

4.2 Blocks A+B (North)

4.2.1 Overview

Site

Buildings 101 and 102 will be demolished to clear the site between Buildings 100 and 103. These structures were constructed during a later period and are regarded as having low historical or architectural significance. There are numerous trees located across the proposed development site which will be subject to removal. All existing trees have been evaluated by a qualified arboriculturalist with high-quality specimens retained wherever possible. A tree loss mitigation strategy has been developed as a separate exercise; however, it should be noted that suitable new tree species will be planted throughout the Village Centre.

Design Narrative

Blocks A+B (North) provide an important frontage to the Village Centre along the northern edge of Camp Road. The highway realignment enables the new buildings to create a better sense of enclosure and improve the connectivity to the Village Centre South. Pushing the building line further southwards also provides the Village Centre with a stronger visual presence when approaching from both the east and west.

Commercial/ retail space at ground floor helps to establish an active frontage along Camp Road throughout the day. Whilst this frontage is considered important, it is also essential that permeability is offered to the surrounding areas. Blocks A+B (North) have been purposefully designed as separate entities, positioned apart from one another to create an important connection along the north-south axis. This has been aligned to provide a visual link between the parking area to the north and the Village Green in the south. This break in the Camp Road frontage also enables public activity to wrap around and extend along the side and rear elevations of both buildings.

Residential accommodation is provided to the upper floors, served from separate entrances to the northern elevations. The combination of separate uses within a building is well suited to this location where activity is encouraged throughout the day.



Key Plan

Design Development

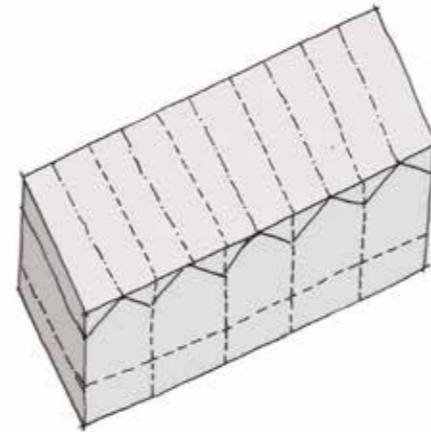


Fig. 1) Block massing broken down into individual bays (influence from airfield hangars)

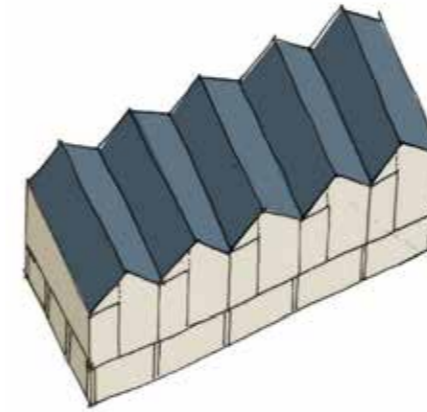


Fig. 2) Pitched roofs create clear rhythm along Camp Road frontage + reduce massing



Fig. 3) Each bay width representative of an individual living unit



Fig. 4) Kit-of-parts brought together to create a harmonious living/ working block



Blocks A+B (North) share many similarities in terms of their scale, massing and use. However, it was felt necessary to give each building its own sense of identity whilst utilising many of the site's historic references. To demonstrate this, both buildings adopt brickwork facades to reflect the functional military aesthetic. Whilst Block A (North) uses a red-coloured brick similar to Buildings 100 + 103, Block B (North) uses a more contemporary buff/ cream-coloured brick as has been adopted on the Village Centre South development.

Pitched roofs are commonplace across the former Air Base and have been used on large aircraft hangars and smaller administrative structures alike. Blocks A+B (North) both adopt pitched roofs; however, their orientation has been rotated to give each a separate identity. Block A (North) includes gable frontages of differing widths to create greater variety to the street scene. In contrast, Block B (North) features a linear roof form along the Camp Road frontage which has been broken up with projecting gables to add further interest.

