

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.

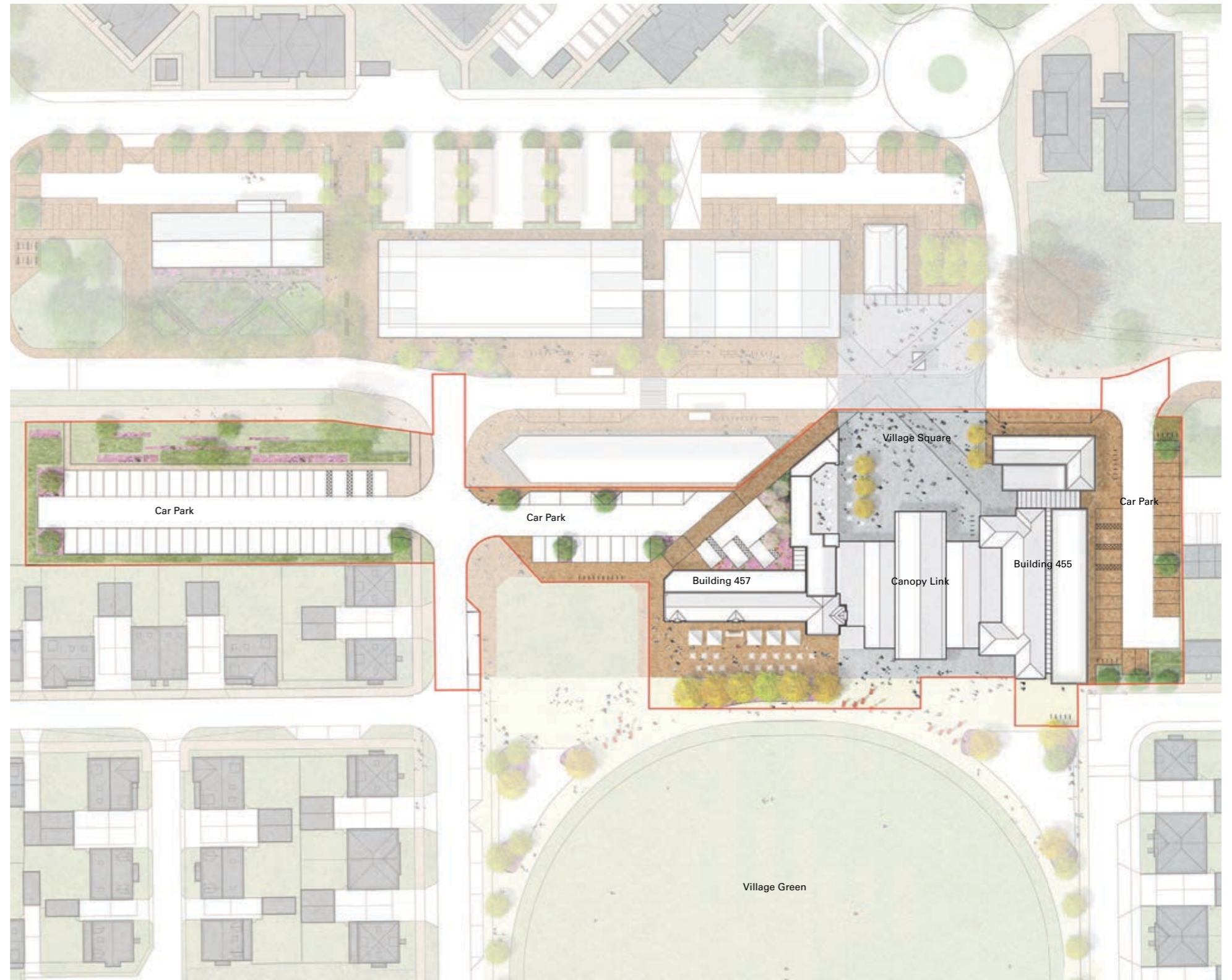
The proposals of the village centre scheme will combine dynamic pieces of new development with the sensitive refurbishment of the existing heritage buildings to create a unique and characterful local centre. The design of the village centre is intended to create a strong sense of place, the proposed 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

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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



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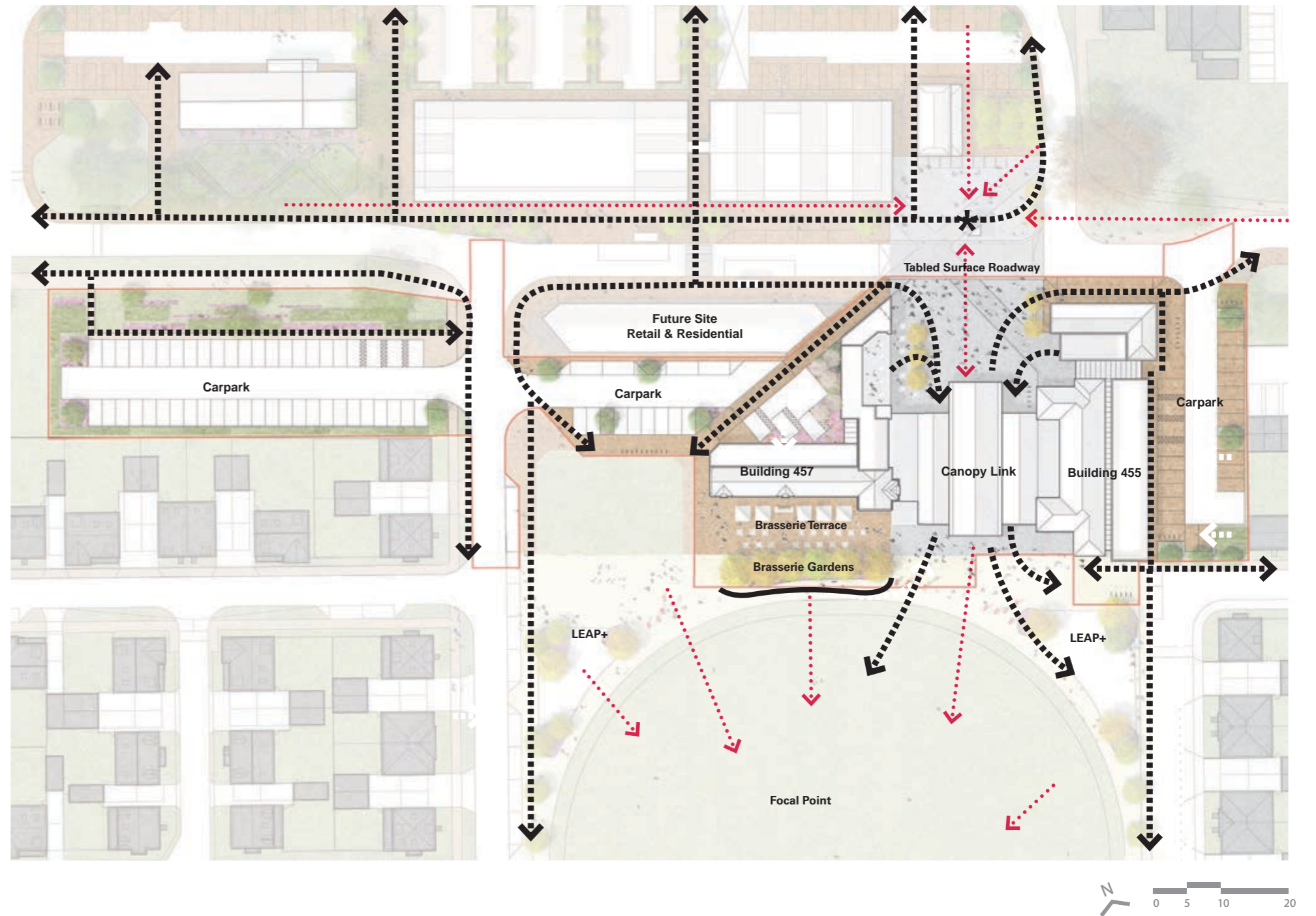
4.3 Landscape Accessibility and Amenity Plan

The masterplan for the village centre has at its core a strong framework of pathways and public spaces which together form a development which is permeable and easy to navigate. The treatment to Camp Road runs along an east-west axis which is also centred on an iconic piece of art. At right angles to this, the Village Square picks up on the north-south axis of the Trident also hinging on the public art. Finally picking up on the angled routes of the runways of the airforce base, a diagonal path bisects Camp Road and the Village Square, linking the existing buildings of the north-east to the Village Green and residential communities in the south-west.

