

# BICESTER MOTION INNOVATION QUARTER - SPY PARAMETER PLANS - DEVELOPABLE AREAS

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CONSENTED DEVELOPABLE AREA PARAMETER PLAN



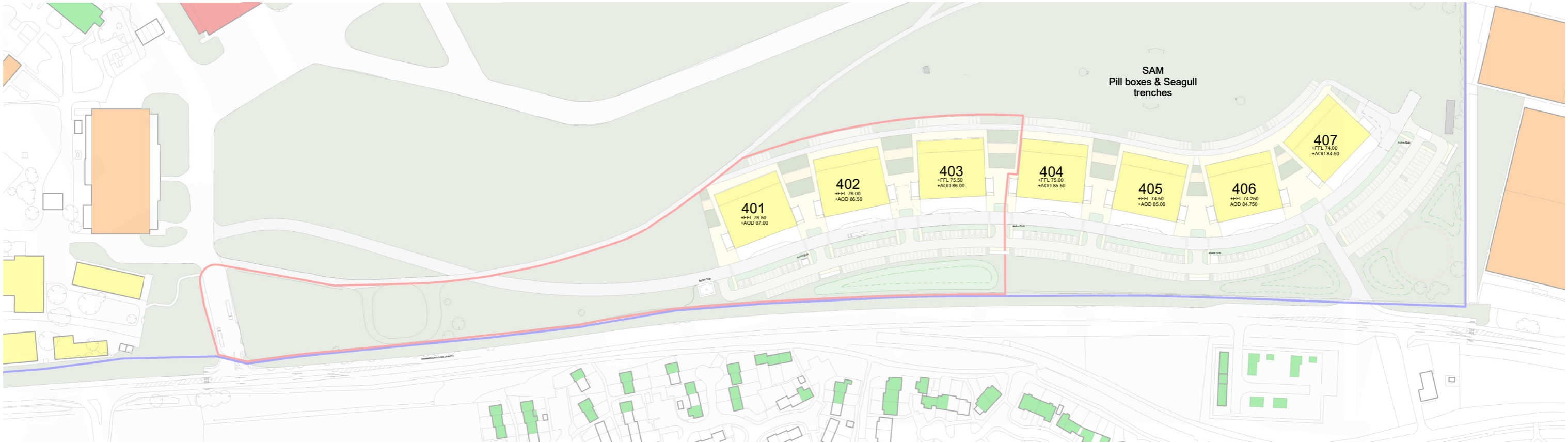
PROPOSED DEVELOPABLE AREA PARAMETER PLAN

# BICESTER MOTION INNOVATION QUARTER - SPY

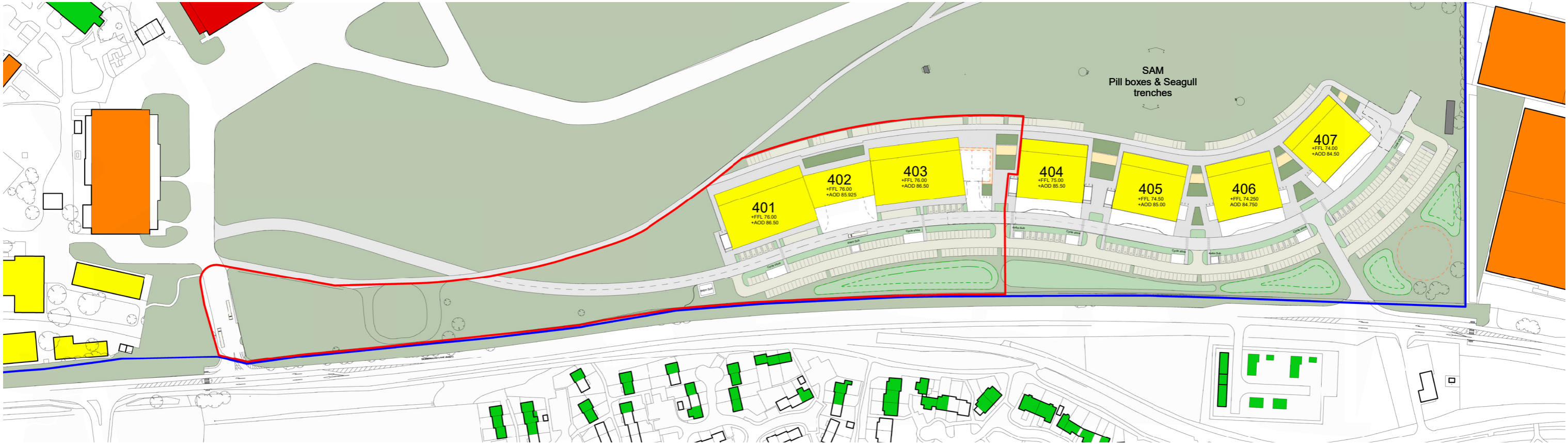
## SITE PLAN - FINISHED FLOOR LEVELS

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- Up to 9m above FFL
- Up to 13.5m above FFL
- Up to 10.5m above FFL
- Up to 20m above FFL



