



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

[Design & Access Statement](#)

Revised Planning Application
August 2016

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Design & Access Statement

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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

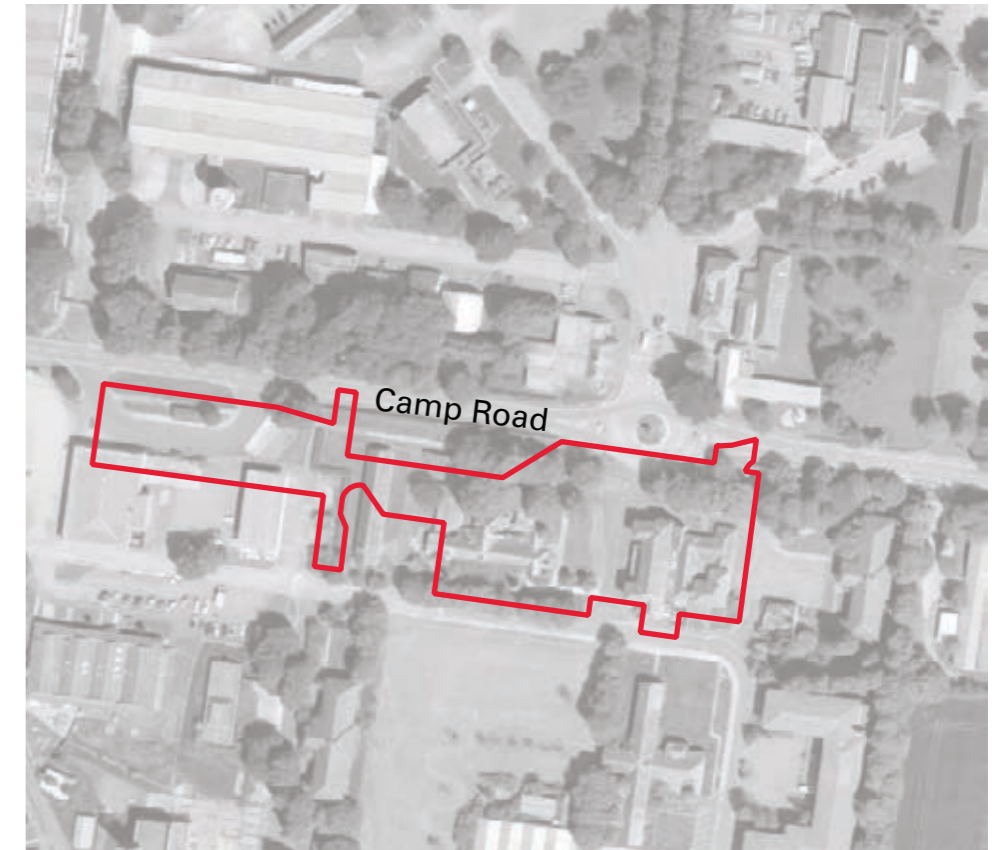


Fig.03 Application Boundary

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

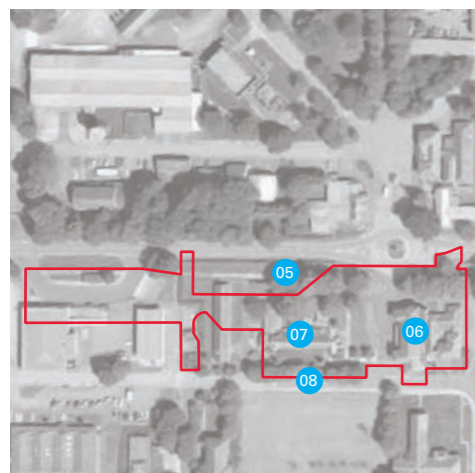


06 Building 455
Building Setting & Facade



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



3/ Village Centre Masterplan

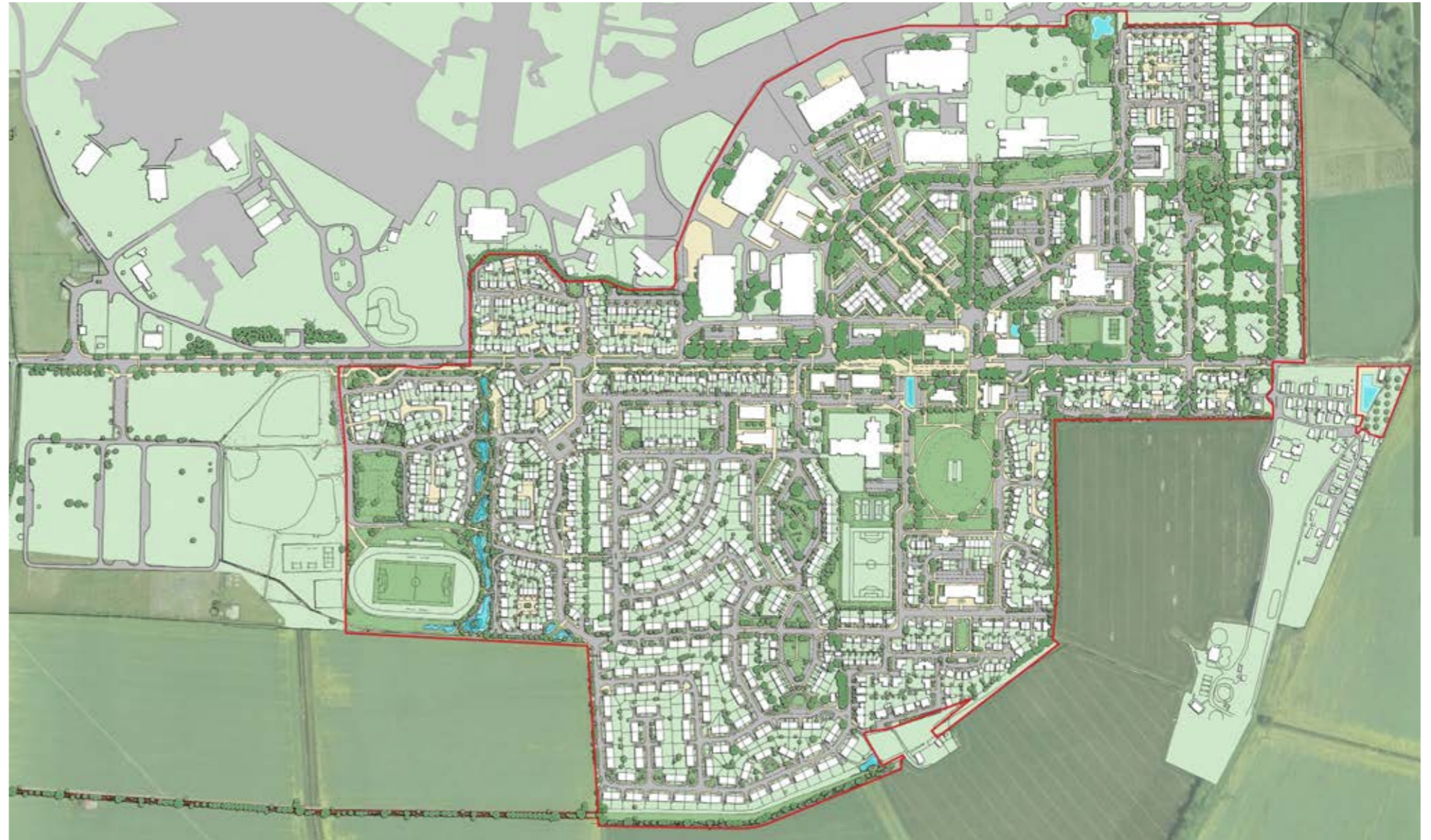
3.1 Heyford Park Vision

On 22 December 2011, Cherwell District Council (CDC) granted outline planning permission for the development of a new settlement at the former RAF Upper Heyford airbase (ref 10/01642/OUT). The permission included up to 1,075 dwellings (comprising a mix of new build and conversion of existing former military accommodation); new employment comprising B1 office, B2/B8 industrial/warehousing consisting of a mix of new build and conversion of existing buildings; together with a new village centre and other physical and social infrastructure. This permission has been commenced and is in the process of being built out in a phased manner with a rolling programme of discharge of planning conditions together with reserved matters for the new build housing. Pursuant to this outline planning permission, a Design Code has also been approved which seeks to create distinctive character areas whilst unifying the different development areas into a coherent whole. One such character area comprises the village centre.

In addition, there have been a number of subsequent planning permissions which are relevant to the wider environs of the village centre, including the creation of a new Free School at the former officers mess to the east of the centre; 60 additional dwellings which have been approved to the west of the village green on the former proposed primary school site which lies to the south west of the village centre; and change of use of Building 103 to a heritage centre (which lies to the west of the village centre to the north of Camp Road).

More recently, the Cherwell Local Plan was adopted (July 2015) which has increased the size of the new settlement to 2,675 dwellings together with additional employment and supporting social and physical infrastructure. A framework plan has been jointly commissioned by the applicant and the Local Planning Authority to identify how the larger allocation should be brought forward and is due for consideration by the Council shortly.

The vision being implemented at Heyford Park is one that seeks to create an attractive, readily accessible, vibrant and sustainable development, set within the more formal 'military' landscapes defining the central community heart of the new village. A variety of edge areas will link these visually and physically to the adjacent landscapes, set within a multifunctional green framework.



Heyford Park Illustrative Masterplan (February 2011)

