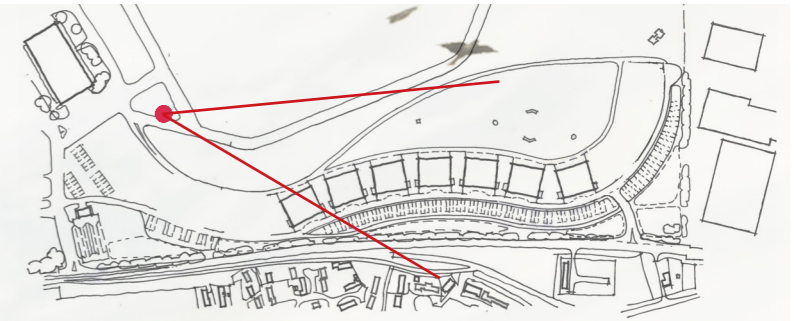


BICESTER MOTION - INNOVATION QUARTER

INITIAL MASSING STUDIES

3DReid

- Double-height glazed front facade framing views out towards the airfield
- Branding opportunity on the flank wall
- External balcony
- Unique identity to each building through colourful soffits



BICESTER MOTION - INNOVATION QUARTER

MASSING DEVELOPMENT

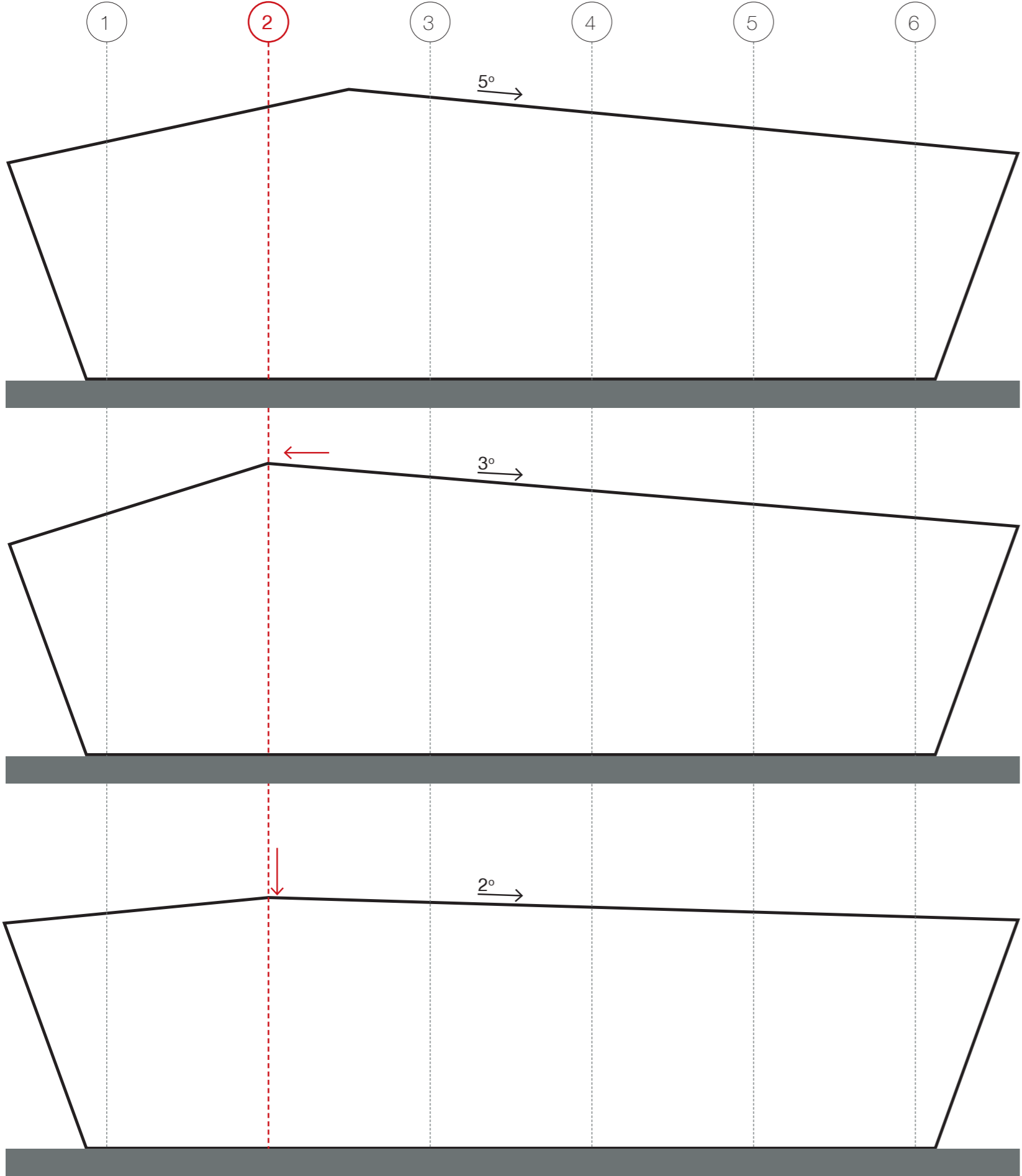
3DReid

- More grounded design
- Decreased overall height
- Less glazing on the frontage to prevent overheating
- Overhang provides solar shading to prevent overheating
- Framing the views towards the air field
- Opportunity to put branding on the roof



BICESTER MOTION - INNOVATION QUARTER

ROOF ANGLE



STEP 01
Initial massing where the roof peak is in-between structural grids 2 and 3.

STEP 02
Aligning the roof peak with structural grid 2 for a better structural approach

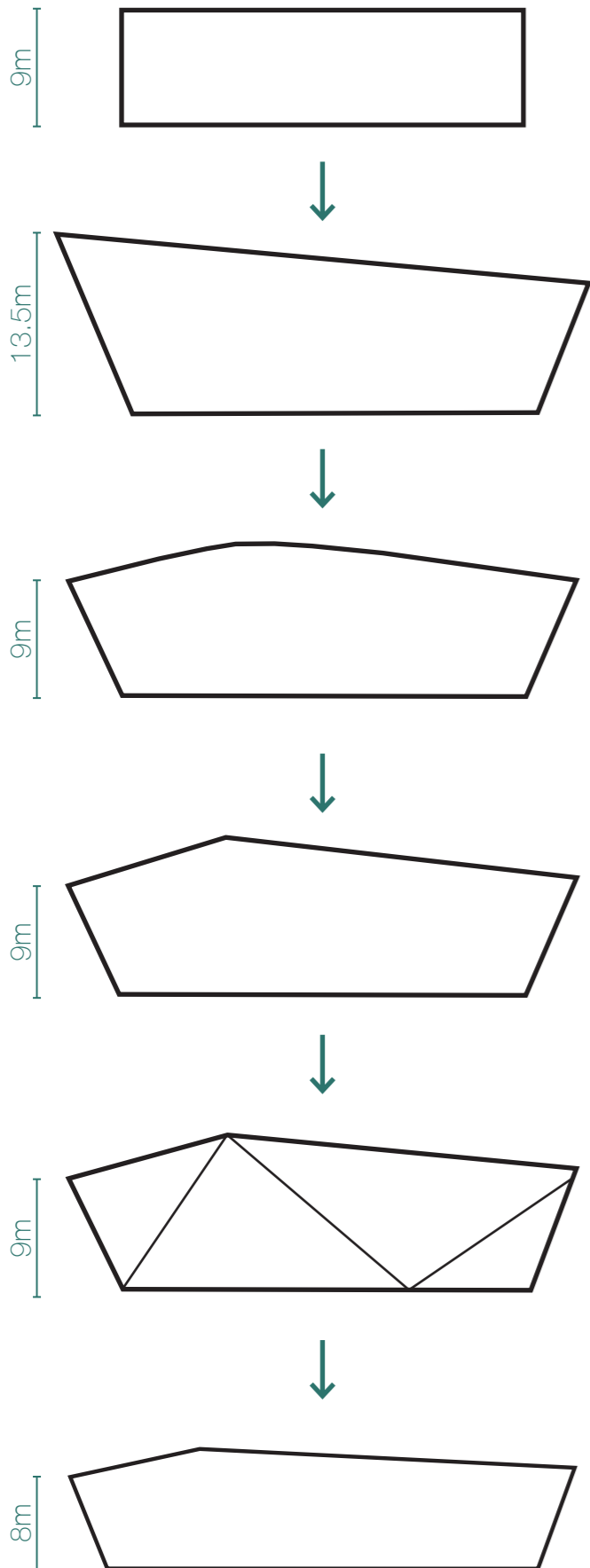
STEP 03
Lowering the roof to ensure the overall building height does not exceed 10.5m

