

**CATALYST**

**LAND TO THE EAST OF WENDLEBURY ROAD, BICESTER**

**PROPOSED KNOWLEDGE ECONOMY DEVELOPMENT**

**DESIGN AND ACCESS STATEMENT**



**JULY 2019**

## **Contents**

### **1.0 Introduction**

### **2.0 Planning Scenarios**

### **3.0 Site Context**

#### 3.1 The site (Site A)

##### 3.1.1 The site (Site B)

#### 3.2 Site Analysis + Constraints

### **Application 1**

### **4.0 Outline Planning Parameters Drawings**

### **5.0 Design**

#### 5.1 Amount

#### 5.2 Layout

#### 5.3 Scale & Density

#### 5.4 Appearance

#### 5.5 Landscaping

#### 5.6 Drainage

#### 5.7 Vehicle Access

#### 5.8 Inclusive Access

#### 5.9 Climate Change Mitigation

### **Application 2**

### **6.0 Introduction**

### **7.0 Outline Planning Parameters Drawings**

### **8.0 Design**

#### 8.1 Amount

#### 8.2 Layout, Scale, Density and appearance

#### 8.3 Landscaping

#### 8.4 Drainage

#### 8.5 Vehicle Access

#### 8.6 Inclusive Access

### **9.0 Appendix 1**

#### 9.1 D & A Statement for DL Health and Racquets Club

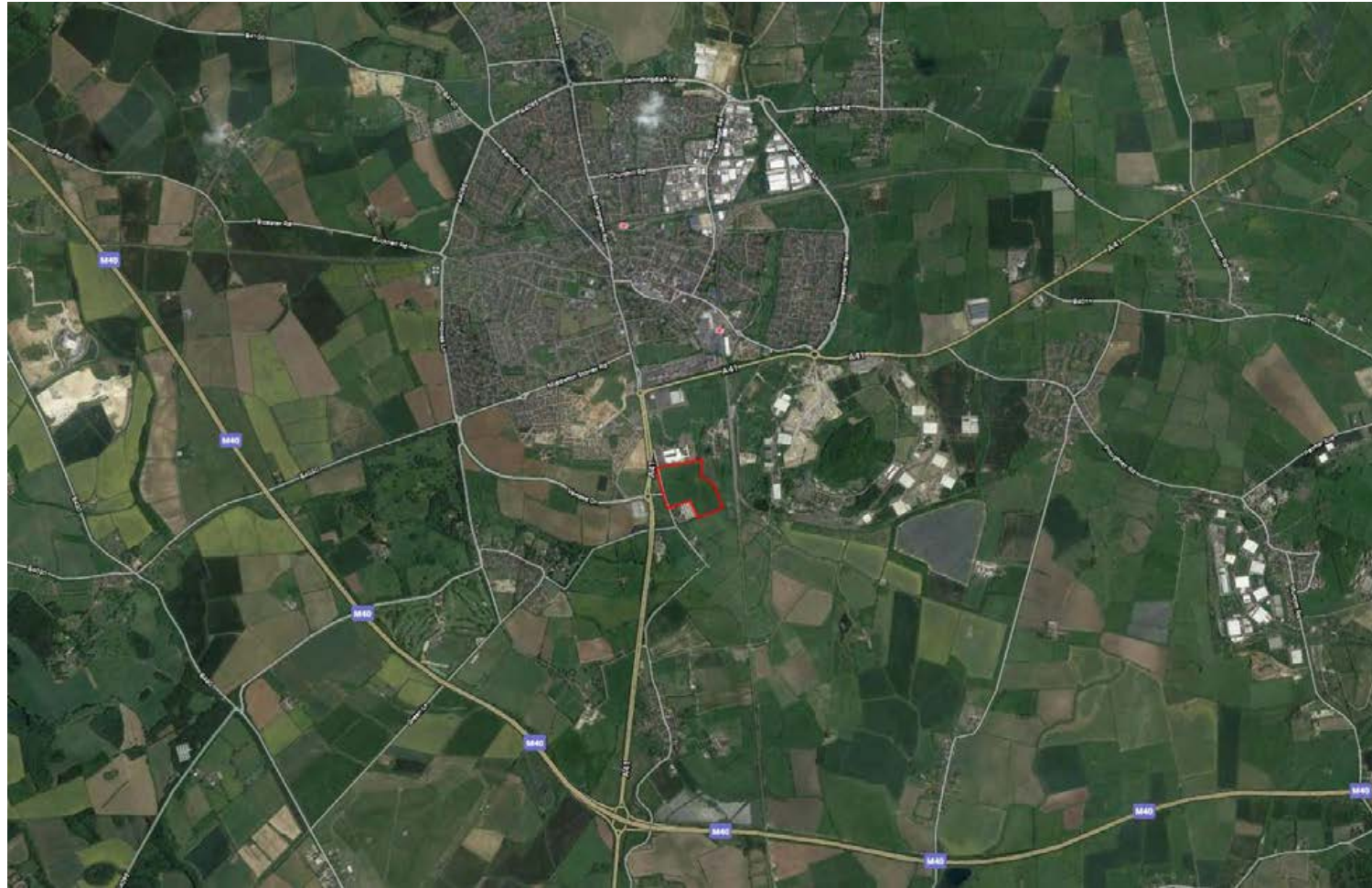


Fig. 01 Site A location plan



Fig. 02 Site A plan birds eye

## 1.0 Introduction

Cornish Architects have been appointed by Albion Land to prepare a design proposal for a new knowledge economy development on the land to the east of Wendlebury Road, Bicester.

This statement has been prepared in support of two planning applications:

Application 1 is submitted in hybrid form (part full and part outline). It seeks outline planning permission for up to 23,400 square meters of employment floorspace (Use Classes B1a and/or B1b and/or B1c) and full planning permission for a Health and Racquets Club on Site A. Figure 2 shows the overlap (dotted) of the two use options on the site.

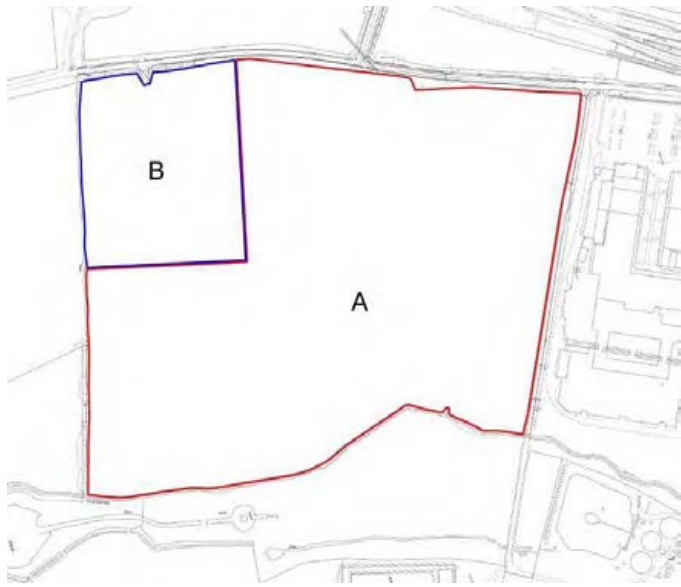
Application 2 is submitted in outline and seeks permission for up to 10,200 sq.m of further employment floorspace (also in Use Classes B1a and/or B1b and/or B1c) on Site B.

The proposed site B development is dependent upon site A development being delivered.

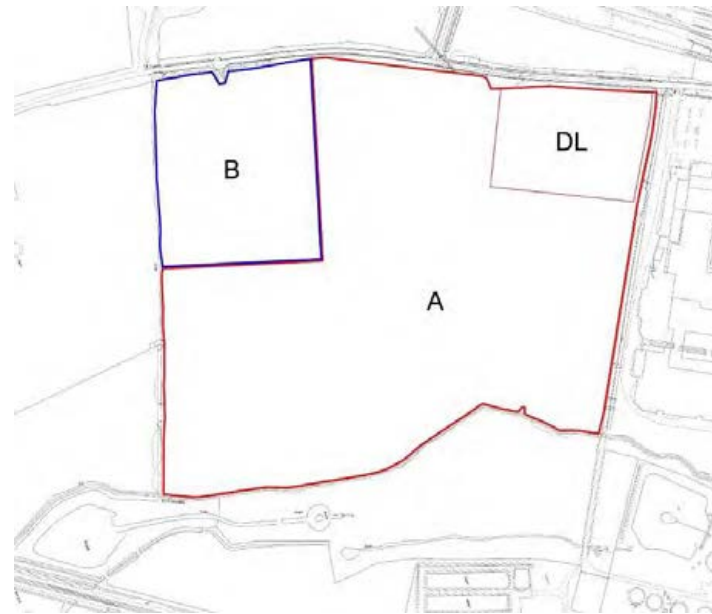
The development provides an opportunity for knowledge based, high tech companies to locate within a accessible and highly sustainable multi-use site which benefits from good connecting routes and situated within the Oxford Cambridge corridor. This development will help Cherwell District Council meet the aims set out in Policy Bicester 10.

The development will adopt sustainable construction and operational methods and will be designed and constructed to meet BREEAM 'Very Good'. An outline of how this will be achieved is set out in the ESC pre-assessment document, included within the this submission.

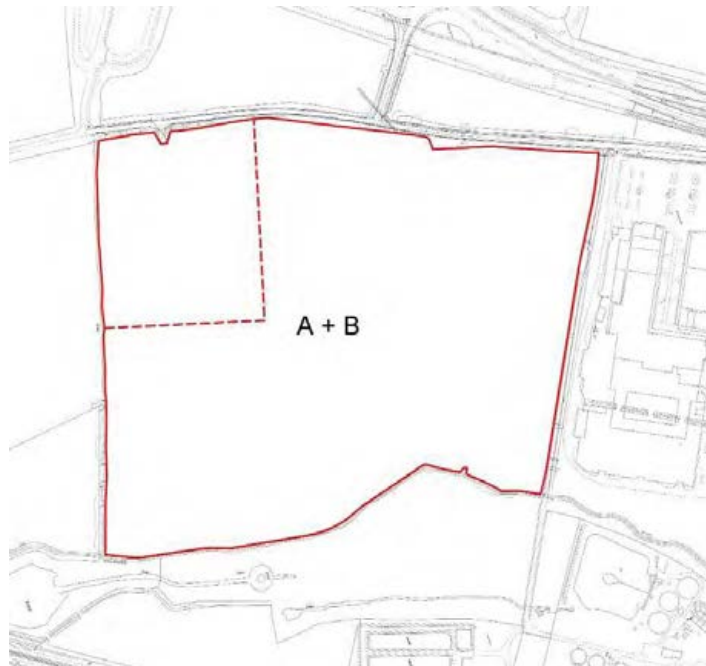
New developments can have a significant effect on the character and quality of an area as they define spaces, streets and vistas and when well designed, their effects will be to the benefit of the area. It is recognised that good design can help promote sustainable development, improve the quality of the existing environment to the benefit of all, attract investment, reinforce civic pride and a sense of place.



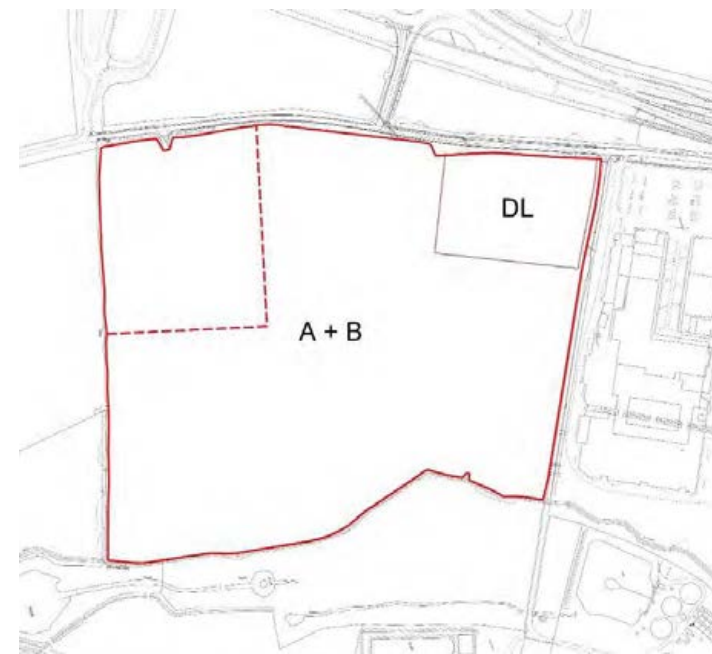
**Scenario 1**



**Scenario 2**



**Scenario 3**



**Scenario 4**

**2.0 Planning scenarios**

There are a number of alternative development scenarios to be considered, depending on whether the Health and Racquets Club is delivered and planning permission is granted on site B.

**Scenario 1** – B1 development across all of Site A, no development on Site B

**Scenario 2** – B1 development across most of Site A, with Health and Racquets Club (Use Class D2) on the remainder, no development on Site B

**Scenario 3** – Development as per Scenario 1, plus B1 development across all of Site B

**Scenario 4** – Development as per Scenario 2, plus B1 development across all of Site B

Fig. 03 Site development zones



Fig. 04 Site A location context

### 3.0 Site Context

#### 3.1 The site

Bicester is a town in North Eastern Oxfordshire and the site, the subject of the applications, is located to the south of the town. Figures 01 & 02 show the overall development site with the plot boundaries in red.

Wendlebury Road runs parallel to the A41 along the western side of the ownership boundary. Vendee Drive connects the proposed roundabout and the A41 via a short link. The A41 provides excellent access to the Bicester Ring Road, the M40 and beyond.

Site A falls within the CLP allocation Policy Bicester 10, which identifies the site for knowledge industries. The employment floorspace is intended to meet known market demand for accommodation suitable for high-technology business and the wider knowledge economy. It will therefore comprise a mix of uses falling within Use Class B1 (i.e. B1a and/or B1b and/or B1c).

The land to the west of the site forms part of the allocation, with planning granted for a hotel and B1 uses.

Policy Bicester 10 places several obligations upon development, and this document seeks to demonstrate that this scheme meets those obligations, in particular:

- B1 business development suitable for the “high tech knowledge industries”
- Structured open spaces and planting that provide a strong landscape setting, support SUDs and give rise to improvements to the microclimate;
- A well designed, modern area with the provision of high-quality property to attract and retain “best in class” technology companies
- A high-quality design and finish, with consideration given to layout, architecture, materials and colourings and building heights to reduce overall visual impact
- Layout that enables a high degree of integration and connectivity between new and existing development, particularly the mixed-use urban extension at South West Bicester to the west, the garden centre to the north, and, further to the north, Bicester Village retail outlet and Bicester town centre
- Provision of opportunities for Green Infrastructure links beyond the development site to the wider town and countryside
- Provision and encouragement for sustainable travel options as the preferred modes of transport rather than the private car
- Development should not encroach within 8m of the watercourse banks;
- A sequential approach should be followed; where possible, buildings should be located away from areas at high risk of flooding.

