

# MOSAICS

OXFORD





# *Welcome to Oxford's newest neighbourhood*



Modern city living on the edge of the countryside.  
Welcome to the very best of both worlds.





*Have the very  
best of both worlds*

Enjoy connected modern city living a stone's throw from picturesque rolling countryside.

**On the very edge of Oxford picturesque countryside, close to its bustling city centre, you'll find Mosaics, a vibrant new community.**

Filled with a wide range of properties, from one bedroom modern apartments to spacious, detached family houses, Mosaics is a new home for anyone seeking the comforts of city living next to a relaxed rural setting.

This project is a truly modern urban development, set on the edge of calm and relaxed countryside. Mosaics offers a lifestyle which doesn't require compromise.





*Bodleian Library*



*Radcliffe Camera*



*Cattle Street off Radcliffe Square*

## *The city of dreaming spires*

Mosaics places you within easy reach of the heart of Oxford. This city, famed as the heartland of English culture and learning, offers residents a quality of life which rivals any city in the country.



*Bridge of Sighs*



*Exeter College*

Life in Oxford meanders through streets steeped in a rich, vibrant history. The world renowned University is home to buildings dating back as far as the 13th Century, which give way to cobbled squares demonstrating the Palladian style of the 1700s.

But Oxford isn't just a city dominated by medieval learning and Georgian architecture. Nestled amongst the dreaming spires, history and culture intertwine with traditional theatres and pubs side-by-side with modern cinemas and cafés.



*View of Dreaming Spires from South Park*



The Covered Market

Quirky boutiques, high street names and the famous covered market compete for the attention of shoppers, while the city's host of galleries, theatres and museums showcase the best of Oxford's history and culture.



The Oxford Playhouse



Eclectic range of fashion boutiques

## A city of delights



Oxford University Museum of Natural History



Little Clarendon Street

For those who choose to explore the city, Oxford provides unrivalled opportunities to spoil yourself - or somebody special.

Eclectic fashion boutiques share streets with labyrinthine collectible and antique shops, along with delicatessens where gastronomes take advantage of traditional, locally-sourced treats.

Yards away, high street stores provide shoppers with the global names which form the cornerstones of British retail, while the opening of the new Westgate shopping centre will provide more variety than ever before.

From worldwide brands to local treasures, Oxford truly offers the best of both worlds.



Bustling Cornmarket Street





## *A perfect escape*

Fine dining, family friendly attractions and beautiful parks allow Oxford to truly offer something to everyone.

Life in Oxford extends beyond the bustling boutiques of the city centre. Find time to breathe by exploring the area's stunning countryside, any of the city's picturesque parks, or by unwinding in a secluded corner of a hidden coffee shop.





Bodleian Library

Oxford's educational pedigree is exemplified by the Bodleian Library, one of Europe's oldest libraries, and home to over 12 million items. Second only to The British Library in size, the Bodleian has been home to Oxford University's research department for over 400 years.



Image courtesy of Magdalen College School



Image courtesy of Magdalen College School

## *An international name in education*

Oxford's name is synonymous with educational excellence. But the journey to Oxford's world-famous university begins with the city's outstanding schools.

Families will find a huge selection of independent, primary and secondary schools to provide their children with a solid foundation to begin or continue their educational journeys.

Barton Park will itself add to this tradition of educational excellence with a new primary school close to Mosaics, due to open in September 2020.

### INDEPENDENT SCHOOLS

**Dragon School** (Co-Ed, Pre-Prep 4-7, Prep 8-13)  
Bardwell Road, Oxford, OX2 6SS  
[www.dragonschool.org](http://www.dragonschool.org)

**Headington School** (for girls 3-18)  
London Road, Oxford, OX3 7TD  
[www.headington.org](http://www.headington.org)

**Magdalen College School** (for boys aged 7-18)  
Cowley Place, Oxford, OX4 1DZ  
[www.mcsoxford.org](http://www.mcsoxford.org)

**Rye St Antony School (Roman Catholic)** (for girls 3-18, boys 3-8)  
Pullen's Lane, Oxford, OX3 0BY  
[www.ryestantony.co.uk](http://www.ryestantony.co.uk)