Each of the public spaces in the masterplan are clear in identity and purpose. However each one also complements the whole masterplan in its composition. This juxtaposition of different types of spatial identity and scale will create a rich experience for pedestrians as they move through the village centre or enjoy one of its spaces.

Key:

- Key Views into Site 
- Pedestrian movement 
- Public Art Location
- Informal Seating
- Cycle Parking



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4.4 Site Layout: Levels and Drainage

The drainage strategy for the site has been relatively simple in that it has taken the existing levels along Camp Road, the finished floor levels in the existing buildings and the new levels of the Village Green and established a series of low points within the car parking areas and the Village Square to collect the surface run off into either gully points or slot drains.

There are some points on the site where more detailed analysis will be required in future to mitigate any more significant level changes between Camp Road and proposed building levels. However at this stage, there appears to be sufficient tolerance to accommodate this.

Key:

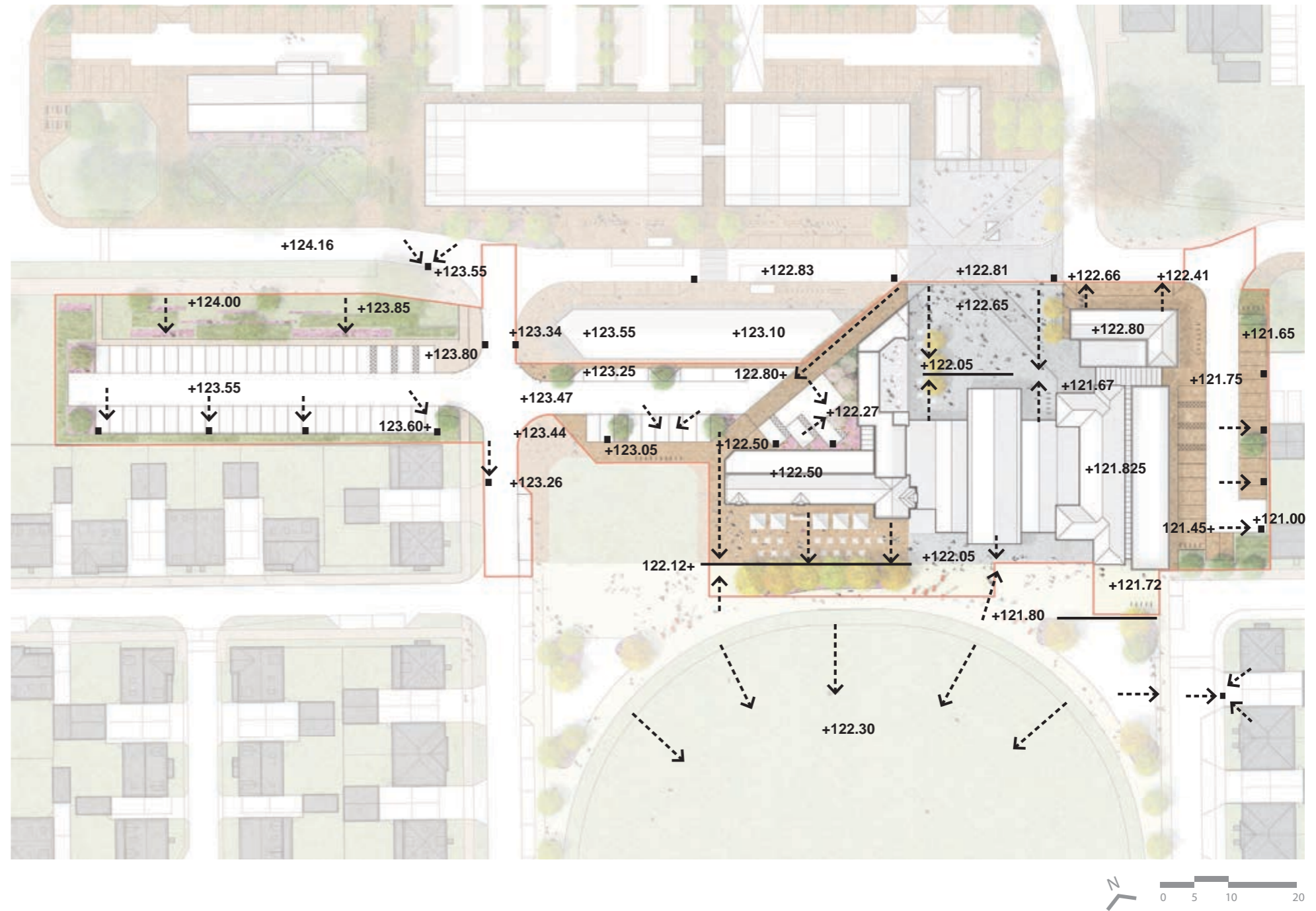
External Levels +123.60

Drainage Falls ----->

Gully Points ■

Slot Drains ————

* Background Levels taken from Woods Hardwick site survey information



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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).

