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## Upper Heyford: Heritage Centre Management Plan

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### 1. Introduction

- 1.1 As part of the North Oxfordshire Consortium's (NOC's) comprehensive planning application 08/00716/OUT, which is the subject of a planning appeal inquiry which commenced on 30<sup>th</sup> September 2008, a Heritage Centre is proposed.
- 1.2 The purpose of this Heritage Centre Management Plan is to explain the intended principles and operation of the proposed Heritage Centre.
- 1.3 NOC will guarantee that the Heritage Centre is operational for a minimum period of 5 years from when it opens to the public. The responsibility for the Heritage Centre may be transferred to the Management Company for the Flying Field in due course, or another responsible organisation.
- 1.4 This Management Plan complements the separate 'Management Plan for the Flying Field' which has also been submitted in support of the above application proposals, and should be read in conjunction with it.

### 2. Heritage Centre Area

- 2.1 The Heritage Centre Area (as shown on Heritage Centre Site Plan Drawing 1135-111-A) will comprise of the following buildings and areas of the Upper Heyford site.

#### Building 315

- 2.2 A minimum area of 412.5 sq.m (4,250 sq.ft) within this A Frame building, or another building as may be agreed with the Council (in consultation with English Heritage) as being suitable to accommodate the Heritage Centre (which would need to be the subject of a further planning application), comprising of:-
  - Exhibition boards featuring historic photographs, maps and explanatory text;
  - Artefacts relating to the Cold War Period;
  - Lecture room/video presentation room explaining key events, sufficient to accommodate at least 30 seated school children;
  - An archive room to store artefacts and material not on display in the museum space, with appropriate environmental monitoring system;
  - A reading room/study area to provide a designated area for people wishing to research the history of the Air Base;
  - A refreshment area and gift shop;
  - Toilets.
- 2.3 Attached is a floorplan (Heritage Centre Plan Drawing 1135-110-C) illustrating the layout of the Heritage Centre within Building 315 and how it could be laid out

to fulfil the above criteria. These works will be the subject of prior approval before being implemented [ACTION HC1].

- 2.4 A flexible approach towards securing the future of the Heritage Centre is desirable. The whole of Building 315 is therefore proposed to be a Class D1 use as part of the proposed 'lasting arrangement' outline planning application in order to allow for the future ability to exhibit large artefacts (such as aircraft which operated from the base during the Cold War period) in the event that these are able to be secured. However if, over time, the securing of large artefacts proves not to be achievable, the NOC would need to submit a further planning application for a change of use of any unused part of Building 315 in due course. This would be needed to ensure that any surplus space could be brought into beneficial use whilst not prejudicing the operation of the Heritage Centre.

**Action HC1**

*Within 12 months of the grant of planning permission, the NOC will submit a Heritage Centre Layout Scheme for Building 315 (or for whichever Building may be agreed with the District Council (in consultation with English Heritage) as being more suitable) detailing the proposed facilities based on the specification as set out in paragraph 2.2, based on the layout as shown in drawing 1135-110-C and including a programme for the implementation of the works and opening of the Heritage Centre. Proposals for the ongoing security of the Heritage Centre will also be set out in the Scheme.*

*Once approved by the District Council (in consultation with English Heritage), the Heritage Centre Layout Scheme shall be implemented by the NOC in accordance with the agreed programme, so that the Heritage Centre is operational no later than 15 months following approval of the Heritage Centre Layout Scheme .*

Building 126

- 2.5 The Battle Command Centre will be open for the public to visit at the same opening hours as the Heritage Centre. Due to fire escape regulations, access to the Battle Command Centre will only be via organised tours.

Building 129

- 2.6 The Hardened Telephone Exchange is currently used by BT. This building will not be open to the public for as long as a lease with a telecoms operator remains in place, although it will be able to be visited from the outside.

Quick Reaction Alert Area (QRA)

- 2.7 Two of the Hardened Aircraft Shelters (HASs) (3008 and 3009) within the QRA area on the Flying Field will be left unoccupied (i.e. will have a nil use) and will be left open for the public to visit as part of organised tours of the Flying Field, unless the Heritage Centre closes in which case they may revert to a Class B8 use [ACTION HC2].