There are also many commonalities between the two buildings which strengthens their identity as part of the Village Centre. Although the Camp Road frontage has a strong horizontal emphasis, brick piers are used on both buildings to help introduce greater verticality. The piers also serve to create a natural rhythm linked to the upper floor apartments by defining party wall locations. Metal cladding is also used on each building to emphasise key building features such as projecting balconies or stair core locations. This is a material which has been adopted on the Village Centre South development, intended as a reference to the nearby aircraft hangars which are covered with weathered metal corrugated sheeting.

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4.2.1 Overview

Design Development - Camp Road Frontage



Roof Form - Block B (North)

The repeated pitched roofs are intended to replicate the form of the large metal-clad hangars (Buildings 315 + 320) located immediately to the west. The proposed roof form is also intended to create a better sense of rhythm and variety along the length of the elevation. A limited palette of external materials includes brick elevations, slate roofs and weathered metal detailing. This reflects the robust and functional military aesthetic exhibited across the former RAF Upper Heyford.

Roof Form - Block A (North)

Heading east along Camp Road, a transition in height has been considered necessary to preserve the identity of Building 100. Whilst the height of Block A (North) has been limited to three-storeys, a low-rise pitched roof orientated parallel to the street frontage helps reduce the perceived massing. The hipped roof form is intended to reflect the style of the nearby original Buildings 52 (Heyford House), 100 and 455. This also helps create a sense of separation and reduces the overbearing impact upon Building 100.



Buildings 315 + 320 (Hangars)

Repeated pitched roofs + weathered metal cladding



Bulding 598 (Dormitory Block)/ Hospital

Low-rise hipped pitched roofs + external balconies



Building 100 (Guard House)

Low-rise hipped pitched roof

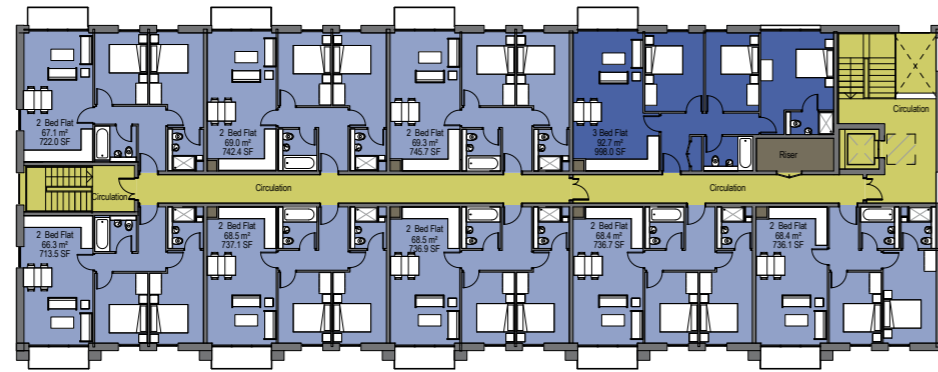


Building 52 (Heyford House)

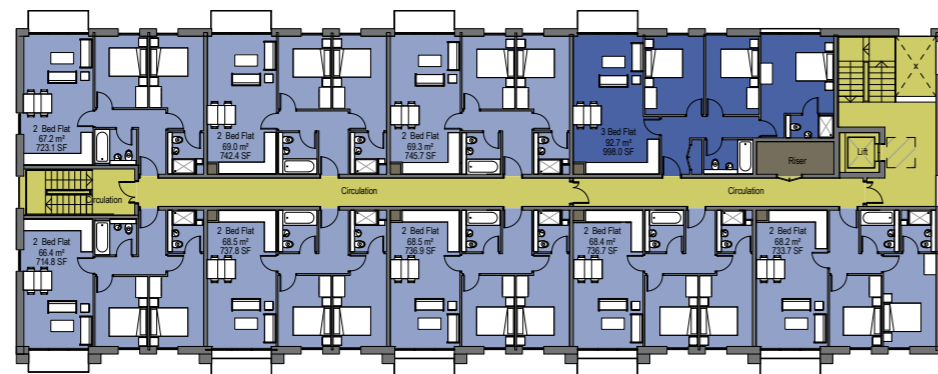
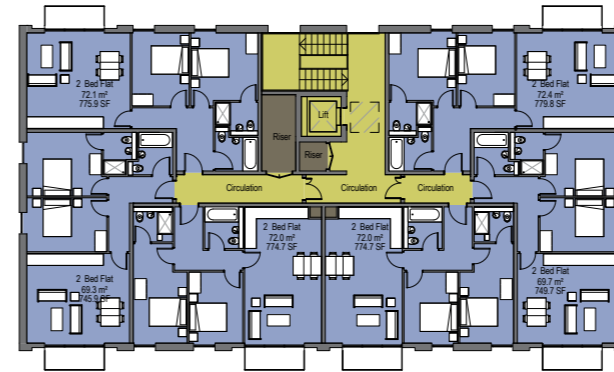
Low-rise hipped pitched roof

