

NW Bicester Exemplar Local Centre

Design and Access Statement

24th April 2015

north
west
bicester



azdominion 

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1.0 INTRODUCTION

This Design and Access Statement has been prepared on behalf of the applicants, to support the full planning application for the development of the North West Bicester Exemplar local centre.

This statement has been produced to assist Cherwell District Council in their determination of the application and to provide others who are interested in the application with background information regarding the site and the proposal.

This statement should also be read in conjunction application drawings and supporting reports.

Description of development is as follows:

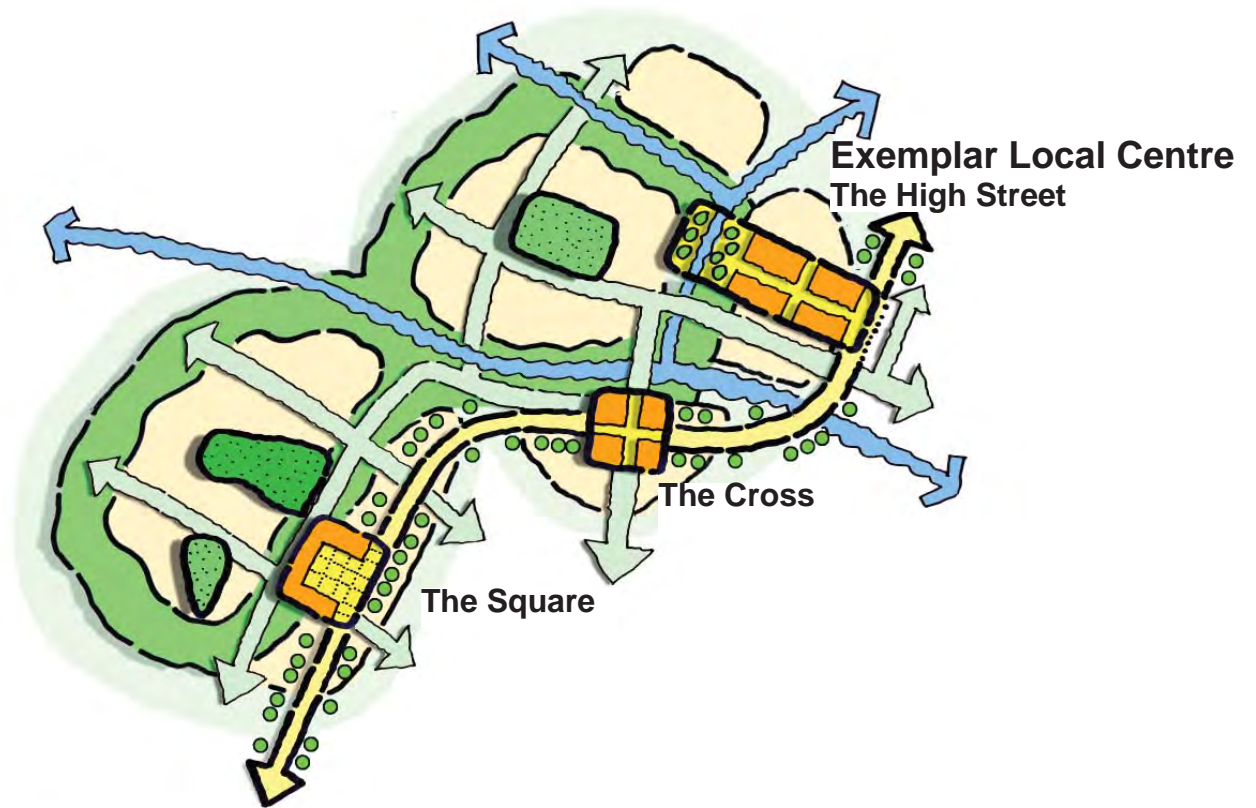
Development of a new local centre comprising a 503 sqm convenience store (Use Class A1), 444 sqm of retail units (flexible Use Class A1/ A3/A5), 664 sqm pub (Use Class A4), 523 sqm community hall (Use Class D1), 869 sqm nursery (Use Class D1), 614sqm of commercial units (flexible Use Class A2/ B1/ D1) with associated access, servicing, landscaping and parking.

1.1 Previous application

A previous application for the exemplar which included outline approval for the local centre was approved, reference 10/01780/HYBRID. The proposed layout and areas have evolved through client requirements which have had an influence on the design.

1.2 NW Bicester Vision

The vision for NW Bicester is to create a place and a community which is led by landscape and seamlessly integrates with the existing community in Bicester as well as the rural countryside, to provide new homes, employment facilities within a community infrastructure that demonstrates and achieves the highest level of environmental performance.



NW Bicester Masterplan Vision

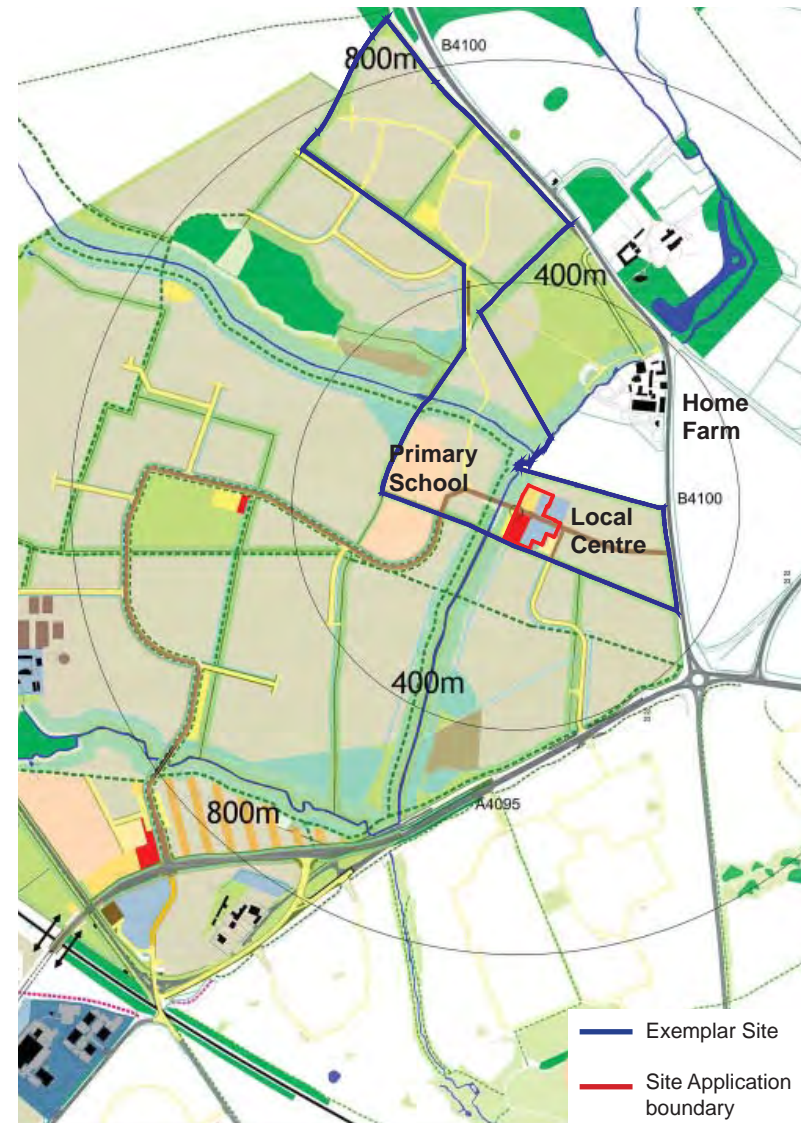
2.0 THE CONTEXT

2.1 Site Location and surroundings

The site of the local centre is both sides of a central high street, central within the North West Bicester Exemplar development. The residential area surrounding the site is currently under construction and the primary school starts on site this summer.



