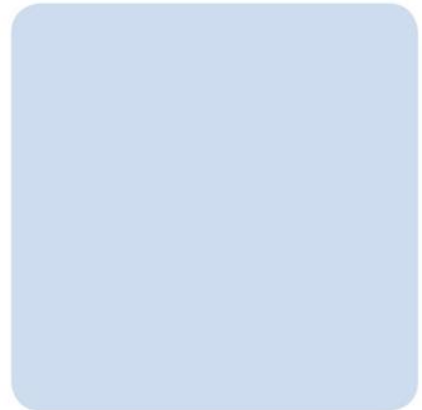
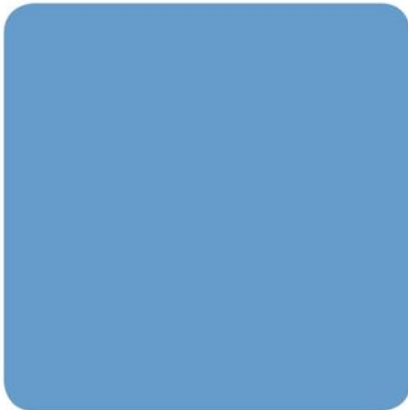




Thames Valley Police HQ, Kidlington

Design and Access Statement (incl. Energy Statement)

Prepared on behalf of
Thames Valley Police





Date: February 2016
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1 Introduction

- 1.1.1 This Design and Access Statement has been prepared by RPS Planning & Development with additional information provided by Pick Everard. It is submitted on behalf of Thames Valley Police (TVP) ('the applicant') in respect of a planning application at Thames Valley Police Headquarters, Kidlington ('the application site'). Accordingly, full planning permission is sought for the demolition of 'C' and 'G' Blocks, in addition to the erection of a replacement office building in place of 'C' Block.
- 1.1.2 The existing buildings exhibit low-quality design that does not relate well with the surrounding built environment in terms of appearance, materials, style or character. They therefore have an unattractive appearance that adversely affects the amenity of the local area, while the facilities are in a poor condition that does not meet the current requirements of TVP.
- 1.1.3 This supporting Statement is structured in the following order and is to be read in combination with other submitted planning application documents:
- A description of the application site;
 - A description of the proposed development;
 - A review of the relevant, design-oriented local and national planning policy;
 - An assessment of design and access considerations; and
 - An overall summary and conclusion.
- 1.1.4 In addition, the application is supported by the following documentation:
- Planning Statement;
 - Ecological Appraisal; and
 - Transport Statement.

2 Site Description and Context

- 2.1.1 The application site forms part of the TVP HQ compound, which is located in the south-east of Kidlington. The compound can be alternatively accessed from the west and east via Oxford Road (A4260) and Cromwell Way, respectively. This Statement specifically relates to the proposals at 'C' and 'G' Blocks, which are situated in the north-eastern and norther-western corners of the wider compound, respectively.
- 2.1.2 The compound consists of several, large office buildings used for administration and supporting the activities of TVP. These are set amongst large, open areas of hardstanding, pedestrian paved areas and access roads. There are no areas of flood risk or features of significant heritage or ecological value in the vicinity of the site.
- 2.1.3 'A', 'B' and 'D' Blocks form a single, connected unit and have recently been renovated and redesigned in a consistent, contemporary architectural style. The remainder of the compound's buildings consist of a mix of older offices, support buildings and storage sheds variously constructed from brick, masonry, steel and concrete.
- 2.1.4 Immediately to the north of the compound's northern curtilage is a large, open recreational area associated with Kidlington and Gosford Sports Centre, which borders Gosford Hill Secondary and Edward Field Primary Schools further to the north. Oxford Church International is situated approximately 50m north of 'G' Block.
- 2.1.5 The wider, surrounding area principally consists of detached and semi-detached residential properties, in addition to several offices, retail stores and small businesses interspersed through the residential area. The centre of Kidlington lies approximately 1.1km to the north-west, while Oxford Parkway Rail Station and the A34 are around 1km to the south. There are also several, regular bus connections between Kidlington and Oxford along Oxford Road (A4260) just to the west.

