



Heyford Park Village Centre South Development: Building 455, 457 and Canopy Link

Design & Access Statement

May 2016

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1/ Introduction

1.1 Project Introduction

The location of the site is central to the future development of Upper Heyford as identified in the Outline Planning Application 10/01642/OUT for a New Settlement, and further development as part of Policy Villages 5.

Jestico + Whiles Architects were appointed in January 2016 as master-planners for the village centre of the Heyford Park development; encompassing the north and south sides of Camp Road in a 2.4ha site which includes buildings 455, 457, 100, 103 and adjacent land to the south adjoining the new Village Green area. Details of the design of the masterplan can be found in section 3.4 of this document.

This application focuses on the proposal for the buildings and public spaces within the south side of the new village centre for Heyford as outlined in red in fig.03, which includes Building 455, 457 and the new Canopy Link. At present the site has a number of existing buildings, hard standing surfaces and access footpaths which are in disrepair along with mature trees which are in varying states of health. The proposal seeks to refurbish and enhance these existing buildings, whilst giving Heyford Park village centre its own identity in the form of a creation of a new Village Square.

- Outline Planning 10/01642/OUT Boundary
- Application Red Line Boundary



Fig.01 Upper Heyford Outline Planning Application Boundary

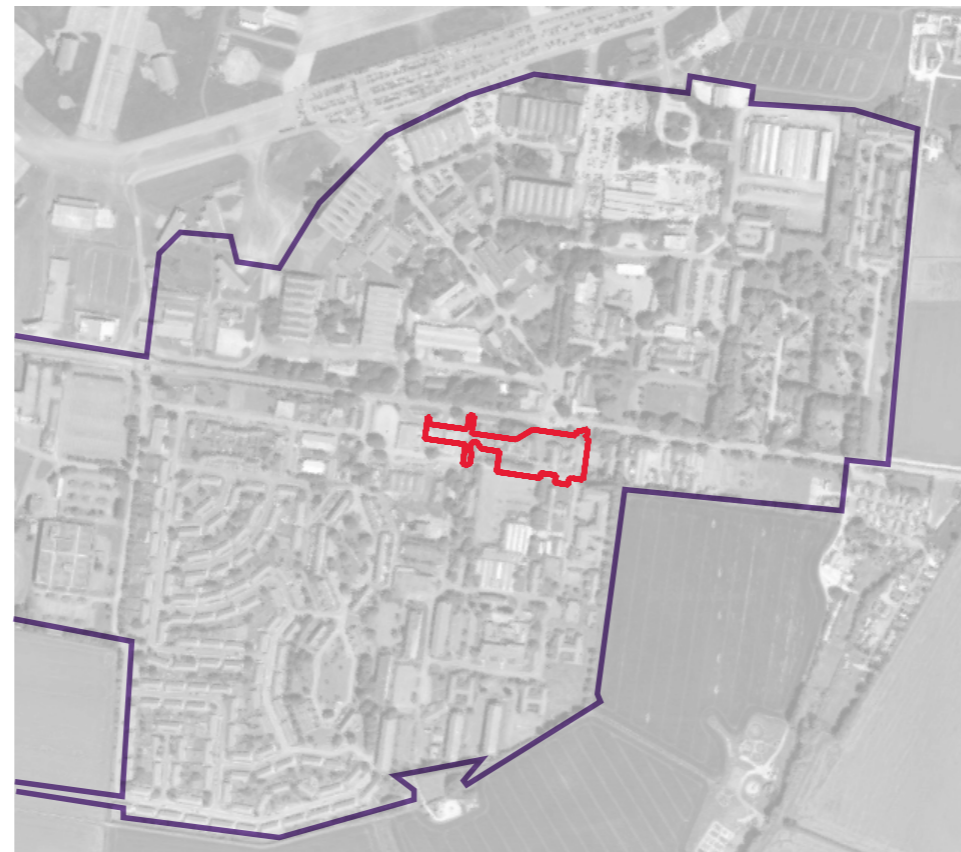


Fig.02 Upper Heyford Outline and Application Boundary

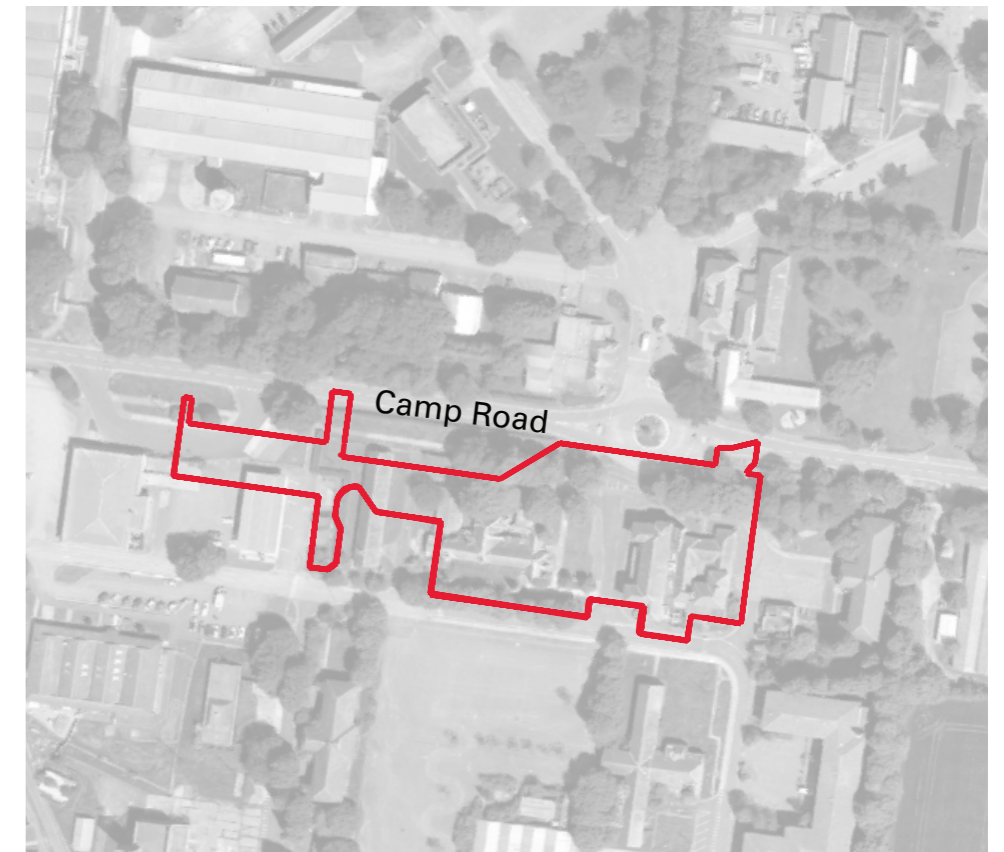


Fig.03 Application Boundary

2/ Heyford Park Site and Context

2.1 Wider Site Heritage and Historic Context

The former RAF Upper Heyford Airbase as a whole is designated as a Conservation Area, reflecting the key role that the Airbase played in the Cold War years, and the distinctive architecture and layouts which arose from that use.

