

3

DESIGN
DEVELOPMENT



3. DESIGN DEVELOPMENT

3.1 PRE-APPLICATION OVERVIEW

The current proposals are the result of extensive pre-application discussions between Bicester Heritage and Cherwell District Council. The results of these pre-application discussions have fed into the scheme. As a result, the scheme has been revised from the initial proposals, and more details have been provided in response to pre-application comments.

First Pre-application meeting date: 24th July 2019
Second Pre-application meeting date: 25th September 2019
Pre-application Reference No: 19/00186/PREAPP

This section presents the design evolution through each stage of the pre-application process and briefly explains the principles established and the comments received.

3.2 EVOLUTION OF PROPOSALS / RESPONSE TO PRE-APP

3.2.1 First Pre-application

Pre-application Reference No: 19/00186/PREAPP

Date: 24th July 2019.

At the first pre-app submission, the principles of the proposals were discussed, concluding the uses were acceptable to complement the business and activities of Bicester Motion. Further details were requested by the officers and would be discussed further at a second pre-app meeting.

Summary of the Comments:

- Provide more refined Parameters Plans. It was also suggested that an Open Space / Landscaping Parameter Plan and a Scale & Massing Parameter Plan should be included.
- Provide more information on how the site links to the town and wider site was requested.
- Provide details on building frontages either in the DAS or the Parameters Plans.
- Provide some feedback on how photovoltaics could be used in the roof design.
- Concerns were raised about an unrestricted quantum and type of B8 use.
- Provide further detail and explanations concerning the proposed heights of the buildings (AOD).
- Concerns were raised about lighting around and within the F.A.S.T. zone.
- It was identified that further discussion was needed in respect of the site boundary and the inclusion/exclusion of the SAM within the application boundary.
- Provide further detail on how public access to the site will be encouraged by the proposals.
- It was suggested that information regarding the design, orientation and materials of proposed buildings would be beneficial.
- Provide clarification about the design, volumes and orientation of the building is needed.

Principles Agreed:

- The quantum of the development
- Location within the masterplan
- Principle of the development

