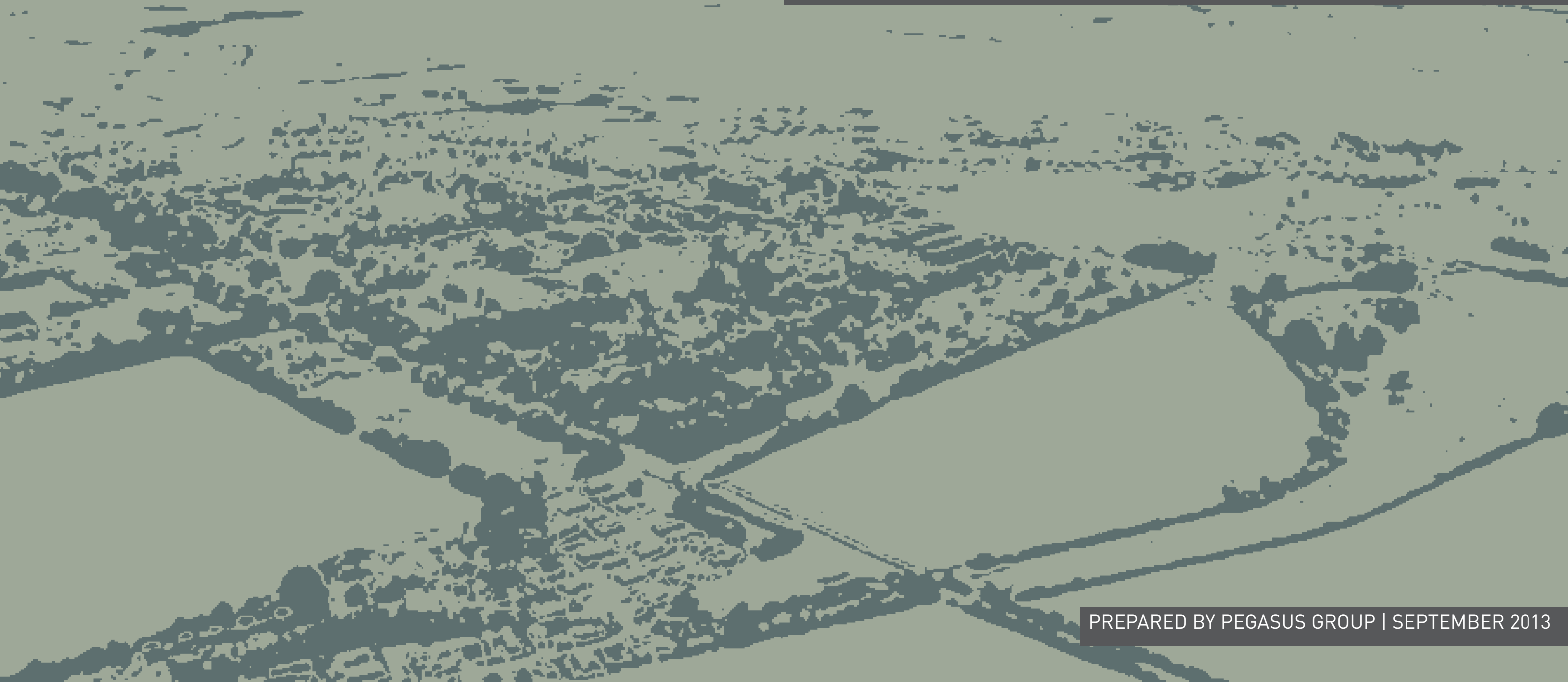


HEYFORD PARK

CAMP ROAD - WESTERN ENTRY
PARCEL B1

PEGASUS B.0285_13B DESIGN AND ACCESS STATEMENT



PREPARED BY PEGASUS GROUP | SEPTEMBER 2013

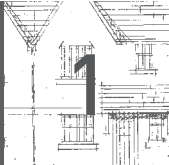


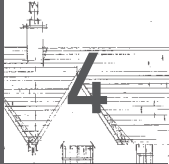




THE VISION

“THE GOVERNMENT ATTACHES GREAT IMPORTANCE TO THE DESIGN OF THE BUILT ENVIRONMENT. GOOD DESIGN IS A KEY ASPECT OF SUSTAINABLE DEVELOPMENT, IS INDIVISIBLE FROM GOOD PLANNING, AND SHOULD CONTRIBUTE POSITIVELY TO MAKING PLACES BETTER FOR PEOPLE.”

(PARA. 56 & 57, NPPF 2012).

