

NW Bicester Exemplar Local Centre

Addendum Studies

22nd July 2015

To be read in conjunction with Design and Access Statement dated 24th April 2015

north
west
bicester

azdominion 

THINKING ABOUT TOMORROW

north
west
bicester



azdominion 

Project Team

Client

A2Dominion Development LTD

Design Team

Farrells - Masterplanning

Higgs Young - Architects

Barton Wilmore

Hyder

SQW

Meeson Williams Phillips

Remarkable





Contents

- 1 Introduction**
- 2 Changes to street layout**
- 3 Changes to community hall layout**
- 4 Further brickwork options**
- 5 Community Centre roof design**

1.0

Introduction

This addendum study lists information regarding changes made to the application submitted April 2015 and clarification of design choices.

Alterations have been made to the following:

- Layout of street:
 - o Disabled car parking moved to allow for seating area outside community hall.
 - o Seating area provided outside community hall and on North side of the road.
 - o Cycle parking location altered with 2 additional spaces included.
- Community hall internal layout:
 - o Kitchen and storage relocated to be in closer connection with main room.
 - o Toilet provision increased.
 - o Small room and main room positions reversed.

Further design options and clarification of intent is provided for:

- Patterned brickwork on the street facade
 - o Further brick pattern options are provided.
- Community centre pitched roof design
 - o Possible design options are shown.

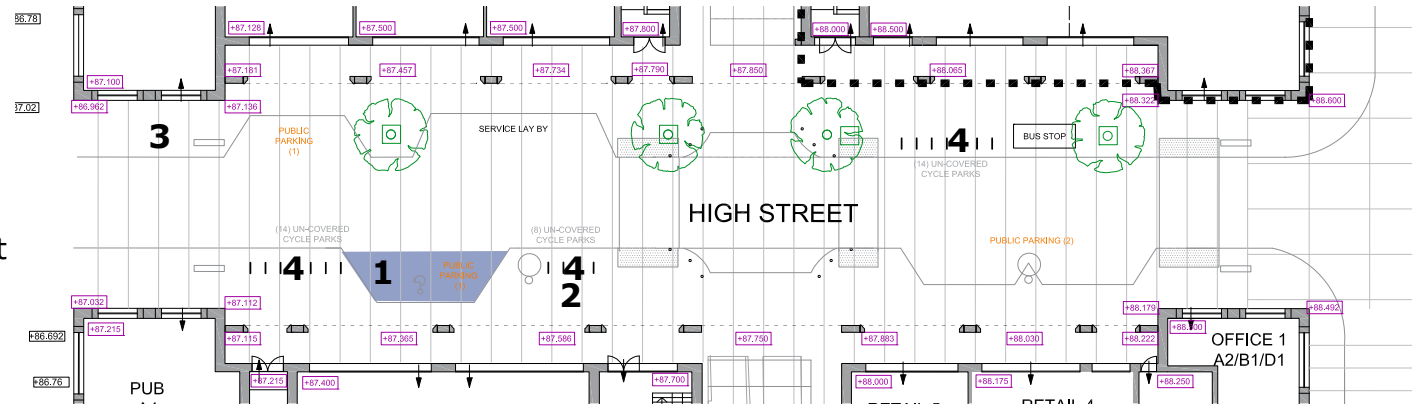
This document is to be read in conjunction with the Design and Access Statement dated 24th April 2015.

2.0

Changes to Street Layout

The changes are as follows:

1. Disabled parking space moved closer to the Pub to allow for more street space outside the community centre.
2. Seating area introduced on the street outside the community hall.
3. Seating provision increased on the North side of the street.
4. Bicycle parking locations altered with the addition of 2 spaces.

