

Building 92 (Parachute Store)
Building 93 (Power House)
Building 94 (Petrol Tanker Shed)

RAF Bicester

Design & Access Statement
Combined Listed Building and Planning Application (Building 92)
Planning Application (Building 93 & 94)

March 2015



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1.0 Introduction

- 1.1 Bicester Heritage are seeking combined listed building and planning consent for change of use in regards to Building 92, (The Parachute Stores),
- 1.2 Bicester Heritage are seeking planning consent for the change of use in regards to Building 93 (The Power House) and Building 94 (The Petrol Tanker Shed) as part of their RAF Bicester Technical Site re-development.
- 1.3 The combined listed building and planning consent application is supported by this Design & Access Statement and the application drawings submitted via JPPC Chartered Town Planners.
- 1.4 Please refer to 'Planning Statement' & covering letter for further details regarding planning policy as submitted by JPPC Chartered Town Planners as part of this application.

2.0 Context Assessment

Site Description

2.1 The applicants, Bicester Heritage, acquired the entire Technical Site of RAF Bicester in 2013. The application site comprises a slightly sloping plot of land within the Technical Site, west of the airfield, and includes the parachute store and drying room (Building 92), the powerhouse (Building 93) and the petrol tanker shed (Building 94). Please refer to the submitted site plan for further details.

2.2 Building 92 is a Grade II listed building. Building 93 & Building 94 are unlisted buildings.

2.3 The planning application is for the change of use from Ministry of Defence to the following uses and has been discussed with Conservation Officer Rose Todd prior to application:

Building 92-B1 office and B8 storage

Building 93-A1 showroom

Building 94-B1 workshop & office, B8 storage and A1 showroom

2.4 The listed building application is for the interior renovation works of Building 92.

Planning history and existing lawful use

2.5 RAF Bicester was a Ministry of Defence establishment and has a well recorded planning history with the adjacent Domestic Site having gained approval for residential re-development. In respect to the Technical Site recent applications regarding trees have been made; 13/00137/TCA, 13/00301/TCA, PP-03153703, PP-02966305 & PP-02986817. Prior to Bicester Heritage's involvement with the Airfield the following applications were submitted: 96/02071/GD, 03/00719/GD, 05/00017/SO & 08/01797/F.

2.6 This application is submitted as part of a series of applications proposing a change of use from Ministry of Defence use to predominantly B1 workshop, research & development & office uses for the majority of buildings within the Technical Site. Previous applications have included Buildings 82, 87,90, 96, 99 &102 for which full approvals have been received.

Planning policy context

2.7 The proposals accord with relevant local & national planning & conservation policies.

2.8 Please refer to 'Planning Statement' & covering letter for further details regarding planning policy as submitted by JPPC Chartered Town Planners as part of this application.



Building 92-view from south east.



Building 92-view from north west



Building 93-view from west



Building 94-view from south



Building 93-interior view of main space



Building 94-close up view from south

3.0 The Proposals

The scheme for Building 92 (listed building) proposes:

- A change of use from Ministry of Defence use to B1 office and B8 storage
- New DDA compliant lavatory
- New interior partition walls
- New internal timber framed glazed and plywood doors
- New internal lighting and heating.
- New external lighting

The scheme for Building 93 proposes:

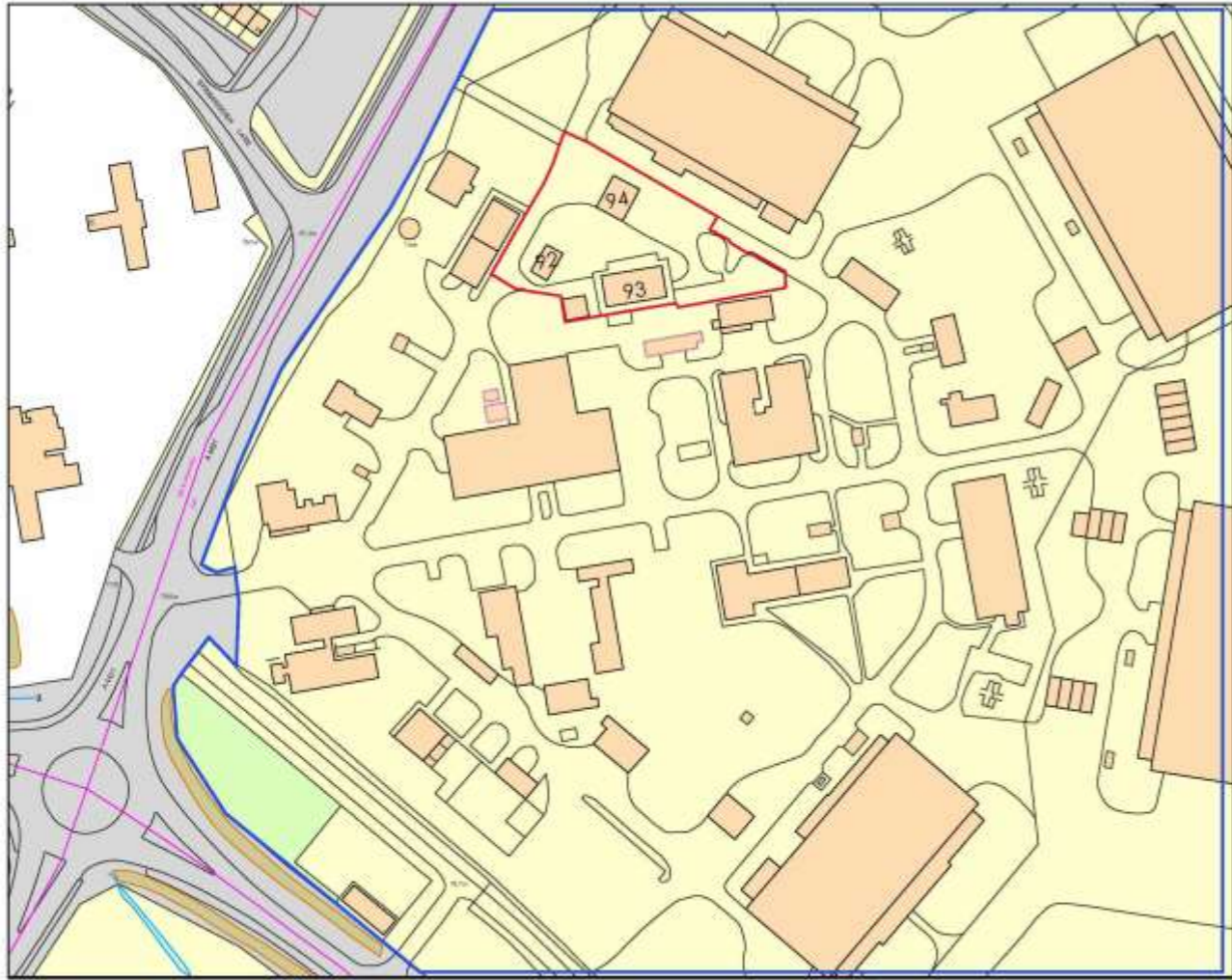
- A change of use from Ministry of Defence use to A1 showroom
- New external sliding galvanised steel security gates
- New external lighting

The scheme for Building 94 proposes:

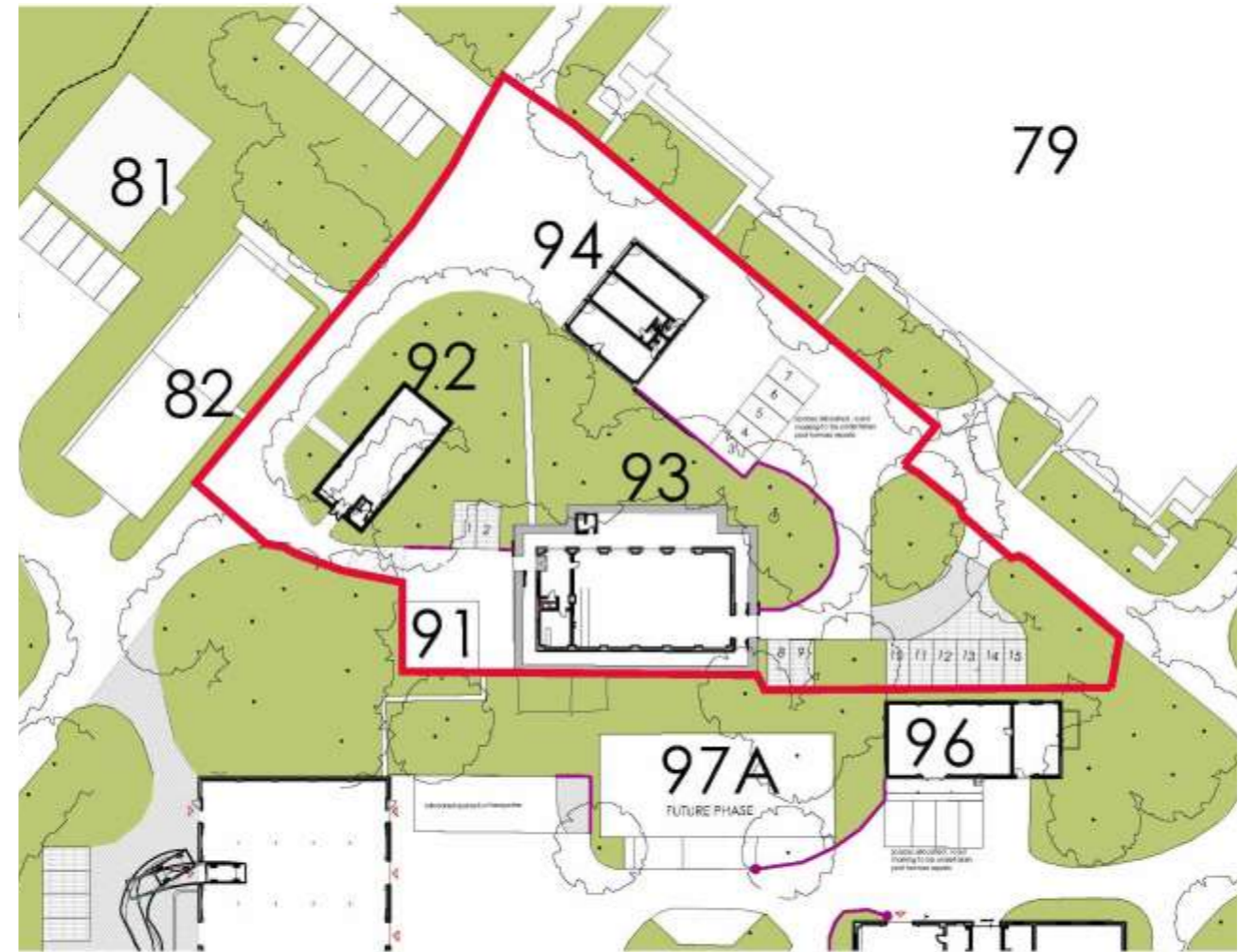
- A change of use from Ministry of Defence use to B1 workshop & office, B8 storage and A1 showroom
- New shop front glazing
- New roller shutters
- New external lighting

The scheme for external works and car parking include:

- 15 car parking spaces which includes 11 grass crete car parking and 4 newly marked car parking spaces
- Concrete repairs
- New tarmac to create access to new car parking
- Car parking allocation is based on Cherwell's operational car parking standards for non-residential use



Building 92,93 & 94 site location plan



92, 93 & 94 External works and car parking (red line indicates associated site)

4.0 Analysis of the Planning Issues

Principle of development

- 4.1 The proposed change of use accords with local & national planning policy and is proposed within the context of a Heritage Partnership Agreement currently being developed by Bicester Heritage in discussion with Cherwell District Council & English Heritage.