### PRIMARY SCHOOLS (AGES 5-11)

**Bayards Hill Primary School\***  
Waynflete Road, Headington, Oxford, OX3 9NU  
[www.bayards-hill.oxon.sch.uk](http://www.bayards-hill.oxon.sch.uk)

**New Marston Primary School\***  
Copse Lane, Headington, Oxford, OX3 0AY  
[www.new-marston.oxon.sch.uk](http://www.new-marston.oxon.sch.uk)

**St Andrew's (Church of England) Primary School**  
London Road, Headington, Oxford, OX3 9ED  
[www.st-andrews-pri.oxon.sch.uk](http://www.st-andrews-pri.oxon.sch.uk)

**St Joseph's (Roman Catholic) Primary School**  
Headley Way, Oxford, OX3 7SX  
[www.st-josephs-pri.oxon.sch.uk](http://www.st-josephs-pri.oxon.sch.uk)

**St Michael's (Church of England) Primary School**  
Marston Road, Marston, Oxford, OX3 0EJ  
[www.st-michaels-oxf.oxon.sch.uk](http://www.st-michaels-oxf.oxon.sch.uk)

**St Nicholas' Primary School\***  
Raymund Road, Old Marston, Oxford, OX3 0P  
[www.stnicholasprimaryschool.org.uk](http://www.stnicholasprimaryschool.org.uk)

**Sandhills Community Primary School**  
Terrett Avenue, Sandhills, Headington, Oxford, OX3 8FN  
[www.sandhills.oxon.sch.uk](http://www.sandhills.oxon.sch.uk)

**Windmill Primary School**  
Margaret Road, Headington, Oxford, OX3 8NG  
[www.windmill.oxon.sch.uk](http://www.windmill.oxon.sch.uk)

**Wood Farm Primary School**  
Titup Hall Drive, Headington, Oxford, OX3 8QP  
[www.woodfarmschool.org.uk](http://www.woodfarmschool.org.uk)

### SECONDARY SCHOOLS (AGES 11-18)

**Cheney School**  
Cheney Lane, Headington, Oxford, OX3 7QH  
[www.cheney.oxon.sch.uk](http://www.cheney.oxon.sch.uk)

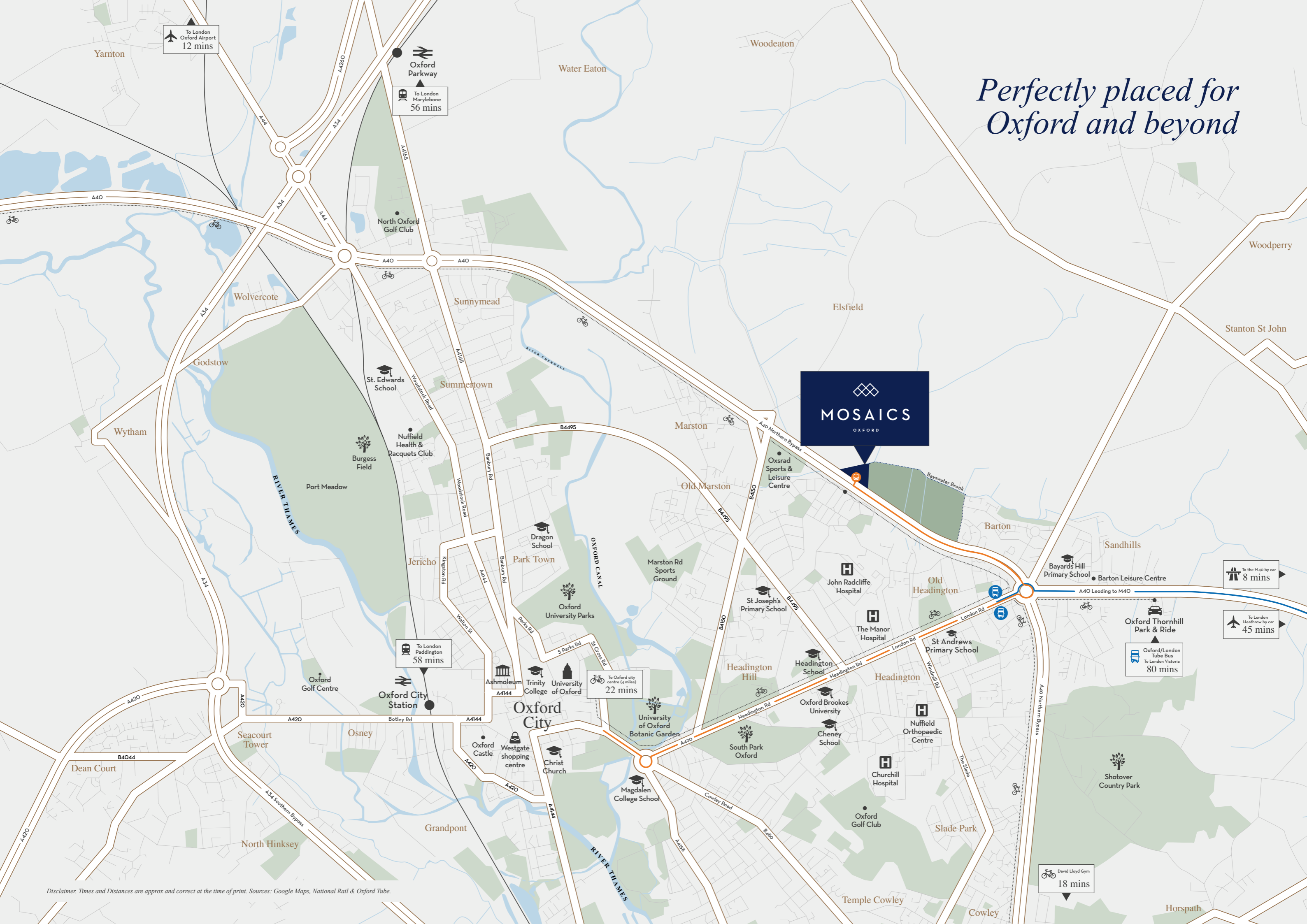
**Cherwell School**  
Marston Ferry Road, Oxford, OX2 7EE  
[www.cherwell.oxon.sch.uk](http://www.cherwell.oxon.sch.uk)

