

BICESTER HERITAGE HOTEL

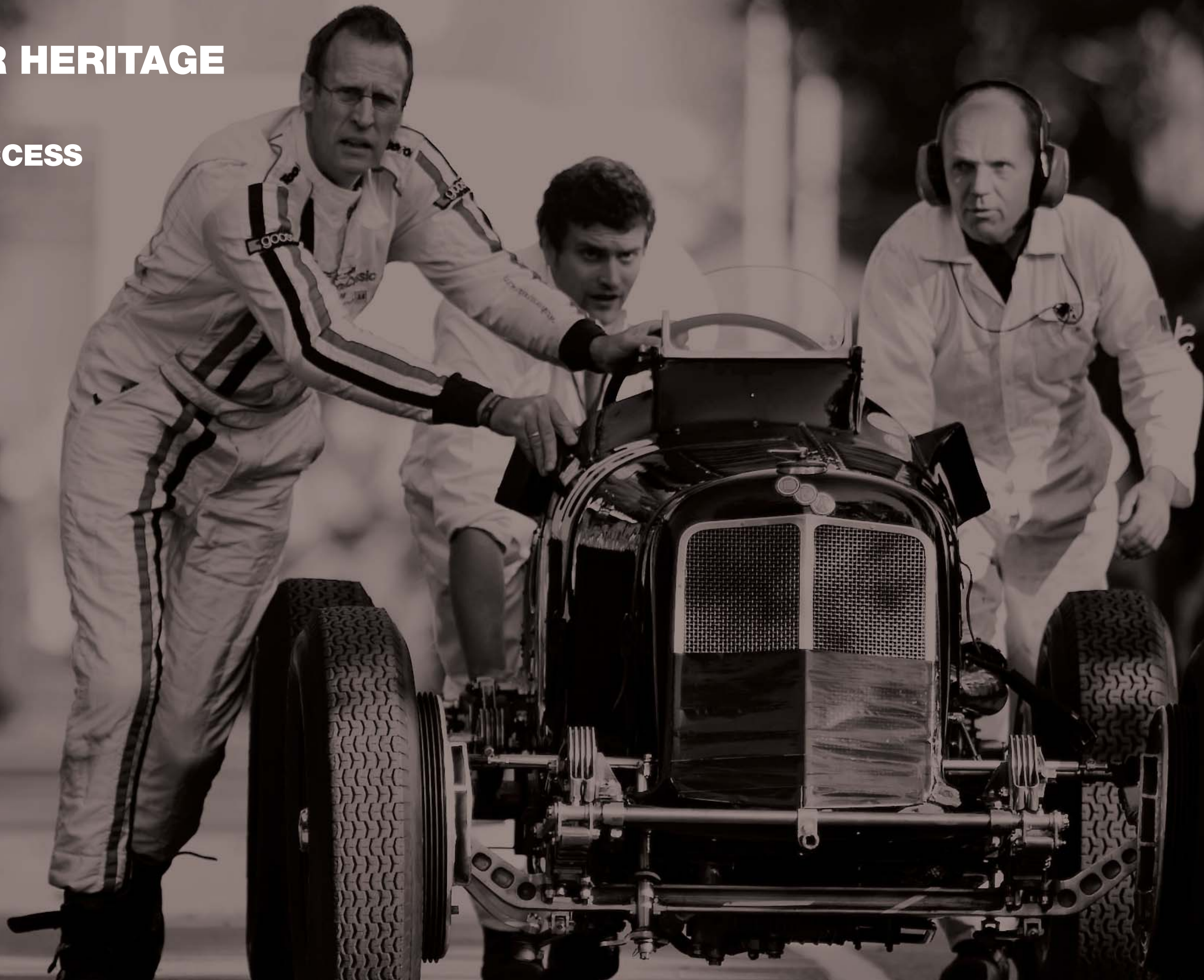
DESIGN & ACCESS
STATEMENT
JULY 2018

PART 02/03



BICESTER
HERITAGE

dexter
moren
associates



04

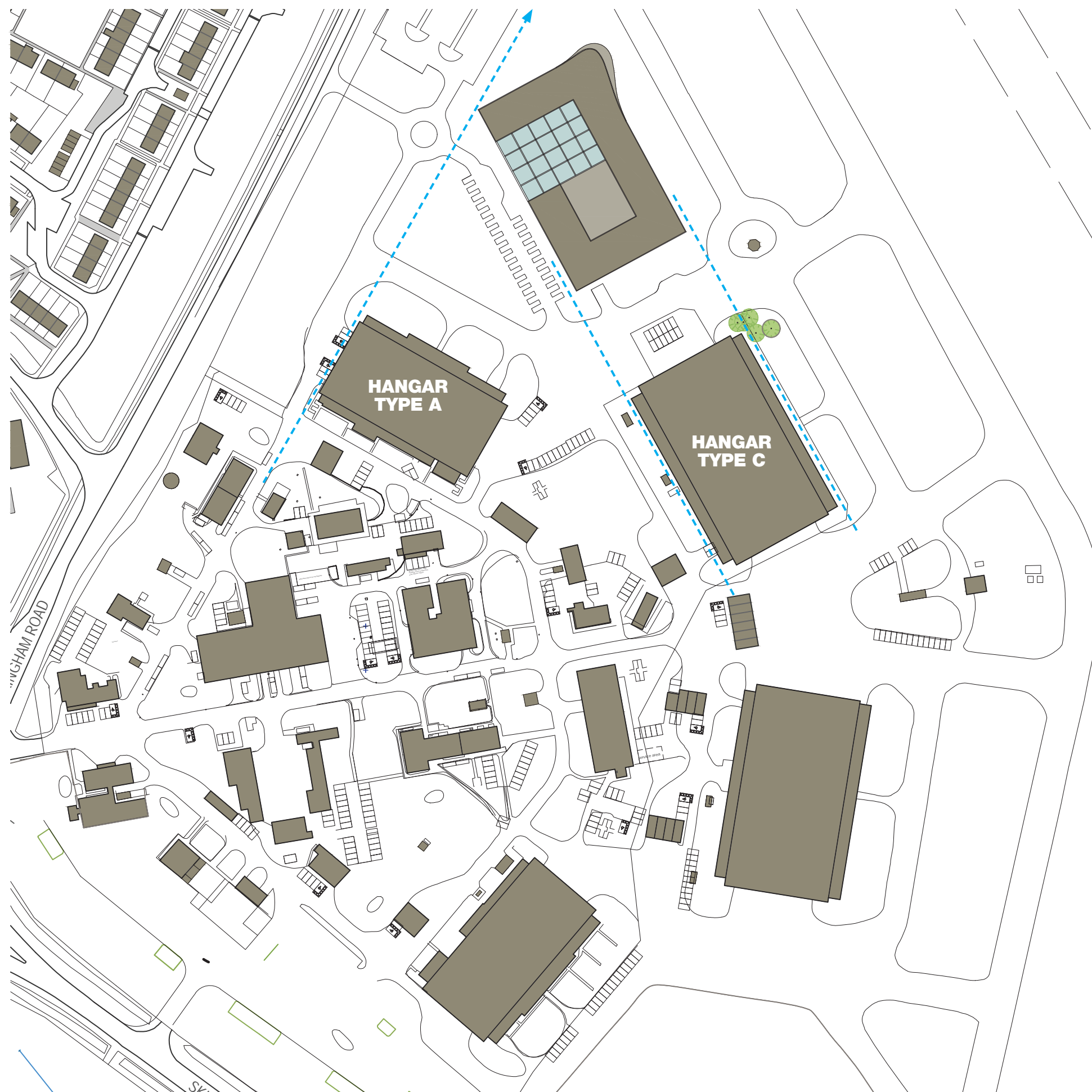
PROPOSED SCHEME

PROPOSED SITING & ORIENTATION

The shape, footprint and orientation of the hotel is proposed to provide a rectangular massing that sits naturally within the existing pattern of development in a form recognised by CDC to preserve heritage interest, while allowing the development to be clearly legible as a modern hotel. The proposed building would match the orientation of the Hangar C and aligned to the Hangar A along the west strip of the site parallel to Buckingham Road.

