



# FORMER SCHOOL SITE HEYFORD PARK

## DESIGN AND ACCESS STATEMENT

PREPARED BY PEGASUS URBAN DESIGN  
D.0345\_3-1 | NOVEMBER 2013



“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, NPPF 2012)



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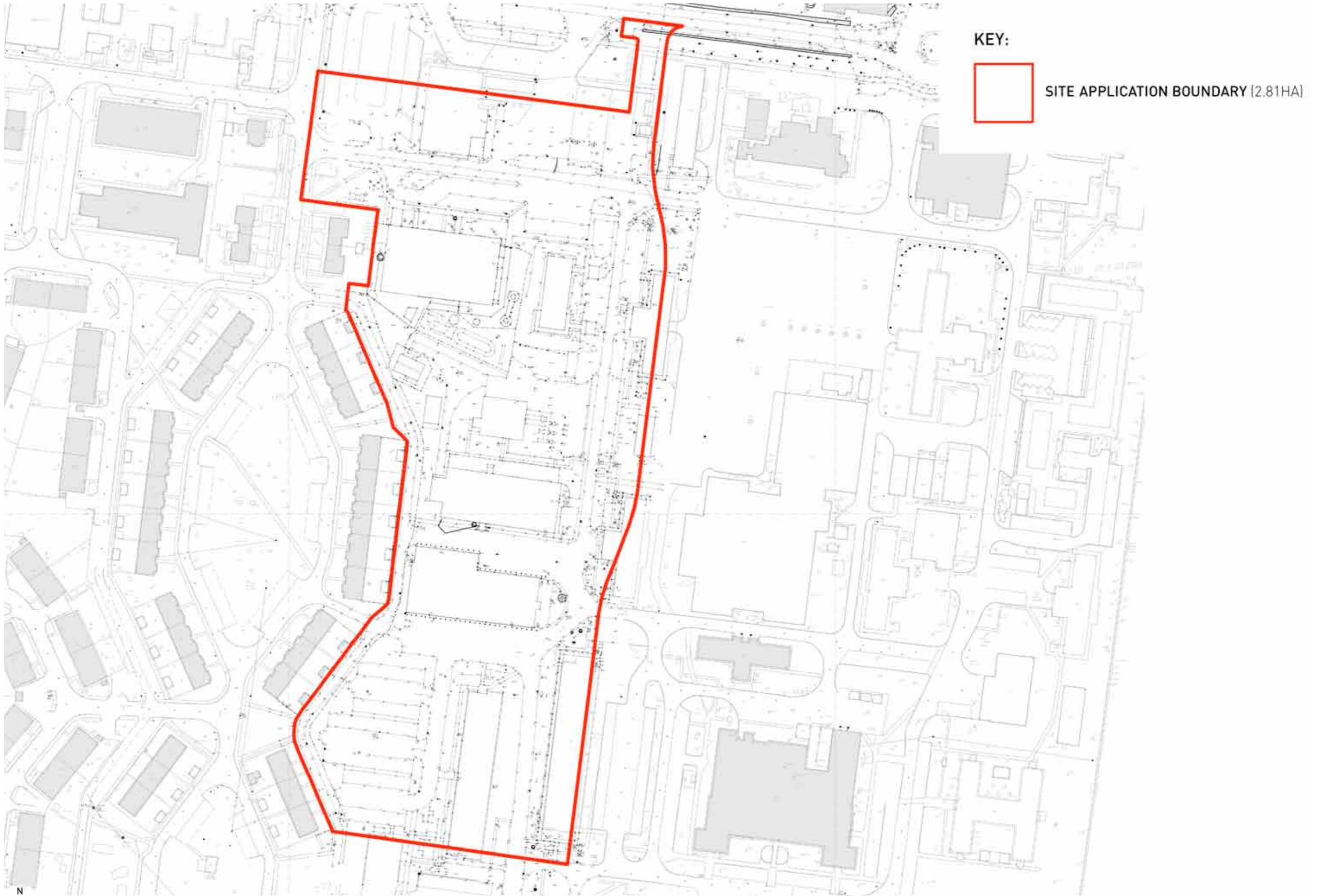
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# INTRODUCTION

PURPOSE OF THE STATEMENT

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# 01 INTRODUCTION

## PURPOSE OF THE STATEMENT

- 1.1 This Statement has been prepared by Pegasus Urban Design on behalf of Dorchester Group to accompany the outline planning application for residential development within Heyford Park. In 2011 Cherwell District Council (CDC) granted planning permission for the redevelopment of part of the former RAF Upper Heyford, now marketed as Heyford Park, to provide for 1075 dwellings together with associated works and facilities, including employment uses, a school, playing fields and other physical and social infrastructure (LPA ref. 10/01642/OUT).
- 1.2 Following the original grant of planning permission for the wider site as detailed above, the owners of the site, in partnership with the Department of Education, have promoted the development of a 'Free School' at Heyford Park incorporating both Primary and Secondary provision which opened in September 2013. The 'Free School' will make use of two of the existing buildings on site (Building 74 and 583) and therefore the site previously identified for a new primary school becomes redundant, hence the current application for outline residential development of the site.
- 1.3 This statement has been prepared in accordance with Article 8 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, as amended June 2013, which requires certain applications to be accompanied by a Design and Access Statement. Reference has also been made to DCLG Circular 01/2006 and the Commission for Architecture and the Built Environment's (CABE) guidance on 'Design and Access Statements: How to write, read and use them' (CABE, 2006).

- 1.4 The purpose of this statement is to explain;

**“the design principles and concepts that have been applied to the proposed development and how issues relating to access to the development have been dealt with” (para. 80, DCLG Circular 01/2006).**

- 1.5 The Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended 2013) also states the following requirements:  
“(2) An application for planning permission to which this article applies shall be accompanied by a statement (“a design and access statement”) about:  
(a) the design principles and concepts that have been applied to the development; and  
(b) how issues relating to access to the development have been dealt with.  
(3) A design and access statement shall:  
(a) explain the design principles and concepts that have been applied to the development;  
(b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;  
(c) explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;  
(d) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and  
(e) explain how any specific issues which might affect access to the development have been addressed.

- 1.6 This document achieves this within the following sections:

- Section 1: Introduction** – outlines the purpose of the document;
- Section 2: Assessment** – considers the site and its surroundings in terms of the physical, social and planning context as part of Article 8(3)(b) and 8(3)(c) GDMPO 2010 (as amended 2013) requirements;
- Section 3: Design Principles** – presentation of the design principles that have been derived from a combination of Government Policy, site assessment, public consultation and design evolution as referred to within Article 8(3)(e) GDMPO 2010 (as amended 2013);
- Section 4: Design Proposals** – presentation of the design proposals including uses and amount proposed, access arrangements, layout of the development, scale of buildings, landscaping treatments and appearance, as required within Article 8(3)(a) & (4)(c) GDMPO 2010 (as amended 2013).
- Section 5: Summary**

- 1.7 This statement should be read in conjunction with the Outline Planning Application and its accompanying documents.

