

Building 105 (Petrol Tanker Shed)

RAF Bicester

Design & Access Statement
Planning Application

March 2015



Contents

1.0 Introduction	3
2.0 Context Assessment	4
3.0 The Proposals	6
4.0 Analysis of the Planning Issues	8
5.0 Access Statement	10
6.0 Design & Access Statement Conclusion	10
7.0 Appendix	11

1.0 Introduction

- 1.1 Bicester Heritage are seeking combined listed building and planning consent for change of use in regards to Building 105, (Petrol Tanker Shed), as part of their RAF Bicester Technical Site re-development.
- 1.2 The Planning Consent application is supported by this Design & Access Statement and the application drawings submitted via JPPC Chartered Town Planners.
- 1.3 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 Building 105 (Petrol Tanker Shed). Please refer to the submitted site plan for further details.
- 2.2 The planning application is for the change of use from Ministry of Defence to B1 workshop & office, B8 storage and A1 showroom. The proposed change of use from Ministry of Defence to B1 workshop & office, B8 storage and A1 showroom accommodation has been discussed with Conservation Officer Rose Todd prior to application.
- 2.3 Building 105 is an unlisted building.

Planning history and existing lawful use

- 2.3 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.
- 2.4 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

- 2.5 The proposals accord with relevant local & national planning & conservation policies.
- 2.6 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 105-view from south east



Building 105-view from south west



Building 105-view from north east

3.0 The Proposals

The external building works for Building 105 proposes:

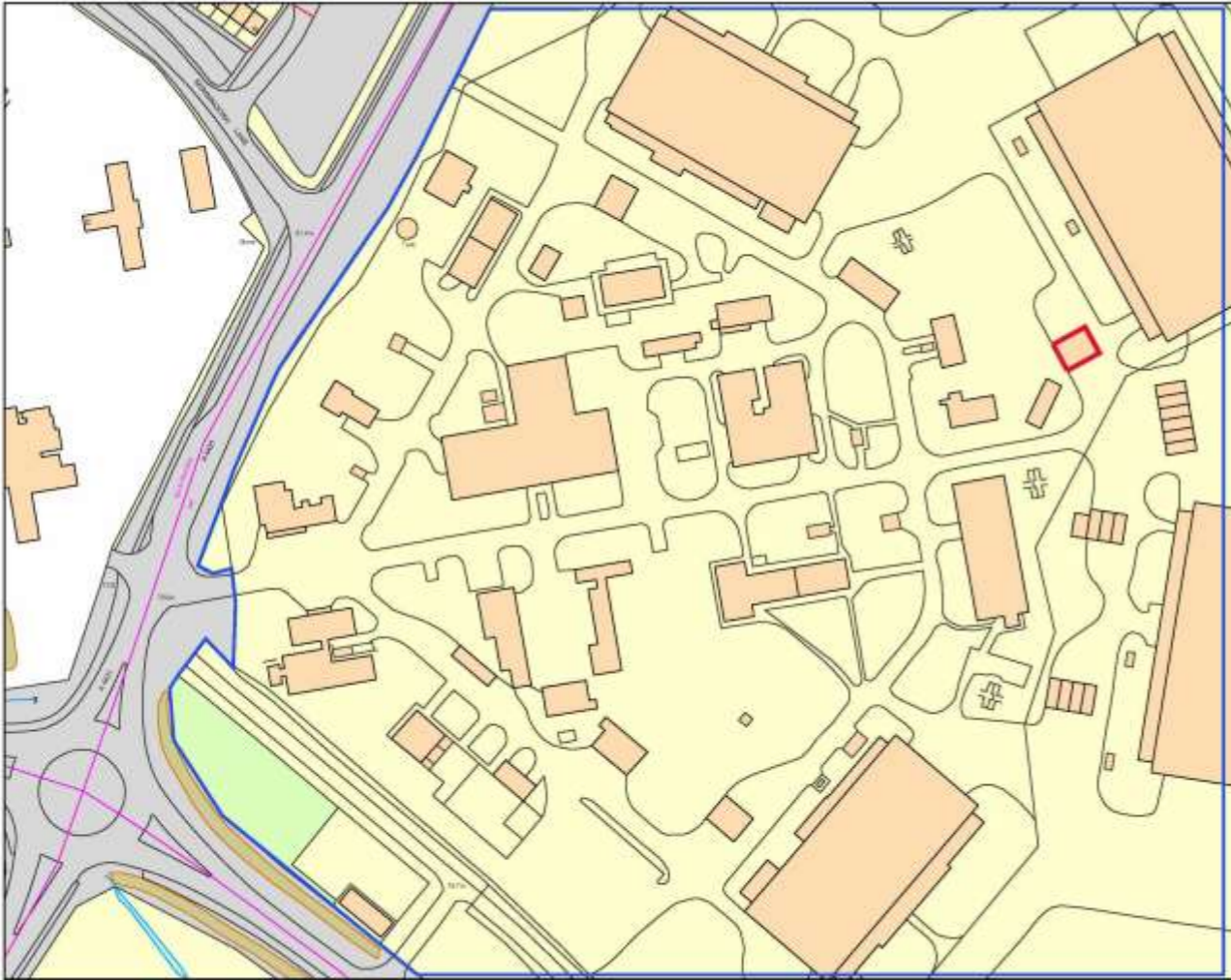
- The repair and restoration of all defective external brickwork, roofing, rainwater goods, roller shutters, joinery & glazing
- New timber framed glazed shop fronts

