

# Maximum Development Option

The maximised redevelopment of the station adhering to design principles set out in the SPD.

## Maximum Development Option

The footprint of commercial buildings is increased to allow more development area to the east and west of the tracks. The pedestrian bridge connecting station entrances to the platforms is reduced in width to allow for an optimised structure, with no retail provision on the bridge. Additional residential provision proposed above bus interchange along Becket Street frontage.

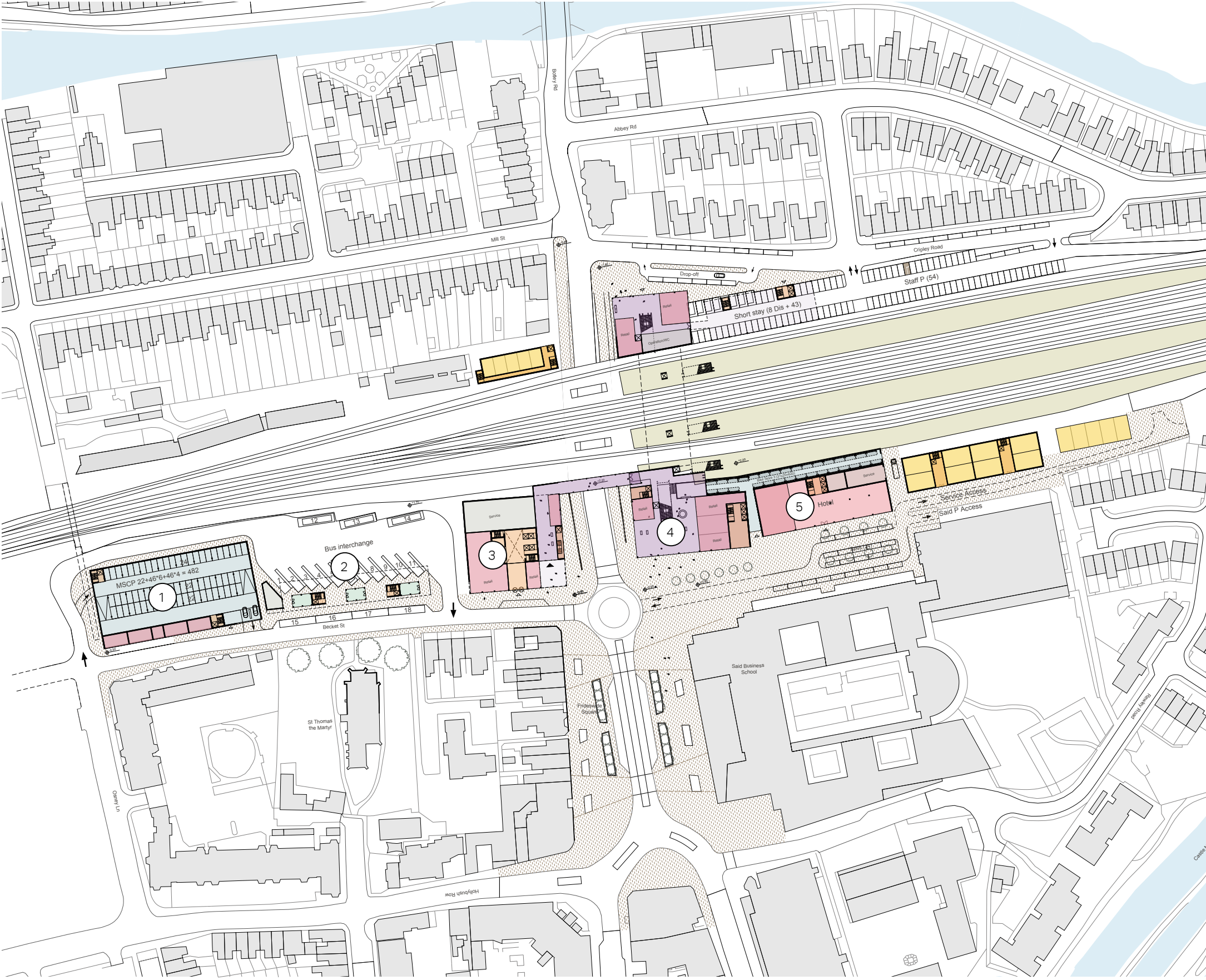
- 1
- Multi storey Car Park with retail units (cycle repair shops / cafés) along Becket St.
- 2
- Bus Interchange with waiting area and capacity for 18 buses.
- 3
- Commercial building with retail units on the ground floor and station entrance through pedestrian bridge; Cycle parking on the lower ground / basement level entered from Station Square, with potential for cycle repair shop at ground level
- 4
- Station building with ticket hall and retail units on the ground floor
- 5
- Hotel with active frontage along Station Square

