

BICESTER MOTION INNOVATION QUARTER DETAILED DESIGN CODE

Document Number: 220127-3DR-XX-XX-RP-A-09024_P04

November 2023



BICESTER
MOTION

3DReid

DOCUMENT CONTROL SHEET

Issued by	3DREID	Client	Bicester Motion Ltd
	London	Project name	BM_IQ
	1 Hills Place	Title	Design Code
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Bicester Motion_Innovation Quarter
3DReid Project Number 220127
Design & Access Statement - Reserved Matters
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DOCUMENT HISTORY

Revision	Purpose	Status	Date	By	Checked
P01	First draft	S2	08/09/2023	NM	NM
P02	Draft	S2	06/10/2023	NM	NM
P03	Planning - Reserved matters	S2	17/11/2023	NP	NM
P04	Planning - Reserved matters (updated)	S2	24/11/2023	NP	NM

BICESTER MOTION - INNOVATION QUARTER

CHARACTER ANALYSIS

KEY

- ① **New Technical Site:** A contemporary metal & brick design on the Old Technical Site architecture.
- ② **& brick design on the Old Technical Site architecture.**
- ③ **Historical aircraft hangars:** The hangars feature brick façades with rhythmic gabled and hipped roofscapes.
- ④ **Aircraft hangars:** The hangars feature brick façades with rhythmic gabled and hipped roofscapes still in use.
- ⑤ **Scheduled Ancient Monuments (Mushroom pillboxes and seagull trenches):** A low lying defence structure made up of two mushroom pillboxes and two seagull trenches in a diamond formation.
- ⑥ **Innovation quarter (application site):** Open grassland with invasive scrub landscape.
- ⑦ **Residential development:** Predominately semi-detached brick-built dwellings with tilted pitched roofs.
- ⑧ **Neighbouring commercial / industrial units:** Large metal clad portal frame industrial buildings.
- ⑨ **units:** Large metal clad portal frame industrial buildings.

- Application Boundary
- Ownership Boundary
- Conservation area



BICESTER MOTION - INNOVATION QUARTER

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BICESTER MOTION - INNOVATION QUARTER

WIDER SITE

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Land Use

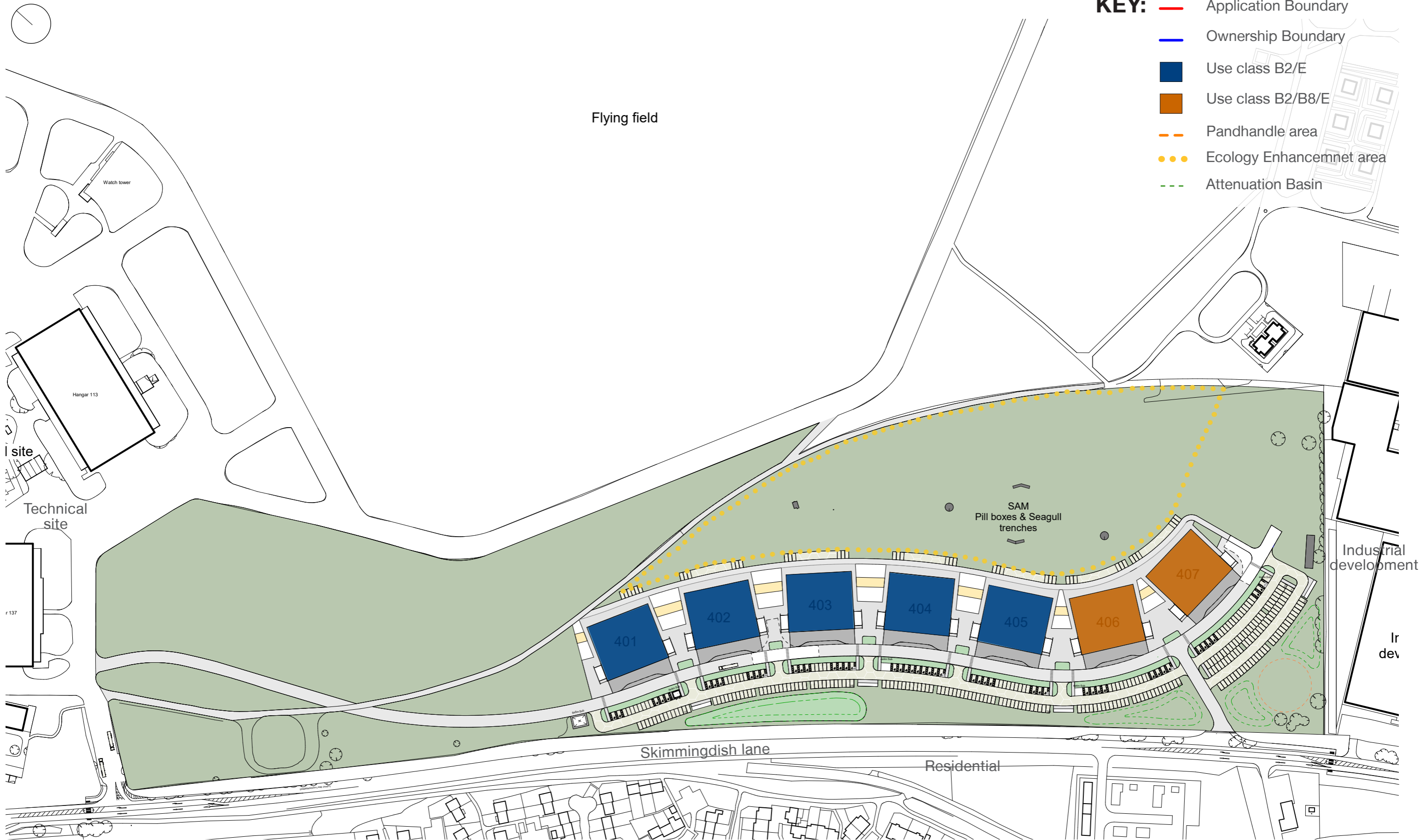
-  Residential
-  Industrial
-  Rural
-  Application boundary
-  Ownership boundary
-  Conservation area



