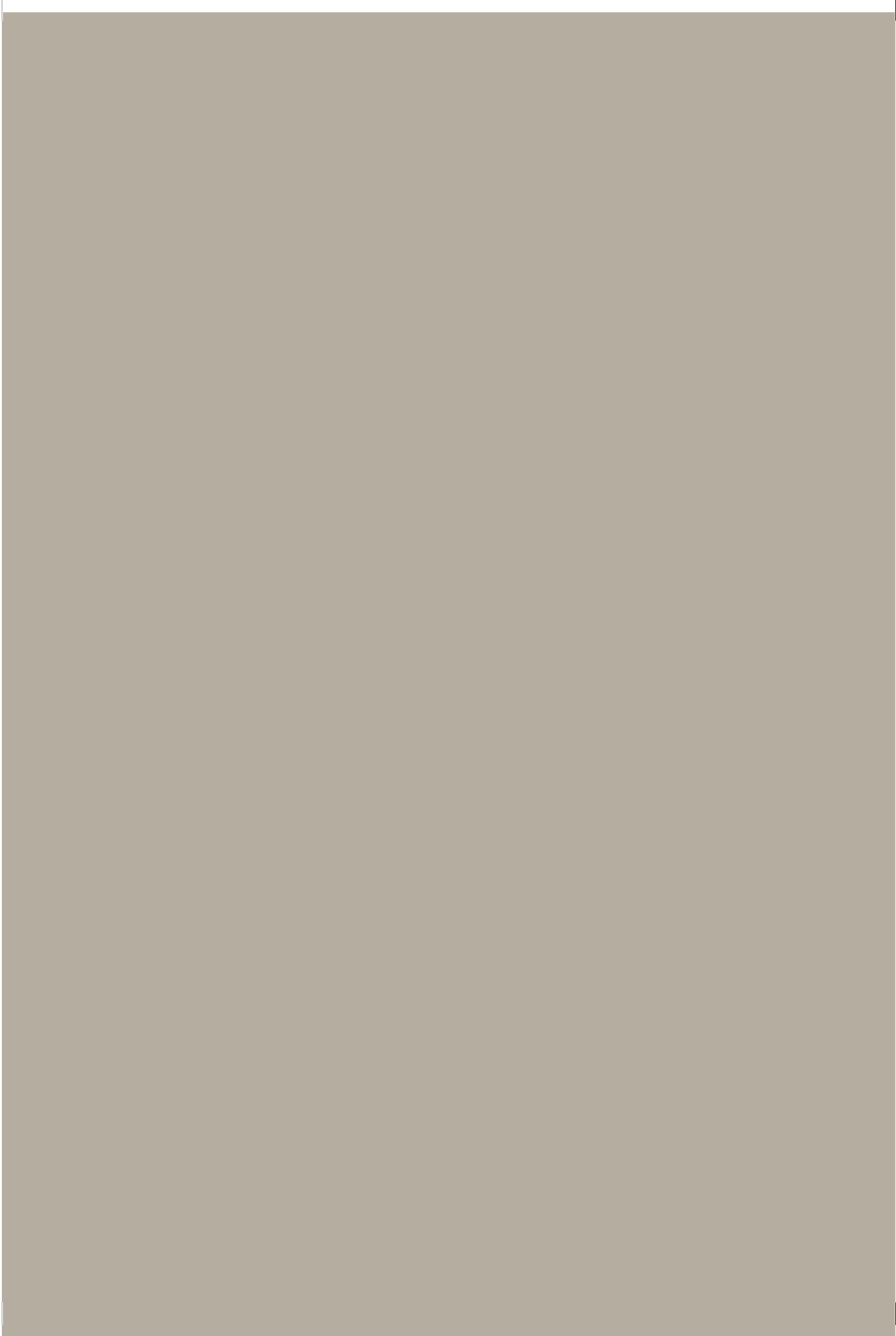


Figure 5.15 Phasing plan



6 Inclusive Design

6.1.1 A poorly-designed place can lead to the exclusion of particular communities. This proposal adopts and integrates the principles of inclusive design as set out in best practice guidance, Changes to the development control system: second consultation paper (ODPM, London June 2005). This has resulted in a master plan for the new quarter at south-west Bicester that:

- Can be used safely and easily by as many people as possible without undue effort, separation or special treatment
- Offers the freedom to choose and the ability to participate equally in the development's mainstream activities

- Values and embraces diversity and difference
- Consists of high quality designs
- Allocates appropriate space for people
- Achieves a safe, comfortable and healthy environment
- Ensures ease of use, comprehension and understanding

6.1.2. The master plan meets these seven standard objectives of inclusive design in various ways:



London Road in the town centre

- 6.1.3 The proposed main access points, the street pattern and footpath network provide good internal connections and give this new residential quarter a natural fit with the host town of Bicester. This allows both new and existing residents to move seamlessly between the new quarter and the rest of the town.
- 6.1.4 The new quarter plays host to a variety of uses and activities including commercial uses (office and workshop accommodation), community uses (such as schools, a community hall, sports pitches and a sports pavilion) and a significant health village, comprising health uses, GP surgery and accommodation for the elderly. This is located in the north-east corner, and is accessible to the wider Bicester community. This combination of complementary activities creates a genuine new neighbourhood quarter, that offers participation opportunities for the whole community.
- 6.1.5 The residential development within the new quarter offers variety and choice for different groups within the community. The creation of character areas in response to the context of the site and surroundings, provides a variety of neighbourhoods, each with a different quality and feel. This diversity will allow the new quarter to appeal to a wider cross-section of would-be residents, allowing a mixed and balanced community to develop.
- 6.1.6 High quality design will be inherent to the development process, from the original thinking behind the master plan, through to the implementation of the final designs as they are built on site. This design and access statement, together with the design and development framework endorsed by the council, offers early opportunities to embed high quality design into the local planning system.
- 6.1.7 The streets and spaces in the new quarter will give priority to people. There will be a diversity of green or 'soft' spaces, including large areas of formal open space, sports pitches, greenways and footpaths. There will also be a diversity of 'hard' spaces, including quarter and neighbourhood squares, courtyards and lanes. A proper mix of spaces will create a 'people place', not dominated by the demands of the car.
- 6.1.8 The combination of good connections, a mix of uses and activities, including sporting facilities and healthcare uses, a variety of character areas and a high quality environment, all with an emphasis on 'people priority', will promote a place that is healthy, safe and comfortable.
- 6.1.9 The judicious use of landmark buildings and designs assists in creating a place that is easy remember and to move around. Overlaid on the street pattern, and placed at strategic junctions and at the end of key view corridors, these important buildings and spaces will make the new quarter memorable and distinctive.