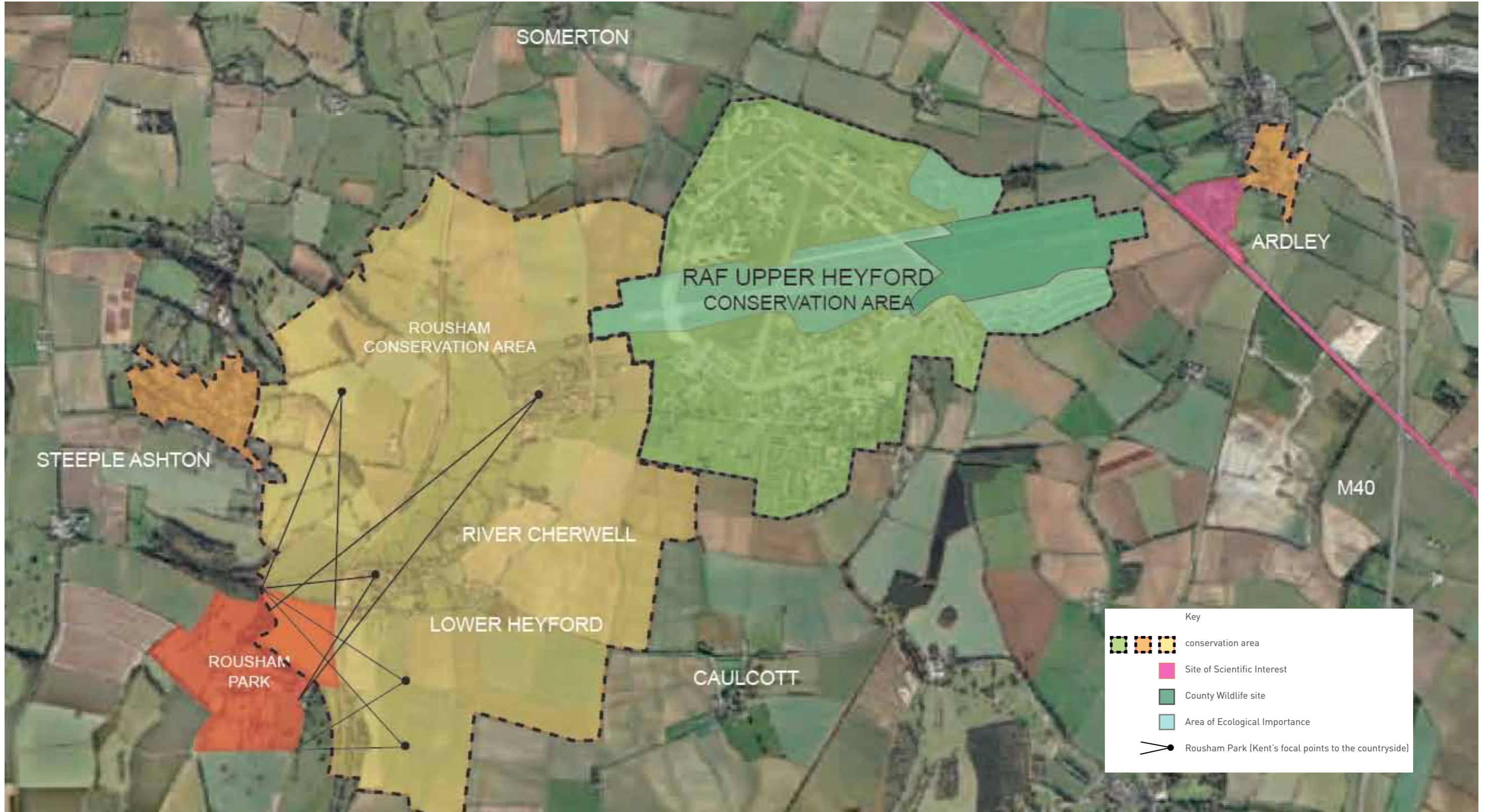




# ASSESSMENT

HISTORICAL & PHYSICAL CONTEXT

2



SURROUNDING DESIGNATIONS AND EXTENT OF CONSERVATION AREA

# 02 ASSESSMENT

2.1 This section provides a summary of the assessment of the site and its surroundings that has been undertaken.

## **HISTORICAL AND PHYSICAL CONTEXT**

2.2 The former RAF Upper Heyford Airbase 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.

2.3 The built heritage potential of the site is reflected in its designation as a conservation area and the scheduling of Cold War sites dating from the period 1945-1993. The closure of the airbase soon after the end of the Cold War meant that the extent of survival was high with little demolition.

2.4 Overall, the structures dating from the periods of the World Wars (1914-1945) are located to the south of the Cold War landscape and are of less significance. Those relating to the Cold War history are primarily situated in the large area to the north, alongside the airfield.

2.5 The airfield was originally built in 1916 in response to a requirement for trained aircrews for the Royal Flying Corps during WWI.

2.6 Immediately after the war, the airfield was abandoned, although this was short lived, and in 1923 the site was brought back into use. It continued to have a significant role in Britain's air defence systems up to and including WWII. However, it was the Cold War period after the war which saw the most intense period of development and use and occupation by the American Airforce USAF.

2.7 The end of the Cold War resulted in the de-commissioning of RAF Upper Heyford in 1993.





2.8 Today there a number of buildings on site which reflect this rich heritage and give the site a distinct character, with different areas reflecting various stages of development. It is this framework, which provides a setting for a range of character areas.

2.9 The 'trident' layout 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.

2.10 Existing residential buildings also have a distinct character, such as the Officers' housing on Soden Road, and the 1950's bungalows, also known as 'Little America'. Although of very different character the sum of all the various areas at Upper Heyford are characteristic of both military and architectural development through the Twentieth Century.





- KEY**
-  APPLICATION BOUNDARY
  -  BUILDINGS TO BE RETAINED
  -  BUILDINGS SUBJECT TO DETAILED DESIGN WORK
  -  KEY SPACES OF HISTORIC SIGNIFICANCE

EXISTING BUILDINGS TO BE RETAINED

**SITE'S IMMEDIATE CONTEXT**

- 2.11 Within the sites immediate context there are a number of buildings which although are not listed do have local significance. In particular to the west of the site boundary, the houses that make up Carswell Circle are described as "garden city style rendered buildings located originally in an open setting". To the east of the site boundary lies the former parade ground and associated barracks. A number of existing buildings have local significance and are to be retained as part of the wider context.
- 2.12 A comprehensive assessment of buildings was undertaken at the outline approval stage and each building on the site has a unique reference number.
- 2.13 The plan opposite illustrates the buildings around the application boundary that are to be retained. All buildings within the application boundary have consent to be demolished under references (10/01619/CAC and 10/01653/CAC) and this demolition has commenced.

**JUNIOR RANKS' (ARMEN'S) FAMILY HOUSING AND BUNGALOWS:**

- 2.14 The original houses in Carswell Circle and Carswell Circle are described as "garden city style rendered buildings located originally in an open setting". This distinctive character is overwhelmed in the context of bungalows that dominate the rest of the airmen's family housing areas. The bungalows present a low density existing community. This area is subject to a phased programme of refurbishment.



**BARRACKS (JUNIOR RANK'S AND NCO'S SINGLE ACCOMMODATION):**

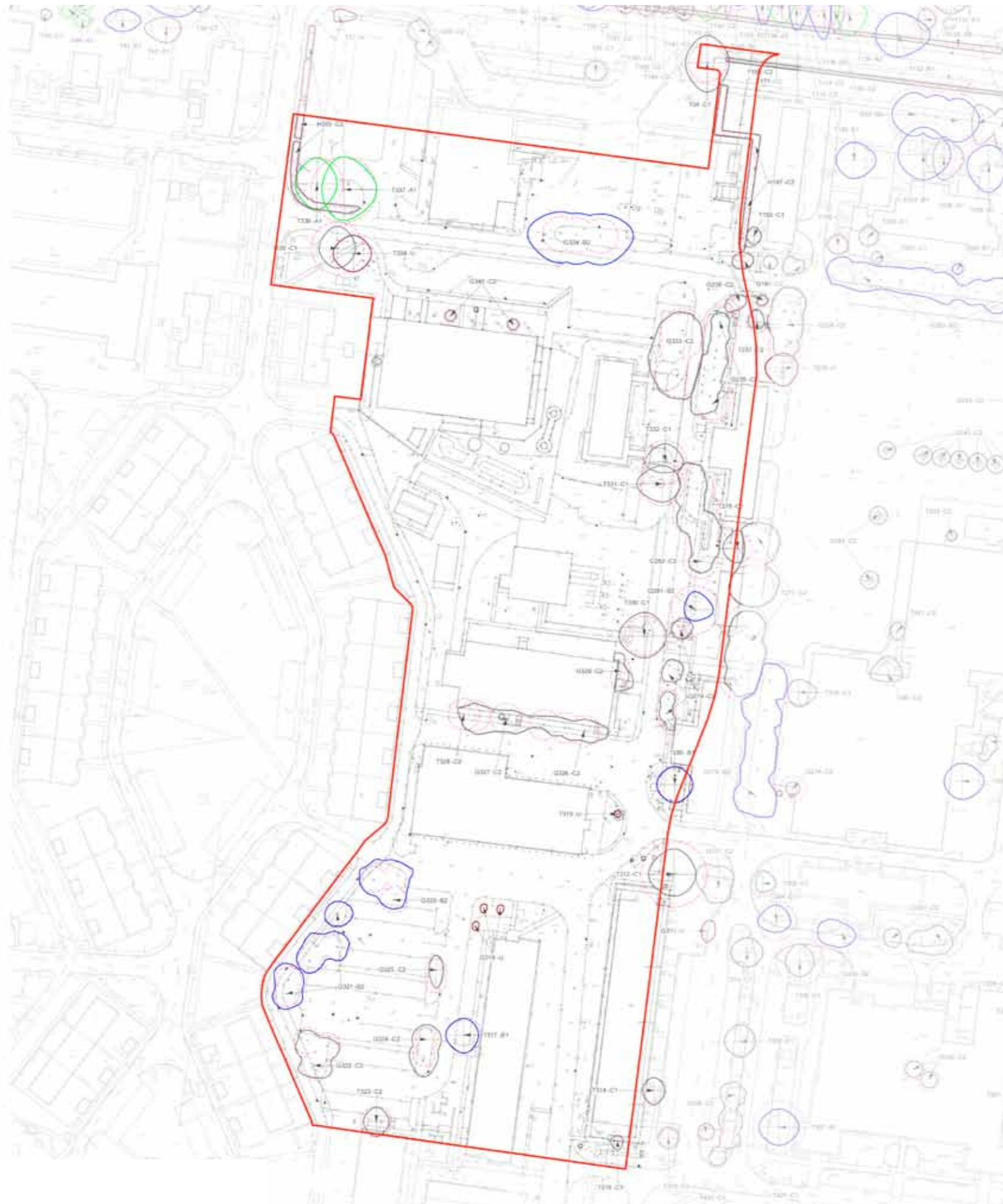
- 2.15 The Appraisal identifies the grid-like orientation to the original parade ground and the architectural character of the original 1920s buildings. It again describes a campus-style character, but it is to a rectilinear geometry rather than the distinctive Trident fan-shape of the technical area. Later developments continue the orthogonal siting of buildings, although a truly gridded street layout has not formed because access routes and parking / service areas are often dispersed.



**PLAN HIGHLIGHTING ORIGINAL PARADE GROUND LOCATION**







- KEY** BS 5837 : 2012 Categories
- Tree Category A - High Quality
  - Tree Category B - Moderate Quality
  - Tree Category C - Low Quality
  - Tree Category U - Unsuitable for Retention
  - Root Protection Area to BS:5837:2012

## TREE SURVEY PLAN



## LANDSCAPE & ECOLOGICAL CONTEXT

### EXISTING TREES AT UPPER HEYFORD

- 2.16 The mature tree structure of the site is key defining characteristic of the site, especially along Camp Road and in the Trident area.
- 2.17 There is a wide range of tree species on the site, some native and some non native.
- 2.18 The plan opposite shows the tree survey for the application site and the surrounding area.
- 2.19 Within the application site a number of existing trees will be retained as part of the proposed development, including the two category A trees to the north west corner of the site, a group of category B and C trees along the eastern boundary and a cluster in the south west corner.
- 2.20 The native species include *Fagus sylvatica* and *Pinus silvestris*, with blocks of hawthorn trees as an understorey, while non-native species include *Acer pseudoplatanus*, and 'Leylandii' trees which appear to be hedges which have matured into trees.
- 2.21 A substantial amount of vegetation lies within areas that will be unaffected by the proposed development, there are however a number of locations where tree removal will be required to prevent the development being compromised and/or where a more coherent replacement (new) tree planting strategy is proposed.
- 2.22 The trees fall into a number of categories, ranging from trees worthy of retention and of significance to the site, to those which need to be removed because they are dead, diseased or dying.
- 2.23 For a detailed assessment of existing trees within the site boundary please refer to the arboricultural report which accompanies this application.





