

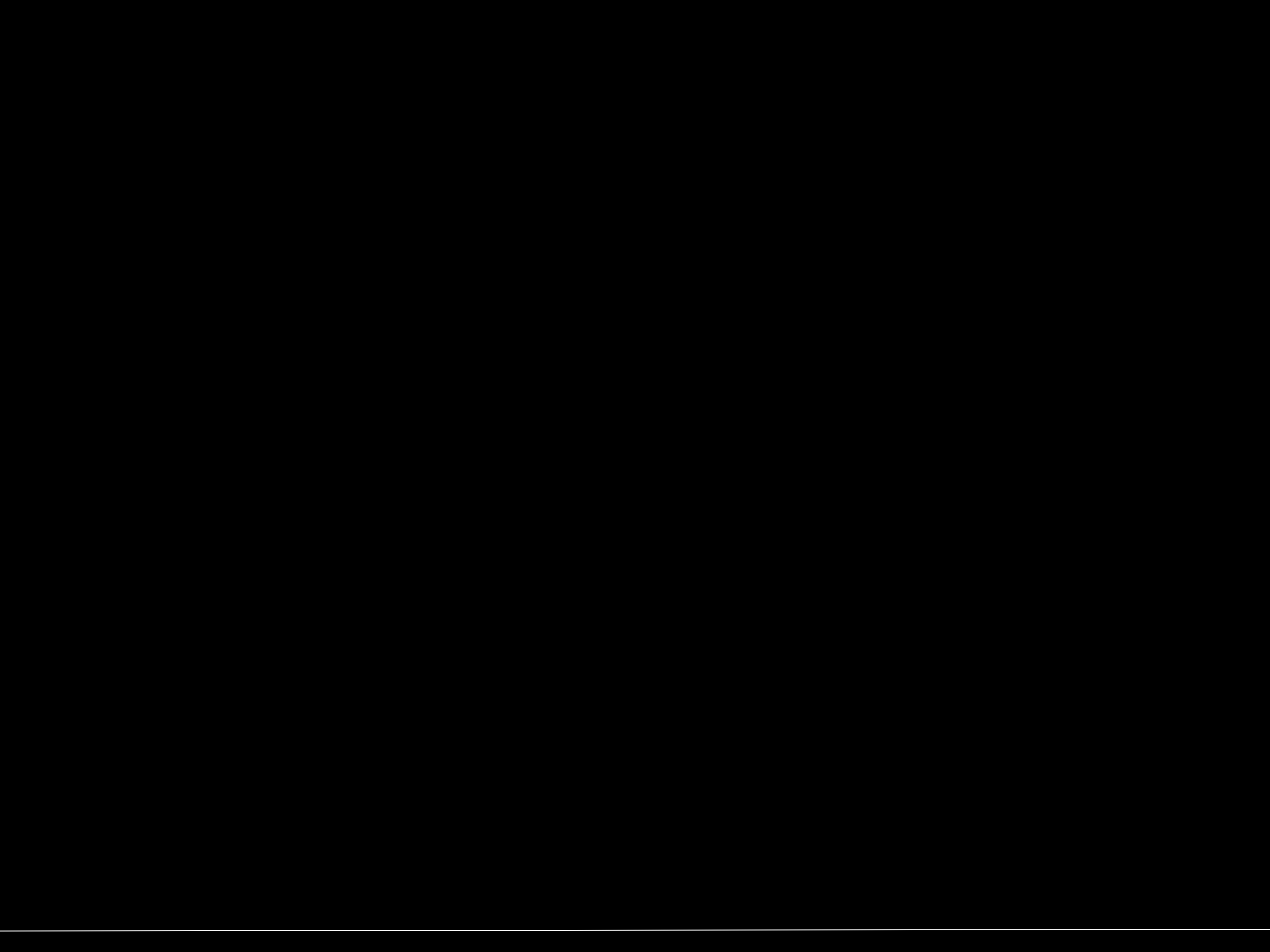
DESIGN AND ACCESS STATEMENT

OXFORD ROAD, BICESTER



wcec group





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This design and access statement outlines a development proposal within Bicester. The aim of the scheme is to to redevelop a currently vacant grassland site on the eastern border of the Kingsmere masterplan. The site is located in close proximity to the Bicester village complex.

Consolidated Property Group have sought the consultation of WCEC Architects and Mango Planning to prepare a development proposal. It is our intention to redevelop the site to bring many benefits associated with a new mixed-use retail and leisure park.

Site Location:
Oxford Road
Bicester
North Oxfordshire

Site Area:
6.14 Acres
2.486 Ha

This design and access statement is to be read alongside the planning information and drawings provided.

