



Eco-Cafe: Garth Park, Bicester

Project design, build and management

The Vision

The Eco-Cafe will be focal point for sustainability in Bicester and within Garth Park. It will provide visitors of the park the opportunity to meet, socialise, purchase refreshments and learn more about the EcoBicester programme, demonstration projects, the One Shared Vision and information on energy saving, renewable energy and how to live a 'greener' lifestyle

Statement of need

Bicester Town Council wants to improve the public toilet facilities in Garth Park (a key reason why the park cannot achieve green flag status) and would like to offer visitors of the park the opportunity to buy refreshments. Based on these two needs the idea of a sustainable cafe has been developed.

Bicester Town Council wants to make use of the site of the former EcoBicester demonstration building, adjacent to the Garth building. The demo building was relocated to Warwickshire in 2013; however, the concrete slab remains with all utilities connection still in place.

Re-use of the existing site and concrete slab could reduce build cost and time and reduce the embodied carbon of the build process. Consideration shall be given to the use of local organisations, contractors and suppliers.

Functional requirements of the Eco- Cafe

- Provision of public toilets; probably both male and female rather than gender specific) Potential to have separate disabled toilet cubicle or make all toilets have disabled access
- Provision of refreshment/catering outlet primarily to service park users, but with a view to being able to create a viable business during quieter months
- Building to be built on the existing concrete pad, but if necessary to get planning permission for slightly larger footprint
- Outside (covered) sitting/decking area and inside seating to be provided.
- Building to incorporate enough flexible space for an EcoBicester presence back in a central Bicester location.
- Building to be of sustainable construction and with as many 'eco' features as can be incorporated e.g. PV, solar thermal, rainwater harvesting etc
- Innovative and interesting design.

Environmental criteria

Bicester Town Council wishes to ensure that sustainability is a key theme that is adopted throughout the design, build and management of the project. It is important that sustainability be incorporated into every stage of design processes.

Issues to be considered (not an exhaustive list):

- Solid waste (during construction, life and afterlife of the building)
- Opportunity for renewable energy on site
- Minimise energy use (both embodied energy and in use)
- Minimising water use (grey water opportunities, water efficiency)



- Sustainable transport considerations (cycle facilities - secure parking)
- Biodiversity considerations (green roof, bird boxes etc...)

What is Bicester Town Council looking for?

1. Offers to design and build the outlined café and public toilet building above
2. Offers to design, build (including fit out) and manage the facilities (with detailed business plan)
3. An elemental cost plan for design and build of the above building
4. An elemental design plan interior & exterior

The timeline

1. Request of expressions of interest by end December 2014 including elemental cost plan as well as design plan for exterior and interior
2. Building phase Spring 2015
3. Completion date Summer 2015