



Elmsbrook Local Centre

North West Bicester Eco Town

ADP Oxford / October 2019



Design & Access Statement - Addendum



PROJECT INTRODUCTION

The Vision

The strategy for the Local Centre remains largely unchanged from the vision set-out within the previously submitted application [LPA reference 19/01036/F]. The design has been developed to create a place which encourages interaction, activity and connectivity, simultaneously establishing a focal point for the community while also creating a place that reacts to the immediate and wider context.

The vision for the proposed Local Centre is to create a place at the heart of the community. The centre will provide key facilities which respond to the needs of the community and surrounding context while creating a clear identity for the scheme. The design of the scheme has been driven by the wellbeing of the local residents, through the encouragement and creating of healthy, flexible environments.

Proposed

Hybrid Application

The site is split into two application sites. – Full and Outline. The Full Application is located within the north section of the site and encompasses Charlotte Avenue, and the area immediately north of the existing Energy Centre. The application proposes a mixed use scheme providing Use Class D1/A3/C3, creating a mix of Community Hub and residential flats.

The Outline Application area is located to the south of Charlotte Avenue, adjacent to the established play area. A mixed use development with Use Class A1/A2/A3/A4/A5/B1/D1, is proposed to complement the adjacent Full Application scheme.

Full Application

Site Area: - 3864.5m²

Use	Class	Area (GEA)
Community Hub	D1/A3	650m ²
Residential	C3	1381.2m ²

The application proposes a mixed use development comprising of a Community Hub and ground floor and residential flat at first and second floor. The proposal also includes landscaping works throughout the area, such as enhancements to Charlotte Avenue and the creation of a public to the west of the proposal, opposite the River Corridor. In addition, the application includes the area north of the Energy Centre, to offer parking provision for the Local Centre whilst providing enhanced landscape treatment along Charlotte Avenue and mirroring the architecture of the Eco Business Centre.