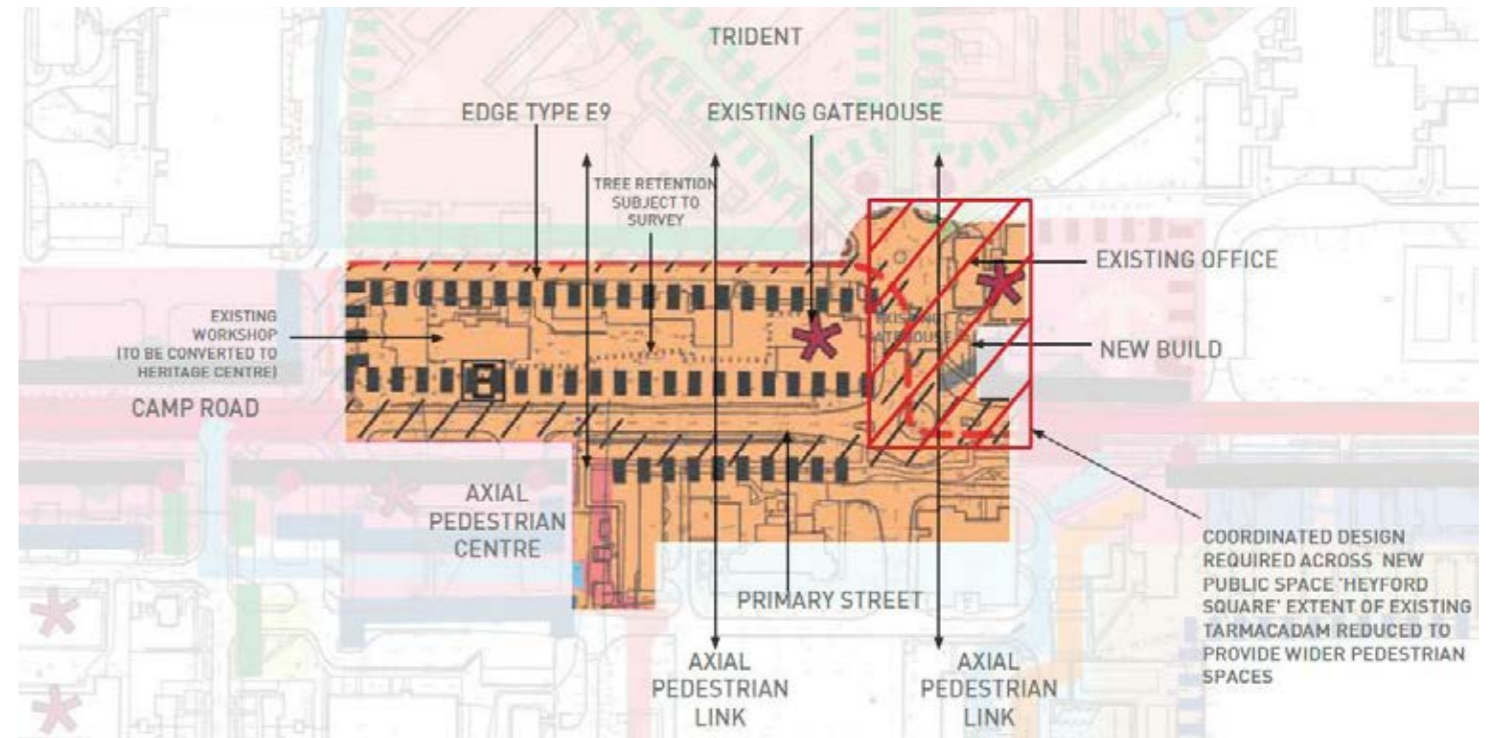
3/ Village Centre Masterplan

3.2 Commercial Viability

In 2015 Dorchester Living undertook a 3 month marketing exercise to understand how best to respond to the needs of the future residents. The study concluded that the most appropriate and viable uses for Building 455 and 457 are a combination of A1, A3, A4, A5, C1 and D1. After marketing the buildings to various industries as well as local people in the wider North Oxfordshire area, the primary interest received was in regards to a pub/restaurant/hotel facility. The marketing exercise also demonstrated that the existing structures would require some modification in order to reconfigure them for efficient commercial operations. In conclusion, to ensure the long term preservation of these buildings, and for the benefit of the wider community, it will be necessary to undertake some adaptation and to ensure current UK building standards are met.

3.3 Appointment and Brief

Alongside the masterplan for the Village Centre, Jestico + Whiles Architects were appointed to refurbish and extend Building 455, 457 and create a new canopy structure linking the two buildings to house the use classes identified above. The two former interwar RAF/USAF mess buildings dating back to the 1920s adjacent to Camp Road are non-listed but of local significance, and are representative of their time and valuable in the local historical context of the former military site as part of a wider collective of buildings. Consent has been granted for the partial demolition of these structures in preparation for the redevelopment as part of the village centre (ref 15/01944/F and 15/01849/F).



Plan indicating routes and accessibility within the public realm (excerpt from Heyford Park Design Code B.0286_2C page 73)



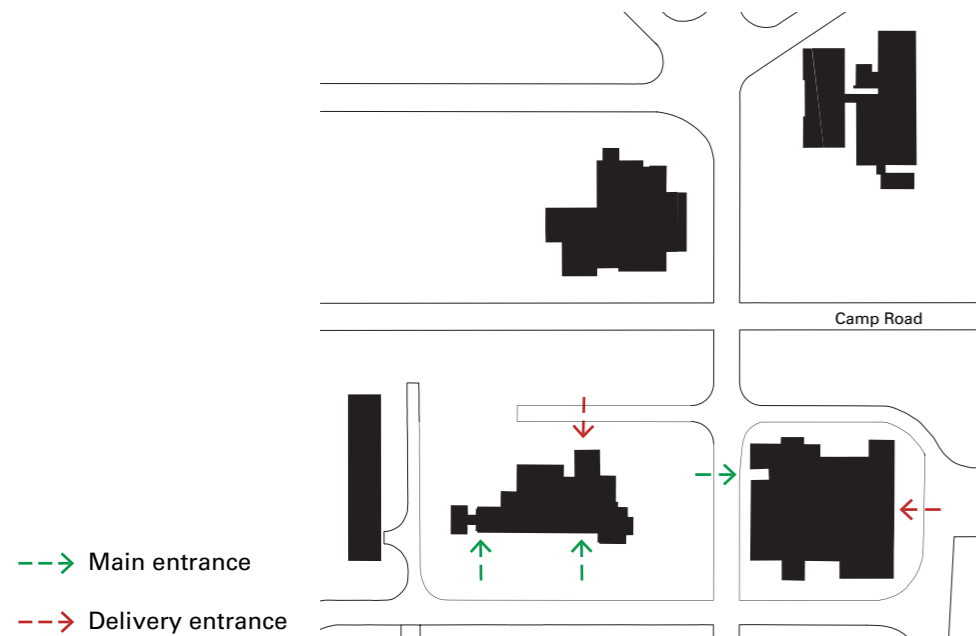
Land Use/Parameter Plan (excerpt from Heyford Park Design Code B.0286_2C page 8)

