



Building 96
Lubricant Store
RAF Bicester

Design & Access Statement Rev A
In Respect to a Combined Listed Building & Planning Application

November 2014

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1.0 Introduction

1.1 Bicester Heritage are seeking planning consent for change of use in regards to Building 96 (Lubricant store) as part of their RAF Bicester Technical Site re-development.

1.2 Our combined Listed Building & Planning Consent application is supported by this Design & Access Statement and the application drawings submitted via the portal.

1.3 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.

2.0 Context Assessment

Site Description

2.1 The applicants, Bicester Heritage, acquired the entire Technical Site of RAF Bicester in 2013. The application site comprises a slightly sloping plot of land within the Technical Site, west of the airfield, and includes the Grade II listed lubricant store, also known as Building 96. Please refer to the submitted site plan for further details.

2.2 The combined application is for both the change of use from **Ministry of Defence to B1/A1** use & for the associated exterior renovation works indicated on the proposed elevations. The renovations include general repairs to the external envelope and re-decoration of exterior joinery including doors, fascia & soffit and metal windows. 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/A1 workshop** use has been discussed with Conservation Officer Claire Sutton-Abbott prior to application.

Planning history and existing lawful use

2.4 RAF Bicester 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, PP-03153703, PP-02966305 & PP-02986817. 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.

2.5 This application is submitted as part of a series of applications proposing a change of use from Ministry of Defence use to predominantly B1 workshop, research & development & office uses for the majority of buildings within the Technical Site. Previous applications have included Buildings 82, 87 & 102 for which full approvals have been received.

Planning policy context

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

2.7 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.