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Prepared on behalf of Bovis Homes
October 2012 Project code B.0285
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1. INTRODUCTION AND PURPOSE

INTRODUCTION AND PURPOSE OF THE STATEMENT

- 1.1 This Design and Access Statement has been prepared by Pegasus Urban Design on behalf of Bovis Homes to support a planning application for erection of nine dwellings south of Camp Road in Heyford Park.
- 1.2 This application corresponds to planning permission ref: 10/01642/OUT of December 2011, and has been submitted to bring forward commencement of development on the site avoiding the requirement to satisfy pre-commencement conditions/obligations relating to the wider application site.
- 1.3 This Design & Access Statement has been prepared in accordance with Town and Country Planning (Development Management Procedure) Order 2010 and guidance provided in the DCLG document: Guidance on Information Requirements and Validation dated March 2010. In line with the application requirements, this Design and Access Statement accompanies a detailed application. This DAS explains the design principles and concepts that have informed the development and how access issues have been dealt with.
- 1.4 The DAS explains how a considered idea and proposal for nine dwellings has been reached and identifies a detailed layout for the new buildings which are contextually appropriate and part of the sustainable long term solutions for a successful community as part of the wider redevelopment of Heyford Park.
- 1.5 The former RAF Upper Heyford airbase, now known as Heyford Park, has a distinct character which reflects its unique military heritage and which is also reflected in the variety of its buildings, neighbourhoods, and the distinctive layout of its core areas.
- 1.6 This statement should be read in conjunction with the other supporting documents also submitted with the planning application. Reference should also be made to the outline application DAS and subsequent Design Code.



SITE LOCATION PLAN

2. BACKGROUND AND CONTEXT

CONSERVATION AREA

- 2.1 The former RAF Upper Heyford airbase as a whole is designated as a Conservation Area, reflecting the key role that the airbase played in the Cold War years, and the distinctive architecture and layouts which arose from that use. The Trident layout at the centre of Heyford Park and the Parade Ground just south of Camp Road are just two of the significant elements of the original plans, and represent military and airfield layouts typical of their era.
- 2.2 The application site, whilst within the conservation area, is not in the aforementioned significant areas and in terms of historic character is relatively well set back and the site's currently open land use.

THE APPLICATION

- 2.3 The application is for 9 dwellings with associated parking, access road and landscaping at Camp Road Western Entry.



TYPICAL VIEWS OF HEYFORD PARK



3. SITE LAYOUT



KEY:

APPLICATION BOUNDARY

ENCLOSURE DETAILS:

- 1.8M HIGH BRICK WALL
- 1.8M HIGH LARCH LAP FENCE
- 1.8M HIGH CLOSE BOARD FENCE
- 1.8M HIGH BRICK WALL WITH TIMBER PANEL INFILL
- PRIVATE GATED ACCESS TO REAR PARKING COURTYARD
- PRIVATE GATES, ACCESS TO REAR GARDENS

LANDSCAPING:

- INDICATIVE PROPOSED FOCAL TREES
- INDICATIVE PROPOSED AVENUE TREES
- INDICATIVE PROPOSED TREES
- EXISTING TREES/HEDGEROWS TO BE RETAINED WITH RPZs

SURFACE MATERIALS:

- TARMAC
- BLOCKWORK MULTISTOCK RED/CHARCOAL
- BLOCKWORK MULTISTOCK PENNANT GREY

SITE LAYOUT

4 . DESIGN PROPOSALS

USE AND AMOUNT

- 4.1 The site layout opposite indicates the proposed development. The site area is 0.526 ha and comprises a residential development of nine dwellings.
- 4.2 The development includes 2 x 5 bedroom detached dwelling (P502), 5 x 4 bedroom detached dwelling and 2 x 3 bedroom semi-detached dwellings.

ACCESS

- 4.3 The site will be accessed from Camp Road which will lead into a side access road. The proposed dwellings will sit adjacent to Camp Road, an Oxfordshire County Council adopted highway. The existing road to the west of the site will be retained and improved to an adoptable standard and will be the point of vehicular access to the proposed dwellings, with a turning head provided to allow for safe vehicular access.

LAYOUT

- 4.4 The proposal has been designed to front onto open space in order to improve legibility and for the site to act as a positive gateway entrance to the wider Heyford Park settlement area.
- 4.5 There is a strong relationship of the dwellings to the street, with dwellings facing the public realm and private gardens to the rear of dwellings not visible from the private drive or open space. The actual and perceived safety will be improved by this natural surveillance over the open space.
- 4.6 The properties have been designed and orientated to avoid overlooking of any adjacent or proposed dwellings.

CHARACTER

- 4.7 The following section illustrates how the proposed residential dwellings have drawn on architectural details found within the Conservation Area. In particular inspiration has been drawn from the 'Officers Housing' and 'Other Ranks Housing' through the use of a variety of building materials, protruding gables and feature chimneys.





