



- Dimensions are in millimeters, unless stated otherwise.
- Scaling of this drawing is not recommended.
- It is the recipient's responsibility to print this document to the correct scale.
- All relevant drawings and specifications should be read in conjunction with this drawing.



SCHEDULE OF ACCOMMODATION

PHASE 1A	- 2.56 Acres (1.043 Ha)
PHASE 1A Land to be Retained for Future Phase II Road Widening	- 0.02 Acres (0.01 Ha)
Total Area PHASE 1A	- 2.58 Acres (1.044 Ha)

PHASE 1B	- 6.56 Acres (2.65 Ha)
PHASE 1B Land to be Retained for Future Phase II Road Widening	- .25 Acres (0.10 Ha)
Total Area PHASE 1B	- 6.81 Acres (2.75 Ha)

TOTAL AREA	- 9.39 Acres (3.794 Ha)
------------	-------------------------

PHASE 1A

Hotel	- 149 Bedrooms
Car Parking Spaces	- 149 (Including 8 Accessible Spaces)

PHASE 1B

Unit 1	- 37,038 sq ft
Unit 2	- 37,038 sq ft
Unit 3	- 37,040 sq ft
Unit 4	- 48,050 sq ft
Car Parking Spaces	- 503 (Including 25 Accessible Spaces)

- BOUNDARY
 - LAND TO BE RETAINED FOR PHASE II ROAD WIDENING
 - EXISTING 450mm DIA DRAINAGE PIPE
 - NO BUILD ZONE - 1.22Ha
- Parking and Landscaping Only,
As Indicated on Title Plan ON184128
 - Stopped Up Area - 1.30Acres
(Highway Status to be Removed)
 - Existing Roads
 - Existing Culverts and Ditches
 - Overhead Cables
 - Potential Archeology Based on Archeological Geophysical Survey
 - Public Footpath 161/8
 - Tree of High Quality
 - Tree of Moderate Quality
 - Tree of Low Quality
 - Tree Non-retainable
 - Category 'B' Group of trees
 - Tree Group of Moderate Quality
 - Category 'C' Group of trees
 - Tree Group of Low Quality
- For a Detail Tree Plan Drawing Please Refer to The Tree Survey Plan by CBATrees.

rev	amendments	by	ckd	date
-----	------------	----	-----	------

Bicester Gateway, Bicester
Constraints Plan - Phase 1

Bloombridge
Development Partners

umc
architects

Newark Beacon Innovation Centre, Calderdale Way, Newark, Nottinghamshire NG24 2TN
t: +44 (0)1636 653027 f: +44 (0)1636 653010 e: info@umcarchitects.com

Drawing Status:	Planning
Drawn / Checked:	GW / GMC
Date:	12.12.2016
Scale:	1:1000 @ A1
Drawing no:	Revision:
16084 P104	-