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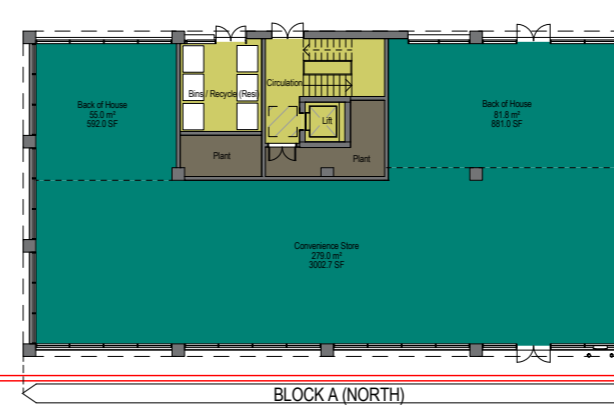
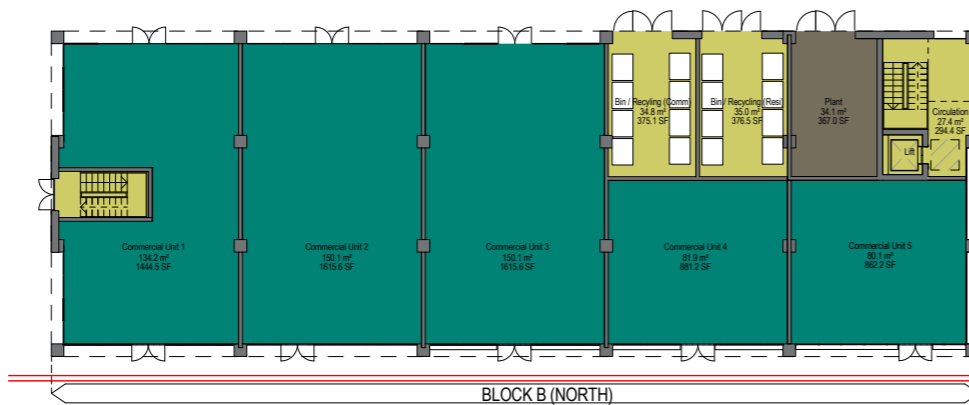
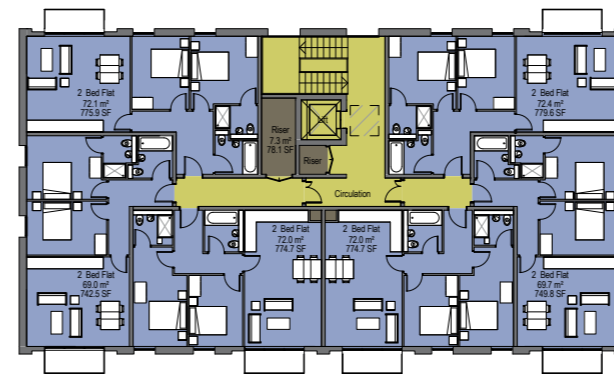
4.2.2 Layout



