



46 m<sup>2</sup> Ground Floor 497 m<sup>2</sup> First Floor 515 m<sup>2</sup> First Floor 576 m<sup>2</sup> Ground Floor 211 m<sup>2</sup> First Floor 407 m<sup>2</sup> Ground Floor 208 m<sup>2</sup> First Floor 100 m<sup>2</sup> Ground Floor 108 m<sup>2</sup> Ground Floor 109 m<sup>2</sup> Ground Floor 112 m<sup>2</sup> Ground Floor

Community Centre Retail anchor store 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

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



Optional complete floor area to

small commerial unts = 360m2

commerial unts = 468m2

Optional complete floor area to small

2 Aerial view from south



Aerial view from south west



date: 02/04/10 sheet: scale: As indicated @ A0 checked: ipj hunters

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Use figured dimensions only. All levels and dimensions to be checked on site. This drawing is to be read in conjunction with all other relevant drawings and specifications. Hunters is a trading name of Hunter & Partners Limited. © Hunter & Partners Limited. All rights reserved. cad ref: M:\M9001 Bicester Local Centre\22.0 Work Stage 2 - Concept Design\22.50 BIM\22.51 Central File\M9001 model planning options 5.rvt