BICESTER MOTION - INNOVATION QUARTER

FORM FINDING TIMELINE

3DReid

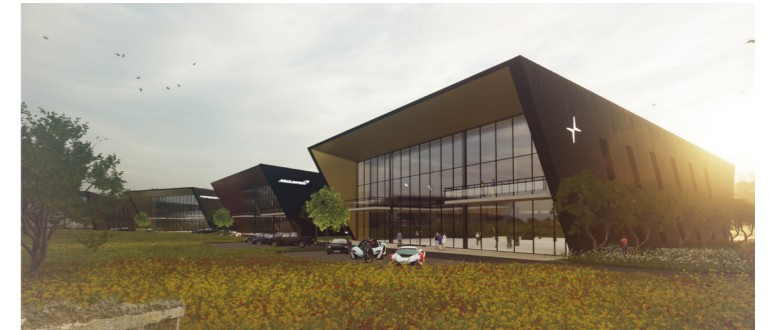
AIRFIELD VIEWS



2019 June | Ridge scheme - Outline Planning



2023 March | 3DReid takes on the project. Initial thoughts



2023 April | Grounding the building down; exploring a curved roof



2023 April | Pre-Application: Exploring a crisp angled roof



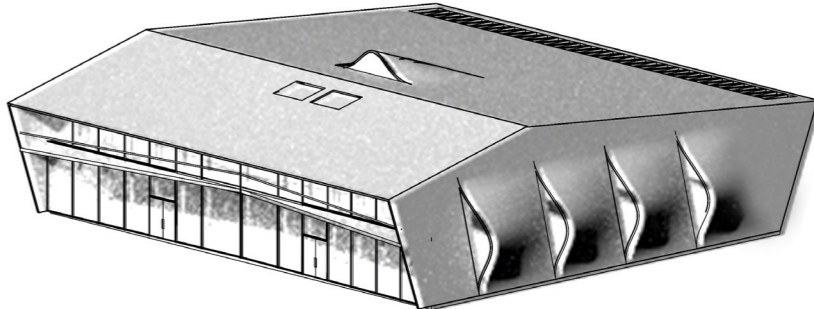
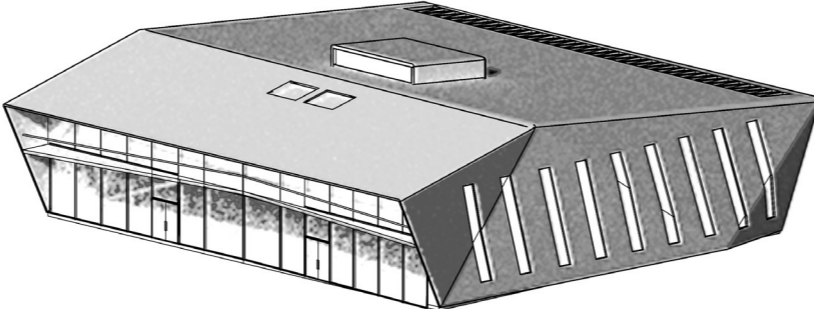
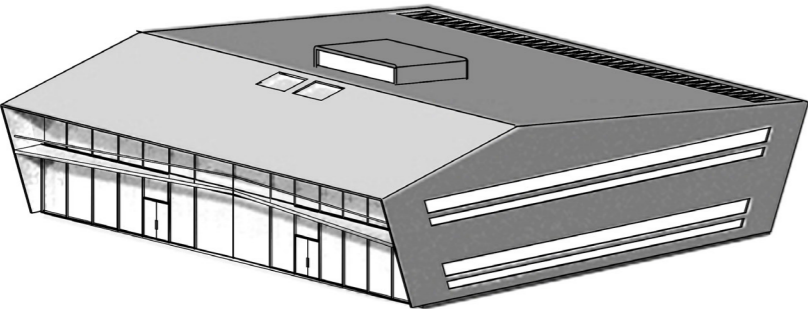
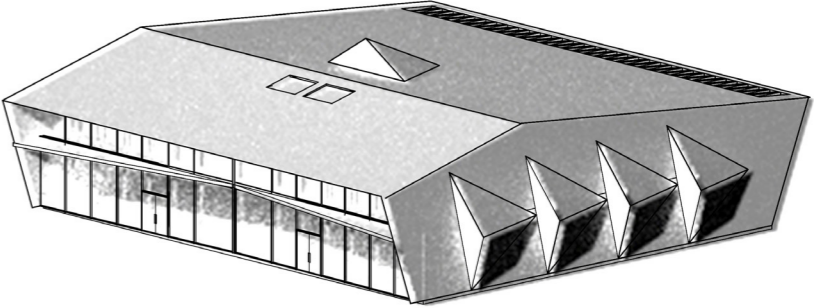
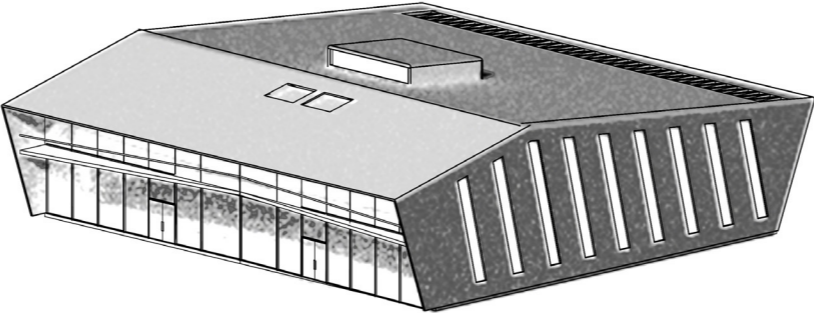
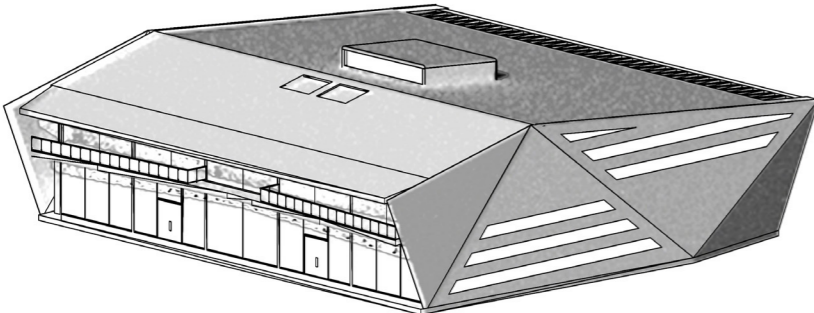
2023 June | Faceted facade design proposal