View from south of Building 96 site



View from north of Building 96 site



View from east of Building 96 site



View from west of Building 96 site



Internal view of Building 96

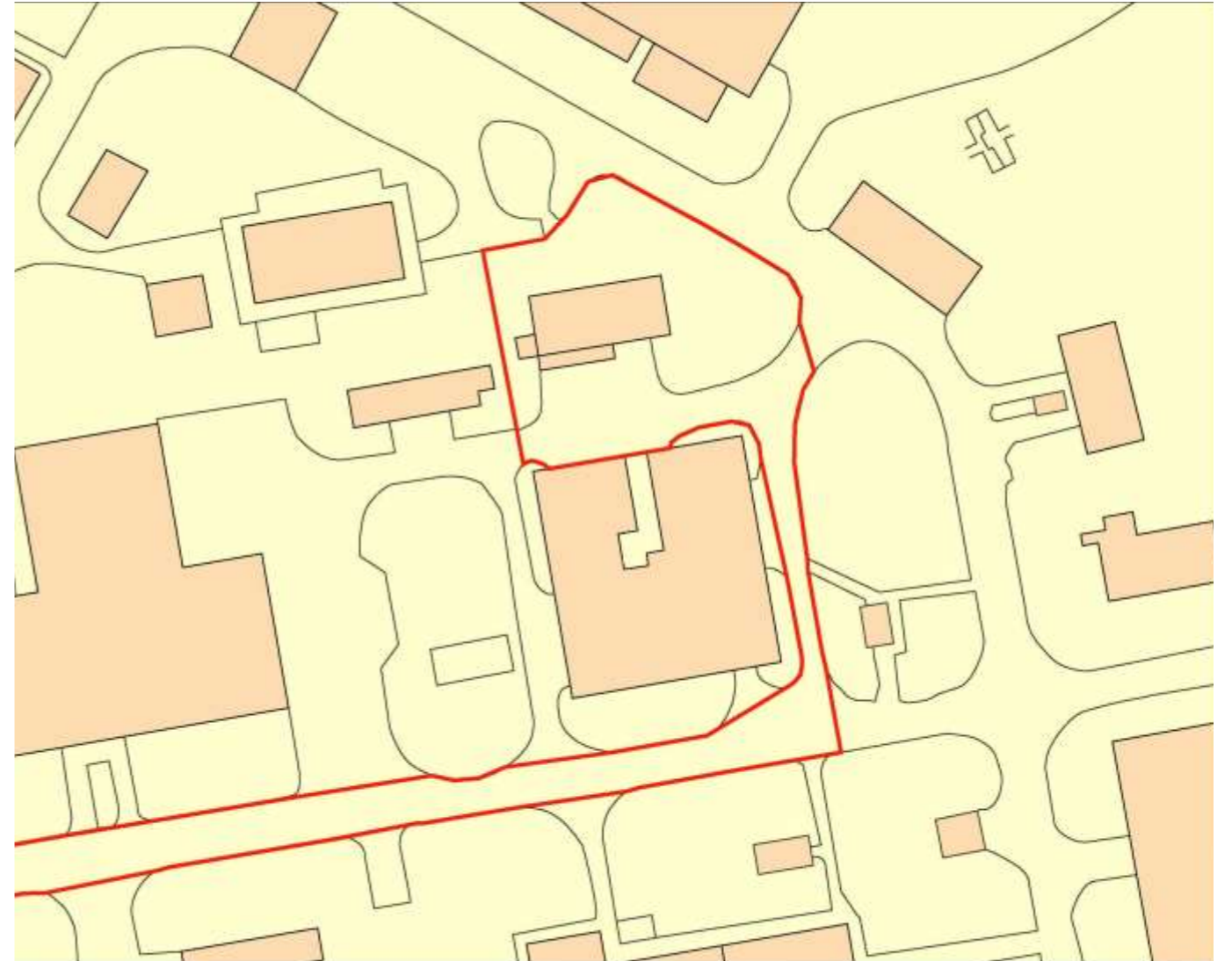
3.0 The Proposals

The scheme proposes:

- A change of use from Ministry of Defence use to B1/A1 office use.
- A proposed use of 25% sales, 25% office and 50% storage for both units 1 and units 2
- The building is going to be let to a company called Classic Oils
- The repair of all defective external brickwork, roofing, rainwater goods, joinery & glazing.
- New insulation to the roofs fitted to the underside of the existing sarking boards.
- The replacement of patent glazing with new artificial slates to match existing
- New internal lighting and heating.
- New DDA compliant lavatories.
- Existing defective parquet timber flooring removed and replaced with new screed.
- New glazing on north elevation.



Site location plan



Block plan

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 Heritage Partnership Agreement currently being developed by Bicester Heritage in discussion with Cherwell District Council & English Heritage.

Conservation area character

4.2 The lubricant store, Building 96, 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 Building 96 is within The 'Technical Site' at Bicester, separated from the Domestic Site, it still has many original buildings, mostly of 1926 but with others added during successive phases of the 1930s Expansion Period. This is a substantial and little altered complex, strategically placed between the two 'A' type hangars, facing the main avenue bisecting the site, leading to the flying field. It also comprises one of the first permanent designs for Britain's independent air force, and through its key function as workshops for airframe and engine repairs comprises an integral part of a uniquely important site.