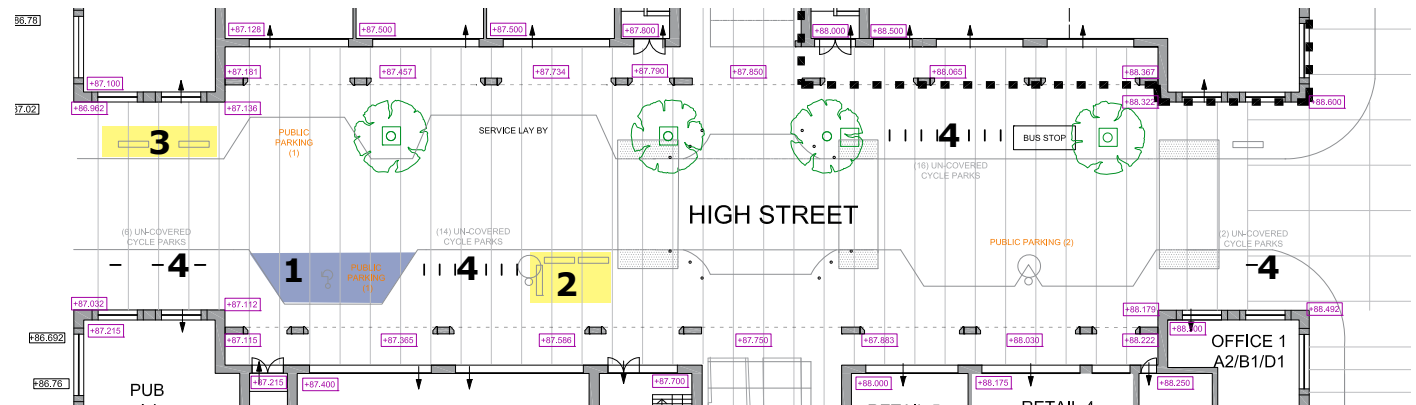


14058 (P) 101 Ground Floor Rev L - Layout as submitted April 2015

PUBLIC PARKING (5M X 2.5M)	(37)
ECO BUSINESS PARKING (5M X 2.5M)	(23)
STAFF PARKING (5M X2.5M)	(23)
TOTAL	(83)

NURSERY COVERED CYCLE PARKING - STAFF	(14)
ECO CENTRE COVERED CYCLE PARKING - STAFF	(8)
PUB COVERED CYCLE PARKING - STAFF	(24)
TOTAL - STAFF CYCLE PARKING	(46)

UN-COVERED CYCLE PARKING ON STREET - PUBLIC	(36)
COVERED CYCLE PARKING UNDER COMMUNITY CENTRE - PUBLIC	(24)
ECO CENTRE UN-COVERED CYCLE PARKING - PUBLIC	(8)
NURSERY CYCLE PARKING - PUBLIC	(6)
TOTAL - PUBLIC CYCLE PARKING	(74)