EXISTING TREE LINED STREET WITH LINK TO CARSWELL CIRCLE.



TWO STOREY HOUSING TO NORTH OF BUNGALOWS.



EXISTING BUNGALOWS DOMINATE THE MIDDLE OF THE SOUTHERN AREA.







CARSWELL CIRCLE ARTS & CRAFTS INFLUENCE.



OPEN 'GARDEN CITY' INSPIRED GREEN FOCUS.



DWELLING TYPOLOGY CHANGES FROM GABLE FRONTED TO STANDARD TERRACED FORM TO THE SOUTH OF CARSWELL CIRCLE.

**EXISTING SITE CONTEXT  
AND DESIGN ISSUES:  
SITE SOUTH**





ACCESS PARAMETER PLAN

## CONNECTIONS AND PUBLIC TRANSPORT

- 2.24 Camp Road is the main vehicular route through Heyford Park and runs east west across the site. To the east Camp Road connects with the B430, which in turn provides access to the M40 at junction 10. To the west Camp Road intersects Somerton Road and the village of Upper Heyford.
- 2.25 From Camp Road there are a number of vehicular routes both north and south within Heyford Park. Directly north of the site Camp Road provides access to the Trident via four principal axis. South of Camp Road Dow Street provides access to Carswell Circle.
- 2.26 In terms of pedestrian connectivity the site is very permeable, whilst a number of vehicular routes terminate in cul-de-sacs, pedestrian links are maintained across the site. However, the loose nature of isolated buildings with pedestrian links between can lead to a surveillance and security issues, which will need to be addressed in the design proposals.
- 2.27 As detailed in the outline application (ref 10/01642/OUT) a bus new bus route is proposed through Heyford Park connecting the site with the wider context to the east. This proposed bus route forms a loop through Heyford Park along Camp Road and north through the site boundary parallel to the eastern boundary.

## FACILITIES AND SERVICES

- 2.28 Heyford Park consists of a well established community which provides residential accommodation to approximately 800 people. This community is supported by a range of facilities including local retail, ecclesiastical and community buildings.
- 2.29 In addition, there is a thriving business community located within a variety of buildings across the site. A wide range of employment is located at Heyford Park, ranging from small business located within office suites, to the Oxford Innovation Centre, to Paragon Fleet Solutions, whose car processing business employs some 500 people and is currently one of the largest employers situated in Cherwell District Council. In total over 1,000 people are employed at Heyford Park and the site has the potential for some 1,777 employees to be located across the entire site.
- 2.30 As well as the existing local services there are a number of facilities and services proposed as part of the original outline application (LPA ref. 10/01642/OUT) which include a new free school to be located just north of the site and Camp Road in the Former Officer's Mess. The stretch of Camp Road immediately north of the site has outline planning permission for a mixed use local centre, with local shops and facilities proposed.



## SURROUNDING CHARACTER ANALYSIS

2.31 As detailed earlier, the development of Heyford Park covers a broad period and there is a range of architectural styles associated with each period. Overall there are relatively few houses or architectural merit, but there are themes that can be developed in the new building designs in particular a simple arts and crafts inspired architecture is evident alongside occasional neo-georgian inspired housing. The images and details opposite highlight key details including:

- Frequent gable fronted properties often with clipped eaves;
- Simple window proportions often in a symmetrical arrangement;
- Prominent chimneys;
- Flat canopy covered porches with occasional pitched roof;
- Older 1920s units tend to have a lower window to surface area ratio.

2.32 Alongside domestic architectural precedents there are a range of buildings that accommodate barrack housing and support facilities (predominately built in the 1920s). Elements of architectural merit from these buildings include:

- Prominent central gable or portico often in contrasting material;
- Relatively tall floor to ceiling heights;
- Windows with vertical emphasis symmetrically arranged;
- Fully hipped roofs with projecting eaves;
- Projecting brick quoins;
- Stone window cills and surrounds.

2.33 In terms of materials brick is the prominent material with render (rough cast and smooth) used occasionally. In terms of roofing materials, slate is common but red brown tile can also be seen.

2.34 The images opposite highlight architectural details evident within these broad typologies:

- Officers Housing
- Other Ranks Housing
- Support Facilities/Barrack Buildings

## A. OFFICERS HOUSING



SODEN ROAD:



SODEN ROAD:



SODEN ROAD:



SODEN ROAD:





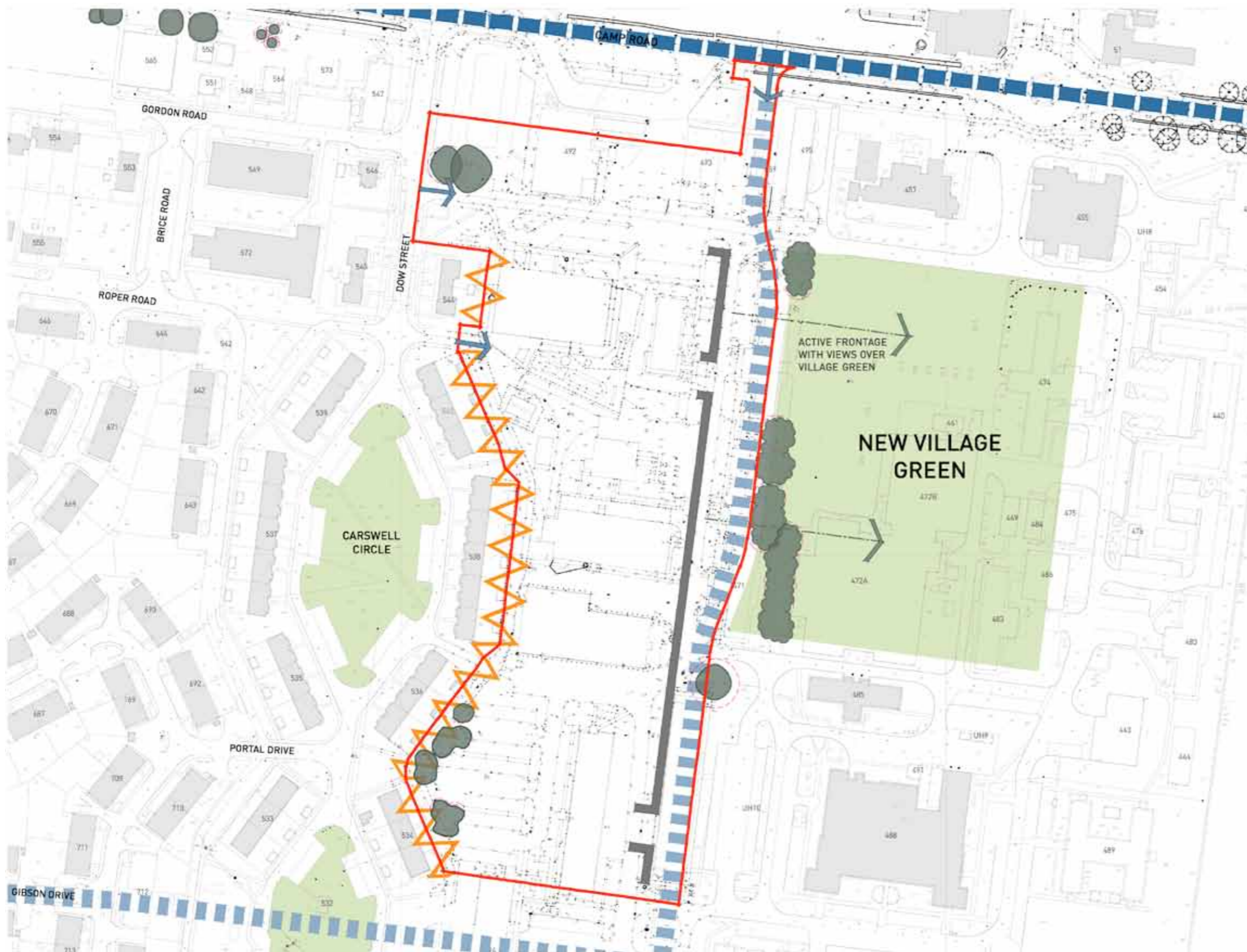
## B. OTHER RANKS HOUSING



## C. SUPPORT FACILITIES/BARRACKS BUILDINGS








**KEY:**

 SITE APPLICATION BOUNDARY

**OPPORTUNITIES:**

-  POTENTIAL VEHICULAR ACCESS
-  CAMP ROAD
-  PROPOSED BUS ROUTE
-  PRINCIPAL FRONTAGE TO OVERLOOK VILLAGE GREEN
-  ACTIVE FRONTAGE WITH VIEWS OVER VILLAGE GREEN

**CONSTRAINTS:**

-  EXISTING TREES TO BE RETAINED
-  RESPOND TO SENSITIVE REAR BOUNDARIES AROUND CARSWELL CIRCLE
-  SURROUNDING EXISTING BUILDINGS TO BE RETAINED

## CONSTRAINTS AND OPPORTUNITIES

2.35 The constraints and opportunities presented by the site are utilised to inform and structure the development proposals. These are outlined below and illustrated, where appropriate, on the Constraints and Opportunities plan shown opposite.

### CONSTRAINTS:

- Sensitive respond to existing surrounding buildings, particularly those with local historical significance.
- Retention of existing trees.
- Existing on site buildings to be demolished.
- Respond to the existing residential dwellings of Carswell Circle, in particular the exposed rear gardens and access.
- Visual impact of views into the site from surrounding areas.