Proposed Second Floor Plan



Proposed First Floor Plan



Proposed Ground Floor Plan

Key

- Commercial/ Retail Space
- Circulation/ Back-of-House/ Stores
- M+E Plant/ Risers
- Residential Accommodation - 2 Bed Apartments
- Residential Accommodation - 3 Bed Apartments



Key Plan



4.2 Blocks A+B (North)

4.2.3 Scale and Massing



Proposed South Elevation



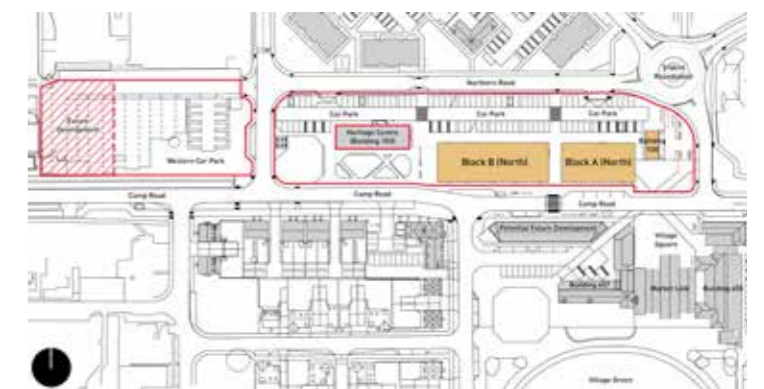
Proposed North Elevation



Proposed East Elevation



Proposed West Elevation



Key Plan

4.2 Blocks A+B (North)

4.2.4 Use and Amount

Block A (North) - Convenience Store

Schedule of Areas

Ground Floor: (Commercial/ Retail)	=	278.7m ² / 3,000ft ² Net	(Excl. back-of-house/ stair cores/ services)
First Floor: (Residential)	=	6 No. Apartments	(6 No. 2-Bed)
Second Floor: (Residential)	=	6 No. Apartments	(6 No. 2-Bed)

Totals

Commercial/ Retail	=	278.7m ² / 3,000ft ² Net	(Excl. back-of-house/ stair cores/ services)
Residential	=	12 No. Apartments	(12 No. 2-Bed)

Block B (North)

