



# heyford park

BUILDING APPRAISAL



ROGER EVANS ASSOCIATES LTD FOR NORTH OXFORDSHIRE CONSORTIUM LTD

**DEFINITIONS WITHIN THIS DOCUMENT ARE AS FOLLOWS:**

- 1 - EXCELLENT = NEW**
- 2 - GOOD = FIT FOR PURPOSE**
- 3 - FAIR = REQUIRING RENOVATION**
- 4 - POOR = UNUSABLE / DEMOLISH**

<b>Reference</b>	:	I:\Jobs\1135 Heyford Park\report\working\1135 Heyford Building Appraisal.indd
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1 Division of site for building appraisal

1135  
Heyford Park

Client  
North Oxfordshire Consortium Ltd.

1135-015

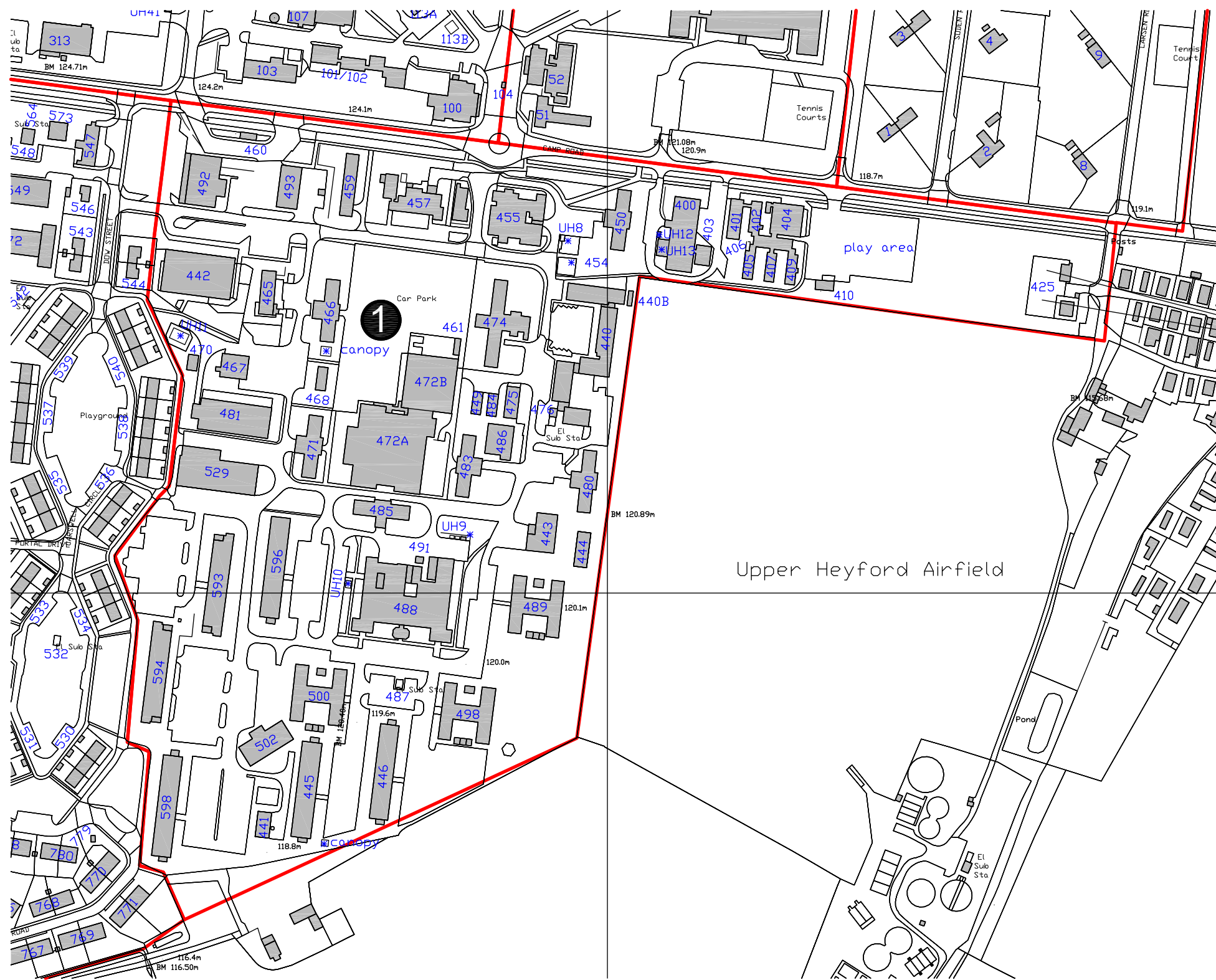
Building appraisal Sectors

DATE  
19.06.06

SCALE  
1:5000

1135-015 /

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1 Area 1



NOTES  
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PROJECT 1135 Heyford Park		
CLIENT North Oxfordshire Consortium Ltd.		
TITLE Building Study Area 1		
DATE 19.06.06	DRAWN NMB	CHECKED
SCALE 1:2,000 @A3	DRAWING NO. 1135-017 /	REVISION










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# Area 1

Building No.	400	401	402	403	404
Current Use	Disused - former office	Disused - former office	Disused - former office	Disused - former office	Disused - former office
Date of Construction (NB: info from asset register)	1939	1939	1939		1939
Floor Area/Volume m <sup>2</sup> /m <sup>3</sup> (NB: info from asset register)	797	334	361		361
Number of Floors	1	1	1	1	1
Building Height (Eaves, Ridge) m, estimated	3.5, 5	2.5, 4	2.5, 4	3	2.5, 4
Construction/Structure	Part clad in concrete panels, part brick & rendered brick walls with corrugated, pitched asbestos roof.	Pre-fabricated unit on concrete plinth, asbestos roof, boarded up timber windows.	Brick & render with corrugated, pitched asbestos roof.	Portakabin linked to rear of unit 400.	Rendered brick walls with corrugated, asbestos pitched roof. Boarded up windows.
Building/Setting Features & Characteristics of Note	Metal clad single storey building with shallow pitched roof to one side.				
Potential Uses					
Status/Condition	4 poor	4 poor	4 poor	4 poor	4 poor
					







# Area 1

Building No.	405	406	407	409	410
Current Use	Disused - former office	Disused - incinerator?	Disused - former leisure/office?	Disused - former office	Disused - former boiler house
Date of Construction (NB: info from asset register)	1939	1982	1939	1939	1939
Floor Area/Volume m <sup>2</sup> /m <sup>3</sup> (NB: info from asset register)	119	10	119	146	91
Number of Floors	1		1	1	1
Building Height (Eaves, Ridge) m, estimated	2.5, 4	1.5	2.5, 4	2.5, 4	3, 4.2
Construction/Structure	Rendered brick walls with corrugated, asbestos pitched roof	concrete slab, 1.5 m high brick wall enclosure	Rendered brick walls with corrugated, asbestos pitched roof. Boarded up windows.	Rendered brick walls with corrugated, asbestos pitched roof. Boarded up windows.	Brick walls with sheet metal roof. Boarded up windows at high level. Large chimney & flues.
Building/Setting Features & Characteristics of Note					Basketball pitch and play area adjacent boiler house in reasonable condition.
Potential Uses					
Status/Condition	4 poor	4 poor	4 poor	4 poor	4 poor
			 		 