2023 October | Approved Section 73 Proposal

BICESTER MOTION - INNOVATION QUARTER
ELEVATION DESIGN DEVELOPMENT

3DReid



HORIZONTAL

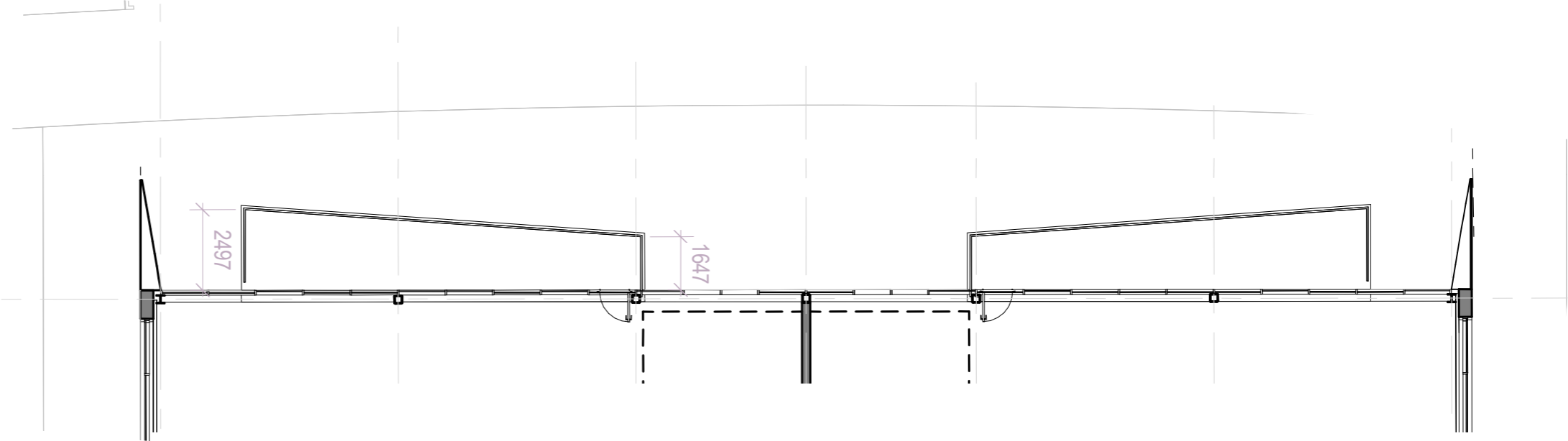
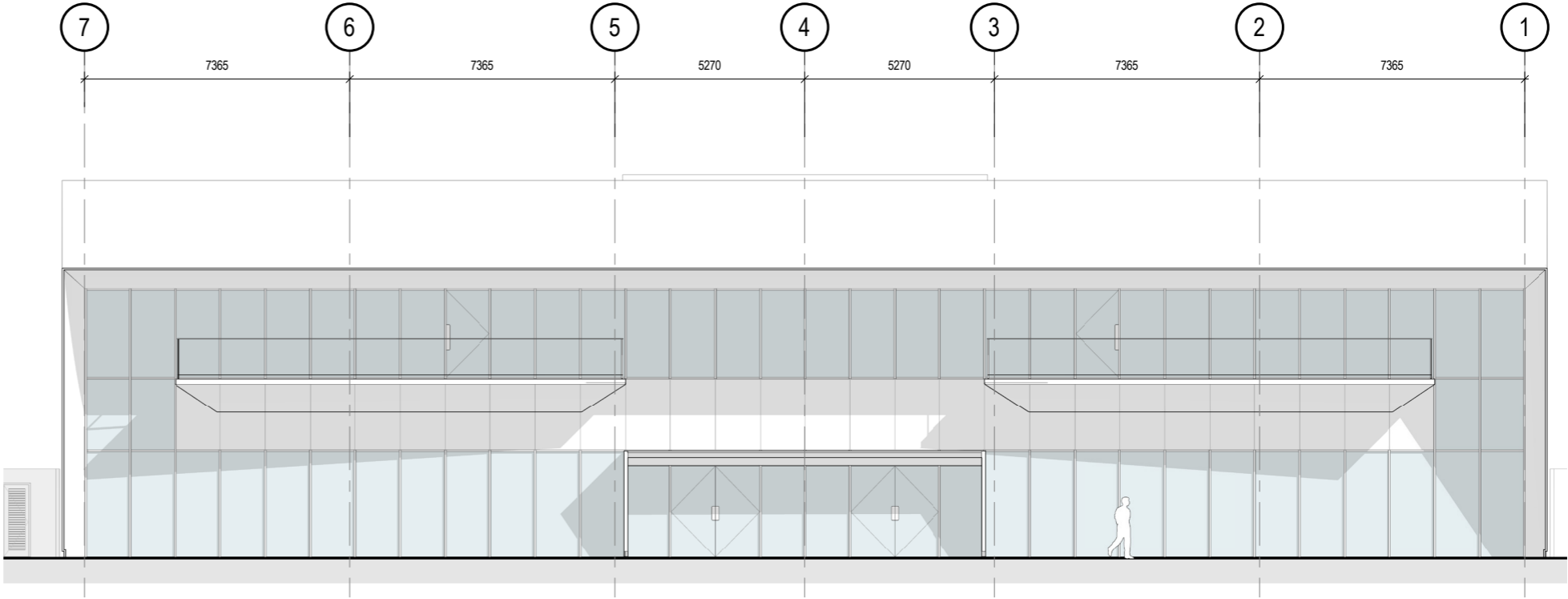
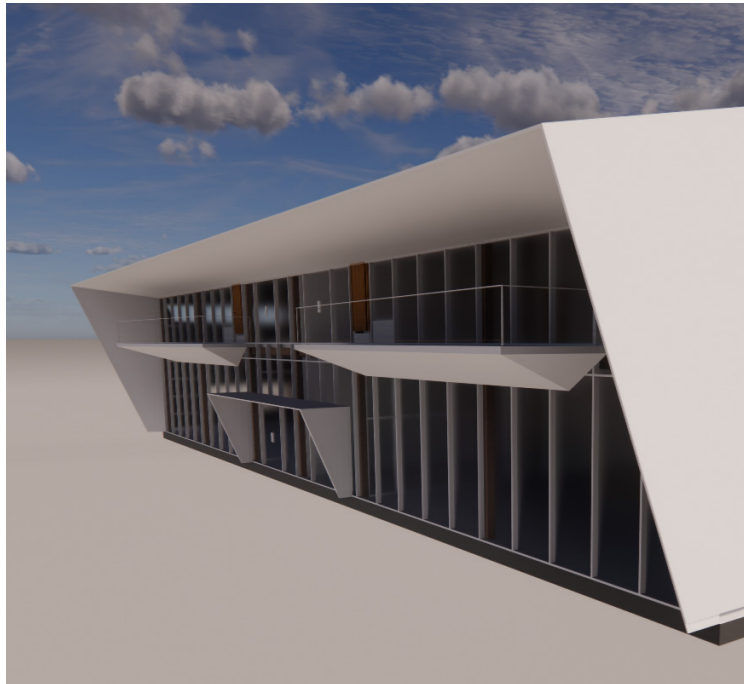
VERTICAL