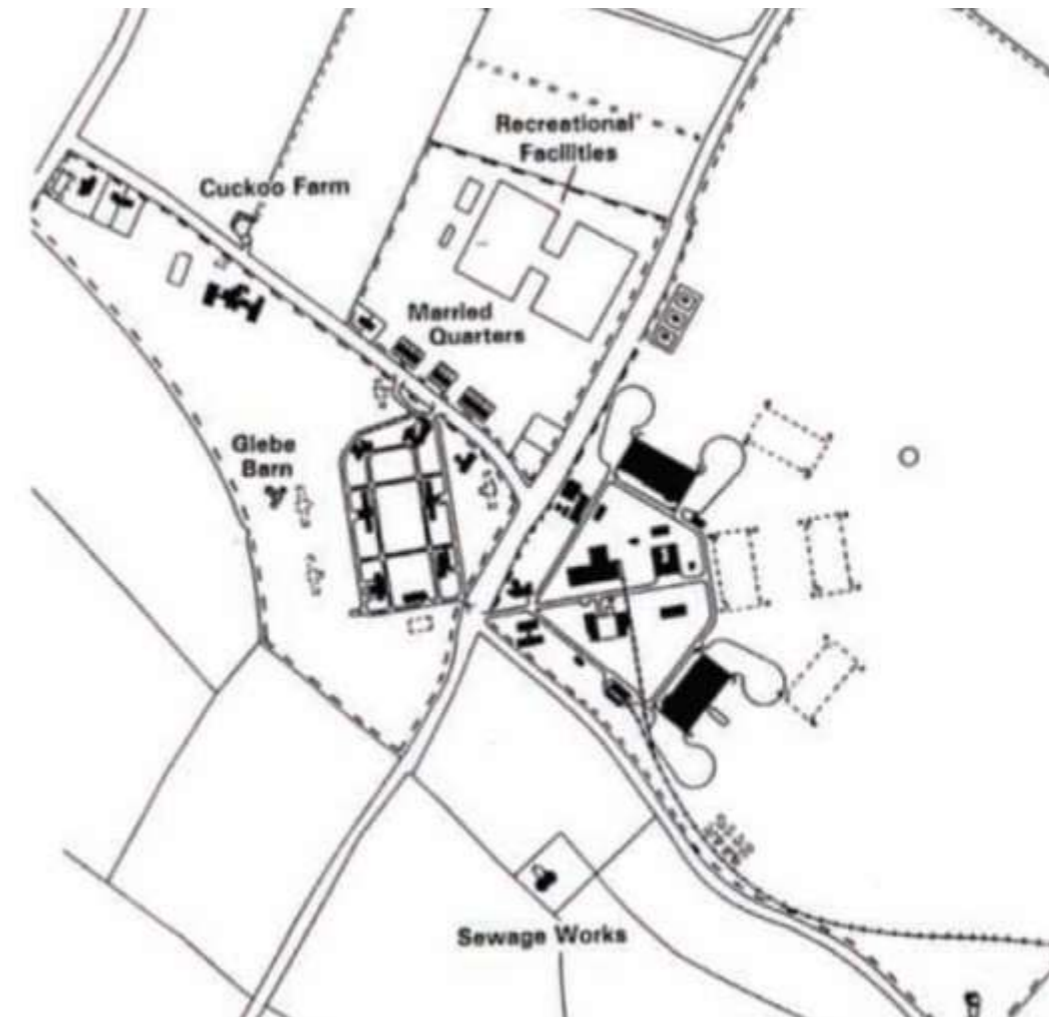
4.4 Building 96 is a simple rectangular building in two sections, the higher with raised floor and external loading platform, and the lower floored at normal level. Both units are gabled.

4.5 The front has a plain wall with central pair of sliding timber doors to centre bay of raised platform, above which a near-flat corrugated steel canopy on 4 very thin posts. Lower, to right, pair of doors in recessed jambs formed in bull-nosed engineering bricks. There is continuous roof-light to both slopes.