BICESTER MOTION - INNOVATION QUARTER

THE SITE - DISTRIBUTION OF LAND

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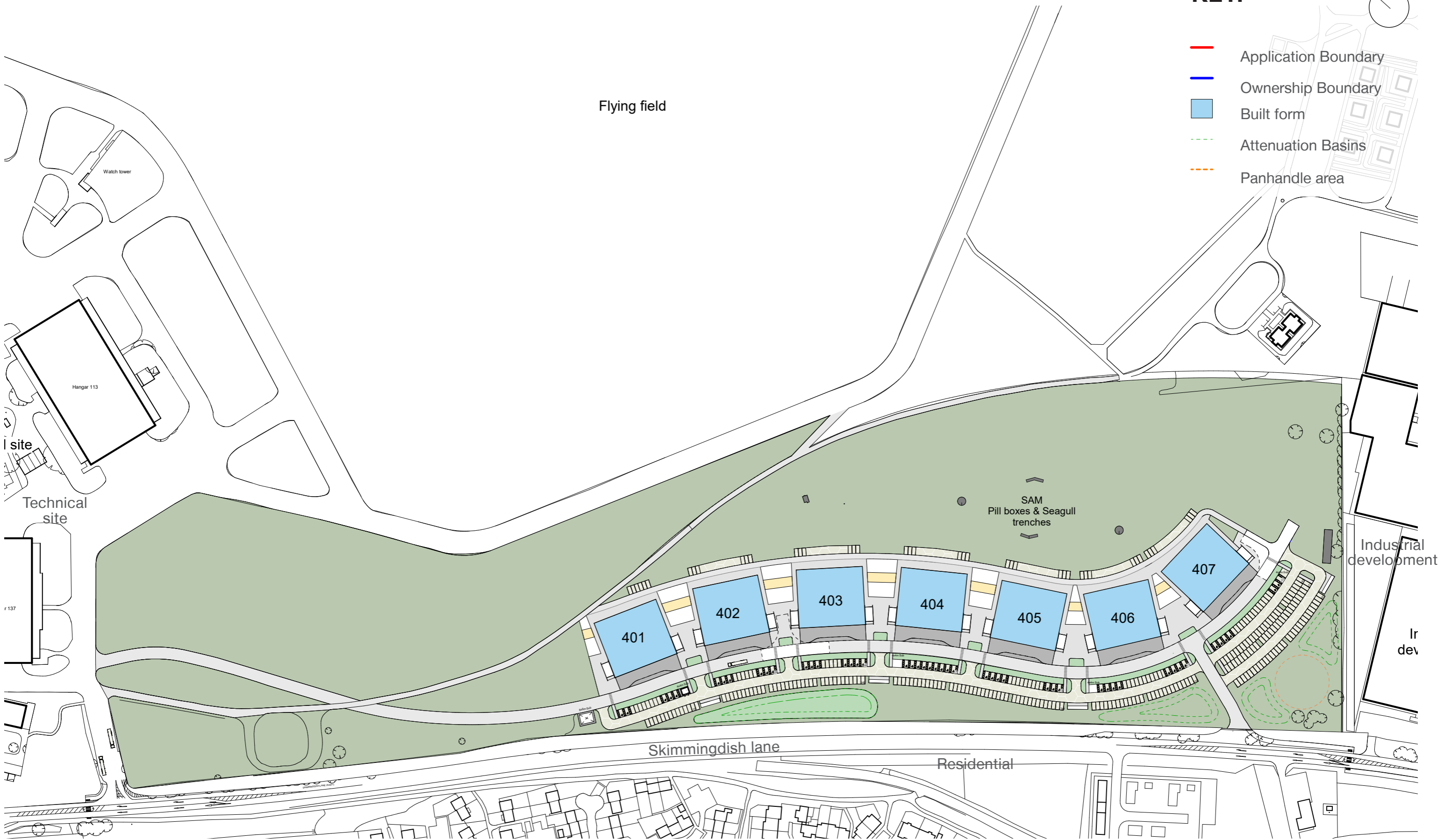
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BUILDING FOOTPRINTS