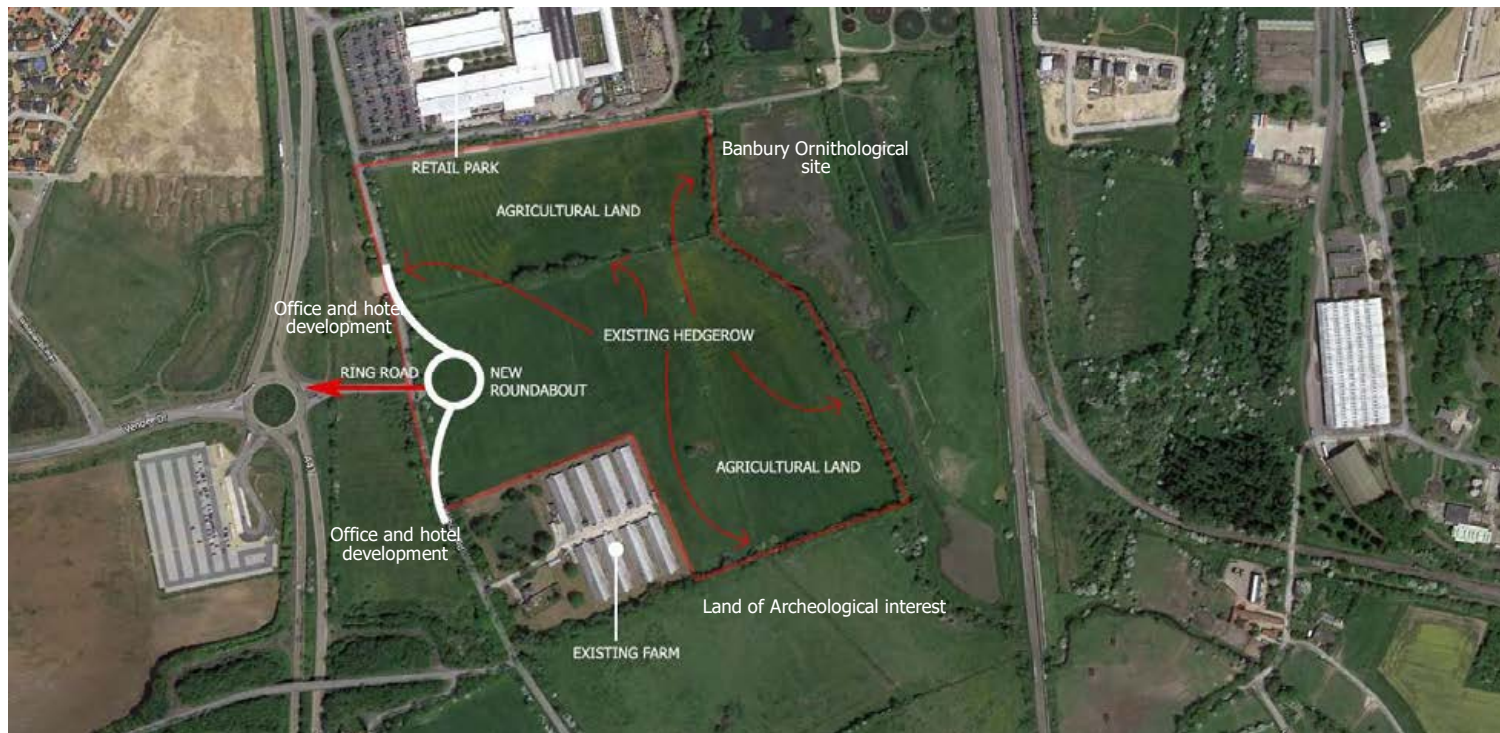


Fig. 05 A Site context

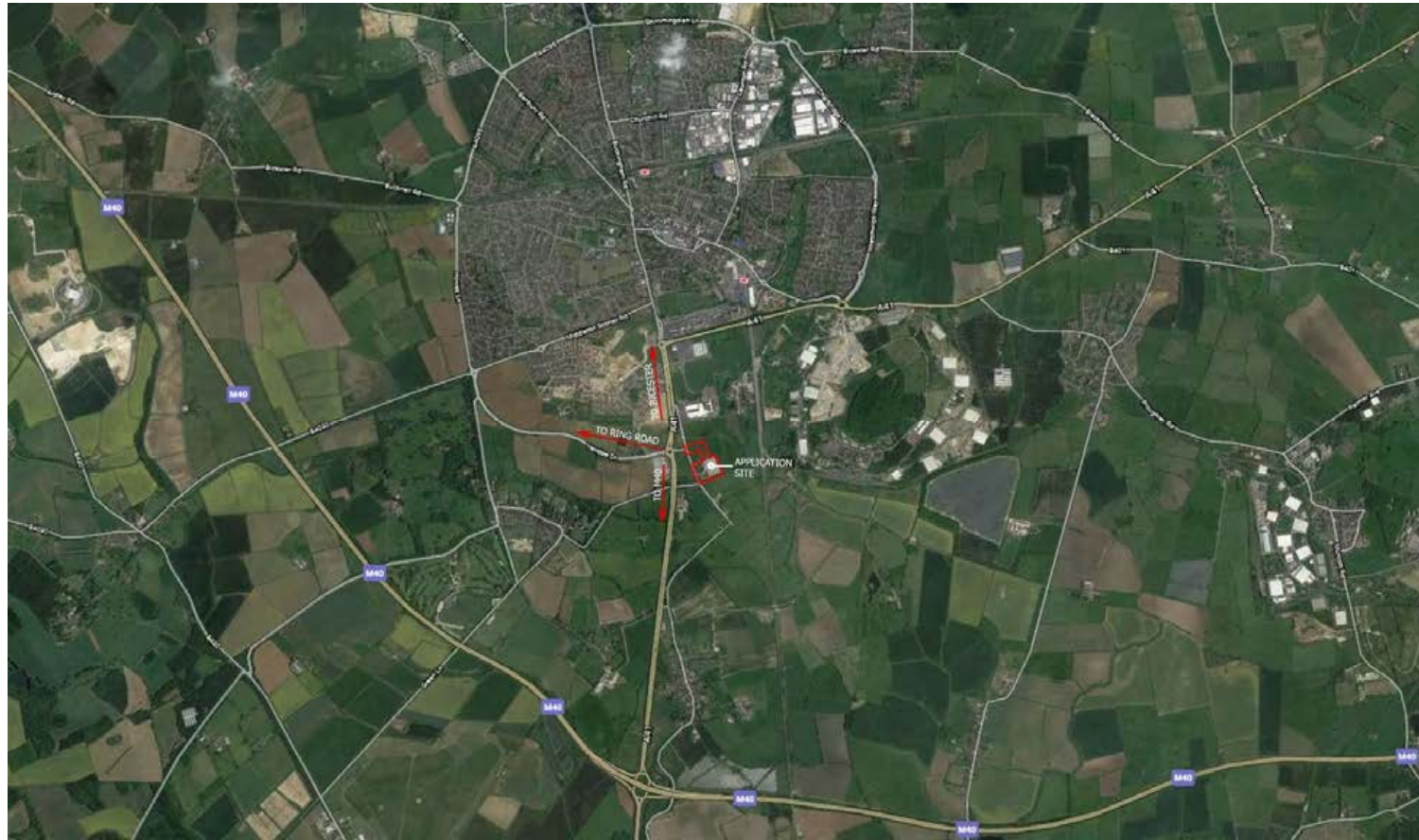


Fig. 06 Site B location context

### 3.0 Site Context

#### 3.1.1 The site

Site B is adjacent to site A and as such provides the ideal extension area to the application 1 development. The site is currently a poultry farm accessed directly from Wendlebury Road which is considered an antisocial use incompatible with the aspirations of Policy 10.

The site B boundary overlaps that of site A due to the need to firstly gain access and secondly link the two developments.

