

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

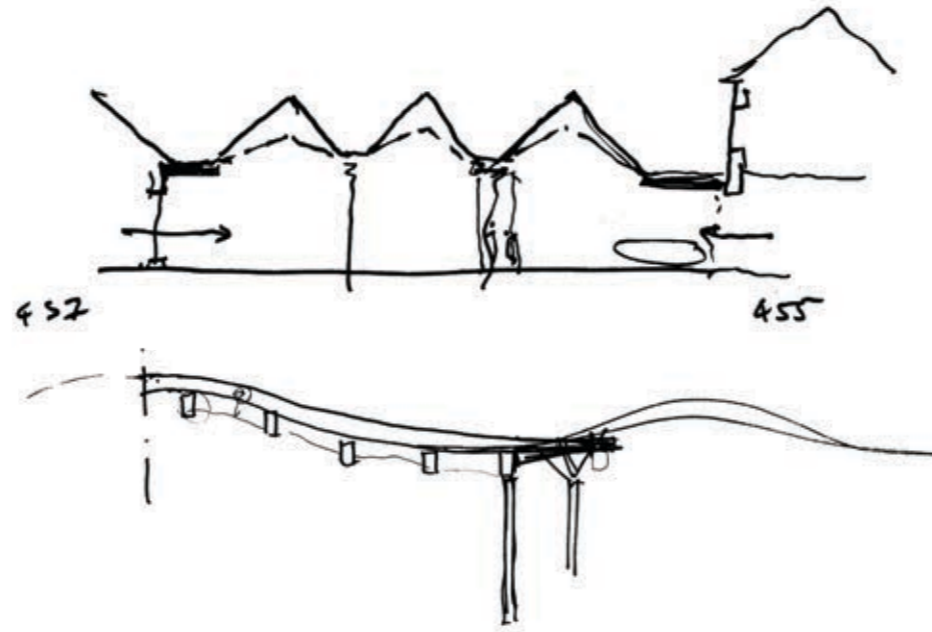


Seasonal Market Layout

6/ The Canopy Link

6.1 Initial thoughts and architectural materiality

The Canopy Link occupies a key position within the centre. Bridging existing Buildings 457 & 455, the structure acts as the principal gateway to the Village Green beyond the square. The structure is intended more as a celebrated entrance rather than an inhabited building and its materiality has been considered accordingly. The traditional market section has been referenced in creating a glazed lightweight link which encourages a strong connection with the Village Green whilst being respectful towards its existing neighbours. Internally, one side of the Canopy Link is to be used as a cafe/delicatessen space, and the other for more flexible community space uses.



Design Inspiration



Long span trussed roof form



Glazed curtain wall & extended roof canopy



Glulam timber with slender steel bracing



Metal standing seam roof finish



Circular columns and struts

6/ The Canopy Link

6.2 Accessibility

Refer to Site Layout: Levels and Drainage in section 4.4.

A high quality single surface paving block will be continuous through the proposed canopy structure and towards the Village Green, forming a visual link between the focal point and the green. A level surface is proposed throughout.

6.3 Servicing

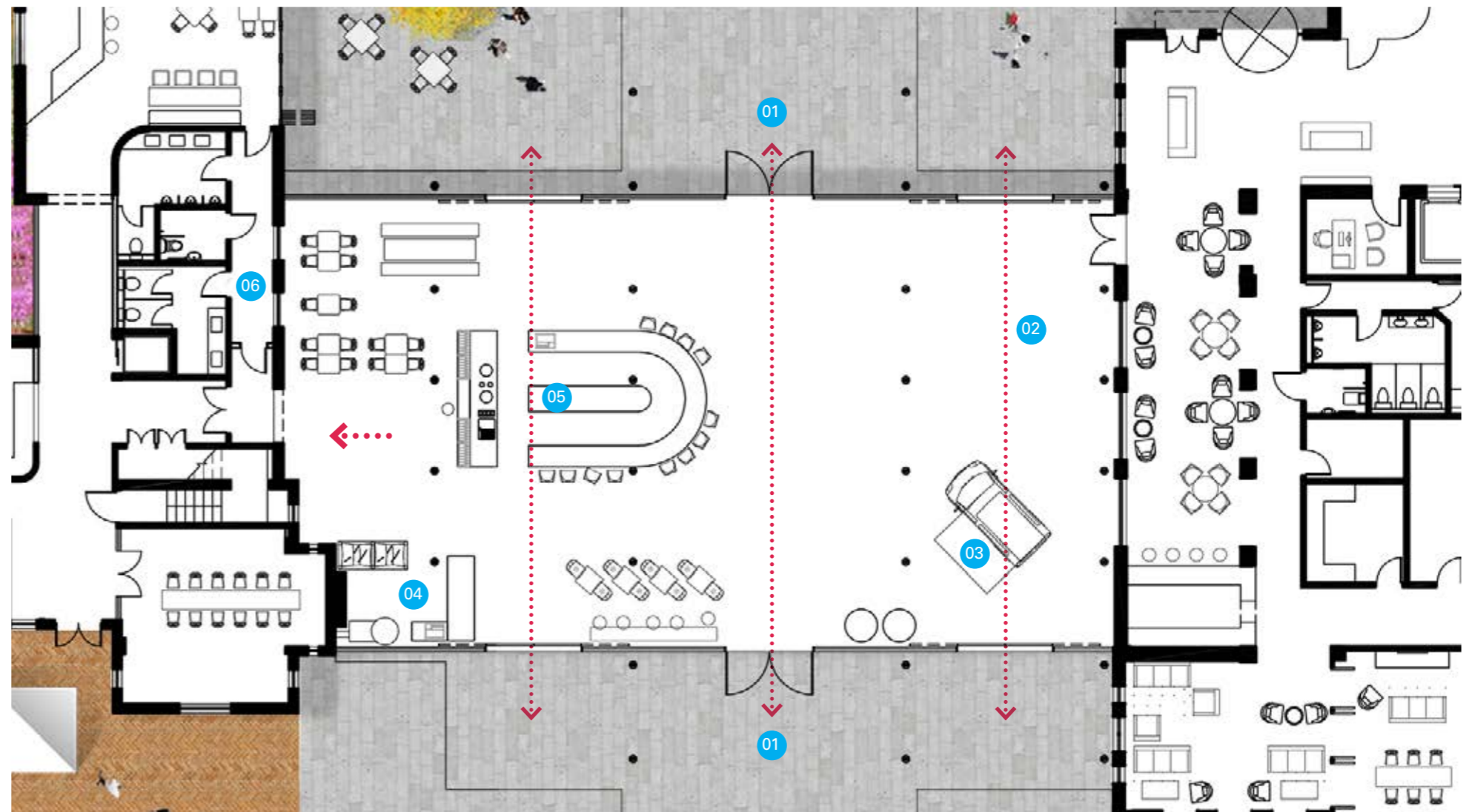
No servicing will be undertaken from the Village Square. The Canopy Link will share its servicing with Building 457. Refer to section 4.5 and 4.6 for detail.