14058 (P) 101 Ground Floor Rev M - Proposed Alterations to Layout

3.0

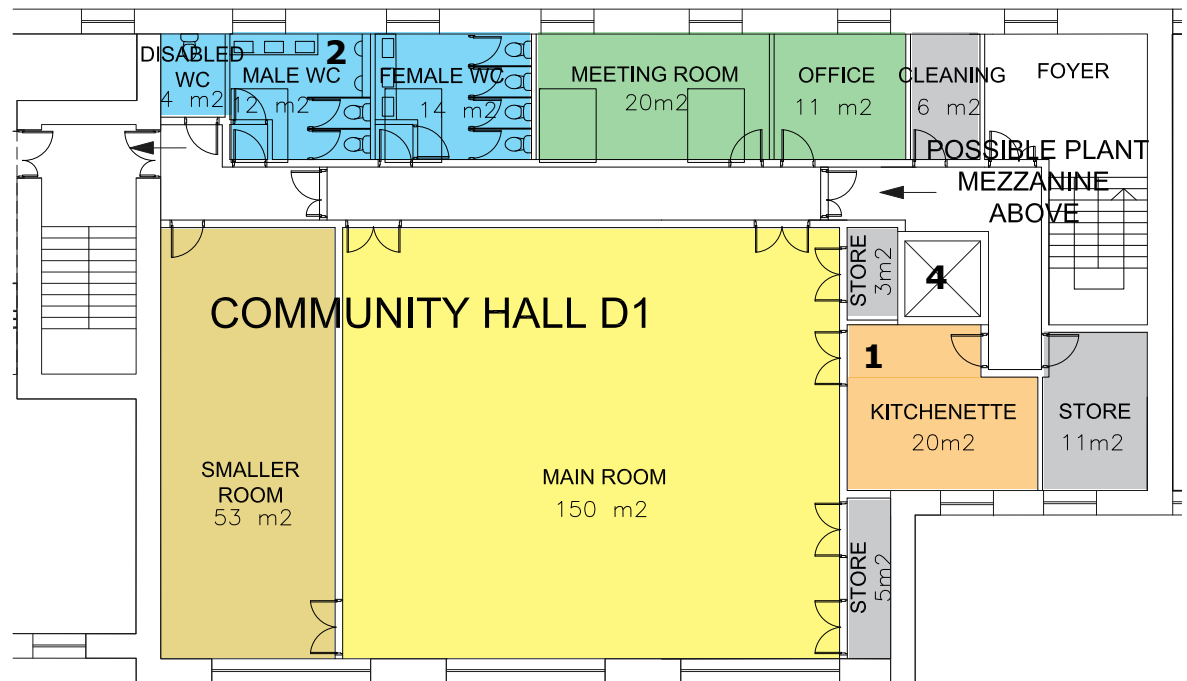
Changes to Community Hall Layout

The changes are as follows:

1. Main hall room and smaller room switched to give storage access directly into main room.
2. Kitchen location moved to provide direct access into main hall.
3. Toilets relocated in order to increase provision.
4. Meeting room and office location altered to allow room for toilets in new location.
5. Lift location shifted to allow for changed corridor shape.



14058 Community Hall Layout - Layout as submitted April 2015



14058 (P) 200 Community Hall Layout Rev A - Proposed Alterations to Layout

4.0

Further Brickwork Options

The patterned brickwork on the bookends to the local centre serves to consolidate the window and ventilation openings on the facade. The patterns also add interest to the ends of the street visible on approach.

In addition to the patterned brickwork shown in the submitted application April 2015, this section includes further options for consideration.



Buff brick - Thames Multi Stock or similar

To be used on standard and patterned areas of brickwork on the local centre.



Reconstituted Portland Stone used on exemplar housing

To be used on arcade surrounds and lintel/cill details of the local centre.



Beckstone Natural Light Weathered Tumbled - used on exemplar housing

To be used at street level on the local centre.



Proposed Elevation Material Choices

Brickwork Patterns using varied brick colours

The panel of patterned brickwork could be differentiated from the rest of the building through the introduction of varied brick colours.

The bricks on this page are also used in other areas of the NW Bicester Eco-town.