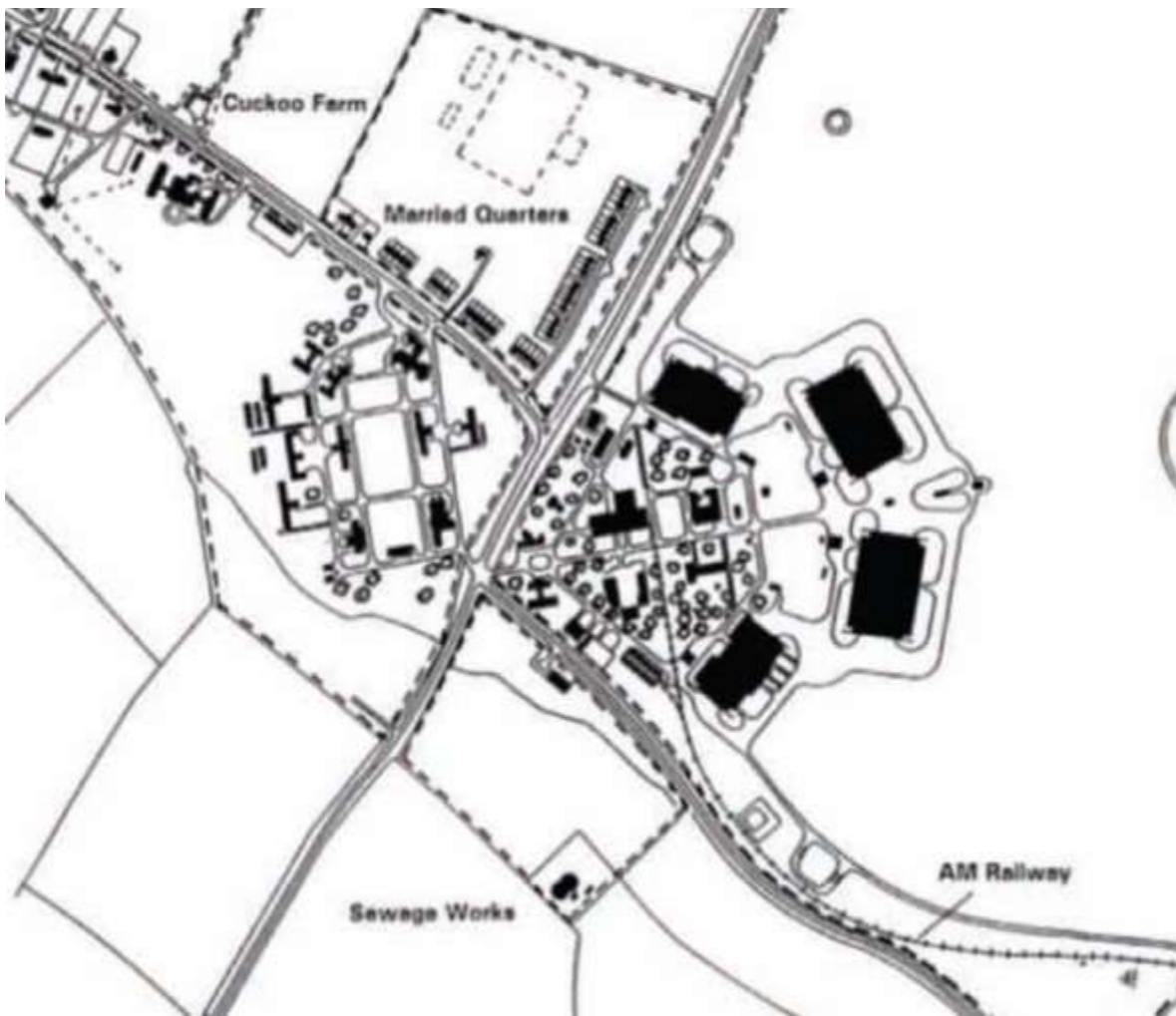
4.6 The architectural treatment is consistent with the adjacent 1920 buildings. The proposed renovations will restore the building to its original exterior condition using similar materials to the original for the repairs.

Vehicular access

4.7 The proposals will utilise the existing access to serve the new individual tenancies created within the building, retaining grassed areas & trees accordingly. It is intended that the character of existing landscaping is retained throughout the scheme.



Technical Site plan 1926



Technical Site plan 1939



Technical Site plan 1945

5.0 Access Statement

Amenity Access - Urban Context

5.1 The site has existing level vehicular access from Buckingham Road, and it is considered that the proposals do not impact on the existing vehicular access.

5.2 The site is well served by public transport with a selection of bus routes within easy walking distance. Additionally Bicester North railway station is only a fifteen minute walk away, with taxi services available.

5.3 There is good cycle access to and within the Technical Site with secure cycle storage available within the proposed workshops.

Vehicular access

5.4 There is no proposed change to the existing arrangement in regards to vehicular access to the Technical Site or within the Technical Site. The proposed B1 use is considered comparable to the previous Ministry of Defence use and consequently the existing vehicular access provision is considered adequate. It is intended that DDA compliant access will be introduced wherever practical.

Internal circulation

5.5 The proposal is to retain the Grade II listed building in its current form. There is stepped access to Unit 1 and level access to Unit 2 externally. There is a accommodation on ground level and a higher level with level thresholds proposed for all main entrances of the units.

5.6 There is a change in level between the 2 units. The unit on the higher level is access via steps to entrance /loading dock area. Provision for ramped access is subject to DDA requirements for the unit.

