

# BICESTER MOTION INNOVATION QUARTER - SPY LANDSCAPE MASTERPLAN

Macgregor Smith



## KEY

- SPY Planning Application Boundary
- Proposed Trees
- Amenity Lawn Turf to Yards
- Tarmac to Roadways
- Wet Woodland Planting
- Wetland Planting to SUDS Features
- Grass paving to Parking bays
- In-situ Concrete Surfaces to Service Yards
- Crossing Road Markings
- Tree Pits in Paved areas
- Paving to Pedestrian areas
- Resin Bound Aggregate Surface to Yards
- Substation Enclosures to Car Park
- Cycle Stores to Car Park
- Cycle Stores to Plants
- Designated EV Charging Parking Space

# BICESTER MOTION INNOVATION QUARTER - SPY 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

These landscape character areas have been retained within the planning application proposals.



## KEY

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

# BICESTER MOTION INNOVATION QUARTER - SPY CHARACTER AREAS - SKIMMINGDISH LANE BOUNDARY

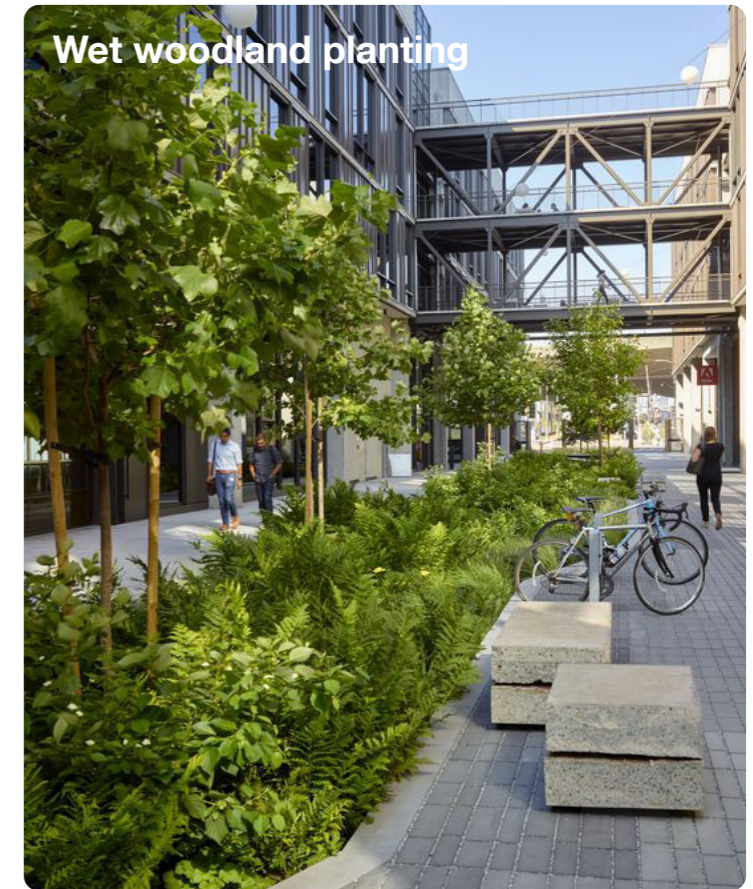
Macgregor Smith



Naturalistic SuDS attenuation areas



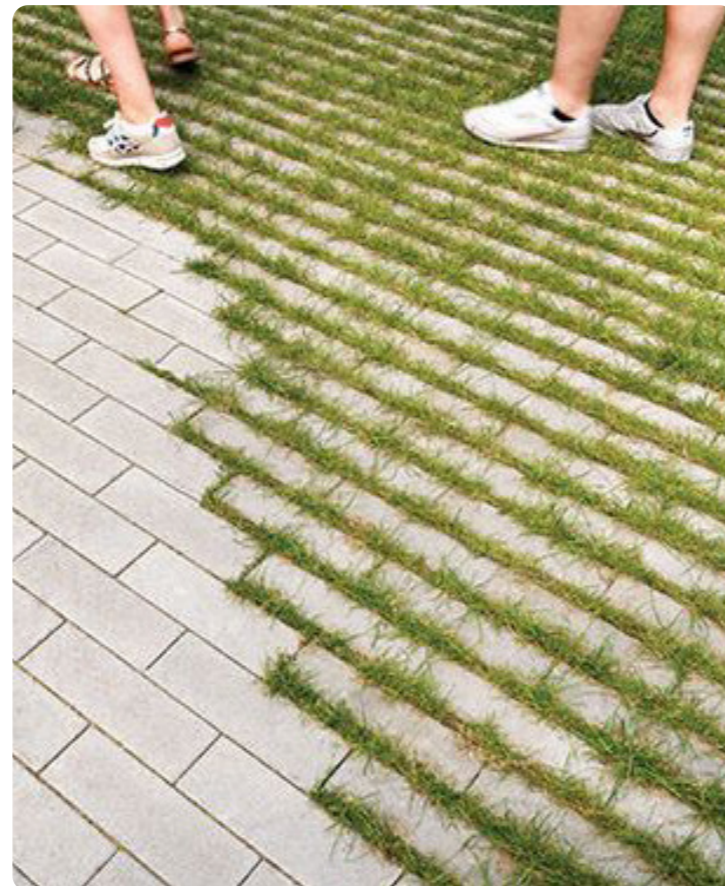
Legible pedestrian connections



Wet woodland planting



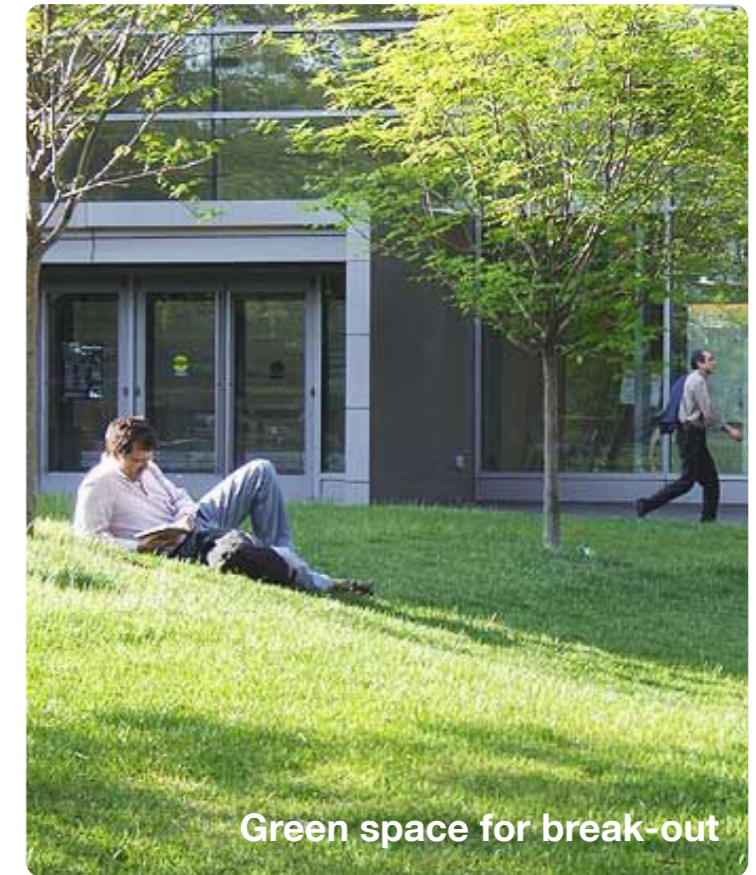
Green car parking



Linear roadside SuDS features

# BICESTER MOTION INNOVATION QUARTER - SPY CHARACTER AREAS - INNOVATION BUILDINGS / THE YARDS

Macgregor Smith



# BICESTER MOTION INNOVATION QUARTER - SPY CHARACTER AREAS - AIRFIELD HERITAGE GRASSLAND

Macgregor Smith



# BICESTER MOTION INNOVATION QUARTER - SPY CHARACTER AREAS - AIRFIELD HERITAGE GRASSLAND

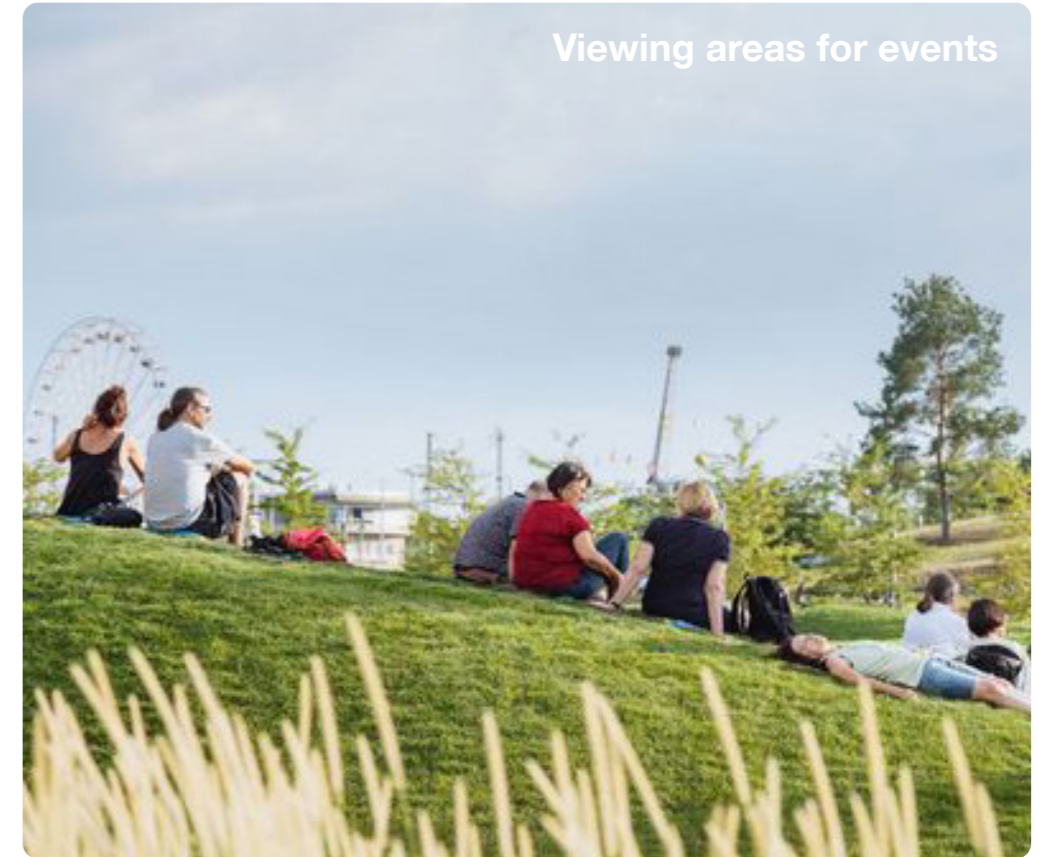
Macgregor Smith



Temporary overflow car parking



Aerial displays



Viewing areas for events



Automotive showcasing and events



Active Walking Loops

# BICESTER MOTION INNOVATION QUARTER - SPY

## LANDSCAPE DESIGN STRATEGIES - ACCESS AND MOVEMENT

Macgregor Smith

The Innovation Quarter access strategy seeks to open Gate 9 as per consented Scheme 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.

The application proposals follow the strategy established for the wider Innovation Quarter site.



### KEY

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

# BICESTER MOTION INNOVATION QUARTER - SPY

## 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.

This system will form part of the wider Innovation Quarter SuDS network to slow surface water run-off, improve water quality and contribute to ecology enhancement.