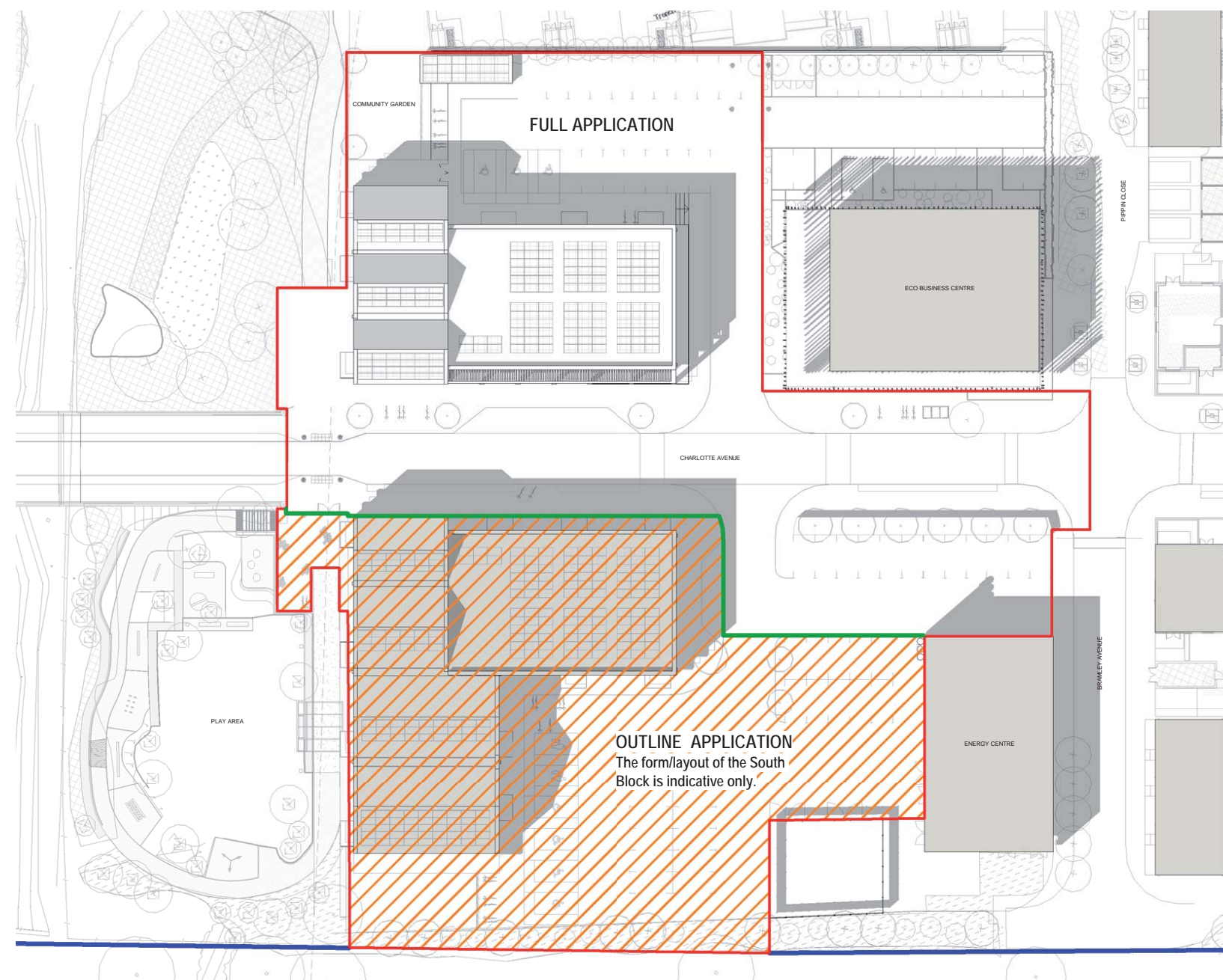
Outline Application

Site Area: - 2824.5m²

Use	Class	Area (GEA)
Mixed Use	A1/A2/A3/A4/A5/B1/D1	up to 3000m ²

The applications proposes a mixed use development of up to 3000sqm with supporting site provisions (parking, cycle storage, bin storage etc.). The area also includes the retention of a strip of existing trees and hedgerow to the south of the site (Green Infrastructure) and also the retention of the public space leading to the entrance of the existing play area.

(Below) Proposed site plan
Red Line: Hybrid Application site boundary
Green Line: Full Application boundary
Orange Hatch: Outline Application



FULL APPLICATION

Overview and Vision

Proposal

The mixed use scheme proposes a community hub, providing a mix of rentable community spaces, complemented by a community cafe/deli. The community cafe/deli can be separated, or connected to, the community rooms, creating a space that can adapt to the future needs of the community. The community hub also benefits from a garden, specifically for use by the hub users, enhancing the wellbeing and experience of the users.

The 16no. residential flats are proposed to the first and second floors. The provision of residential use within the scheme ensures that there is constant activity within the local centre, while also helping to create a clear identity for the scheme within the wider Elmsbrook development. The flats are accessed through their own private entrance to the north of the block, separating the community and residential entrance, while also ensuring the avoidance of typical 'back of house' areas common in commercial developments.

The flats have been designed to ensure sufficient daylighting and ventilation throughout, enhancing the wellbeing of residents. Furthermore, an acoustic strategy has been developed to ensure the residents are not disturbed by the community use below. Refer to the *Acoustic Strategy Report* for more information.

Use	Class	Area (GIA)
Community Hub	D1/A3	552m ²

Use	Class	Amount
Residential - 1B2P	C3	6
Residential - 2B4P	C3	10

Amenity Provision

Residential Balconies

Each flat will be provided with its own private balcony, ensure the residents of each property is able to have access to their own private, safe external space which they can take ownership off. External space enhances the wellbeing of residents, which became a driving factor in the development of the design.

The large, walkway balconies to the south also act as a solar shading device to help reduce overheating and glare, optimising the healthy living conditions within the property. Furthermore, the balconies to the north and west enjoy views over the River Corridor and the distant landscape.

Cycle Storage

A total number of 84 cycle spaces is proposed across the Full Application site. 32 spaces will be assigned for use by the residents of the proposed scheme, with a further 8 spaces available for use by the residents visitors.

A further 44 spaces are available for staff and visitors to the Community Hub. For more information refer to the *Transport Statement*.

Parking Provision

32 spaces are proposed with the Full Application, with 20 spaces located adjacent to the proposed scheme and a further 12 spaces located south of Charlotte Avenue.

In total 16 spaces will be available for use by residents under a permit basis. One permit will be issued per flat. The remaining 16 spaces will be allocated for Community Hub staff and visitor use. For more information refer to the *Transport Statement*.

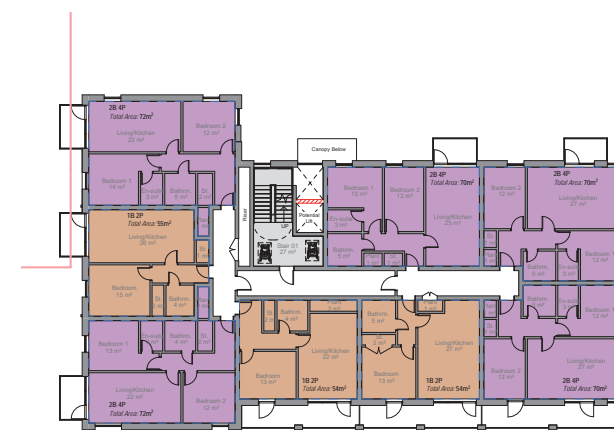
Bin Storage

The secure bin stores have been located and designed to meet the recommendations outlined within the *Cherwell District Council Planning and Waste Management Design Advice*.

A bin store accommodating 4no. 1100l capacity Eurobins has been proposed to serve the residential flats - providing both recycling and general waste facilities. The provision creates an allowance of a total of 250l (combined general and recycling) per flat.

A separate, secure bin store is proposed for the community facilities and provides space for 3no. 360l capacity bins for general and recycling waste.

The store have been located and designed to comply with Part H of the Building Regulations.