**Wheatley Park School**  
Holton, Oxford, OX33 1QH  
[www.wheatleypark.org](http://www.wheatleypark.org)

\* Also Nursery School



*Perfectly placed for  
Oxford and beyond*



Disclaimer: Times and Distances are approx and correct at the time of print. Sources: Google Maps, National Rail & Oxford Tube.





# Effortless connections



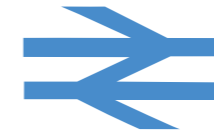
## Oxford city centre

	Car	3.8 miles	12 minutes
	Bike	2.6 miles	14 minutes
	Bus		25 minutes



## John Radcliffe Hospital

	Car	1.8 miles	8 minutes
	Bike	0.5 miles	4 minutes
	Bus		6 minutes
	Walk	0.5 miles	11 minutes



## Oxford city railway station

	Car	4.6 miles	14 minutes
	Bike	3.2 miles	18 minutes
	Bus		33 minutes



## Thornhill Park & Ride

	Car	1.9 miles	4 minutes
	Bike	1.9 miles	11 minutes

## Headington

	Bike	1 mile	8 minutes
	Walk	1 mile	22 minutes

## Churchill Hospital

	Car	2.7 miles	8 minutes
	Bike	1.7 miles	12 minutes
	Bus		26 minutes

## Oxford Parkway station

	Car	3.7 miles	7 minutes
	Bike	3.7 miles	18 minutes
	Bus		30 minutes

## Pear Tree Park & Ride

	Car	3.7 miles	8 minutes
--	-----	-----------	-----------

## Heathrow Airport

	Car	42 miles	45 minutes
--	-----	----------	------------

## Summertown

	Car	3 miles	7 minutes
	Bike	2.5 miles	13 minutes
	Bus		21 minutes

## Nuffield Hospital

	Car	2.3 miles	8 minutes
	Bike	1.5 miles	11 minutes
	Bus		27 minutes

## Oxford Tube & X90 Bus Stop Headington

	Bike	1 mile	7 minutes
	Bus		7 minutes
	Walk	0.9 miles	20 minutes

## Gatwick Airport

	Car	78 miles	1 hour 10 minutes
--	-----	----------	-------------------

## M40

	Car	6.2 miles	8 minutes
--	-----	-----------	-----------

## A34

	Car	3.6 miles	6 minutes
--	-----	-----------	-----------

Mosaics places you at the heart of it all. A network of cycle routes places the city centre, Oxford Station and the newly built Oxford Parkway station within easy reach, while investment in public transport has improved bus links throughout the city.

