## EXISTING SITE AND ANALYSIS

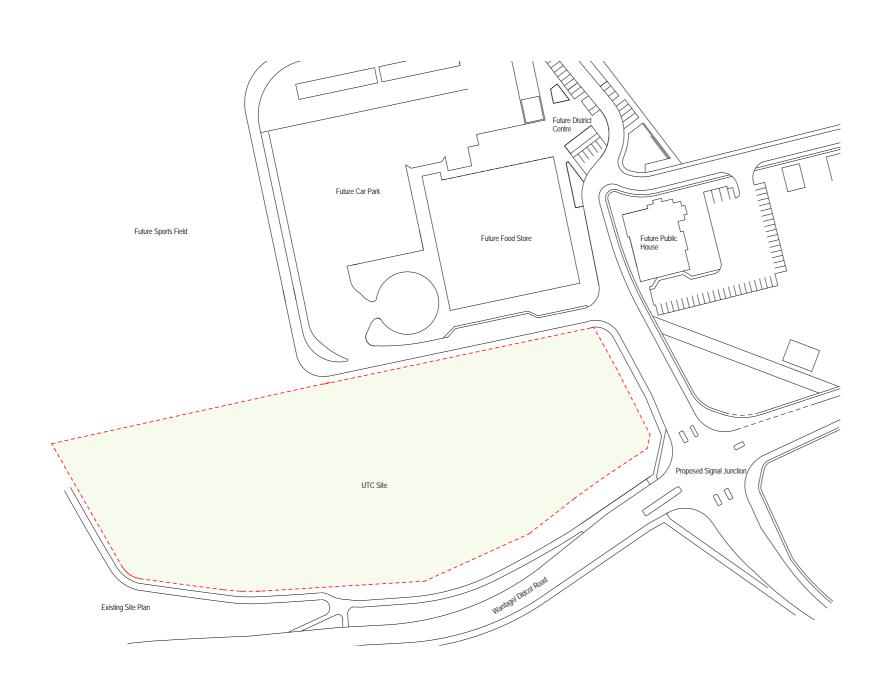


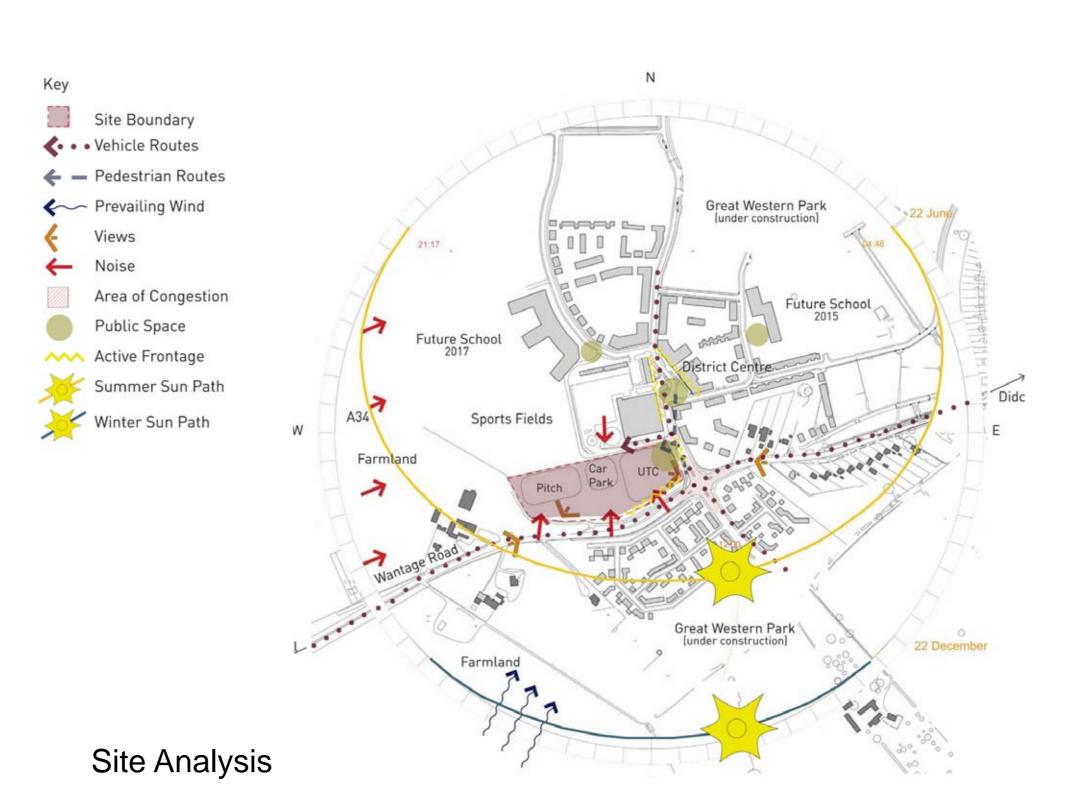






Site Photos





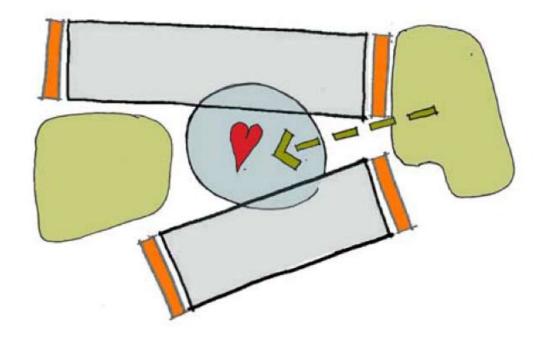
**Existing Site** 



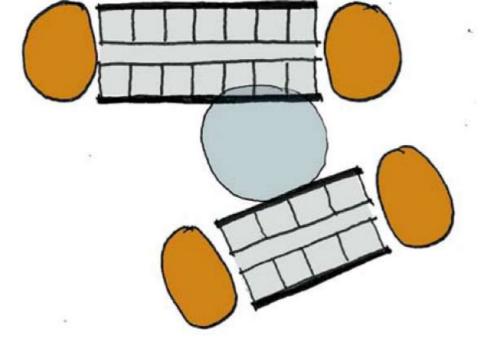
Key Site Boundary Proposed UTC Proposed Plaza Proposed Parking Retail Parking Proposed Sports Pitch Pedestrian Routes Sports Field Road Junction Public Space Connecting Spaces Parking Sports Fields Active Frontage Connection to Site Views Sports Pitch Courtyard UTC SITE