Conservation area character

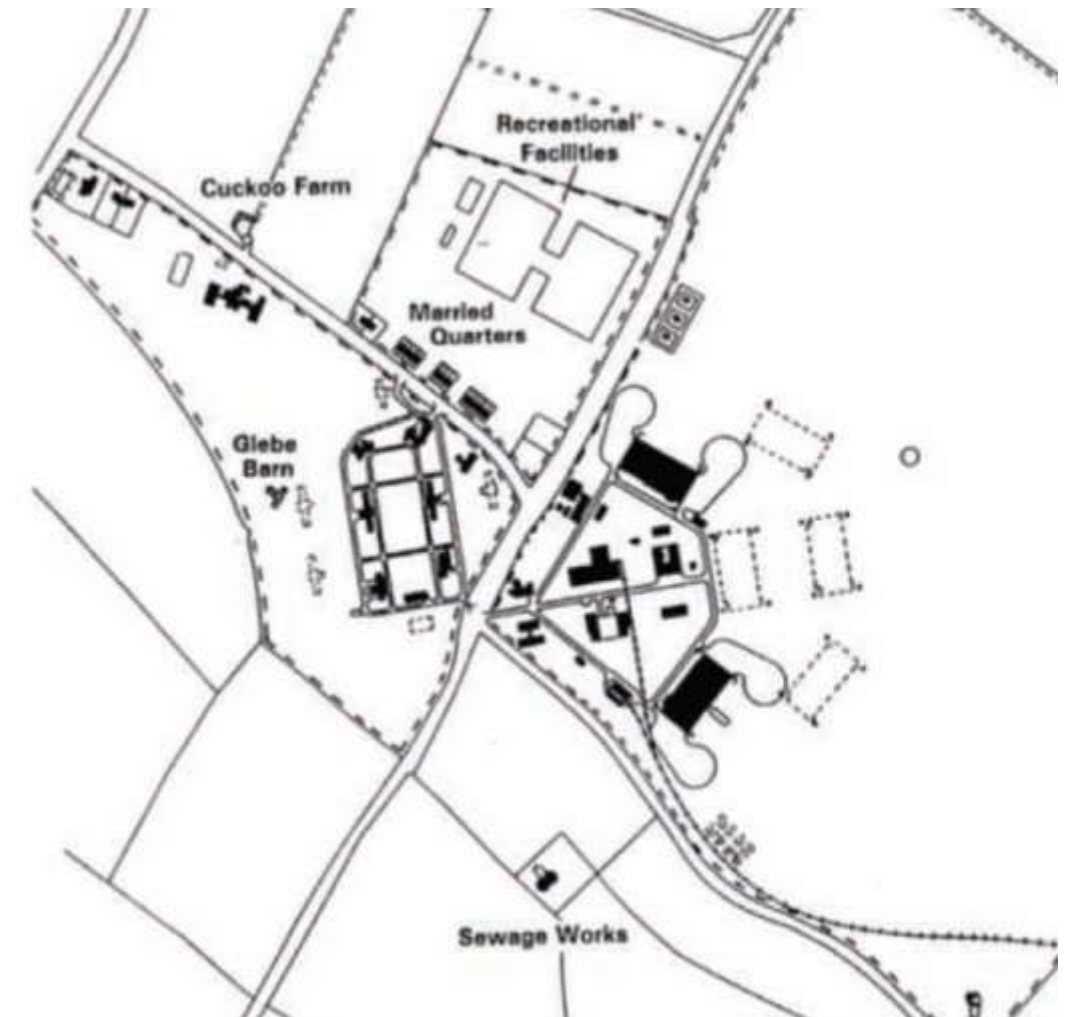
- 4.2 The Parachute Store (Building 92), The Power house (Building 93) and the Petrol Tanker Shed (Building 94) lie within the RAF Bicester Conservation Area which includes both the Domestic & Technical sites and the airfield. The character of RAF Bicester was unified by its function as a military station. The proposals aim to preserve the character of the conservation area by renovating & re-utilizing the original buildings. It is intended that the proposals will have a beneficial impact on the character of the surrounding area and will start a rolling programme of similar development across the Technical Site guided by an evolving Heritage Partnership Agreement.