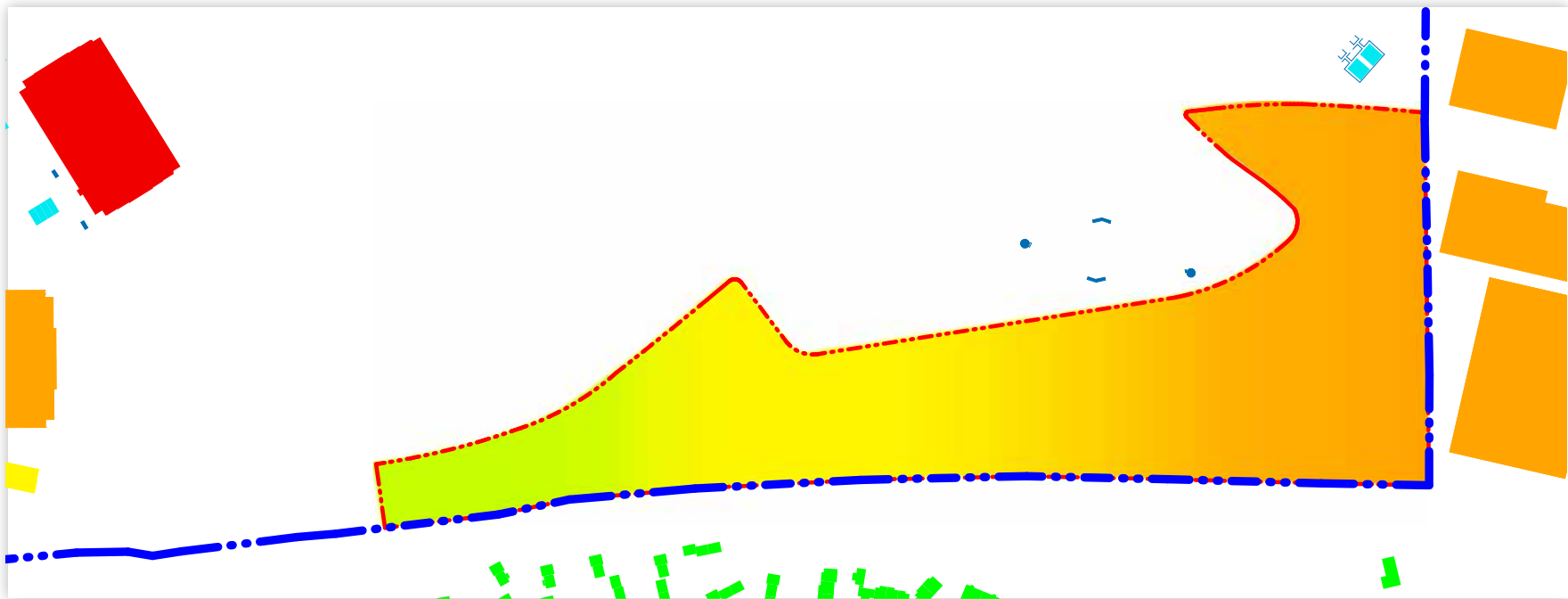


Figure 20. Existing and Proposed Height and Massing Parameters Plan for 1st Pre-application

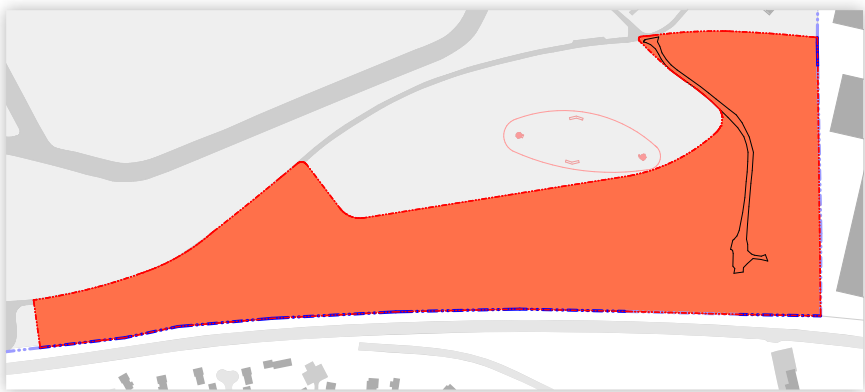


Figure 21. Proposed Land Use Parameters Plan for 1st Pre-application

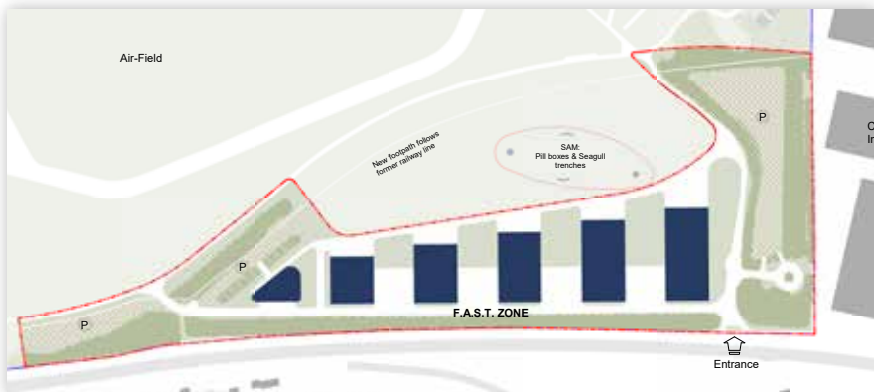


Figure 22. Indicative Layout Plan for 1st Pre-application

3.2.2 Second Pre-application
Pre-application Reference No: 19/00186/PREAPP
Date: 25th September 2019.

As an evolution of the first scheme, the scheme was further developed to show more detail and information. More refined Parameters Plans were provided, along with Mood Board and a series of sketches to respond to the comments made by officers during the first pre-app meeting in terms of design, orientation, materials, access and movement etc. The design was further developed to include optional linking masses between the principle buildings due to the possibility that future tenants might occupy more than one building.

In general, the documents submitted were welcomed and further comments were made based on information provided.