Patterned brickwork with different coloured headers



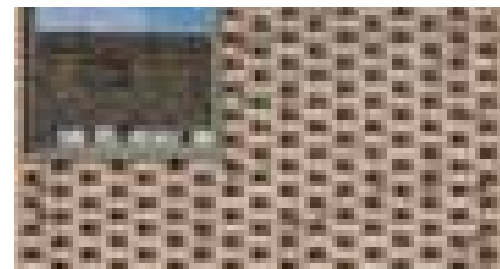
Multi Stock



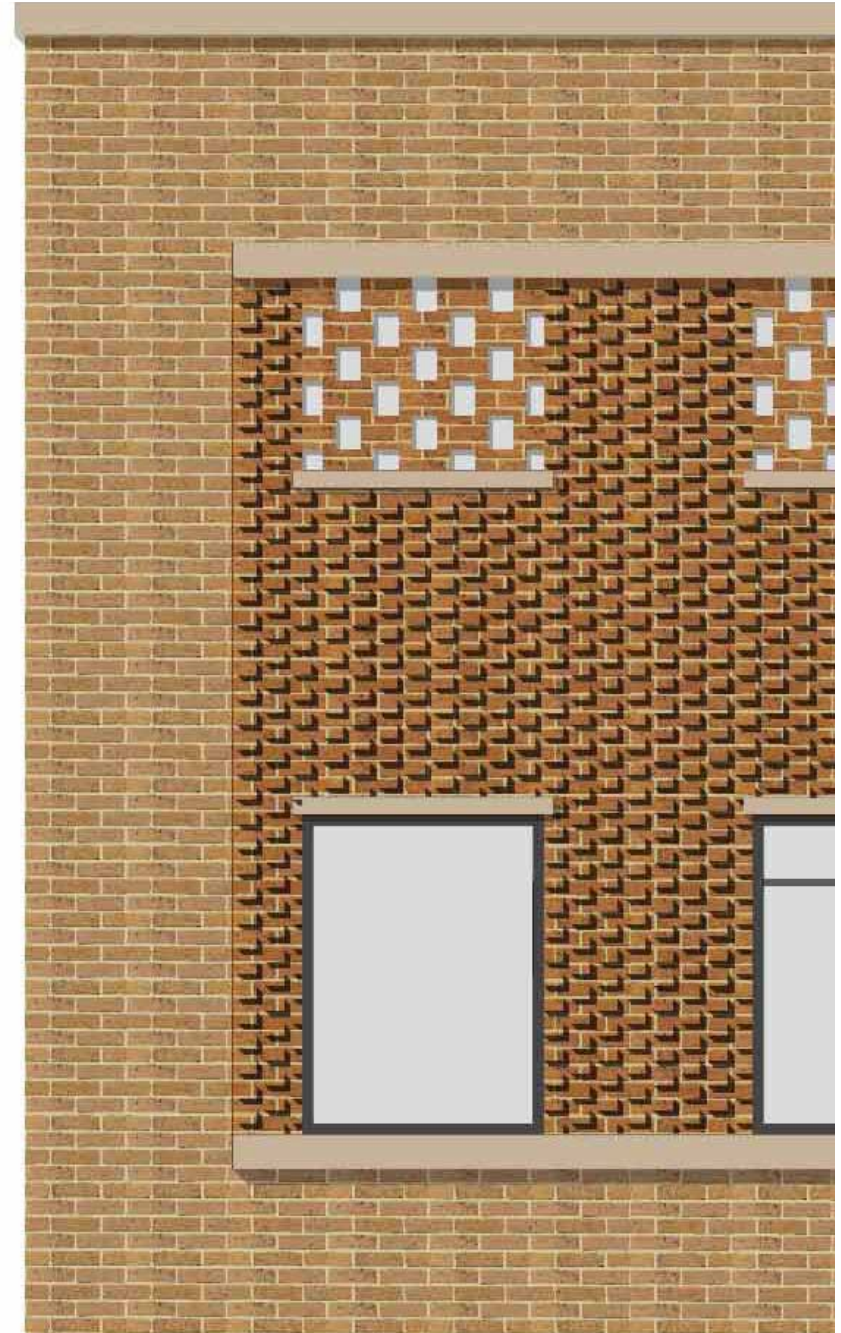
Marlborough Stock



Staffordshire Blue



Patterned brick with alternating coloured headers



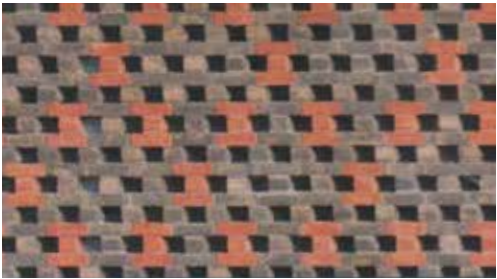
Patterned Brickwork Details

Perforated Brickwork Patterns

Patterns created by omitting certain bricks. This could be used to cover the proposed ventilation shafts.



Perforated brick pattern with removed headers



Perforated brick pattern with removed headers



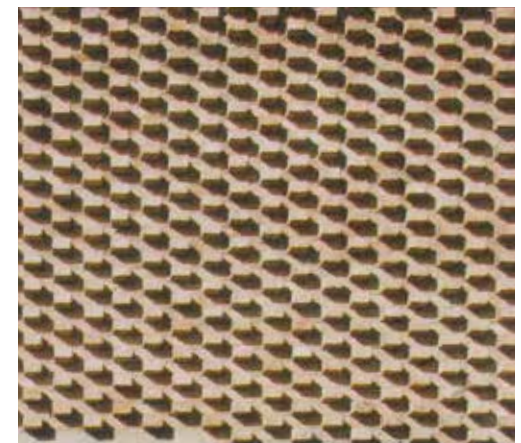
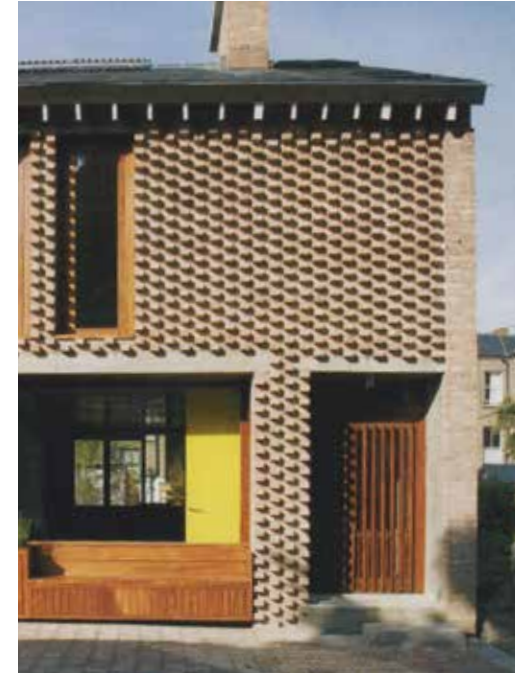
Perforated brick pattern with removed stretchers

