

Heyford Park
Village Centre North
Design & Access Statement

for Dorchester Living
March 2018

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1.0 INTRODUCTION

I.1 Project Introduction

This Planning Application refers to the detailed proposals for Village Centre North which, in conjunction with Village Centre South, will form a new village centre at the heart of Heyford Park.

Following the development of a village centre masterplan produced by Jestico + Whiles in January 2016, ADP (CORDE) were appointed to develop the detailed design proposals for Village Centre North.

The Village Centre North development comprises the demolition of Buildings 101 + 102 which are widely considered to offer little architectural merit or historical significance to the former Air Base. Building 100 (former Guard House) will also undergo partial demolition. However, the original 1925-26 structure will be retained due to its strong identity and prominent location at the Trident junction with Camp Road. It is intended that this building will be used for office or administrative purposes.

The proposed demolition works create an opportunity to establish the Village Centre to the north of Camp Road at the heart of Heyford Park. The development site is book-ended by Building 100 (former Guard House) + Building 103 (Heritage Centre). Dorchester Living recognise the site's historical significance and are committed to retaining its identity through the conservation of key buildings.

The proposals include the construction of two new buildings, each providing commercial/ retail space at street level (Use Class A1) and residential accommodation (Use Class C3) on the upper floors. The design has been influenced by the surrounding vernacular, adopting a robust aesthetic, with contemporary references. Further details regarding each of the proposed new buildings is provided throughout this document.

One of the key features of the Village Centre will be the quality of the external spaces and landscaping. This Village Centre North will provide a continuation of the proposals submitted as part of the Village Centre South application. The principal aim is to provide high-quality environment which offers functionality but also amenity value. The careful selection of plants, shrubs and trees will provide vibrancy throughout the seasons. Car parking is also provided in various locations within close proximity to the Village Centre. These areas have been arranged so as not to dominate the Camp Road frontages which are focused upon pedestrian access. Further information regarding the landscape design is provided under a separate section of this document.



Upper Heyford Outline and Planning Application Boundary

- Outline Planning Application 10/01642/OUT Boundary
- Planning Application Boundary -Village Centre North (shown indicatively)

2.0 SITE APPRAISAL

2.1 Heyford Park Site History and Context

2.1.1 Historical Site Development

The location of the site is part of the development of the former RAF Upper Heyford Airbase, situated near to the village of Upper Heyford. The Air Base is known for playing an important role throughout military history, in particular the role it played during the Cold War Years. This is reflected in the distinctive architecture and built form throughout the site, eventually becoming a designated Conservation Area in 2006.

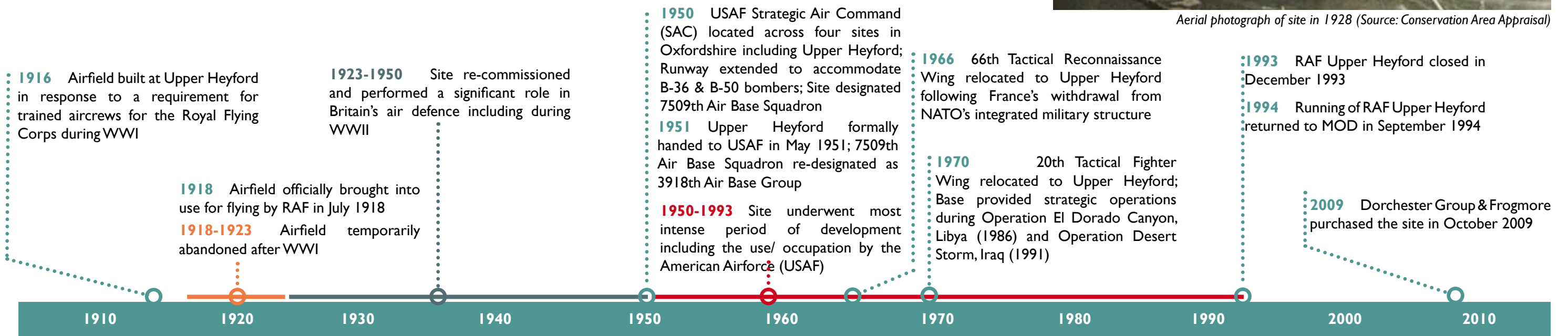
The airfield was built in 1916 and first used by the Royal Flying Corps but was not brought into use for flying until July 1918 by the Royal Air Force. Throughout much of its life, including during the Second World War, the base was mainly used as a training facility for various units of the RAF including a number from Bomber Command.

After 1950, Upper Heyford initially served as a base for the United States Air Force Strategic Air Command and later the United States Airforce In Europe for service during the Cold War.

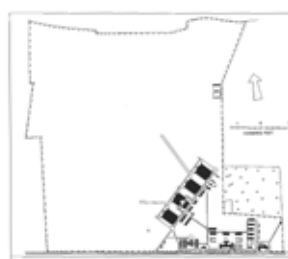
The end of the Cold War eventually led to the de-commissioning of RAF Upper Heyford in 1993 and the base was handed back to the MOD in 1994.



