



Peveril Securities and Sladen Estates

Bicester Arc

Design and Access Statement

Reserved Matters Application
Bicester Business Park
Land off Oxford Road
Bicester
Outline planning permission 23/01080/OUT



CONTENTS

1. INTRODUCTION

2. PROPOSED DEVELOPMENT CONTEXT

3. DESIGN

Amount

Layout

Scale

Appearance

Landscaping

Vehicle & Inclusive Access

1. INTRODUCTION

The application relates to a new commercial development on land to the South East of Lakeview Drive, Bicester within the larger site known as Bicester Arc.

The proposed development, which is the subject of this application, is considered to be in accordance with the key planning policy objectives of the adopted Cherwell Local Plan 2011-2031 (Part 1) to deliver economic growth at Bicester and remains compliant with outline planning permission (ref: 17/02534/OUT and the subsequent s73 ref: 23/01080/OUT). The proposal is located in Phase 2 of the phasing plan and Zone B of Parameters Plan of 23/01080/OUT.

The proposal, comprises 2 buildings with car parking, hard standing and associated facilities.

The development will adopt a sustainable approach to construction and operation and will be constructed to achieve BREEAM Very Good accreditation. Details of the BREEAM approach are included within the application package.

This document should be read in conjunction with the submitted architectural drawings.

