

BICESTER MOTION - INNOVATION QUARTER

LANDSCAPE DESIGN STRATEGIES - TREE PLANTING

Macgregor Smith

The proposed tree species will be selected in response to the specific site conditions and to suit the function and character of their location within the masterplan.

To the Skimmingdish Lane boundary native woodland species will provide a naturalistic to Skimmingdish Lane. Wet woodland species will feature within swales and SuDS attenuation features.

Within the amenity spaces street trees will reference the character of the Bicester Heritage area and reflect the scale of the proposed buildings



KEY

- Street trees to amenity space
- Trees in linear swales
- Trees in attenuation basins
- Trees to the woodland edge

BICESTER MOTION - INNOVATION QUARTER

LANDSCAPE DESIGN STRATEGIES - TREE PLANTING

Macgregor Smith



BICESTER MOTION - INNOVATION QUARTER LANDSCAPE DESIGN STRATEGIES - PLANTING

Macgregor Smith

The planting strategy comprises 3 main typologies which reflect the different character areas within Innovation Quarter.

SuDS features are characterised by native aquatic and marginal species which are suited to wet soil conditions and provide habitat.

The existing species-rich grassland and open mosaic habitat in the Ecology Enhancement Area will be protected and restored through positive management and removal of scrub.

Amenity spaces between the buildings are kept robust and flexible with a combination of lawn and street tree planting.

Detailed planting plans will be developed during Stage 4 once site conditions and soil characteristics are understood.

Ongoing review with the project Ecologist is required to assess the impact of design development including responding to geotechnical information on ecology strategy and habitat area relative to planning.

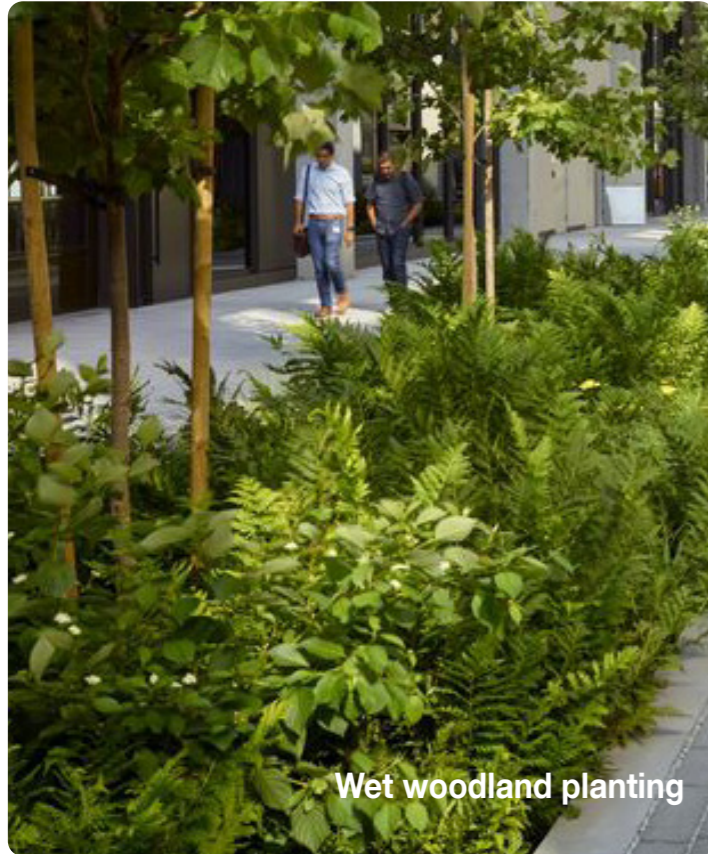


KEY

- Existing retained grassland to be enhanced
- Grass seeding to grass concrete paving
- Amenity lawns
- Wetland planting to SuDS features
- Woodland edge planting
- Open mosaic habitat

