

# BICESTER MOTION - INNOVATION QUARTER

## ELEVATIONS & MATERIALITY

3DReid



⑥

Glazed front facade



⑦

Aluminium panels



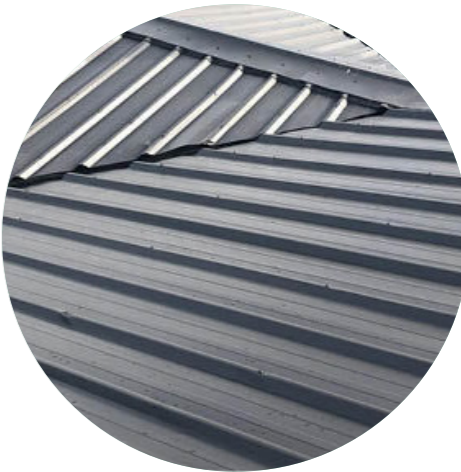
⑧

Glazed double doors



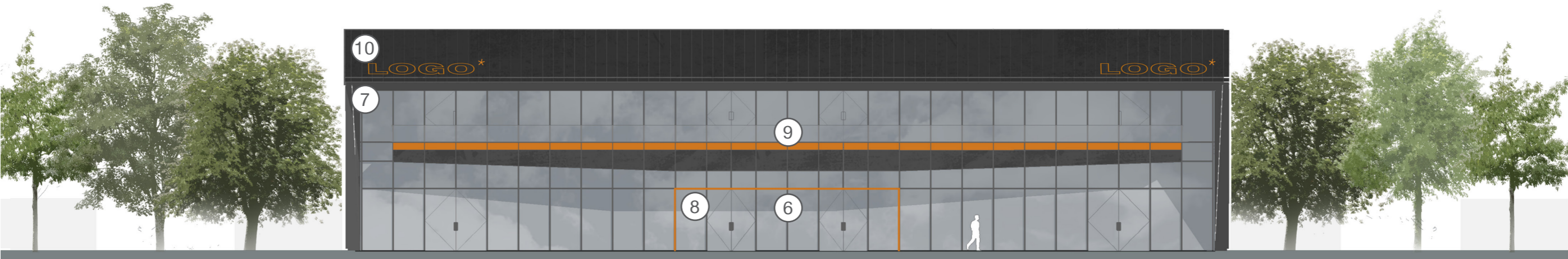
⑨

Capless glass balustrade



⑩

Metal roof

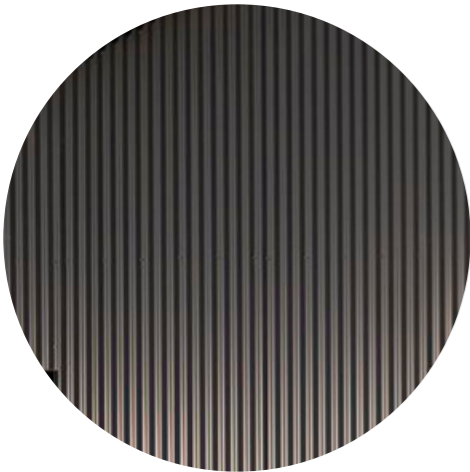


**FRONT ELEVATION**  
\* Placeholder location for tenant branding

# BICESTER MOTION - INNOVATION QUARTER

## ELEVATIONS & MATERIALITY

3DReid



11

Corrugated metal sheet



12

Solar panels



13

Metal roller shutter doors



14

Glazed bi-fold doors



15

Ribbon window



### REAR ELEVATION

\* Placeholder location for tenant branding

# BICESTER MOTION - INNOVATION QUARTER

## MATERIAL PALETTE & PRECEDENTS

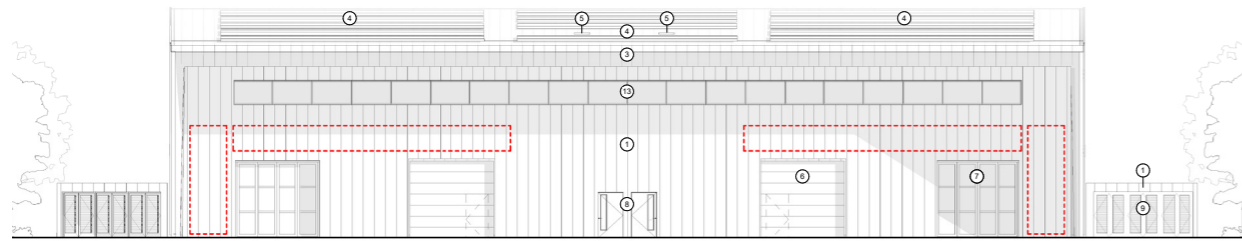