6.4 Accommodation Schedule

	Use Class	Area m ²
Mixed Use	A1-A3, D1	403



South Elevation



Ground Floor Plan



Key

- 01 Main entrance from Village Square
- 02 Flexible space for events
- 03 Food van
- 04 Coffee Roastery
- 05 Delicatessen Counter
- 06 WC (within Building 457)

6/ The Canopy Link



Internal View of Canopy Link to focal point



Internal view of Canopy Link



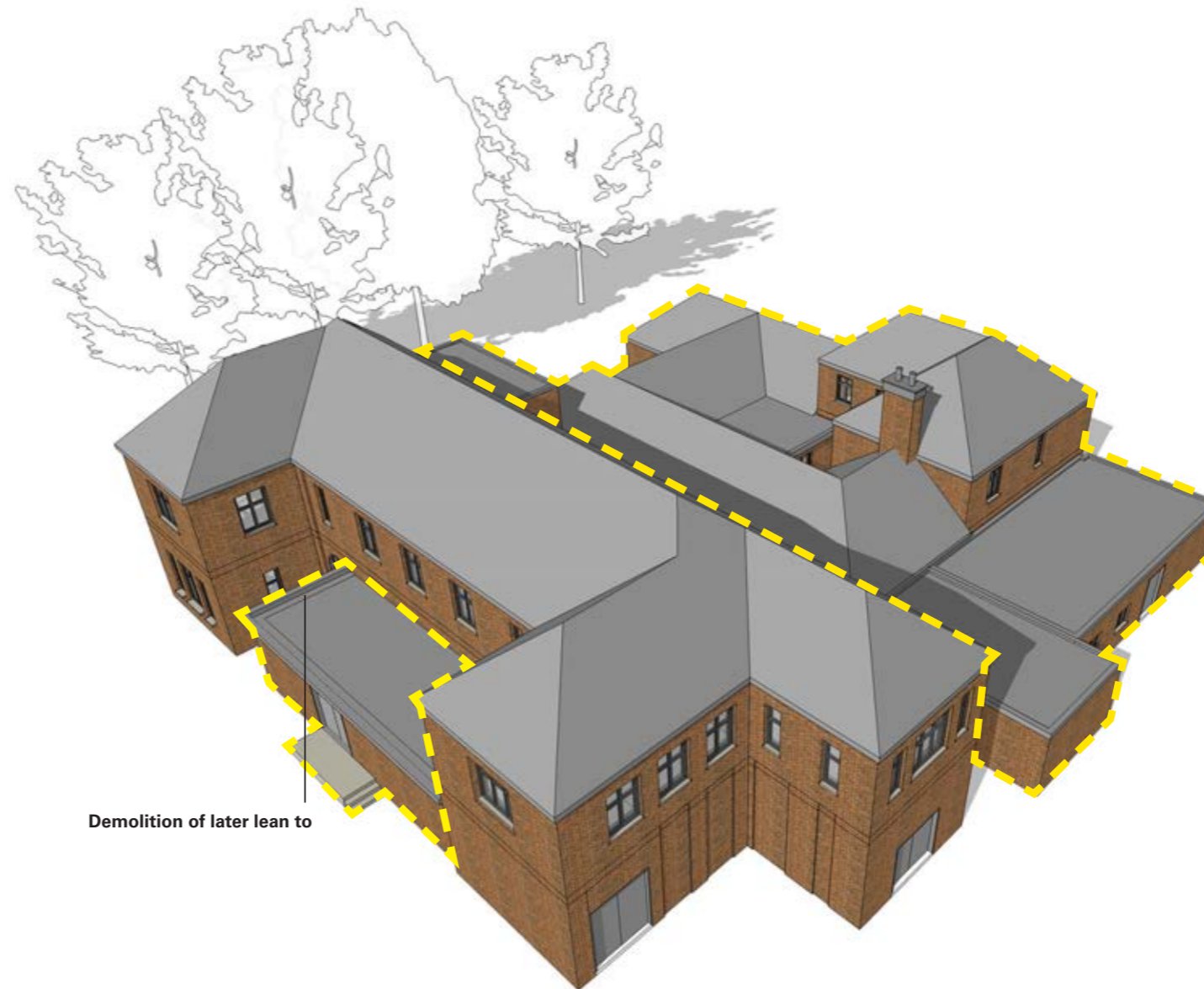
View to Canopy Link from Village Green

7/ Building 455


7.1 Refurbishment and Enhancement

The proposed scheme seeks to respectfully repurpose this building by understanding its main characteristics and spatial planning. Over time the building has been appended to and adapted as the needs of their custodians have changed. Qualitative judgement has been applied to parts of the original buildings that have life expired and therefore have fallen beyond reasonable repair, and demolition consent has been granted for partial demolition of the building (ref. 15/01944/F granted 17/02/2016).

As the adjacent photographs demonstrate, parts of the existing building fabric that will be demolished are in a very poor state with damp brickwork widespread on the north- west side. The proposal is to rationalise and reduce the overall mass of the building and re-configure the main two storey element to accommodate a new hotel. 16 bedrooms and a salon are created at first floor level while the ground floor includes a screening room, lounge, a bowling alley, and a number of flexible function rooms. New extensions to the north and east of the two storey element provide additional floor space for these facilities.



Demolition of later lean to

 Proposed demolition works (some of these works have already been completed as per planning permission 15/01944/F)



Like-for-like window replacement



North elevation



Demolition of courtyard walls



Re-instating bricked up windows



Damp brickwork



The building looking from Camp Road



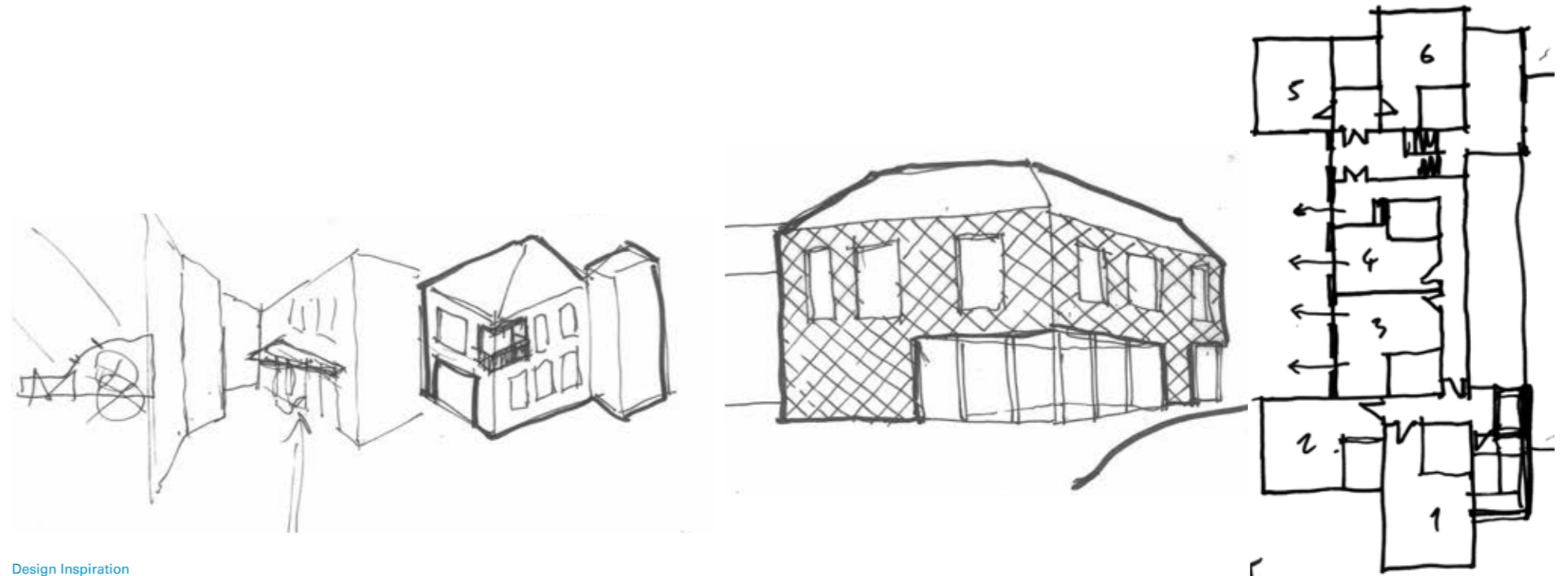
Damp structure to be demolished

7/ Building 455

7.2 Initial thoughts and architectural materiality

The new extensions to the north and east of the existing envelope help expand the usable floorspace of the building. Each of the elevations are important in their own right, having aspect from the eastern approach, the northern approach when moving down from the Trident, and creating active frontage from within the Village Square itself.

The arrangement allows for the games/music performance room to the north of the building with activity facing on to the Village Square, and a quieter area to the south with aspects over the Village Green.



