

QM-ADP-04-XX-RP-1431 _ Design and Access Statement -Heyford_Temporary Keg Store
Design and Access Statement

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Temporary Keg Store Application – Village Centre South

CD3216

Dorchester Living

02 / GM

July 2021

ADP on behalf of Corde Ltd.



Image: Site aerial showing B455 Village Centre South Under Construction (18/00043/NMA)

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v.2.0 July 2021

Proposed addition of temporary keg store to the Hotel development, Village Centre South, currently under construction on Camp Road, Upper Heyford.

Dorchester Living

CONTENTS

1.0	Introduction
2.0	Background to the Development
3.0	Extent of the Works
4.0	Use
5.0	Site Context
6.0	Layout
7.0	Scale
8.0	Access
9.0	Proposed Materials
10.0	Foul Sewage and Utilities Assessment

QM-ADP-04-XX-RP-1431 _ Design and Access Statement -Heyford_Temporary Keg Store

Design and Access Statement

www.adp-architecture.com

v.2.0 July 2021

1.0 Introduction

1.1 This design and access statement is submitted as an accompanying document in support of the planning application for: **Proposed addition of temporary keg store to the Village Centre South Hotel development currently under construction on Camp Road, Upper Heyford.**

1.2 Location: Building 455, Village Centre South Heyford Park Camp Road Upper Heyford Bicester OX25 5HD

1.3 This Design and Access Statement is to illustrate the proposal, and to explain the proposal. The purpose therefore of this statement is to describe the design considerations and to demonstrate how the proposed scheme responds to the site's context.

1.4 The application is being submitted by Corde Ltd on behalf of our client and land owner.

1.5 The project comprises of construction of a temporary keg store to allow suitable provision for the proposed restaurant and bars in the VCS development (planning app 18/00043/NMA). This includes the creation of a new single storey structure adjacent to the glazed canopy structure and temporary tarmac path to connect to the hard landscaping and road access from Camp Road to the North

2.0 Background to the Development

2.1 We have liaised Dorchester Living who are the building's end-users regarding this proposal and key factors on site have been identified.

2.2 The proposed upgrade of the existing accommodation is deemed important to ensure the functionality of the restaurant and bar offer, following planning amendments under application 18/00043/NMA to the original proposed scheme for the Village Centre South.

2.3 The size has been coordinated with the operator to efficiently provide the space required for a beer and wire store.

2.4 The Village Centre South (VCS) scheme originally gained permission via full decision 16/01000/F granted in November 2016 for the partial demolition and redevelopment of buildings 455 and 457 for a hotel and bar/ brasserie scheme. The approved plans indicated that building 455 (to the east) was to be linked to building 457 (to the west) via a new glazed canopy / link.

Design amendments to the scheme were secured under NMA 17/00091/NMA in August 2017, with the general premise and extent of the scheme remaining as originally approved, with a complete glazed link between the two buildings as before.

QM-ADP-04-XX-RP-1431 _ Design and Access Statement -Heyford_Temporary Keg Store**Design and Access Statement**www.adp-architecture.com

v.2.0 July 2021

A second NMA. 18/00043/NMA, was approved in April 2018, which gained the ability to carry out the development in phases, phase 1 being the works to building 455 and phase 2 to building 457. In addition, design amendments were approved to building 455 and the glazed link being reduced to stop short of linking to building 457.

A further permission for the Phase 2 land (Building 457), 19/02337/F, was granted in June 2020, which approved the demolition of the remaining sections of building 457 and the use of the land public open space. The permission is conditional and required appropriate landscaping schemes to be submitted and implemented. The redline for the application site, on its eastern edge immediately abuts the extent of the reduced glazed canopy approved by NMA 18/00043/NMA and those include the new store location.

The approved Village Centre South Scheme relating to the phase 1 works (B455) is currently under construction.

3.0 Extent of the Works

- 3.1 Construction of single storey block and render store to match the render finish to the Village Centre South hotel development.
- 3.2 Ground works adjacent to the west, temporary wall, of the glazed canopy link building to provide new temporary tarmac path and grass area.
- 3.3 Threshold drain in front of door and floor gulley for wash down, internal to the store.

4.0 Use

- 4.1 The store is intended to function as a wine and beer store for the Village Centre South hotel hospitality elements.

QM-ADP-04-XX-RP-1431 _ Design and Access Statement -Heyford_Temporary Keg Store**Design and Access Statement**www.adp-architecture.com

v.2.0 July 2021

5.0 Site Context

5.1 The location for the development is indicated on the below aerial image.

Highways: No works to the highway are to be undertaken.

5.2 Pedestrian Routes: The current pedestrian access routes will not be affected.

5.4



Aerial image showing the Village Centre South hotel under construction. (Planning application reference 18/00043/NMA). Proposed location of the new keg store is highlighted by the red box.

6.0 Layout

6.1 No change is proposed to the proposed building footprint approved through 18/00043/NMA . The new keg store is located to the west of the glazed canopy link, with external access from the village centre north hard landscaped area. The keg store will measure 7m x 3m in plan and will be single storey.

7.0 Scale

7.1 The scale of the keg store has been minimised to meet its functional requirements. The roof slope falls away from the building bringing the eaves level down on the western edge. The building is set back from the line of the northern elevation of the canopy link to further reduce its visual impact from Camp Road.

