

3/ Village Centre Masterplan

3.4 Masterplan Design Approach

Sight Lines and Focal Points

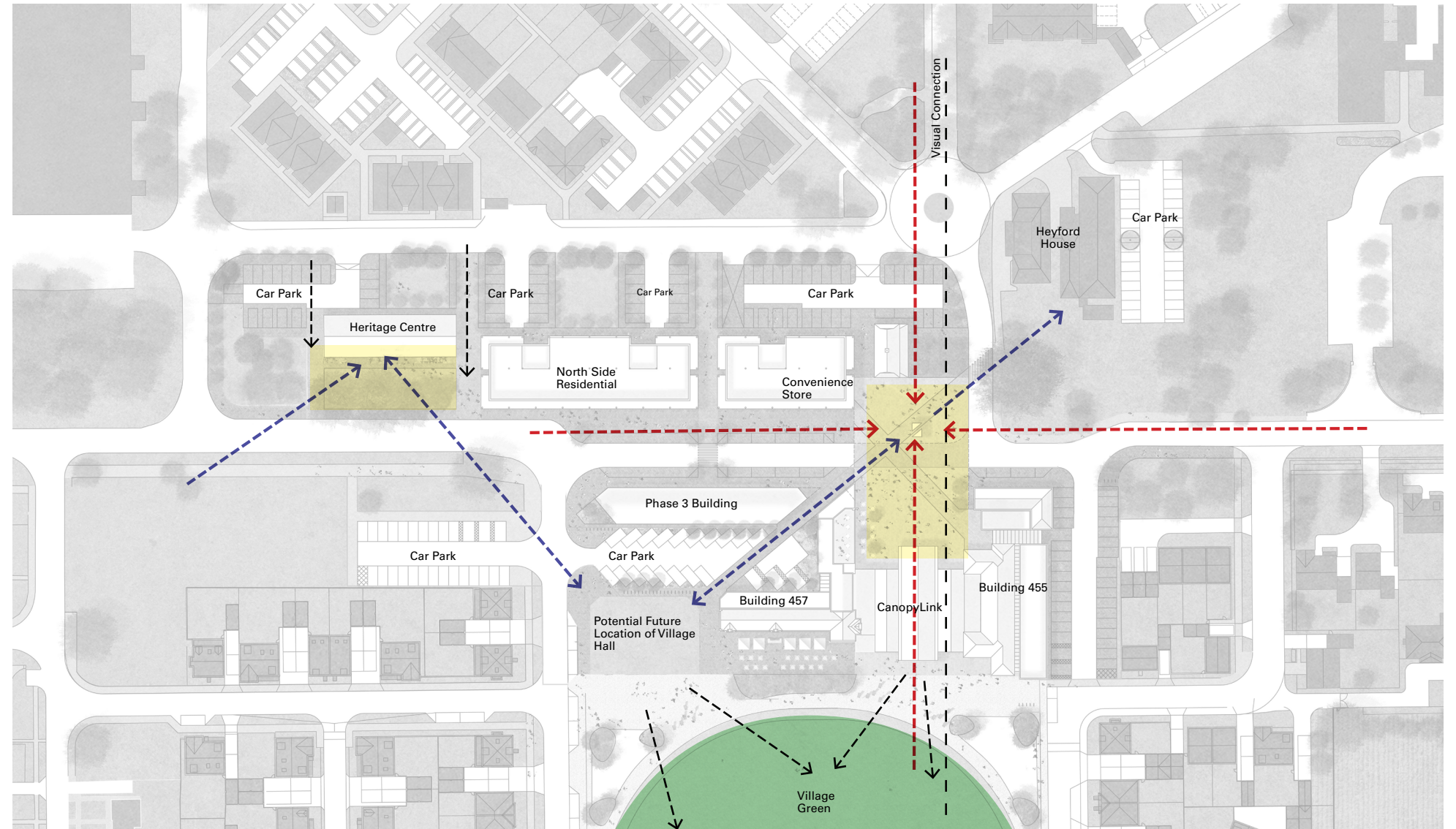
Successful masterplans incorporate clear sight-lines which enable users to easily navigate the centre and identify their location. A new primary focal point is proposed for the Village Square which identifies the village centre from all 4 approaches:

- Camp Road east
- Camp Road west
- The Trident
- The Village Green

The primary sight lines reflect the historical rationale in the layout of the airbase. In particular, the north-south sight line incorporating the new focal point reinforces the relationship between the Village Green and the Trident which had become compromised through development in the past 30 years.