# BICESTER MOTION INNOVATION QUARTER - SPY 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

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

# BICESTER MOTION INNOVATION QUARTER - SPY LANDSCAPE DESIGN STRATEGIES - TREE PLANTING

Macgregor Smith



# BICESTER MOTION INNOVATION QUARTER - SPY 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

# BICESTER MOTION INNOVATION QUARTER - SPY LANDSCAPE DESIGN STRATEGIES - PLANTING

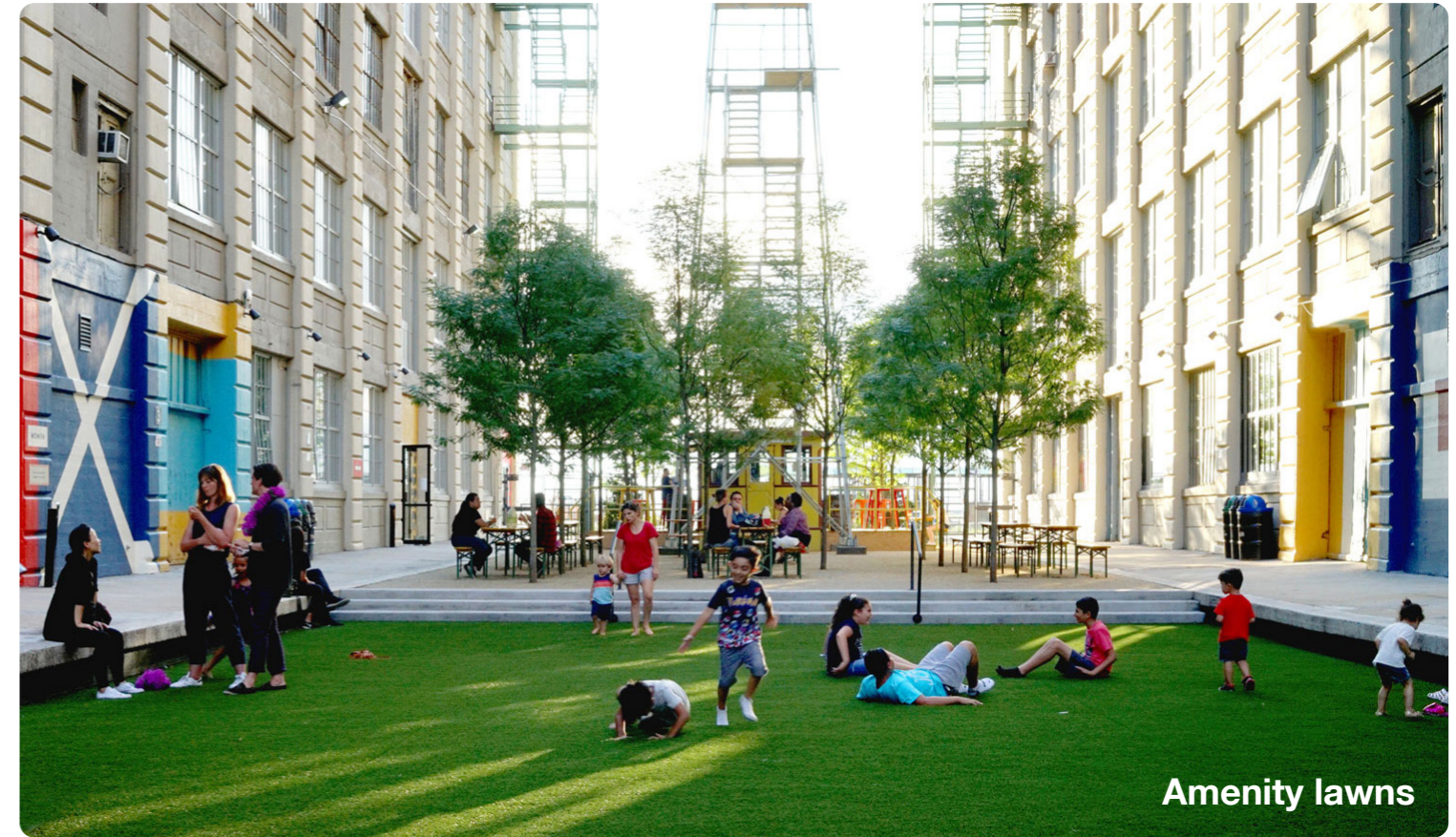
