



**KEY**

- 3m landscape mounding and associated landscape planting (within mixed use land area)
- Illustrative tree planting. Note: tree lined streets should be created down primary movement routes
- Proposed pedestrian / cycleway access to residential development
- Potential pedestrian / cycleway access from mixed use to new footpath / cycleway along Middleton Stoney Road
- Potential cycle parking
- Indicative mixed use primary movement route
- Primary movement route with associated pedestrian / cycleway routes
- Illustrative access to service areas and parking
- Illustrative car parking zones
- Illustrative built form (care home / mixed use development)
- Illustrative general storage / bin / cycle building.
- Illustrative residential built form
- Designed open space (hard and soft)
- Associated open space to building use
- Public open spaces
- Landscaped parking / public pocket parks
- Landscape buffer to existing residential property
- Landscaped entrance gateway with seating and tree planting (parking to be kept to a minimum with this area)
- Area for drainage attenuation
- Single storey buildings only (cycle storage, bin store etc)
- Two storey buildings only, with limited potential for room in roof
- Residential build line / sight lines maintained and not encroached upon
- No buildings within 50m of Lovelynch House
- Amenity and privacy of Lovelynch House respected with views maintained to east
- Active frontages
- 40m min offset from edge of residential building
- 30m min offset from back edge of residential buildings
- 20m min offset from rear of residential building to side of mixed use building (single storey only)

- A** 3m min landscape buffer from rear of residential fence line
- B** Pedestrian / cycleway maintained along eastern edge of parcel
- C** Junction stagger distances in line with local highway design distances
- D** No built form to block views from Lovelynch House
- E** Proposed residential sales suite location, with associated parking and landscaping

Notes:

Unless noted, Use classes are assumed to be class E - Commercial, Business, Service.

Bins and bike storage to all areas where required.

Storage containers 10-12ft for localised mixed use items.

Parking provision to be in line with current local design policy. All parking shown on plan is illustrative.

See approved parameter plan Penoyre & Prasad, "Building Heights - Parameter Plan 5", drawing number: 592-PL-104 H, for minimum and maximum heights.

DATE	NO	REVISION NOTE
31/05/2023	A	

## Mixed Use Development Principles

### Himley Village, Bicester

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CALA

DATE	SCALE	TEAM	APPRVD
26/05/2023	1:1000@A1	EDE	EH

DRAWING NUMBER

P22-3093\_DE\_011\_A\_02