# Area 1








Building No.	425	440	440B	441	442
Current Use	Electric sub-station	Disused - former dormitory	Disused - former boiler room	Disused - former boiler house	Child Care Centre
Date of Construction (NB: info from asset register)	1952	1984		1970	1984
Floor Area/Volume m <sup>2</sup> /m <sup>3</sup> (NB: info from asset register)	103	4109		104	975
Number of Floors	1 & 1.5 equivalent	3	1	1.5 equivalent	1
Building Height (Eaves, Ridge) m, estimated	3 & 4	8, 10.5	2.5	4, 5.5	2.5, 5
Construction/Structure	Brick walls with metal vents and metal doors. Wire mesh fence enclosure supported by concrete posts. Barbed wire to top.	Red, brindled brick with red coloured mortar, concrete floors and timber, pitched, tiled roof. Large overhang to roof covering external concrete & steel access balconies to dormitory rooms. Metal windows with timber sub-frame.	Brick on concrete plinth with flat roof. Metal fascia. Timber windows.	Brown brick walls - partially metal clad. Pitched timber roof with corrugated asbestos covering. Large metal chimney.	Red/orange brick walls with timber, tiled roof.
Building/Setting Features & Characteristics of Note	Prominent location on Camp Road.	Building formed from large blocks linked together by stair towers and arranged to create courtyards. Some blocks sit at a lower level than surrounding parking & access roads which are retained by a low level brick wall (approx. 750mm high). Significant number of boarded and vandalised windows.	Located behind unit 440.		Deep plan building with multiple pitches to roof with half gable ends and roof lights in valleys between pitches. Metal windows. Fenced off play area to rear.
Potential Uses	Still in use.	Hotel accommodation			Still in use.
Status/Condition	2 good	3 fair	3 fair	3 fair	2 good
		 			

# Area 1









Building No.	443	444	445, 446	449	450
Current Use	Disused - former store	Disused	Disused - former barracks blocks	Disused	Disused - former barracks blocks
Date of Construction (NB: info from asset register)	1971	1982	1970	1940	1925
Floor Area/Volume m <sup>2</sup> /m <sup>3</sup> (NB: info from asset register)	376	159	2132	89	642
Number of Floors	1 & 1.5 equivalent	1	3	1	2
Building Height (Eaves, Ridge) m, estimated	3, 4.5	2.8	8, 11	2.1, 3	5.5, 8.5
Construction/Structure	Brown brick with flat roof. Loading bay to front with concrete flat roof. No windows to principal store volume. Large metal door to entry.	Pre-fabricated timber unit with metal clad plinth and flat asphalt roof. Timber windows.	Brown brick with concrete floor slabs. Pitched, timber, tiled roof with deep overhang. Metal windows in pre-fabricated timber infill panels. Some pebble-dash infill panels.	Metal cladding to walls over possible timber construction. Metal windows with timber cills and metal bars over internally. Timber door.	Red-brown, brindled brick with concrete floors and timber, pitched, tiled roof. Large overhang to roof covering external concrete & steel access balconies to dormitory rooms. Metal windows with timber sub-frame.
Building/Setting Features & Characteristics of Note	Asbestos present.	Roof collapsed and timber panels & windows rotten.	Asbestos present. External stairs at either end of building. Internal corridor feeds accommodation. Free-standing timber canopy with pitched roof adjacent.		Tall windows and high ceilings to ground floor. Suspended ceiling hangs lower than window soffit. Prominent laundry block to front of building. Modular rooms accessed off external balconies.
Potential Uses			Hostel, residential accommodation.		Hostel, residential accommodation.
Status/Condition	3 fair	4 poor	3 fair	4 poor	3 fair
			 		













# Area 1

Building No.	454	455	457	459	460
Current Use	Water tank	Disused - former offices	Disused - former offices	Disused - former day care centre	Bus shelter
Date of Construction (NB: info from asset register)	1950	1925	1925	1925	1939
Floor Area/Volume m <sup>2</sup> /m <sup>3</sup> (NB: info from asset register)		1177	616	270	34
Number of Floors	1	1 & 2	1 & 1.5 equivalent	1	1
Building Height (Eaves, Ridge) m, estimated	1.8	2.5, 5 & 5, 7.5	2.5, 5 & 4, 6.5	2.5, 5	2.4, 3.5
Construction/Structure	1 No. timber fence enclosure, 1.8m high with barbed wire to top. Adjacent to 454.	Red, brindled brick with timber, pitched, tiled roof. Timber sub-frame to metal windows.	Principal block constructed from red, brindled brick with timber, pitched, tiled roof. Timber sub-frame to metal windows. Several extensions: timber clad lean to; rendered brick with pitched roof; metal clad; portakabin	Red, brindled brick with timber, pitched, tiled roof. Timber sub-frame to metal windows.	Brick with pitched, tiled roof.
Building/Setting Features & Characteristics of Note		Several single storey extensions to principal 2 storey volume, detrimental to overall appearance. Extensive bricking in of openings. Complicated floor plan potentially difficult to sub divide. Damp internally.	Asbestos present. Large HVAC system to rear of building. Extensions severely detrimental to overall character of building.	Simple single storey, volume with no extensions.	
Potential Uses		Offices	Offices	Small office units.	Still in use.
Status/Condition	4 poor	3 fair	3 fair	3 fair	2 good
		 	 		






# Area 1

Building No.	461	465	466, 471, 480, 483	467	468
Current Use	Disused - pre-fabricated cabin & metal sheds	Disused - bunker	Disused - former barracks blocks (As 450)	Disused - former boiler house	Disused - former office/store
Date of Construction (NB: info from asset register)		1935	1925	1925	1940
Floor Area/Volume m <sup>2</sup> /m <sup>3</sup> (NB: info from asset register)		216	642	264	94
Number of Floors	1 & 1.5 equivalent	1.5 equivalent	2	1 & 2 equivalent	1
Building Height (Eaves, Ridge) m, estimated	3 & 4	4	5.5, 8.5	3 & 6 & 12	3, 4.2
Construction/Structure	Concrete plinth, metal clad walls (painted), possible corrugated asbestos clad roof. 1 No. doorway, no visible windows. Lean-to white painted corrugated metal structure to rear. Metal container to rear, large metal doors, corrugated metal roof over supported by metal posts.	Brick and concrete with grassed earth mounded over lower level walls. Flat roof.	Red-brown, brindled brick with concrete floors and timber, pitched, tiled roof. Large overhang to roof covering external concrete & steel access balconies to dormitory rooms. Metal windows with timber sub-frame.	Red brick with flat concrete roof. 1 no. large brick chimney and 1 no. stair tower to rear. Asbestos present. Metal windows glazed with georgian wired glass.	Prefabricated unit with painted, metal clad walls and low pitched, metal roof. Rotten timber windows.
Building/Setting Features & Characteristics of Note	Structures surrounded by 1.8m high timber fence with metal and concrete support posts.		Tall windows and high ceilings to ground floor. Suspended ceiling hangs lower than window soffit. Prominent laundry block to front of building. Modular rooms accessed off external balconies. Metal & timber canopy adjacent with pitched tiled roof. (2.5, 3)	Concrete forecourt with holding tanks below. Some of removable slabs breaking up.	
Potential Uses		Secure storage.	Hostel, residential accommodation.		
Status/Condition	4 poor	3 fair	3 fair	4 poor	4 poor
	  		 		

