

BICESTER
EXEMPLAR LOCAL CENTRE

Use	Proposed Area (GIA) m2	Use	Proposed Areas (GEA) m2	Estimated Net Areas (NLA) m2
Nursery	717	(D1)	869	597
Community	492	(D1/D2)	523	350
Retail - Convenience Store	418	(A1)	503	418
Retail 1	69	(A1/A3/A5)	83	61
Retail 2	68	(A1/A3/A5)	81	61
Retail 3	68	(A1/A3/A5)	82	61
Retail 4	90	(A1/A3/A5)	106	83
Retail 5	75	(A1/A3/A5)	92	68
Retail - Other Sub-total	370	(A1/A3/A5)	444	334
Pub Restaurant GF	343	(A4)	401	330
Pub Restaurant FF	197	(A4)	263	186
GF Office 1	54	(A2/B1/D1)	65	54
FF Office 2	404	(A2/B1/D1)	464	388
Office Core	80	(A2/B1/D1)	85	0
Office Sub-total	538	(A2/B1/D1)	614	442
Total	3,075		3,617	2,657

Total Site Area (excludes Eco Business Centre site & Engergy 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.
Includes any WC's, kitchen,internal walls, corridors stairs, lifts or subdivisions required by detail design, yet to be shown on drawings

NIA = Offices, pub, nursery, community excludes allowance for corridors, stair and lift cores shown on plans, includes kitchen,WC's, lobbies storage not shown on plans or required by detail design.
Convenience store and retail excludes waste areas shown on plans and includes storage, staff area and WCs not shown on plans or required by detail design

* 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.

NOTES:

THIS SCHEDULE IS TO BE READ IN CONJUNCTION WITH AREAS DRAWING: 14058 (P) 102.
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STATUS: PRELIMINARY	
<div><div>BICESTER EXEMPLAR LOCAL CENTRE 14058</div><div>AREA SCHEDULE</div><div>DATE24 04 2015</div><div>DRAWN BY:GY</div><div>DWG No.14058 AREAS REV K</div></div> <div><div>HIGGS YOUNG ARCHITECTS 54 BOSTON PLACE LONDON NW1 6ER 020 7724 9395 WWW.HIGGSYOUNG.COM info@higgsgyoung.com</div></div>	