The tenant line up is to be confirmed therefore a subsequent section 73 application is expected.



The site is situated to the south west of Bicester in Oxfordshire.

Bicester is located in the south of England. The site benefits from a prominent situation with the A41 forming the eastern boundary of the site. The main access into Bicester is via the M40 allowing efficient access to both Birmingham and London as well as providing strong links to Oxford and Milton Keynes. Good rail links are also a valuable commodity for travel connections to the area.

A41 TO AYLESBURY



Bicester is a historic market town with a rich architectural history. There is record of a settlement from Saxon times and featured in the Domesday book of 1086.

In the 1840s Bicester benefitted from the Railway Mania with a direct line between Bicester and Bletchley and 1910 benefitted from the great western railway which allowed a new fast route to London and Birmingham.

Today it is one of the fastest growing towns within the region.



Bicester Town Railway Station



Pioneer Square



St Edburg's Church



Market Square



Today Bicester is a historic market centre and one of the fastest growing towns in Oxfordshire, with a population of approximately 35,000.

Bicester offers a wide range of local and regional retailers with weekly markets taking place on Fridays along with farmers' markets.

On 1 December 2014, it was announced that Bicester had been chosen as the site for the British government's second new garden city. Up to 13,000 new homes could be built in the town as a demonstration of how the UK's housing shortage is being addressed.

The site is a greenfield site previously used for agriculture with a gentle fall from the north east across the site. To the north eastern and south eastern boundaries, parallel to the A41 carriageway, there is existing mature vegetation up to a height of 4m.



Existing Site Plan

Proposed primary school site

Recently completed budget hotel and family pub

Housing development under construction

Service station

Supermarket

NOTE: latest desktop survey imagery does not depict recently completed hotel and pub adjacent site.



1. View north-east along Oxford Road (A41) (a Hotel is currently situated on the corner of the junction).
2. View east from the roundabout of the A41 and the B4030 from Bicester.
3. View north-east from the A41 towards the proposed site.
4. View North of the now completed junction from the A41 into the proposed development

BICESTER VILLAGE

CHIC OUTLET SHOPPING®



Founded in 1992, the Bicester Village outlet shopping centre houses approximately 131 stores, encompassing a range of product categories.

The shopping centre is located off the main roundabout from the A41 into Bicester.

Bicester Village is now established as a tourist attraction as well as being the leading designer outlet village in the UK.

As of 2012, plans are in place to expand Bicester Village by a further 30 outlets. Fundamental to the scheme is the demolition of the existing Tesco store and a new Tesco superstore is to be constructed on an adjacent site. It is also anticipated that this will provide approximately 500 new jobs within Bicester Village.

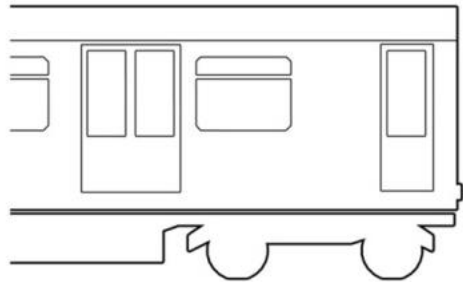
Bicester Avenue

a Wyevale garden centre



Bicester Avenue Home and Garden Centre is a shopping centre in Bicester, Oxfordshire that opened in May 2007.

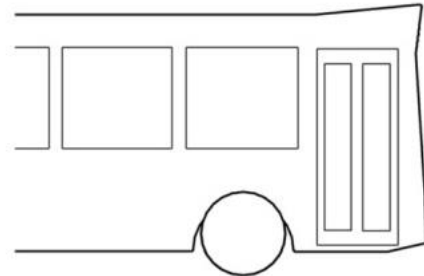
The site contains 18 units anchored by Wyevale's flagship garden centre served by 800 parking spaces. Bicester Avenue is located just south of Bicester and south of the Bicester Village outlet centre along the A41 towards Oxford. It is within walking distance of Bicester Village and the site.



By Train

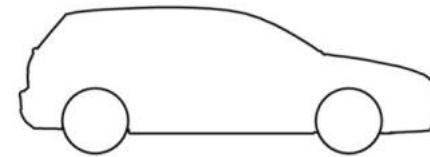
Bicester town has two central train stations with regular services:

- Bicester North Station is approximately 1 mile from the site and has frequent services to Birmingham and London in around an hour.
- Bicester Town is the smaller of the two stations and is approximately 2 miles from the site. Run by Chiltern Railways it gives regular services to Oxford and the West Country.