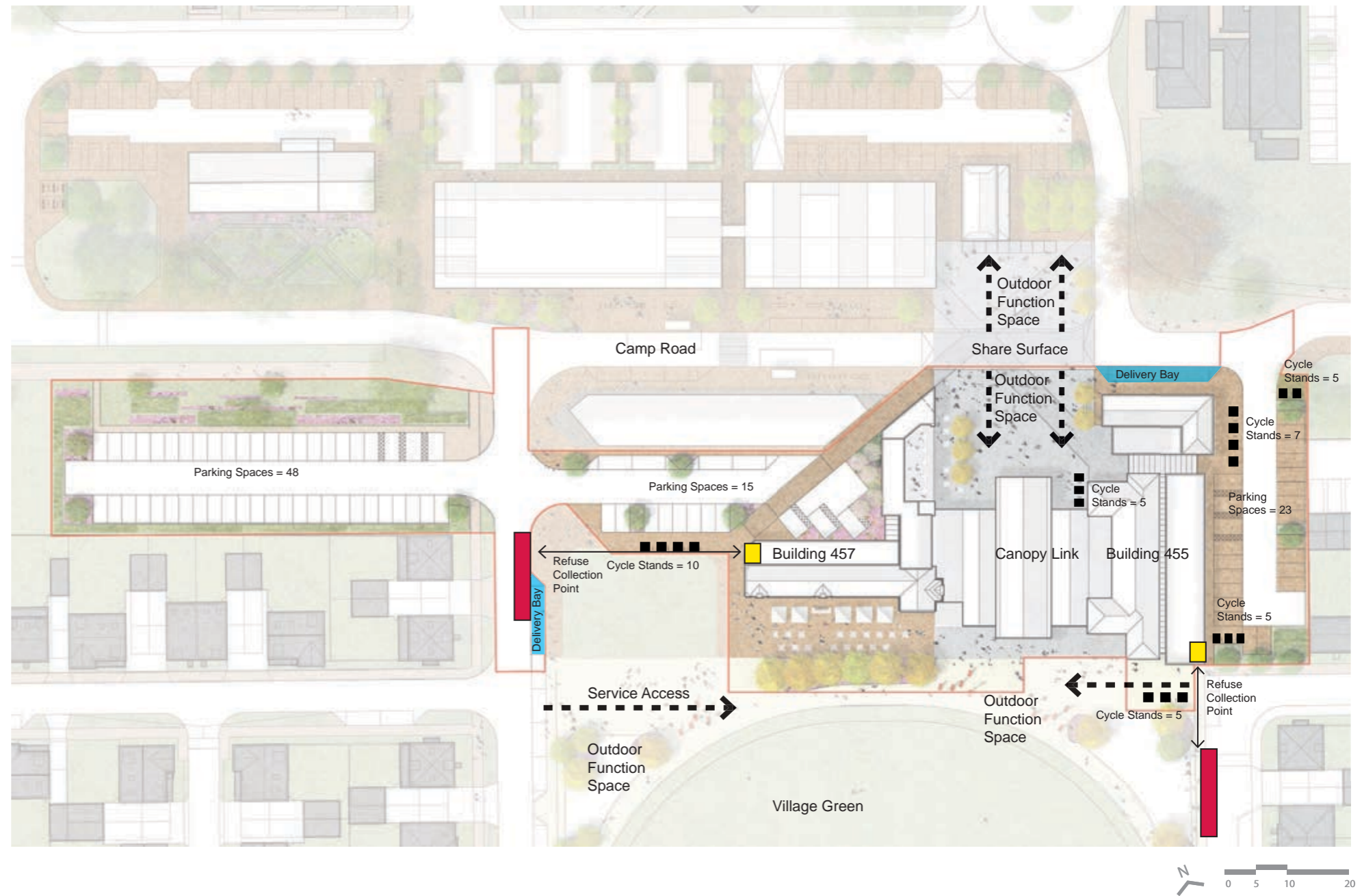
For deliveries, these will be coordinated with the facilities management to use designated delivery bays on Camp Road (North of Building 455) and the Phase 5 Road (West of Building 457) so as to cause minimal disruption. These bays are located within close proximity of the main buildings to ensure efficient servicing of the businesses while they are operating.

Key:

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

Parking & Cycle Provision:

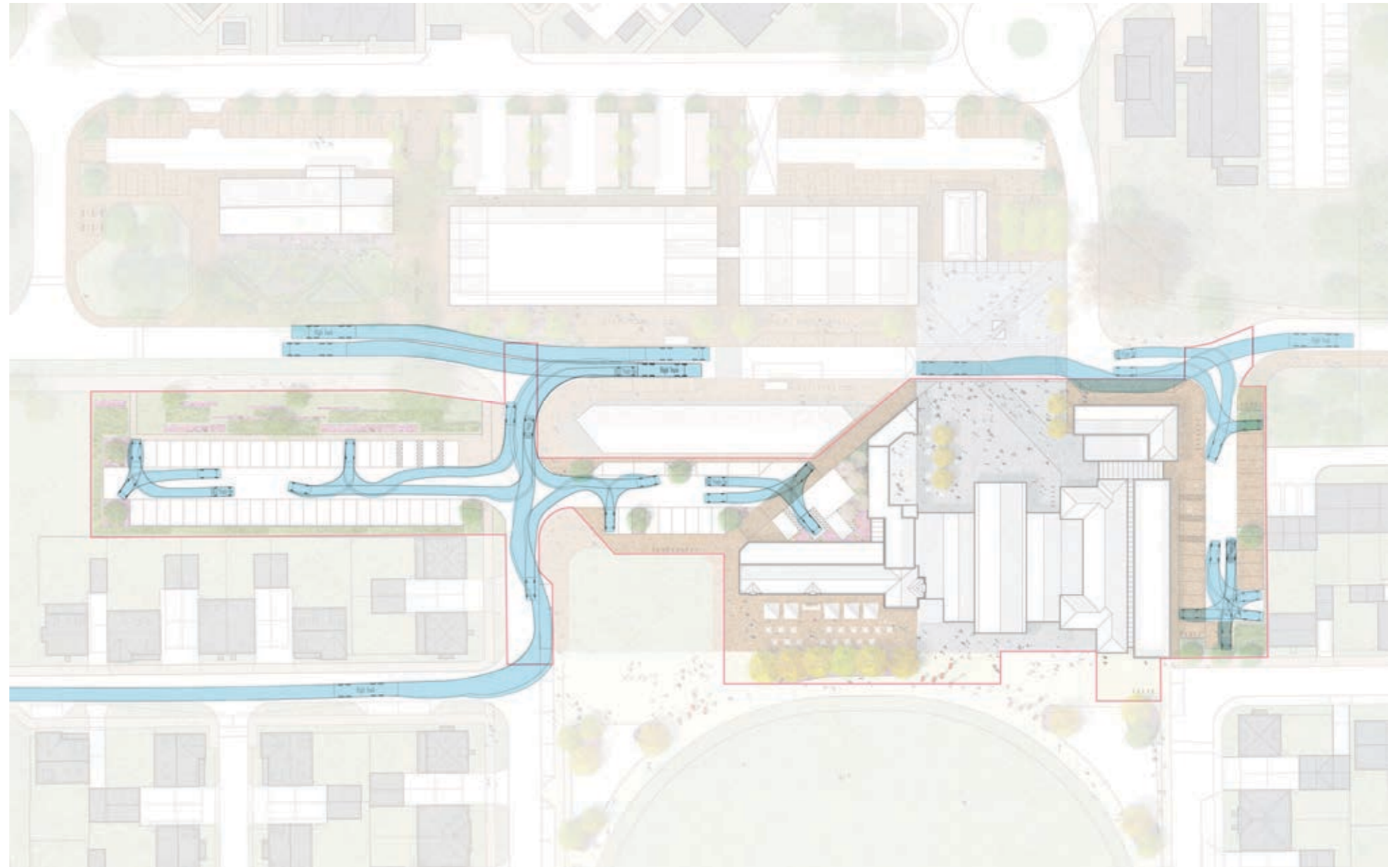
Standard Parking Bays	77
Disabled Parking Bays	9
Total Car parking	86
Cycle Parking Stands	37



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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.