Vehicular access

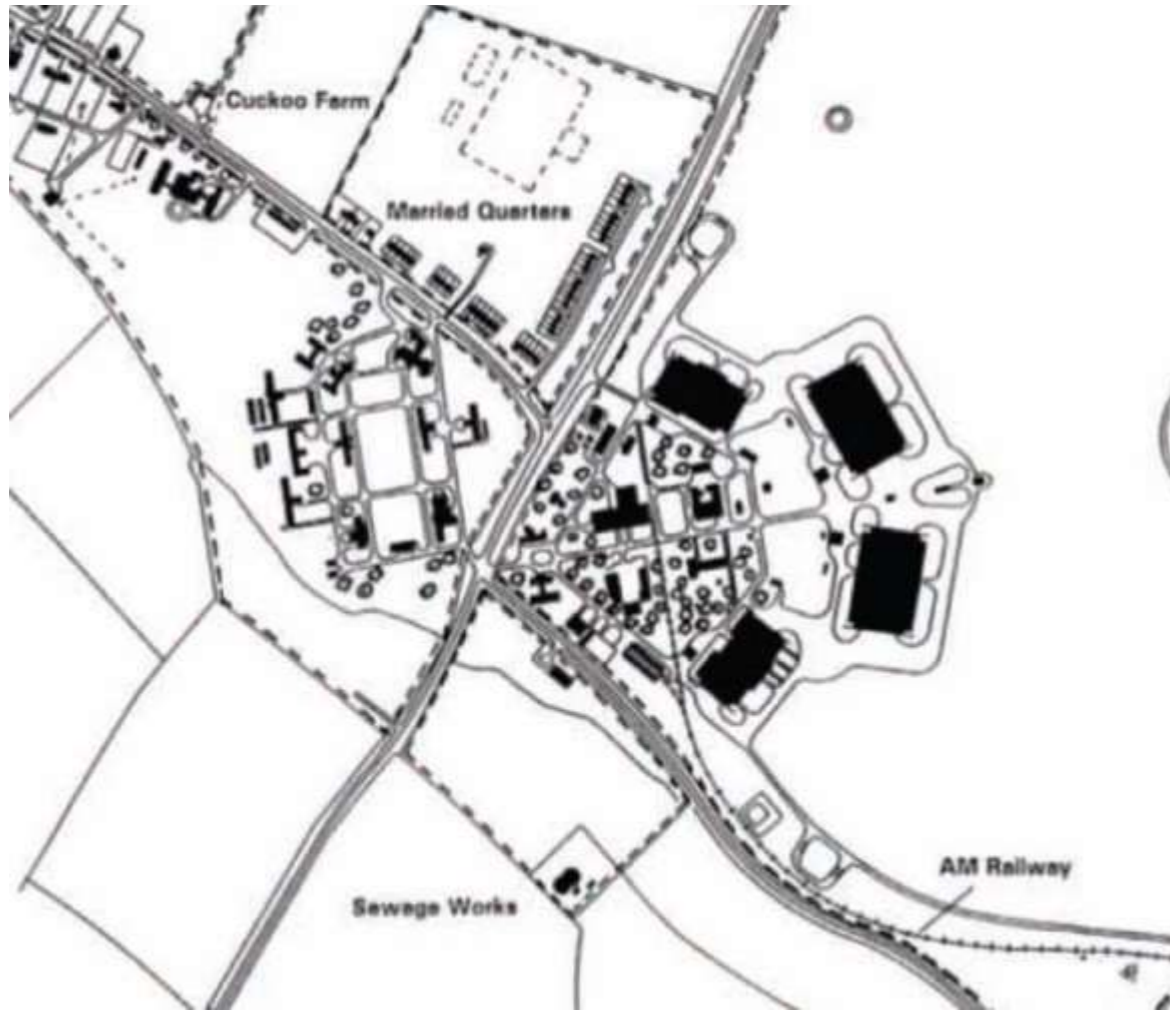
- 4.7 The proposals will utilise the existing access, but additional access points are proposed to serve the new car parking created. It is proposed to layout & finish the new access areas in tarmac to match the existing adjacent access arrangements, and retaining grassed areas as much as possible by using grass crete for the new car parking areas created.

Tree removal

- 4.8 A Cupressus tree is to be removed for new car parking. Based on the tree report, the tree is in pure form and should be removed to prevent damage to existing buildings. Refer to proposed tree removal plan and tree report for further information.



Technical Site plan 1926



Technical Site plan 1939



Technical Site plan 1945

5.0 Access Statement

Amenity Access - Urban Context

- 5.1 The site has existing level vehicular access from Buckingham Road, and it is considered that the proposals do not impact on the existing vehicular access and do not add to the original parking requirements of the building.
- 5.2 The site is well served by public transport with a selection of bus routes within easy walking distance. Additionally Bicester North railway station is only a fifteen minute walk away, with taxi services available.
- 5.3 There is good cycle access to and within the Technical Site with secure cycle storage available within the proposed workshops.

Vehicular access

- 5.4 There is no proposed change to the existing arrangement in regards to vehicular access to the Technical Site or within the Technical Site. The proposed B1 office and B1 light industrial, B8 storage and A1 showroom use are considered comparable to the previous Ministry of Defence use and consequently the existing vehicular access provision is considered adequate.
- 5.5 The proposals however include revisions to the access to new car parking created. There will be improved access from the existing Technical Site roadways up to the new proposed car parking. It is intended that DDA compliant access will be introduced wherever possible.

Internal circulation

- 5.6 There is small existing level change to access to the main entrances of Building 92, 93 & 94. All the accommodation is at ground floor level.
- 5.7 All internal doorways will be decorated with contrasting colours for frame & leaf for better visibility.
- 5.8 All proposed toilet facilities will be DDA compliant wherever possible, conforming to Part M of the Building Regulations.

6.0 Design & Access Statement Conclusion

- 6.1 The proposed schemes will breath new life into the building and enable it to provide a beneficial, & viable, new use that compliments the building's original use, form & character.
- 6.2 The proposed scheme will be fully DDA compliant, and will conform with Part M of the Building regulations wherever possible, so that the renovated buildings is fully accessible inside & out.



7.0 Building 92 – proposed lighting & heating



New pendant lighting in office space



New Dimplex electric radiators in smaller spaces.