3/ Village Centre Masterplan

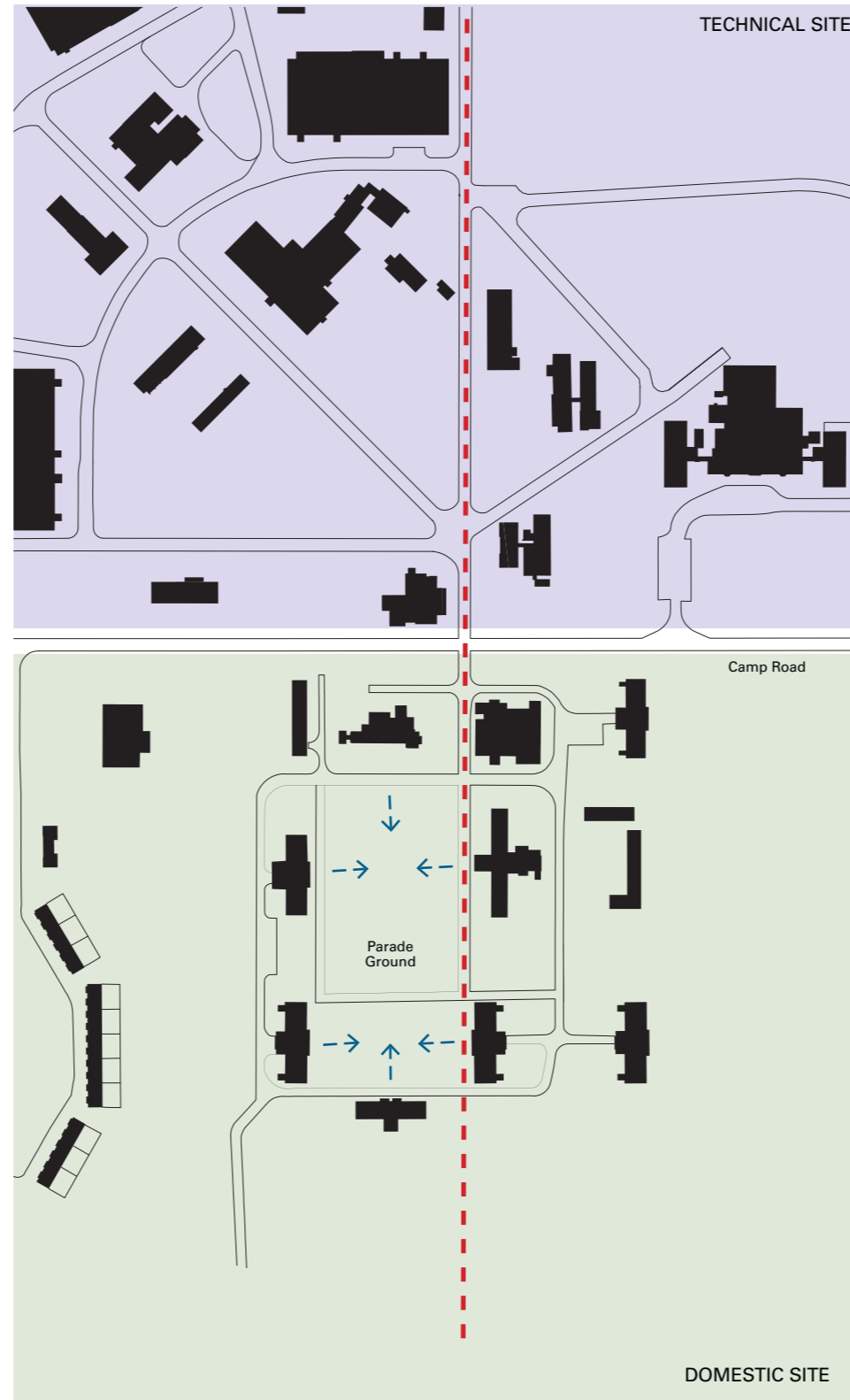
3.4 Camp Road Historical Analysis

Historically, the technical site lay to the north side of Camp Road, with a domestic/residential site to the south. Camp Road traversed the site, creating an east-west division between these two areas.