Projecting or Recessed Brickwork Patterns

Textured patterns created by indenting or projecting individual or groups of brick in the facade.



Textured brick pattern with recessed bricks



Textured brick pattern with projecting headers



Textured pattern with projecting headers

Textured pattern with projecting courses

5.0

Community Centre Roof Design

The submitted design for the community centre shows a pitched roof. This choice was made for the following reasons:

- To increase ceiling height in the main hall.
- To include roof lights to let north light into the main hall and other rooms.
- To introduce variation into the street facade.

This section describes possible variations on the pitched roof design for the community centre alongside a description of the benefits of a pitched roof as opposed to a flat roof for this part of the local centre.



Street Elevation looking at the South Arcade

Current Design as submitted April 2015

Pros

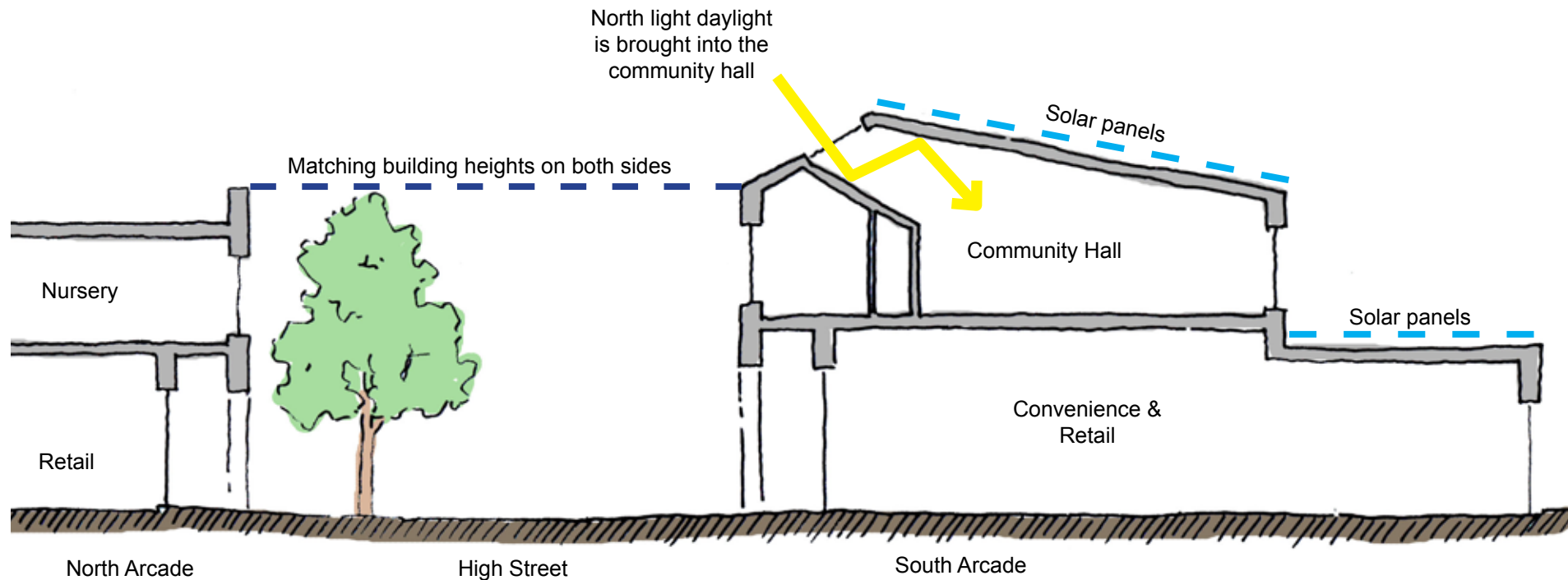
- Sloped roof on north side allows north light into the community hall.
- The building scale is the same on both sides of the road.
- The change in roof type on the south arcade provides variety on the long terraced facade.