# Area 1









Building No.	470	472A	472B	474	475
Current Use	Disused	Disused - former mess complex	Disused - former recreation centre	Disused - former offices	Disused - former offices
Date of Construction (NB: info from asset register)	1977	1939	1939	1925	1925
Floor Area/Volume m <sup>2</sup> /m <sup>3</sup> (NB: info from asset register)	60	3126 (total with 472B)	3126 (total with 472A)	650	161
Number of Floors	1	1.5 & 2 equivalent	1.5 equivalent	1 & 1.5 equivalent	1
Building Height (Eaves, Ridge) m, estimated	2.1, 3.5	4 & 6	3.5, 5	3, 5.5 & 4, 6.5	2.6, 4.6
Construction/Structure	Precast concrete panel walls with shallow pitched metal roof. Metal windows.	Painted concrete block walls with metal doors and windows. Flat roof to main block. Pitched metal roofs to single storey, blockwork rear extensions. Double height, corrugated, metal clad space to rear.	Concrete plinth with painted panel cladding to walls. Metal & glazed doors in timber subframe. Brick infill around entrance doors. Metal windows. Some portions with pitched metal clad roofs, others with flat asphalt roofs.	Red brindled brick walls with pitched tiled roof. Some flat & pitched roofed extensions. Timber doors. Metal windows with concrete cills.	Red brindled brick walls with black mortar & pitched tiled roof. Timber doors & porch at front entry. Metal windows with external metal bars over. Brick store adjacent.
Building/Setting Features & Characteristics of Note	U11 adjacent	Coffered ceiling to main internal space - large open plan area.	Several extensions to side of building.	Some feature soldier and arched brickwork courses over windows and doors. Rainwater goods & fascia rotten. Mould to internal walls.	Exposed rafters at eaves, brickwork patchy around windows. Brick corbels to eaves at gable ends.
Potential Uses				Offices	Small office units.
Status/Condition	4 poor	3 fair	3 fair	3 fair	3 fair
					
					

# Area 1











Building No.	476	481	484	485	486
Current Use	Electric sub-station	Disused - former store/shop	Disused	Disused	Disused - former offices
Date of Construction (NB: info from asset register)	1950	1973	1940	1925	1976
Floor Area/Volume m <sup>2</sup> /m <sup>3</sup> (NB: info from asset register)		776	89	595	279
Number of Floors	1	1.5 equivalent	1	2 (2.5 equivalent)	1
Building Height (Eaves, Ridge) m, estimated	2.4	4.5	2.4, 3.4	6.5, 9	2.6
Construction/Structure	2.4m high red brindled brick enclosure.	Timber cladding panels to walls. Deep timber fascia. Flat roof. Asbestos present.	Concrete plinth, brick end wall, sides metal clad with pitched corrugated roof panels to front porch (possibly asbestos). Pitched metal roof panels to main building. Timber door and window cills. Porch supported by metal frame on brick piers.	Red, brindled brick walls with black mortar & pitched, tiled roof. Concrete frame & porch to entrance. Metal windows with quarry tile cills.	Timber pre-fabricated unit on concrete plinth with metal windows and doors. Misc. infill panels. Flat asphalt roof with deep timber fascia.
Building/Setting Features & Characteristics of Note		Concrete ramped access to side adjacent street..		Tall narrow window to front in recessed alcoves. Some openings boarded up. Obscured glazing to lower level window lights on both floors. Approx. 400mm overhang to roof.	Rotting timber panels and fascia.
Potential Uses				Offices	
Status/Condition	3 fair	4 poor	4 poor	3 fair	4 poor
					









# Area 1

Building No.	487	488	489, 498, 500	491	492
Current Use	Electric sub-station	Disused - former lamplighter inn/dining facility	Disused - former barracks blocks	Store	Shop
Date of Construction (NB: info from asset register)	1940	1935	1926	1935	1985
Floor Area/Volume m <sup>2</sup> /m <sup>3</sup> (NB: info from asset register)		2973	1259	26	616
Number of Floors		1 & 2 (1.5 & 3 equivalent)	2	1	1
Building Height (Eaves, Ridge) m, estimated	1.5	3 & 6	5, 7	2.1, 3.5	4
Construction/Structure	Painted metal fence to enclosure approx. 1.5m high.	Red brindled brick walls with flat concrete roof. Concrete entrance canopies. Metal windows in timber sub-frames.	Red, brindled brick with pitched, tiled roof. Metal windows in timber sub-frames. Curved concrete blocks frame entrance with shallow concrete canopy over.	Brown brick walls on concrete plinth with timber clad gables. Corrugated asbestos cladding on timber pitched roof. Timber open frame doors with metal mesh over.	Brown brick walls. Flat metal roof with deep angled fascia.
Building/Setting Features & Characteristics of Note		Tall windows to ceiling height, blacked out/infilled at high level. Multiple building volumes linked together. Electric sub-station adjacent in timber fence.	H-block arrangement. Entrance corridor runs front to back with brick BBQ and canopy to one end and brick stores to the other. Deep timber fascia to roof. External spiral escape stairs.	No glazing to window openings - perforated metal mesh with chicken wire over.	Deep plan creates dark interior - poor artificial lighting
Potential Uses					Still in use.
Status/Condition	3 fair	3 fair	3 fair	4 poor	2 good
					
					