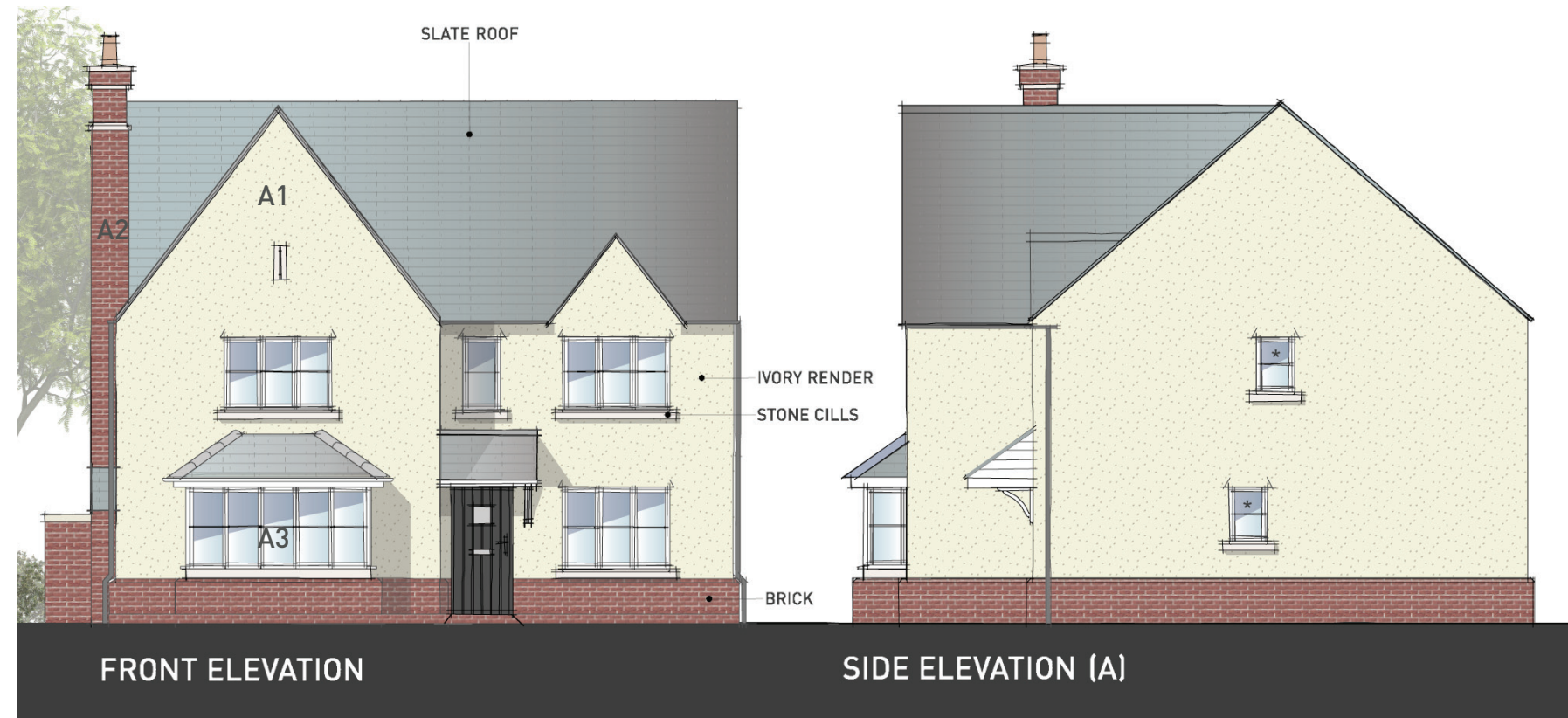
A1
RENDERED BUILDINGS WITH FEATURE
GABLES.