Summary of the Comments:

- It was suggested that the application area should include the Scheduled Ancient Monument and the immediate area proposed to be cleared around it.
- Although some headway had been made on the B8 use, officers still raised concerns over the broad uses covered under B8. It was agreed that further clarification of the amount and nature of the remaining B8 uses on the site was needed.
- It was advised that the then proposed height of unit 6 would not be acceptable and suggest that it was reduced from 86.8m AOD to under 85m AOD, bring it in line with the height of the adjacent industrial buildings.
- A Design Code is required and needs to include information on building frontages, roofscape, materials, surfacing, landscaping etc.
- The Mood Boards were well received, with a few minor comments on some of the examples.
- Further information on proposed structural landscaping was requested.
- Site sections were requested.
- More detail on the roofscape was requested.

Principles Agreed:

- Recessive colours
- Contemporary and modern architectural approach
- Undulated roofscape preferred over flat roofs

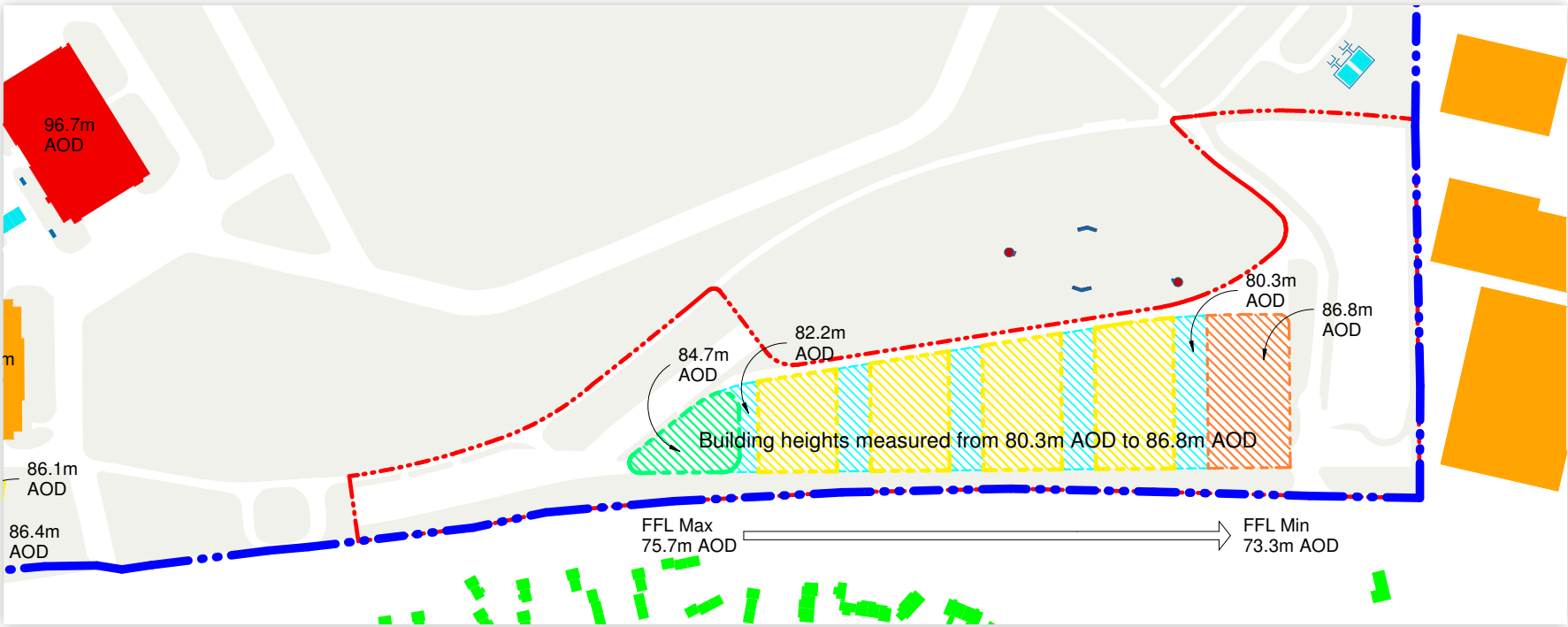


Figure 23. Existing and Proposed Height and Massing Parameters Plan for 2nd Pre-application