In addition, a series of secondary site lines are generated around the village centre itself:

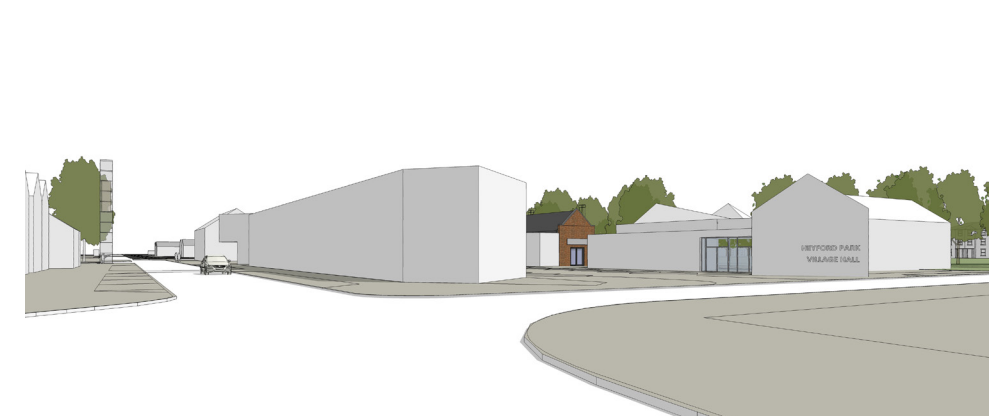
- the visual connection between the possible new Village Hall location and existing Heyford House which incorporates the primary focal point; and
- the visual connection between the possible location for the new Village Hall and existing Building 103. This also has the additional function of giving the Village Hall a prominence on the western approach.



- Public Spaces
- Primary Sight Line
- Secondary Sight Line
- Directions of movement



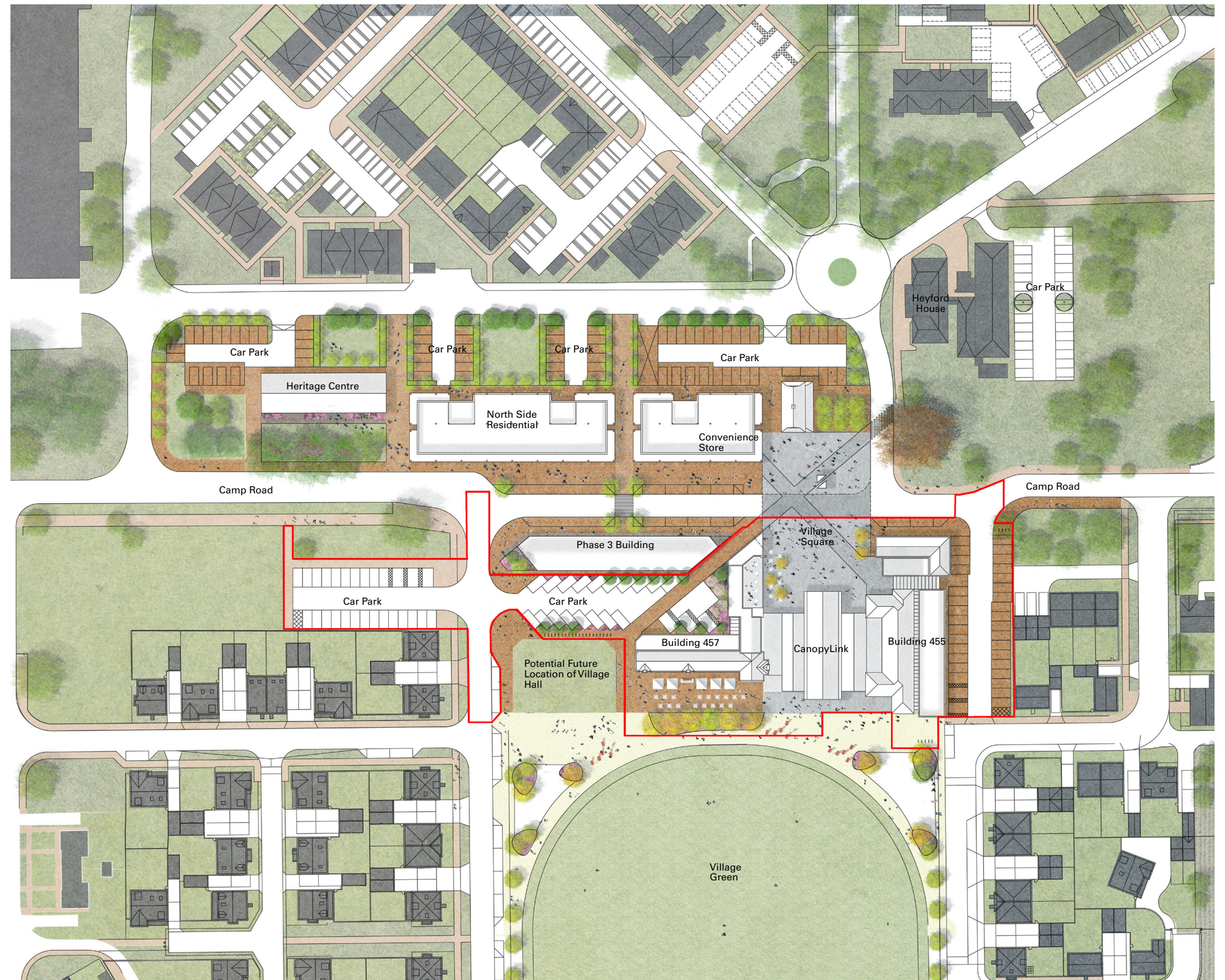
View from Village Square towards possible Village Hall location



