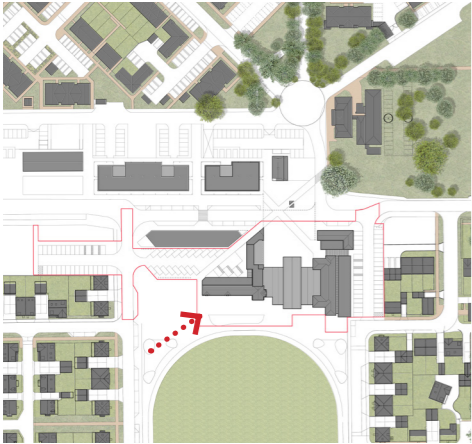


4/ Site Design: Building 455, 457 and Canopy Link



View towards Brasserie Garden



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

4.11 Safe and Secure Environment

The masterplan for Heyford Park has been designed around a vibrant mixed-use development formed of many small businesses, an established residential community and a new Free School. The proposal focuses on the importance it places on Heyford Park's sense of community, its welcoming nature and its safe environment. As a village centre, the new development is intended to offer a sense of openness and freedom of movement through good passive security design measures rather than creating boundaries and resorting to CCTV surveillance. The integration of public spaces like the Village Green into the residential development will mean that proximity of homes around also aid natural surveillance outside of working hours.

Landscaping

The landscape throughout the scheme has been designed to create spaces which have unimpeded views, are well lit and have multiple access points to ensure pedestrians feel safe at all times. The design strategy also looks at managing enclosed areas like the footpath between the buildings to ensure they are well lit, and designed to be visually open and direct. They lead to communal entrances, and so will be well used and all are overlooked by adjacent buildings. Camp Road maintains clear visual splays for road traffic safety but also provides passive surveillance of these spaces to ensure they appear and remain safe. The provision of street lighting along Camp Road also ensures a level of ambient light which encourages clear visibility.

The planting throughout the scheme is formed of a mixture of low level shrub planting and semi-mature tree planting which together ensure that clear view lines are maintained at eye level. Shrub planting throughout the scheme will be managed at 1.2m in height. The selection of shrub planting will also consider the depth of planting and quality of plants to prevent shrub planting being used as cover for people to hide in or to hide weapons or stolen goods. The selection of trees throughout the scheme focuses on large semi-mature tree species which have a clear trunk height of 1.8m followed by a lifted branch structure above this height to ensure unobstructed views under the canopy line. Lighting throughout planting areas will be in the form of tree up-lighters which will ensure that all planting beds are clearly lit and visible.

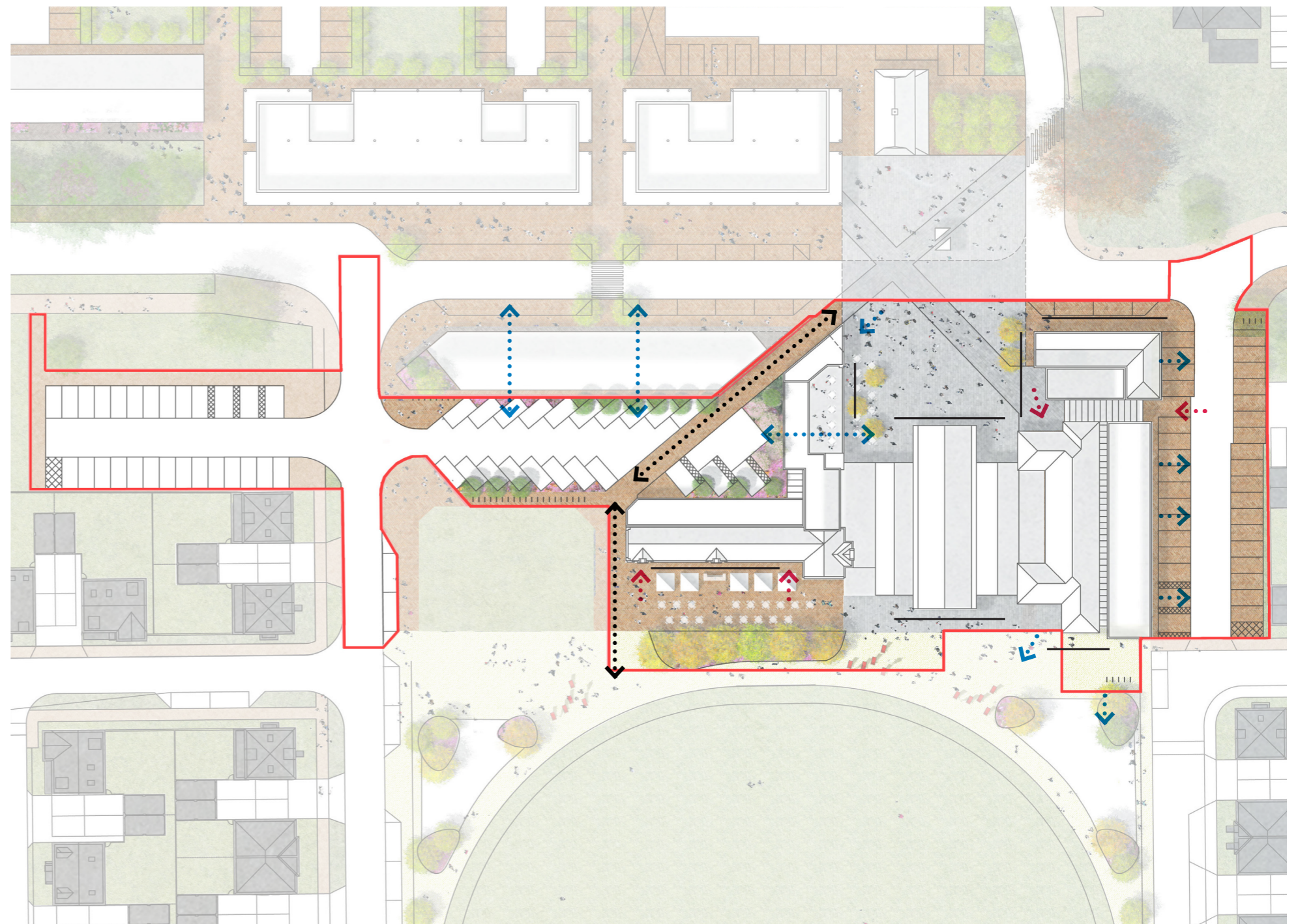
All lighting throughout the scheme will be to British Standards.

