

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

4.5 Traffic Control and Access

The connectivity throughout the development is key both for pedestrians and for vehicles. The arrangement of the buildings in relation to the car parking area has also been considered in respect to the volume of car parking and cycle parking required for the associated uses. A study has been carried out by Peter Brett Associates on this. Further technical transport layouts have also been prepared by Woods Hardwick and a full version of their report can be found within the planning application documents.

Within the development, consideration has been given for refuse collection and for delivery access to ensure that both buildings are efficiently serviced with minimum disruption to the community and commercial activities of the development.

In the case of refuse collection, rubbish trucks can pull up to the eastern and western roads which abut the development and can arrange for kerb side access to the bin stores to enable efficient refuse collection (see diagram for reference).

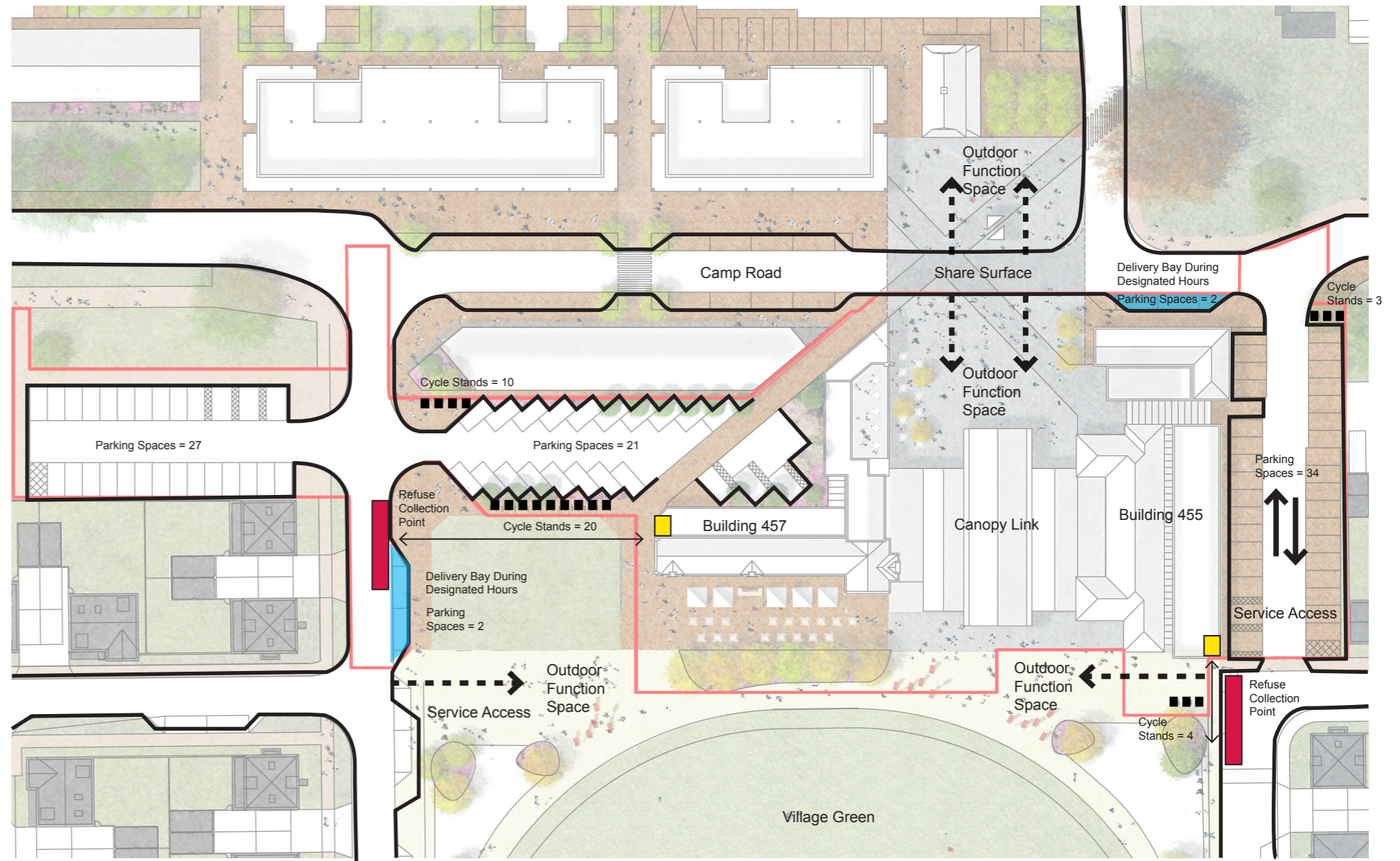
For deliveries, these will be coordinated with the facilities management to be set at designated times so that they cause minimal disruption. As part of the delivery strategy, 2 loading bays have been identified which are close to each of the main buildings. When not in use as delivery bays, these will double as car parking or drop off points for the development.