Cons

- The change from parapet wall to pitched roof eaves on the elevation of the south facade could look awkward.
- Exposed rain water pipes.



Image shows how the change in roof form on the North Arcade adds interest and variety to the terrace.



Option 1

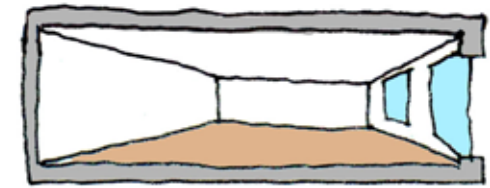
Design with flat roof

Pros

- A continuous roof type across the whole south arcade.
- Internal rain water pipes are possible.

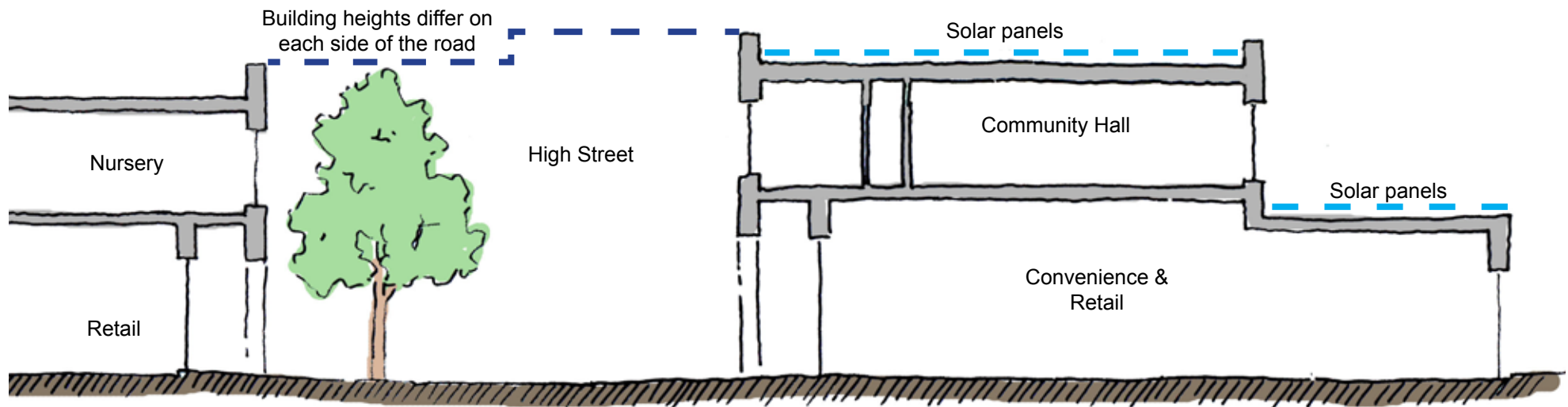
Cons

- The building heights differ on facing side of the street.
- There is less variation and interest created on the street facade.
- The internal space is reduced in quality by a reduced ceiling height.



Community Hall

Quality of internal space is reduced by having a lower flat ceiling with daylight only from the south side.

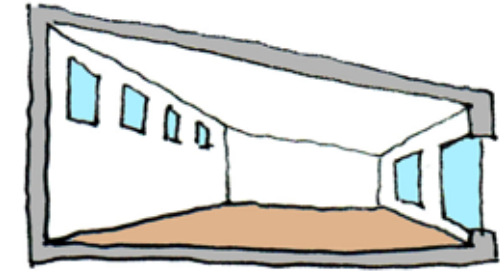


Option 2 - Preferred

Design with pitched roof and parapet wall

Pros

- A stepped parapet wall replaces a potentially awkward change from parapet wall to pitched roof eaves.
- Quality of internal space is retained with a higher ceiling and daylight from both north and south.
- Building heights match on both sides of the road.
- Internal rain water pipes are possible.



Community Hall

Quality of internal space is improved by a higher pitched ceiling with north and south day lighting.