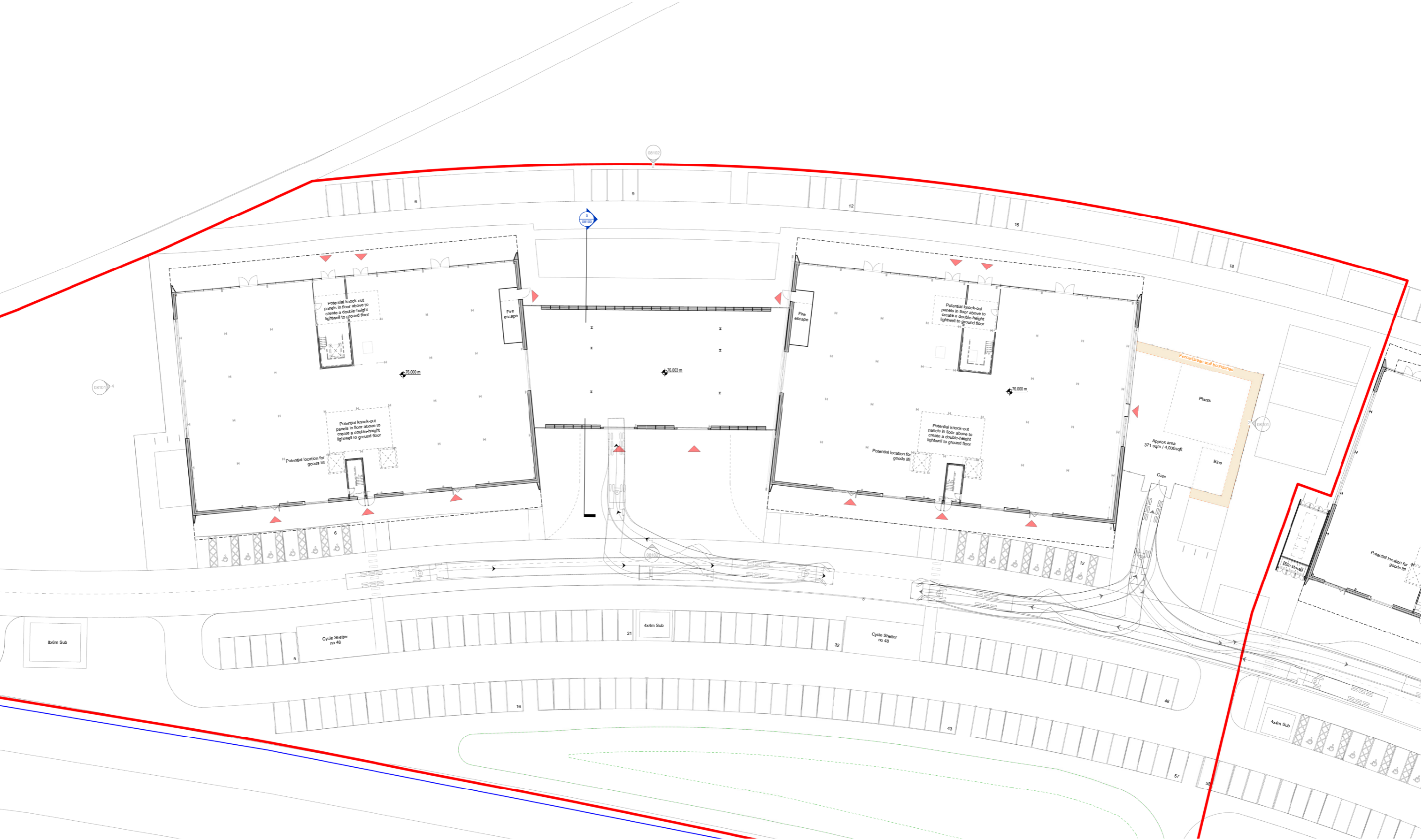
PERMITTED LEVELS



PROPOSED LEVELS

# BICESTER MOTION INNOVATION QUARTER - SPY GROUND FLOOR

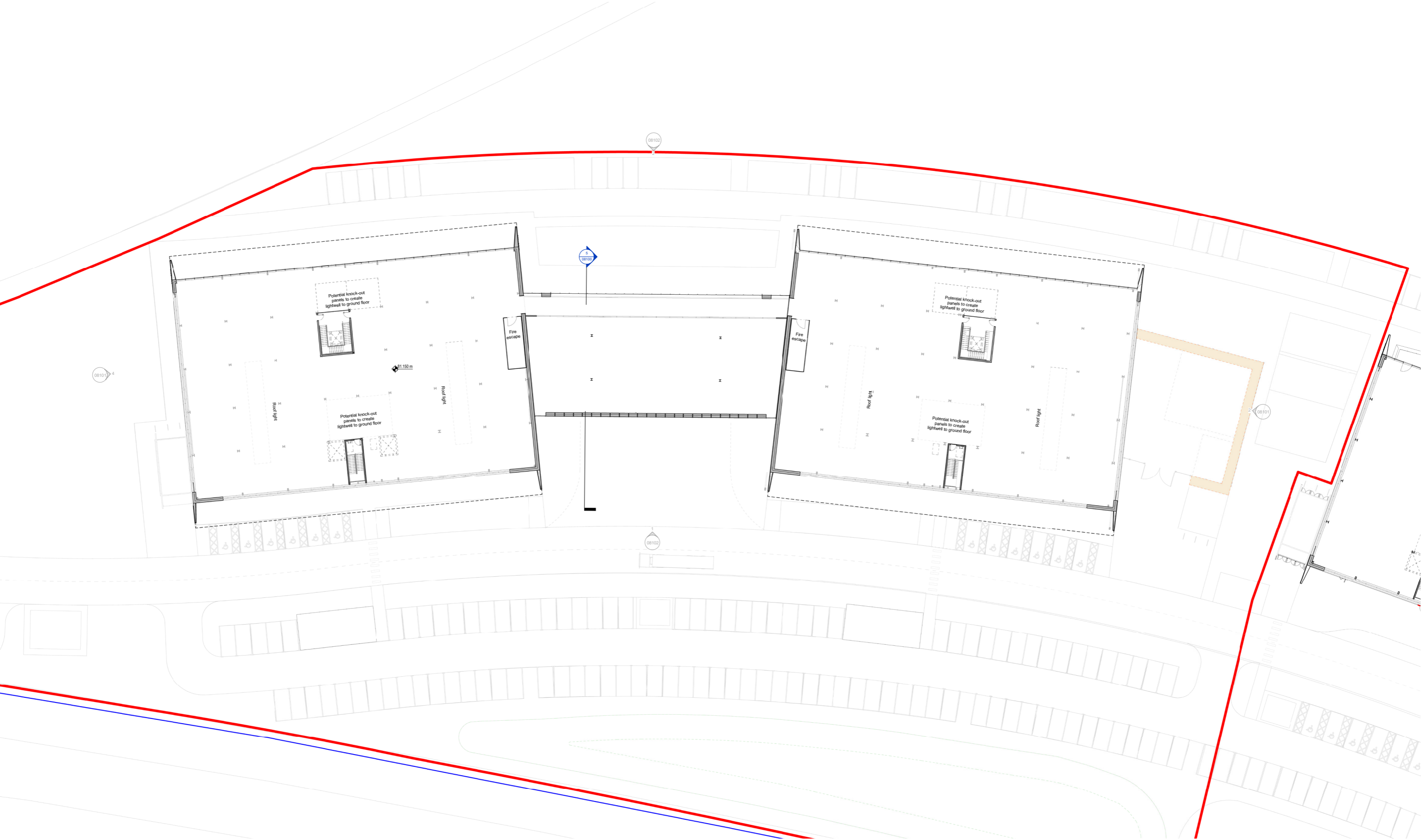
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# BICESTER MOTION INNOVATION QUARTER - SPY