Active frontages and passive surveillance

Frontages have been designed to limit long runs of inactive facade, thus creating a sense of occupation and activity within each building that offers natural surveillance. The car park to the left of the Village Square benefits from active frontage on three sides, with pedestrian movement encouraged through these spaces.

The specification of all doors and windows and accompanying locksets will follow the best practice guidance of Secured By Design.

Security fences, shutters and CCTV will only be considered as a last resort, the priority is to create a heart that is inviting and ultimately free of more urban security devices.



••➔ Visual connection and overlooking

••➔ Entrances

••➔ Pedestrian movement

— Active Frontage

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

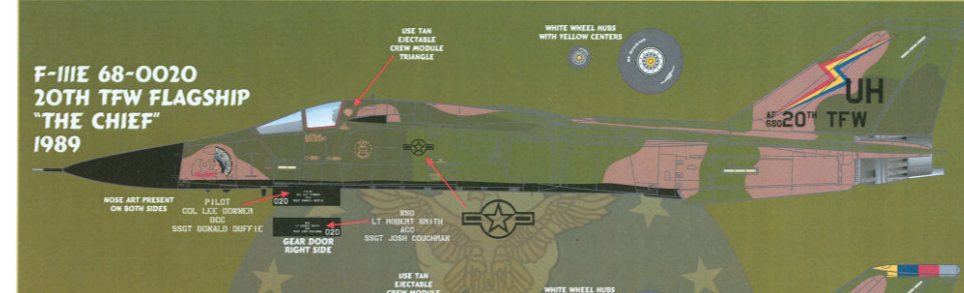
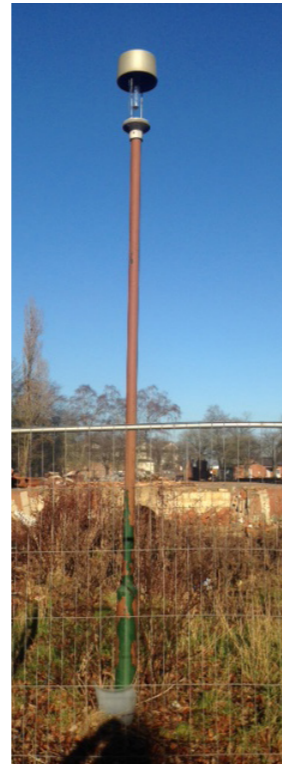
4.12 Materiality

A unified and cohesive approach is sought for with regards to the architectural materiality. This is particularly relevant when the buildings are viewed from the Village Green and from within the Village Square.

The proposals for materiality draw on both the existing red-brick domestic military architecture buildings with pitched roofs and metal framed windows, and the more industrial palette of the airfield, although ensuring references from the airfield are applied on a domestic scale.