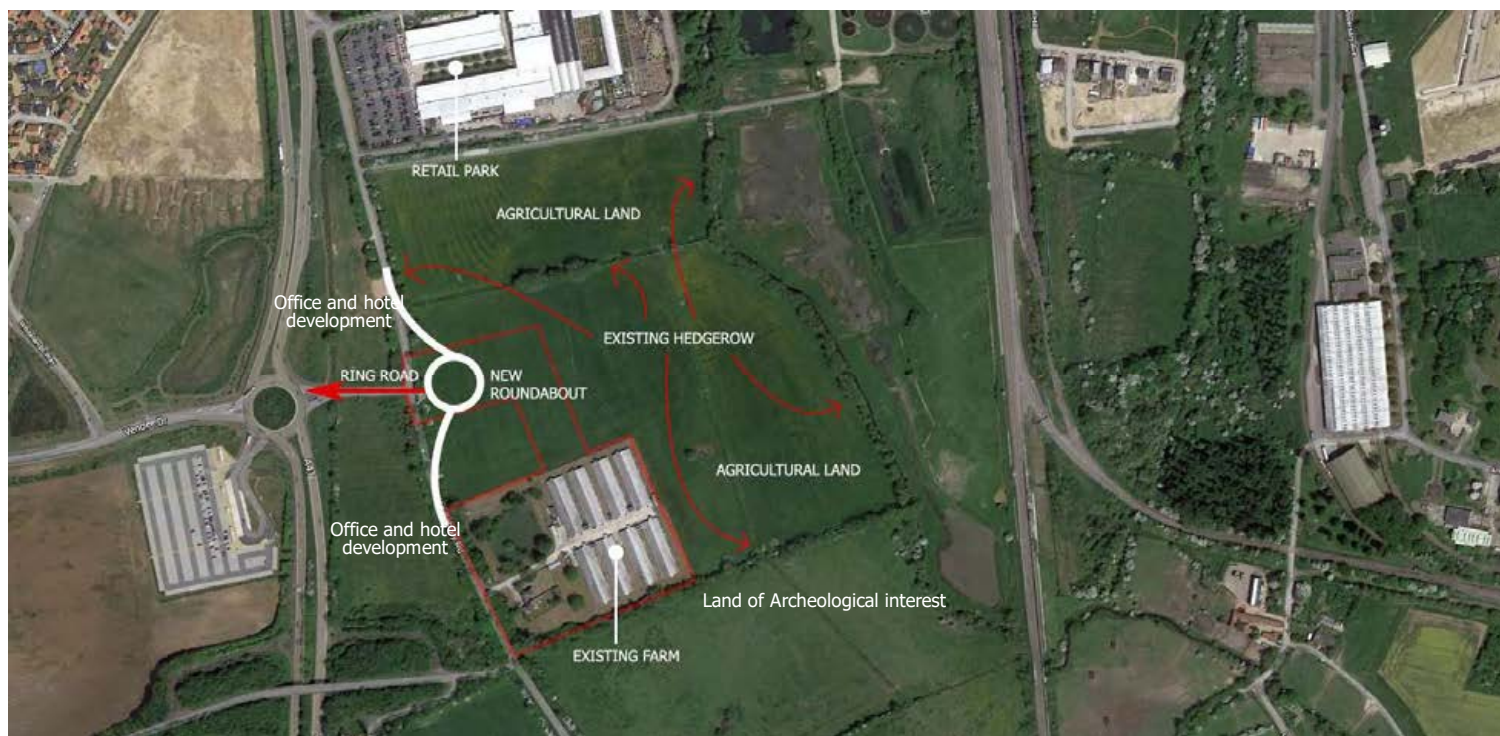


Fig. 07 Site B context

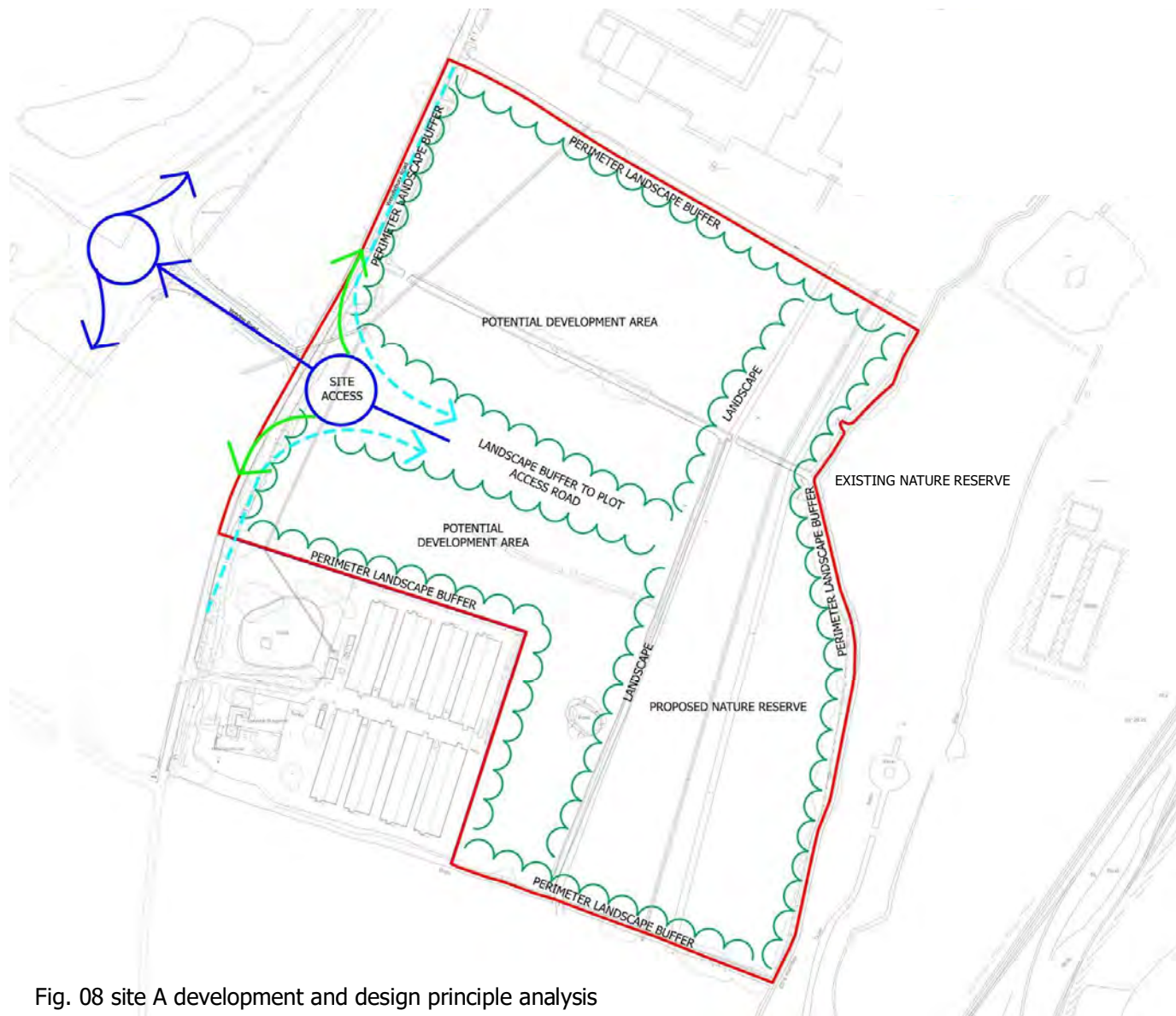


Fig. 08 site A development and design principle analysis

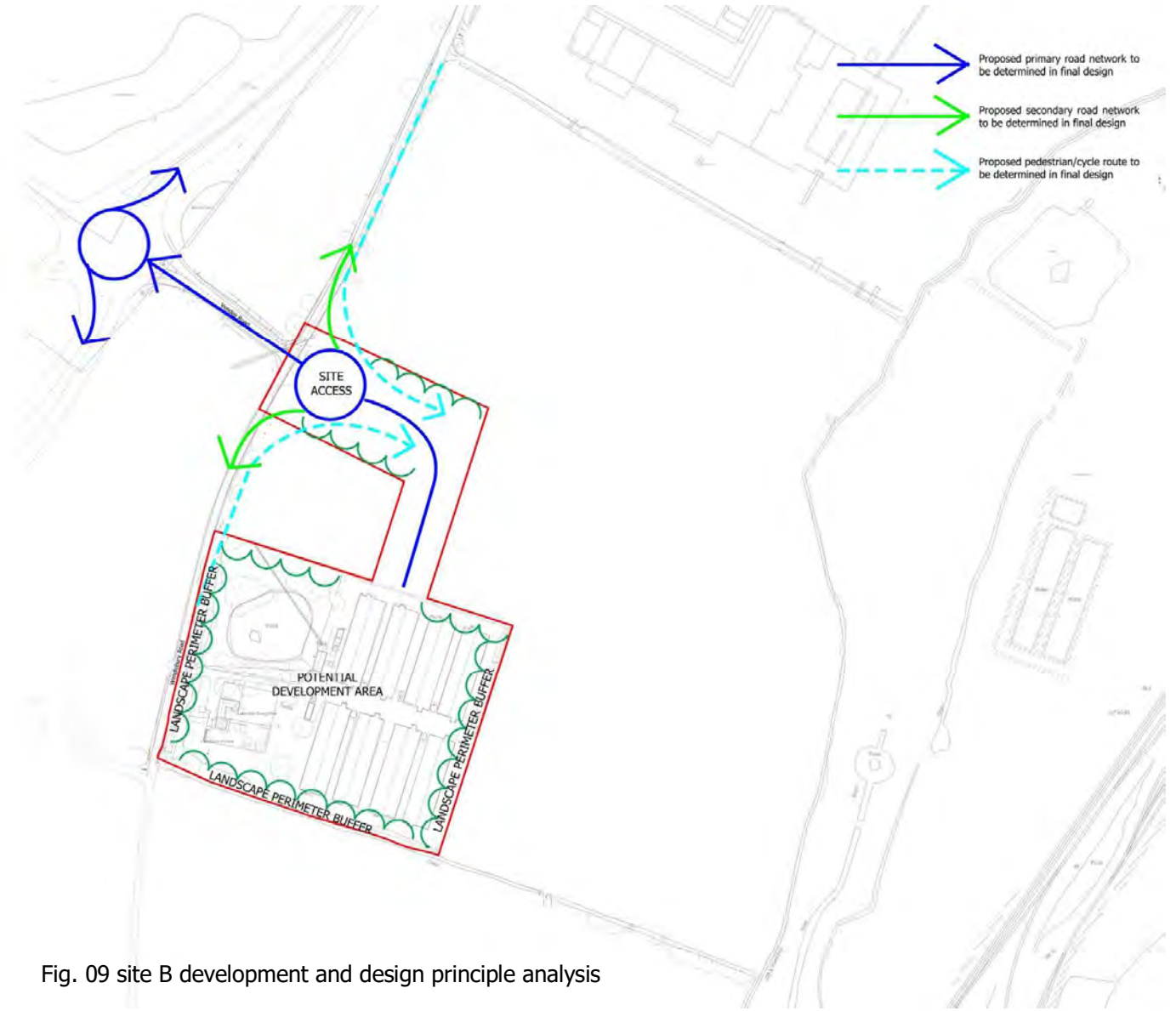


Fig. 09 site B development and design principle analysis

### 3.2 Site Analysis & Constraints

Site A, shown in fig 08, is 15.76ha and includes all land required in association with the development, including built form, areas of landscaping/open space and highways. A large portion of the site is undevelopable due to flood risk and mitigation and the policy requirement to provide offset from the water course.

Parameter Plans Reference 18022/TP/102 set the maximum extent of the areas proposed for employment buildings across the Site (i.e. "Development Zones" Fig.07) is 6.02ha.

Site B is 4.58ha and includes all land required in association with the development, including built form, areas of landscaping/open space and highways. Parameter Plans References 18022/TP/112 set the maximum extent of the area proposed for employment buildings across the Site (i.e. "Development Zones") fig. 11 of 2.49ha.

The developable areas are shown in figs. 10 & 11 Not all these areas will accommodate buildings. Within the Development Zones there will also be structured landscaping, car parking as well as servicing areas. Areas outside of the Development Zones will provide strategic landscaping, amenity areas and a wetland area.

Photographs of the surrounding areas are shown in figures 12 to 19.



Fig. 10 Application 1 development area



Fig. 11 Application 2 development area



Fig. 12 Looking east along Vendee Drive link road



Fig. 13 Looking west along Vendee Drive link road





Fig. 14 Looking south along Wendlebury Road away from Vendee Drive



Fig. 15 Looking south along Wendlebury Road towards Vendee Drive



Fig. 16 Looking north along Wendlebury Road towards Vendee Drive



Fig. 17 Looking north along Wendlebury Road towards Vendee Drive



Fig. 18 Existing access to poultry farm to be closed off

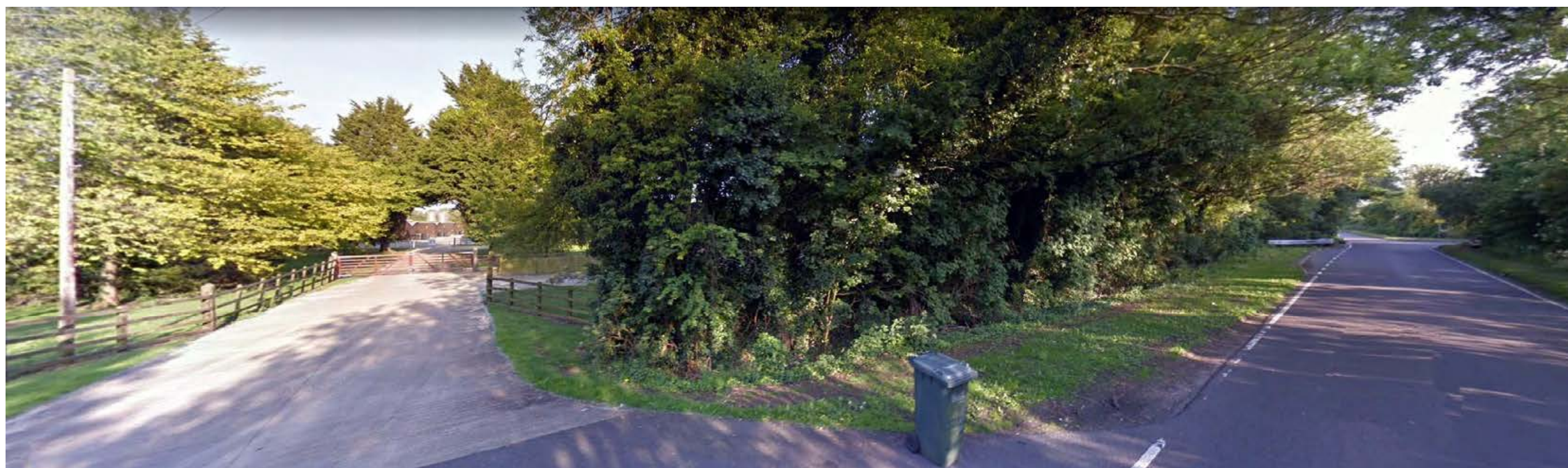
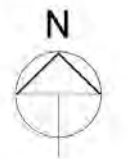


Fig. 19 Existing access to poultry farm to be closed off

# APPLICATION 1



**4.0 Outline Planning Parameters Drawings: Existing site plan**

The outline component of Application 1 seeks to control the scale and nature of the development by reference to a range of parameter plans. These fix a development “envelope” within which detailed proposals must fit; development zones, building heights and access zones.

**4.1 Outline Planning Parameters Drawings: Land use**

- Existing tree to be retained where possible
- Existing tree to be removed
- Existing tree to be retained
- Existing hedgerow to be removed
- Existing hedgerow to be retained



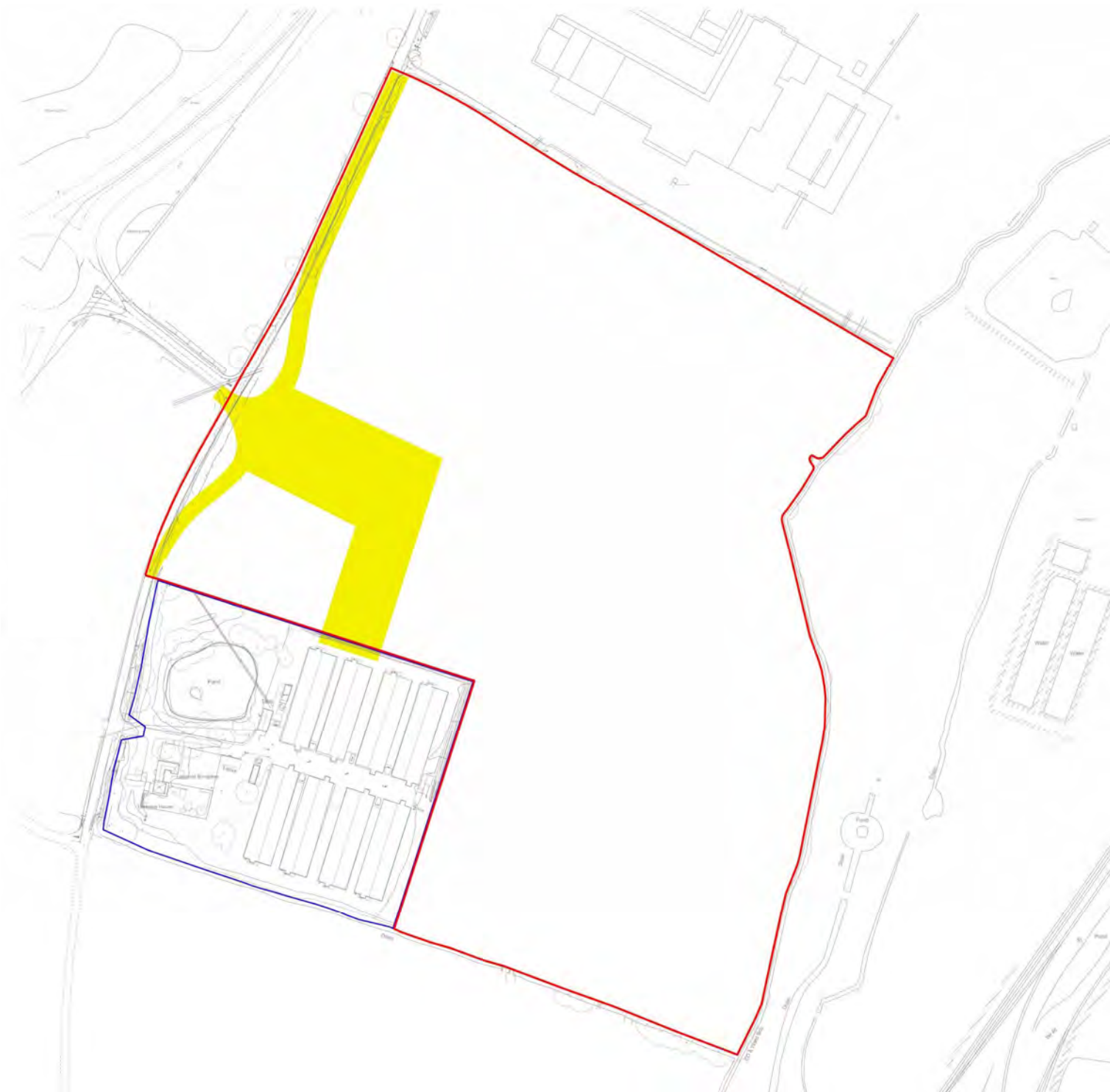
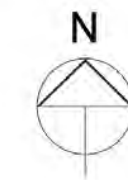
4.2 Outline Planning Parameters Drawings: Building height



4.3 Outline Planning Parameters Drawings: Vegetation retention and removal



Access zone



4.4 Outline Planning Parameters Drawings: Access

## 5.0 Design

### 5.1 Amount

The illustrative master plan shows one possible interpretation of the parameters plans, with a comprehensive scheme of employment buildings suitable for a range of uses within use class B1 (a/ b/c) with a focus for high tech, knowledge based industries, which has been informed by market advice from VSL. The development will provide up to 23,400 square metres (GIA) of employment floorspace.

The proposed Health and Racquets Club (Use Class D2), which is brought forward in detail on behalf of David Lloyd Leisure Clubs as an alternative use for 1.66ha in the north-western corner of Site A, will complement and catalyse the delivery of B1 uses across the remainder of the Site.

The scheme is designed to deliver flexible floor space that can accommodate the full range of B1 uses. The overall maximum amount of B1a floor space to be 35%. This could be delivered as standalone offices or as part of mixed B1 development depending on occupier/market demand. This flexibility has been incorporated to ensure the development is attractive to high tech occupiers whose operations usually comprise a blend of several B1 uses. This flexibility is needed by the local economy and individual enterprises targeted by the proposal.

Table 1 demonstrates the maximum amount of B1 floorspace that will be delivered by application 1 in each of the development scenarios, and the maximum amount of B1a floorspace that will be delivered as part of the proposals in each case.

	Use Class B1	Use Class B1a
Scenario 1	23,400 sqm	8,190 sqm
Scenario 2	16,800 sqm	5,880 sqm

**Table 1 planning scenarios 1 and 2 area schedule**

The Health and Racquets Club is accessed directly from Wendlebury Road, and comprises the following:

- Clubhouse building, incorporating;
- Sports hall, providing 3 no. indoor tennis courts;
- 4 no. fitness studios a fully equipped gym and indoor swimming pool with required changing facilities
- Café/restaurant and member lounge areas
- 2 no. outdoor tennis courts and a further 3no. tennis courts within a permanent air dome
- Outdoor swimming pool and spa
- Ancillary offices and staff facilities
- Associated car parking, external plant and servicing areas.



Fig. 20 Scenario 1 illustrative master plan



Fig. 21 Scenario 2 illustrative master plan





Fig. 22 Illustrative site entrance



Fig. 23 Illustrative scene



Fig. 24 Illustrative scene

## 5.2 Layout

As shown on the illustrative master plans the layouts show the site is divided into two distinct areas, the western portion allocated to employment development while the eastern part of the site set aside for flood alleviation and an ecological wetland offered to Banbury Ornithological society (who manage the Bicester Wetland Reserve).

This proposal provides servicing at appropriate ratios for the anticipated B1 uses.

The high quality environments proposed satisfies the requirements outlined during the pre-application stage for the type of development sought in this area, as described in policy Bicester 10.

Design principles that will be applied at the detailed design stage will include:

- Develop a scheme with a high degree of integration and connectivity with the town and surrounding traffic network including the Bicester Ring Road and the M40
- Good connections to existing public transport and cycleways for ease of commuting to and from the development
- Structured landscaping throughout the site designed to preserve and enhance the existing vegetation
- Quality external spaces to aid the well being of the occupants
- Defined routes through the site for vehicle and pedestrian access mean an easy and safe access for all
- Tree lined avenues to provide consistent links to surrounding vegetation through the site and integrate the buildings with its landscape surroundings
- Appropriate car and cycle parking within each unit demise complying with local authority standards will allow all units to operate independently
- Differing sizes of units along with generous internal storey heights for improved flexibility of use for a greater variety of occupier
- To provide an identity to the development and the local area, providing places for tenants to integrate and engage with their natural surroundings
- To provide the opportunity for a wetland nature reserve

## 5.3 Scale & Density

The height of the proposed development has been carefully considered to have a maximum building height in this phase of 76.5m AOD. This means maximum ridge heights will be below that of consented adjacent hotel and proposed offices. The potential units will range in size depending on occupier requirements. The units would create a variety of scale and massing, linked by widespread hard and soft structured landscaping. This will help break up the mass of buildings on the site, as well as offering advantages in terms of access and market suitability.