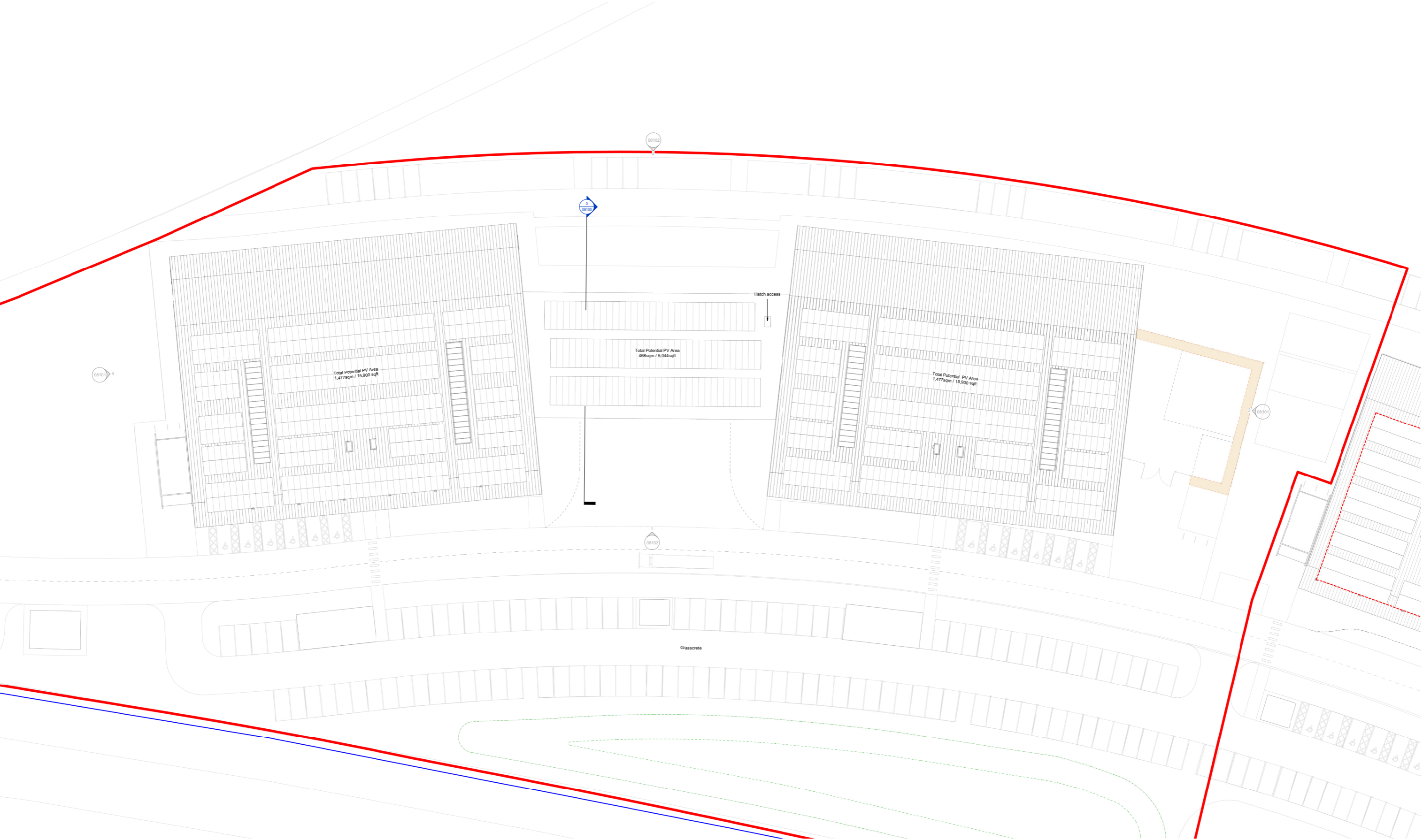
## FIRST FLOOR

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# BICESTER MOTION INNOVATION QUARTER - SPY ROOF PLAN

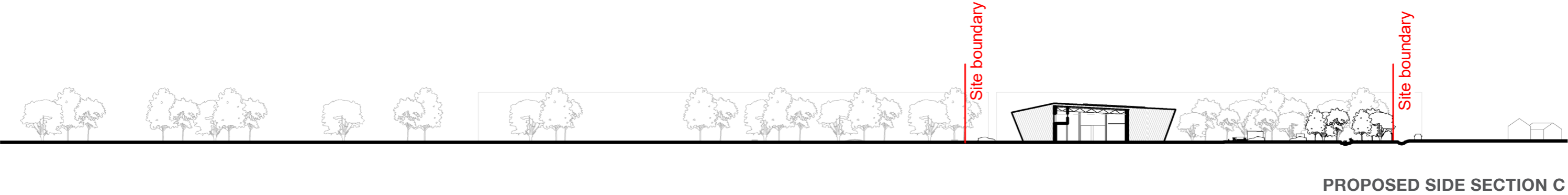
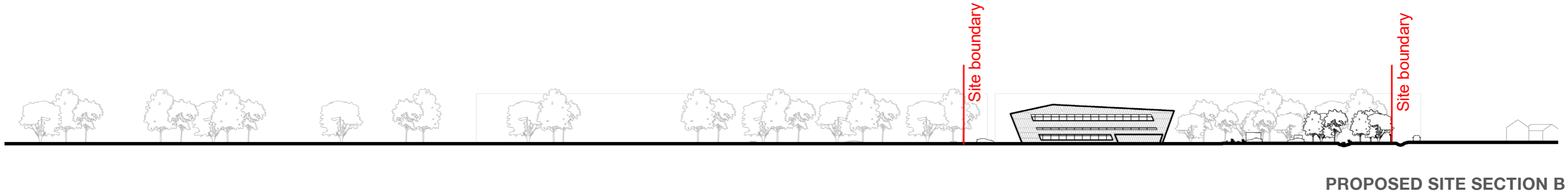
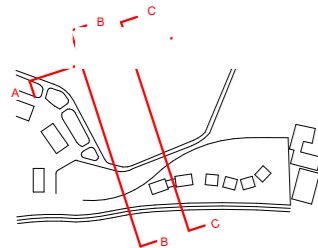
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# BICESTER MOTION INNOVATION QUARTER - SPY

## CONTEXTUAL SIDE ELEVATIONS

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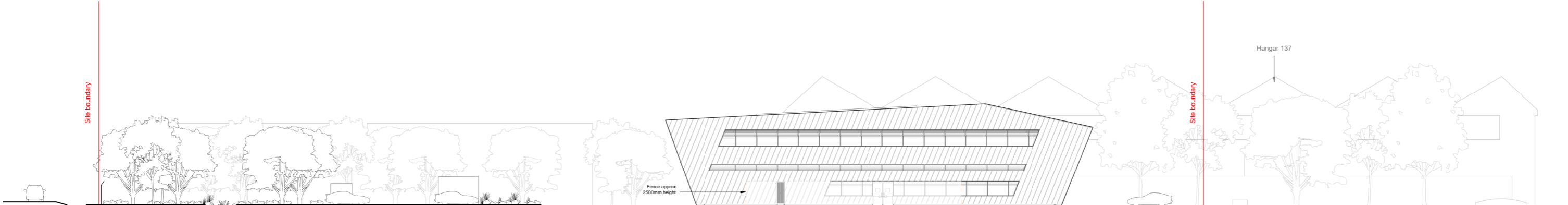


# BICESTER MOTION INNOVATION QUARTER - SPY SIDE ELEVATIONS

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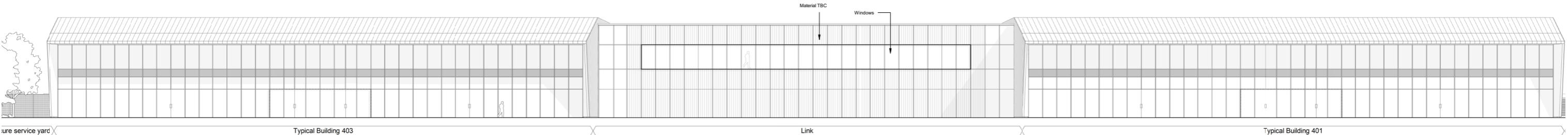
PROPOSED SIDE ELEVATION A