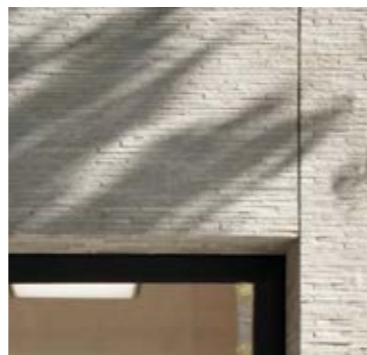
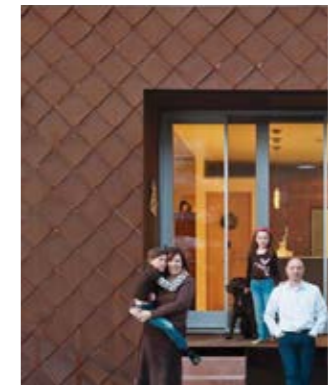
Design Inspiration



Inset entrance



Diamond Shingles



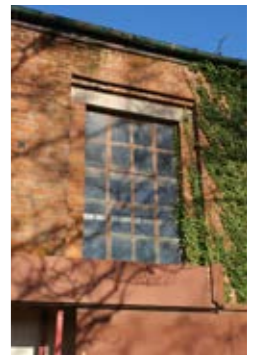
Off-white Roman Brick



Bronze panels



White Render



Existing detailing

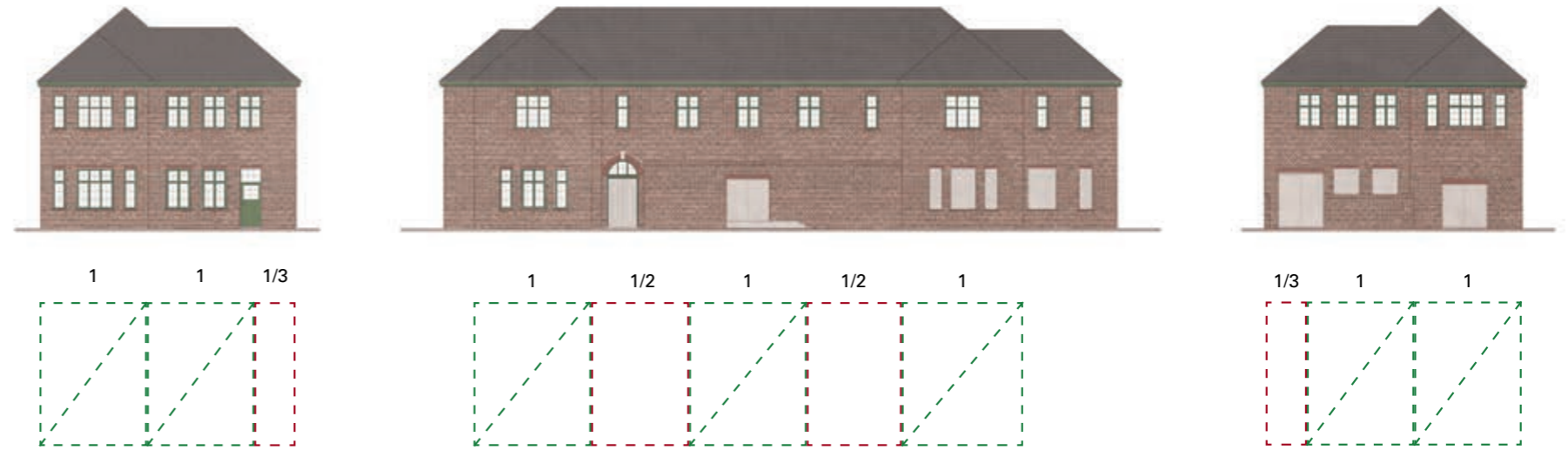
7/ Building 455

7.3 Articulation of the proposed volumes

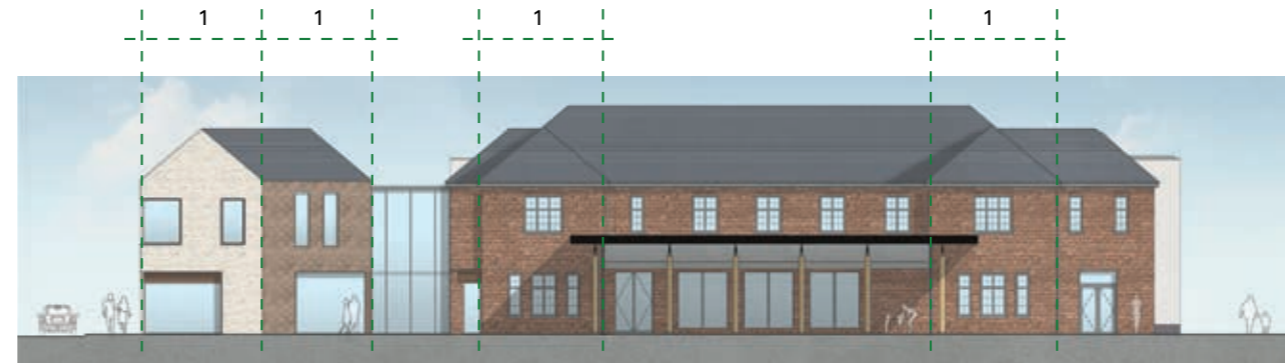
The proposed massing for the extension to Building 455 takes reference from the existing building. The diagram on the right shows how the volumes of the existing wing are replicated in the extension. Similarly, the solid to void proportions of the existing windows are analysed and repeated in the proposal for the contemporary addition.

The new volumes are carefully articulated from the existing building using recessed glazing profiles. Furthermore, the volumes are enhanced through the use of a varied material palette. Each new volume is given a distinct material treatment:

- White render is proposed to the long linear volume to the east.
- The L-shaped volume with frontage onto Camp Road benefits from an off-white roman brick treatment. Metal window frames provide a striking contrast against the brick.
- Diamond shaped bronze-effect inset panels within the new extensions.



Elevational study of Building 455



Proposed elements take proportions from existing volumes

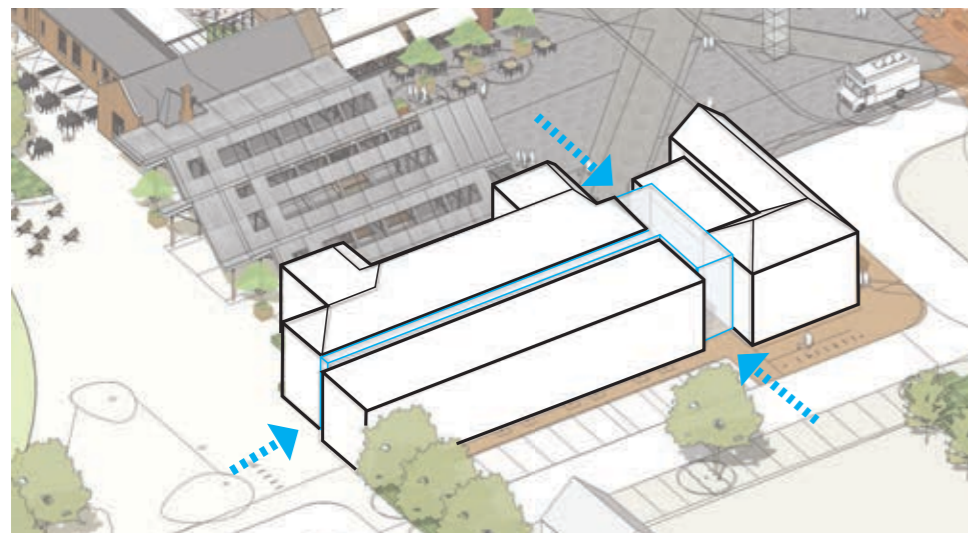
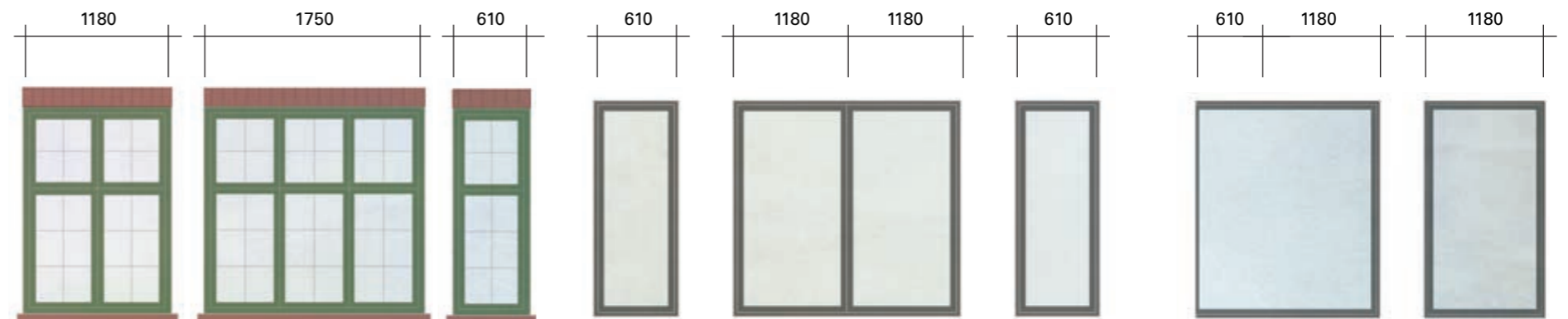