By Bus

- The S5 and X5 bus service which runs between Buckingham and Oxford run frequent services 7 days a week with stops along the adjacent Oxford Road.
- There are regular National Express services which depart from Bicester town centre.
- It is planned to provide bus services into the Kingsmere development which will provide a more convenient service for users of the site.



By Car

- The adjacent Oxford Road (A41) links the site with local residential areas as well as Aylesbury, the M40 and on towards Oxford.
- London and Birmingham are both just over an hours drive via the M40.



By Bicycle and Foot

- Proposed footpaths to the north of the site will provide accessible pedestrian links to the Kingsmere development currently under construction which provide connections into Bicester centre.
- Along Oxford Road it is proposed that the development will tie into the proposed pedestrian and cycle works as part of the new Tesco Superstore which in turn will provide links to Bicester village and Bicester town centre.
- Through the site there are generous footways and areas of public realm.



The site is located within the Kingsmere development which is currently under construction. This masterplan incorporates 1,600 new homes as well as local shops, schools and health and leisure facilities. Further information can be found within the accompanying Planning Statement documentation.





The inspiration behind the design approach was a collection of juxtaposed furniture pieces (right). Each item has a unique identity which relates to the integrity of the whole composition. The forms comprise of a variety of angles and alternating heights and widths which allow for a rhythm that can be sculpturally translated into a dynamic building façade.

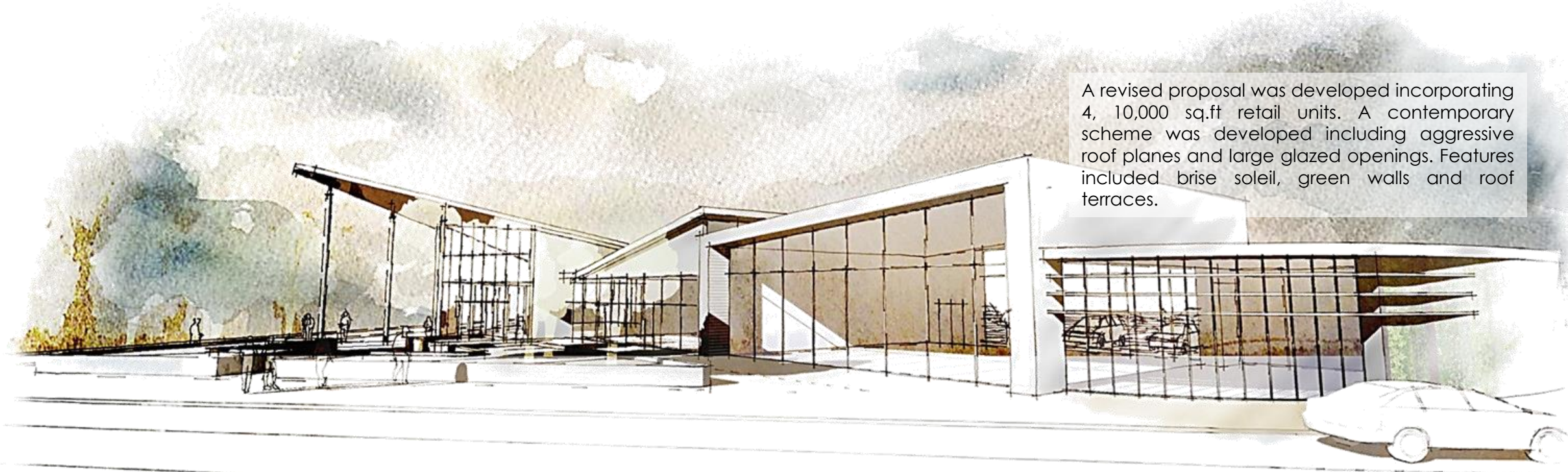




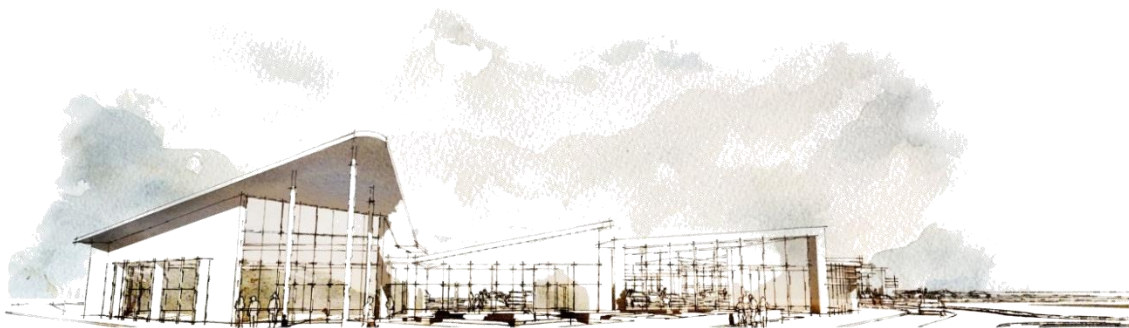
The initial proposal for the site was for a larger store with a smaller food store adjacent. Towards the west of the site the proposal included 3 smaller A3 units facing onto a Plaza, situated on the corner of the main customer entrance road.