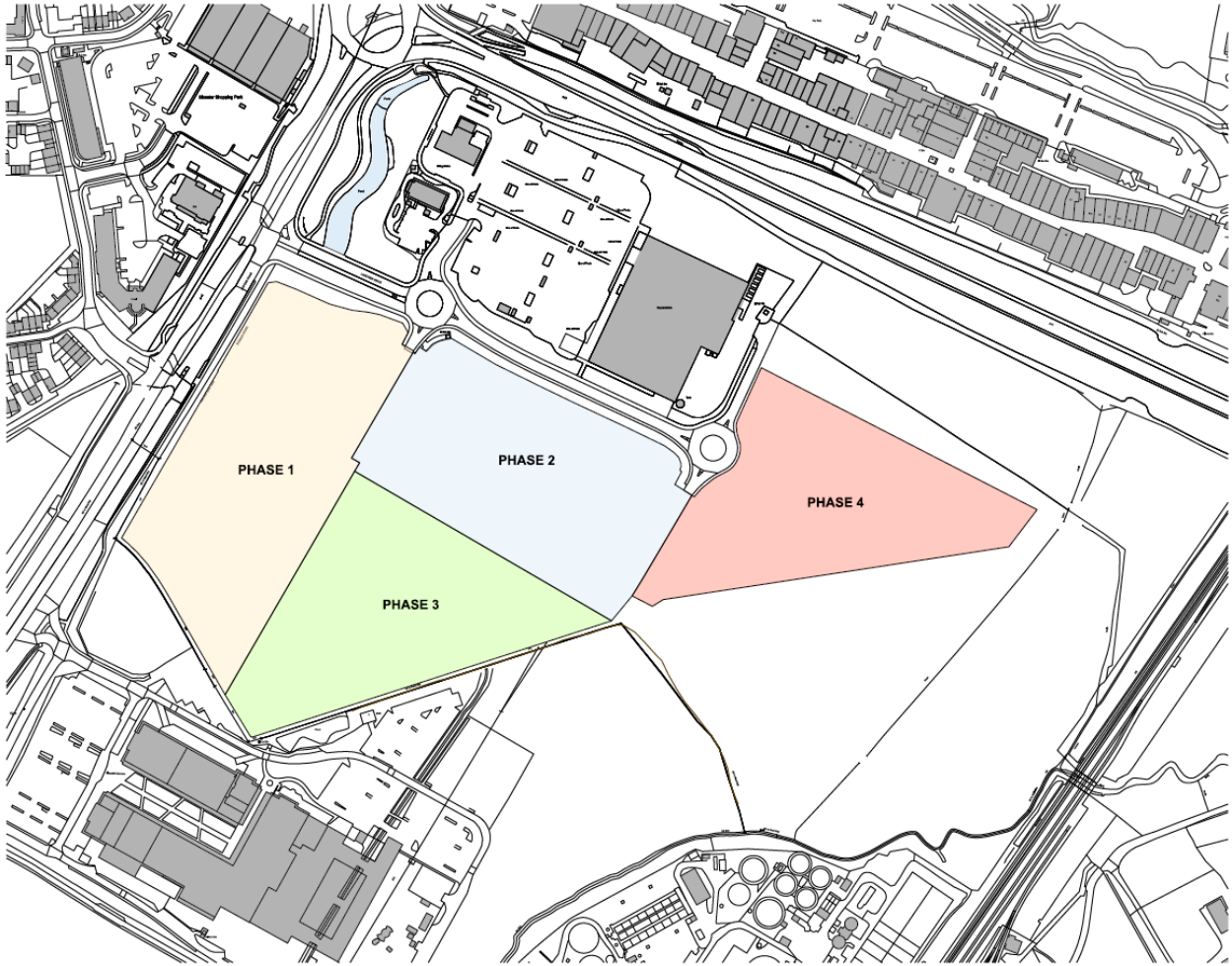


Fig 1. Extract of phasing plan 05935 -5PA-MP-00 from 23/01080/OUT

2. PROPOSED DEVELOPMENT CONTEXT

Figure 2 shows the proposed development location within Bicester Arc, which sits to the South East of and adjacent to the A41 Oxford Road. The proposed development is accessed via Lakeview Drive, an existing road that leads to the Tesco superstore and to the two roundabouts that will serve the whole of the Bicester Arc development.

