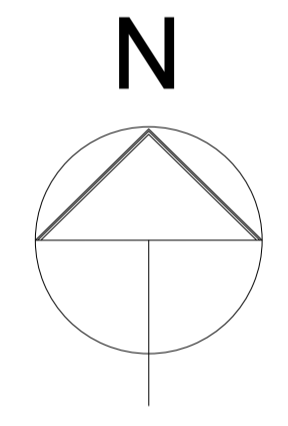




- NOTES**
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- Planning Site Boundaries
  - Health & Raquet Club Site
  - Active Frontages
  - Enhanced Corner Treatment
  - Building Zones max ridge height 76.5M AOD
  - Landscape Zones
  - Landscaped Boulevard Treatment for Primary Streets through the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



**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
- Sensitively 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

Rev	Description	Chk	Date
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

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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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