### Flying Field Visits

- 2.8 In addition, the Heritage Centre will operate guided tours across the Flying Field area, including various buildings and areas, so as to illustrate key features of the Flying Field, including:
1. QRA area, (to include a visit inside 2 unoccupied HAS structures);
  2. Northern Bomb Stores (outside only);
  3. main runway;
  4. control tower (outside only);
  5. nose docks shed area (outside only);
  6. avionics building (299) outside only;
- 2.9 An indicative route around the Flying Field is shown in attached Drawing (N0111-79-1b), which also indicates the principal features of heritage interest.

#### **Action HC2**

*The NOC will organise guided tours encompassing key features of the Flying Field, to include as a minimum the QRA area, Northern Bomb Stores, main runway, control tower, nose docks shed area and avionics building. Such tours are to be run from the commencement of opening of the Heritage Centre.*

*Two of the HAS structures (3008 and 3009) within the QRA area will be left unoccupied and will have nil use at all times, unless the Heritage Centre closes in which case they may revert to a Class B8 use.*

- 2.10 The Heritage Centre will be open to the public from 10.00 to 16.00 for a minimum of 4 days per month. In addition, the Heritage Centre will, by prior notice, open having regard to requests for additional visits from school parties and other visitor groups. The guided tours across the Flying Field will normally be operated at times when the Heritage Centre is open [ACTION HC3]

#### **Action HC3**

*The Heritage Centre will be open to the public from 10.00 to 16.00 for a minimum of 4 days per month.*

*The Heritage Centre will, by prior notice, open having regard to requests for additional visits from school parties and other visitor groups. The guided tours across the Flying Field will normally be operated at times when the Heritage Centre is open.*

- 2.11 The entry price to be charged to visitors to the Heritage Centre will be comparable to that charged at other attractions in the area.

### 3. Cold War Park

- 3.1 A Cold War Park will be provided towards the north western corner of the Flying Field. This will comprise the area occupied by four HAS structures (3052, 3053, 3054, 3055) and the site of the to-be-demolished warehouse building 3135. The four HAS structures located in the area will not themselves be open for public access. Interpretation boards will be provided.
- 3.2 The commitment to agree the details for the Cold War Park is set out within Action PA6 as contained in the Management Plan for the Flying Field.

### 4. Upper Heyford Trail

- 4.1 There is also a proposal to create an 'Upper Heyford Trail' set out in the 'Management Plan for the Flying Field' which is to be funded by contributions made by the NOC. The trail will consist of a circular walk along Camp Road and around the perimeter of the Flying Field, as shown indicatively on Drawing L10-B.
- 4.2 There will be a minimum of 8 interpretation boards and 2 new vantage points at appropriate points around the site (including outside the Heritage Centre and within the Cold War Park) and at other appropriate points highlighting relevant points of interest.
- 4.3 The commitment for the NOC to assist in the funding of this Trail is set out within Action PA2 as contained in the Management Plan for the Flying Field.

### 5. Maintenance, Funding and Operation

- 5.1 The Heritage Centre (315), the Battle Command Centre (126) and Hardened Telephone Exchange (129) will be put into a wind and water tight condition within 6 months of the completion of the Building Survey [ACTION HC4].

#### **Action HC 4**

a) *Within 12 months of planning permission being granted, or prior to the commencement of construction works on the New Settlement Area, whichever is the sooner, a **Baseline Survey** will be commissioned by the NOC. The **Baseline Survey** will be undertaken by a suitably accredited RICS surveyor.*

b) *the **Baseline Survey** will encompass buildings 126, 129 and 315 (or such other building as may be agreed by the District Council (in consultation with English Heritage) to house the Heritage Centre).*

c) the results of the **Baseline Survey**, together with a proposed programme of works, will be submitted by the NOC to the District Council and English Heritage within 2 months of the completion of the survey by the suitably accredited RICS surveyor. At the same time, the NOC will submit a **Baseline Survey Programme of Works** to the District Council which will indicate a phased programme to ensure that these buildings are put in a wind and watertight condition.

d) following approval by the District Council (in consultation with English Heritage), the approved **Baseline Survey Programme of Works** will be implemented by the NOC to ensure that these buildings are put into a wind and water tight condition within 6 months of the approval of the **Baseline Survey Programme of Works**.