We have introduced a subtle curve feature design to the building in order to provide a design feature that distinguishes the hotel from the hangars and takes cues from the perimeter track shape.

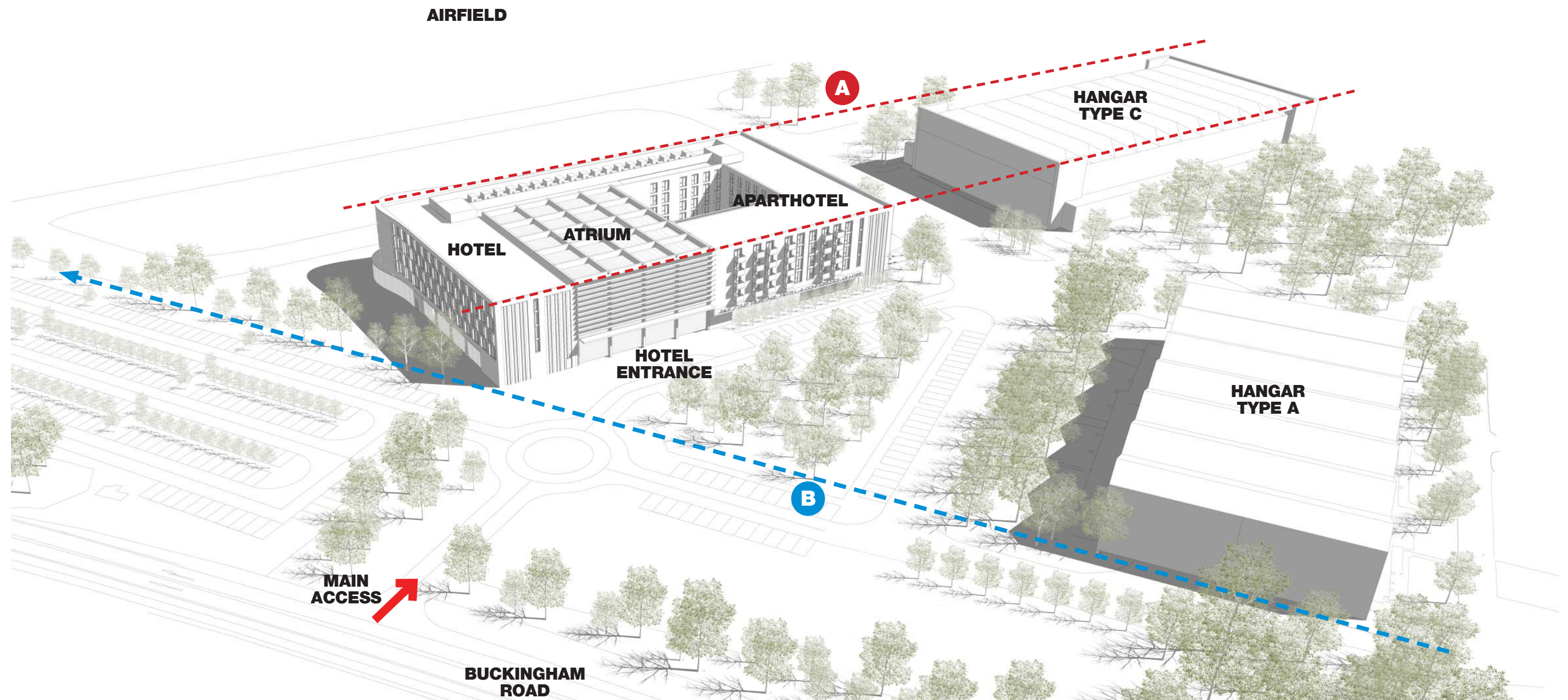
The agreed siting and orientation of the building does result in minor encroachment on the distributor road which connects to the flying field perimeter track. The proposed development is to include a re-alignment of the road, to retain the historic connection, and through this legibility of operational routes, to preserve the historic interest. The revisions do not require works to the defence structure located within the distributor road.

