



Design & Access Statement

In Respect to a Planning Application for Change of Use

Building 102 –The Engine Test House - Bicester Heritage

24/01/2014

Design & Access Statement

Planning Consent – Building 102 – Bicester Heritage

1.0 Introduction

1.1 **Bicester Heritage** are seeking planning consent for change of use in regards to Building 102 'The Engine Test House' as part of their RAF Bicester Technical Site re-development.

1.2 This Planning Consent application is supported by this Design & Access Statement and the application drawings submitted via the portal.

2.0 Context Assessment

Site Description

2.1 The applicants, Bicester Heritage, own the site which comprises a level plot of land within the Technical Site west of the airfield and includes the Engine Test House, also known as Building 102. Please refer to the submitted site plan for further details.

2.2 The application is for the change of use from Ministry of Defence use to B1(c) use with ancillary office & storage facilities. The proposals include associated exterior renovation works as indicated on the proposed elevations. The change of use will involve some minor alterations internally as indicated on plans. The renovations include general repairs to the external envelope and re-decoration of exterior joinery & metalwork including windows, doors & eaves joinery. The re-decoration will involve the re-use of historic colours.

2.3 The proposed change of use from Ministry of Defence use to B1(c) light industrial use has been discussed with Planning Officer Claire Sutton-Abbott prior to application.

2.4 The Engine Test House site contains trees, all of which are to be retained.

Planning history and existing lawful use

2.5 RAF Bicester (Caversfield) was a Ministry of Defence establishment and has a well recorded planning history with the adjacent Domestic Site having gained approval for residential re-development. In respect to the Technical Site, recent applications regarding trees have been made; 13/00137/TCA & 13/00301/TCA.

Prior to Bicester Heritage's involvement with the Airfield the following applications were submitted: 96/02071/GD, 03/00719/GD, 05/00017/SO & 08/01797/F.

Bicester Heritage have received approvals: 13/01775/LB & 13/01774/F in respect to the Fire Party House, Building 87 & have submitted an application in regards to Building 82.

2.6 This application is submitted as the third of a series of applications proposing changes of use from Ministry of Defence 'sui generis' use to predominantly B1 workshop, research & development & office uses for the majority of buildings within the Technical Site. A small amount of ancillary residential is also proposed within the overall site as illustrated on the draft master plan. This application does not include a 'restricted-occupation' residential component.

Planning policy context

2.7 The proposals accord with relevant local & national planning & conservation policies.

2.8 Please refer to 'Planning Statement' & covering letter for further details regarding planning policy as submitted by JPPC Chartered Town Planners as part of this application.

3.0 The Proposals

3.1 This Planning Consent application in regards to the un-listed 'Engine Test House' also known as 'Building 102' is in respect to the proposed change of use from Ministry of Defence use to B1 (c) light industrial use and also for the associated renovation works to a historic structure within a conservation area.

4.0 Analysis of the Planning Issues

Principle of development

4.1 The proposed change of use accords with local & national planning policy and is proposed within the context of a master-plan currently being developed by Bicester Heritage in discussion with Cherwell District Council & English Heritage.

Conservation area character

4.2 The Engine Test House, Building 102, is within the RAF Bicester Conservation Area which includes both the Domestic & Technical sites and the airfield. The character of RAF Bicester was unified by its function as a military station. The proposals aim to retain the character of the conservation area by renovating & re-utilizing the original building. It is intended that the proposals will have a beneficial impact on the character of the surrounding area and will start a rolling programme of similar development across the Technical Site guided by an evolving Heritage Partnership Agreement.

Listed buildings

4.3 The Engine Test House, Building 102, is an un-listed structure adjacent to a listed Type A hanger. It was built in 1926 for testing & servicing aircraft engines and is sited close to the Lubricant Store & the Type A hanger. This building together with the lubricant store & the Main Workshops form a cluster. Building 102 is a permanent red brick structure in stretcher bond with a gabled artificial slate roof and consists of two spaces; the larger space being the main workshop to the west with a smaller workshop/store to the east. The rear of the building is rendered but otherwise the architectural treatment is consistent with the adjacent utility 1920 buildings. The proposed renovations will restore the building to its original exterior condition using similar materials to the original for the repairs.