A2
FEATURE CHIMNEY

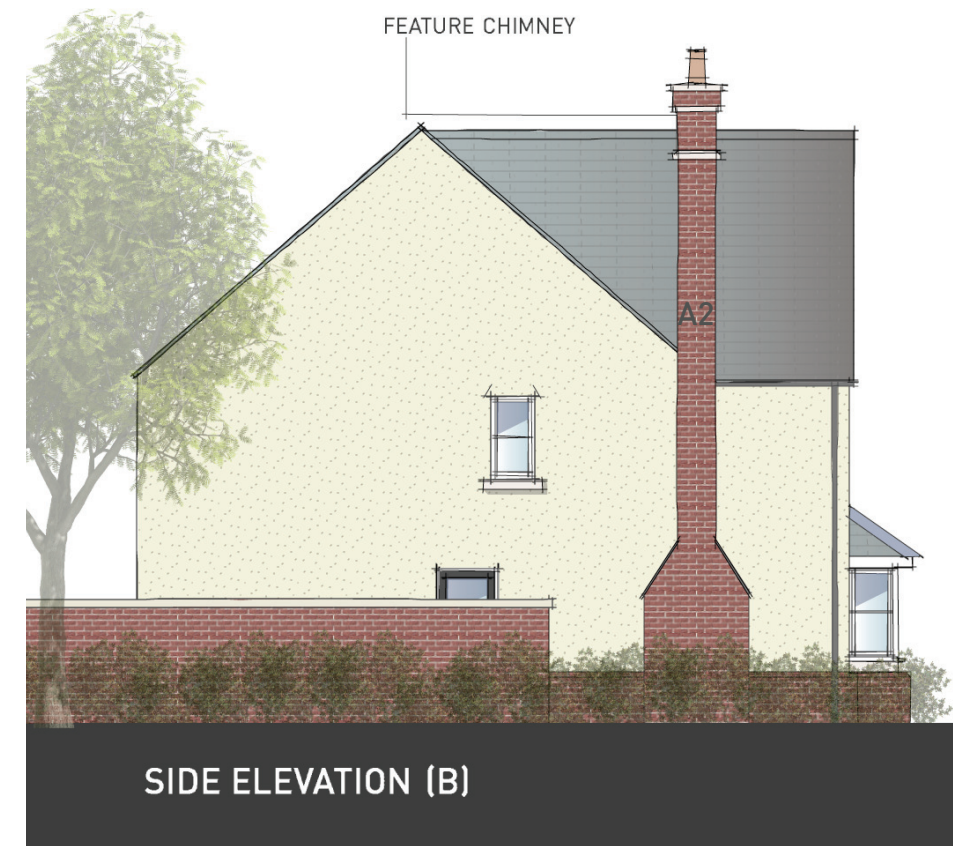


A3
BAY WINDOW TO PROVIDE NATURAL
SURVEILLANCE



FEATURE CHIMNEY

HOUSE TYPE P502

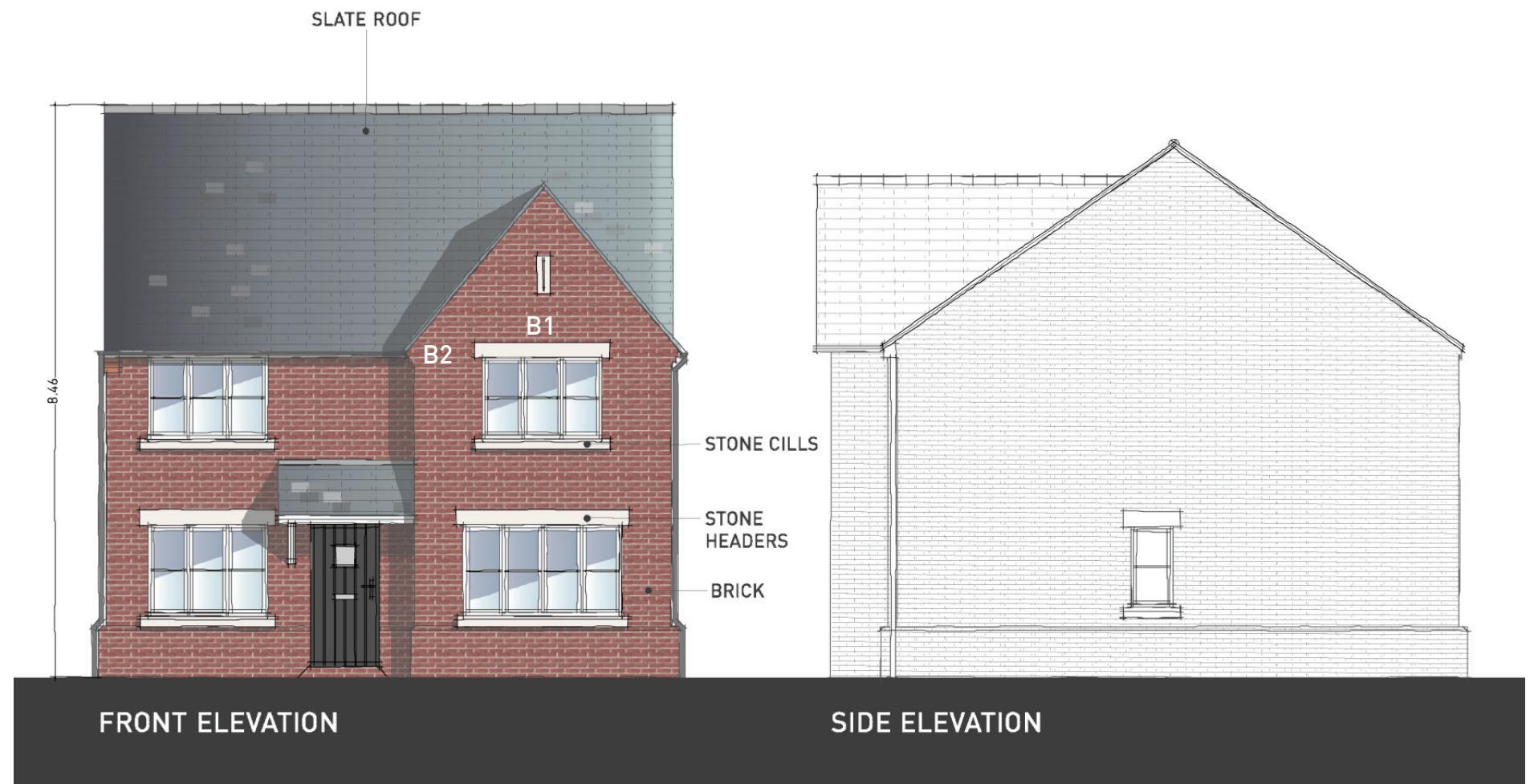




B1
PROTRUDING GABLE TO FRONT
ELEVATION



B2
CORBEL DETAIL



HOUSETYPE P404A



C1
FLAT CANOPY TO FRONT DOOR