DIRECTIONAL

BICESTER MOTION - INNOVATION QUARTER

BALCONY DEVELOPMENT

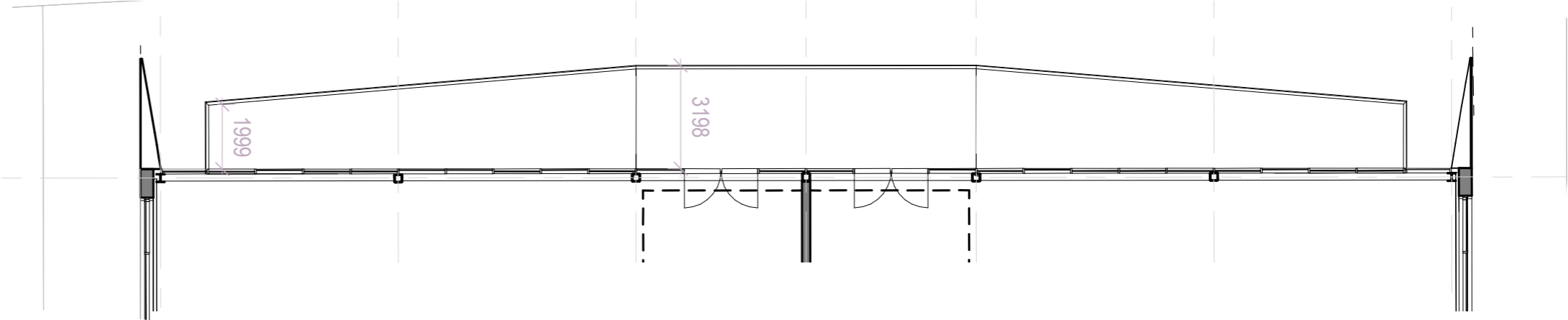
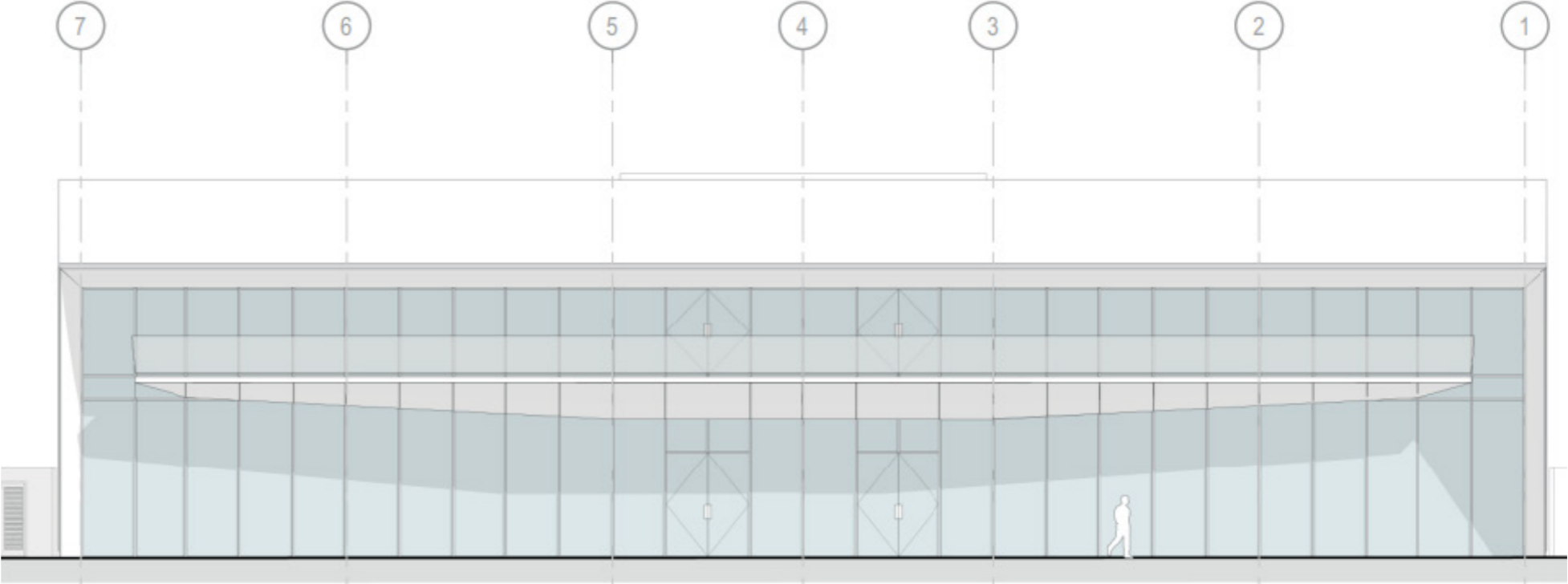
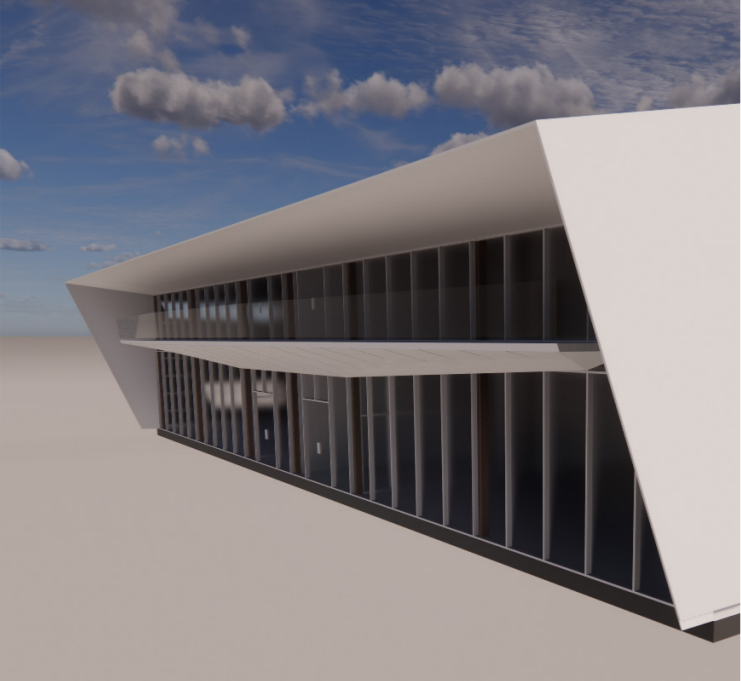
3DReid