Diagram showing glazed links forming new entry points



Rhythm of existing windows informing proposed windows

7/ Building 455

7.4 Accessibility

There will be level access into Building 455 from the Village Square and the car park via level thresholds. Any level changes are managed with gently sloping ramps. Around building entrances, suitable shallow and flush dropped kerbs will be provided. Wherever possible external doors to buildings will open inwards, or be recessed to avoid a hazard. Where entrance doors open outwards onto pedestrian areas, suitable barriers will be provided behind the opening doors.

7.5 Servicing

A service bay is allocated to the north of the building directly off Camp Road. Deliveries can be brought in through the route shown or through either of the entrances on the eastern elevation. Please refer to sections 4.5 and 4.6 for details.

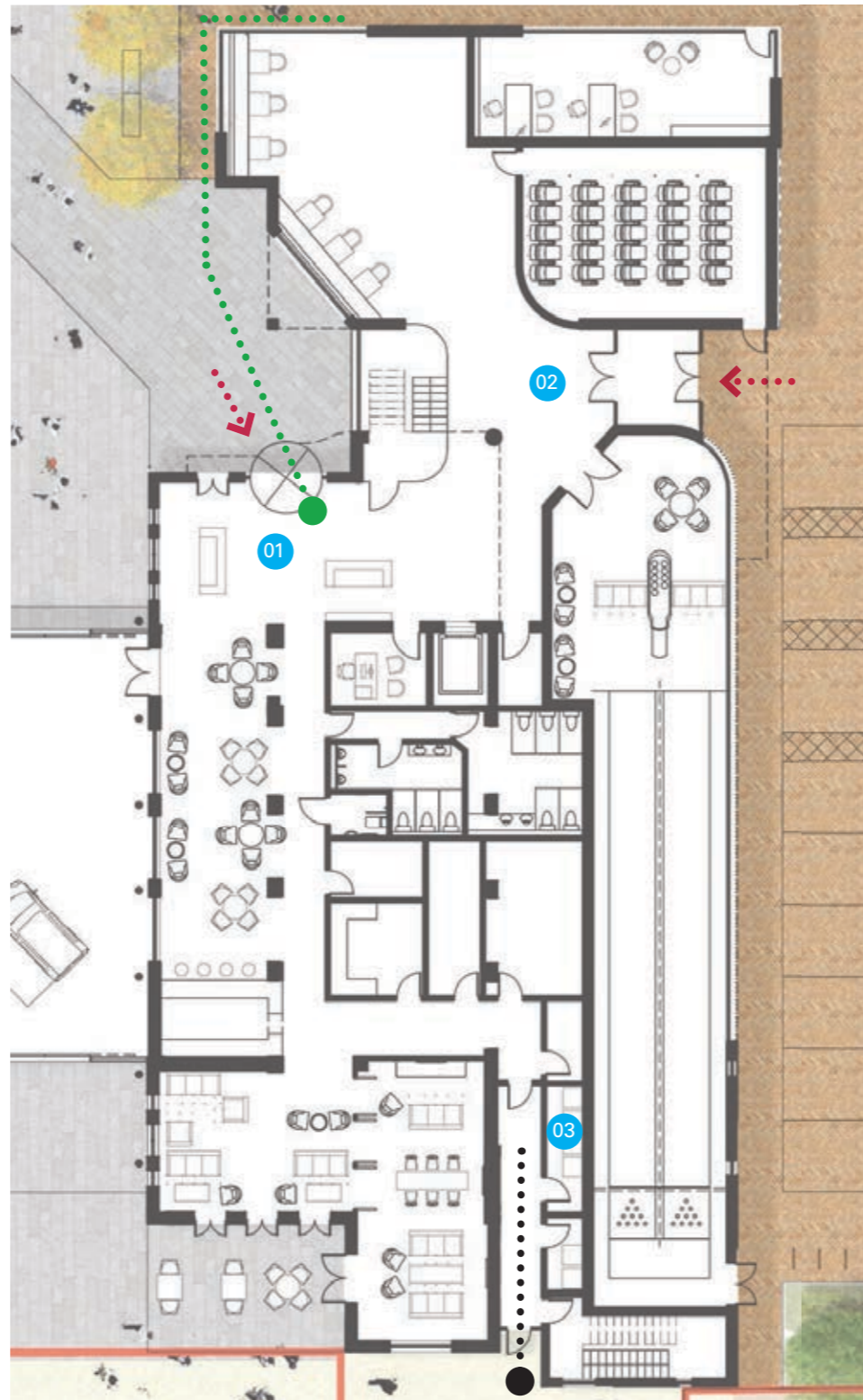
7.6 Refuse

An internal refuse store is provided within the building (03). On collection days the refuse will be moved outside where it will be collected by the refuse truck moving along the road to the east. Please refer to sections 4.5 and 4.6 for details.