## 5.4 Appearance

Bicester 10 includes a number of key site specific design and place shaping principles. The proposed new roundabout, tree lined access and active frontage to buildings create a strong sense of place and identity for the development to fulfil the Council's expectations for the site to be a major high quality employment area at this gateway to the town. The design and external appearance of the proposals will respect and complement these requirements as well as the surrounding area and the proposed developments in later phases. The development is intended to be of a high standard, to suit clients' and tenants' aspirations for contemporary buildings that reflect their ambitions and company identities.

Design principles that will be applied at the detailed design stage will include:

- To comply and accentuate the gateway design strategy as set out in the Bicester 10 planning policy
- Provide high quality design and finishes in order to act as a high profile economic attractor within the area
- To produce a considered layout, design and landscaping to provide visually attractive buildings fit for growing the knowledge economy and industry in Bicester
- Prominent, distinctive building entrances to offer users visual prominence within the development
- Design with a simple material pallet so to preserve the style and give longevity to the development
- High levels of full height glazing giving excellent natural light for users meaning striking facades and brighter, more user friendly spaces
- Solar shading and other features of interest designed into the façade in order to maintain building individuality and clean crisp lines
- Careful consideration of proportion, scale and massing so any potential development sits harmoniously within its surroundings and enhances the local area



Fig. 25 Elevational treatment



Fig. 26 Illustrative scene

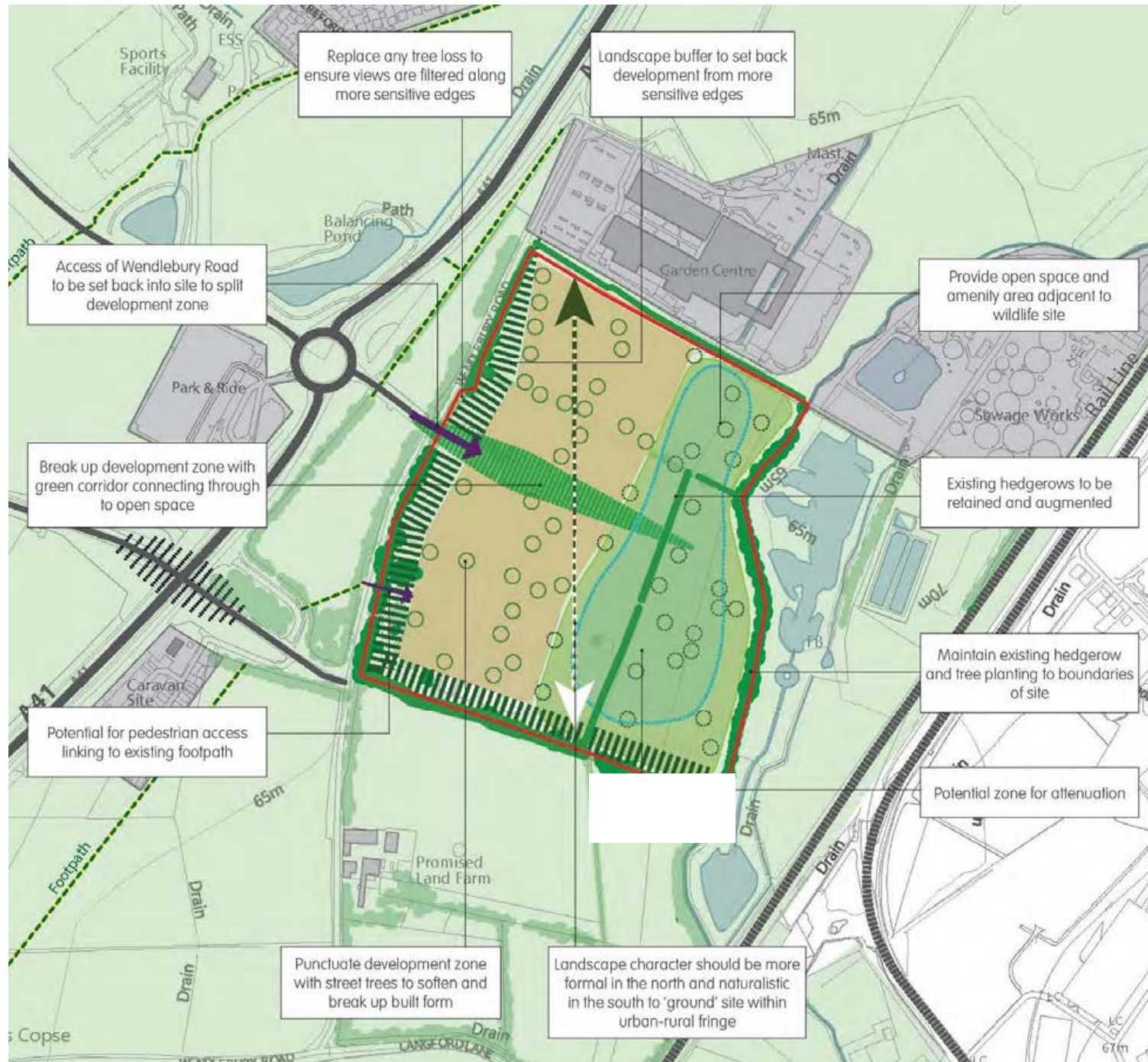


Fig. 27 Site landscaping strategy



Fig. 28 Site landscaping strategy sketch

## 5.5 Landscaping

The landscape proposals aim to sensitively integrate the proposed development into the receiving landscape context, whilst at the same time increasing green infrastructure and improve biodiversity across the site.

A substantial new number of trees and hedgerows are proposed in order to augment existing hedgerows and areas of vegetation, and also to create new blocks of trees, vegetation and hedgerows consistent with the character of the surrounding landscape. Collectively this new planting will serve to screen, filter and soften views of the proposed Development whilst providing an enhancement to the connecting Green Infrastructure. The proposals have been informed by the notion to avoid, preserve and enhance as much existing vegetation as possible, the field boundary hedges to all sides, and a rectangular shaped plantation of vegetation located across the middle of the site running north to south.

Areas of landscaping are shown on the illustrative master plans and a Strategic Landscape Assessment prepared by Re-Form Landscaping, is included as part of the application.

An arboricultural survey of the existing trees and hedgerow on site has carried out by Tyler Grange. Drawing references 11920/P01a & P02a with supporting information 11920\_TSS01 are included as part of this application. The majority of the trees are retained.

## 5.6 Drainage

As part of the landscaping and civil engineering design, the drainage strategy will follow the principles of the SUDS philosophy as set out in the Bicester 10 philosophy. A range of SUDS techniques will be used in line with current guides.

A Flood Risk Assessment has been prepared by Bailey Johnson Hayes Ref. S1358/Issue 2 dated July 2019 which is included as part of this application. This incorporates flood compensation measures and SUDS drainage proposals.

Generally, the buildings are constructed in Flood Zone 1. Where they are built in Flood Zone 3, flood compensation measures are proposed.

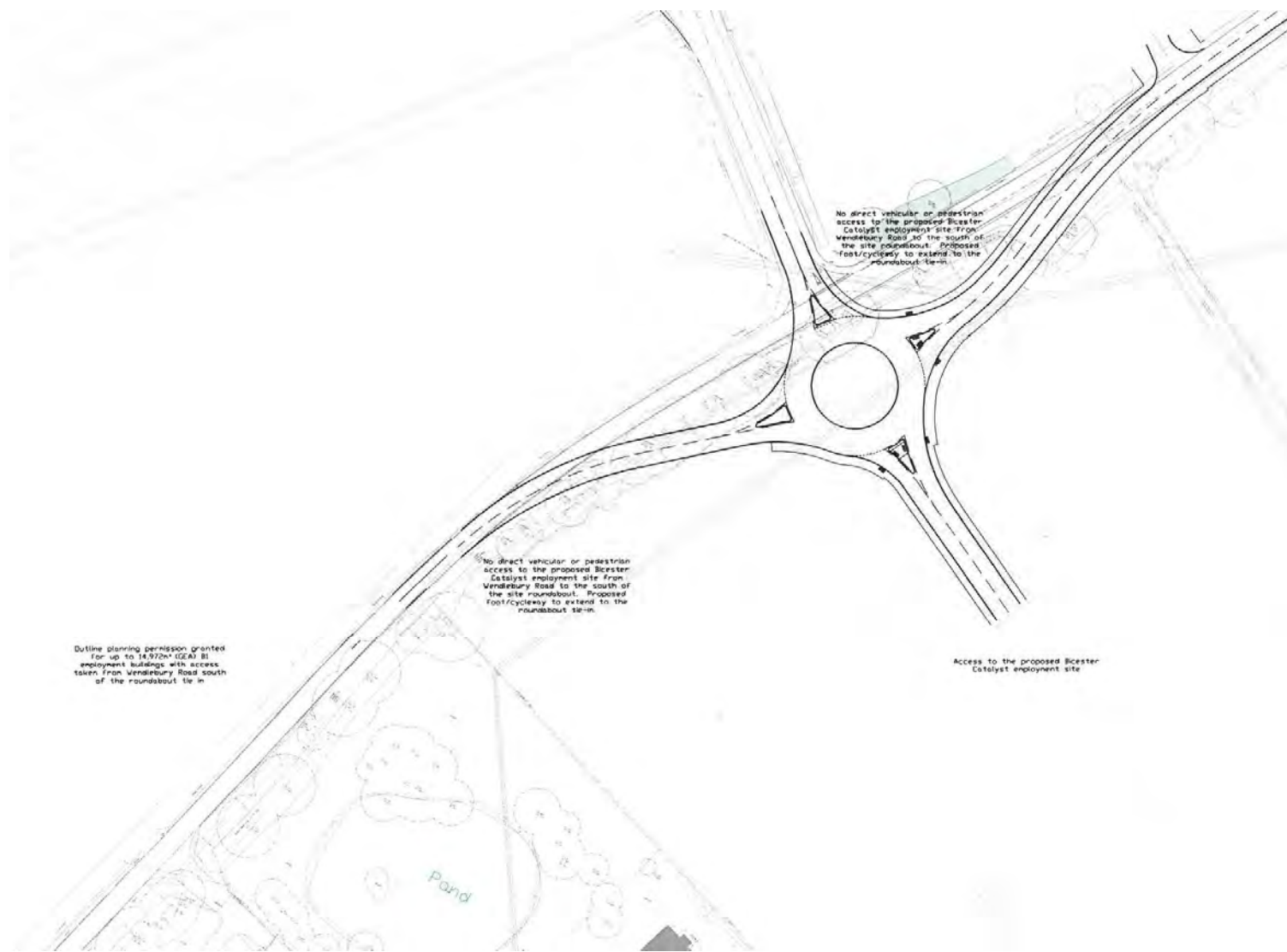


Fig. 27 Proposed infrastructure plan, DTA drg no 19539—11—12 Wendlebury Road Site Access Roundabout

### 5.7 Vehicle Access

A new site access is proposed from Wendlebury Road which will allow for the safe entrance and exit of vehicles up to HGV size. As part of these works, it is proposed to construct a new roundabout and widen the approaches from each direction along Wendlebury Road while providing better circulation and access to Vendee Drive and beyond.

The scheme provides for connecting bus and cycle routes through the site from cycle route NCN51. Cycle parking will be provided for staff and visitors, in numbers that satisfy council standards.

Scenario 2 requires independent access to the racquet club from Wendlebury Road. This will be in the form of a new highway access at the northern corner of the site.

For further information of the highways proposals, please refer to Transport Assessment, ref, 19539\_04g dated 18th July 2019 prepared by David Tucker Associates included as part of the application. The Assessment appraises the transport implications of the Bicester Catalyst development proposals and concludes that the development accords with the transport requirements of national and local policy.

### 5.8 Inclusive Access

Site and transport link access is established as a fundamental planning issue owing its importance to a growing percentage of the population with mobility impairments. The design will include allocated parking spaces for people with disabilities at each unit near the entrance to the building. The layout of the proposal will aim to provide ease of use for people arriving and using the buildings.

The principle entrance doors to the buildings and other doors will meet / exceed the effective clear width of 800mm through doorways. Doors will be glazed and provided with manifestation as appropriate.

The issue of visually impaired building users and those with hearing impairments will be fully addressed as the project detail design is developed to comply with Building Regulations.

Within the units, accessible WC and shower facilities will be provided. Also included within the units will be personnel lifts between all floors allowing for free movement throughout the buildings.

## 5.9 Climate Change Mitigation

The development will adopt sustainable construction and operational methods and will be designed and constructed to meet BREEAM 'Very Good' standard with the potential of achieving 'Excellent'. An outline of how this will be achieved is detailed in the ESC pre-assessment document.

Potential methods used to mitigate climate change to be explored at the detailed design stage could include:

- The design has used building orientation and solar shading to maximise useful daylight and control sunlight entering the buildings.
- Reducing water use
- Each unit to have dedicated refuse point, divided into waste type, making sorting and recycling easier.
- A waste management plan will be implemented for the duration of the construction phase.
- Capacity and ducting for car-charging points.

A biodiversity report has been completed by Tyler Grange and is included within the submission. Its recommendations will be adopted throughout the scheme.

# APPLICATION 2

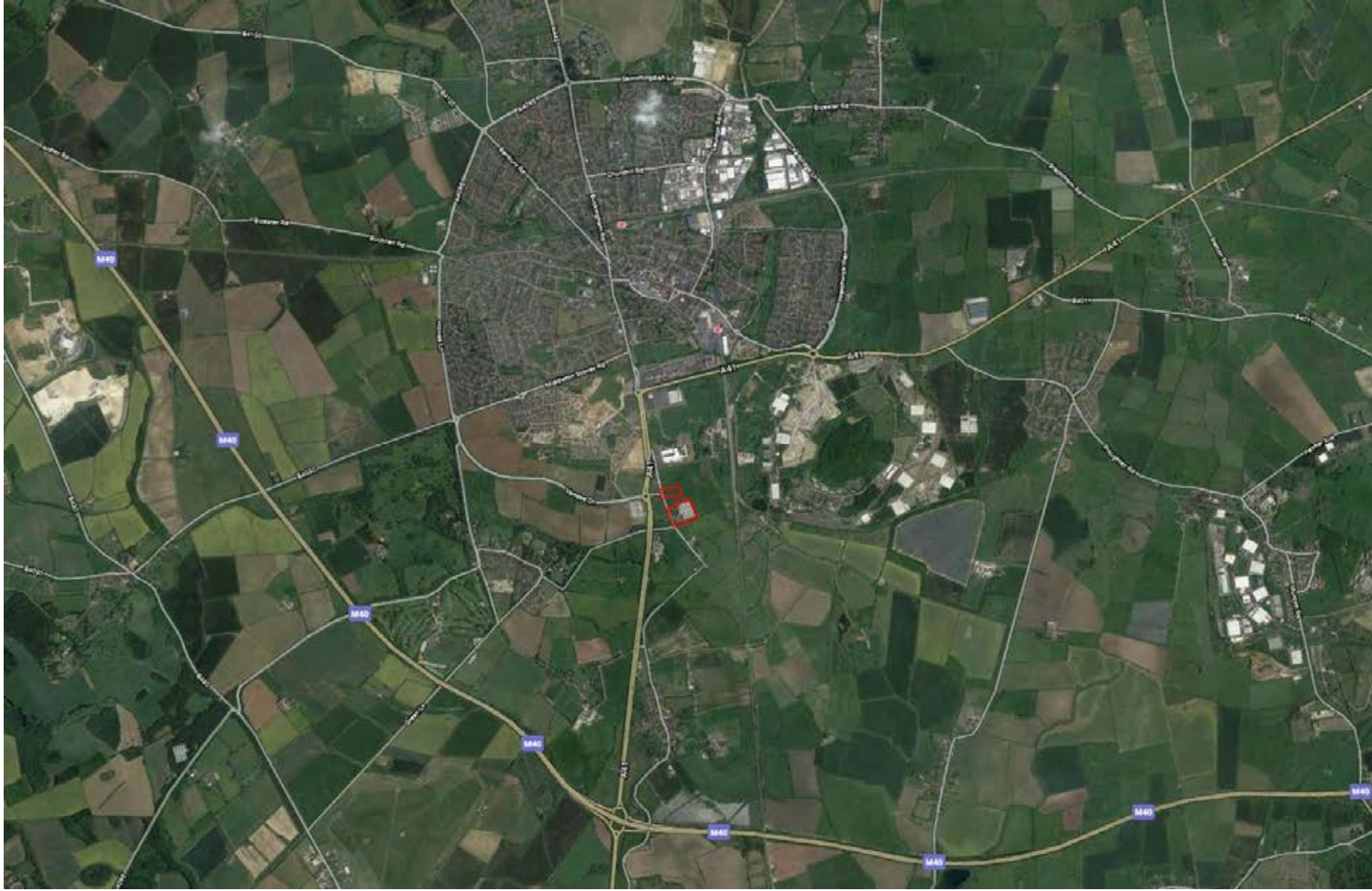


Fig. 28 Site B location plan

## 6.0 Introduction

Application 2 is submitted in outline and seeks permission for up to 10,200 sq.m of further employment floorspace (also in Use Classes B1a and/or B1b and/or B1c) on Site B, an additional portion of land outside of Policy Bicester 10 currently being used as a poultry farm, but is a logical extension to the proposed development on site A. The redevelopment of site B would also remove a land use which may be incompatible with Cherwell District Councils high tech, knowledge driven aspirations for Bicester 10.