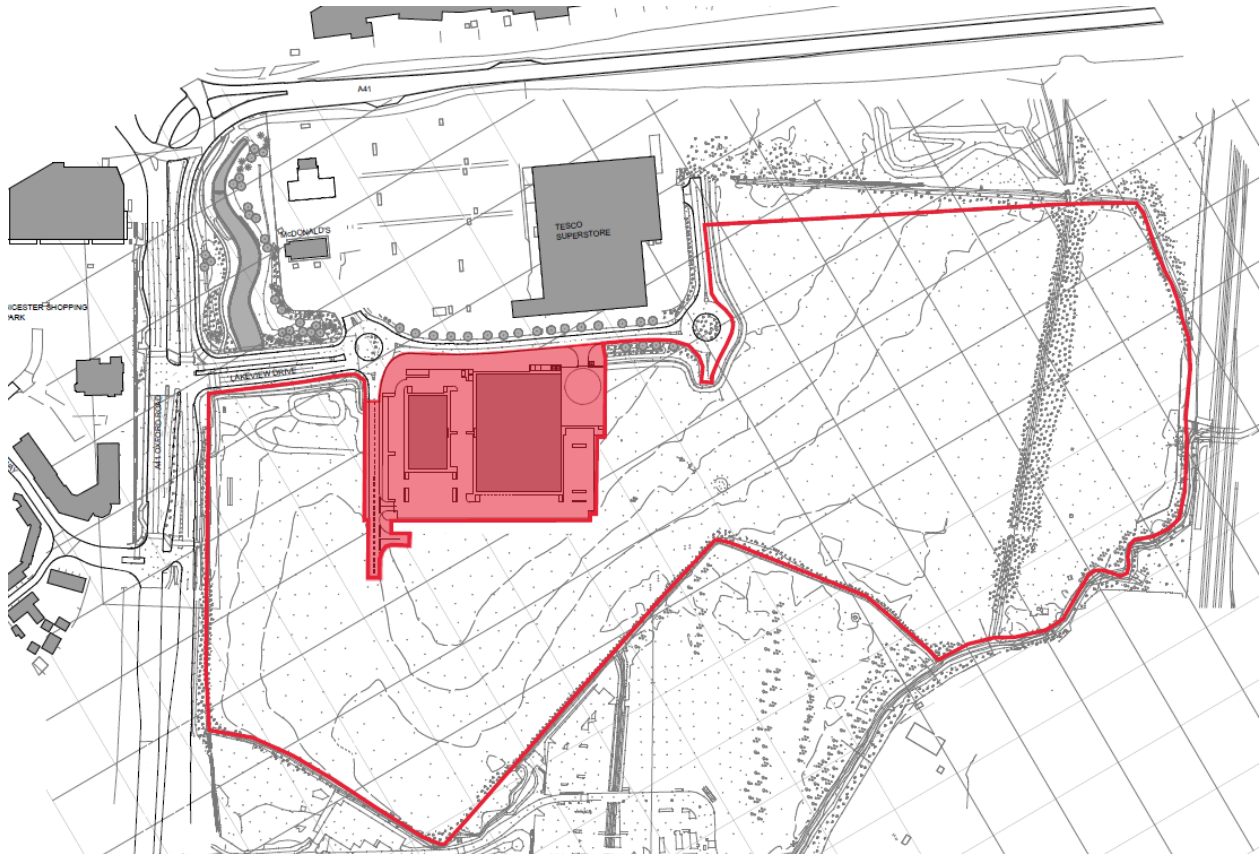


Fig 2. Plan showing the proposed development site in relation to the surrounding area

The proposed development has been designed to provide the occupier with a high quality and attractive scheme within a quality landscape setting and as a catalyst and benchmark for the remainder of the Bicester Arc development.

Views of the development plot



From the A41 Oxford Road



From Lakeview Drive (First Roundabout)



From Lakeview Drive (looking towards the A41)

3. DESIGN



Fig 3. Computer Generated Image of the proposed development

Amount

The proposed scheme contains 2 buildings, to be built specifically for a local high tech manufacturing company.

Building A is an office providing a GIA of 5,109.4m² (55,000sqft) over 4 storeys.

Building B is a Research & Development facility providing 4,645m² (50,000sqft) on one level.

This is across a site area of circa 3.90 acres (1.58 hectares).

Layout

The layout of the proposal has been developed closely with the occupier to meet the detailed needs of their operations.

The two buildings sit centrally within a generously landscaped site.

The car parking areas wrap around the office building and to the south of the research & development building. The large floorplate building is serviced to the rear by an area of hard standing that provides independent access to large vehicles for delivery purposes.

Building A provides 4 open office floorplates ranging from 1,084m² to 1,134m². The floorplates wrap around a central core which provides access, vertical circulation (both human and plant) along with sanitary facilities.