BICESTER MOTION - INNOVATION QUARTER

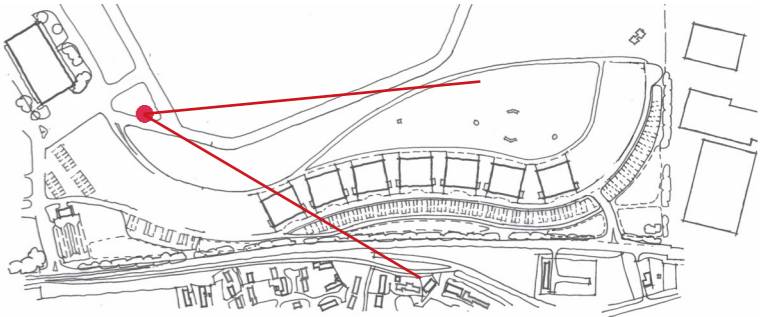
BALCONY DEVELOPMENT

3DReid



BICESTER MOTION - INNOVATION QUARTER
STAGE 03 PROPOSED 3D MASSING VIEW WIDE EXTENT

3DReid





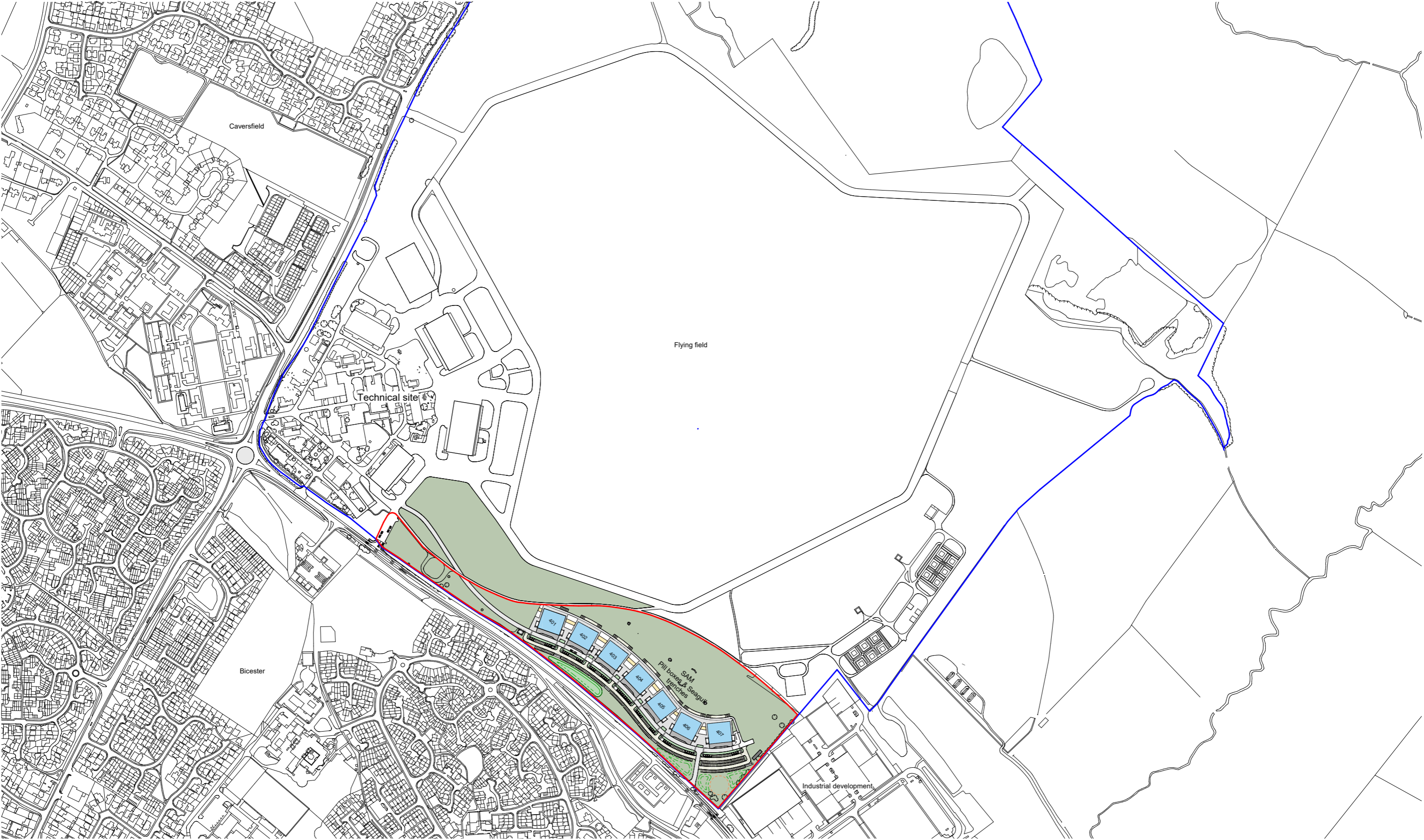
3. **THE PROPOSED SCHEME**

- Wider site plan
- Site plan
- Ground & First floor plan - Single tenancy
- Ground & First floor plan - Dual tenancy
- Roof plan
- Wider contextual elevations
- Contextual elevations
- Side elevation with materiality
- Front elevation with materiality
- Rear elevation with materiality
- Material palette & precedents