3DReid



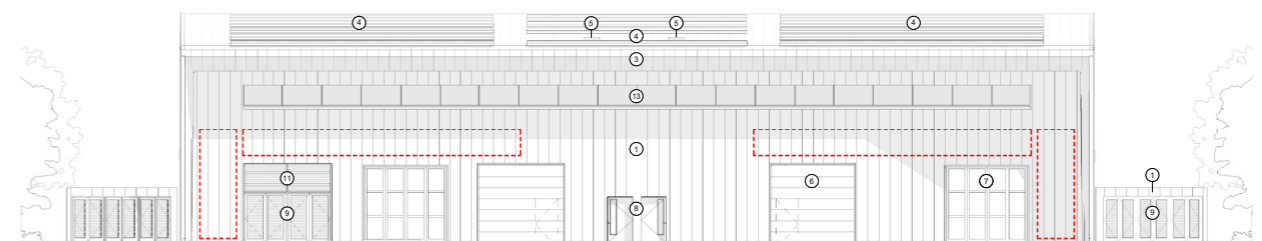
# BICESTER MOTION - INNOVATION QUARTER

## ADAPTABILITY STRATEGY

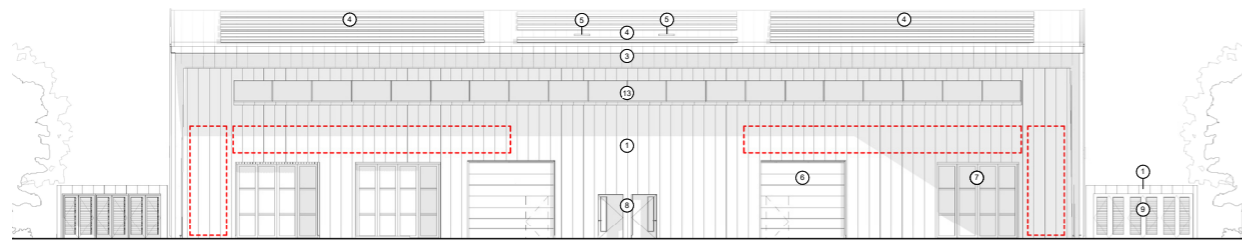
3DReid



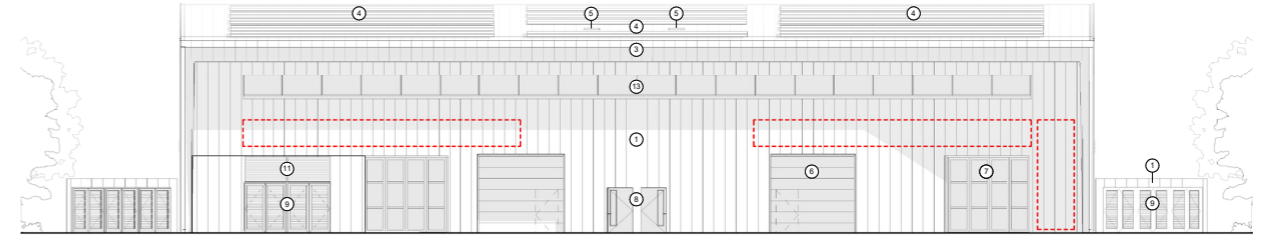
**Option 1** - two bi-fold door and roller shutter doors



**Option 3** - Potential additional plant space inside



**Option 2** - Additional bi-fold door

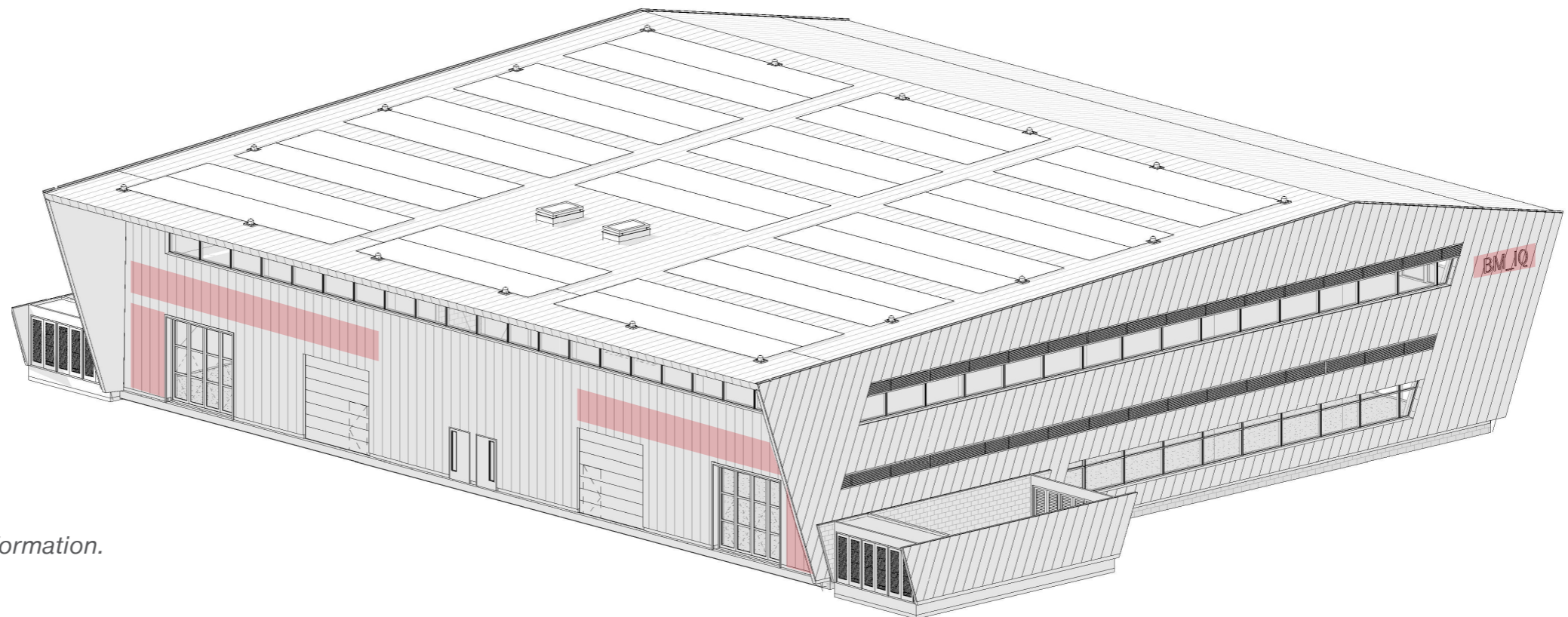



**Option 4** - Potential additional plant space outside

- Flexible
- Adaptable to future needs
- Fits a broad range of uses
- Future-proof
- Cost-efficient

BREEAM contribution:  
*Avoids unnecessary material use if there is need for future adaptation*

BREEAM Aim:  
*Very Good - Excellent*  
 Please, refer to the Energy Statement for more information.