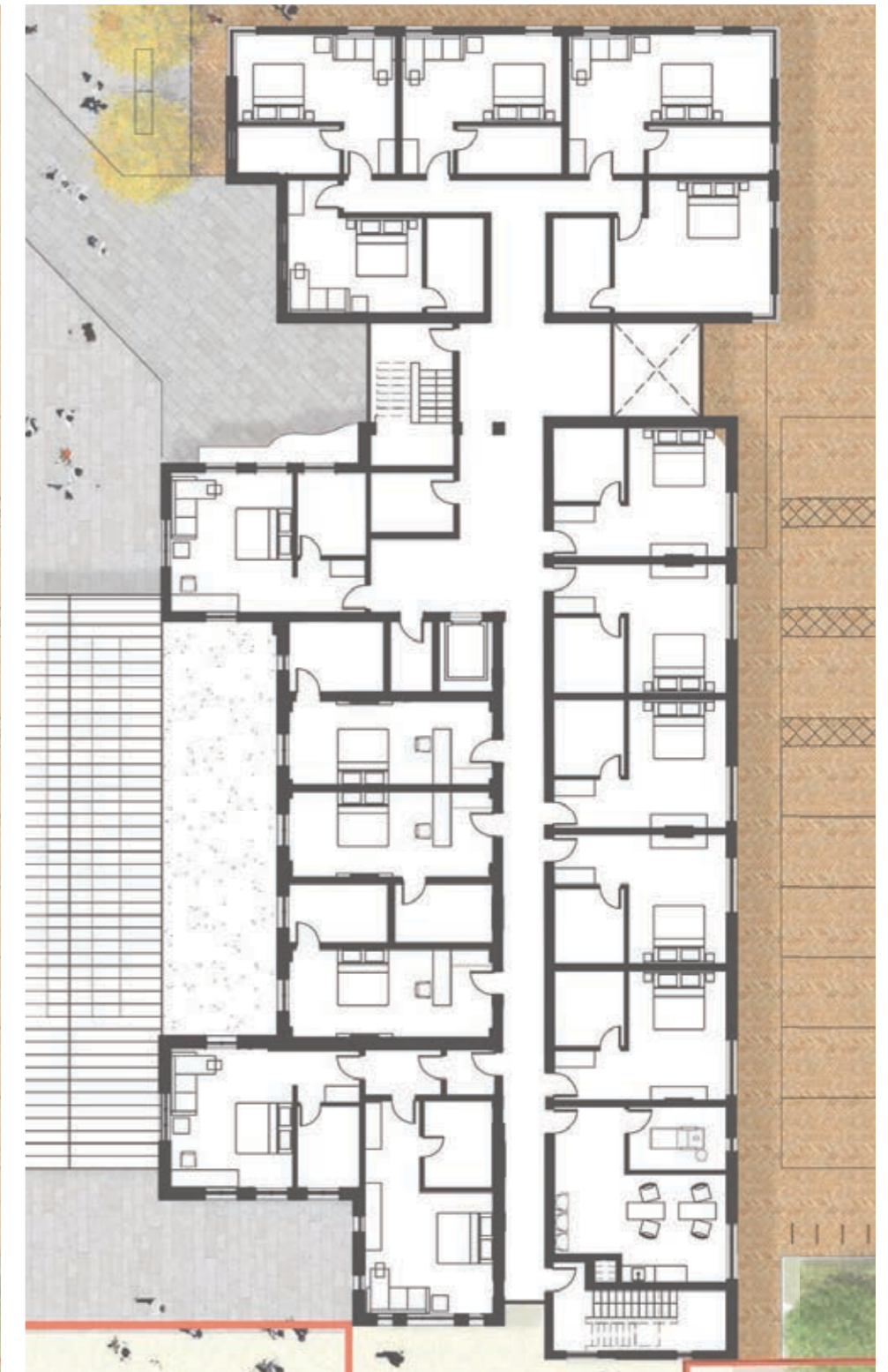
7.7 Accommodation Schedule

	Use Class	Area m ²
Hotel	C1	1563

Ground Floor Plan



First Floor Plan



Key

- 01 Main entrance from Village Square
- 02 Secondary entrance from Car Park
- 03 Refuse Storage

.....● Delivery route

.....● Refuse collection route

7/ Building 455

7.8 Energy and Sustainability

A large proportion of the scheme will see the refurbishment of existing buildings, material improvements to the thermal performance of the existing envelope will be made wherever possible ie. secondary internal thermal lining. Where buildings require re-roofing additional insulation will be added to improve performance.

All new built additions will achieve or exceed UK Building regulations Approved Document Part L requirements:

Envelope (Roof & Walls):

Enhanced U-values by increasing the envelope build-up allowing for greater insulation.

Floors:

High performance insulated ground floors slabs with enhanced U-value performance.

Windows and Doors:

High performance glazing systems optimising enhanced thermal performance whilst limiting solar gain.

Thermal Bridging:

Thermal bridging heat losses will be mitigated through enhanced construction detailing.

Air Tightness:

In line with current UK Building Regulations.

Ventilation:

Natural ventilation will be maximised throughout the development to reduce the need for mechanical cooling, elsewhere opening windows can be operated by the building users.



East Elevation



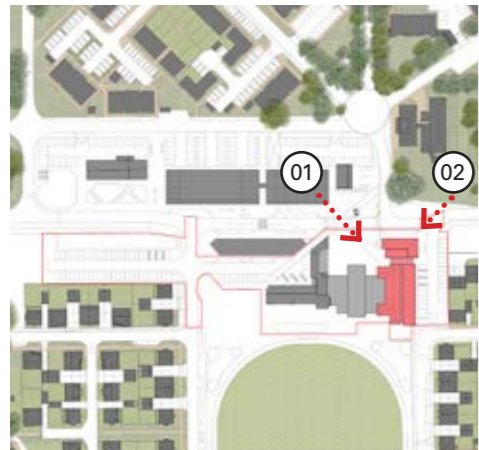
North-south section through Building 455



7/ Building 455



01 Entrance to Building 455



02 East Approach



View from Village Green towards the Canopy Link, Building 455 and Building 457

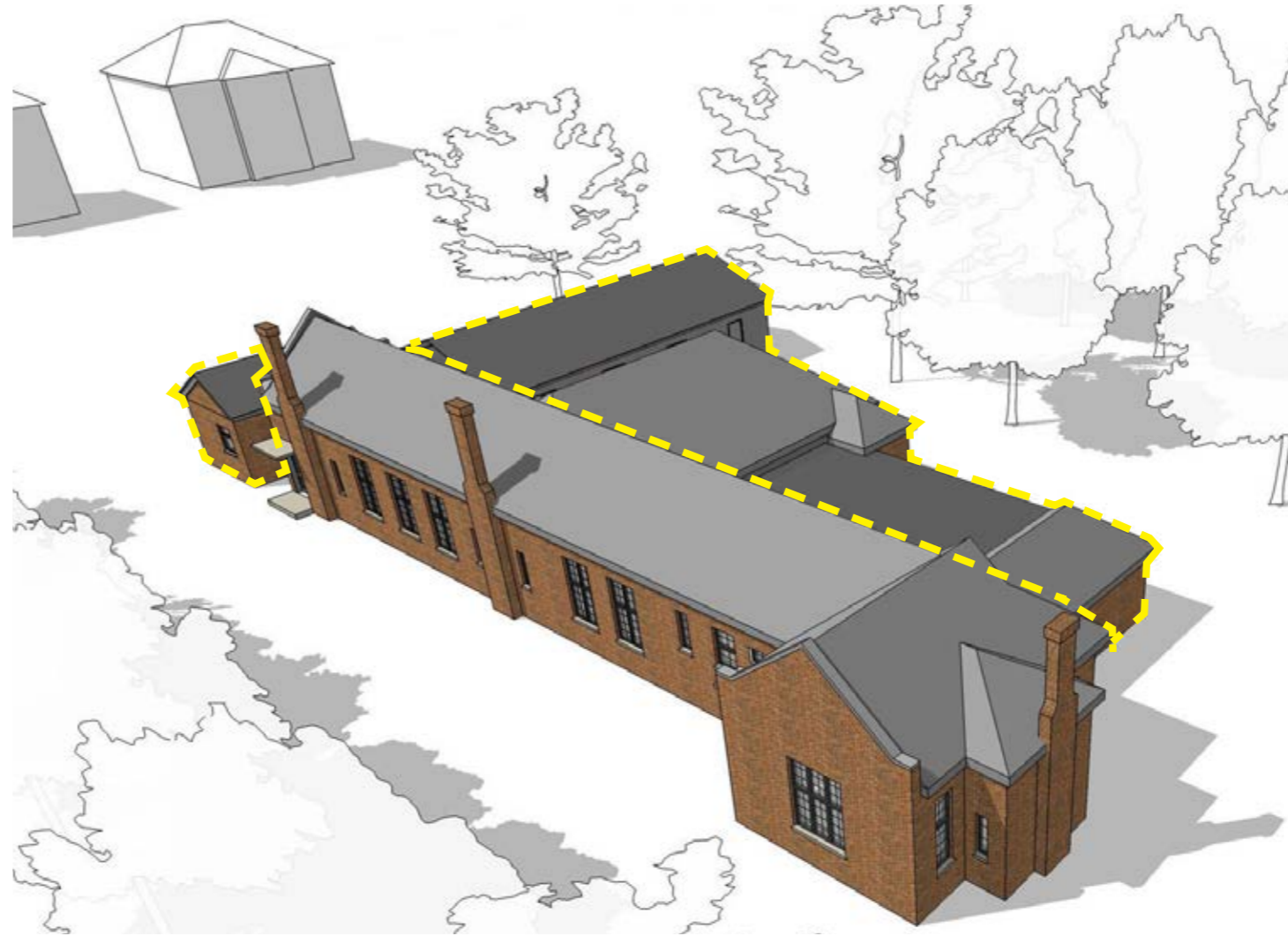



8/ Building 457

8.1 Refurbishment and Enhancement

Building 457 is a single storey linear building that was formally a USAF fast food restaurant. The building has been heavily adapted from an RAF sergeant's mess office use to accommodate a restaurant with no internal walls remaining in the main body of the building. A series of small rear outriggers would have originally accommodated the kitchen, toilets and stores, these have been modified significantly and the space between filled in to create further accommodation for cold stores. It is the rear appendages that are in a very poor state, far beyond their useful life. Demolition consent has been granted for partial demolition of the building (ref. 15/01849/F granted 17/02/2016).