C2
GABLE FRONTED WITH CORBEL DETAIL



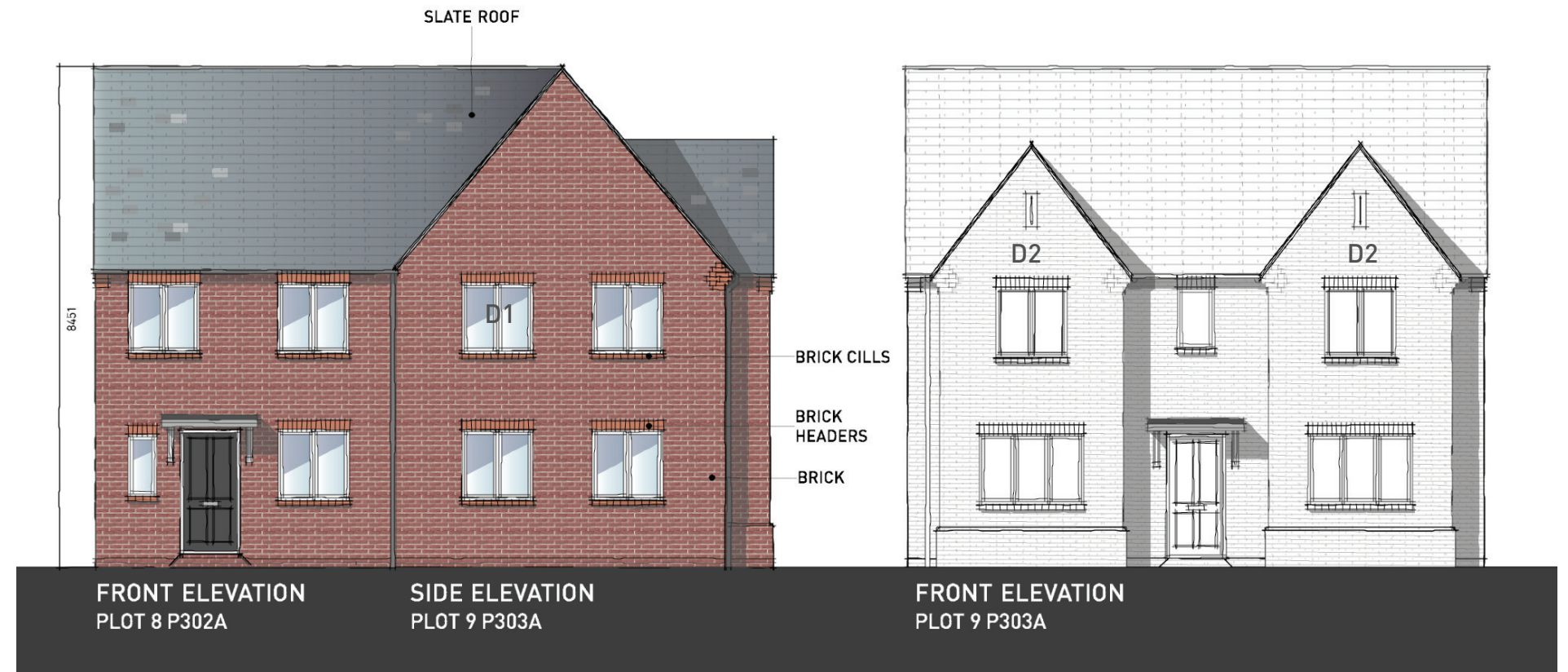
HOUSETYPE P401A



D1
SIMPLE FENESTRATION TO FRONT
ELEVATIONS



D2
PROTRUDING GABLES TO FRONT
ELEVATION



HOUSE TYPE P303A/P302A

4. DESIGN PROPOSALS

SCALE

- 4.8 The nine dwellings will be 2 storeys in height.