View of site looking west from street



Exemplar Local Centre in context with NW Bicester Masterplan

There is a listed building, Home Farm, 200m north of the site, referred to in supporting reports.

The stream corridor is 30m west of the local centre site in a steep valley approximately 7m below street level.

The exemplar site is surrounded by existing hedgerows and trees.



The existing site - View of the site south from the street



The existing site - View of the site north from the street



Home Farm is approximately 200m north of the site and separated by a hedgerow



View from west of stream corridor and trees from approximately 60m west of site

2.2 Site Area

The area of the site included in this application is 6,405m².

2.3 Flood Risk Zone

The site lies outside the Environment Agency's (EA) Flood Risk Zone 2 and Flood Risk Zone 3 which is described in other reports.



Site Plan

2.4 Design context from approved outline Concept

The final form of this proposal relates to the masterplan concepts for the local centre in the approved exemplar.

The following is an extract from the Exemplar NW Bicester Design and Access Statement pages 45-46, reference 10/01780/HYBRID.

The village centre is organised along the principal route but embraces the north/south watercourse as a major green feature, like a green or village pond may occur in a historic settlement. The High Street captures this landscape feature by extending beyond it, by means of a linear bridge, before finishing with a landscaped space defined by a pair of buildings on the far bank and a termination of the vista with the school beyond. The parade of shops, offices and first floor entrances are given cohesion by protruding corner blocks that help to define the space. The parade buildings sit back from the pavement edge to create generous footpaths that will allow for people to stop and meet and others to pass and continue with their daily business. The streetscape is further layered with the potential inclusion of a continuous arcade that provides the setting with a greater level of architectural cohesion.

A single landscape treatment is applied across the road with lowered kerb edges and parking deterrents to create a generous and quality public realm. Similarly car parking and servicing is placed at the rear of the parade to minimise

the impact of cars and delivery vehicles on the space. The western boundary of the non-residential uses is softened by allowing the watercourse landscape to blur the edges. In contrast a bus stop has been placed at the heart of the High Street along with bike stands to promote these modes over private car use. The parade forms a strong edge to the High Street whilst the buildings that sit perpendicular to it and form it have an inconsistent unaligned rear footprint, which mirrors the traditional form of single street settlements.

The uses along the parade have been carefully considered. A village store anchors the centre of the High Street, with two retail units and a pub leading to the watercourse. With the pub enjoying views of the landscape feature. Above the retail units is office space. The service yard's efficiency is maximised by sharing its use with the village store and the energy centre. The latter is placed adjacent to the hedgerow boundary to allow for future expansion to

support the next phase to the south. The Eco Business Centre is located to the north of the street and this facility shares its parking/drop off provision with the nursery located overlooking the watercourse. The nursery and community space are located to the western end to minimise journey times to the primary school.



Arcades are often employed along high street frontages



Street Elevation Options - from original Masterplan Design and Access Statement



Exemplar High Street and local centre - concept from previous application

3.0 USE AND LAYOUT OF DEVELOPMENT

3.1 Proposal

The proposed local centre has a variety of uses including the following;

- Community hall D1
- Nursery D1
- Retail A1/A3/A5
- Convenience store A1
- Commercial units A2/ B1/ D1
- Pubs/ Pub Restaurant A4

3.2 Evolution of the Layout and Uses

The layout and mix of uses in the local centre has been developed from the outline application to accommodate the most recent advice for the commercial brief and mix of uses.

In the outline application the convenience retail was provided in a larger size unit with two smaller retail units on the same side of the street. The current proposed retail has a convenience retail of a reduced size with 5 smaller units. The smaller retail units are located on both sides of the high street to create a more vibrant street scene.

The south side of the terrace was previously split in three parts with two vehicular accesses one for parking and one for deliveries. The current proposed layout has one vehicular

access on south side which combines deliveries and staff parking. The public parking is provided in a larger courtyard area on the north side with a few on street spaces. This combination of changes of size of units and layout has enabled the community hall to be relocated from previous location north side above the nursery to proposed south side above the convenience retail, providing an efficient layout and potential flexibility for adjacent first floor spaces on south side to be associated with the either community use or commercial.

Other opportunities in the revised layout to improve the mix are: the nursery has an increased size to meet anticipated demand with part of the ground floor with a garden on the north side also expanded onto first floor above the retail with external terraces. The pub has also space expanded to enable use as cafe restaurant with a larger ground floor footprint with rear garden, direct access to service yard. There is a potential first floor function room which is also accessible from the community hall. The business uses on first floor are reduced in size and concentrate on services for community use to complementary to the eco business centre.

The eco business centre is not included in this application. It has been provided with the corner plot located on the north side adjacent to the parking court same as in the outline application layout. The eco business centre floor space in the outline application can be provided on three levels, with alternative car parking/ floor space options.

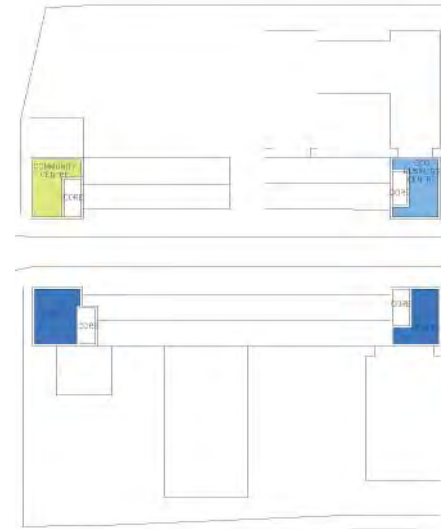
The local centre will also include public car parking and bicycle parking as well as staff parking and a limited access delivery yard.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

