

HERITAGE STATEMENT

1.1 The proposed new sub-station is to be constructed on land adjacent to the proposed Phase 2 development parcel for which a reserved matters application is currently under consideration. The substation will service the proposed new housing and will act as a replacement and upgrade for the existing substations which are located throughout the existing housing and development area.

1.2 The proposed substation building will be constructed of Ibstock Audley Red Mixture Bricks, with a Marley Riverdale Slate roof which have previously been approved for use for new build properties throughout the New Settlement Area.

1.3 Historically the site of the proposed sub-station formed is described within the RAF Upper Heyford Conservation Area Appraisal (April 2006) as being within character area 10B 'RAF domestic and residential section' which describes the area as:

"This area is characterised by the 1920s red brick buildings, in a 'leafy suburb' setting of grass and organised tree planting. The low-density setting of the original buildings is perpetuated in the buildings built adjacent in the 1950s"

1.4 Landscape Character Assessment of the Airbase South of the Cold War Zone (ACTA - March 2006) subdivides this area further and notes the application site as being within character area 4D '1930s Area' which is described as follows:

"The north part of this area is dominated by the Institute (488) and the H blocks set around it (489, 498 and 500). This horizontal emphasis of the design is the dominant feature and despite modifications and deterioration the buildings retain their 1930s character. This character, however, is substantially affected by the two post-war barrack blocks 445 and 446 at the south edge so that the area takes on something of the clutter and confusion of area 4B. The characteristics are therefore:

- **1930s style of large, low buildings;**
- **Spacious setting;**
- **Extensive hard surfaces and lawns;**
- **Intrusion of later buildings at the south edge;**
- **Scattered and formless tree cover."**

- 1.5 The significance of the site of the sub-station was directly considered within the Archaeology and Cultural Heritage Chapter of the Environmental Statement produced in support of the revised New Settlement Application. This defined the area as '3D 1930s Area' and was classified as being of 'Low' significance.
- 1.6 The site and wider area is to be redeveloped as part of the comprehensive redevelopment of the site and this particular part of the site forms part of Character Area 8 – Core Housing East as defined within the Approved Design Code for the site dated October 2013. This stated that:

The core housing area to the east of the site is also located to the north and south of Camp Road. This area forms a significant area of development to the south and a smaller development to the north.

- **The character of development will also be 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.**
- **There will be a mixture of formal and informal streets, with dwellings providing clear presence and frontage onto streets and public realm.**
- **Development will sit next to existing buildings and needs to reflect this specific context. To the north development will be accessed via the existing Officer housing, and will back on to the existing bungalows and airfield and again include several special edge condition areas that are explained later in the code. To the southwest of the character area development will infill areas of Carswell Circle South.**

- 1.7 The National Planning Policy Framework (NPPF) at paragraph 137 states that:

"Local planning authorities should look for opportunities for new development within Conservation Areas...and within the setting of heritage assets to better enhance or reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably."

- 1.8 Paragraph 138 goes onto confirm that 'not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance', and that the relevant significance of the element affected and its contribution to the

significance of the Conservation Area as a whole should be taken into consideration when considering the impact of changes proposed.

- 1.9 It is considered that given the minor nature of the works proposed, the fact that the proposals will not result in the significant loss of any historic fabric or significant structures or buildings and the simple which hasn't already been agreed, the traditional design of the proposed building along with the appropriate use of materials, the proposals would represent an acceptable form of development, representing less than substantial harm as defined by paragraphs 134 and 138 of the NPPF. Therefore, the proposed sub-station is considered to serve to protect the special historic and architectural interest of the wider Conservation Area.