The main southern body of Building 457 is characterised by tall windows and a series of tall chimneys and eastern end gable. The proposal is to maintain the building as A3 use and the new extension will provide further floorspace and the ancillary spaces to support this use.



 Proposed demolition works (some of these works have already been completed as per planning permission 15/01944/F)



Appendages at rear



Appendages at rear



Tall windows on southern elevation



Seating in the restaurant



Area lying between rear of 457 and Camp Road

8/ Building 457

8.2 Initial thoughts and architectural materiality

As one of the key buildings within the new masterplan, it is imperative that the restaurant has active frontage onto the new Village Square. Therefore, a new extension is proposed to the north, appropriately joining the existing building at its eastern end where an existing articulation of the mass occurs to the south. This arrangement works well in terms of programme as the pub can be accommodated in the new build element while the more formal brasserie dining is accommodated with the existing building and benefits from aspect onto the Village Green.

The purpose of the angular form of the most northern end is two-fold:

- 1) it reinforces the sight lines outlined in the masterplan
- 2) it allows the restaurant to assert its identity in the context of the high street.

To the rear, the massing between the new volume and existing volume running east west is carefully articulated via a lightweight glazed link which provides frontage and passive supervision to the car park. The new volume to the north of the existing building accommodates plant at roof level ensuring that no plant is prominent in either the key view from the new Village Square or Village Green.



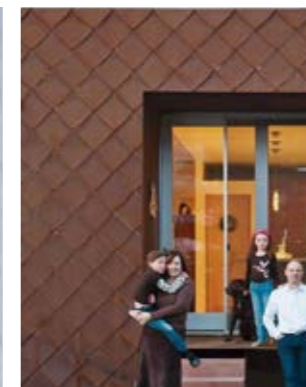
Design Inspiration



Off-white Roman Brick



White Glazed Brick



Diamond Shingles



Connection to outdoors



Signage & Graphics

8/ Building 457

8.3 Accessibility

The principle entrance to the restaurant will be under the angular overhang in the northern end of Camp Road. Secondary access is provided via the Canopy Link and off the Village Green. The junction between old and new acts as a circulation hub and accommodates the stair and lift to the outdoor terraces above.

8.4 Servicing

A service bay is provided along the road to the west. Deliveries are brought directly into the kitchen via the route shown. Please refer to sections 4.5 and 4.6 for details.

8.5 Refuse

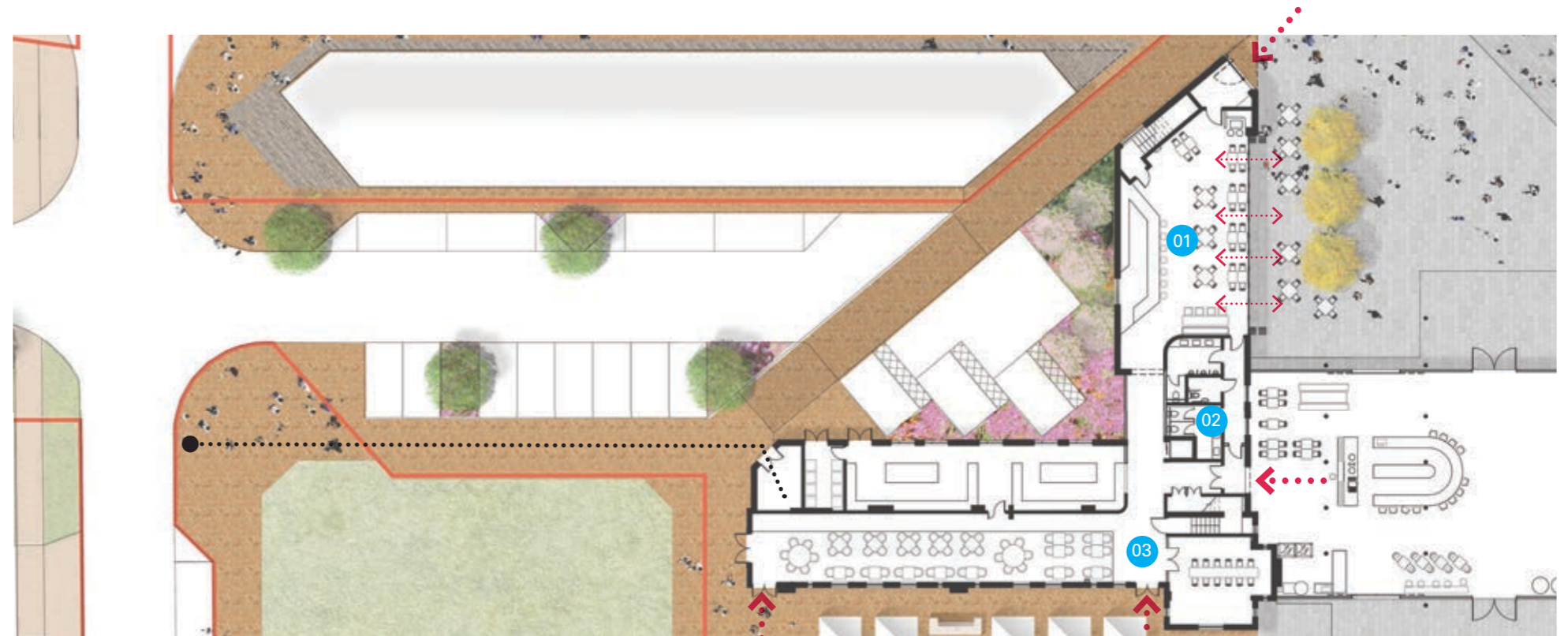
An internal refuse store is provided within the new extension with direct access into the car park. Refuse is taken to the road to the west for collection. Please refer to sections 4.5 and 4.6 for details.

8.6 Accommodation Schedule

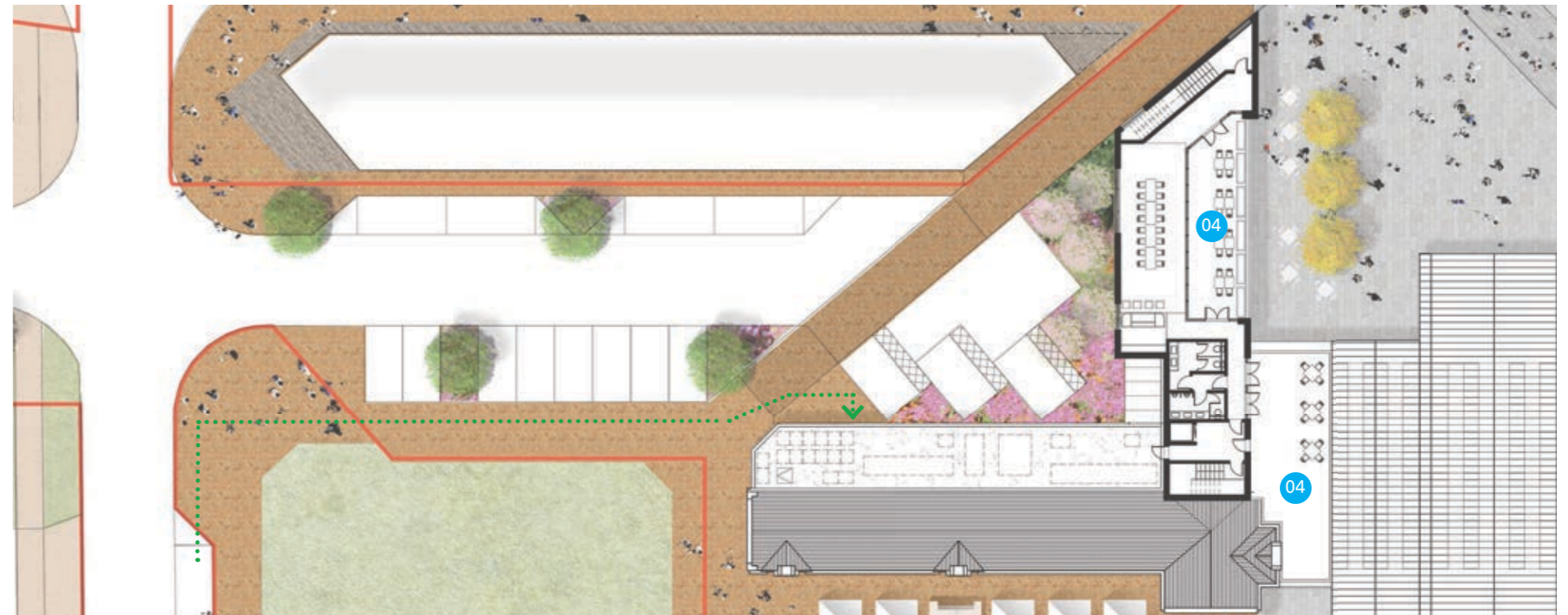
	Use Class	Area m ²
Brasserie/Pub	A3-A5	642