Fig. 29 Site B plan birds eye



**7.0 Outline Planning Parameters Drawings: Existing site plan**

The application seeks to control the scale and nature of the development by reference to a range of parameter plans.

**7.1 Outline Planning Parameters Drawings: Land use**

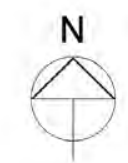


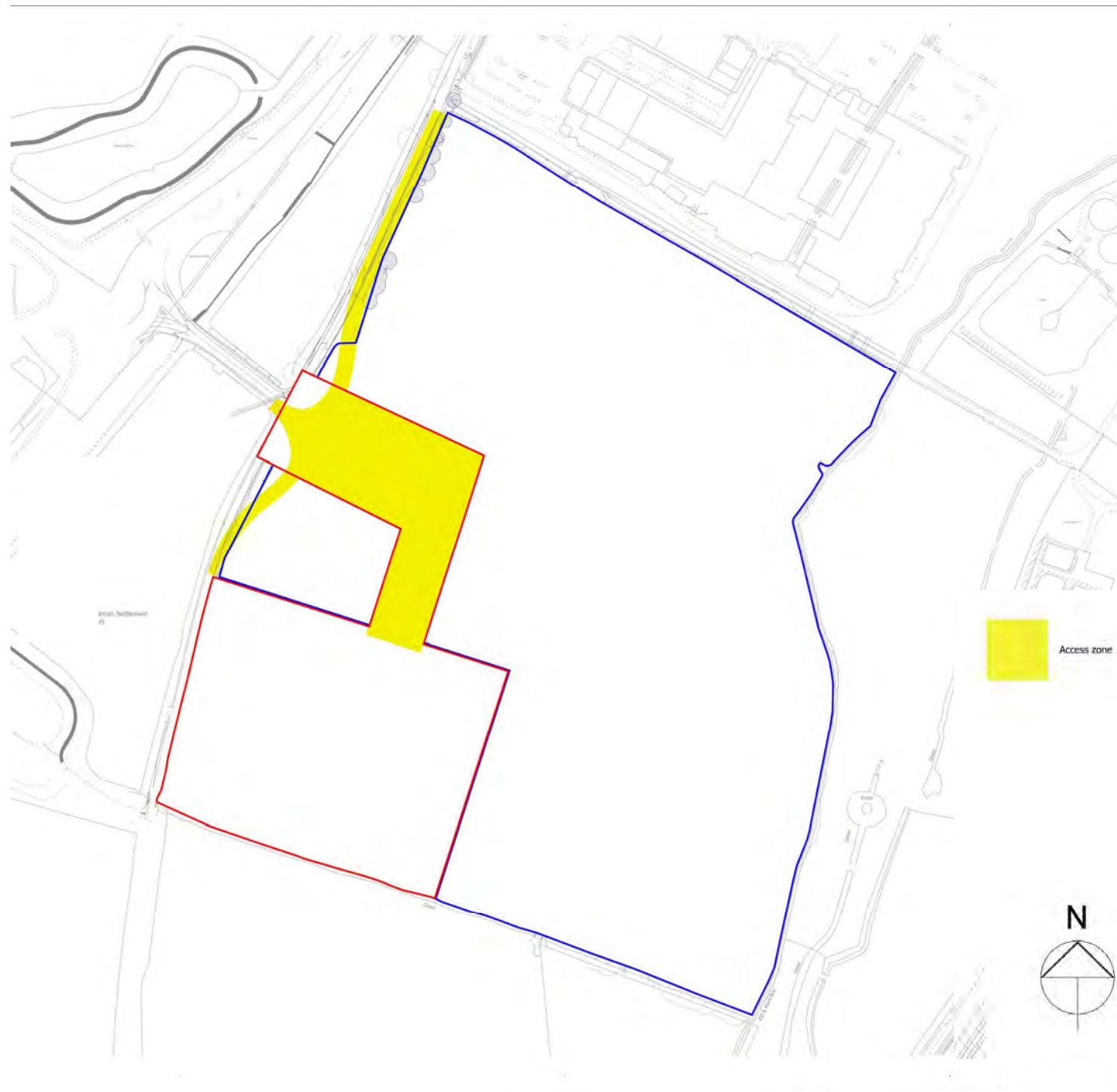


7.2 Outline Planning Parameters Drawings: Building height



7.3 Outline Planning Parameters Drawings: Vegetation retention and





7.4 Outline Planning Parameters Drawings: Access

## 8.0 Design

### 8.1 Amount

The illustrative master plans show another possible interpretation of the parameters plans in combination with the development on Site A. Scenario 3 shows a comprehensive scheme of employment buildings suitable for multiple uses within use class B1 (a/b/c). Scenario 4 shows the scheme incorporating the Health and Racquets Club. The plans have been informed by market advice from VSL for knowledge based industries. This secondary development will provide up to an additional 10,200 square metres (GIA) of employment floorspace.

The design principles that will be applied at the design stage will follow those for Site A, outlined in section 5.1.

Table 2 demonstrates the maximum amount of B1 floorspace that will be delivered by application 1 and 2 on the overall site in each of the development scenarios, and the maximum amount of B1a floorspace that will be delivered as part of the proposals in each case.

Scenario 4 includes the racquets club as outlined in section 5.1

	Use Class B1	Use Class B1a
Scenario 3	33,600 sqm inc. site A	11,760 sqm
Scenario 4	27,000 sqm inc. site A	9,450 sqm

**Table 2 planning scenarios area schedule**



Fig. 30 Scenario 3 illustrative master plan



Fig. 31 Scenario 4 illustrative master plan

## 8.2 Layout, scale, density and appearance

The development is proposed to continue the design philosophy from site A and seamlessly link the proposals together. Layout, building size, material and colour pallets are to be carried throughout the development and integrate the scheme to the infrastructure provided by site A.

The design principles that will be applied at the design stage will follow those outlined in sections 5.2, 5.3 and 5.4.



Fig. 32 Elevational treatment



Fig. 33 Illustrative scene



Fig. 34 Illustrative scene



Fig. 35 Site landscaping strategy



Fig. 36 Site landscaping strategy sketch

### 8.3 Landscaping

The landscape proposals aim to sensitively integrate the proposed development into the receiving landscape context, whilst at the same time increasing green infrastructure and improve biodiversity across the site. The application 2 design philosophy will continue the ideas established in application 1 effortlessly linking the two developments and their surroundings.

The design principles that will be applied at the design stage will follow those outlined in section 5.5.

### 8.4 Drainage

As part of the landscaping and civil engineering design, the drainage strategy will follow the principles of the SUDS philosophy as outlined in section 5.6 and the Flood Risk Assessment prepared by Bailey Johnson Hayes Ref. S1358/Issue 2 dated July 2019 which is included as part of this application.

### 8.5 Vehicle Access

Access to site B is gained through the site 1 development. An existing entrance is to be closed off and incorporated into the landscaping scheme.

The design principles that will be applied at the design stage will follow those outlined in section 5.7

For further information of the highways proposals, please refer to Transport Assessment, ref, 19539\_04g dated 18th July 2019 prepared by David Tucker Associates included as part of the application.

### 8.6 Inclusive Access

The design principles that will be applied at the design stage will follow those outlined in section 5.8

# APPENDIX 1

**D & A Statement for David Lloyd Health  
and Racquets Club.**

# Design and Access Statement

*David Lloyd*  
CLUBS

DAVID LLOYD CLUBS  
NEW LEISURE CLUB  
WENDLEBURY ROAD, BICESTER



Hadfield Cawkwell Davidson

2018-260\_June 2019\_Rev01

Fig.1 DISTRICT LOCATION PLAN



Fig.2 SITE AERIAL VIEW





**Contents**

1.	INTRODUCTION	5
2.	SITE AND SURROUNDING CONTEXT	7
3.	SITE STRATEGY	9
4.	SCHEME PROPOSAL	11
5.	APPEARANCE	17
6.	PERMANENT TENNIS DOME	23
7.	SPA GARDEN	25
8.	ACCESS	27
9.	SUSTAINABILITY	28

**Illustrations**

Fig.1	DISTRICT LOCATION PLAN	2
Fig.2	SITE AERIAL VIEW	2
Fig.3	SITE PHOTOGRAPHY	4
Fig.4	SITE LOCATION PLAN	5
Fig.5	SITE ANALYSIS	6
Fig.6	SITE STRATEGY	8
Fig.7	PROPOSED SITE PLAN	10
Fig.8	VIEW OF CLUB FROM TENNIS COURTS	12
Fig.9	PROPOSED GROUND FLOOR PLAN	14
Fig.10	PROPOSED FIRST FLOOR PLAN	15
Fig.11	VIEW FROM POOL TERRACE	16
Fig.12	ELEVATIONS	18
Fig.13	AERIAL VIEW FROM WEST	20
Fig.14	AERIAL VIEW FROM SOUTH	21
Fig.15	TYPICAL SPA GARDEN VISUAL	24
Fig.16	VEHICLE TRACKING DIAGRAMS	26
Fig.17	VIEW OF BUILDING APPROACH	29

Fig.3 SITE PHOTOGRAPHY



**PHOTOGRAPH 1** - VIEW OF SITE FROM WENDLEBURY ROAD WITH ACCESS ROAD TO THAMES WATER FACILITY



**PHOTOGRAPH 2** - VIEW OF SITE ENTRANCE FROM WENDLEBURY ROAD



**PHOTOGRAPH 3** - VIEW OF SITE FROM WENDLEBURY ROAD FIELD GATE



**PHOTOGRAPH 4** - SITE ACCESS VIA FIELD GATE

Fig.4 SITE LOCATION PLAN



## 1. INTRODUCTION

### 1.1. Introduction

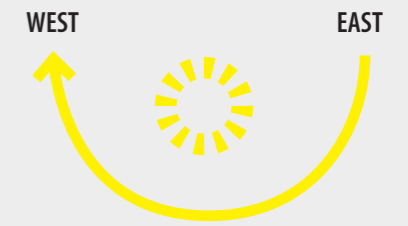
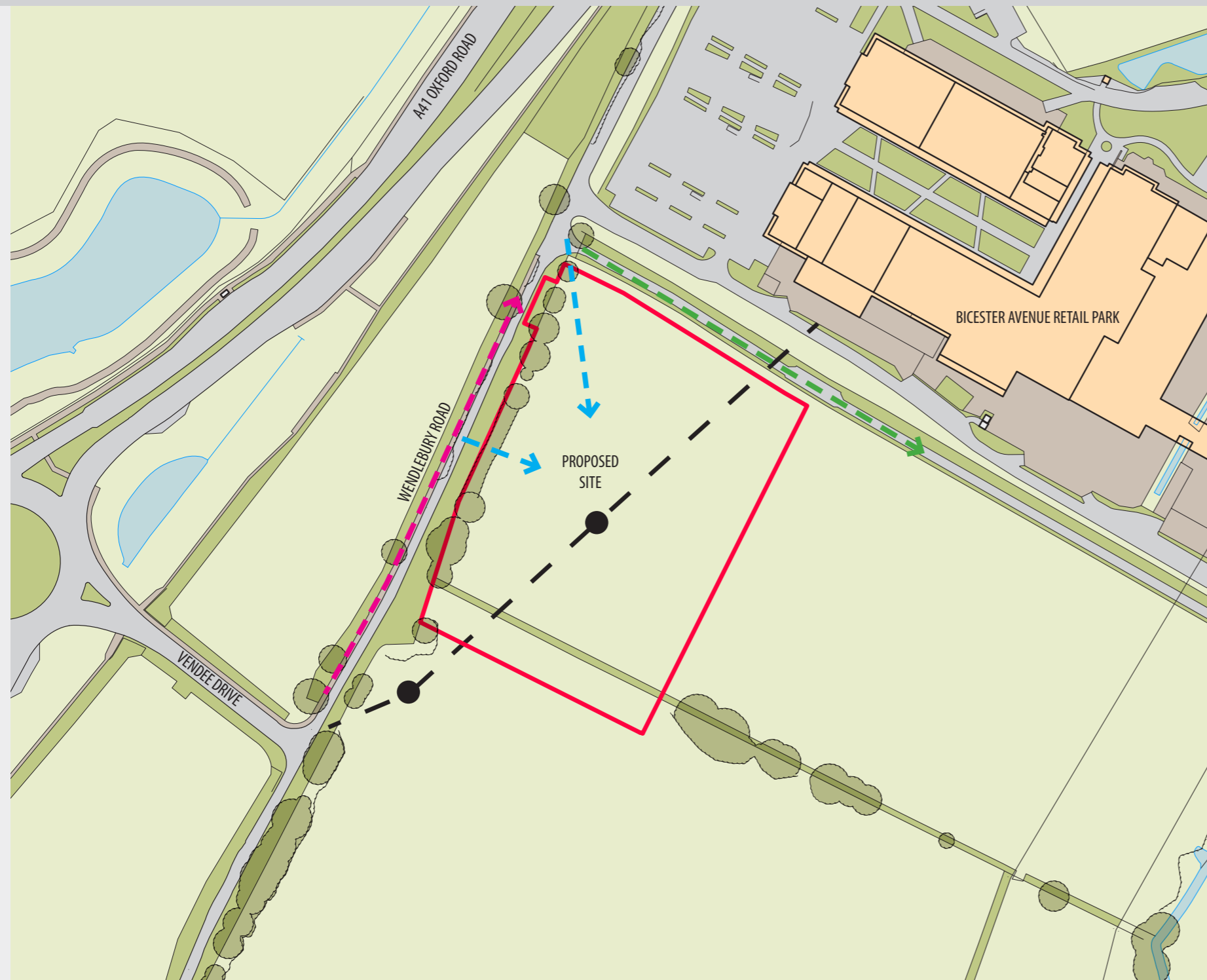
This proposal seeks full planning consent for the development of a new leisure club, tennis courts, tennis court enclosure, external pool, terrace areas and associated parking and landscaping on land fronting Wendlebury Road to the South of Bicester Town Centre.

