



DESIGN PRINCIPLES

The development will be designed and finished to achieve a high quality and attractive development, providing structured open space and a strong landscape setting in accordance with the design aspirations of Policy Bicester 10 of the Cherwell Local Plan 2011-2031 Part 1

- To achieve this, the following design principles will be followed;
- Landscape led approach to layout design
 - Street hierarchy defined by the landscape led approach
 - Layout and built form which addresses the open space to the east and promotes access to and enjoyment of the amenity opportunities this area offers by occupiers of the development
 - Permeable layout providing ease of access for pedestrians and cyclists
 - Tree lined primary streets and landscaped movement corridors to provide attractive links to the surrounding landscape and existing transport networks
 - Sensitive designed car parking and servicing areas
 - Active frontages providing visual interest and interaction between the public and private realm, and promoting natural surveillance of the streets
 - Well-defined building lines that address the primary and secondary streets and Wendlebury Road positioned within the areas indicated by the "active frontages" arrows on the plan
 - High quality and integrated approach to building design including distinctive building entrances to promote visual prominence, to reinforce street hierarchy and create interest within the development
 - Enhanced corner treatment to buildings addressing the roundabout and entrance to the site indicated by the arrows on the plan - through the use of high-quality architectural detailing, distinctive built form and materials

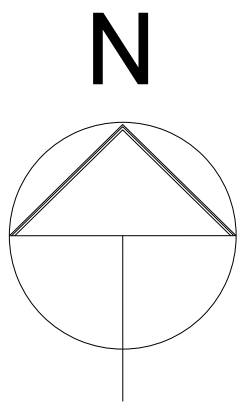
NOTES

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Subject to Statutory Approvals.

- Planning Site Boundaries
- Health & Raquet Club Site
- Active Frontages
- Enhanced Corner Treatment
- Building Zones max ridge height 76.5M AOD
- Landscape Zones
- Landscaped Boulevard Treatment for Primary Streets through the Site
- Proposed Swales
- Wetland Zone
- Pedestrian Access
- Proposed Pedestrian Route (position TBC)
- Main Access Corridor
- Primary Streets
- Secondary Streets
- Highways Zone



D	Design principles text updated	RP	22/06/2020
C	Width of landscape boulevard revised to provide symmetry	RP	16/06/2020
B	Drawing updated to show street hierarchy and landscaped boulevard	RP	08/06/2020
A	Diagram, key & notes updated to include enhanced corner treatment	RP	20/05/2020
Rev	Description	Chk	Date

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Project Title.
**CATALYST
BICESTER**

Drawing Title.
**DEVELOPMENT
FRAMEWORK PLAN**

Drawing Status.

TOWN PLANNING

Scale. 0 10 metres 100
Drawn By: R P Scale: 1:1250 @ A1 Date: 15/05/2020 Chk'd By: C S

ALBION LAND

Drawing No. 18022 - TP - 121 Rev. D

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