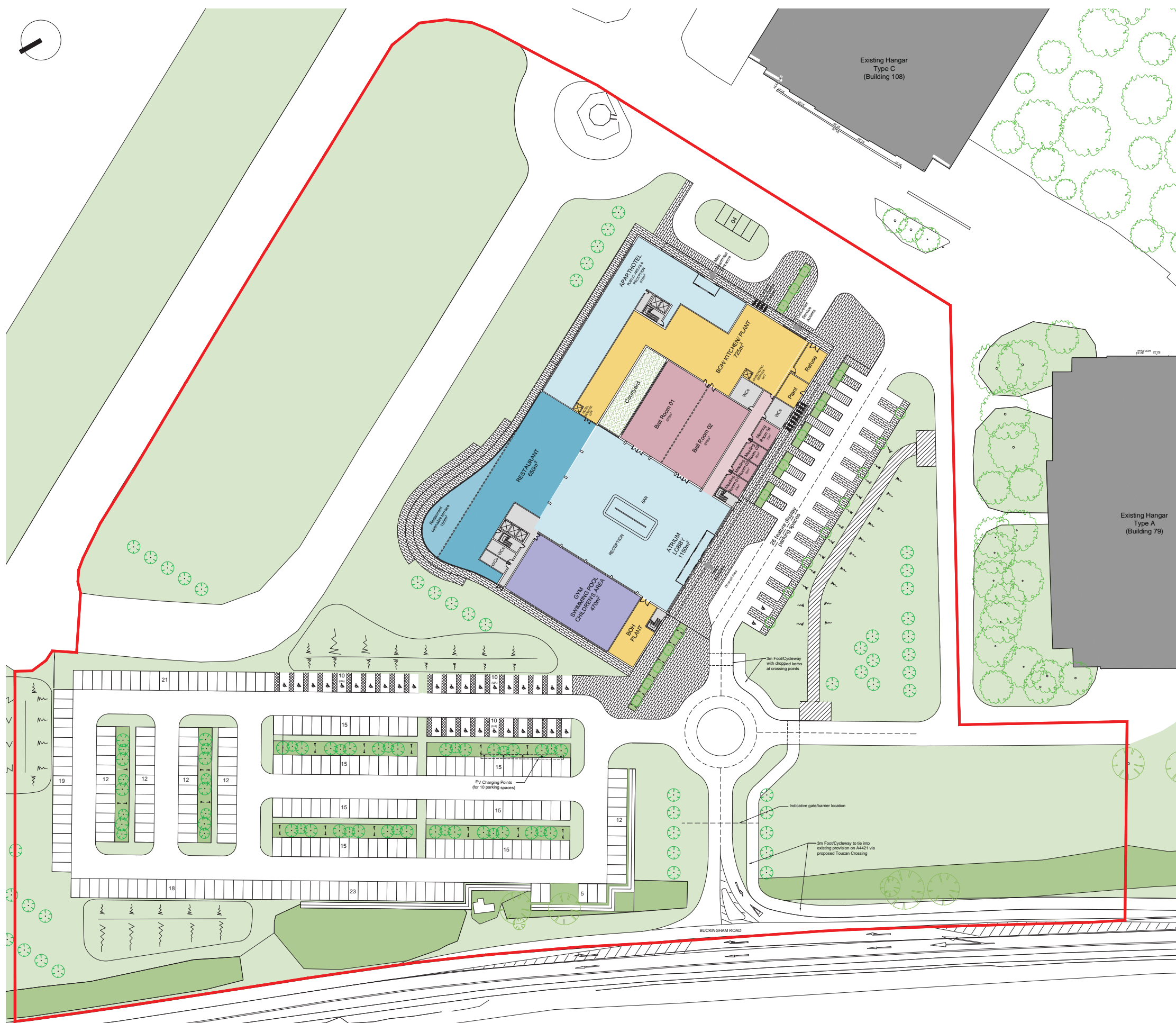


GENERAL SITE PLAN Scale 1:2000 @A3

PROPOSED MASSING

- A** The shape and footprint has been revised to create a rectangular massing aligned with the Hangar Type C as suggested by CDC during the pre-application process
- B** The proposed massing has been relocated to align with Hangar Type A along the internal road parallel to Buckingham Road to ensure views are maintained from the historic site





04 PROPOSED SCHEME

SITE PLAN

GROUND FLOOR USES KEY

Hotel
Atrium / lobby/ reception
Restaurant
Leisure / children's area
Back of house/Kitchen

Conference Centre &
Meeting Rooms

Aparthotel
Reception/public areas
Back of House

Parking provision
Total 311 spaces
(32 accessible spaces)

Application Site Boundary

PROPOSED SITE PLAN Scale 1:1000 @A3

EXISTING HANGARS ANALYSIS



01- SHORT ELEVATIONS
HANGAR ACCESS

The short elevations of the hangars are determined by its function as entrance for the planes on their way to the airfield.

In terms of material these elevations are very simple, comprised by the sliding light metal doors and the roof parapet that is clad in corrugated dark metal panels or slate.