3 Proposed Development

- 3.1.1 This Statement is submitted in support of an application for full planning permission for the demolition of 'C' and 'G' Blocks, in addition to the erection of a replacement office building in place of 'C' Block.
- 3.1.2 The current buildings exhibit low-quality design that does not relate well with the surrounding built environment in terms of appearance, materials, style or character. They therefore have an unattractive appearance that adversely affects the amenity of the local area, while the facilities are in a poor condition that does not meet the current requirements of TVP.
- 3.1.3 The new office building will represent a largely 'like-for-like' replacement of the existing building in terms of scale, albeit with a slight increase to the building's height and footprint. The new building will be constructed of contemporary, high-quality materials that emulate the appearance and character of the existing 'A', 'B' and 'D' Blocks. The number of storeys in the new block will remain unchanged. The existing and proposed dimensions of 'C' and 'G' Blocks are illustrated below:
- 3.1.4 Additionally, there will be an upper-storey 'skybridge' that will directly connect the upper stories of 'B' Block and the proposed 'C' Block.
- 3.1.5 In place of 'G' Block, the applicant proposes to utilise the existing hardstanding to extend the compound's secured, northern car park, which is currently over-utilised and over-capacity. This will lead to the creation of an additional 23 No. parking spaces.

4 Design and Access Policy Context

- 4.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications for development be determined in accordance with the Development Plan unless other material considerations indicate otherwise.
- 4.1.2 In this case, the Development Plan comprises Part 1 of the adopted Cherwell Local Plan 2011-2031 (July 2015) and 'saved' policies of the adopted Local Plan 1996 (November 1996). There is also the Non-Statutory Cherwell Local Plan 2011 (December 2004), which was intended to review and update the previous Cherwell Local Plan 1996 (November 1996). However, the plan was never formally adopted by the Council and only approved as interim planning policy. As such, it does not form part of the Development Plan and carries only nominal weight.
- 4.1.3 National planning policy is provided by the National Planning Policy Framework (NPPF) (March 2012), which sets out twelve Core Planning Principles and provides additional guidance to Local Planning Authorities on how new proposals for development should be considered.
- 4.1.4 In terms of other material considerations, there are a number of Supplementary Planning Documents (SPDs), including the Planning and Waste Management Design Guide (October 2009) and the Design and Layout of Employment Sites Guide (November 1996).

4.2 Adopted Cherwell Local Plan 2011-2031 Part 1 (July 2015)

- 4.2.1 Part 1 of the Cherwell Local Plan 2011-2031 was adopted by the Council in July 2015, which includes the following relevant policies in terms of development management.
- 4.2.2 *Policy ESD 15* states that new development will be expected to complement and enhance the character of its context through sensitive, siting, layout and high-quality design standards. This includes reflecting or re-interpreting local distinctiveness through a contemporary design response in terms of the use of colour, materials, fenestration, elevational detail, mass and scale. The impact of development on local amenity, including outlook and outdoor spaces should also be considered.
- 4.2.3 The policy adds that there should be a consideration for sustainable design should that incorporates energy-efficient design and sustainable construction techniques. These elements are expanded upon in *Policies ESD 1, ESD 2, ESD 3, ESD 4 and ESD 5*, which address the following:
- ESD 1: Mitigating and Adapting to Climate Change;
 - ESD 2: Energy Hierarchy and Allowable Solutions;
 - ESD 3: Sustainable Construction;
 - ESD 4: Decentralised Energy Systems; and
 - ESD 5: Renewable Energy.

- 4.2.4 These policies collectively require the implementation of various elements of sustainable design and construction. This includes designing new development to maximise passive solar gain and to minimise energy and water usage, in addition to a consideration for the use of on-site renewable energy sources.

4.3 'Saved' Policies of the adopted Local Plan 1996 (November 1996)

- 4.3.1 The Local Plan 1996 was initially adopted in November 1996 and was originally intended to cover the period until 2001. Despite already being several years out-of-date, a number of policies within the plan were 'saved' following a Direction by the Secretary of State in September 2007. Many of these policies have since been replaced by the new Cherwell Local Plan 2011-2031, although some continue to be retained.
- 4.3.2 Accordingly, 'saved' *Policy TR1* states that, where required, highway improvement works that would be required as a consequence of new development will need to be provided, while *Policy TR7* advises that development that would regularly attract large commercial vehicles or a large number of cars onto unsuitable, minor roads will not normally be permitted.
- 4.3.3 *Policy C28* adds further guidance in terms of design standards, which should be sympathetic to the character of the area in terms of layout, design, external appearance and the choice of materials. Additionally, *Policy C31* states that any development not compatible with the residential character of the local area or which would cause an unacceptable level of nuisance or visual intrusion will not normally be permitted.