- 5.2 Thereafter, Buildings 126 and 129 will be the subject of a Quinquennial Review Survey, as will the heritage area within Building 315 for so long as it remains in use as part of the Heritage Centre [ACTION HC5].

**Action HC5**

a) Within 5 years of the date of submission of the Baseline Survey to make Buildings 126, 129 and 315 (or such other building as may be agreed with the District Council, for so long as it remains in use as part of the Heritage Centre) wind and water tight, and every 5 years thereafter, a **Quinquennial Review Survey** will be commissioned by the NOC. The **Quinquennial Review Survey** will be undertaken by a suitably accredited RICS surveyor.

b) the **Quinquennial Review Survey** will encompass Buildings 126, 129 and 315 (or such other building as may be agreed with the District Council, for so long as it remains in use as part of the Heritage Centre) and will identify any works required to maintain a wind and water tight condition.

c) the results of the **Quinquennial Review Survey**, together with a proposed Programme of Works, will be submitted by the NOC to the District Council and English Heritage within 2 months of the completion of the survey by the suitably accredited RICS surveyor. The proposed **Quinquennial Survey Programme of Works** will indicate a programme to ensure that all buildings are restored to at least a wind and watertight condition.

d) following approval by the District Council (in consultation with English Heritage), the approved **Quinquennial Survey Programme of Works** will be implemented by the NOC in accordance with the agreed phased programme.

- 5.3 In addition an External Painting Schedule is to be submitted by the Management Company in respect of Buildings 126, 129 and 315 (or such other building as may be agreed with the District Council) [ACTION HC6].

**Action HC 6**

*In respect of buildings 126, 129 and 315 (or such other building as may be agreed with the District Council), an **External Paint Scheme** shall be prepared by the NOC and submitted to the District Council (in consultation with English Heritage) within 3 months of the date of the planning permission for approval. The **External Paint Scheme** shall specify the colours to be applied to the exterior of the buildings, together with a phased programme for undertaking the painting as specified.*

*The approved **External Paint Scheme** shall be implemented within 6 months of the completion of the wind and watertight works pursuant to Action HC4, and in any event, shall be undertaken prior to the opening of the Heritage Centre to the public.*

*No other colour scheme shall be applied to the exterior of buildings 126, 129, or 315 other than in accordance with the **External Paint Scheme**.*

- 5.4 Building 315 (or such other building as may be agreed to house the Heritage Centre) and Building 126 will be offered on a lease at a peppercorn rent with no premium payable for the Heritage Centre, which will be renewed every 5 years to a body nominated by the NOC as being capable and willing to undertake a long term management and operation of the Heritage Centre, or by way of a transfer [ACTION HC7].

**Action HC7**

*Prior to the opening of the Heritage Centre, the NOC will offer a lease or transfer in respect of the Heritage Centre and Building 126 to an organisation or Trust nominated by the NOC as being capable and willing to undertake a long term management and operation of the Heritage Centre (as located within Building 315 or such other building as may be agreed) and the Battle Command Centre (Building 126).*

*The lease shall be for a period of 5 years at a peppercorn rent, and shall be offered for renewal every 5 years thereafter at a peppercorn rent, save for the circumstances identified in **Action HC8** below. Any transfer shall be for a consideration of £1.*

- 5.5 If, after the initial 5 year period expires, and there is no renewal of interest by the initial operator, and no other interest can be identified for a further 3 months (during which period the NOC shall advertise the availability of Building 315 for a Heritage Centre operation) such that the Heritage Centre ceases to open to the public, then Building 315 (or whichever other building is provided as the Heritage Centre) may be the subject of a change of use planning application for an alternative use. Buildings 126 and 129 would be subject to an ongoing obligation to maintain them in a wind and watertight condition on an identical maintenance regime to those buildings within the Flying Field (which are the subject of the separate 'Management Plan for the Flying Field') [ACTION HC8]