Macgregor Smith



Wet woodland planting



Mown paths



Amenity lawns



Enhanced species-rich grassland



Wetland planting to attenuation



Wetland planting to linear swales

# BICESTER MOTION INNOVATION QUARTER - SPY LANDSCAPE DESIGN STRATEGIES - MATERIALS

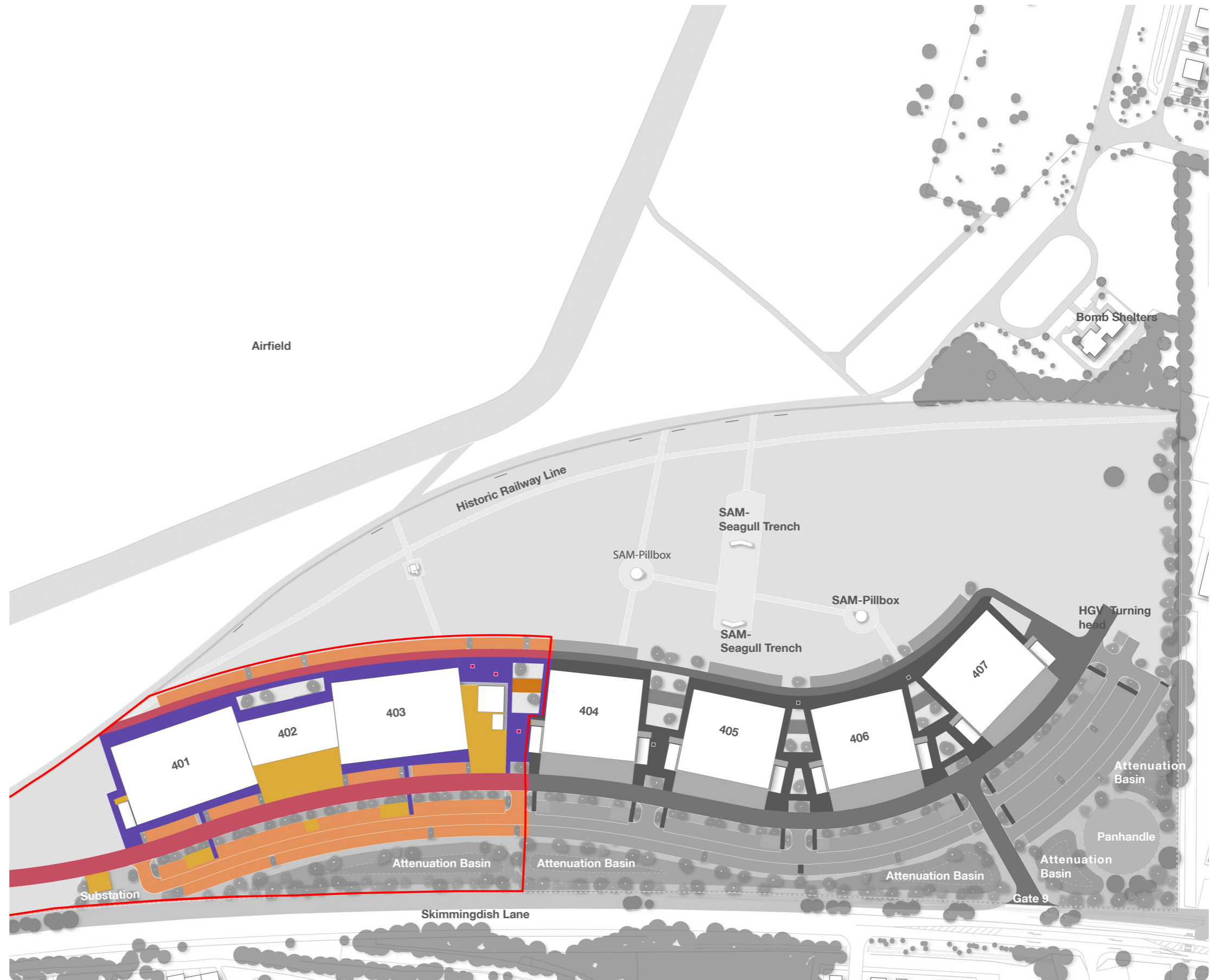
Macgregor Smith

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