APPEARANCE

- 4.9 The nine proposed dwellings which form the first phase of this character area are architecturally inspired by a simple 'arts and craft' form of development. The purpose of this style is so that these houses will contain a variety of architectural features to 'animate' the frontage and create visual interest.
- 4.10 In terms of the development's character and how this aligns with the design aspirations for the wider site, please see the Design Code which has been made available to CDC.
- 4.11 The housing will provide a variety of roofstyles with feature gables and the use of slate. The frontages will consist of a mixture of render and red-brick. Stone-cills will be prominent in the house types with casement windows and doors.
- 4.12 All dwellings will have doorways defined by canopies.

LANDSCAPING

- 4.13 To the north-west of the dwellings is an area of open space which will provide an attractive environment and pleasant entrance to the settlement area, it is envisaged the open area will incorporate a piece of public art or signage. The details of which can be agreed by condition at a later date.
- 4.14 Tree planting is proposed to front towards Camp Road, which will enhance the visual amenity of the settlement area and also screen the proposed dwellings from the highway.

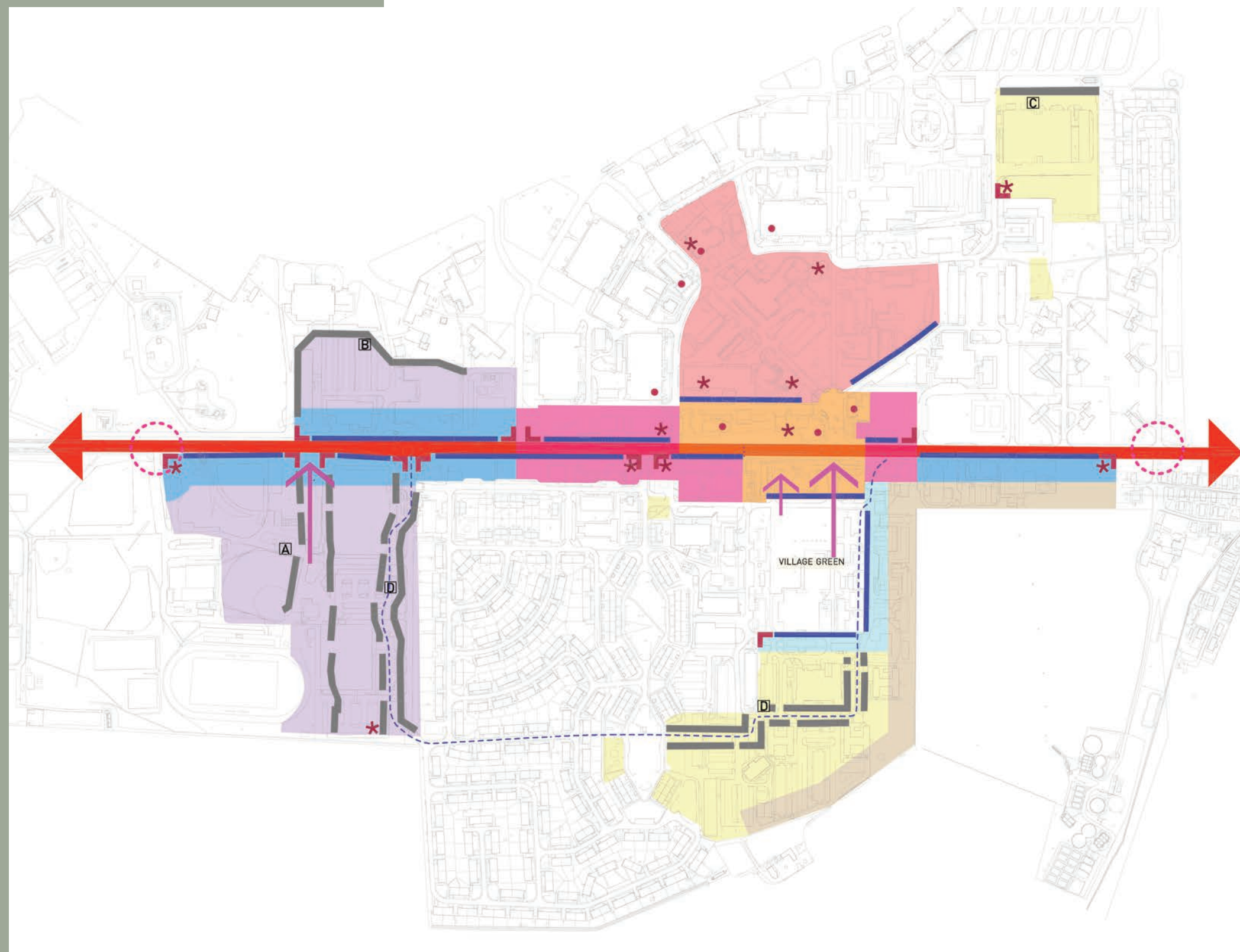


DETAILED PLANTING
PLAN

SUMMARY

5.1 The proposed residential development makes a positive contribution to Heyford Park, conserving and enhancing the character, creating an attractive and legible residential development. The design has been carefully considered which promotes strong relationship and distinction between private and public realms and responds well to its surrounding context.





- KEY:**
- PRIMARY ROUTE
 - PRIMARY VISUAL LINK
 - SECONDARY ROUTE
 - NEW LANDMARKS
 - EXISTING LANDMARKS
 - KEY FRONTAGES
 - KEY CORNER
 - CA1 - NEW VILLAGE CENTRE - MIXED USE
 - CA2 - VILLAGE CENTRE - RESIDENTIAL
 - CA3 - TRIDENT HOUSING
 - CA4 - CAMP ROAD
 - CA5 - VILLAGE GREEN
 - CA6 - RURAL EDGE
 - CA7 - CORE HOUSING WEST
 - CA8 - CORE HOUSING EAST
 - SPECIAL CONDITIONS A B C D
 - KEY SPACES (GATEWAYS)

REGULATING PLAN

APPENDIX A

- 6.1 Whilst permission ref: 10/01642/OUT requires submission of a Design Code, this separate detailed application does not require a Design Code approval.
- 6.2 However, in discussions with the council it was agreed that a summary of the evolving Design Code should accompany this application to demonstrate the proposal complies with the character area in which it will be located and with the redevelopment of Heyford Park as a whole.

APPENDIX B

- 6.3 **13th May 2013 – COUNCIL COMMENTS IN RELATION TO FIRST DRAFT LAYOUT**