Key:

- Kerb lines
- Vehicular Maintenance Access
- Delivery / Refuse Collection Link
- Refuse Collection point
- Internal Refuse Store
- Delivery Bay (During Designated Hours)

Parking & Cycle Provision:

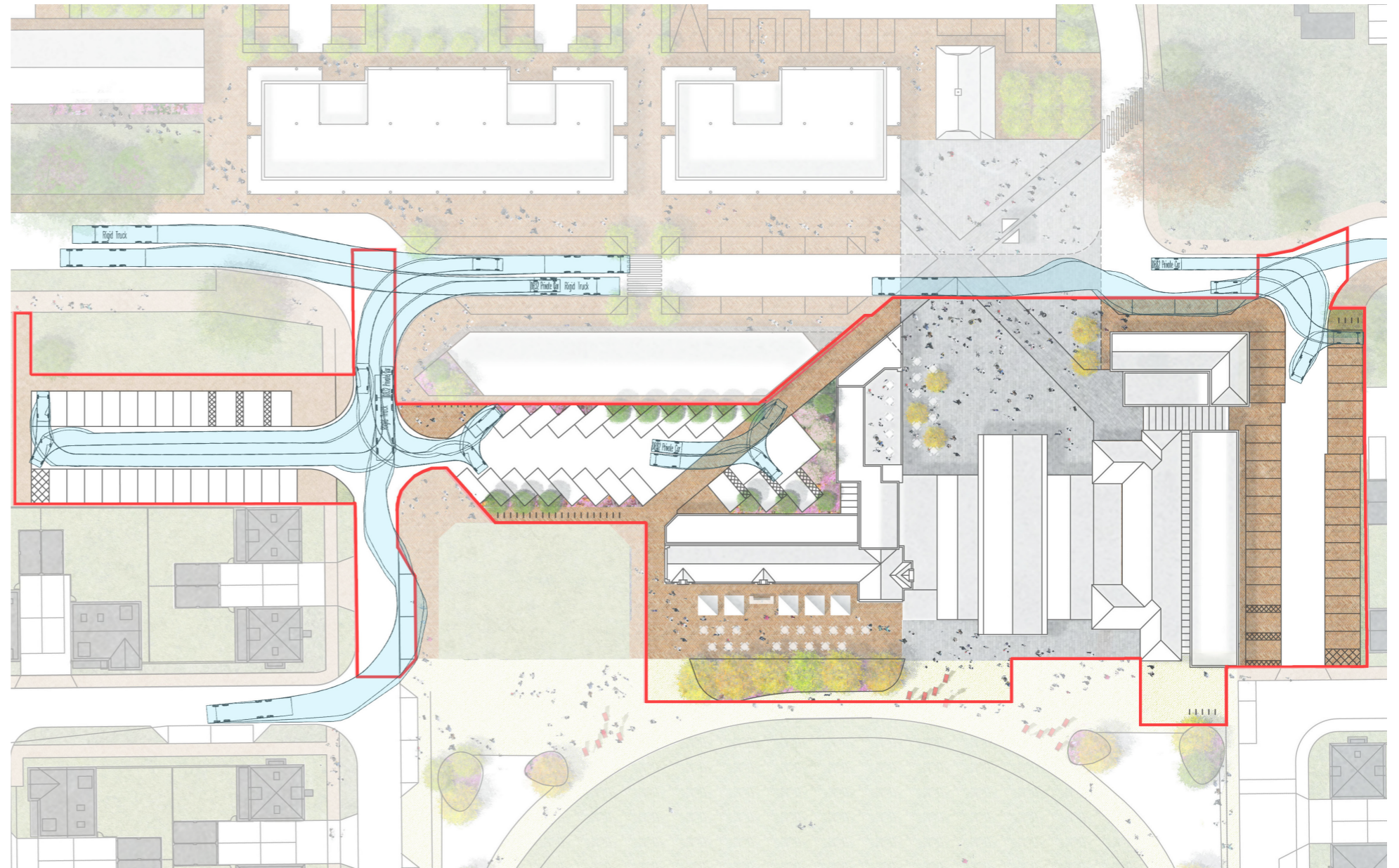
Standard Parking Bays	77
Disabled Parking Bays	9
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Total Car parking	86
Cycle Parking Stands	37