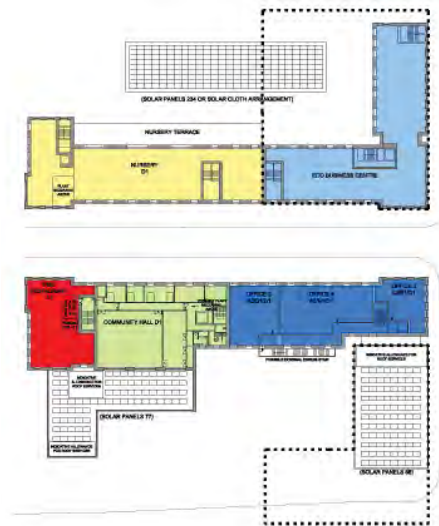


SECOND FLOOR PLAN

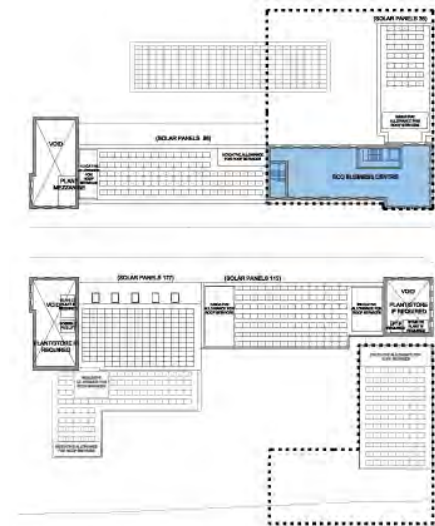
Local centre uses as approved outline planning



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

- KEY:
- NURSERY
 - COMMUNITY HALL
 - OFFICE
 - ECO BUSINESS CENTRE
 - ENERGY CENTRE
 - RETAIL
 - PUB
- ECO BUSINESS CENTRE INDICATIVE & APPROVED ENERGY CENTRE (NOT INCLUDED IN APPLICATION)

Proposed local centre uses layout

Use	Approved Outline Planning Areas	Use	Proposed Areas (GEA) m2
Nursery	350	(D1)	869
Community	350	(D1/D2)	523
Retail - Convenience Store	595	(A1)	503
Retail 1		(A1/A3/A5)	83
Retail 2		(A1/A3/A5)	81
Retail 3		(A1/A3/A5)	82
Retail 4		(A1/A3/A5)	106
Retail 5		(A1/A3/A5)	92
Retail - Other Sub-total	175		444
Pub	190	(A4)	401
Pub Restaurant	0	(A3)	263
Office 1		(A2/B1/D1)	74
Office 2		(A2/B1/D1)	151
Office 3		(A2/B1/D1)	157
Office 4		(A2/B1/D1)	233
Office Sub-total	1,100	*	614
Total	2,760		3,617

Schedule of approved outline planning areas and proposed area for current application (excludes eco business centre and energy centre)



Elevation of the end of terrace from river corridor with existing trees in foreground up to 20m high

These revisions have been contained within the overall height and scale of the local centre in the outline application.



Elevation of the local centre from the approved Exemplar document



Proposed elevation of the local centre - Current Application



View of proposed local centre looking East



View of proposed local centre looking West

4.0 ARCHITECTURAL CONCEPT

4.1 Evolution of the design concept

The overall architecture of the local centre has taken earlier concepts into account with the idea of the arcade and book ends being carried through to the proposed design.

The design concept for the local centre in the outline approval provides a “terrace and book ends” concept which defines a symmetry and similarity between both sides of the street whilst accommodating different uses and the site slope of approx 1.5m down from east to west to the bridge crossing

The two elevation options that were shown as examples in the exemplar phase Design and Access Statement, page 49, had two distinct characters. The first was a pitched roofed with traditionally proportioned windows. The second was a flat roofed modern design with infill panels between windows.

The proposed design combines elements of both to create an architecturally balanced design. The traditional vertically proportioned windows are combined with parapet and flat roofs.

The flat roofs allow the area PV panels to be maximised in strips with a bio diverse green roof between the parapets allows roof access for maintenance and conceals any roof services

for ventilation and mechanical equipment.

A sloping roof is introduced on the community hall providing a quality internal space with north light into the deep plan and it also creates a stepped elevation with traditional eaves instead of parapet.



Street Elevation Options - from original Masterplan Design and Access Statement

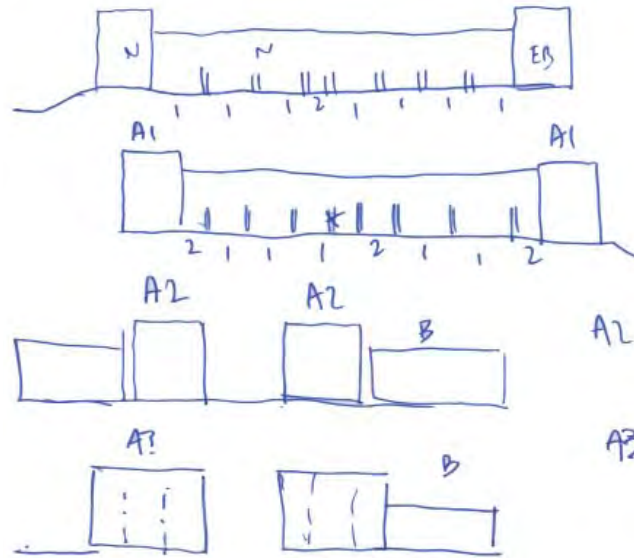
4.2 Elevations

Various concept and elevation options were produced during this design process which explored the terrace and bookend with either consistent height or stepped heights for first floor, roof height and windows. These options were considered in the design process, arriving at the proposed scheme.

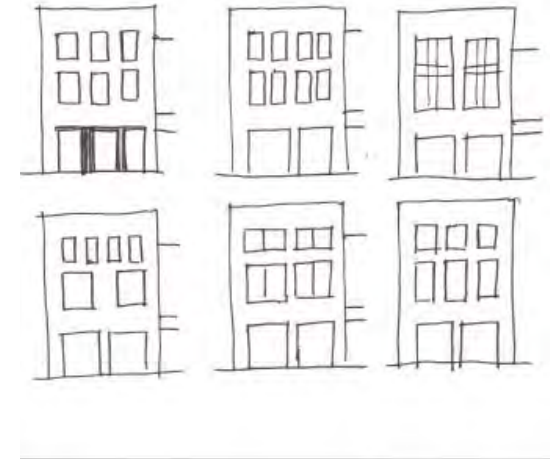
The concept was explored with massing models.



Concept massing model



Concept drawing - Book ends and terrace proportions

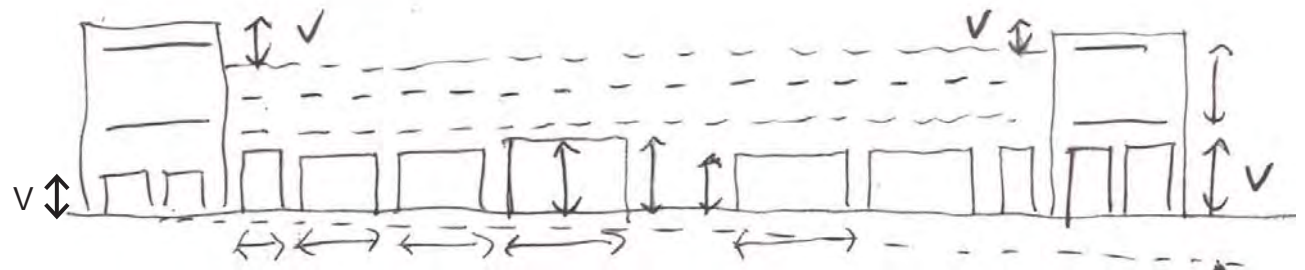


Concept drawing - Book end options

Following the outline approval concept the terraces have shopfronts set back within an arcade and the bookends have no arcade.