The purpose of this statement is to describe the design process and to demonstrate how the proposed scheme responds to the site context and the opportunities and constraints presented by both the site and its surroundings.



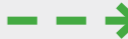

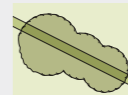
It is intended that this report should be read in conjunction with the supplementary reports, documents and drawings accompanying the application.

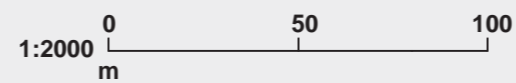


Fig.5 SITE ANALYSIS



**KEY**

-  Key Views
-  Pedestrian / Cycle Access
-  Vehicle Access
-  Electricity Overhead Cables and Pole
-  Existing Trees and Hedgerow



## 2. SITE AND SURROUNDING CONTEXT

This section identifies the key characteristics of the existing site, landscape features, key approaches and considers the constraints and opportunities to which the proposal is required to respond.

### 2.1. Location

The site chosen for development is located on the eastern side of Wendlebury Road to the South of Bicester Town Centre, adjacent the Bicester Avenue Retail Park.

### 2.2. Access

Vehicular access is proposed from Wendlebury Road via a new junction, and the site is readily accessible both from the centre of Bicester to the North and the surrounding towns and villages.

The site on Wendlebury Road is connected to the wider road network via the Oxford Road (A41), which links to the M40 Motorway at Junction 9.

A combined footpath / cycle path runs along the Western edge of Wendlebury road, providing site access for cycles and pedestrians.

The nearest bus stops are located immediately to the north of the site in the Bicester Avenue Retail Park, and the Bicester Park and Ride is situated to the West of the site on the opposite side of the A41.

The Bicester Village Railway Station is located to the North East of the proposed site, with links to neighbouring towns including Oxford and Bedford.

### 2.3. Existing Site

#### 2.3.1 Immediate Surroundings

The site is bounded on its Northern edge by an existing roadway which provides access to a Thames Water facility which lies to the North East of the site. Further North is located the Bicester Avenue Retail Park which accommodates a garden centre, and several large retail units.

Land to the North West of the site is currently being developed as a new residential area, part of the Cherwell Local Plan (2011 – 2031) which sets out the strategy for the growth of the District over the coming years.

This area is known as Kingsmere and will provide new homes, schools, public open space, health and sports facilities, employment and local facilities. An additional 28 hectare area of land is also intended for development to the West of Kingsmere, contained within the inside of the Vendee Drive Perimeter Road which connects with Wendlebury Road outside the proposed development site.

The site chosen for the development of the new Leisure Club is referred to in the Local Plan as Bicester 10 and is categorised as a New Employment Site.

To the West of the site, the Bicester Park & Ride is located on the opposite side of the A41, with Chesterton Village further West, beyond which lies the M40 Motorway.

Land to the South of the site is predominantly agricultural with a poultry farm located on the neighbouring site.

#### 2.3.2 Topography

The topography of the site is predominantly flat, sloping gently down hill from North to South. Site levels are 66m AOD to the North and 64m AOD to the South.

#### 2.3.3 Existing Landscaping

The site extends to approximately 1.67 hectares, comprised of mainly grassland with trees and hedgerow lining the Western boundary with Wendlebury Road. The Northern boundary is open to the Thames water access road, beyond which lies an additional tree line screening views of the Bicester Avenue Retail Park. The southern and Eastern boundaries of the site are open to the surrounding open greenspace.

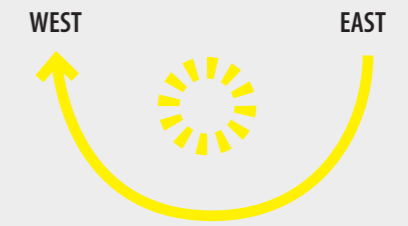
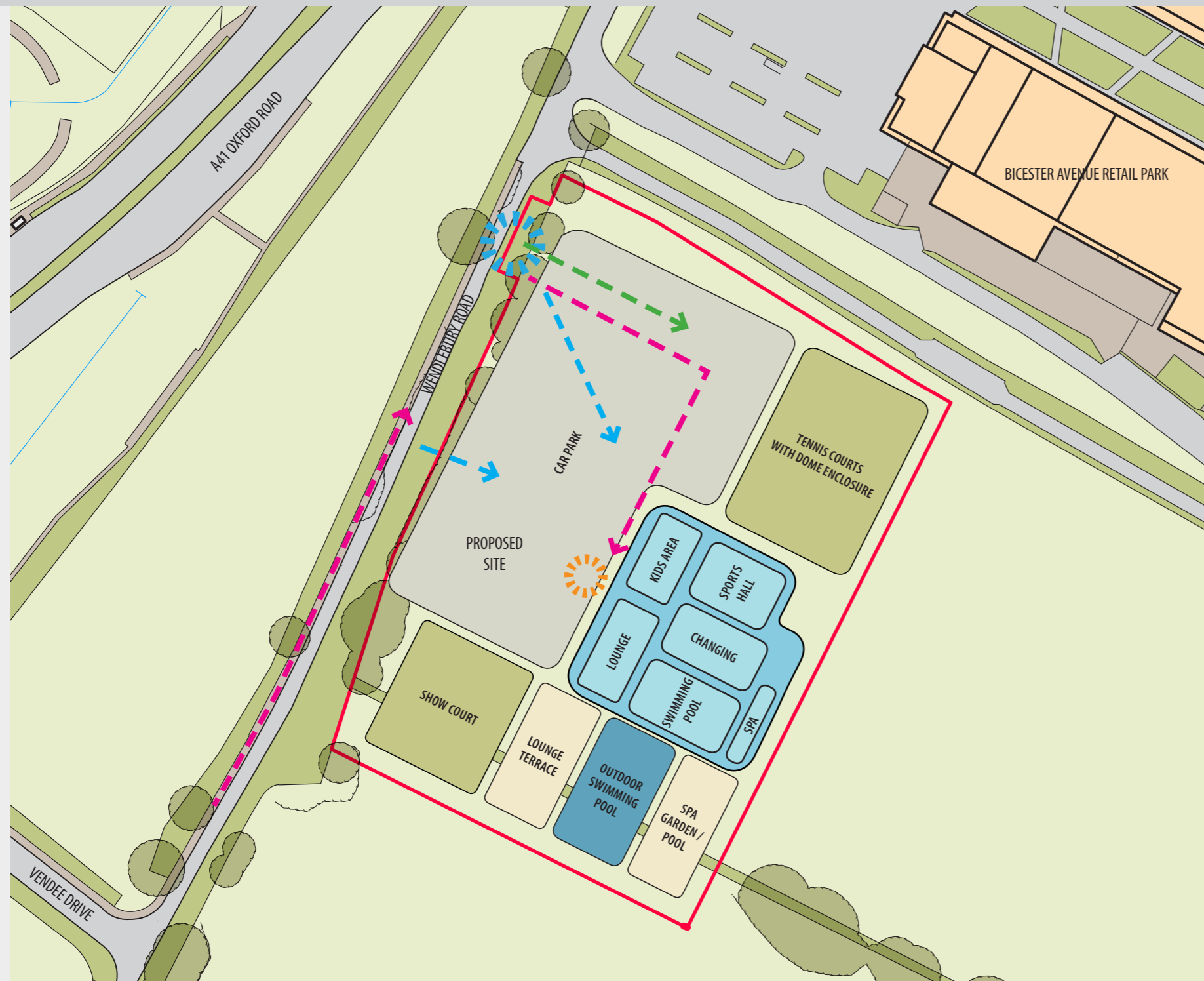
#### 2.3.4 Key Views






Due to the screening effect of trees on the North and Western boundaries, key views of the proposed site are limited to those from Wendlebury Road at the Thames Water access point and field access gate, (Photographs 1 and 3).

#### 2.3.5 Overhead Cables

Overhead electricity cables currently cross the site, running from the South West corner to the North East, with an electricity pole located centrally within the site. The cables will be diverted as part of the development and the electricity pole will be removed.

Fig.6 SITE STRATEGY



- KEY**
-  Site Entrance
  -  Building Entrance
  -  Key Views
- ACCESS**
-  Vehicular Access Route
  -  Pedestrian / Cycle Access Route

1:1250  
0 25 50  
m



### 3. SITE STRATEGY

#### 3.1. Brief

The brief from David Lloyd Leisure was for a premium facility that delivers a range of active and leisure pursuits for the whole community.

Essential facilities to be provided include:

**Tennis**

- 3 court permanent tennis air-dome enclosure
- 2 show courts

**Swimming**

- 5 lane, 20m internal pool
- 400/800mm deep learner pool
- 4 lane, 25m outdoor pool
- Outdoor children's pool

**Health and fitness**

- 3 court sports hall
- 100 - 120 station gym
- 3 studio spaces - spin, high impact and mind & body studios
- Children's soft play and activity space

**Spa**

- Internal spa - pool, relax, sauna and steam
- External spa garden - pool, sauna and relax

**Leisure**

- Lounge including adult lounge/business hub
- External lounge terrace

**Ancillary**

- Reception, changing, staff, catering kitchen/cafe bar

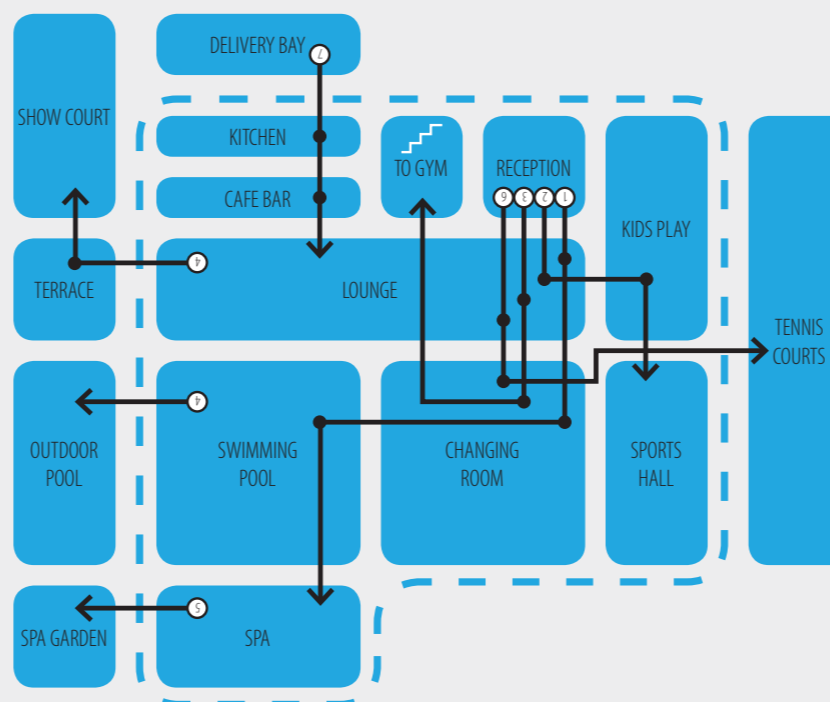
**External**

- Circa 250 car spaces including 10 disabled and 6 parent & child
- 20 cycle parking spaces
- Delivery area

#### 3.2. Relation of Elements

Key to realising the David Lloyd Club concept are the relationships between the interior spaces and adjacencies of interior and exterior functions. All activities are organised around the main reception and lounge as follows:

- ① Reception/lounge to male, female and family change to main/kids pool to spa.
- ② Reception/lounge to kids activity to sports hall.
- ③ Reception/lounge to male and female change to gym and studios (high impact, spin and mind & body).
- ④ Lounge/pool to external terrace/pool and show court.
- ⑤ Spa to spa garden.
- ⑥ Reception/lounge to male, female and family change to 3 court tennis dome.
- ⑦ Delivery bay to catering kitchen to cafe bar to lounge.



#### 3.3. Site Strategy

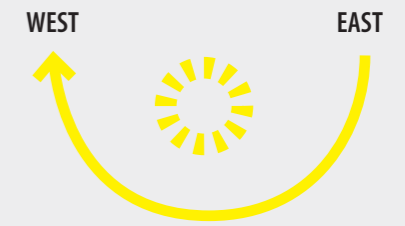
When developing the site strategy, the findings from the assessment of the physical context were taken into account together with the requirements of the design brief and the essential relationships between the internal and external functions of the proposed leisure club.

The leisure club has been positioned centrally within the site plan, with the external tennis courts, terraces and outdoor pool utilising the space between the building and the site perimeter.

The pool terrace is orientated south to maximise the number of usable hours and enhance the amenity value of the space. The principal lounge area and internal pool open up onto this space, forming interconnecting views and linking internal / external uses. The main entrance to the building is orientated towards the site access point and is clearly visible to visitors upon arrival.

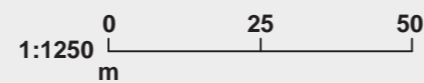
In order to organise vehicular movement around the site, it follows that the vehicular access point to the site should be located to the north via Wendlebury Road.

Fig.7 PROPOSED SITE PLAN



**KEY**

- ① David Lloyd Leisure Club
- ② Permanent Tennis Enclosure
- ③ Show Court
- ④ Lounge Terrace
- ⑤ Outdoor Pool
- ⑥ Spa Garden
- ⑦ Car Park
- ⑧ Cycle Parking
- ⑨ Deliveries





### 4.1. External Works

- 246 dedicated car parking spaces (including 10 disabled spaces & 6 parent and child spaces)
- 20 covered cycle spaces.
- Floodlit, fenced synthetic tennis show court.
- Permanent tennis dome enclosure, holding 3 tennis courts.
- Landscaping, including tree planting and sustainable urban drainage.

### 4.2. Site Levels

A detailed site levels exercise was completed in order to find the optimum levels for the building and associated external spaces.

It was necessary to take into account relevant considerations such as:

- Site drainage and gradient requirements.
- Accessibility of the building and site by disabled users.
- Visual impact of the building on its surroundings.
- Reduction in the quantity of material imported / exported from site.
- Vehicle and pedestrian access from Wendlebury Road.

The proposed levels strategy is illustrated on the existing and proposed site sections drawing which accompanies the planning application.

### 4.3. Landscaping

The proposed landscaping has been designed to allow the proposed development to assimilate into the existing landscape and minimise its impact on surrounding views.

- The scheme should maintain, wherever possible, all landscape features of value with potential enhancement through additional structural landscape planting.
- Existing natural landscape features should be retained where possible.
- The development has been located toward the centre of the site, pulling views of the roofline away from the mature boundary and maximising the extent of mature landscape features retained around the perimeter of the site.
- The landscape strategy for the Proposed Development will maximise the use of native species, planting mixes and patterns that are consistent with local landscape character.

Fig.8 VIEW OF CLUB FROM TENNIS COURTS



### 4.5. Form and Massing

The form of the building is derived from both the building's function and the spatial requirements of the internal spaces.

Many of these spaces have precise criteria for their specifications / dimensions, both in terms of area and clear height. The spaces which have influenced the massing of the building are the sports hall, pool hall and fitness suite.

The sports hall is arranged along the elevation parallel to the inflatable tennis dome and gradually increases in height towards the centre of the building.

Spaces with similar requirements such as the gym and studios have been grouped together to simplify and organise the composition.