**Action HC8**

*If, after the expiration of the initial 5 year period, there is no interest expressed in the following 3 months from an interested Trust or organisation to run the Heritage Centre area (during which period the NOC shall advertise the availability of Building 315 for a Heritage Centre operation), the NOC may apply for a change of use of Building 315 for alternative use.*

*If, after the expiration of the initial 5 year period, there is no interest expressed in the following 3 months from an interested Trust or organisation to run the Heritage Centre area (during which period the NOC shall advertise the availability of Buildings 126 and 129 for a Heritage Centre operation) , the NOC will resume control of Buildings 126 and 129 and will ensure that they continue to be maintained in a wind and water tight condition and the buildings will be subject to the regular **Quinquennial Survey Review** process as outlined in Action HC5.*

- 5.6 The Management Company will fund a Heritage Centre Manager to manage the Heritage Centre for an initial 5 year period for 4 days per month. The job specification is to include establishing a relationship with a body or Trust who would be interested in the long term running and management of the Heritage Centre, arranging for display of artefacts, taking bookings from schools and groups, opening the Heritage Centre and managing its day-to-day functions, undertaking guided tours, and organising bookings of the lecture room for external events. The NOC will also explore and seek additional external sources of funding (e.g. lottery bids) for the longer term in order to assist in the operation of the Heritage Centre, and would seek to encourage the involvement of a Trust

or other body to enable the long term running of the Heritage Centre [ACTION HC9].

**Action HC9**

*At least 3 months prior to the opening of the Heritage Centre to the public, the NOC will secure and fund the appointment of a part time Heritage Centre employee who will be responsible for running the Heritage Centre for an initial 5 year period, for 4 days per month and enabling visits by school parties and other visitor groups. The person's job specification will include:*

- (a) seeking to encourage the involvement of a Trust or other body to ensure the long term running of the Heritage Centre*
- (b) arranging for the display of artefacts, with the emphasis on the Cold War era*
- (c) running the Heritage Centre on a day-to-day basis, including taking group and school bookings, opening and closing the building, and arranging tours around the Flying Field*
- (d) arranging bookings of the lecture/video presentation room for external events*
- (e) provide a quarterly report to the NOC and Management Company detailing progress made.*

*The NOC will explore and seek to secure additional sources of funding for the Heritage Centre over this initial 5 year period, and also to cover (a) above.*

- 5.7 The NOC will provide a suitable vehicle for the organised tours of the Flying Field and fund its operation for an initial 5 year period [ACTION HC10].

**Action HC10**

*The NOC will secure the provision of suitable transport for the guided tours of the Flying Field, which will be in place prior to the opening of the Heritage Centre to members of the public, and will be funded for a period of 5 years from the opening of the Heritage Centre.*

**Drawings Attached**

Drawing No.1135-111-A	Heritage Centre Area Plan
Drawing No.1135-110-C	Heritage Centre Plan
Drawing N.0111-79-1b	Heritage Management Plan
Drawing Plan L10-B	Landscape Key Plan



**KEY**

- Site Boundary
- Heritage Centre Area - 315, 126, 128, 3008, 3009
- Cold War Heritage Park
- Northern Bomb Stores
- Quick Reaction Alert area
- Avionics
- Control Tower
- Nose Dock Streets
- Heritage Tour Route (indicative)