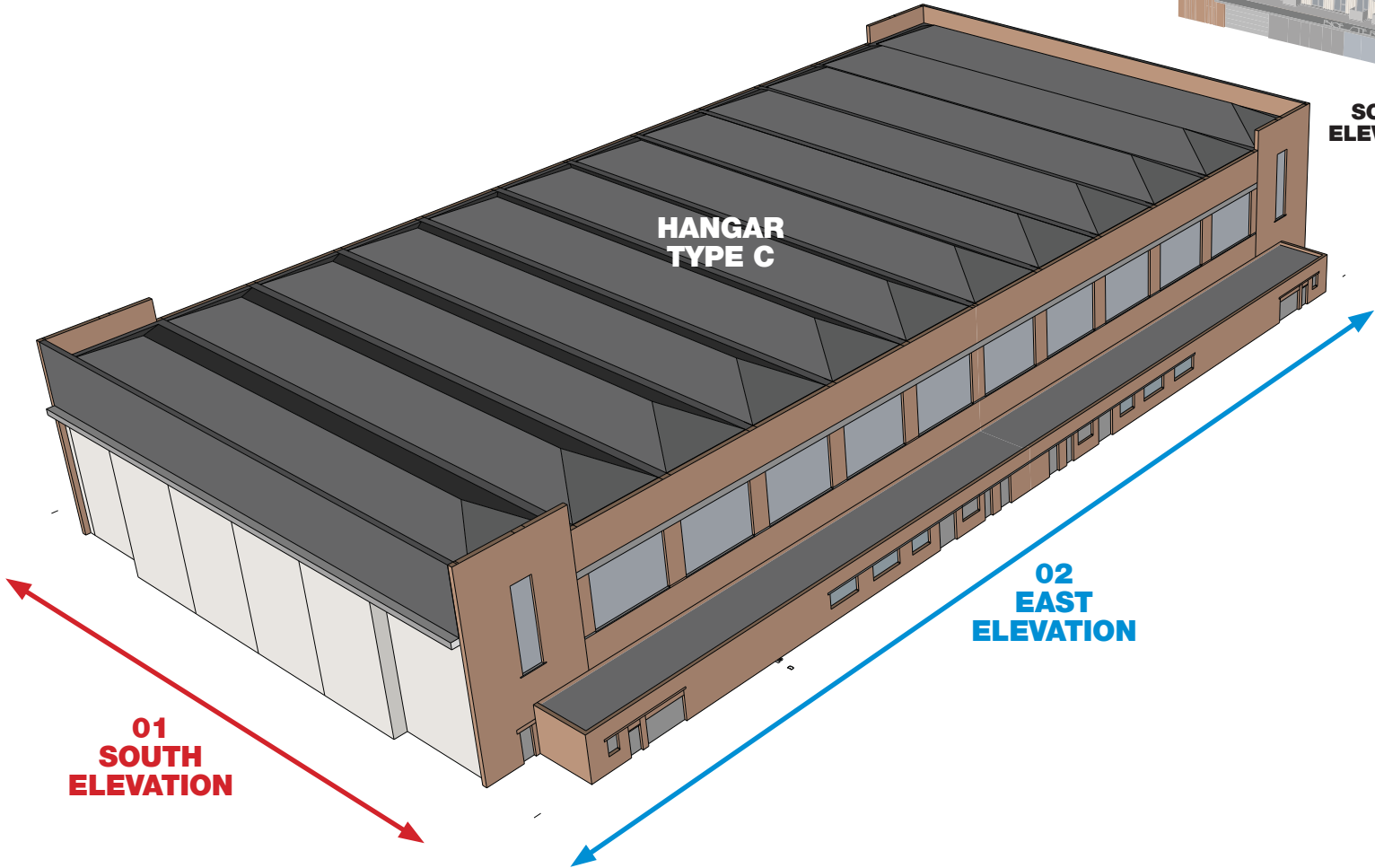
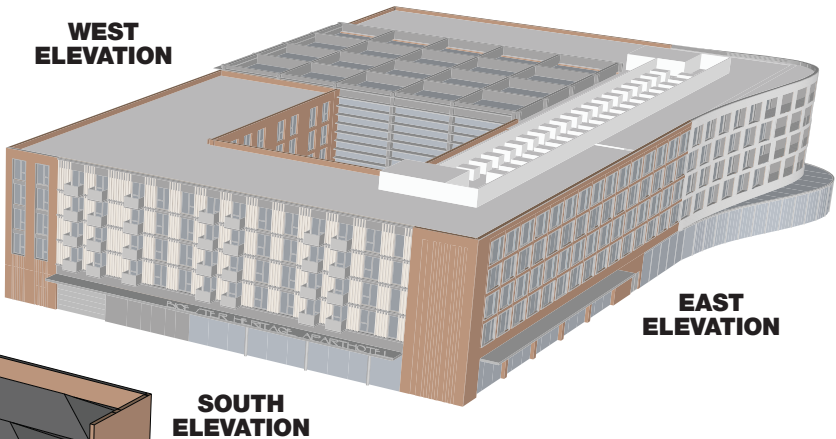
02- LONG ELEVATIONS
MASONRY & ANCILLARY VOLUMES

The long elevations reflect a design approach less determined by the function. Built mostly in brickwork, they include a regular fenestration and composition, with taller elements at the ends to create visual features with vertical windows. The order and simplicity of the central volume varies on the side additions which protrude on the ground and first floors in a more random way.

04 PROPOSED SCHEME

DESIGN
CONCEPT
ELEVATIONAL TREATMENT

REVISED
HOTEL DESIGN



PROPOSED ELEVATIONS

A. SOUTH ELEVATION

As the existing hangars, the short frontage is proposed with light and metal cladding to provide an unitary material treatment for the upper levels. For the ground floor glazing is proposed for the aparthotel public areas to provide an active frontage facing the hangar type C.