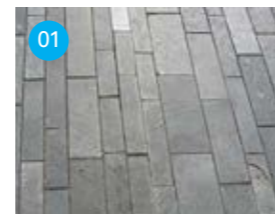
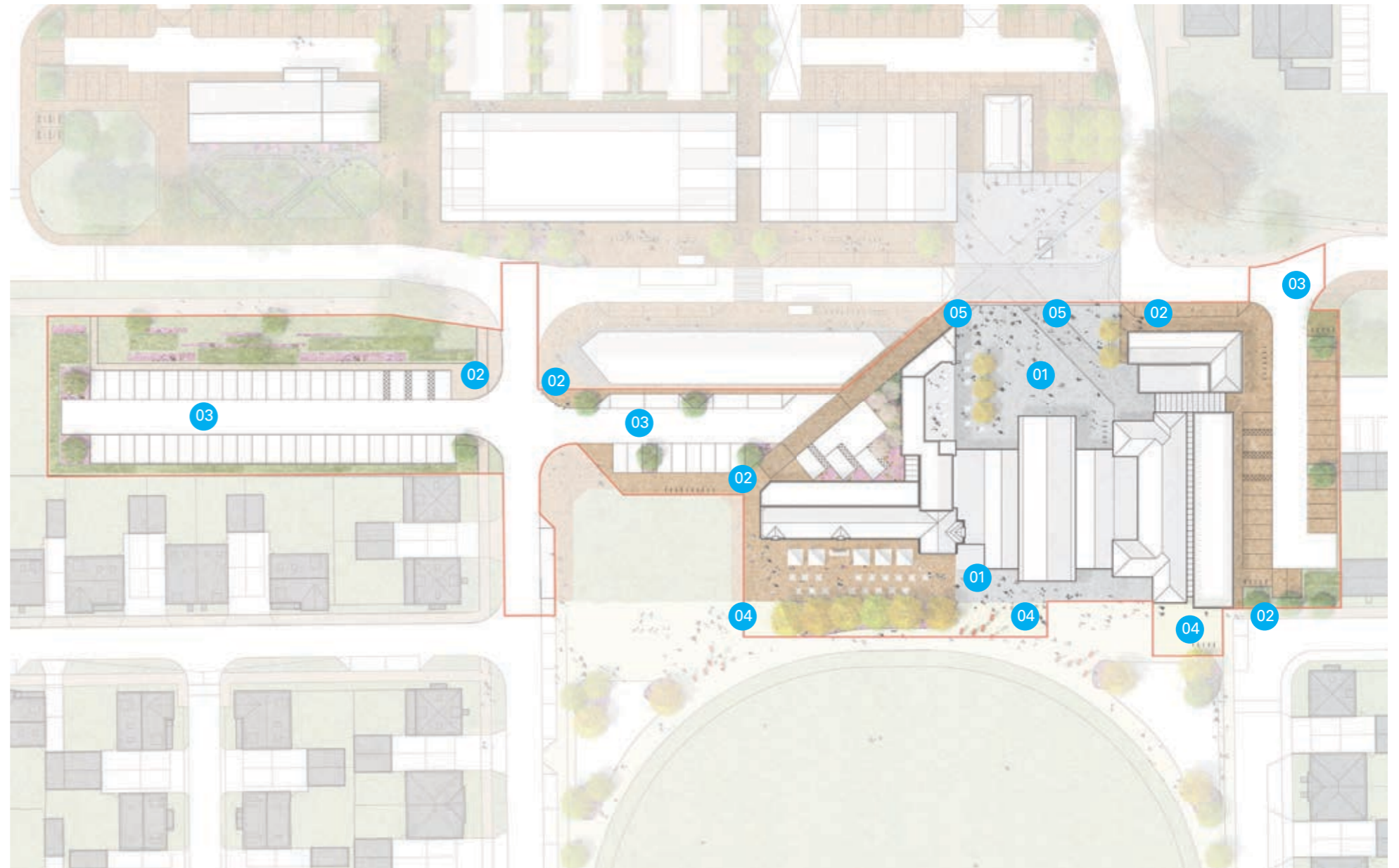
Use of paving has generally been broken into 3 main types across the site to fit with the character and type of use intended in that location.

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)

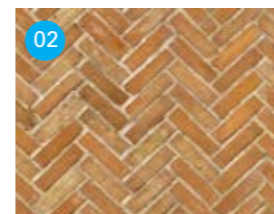
These materials serve to create a broad palette of materials which together form a general character for the landscape of Heyford Park.

Landscape Design and Disabled Access

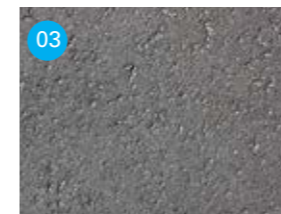
The public realm has given consideration to disabled access by managing the levels across the site to avoid step access. This has been complemented by the choice of materials which have clean and level surfaces allowing for efficient movement for wheel chair users. The design also includes tactile paving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



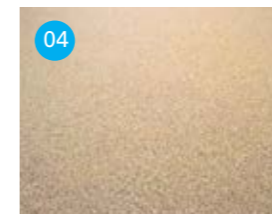
01 Blend of Granite Slab Paving or similar approved



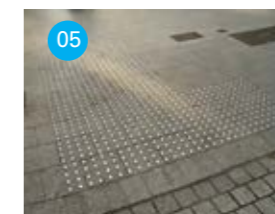
02 Slim Red Herringbone Brick Paving or similar approved



03 Macadam road surface or similar approved



04 Buff bound gravel or similar approved



05 Blister Paving (Rivets into Paving) or similar approved

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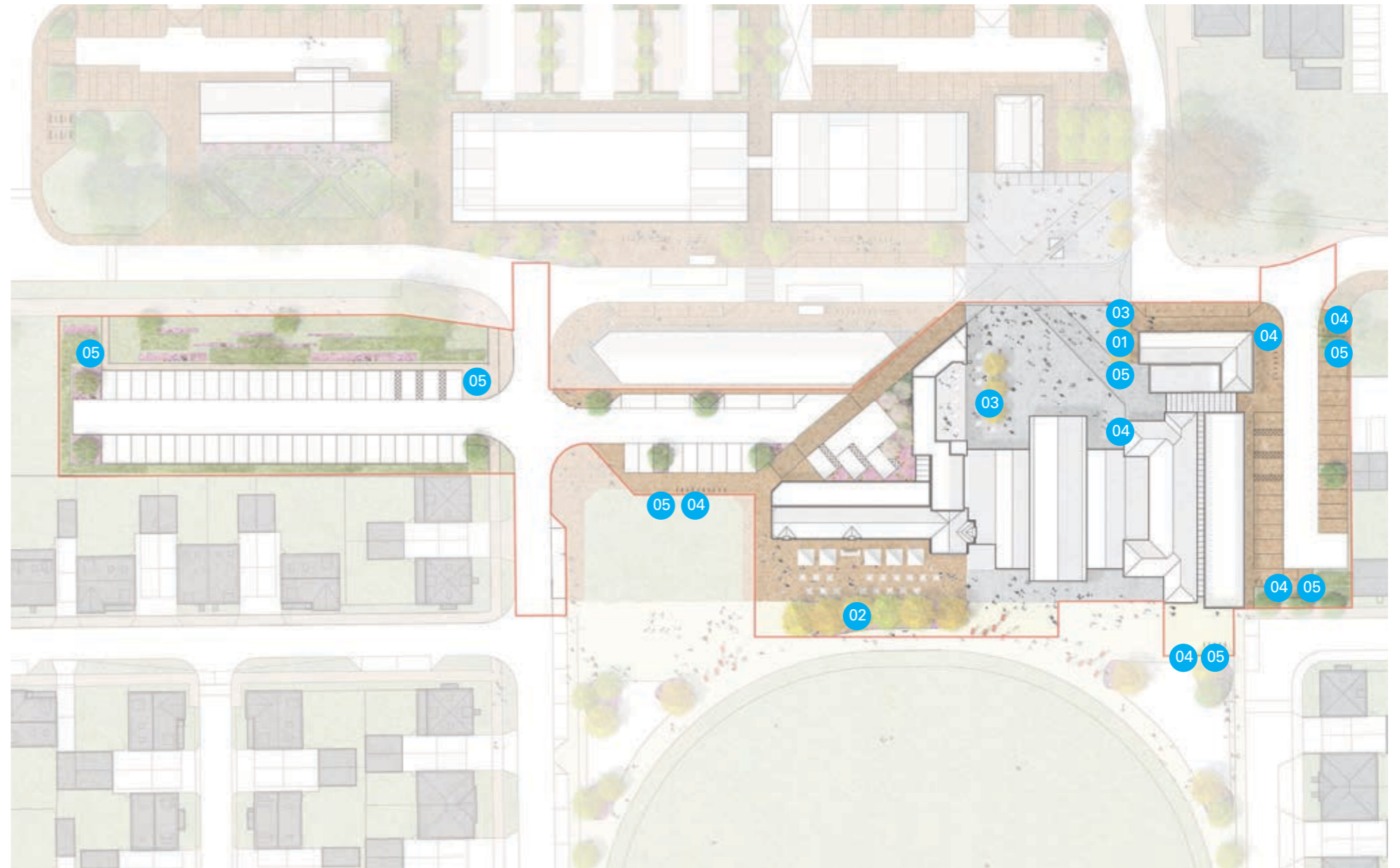
4.7 Public Furniture Strategy

The public furniture for the village centre has been selected drawing on the materials used in the landscape and architecture. Use of materials like steel, iron and timber complement the rural character of the site and give a personal element to the public spaces throughout the scheme.