BICESTER MOTION - INNOVATION QUARTER LANDSCAPE DESIGN STRATEGIES - PLANTING

Macgregor Smith



Wet woodland planting



Mown paths



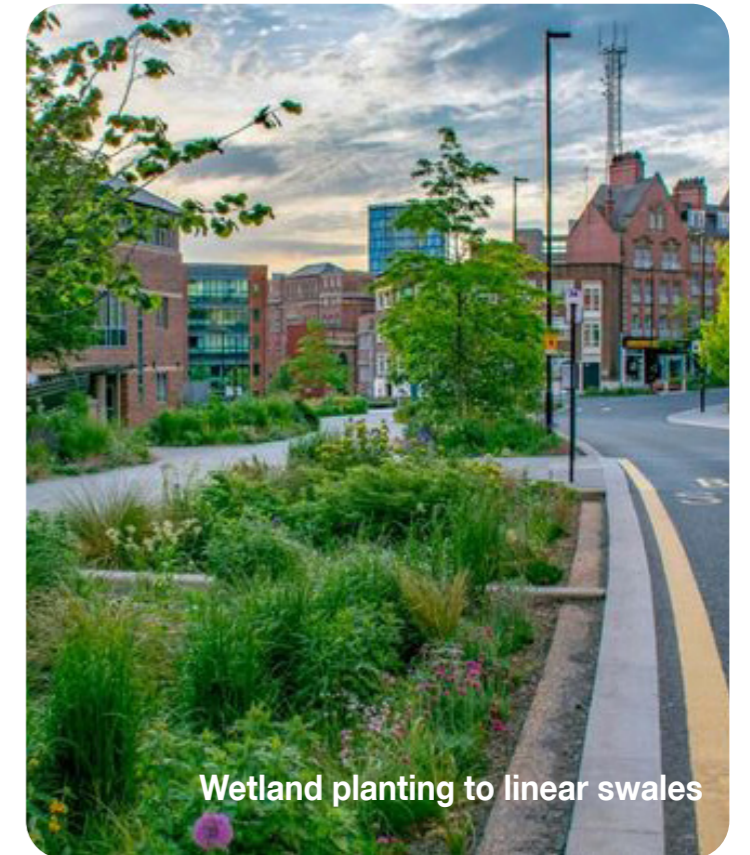
Amenity lawns



Enhanced species-rich grassland



Wetland planting to attenuation basins



Wetland planting to linear swales

BICESTER MOTION - INNOVATION QUARTER

LANDSCAPE DESIGN STRATEGIES - MATERIALS

Macgregor Smith

The restrained materials palette reflects the identity of Innovation Quarter as a modern technology centre whilst meeting the loading performance requirements of an industrial working environment.

Service and access roads are surfaced in robust tarmac while service yards are finished in hard-wearing concrete.

The aprons of the buildings are surfaced in high quality block paving while small areas of resin bound make for attractive social spaces between the units.

Grass concrete surfacing within the car park offers a green outlook whilst providing important open mosaic habitat.



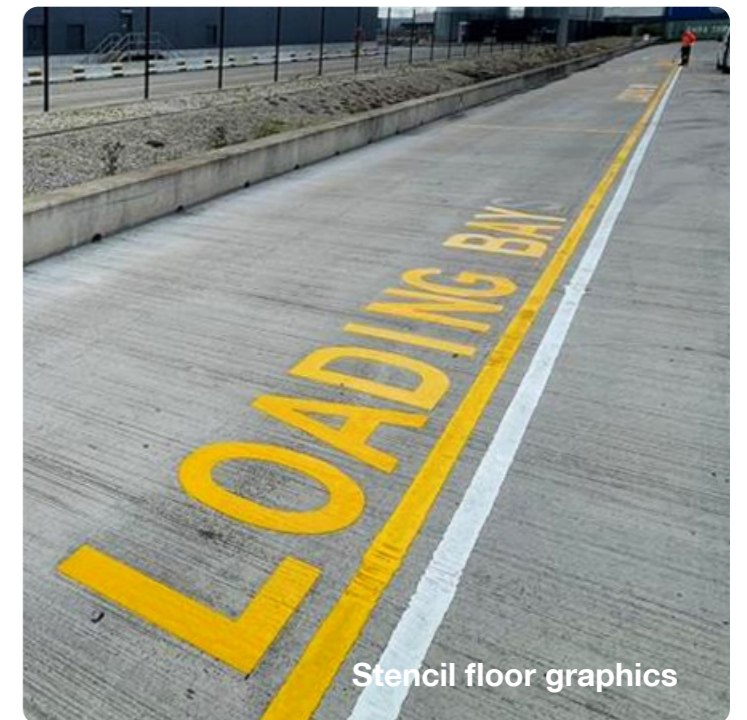
KEY

- Textured concrete block paving - buff
- Resin bound aggregate - buff
- In-situ concrete surface
- Bituminous macadam
- Self-binding gravel to tree pits
- Grass concrete