 Potential branding location

## 4. LANDSCAPE DESIGN

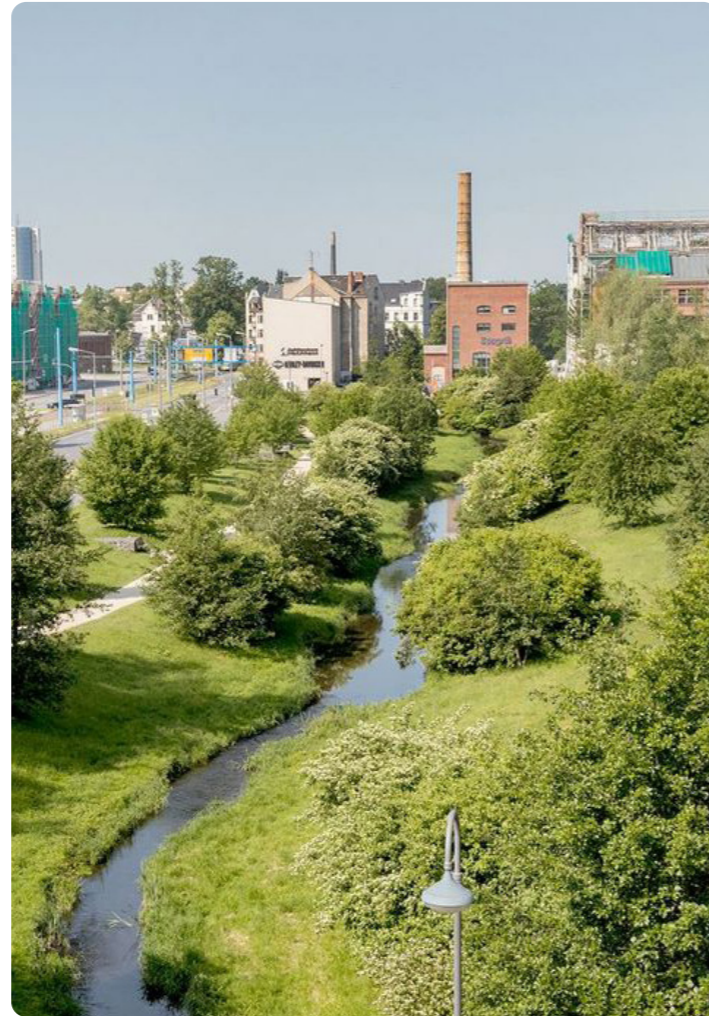
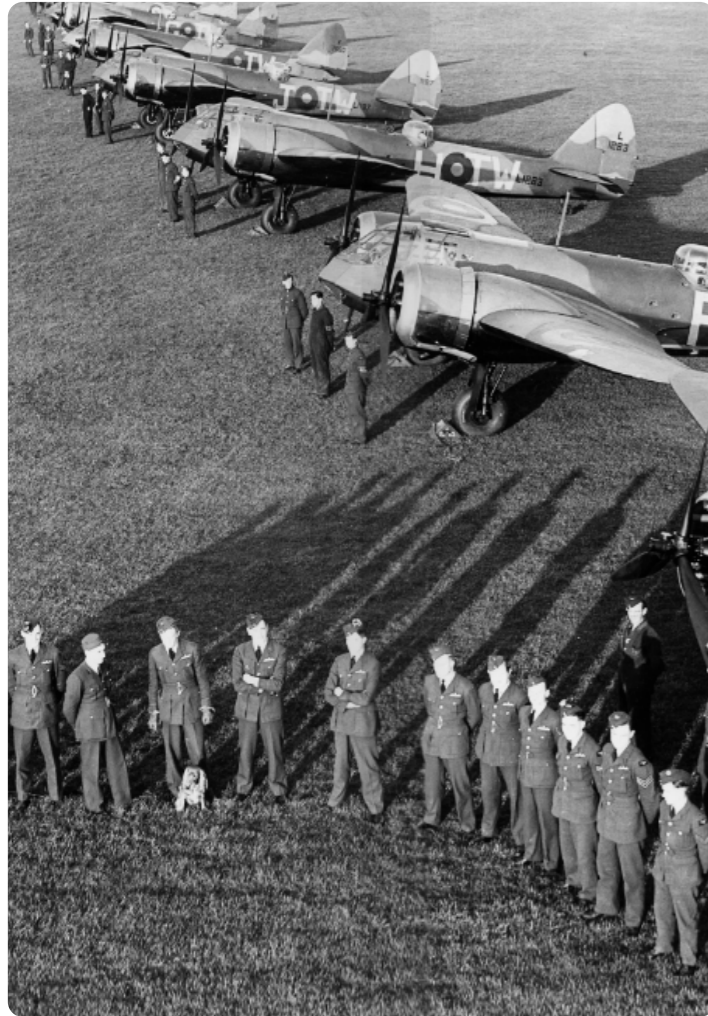
- Prepared by Macgregor Smith