The external landscaping works for Building 105 proposes:

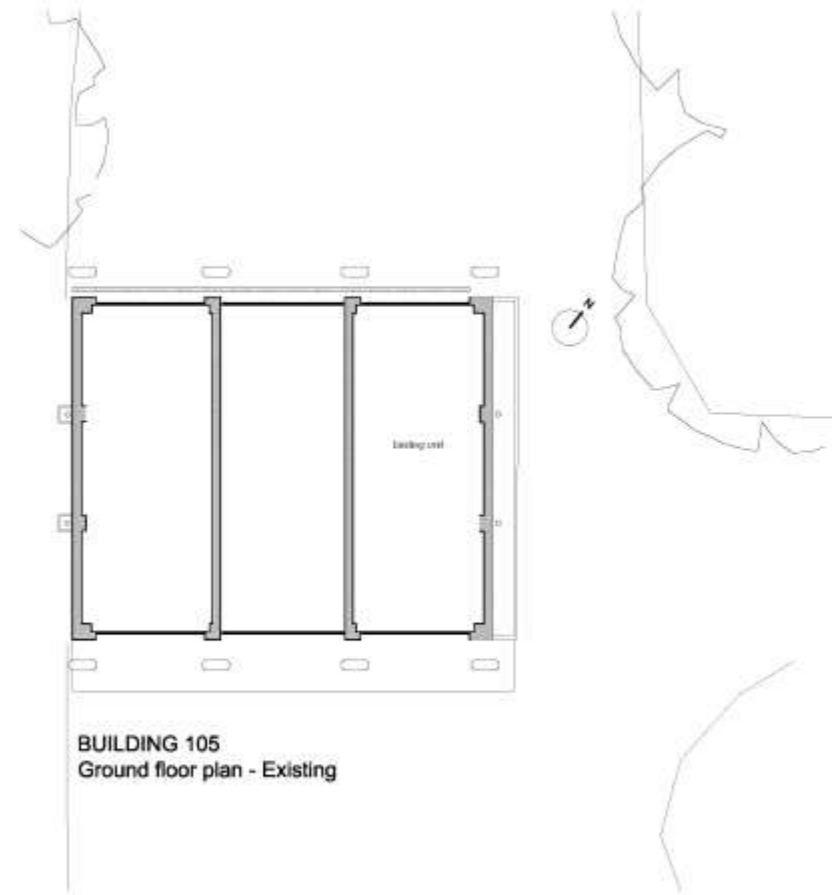
- New concrete repair and asphalt infills to entrance area

The internal building works for Building 105 proposes:

- A change of use from Ministry of Defence use to B1 workshop & office, B8 storage and A1 showroom
- New tea preparation areas and interior partition walls
- New internal lighting and heating