Due to a change in operator requirements an alternative scheme was developed.

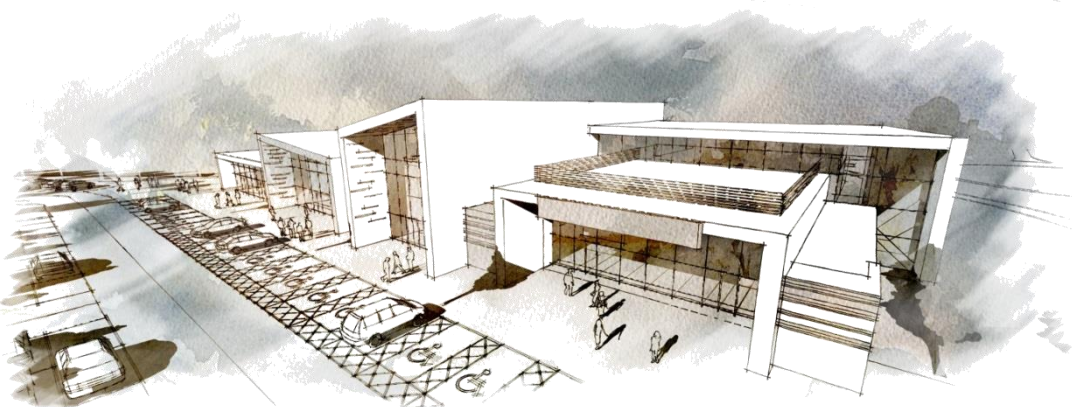
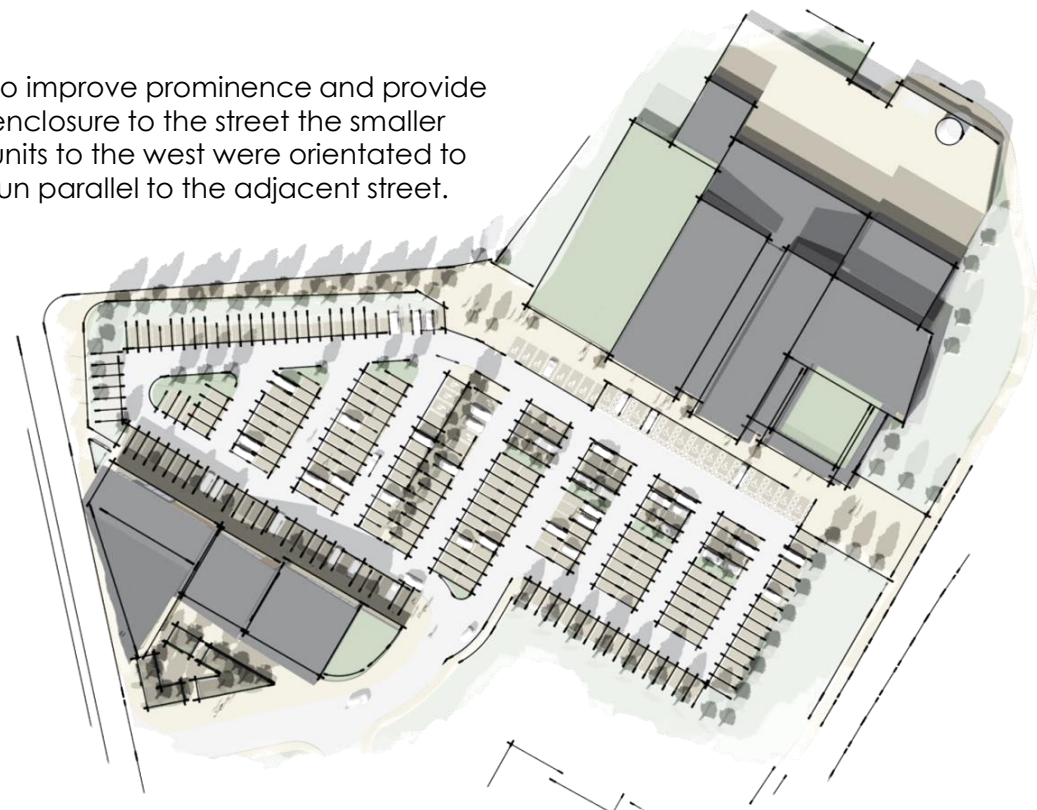