# BICESTER MOTION - INNOVATION QUARTER

## LANDSCAPE CONCEPT- A VISION FOR INNOVATION QUARTER

Macgregor Smith



Celebrate the site's rich aviation and military heritage



Reintroduce nature and multifunctional landscape



Innovative engineering and technological excellence



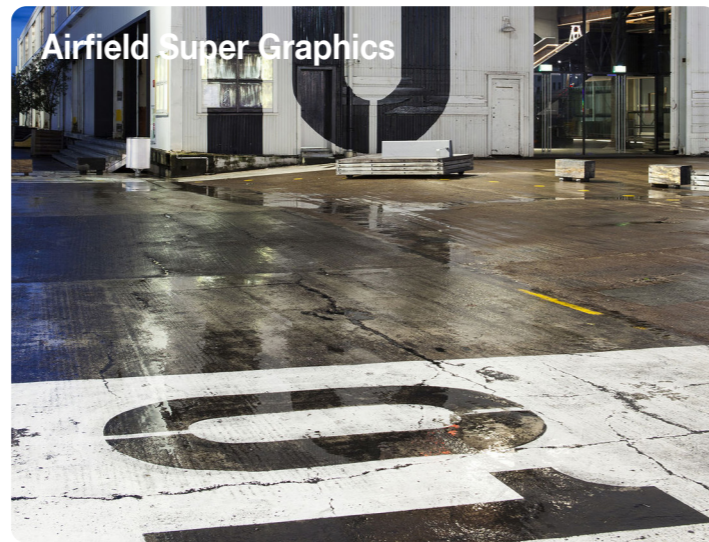
Create places for people that support a calendar of events