Signage for the development will also be developed in coordination with a site wide strategy to be developed by the client to facilitate way finding particularly along Camp Road.

As part of client's community consultation, a range of moveable furniture will be co-designed with the community (appendix 1). This furniture range will be designed to facilitate public events which the client will facilitate throughout the year.

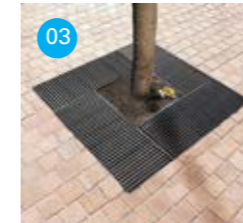
In addition the design, manufacture, installation, maintenance and operation of all street furniture products will comply with British Standards, relevant Codes of Practice and Construction Design Management regulations.



01 Steel Frame with Hardwood Timber Facing or similar approved



02 Timber shuttered concrete seating wall w/ polished seat surface or similar approved



03 Basic tree grate Concept Urbain or similar approved



04 Sheffield Cycle Stands or similar approved



05 Powder coated steel 80L rubbish bin or similar approved



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4.9 Tree Removal Plan

A BS5837:2012 compliant tree survey has identified that the site's arboricultural resource consists of a total of 18 survey items made up of:

- Five moderate quality tree
- Twelve low quality trees
- One moderate quality tree group.

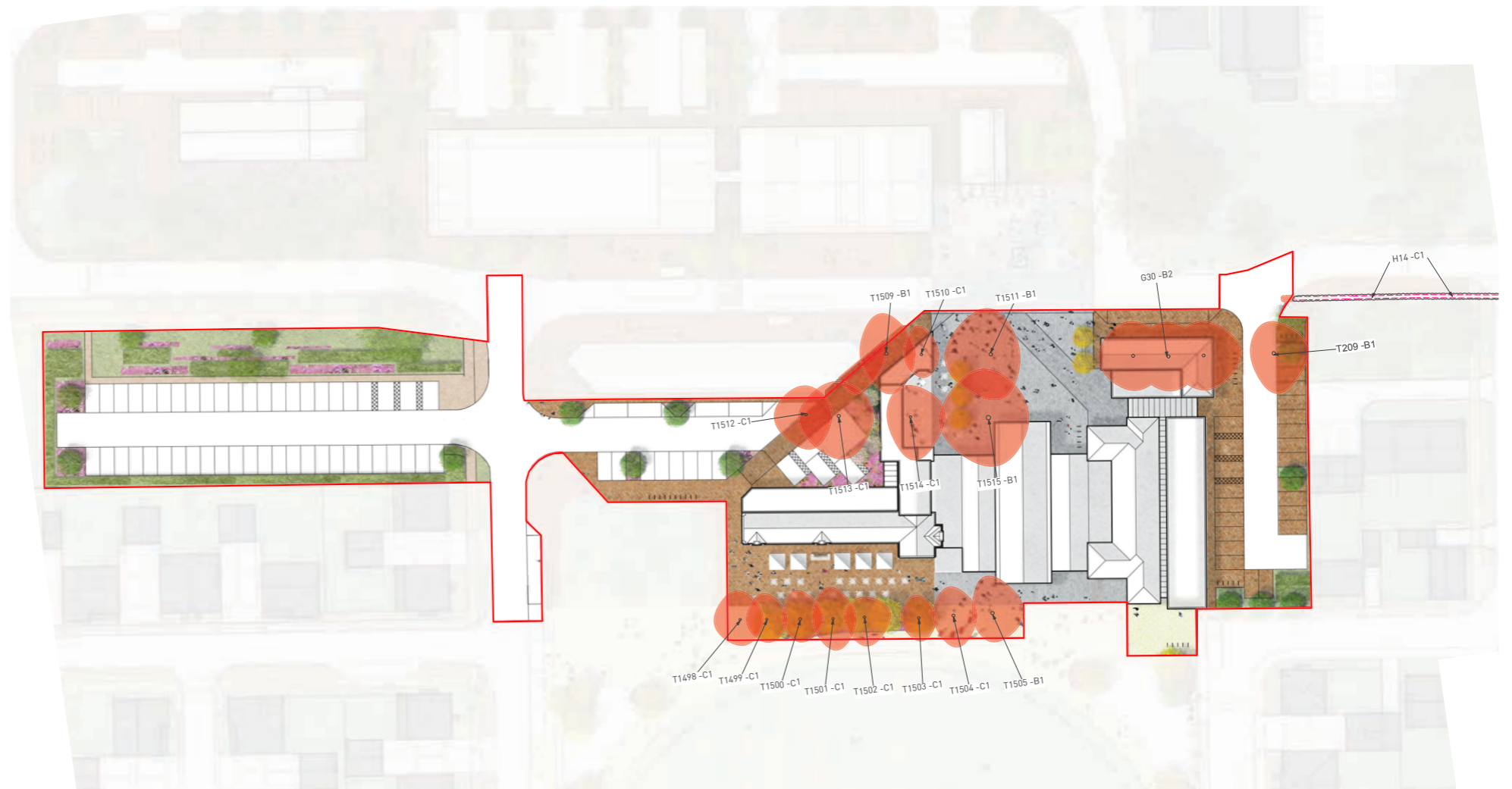
An arboricultural impact assessment has determined that all trees within the site red line should be removed and that this will be significant in the short and medium term. Despite initial arboricultural impacts, the removal of trees creates a positive opportunity for incorporation of considered new tree planting that will harmonise and effectively juxtapose with the village centre design.

It is anticipated that new tree planting will be in accordance with BS8545: 'Trees from nursery to independence in the landscape'. As such new tree planting will entail appropriate investment to ensure its sustainable into the long-term. Key aspects of new tree provision will include:











- Use of well-drained tree pits to incorporate appropriate soil volumes
- Use of structural soil that has been engineered to include good drainage and nutrient capacity
- Design of paved areas to encourage rainwater run off into properly drained rooting areas
- Incorporation of ventilation
- Use of cellular systems, for example ArborRaft (1) , to prevent future root damage to built surfaces.

A systematic estimated evaluation of tree removals in the context of new trees indicates that the majority of tree removals will be effectively mitigated in the short term: 10-20 years. Considered 'in the round' the village centre proposals therefore achieve an optimum arboricultural outcome by inclusion of sustainable trees within a new design.