5.7 All internal doorways will be decorated with contrasting colours for frame & leaf for better visibility.

5.8 All proposed toilet facilities will be DDA compliant conforming to Part M of the Building Regulations.



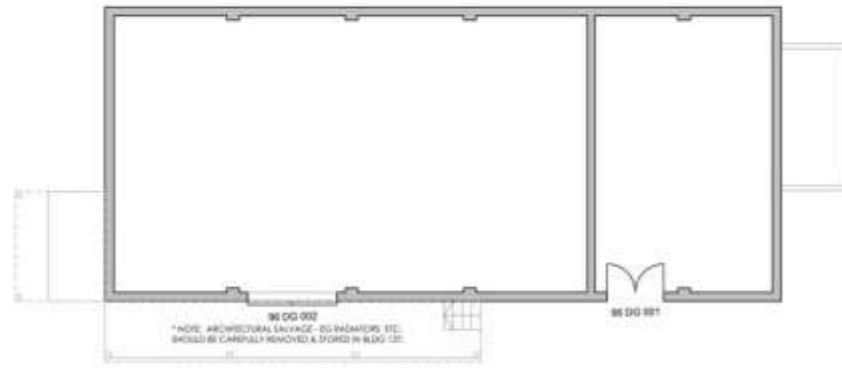
6.0 Design & Access Statement Conclusion

6.1 The proposed scheme will breath new life into the building and enable it to provide a beneficial, & viable, new use that compliments the building's original use, form & character.

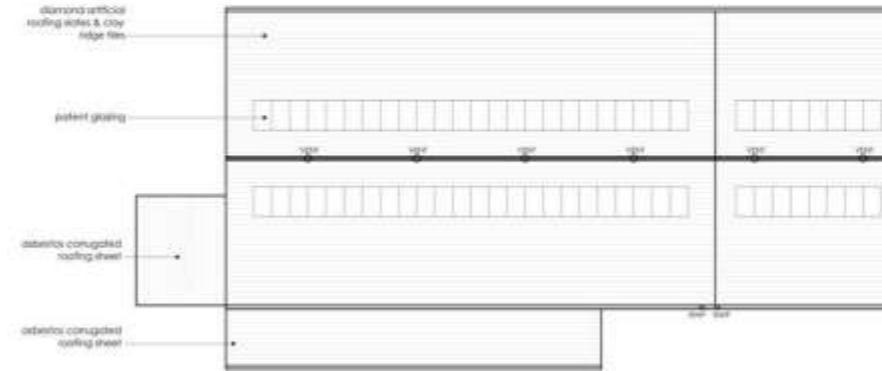
6.2 The repair works will be carried out as sympathetically as possible, matching the original materials and detailing wherever appropriate, in order to protect and enhance the character of the conservation area & in respect of the listed status of the building.

6.3 The proposed scheme will be fully DDA compliant, and will conform with Part M of the Building regulations wherever possible, so that the restored historic & listed building is fully accessible inside & out.