B. EAST ELEVATION

Facing the airfield, the elevation is proposed in brickwork and a regular fenestration to continue the design language of the hangars long sides. At the end of this elevation, further from the hangars, the corner is curved to create a feature element and add interest to the massing. This is proposed to be covered by a metal mesh inspired by the camouflage nets used during periods of war.

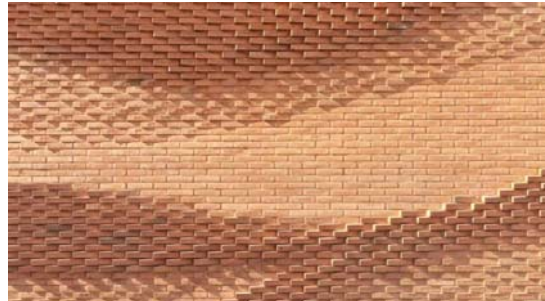
C. WEST ELEVATION

Facing Buckingham Road, the elevation is also proposed in brickwork with the atrium and main entrance as visual point of interest. Please see following pages including CGIs and elevations.

INSPIRATION
BRICKWORK & LIGHT
CLADDING



EXISTING BUILDINGS- BRICKWORK AND METAL



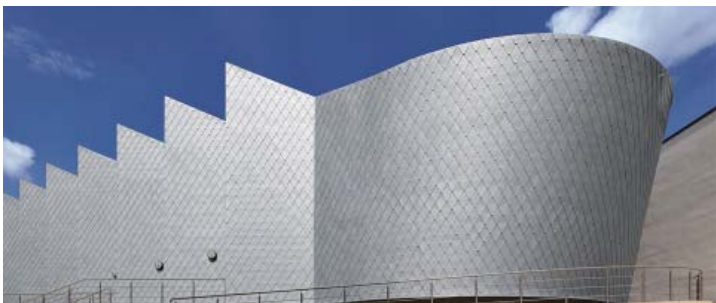
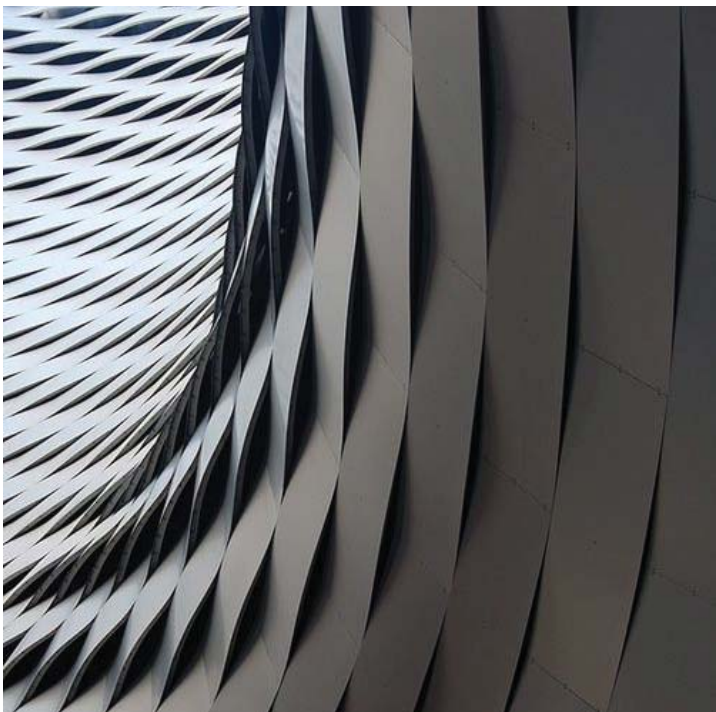
CURVED & TEXTURED BRICKWORK