**Upper Heyford, Airbase  
Heritage Management Plan**

NOC

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16th October 2008  
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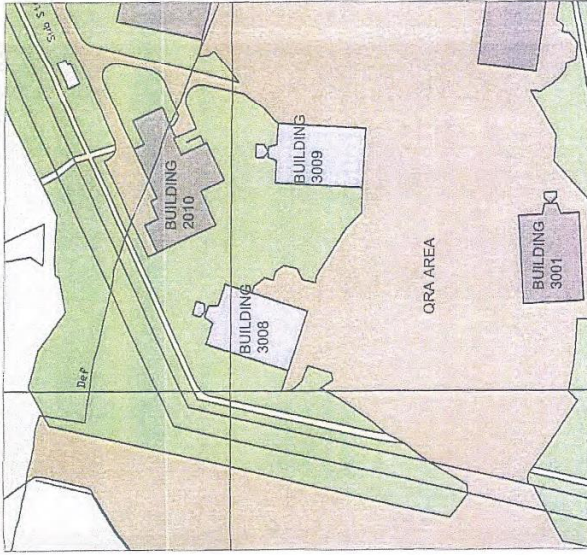
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HERITAGE CENTRE  
 AREA



2 Heritage Centre Area - QRA  
 Scale: 1:2000



PROJECT  
**Heyford Park**

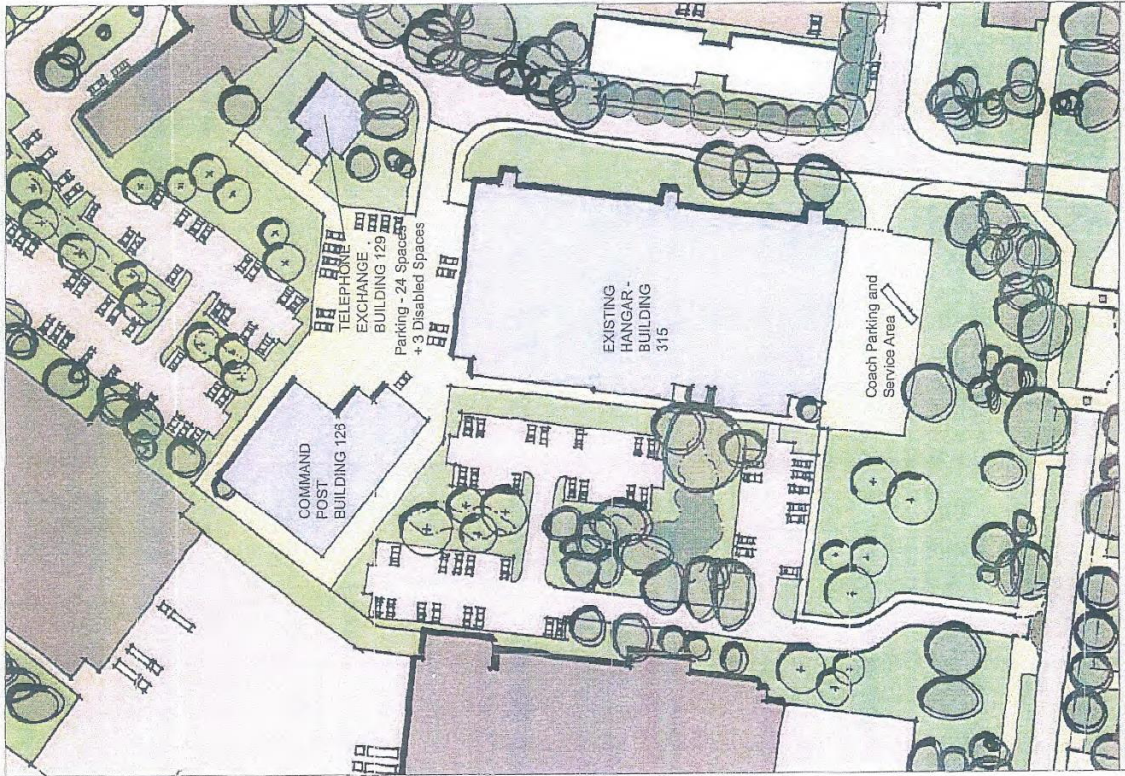
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**Heritage Centre Area Plan**