Station Entrance

Retail

Station internal spaces

Residential



Ground Floor plan





4

- 6

**Station Concourse** with access to the platforms
- 7

**Operations building** connected with the main station building
- 8


**Osney lane bridge** reconfigured, with access from the MSCP's vertical circulation
- 9


**Residential building** /student housing
- 10


**Residential building** with flats.
- 11


**Single row of houses.**
- 12

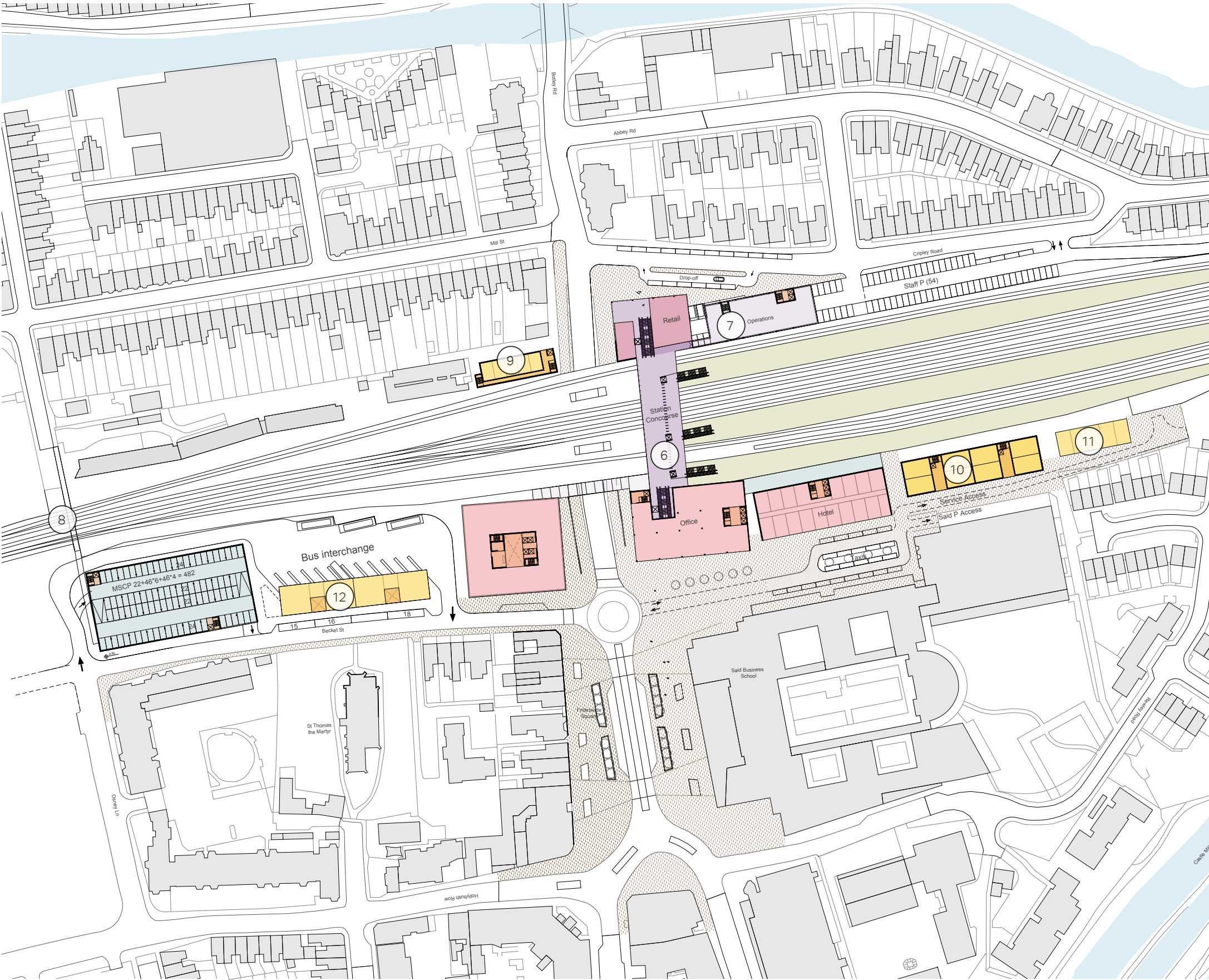
**Residential Units** above Bus Interchange