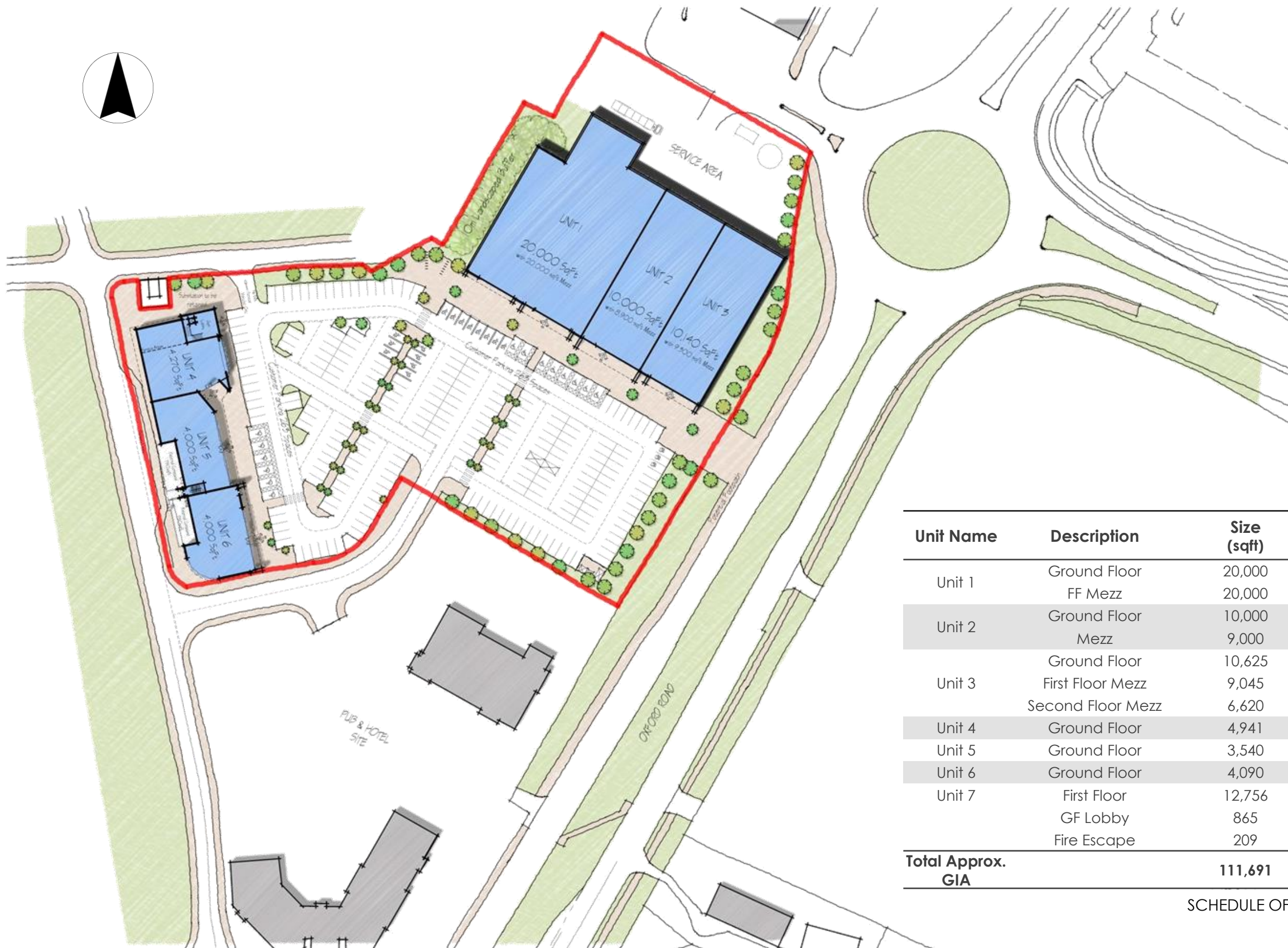


A revised proposal was developed incorporating 4, 10,000 sq.ft retail units. A contemporary scheme was developed including aggressive roof planes and large glazed openings. Features included brise soleil, green walls and roof terraces.