### OPPORTUNITIES:

- Redevelopment of a derelict brown field site.
- Improve the character and appearance of the site reflecting architectural form and detailing characteristic of the area.
- Opportunity to secure (and back onto) a number of existing exposed rear gardens around Carswell Circle.
- Opportunity to create a strong active frontage to the proposed New Village Green.
- Retain where possible existing vegetation within the site and create opportunities for new tree planting.
- Potential to provide vehicular access into the site from Camp Road and Dow Street.



## DESIGN RELEVANT PLANNING POLICY

2.36 Development proposals will be formulated having due regard to the policies that make up the statutory Development Plan, and supplementary guidance together with the relevant emerging local policies.

2.37 Government guidance in the form of the National Planning Policy Framework (NPPF) states that there is a presumption in favour of sustainable development and a core principle in support of this is:

**“Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings” (para 17, point 4, NPPF 2012)**

2.38 National Planning Policy Framework (Section 7: Requiring good design) sets out the Government’s commitment to good design:

**“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.”**

**“It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.” (para. 56 & 57, NPPF 2012).**

2.39 Section 7 of the NPPF, seeks to promote more sustainable development by requiring developers to address the following:

- Add to the overall quality of the area;
- Establish a strong sense of place;
- Optimise the use of land and placing an importance on high quality design;
- Respond to the local character and history;
- Create safe and accessible environments; and
- Are visually attractive with good architecture and appropriate landscaping.

2.40 National Planning Policy Framework (NPPF) Section 8: Promoting healthier communities, recognises that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.

2.41 Whilst the National Planning Policy Framework (NPPF) has replaced the Planning Policy Statements the following design guidance documents are still relevant to creating good design:

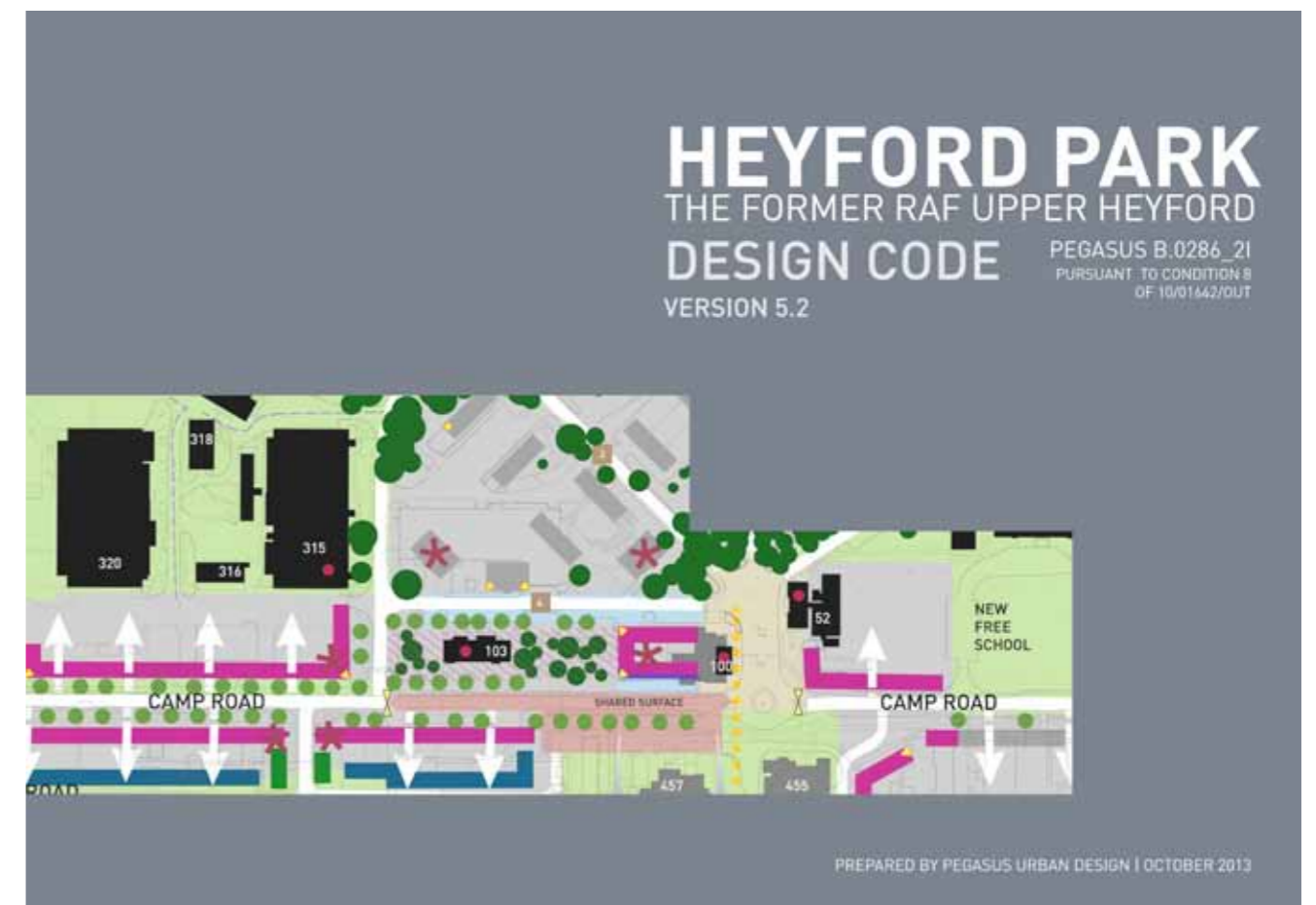
- By Design – Urban Design in the Planning System: Towards Better Practice (DETR/CABE, 2000);
- By Design – Better Places to Live: A Companion Guide to PPG3 (DETR/CABE, 2001);
- Safer Places – The Planning System and Crime Prevention (ODPM, 2004);
- Manual for Streets 1 & 2 (DOT/DCLG 2007/2010);
- Building for Life 12 (Cabe at the Design Council, Design for Homes and the Home Builders Federation, 2012) and
- Design at Access Statements – How to write, read and use them (CABE 2006)

## LOCAL PLANNING GUIDANCE

- 2.42 The development proposals have been formulated having due regard to the local planning guidance including:
- Cherwell Local Plan (1996)
  - Emerging Cherwell Local Plan (2011 – 2031)
- 2.43 These local plans are discussed at greater length in the accompanying planning statement.

## LOCAL DESIGN GUIDANCE

- 2.44 In October 2013 the Heyford Park Design Code was approved by Cherwell District Council.
- 2.45 The Design Code sets out a new framework for Heyford Park and the areas surrounding this application boundary. The design proposals for this application should be read in conjunction with the proposals set out in the Design Code to ensure a comprehensive design for Heyford Park.



HEYFORD PARK DESIGN CODE





# DESIGN PRINCIPLES

3



- 3.1 In line with National and Local Government Guidance and Policy, considerable importance has been placed on achieving a high standard of design across the site. The application of urban design objectives will ensure a high quality layout is achieved whilst the identification of the constraints and opportunities will ensure that the proposals are sensitively assimilated on the site and into the surrounding landscape and urban fabric. Successful urban design is dependent upon achieving an appropriate relationship between community needs, development principles, development form and a positive response to local conditions.
- 3.2 The masterplan has evolved through the different application of the development principles and through consultation with the project team.
- 3.3 The principles which have been developed in order to shape the design of the development have been derived from the site assessment in conjunction with the delivery of a high quality development which achieves the criteria set out within the NPPF, namely:

## FUNCTION AND QUALITY

“Developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development”  
paragraph 58, point 1, NPPF 2012.

- New development provides the opportunity to establish a distinctive identity to a place which, whilst having its own character, integrates with the surrounding built form and landscape context;
- Retention of the existing landscape features on the site; and
- Establish a distinctive identity through well-designed spaces and built form;



# 03 DESIGN PRINCIPLES

## QUALITY OF PUBLIC REALM

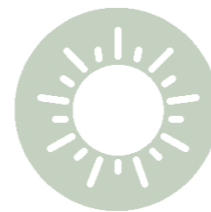
“will establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit”  
paragraph 58, point 2, NPPF 2012.

- Provision of a clear hierarchy of connected spaces and places, including streets, accessible by a variety of users which consider the design of the space as well as its function as a movement corridor;
- Integration of existing and proposed landscape features in order to soften the built form;
- Creation of a clearly defined public realm through the provision of continuous building frontage lines and variations in enclosure of private spaces;
- Control of access to private areas, particularly rear gardens and parking courts; and
- Provision of a variety of accessible public open space to meet the needs of the local community whilst encouraging social activity.

## ACCESSIBILITY

“Developments optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public spaces as part of developments) and support local facilities and transport networks”  
paragraph 58, point 3, NPPF 2012.

- Convenient, safe and direct access for all residents to the existing local services and facilities including retail, community uses and employment opportunities;
- Provision of multiple access points into the development forming part of a permeable network of streets which assists in dispersing traffic and encouraging connectivity (vehicular and pedestrian);
- Maximisation of the opportunities for alternative modes of transport to the car particularly walking, cycling and bus travel;
- Creation of a clear movement hierarchy providing easily recognisable routes which balances the street as a space alongside its function as a movement corridor; and
- Maximisation of the connections to Camp Road via sustainable routes for pedestrians, cyclists and public transport users.





## RESPONSE TO CONTEXT

“Developments will respond to local character and history, and reflect the identity of local surrounding and materials, while not preventing or discouraging appropriate innovation” paragraph 58, point 4, NPPF 2012.