# INNOVATION QUARTER

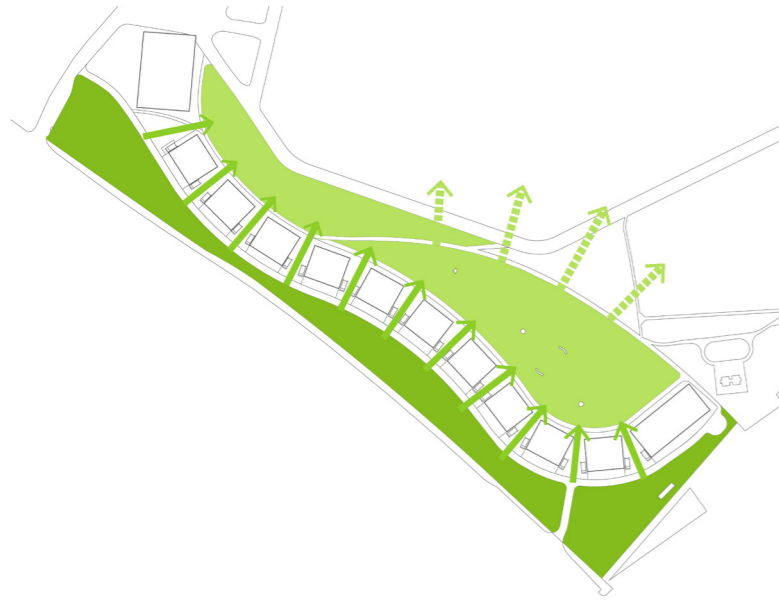
# BICESTER MOTION - INNOVATION QUARTER LANDSCAPE CONCEPT - KEY THEMES

Macgregor Smith

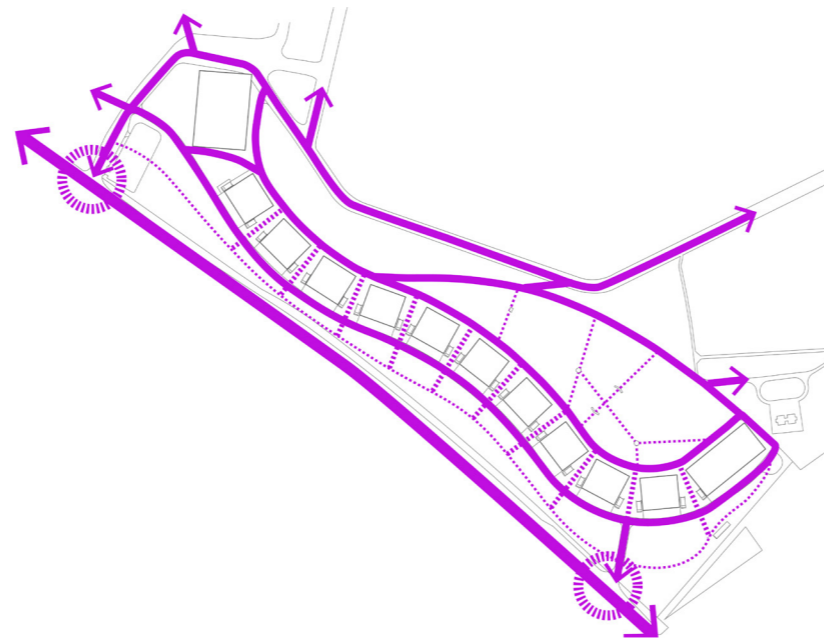


# BICESTER MOTION - INNOVATION QUARTER LANDSCAPE MASTERPLAN PRINCIPLES

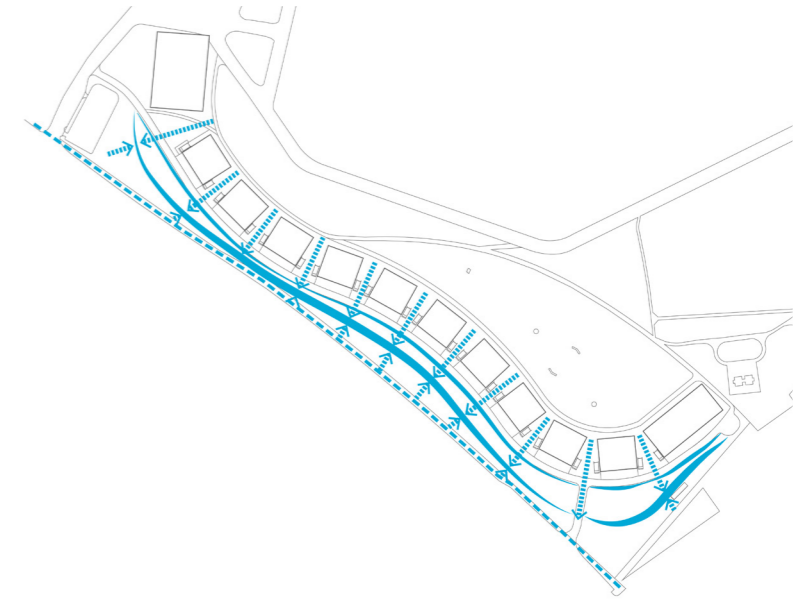
Macgregor Smith



1. Define clear **CHARACTER** areas responding to the wider natural and airfield **LANDSCAPES**



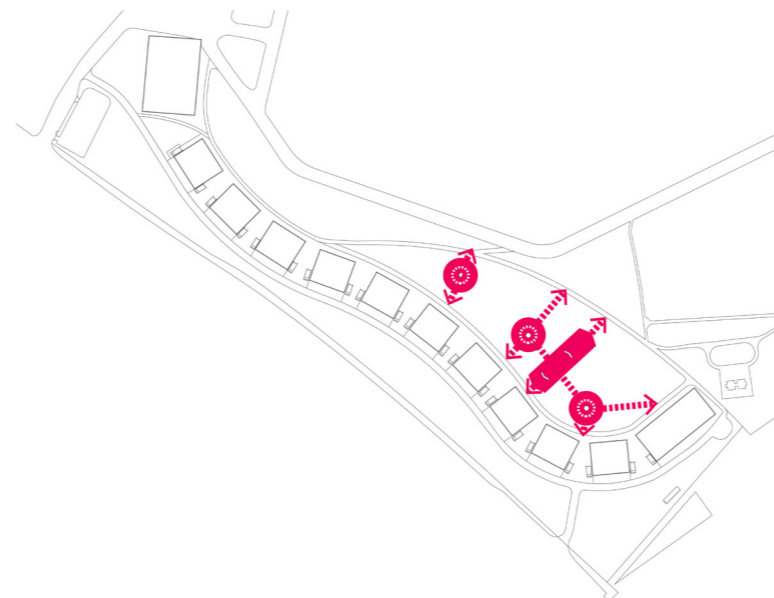
2. Enable **ROUTES & LOOPS** within the site and provide **CONNECTIONS** to the wider masterplan and beyond



3. Integrate a visible SuDS system to create **HABITAT** and manage **SURFACE WATER**



4. Define a series of flexible **OUTDOOR SPACES** to provide opportunities for working, events & break-out



5. Protect, connect and celebrate site **HERITAGE** by providing **ACCESS** and **INTERPRETATION** around remnant features