Spaces which provide glazed facades have been positioned along the West and South elevations, ensuring that these elevations remain as active as possible on the approach to the building and from the outside lounge and pool.

### 4.6. Plan Layout

#### 4.6.1 Overview

The internal floor plan has been organised to facilitate easy access and flow between related functional areas. Upon entry, the layout allows for a view of the family activity area and seating area. The learner and 6 lane pool are accessed primarily via the male, female and family changing areas.

The gym and studio facilities located at first floor level allow users privacy from the more visually connected spaces at ground floor. The first floor is accessed via an internal stair and lift which is located adjacent the ground floor reception. The stair-core provides a direct link to the studio, squash and spin facilities without the need to access the main gym area.

#### 4.6.2 Ground Floor

The ground floor plan includes:

- Large reception / lounge, with seating and bar.
- Adult lounge / business hub
- Family area inc. children's softplay area and 2 kids activity rooms.
- 2 kids pools, 400mm and 800mm deep
- 20m 5 lane swimming pool.
- Family, male and female changing facilities.
- Spa featuring hydro pool, sauna, steam room and relaxation areas.
- 3 court sports hall.

#### 4.6.3 First Floor

The first floor plan includes:

- Gym.
- Spin studio.
- High impact studio.
- Mind and body studio

Fig.9 PROPOSED GROUND FLOOR PLAN

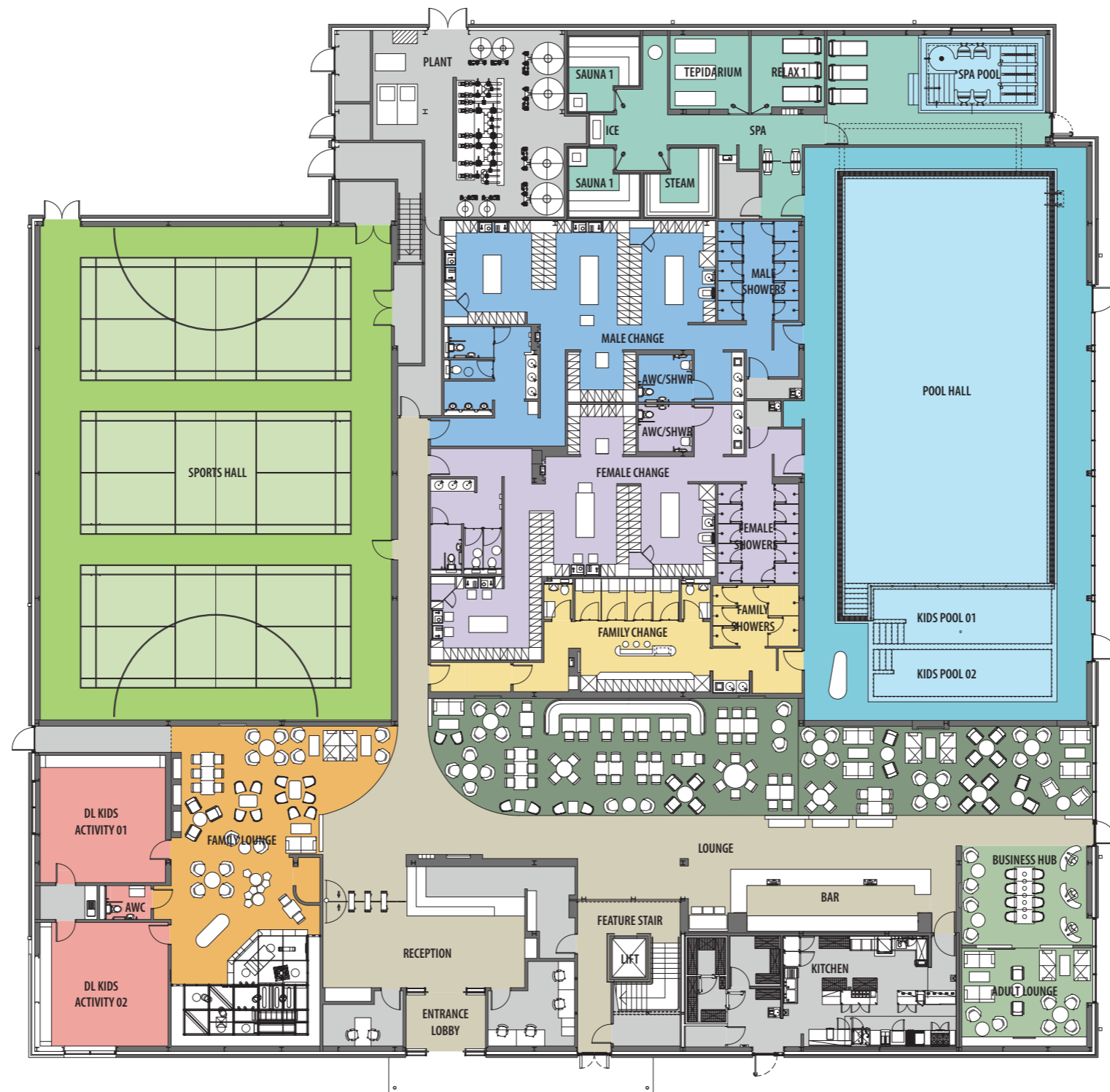


Fig.10 PROPOSED FIRST FLOOR PLAN

4. SCHEME PROPOSAL



Fig.11 VIEW FROM POOL TERRACE



## 5. APPEARANCE

### 5.1. Material Choices

Because of the size of the proposed development it was highly important to break up the volume to visually bring the building down to a more human scale. A key tool for breaking down the volume of a building is material choice and variation.

#### **1. Feature Element Material: Contemporary Cladding**

This feature element of the building is in slight relief from the facade, and faces out to those entering through the car park, wrapping around the building onto the outdoor pool / terrace elevation.

The key views of the site will be from the site entrance at Wendlebury Road. As such, it is important that the north western corner of the building be distinctive and visually interesting.

#### **2. Primary Wall Material: Glazing**

Glazing is used as a tool for both breaking up the form of the building but also for diminishing the barrier between inside and outside.

By placing glazing at ground level on the southern facade, the boundary between the internal lounge and external terrace, as well as the internal and external pools, is blurred and movement is encouraged between them. The activities seen inside are an advertisement for the club and encourage users outside to explore the possible activities inside. Glazing is used heavily in areas of maximum activity within the building and used sparingly elsewhere, to give the building a feeling of vibrant activity.

#### **3. Secondary Wall Material: Cladding**

This provides a stable basis for the building, allowing other elements to draw the eye.

#### **4. Plinth Material: Staffordshire Blue Brindle Brick**

Providing a podium on which the rest of the building sits, the brick allows the other elements to appear to float above the plinth, lessening the overall volume of the building.

Fig.12 ELEVATIONS



**ELEVATION A - NORTH WEST "FRONT" ELEVATION**



**ELEVATION B - SOUTH WEST "POOL SIDE" ELEVATION**



5. APPEARANCE



ELEVATION D - SOUTH EAST "REAR" ELEVATION



ELEVATION D - NORTH EAST "TENNIS DOME SIDE" ELEVATION

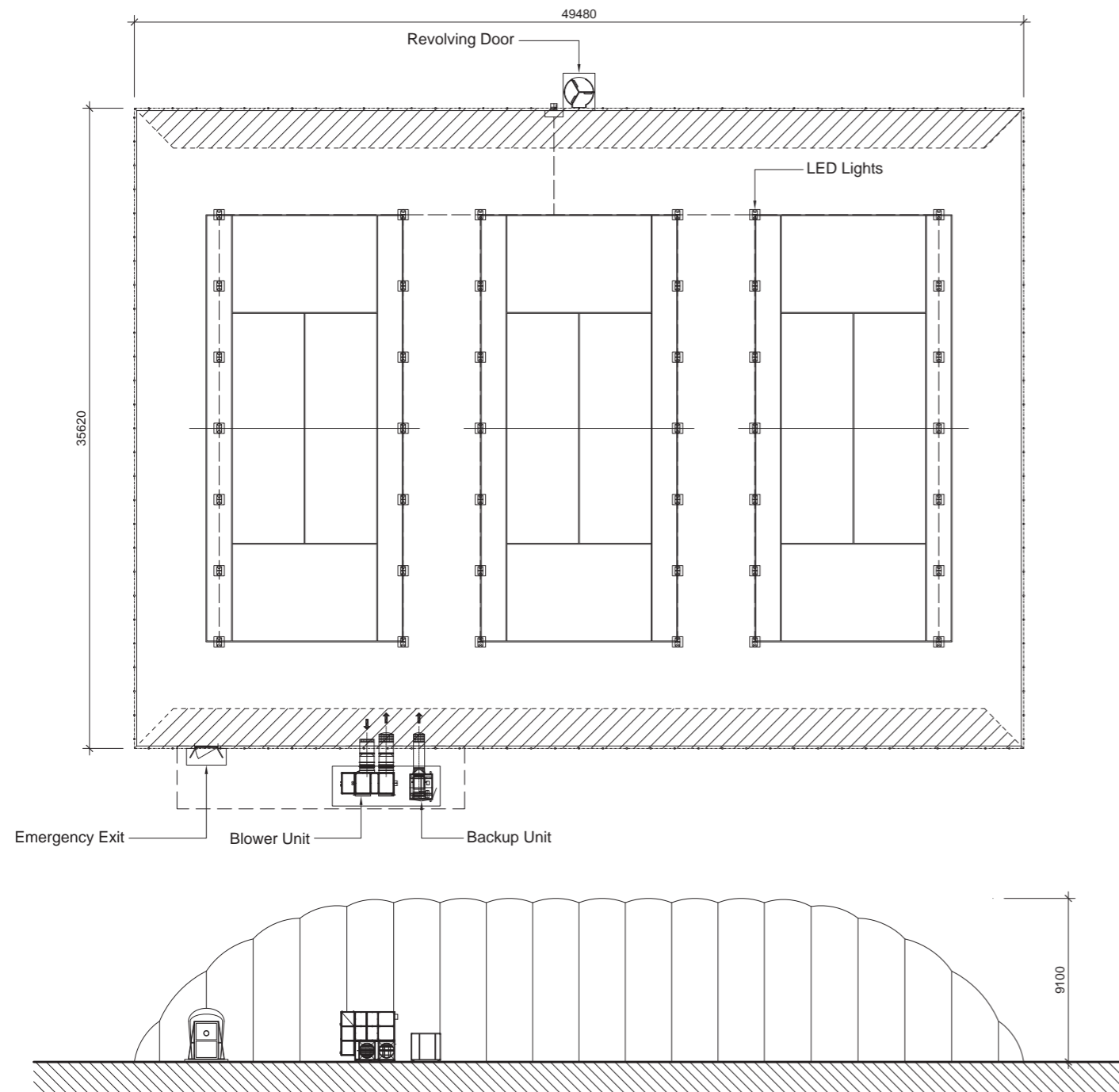
Fig.13 AERIAL VIEW FROM WEST



Fig.14 AERIAL VIEW FROM SOUTH



### 5.3. Typical airdome plan and section details



### 5.4. Design Proposal

A permanent tennis dome is proposed as part of the development, covering 3 courts and measuring approximately 50m x 36m with a floor area of 1,980m<sup>2</sup>.

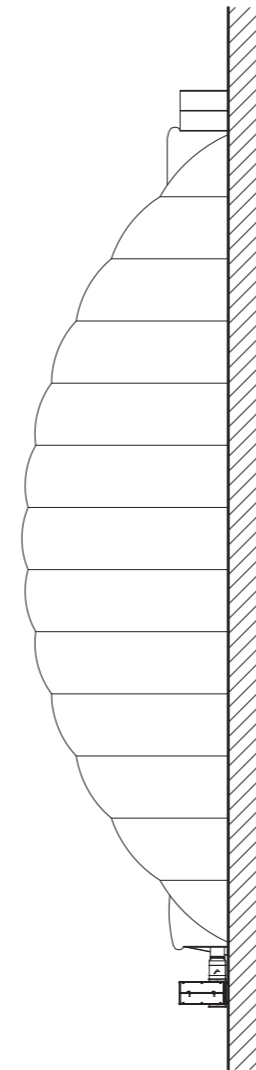
The inflatable airdome allows tennis to be played on the courts all year round regardless of weather conditions.

The permanent airdome covering is constructed from a series of membranes which are layered on top of each other. The main membrane is manufactured from a translucent white polyester fabric coated with PVC on both sides. This allows for good ball visibility with maximum levels of natural light.

A net of galvanised steel rope is laid on the sandwich of membranes providing a strong cover that moulds the shape of the inflated membranes and takes up most of the stresses. The membrane is anchored around the perimeter to a concrete foundation.

The curved shape of the dome and its maximum height are designed specifically to cater for LTA requirements based on court play and ball curvature.

Access to the dome is to be via a self supporting revolving door which limits air pressure loss. Fixed steel fire exit doors are to be provided for emergency escape.



## 6. PERMANENT TENNIS DOME

### 5.5. Lighting

Thanks to the transparent membrane, lights are not required during daylight hours.

Lighting of the permanent enclosure for night play is by LED fittings suspended internally beneath the dome structure.

4no. permanent external lighting structures will be located around the perimeter of the show courts. Please see diagram opposite for specification of lighting column.

### 5.6. Maintenance

The air dome will be cleaned on a regular basis from the outside in order to maintain the transparency of the membrane.

### 5.7. Access

The centre has allocated disabled parking and full level access to the club with disabled changing and appropriate sporting facilities within. Although the airdome has a revolving entrance door, disabled access is afforded via the fixed steel emergency exit door.

### 5.8. Plant

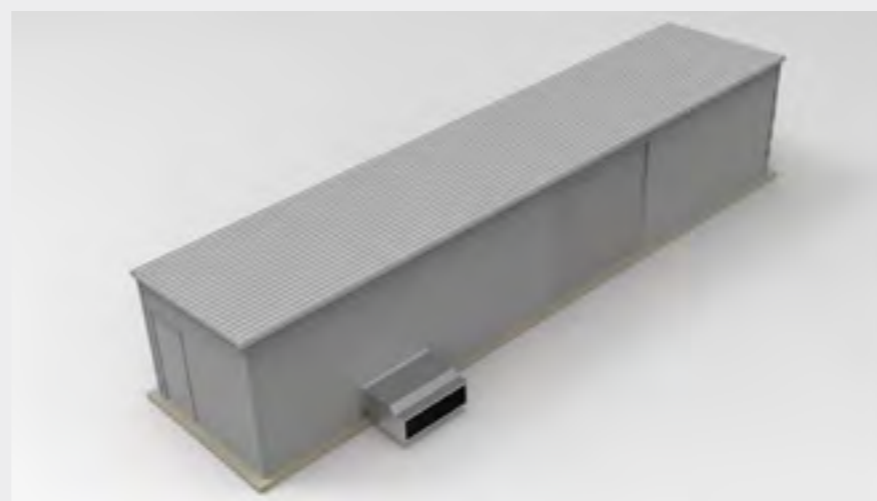
Electric fans are used to inflate and maintain the integrity of the tennis dome enclosure. These fans are housed in a small plant enclosure adjacent the tennis dome.