Street Arcade

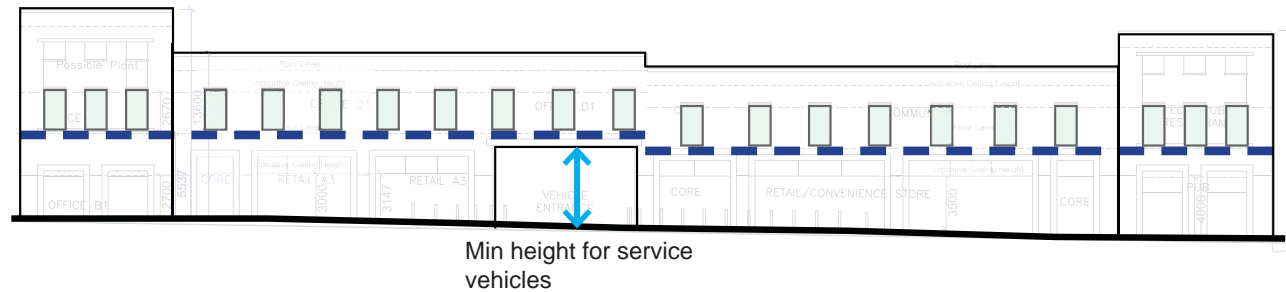


Concept drawing - Variation in bookend, vertical proportion and shop window widths and height

Elevation options were studied to assess balance of visual and functional flexibility. Preferred option achieves steps visually and allows continuous level floorspace for flexibility. Other options are not preferred as stepped floor levels limit flexibility for internal use on first floor. Stepped windows without stepped floors are not visually desirable.

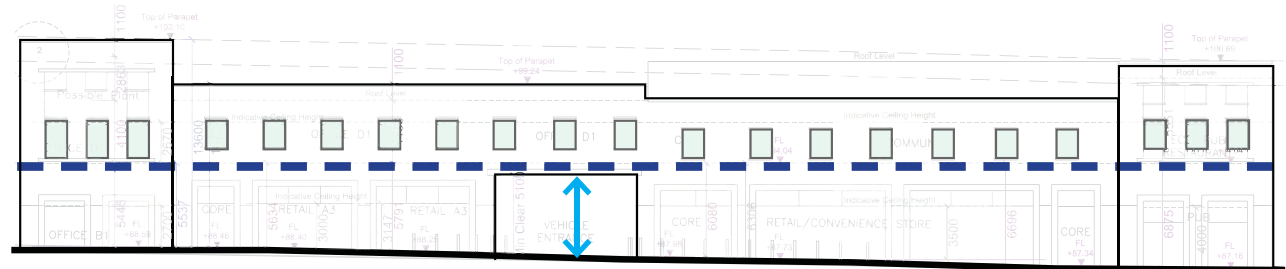
Option 1 - Not Preferred

Step in floor level limits flexibility of first floor use to link adjacent uses to community hall



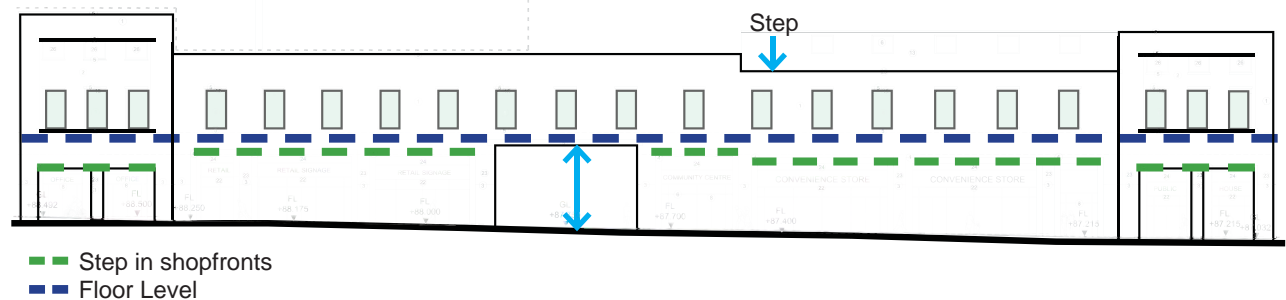
Option 2 - Not Preferred

Single floor level with varied window heights and stepped parapet. Window heights do not suit the internal layout of community hall.



Preferred Option

This option has uniform windows and a constant floor level. The bookends and lowered eaves create variation. The shopfronts also have three step in height.



Concept drawings - Elevation Study

The two buildings on the north and south of the street are similar in form and mirror each other in a general sense. Each building consists of a central two storied section with taller 'book ends' to frame the architecture and with volume for two or three levels of accommodation.

The Eco-Business Centre occupies the north eastern part of the street illustrated for context but is not included in this application. The Eco-Business Centre will be architecturally integrated into the overall scheme and includes third storey accommodation. The other three 'book ends' are three storey high to provide an opportunity for plant above the ceiling.

Both main elevations provide a vehicle entrance which provides access to car parking on the

north and services and parking on south.

The preferred scheme provides consistent first floor levels for flexibility of commercial and community upper floor uses combined with appropriate clear heights for the different uses and vehicular access to rear courtyards.

The office uses at the east are accommodated with suitable floor heights which then increase with the slope toward the west for the vehicular access, larger retail unit, pub with larger floor heights which can accommodate more services.

The proposed scheme does provide stepped height and variety in response to the slope on site; created by different height and

proportions of the openings in the "bookends"; the introduction the sloping roof with a step down for lower eaves in place of parapet for the larger space of the community hall. The eco business centre is illustrative, however could also include a third level with setback upper storey or eaves in providing a balanced response to the heights in the proposed scheme.

The ground floor openings are set within a lower band of rustic reconstructed stone framed throughout with a profiled reconstructed stone lintel and surround. This detail provides a consistency, whilst having varied width and height to suit the commercial units and access, with shopfront and signage guidelines to provide a visual order.



Proposed North Arcade



Proposed South Arcade

The terrace upper floor windows have similar scale proportions, rhythm and detail throughout within the same colour brick elevation along the terrace. The bookends upper windows have varied height and proportion to suit uses and floor levels, however are contained within a

consistent framing detail of contrasting pattern and texture brickwork and reconstructed stone lintel, string course. The third level of openings are detailed in a pattern projecting brick work to screen ventilation services if required and refer to the vernacular storage or barn.

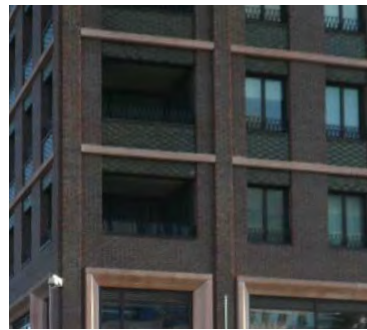
We believe this builds on the original design concept of the high street and provides the local centre with a considered balance of adaptability and consistency in streetscape and varied elevation detail and texture reference to the housing and surrounding building materials.