(1) <http://www.green-tech.co.uk/ArboRaft-Urban-Tree-Planting/>



Tree Removal Plan

-  Tree Category A - High Quality
-  A Category - Hedgerow, Group, Woodland
-  Tree Category B - Moderate Quality
-  B Category - Hedgerow, Group, Woodland
-  Tree Category C - Low Quality
-  C Category - Hedgerow, Group, Woodland
-  Tree Category U - Unsuitable for Retention
-  Root Protection Area to BS5837:2012
-  Shrub Mass / Onsite Tree
-  Tree / Hedgerow to be Removed



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4.10 Planting Strategy

Tree Strategy

Following a review of the existing trees on the site with the Council's Tree Officer, it was noted that proposals for tree loss should be made within the context of a wider tree replacement / planting strategy to establish tree cover and health for Heyford Park going forward in the longer term.

As a result, the Tree Planting Strategy has been developed to provide selected tree species which will complement the character and quality of the development as well as contribute to the overall tree health and canopy cover across the wider Heyford Park.

Village Square

Due to the increased density of the development around the village centre, the building massing has been pulled closer together along Camp Road and around the Village Square. These spaces start to form a more urban context into which tree planting has been introduced to break up the hardscape. Use of species like Amelanchier and Ginkgo provide scale, colour and shade for pedestrians to enjoy as they relax in these public spaces.

Courtyard Parking

To the west and to the east of the site are located 3 ancillary parking courtyards. These spaces have been designed to include shrub and tree planting along the edges of the parking areas to soften the large areas of hard standing and create a countryside garden / courtyard atmosphere to complement the central Village Square space. The trees planted into these spaces will have good branch structure and light canopies. The selection of both deciduous and evergreen species together form a diverse selection of species which will complement the character of the development and provide a starting point for a new tree strategy across the wider Heyford Park development. The selection of species like London Plane, Oriental Plane, Ginkgo, Amelanchier and Black Pine will animate the spaces during different seasons through seasonal change in leaf colour and flowering periods.

Village Green

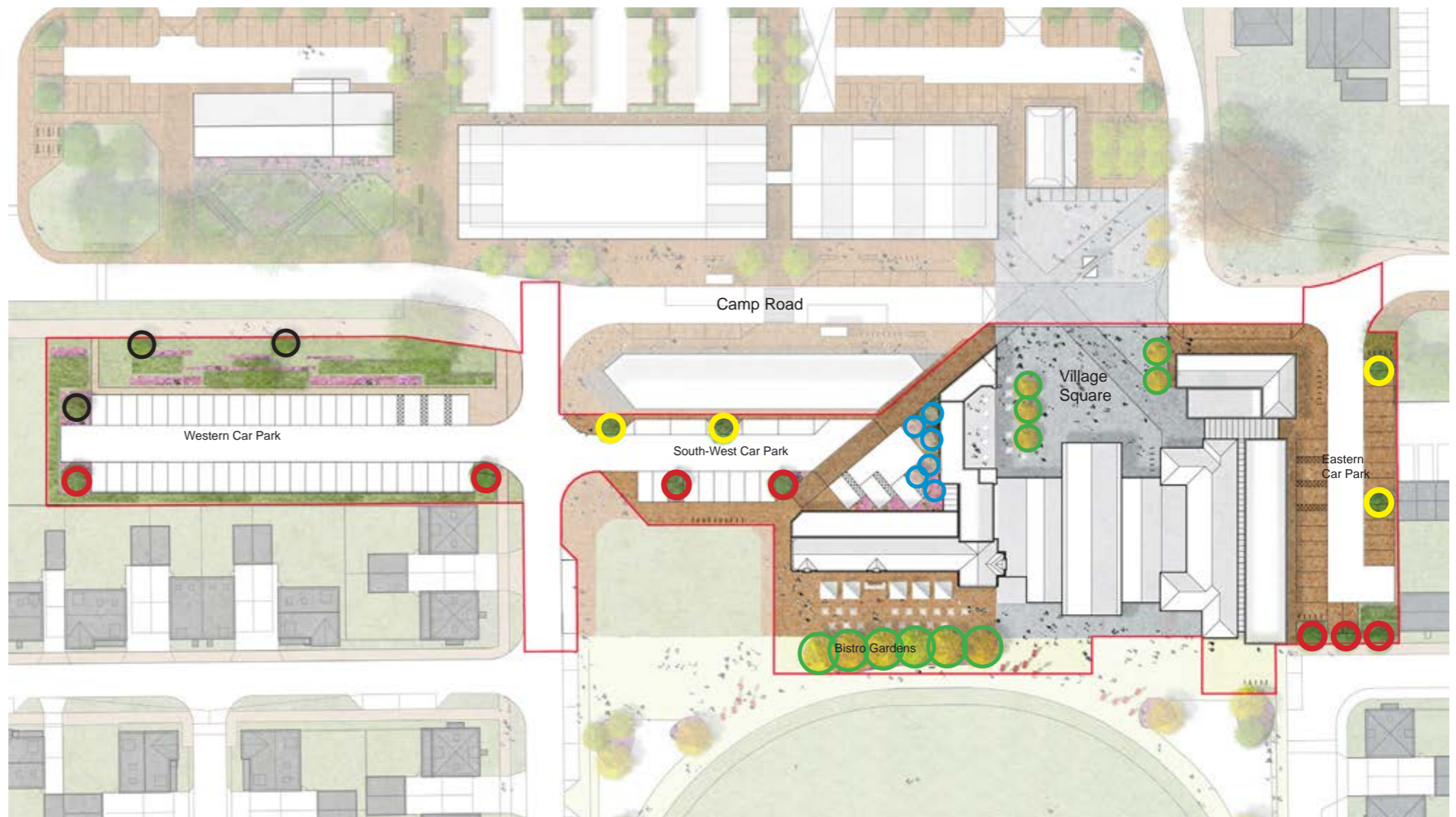
Around the Village Green, a circle of semi-mature trees has been proposed which surround the open green space and provide shelter to the surrounding houses. To the north of the Village Green a new line of Ginkgo biloba trees is proposed to provide structure, shade and seasonal interest to the Brasserie Terrace area.

Specification & Planting Notes

Tree species and planting methodology will be specified to a significant size and are planted in a manner to ensure their successful establishment and health in the long term. All

Tree Planting Proposed

- 11 - Ginkgo biloba 'Saratoga'
- 04 - Platanus orientalis
- 06 - Amelanchier lamarckii multi-stem
- 07 - Platanus x acerifolia
- 03 - Pinus nigra 'Austriaca'
-
- 28 Trees in total proposed