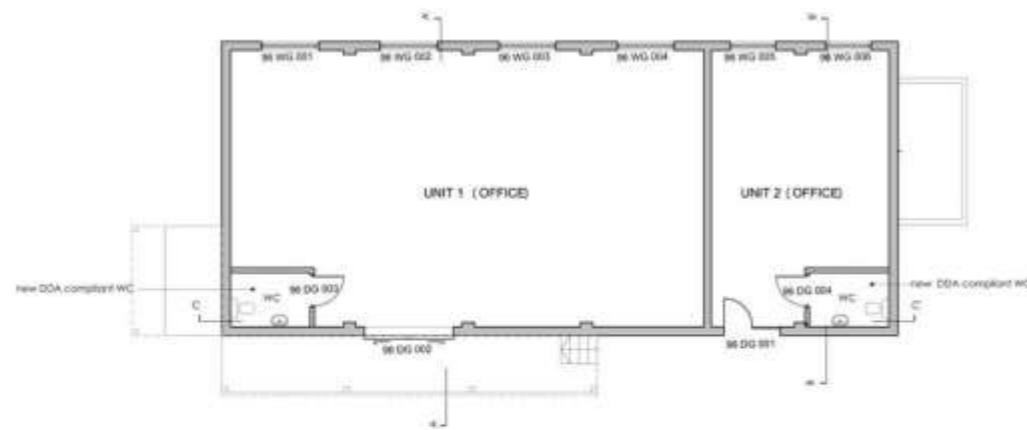




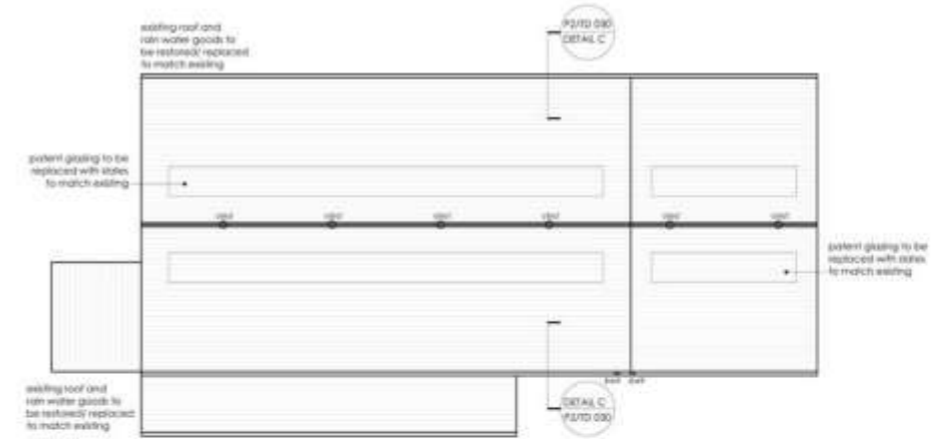
EXISTING GROUND FLOOR PLAN



EXISTING ROOF PLAN

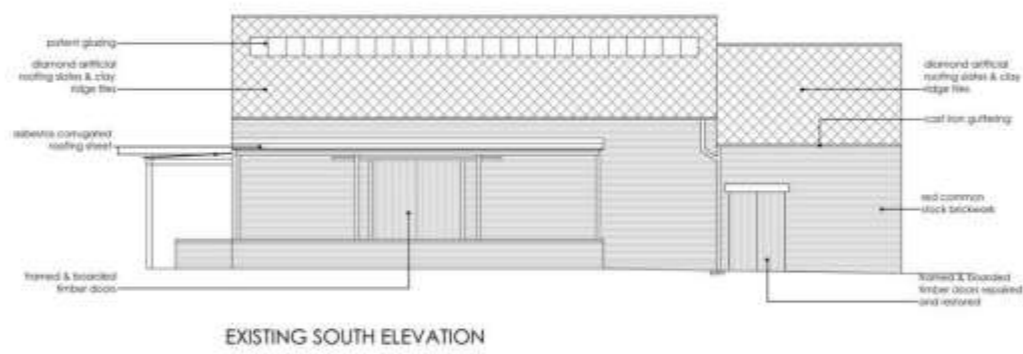


PROPOSED GROUND FLOOR PLAN



PROPOSED ROOF PLAN

EXISTING AND PROPOSED PLANS



EXISTING SOUTH ELEVATION



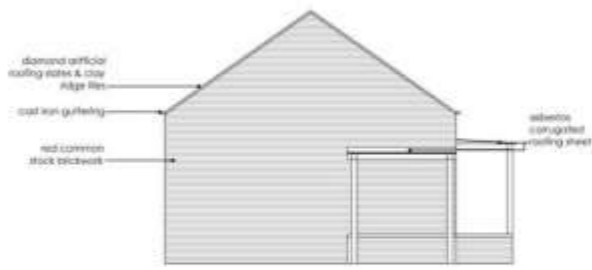
PROPOSED SOUTH ELEVATION



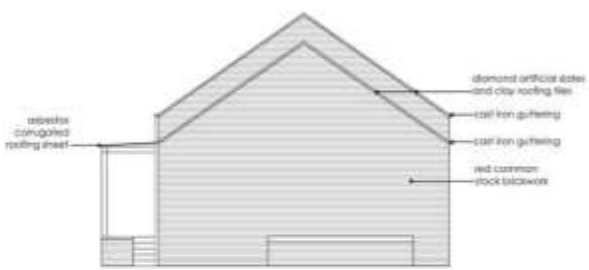
EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION



EXISTING WEST ELEVATIONS



EXISTING EAST ELEVATIONS



PROPOSED WEST ELEVATIONS

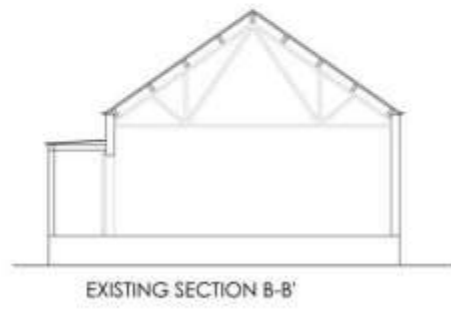


PROPOSED EAST ELEVATIONS

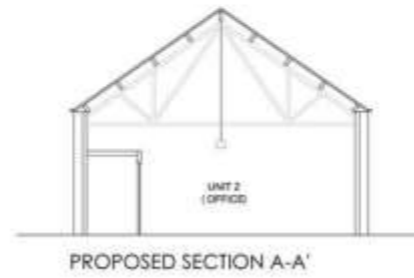
EXISTING AND PROPOSED ELEVATIONS



EXISTING SECTION A-A'



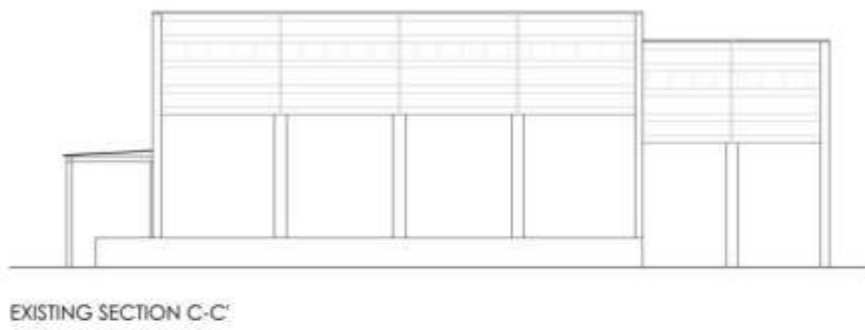
EXISTING SECTION B-B'



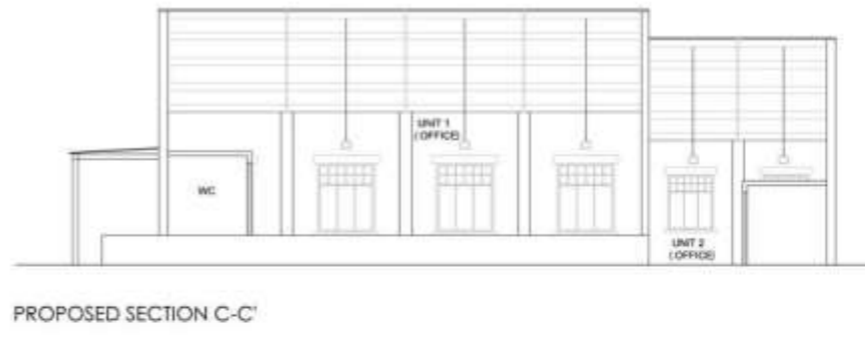
PROPOSED SECTION A-A'



PROPOSED SECTION B-B'



EXISTING SECTION C-C'



PROPOSED SECTION C-C'

EXISTING AND PROPOSED SECTIONS

7.0 Proposed lighting & heating



New pendant lighting in office units



New Dimplex electrical radiators in office units

architecture ▪ masterplanning ▪ sustainability

31 Southampton Row
London
WC1B 5HJ
t. 020 7629 3993
f. 020 7629 2953

Capital Tower
Greyfriars Road
Cardiff
CF10 3AG
t. 029 2023 3993
f. 029 2023 3994

www.gauntfrancis.co.uk

Info@gauntfrancis.co.uk

GAUNT FRANCIS
Architects