Contrast brick vent opening



Contrast patterned textured brick



Reconstructed lintel and cill detail



Reconstructed stone arcade surrounds



Reconstructed stone entrance surrounds



Illustrative details for the proposed elevation

4.3 Internal layout and scale

Retail is all located on the ground floor and consists of various floor level heights as the ground level drops approximately 1.5m over the 82m site.

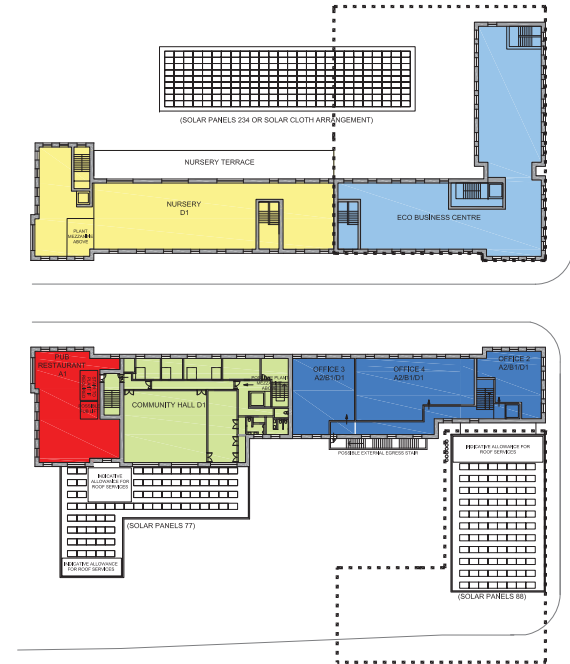
The first floor has been designed for maximum flexibility and the floor level is set at one level so there are opportunities for various sized tenancies depending on what fits best commercially. The increased height down the western end of the site also allows for an increased ceiling height in those tenancies. This is particularly fitting for the convenience store and pub which will require a substantial structural and services space to enable a large spanning open space.

The nursery will occupy the north western part of the site and spans the two floors and includes an outdoor garden areas as well as a outdoor balcony at the first floor level.

Following the outline approval concept the terraces have shopfronts set back within an arcade and the bookends have no arcade.

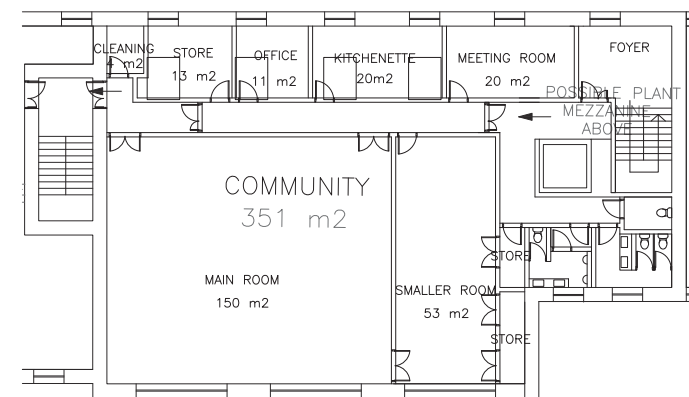


Proposed Ground Floor Plan



Proposed First Floor Plan

	Dimensions (metres)	Area (m2)
Main room	15 x 10	150
Smaller room	10 x 5	50
Meeting room	5 x 4	20
Storage	5 x 3	15
Kitchenette	5 x 4	20
Toilets	-	30
Bin Store	-	3.5
Cleaning Store	-	3.5
Office	4 x 2.5	10



Community Hall area schedule and illustrative layout



The surrounding area consists of single to triple storied residential buildings reaching up to 10m tall.

The proposed building heights is up to 13.6m above ground level for the book end and pitched roof and 10m for the terrace section. The proposed heights are consistent with the outline application, see page 15. The maximum height of the development is also governed by

the Energy Centre flues, which are located on the south eastern corner of the site (outside the boundary of this application). Buildings within the immediate proximity of the Energy Centre flues must be no higher than 13.6m



Street Elevation looking at the North Arcade



Street Elevation looking at the South Arcade



4.4 Materials

The materials used within the surrounding area, will be used within the proposed local centre. The stone on the base of the elevation will be the same as the stone on the surrounding residential buildings which are currently being constructed.

The majority of the building will be constructed from a buff brick with light mortar. The new residential development uses a brick within the same range, Capital Multi Stock.

A similar brick has been used in other commercial developments in the greater Bicester area for example, Pioneer Square.

On the upper floors, the buff brickwork will be patterned.

The arcade will be framed in reconstituted stone in a Portland colour. Reconstituted stone will be used for the cills and lintels of the windows.

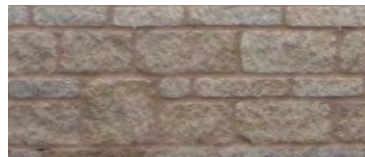
The soffit and internal wall of arcade will be a reconstituted stone colour render.



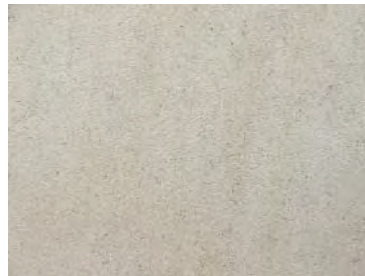
Capital Multi Stock - Used on the exemplar housing



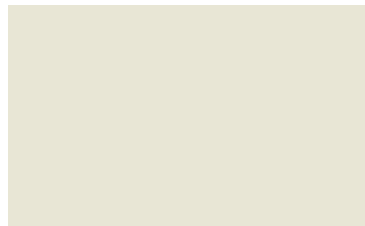
Buff brick - Thames Multi Stock or similar



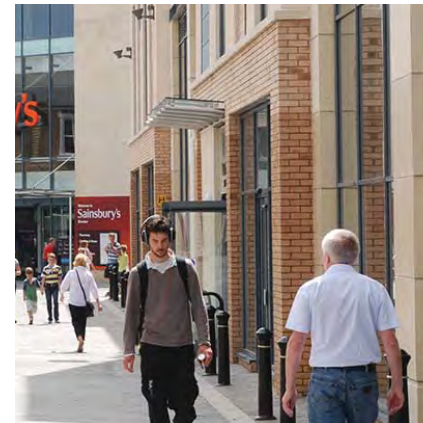
Beckstone Natural Light Weathered Tumbled - used on exemplar housing