Schedule of Areas

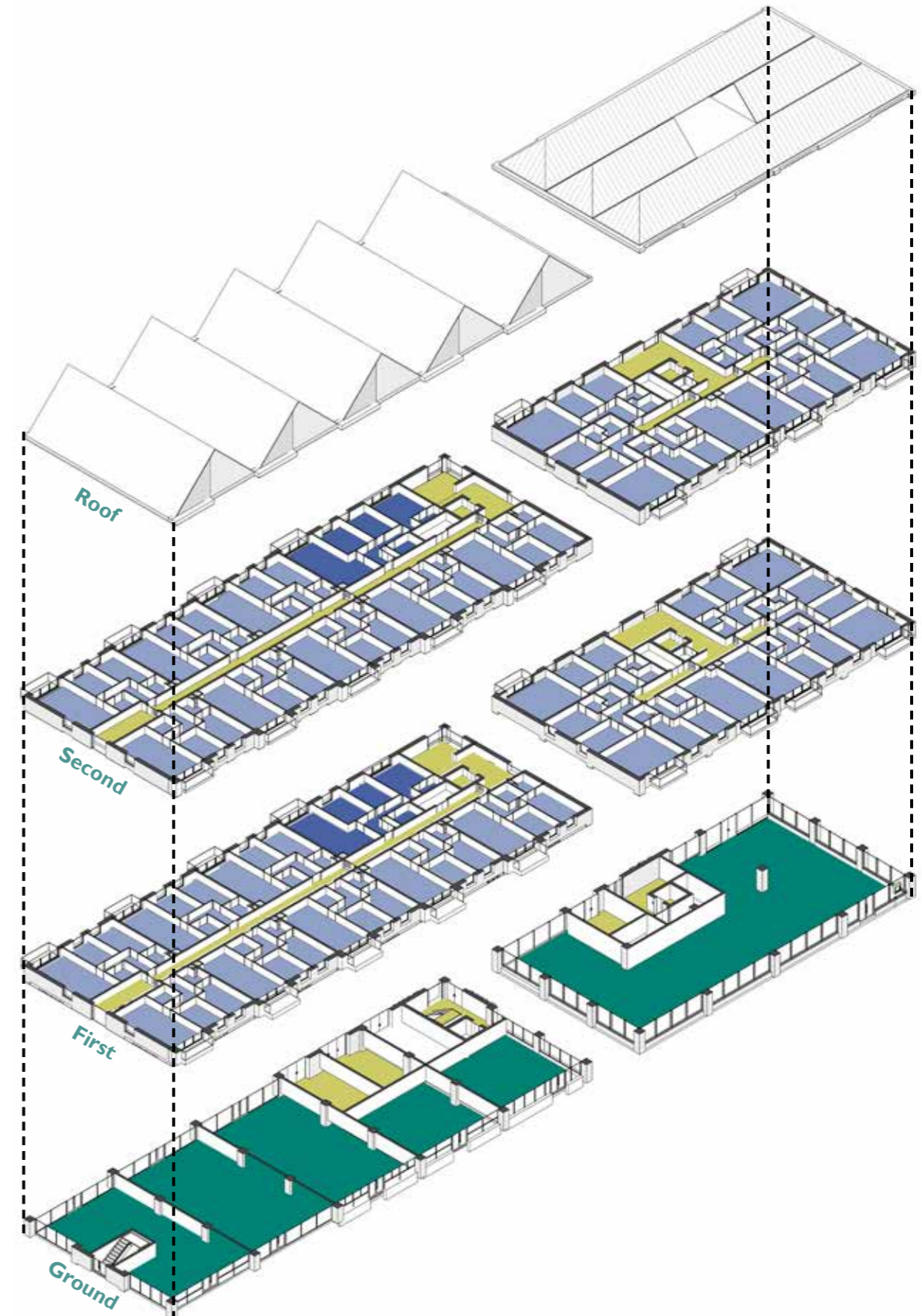
Ground Floor: (Commercial/ Retail)	=	596.4m ² / 6,420ft ² Net	(Excl. back-of-house/ stair cores/ services)
First Floor: (Residential)	=	9 No. Apartments	(8 No. 2-Bed/ 1 No. 3-Bed)
Second Floor: (Residential)	=	9 No. Apartments	(8 No. 2-Bed/ 1 No. 3-Bed)

Totals

Commercial/ Retail	=	596.4m ² / 6,420ft ² Net	(Excl. back-of-house/ stair cores/ services)
Residential	=	18 No. Apartments	(16 No. 2-Bed/ 2 No. 3-Bed)