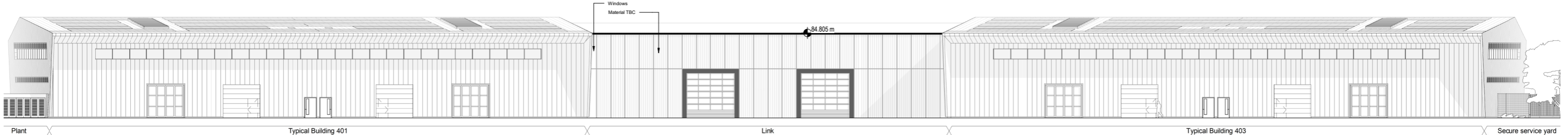
PROPOSED SIDE ELEVATION B

# BICESTER MOTION INNOVATION QUARTER - SPY FRONT & REAR ELEVATIONS

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PROPOSED FRONT ELEVATION

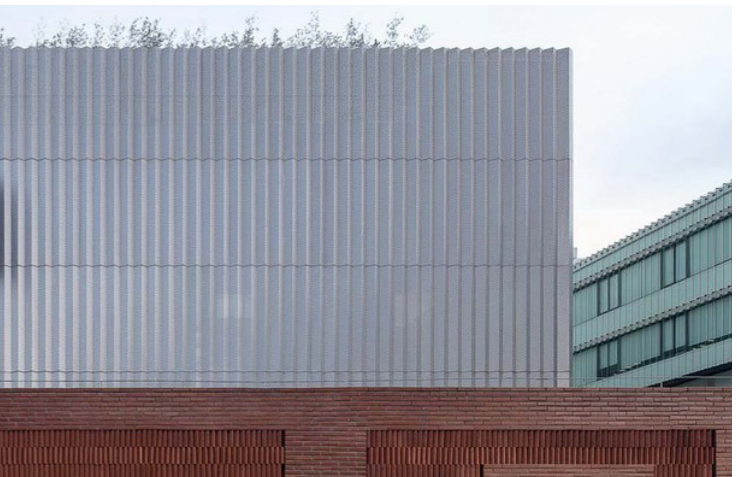


PROPOSED REAR ELEVATION



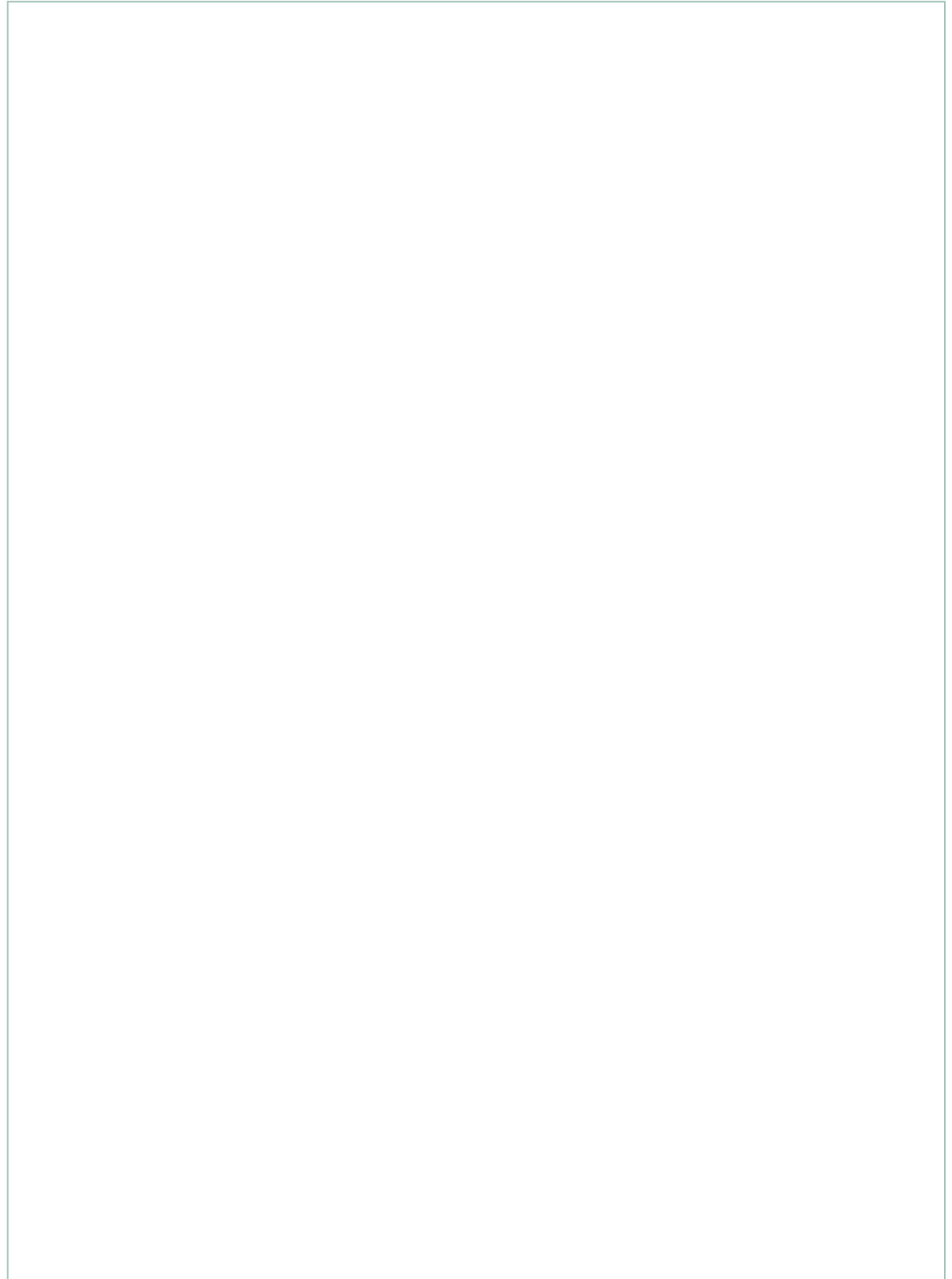
**BICESTER MOTION INNOVATION QUARTER - SPY**  
MATERIAL PALETTE FOR MAIN BUILDINGS AS CONSENTED SCHEME & LINK

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# 05 SITE ACCESS & SERVICING

- Site access
- Servicing
- Parking

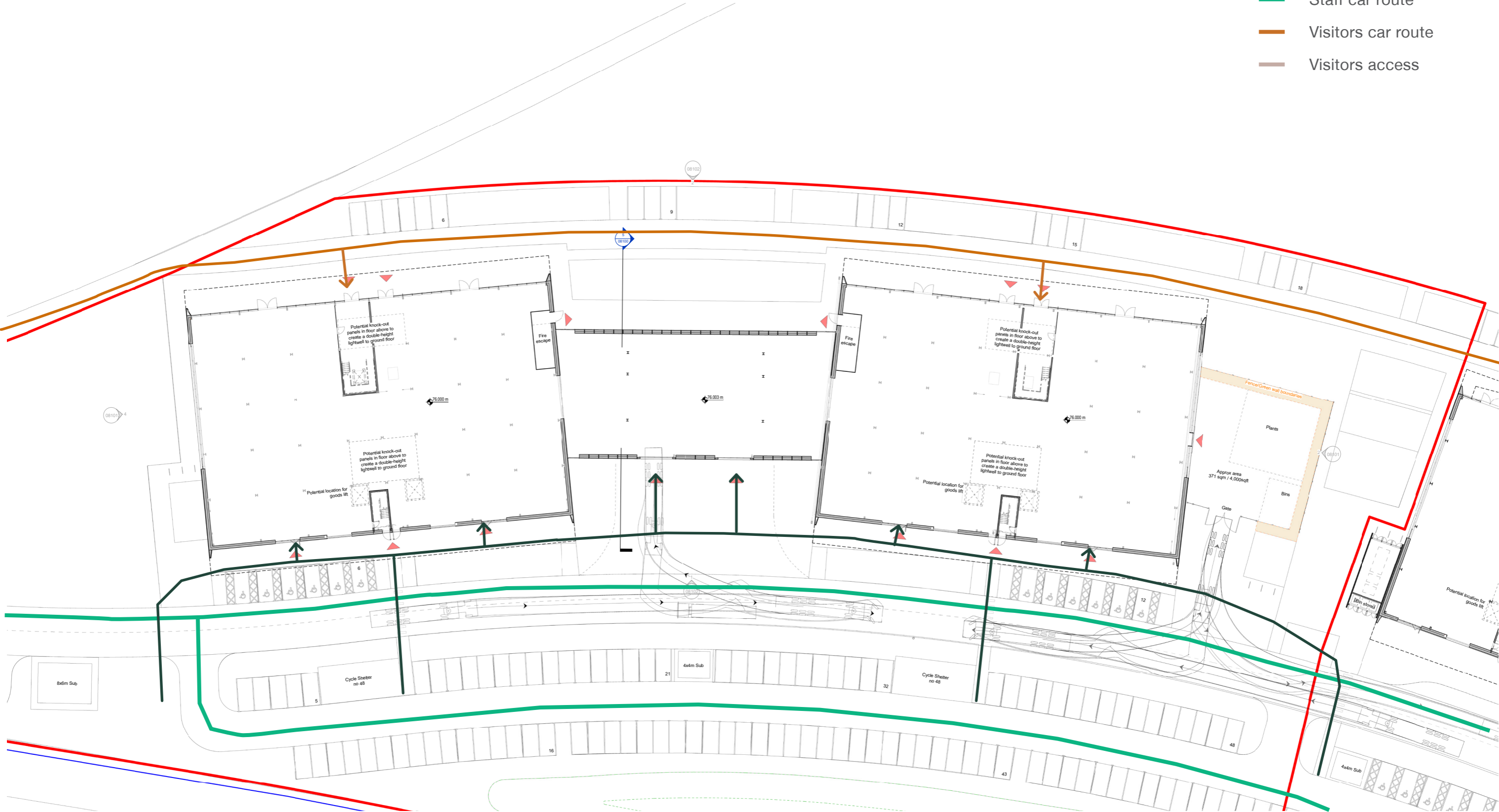


# BICESTER MOTION INNOVATION QUARTER - SPY SITE ACCESS

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### KEY:

- Staff access
- Staff car route
- Visitors car route
- Visitors access

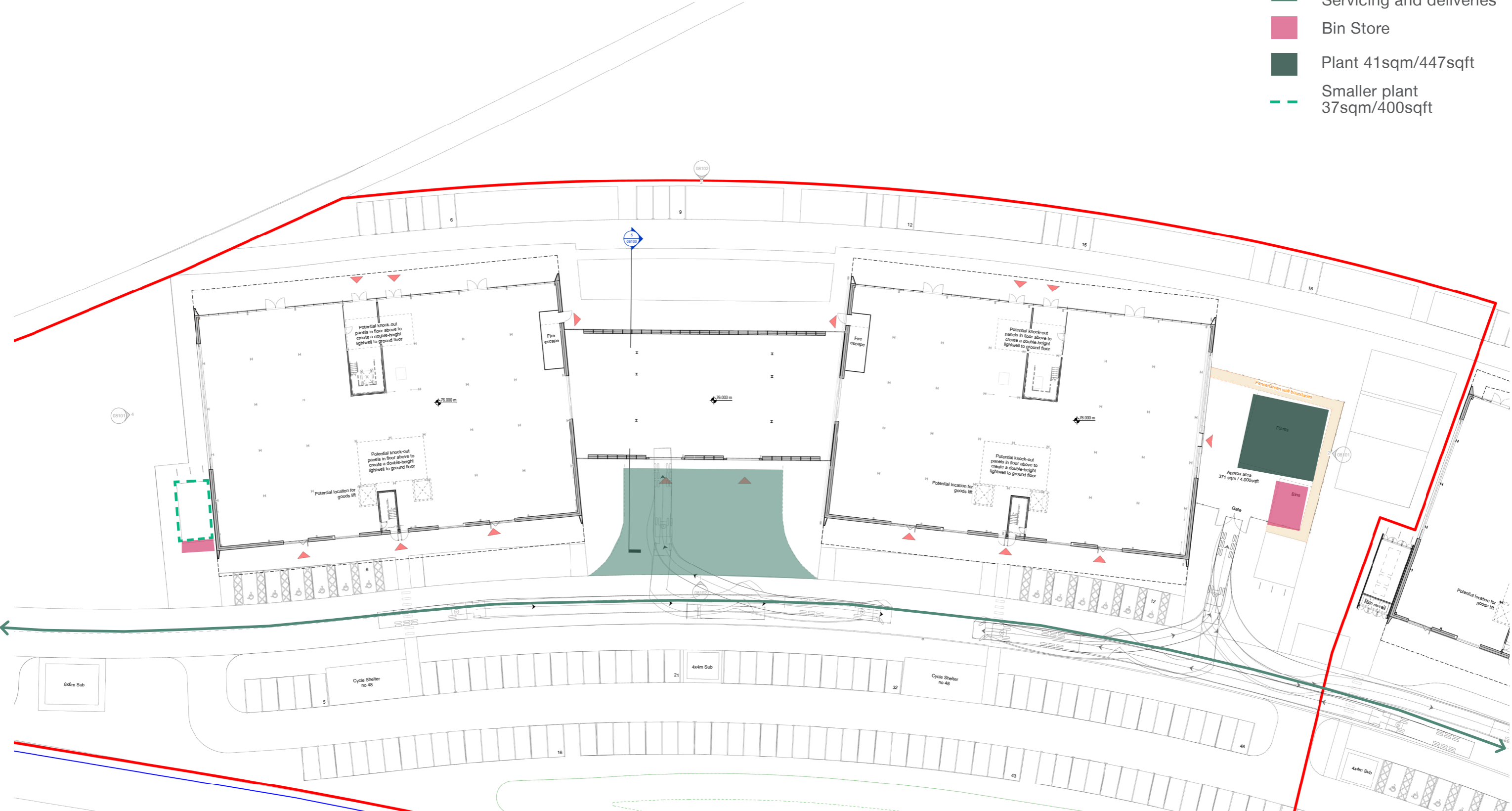


# BICESTER MOTION INNOVATION QUARTER - SPY SERVICING STRATEGY

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**KEY:**

- Delivery bay
- Servicing and deliveries
- Bin Store
- Plant 41sqm/447sqft
- Smaller plant 37sqm/400sqft



# BICESTER MOTION INNOVATION QUARTER - SPY PARKING STRATEGY

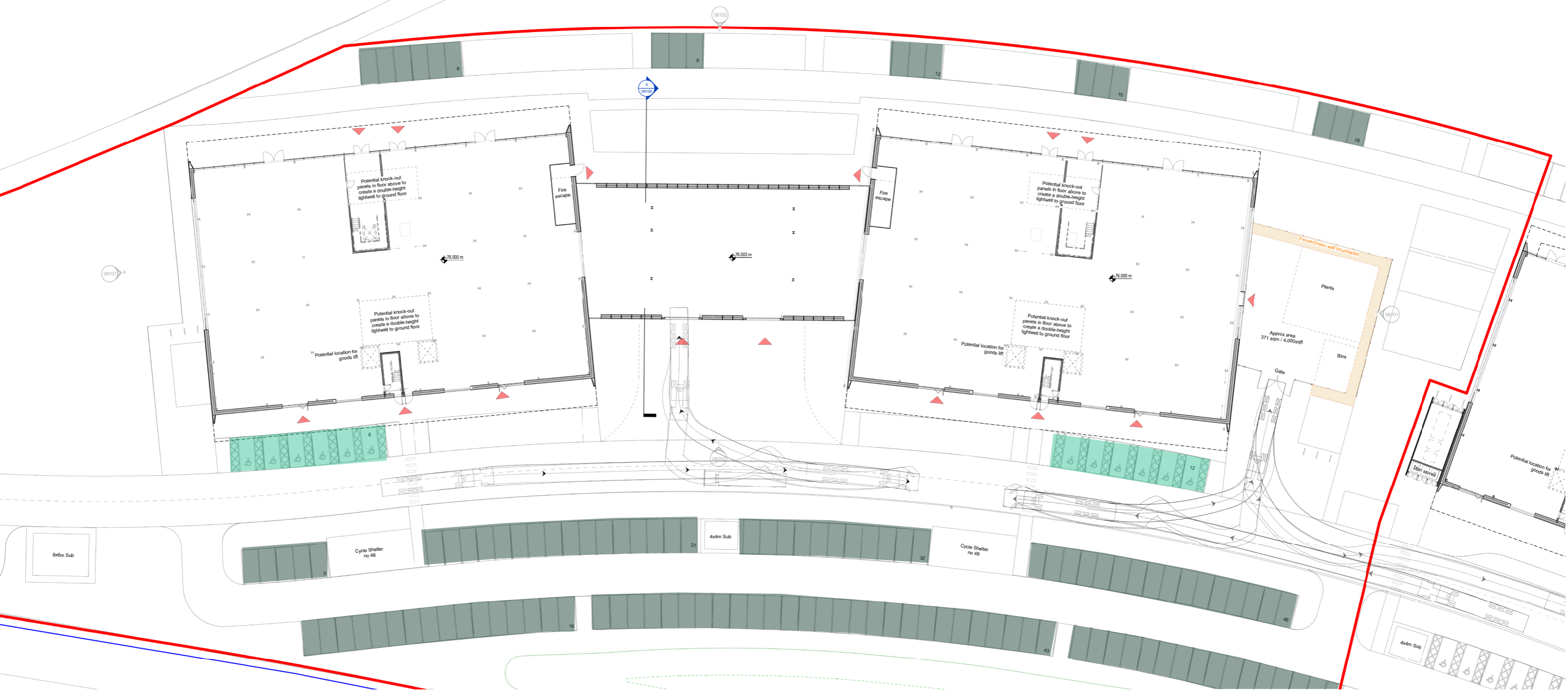
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Car parking