Building 105 site location plan



BUILDING 105
Ground floor plan - Existing

Building 105 existing ground floor plan

4.0 Analysis of the Planning Issues

Principle of development

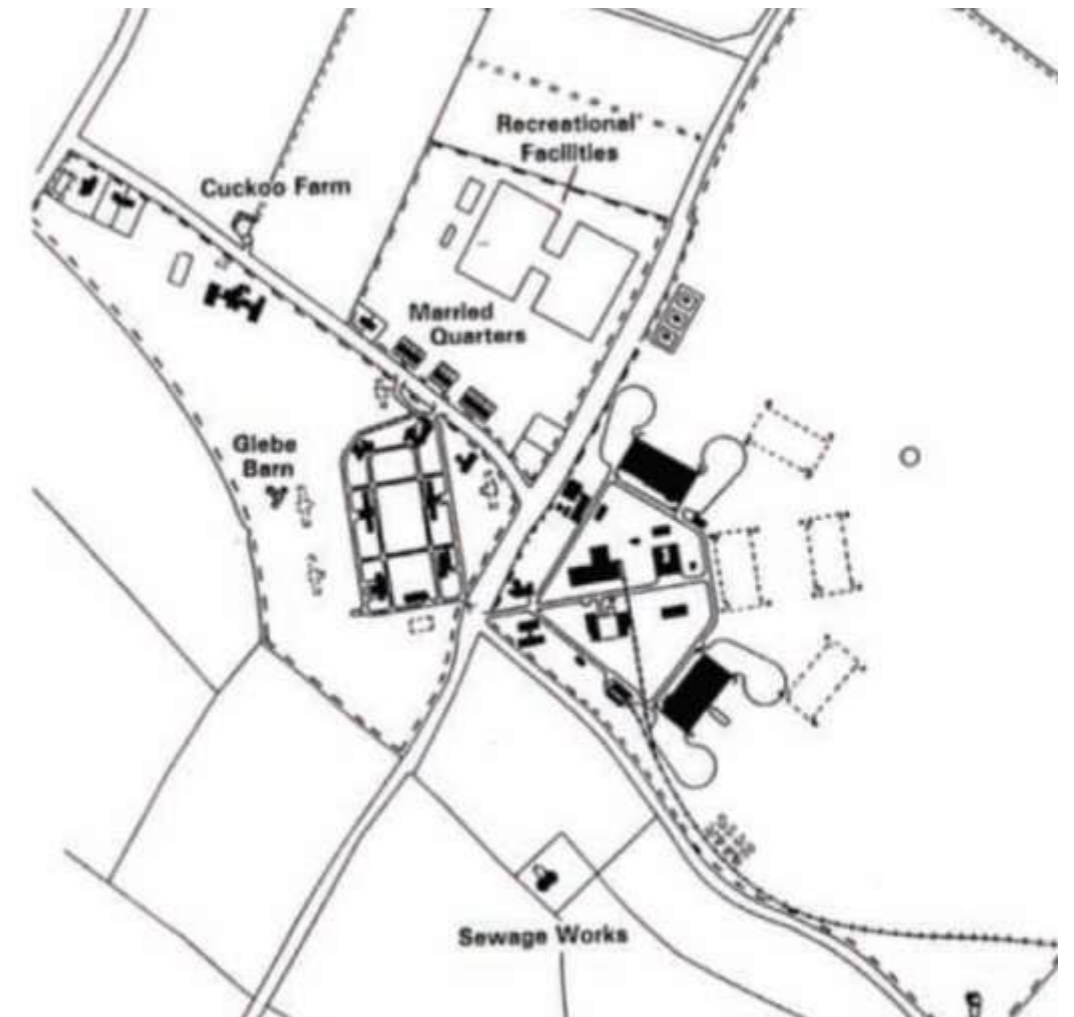
- 4.1 The proposed change of use accords with local & national planning policy and is proposed within the context of a Heritage Partnership Agreement currently being developed by Bicester Heritage in discussion with Cherwell District Council & English Heritage.