# Area 1

Building No.	493	502	529	593, 594	596, 598
Current Use	Disused - former petrol station	Disused - former offices	Disused - former leisure unit	Disused - former barracks blocks	Disused - former barracks blocks
Date of Construction (NB: info from asset register)	1985	1939	1935	1972	1972
Floor Area/Volume m <sup>2</sup> /m <sup>3</sup> (NB: info from asset register)	10	402	1126	2140	2786
Number of Floors	1 & 2 equivalent	1	1 & 2 equivalent	3	3
Building Height (Eaves, Ridge) m, estimated	4 & 2.4	2.5, 5	3 & 5	8	8, 11
Construction/Structure	Metal canopy over forecourt. Brick booth with asphalt roof and timber fascia.	Building clad externally with clay-chip type rendered panels. Structure below not evident. Interlocking concrete tiles to roof. Plastic fascia and guttering. UPVC windows.	Green painted metal clad walls. Concrete flat roof with asphalt covering. Metal prot-hole type windows.	Red brick (with pink mortar) & blockwork walls with concrete floors (exposed slab edges). Flat roof. Some panels of reconstituted stone/concrete blocks. Floor to ceiling metal window panels with infill material to lower panel.	Brown brick walls with brown mortar. Concrete floors extend beyond external wall to form access balconies to dorm rooms. Pitched, tiled roof overhanging full extent of balconies. Metal balcony structure & windows.
Building/Setting Features & Characteristics of Note		Inverted dormer to rear of roof. Entrance porch. Main corridor runs from front to rear of building. Feature decorative line in panelling runs around building.	Entry porch and lean-to with mono-pitch roof to one side of building.	Appearance of 1960s prefabricated school blocks. Asbestos present. Concrete access stairs to either end of block. Central corridor gives access to dorm rooms.	Concrete access stairs to either end of block.
Potential Uses		Offices	Storage unit.	Hostel, residential accommodation.	Hostel, residential accommodation.
Status/Condition	4 poor	3 fair	3 fair	3 fair	3 fair
	 	 	 	 	 

# Area 1

Building No.	UH8	UH9	UH10	UH11	UH12
Current Use	Disused	Disused - generator	Sub-station	Disused - Portakabin	Tank
Date of Construction (NB: info from asset register)					
Floor Area/Volume m <sup>2</sup> /m <sup>3</sup> (NB: info from asset register)					
Number of Floors	1	1	1	1	
Building Height (Eaves, Ridge) m, estimated	3 & 1.8	2.2	1.8	2.8	2
Construction/Structure	Mixed brick construction with flat roof and varied volume heights.	Brick walls, flat asphalt roof, timber fascia and louvred timber doors. Two large prefabricated metal fridges to one side.	1.8m high timber fence panels supported by concrete posts. Barbed wire on top.	Disused Portakabin adjacent to building 470 surrounded by chicken wire fencing.	Metal tank on concrete plinth surrounded by timber boards & chicken wire
Building/Setting Features & Characteristics of Note					
Potential Uses					
Status/Condition	4 poor	3 fair	3 fair	4 poor	4 poor
		 			

Area 1

Building No.	UH13
Current Use	Disused - office
Date of Construction (NB: info from asset register)	
Floor Area/Volume m <sup>2</sup> /m <sup>3</sup> (NB: info from asset register)	
Number of Floors	1
Building Height (Eaves, Ridge) m, estimated	2.4, 3
Construction/Structure	Corrugated metal clad walls on concrete plinth. Pitched metal roof. Metal windows.
Building/Setting Features & Characteristics of Note	
Potential Uses	
Status/Condition	4 poor
	





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PROJECT  
1135

**Heyford Park**

CLIENT  
North Oxfordshire Consortium  
Ltd.

**Building Study**  
**Area 2**

DATE	DRAWN	CHECKED
19.06.06	NMB	









SCALE	DRAWING NO.	REV:
1:2500 @ A2	1125 018 /	







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## Area 2

Building No.	291	530, 531, 533, 534	532	535, 536, 539, 540,	537, 538
Current Use	Water Tower	Housing	Electric Sub-Station	Housing	Housing
Date of Construction (NB: info from asset register)	1972	1925	1949	1925	1925
Floor Area/Volume m <sup>2</sup> /m <sup>3</sup> (NB: info from asset register)		480 (3 no. units)		(3 No. units)	(5 No. units)
Number of Floors	10 equivalent	2	1	2	2
Building Height (Eaves, Ridge) m, estimated	25	4.5, 6.5	1.8	4.5, 6.5	4.5, 6.5
Construction/Structure	Metal frame supporting metal tank. Small blockwork shed with monopitch, asphalt roof in corner of compound. 2m high.	Terraced units of red, brindled brick construction with timber, pitched, tiled roofs. Each current family unit consists of 2 no. smaller units which have been knocked together with one entry door replaced by a window. Mix of timber and UPVC windows.	Surround to sub-station part brick, part timber panel with concrete post supports. Barbed wire to top of enclosure. Some graffiti damage.	Terraced units of rendered brick construction with timber, pitched, tiled roofs. Plinth at building base of unrendered brick approx. 7 no. courses. Exposed rafters at eaves and white UPVC windows. Each current family unit consists of 2 no. smaller units which have been knocked together with one entry door replaced by a window.	Terraced units of rendered brick construction with timber, pitched, tiled roofs. Plinth at building base of unrendered brick approx. 7 no. courses. Exposed rafters at eaves and white UPVC windows. Each current family unit consists of 2 no. smaller units which have been knocked together with one entry door replaced by a window.
Building/Setting Features & Characteristics of Note	Prominent feature on site. Functional design.	Buildings' surroundings are well maintained and located in an attractive setting around an oval green, though their rear gardens and sheds face onto the green.		Buildings appear to have been recently renovated and both they and their surroundings are well maintained and located in an attractive setting around an oval green.	Buildings appear to have been recently renovated and both they and their surroundings are well maintained and located in an attractive setting around an oval green.
Potential Uses	Observation tower landmark	Housing	Existing use only	Housing	Housing
Status/Condition	3 fair	3 fair	4 poor	1 excellent	1 excellent
	 	 		 	

## Area 2







Building No.	542	543, 544	546X	546	547
Current Use	Electric Sub Station	Housing	Housing	Disused - former credit union	Disused - former launderette/store
Date of Construction (NB: info from asset register)	1940	1925	1930	1977	1935
Floor Area/Volume m <sup>2</sup> /m <sup>3</sup> (NB: info from asset register)		253		140	228
Number of Floors	1	2	2	1	1
Building Height (Eaves, Ridge) m, estimated	1.8	4.5, 6.5	4.5, 6.5	2.5	2.3, 4.5
Construction/Structure	Enclosure to sub-station constructed from 1.8m high stained timber fence panels supported by concrete posts.	500mm brick plinth & rendered brick walls. Pitched, tiled roof with corbel to eaves. UPVC windows. Surrounded by chicken wire fence supported by concrete posts.	Brindled red brick walls with pitched, tiled roof. Brick/timber porch over entry with lead roof. UPVC windows with concrete cills.	Painted concrete blockwork walls. Flat asphalt roof. Timber windows & fascia.	Brindled red brick with timber, tiled, pitched roof. Internal metal bars over timber sashed windows. Single storey brick lean-to and prefabricated concrete shed to rear.
Building/Setting Features & Characteristics of Note			2 chimneys	Building in poor state of repair with boarded & broken windows & doors. Timber rotting.	Many windows broken and boarded over. Evidence of previous adaptation work i.e. infilled windows/doors. Entry door adjacent Camp Road in porch structure.
Potential Uses	Existing use only	Currently in use	Currently in use	Small office	Housing
Status/Condition	3 fair	2 good	2 good	4 poor	3 fair
		  			 