(Above) Proposed Ground Floor plan showing the Community Hub and surrounding context
(Left) Proposed First and Second Floor plan showing mix of 1B2P and 2B4P flats

FULL APPLICATION

The Elmsbrook Hub - Vision

Overview

As part of the application, a new community facility – known as The Elmsbrook Hub – is being proposed, to support the needs of modern residents, whilst enhancing our sustainable vision for Elmsbrook.

Vision and Mission Statement

The Elmsbrook Hub will be the heart of the community and will serve as a modern, flexible communal space. It will be a place to meet, a place to work and a place to relax. It will foster a genuine sense of community at Elmsbrook and be available for all residents.

A2Dominion is committed to providing a high-quality community facility to promote wellbeing and sustainability. The Elmsbrook Hub to support the wider principles of NW Bicester Eco-town and the Bicester Healthy Town principles. A2Dominion will work with Cherwell District Council to ensure that the final operator shares the same values and works with the community.

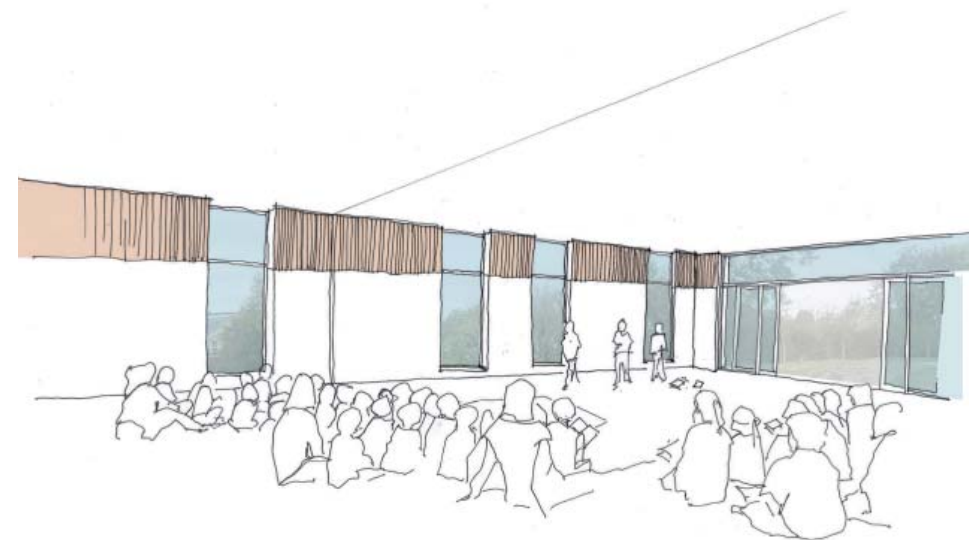
Aims and Objectives

- » High-quality, flexible community space that enables a range of social, educational and health activities and builds a genuine sense of community amongst residents.
- » A focus on health, well-being and sustainability, in line with our true zero carbon commitment for Elmsbrook.
- » Working in partnership with the Eco Business Centre to provide flexible workspace, supporting start-up businesses and home working.
- » A café/deli that promotes healthy eating and the use of local produce, for the public. This will provide services for the hub and the local residents.
- » Space for local businesses to run pop-up shops and events that meet with the environmental vision of Elmsbrook.

- » The Hub will work closely with the Gagle Brook School to ensure that their respective community buildings provide a mix of complimentary services. With larger events being held at the school and more community focused events at the Hub.
- » To act as a central information hub for residents, including onsite management services.
- » A community garden to support healthy eating and sustainability, as well as educational demonstrations for children using the hub.



(Left) Sketch view of community hub entrance, showing street activity and the private residential balconies above creating a barrier between the community and residential functions



(Far Left) Sketch view of potential hall space, showing a small community childrens community group with exclusive use of the community garden, opening into the main space.

(Left) Sketch view of potential community cafe space, showing relationship to adjacent Eco Business Centre. The cafe/deli provides the opportunity for the community to sell local produce and casually meet.

OUTLINE APPLICATION

Overview

Proposal

The Outline Application proposes a Mixed Use development with Use Classes A1/A2/A3/A4/A5/B1/D1. The application no longer proposes the Use Class C3 (residential) within the development. The use classes are proposed to complement the proposed Full Application scheme (community hub and residential).

It is proposed that any development will respond in scale to the Full Application scheme, matching 3 storeys and achieving up to 16m maximum in height. This is to ensure any development with the Outline Application sits comfortably within the surrounding contexts and achieves a holistic approach to the site. Refer to drawing A-0911 (Parameter Plan - Building Heights) for more information.

Although much of the site is designated as mixed use development, a maximum GEA of 3000m² will be developed as built form. The remaining area will be for amenity provision, including parking, cycle storage, deliveries, bin stores and any additional external area serving the proposed uses. There is a strip of land to the southern boundary designated as Green Infrastructure, which protects the existing established hedgerow and trees. Additionally, the existing entrance to the play area has been retained for public use and will complement the proposed public space as part of the Full Application. Refer to drawing A-0910 (Parameter Plan - Land Use) for more information.



(Left) Extent of Outline Application area



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