- Integration of the development into the existing built form fabric of Heyford Park particularly in relation to scale, height and massing;
- Respond to the existing site topography including the consideration of views in and out of the site;
- Retention of the existing landscape features and habitats on the site; and
- Protection of existing and proposed residential amenity through the use of frontage development thereby enclosing rear gardens.



## SAFE AND ACCESSIBLE ENVIRONMENTS

**“Developments create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion” paragraph 58, point 5, NPPF 2012.**

- Creation of a clearly defined public realm through the provision of continuous building frontage lines and variations in enclosure of private spaces; and
- Control of access to private areas, particularly rear gardens and parking courts.
- 

## SUSTAINABILITY

- Provision of a range of house types, tenures and sizes in order to cater for choice and a variety of households;
- In-built ‘robustness’ – the ability of the development, including individual buildings, to adapt to changes such as use, lifestyle and demography over time; and
- Make efficient use of land through proposing a development with an appropriate density.







# DESIGN PROPOSALS

4





# 04 DESIGN PROPOSALS

## USE & AMOUNT OF DEVELOPMENT

### RESIDENTIAL - UP TO 60 DWELLINGS (CLASS C3)

- 4.1 The development achieves an average net density of 30 dwellings per hectare (dph). This density will allow for the formation of differing densities across the development. Overall the density results in the efficient use of the site whilst at the same time promoting densities which are appropriate to the local area and which will help assimilate the development into the surrounding areas.
- 4.2 The density will also allow for a range of dwellings across the site with varying sizes and tenures in order to accommodate a variety of household types. This will provide a hierarchy of dwellings from large detached properties with larger plots generally fronting onto the village green, through to smaller terraced forms allowing for a variety in the proposed streetscape.

## AFFORDABLE HOUSING







- 4.3 An element of affordable housing will be provided within the development in a series of clusters. These will include affordable rented, shared ownership and low cost/reduced cost market housing, details of the precise tenure arrangements will be submitted at Reserved Matters Stage through consultation with the Planning Authority and will be informed by the affordable housing provisions contained within the Section 106 Agreement.

## PUBLIC OPEN SPACE AND GREEN INFRASTRUCTURE

- 4.4 The amount of open space provided has been designed in order to cater for the recreational needs of the existing and new community at Heyford Park and to meet the requirements of Cherwell District Council.
- 4.5 When using the Fields in Trust (formally National Playing Fields Association) 'Six Acre Standard' (equating to 2.43ha per 1000 population) a proposal of 60 dwellings would generate a requirement of 0.35Ha.
- 4.6 The proposals currently provide 0.35Ha of open space in the form of a central green with LAP and a number of small pocket parks.





- KEY**
-  APPLICATION BOUNDARY
  -  CAMP ROAD
  -  LANDSCAPED AVENUE
  -  SECONDARY STREETS
  -  SHARED SURFACES
  -  PEDESTRIAN LINKS



ACCESS PLAN

## LAYOUT & ACCESS

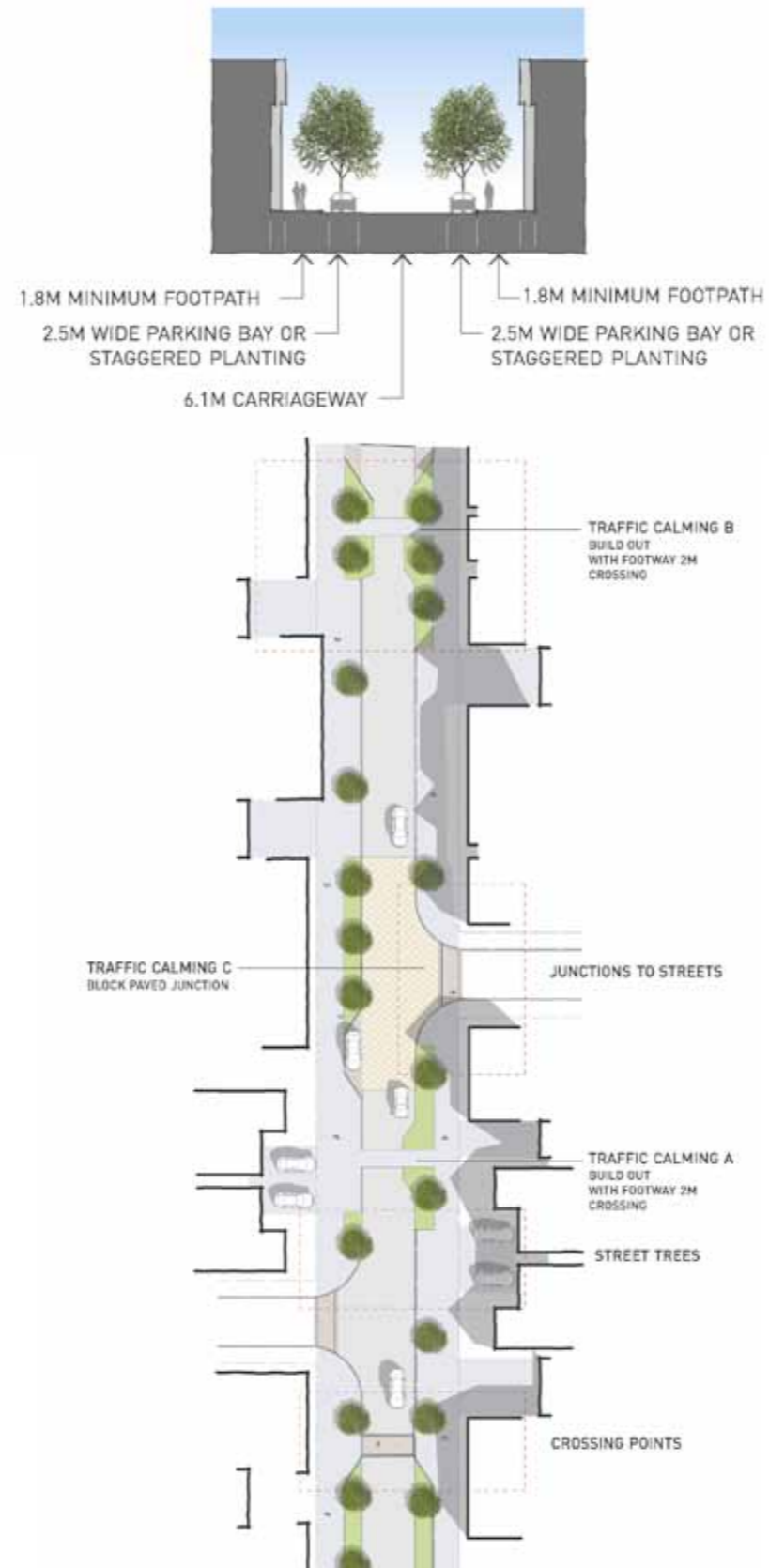
### PROPOSED MOVEMENT AND ACCESS

- 4.7 The Indicative Masterplan shows the proposed structure for movement within the development. A well connected movement network, accessible by all users, is proposed which helps ensure that all areas of the development are easy to navigate, safe and secure. The movement hierarchy clearly defines the main routes and helps achieve a permeable layout. The hierarchy recognises the need to combine the function of the street as a movement corridor alongside its place function. The importance of each of the street types in terms of its movement and place function varies within the hierarchy. Streets are defined by the building layout, so that buildings rather than roads dominate.
- 4.8 The development proposals have been influenced by "Manual for Streets 1 & 2" which encourages designers to move away from standardized prescriptive measures and adopt a more innovative approach in order to create high quality places for all users, ages and abilities.

4.9 Within the hierarchy, three main street types are proposed which represent a site specific approach to the development whilst respecting local highway design guidance, these are:

### 1) LANDSCAPED AVENUE

4.10 This street is the main vehicular access into the development from Camp Road and runs parallel to the eastern boundary separating the proposed development from the new village green to the east. From this Landscaped Avenue secondary streets will access the residential parcels of the development to the west. Direct access to plots will be gained off this street as well as opportunities for on street parking to add activity to the street and provide efficient and convenient parking locations for visitors and residents.



**TYPICAL INDICATIVE PLAN SECTION  
SECONDARY STREET ST.2**

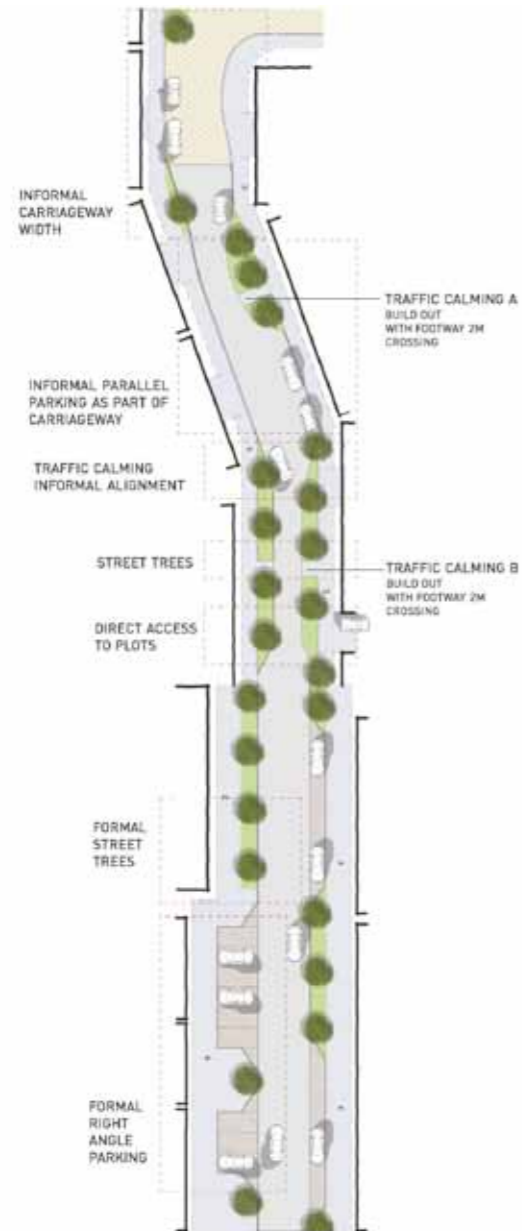
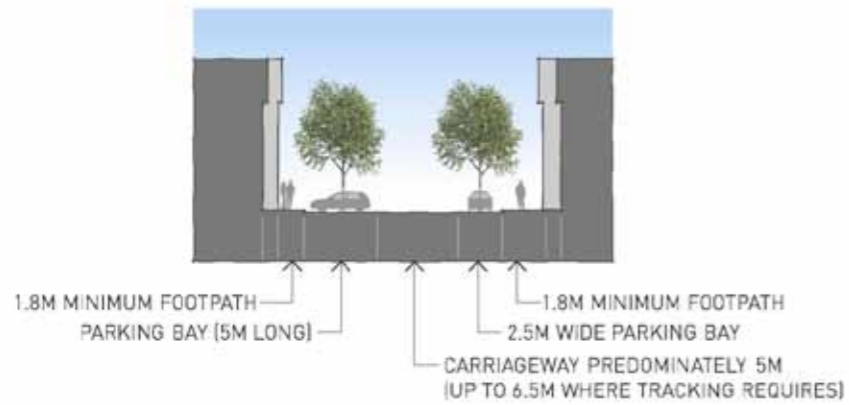
KERB/  
GULLY TYPE