The airfield was originally built in 1916 in response to a requirement for trained aircrews for the Royal Flying Corps during WWI. Immediately after the war, the airfield was abandoned, although this was short-lived, and in 1924 the site was brought back into use. It continued to have a significant role in Britain's air defence systems up to and including WWII. However, it was the Cold War period after the war which saw the most intense period of development and use with the occupation by the American Air Force USAF. The end of the Cold War resulted in the de-commissioning of RAF Upper Heyford in 1993 and it was handed back to the MoD in 1994.

Today, there are a number of buildings on site which reflect this heritage and give the site a distinct character, with different areas reflecting various stages of development.

It is this framework which provides a visually unifying element to the site and a framework for a range of character areas.

The Trident, in particular, is a distinctive feature of the military development of the site, together with the Parade Ground and surrounding buildings create a focus at the heart of the developed area.

Existing residential buildings also have a distinct character, such as the Officers' housing on Soden Road, and the 1950's bungalows, also known as 'Little America'. Although of very different character the sum of all the various areas at Upper Heyford are characteristic of both military and architectural development through the Twentieth Century.

There are a number of functional structures that relate to the site's military operational use. For example, security issues led to the construction of a security boundary fence which physically and visually separates the site from the wider landscape.



2/ Heyford Park Site and Context

2.2 Village Centre Site Character

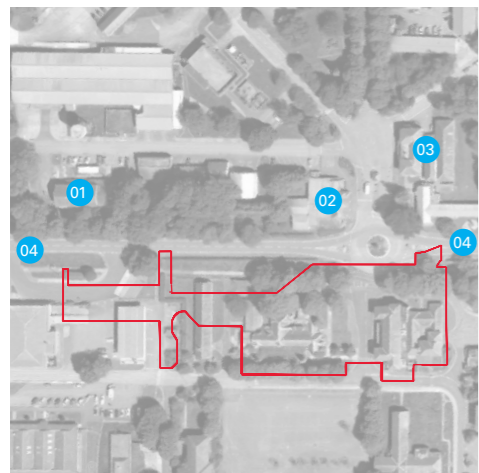
01 Building 103
Building Setting & Facade



02 Building 100
Building Setting & Facade



03 Building 52 - Heyford House
Building Setting & Facade



04 Camp Road
Approaches



2/ Heyford Park Site and Context

2.2 Village Centre Site Character

05 Camp Road
Sycamore Trees

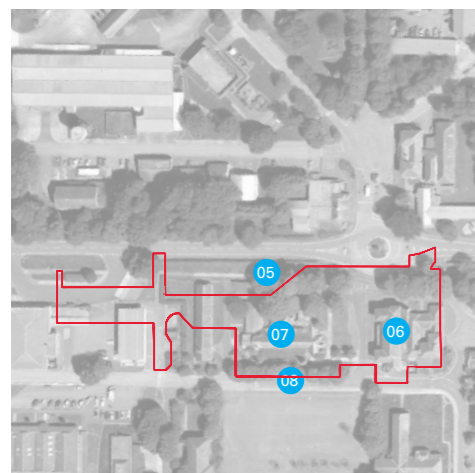


06 Building 455
Building Setting & Facade



New Village Green as seen from Building 455

07 Building 457
Building Setting & Facade



08 Interface with Village Green
Tree line facing Village Green & south facing aspect