Key Plan



4.3 Scale and Massing

Context

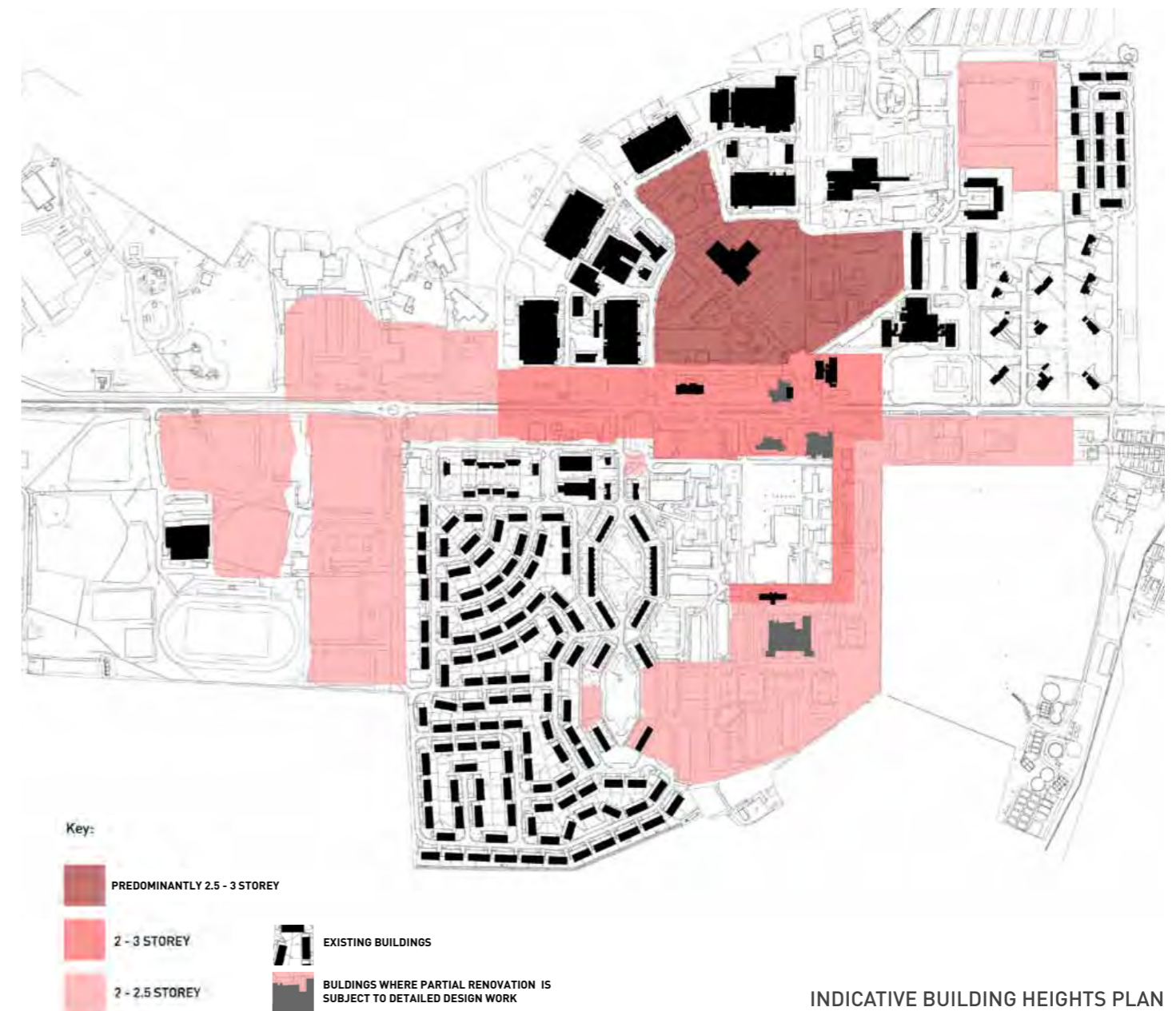
The scale and massing of the proposed buildings has been carefully considered with regard to the surrounding site context, but also to the future aspirations for the new Village Centre. The Heyford Park Design Code offers guidance regarding each character area, identifying key frontages, landmarks and spaces, but also building densities and heights. This document has provided an important framework within which the design proposals have been developed.

'At key locations two-three storey buildings front on to streets with greater massing located on key corner plots. This provides visual cues for legibility purposes when navigating through the centre'

Section 4.21; Heyford Park Design Code (v5.2 – Ref. B.0286_21)

Blocks A+B (North)

In terms of massing, Blocks A+B (North) provide two levels of residential accommodation over the commercial/ retail space at street level. The ground floor accommodation offers increased floor-to-ceiling heights which is typical of retail use and is encouraged within the Design Code. The upper floors have been designed to a domestic scale to reduce the overall massing. Although greater verticality is encouraged throughout the Village Centre, it is felt important these buildings should not become overly dominant particularly given the proximity to adjacent buildings. Blocks A+B (North) have been conceived as separate buildings to reduce their scale upon the Camp Road frontage, but also to provide greater permeability to the wider Village Centre.



Source: Page 59 of the Heyford Park Design Code (v5.2 – Ref. B.0286_21)

4.4 Appearance and Materials

4.4.1 Proposed Materials Palette