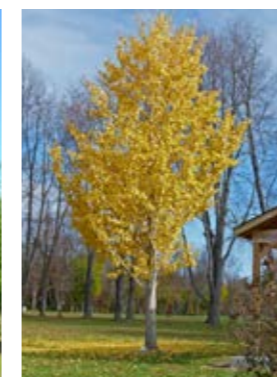
Tree Strategy Plan



Amelanchier lamarckii multistem or similar approved



Platanus orientalis or similar approved



Ginkgo biloba 'Saratoga' or similar approved



Platanus x acerifolia or similar approved



Pinus nigra 'Austriaca' or similar approved



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4.10 Planting Strategy

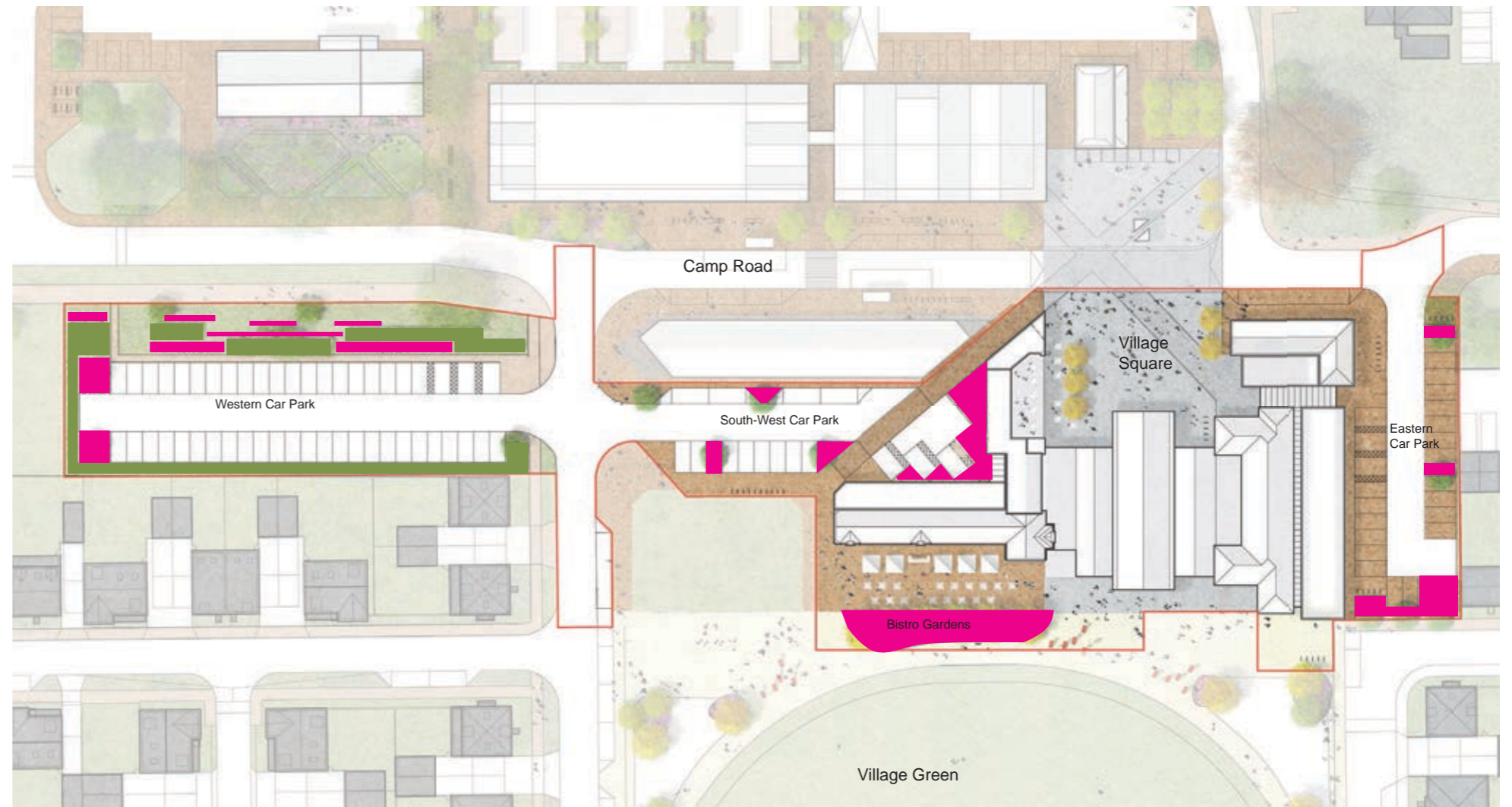
Public Realm Amenity Landscape

The landscape design of the village centre focuses much of the planting on the ancillary car parking spaces throughout the scheme. These spaces are set back from the main vehicle movements along Camp Road and have the opportunity to be quieter and more garden like in character.

One of the main sources of inspiration for the plant selection has come from connecting the restaurant offering in the buildings and looking to the ideas of a modern Brasserie & Pub garden which is interspersed with an good palette of amenity shrub planting. With this in mind, the plants provide year round interest through scent, leaf colour, leaf texture or seasonal flowering.

To the west of the development the large car park area has also been developed to include amenity planting to Camp Road. This planting will be formed of a series of overlapping beech hedges (1.5m high) which screen the car park and frame views of the shrub planting to provide a visual foretaste as visitors approach the Village Centre.

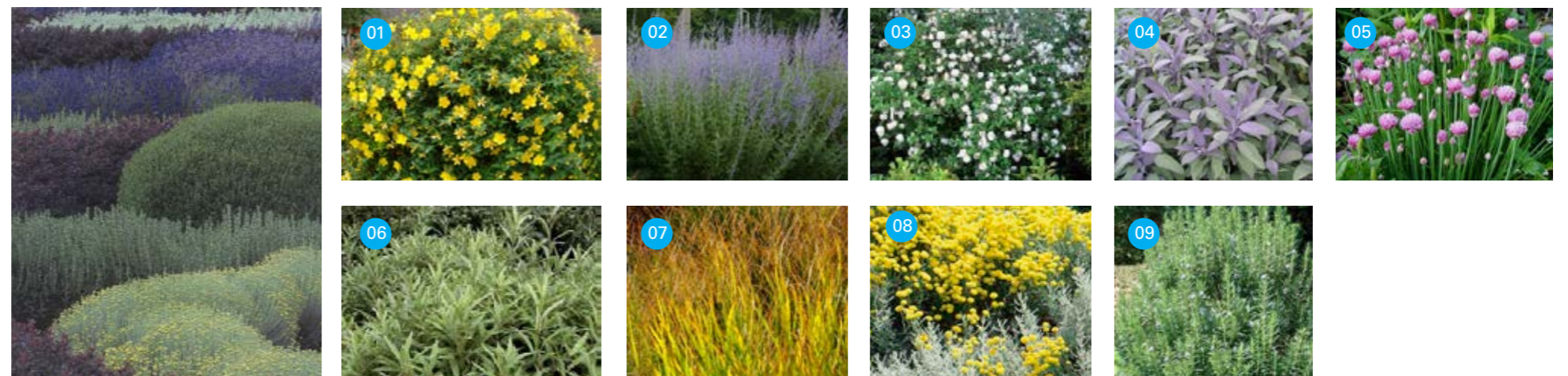
- 01 Hypericum hidcote
- 02 Perovskia 'Blue Spire'
- 03 Panicum virgatum
- 04 Salvia officinalis purpurea
- 05 Allium schoenoprasum
- 06 Sarrococca hoeriana
- 07 Calamagrostis x acutifolia 'Rubrum'
- 08 Santolina chamaecyparissus
- 09 Rosmarinus officinalis
- 10 Fagus sylvatica



Shrub Planting Strategy



Structural Hedge Planting (1.5m high)



Shrub Planting Beds

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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.