PC KERB AND GULLY

### 2) SECONDARY STREETS

4.11 These streets provide access within the development and link with the landscaped avenue. They are designed to promote low vehicle speed to allow spaces to be shared by a number of users and create a greater sense of enclosure due to their decreased corridor width. They will consist of a footway to one or both sides of the road. There will be opportunities for on street parking to add activity to the street scene and provide efficient and convenient parking locations for visitors and residents.





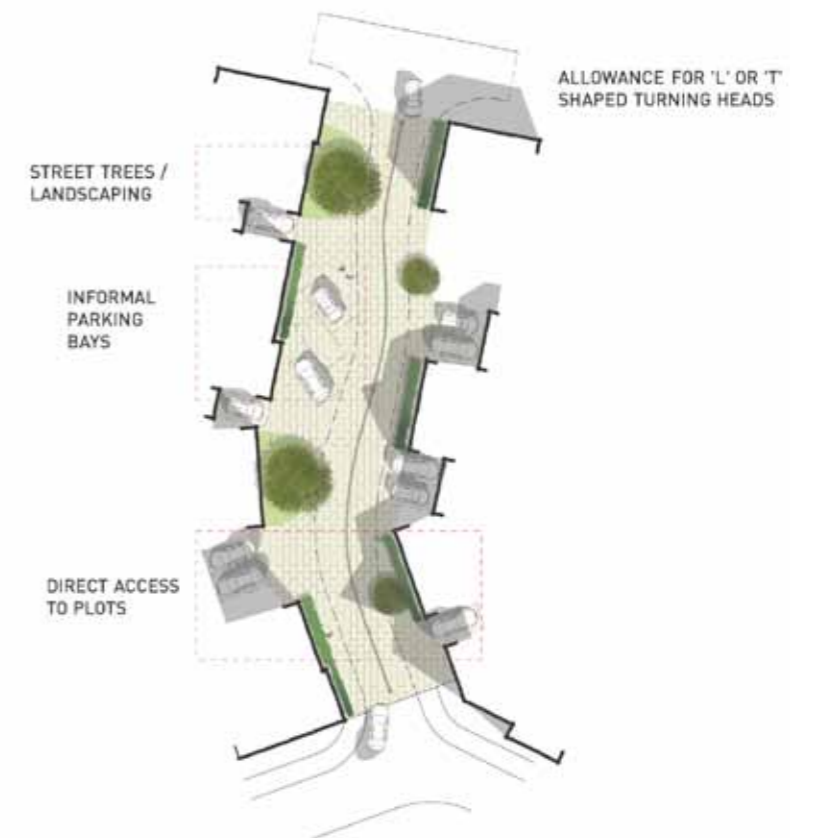
**TYPICAL INDICATIVE PLAN SECTION TERTIARY STREET ST.3**

KERB/  
GULLY TYPE

PC KERB AND GULLY

### 3) SHARED SURFACE STREETS/PRIVATE DRIVES

- 4.12 The shared surface streets/private drives are located within quiet residential areas and are characterised by buildings being set back at varying distances to create a more interesting street scene. The built form should define the street to create an informal space rather than a highways engineered road.
- 4.13 Trees should be planted strategically to help motorists navigate the space and soften the use of hard paving materials. The streets will contain a mix of on-street parking as well as on plot parking designed in an informal manner. Variations in the width of the carriageway will be created via pinch points and tree planting.



**TYPICAL INDICATIVE PLAN SECTION SHARED SURFACE (COMMUNITY STREET) ST.4**

KERB/  
GULLY TYPE

CENTRAL BLOCKWORK GULLY/  
DRAINAGE CHANNEL







## FOOTPATHS AND CYCLEWAYS

- 4.14 The development of a pedestrian/cycle network within the site is seen as an integral part of the transport infrastructure for the site. The potential for connection to any future off-site network will allow users of all ages and abilities to move safely and conveniently between all points of the development and surrounding facilities.
- 4.15 The following measures to provide accessibility by foot and cycle are proposed:-
- Provision of pedestrian/cycle links through the site;
  - Internal road layout design to ensure low traffic speeds. The design will promote safe walking and high permeability through the site, and limit potential for anti-social behaviour;
  - Particular attention to be paid to surface quality, and sufficient 'overlook' to provide a sense of safety and security for users. the unsupervised access to the rear of the existing Carswell Circle properties has been refined to provide better definition to public and semi private areas and control resident only access in places; and
  - Appropriate signage and crossing points of roads through the development, to include dropped kerbs, tactile paving and guardrails as appropriate.
- 4.16 Pedestrian and cyclist links have been located so as to encourage residents to use them and in particular utilise the already established routes across the site.
- 4.17 Cycle use is encouraged through the high degree of permeability within the layout. With traffic movement low due to the dwelling numbers, cyclists will therefore find it safe and convenient to use the streets for cycling.

## PARKING



- 4.18 Parking should be designed in line with the guidance contained within Manual for Streets. An assessment of the car parking ownership of the area should be made and used to identify the split between unallocated and allocated parking and a balanced approach adopted, this will ensure that adequate parking is designed into the scheme from an early stage, is conveniently located and distributed efficiently.
- 4.19 Courtyard parking within the development blocks should be designed so that they have their own sense of place and will serve only a few units, thus creating a private well defined area with good surveillance from dwellings. Parking in these courts should also be provided so that parking is convenient for the user to promote its use. Generally, there will be only one vehicular access point preferably through the building line. These areas will be overlooked by properties in order to increase perceived and actual safety.
- 4.20 The majority of allocated parking will be provided on-plot and is generally located to the side of dwellings within an individual parking bay and/or garage set just back from the building line to allow ease of access to dwellings.
- 4.21 Disabled parking is also provided through larger spaces to enable sufficient room for disabled users to enter and exit the vehicle and located no more than 50m from the principal entrance to the building it serves.
- 4.22 Disabled parking and cycling parking numbers will be provided in accordance with the appropriate standards.

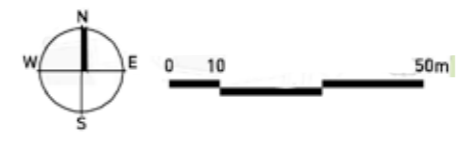
CAR PARKING PROVISION AT HEYFORD PARK			
NUMBER OF BEDROOMS PER DWELLING	MAXIMUM NUMBER OF ALLOCATED SPACES	TARGET NUMBER OF VISITOR SPACES WHEN MINIMUM ALLOCATED SPACE PER DWELLING IS PROVIDED	
		MINIMUM ALLOCATED SPACES	
1	1.5	1	0.25
2	2	1	0.25
3	3	2	0.25
4+	4	2	0.5





**KEY**

-  APPLICATION BOUNDARY
-  PRIMARY FRONTAGE OVERLOOKING VILLAGE GREEN
-  SECONDARY FRONTAGES



KEY FRONTAGES PLAN

## CONTINUITY AND ENCLOSURE

- 4.23 The design of the development proposals are broadly based on the principle of perimeter blocks that provide a strong frontage to the public realm whilst protecting the amenity of existing residents. This continuity assists in defining the public realm, promotes an active street scene and helps to create a safe and attractive environment. Proposed dwellings form a continuation of the building line to the adjacent existing dwellings in order to minimise overlooking and to incorporate the new development into the existing urban form without forming any physical barriers. The new development will provide frontage over the proposed areas of public open space and also provide surveillance over the new Village Green.
- 4.24 The design solution for the site reflects the variety in urban form that can be seen in the area. In locations where gable ends of houses adjoin the street, additional windows may be incorporated on these elevations to reinforce the level of surveillance of public areas.
- 4.25 Key frontages such as those following the landscaped avenue overlooking the new Village Green will be particularly prominent and critical to the appearance of the development. Particular attention will be paid to the massing and architectural style of these buildings, so that they contribute positively to the quality and character of the new development. These frontages should be designed as a composition in order to provide a cohesive element to these prominent positions.

## SCALE AND DENSITY

- 4.26 As previously stated, the development proposals achieve an average density of approximately 30 dwellings per hectare which accords with Government guidance on ensuring the efficient use of land, yet is reflective of the scale of the local area.
- 4.27 As discussed, a variety of house types, tenures and sizes are provided which will assist in creating a balanced community as a variety of households can be accommodated thereby minimising the potential of social exclusion.