BICESTER MOTION - INNOVATION QUARTER

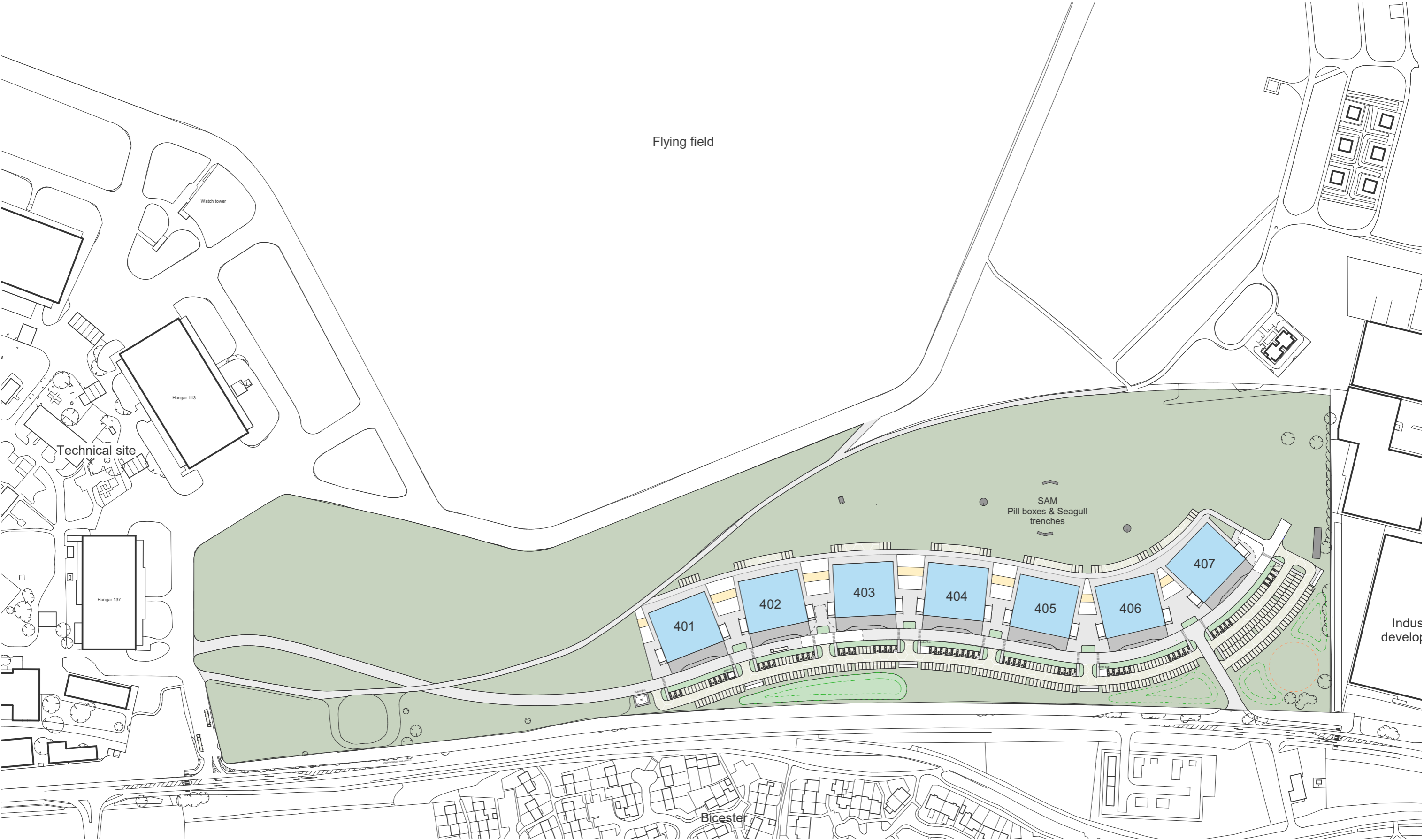
WIDER SITE PLAN

3DReid



BICESTER MOTION - INNOVATION QUARTER SITE PLAN

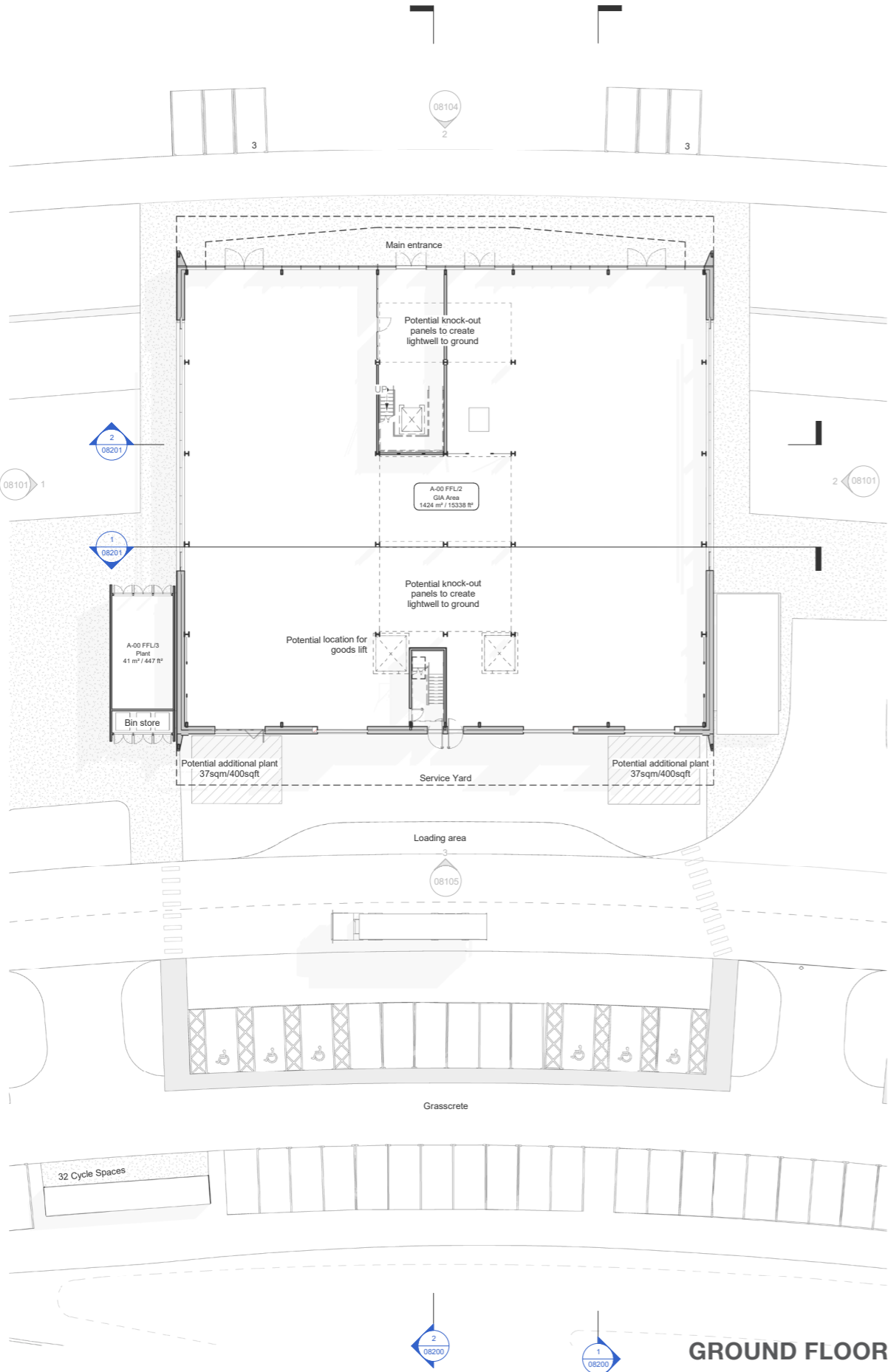
3DReid



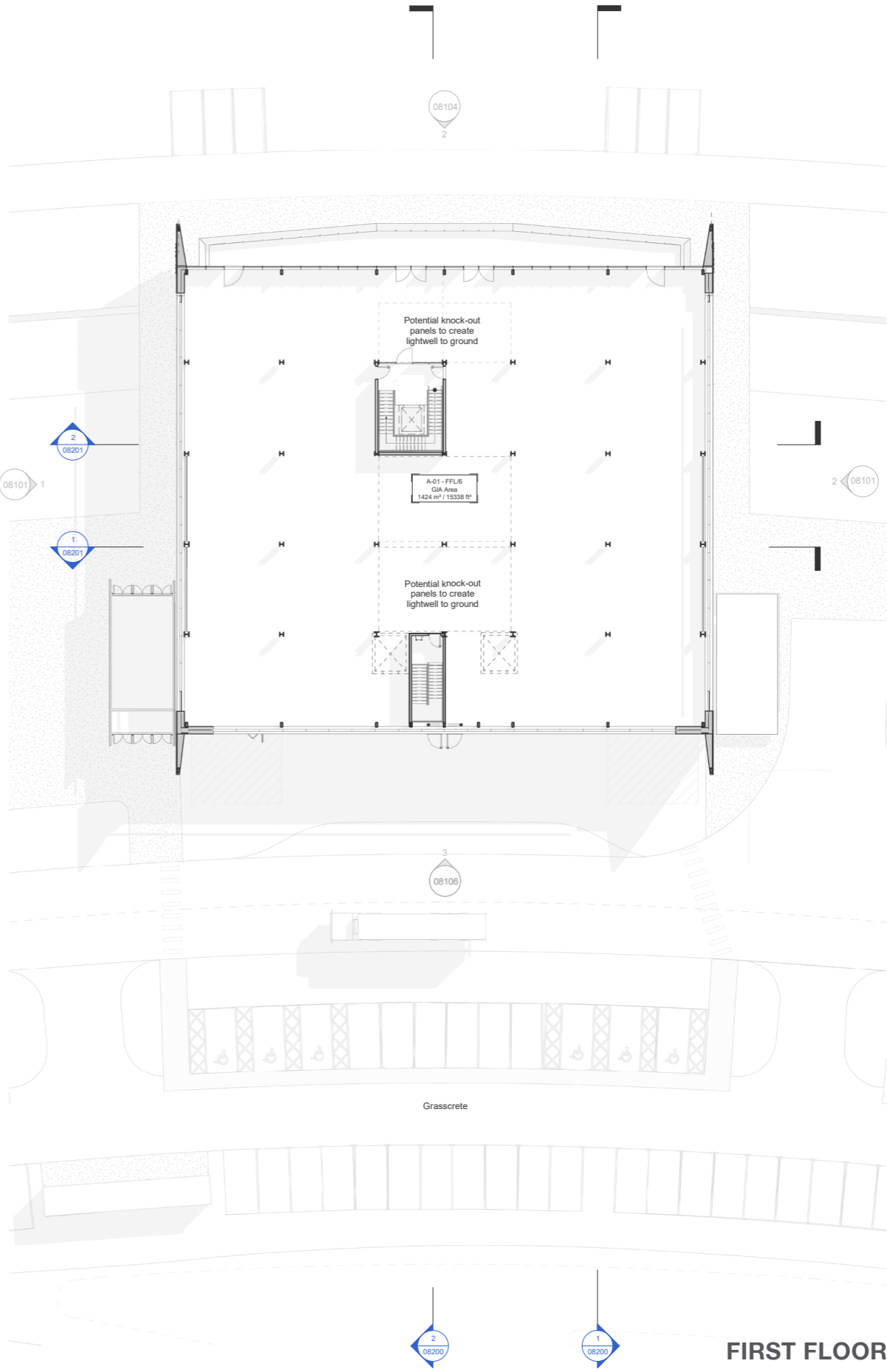
BICESTER MOTION - INNOVATION QUARTER

SINGLE TENANCY - BASE BUILD

3DReid



GROUND FLOOR

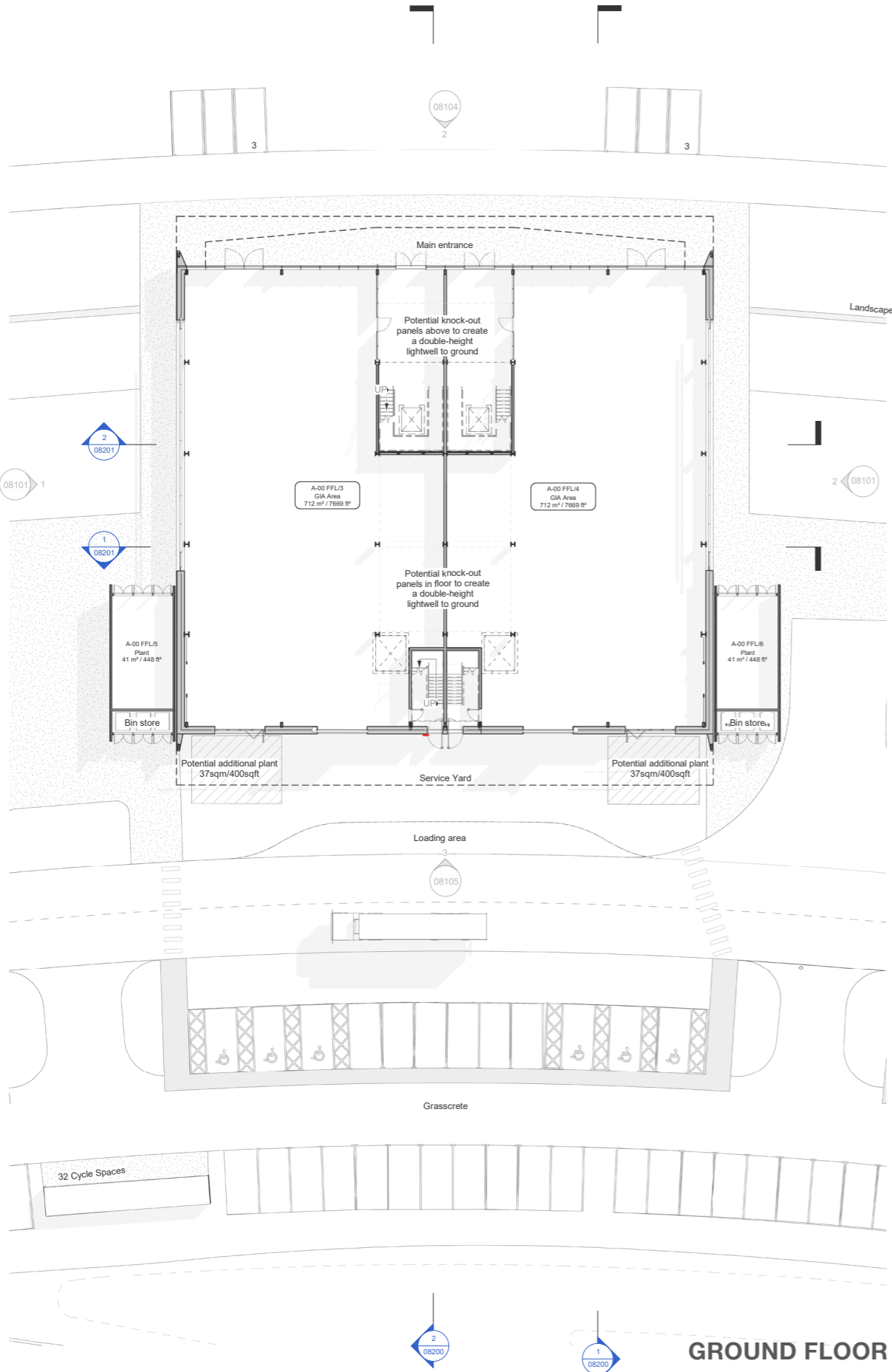


FIRST FLOOR

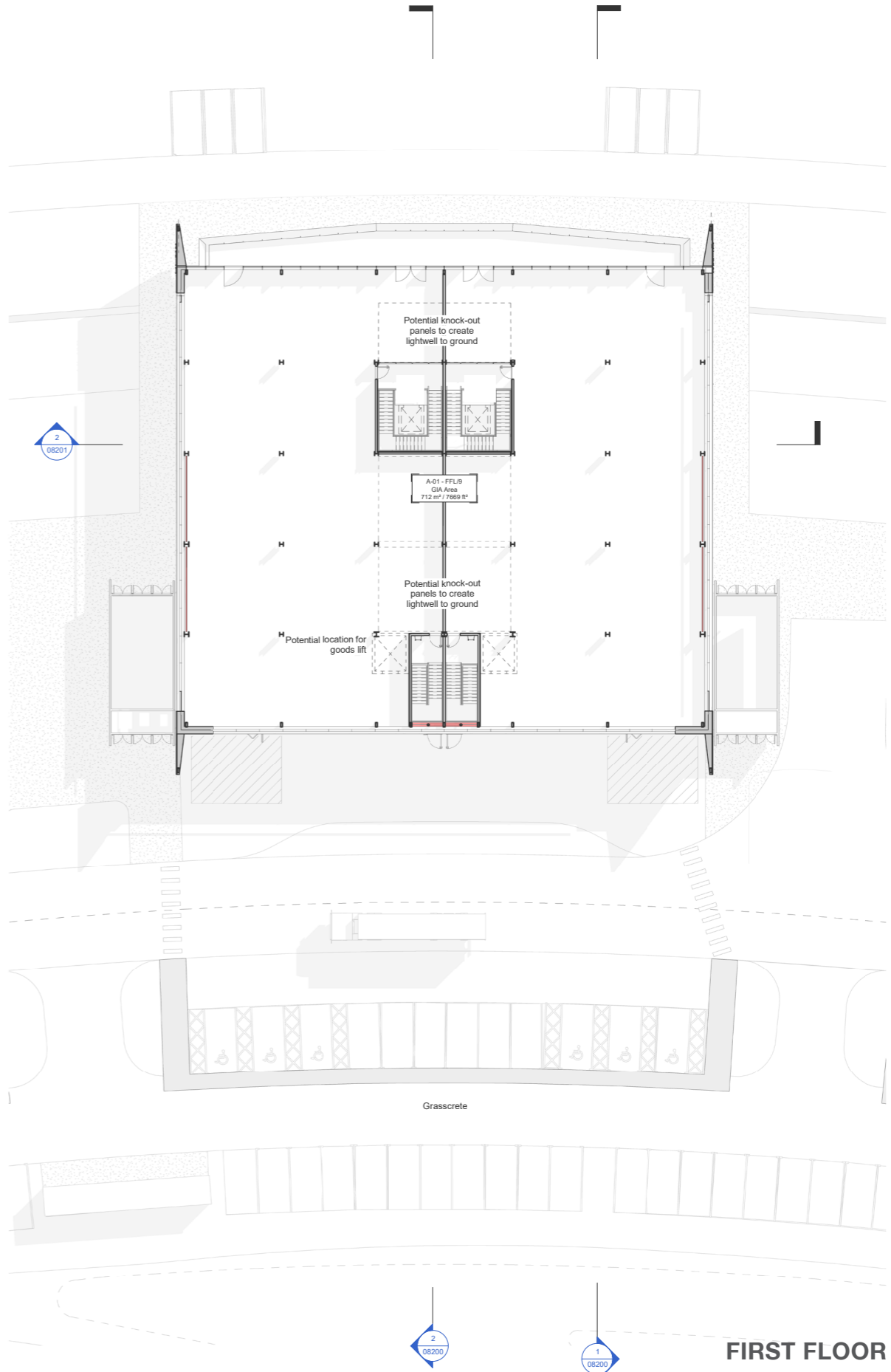
BICESTER MOTION - INNOVATION QUARTER