Vehicular access

4.6 The proposals will utilise the existing access, there being no additional floor area created, nor any increase in vehicular requirements over and above the previous use. The existing building has external parking areas accommodating up to three cars.

5.0 Conclusion

The application is in regards to the Engine Test House, Building 102, within the Technical Site of RAF Bicester. The site is within the RAF Bicester Conservation Area, and the building is un-listed.

The proposal is for change of use from Ministry of Defence use to B1 (c) light-industrial use and includes for the associated renovation works to a historic structure within a conservation area. The proposals have been discussed with the respective Planning Officer prior to the application.

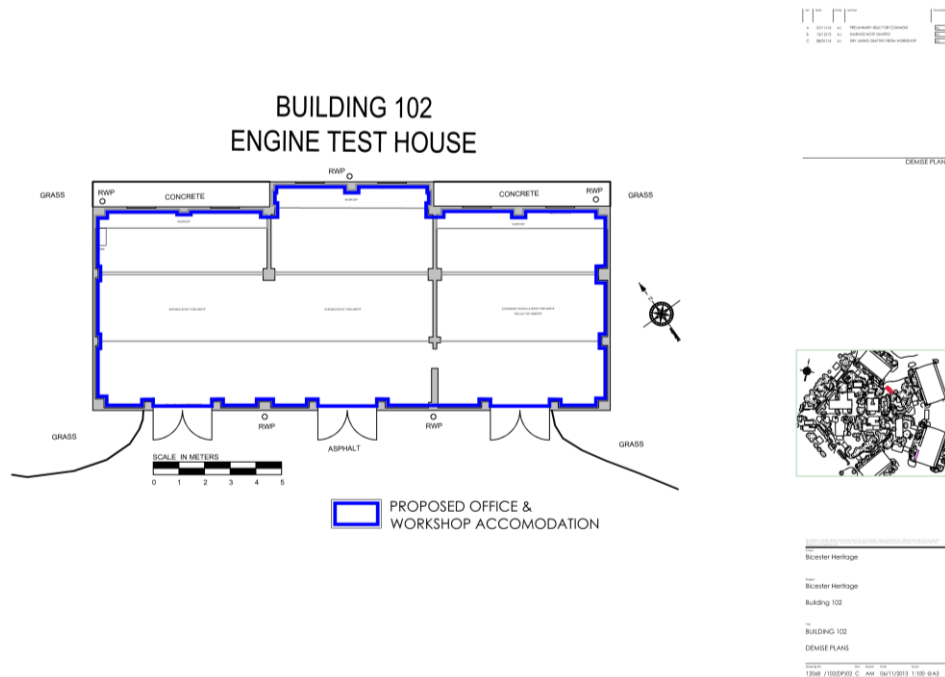


Fig 01 - Existing Plan Showing Proposed Demise

Access Statement

1.0 Introduction

The application is in regards to the Engine Test House, Building 102, within the Technical Site of RAF Bicester. The proposal is for change of use from Ministry of Defence use to B1 (c) light industrial use.

2.0 Urban Context

Amenity Access

2.1 The site has existing level vehicular access from Buckingham Road and will include external parking spaces and possible garaged space. The proposals do not impact on the existing vehicular access and do not increase or decrease parking facilities.

2.2 The site is well served by public transport with a selection of bus routes within easy walking distance. Additionally Bicester-North Railway Station is within easy reach.

2.3 There is good cycle access to the site with secure storage for bicycles available within the building.

3.0 The Site

Vehicular access

There is no proposed change to the existing arrangement in regards to vehicular access. This application is for B1 use, comparable to the previous Ministry of defence site-wide use, consequently the existing vehicular access provision is judged more than adequate.

4.0 The buildings

Internal Circulation

The proposal is to retain an historic building in its current form. There is level access to the proposed office accommodation, and there is also level access to the main workshop.

5.0 Conclusion

General access

5.1 The proposed development has good access to both bus & rail transport. The proposed development also has good existing vehicular & pedestrian access.

5.2 The proposals are in respect to a historic structure. Level access to the main entrances will be retained & a Part-M compliant WC could be incorporated.

The proposed changes of use will not change the existing vehicular or pedestrian access, both of which are level & good.



Fig 02 – Building 102 from South East



Fig 03 – Building 102 West gable end



Fig 04 – Building 102 from North East



Fig 05 – Building 102 East Gable end