Mosaics will be served by public transport with a frequent and reliable bus service connecting Barton Park to Oxford city centre. London Heathrow international airport is only 45 minutes' drive, while links to London Paddington and London Marylebone put the capital less than an hour away by train.

*A new place  
to live and a  
new way of life.*



Mosaics is an exciting development in its own right. But it's also part of a more ambitious vision. It's the first stage in the evolution of a wider neighbourhood that will integrate seamlessly with an existing thriving community.

**THE CONCEPT**

The Barton Park project is about creating an exemplary residential development to provide high-quality, well-designed homes, including affordable housing. Providing complementary facilities to serve the new and existing communities, it will establish social and physical connections and promote social inclusion.

**TRADITIONAL VALUES. MODERN ATTRACTIONS.**

The blueprint for Barton Park was conceived with traditional values in mind. A sense of identity. Community spirit. Life-work balance. At the same time, it has been designed around the needs and aspirations of today's homeowners. High standards of build quality. Modern amenities and creature comforts. Connectedness and sustainability.

**ALL THE ESSENTIALS**

Convenience and connectedness are real assets in today's busy world. Barton Park has key amenities built into the plan, including a food store and a 'Community Hub', comprising a primary school and flexible space for community services. There are also plenty of green spaces and a network of walking and cycle routes.

**LOW-CARBON LIVING**

A commitment to helping protect the environment is at the heart of the Barton Park concept. All houses and community-use buildings are being constructed to a high standard of environmental sustainability and energy efficiency, meeting at minimum Code Level 4 of the Code for Sustainable Homes.

**For more information, visit [www.bartonparkoxford.com](http://www.bartonparkoxford.com)**



**FOCUSING ON HEALTH & WELLBEING**

Better living is at the heart of the Barton Park ethos. That's why we're delighted to have been chosen as one of NHS England's ten Healthy New Towns. It means we're working together to build a community that's inherently healthier and happier. We're committed to helping improve access to health and care services and promote healthy lifestyles, for example by providing amenities such as cycle routes, green spaces and sporting facilities.

**THE PERFECT PARTNERSHIP**

Barton Park is a joint venture project that brings together Grosvenor and Oxford City Council. The partnership has combined the council's land and vision for the new neighbourhood with Grosvenor's expertise and funding capacity to deliver a model scheme with regeneration benefits for surrounding areas. Barton Park will reflect Oxford's status as a world-class city and its drive to become a more integrated and sustainable place.



**GROSVENOR - LIVING CITIES**

As an international group with three centuries of experience, Grosvenor has acted as the steward of properties which have grown and thrived. Grosvenor Britain & Ireland aims to grow a diverse property portfolio by contributing to the enduring success of cities.

Guided by our 'Living cities' philosophy, our strategy is to develop and co-ordinate an internationally diversified property group. By contributing to better cities, Grosvenor aims to make a lasting contribution, today and for future generations, to the economic, social and environmental wellbeing of the urban communities we are part of and on which our own success depends.

**OXFORD CITY COUNCIL - BUILDING A WORLD CLASS CITY FOR EVERYONE**

Oxford City Council is committed to building a world class city which works for everyone. Oxford already has a reputation as an international centre of learning and culture, and by partnering on projects such as Barton Park, Oxford City Council will ensure that future generations also recognise the city as leader in quality of life, opportunity and sustainable living.



*A stylish mix*



Computer Generated Image, aerial view of Mosaics

Four distinct and characterful areas, punctuated by welcoming green spaces and picturesque wooden walkways, come together to create Mosaics.

**SYDLING PARK**

Rising above the Crescent and framing the sweeping Linear Park are the East and West Lantern Apartment blocks.

**GLADSTONE PARK**

Flanked by urban apartment blocks, the courtyard houses and crescent terrace of Gladstone Park showcase the very best of modern residential design.

**BAYSWATER PARK**

Home to five-bedroom villas, an attractive terrace and a selection of annexe buildings, Bayswater Park is home to intimate streetscapes and secluded spots

**ROWCROFT PARK**

Rowcroft Park plays host to both beautiful waterfront villas and distinctive modern terraces to provide potential residents with a range of housing options.