6. Attract visitors by supporting a varied calendar of **EVENTS** by creating a series of **FLEXIBLE** spaces





















# BICESTER MOTION - INNOVATION QUARTER LANDSCAPE MASTERPLAN

Macgregor Smith



## KEY

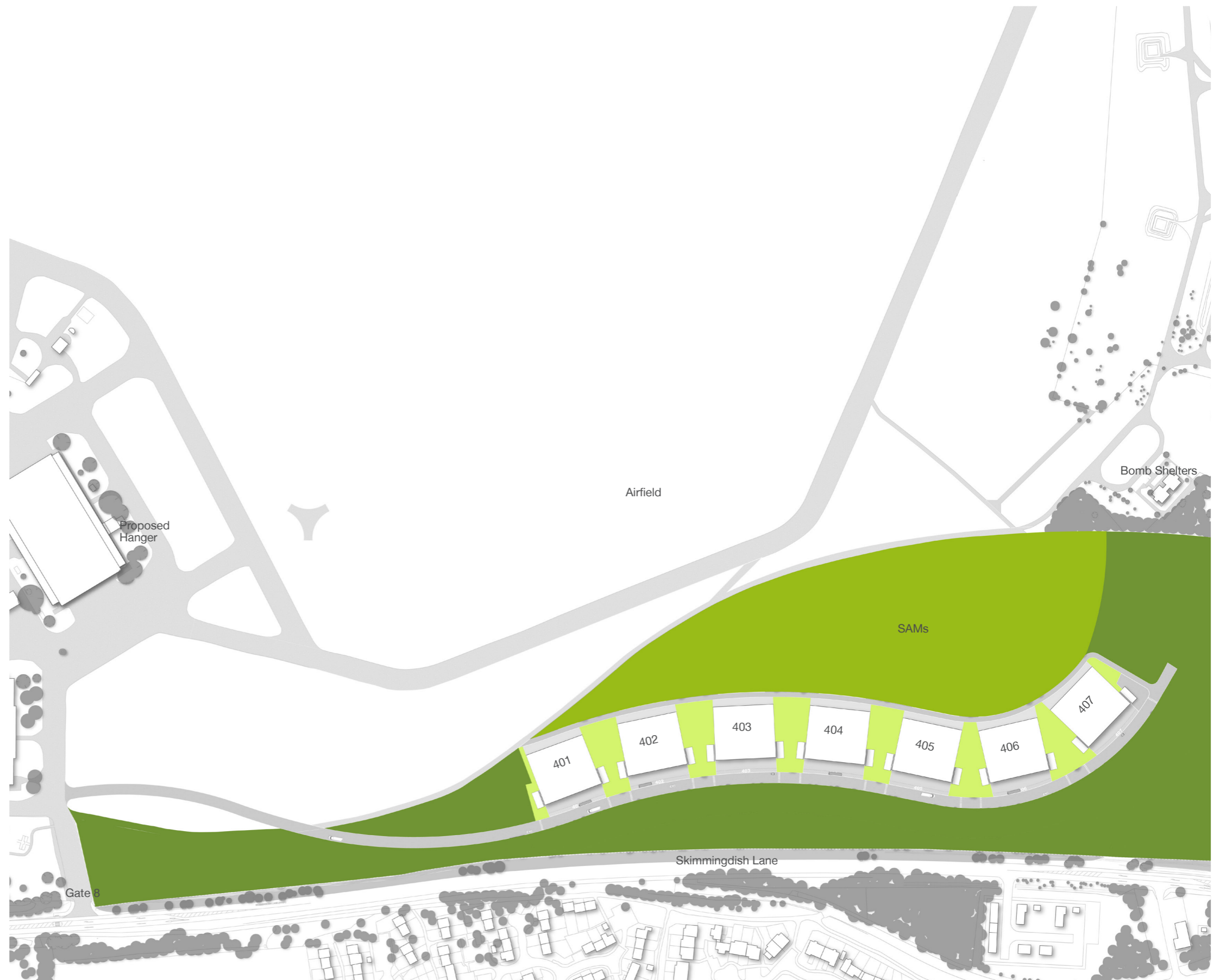
- |   |   |  |
|---|---|--|
|  Planning Application Boundary                        |  Ecology Enhancement Area<br>- Open Mosaic Habitat |  Paving to Pedestrian areas             |
|  Proposed Trees                                       |  Grass paving to Parking bays                      |  Resin Bound Aggregate Surface to Yards |
|  Amenity Lawn Turf to Yards                           |  Tarmac to Roadways                                |  Substation Enclosures to Car Park      |
|  Mown Footpath  |  In-situ Concrete Surfaces to Service Yards        |  Cycle Stores to Car Park               |
|  Wet Woodland Planting                                |  Crossing Road Markings                            |  Designated EV Charging Parking Space   |
|  Wetland Planting to SUDS Features                    |  Tree Pits in Paved areas                          |  |
|  Ecology Enhancement Area<br>- Species-rich Grassland |   |  |

# BICESTER MOTION - INNOVATION QUARTER LANDSCAPE MASTERPLAN - CHARACTER AREAS

Macgregor Smith

The masterplan comprises 3 distinct character areas based on their context and function to provide a richness to the innovation quarter;

- The airfield side embraces the character of the airfield itself with open aspect, long views and grassland planting
- The yard spaces and service areas around the buildings reflect the functionality and industry of the adjacent innovative technologies
- The zone to the skimmingdish boundary draws on the wider natural landscape to integrate parking, access and surface water drainage infrastructure in green and attractive setting



## KEY

- Skimmingdish Lane Boundary
- Innovation Buildings / The Yards
- Airfield Heritage Grassland