LIGHT CLADDING



INSPIRATION
CURVED FEATURE VOLUMES



CURVED METAL CLADDING

CAR SHAPES INSPIRATION

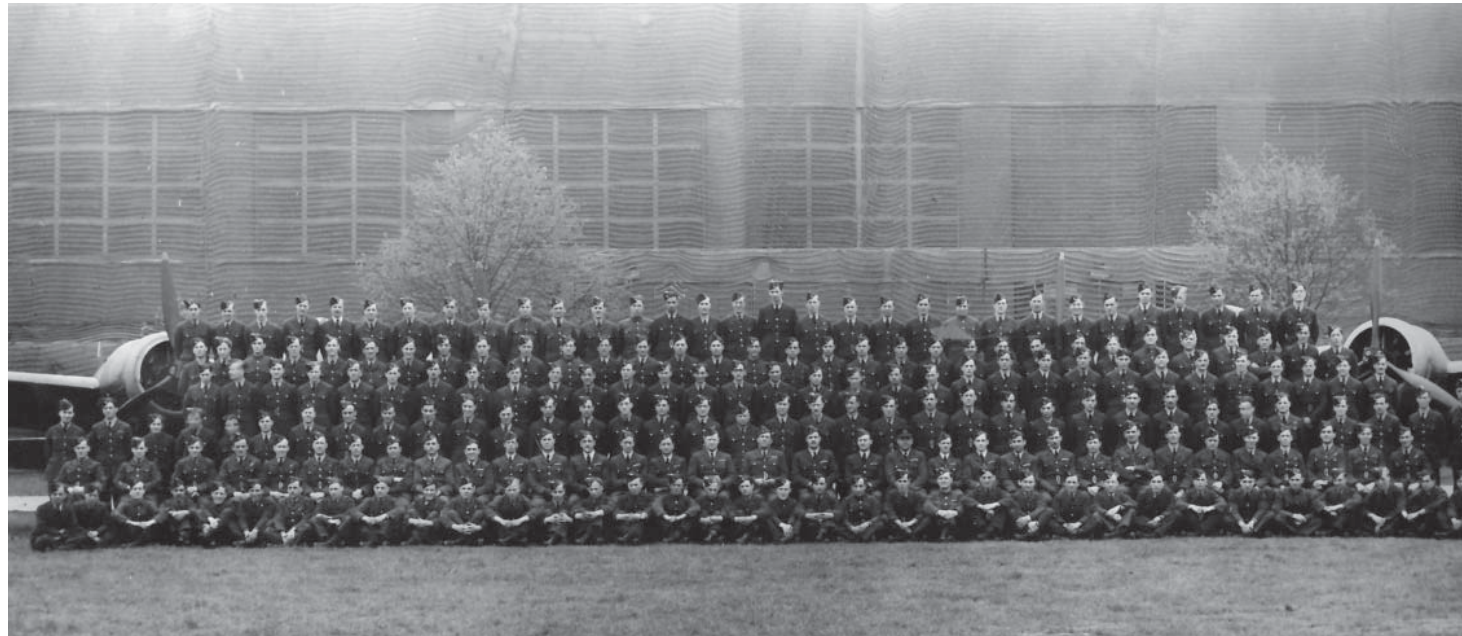
04 PROPOSED SCHEME

INSPIRATION

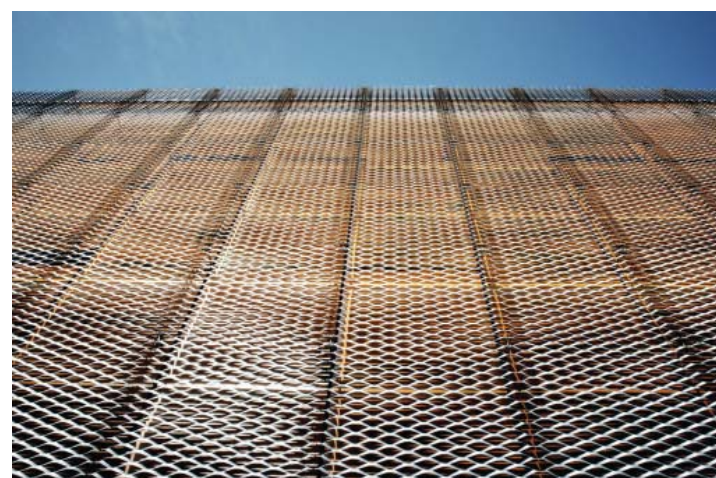
CAMOUFLAGE

METAL MESH

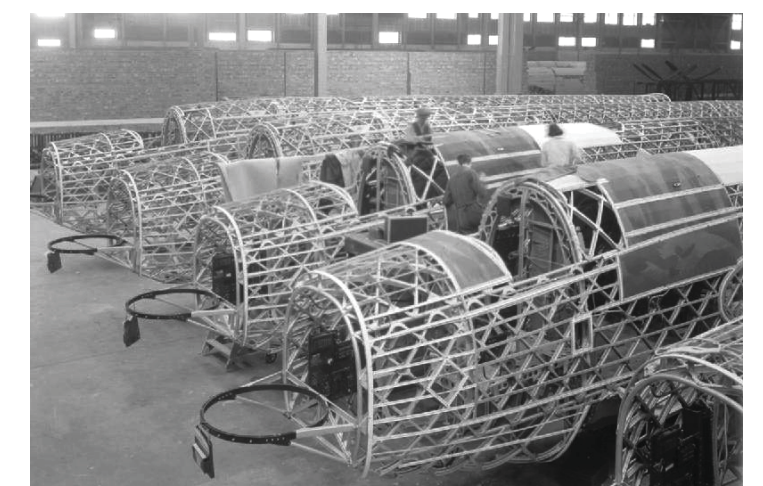
Bicester used to be a camouflage school of the RAF, and as seen on the historic pictures, hangars used to be covered with a net which gave them a characteristic appearance that the design team would like to re-interpret within the proposed facades.