Conservation area character

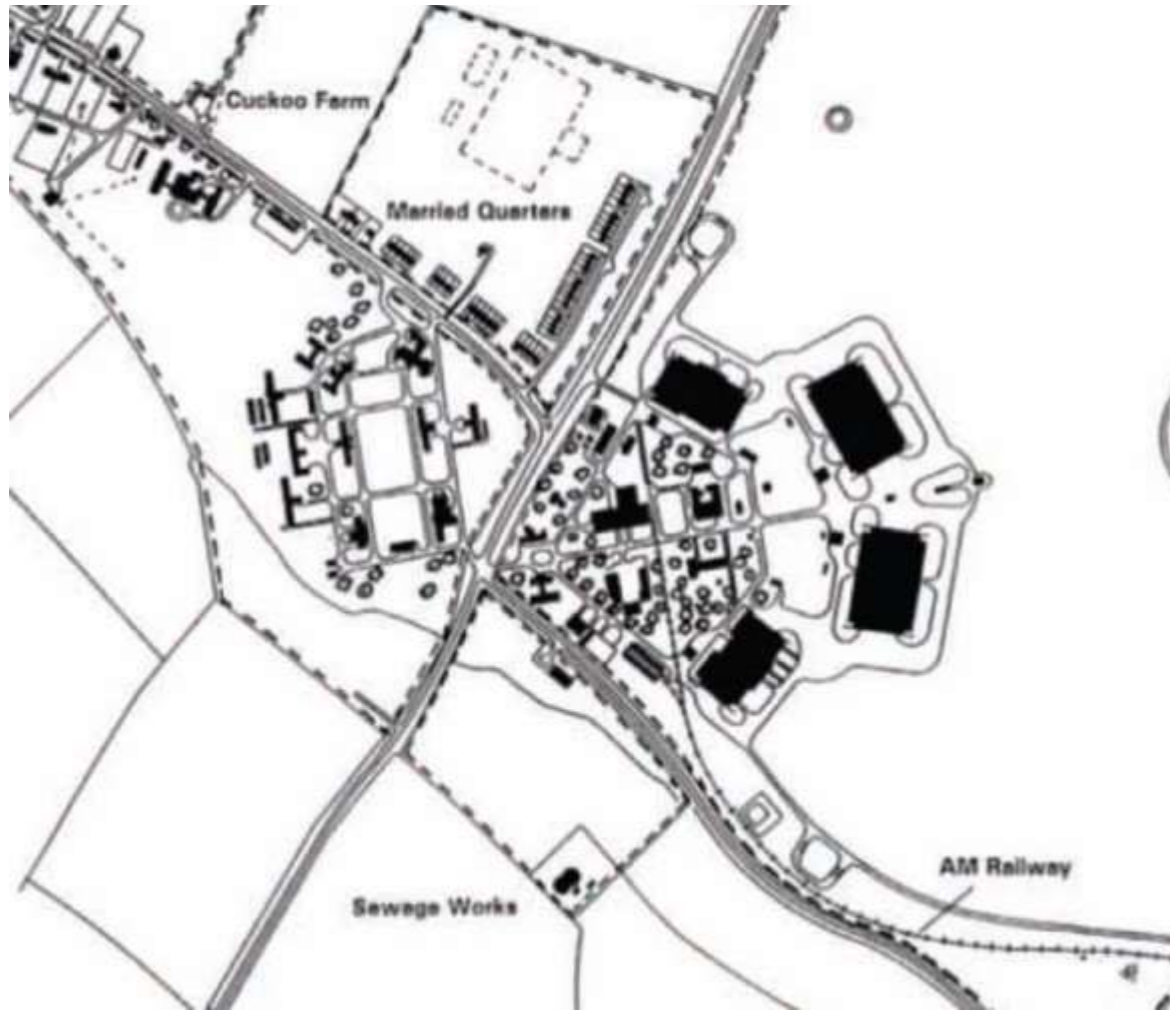
- 4.2 The Petrol Tanker Shed, Building 105 lie within the RAF Bicester Conservation Area which includes both the Domestic & Technical sites and the airfield. The character of RAF Bicester was unified by its function as a military station. The proposals aim to preserve the character of the conservation 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

- 4.3 The proposals will utilise the existing access. It is proposed that any repair work to existing access will match the existing adjacent access arrangements, retaining grassed areas as much as possible.



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 workshop & office, B8 storage and A1 showroom use is considered comparable to the previous Ministry of Defence use and consequently the existing vehicular access provision is considered adequate.