# BICESTER MOTION - INNOVATION QUARTER

## CHARACTER AREAS - SKIMMINGDISH LANE BOUNDARY

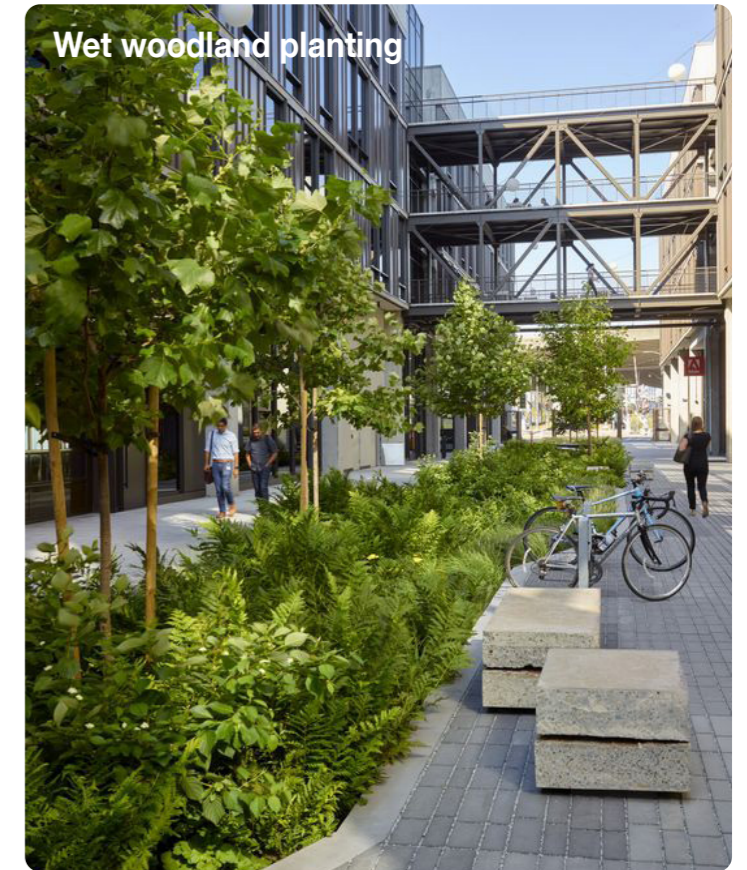
Macgregor Smith



Naturalistic SuDS attenuation areas



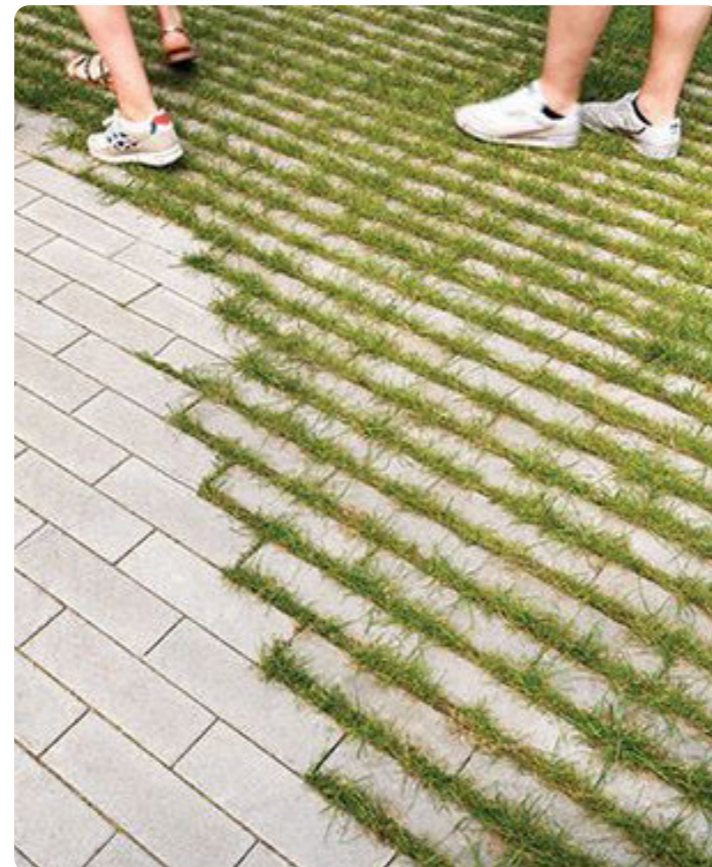
Legible pedestrian connections



Wet woodland planting



Green car parking



Linear roadside SuDS features

# BICESTER MOTION - INNOVATION QUARTER

## CHARACTER AREAS - INNOVATION BUILDINGS / THE YARDS

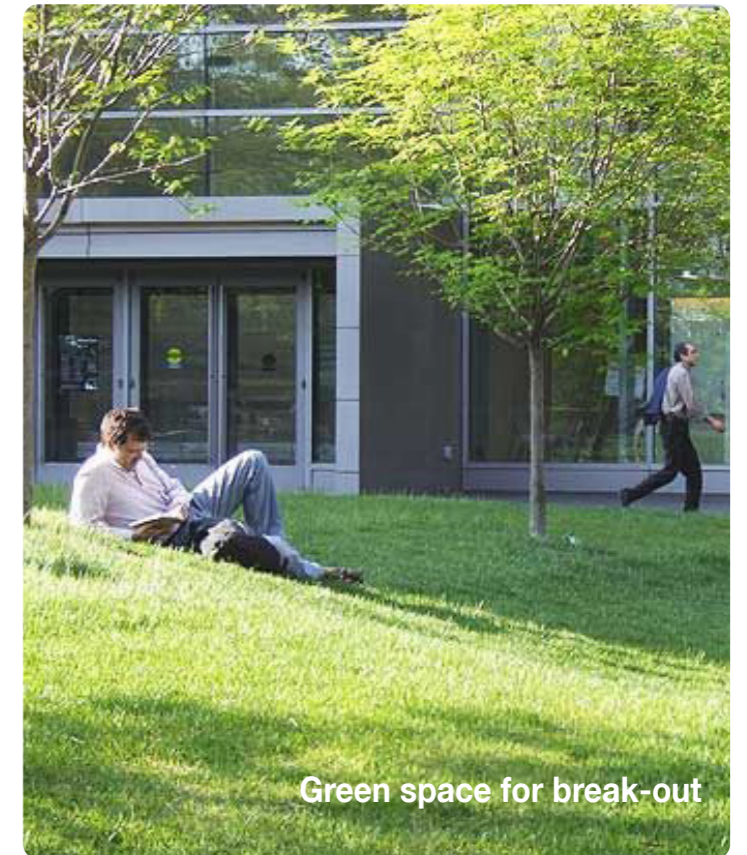
Macgregor Smith



Integrated seating



Flexible space for pop-ups



Green space for break-out



Social spaces for movable furniture



Bold maximal service yards



Areas for automotive exhibition

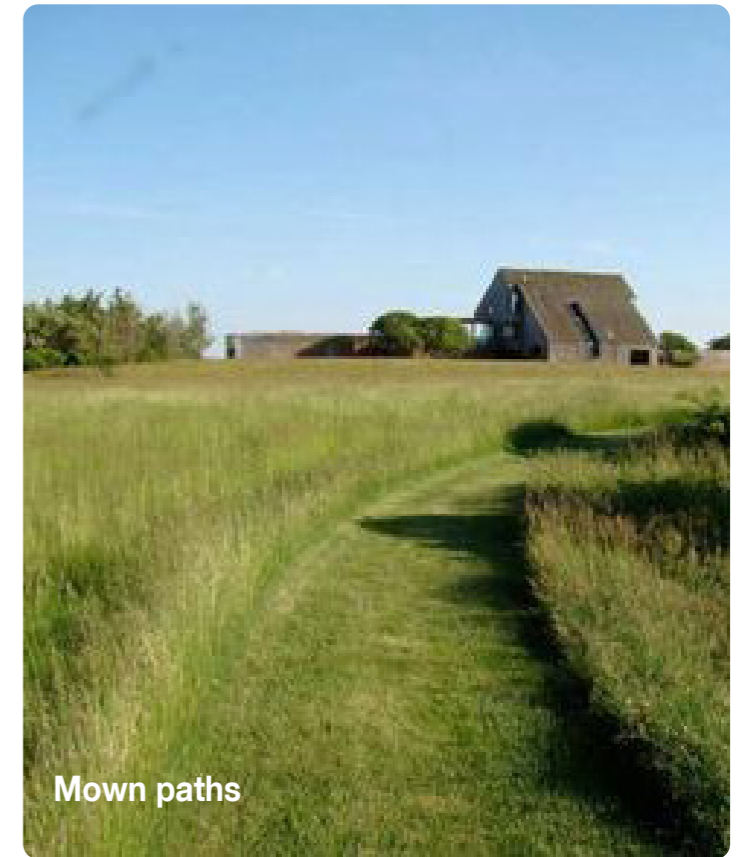
# BICESTER MOTION - INNOVATION QUARTER

## CHARACTER AREAS - AIRFIELD HERITAGE GRASSLAND

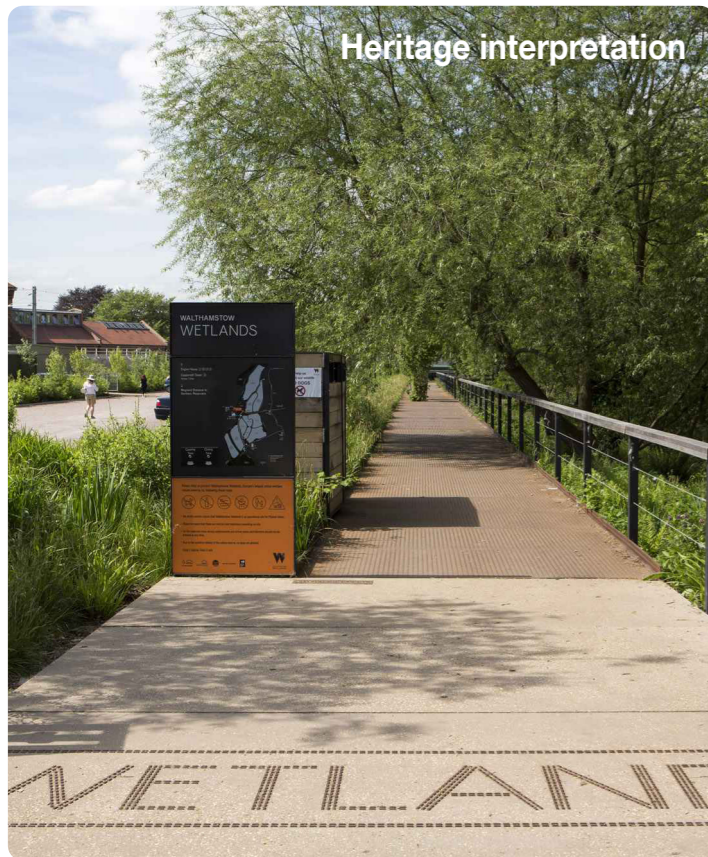
Macgregor Smith



Cycle routes and loops



Mown paths



Heritage interpretation



Enhanced species-rich grassland



Connected and attractive pedestrian routes

# BICESTER MOTION - INNOVATION QUARTER

## CHARACTER AREAS - AIRFIELD HERITAGE GRASSLAND

Macgregor Smith



Temporary overflow car parking



Aerial displays



Viewing areas for events



Automotive showcasing and events



Night time events; drone light shows and fireworks

# BICESTER MOTION - INNOVATION QUARTER

## LANDSCAPE DESIGN STRATEGIES - ACCESS AND MOVEMENT

Macgregor Smith

The access strategy seeks to re-use Gate 9 to create a new access point onto Skimmingdish Lane and enable a circular flow of traffic around the Innovation Quarter.



Car park and service traffic access the buildings and parking areas via the main spine road which runs alongside the buildings on the Skimmingdish Lane side.

VIP and visitor access is provided along the airfield side of the buildings.

Swept path analysis is required to verify vehicular routes particularly in respect of HGV turning movements.



### KEY

- Primary Vehicle Route
- Secondary Vehicle Route
- Cycle Route
- - - Pedestrian
-  Main Entrance
-  Cycle Shelter

# BICESTER MOTION - INNOVATION QUARTER

## LANDSCAPE DESIGN STRATEGIES - SURFACE WATER MANAGEMENT

Macgregor Smith

A key design driver for the landscape has been a progressive approach to surface water management.

A fully integrated SuDS system comprises connected permeable paving, attenuating sub-base, swales and attenuation basins.



### KEY

- Attenuation basin
- Swales
- Hard surfacing with attenuating sub-base
- Drainage direction