 Station Entrance

 Retail

 Station internal spaces

 Residential



First Floor plan



5

- 13

Commercial building
- 14

Station building second floor commercial use
- 15


Hotel
- 16


Residential building /student housing
- 17


Residential building with flats.
- 18


Single row of houses.
- 19

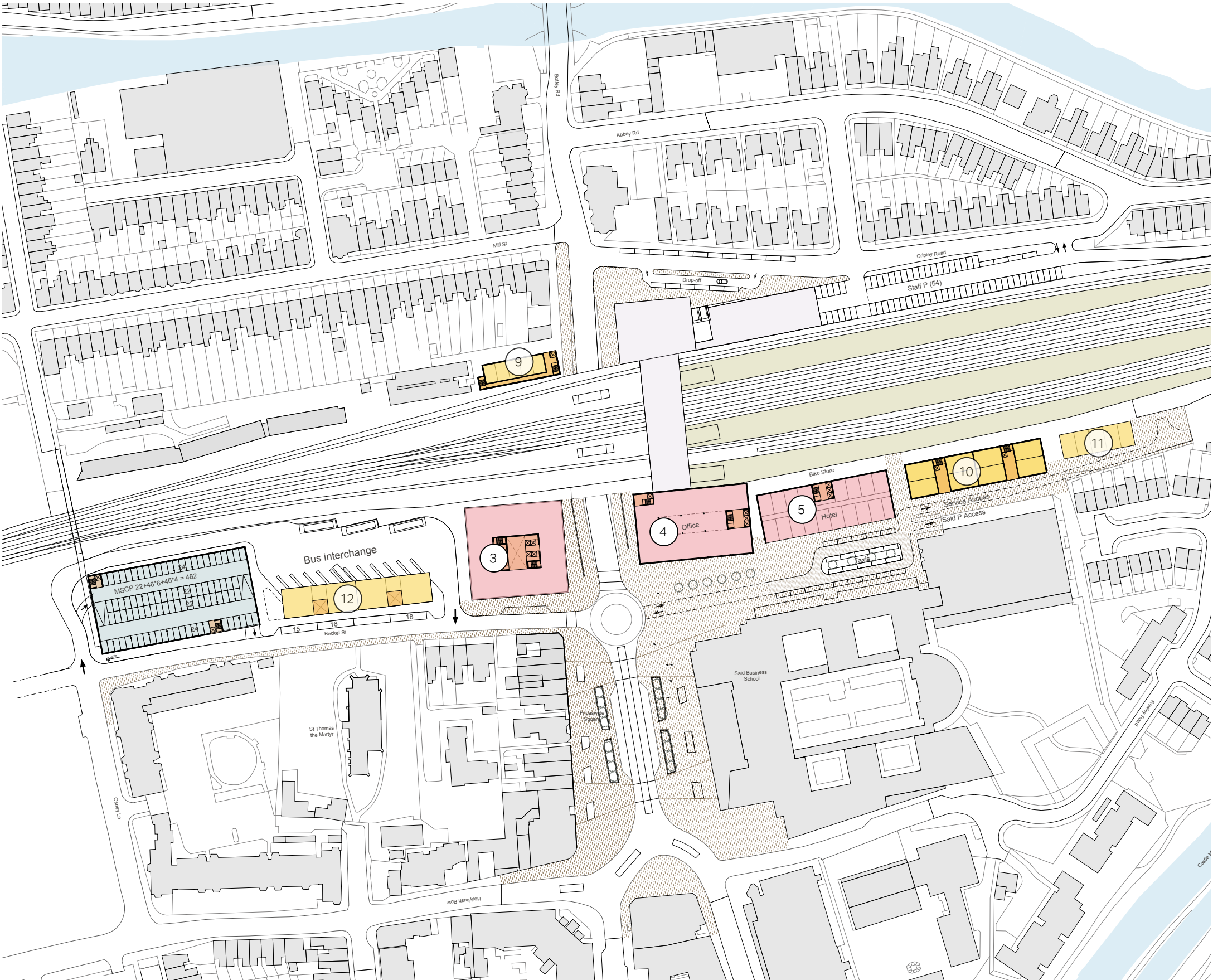
Residential Units above Bus Interchange

 Station Entrance

 Retail

 Station internal spaces

 Residential



Second Floor plan

Area Schedule for Maximum Development Option

Landuse	Floor Area (m2)	Levels	Total GFA
<b>Station and facilities</b>			
Main Station Building	2,600		2,600
Operations Building	790	2.0	1,580
Retail within Station building	1,685	1.0	1,685
Subtotal			5,865
<b>Commercial</b>			
Corner Building	1,520	3.0	4,560
Hotel	1,090	3.0	3,270
GF Retail	1,160	1.0	1,160
Commercial on top of Station	1,363	2.0	3,838
Subtotal			12,828
<b>Residential</b>			
NE building 1	830	3.0	2,490
NE building 2	298	2.0	596
Botley Rd building	325	3.0	975
Resi above of Bus Interchange	736	3.0	2,208
Subtotal			6,269
Total			24,962

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Parking (Number of Spaces)	
Bus Interchange	18
Multi-Storey Car Park	480
Cycles	2,468
Short stay	43+8D



Illustrative aerial view from the north east

- 1 **Station building**  
with retail units on the ground floor
- 2 **Hotel**  
with active frontage on the ground floor
- 3 **Corner development**  
Commercial building with retail units on the ground floor and entrance to the station through pedestrian bridge
- 4 **Bus interchange**  
with waiting areas on a ground floor and residential development above
- 5 **Multi storey Car Park** with retail units along Becket St.
- 6 **Operations Building**  
adjacent to the staff parking