1 Ground Floor
1 : 200

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

Optional complete floor area to small commerial unts = 360m2

Optional complete floor area to small commerial unts = 468m2

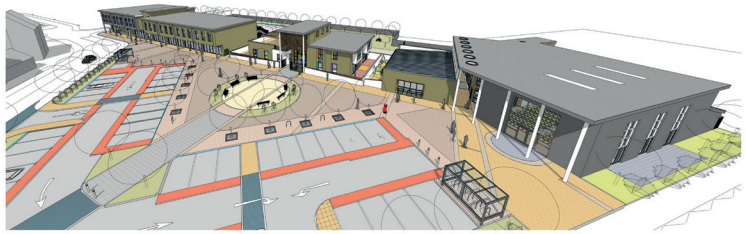
| Gross External Area schedule | | |
|---|---|---|
| Name | Area | Level |
| Anchor Store | 444 m² | Ground Floor |
| Commercial entrance lobby | 46 m² | Ground Floor |
| Commercial over convenience store (F1/F2) | 497 m² | First Floor |
| Commercial over small retail units (F3-F6) | 515 m² | First Floor |
| Community Centre | 576 m² | Ground Floor |
| Community Centre 1st floor | 211 m² | First Floor |
| Nursery | 407 m² | Ground Floor |
| Nursery 1st floor | 208 m² | First Floor |
| Retail Unit 1 | 100 m² | Ground Floor |
| Retail Unit 2 | 108 m² | Ground Floor |
| Retail Unit 3 | 109 m² | Ground Floor |
| Retail Unit 4 | 112 m² | Ground Floor |
| Youth centre | 202 m² | 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

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 | | |
|---|---|---|
| D | 10.07.15 | Amended to comment |
| E | 16.08.15 | Revised to comments |
| F | 24.08.15 | Parking extent increased |
| G | 04.09.15 | Revised to comments and minor adjustment to community centre |
| H | 14.09.15 | External areas added. Minor parking revisions |
| I | 15.09.15 | Minor amendment to youth centre cycle parking. PV cells added. 3m high fence added to north east boundary |
| J | 15.10.15 | Planning Submission |
| K | 09.02.16 | Revised planning submission |
| L | 22.04.16 | Minor amendment to layout |
| M | 23.04.16 | Minor amendment to site boundary |
| N | 25.04.16 | Minor amendment to car park layout |
| O | 12.06.16 | Minor amendment to combine nursery and community centre refuse store |

N

0 5m 10m 20m 50m

project name: **Kingsmere, Bicester**
drawing reference: Ground floor GA
job number: M9001
drawing number: AGA010
revision: O
status: **Planning**
card set: 3010M0015 Scoping Local Centre(S2.0) Work Stage 2 - Concept Design(2.0) 3010M0015 01 Central Residential / social planning options 5.xrt

date: 02/04/16
sheet:
drawn:
scale: As indicated @ A0
checked:

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.
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