## Area 2







Building No.	548	549	551	552	553
Current Use	Electric Sub-Station	Community Centre	Water Pump	Water Tanks (2 No.)	Housing
Date of Construction (NB: info from asset register)	1940	1945	1935	1952	1953
Floor Area/Volume m <sup>2</sup> /m <sup>3</sup> (NB: info from asset register)		580	50		196 (2 no. units)
Number of Floors	1	1	1	1.5 equivalent	2
Building Height (Eaves, Ridge) m, estimated	1.8	4.5, 6	2.4	3.5	4.5, 6.5
Construction/Structure	Enclosure to sub-station constructed from 1.8m high stained timber fence panels supported by concrete posts.	External steel frame with brick piers and pebble dash infill external walls. Deep span metal clad roof and gable ends. Metal windows.	Brindled, orange/red brick construction with flat asphalt roof. Metal windows with metal security bars mounted externally.	Metal containers with brick plinth.	Brown brindled brick with timber, tiled pitched roof. White UPVC windows. Minimal flat roofed porch over entrance doors.
Building/Setting Features & Characteristics of Note					Semi-detached housing units and surrounds appear to be well maintained.
Potential Uses	Existing use only	Office / warehouse	Existing use only	Storage / re-use panels as feature	Housing
Status/Condition	2 good	2 good	2 good	2 good	2 good
					






## Area 2

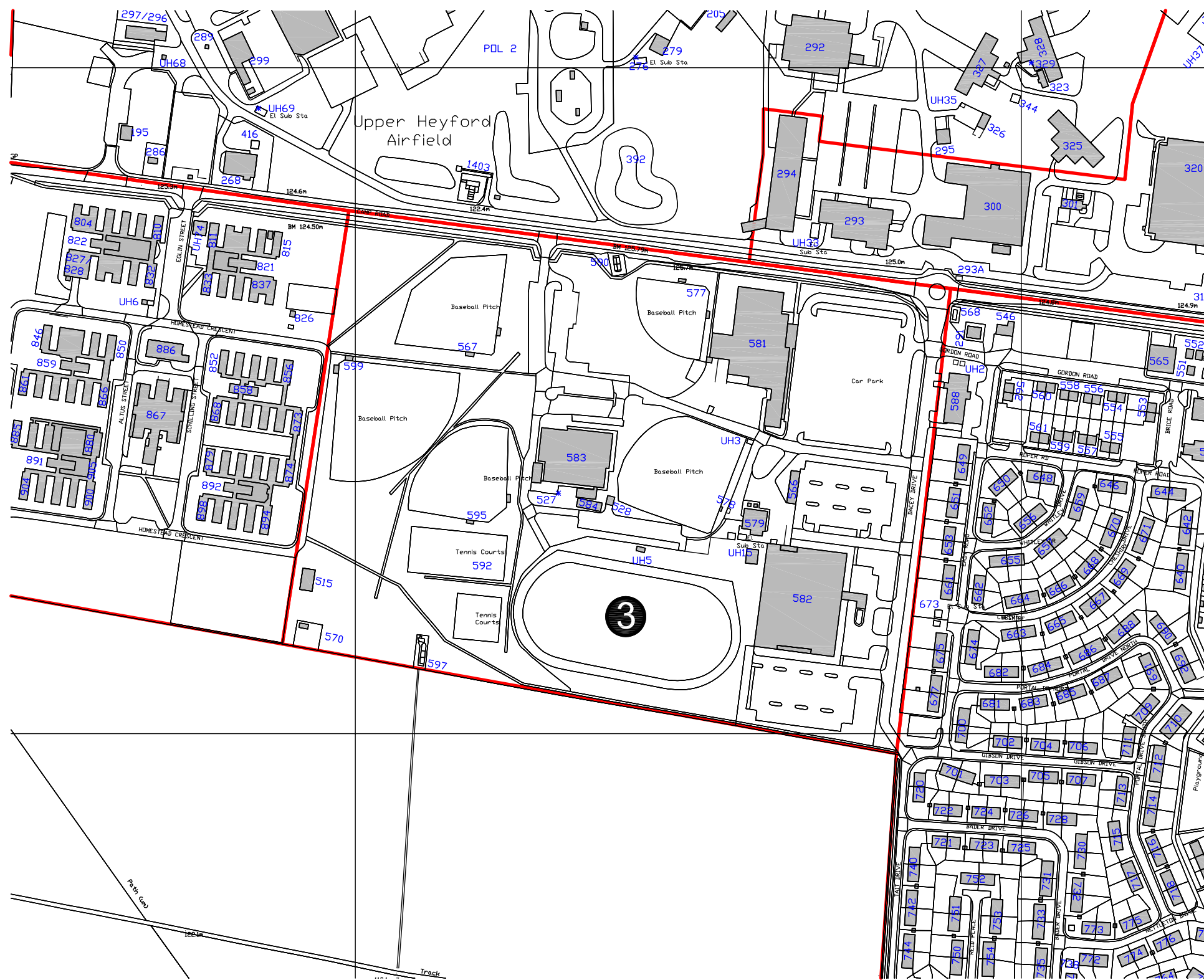
Building No.	554-562	565	568	572	573
Current Use	Housing	Water Tank	Disused - former waste disposal	Chapel	Water tank
Date of Construction (NB: info from asset register)	1953	1979	1945	1961	1987
Floor Area/Volume m <sup>2</sup> /m <sup>3</sup> (NB: info from asset register)	9 no. semi-detached units as Building No. 553 with single storey extensions built onto end gables.			680	
Number of Floors	2 & 1	1.5 equivalent		1 & 2 equivalent	1.5 equivalent
Building Height (Eaves, Ridge) m, estimated	4.5, 6.5	3		4, 6	3.5
Construction/Structure	Construction as 553 but not all windows renovated to white UPVC.	Poured concrete construction with some textured concrete panels to walls. Flat roof with concrete parapet and ladder access.	Poured concrete pits with standing water connected to drainage pipe. Surrounded by timber panel fence, 1.8m high with concrete post supports & barbed wire to top.	Single storey entrance foyer with flat asphalt roof. Beige, brindled brick walls with timber & glazed infill panels. Double height larger hall space timber portal framed with brick & timber cladding panels to match entrance. Flat roofed brick extension to rear. Sheet metal roof.	Poured concrete construction with some textured concrete panels to walls. Flat roof with maetal railings around perimeter and ladder access.
Building/Setting Features & Characteristics of Note	Semi-detached housing units and surrounds appear to be well maintained.			Well maintained building & surrounds.	
Potential Uses	Housing	Warehouse / store	Existing use only	Office / existing use	Recycling / equipment store
Status/Condition	2 good	2 good	3 fair	2 good	2 good
	 				