4.4 National Planning Policy Framework (March 2012)

- 4.4.1 The NPPF provides a series of twelve Core Planning Principles that should underpin decision-taking, which includes seeking high quality design and a good standard of amenity for both existing and future occupiers.
- 4.4.2 In general design terms, Paragraph 57 states that it is important to plan positively for the achievement of high quality and inclusive design in development, while Paragraph 63 adds that, in determining applications, great weight should be given to innovative designs, which help raise the standard of design more generally in the area

4.5 Supplementary Planning Guidance

Draft Planning Obligations SPD (July 2011)

- 4.5.1 This draft SPD states that all development proposals should be designed to reduce carbon emissions and use resources more efficiently, while development that is likely to create a substantial demand on existing infrastructure or requires appropriate traffic management arrangements, will be expected to provide measures designed to mitigate the impact.

Planning and Waste Management Design Guide (October 2009)

- 4.5.2 The aim of this guidance note is to provide advice for developers, architects and builders on Cherwell District Council's requirements for waste and recycling storage on all new developments.

Design and Layout of Employment Sites Guide (November 1996)

- 4.5.3 This guide was principally prepared for the undeveloped commercial sites at Banbury, Bicester and Kidlington, although it also sets out the Council's general principles and standard for new employment development, including scale, layout, design, landscaping and noise.

5 Design Principles

- 5.1.1 As discussed in Section 2 of this Statement, the existing buildings are in a poor physical condition and exhibit poor design quality that detracts from the character and visual amenity of the local area. This is typical of the generic style of office development that occurred in the UK during the post-war period.
- 5.1.2 The existing 'C' Block is unfit for office accommodation where the building fabric creates over heating in the summer and high energy bills in the winter months. It is considered beyond repair where the decision to demolish and provide a quality state-of-the-art working environment to increase staff morale, productivity and wellbeing at work is felt to be the only option.
- 5.1.3 In order to produce a high-quality and innovative design that is appropriate in the existing context, a number of design principles have been utilised in order to ensure that the height and scale of the proposed building is subservient to the existing character of the local area.

5.2 Scale, Massing and Form

- 5.2.1 The elevational treatment of the proposed building has been purposefully designed to respect the scale and proportions of the existing buildings, where the pallet of materials is repeated to provide a sympathetic and modern design to enhance the overall architectural qualities of the proposed development.
- 5.2.2 For instance, the existing window proportions in 'A' and 'B' Blocks has been repeated on the proposed office accommodation and large areas of external glazing will introduce swathes of natural daylight into the office environment, reducing demand on electrical lighting and artificial heating whilst increasing staff's awareness of the external environment.
- 5.2.3 The overall footprint of the proposed building has been driven by a number of factors, including the new interior link to 'B' Block and in order to utilise cross-ventilation as an environmental strategy. This has already been successfully applied to the recently constructed 'B' Block, as well as the refurbished 'A' Block.

5.3 Appearance and Materials

- 5.3.1 The proposed curtain walls will feature solar, glazed glass and have opening windows to assist with the natural ventilation strategy. The linked walkway to 'B' Block will be clad in a coloured stainless steel cladding to reflect its successful use on 'A' and 'B' Blocks.
- 5.3.2 A concrete frame will be utilised so that inefficient and unattractive, interior lines of columns within the building can be designed out of the proposal. This increases the flexibility of any internal layout of furniture and support activities undertaken within the building. A concrete frame will also increase the overall thermal mass of the building and improve the airtightness and fire-proofing, which will subsequently also increase levels of energy efficiency. The new block will

also benefit from a general, high degree of insulation, thus further increasing the overall thermal performance of the building.

- 5.3.3 Consequently, the design of the proposed building is felt to represent a significant improvement on the existing building, which will integrate well with the surrounding built form by emulating the style and appearance of 'A' and 'B' Blocks in terms of the usage of materials, colour and architectural detailing.