To summarise, the proposed material palette is:

- Brickwork - An off-white roman brick to the northern extensions to 457 and 455.
- Metal Cladding - This can be seen in many incarnations around the airfield, rich in variety and tone. A patinated bronze effect metal cladding is proposed for the village centre, albeit on a smaller scale.
- White render - This is proposed on the east elevation of Building 455 and gives reference to the materiality found in some traditional Oxfordshire villages.
- Metal Framed Windows - Generally, all new windows will be metal framed with a PPC/ anodized coating.



5/ The Village Square

5.1 Design Drivers

Given its status as the main meeting point in the village, the Village Square is given a civic treatment. Other principles established in the approach to its detail design include:

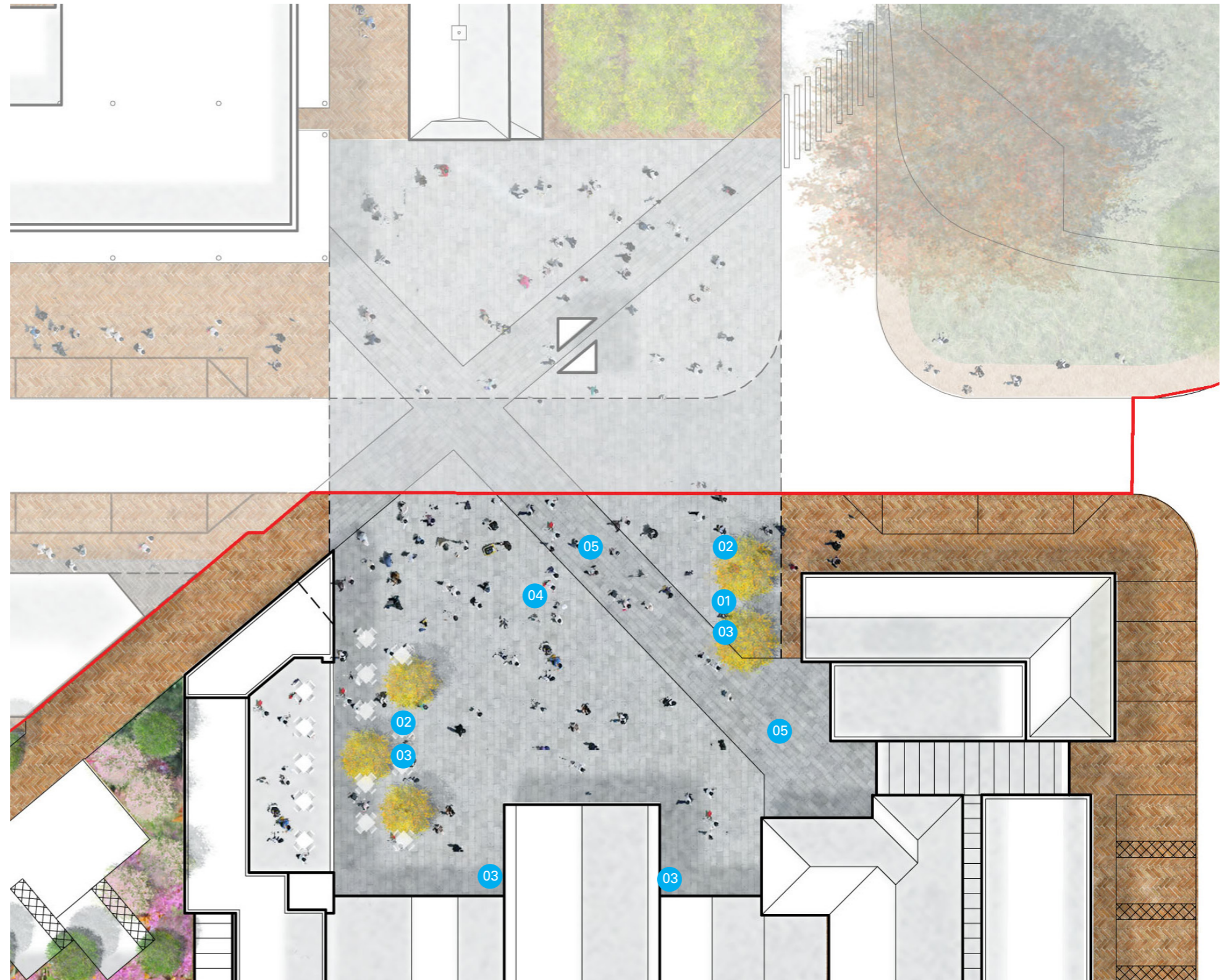
- **Flexibility:** The square needs to be able to accommodate a number of events throughout the year. Community engagement has taken place in this respect and further information on this can be found in the Consultation Statement.
- **Accessibility:** The square should be fully accessible and provide level access throughout. The focal point enables users to easily orientate themselves.
- **Programme:** The square should interact seamlessly with all adjacent buildings to encourage a strong relationship and achieve active frontage onto the square.