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4.6 Vehicle Tracking and Building Servicing

To ensure that the road layout has been designed appropriately, a vehicle tracking exercise has been carried out on all vehicular routes to ensure safe and sufficient space has been provided for safe traffic movement. This study has been carried out by Woods Hardwick and a full version of their report is included in the appendix 2.



Village Centre Tracking Drawing - Woods Hardwick



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4.7 Paving Strategy

The quality of the hard surfaces throughout the village centre are of key importance to the development as they will communicate value within the wider Heyford Park. Accordingly, a selected palette of quality paving has been chosen which will enhance and create an attractive and functional landscape for the community to enjoy.

The selection of materials has also considered the new retail uses which will in the future exist along Camp Road and the Village Square which will generate an increased footfall throughout the area. As a result the selection of paving materials has been reviewed to ensure they are both robust and easy to maintain over time.

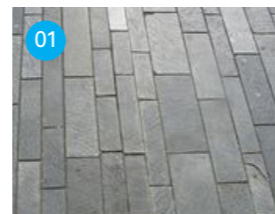
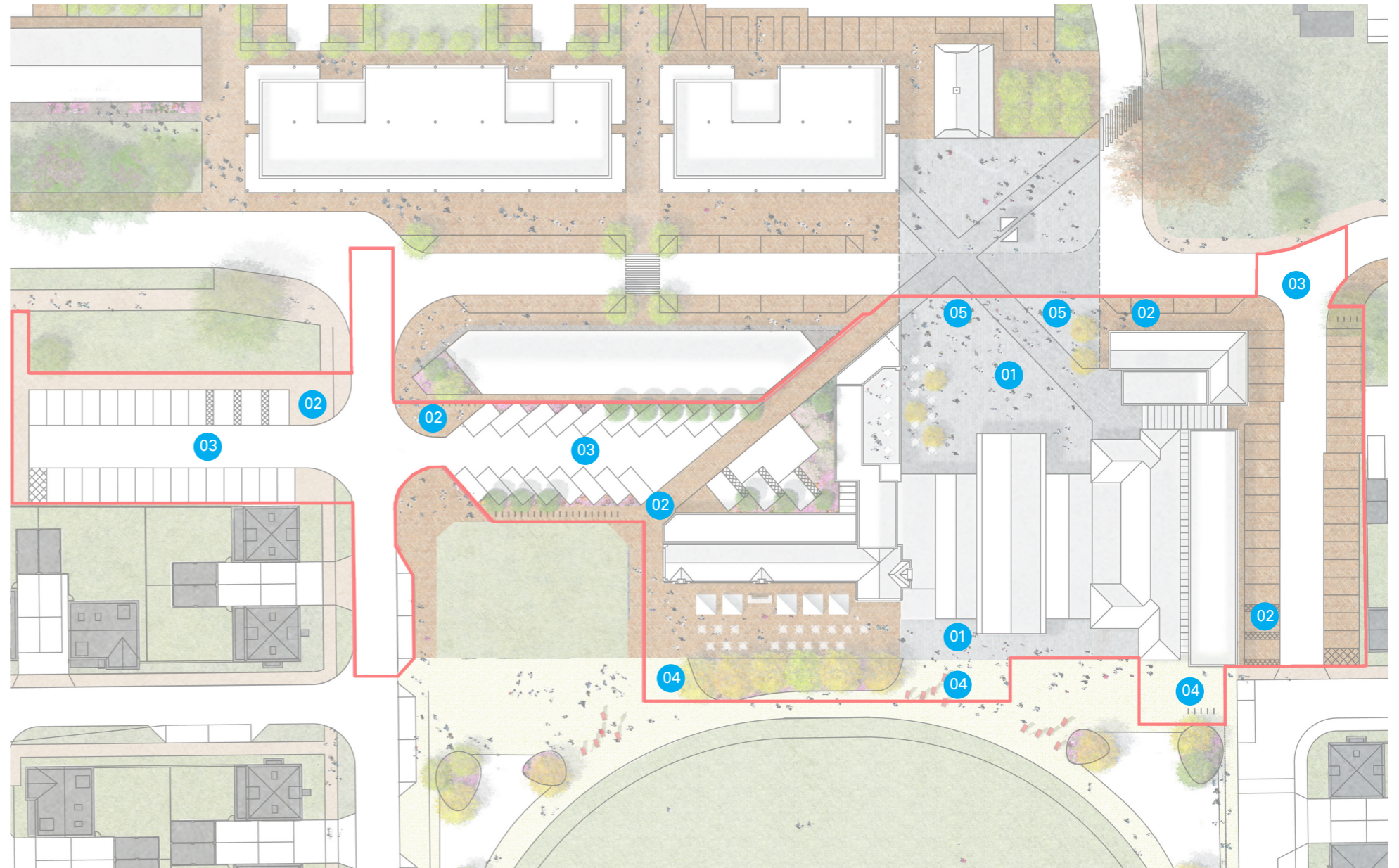
Use of paving has generally been broken into 3 main types across the site to fit with the character and type of use intended in that location.