CAMOUFLAGE NET- Images of hangar 113- Bicester Heritage circa 1940

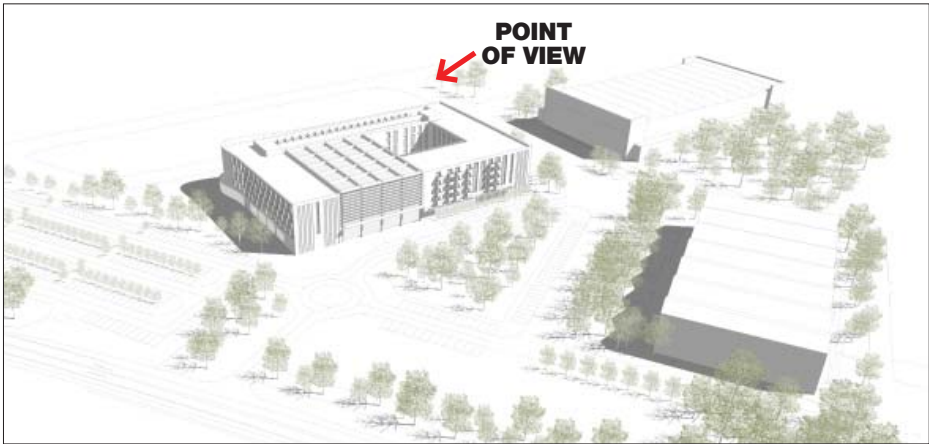


EXPANDED METAL MESH



CAR & PLANES INSPIRATION

SOUTH & EAST ELEVATIONS



METAL
CLADDING

BALCONIES
METAL MESH

LIGHT
CLADDING

GLAZED
ACTIVE
FRONTAGE
APARTHOTEL

TEXTURED
BRICKWORK

EXPANDED
METAL MESH

METAL MESH
FEATURE CURVE

GLAZED FEATURE
CURVE VIEWING
AREA

SOUTH & WEST ELEVATIONS



HANGAR TYPE A

HANGAR TYPE C

EAST & NORTH ELEVATIONS



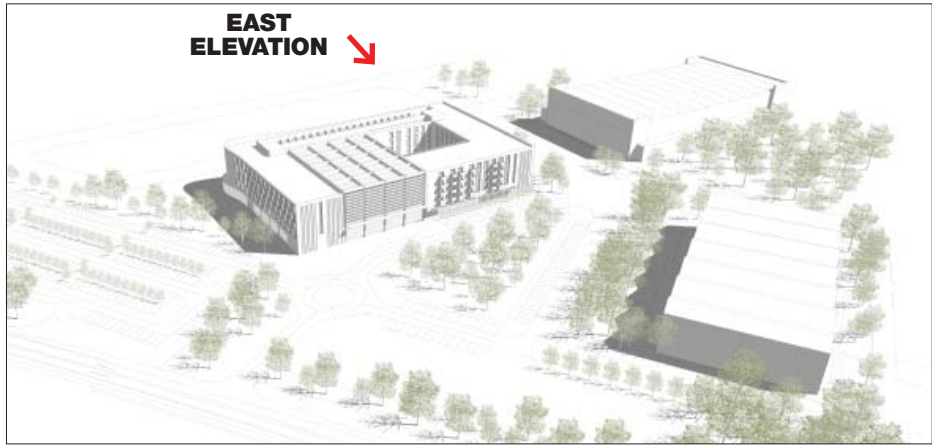
BRICKWORK

EXPANDED
METAL MESH

GLAZED FEATURE
CURVE VIEWING
AREA

METAL MESH
FEATURE CURVE

GROUND FLOOR
LEISURE AREA
GLAZED FRONTAGE

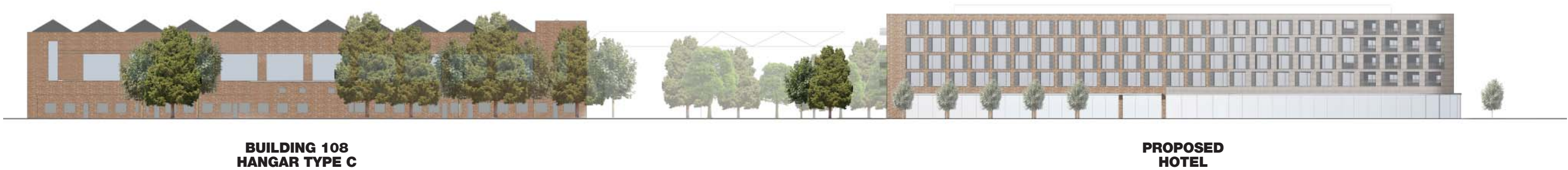


04 PROPOSED SCHEME

ELEVATION IN CONTEXT

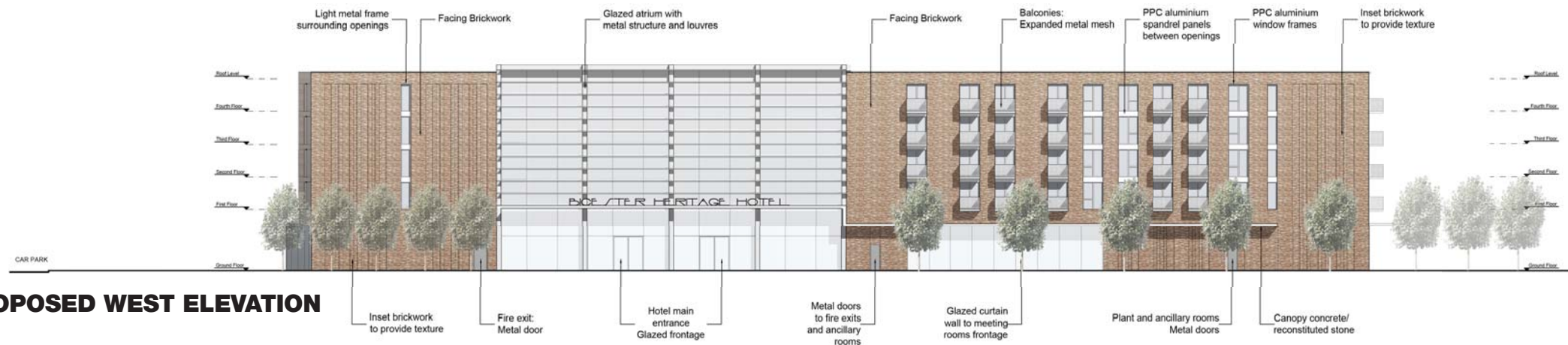
The proposed building proposed takes a form and scale complementary to the nearby Type-C hangar with a comparable height, length, and width. The complementary form and palette of materials ensure a clear connection between the developments.

The scale of buildings is such that limited opportunities exist for close views. The size of the proposed and existing buildings is such that they will in the main only be seen together in distant views within which the hotel will read as a complementary continuation of the hangar crescent.