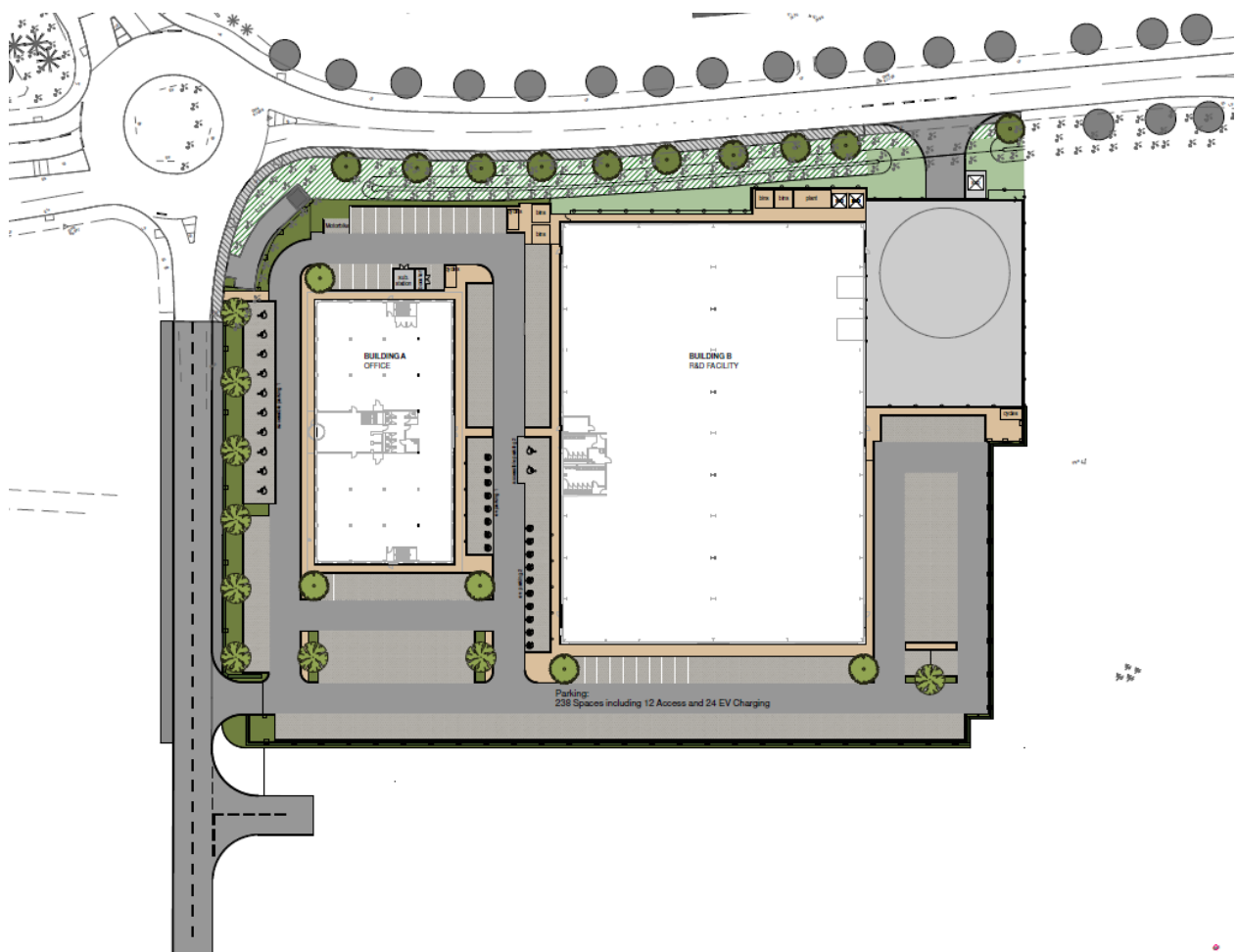


Fig 4. Proposed Site Layout Plan

Building 2 the Research and Development building is a single storey unit that provides the occupier with a large floorplate. There is a small entrance area and staff welfare facilities are provided.

Scale

The office building has an overall height of 19.920m to the top of the roof mounted plant screen. The proposed finished floor level for this building is 67.75m AOD.

The research and development building has a height of 10m clear to the underside of the steel haunch. The proposed finished floor level for this building is 67.75m AOD.

The mixture of building materials along with the setting of two separate buildings as opposed to 1 large building mitigates the visual impact of the scheme.

Appearance

The design of the buildings has been developed to a high standard, working with the occupier to create an impression of quality both for themselves as a company, and for the Bicester Arc development as a whole and subsequently for this area of Bicester itself.



Fig 5. Computer Generated Image of the proposed development – from access road

The proposed buildings have a strong identity and presence within the site, the office building providing a substantial gateway to the entrance of the entire

development. High quality design finishes and carefully chosen materials and colourways make for a harmonious development. The 2 buildings using the same palate of materials whilst their form and use differ brings them together as a whole.

The office building will be primarily clad in brick with 'punched' windows providing daylighting to the office areas. To the front the entrance is clearly signaled by the use of full height glazing that splits the building and allows the office to appear as a pair of connected blocks.

The upper floor windows of the office building are separated by a panel of cladding to accent that used on the other building. Projecting brick stretcher course details are included between floors.



North West Elevation
1 : 100



South West Elevation
1 : 100

MATERIALS

- A. Dark Red Concrete, Metal Horizontal Louvre, Red Grey
- B. Aluminium Cladding, Colour Zinc
- C. Concrete, Red Brick
- D. Flat Aluminium Cladding, Colour Grey
- E. PVC-Aluminum Window Frames - Black
- F. Glass, 10mm, Aluminium - Black
- G. Aluminium Cladding - Black
- H. 2 brick courses projecting stretcher

3 - 10 brick projecting stretcher course
1 - 10mm

PROJECT
BICESTER ARC - YASA - OFFICE

TITLE
North West & South West Elevations

CLIENT
PEVERIL SECURITIES

DRAWN BY DW	CHECKED BY SAIT	DATE 20/04/23
PROJECT (P41) As indicated	PROJECT NUMBER 16SK109	REV B
DRAWING NUMBER A111		

Fig 6. Office Elevations

The office building has a flat roof with a small parapet. On the roof is a building plant area that will be screened to reduce its visibility from the ground. This is also achieved by stepping back the line of the screen from the edge of the building.