**KEY**

- APPLICATION BOUNDARY
- UP TO 3 STOREY
- UP TO 2 STOREY
- SINGLE STOREY / GARAGES (INDICATIV)



**BUILDING HEIGHTS PLAN**



## **BUILDING HEIGHTS AND MASSING**

- 4.28 The height and massing of the proposed development varies across the site according to the nature of the public realm to be created. Two storey units will be placed near to the existing urban form to minimise the impact of new development, there will however be opportunities for up to 3 storey dwellings in key locations to provide distinctiveness in the street scene.
- 4.29 In terms of a variety in the heights and massing of the residential buildings, this is achieved through the use of a range of house types and sizes ranging from smaller units to 3-5 bedroom detached houses.
- 4.30 Landmark buildings, along with focal points and a clear hierarchy of routes and intersections are considered to increase the legibility of developments. Landmark buildings are identified that should be designed to be distinctive from the adjacent built form. These can be designed to utilise variations in materials, colour, frontage treatment and architectural styles and do not necessarily dictate the need for increased height.



**EXISTING FACILITIES AND BARRACKS BUILDINGS TO PROVIDE DESIGN PRECEDENT FOR THIS AREA**

**APPEARANCE AND CHARACTER**

- 4.31 Following a detailed assessment of Heyford Park and its environs, street typologies, distinctive spaces, materials and details have been identified that exhibit distinctive local design and these can be further incorporated into the detailed design of the new development. This will ensure the architectural response of the proposal reflects traditional local character.
- 4.32 Character areas have been defined within the development that will help to achieve the creation of a sense of place and provide continuity with the adjoining proposed housing development areas controlled by the approved Design Code. The proposed character areas for the development are as follows:
  - CA1 Village Green
  - CA2 Core Family Housing
- 4.33 Each character area will contain its own individual design elements which aid in making it distinct from other areas. It will include built form principles, changes in height, set backs, landscape treatments, architectural detailing, colour and use of materials. The boundaries between character areas are not prescriptive and will naturally evolve as the detailed design progresses.

**CA1 VILLAGE GREEN**

- 4.34 Located on the eastern edge of the site boundary, this area will consist a set piece of housing that will front onto the new Village Green to the east of the site. A maximum height of three storey detached and semi-detached dwellings only laid out in a formal approach with common building lines and regularised spaces between buildings.
- 4.35 The Village Green is the largest open space within Heyford Park and the landscape design of the Village Green should respect the formal and rectilinear character of this space providing a strong sense of formality with a unified, regular massing of houses with a consistent approach to design and symmetry responding to the existing facilities and barracks that can be seen in adjacent areas.
- 4.36 The following table details the character areas appearance through a series of design principles.



**INDICATIVE DESIGN CONCEPT**

CA1	DESIGN PRINCIPLE	DEFINITION (MANDATORY)
1	URBAN FORM	<ul style="list-style-type: none"> <li>• Frontage to village green</li> <li>• Development will generally be formal, comprising a unified and regular massing of built form that fronts onto the Village Green.</li> <li>• Villa style development, with detached and semi detached units will provide a regular rhythm to the space.</li> <li>• Coherent groups of house types and styles to be used.</li> </ul>
2	BUILDING TYPOLOGY	<ul style="list-style-type: none"> <li>• Detached and semi detached dwellings in the form of villas.</li> </ul>
3	DENSITY	<ul style="list-style-type: none"> <li>• Will generally be medium 30–35dph.</li> </ul>
4	BUILDING LINES	<ul style="list-style-type: none"> <li>• Consistent frontages with regular spacing between dwellings.</li> <li>• Development will follow a formal fixed building line.</li> <li>• Encroachments are allowed in the form of balconies and central projections.</li> </ul>
5	HEIGHT / ENCLOSURE	<ul style="list-style-type: none"> <li>• 2/3 Storey.</li> <li>• Development should have greater presence than other areas of the scheme.</li> <li>• Consideration should also be given to raise the ground floor 400mm to provide greater presence and privacy.</li> </ul>
6	ROOFSCAPE	<ul style="list-style-type: none"> <li>• Pyramidal or full hip roof to all dwellings.</li> <li>• A consistent eaves and ridge line should be maintained.</li> <li>• Dwellings should have a largely symmetrical plan and facade.</li> </ul>
7	SCALE AND PROPORTION	<ul style="list-style-type: none"> <li>• Relatively deep front to back symmetric buildings proportionate in scale and plot size to its surrounding context.</li> <li>• Consistency in plot width across elevations.</li> <li>• Eaves and roof line to be consistent across a frontage to maintain a symmetrical approach.</li> </ul>
8	BUILDING DETAIL	<ul style="list-style-type: none"> <li>• Symmetrically arranged windows with a greater height than width.</li> <li>• There should be a clear unity between building features and a formal geometry.</li> </ul>
9	BUILDING MATERIALS	<ul style="list-style-type: none"> <li>• Wall- Render and brick to be dominant/consistent across frontage.</li> <li>• Roof - Slate/Slate effect only.</li> </ul>
10	LANDSCAPE DESIGN	<ul style="list-style-type: none"> <li>• Consistent and formal planting will match the character of the built form. Tree species will be of a formal habit.</li> <li>• The landscape character should be formal and rectilinear in character.</li> <li>• Strong connections visual and pedestrian connections are required to the Village Centre.</li> <li>• A play area will form a component of this area designed in a manner complementary to the attractive visual prominence of the area.</li> </ul>
11	PARKING	<ul style="list-style-type: none"> <li>• Parking will be locating alongside housing and predominantly be on plot.</li> <li>• Parallel or perpendicular parking alongside village green.</li> </ul>



**CA2 CORE FAMILY HOUSING**

- 4.37 The majority of the site would consist core family housing. The housing will be simple and formal in a perimeter block format reflecting the form of the rectilinear existing base layout. This promotes a strong sense of public and private realm with fronts facing the public realm and private backs in the gardens, which are not exposed or visible.
- 4.38 Housing will be a maximum of two and a half storey.
- 4.39 The character of development has been inspired by the simple Arts and Crafts form, which can be found in Carswell Circle and the Officers housing at Heyford. The simple cues that define these areas are to be reinterpreted in this character area.
- 4.40 Eaves and ridge lines will typically be consistent between groups of buildings, but may vary along the length of a street.
- 4.41 The following table details the character areas appearance through a series of design principles.