SPLIT TENANCY - BASE BUILD

3DReid



GROUND FLOOR

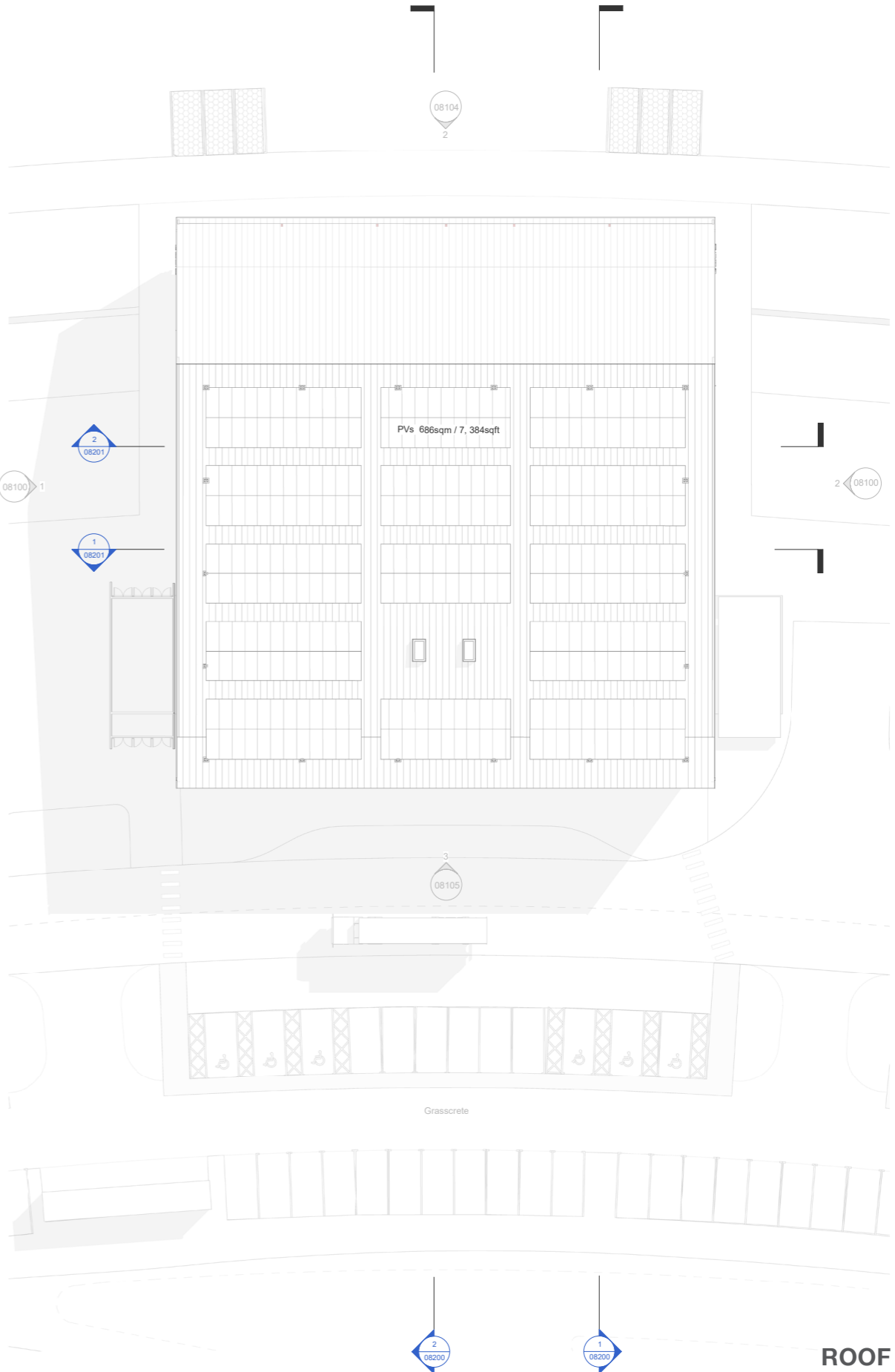


FIRST FLOOR

BICESTER MOTION - INNOVATION QUARTER

ROOF PLAN - BASE BUILD

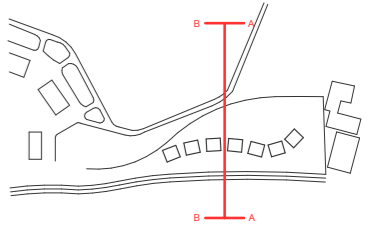
3DReid



BICESTER MOTION - INNOVATION QUARTER

WIDER CONTEXTUAL ELEVATIONS

3DReid



EXISTING ELEVATION A-A



PROPOSED ELEVATION A-A



EXISTING ELEVATION B-B

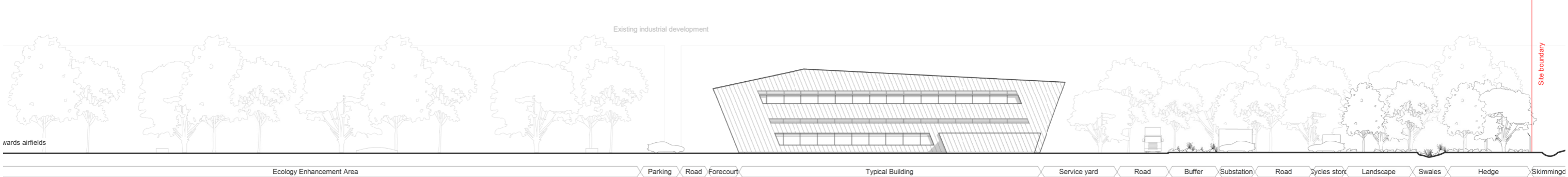
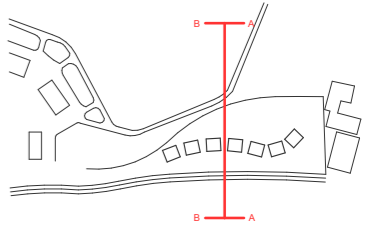


PROPOSED ELEVATION B-B