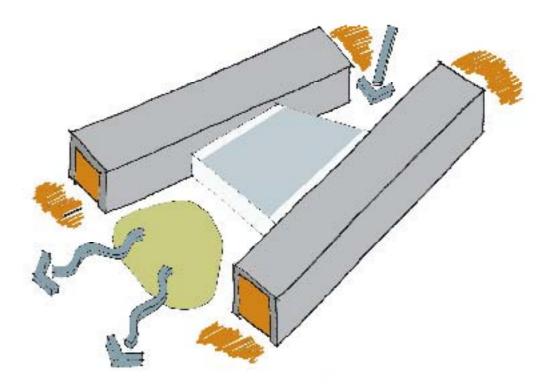
Site Context

Concept Site Layout









**Building Concept Diagram** 

Internal Spaces Concept Diagram

Massing Concept Diagram





## LANDSCAPE PROPOSALS



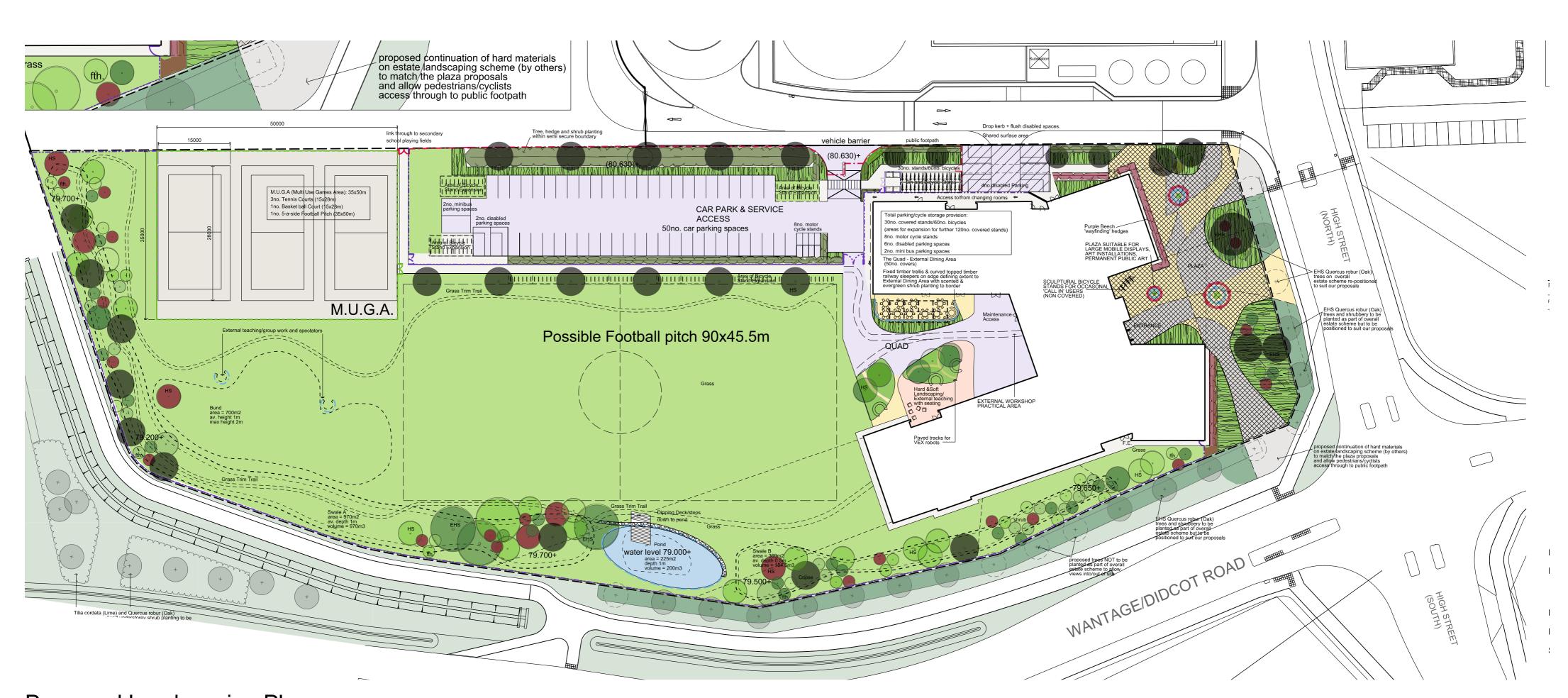
THE QUAD

Site Section Through Central Courtyard

WANTAGE/DIDCOT ROAD

SWALE

BUILDING



Proposed Landscaping Plan









BICYCLE STANDS

BUILDING

ACCESS ROAD

SUPERMARKET