5.4 Access

- 5.4.1 Raised access floors are proposed in order to integrate data and power services in a convenient and managed way. This will further increase future flexibility in office furniture layouts and work activities, whilst promoting agile working within an open plan environment. Showers are proposed at all levels, in addition to private lockers in order to promote cycling and walking as means of transport to work.
- 5.4.2 It will also be ensured that safe and appropriate access is provided to the new building to all demographic groups, including disabled persons by providing improved links to 'A' and 'B' Blocks via a walkway and an additional lift to meet the requirements of the Disability Discrimination Act 2005.
- 5.4.3 Moreover, the proposal for a new 'skybridge' to connect the upper storeys of the proposed 'C' Block with 'B' Block immediately to the south will introduce an attractive, innovative and functional, visual feature that will improve the distinctiveness of the local environment and create an element of aesthetic interest.
- 5.4.4 Additional detail in relations to the existing and proposed access arrangements at the site are provided in the accompanying Transport Statement, which describes how the Travel Plan aims to reduce the modal share of private transport use for the wider site and includes a number of proposed measures that form part of the overall Thames Valley Police Workplace Travel Strategy

5.5 Summary

- 5.5.1 Our assessment of the development proposals against a consideration of identified, relevant local planning policies has demonstrated that the design of the proposed development fully complies with the current Development Plan for Cherwell as summarised below:
- The proposed office building is felt to represent a significant, visual improvement over the existing block, which would integrate well with the existing, surrounding urban form and would have a positive effect on visual quality amenity of the local area;
 - The proposed usage of materials, colour and architectural detailing will significantly enhance the character of the local area and responds well to the existing urban fabric at the wider TVP HQ site;

- The current points of access will continue to provide safe access onto Oxford Road (A4260), while the revised parking arrangements are appropriate for the proposed development and comply with OCC parking standards; and
- The wider site will continue to provide safe and convenient access to pedestrians, whilst benefiting from a high quality bus services that passes the site via Oxford Road. The Travel Plan also includes a number of proposed measures that form part of the overall Thames Valley Police Workplace Travel Strategy.

6 Energy Statement

- 6.1.1 Policies ESD 1, 2, 3, 4 and 5 of the adopted Cherwell Local Plan 2011-2031 collectively require the implementation of various elements of sustainable design and construction. This Section takes the form of an Energy Statement, which sets out how the proposals have addressed these aspects of sustainable development.

Ventilation

Office: Open Plan

- 6.1.2 The open plan office areas will be naturally ventilated via manually-opening windows on each elevation in order to promote natural cross-flow ventilation into, and within, the interior spaces.

Meeting Rooms: All Floors

- 6.1.3 Fresh air shall also be provided from a ducted system via external louvres on the building elevations, which shall be routed to connect to the back of ceiling void-mounted fan coil units. The fan coil shall provide both heating and cooling from an external Air Source Heat Pump (ASHP) and shall incorporate integrated controls managed by a central controller linked via TVP's own intranet control system. This can be used to enable or disable the units and to limit the temperature at which the system operates in order to ensure that energy usage is managed in line with the estate building management systems.

Toilet and Shower Areas: All Floors

- 6.1.4 Toilet and ancillary areas shall be provided with extract-only ducted systems routed to discharge louvres at the building perimeter. In-line fan units shall be installed in twin unit arrangements to offer both 'run' and 'standby' operations. The extractor fans shall be controlled via Passive Infrared (PIR) detectors and time clocks with overrun timers to be fitted. Air shall be provided from adjacent areas via door transfer grilles and the toilet and shower areas shall operate on a 'trickle' and 'boost' operation throughout the day in order to ensure that toilet and shower areas remain in a negative state compared to the adjacent open plan office.

Heating

All Floors

- 6.1.5 Heating shall be provided from a Low Temperature Hot Water (LTHW) heating system, which shall be fed from the neighbouring boiler room in 'B' Block. The existing boilers currently serving the existing 'C' Block building shall be reconnected with new zone valves that serve each floor. Control shall remain as existing from the Building Management System (BMS) panel located in the ground floor plantroom of 'B' Block. Heating shall be provided from floor or wall mounted-radiators with lockable, thermostatic radiator valves.