**LINEAR PARK**

At the Linear Park edge, pedestrian walkways, cycle paths and play area combine to provide a quiet place to enjoy the charms of the local scenery.

**GLADSTONE GARDENS**

Drawing upon inspiration from nearby quarries and countryside, Gladstone Gardens is a beautifully landscaped social space at the heart of Gladstone Park

**BAYSWATER BROOK**

Framing the northern edge of Mosaics, the calm waters of Bayswater Brook have been preserved as the development's link to the surrounding countryside.

**THE GREENWAY**

A natural barrier between Bayswater Park from Rowcroft Park, The Greenway is a leafy lane which provides Mosaics' residents with a picturesque communal green space .



Photography of Linear Park



Photography of Bayswater Brook

Mosaics' architecture had been carefully considered to ensure that the new homes will be harmoniously integrated with the green settings of the development, enabling the residents to enjoy the great outdoors from their own doorstep.

As you go home to Mosaics, a landscape buffer allows you to leave behind the city buzz and start taking in the tranquillity of your home surroundings. The Linear Park with its peaceful ponds has been enhanced with wooden walkway and viewing platforms, especially designed as spaces for relaxation and wildlife spotting. Natural and equipped play areas have been incorporated, proving the youngest residents with space for fun and games.

The Greenway, with its wild planting and native trees, constitutes a natural continuation of the Bayswater Brook into the residential area, linking Bayswater Park and Rowcroft Park. Imaginatively created spaces, such as Gladstone Gardens, provide green views for the homes displayed around them and become social retreats that bring people together.



Computer Generated Image of the wooden walkways and Linear park

## *The green outdoors*

Homes are only part of the Mosaics' story: wooden walkways wind through the green surroundings of the development, beautifully appointed gardens have been designed as social spaces, quiet ponds bring wildlife and man together.



Computer Generated Image of Gladstone Gardens



# Intelligently designed

Mosaics represents the very best of modern architectural design, blending classic style with modern features.

The award-winning and highly reputable architects behind the development of Mosaics used the city of Oxford as inspiration. Drawing upon the city's existing architectural and design identity, experts used sympathetic materials and styles to create welcoming buildings which, while obviously modern, remain unmistakably Oxford in style.

Mosaics is much more than its building architecture. By intelligently using green space and the existing features of the land, such as the curving sweep of Bayswater Brook, the architectural team have retained the rural countryside feel without compromising on urban functionality.



Alison Brooks, ABA

# ABA

Alison Brooks Architects

"Our design provides diversity and subtle variations in architectural language across the masterplan. This creates an urban landscape with a strong sense of place, relevant both to the city of Oxford and the surrounding Oxfordshire countryside."

*"ABA has created a sequence of six building typologies that draw on references from Oxford's urban heritage and embrace views across the Oxfordshire countryside.*

*A faceted gateway building at the site entrance along the A4 is conceived as three sculpted forms emerging from a plinth, in reference to the monolithic urban blocks of central Oxford.*

*Two 'Lantern' buildings frame the park frontage and give an urban scale to this edge-of-city site. The structural frame of these hexagonal buildings is expressed as a lattice that gradually expands to form generous balconies.*

*Further into the new neighbourhood, ABA's Sideways Houses form a light-permeated urban block to frame an intimate square. The Long Terrace frames the Greenway, a preserved hedgerow and reed bed linking the site to its rural context.*

*The Park Villas create a stately edge of four and five bedroom houses overlooking Bayswater Brook. Each house includes a flexible space at the front that can be used as a study or workspace, encouraging home working in primarily residential neighbourhood. The largest houses include garden annexes."*

**Alison Brooks**  
Principal and Creative Director  
BES, BArch, Doc Eng (Hon Causa), RIBA

# Pollard Thomas Edwards



Teresa Borsuk, Pollard Thomas Edwards

"Mosaics' location has driven the concept of a townscape within a landscape: high quality urban living in harmony with its natural surroundings."