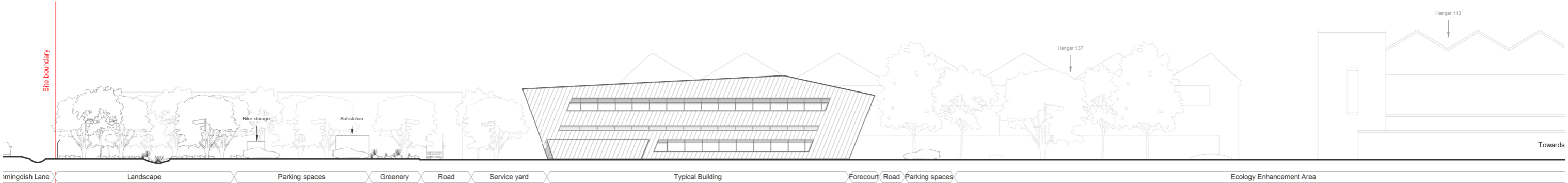
BICESTER MOTION - INNOVATION QUARTER

CONTEXTUAL ELEVATIONS

3DReid



PROPOSED ELEVATION A-A



PROPOSED ELEVATION B-B

BICESTER MOTION - INNOVATION QUARTER

ELEVATIONS & MATERIALITY

3DReid



①

Green infrastructure



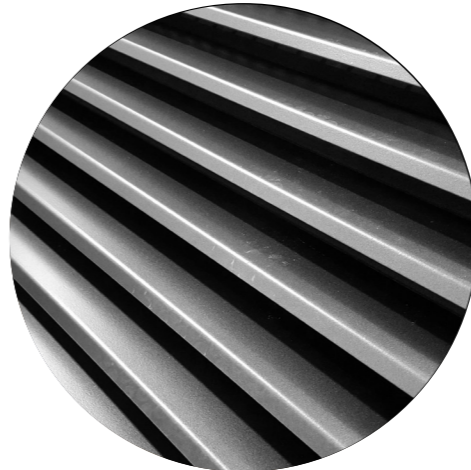
②

Roof



③

Standing seam facade



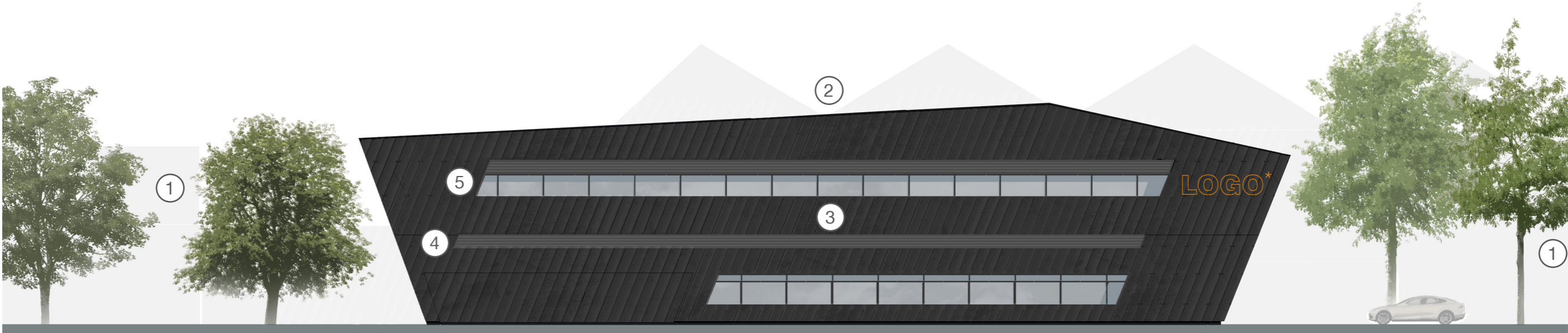
④

Metal louvres



⑤

Ribbon window



SIDE ELEVATION
* Placeholder location for tenant branding