BICESTER MOTION - INNOVATION QUARTER

LANDSCAPE DESIGN STRATEGIES - MATERIALS

Macgregor Smith



BICESTER MOTION - INNOVATION QUARTER

LANDSCAPE DESIGN STRATEGIES - FURNITURE & STRUCTURES

Macgregor Smith



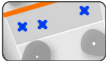


Like the materials, the proposed external furniture reflects the industrial aesthetic of the Innovation Quarter brand.

Seating is provided in the form of in-situ seating walls within the yards spaces while flexible spaces are provided for occupiers to populate with flexible furniture as required. Along the airfield edge chunky timber benches provide resting opportunities with long views across the perimeter track.

Cycle parking will be housed in recessive timber clad structures which will integrate well with the woodland edge to the Skimmingdish Lane boundary.



KEY

-  Chunky Timber Benches
-  Concrete Seating Wall
-  Cafe table and chairs
-  Cycle Stands - two tiers
-  Substation

BICESTER MOTION - INNOVATION QUARTER

LANDSCAPE DESIGN STRATEGIES - FURNITURE & STRUCTURES

Macgregor Smith



Two tier bike rack



Chunky timber bench



In-situ concrete seating walls



Cycle shelter



Flexible cafe furniture



Cast signage / wayfinding

BICESTER MOTION - INNOVATION QUARTER LANDSCAPE DESIGN STRATEGIES - LIGHTING

Macgregor Smith

The external lighting strategy will comprise a combination of functional lighting to illuminate car parks and services yards with feature lighting to highlight landscape elements within the amenity.

The terraces will be well lit by ambient light which will spill through the large glazed façades of the reception space.

The pergola structures have integrated ceiling lights and downlighters to ensure that the room spaces are usable into the evening.

Routes should be illuminated to safe levels by low level lighting integrated into planters and benches.

The canopies of the trees and specimen shrubs will be picked out with recessed uplighters.

In order to ensure high lighting efficiency throughout the terrace, all lighting is to be provided by LED light fittings. Light fittings will be rated IP67 or IP68 meaning they are fully submersible and suitable for an external environment.



KEY

- Car Park / Service Yard / Access Road
- The Yards
- Habitat Areas

BICESTER MOTION - INNOVATION QUARTER LANDSCAPE DESIGN STRATEGIES - LIGHTING

Macgregor Smith



Contemporary column-mounted lighting



Pole-mounted multi-directional lighting



Feature tree uplighting



Building-mounted lighting to service yards



Recessed LED strips to seating walls

BICESTER MOTION - INNOVATION QUARTER

LANDSCAPE DESIGN STRATEGIES - PARKING

Macgregor Smith

The parking strategy has been developed to meet client and planning requirements including appropriate dda, ev charging and cycle parking provision.

Car parking

- **Total spaces** **348 no.**
- EV DDA spaces 14 no.
- Standard EV spaces 73 no.
- Standard DDA parking 35 no.
- Standard parking 184 no.
- VIP visitor spaces 42 no.

Cycle parking

- **Total spaces** **224 no.**
(4 x 56 no. spaces per shelter)



KEY

- EV DDA parking
- DDA parking
- EV car parking
- Standard car parking
- VIP car parking
- + Cycle store

BICESTER MOTION - INNOVATION QUARTER

LANDSCAPE DESIGN STRATEGIES - SOILS

Macgregor Smith

Correct soil material and depths is critical to the successful establishment of planting. Existing site soils are a significant potential resource for the project and could minimise volume of imported material required. There is risk to existing site soils through lack of surveys, soil management plan and subsequent poor site planning during construction phases.



KEY

- Existing site soil retained in-situ
- Topsoil infill to grass concrete paving
- Lawn - 150mm topsoil + 850mm subsoil
- SuDS - 300mm topsoil + 700mm subsoil
- Planting - 300mm topsoil + 700mm subsoil
- Open Mosaic Habitat - 50mm aggregate