8.7 Materiality

A diamond shaped bronze effect cladding is proposed to the new northern extension. This is applied to the western elevation and wraps around the angled northern overhang. The off-white roman brick is used for the new volume to the north of the existing wing, and is also proposed for the inset terrace off the Village Square elevation.



Ground Floor Plan



First Floor Plan



Key

- 01 Bar facing onto Village Square
- 02 WC (457 & Canopy Link use)
- 03 Restaurant
- 04 External Terrace

.....● Refuse collection route

.....● Delivery route

8/ Building 457

8.8 Energy and Sustainability

A large proportion of the scheme will see the refurbishment of existing buildings. Material improvements to the thermal performance of the existing envelope will be made wherever possible ie. secondary internal thermal lining. Where buildings require re-roofing additional insulation will be added to improve performance.

All new built additions will achieve or exceed UK Building regulations Approved Document Part L requirements:

Envelope (Roof & Walls):

Enhanced U-values by increasing the envelope build-up allowing for greater insulation.

Floors:

High performance insulated ground floors slabs with enhanced U-value performance.

Windows and Doors:

High performance glazing systems optimising enhanced thermal performance whilst limiting solar gain.

Thermal Bridging:

Thermal bridging heat losses will be mitigated through enhanced construction detailing.

Air Tightness:

In line with current UK Building Regulations.

Ventilation:

Natural ventilation will be maximised throughout the development to reduce the need for mechanical cooling, elsewhere opening windows can be operated by the building users.



East Elevation



View to Building 457 from Camp Road



9/ Car Parks and Outdoor Terrace

9.1 Design Drivers

A number of principles were established for the detailed design of the car parks:

- It is intended to have a high proportion of soft landscaping strengthening its relationship with the Village Green to the south.
- The space should serve its function as a landscaped space accommodating 86 car parking spaces as well as the service route for Building 457.
- The sight line between the proposed location of the Village Hall and Village Square should remain unobstructed and reinforced through detailed design.
- As per all other public areas, the spaces should be fully accessible.

9.2 Layout

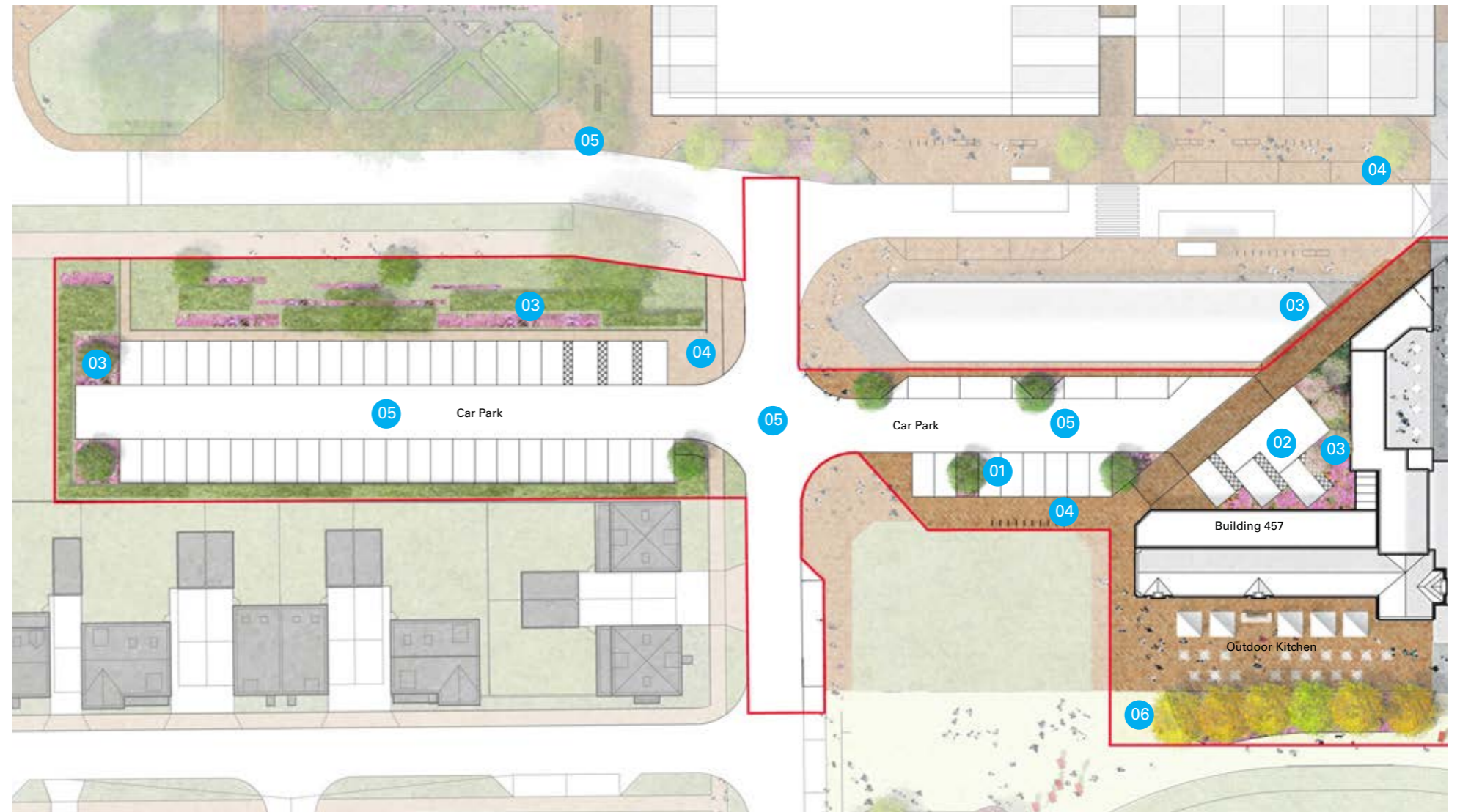
In general these spaces are pedestrian oriented in character and fundamentally greener and quieter than the main vehicular route of Camp Road or the busy activity of the Village Square.

As part of the overall masterplan, a key sightline has been developed through the car park to the west which establishes a strong link between the proposed public art in the Village Square through the car park to the south-west. Clear visual connections are provided at a series of node points along Camp Road which connect into the village centre development and assist in directing pedestrians through the buildings so that they can have both a personal experience in the car park areas, and then are opened up into the wider spaces of the Village Square or the Village Green. It moves like this, which facilitate pedestrian movement and way finding between Camp Road and the Village Green.

The design of the spaces picks up on amenity planting which would normally be associated with gardens or courtyards and references the food culture which is part of the proposed character of the development. This is exemplified in the creation of a new outdoor kitchen and dining terrace south of the Building 455. This landscape is formed of a simple terrace of red brick which seamlessly connects through to the car park to the north. Adjacent to the terrace to the south lies a low lying planter with mature trees and fragrant shrub planting which will both act as a partial buffer to the green and also provide a scented Brasserie Garden for diners.