To improve prominence and provide enclosure to the street the smaller units to the west were orientated to run parallel to the adjacent street.



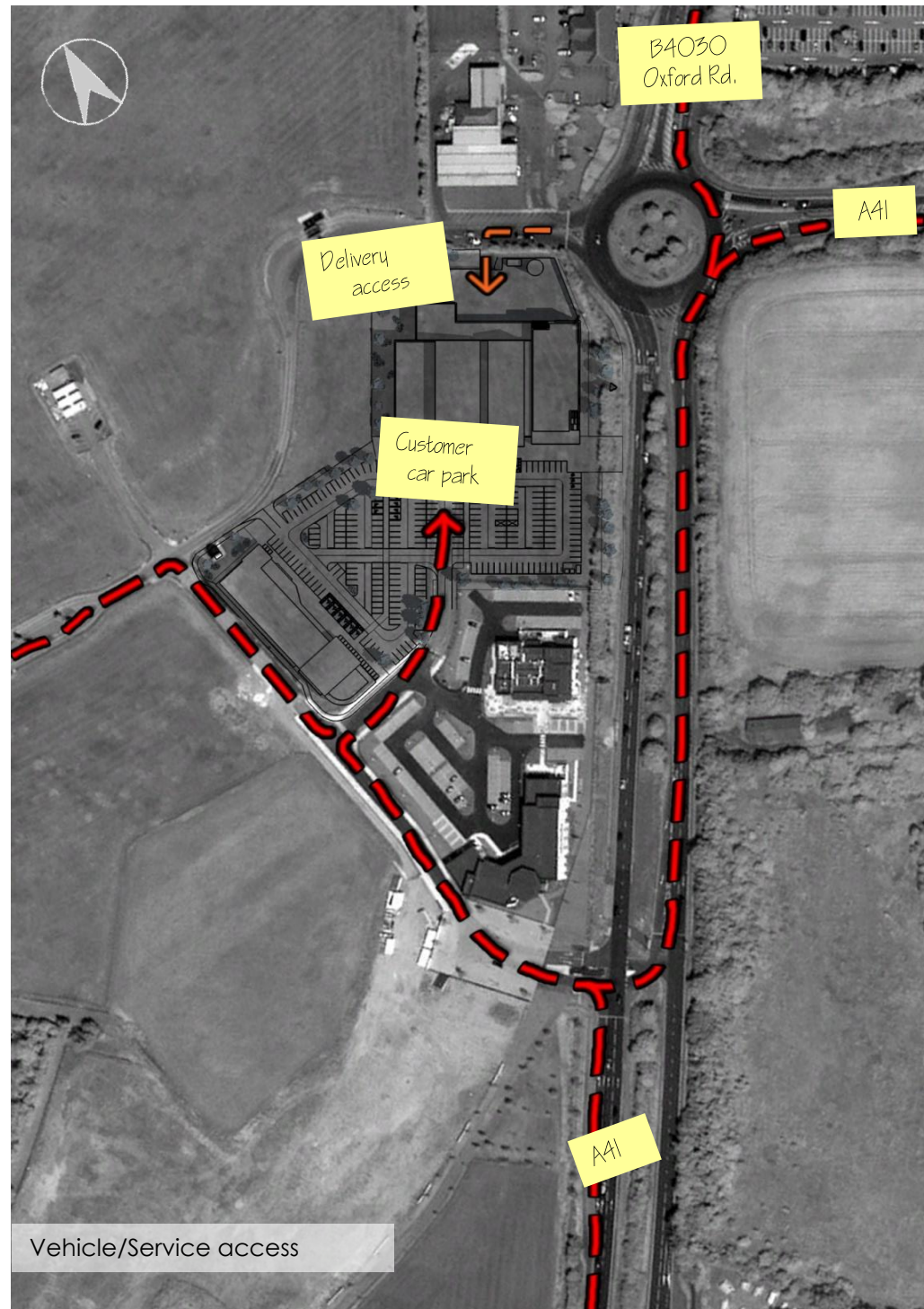


Unit Name	Description	Size (sqft)	Size (sqm)
Unit 1	Ground Floor	20,000	1,858
	FF Mezz	20,000	1,858
Unit 2	Ground Floor	10,000	929
	Mezz	9,000	836
Unit 3	Ground Floor	10,625	987
	First Floor Mezz	9,045	840
	Second Floor Mezz	6,620	615
Unit 4	Ground Floor	4,941	459
Unit 5	Ground Floor	3,540	329
Unit 6	Ground Floor	4,090	380
Unit 7	First Floor	12,756	1185
	GF Lobby	865	80
	Fire Escape	209	19
Total Approx. GIA		111,691	10,376

SCHEDULE OF PROPOSED GIA



Pedestrian access



Vehicle/Service access

KEY	
- - -	Footpath
. . .	Cycle Route
- - -	Vehicular Route

Proposed pedestrian and cycle links connect to the existing routes as well as those proposed as part of the masterplan. Provision for secure cycle storage on site will help encourage cycling as a means of day to day transport.