Domestic Water Services

Mains Cold Water: All Floors

- 6.1.6 The existing mains cold water is fed via buried mains from 'B' Block and shall be re-used for the new building with water meters being reinstated and connected to the existing BMS system. From the incoming service point, a new isolation and drain-off facility shall be provided and the new services extended at ground floor level to serve all items of new sanitary ware, showers and drinking points, as required. It has been established that there is sufficient capacity for this to be re-used as the amount of sanitary ware in 'C' Block will not increase by so significantly to warrant the installation of a new system.

Domestic Hot Water: All Floors

- 6.1.7 Hot water shall be fed from a central storage cylinder at high level within the cleaners store on each floor. The cylinder shall be an indirectly fed with primary heating from the new Heating Distribution System (HDS) and shall incorporate a three-port control valve and primary pump, coupled with temperature sensors to ensure that storage temperatures are maintained above 60°C. From here, a secondary hot water flow and return pump shall distribute at each floor level to serve all items of sanitary ware, as necessary.

Surface Water Drainage: All Floors

- 6.1.8 A new, above-ground drainage system shall be provided connecting all new sanitary ware and appliances, which shall be routed through new vertical stacks to connect to the existing, below-ground drainage system.

Electrical Infrastructure

Lighting: All Floors

- 6.1.9 New lighting matching that utilised within the existing 'B' Block shall be employed throughout the new building with daylight controls and absence detection provided via a Digital Addressable Lighting Interface (DALI), or equivalent, control system.

Power and Data: All Floors

- 6.1.10 New power and data systems matching those in the existing 'B' Block shall be employed throughout, comprising local Distribution Boards (DBs) and data outlets as required. It is not envisaged that there will be a need for a new, low-voltage mains upgrade within 'B' Block to accommodate the proposed building.
- 6.1.11 The existing fire alarm within 'B' Block shall be extended to suit the needs of the proposed building by connecting to the existing, addressable system.

6.1.12 A new server room shall be cooled as required by utilising a single, dedicated ASHP. The room should not require ventilation but may require fire suppression, which shall be agreed through room data sheets.

Summary of Sustainable Design and Construction Measures

6.1.13 In summary, the following elements will be implemented as part of the development proposals in order to comply with, and help achieve, the vision, policies and objectives of the Cherwell Local Plan 2011-2031. Accordingly, it is proposed that the new building shall utilise:

- Improved insulation and natural ventilation in order to reduce energy demand;
- Solar glazing to increase the effectiveness of passive solar heating;
- Bris solei to provide shading and to act as features of architectural interest;
- A concrete frame with high thermal mass;
- A high level of airtightness;
- Low-energy, LED lighting;
- Heating zone controls on all floors; and
- PIR control of toilet ventilation.

7 Conclusions

- 7.1.1 This Design and Access Statement has been prepared by RPS Planning & Development with additional information provided by Pick Everard. It is submitted on behalf of Thames Valley Police (TVP) ('the applicant') in respect of a planning application at Thames Valley Police Headquarters, Kidlington ('the application site'). Accordingly, full planning permission is sought for the demolition of 'C' and 'G' Blocks, in addition to the erection of a replacement office building in place of 'C' Block.
- 7.1.2 The existing buildings exhibit low-quality design that does not relate well with the surrounding built environment in terms of appearance, materials, style or character. They therefore have an unattractive appearance that adversely affects the amenity of the local area, while the facilities are in a poor condition that does not meet the current requirements of TVP.
- 7.1.3 The new office building will represent a largely 'like-for-like' replacement of the existing building in terms of scale, albeit with a slight increase to the building's height and footprint. The new building will emulate the appearance and character of the existing 'A', 'B' and 'D' Blocks, and is felt to represent a significant, visual improvement over the existing block, which would integrate well with the surrounding urban form and would have a positive effect on the character and visual amenity of the local area.
- 7.1.4 Access to the wider site will be largely as existing, while the accompanying Transport Statement shows that there will only be a negligible increase in terms of peak-hour journeys and additional parking demand. Furthermore, it will also be ensured that safe and appropriate access is provided to the new building to all demographic groups, including disabled persons by providing improved links to 'A' and 'B' Blocks via a walkway and an additional lift to meet the requirements of the Disability Discrimination Act 2005.
- 7.1.5 It is therefore felt that planning permission should be granted for the proposed development.