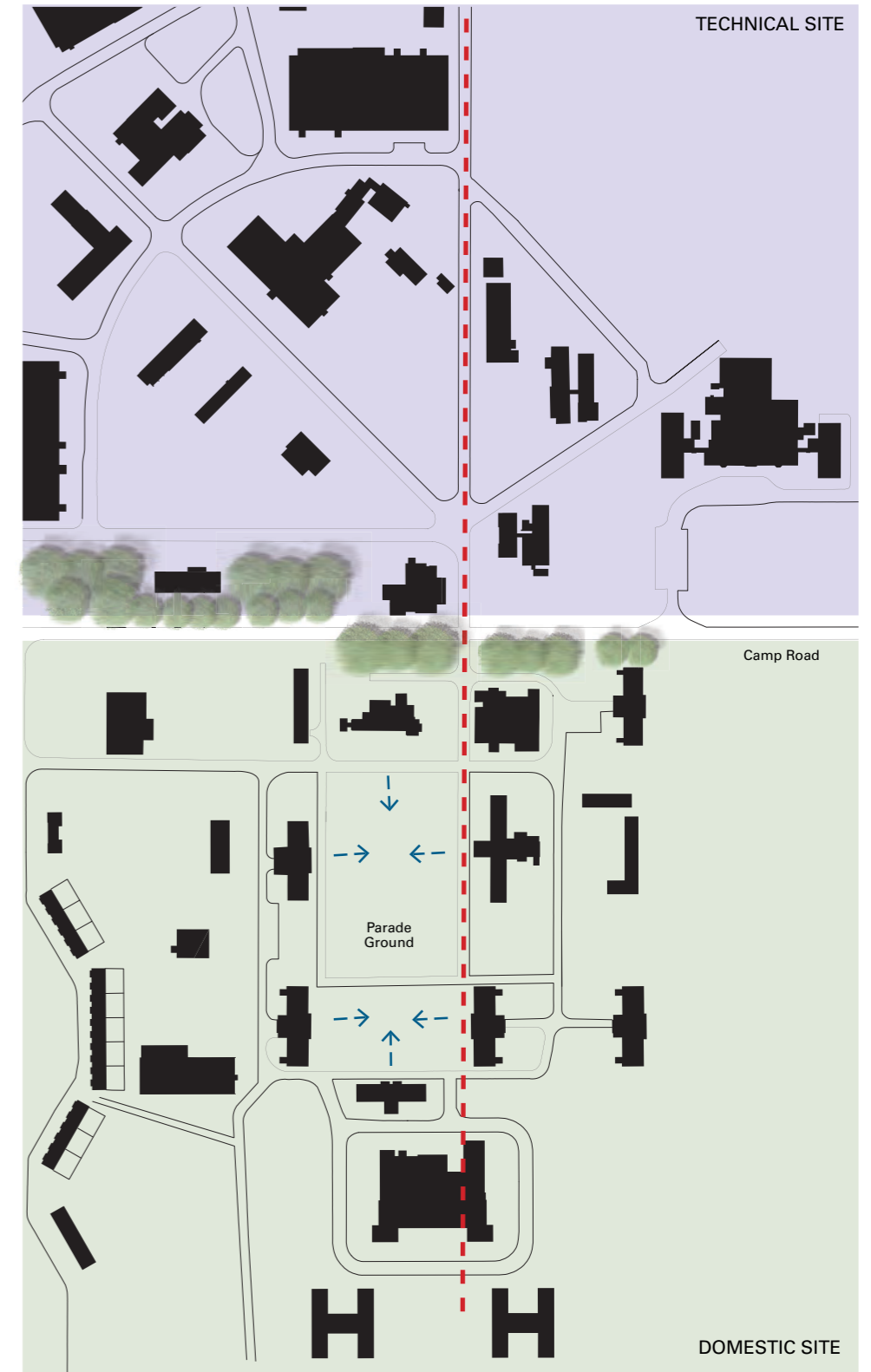
An additional road running north-south helped connect the sites, with this axis helping define the edge of the parade ground around which Building 457, 455 and other buildings were arranged. As mentioned within the RAF Upper Heyford Conservation Area Appraisal document compiled by CDC in April 2006, point 7.1.3 states: 'They are located around and orientated towards the parade ground and form a contained and self-referencing group of buildings.' Buildings 457 and 455 therefore did not have a direct relationship with Camp Road, which can also be evidenced by the line of trees planted which create a buffer between it and the buildings.



Aerial photograph of the site in 1928



Site Plan 1939 - pre-hardening era



Site Plan 1942 - post-hardening era

3/ Village Centre Masterplan

3.5 Masterplan Design Approach

In order to create a successful village centre within Heyford Park, three typologies were considered:

- The High Street
- The Village Green
- Market Square

The market square typology was deemed the most successful solution in providing a strong identity for the village centre, as a natural heart occurs along Camp Road where it is flanked by buildings 100, 52, 455 and 457. A new key focal point situated centrally on the square along the east-west approaches and north-south axis gives the square a civic status while also addressing the vistas from both Camp Road, the Trident and the Village Green.

Historically Heyford Park has been laid out with typical military efficiency to facilitate the movement of personnel around the airbase. Since the airbase has been decommissioned and re-planned as a residential development, this functional approach to site planning has been a consistent thread in the development of new proposals for the village centre.

The Camp Road landscape is already undergoing resurfacing in keeping with traffic calming measures and integration of new footpath and cycle ways under s278. Further to this and in keeping with the Design Code guidance, the landscape design along Camp Road has been developed to provide an attractive public setting which provides points of interest in the planting, as well as area of rest for residents as they move around the village centre.

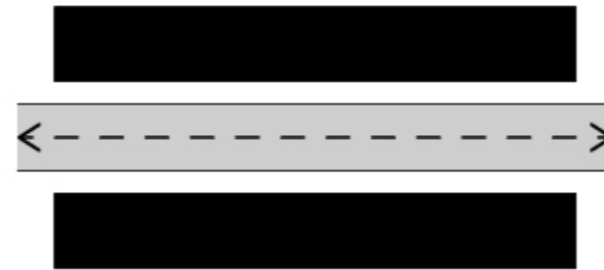
The design approach focuses on the creation of the Village Square which will form the primary public space along Camp Road capturing the attention of passing traffic and pedestrians and guiding them into the village centre.

Provision of car parking and public amenity landscape facing Camp Road would provide clear visibility of the facade of the buildings in order help wayfinding and promote the significance of the buildings within the Heyford Park Development.

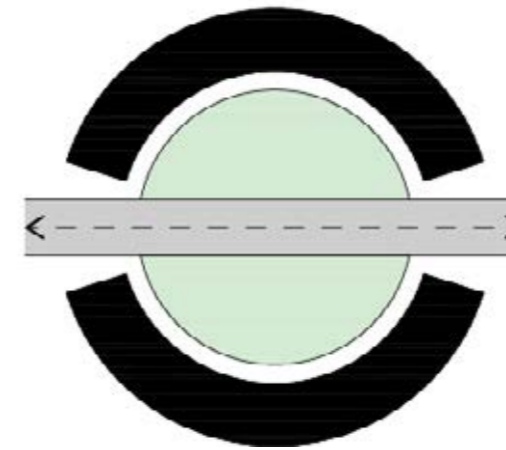
Within the village centre, the spaces around the buildings would provide ease of access for pedestrians and vehicles, while also complimenting the scale and character of the architecture. To the south of the village centre around the green, further public spaces would provide for play space, outdoor dining, public performance and community events.