*"The layout has been developed through the creation of a series of character areas. Each character area embraces site specific building and landscape typologies. Every new home optimises its location, setting and outlook.*

*The design of the homes has a refined simplicity, inspired by the historic context of Oxford. The homes embrace a variety of dwelling types including terraced and mews houses, detached villas, apartments and duplexes - delivering both a distinctive and integrated new neighbourhood.*

*The landscape also establishes a strong sense of place, capturing both town and country. Existing landscape features have been retained and new features will enhance the existing ecology and biodiversity.*

*Public and shared spaces include the linear park, smaller ecological community gardens, shared roof gardens and more intimate spaces across the development providing opportunities for doorstep play."*

**Teresa Borsuk**  
Senior Partner BSc (Hons) DipArch ARB RIBA





Photography of Mosaics show apartment

## Modern and comfortable apartment living

Designed with flair, Mosaics' selection of modern apartments are suitable for anyone looking for stylish modern living.



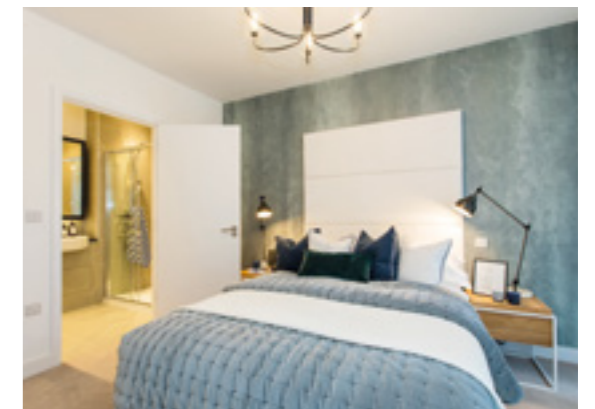
From left to right:  
Computer Generated Image of Attwood House and Elsfield House, Sydling Park

Each Mosaics apartment has been designed to respond to its specific location within the development, providing you with a range of options depending on your needs and requirements.

With rooms warmed by efficient underfloor heating, stylish kitchens which blend form with function, and gleaming boutique bathrooms, you'll find everything you need right here.

From the village views of Elsfield House, to the rural comfort of the Harwood House, each of our apartments offers a generous amount of internal space along with easy access to vibrant communal areas and allocated parking.

Amongst the patios, roof terraces and balconies, you'll find the room to thrive and the space to live life on your own terms.



Photography of Mosaics show apartment





Photography of previous developments by Hill

Mosaics' homes offer an unrivalled quality of living, nestled between pedestrianised streets and green spaces which provide the perfect backdrop for family life, while our location keeps you within easy reach of schools and amenities. But it's the quality of our homes which will ensure you create memories which will last a lifetime.

All of our homes, have been carefully designed and feature beautiful interior specification. Opening your hardwood door and stepping onto gently heated floors, you'll take in the sheer amount of space available to you both inside and out. Elegant boutique kitchens fitted with high quality appliances, multiple bathrooms allow for a stress-free, spacious family environment, while private gardens allow for relaxation and recreation all year round.

From the soft-close kitchen doors and LED lighting to finished wardrobes, no detail has been overlooked, allowing you to live in unrivalled comfort within a welcoming, vibrant community that will nurture your family as it grows.

Boasting full access to Mosaics' green spaces and communal areas, along with private gardens and allocated parking, these homes are the purest expression of our "best of both worlds" ethos.



Photography of previous developments by Hill

## *A home for everyone*

Mosaics is ready to welcome your family into our vibrant community. Within one of our two, three, four or five bedroom homes, you'll find the room to enjoy the best Oxford has to offer.



From left to right:  
Computer Generated Image of The Bayswater Villas, Bayswater Park and The Gladstone Crescent, Gladstone Gardens



## *A stress-free step towards the perfect new home*

Mosaics is ready to welcome you into a brand new home and a truly comfortable life.

Mosaics' new build properties are ready to welcome you. Featuring contemporary kitchens, integrated appliances and luxurious fittings, you'll soon find yourself comfortable in your own new home.

Buying is made simple, thanks to our team of Sales Executives on-hand to guide and assist you throughout the buying process.



Backed by  
HM Government

You may also be able to take advantage of the government's Help to Buy scheme available on selected properties, giving you access to buying with only a 5% deposit and a 20% Government shared equity loan\*.

Our new homes are built to very high standards and when buying from Hill you can expect state of the art kitchens with energy efficient appliances, modern double glazing, increased insulation and ventilation systems as standard.