Reconstituted Portland Stone used on exemplar housing



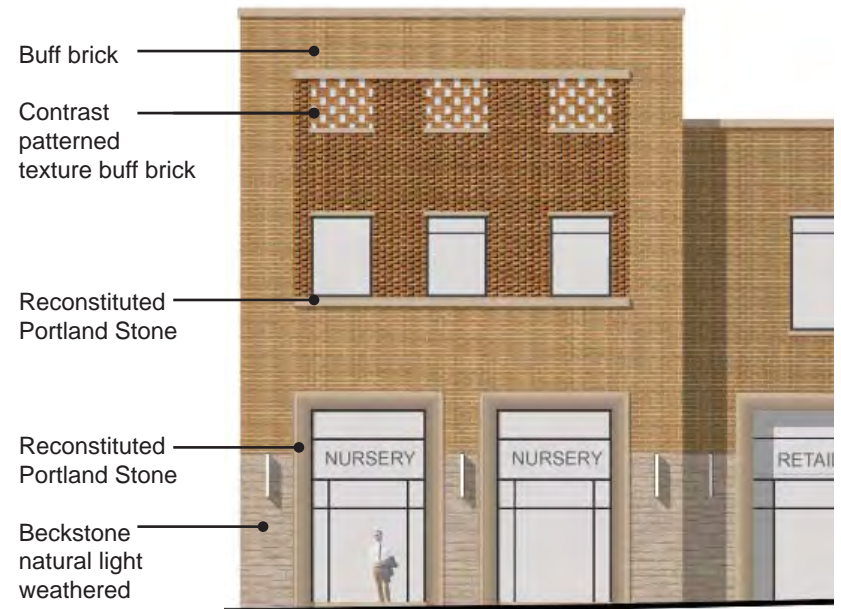
Stone coloured render



Buff Brick - Pioneer Square, Bicester



Stone houses in Bicester



Illustrative materials for proposed design

4.5 Landscaping

Soft landscaping is added as a hedge buffer on the southern site borders, the pub garden and the nursery. Sedum will be used on the flat roofs to increase biodiversity.

The main street has trees planted on the northern side as they will provide shade.

The High Street road and pavement is a york stone with varied sizes to suit traffic and pedestrian areas. The car parking and service

yard will have permeable block

Further details have been set out in supporting landscape document.



Site Plan of proposed design



Selection of materials

5.0 SUSTAINABILITY

5.1 Energy

The site is located within the exemplar and the focus is on sustainability, high thermal efficient and zero carbon, powered by the adjacent energy centre. The proposed buildings play their part in energy production with up to 1,200m² (excluding eco business centre and energy centre) of solar panels on the roofs and over the main car park.

BREEAM Excellent will be achieved, which is explained further in supporting documents.

5.2 Sunlight/Daylight

The buildings are designed with very good day lighting in mind. The buildings on the northern side of the road are no wider than 12 metres to allow for natural day lighting from each side.

The retail units have a significant amount of windows on their public facing side and the rear will have less windows and will be used as storage

The community hall has natural lighting on both sides of the 15m deep plan and is supplemented by roof lights on the northern side.

5.3 Transport

This local centre is located within the exemplar where there is an emphasis on sustainable methods of transport.

There is a bus stop on the eastern end of the street.

There are over 100 cycle parking spaces for both the public and staff. All staff cycle parking spaces are covered and some public cycle parks are also covered.

As NW Bicester is an eco town and cycling, walking and public transport will take priority over cars. It is envisioned that the majority of people utilising the amenities will be locally based.

Car parking is provided, however is lower than the Cherwell District Council Parking standards. 60 car parking spaces are provided within the application, 23 for the staff and 37 for the public.

Further details have been set out in supporting documents.

5.4 Waste Management

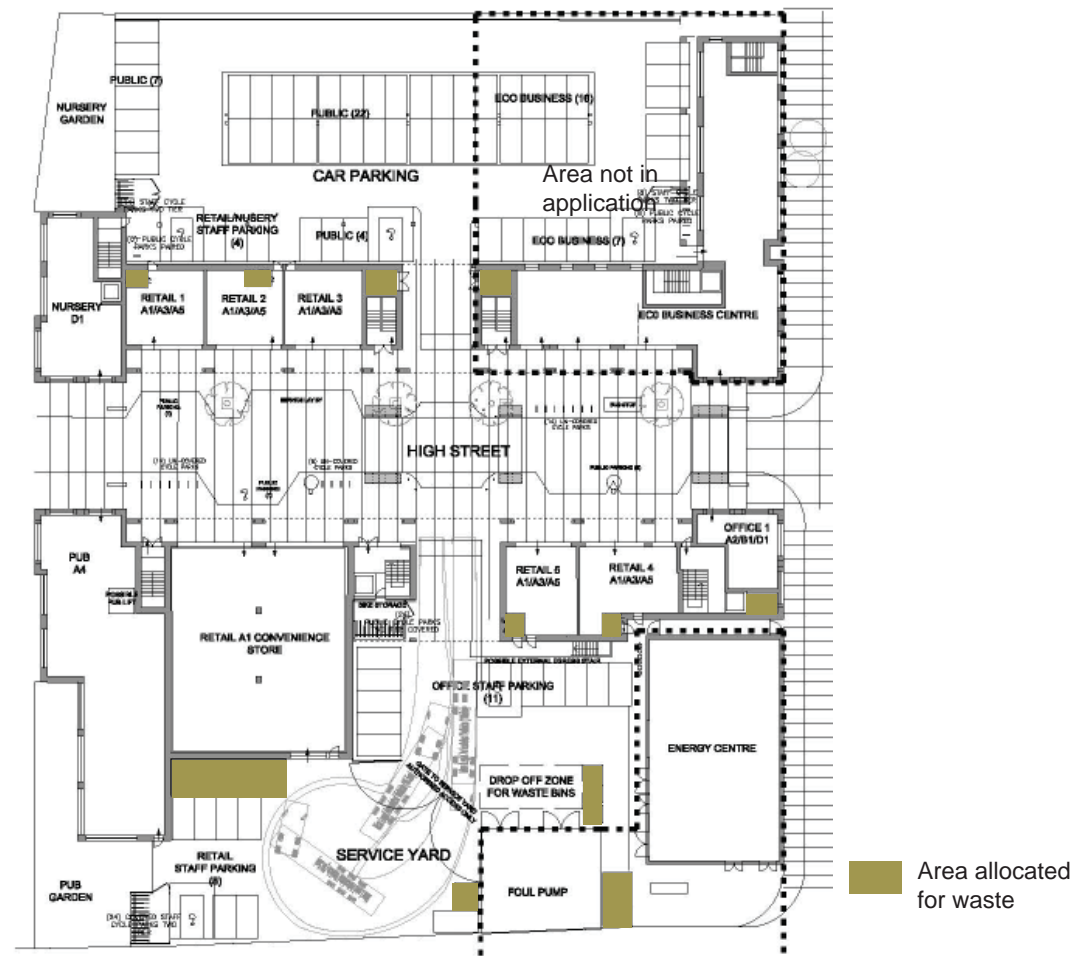
A waste management strategy has been set out in supporting documents. Approximately 100m² of area has been allocated for waste. This includes residual, organic waste and recycling.

Achieving zero construction waste to landfill is a key requirement and has been actively promoted through the design process; and will continue to be so through both materials selection and construction. As part of this, using locally sourced material with high recycled content; along with careful management, ordering and storage of material stock will be important to prevent wastage. Onsite reuse and recycling of materials throughout the construction period will also minimise waste.

The Contractors selected to deliver the Exemplar Local Centre will belong to the Considerate Construction scheme, and in addition, the site will be submitted to the BREEAM assessment and award scheme to monitor the developments sustainability through improved environmental quality and social performance.

