

BICESTER GATEWAY

TECHNICAL NOTE BUILDING 2 MASSING



APRIL 2020

MASSING - BUILDING #2

This note discusses the relative massing of Building 2 for the submitted Planning Application for Phase 1B, Bicester Gateway (see Figure 1: Block Plan).



Figure 1: Submitted Block Plan

Phase 1B is part of a number of planning applications completing Bicester 10. Figure 2 shows the currently submitted/approved masterplans on a single plan; because of the overarching Bicester 10 Policy, it is reasonable to rely on development coming forward on the land allocated in the Policy.

This diagram shows,

- * The principal arrival axis ('gateway') from the roundabout on the A41 into the core of the employment area via Vendee Drive. Vendee Drive comprises the "Gateway" to the employment allocation.
- * Frontage development onto the A41, including Phase 1B and the hotel which is under construction (shaded orange)
- * Proposed David Lloyd Leisure building fronting onto Wendlebury Road (shaded blue). Linking to adjoining site to the north.
- * Wendlebury Road realigned by Phase 2 roundabout "solution"?



Figure 2: Bicester 10 Composite Masterplan

This Figure also shows that the Wendlebury Road junction is a key part of the arrival sequence to Bicester 10 and, in the final layout, Wendlebury Road is adjusted to suit this (albeit still feeding development to the north — i.e. David Lloyd Leisure site). The landscape context of the roundabout is also adjusted to accommodate the revised geometry; increasing the frontage land to Building 2. The Phase 2 roundabout is attached as an appendix to this document.



Figure 3: Bicester Catalyst Arrival



Figure 4: David Lloyd Leisure

The following images are extracted from the Bicester Phase 2 proposals.

To further assist we have generated Figure 5 using Google Street View. This Figure shows how;

- * The height of the development is not inconsistent with Wendlebury Road (as is). In the final scheme, this building becomes the elevation of the main arrival axis to the employment area via Vendee Drive



Figure 5: Composite view south along Wendlebury Road at the junction with Vendee Drive.

(boulevard trees, shaded green, show this emphasis) and faces into the heart of the employment area — across the Wendlebury Road roundabout with its revised landscape setting. In this setting, Building 2 can make a meaningful contribution to Bicester 10 and should be designed to suit.

- * Figure 5 also shows the outlines of the car-parking and blocks beyond. The carparking is much lower than Building 2 (see Regulating Plan) and together with the increasing frontage land to Wendlebury Road, the scheme intends to ‘blend out’ the character of the employment area to the south — see Figure 6 below.



Figure 6: Changing Character to the south of Wendlebury Road.

APPENDIX 1

Included here for reference is the submitted roundabout layout for Phase 2. This shows,

- * The additional frontage land proposed immediately east of Building 2 and the scale of the proposed space.
- * National Cycle-path along the A41 and cross-plot connectivity available with Phase 1B.

