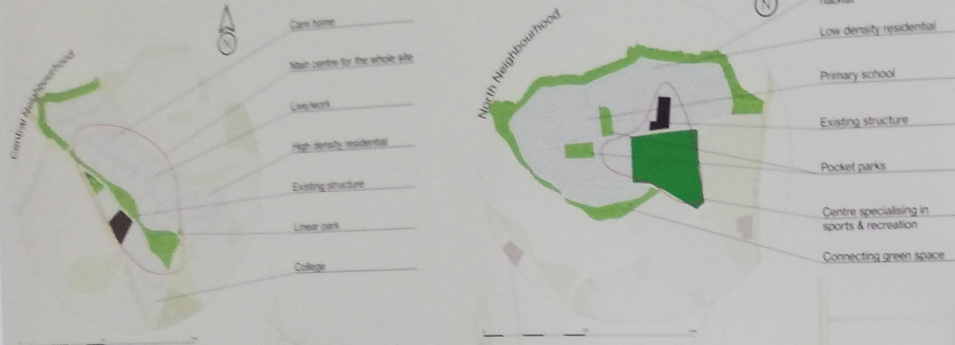




Master Plan



CONNECTIVITY & ACCESS

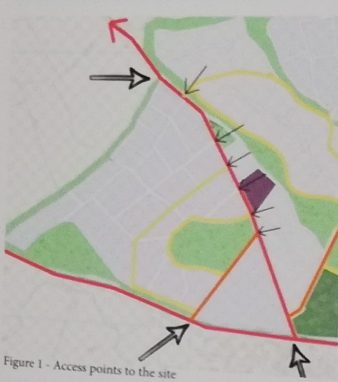


Figure 1 - Access points to the site

The neighbourhood is located adjacent to both the A40 and the existing main road that connects the north and south of the site. This makes the site very well connected and accessible from other neighbourhoods within the site and greater Oxford. The site is in close proximity to Long Hanborough train station also providing great links to London. This site will also contain the park and ride facility, making it well connected to Oxford for residents.

ROUTE HIERARCHY



Figure 2 - Route hierarchy within the site

Through... have been... eter, pe... There is... that con... of the si... riageway... There w... necting t... the Park... also be in... site as a d... of reduc...

DENSITY



Figure 3 - Detached house from masterplan



Figure 4 - Semi-detached house from plan



Figure 5 - Vision for low density townhouses

Low Density Housing: There is around 30% Low density housing throughout the site. These plots are detached 2 and 3 story homes with garages and large gardens. The low density housing is located around the edge of blocks and will have higher house prices.

Medium Density Housing: Medium Density is the most common housing density within the site with around 60% being medium density. This consists of 2 and 3 bed 2 story homes, both market and affordable.

High Density Housing: There will be high density, town houses within the masterplan, much of which will go towards the provision of affordable housing, providing 3 and 4 bed homes, costing 80% of market homes.

DENSITY



This site will be the business centre of the site and therefore a large amount of space is allocated for business use. However, to ensure a good movement flow and activity levels throughout longer hours of the day, the majority of this space is...

GREEN INFRASTRUCTURE



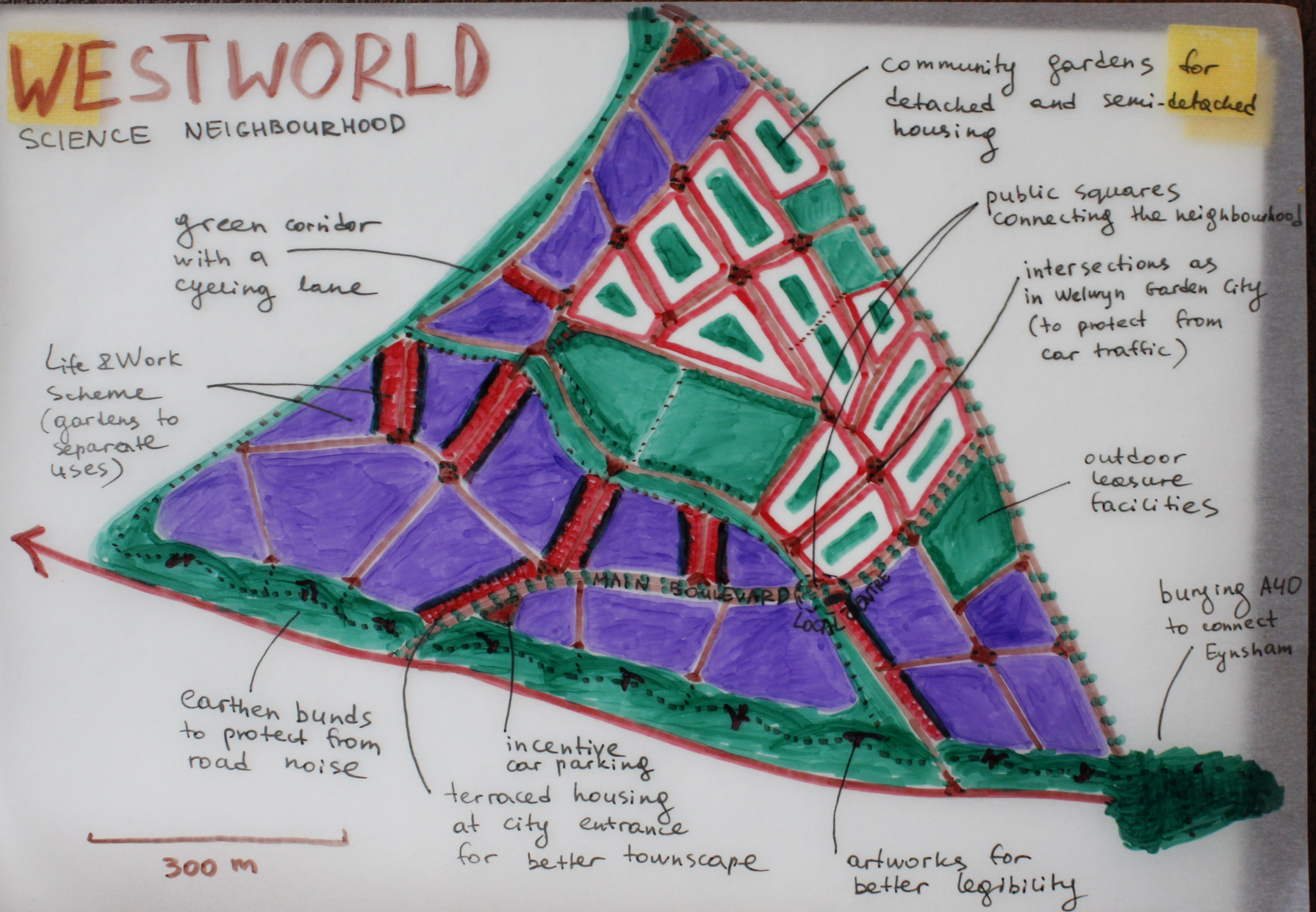
Figure 6 - Green Network of the site

STRENGTHS & WEAKNESSES OF THE

STRENGTHS
Business and job provision through this site will boost the economy of the area, bringing jobs and flexible work-ing facilities to the area.
 The site is **Greenfield land** meaning there is maximum potential to meet the project requirements.
 The site is **well connected** to Oxford and London.

WESTWORLD

SCIENCE NEIGHBOURHOOD





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