Land use	Parking standard	Floor space ft <sup>2</sup> / m <sup>2</sup>	Max. provision
E - office uses	1 space / 45m <sup>2</sup>	40K ft <sup>2</sup> / 3,716m <sup>2</sup>	83 spaces
B2 - general industrial uses	1 space / 75m <sup>2</sup>	40K ft <sup>2</sup> / 3,716m <sup>2</sup>	50 spaces
B8 - storage uses	1 space / 300m <sup>2</sup>	7K ft <sup>2</sup> / 650m <sup>2</sup>	3 spaces
<b>TOTAL:</b>			<b>136 spaces</b>
<i>34 EV charging spaces, 8-14 Blue Badge spaces</i>			

**KEY:**

- Accessible spaces
- Standard spaces



# BICESTER MOTION INNOVATION QUARTER - SPY

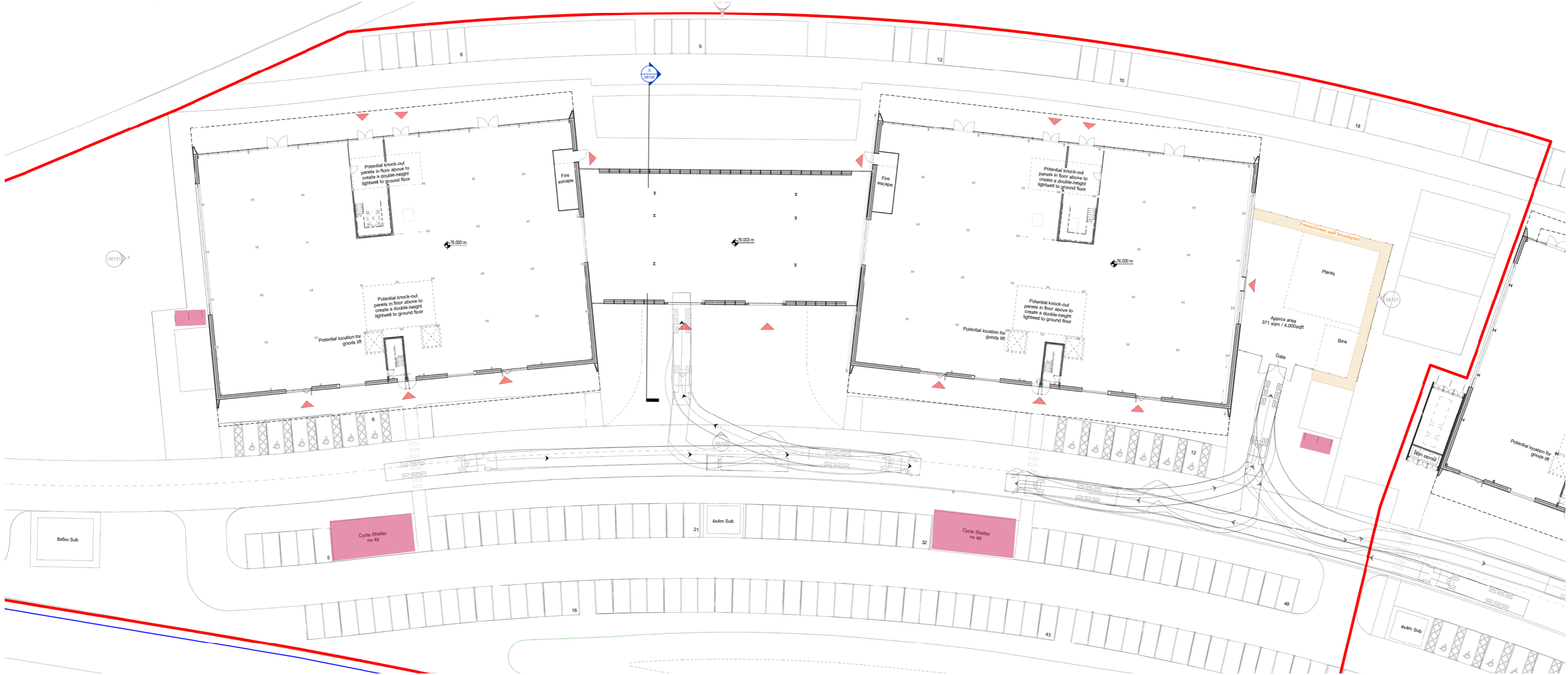
## PARKING STRATEGY - BICYCLE SHELTER

Minimum Cycle parking requirements

Land use	Parking standard	Floor space ft <sup>2</sup> / m <sup>2</sup>	Max. provision	Cargo by provisions
E - office uses	Staff: 1 space / 100m <sup>2</sup> Visitor: 1 space / 250m <sup>2</sup>	40K ft <sup>2</sup> / 3,716m <sup>2</sup>	Staff: 38 spaces Visitors: 15 spaces	
B2 - general industrial uses	Staff: 1 space / 175m <sup>2</sup> Visitor: 1 space / 250m <sup>2</sup>	40K ft <sup>2</sup> / 3,716m <sup>2</sup>	Staff: 22 spaces Visitors: 15 spaces	
B8 - storage uses	Staff: 1 space / 250m <sup>2</sup> Visitor: 1 space / 500m <sup>2</sup>	8.25K ft <sup>2</sup> / 766m <sup>2</sup>	Staff: 3 spaces Visitors: 1 spaces	
<b>TOTAL:</b>			96 spaces	12 spaces
			31 for visitors; 63 for staff	
				108 spaces