## Area 2

Building No.	588	640 (additional numbers below)	642 (additional numbers below)	646 (additional numbers below)	673
Current Use	Store	Housing	Housing	Housing	Electric Sub-Station
Date of Construction (NB: info from asset register)	1975	1957	1957	1957	1950
Floor Area/Volume m <sup>2</sup> /m <sup>3</sup> (NB: info from asset register)	579	231 (1 No. 2 bed, 1 No. 4 bed)	231 (2 No. 3 bed)	194 (2 No. 2 bed)	
Number of Floors	1.5-2 equivalent	1	1	1	
Building Height (Eaves, Ridge) m, estimated	4	2.2, 4	2.2, 4	2.2, 4	1.8
Construction/Structure	Painted concrete blockwork walls with shallow pitched asbestos roof. Timber fascia board. Minimal openings. Large shuttered door to one end.	Pre-cast concrete panel wall construction on brick plinth (2 no. courses). Tiled roof. Small flat roofed porch over entrance door. Coloured timber infill panel & glazing adjacent front door.	Pre-cast concrete panel wall construction on brick plinth (2 no. courses). Tiled roof. Small flat roofed porch over entrance door. Coloured timber infill panel & glazing adjacent front door.	Pre-cast concrete panel wall construction on brick plinth (2 no. courses). Tiled roof. Small flat roofed porch over entrance door. Coloured timber infill panel & glazing adjacent front door.	Enclosure to sub-station constructed from 1.8m high stained timber fence panels supported by concrete posts. Barbed wire to top of fence.
Building/Setting Features & Characteristics of Note	Plants growing on roof and in gutters.	Semi-detached pre-fabricated family single storey units with associated sheds. Bland facades with no architectural features of note.	Semi-detached pre-fabricated family single storey units with associated sheds. Bland facades with no architectural features of note.	Semi-detached pre-fabricated family single storey units with associated sheds. Bland facades with no architectural features of note.	
Potential Uses	Warehouse / store				Existing use only
Status/Condition	3 fair	3 fair	3 fair	3 fair	3 fair
	 	 <p>649, 677, 733, 742 (Data from asset register)</p>	 <p>644, 655, 656, 657, 659, 661, 663, 664, 670, 671, 674, 675, 682, 684, 686, 688, 692, 700, 701, 710, 712, 714, 718, 730, 731, 732, 735, 740, 744, 750, 751, 752, 753, 754, 755, 756, 757, 759, 765, 767, 768, 769, 770, 771 (Data from asset register)</p>	 <p>646, 648, 650, 651, 652, 653, 662, 665, 666, 667, 668, 669, 681, 683, 685, 687, 690, 691, 702, 703, 704, 705, 706, 707, 709, 711, 713, 715, 716, 717, 720, 721, 722, 723, 724, 725, 726, 728, 736, 745, 746, 747, 760, 761, 762, 763, 764, 766, 772, 773, 774, 775, 776, 778, 780 (Data from asset register)</p>	

## Area 2

Building No.	738	779	UH2
Current Use	Electric Sub-Station	Sewage Pump	Sub-stations
Date of Construction (NB: info from asset register)	1950	1989	
Floor Area/Volume m <sup>2</sup> /m <sup>3</sup> (NB: info from asset register)		11	
Number of Floors		1	
Building Height (Eaves, Ridge) m, estimated	1.8	2.5, 3	1.8
Construction/Structure	Enclosure to sub-station constructed from 1.8m high stained timber fence panels supported by concrete posts. Barbed wire to top of fence.	Rendered brick with timber, tiled roof.	2 no. structures. Both with buff brick walls with flat asphalt roof and timber doors.
Building/Setting Features & Characteristics of Note			Adjacent to 588
Potential Uses	Existing use only	Existing use only	Existing use only
Status/Condition	3 fair	3 fair	2 good
			



**3** Area 3








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PROJECT 1135 Heyford Park			
CLIENT North Oxfordshire Consortium Ltd.			
TITLE Building Study Area 3			
DATE 19.06.06	DRAWN NMB	CHECKED	
SCALE 1:2,500 @ A3	DRAWING NO. 1135-019 /	REVISION	









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### Area 3








Building No.	515	527	528	566	567
Current Use	Disused - former leisure	Electrical sub station	Store	Disused - former store	Disused - baseball dugouts
Date of Construction (NB: info from asset register)	1983	1976	1982	1989	
Floor Area/Volume m <sup>2</sup> /m <sup>3</sup> (NB: info from asset register)	145		33	143	
Number of Floors	1	1	1	1	1
Building Height (Eaves, Ridge) m, estimated	2.4, 4	1.8	2.2, 3	2.4, 3	2.2, 2.4
Construction/Structure	Timber frame with walls removed. Large brick chimney clad in concrete bricks. Curved composite rafters with asphalt tiles on roof - some missing. Timber roof boards expressed internally.	Enclosure of 1.8m timber panels supported by concrete posts.	Concrete plinth & structure with pebble dashed walls. Possible corrugated asbestos roof. Large timber garage door at front.	Blockwork walls with metal monopitch roof supported by metal columns. No windows.	Blockwork walls with metal monopitch roof. Timber frames to openings covered by chicken wire.
Building/Setting Features & Characteristics of Note					Adjacent to baseball field.
Potential Uses					
Status/Condition	4 poor	3 fair	3 fair	3 fair	3 fair
					








### Area 3

Building No.	570	577	578	579	581
Current Use	Disused - former store	Disused - baseball dugouts	Disused - fuel inlet	Disused - boiler house	Disused - former supermarket
Date of Construction (NB: info from asset register)	1987			1980	1975
Floor Area/Volume m <sup>2</sup> /m <sup>3</sup> (NB: info from asset register)	23			304	3522
Number of Floors	1	1			1
Building Height (Eaves, Ridge) m, estimated	5	2.2, 2.4	1.8	8	4 & 6
Construction/Structure	Concrete plinth. Unidentified panelling to walls with barbed wire on top.	Blockwork walls with metal monopitch roof. Timber frames to openings covered by chicken wire.	Brick with concrete roof.	Steel frame, metal cladding to walls. Large concrete chimney - approx. 18m	Blockwork walls on brick plinth. Flat roof with parapet. Metal clad deep roof fascia.
Building/Setting Features & Characteristics of Note		Adjacent to baseball field.			
Potential Uses					
Status/Condition	4 poor	4 poor	3 fair	2 good	3 fair
					 