Internal circulation

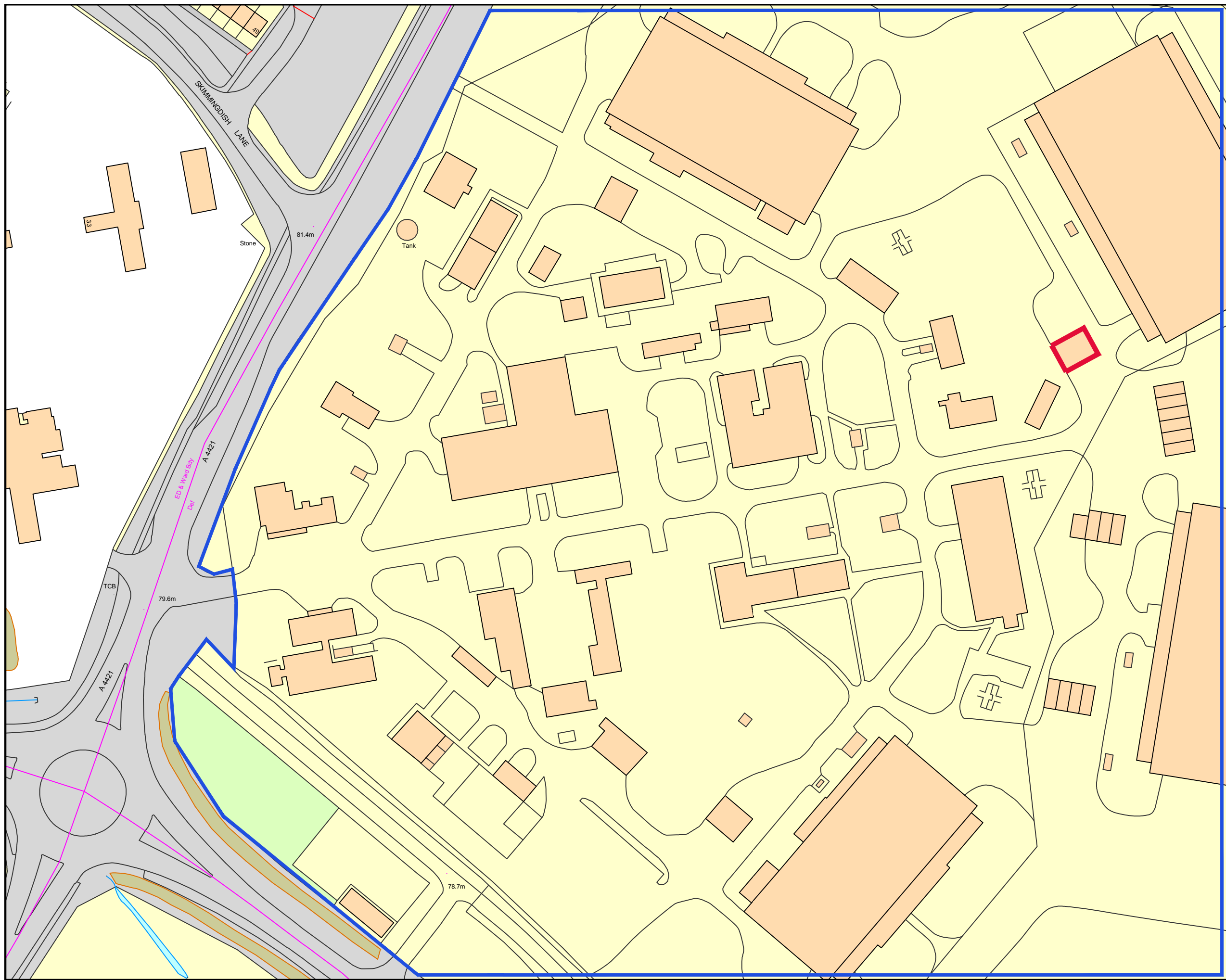
- 5.5 There are level access to the main entrances to the south east
- 5.6 All the accommodation is at ground floor level
- 5.7 All internal doorways will be decorated with contrasting colours for frame & leaf for better visibility.

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.

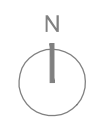


7.0 Appendix



rev	date	initials	revision	checked

Planning



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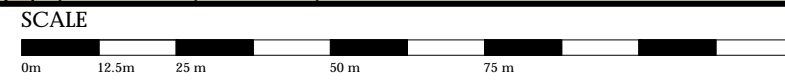
Project
**Bicester Heritage
Technical Site**