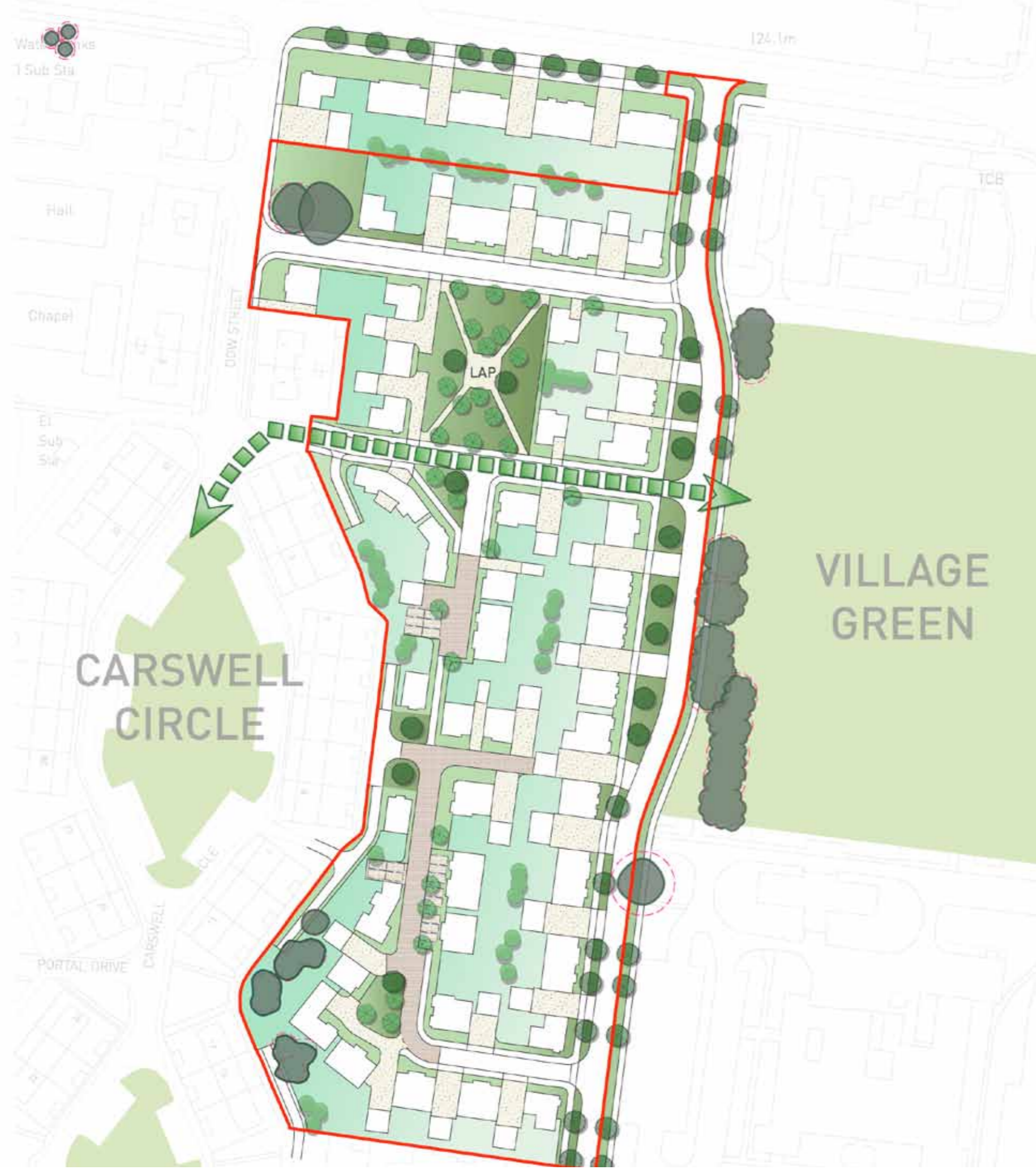


EXISTING OFFICERS' HOUSING



EXISTING OTHER RANKS' HOUSING

CA2	DESIGN PRINCIPLE	DEFINITION
1	<b>URBAN FORM</b>	<ul style="list-style-type: none"> <li>• Arranged in perimeter blocks with strong distinction between public and private realm.</li> <li>• The area should have a mixture of formal and informal streets and places, which will be articulated through the landscape and building form and detail.</li> <li>• Dwellings will provide clear presence and frontage onto streets and public realm .</li> </ul>
2	<b>BUILDING TYPOLOGY</b>	<ul style="list-style-type: none"> <li>• Detached and semi-detached housing with short terraces.</li> <li>• Buildings will be predominantly single family homes.</li> <li>• Buildings should be arranged in groups of 4 – 8 units which share similar characteristics to provide consistency across the street scene.</li> </ul>
3	<b>DENSITY</b>	<ul style="list-style-type: none"> <li>• Density will typically be 30 - 35 dph but will vary through the site.</li> </ul>
4	<b>BUILDING LINES</b>	<ul style="list-style-type: none"> <li>• Frontage in terms of setback may vary depending on edge type.</li> <li>• Building lines should be consistent between groups of buildings but may vary along the length of the street.</li> <li>• Building lines will be permitted to vary forward or back to give emphasis in key locations.</li> </ul>
5	<b>HEIGHT / ENCLOSURE</b>	<ul style="list-style-type: none"> <li>• 2–2.5 Storeys (predominantly 2 storey).</li> </ul>
6	<b>ROOFSCAPE</b>	<ul style="list-style-type: none"> <li>• Eaves and ridge lines will typically be consistent between groups of buildings, but may vary along the length of a street.</li> <li>• Dormer windows should be well set back to break up the roof line.</li> </ul>
7	<b>SCALE AND PROPORTION</b>	<ul style="list-style-type: none"> <li>• Buildings and fenestration to encourage asymmetric buildings form, proportionate in scale and plot size to its surrounding context.</li> </ul>
8	<b>BUILDING DETAIL</b>	<ul style="list-style-type: none"> <li>• Traditional details, porch to be pitched or flat canopy with mandatory changes in canopy design between neighbouring dwellings.</li> <li>• The houses should be configured to ensure, wherever possible, that windows to habitable rooms front onto the street and public realm.</li> <li>• Dwellings should be designed to ensure that there are no blank walls onto the street and public realm.</li> </ul>
9	<b>BUILDING MATERIALS</b>	<ul style="list-style-type: none"> <li>• Walls - Brick and render.</li> <li>• Roof - Slate/Slate effect and tile.</li> </ul>
10	<b>LANDSCAPE DESIGN</b>	<ul style="list-style-type: none"> <li>• Soft landscaping to be simple and largely open frontages</li> <li>• Planting to be used screen and break up parking areas.</li> </ul>
11	<b>PARKING</b>	<ul style="list-style-type: none"> <li>• Parking will predominantly be on plot.</li> <li>• Parking will be configured as part of the public realm design.</li> </ul>



- KEY**
-  APPLICATION BOUNDARY
  -  FORMAL OPEN SPACE
  -  VILLAGE GREENS
  -  REAR GARDENS
  -  FRONT GARDENS
  -  PROPOSED TREES
  -  EXISTING TREES RETAINED
  -  INDICATIVE GARDEN PLANTING
  -  GREEN LINK



LANDSCAPES PLAN



## LANDSCAPE STRATEGY

4.42 Landscape design is a key component for creating a successful development at Heyford Park. The site is surrounded by green spaces including the village green to the east and Carswell Circle to the west. These green spaces are an integral part of Heyford Park and create a strong landscape structure across the wider site. The new green infrastructure has been a driving factor in the creation of new routes and spaces within the masterplan and the landscape helps to further define the public and private space whilst adding colour and seasonal interest to the residential environment.

4.43 Successful green spaces help create more attractive places and provide safer routes. From an ecological perspective they can also increase flood protection and sustainable drainage as well as providing better microclimates and enhancing biodiversity. Design Council CABE outline the following 8 qualities of successful open spaces:

- Sustainability;
- Character and distinctiveness;
- Definition and enclosure;
- Connectivity and accessibility;
- Legibility;
- Adaptability and robustness;
- Inclusiveness; and
- Biodiversity

4.44 A successful play space is a place in its own right, specially designed for its location, in such a way as to provide as much play value as possible. The play and green spaces on the site will be conceived to achieve the following objectives:

- Designed to enhance its setting;
- Located to allow high levels of natural surveillance;
- Close to nature;
- Designed so that children can play in different ways;
- Geared towards encouraging disabled and able-bodied children to play together;
- Designed to enable children to stretch and challenge themselves in every way;
- Maintained for play value and environmental sustainability;

## SUSTAINABLE BUILDING TECHNIQUES

- 4.45 Where appropriate, sustainable building construction techniques will be used in line with current building regulations. Sustainable construction measures typically comprise a combination of the following:
- Improved energy efficiency through siting, design and orientation;
  - Water conservation measures;
  - Considering fabric efficiency in the design of buildings;
  - Use of building materials capable of being recycled; and
  - An element of construction waste reduction or recycling.
- 4.46 The Code for Sustainable Homes (2006) assesses the ability of a development to achieve sustainability through a package of measures. These measures relate to the whole house and have been strongly informed by the Building Research Establishment's Environmental Assessment Method (BREEAM) EcoHomes standard.
- 4.47 The Code covers the following elements;
- Energy efficiency and carbon emissions;
  - Water consumption;
  - Use and resourcing of materials;
  - Surface water run off and flood risk;
  - Waste management and recycling;
  - Minimising/reducing pollution;
  - Health and well being;

## CRIME PREVENTION

- 4.48 One of the design objectives within item 58 of the National Planning Policy Framework (NPPF) states that developments should:
- “create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion;” (point 5, item 58, NPPF 2012)**
- 4.49 The design proposals for Heyford Park are based on an understanding of best practice guidance and reference has been made to the relevant documents including “Safer Places: the Planning System” and “Manual for Streets as well as ACPO “New Homes” guidance.
- 4.50 When designing new developments, these should create areas that are attractive and contain clearly defined public and private areas that relate well with one another and create no ambiguity. In addition, the development should enable residents to take pride in their surroundings without the fear of crime, which in turn will create a sense of shared ownership and responsibility.
- 4.51 Landscape design is essential in achieving an environment that creates a sense of place and community safety. In this context, landscape design encompasses the planning, design and management of external, public spaces. Well designed public lighting increases the opportunity for surveillance at night and will be integrated into future reserved matters applications.
- 4.52 Natural surveillance in the form of doors and windows overlooking streets, pedestrian routes and public open spaces will create activity throughout the day and evening and will be an essential element

- 4.53 In forming the design proposals the following key attributes have been included:
- Buildings are generally orientated back to back to ensure rear gardens are not exposed;
  - Public open spaces, and in particular children's play space are well overlooked by the surrounding built form;
  - All routes are necessary and serve a specific function or destination, where the use of parking courts or private drives have been utilised, these areas serve only a few dwellings and are well overlooked by the surrounding built form;
  - The internal street network forms the required connected loop within the site, lower category roads serve smaller groups of dwellings but with a clearly different street character to signal a semi-private environment.
  - Elsewhere, there are semi-private clusters of courtyard parking serving a limited number of dwellings to encourage residents to know it 'belongs' to the dwellings;
  - The ownerships and responsibilities for external spaces will be clearly identified and the proposals facilitate ease of maintenance and management;
  - Natural surveillance is promoted wherever possible; and
  - Architectural details which promote natural surveillance are to be designed into dwellings, not only through window positioning, but also through the use of bay windows in key locations to give a further angle of natural surveillance.









# SUMMARY

5





# 05 SUMMARY

- 5.1 The proposed development will create housing choice and new amenity spaces for the existing and new community whilst improving public access across the site and to the wider pedestrian network.
- 5.2 The masterplan is founded on the best practice in urban design, community integration and sustainable development, with strong links to the wider area. It aims to create a development for the 21st Century, whilst reflecting the desirable elements of the local vernacular.
- 5.3 In this context, the development will respect the local character but also move the community towards a more sustainable future, through a significant increase in housing choice. Development will accord with the principles of high quality design and best practice to create a townscape that is varied and sympathetic to its environment.
- 5.4 The development proposals will be achieved in the following way:
- THE CREATION OF AN INTEGRATED RESIDENTIAL AREA WITH A SENSITIVE RELATIONSHIP TO THE EXISTING SETTLEMENT;
  - THE CREATION OF PEDESTRIAN ROUTES THROUGH THE DEVELOPMENT;
  - PROVIDING A DEVELOPMENT THAT IS WELL CONNECTED, READILY UNDERSTOOD AND EASILY NAVIGATED;
  - THE CREATION OF A LANDSCAPE OPEN SPACE STRUCTURE THAT RESPONDS TO THE LOCAL AREA AND CONSERVES AND ENHANCES THE IMMEDIATE LOCALITY;
  - PROVIDING A RANGE OF DWELLING SIZES, TYPES AND TENURES THAT OFFERS AN ACCESSIBLE AND ACCEPTABLE CHOICE OF LIFESTYLES; AND
  - PROMOTING THE OBJECTIVES OF SUSTAINABLE DEVELOPMENT THROUGH LAYOUT AND DESIGN.