Minimising waste during the lifetime of the Exemplar Local Centre will follow the waste hierarchy of reduction, reuse and recycling of materials and products. Each commercial operation will be required to produce a waste management plan to identify how the targets are to be achieved. In line with the Waste Regulations 2011, there will be a requirement on all commercial premises to separate waste paper, metal, plastic or glass for recycling.. An ambitious recycling target of 70% will be set

for the development. As well as bin types and sizes will be allocated according to the type of premises. Commercial waste reduction will be undertaken based on the type of enterprise and the type of waste produced. Retail / business units and the proposed education centres are likely to have a high percentage of paper and card which is able to be accommodated.



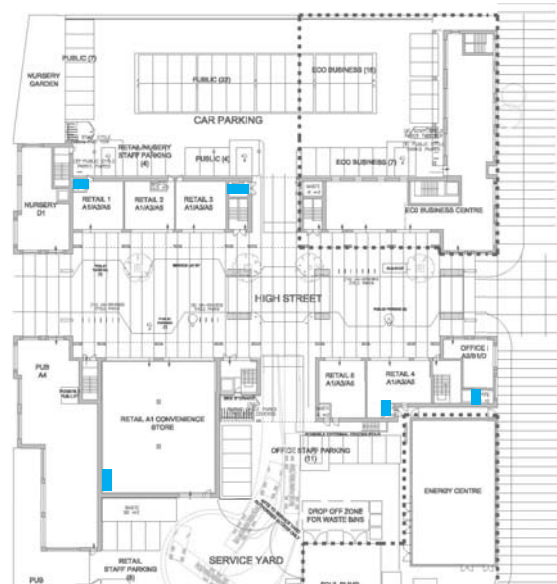
Ground floor plan indicating areas allocated for waste

5.5 Ventilation and Extract

The ventilation strategy for the local centre is illustrated on the plans below. There will be a vent shaft which serves the ground floor spaces within each part of the building which would be extracted at roof level.

The parapet detail will provide a visual screen to any upstands for ventilation and extracts.

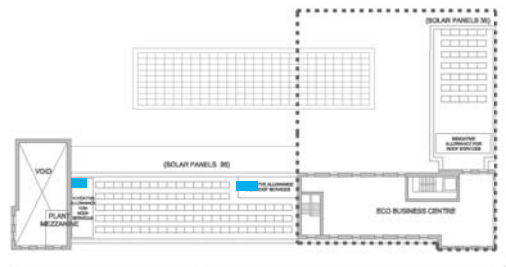
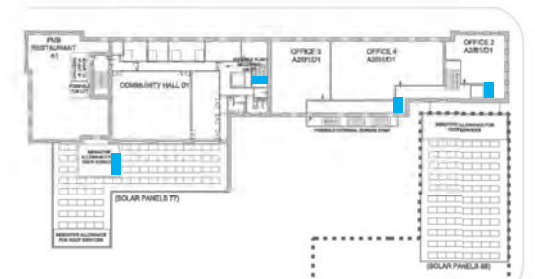
The community hall has a roof void to provide space for ventilation and access to external vent above stair core



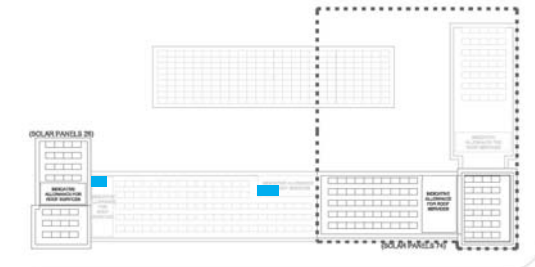
Ground Floor Plan



First Floor Plan



Second Floor Plan



Roof Plan

 Vent shafts

Floor plans indicating areas allocated for vent shafts

5.6 Biodiversity

Features have been incorporated into the design of the local centre to deliver a net gain in biodiversity. This includes:

- green- Sedum (stonecrop) roofs;
- 'invertebrate hotels' on the roofs;
- 'invertebrate hotels' incorporated into walls;
- bat boxes/bat brick incorporated into walls; and
- swift boxes and other nesting bird features incorporated into the nursery wall.

By incorporating features of value to biodiversity within the design of the local centre this aspect of the Exemplar Phase will deliver a net gain in biodiversity.



Beehives



Bat box in wall



Rooftop beehive



'Invertebrate hotels' incorporated into walls;



Insect wall

6.0 SHOP FRONT AND SIGNAGE GUIDELINES

- 6.1 There are two types of shop fronts; in this instance the term 'shop front' refers to retail, offices, core entrances/exits as well as the nursery and pub on the ground floor.
- 6.2 Tenants 'shop' fronts are organised within bays which align with the structural grid of the buildings. The dimensions of the bays vary between approximately 2.3m and 8.5m in width.
- 6.3 The typical overall height varies as the ground level slopes down by about 1.5 metres over 82 metres. The typical height of the shop fronts vary as the ground varies from 3.0m to 4.5m.
- 6.4 All shopfront glazed windows are to be of a uniform height within a bay and should be divided into approximate equal sections proportional to the height and width of the shop front. The door should be incorporated with horizontal transom set proportionally within the shopfront.
- 6.5 The overall height of the shop front is determined by its position along the building. Those up the higher end of the road will have a 600mm area for signage above the primary windows. The shop fronts down the lower end of the road will have secondary windows at a height of 600mm and an area for signage above that.
- 6.6 The main structural opening should incorporate a frame of full height and width. Appropriate sub-frames, mullions and transoms should be carefully detailed.
- 6.7 In order to create an appropriate proportion to the facades, fascias for the shop signs should be restricted to a depth between 700mm – 900mm from the top of the structural opening. This leaves a "fanlight zone" above the doorways of between 500mm – 700mm.
- 6.8 Stall risers should be between 700mm – 900mm from the pavement level.
- 6.9 Materials – metal, glass, timber would be appropriate; not UPVC.
- 6.10 The shop front widths vary and each case should be designed appropriately. They should be divided to give a vertical emphasis. Many will incorporate door openings and their division will be to suit the number of openings and width of doorway required.
- 6.11 Signage zones should be within the shop front, between the brick piers of the shell. Fascias for signs are generally suitable at a maximum depth of 900mm from the structural opening. Fascias can be colour coated metal, timber or coloured glass. No plastic or internally illuminated signs.
- 6.12 Signs may be positioned behind glazed shop fronts.
- 6.13 Projecting signs if well detailed can add to street environment. They should be a maximum dimension of 900mm x 600mm. They can only be illuminated by concealed wiring. Not more than 1 sign per pier centrally fixed. No box signs internally illuminated will be acceptable. Supporting bracket should be metal. Elegantly designed. Signs to be painted, printed or relief lettering.
- 6.14 Signs on the brickwork above the shop front will be acceptable if carefully considered. Locations where the vertical emphasis is required suit this arrangement better than having the sign as a fascia. Individual letters as a single name above the shop front should be fixed to the brickwork to agreed margins.
- 6.15 Lights mounted as an integral part of the tenant shop front are acceptable providing that all wiring is concealed. Colour of light to be agreed with the developer.
- 6.16 Wall mounted lights fixed to the brick piers on the shell works outside the shop front will be acceptable subject to approval of the design by the developer and providing that the tenant obtains all necessary approvals including planning permission and building regulations. The lights should be:-
-Fixed at a minimum height of 2500mm

above the pavement
-Positioned centrally on the pier
-Not above the shop front

- 6.17 Light fittings and boxes should be unobtrusive, dark colours
- 6.18 Burglar alarms should be visually discreet, dark colours with no logos.
- 6.19 No A/C units or vent equipment including extract grilles on shopfronts.
- 6.20 Posters and etching/transfers are not to be fixed to the outside of the glass shopfronts.
- 6.21 The number of unit for postal address should be fixed centrally on piers.