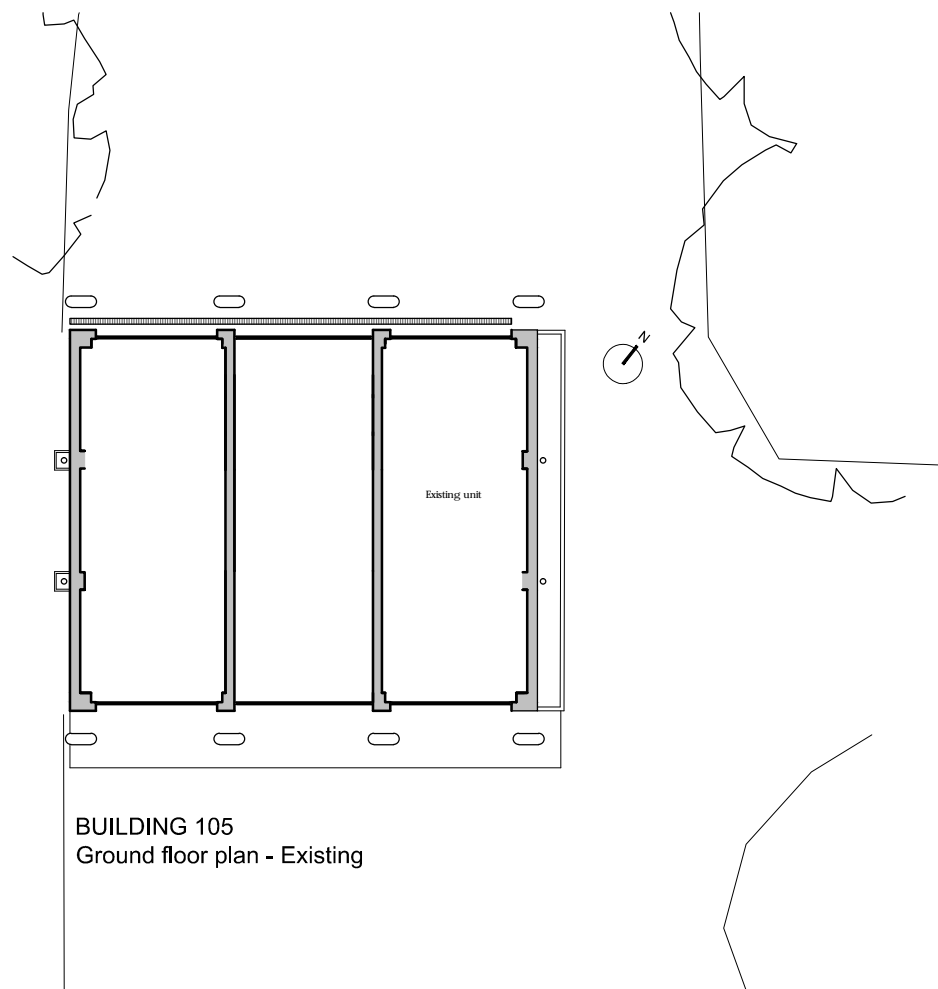
Title
**Site Location Plan
Building 105
Planning**

Drawing No.	Rev	Drawn	Date	Scale
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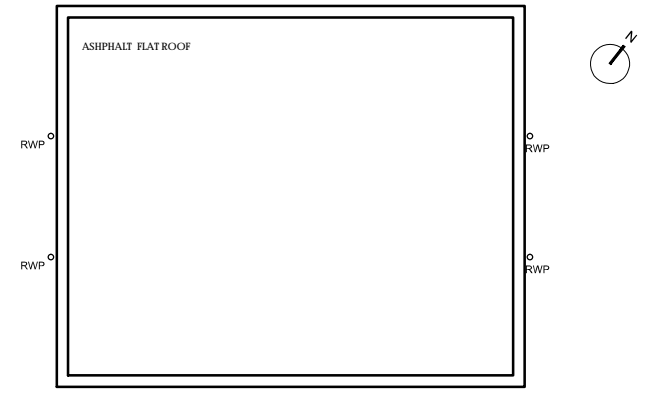
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Site Location Plan - 105