**KEY:**

Cycle spaces



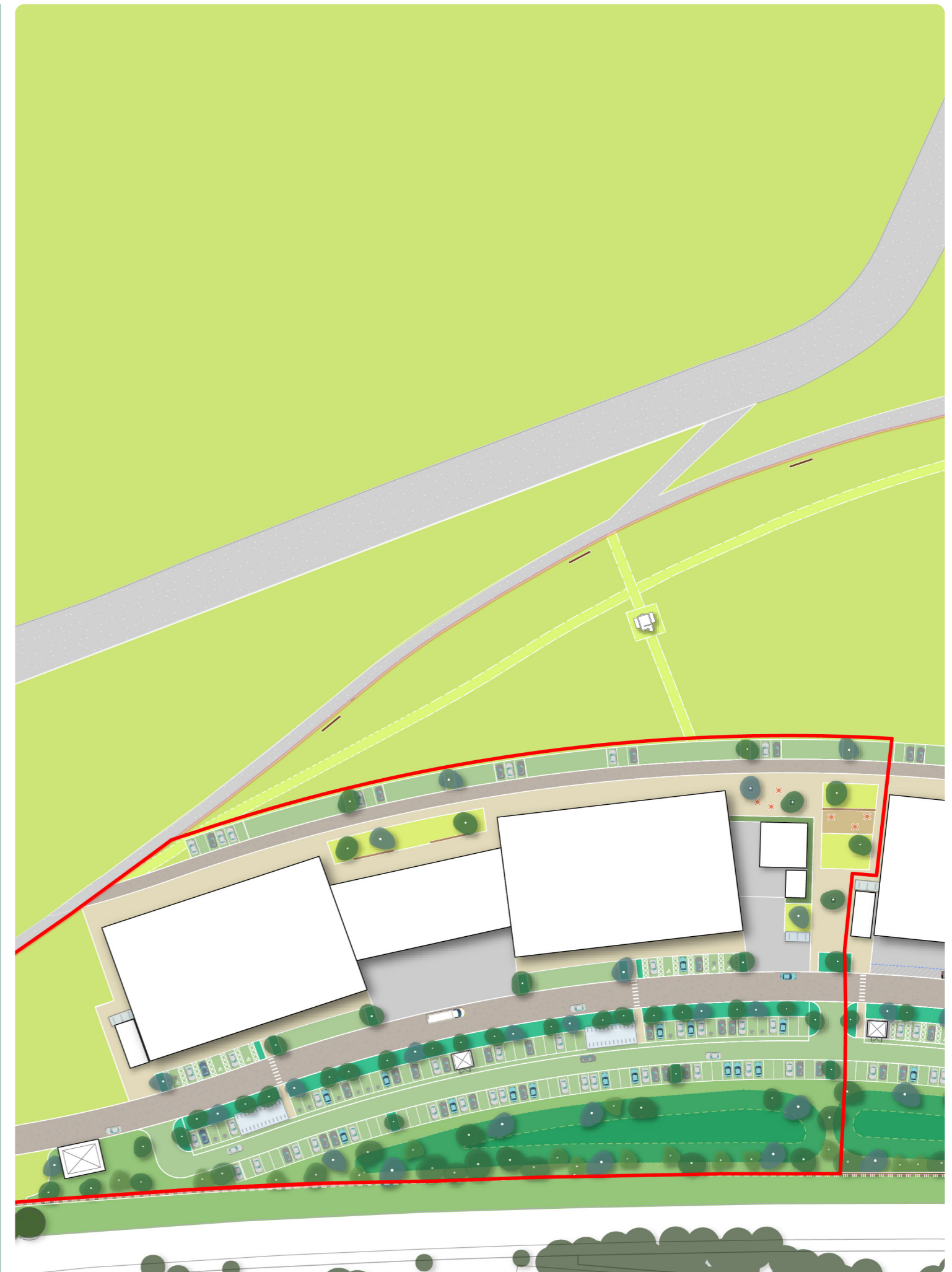
# 06 LANDSCAPE & PLACEMAKING

This chapter describes the landscape design which has been developed in response to the wider site context and the consented Innovation Quarter masterplan which established several core design principles:

- Creation of distinct character areas to embrace the heritage, ecology and function of different zones
- Consideration of the 'journey' into the site as experienced by staff, visitors and the public including arrival gateways and connections from car park to building
- Green connections between buildings to link open grassland airfield with natural car park landscape
- Innovative approach to car parking to reduce overall area of constructed hardstanding and embodied carbon whilst providing a greater proportion of soft landscape
- Greater integration of visible surface water drainage systems to enhance habitat and soften infrastructure
- Celebration of the remnant heritage features through improved access and new interpretation
- Improved ecology through positive landscape management and increased proportion of naturalistic soft landscape
- Design language and materials that reflect both the airfield heritage and future innovation work space

The following pages illustrate how these conceptual principles have been embedded within wider masterplan and inform the landscape approach to the planning application site. This chapter includes descriptions of each of the following strategies which combine to form a multi-functional landscape framework:

- Character Areas
- Access and Movement
- Surface Water Management
- Tree Planting
- Planting
- Materials
- Furniture
- External Lighting
- Car and Cycle Parking



# BICESTER MOTION INNOVATION QUARTER - SPY 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

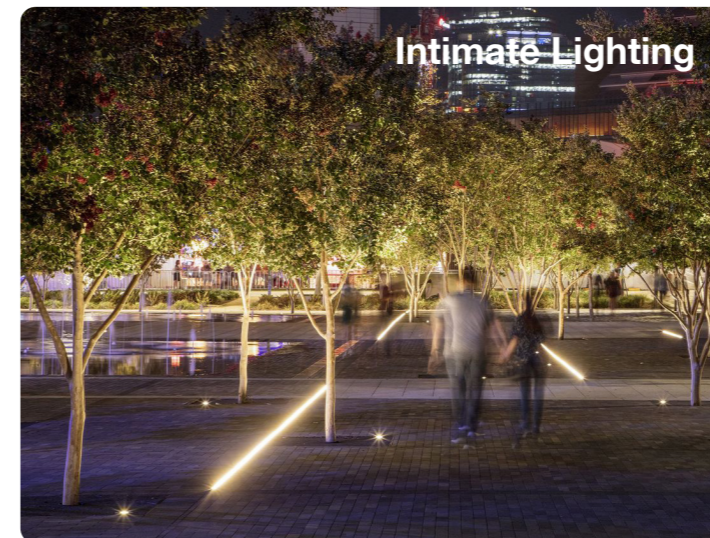
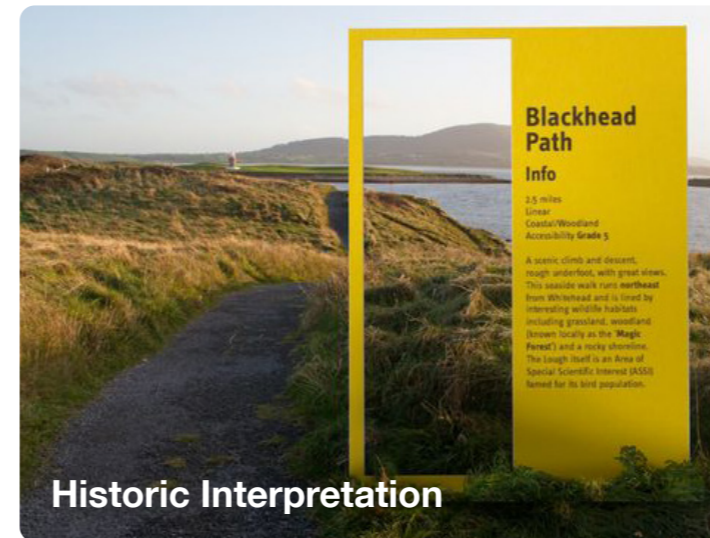
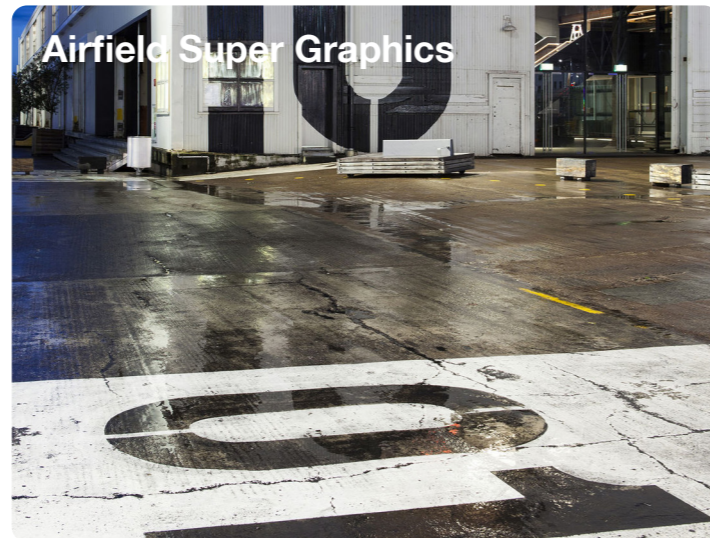
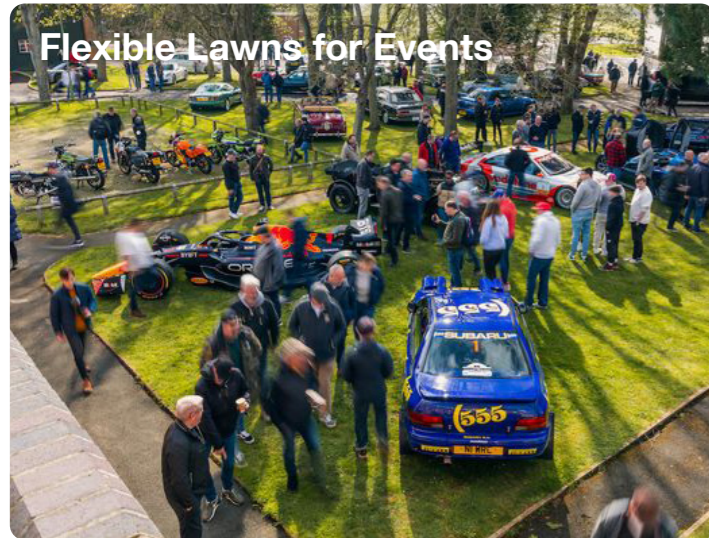


