



ILLUSTRATIVE LAYOUT

Land North of Islip Station

30th November 2023 - A

FOR: NEWCORE CAPITAL

11.0

EXISTING SITE

1.1

Site Location

The site lies approximately 3km east from the centre of Oxford, just north of Islip Village. Bletchington Road runs along the side of the site and leads to the A34 providing good connections to neighbouring areas. The whole site is approx. 13 ha. The topography of the site has a gentle eastward downward slope.

The site is previously developed land within the Green Belt.

Due to its proximity to Islip Station, the site benefits from a range of local amenities and transport links. The train station provides a route into Oxford, Oxford Parkway and directly to London Marylebone. Additionally, Islip has a bus route that provides a route between Bicester and Oxford that runs approximately every hour.

**KEY:**

- Site Ownership Boundary
- Site Application Boundary

Aerial View

Islip

2.0

2.1

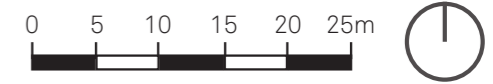
Illustrative Layout Overview

The proposed master plan contains nine new homes arranged around a central shared green space. A new commercial space is proposed north of Islip Motors with associated parking.

The proposal uses the existing entrances to the site. The northern entrance provides access into the new homes. The houses are fronted by shared green space and planting and a generous footpath wraps around the central open space, continuing down towards the existing footpath at the south, connecting to Islip railway station (subject to agreement with Network Rail).

The rows of terraced houses have generous, private amenity space, with predominantly south-facing gardens. Overlooking a shared green space, there is an outdoor play area which benefits from passive surveillance for increased safety.

A total of 12 residential parking spaces are provided, integrated into the green spaces to reduce the visual dominance of parked cars on the surroundings. Bin storage is provided for each dwelling.



KEY:

- Site Ownership Boundary
- Site Application Boundary

Masterplan Sketch

2.2
Layout



KEY:

- ① Existing Entrance
- ② Existing Islip Motors
- ③ Existing Houses
- ④ Railway Line
- ⑤ Footpath to Train Station
- ⑥ Proposed Commercial Space
- ⑦ Proposed 2-bed House
- ⑧ Proposed 3-bed House
- ⑨ Proposed 4-bed House- ⑩ Private Gardens
- ⑪ Parking
- ⑫ Footpath link to station footpath, subject to landowner agreement
- ⑬ Communal Green (610m²)
- ⑭ Outdoor play



Layout Sketch

2.3

Area Schedule

SUMMARY:

Total Dwellings: 9

6 X 2-Bed Houses

2 X 3-Bed Houses

1 X 4-Bed Houses

Residential Parking: 12 Spaces

Commercial Space: 190m²

Commercial Parking: 9 Spaces

Red Line area: 0.5 Hectares

KEY PLAN:



PROPOSED AREA SCHEDULE - Islip Masterplan		
	Area (m ²)	sq ft

Residential			
A	2-Bedroom 4-Person	80	861.1
B	2-Bedroom 4-Person	80	861.1
C	2-Bedroom 4-Person	80	861.1
D	2-Bedroom 4-Person	80	861.1
E	2-Bedroom 4-Person	80	861.1
F	3-Bedroom 5-Person	94	1011.8
G	3-Bedroom 5-Person	94	1011.8
H	3-Bedroom 5-Person	94	1011.8
I	4-Bedroom 6-Person	106	1141.0
Total number of units		9	
Total number of parking spaces		12	
Subtotal GIA		788	8482.0

Commerical		
Commercial Space	190	2045.1
Total number of parking spaces	9	
Subtotal GIA	190	2045.1

TOTAL		
2-Bedroom 4-Person unit	5	
3-Bedroom 5-Person unit	3	
4-Bedroom 6-Person house	1	
Total number of units	9	
Total GIA	978	10527.09

TATE
+ CO

Islip

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