5.2 Layout

The layout has been deliberately designed to be flexible to accommodate a wide variety of activities. The Village Square provides the central space for the local residents and visitors to meet and participate in a wide range of commercial and community activities. The paving surface has been designed as a single surface unifying the two portions of the square which are bisected by Camp Road. The flexibility of the design has been established through limiting the number of fixed elements like trees and seating and introducing flexible furniture to the space which can be removed when events occur. Set into the paving of the square are electrical supply points (feeder pillars) which are accessed through keys held by the management.

The square is also laid out in an open manner without any steps to provide unimpeded access for service vehicles or disabled access throughout. Layout of all pavings to the adjacent Camp Road and to building entrances will also have the required tactile paving laid out in accordance with Department of Transport guidelines. The design of Camp Road running through the square has been reviewed with OCC Transport in regards to pedestrian safety. The design proposes use of a shared surface across Camp Road at the point where it intersects with the Village Square. At the point of intersection a 50mm Bull Nose kerb has been proposed to demark the road alignment. The detail is the same treatment as that used in Frideswide Square in Oxford, which is the case study suggested by OCC Transport as an acceptable approach. In contrast to Frideswide, Heyford Park Village Square will have a lower and less frequent footfall. This is not necessarily a problem as the scale of the space is also smaller and the adjacent retail uses will help inform drivers they are approaching a pedestrian dominated space.

When the Village Square is not hosting an event, there is opportunity for the space to host a mix of casual weekend activities which spill out of the adjacent Building 457, 455 and Canopy Link. The design of the space allows for unimpeded access from these buildings to facilitate this.



Village Square Plan (key on following page)

5/ The Village Square

5.3 Paving and Furniture

The square is laid out with robust and attractive proposed natural stone paving which provides a flexible stage.

The choice of paving finishes in the Village Square have been selected to create an attractive and functional landscape for the community to enjoy and is robust and easy to maintain. As a result the square is paved in a blend of different colours of paving which are laid in a linear pattern with varying widths and surface finishes. The pattern of paving runs north to south as part of the design intent to subconsciously direct pedestrians through the Canopy Link towards the Village Green to the south.

The external fixed furniture within the Village Square made up of a simple palette of seating, rubbish bins, tree grills and moveable planters. The choice of materials has been developed with reference to the quality and style of the architecture so that they are legible and read as part of the architectural language of the scheme.

Signage and way finding will be developed throughout the scheme in keeping with the wider Heyford Park signage system.

5.4 Programme - Events Space

The Village Square has been designed to help the client's management team to manage events taking place in the Village Square. In setting up an event, the management have the option to hold events in one side of the square without impacting vehicle movement along Camp Road. In unusual circumstances, the management can also manage traffic movement in the rare event of larger events which require the use of the full square. Following this, the moveable furniture elements in the square can be removed and stored in the ancillary spaces to the north of the square. On setting out the event, sufficient space has been allocated for a stage to be erected in the south-west corner of the Village Square, or in the event of a market, sufficient space has been laid out for market stalls to be set out. To facilitate stall holders, a number of electrical supply points will also be installed to ensure that power is supplied quickly. When events are cleaning away, the space can also be washed down efficiently with refuse being removed by the management until refuse collection.



01 Village Square Structured Seating
Steel Frame with Hardwood Timber Facing
(Bespoke) or similar approved



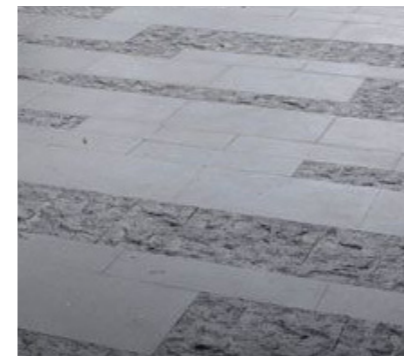
02 Basic tree grate Concept Urbain
or similar approved



03 Powder coated steel 80L
rubbish bin or similar approved



04 Blend of Medium / Dark Grey
Granite Slab Paving or similar approved



05 Pattern of textured finishes
Granite Slab Paving or similar approved

Options for using event space



Weekend Activity



Outdoor Performance, Cinema or Show Layout



Seasonal Market Layout