Located to the west of the village centre is an overspill car park which provides additional parking space close to the village centre which enjoys its own garden setting to the north which also acts as a visual and acoustic buffer to Camp Road.

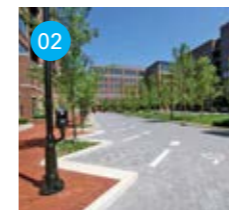
Finally, the use of materials and planting throughout these spaces gives the sense that each space is fluidly connected and does not stand alone. This permeability is a character identified in rural towns in North Oxfordshire and is a key quality strived for in this masterplan.



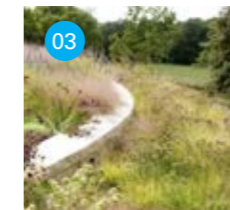
Car Park Plan



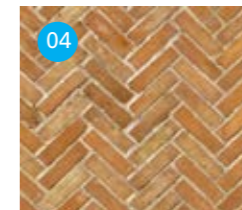
Precedent Image of Planted Car Park Area



Precedent Image of Echelon Parking in Planted Courtyard



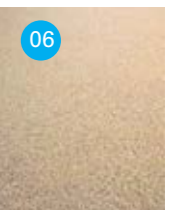
Precedent Image of Native Shrub and Perennial Planting



Slim Red Herringbone Brick Paving or similar approved



Macadam road surface or similar approved



Buff bound gravel Or similar approved

9/ Car Parks and Outdoor Terrace

9.3 Paving and Furniture

The paving material used throughout these spaces is a slim red brick paving laid in herringbone pattern. This material draws on the existing red brick used in Building 455 & 457 which gives it a link to the heritage status of the site. It also is a smaller brick size rather than the standard block paving which will give the landscape of the scheme a more personal and rustic aspect to the development. To the south of the development surrounding the Village Green area, the use of bound gravel has been introduced in keeping with the more relaxed, informal and countryside nature of the developments setting.

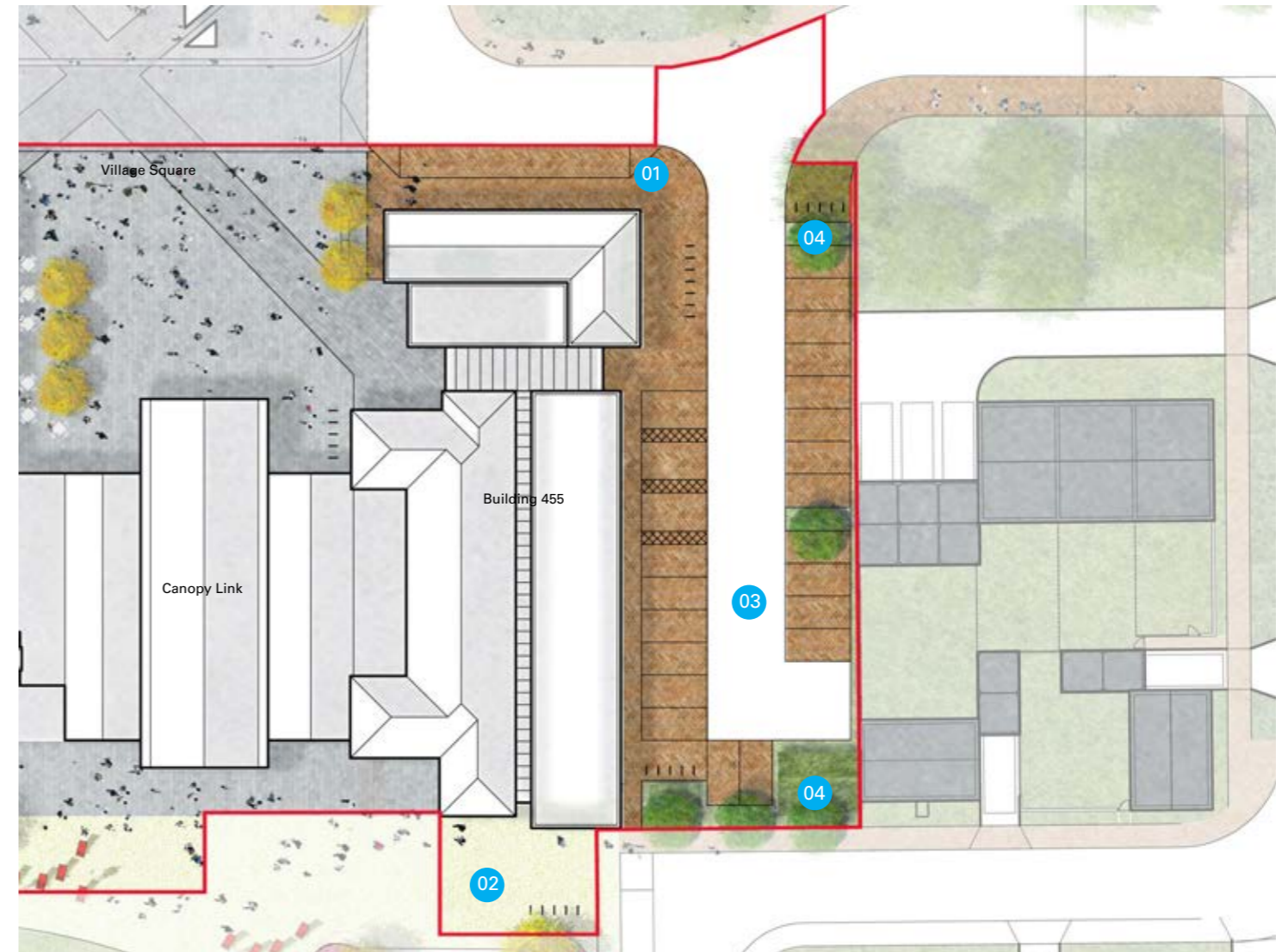
Choice of furniture throughout these spaces is minimal as well due to the fact that people are passing through the space. The exception to this are trees planted into paving will use of tree grills and the low planter adjacent to the outdoor terrace will have a low seating wall along the side facing the Village Green. Other furniture in these areas will be flexible and non-fixed in nature and be maintained by the buildings operators.

9.4 Parking

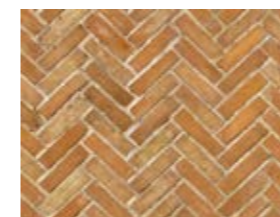
A study has been undertaken by Peter Brett Associates and an extract has been included below.

Time	Vehicular			Cycle		
	OCC Parking Requirement	First Principles Maximum Weekday Parking Demand based on Parking Accumulation*	Difference	OCC Parking Requirement	Cycle Parking Provision as per Masterplan prepared by Jestico & Whiles	Difference
455 (16 bed Hotel and ancillary uses)	16 spaces	16 spaces	No Change	10 cycle spaces	74 cycle spaces (37 cycle stands)	-64 spaces
455 (2-Lane Bowling Alley)	7 spaces	3 spaces	-4 spaces	18 cycle spaces		
455 (25-Seat Cinema Screen)	2 spaces	2 spaces	No Change	6 cycle spaces		
457 (Pub & Restaurant)	120 spaces	48 spaces	-72 spaces	62 cycle spaces		
Canopy Link	18 spaces	18 spaces	No Change	42 cycle spaces		
Totals	164 spaces	86 spaces	-77 spaces	138 cycle spaces		

Appendix 3 - Table 7.2, Pg 31.



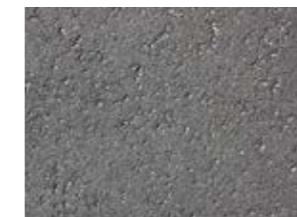
Car Park Plan



01 Slim Red Herringbone Brick Paving or similar approved



02 Buff bound gravel or similar approved



03 Macadam road surface or similar approved



04 Precedent Image of Native Shrub and Perennial Planting