View from Camp Road western approach towards possible Village Hall location

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3.5 Village Centre Masterplan



Overall Village Centre Masterplan

Red line indicates site for planning application

4/ Site Design: Building 455, 457 and Canopy Link

4.1 Approach

The following section outlines the approach taken specifically for the village centre south in ensuring a cohesive and holistic approach for the landscaping and architecture.

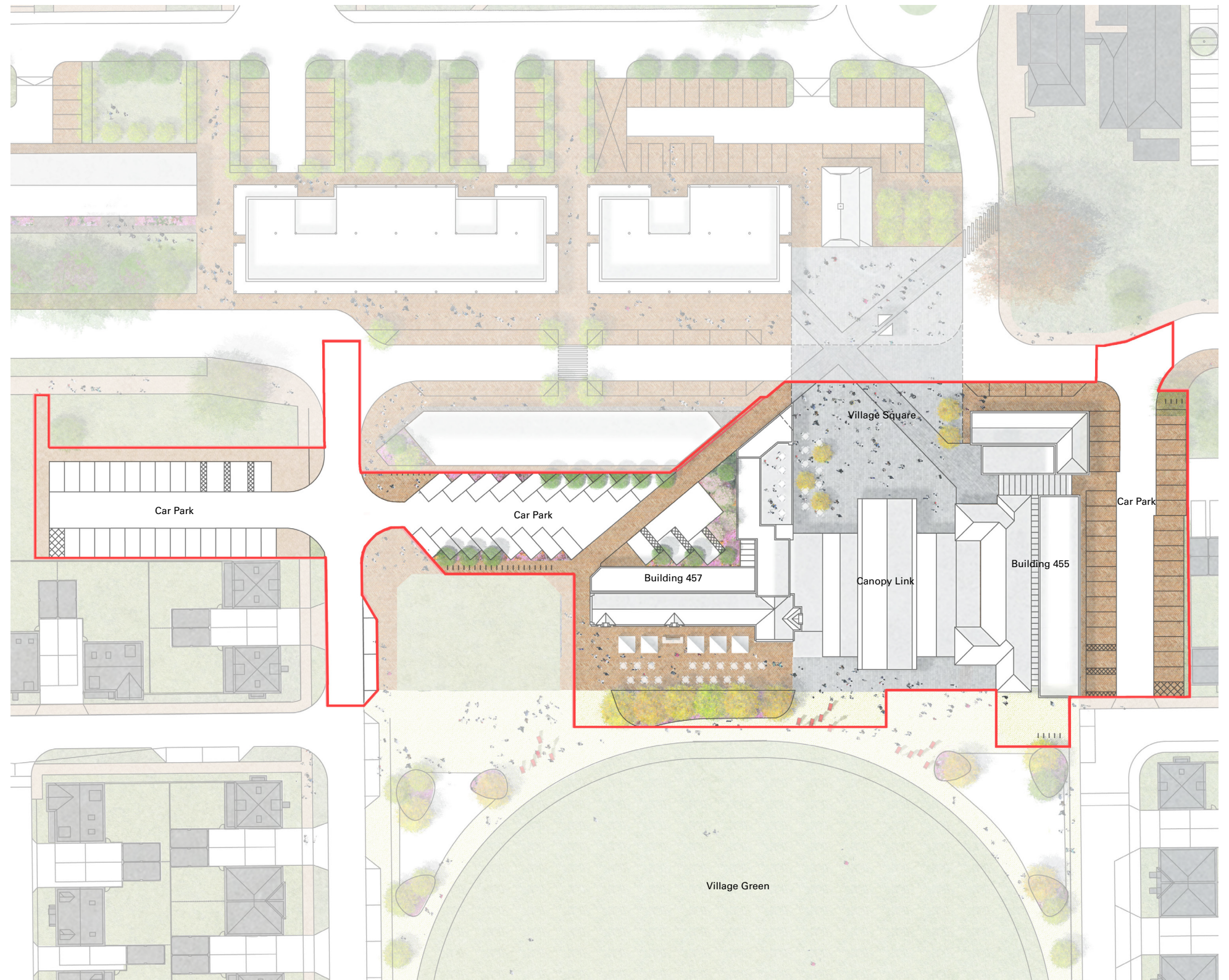
The proposals of the village centre scheme will combine dynamic pieces of new development with the sensitive refurbishment of the existing heritage buildings to create a unique and characterful local centre. The design of the village centre is intended to create a strong sense of place, the proposed new uses will create a vibrant and inviting local hub as well as a destination for the local population.