The programming and management of the spaces around the village centre will be developed through consultation by the client with the local community.

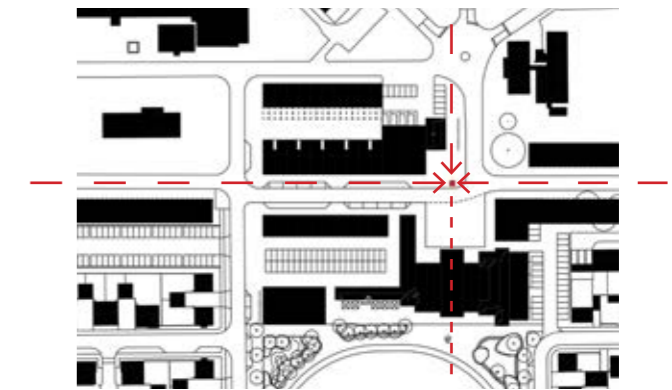
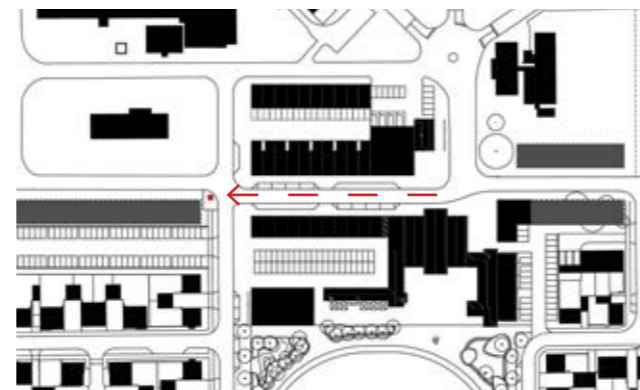
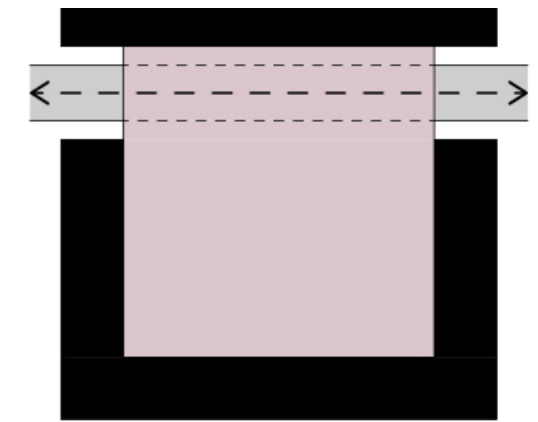
High Street



Village Green



Market Square



3/ Village Centre Masterplan

3.5 Masterplan Design Approach

Four principles were established in our analysis which formed the basis for our approach to Heyford; identity (approach), character, programme and commercial vitality.

Identity (Approach)

Camp Road is a linear road passing through the middle of the village centre. The approaches from the east and west are the first views that residents and visitors will see, so it is important for these routes to set the scene for the arrival at the centre. A new focal point will provide an indication from the approach that there is an interruption along this road and the vehicle is now entering a more pedestrian setting.

Character

A wide variety of roofscapes and materiality add variety and richness to Heyford Park, and we have the opportunity to enhance and bring in to use a set of existing buildings left over from its functions as an airbase. It's military aesthetic helps generate the character of the village and sets a tone for the nature of any design interventions. Fig.03 demonstrates how a shared surface links together the north and south sides of Camp Road and also provides a sense of enclosure through the creation of retail frontage.

Programme of buildings

Programme and vitality are integral to the success of any public space. Fig. 04 demonstrates how the new centre benefits from active frontages and programme, while the uses benefit from ancillary spaces in the outer circles which accommodate parking and servicing. Therefore, people's enjoyment of the main square is not compromised by services areas and car parking. A series of events have been organised to be held around the proposed village centre to begin to introduce vitality to the area (ref. appendix 1 pg.35).

Commercial Vitality

The masterplan has been designed on the basis of a phased development. It is important that the proposal can react to fluctuations in the market. The centre is intended to grow naturally responding to market demand.