(Design Response In Red)
- 6.4 Some of our thoughts on the design and appearance of the scheme:
- The show homes are located at the western gateway into the site and therefore need to form an appropriate entrance / gateway feature.
We believe this has been achieved. The houses display elements of Arts and Crafts styling and that we expect to be featured within other phases of the development. An attractive landscape open space is to be located on this junction and provides the ideal foreground setting for this type of architecture as demonstrated on the site layout and landscape plan.
 - Are the semi-detached units appropriate for a landmark setting?
In light of recent council comments we have provided detached units designed as a set-piece and facing the western Camp Road entry.

- The current configuration has a variety of house types, and while this might be appropriate on a side street, there is a question is this the right response to a gateway setting.
The houses chosen for this important location consist of 2 x 5 bed, 5 x 4 bed & 2 x 3 bed. Considering the size constraints of this site we have achieved good frontage coverage and when viewed as a composition to provide an attractive landmark feature.
- It is unclear how the 4 plots relate to those behind.
Phase 1B is still being designed but will have a back to back relationship with plots 1 to 5 whilst the north/south road to the west of Phase 1a will have houses fronting onto it leading into Phase 1B.
- Is it appropriate that much of the frontage is given over to parking, with large gaps between the buildings?
In light of council feedback, plots 1-5 have parking provided for in a rear courtyard. Plots 6,7,8 and 9 will have parking provided for on plot with double and tandem garages.
- The garage detail in particular gives this area an especially suburban character. I also do not like the arrangement between garage and house in some cases. The garage should be on plot for the house not on plot 2 for plot 3. Arte double garages needed for smaller house types?
N/A – Parking now in rear court.
- This is not an ideal solution, the alternative would have been to provide a tripe garage to the east of plot 3.
N/A – Parking now in rear court.
- What about bin/bike storage?
All properties have easy rear access to rear gardens with plots 1-4 having bin collection point has been shown on plan, all other plots with side and front collection. Garages are all 6 x 3m which provides space for cycle storage.
- The amount of hard surfacing is a bit of a concern. Plot 1 seems to have a double garage and 4 parking spaces in front. Completely excessive.
N/A – Parking now in rear court.