### Area 3

Building No.	582	583	584	590	595
Current Use	Disused - former hospital (60 bed)	Gymnasium	Store	Waste disposal pit	Disused - baseball dugouts
Date of Construction (NB: info from asset register)	1982	1976	1982	1940	
Floor Area/Volume m <sup>2</sup> /m <sup>3</sup> (NB: info from asset register)	9042	2302	116		
Number of Floors	2	1	1		1
Building Height (Eaves, Ridge) m, estimated	9	8; 4.5; 7, 7.5	2.4, 4	1.8	2.2, 2.4
Construction/Structure	Concrete precast pebble dash panel walls. Flat roof with metal capping. Metal windows. Large metal plant housings on roof.	Pebble dash concrete walls to main volume (8m high) with flat roof and metal capping. Concrete base to lower entrance volume (4.5m high) with plastic weather boarding to walls. Metal windows & doors with timber subframes. 2 No. volumes (7.5m high) adjacent gym clad with timber shingles on plywood background. Timber boxing forms piers on walls. Shallow pitch roof with metal flashing. Boiler-house to rear has rendered walls with flat roof (4.5m high).	Concrete plinth & structure with pebble dashed walls. Timber weather boarding to gable ends. Metal windows behind wire mesh with timber cills. Possible corrugated asbestos roof with plastic fascia. Plastic roof to porch. Asbestos internal walls.	Pit surrounded by 1.8m high timber fence panels supported by concrete posts.	Blockwork walls with metal monopitch roof. Timber frames to openings covered by chicken wire.
Building/Setting Features & Characteristics of Note					Adjacent to baseball field.
Potential Uses		Still in use			
Status/Condition	3 fair	3 fair	3 fair	2 good	4 poor
	 	 			

### Area 3

Building No.	597	599	UH15	UH3	UH5
Current Use	Waste disposal pit	Disused - baseball dugouts	Disused - former office	Sub station	Disused - former viewing tower
Date of Construction (NB: info from asset register)					
Floor Area/Volume m <sup>2</sup> /m <sup>3</sup> (NB: info from asset register)					
Number of Floors		1	1		
Building Height (Eaves, Ridge) m, estimated	1.8	2.2, 2.4	2.6, 4	1.8	2; 4.8
Construction/Structure	Brick pits surrounded by timber fence supported by concrete posts. Barbed wire on top.	Blockwork walls with metal monopitch roof. Timber frames to openings covered by chicken wire.	Blockwork walls to 2m with metal cladding above. Metal pitched roof. Metal windows boarded up. Door opening boarded up.	1.8m high timber fence panels supported by concrete posts with barbed wire on top.	Painted blockwork walls with metal windows. Flat asphalt roof with viewing gantry. Metal stair & balcony.
Building/Setting Features & Characteristics of Note		Adjacent to baseball field.			Adjacent running track
Potential Uses					
Status/Condition	4 poor	3 fair	3 fair	3 fair	3 fair
					



4 Area 4










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Heyford Park		
CLIENT North Oxfordshire Consortium Ltd.		
TITLE Building Study Area 3		
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SCALE 1:2,500 @ A3	DRAWING NO. 1135-020 /	REVISION




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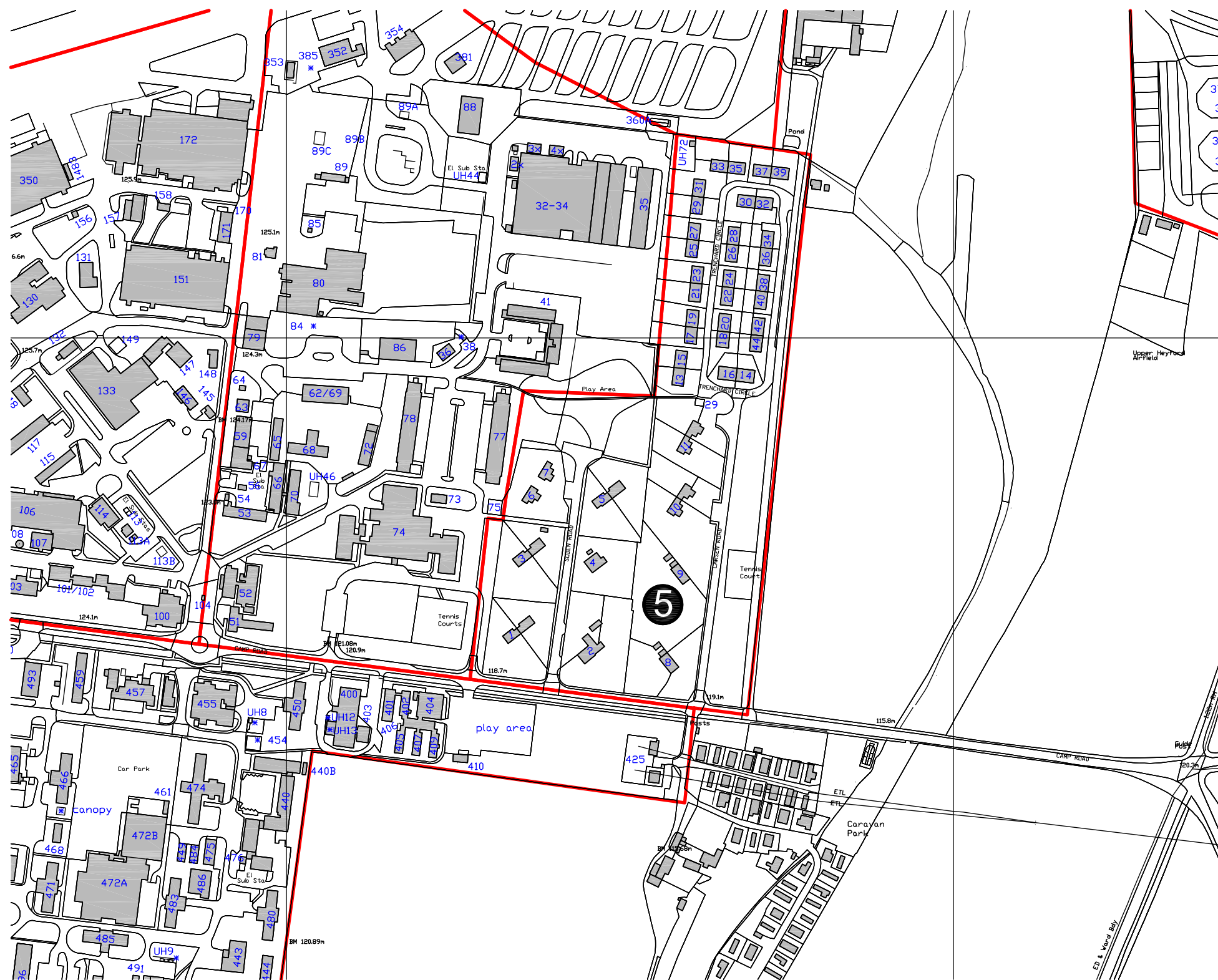
# Area 4