- 6.22 Small signs, such as restaurant menus should be inside the boundary, not attached to brickwork piers.
- 6.23 Hanging baskets; are acceptable if properly maintained. They should be fixed to structural piers. Brackets should be simple and fixed at a min height 2500mm from the pavement level.
- 6.24 Blinds and canopies; colours should be dark, preferably toned to complement the colour of the brickwork. They should be plain rather than patterned. Blind boxes and roller shutters should be fitted above the glazing and internally.



View of proposed shopfronts



View of proposed shopfronts

7.0 AMOUNT

Use	Proposed Area (GIA) m2	Use	Proposed Areas (GEA) m2	Estimated Net Areas (NLA) m2
Nursery	628	(D1)	869	597
Community	350	(D1/D2)	523	NA
Retail - Convenience Store	418	(A1)	503	410
Retail 1	69	(A1/A3/A5)	83	61
Retail 2	68	(A1/A3/A5)	81	60
Retail 3	68	(A1/A3/A5)	82	65
Retail 4	89	(A1/A3/A5)	106	80
Retail 5	75	(A1/A3/A5)	92	67
Retail - Other Sub-total	369		444	332
Pub	343	(A4)	401	326
Pub Restaurant	200	(A3)	263	190
Office 1	54	(A2/B1/D1)	74	51
Office 2	78	(A2/B1/D1)	151	74
Office 3	110	(A2/B1/D1)	157	105
Office 4	166	(A2/B1/D1)	233	158
Office Sub-total	408-465	*	614	388-442
Total	2,716-2,773		3,617	2,242-2,296

Total Site Area

(excludes Eco Business Centre site & Energy Centre)

6,405 m2

Eco Business Centre Site Area

1,327 m2

GEA = Gross External Area. Measured to outside face of external walls. Excludes voids/ possible plant mezzanines on first/second floor and external staircase

GIA = Gross Internal Area. Measured to inside face of external walls. Includes any internal columns required by detailed design not shown on plans.

Excludes indicative corridors, stair and lift cores shown on plans. Includes any WC's, internal walls, corridors or subdivisions required by detail design, yet to be shown on drawings.

NLA = Excludes assumed allowance for corridors for WC's, corridors and lobbies not yet shown on the plans: 5% for offices, retail, pub and nursery, 2 % for convenience store.

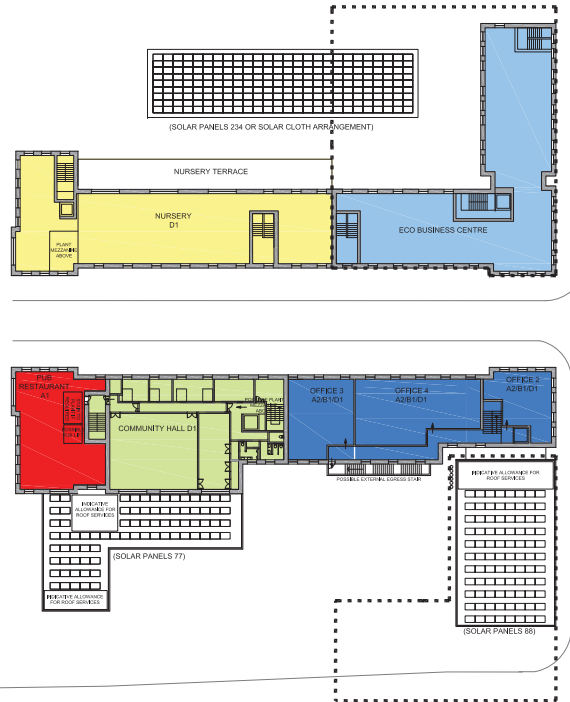
* There are a range of possible areas for the offices. This is dependant on how final spaces are subdivided.

Type of Use

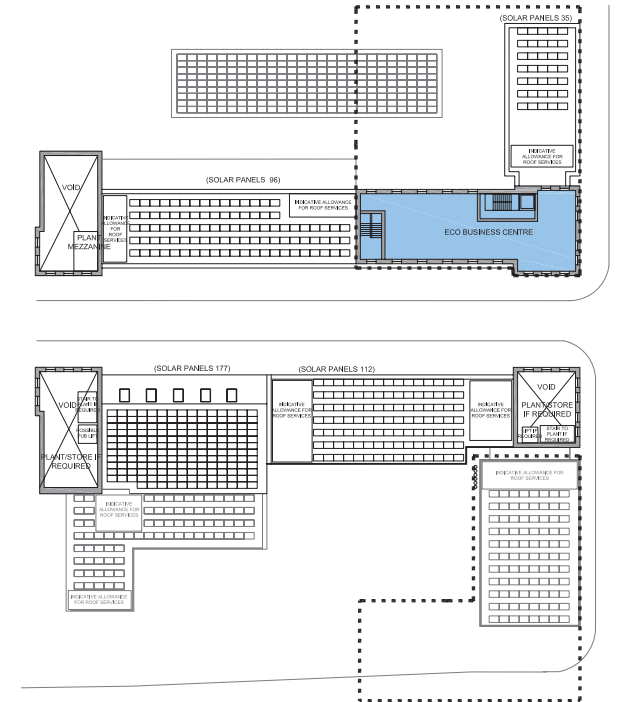
A1	Shops - including hairdressers, travel agents and post offices
A2	Financial and Professional Services - banks and estate agents
A3	Restaurants and Cafes
A4	Drinking Establishments - Pubic Houses
A5	Hot Food takeaways
B1	Offices - other than those that fall within A2, includes light industry appropriate for residential areas
B2	General Industrial
D1	Non-Residential Institutions - Including health centres, nurseries, schools, art galleries, museums, halls
D2	Assembly and Leisure - Cinemas, dance hall, indoor and outdoor sports and recreations.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

- KEY:
- NURSERY
 - COMMUNITY HALL
 - OFFICE
 - ECO BUSINESS CENTRE
 - ENERGY CENTRE
 - RETAIL
 - PUB

--- ECO BUSINESS CENTRE INDICATIVE & APPROVED ENERGY CENTRE (NOT INCLUDED IN APPLICATION)





8.0 CONCLUSION

In conclusion, the scheme will be consistent with the masterplan and exemplar in design quality and compliance with PPS1 eco town standards.

north
west
bicester



Godstow Court, 5 West Way, Oxford. OX2 0GE

THINKING ABOUT TOMORROW