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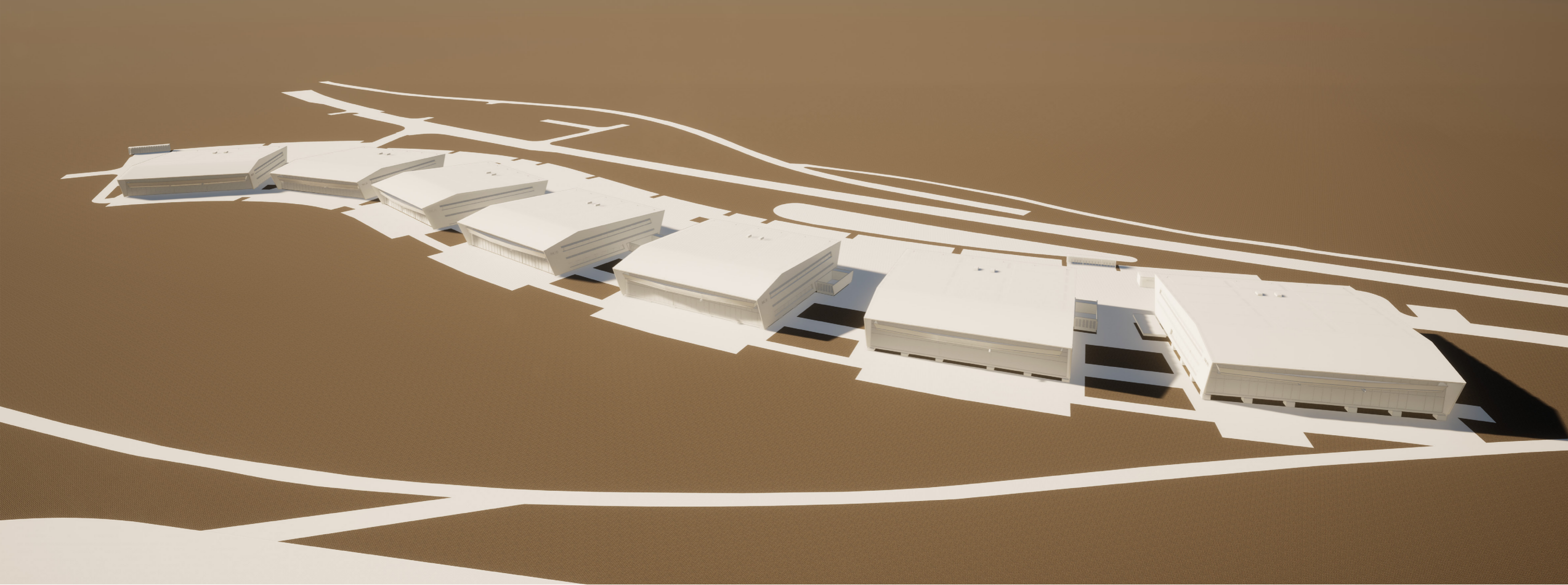
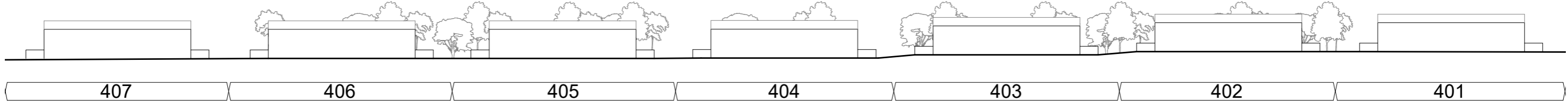
KEY:

- Application Boundary
- Ownership Boundary
- Built form
- Attenuation Basins
- Panhandle area