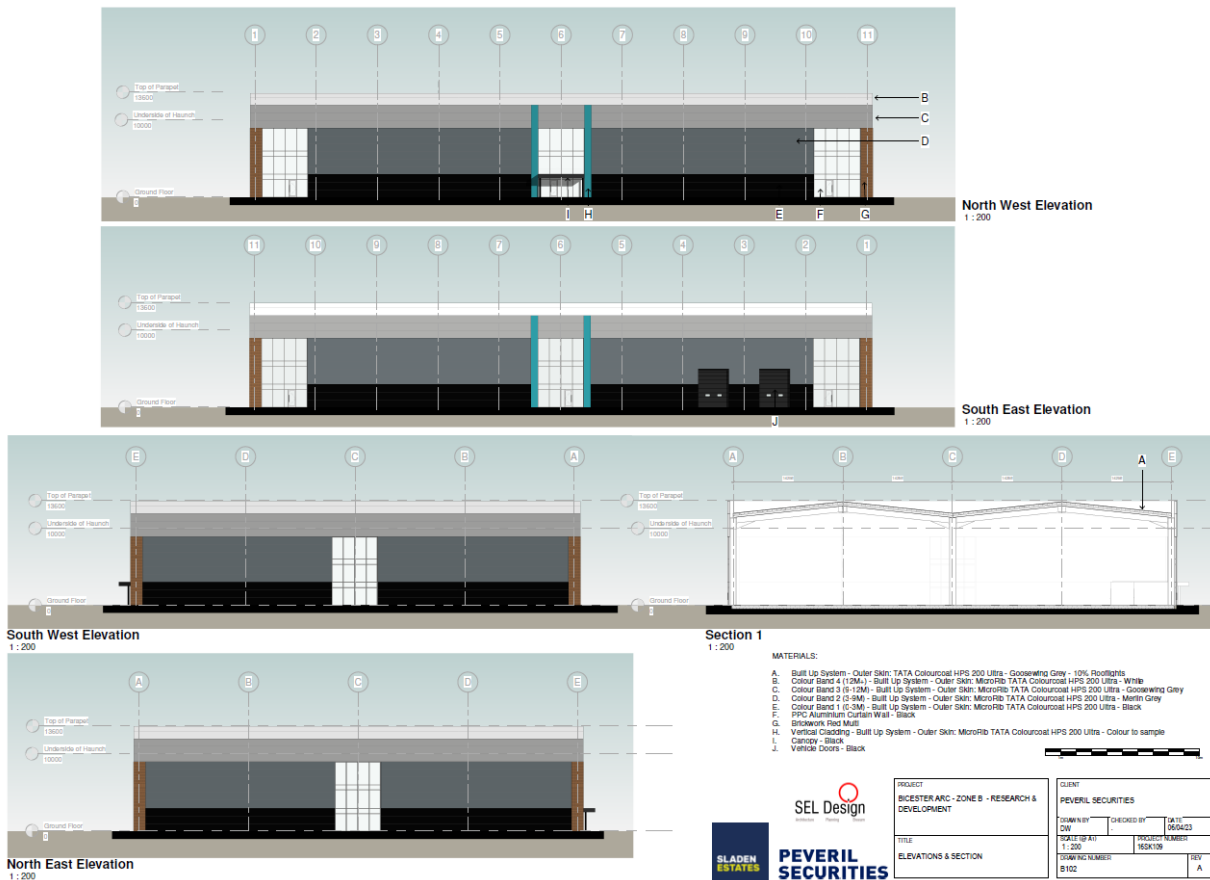


Fig 7. R&D Elevations

The research and development building is a large floorplate unit with a clear open volume internally. Clad in high quality metal panels in graded colourways. The corners of this building will be clad in brick to harmonise with the office building.