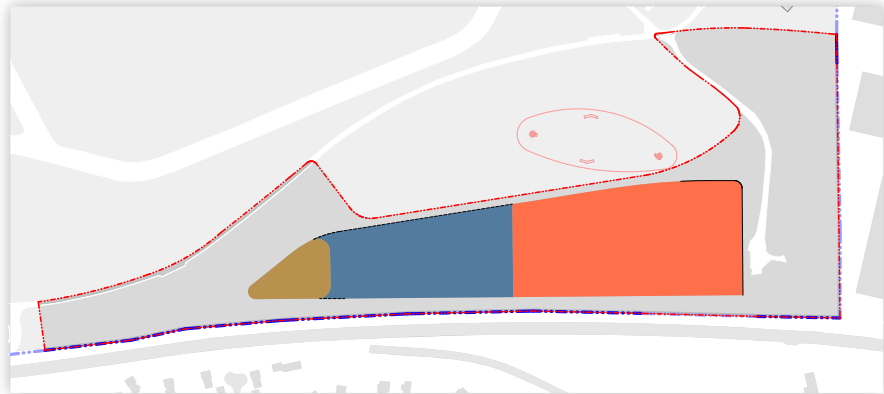


Figure 24. Proposed Land Use Parameters Plan for 2nd Pre-application

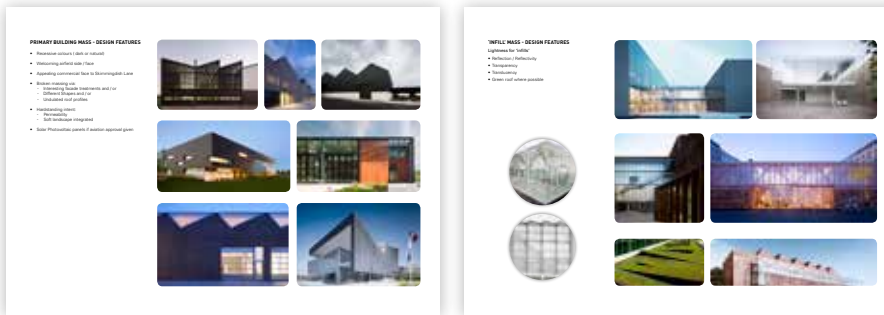


Figure 26. Mode Board for 2nd Pre-application

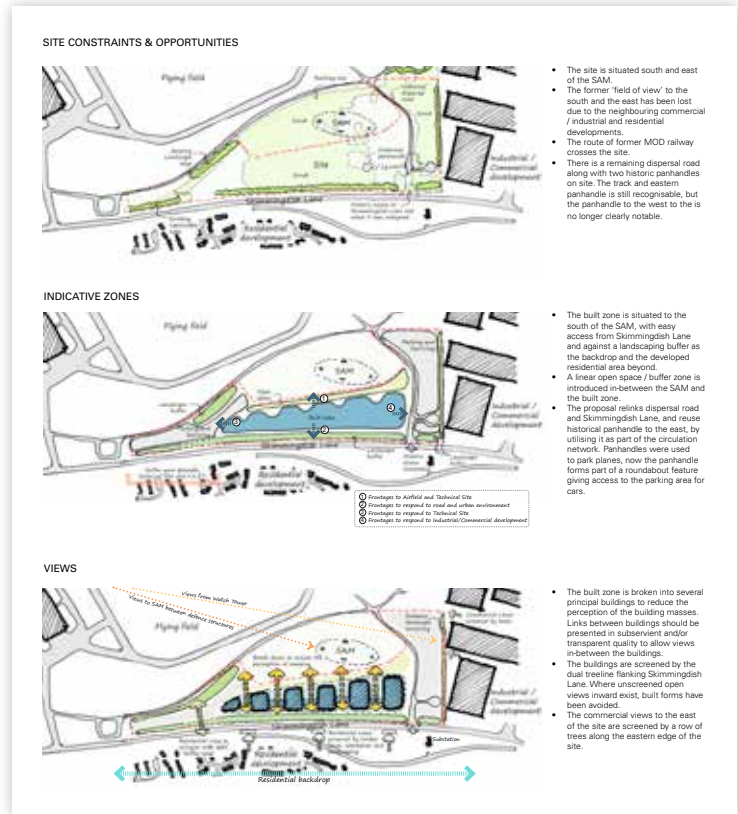


Figure 25. Design Sketches for 2nd Pre-application

3.3.1 Proposal

As a response to the previous discussions, the design further was developed.