Building No.	804 (additional numbers below)	826	886	867	UH6
Current Use	Disused - former school	Disused	Gymnasium	Disused - former school / training	Sub-station
Date of Construction (NB: info from asset register)	1939		1971	1939	
Floor Area/Volume m <sup>2</sup> /m <sup>3</sup> (NB: info from asset register)			365		
Number of Floors	1	1	1	1	1
Building Height (Eaves, Ridge) m, estimated	2.4, 3.5	2.4, 2.6	5, 6	3, 5.5	2
Construction/Structure	Rendered brick classroom units with pitched asbestos roofs, linked by flat roof corridors/volumes. Metal windows.	Buff brick walls with monopitch asbestos roof. Timber fascia and double doors to front.	Brick gable ends and corrugated metal clad side walls with clerestory windows. Possible corrugated asbestos roof with wooden fascia & deep overhang.	Red brindled brick walls with pitched asbestos roof. Metal windows.	Brick walls with asphalt flat roof. Surrounded by 1.8m high timber fence, supported by concrete posts.
Building/Setting Features & Characteristics of Note			Single storey, flat roofed, brick extension to one end.	Chimney to rear - approx 10m. Pitched roof units linked to form larger volume.	
Potential Uses					
Status/Condition	4 poor	3 fair	3 fair	4 poor	4 poor
	  <p>810, 811, 815, 821, 822, 827, 828, 832, 833, 837, 846, 850, 852, 856, 858, 859, 861, 866, 868, 873, 874, 879, 880, 885, 891, 892, 894, 898, 900, 904, 905</p>			 	



Area 4

Building No.	UH74
Current Use	Water tower
Date of Construction (NB: info from asset register)	
Floor Area/Volume m <sup>2</sup> /m <sup>3</sup> (NB: info from asset register)	
Number of Floors	10 equivalent
Building Height (Eaves, Ridge) m, estimated	25
Construction/Structure	Metal support structure to metal tank over.
Building/Setting Features & Characteristics of Note	
Potential Uses	
Status/Condition	3 fair
	



5 Area 5


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PROJECT  
1135  
Heyford Park  
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North Oxfordshire Consortium Ltd.  
TITLE  
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Area 5  
DATE  
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SCALE  
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1135-021 /










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# Area 5

Building No.	1	2	3	4	5
Current Use	Housing	Housing	Housing	Housing	Housing
Date of Construction (NB: info from asset register)	1947	1947	1947	1947	1947
Floor Area/Volume m <sup>2</sup> /m <sup>3</sup> (NB: info from asset register)	169	396	169	259	169
Number of Floors	2	2.5	2	2	2
Building Height (Eaves, Ridge) m, estimated	4.8, 6.5	4.8, 6.5	4.8, 6.5	4.8, 6.5	4.8, 6.5
Construction/Structure	Rendered brick walls with pitched, tiled roof. Rendered chimneys. Bay window at ground level & concrete entrance canopy.	Brindled red brick walls with pitched, tiled roof. Brick chimneys. Deep entrance canopy with tiled roof. Single storey extension to front also in brick with pitched, tiled roof. Dormer window in roof.	Rendered brick walls with pitched, tiled roof. Rendered chimneys. Bay window at ground level & concrete entrance canopy. Asbestos in pipes.	Red brindled brick with pitched, tiled, hipped roof. Brick chimneys. Single storey brick building at front, also brick with pitched, tiled roof.	Rendered brick walls with pitched, tiled roof. Rendered chimneys. Side entrance. Asbestos in pipes.
Building/Setting Features & Characteristics of Note	2 No. 4 bed semi detached houses in well maintained gardens/street.	5 bed detached house in well maintained gardens/street.	2 No. 5 bed semi detached houses in well maintained gardens/street.	5 bed detached house in well maintained gardens/street.	2 No. 4 bed semi detached house in well maintained gardens/street.
Potential Uses	Still in use	Still in use	Still in use	Still in use	Still in use
Status/Condition	1 excellent	1 excellent	2 good	1 excellent	1 excellent
					

# Area 5

Building No.	6 & 7	8 & 9	10 & 11	13 & 15 (other numbers, see below)	29
Current Use	Housing	Housing	Housing	Housing	Electric sub-station
Date of Construction (NB: info from asset register)	1947	1947	1947	1956/1957	1950
Floor Area/Volume m <sup>2</sup> /m <sup>3</sup> (NB: info from asset register)	167	271	333	231	
Number of Floors	2	2	2	1	1
Building Height (Eaves, Ridge) m, estimated	4.8, 6.5	4.8, 6.5	4.8, 6.5	2, 4	1.8
Construction/Structure	Red brindled brick walls with pitched, tiled roof. Tile corbel details at eaves. Brick chimney. Concrete entrance canopy. Asbestos in pipes.	Red brindled brick walls with pitched, tiled roof. Brick chimneys. Feature brick arch detail over door.	Red brindled brick walls with pitched, tiled roof. Tile corbel details at eaves. Brick chimney.	Pebble dashed prefabricated panel construction. Pitched, tiled roof. Minimal entrance canopy above door. Infill panels below windows adjacent to front door. Asbestos in pipes, asbestos roof sheets/barge boards.	1.8m high timber fence panel enclosure supported by concrete posts. Barbed wire on top of fence.
Building/Setting Features & Characteristics of Note	2 No. 3 bed detached houses in well maintained gardens/street.	4 bed detached house in well maintained gardens/street.	2 No. 3 bed semi detached house in well maintained gardens/street.	2 No. 3 bed semi detached houses	
Potential Uses	Still in use	Still in use	Still in use	Still in use	
Status/Condition	1 excellent	1 excellent	1 excellent	3 fair	3 fair
			 	  Also 14 & 16; 17 & 19; 18 & 20; 21 & 23; 22 & 24; 25 & 27; 26 & 28; 29 & 31; 30 & 32; 33 & 35; 34 & 36; 37 & 39; 38 & 40 (Data from asset register)	

Area 5

Building No.	42 & 44	UH 72
Current Use	1 No. 2 bed & 1 No. 4 bed semi detached houses	Store
Date of Construction (NB: info from asset register)	1957	
Floor Area/Volume m <sup>2</sup> /m <sup>3</sup> (NB: info from asset register)	231	
Number of Floors	1	1
Building Height (Eaves, Ridge) m, estimated	2, 4	2.4, 3.4
Construction/Structure	Pebble dashed prefabricated panel construction. Pitched, tiled roof. Minimal entrance canopy above door. Infil panels below windows adjacent to front door. Asbestos in pipes, asbestos roof sheets/barge boards.	Brick walls with pitched, tiled roof. Corbel detail at eaves. Metal security bars over window.
Building/Setting Features & Characteristics of Note	1 No. 2 bed & 1 No. 4 bed semi detached houses	
Potential Uses	Still in use	
Status/Condition	2 good	3 fair
	