



Gross Internal Area Schedule		
Facility	m2	Level
Anchor store	396 m ²	Ground Floor
Community Centre : External landscaped area	91 m ²	Ground Floor
Community Centre : External overspill area	97 m ²	Ground Floor
Community Centre : Ground floor	538 m ²	Ground Floor
Community Centre : Youth group	175 m ²	Ground Floor
Community Centre : Youth group total external area	217 m ²	Ground Floor
Nursery : baby & toddler (Gnd floor)	368 m ²	Ground Floor
Retail Unit 1	88 m ²	Ground Floor
Retail Unit 2	96 m ²	Ground Floor
Retail Unit 3	96 m ²	Ground Floor
Retail Unit 4	88 m ²	Ground Floor
Commercial Unit F1A2/B1	182 m ²	First Floor
Commercial Unit F2 A2/B1	172 m ²	First Floor
Commercial Unit F3 A2/B1	94 m ²	First Floor
Commercial Unit F4 A2/B1	97 m ²	First Floor
Commercial Unit F5 A2/B1	97 m ²	First Floor
Commercial Unit F6 A2/B1	97 m ²	First Floor
Community Centre : First floor	190 m ²	First Floor
Nursery : pre-school (1st floor)	157 m ²	First Floor

Gross External Area schedule		
Name	Area	Level
Anchor Store	444 m ²	Ground Floor
Commercial entrance lobby	46 m ²	Ground Floor
Commercial over convenience store (F1/F2)	497 m ²	First Floor
Commercial over small retail units (F3-F6)	515 m ²	First Floor
Community Centre	576 m ²	Ground Floor
Community Centre 1st floor	211 m ²	First Floor
Nursery	407 m ²	Ground Floor
Nursery 1st floor	208 m ²	First Floor
Retail Unit 1	100 m ²	Ground Floor
Retail Unit 2	108 m ²	Ground Floor
Retail Unit 3	109 m ²	Ground Floor
Retail Unit 4	112 m ²	Ground Floor
Youth centre	202 m ²	Ground Floor

- Community Centre
- Nursery
- Retail anchor store
- Retail unit
- Youth facility
- Potential location of public art

- 400x400mm conservation slabs - harvest buff
- 400x400mm conservation slabs - silver grey
- 300x300mm conc. paving slabs - french grey
- Piora concrete pavior - grey
- Conservation sett speed hump - silver grey
- Resin bonded aggregate - Norwegian Pearl
- Permeable granite sett - charcoal
- Rubber safety play mats
- Tactile paving
- Bitmac vehicular
- Red colour to bitmac vehicular
- Private grassed area
- Public grassed area

Optional complete floor area to small commercial units = 360m²

Optional complete floor area to small commercial units = 468m²

For full details of materials, street furniture & planting see Landscape Architect's drawings
For full details of the parking layout & visibility splays see Structural Engineer's drawings

Legend
1 : 100

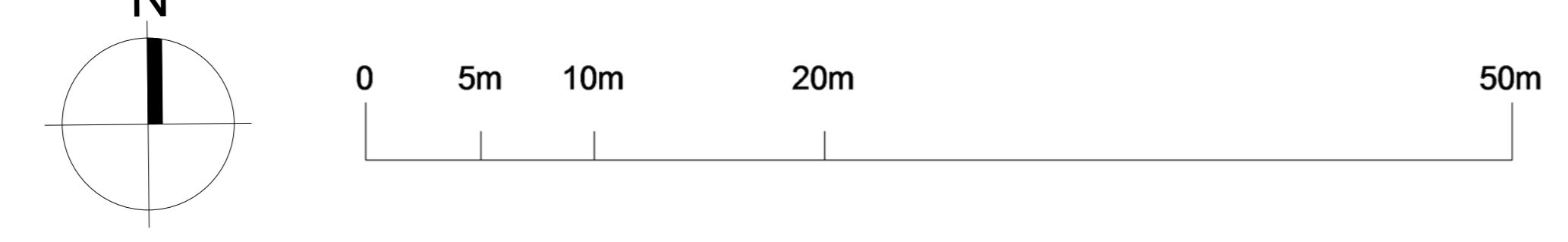


2 Aerial view from south



3 Aerial view from south west

Revisions	
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Project name: **Kingsmere, Bicester**
drawing reference: Ground floor GA
date: 02/04/10
sheet: 1 of 1
scale: As Indicated @ A0
drawn: JG
checked: JG

job number: M8001
drawing number: AGA10
revision: L

status: **Planning**

client: M8001 Bicester Local Council C21 WVA Stage 2 - Concept
designer: M8001 Bicester Local Council C21 WVA Stage 2 - Concept

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