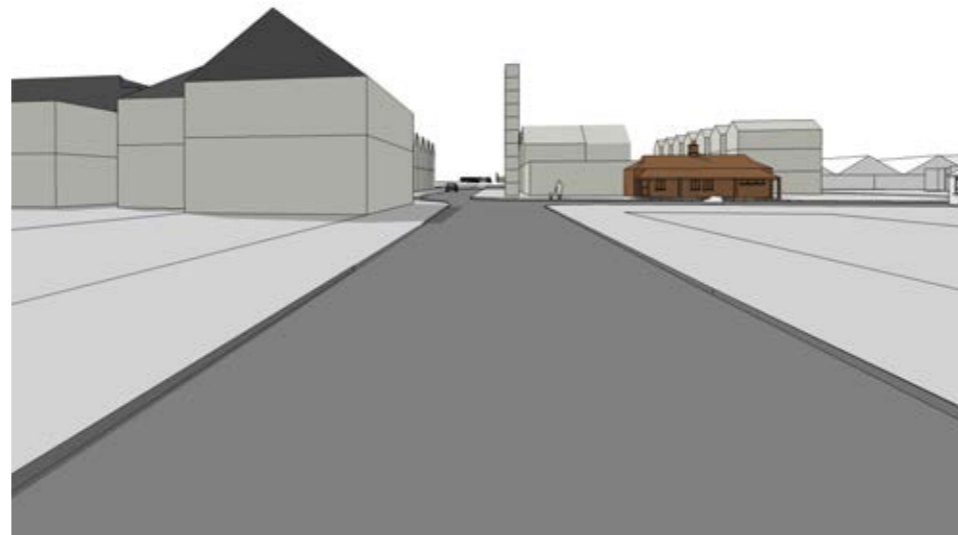


Fig.01 East Approach



Fig.02 West Approach



Fig. 03 Character

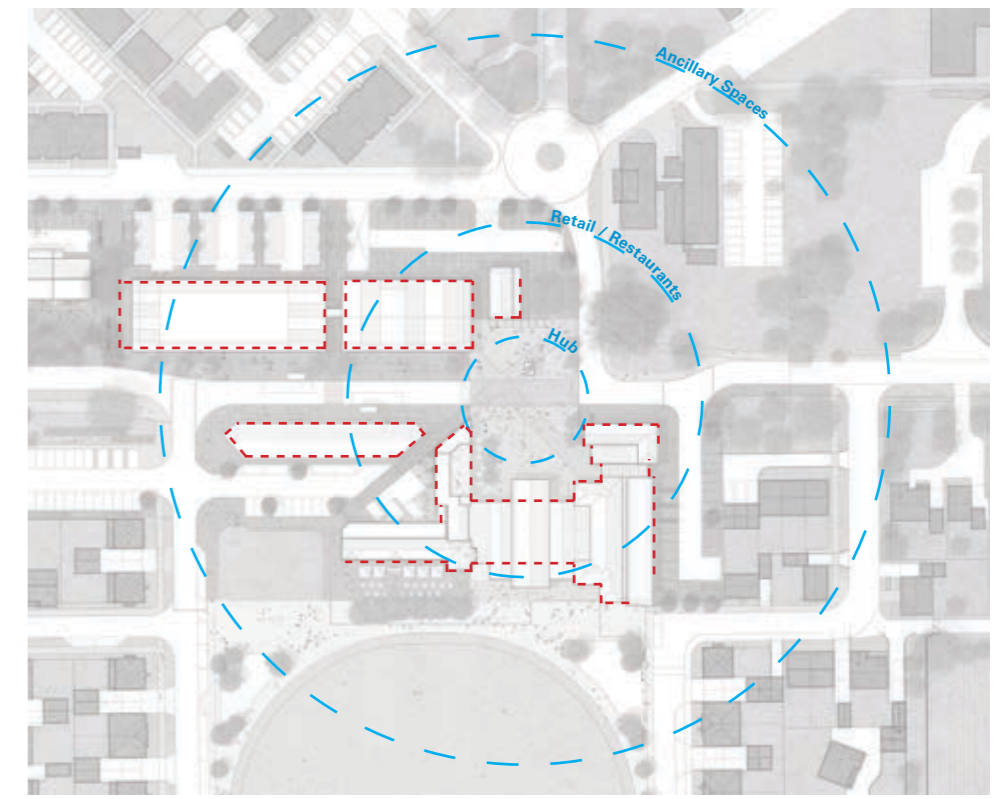


Fig. 04 Organisation of spaces

--- Active Frontages

3/ Village Centre Masterplan

3.5 Masterplan Design Approach

Sight Lines and Focal Points

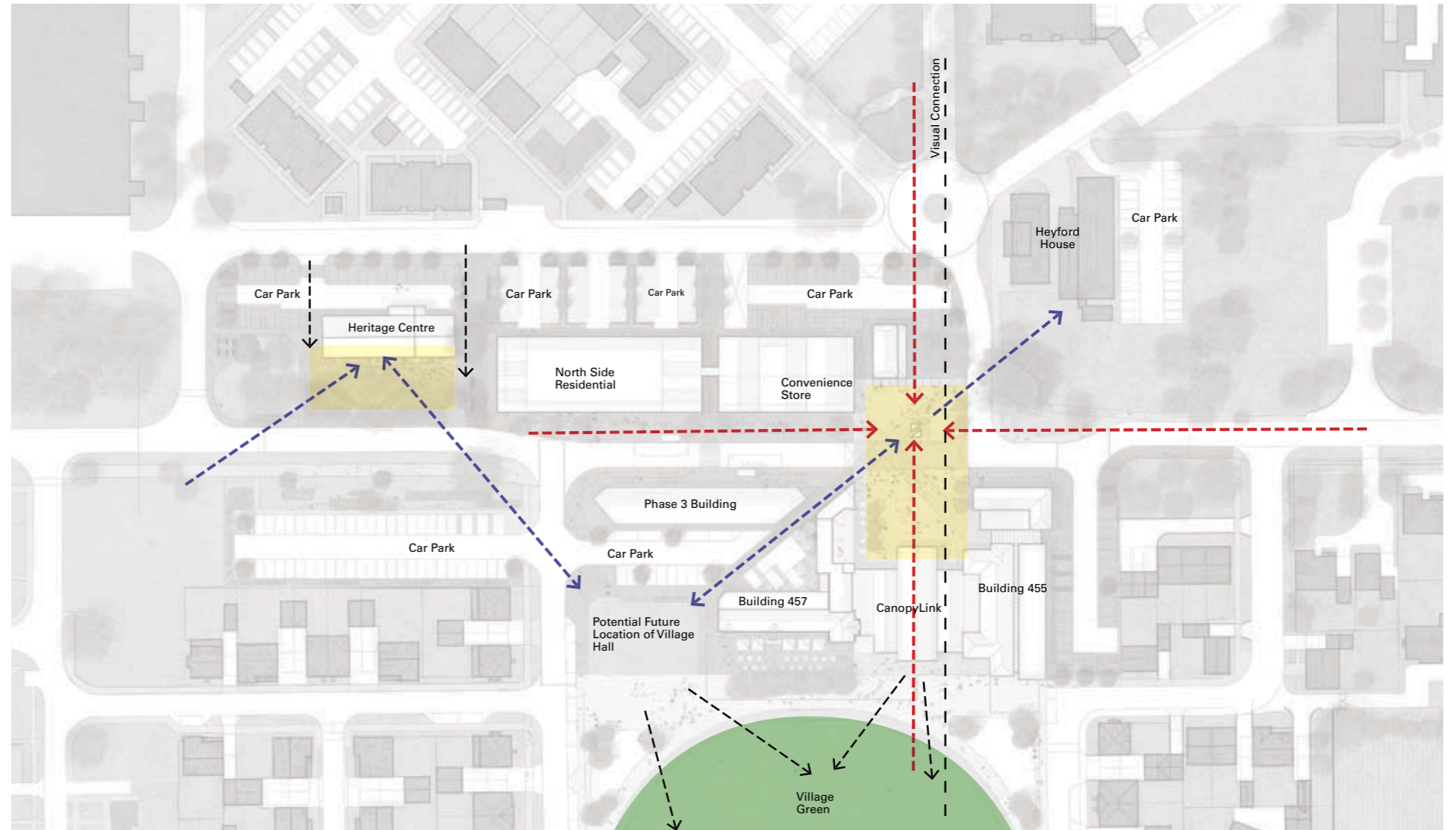
Successful masterplans incorporate clear sight-lines which enable users to easily navigate the centre and identify their location. A new primary focal point is proposed for the Village Square which identifies the village centre from all 4 approaches:

- 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



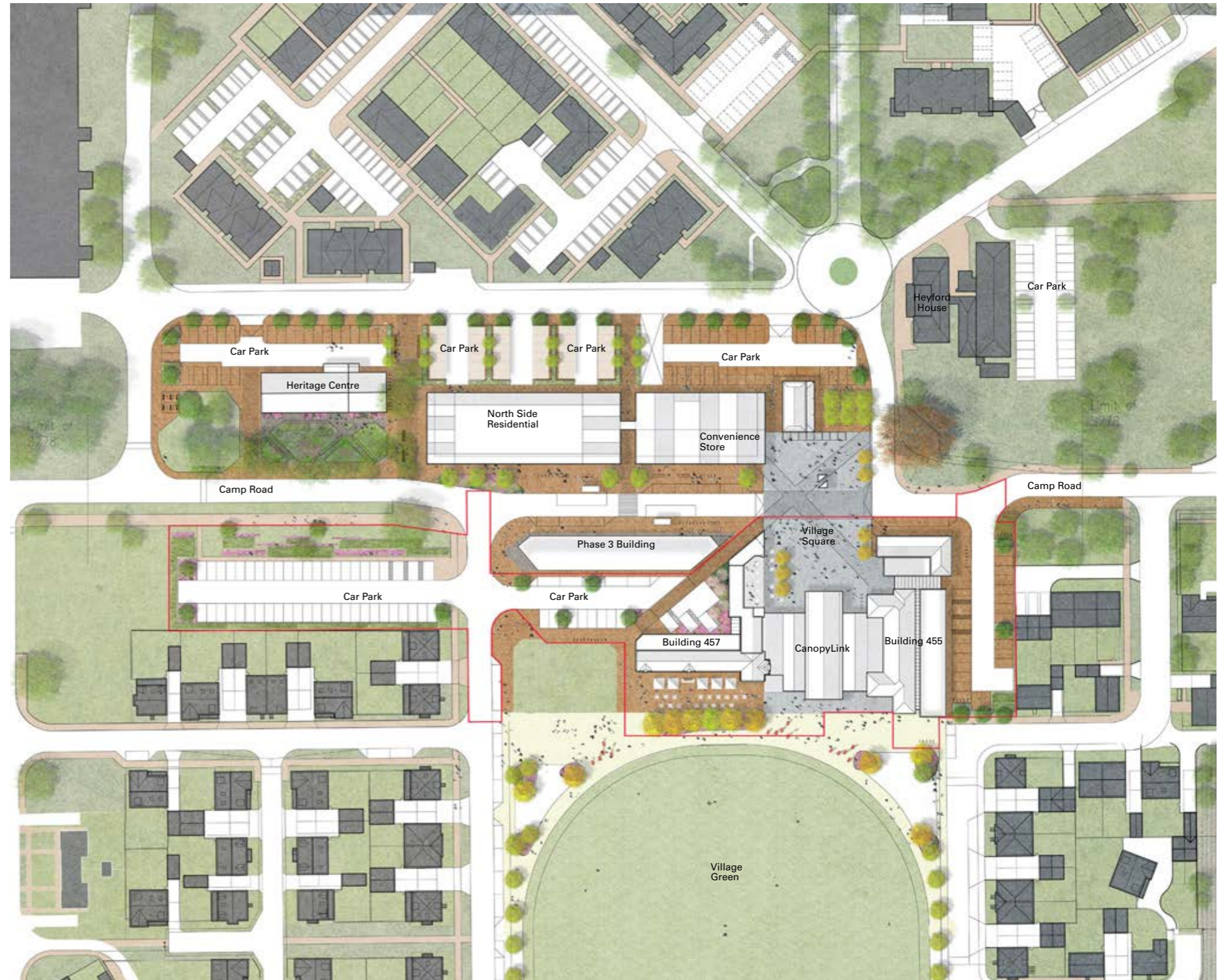
View from Village Square towards possible Village Hall location



View from Camp Road western approach towards possible Village Hall location

3/ Village Centre Masterplan

3.6 Village Centre Masterplan



Overall Village Centre Masterplan

Red line indicates site for planning application