# INNOVATION QUARTER



# BICESTER MOTION INNOVATION QUARTER - SPY LANDSCAPE CONCEPT - KEY THEMES

Macgregor Smith

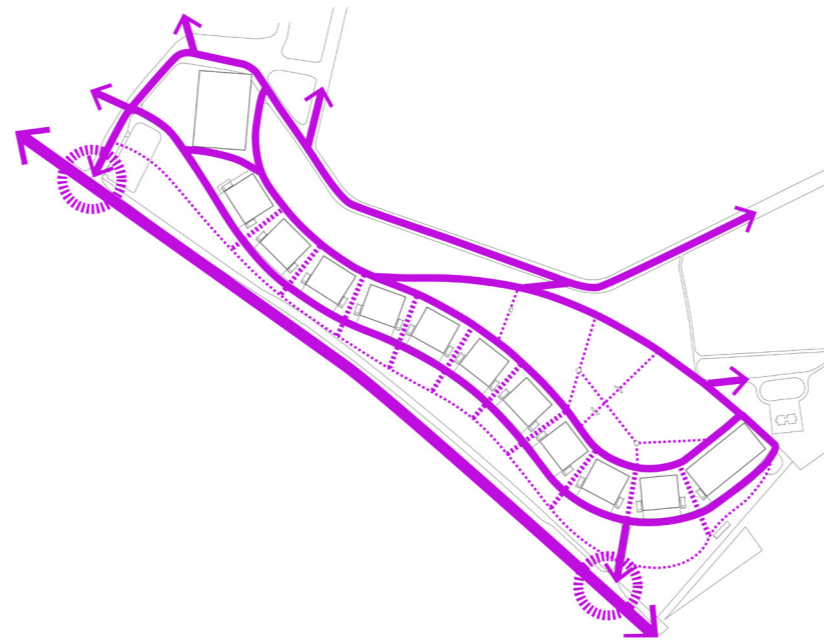


# BICESTER MOTION INNOVATION QUARTER - SPY LANDSCAPE MASTERPLAN PRINCIPLES

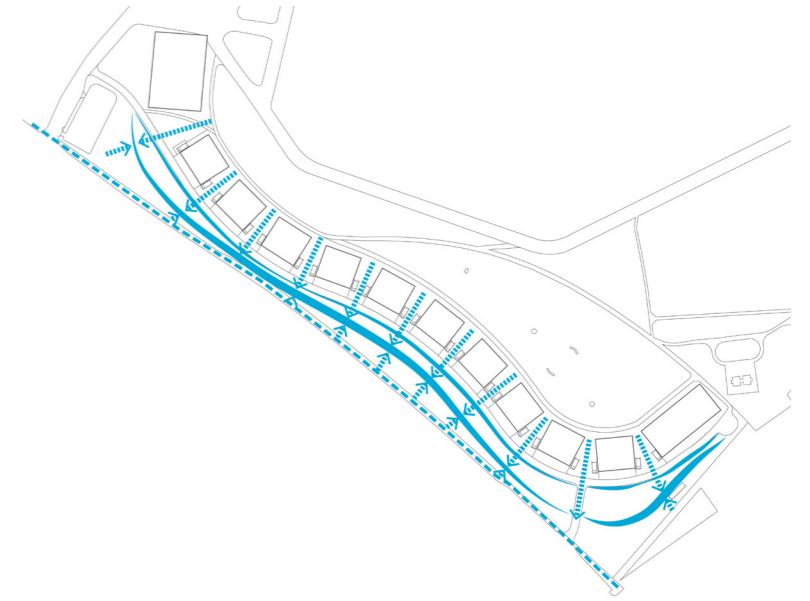
Macgregor Smith



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



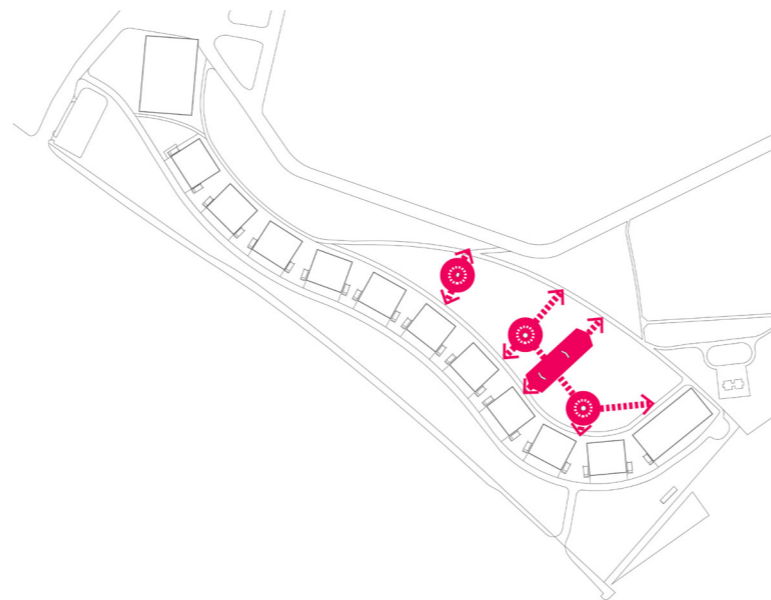
2. Enable **ROUTES & LOOPS** within the site and provide **CONNECTIONS** to the wider masterplan and beyond



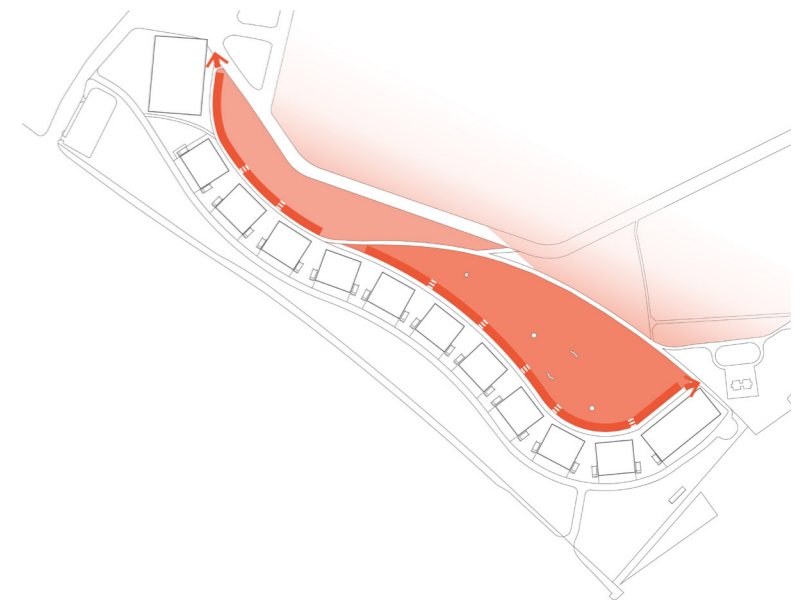
3. Integrate a visible SuDS system to create **HABITAT** and manage **SURFACE WATER**



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