Landscaping

The landscape proposals aim to sensitively integrate the proposed development in to the landscape context of the application site and the future of Bicester Arc.

The landscape proposal is varied and offers new tree planting, hedgerow planting and areas of both natural grassland and ornamental planting. It is intended that this planting is consistent with the character of the surrounding landscape whilst helping to screen and soften the development as a whole.

The majority of the application site boundary is marked with a timber knee rail fence and formal hedging. The yard to the rear of the Research and Development Building and part of the boundary which runs parallel with Lakeview Drive will be secured with a 1.8m high PPC steel weldmesh fence to provide additional safety and security to these areas.

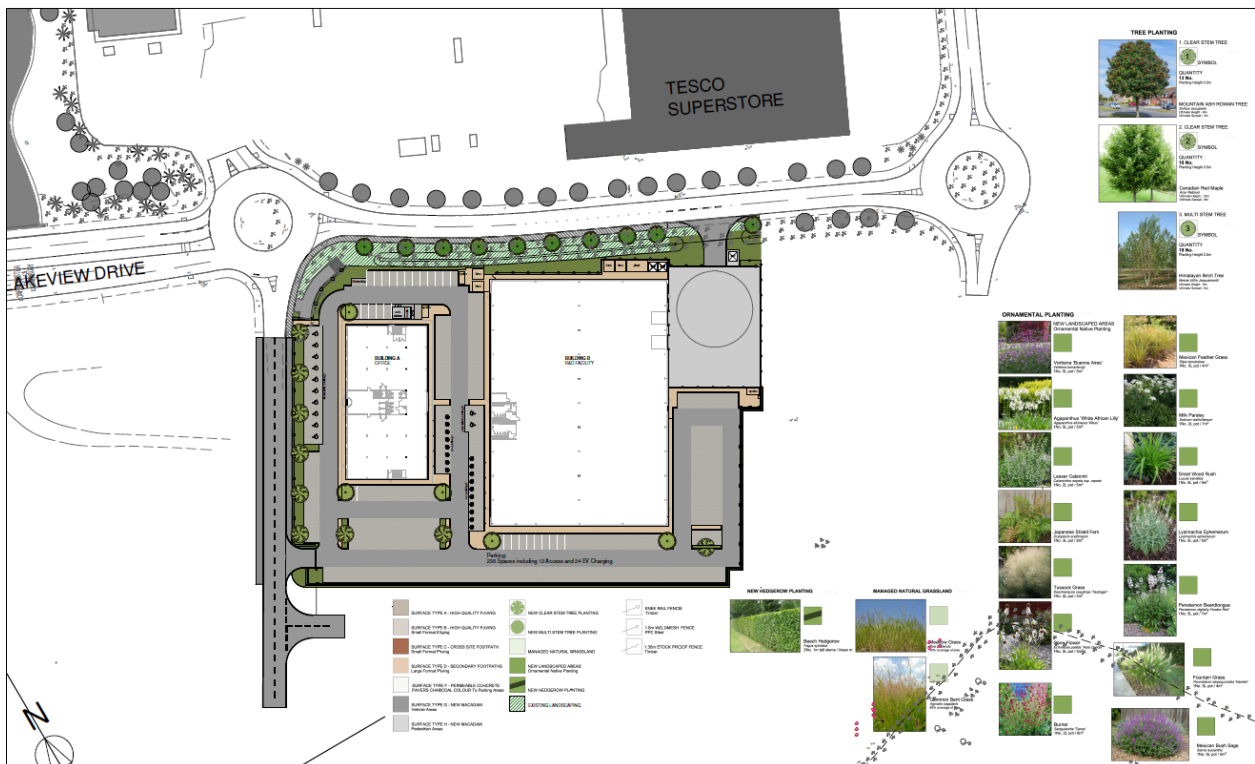


Fig 8. Landscaping drawing

Vehicle & Inclusive Access

The site is accessed for cycles and car users from the A41 via the Lakeview Drive roundabout opposite Tesco's, with a new access road being built during the construction process extending the existing leg of the roundabout.