Design Update:

- In response to the comment on the application site boundary, the application boundary line has been extended to the existing track to the north and the SAM included to firm up the relationship between the development and the SAM.
- The amount of B8 use was reduced.
- The height of unit 6 (86.8m AOD) was reduced to 84.8m AOD (11.5m above FFL)
- A Massing parameter has been added to the 'Existing and Proposed Height and Massing' Parameters Plan.
- An accompanied 'Design Code' has been established to provide more details on building frontages, roofscape, materials, colours etc.
- A series of site section sketches was completed in support of building heights, landscape strategies and the relationship between the flying field, the SAM and the F.A.S.T. development.



Figure 27. Existing and Proposed Height and Massing Parameters Plan

3.3 SUMMARY OF DESIGN DEVELOPMENT

The design principally developed in terms of the level of detail provided and refining the parameter plans to ensure an acceptable balance between design flexibility and design certainty is achieved.

The developable areas were greatly reduced over the course of the pre-application discussions and the maximum height of unit 6 was reduced. The SAM and surrounding scrubland, which do not fall within the developable zone, was included in the application boundary as requested.

A Design Code was developed and submitted to provide more detail and certainty that the F.A.S.T. zone can and will be delivered as envisaged and to ensure good design principles are adhered to.

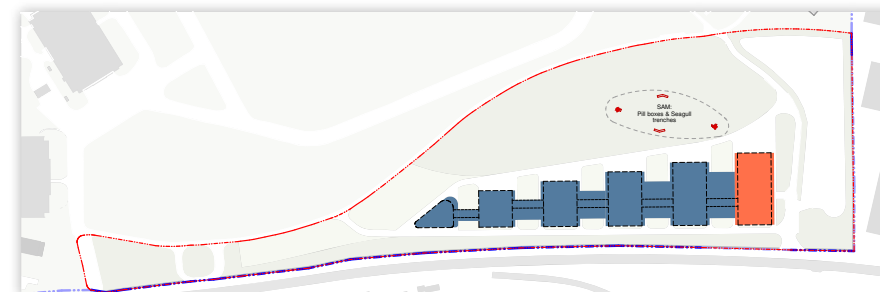


Figure 28. Proposed Land Use Parameters Plan

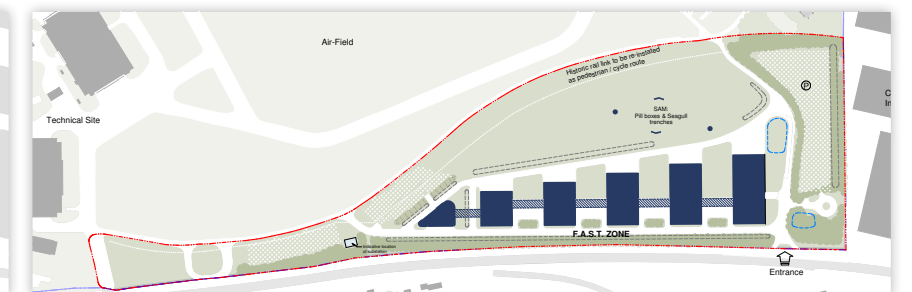


Figure 29. Indicative Layout Plan



4

PROPOSALS



4. PROPOSALS

4.1 PARAMETERS PLANS

3.3.2 Developable Areas

Following the spirit of the challenges and opportunities exercise the developable areas have been identified. This adheres to the general principle of perimeter development which has been identified by the team.

KEY









-  Developable Built Form Areas
-  Open Space and Landscape Buffer Areas
-  Existing Built Form
-  Indicative Building Footprint
-  Indicative Link Building Location / Footprint
-  Application Boundary
-  Ownership Boundary
-  SAM



Figure 30. Parameters Plan - Proposed Developable Areas (not to scale)

4.1.1 Land use

The proposed land use is for new employment units comprising flexible B1 (business), B2 (general industrial) and B8 (storage) uses with ancillary offices, storage, display and sales.