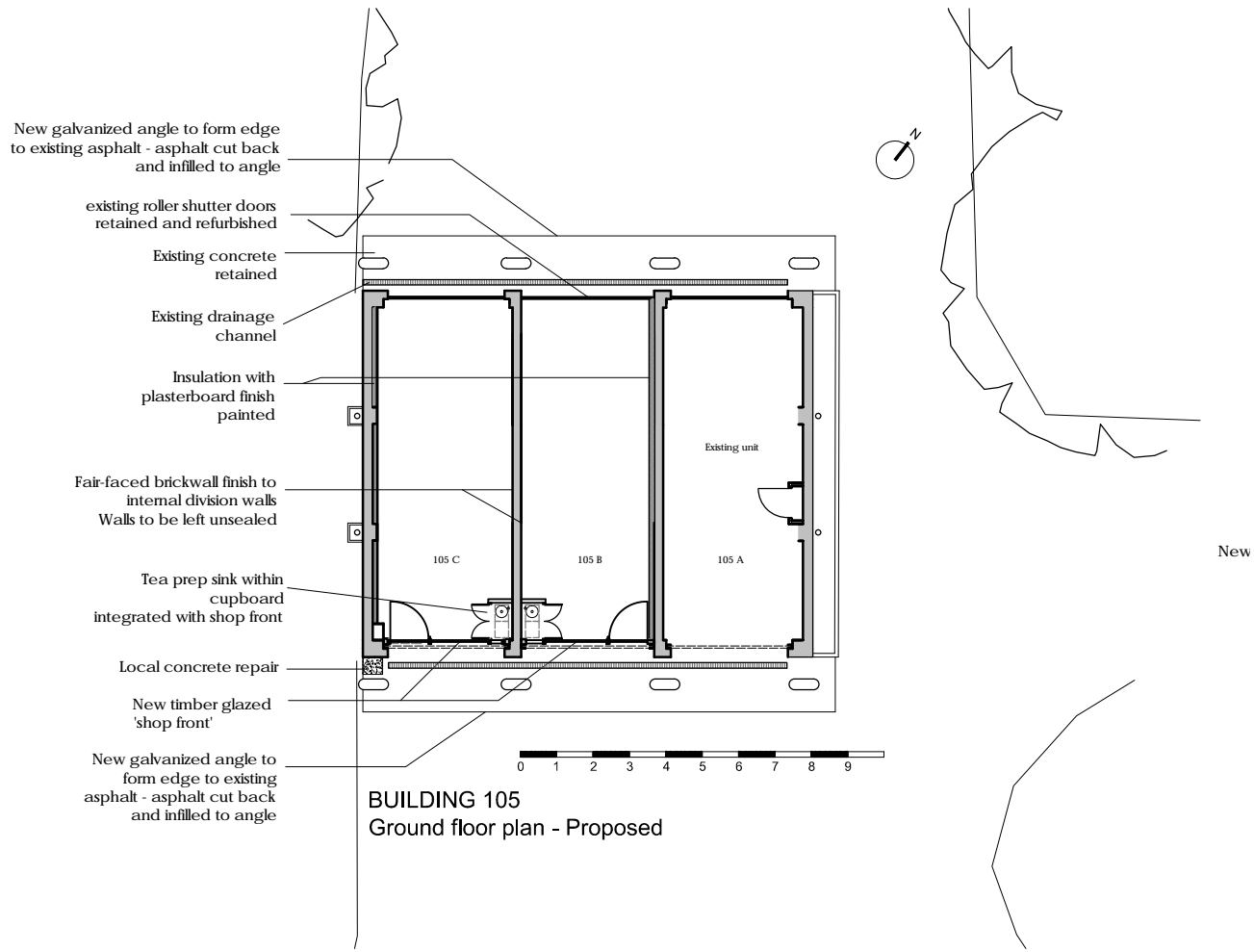




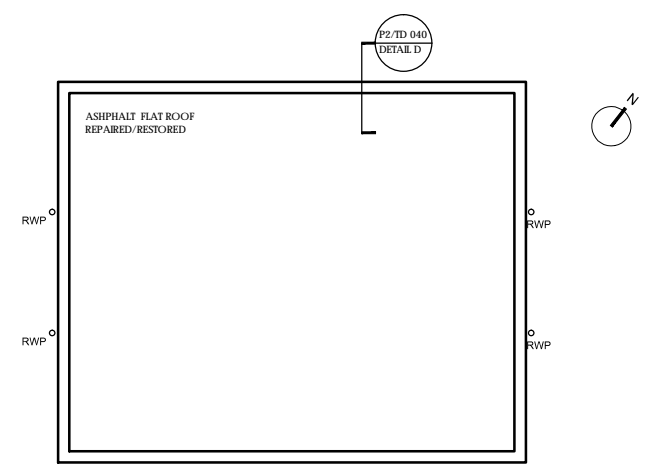
BUILDING 105
Ground floor plan - Existing