1. Camp Road & Surrounding Courtyards - Red Brick Paviours in Herringbone Pattern in footpaths (02)
2. Village Square - Blend of Granite Slabs laid in linear pattern with varying widths and finishes (01)
3. Village Green Walkway - Permeable Bound Gravel finish (04)

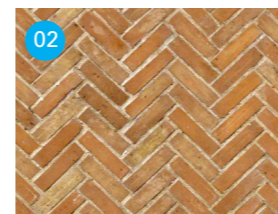
These materials serve to create a broad palette of materials which together form a general character for the landscape of Heyford Park.

Landscape Design and Disabled Access

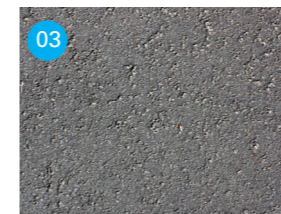
The public realm has given consideration to disabled access by managing the levels across the site to avoid step access. This has been complemented by the choice of materials which have clean and level surfaces allowing for efficient movement for wheel chair users. The design also includes tactile paving at key points adjacent to the road ways and at crossings for visually impaired visitors in keeping with Department of Transport guidelines.



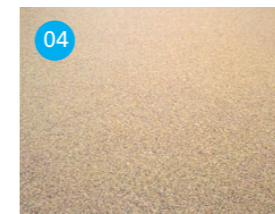
01 Blend of Granite Slab Paving or similar approved



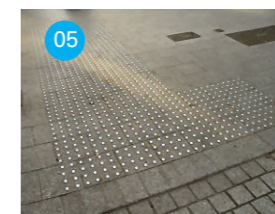
02 Slim Red Herringbone Brick Paving or similar approved



03 Macadam road surface or similar approved



04 Buff bound gravel Or similar approved



05 Blister Paving (Rivets into Paving) or similar approved