- KEY
- Use Class B1/B2
 - Use Class B1/B2/B8
 - Indicative Building Footprint
 - Indicative Link Building Location / Footprint
 - Application Boundary
 - Ownership Boundary
 - SAM

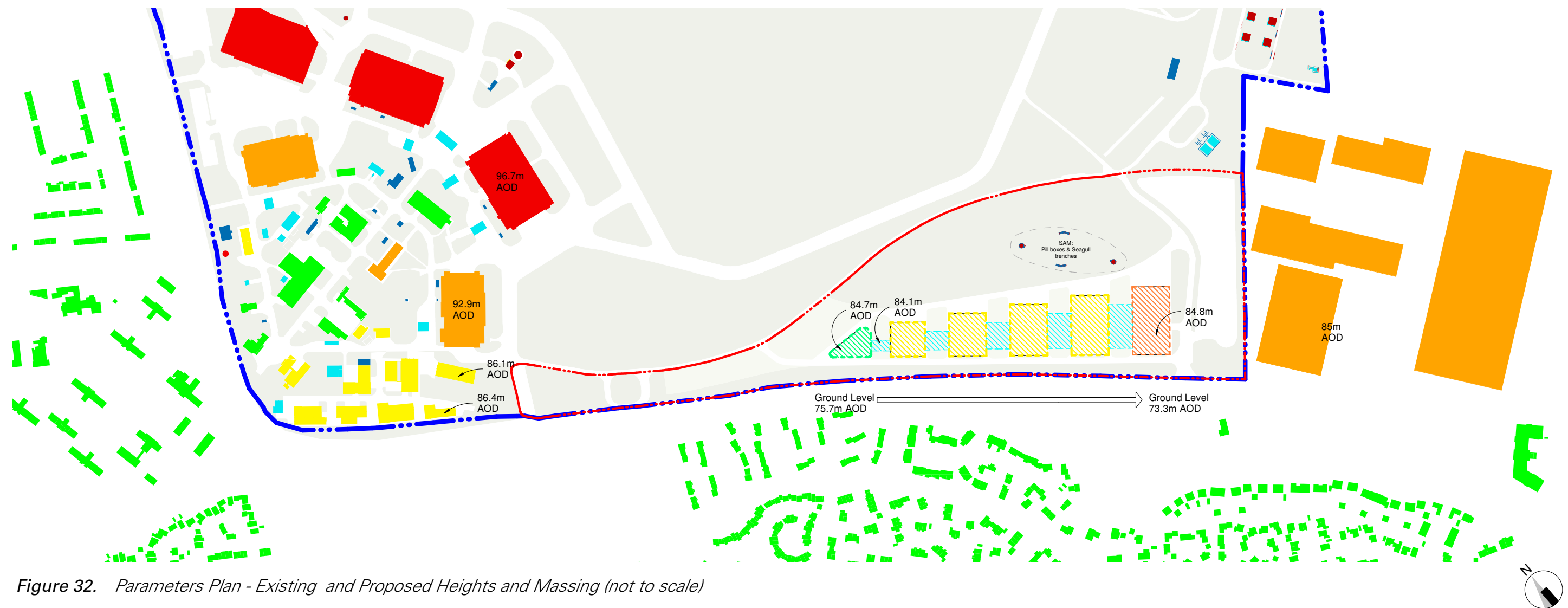


Figure 31. Parameters Plan - Proposed Land Use (not to scale)



4.1.2 Heights

Appropriate height parameters have been established taking into account the identified challenges and opportunities. Consideration has been given to operational requirements for developments within B1, B2, B8 use-classes and the residential development to the south.