As described in section 3.2, the viability studies carried out by Dorchester Living have determined the need for multi-purpose spaces that can offer a community hub: a focal point for leisure, retail and dining with flexibility to accommodate a range of community events that could be programmed. The proposed scheme will link the two existing buildings with a long span pitched canopy providing a flexible large indoor space that is activated by A3 restaurants and C1 hotel uses on its sides. The link is conceived as a 'covered village square' with a high degree of transparency to maintain the important visual connection between the Village Square and the Village Green to the south. The old buildings will be partially opened up to the link to allow for spill-out throughout the year when required.

It is acknowledged that although Buildings 455 and 457 are not listed, they are both of heritage significance and play a wider role in the setting of the former parade square, which provides this part of the conservation area with individual character. In stripping back both buildings to their primary elements by sympathetically removing the poor quality extensions to 457 as well as the areas of 455 that have been damp for some time, these buildings will be brought back in to use and the structures will feel more impressive and inviting.

The old appendages of Building 457 will be replaced with a contemporary designed extension accommodating a new bar, new kitchen and welfare facilities for staff and visitors. The projection of the bar out towards Camp Road flanks the side of the Village Square allowing the users to spill out on to it. It's point at the end of the building gives this building prominence when entering the village centre as it serves as a marker for those approaching.

Building 455 in its new lease of life will become a hotel. Facilities include a screening room, a games/music performance room, lounges, small spa, function rooms and a bowling alley for visitors to use. In order to provide these facilities an extension to the east and north of the existing building is created which has its own architectural language, as well as cosmetically making good the side of the building left exposed after demolition of the lower east wing.



Red line indicates outline of site for Planning Application

4/ Site Design: Building 455, 457 and Canopy Link

4.2 Landscape Design and Character

The proposed landscape has been developed in keeping with the Design Code and as a complement to the existing heritage of the buildings and their associated materials.

The vision for the development focused on creating a destination which drew upon the existing amenities of the site and developed a series of public spaces which would create an inclusive rich environment for the community.

The landscape design can be broken down into 3 key types of characters which complement each other in creating a public amenity for the whole community. These areas are as follows:

Village Square

Intersecting the main axis of Camp Road, the Village Square provides a key focal point and events space for local residents and visitors to congregate and enjoy the surrounding public amenities in an attractive setting.

The design and layout follows the ideas of typical Village Squares which were the traditional meeting point for residents to trade, socialise and participate in community events. The square is laid out with robust and attractive paving which provides a flexible stage into which community events like seasonal markets, pop up cinemas and performances can take place.

Within the Village Square, trees, seating and other public furniture has been placed to establish a relaxing environment and facilitate use for all residents. At night, subtle uplighting to the trees and in-ground lighting to the plaza will also make the market come alive attracting visitors into the evening.

Courtyard Car Parking

The courtyard parking spaces are ideally located adjacent Building 457 and 455. The intention with these spaces is that they are both functional but also contribute to the overall character of the development by including areas of planting which offsets and breaks up the large areas of hard standing normally associated with car parks.

Brasserie and Pub Terrace/Gardens

To the south of Building 457, the Brasserie serves an outdoor dining terrace. This space has been developed as part of the food offering for the Brasserie and includes an outdoor kitchen as well as a Brasserie garden which includes kitchen herbs. The materials used in the Brasserie Terrace pick up on the heritage red brick along with more modern materials like shuttered concrete for the Brasserie garden retaining wall.

The layout of the gardens and the choice of species have been carefully designed in keeping with the associated dining and community functions within the buildings. Use of seasonal colour, texture and fragrance are key features of the planting which will provide year round interest providing a key feature of the development to attract visitors year round.

Village Square



Community events



Al Fresco Dining



Celebrations

Village Green