What's more, you will also be covered by a 10 Year NHBC Buildmark warranty on your new property, safeguarding you against the unlikely and the unthinkable. The Hill Customer Service team will be on call answering your queries for the first two years after you've moved in.

If you're looking for a home with a personal touch, you may have access to one of our off-plan opportunities - depending of course on the time of your purchase and our current build stage. This will allow you more flexibility when it comes to colour, allowing you to customise your home from the very beginning.

*\*Help to Buy subject to terms and conditions. For more information please visit [www.hill.co.uk](http://www.hill.co.uk).*







## *Where countryside meets community*



Mosaics is in close connection with the countryside. Here you'll find green spaces to relax and reflect, walking trails to explore Oxfordshire, outdoor jogging and fitness amenities to bring yourself even closer to nature.

Mosaics is designed to make use of this existing green space, with the Bayswater Brook forming a key part of the site's shape and form.

Under the shade of green trees, by the waters of the Linear Park, you will find a relaxing way of life. The very best of nature meets the very best of city living.

Mosaics is also located within easy reach of a number of tranquil and welcoming local parks.

Bury Knowle Park and the Magdalen Quarry nature reserve are a short walk away, while Oxford University's manicured picnic and sporting grounds and the historic Shotover Country Park are both within easy reach for cyclists and drivers alike.



## *Natural beauty, for as far as the eye can see*

—

As you wander the pathways of Mosaics and Barton Park, you'll feel the worries of the modern world slipping away. By the banks of Bayswater Brook, you'll finally understand what it means to really have the very best of both worlds.





## *A sustainable future*

The Mosaics development is set to kick-start the development of a truly sustainable vision of the future.

The best and latest in sustainable living is embedded into the very design of Mosaics' low energy buildings and accessible green spaces. From the very beginning, designers have embraced renewable energy and minimised the impact on the local environment.

Each home includes green roofs to slow rain run off's and solar panels to generate clean energy, along with natural ventilation and light, airy internal environments. Within the properties, highly efficient boilers, top-rated appliances and

low energy lighting combine to reduce energy usage, fuel bills and environmental impacts.

The sustainability extends outwards from the properties, as carefully considered green spaces promote biodiversity, while a focus on pedestrian and cycle travel reduces emissions throughout the whole development.

Inside and out, Mosaics is a design for a greener, cleaner future.





Hill is one of the country's top house builders, specialising in developing distinctive new homes across London and the south east. Hill has won a string of awards including the WhatHouse? Development of the year three years in a row and Housebuilder of the year in 2015.

We bring together contemporary design, sustainable materials and a sympathetic approach to create stunning, individual new properties and communities.

By employing some of the very best in the business, we have been able to successfully deliver many exciting development projects and win awards for our achievements.

We invest significant time and effort from the outset to ensure that all our properties achieve the perfect balance between innovation and practicality, as well as remaining sympathetic to each individual location. As all construction work is carried out by ourselves, we are also able to guarantee the highest quality of finish within our homes. Throughout every Hill development there is a flawless attention to detail. This, along with proven design and building expertise, ensures we continue to be one of the most innovative private house builders in the UK.

[www.hill.co.uk](http://www.hill.co.uk)



Above: View of Urwin Gardens, Ninewells, Cambridge. WhatHouse? Awards 2016: Best Development (Gold) & Best House (Gold), London Evening Standard New Homes Awards 2016: Best Out of London Home, Highly Commended for Best Family Home, House Builder Awards 2016: highly commended 'Best Design for Three Storeys or Fewer', Cambridge Property Awards 2016: Large Development of the Year. For more information please visit [www.ninewells-cambridge.co.uk](http://www.ninewells-cambridge.co.uk).



Computer Generated Image of entrance to Mosaics



*Mosaics Sales & Marketing Suite  
Northern Bypass Rd, Oxford OX3*

*01865 950199  
enquiries@mosaicsoxford.co.uk  
www.mosaicsoxford.co.uk*

Part of



Brought to you in partnership by



Proudly delivered by



**Misrepresentation Act:** Hill for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of Hill has any authority to make any representation of warranty whatsoever in relation to this property.  
DESIGN AND PRODUCTION DS.EMOTION JULY 2017\_3246