For delivery vehicles accessing the yard of building 2, a new access will be built directly from Lakeview Drive. This ensures a separation of HGV traffic from the office access and also allows additional security to be introduced to the yard. In addition, it will ensure that the majority of site users are separated from HGV vehicle turning activities.

The layout will offer good links for pedestrians and non-car users to existing cycle ways and public transport networks. On site cyclist facilities will be provided in numbers in line with the appropriate BREEAM requirements.

The car park will provide 238 parking spaces.

12 Accessible parking spaces will be provided, these being located near to main entrances with dropped kerbs.

24 electric vehicle charging bays will be installed.

All parking will be for the use of the occupier and access controlled via barriers to both car park and yard.

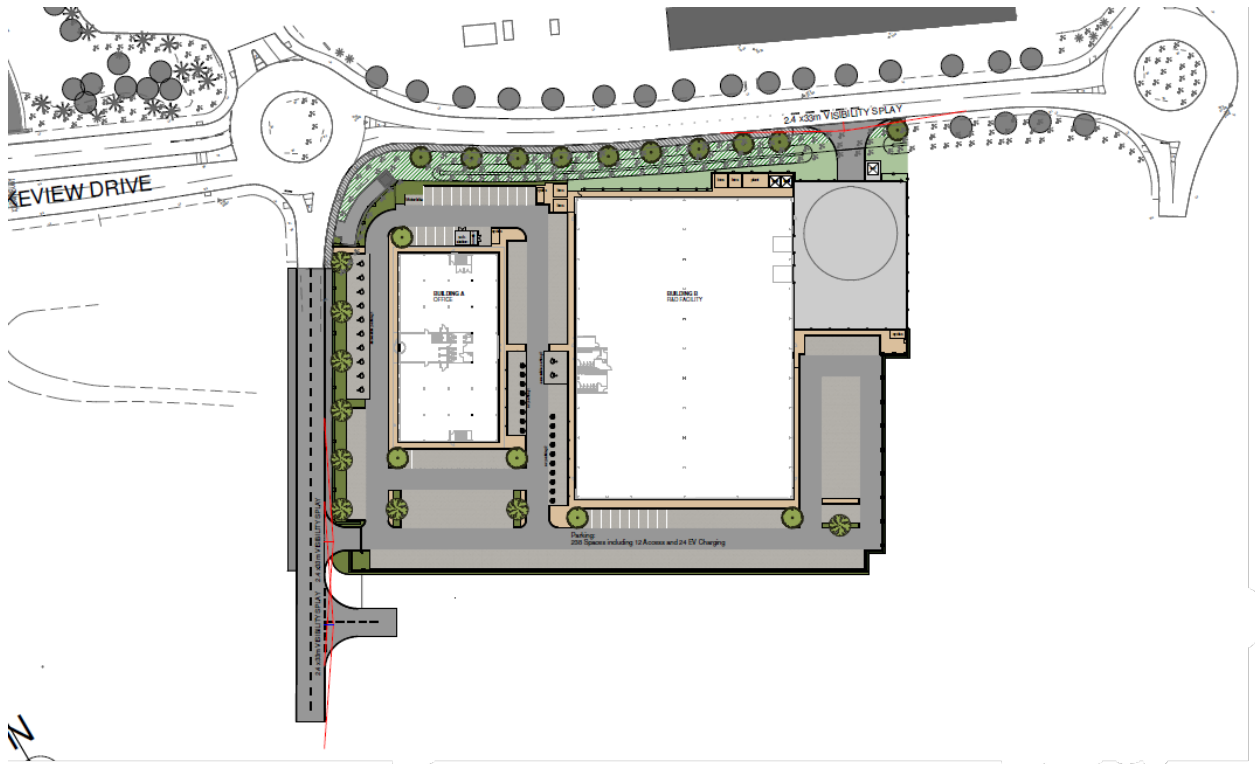


Fig 9. Access drawing