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BUILDINGS FORM

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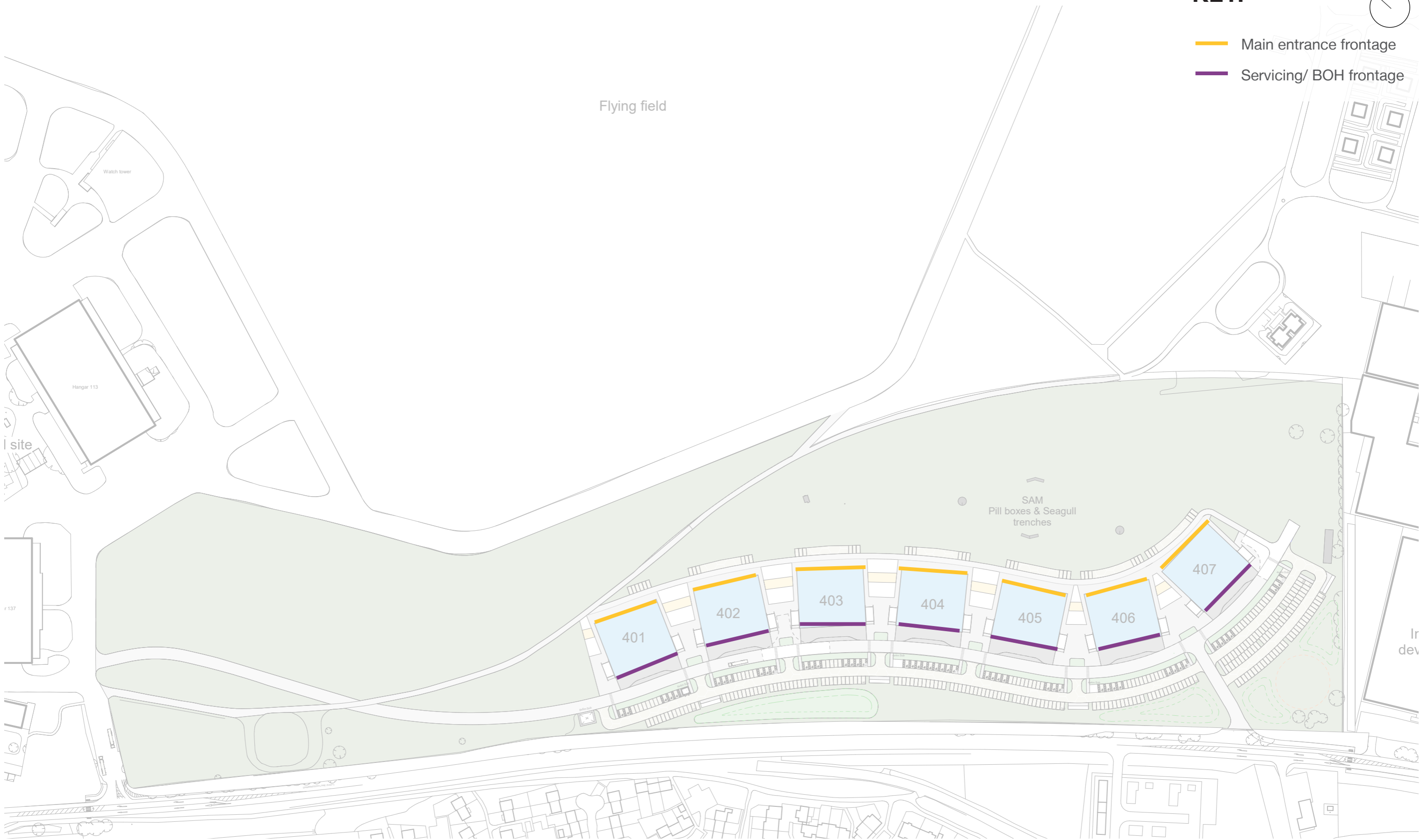
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BUILDING FRONTAGES

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KEY:

- Main entrance frontage
- Servicing/ BOH frontage



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EXISTING LOOK & FEEL

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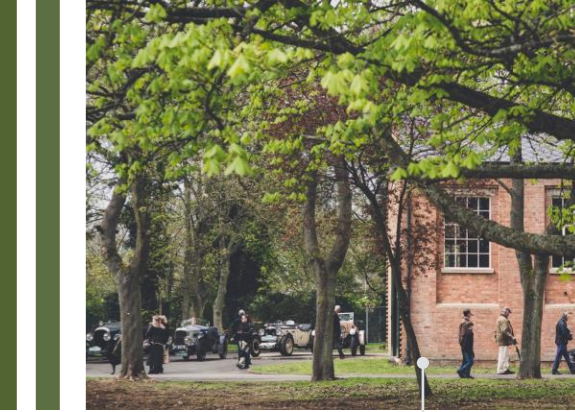
Road textures



Corrugated metal cladding



Green infrastructure



Brick



Metal framed glass



Existing hangars

BICESTER MOTION - INNOVATION QUARTER PRECEDENTS

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