Segregation of delivery access and customer parking ensures clarity of vehicular movement to and around the development.

Designated disabled parking spaces are available with drop kerbs behind to allow level access to the main pedestrian walkway. Level thresholds to all public entrances will provide ease of access for all. The means of escape will comply with Part B of the Building Regulations and where applicable BS5588: Part 8 1999.

All internal doors will have a minimum unobstructed clear opening width of 850mm with opening forces of 20N or less measured at the leading edge. Door furniture will be chosen for ease of use by all e.g. lever handle type (refer also to Figure 17 of BS8300: 2001).

The site externals are proposed with many features and designs inspired by the local context, in addition to the parameters of the original design strategy. Producing a combination in design of contemporary distinctive design inspired by existing features. The adjacent images show some examples of boundary treatments in the immediate locality and around south Bicester.



The materials for the design have been carefully selected to ensure durability and an overall harmony. The contrasting textures and tones provide a strong aesthetic identity to complement the design approach.

Aluminium Hang-on Cassette Cladding System

Half Round Profile Cladding

Glass Reinforced Concrete Plank Cladding

Stone Panel Cladding System

Aluminium Hang-on Cassette Cladding System



Photovoltaic Roof Array



Rooflights



Bird Boxes

The development is intended to meet sustainability standards set out Kingsmere Design Code (section 5.2). This covers energy, transport, pollution, materials, health and wellbeing, security, water, waste, ecology and management of developments within the masterplan.

It is our aspiration that the development will:

- Retain and upgrade pedestrian routes and public realm.
- Provide 350-300 jobs within the site
- Responsibly source materials and be designed to reduce on site waste and construction time.
- Retain as much existing planting and boundary treatments as possible.
- Utilise responsible massing, building and site design to facilitate the integration of the proposal into the surrounding area.
- Include permeable paving and Sustainable Urban Drainage System (SUDS) to reduce surface run off.
- The biodiversity of the site will be a key consideration ensuring that the development has a minimal impact on its environment.
- Materials selected based on their sustainable credentials as sourced where possible from within the region.
- Natural daylighting implemented where possible and low energy lighting used where required.
- Use on site energy generation from renewable sources to reduce demand on centralised power. On-site renewable energy sources such as solar photovoltaic panels and/or air source heat pumps are being considered as ways of achieving this.
- The buildings will be designed to be as air tight as possible.