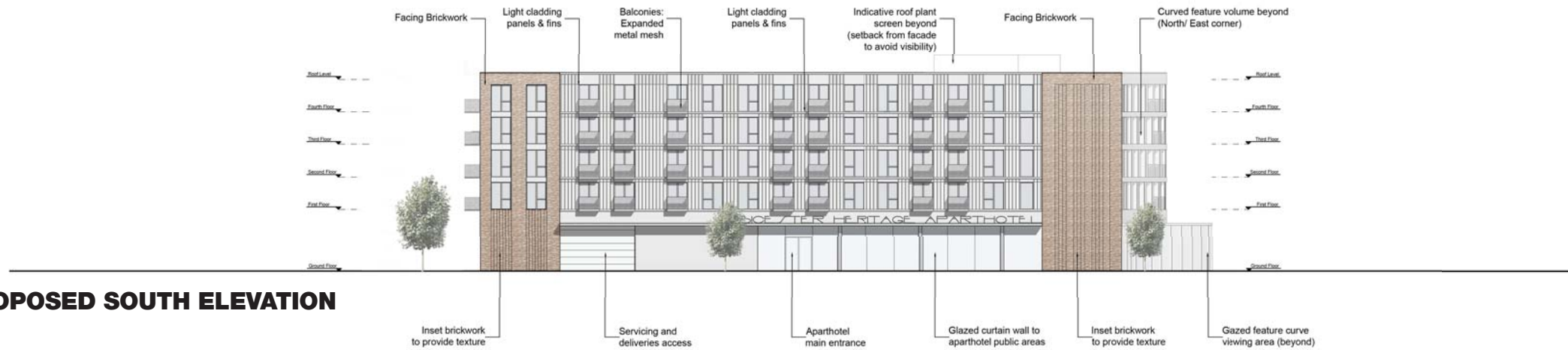


PROPOSED ELEVATIONS

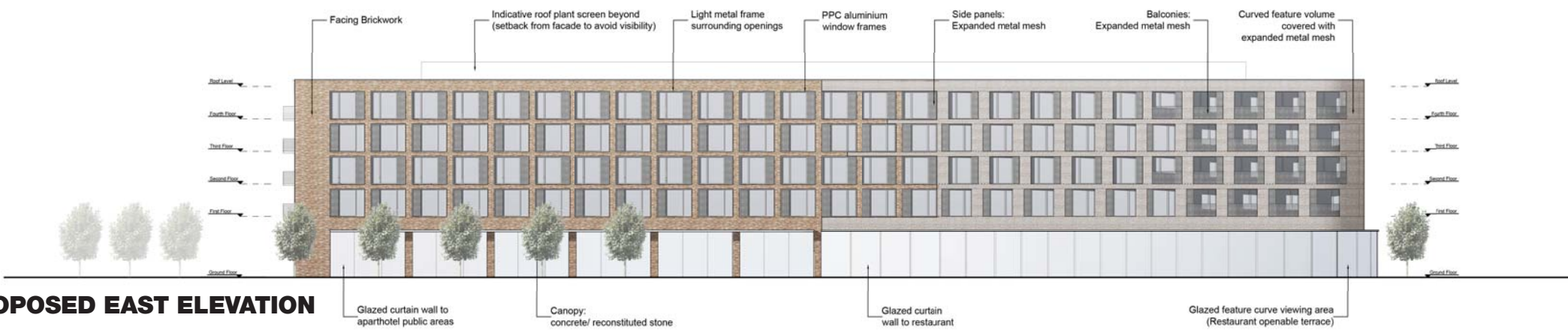
PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



MATERIALS PALETTE

The palette of building finishes has been carefully selected to ensure that the proposed scheme is sympathetic to its context and to create a high quality and durable development



BRICKWORK



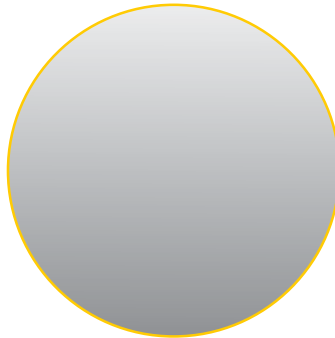
Existing brickwork warehouses



Contemporary use of brickwork



Brickwork textures



**CLADDING OPTIONS
METAL/ CONCRETE/
STONE/ CERAMIC**



Existing hangar texture



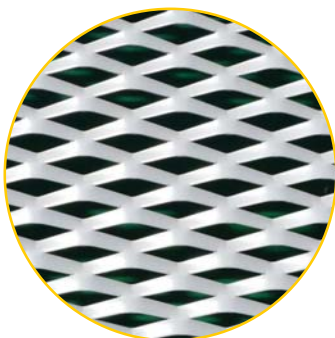
Metal cladding



Ceramic



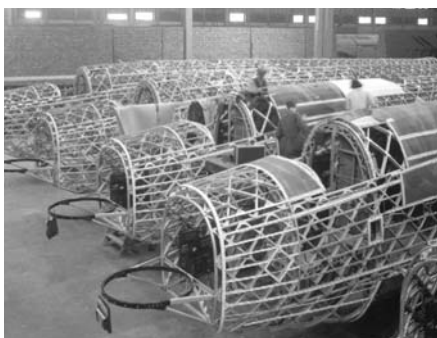
Reconstituted stone cladding



**EXPANDED METAL
MESH**



Camouflage net



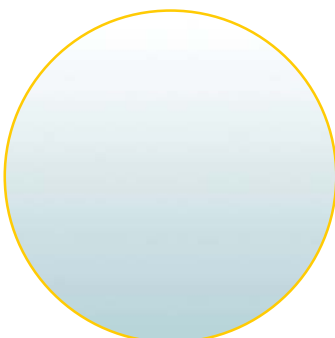
Aircraft structure



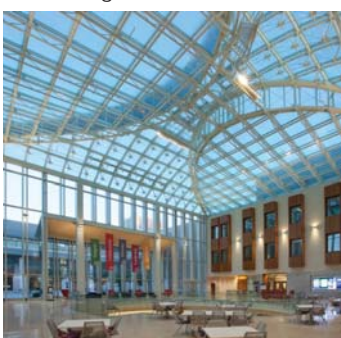
Curves- Car manufacturing



Expanded metal mesh



**GLASS CURTAIN
WALLING- ATRIUM**



Glazed atrium precedents