QM-ADP-04-XX-RP-1431 _ Design and Access Statement -Heyford_Temporary Keg Store

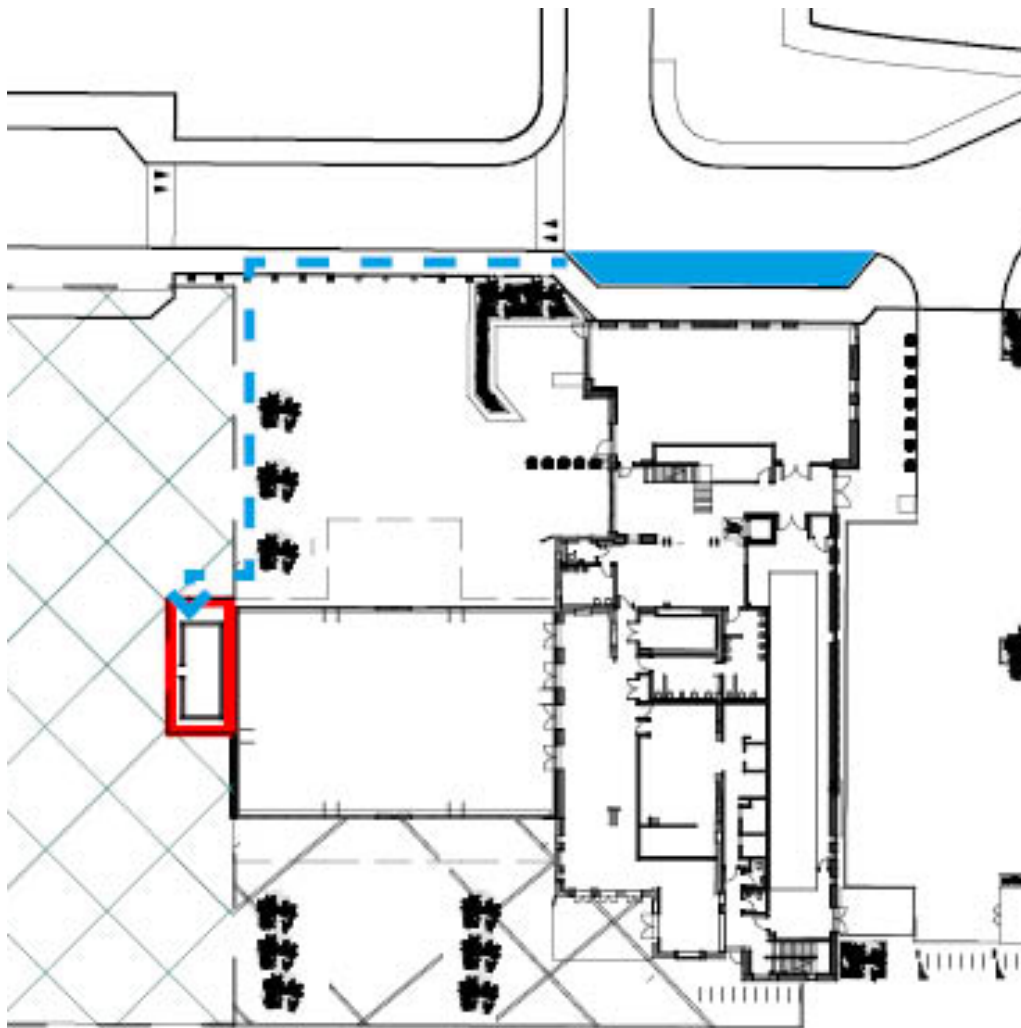
Design and Access Statement

www.adp-architecture.com

v.2.0 July 2021

8.0 Access

- 8.1 Delivery will be from the existing lay-by in camp road, with manual delivery of kegs across the hard paving to the north of the canopy link in a managed process on suitable trolleys. The diagram below shows the existing lay-by highlighted in blue and proposed delivery route to the keg store.



- 8.2 Access to the keg store will be provided via a new temporary tarmac path, providing level access to the keg store from the hard landscaped area to the north of the canopy link glazing.
- 8.3 No change is proposed to the access to the Village Centre South hotel building (B455) with all existing routes being maintained.

QM-ADP-04-XX-RP-1431 _ Design and Access Statement -Heyford_Temporary Keg Store**Design and Access Statement**www.adp-architecture.com

v.2.0 July 2021

9.0 Proposed Materials

9.1 External render to match the Village Centre South development. Weber Through Coloured Render in Chalk White (weberpral M) on insulated cavity wall construction.

9.2 Door proposed to be PPC aluminium. Sika Sarnafil roof to match colour of adjacent canopy link roof (dark grey).

9.3 Polyester Powder coating. Colour RAL 7012 for door to fit in with the general colour palettes in the Village Centre South scheme.

9.4 External landscaping works are limited to creating a new temporary access path to provide the level access as required

10.0 Foul Sewage and Utilities Assessment

10.1 Foul drain connection from floor gulley (internal to store) to new drainage system below the glazed canopy link (previous planning application). Drainpipe to collect water run-off from keg store roof. External threshold drain local to entrance door otherwise surface water will remain as existing.