EXTERNAL NIGHT-TIME OF TYPICAL AIRDOME



INTERNAL OF TYPICAL AIRDOME



TYPICAL AIRDOME MACHINE ROOM/STORE DETAILS

#### LUMINAIRE A (CAR PARK)

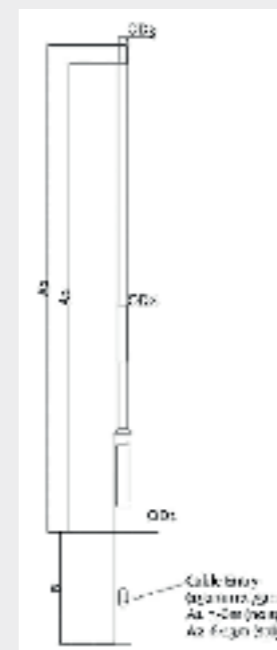


52W LED STREET/CAR PARK LUMINAIRE. CUTTING EDGE PERFORMANCE . IP66 RATED 119Lm/W EFFICIENCY

#### LUMINAIRE B (TENNIS COURT)



2kW MHN-LA MEDIUM BEAM FLOODLIGHT WITH 55° HOOD DIE CAST ALUMINIUM RAL9006 WEIGHT 18.7KG



CARPARK COLUMN  
A - 6m  
OD1 - 140mm  
OD2 - 76mm  
OD3 - N/A  
Door Opening - 500x100  
B - 800mm  
Terrain Category - 3

TENNIS COLUMN  
A - 12m  
OD1 - 192mm  
OD2 - 140mm  
OD3 - 127mm  
Door Opening - 600x115  
B - 1700mm  
Terrain Category - 2

LIGHTING COLUMN DETAILS

Fig.15 TYPICAL SPA GARDEN VISUAL



## 7. SPA GARDEN

### 7.1. External lighting

It is the intention that the proposed Spa Garden lighting will operate during the evening and a number of low intensity light sources are proposed. All external lighting will incorporate LED light sources.

The proposal includes:

- Lighting bollards to define the area around the Spa Garden facility.
- Low level lighting around the perimeter of the spa pool incorporated into the tiled upstand.
- Feature underwater lighting incorporated into the spa pool.
- Under eaves lighting to the principle elevations of the sauna.
- Lighting around swimming pool.

### 7.2. Hard landscaping

A range of hard landscaping materials are proposed in order to define the various functional zones in the spa garden. These include a combination of the following surfaces:

- Marshalls Celestia skimmed concrete paving to the sauna and spa pool surround.
- Artificial grass with Marshalls Celestia paving inserts to define the entrance area and approach to the facilities.

### 7.3. Soft Landscaping

Soft landscaping has been incorporated into the scheme as follows:

- Artificial grass to define lounge areas.
- Low maintenance border planting.
- Wooden planters with topiary trees.



Typical David Lloyd spa garden

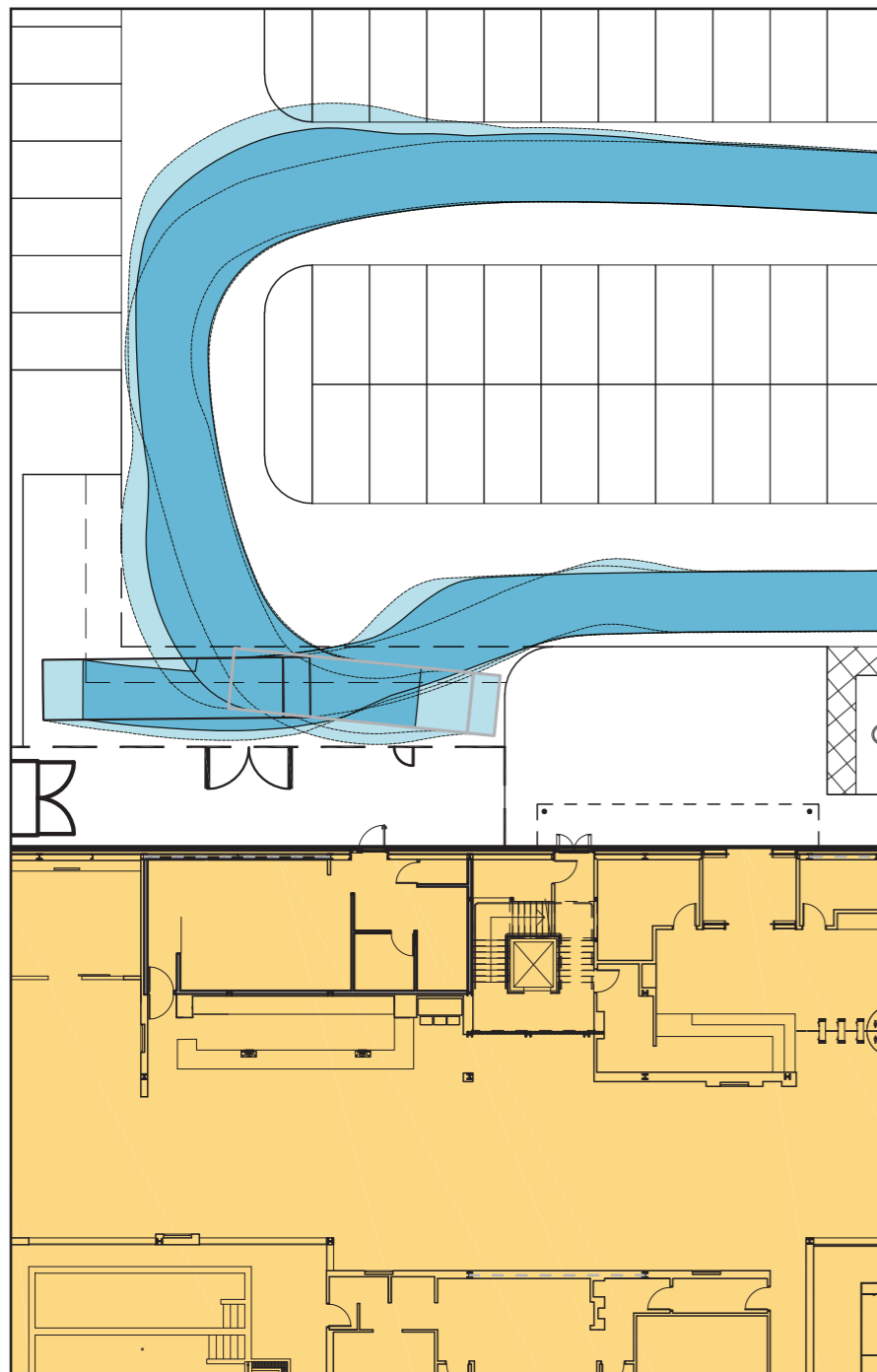


Low maintenance planting to borders

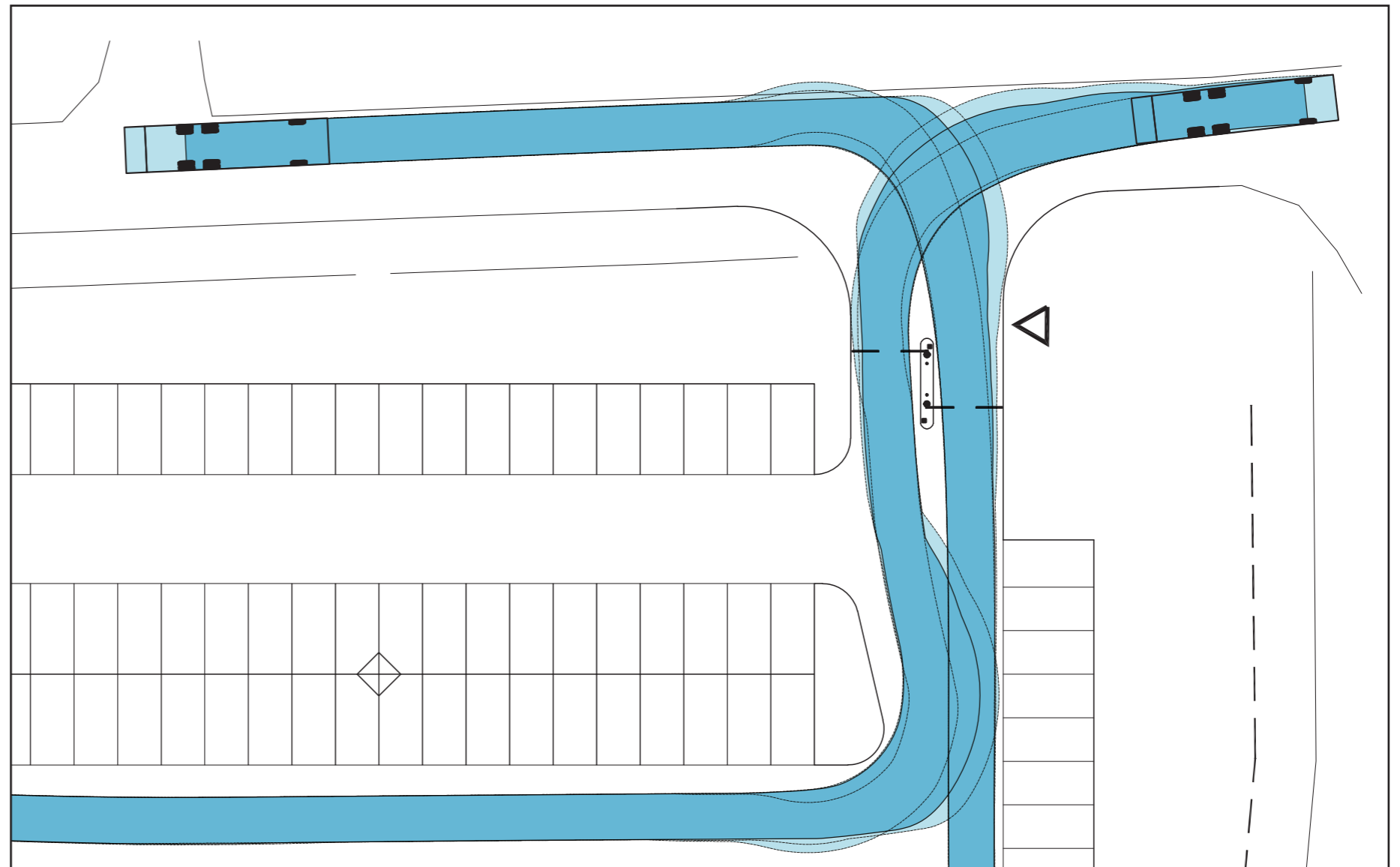


Marshalls Celestia skimmed concrete paving

Fig.16 VEHICLE TRACKING DIAGRAMS



**SERVICE DELIVERY YARD - REFUSE VEHICLE**



**SITE VEHICULAR ENTRANCE - REFUSE VEHICLE**



## 8. ACCESS

### 8.3.1 Vehicle Access

Vehicle access into the carpark is off Wendlebury Road via a new road junction. Vehicles enter and leave the site via a dedicated access point with barrier controls. Delivery and refuse vehicles travel the perimeter of the car park to a dedicated delivery bay provided adjacent the kitchen service entrance into the building entering and circulating throughout the site in a forward direction only, as demonstrated in vehicle tracking diagrams, Fig 16.

### 8.3.2 Parking Provision

Parent & child and disabled parking is provided adjacent the building within the car park with direct access to the main entrance. The car park facilities meet the requirements of the Building Regulations including accessible bays with drop kerbs. Pedestrian routes from the accessible parking spaces to the main entrances will be level, clearly sign-posted and adequately lit along the allocated route.

### 8.3.3 Pedestrian/Cycle Approach

Combined pedestrian and cycle access into the site is from an existing cycle / footpath which runs along the length of Wendlebury Road. Cycle parking is provided within the car park, and a clearly defined pedestrian route leads to the main building entrance. Pedestrian walkways will meet the requirements of the building regulations including drop kerbs and tactile paving points to crossings. The building façade is bounded by a paved footpath leading to a level entry main entrance. Footpaths will be appropriately lit. All access points to the building are provided with level threshold access.

### 8.3.4 Entrance Lobby

Automatic opening doors are provided to the main entrance (Fail safe open on activation of fire alarm). Weather mats will provide firm texture, be suitable for wheelchair travel, flush with floor finish and be of sufficient length to cover whole entrances. This will reduce trip & slip hazards.

### 8.3.5 Movement within the building

Members enter directly into the reception area with the staffed desk adjacent. The area is well lit and natural light is provided by glazing to the entrance lobby. Staircase between ground and first floor provided in accordance with requirements of Approved Document M. Lift access is provided between ground & first floor. Corridors are at least 1500mm wide where practicable (generally 1200m minimum).

### 8.3.6 Reception

Low desk section will be provided in the countertop for wheelchair access. Induction loop available. Lighting designed to avoid shadows and silhouettes.

### 8.3.7 Club Lounge

Low section provided in bar countertop for wheelchair access. Floor surface: Carpet, tiles & vinyl flooring to lounge/dining areas. Lighting designed to avoid shadows and silhouettes.

### 8.3.8 Changing Facilities

Facilities provided for ambulant disabled persons within locker rooms including WC's & showers. Accessible WC's provided in Male & Female Changing, laid out to BS8300 standards and to be in accordance with Approved Document Part M. Floor surface: class C (R11) ceramic tiles. Drinking fountains provided with bottle filler spouts. Changing rooms provided with a telephone point linked to the reception desk.

### 8.3.9 Sanitary Provision

Toilets have been designed to suit requirements of Approved Document M and DDA. WC compartments and facilities will be provided as per Approved Document M and BS8300. Grabrails will be installed correctly, and contrast suitably in colour and luminance with the surroundings.

Slip resistant floors.

Adequate colour contrast between walls, floor, ceilings and fittings to aid visually impaired people.

Compartment door controls which are easily operable by all users. Door controls will be able to be operated so the user can open the door with one hand using a closed fist, e.g. a lever handle. All door opening furniture will contrast suitably with the door.

### 8.3.10 Gym

Drinking fountains provided with bottle filler spouts.

### 8.3.11 Poolhall

A mobile pool hoist is provided to be operated by trained staff members. Floor surface: class C (R11) ceramic tiles. Pool Hall provided with panic alarm & telephone linked to reception desk.

### 8.3.12 Wayfinding

The scheme has simple internal circulation. The directional and information signage adopted in the club will be supplemented with pictograms or symbols, wherever possible.

### 8.3.13 Means of Escape

Visual beacons are provided to WC's. No voice evacuation system provided. Music systems to switch off when alarm sounds. Internal escape stairs are used as means of escape from first floor, to be in accordance with Approved Documents part B and M. Disabled refuges provided at top of escape stairs. Intercom link provided for assistance. A staff management plan will be in place for the evacuation of disabled people.

## 9. SUSTAINABILITY

### 9.1. Sustainability

Below is a brief list of the sustainability measures that this development will utilise.

- The building will utilise a fabric first approach to sustainability / low energy initiatives, rather than opting for expensive bolt on solutions.
- The building will be carefully detailed to achieve a well-insulated external envelope.
- Materials and details will be selected to maximise air tightness.
- Careful space planning has increased efficiency by limiting circulation spaces and maximising active spaces.
- A compact building footprint combined with a carefully considered building section has reduced the overall volume of the building and minimised the amount of energy required to heat / cool the space.
- The design considers building orientation to take advantage of solar gains, natural daylight and reduces the need for artificial lighting.
- When artificial lighting is required, low energy LED fittings will be used.
- Renewable energy generated from CHP (Combined Heat and Power)

Fig.17 VIEW OF BUILDING APPROACH



Design and Access Statement prepared by:

**Hadfield Cawkwell Davidson Limited**

13 Broomgrove Road  
Sheffield, S10 2LZ  
tel. 0114 2668181  
[www.hcd.co.uk](http://www.hcd.co.uk)

**Hadfield Cawkwell Davidson**

2018-260\_June 2019\_Rev01