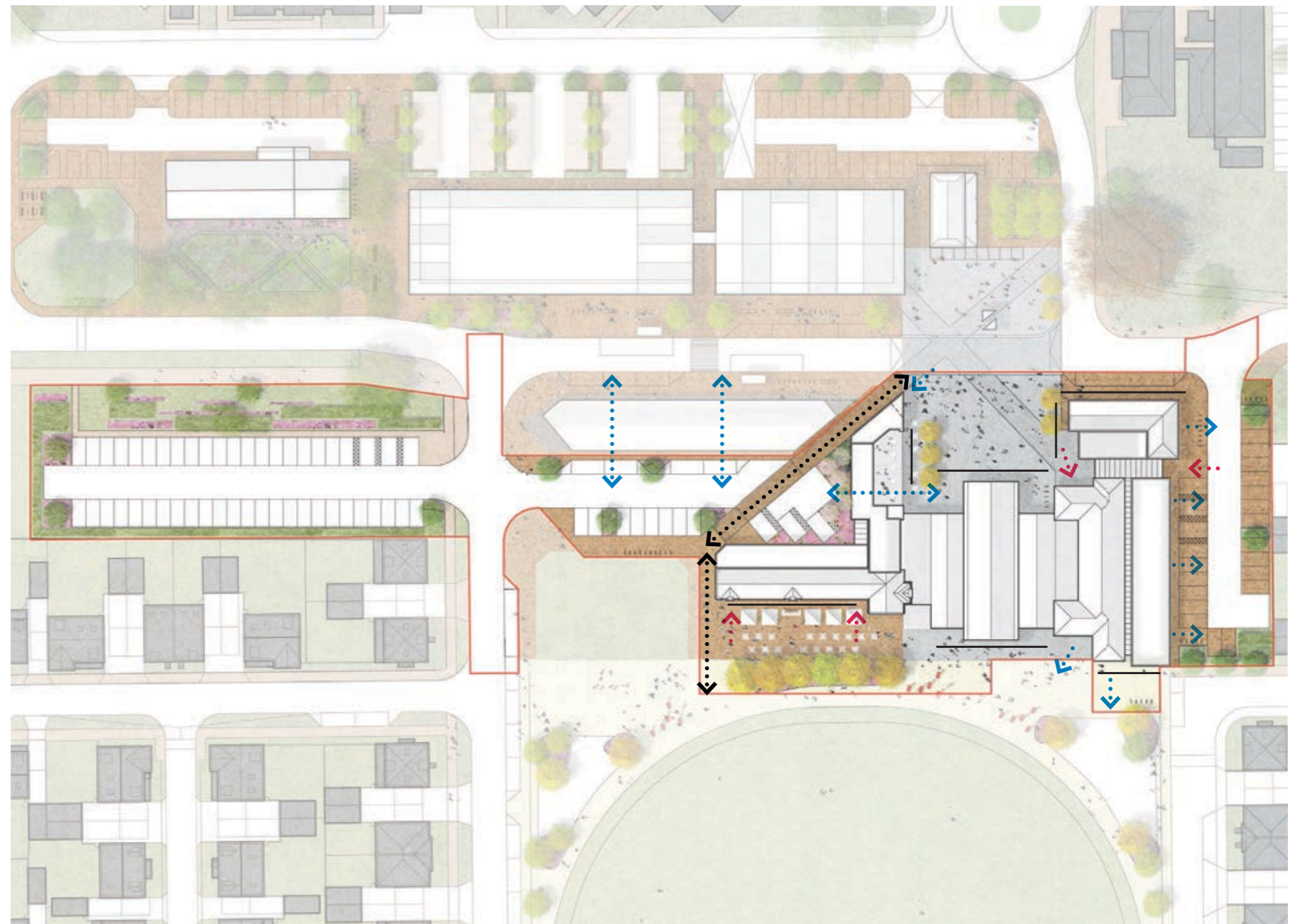
All lighting throughout the scheme will be to British Standards.

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.



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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

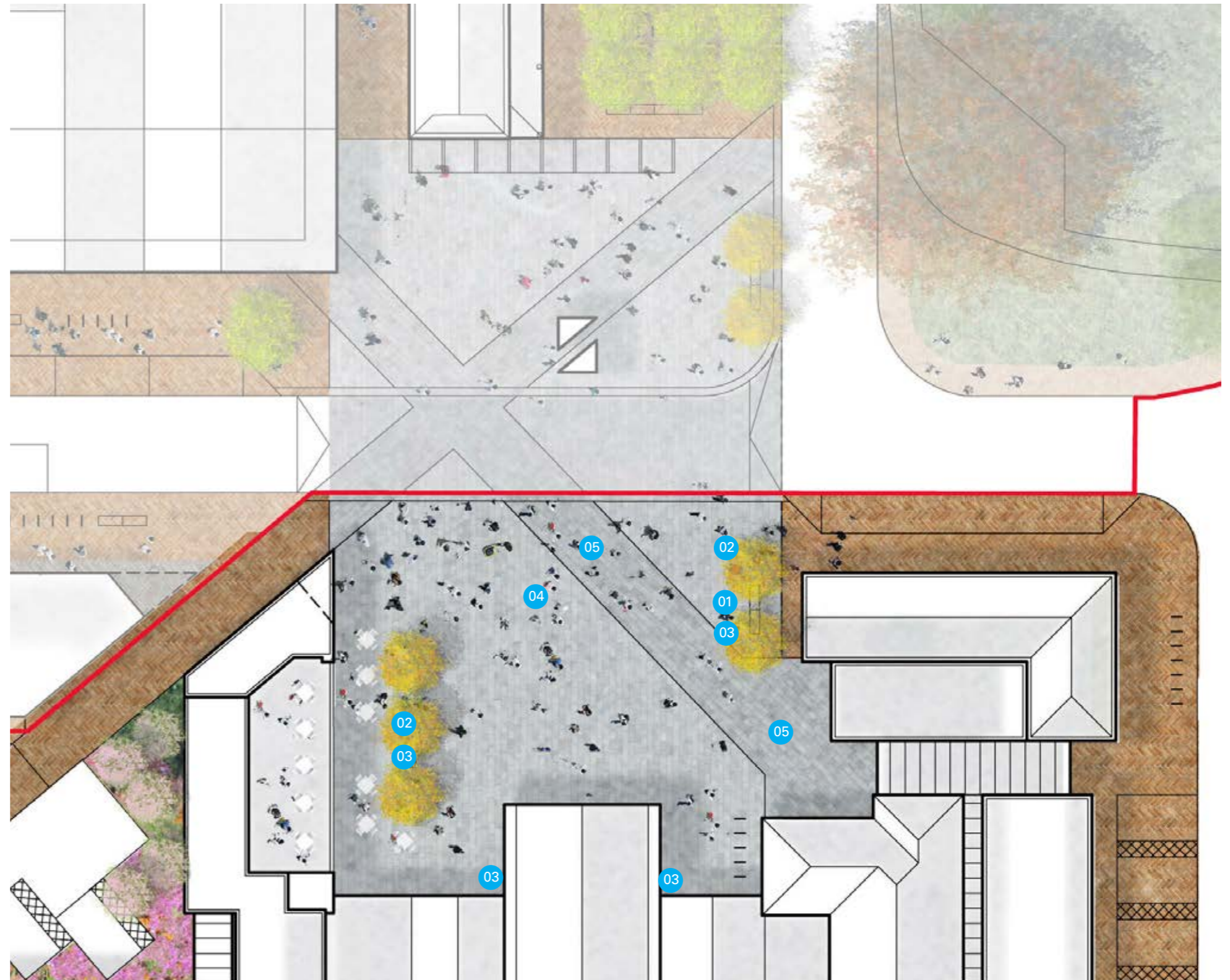
The layout has been deliberately designed to be flexible to accommodate a wide variety of activities. The Village Square provides the central space for the local residents and visitors to meet and participate in a wide range of commercial and community activities. The paving surface has been designed 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.

Following dialogue with OCC Transport relating to Road Safety along Camp Road, Woods Hardwick have prepared a number of documents and assessments to address their concern which will be included as an appendix to this revised Design and Access Statement.

The design proposes use of a shared surface across Camp Road at the point where it intersects with the Village Square. Entering the square are two ramps which lift the road to 50mm below the level of the square to provide a shared surface. The road edgings running through the square a clearly demarked through use of contrasting kerb colour to the macadam road surface and the proposed bound aggregate surface which will be applied to the macadam in the road way. This will give a 300mm band of exposed black macadam along both kerb lines helping clearly identify the carriageway. Further to this, set within the paving to each side of the carriageway run blister paving to ensure visually impaired pedestrians are warned of the associated traffic risk.

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)