- Why are there two types of porch on each of the semi-detached buildings? And timber sides?
The detached properties are 4 or 5 bed houses of similar architectural style. All dwellings will contain an enclosed porch in the 'Arts and Crafts' style range.
- What does slate effect mean? (On materials we will be expecting good quality brick/roofing material throughout).
We have not specified materials, as they have to be agreed with our clients.
- The hip on the right hand house (in elevation) feels awkward. A simple gable onto the end might work better here.
To achieve the desired asymmetrical effect of some 20's architecture when viewed from the important front elevation it was necessary to adopt the roof form which can be seen from the less prominent side elevation. Plots 2-4 will contain gable frontages flanked by plots 1 and 5 with hipped roofs to compose the street scene. This will be a similar pattern for plots 6 to 9.
- Some of the roof pitches look too steep, particularly the edges that face the front
This is a typical feature of this type of architecture and roof angles of 50 and more degrees is commonplace and provide an attractive and distinctive roofscape.
- The windows on the dwelling to the left hand side feel a little too small for the scale of house.
Windows to the living room and bedroom 1 could be widened to slightly but the height needs to be retained to maintain the Arts & Crafts look.
- Will the treatment of the area in front of the houses be part of this application
Yes as this provides distinction between private and the public realm. A landscape-planting plan has been produced for building frontage treatments.

HIGHWAYS COMMENTS:

- The car parking requirements will be a minimum of 12 spaces, according to OCC's Residential Parking Standards*. All garage parking spaces must be no less than 3m x 6m in dimensions.
This is what is provided, all garages provide 6x3m internal dimensions
- The proposed parking and turning layout seems acceptable in principle, however it is worth noting that tandem parking arrangements should be avoided – particularly the proposed three car parking spaces in tandem, as these are generally inconvenient and not fully used. Parking to the south of Plot 1 does not appear to be conveniently located for this dwelling or well overlooked.
The garage is to the rear of the property and can be accessed through the garage. There is obviously no room to provide garaging alongside the house as there is limited frontage in this location. These properties are part of the wider development proposals and it is proposed that housing within Phase 2A will form part of this street scene and assist with surveillance.
- Bin/waste collection points will need to be shown, in line with Manual for Streets requirements.
This is shown on the layout plan and explained in previous paragraphs.
- Access visibility splays will need to be demonstrated to Manual for Streets standards.
This has been demonstrated on the plan providing for 2.4m x 25m (30mph) or 2.4 x 43m (20mph) options on Camp Road and 2 x 2 splays where garages front the main road.

- I note that the access road to the west of the site is to be improved to an adoptable standard. The Council's Road Agreements Team (Road.Agreements@oxfordshire.gov.uk) can advise. **
I note that a brick wall of height either 1.0m or 1.8m is proposed along the boundary of the public footway on Camp Road and the shared driveway for the four dwellings. The height of this wall should be reduced to no more than 0.6m in height within the pedestrian splay area of the vehicular access to ensure that drivers leaving the site have adequate prior vision of pedestrians (including small children) on the footway.
N/A – No longer applicable.
- I note that the proposal shows the pedestrian footway on the south side of Camp Road substantially diverted away from the junction. Is there likely to be an east/west pedestrian desire line along the edge of Camp Road, and therefore does this footway alignment need to be revised?
This 3m shared cycle/footway runs along the edge of Camp Road and continues to the western part of the site onto the existing cycle/footway.

- I understand that the proposed drainage scheme is in line with planning approval 10/01642/OUT. For any specific drainage queries, please contact Gordon Hunt, OCC Drainage Engineer (01865 815700).
- As this proposal will contribute towards the 1075 previously consented dwellings under the 2011 permission, planning obligations have already been addressed.***
- I understand that a summary of the Heyford Park Design Code is expected to accompany this application, and welcome the opportunity to comment on this.
- During the construction phase, please ensure that contractors vans do not park on Camp Road in the interests of highway safety.
- *The County Standards have not been adopted yet by CDC. My own feeling is that what is proposed verges on the excessive (for Plot 1 certainly).
- ** This needs to be addressed with the concurrent proposals for use of 583 as the Free School
- ***A supplemental agreement will be required if this application is submitted as a full application not as reserved matters.
- I hope this is of assistance; however it should be noted that the above advice represents the informal opinions of an Officer of the Council only, which is given entirely without prejudice to the formal consideration of any planning application which may be submitted.

6.5 AUGUST 2013 – COUNCIL COMMENTS IN RELATION TO SITE LAYOUT AND HOUSE TYPES

- 6.6 Further comments were received from CDC primarily relating to the house types and the gateway street scene. These comments have been considered and are reflected in this revised submission.



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