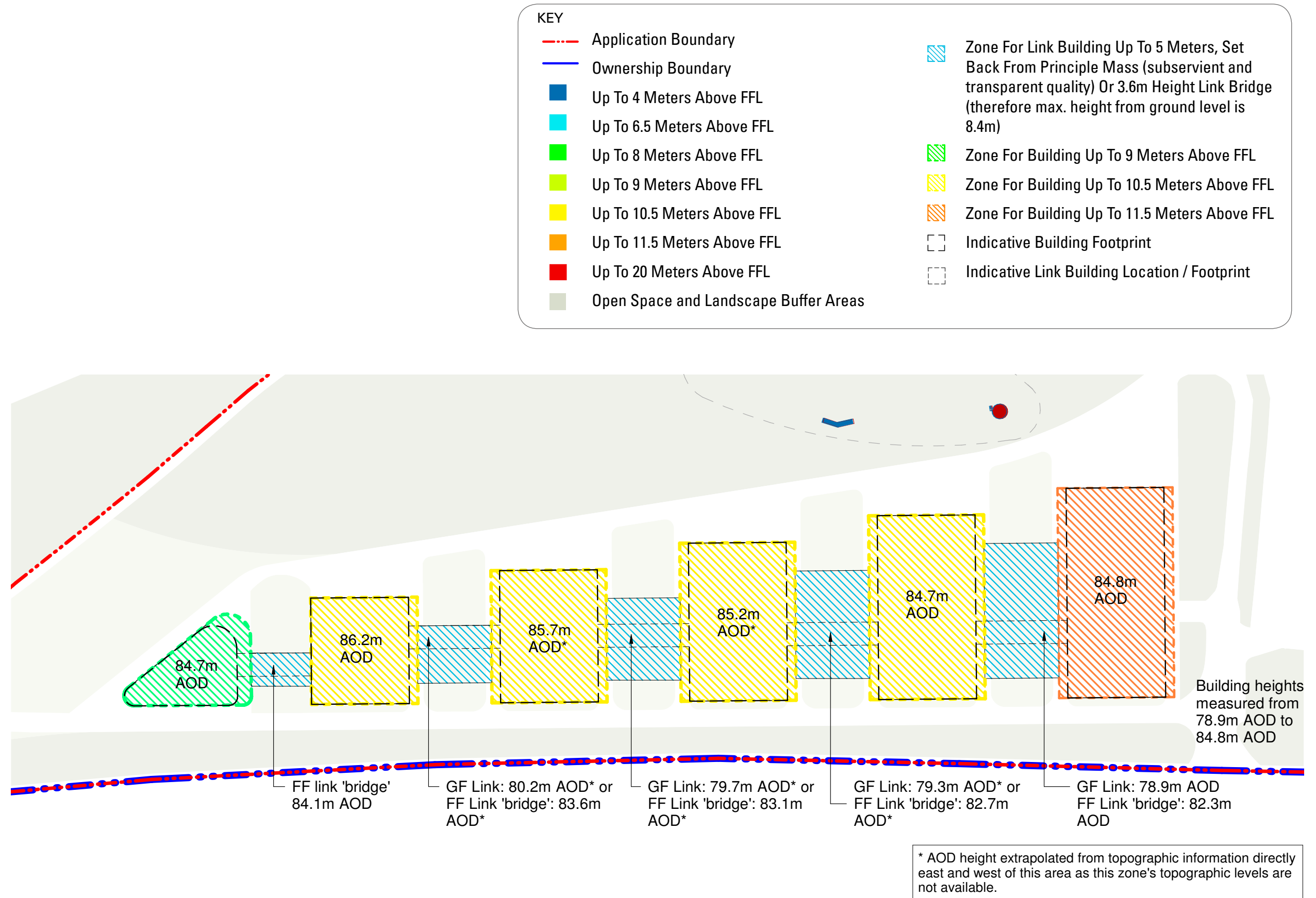




Figure 33. Parameters Plan - Existing and Proposed Heights and Massing (zoom in, not to scale)


4.1.3 Open Space / Landscape


Proposed open space/ landscape parameters have been established. Most of the site is landscaped. Landscape buffers are provided between building masses and Skimmingdish Lane, and between F.A.S.T. and the neighbouring development. No-build landscape zones have been identified between the principal buildings to reduce the perception of the building masses. Green roof / habitat gain applies when subservient linking buildings are introduced.


KEY


Landscape buffer


Maintained grassland


Hard and soft landscaping


Existing Built Form

Open Space (Outside of Application Boundary)

Application Boundary

Ownership Boundary

SAM

Indicative Building Footprint


Indicative Link Building Location / Footprint



Figure 34. Parameters Plan - Proposed Open Space / Landscape (not to scale)