SITE AERIAL VIEW





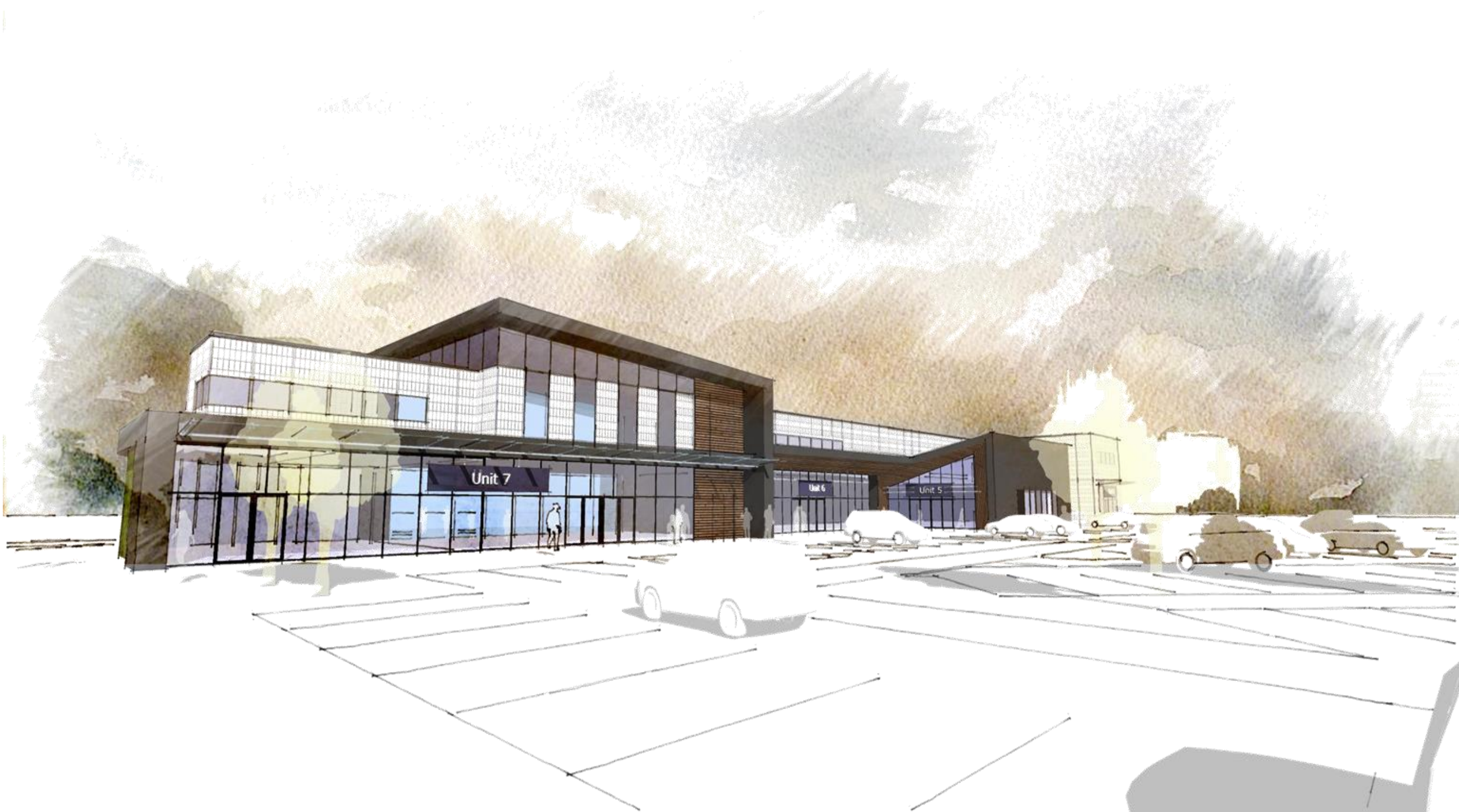
BLOCK A FRONTAGE VIEWS





UNIT 3 INTERNAL VIEW





BLOCK B VIEW FROM BLOCK A







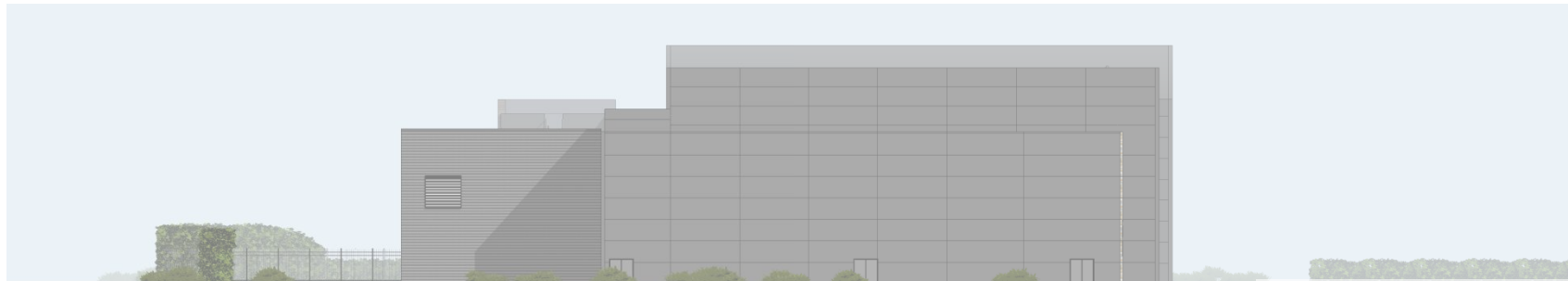
BLOCK B REAR ASPECT











Proposed Elevations

The proposals set out in this document demonstrate how this landmark scheme connects to the wider context. The development will be perceived as a valued expansion to the existing adjacent retail village. The contemporary design environment will provide a unique identity and branding to Bicester.

As a pivotal development within the context of a wider masterplan, the development will essentially offer employment and a vibrant atmosphere as a valuable retail destination with a strong architectural character.

Consideration has been given to connections of existing routes to and around the site for pedestrians and cyclists. Attention has been given to ensure inclusivity in the design proposals.

Areas of public realm will be intrinsic to the scheme providing areas of relaxation and social interaction.

The design team feel that this scheme has much to offer and will be regarded as an extremely positive retail centre of the future.

WCEC group