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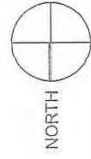
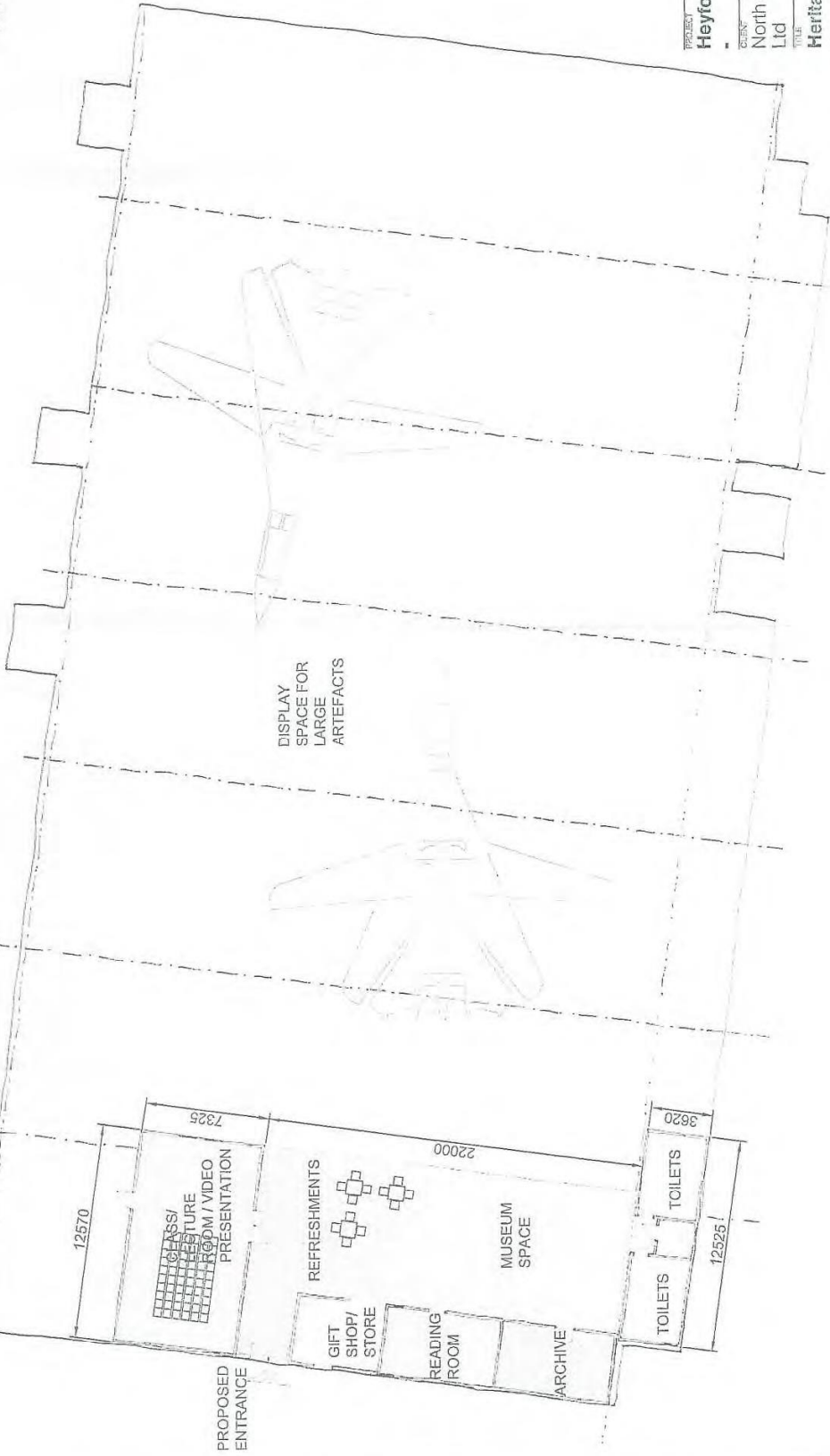


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1 Heritage Centre Area  
 Scale: 1:1000

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PROJECT  
**Heyford Park**

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TITLE  
**Heritage Centre Plan**

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**Building 315 - Heritage Visitors Centre**  
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