BUILDING 105
Roof plan - Existing



BUILDING 105
Ground floor plan - Proposed



BUILDING 105
Roof plan - Proposed

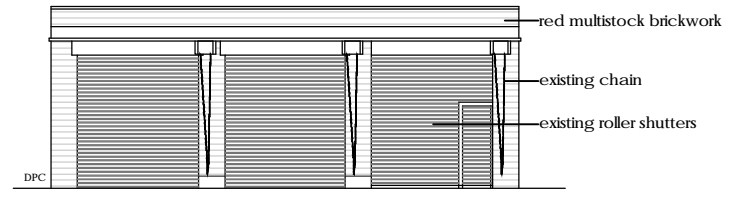
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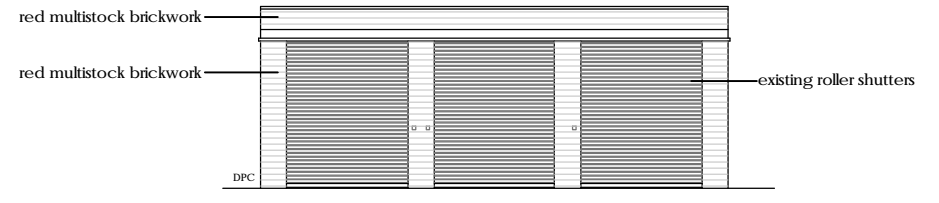
Project
Bicester Heritage

Title
**Existing and proposed plans
Planning**

Drawing No	Rev	Drawn	Date	Scale
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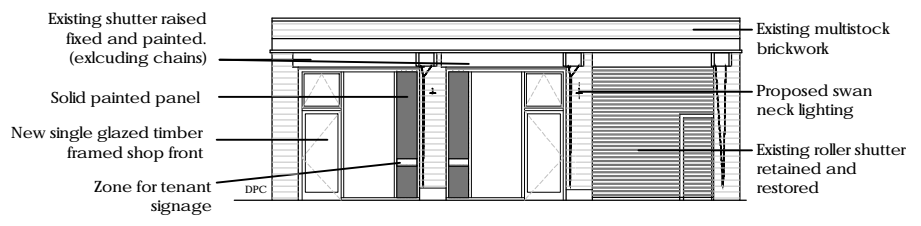


BUILDING 105
South Elevation - Existing



BUILDING 105
North Elevation - Existing

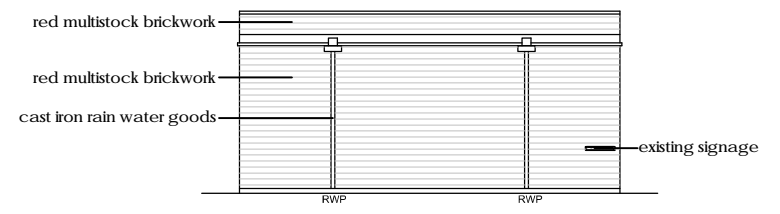
Construction



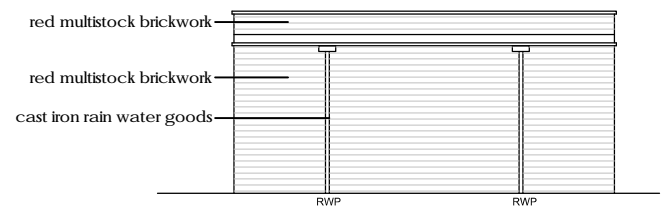
BUILDING 105
South Elevation - Proposed



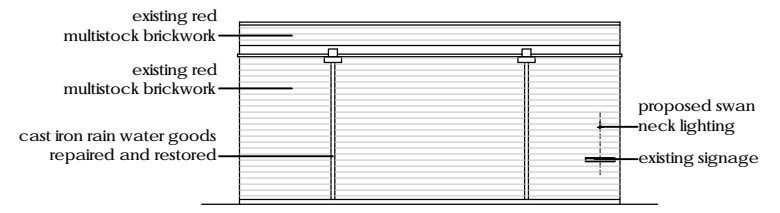
BUILDING 105
North Elevation - Proposed



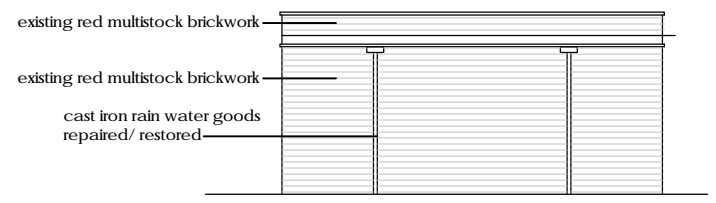
BUILDING 105
West Elevation - Existing



BUILDING 105
East Elevation - Existing



BUILDING 105
West Elevation - Proposed



BUILDING 105
East Elevation - Proposed

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Project
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Title
Existing and proposed elevations

Drawing No	Rev	Drawn	Date	Scale
12068 /105 PL 401 *	SC		29/01/2015	1:50 @A1

architecture ▪ masterplanning ▪ sustainability

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