Aerial photograph of site in 1928 (Source: Conservation Area Appraisal)



1919 Upper Heyford RAF Training Depot Site

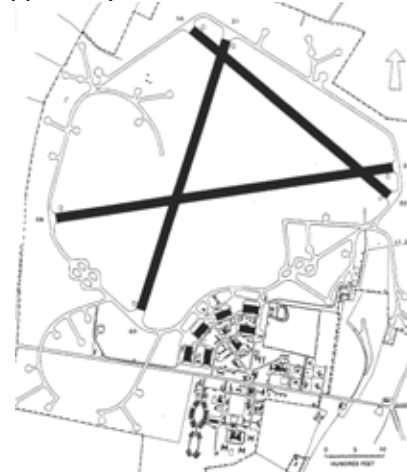


1939 Upper Heyford Site Plan



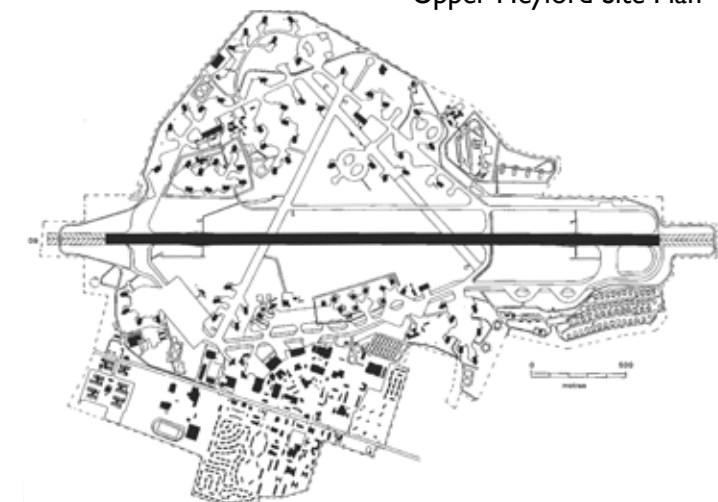
(Based on Air Ministry Drawing 313/38)

1945 Upper Heyford Site Plan



(Based on Air Ministry Drawing 1607/45)

1996 Upper Heyford Site Plan



(Based on USAF Base Layout Plan CI 1984)

2.2 Heyford Park Development Masterplan

2.2.1 Planning Context

The Heyford Park Development, a new settlement on the former RAF Upper Heyford Airbase, was granted outline planning permission by Cherwell District Council (CDC) on 22 December 2011 (Ref. 10/01642/OUT).

The permission included:

- Up to 1,075 dwellings (a mix of new build and conversion of existing former military accommodation)
- New employment comprising of B1 Offices
- B2/B8 industrial/ warehousing (new build and conversion of existing)
- New Village Centre (A1 = 1,400m²; A3-A5 = 1,713m²; B1 = 557m²)
- Other physical and social infrastructure

Heyford Park will be built in a series of phases and the permission has been commenced with a rolling programme of reserved matters applications. The conditions included the Heyford Park Design Code (subsequently discharged), which was produced as a way of defining the character of the development by creating distinctive character areas yet unifying the overall development as a coherent whole. One such character area includes the proposed Village Centre.

The Cherwell Local Plan was adopted in July 2015 which has subsequently increased the size of the original allocation from 1,075 dwellings to 2,675 with additional employment and social and physical infrastructure.

Relevant to the Village Centre are a number of planning permissions which have been granted, forming parts of the overall masterplan, which include:

- New Free School at the former officers' mess (east of the Village Centre)
- 60 additional dwellings (Application Refs. 16/00627/REM and 13/01811/OUT; located south-west of the Village Centre)
- Change of use to Building 103 to a Heritage Centre (Application Ref. 16/01545/F; located within the application site for Village Centre North)
- Village Centre South development (Application Ref. 16/01000/F)
- 43 additional dwellings (Application Ref. 16/00263/F)



Village Centre (North) Boundary
(to which this application relates)

2.3 Heyford Park Design Code

2.3.1 Purpose of the Design Code

Cherwell District Council granted planning permission in 2011 (22/12/2011) for the development of a part of the former RAF Upper Heyford Airbase now titled 'Heyford Park' (Application Ref: 10/01642/OUT). The planning application included a series of parameter plans and masterplan outlining the overall layout of the development. A number of conditions imposed on the planning permission relate to the detailed appearance of buildings and landscape of Heyford Park. One such condition sets out the requirement for a Design Code to form guidance for the development at the detailed design stage (see grey box opposite).

Design Codes are proposed in order to:

- Establish a long term vision for the site and design led framework for the site
- Build upon the work established by the outline planning application and the design and access statement for the area
- Ensure overall coordination and consistency between development sites
- Provide a level of certainty to the landowner, council, developer and the community
- Provide a clear guide for developers working on individual plots and sets the context for more detailed design work

2.3.2 Design Code Character Areas

Analysis of the surrounding and existing site context, along with precedents, has informed the overall design approach in the Design Code and formed the creation of the different Character Areas. The Character Areas are intended to have their own identity, defined in the Design Code through a number of criteria (explained overleaf).

The Character Areas are as follows:

- CA1 - New Village Centre
- CA2 - Village Centre - Residential
- CA3 - Trident Housing
- CA4 - Camp Road
- CA5 - Village Green
- CA6 - Rural Edge
- CA7 - Core Housing West
- CA8 - Core Housing East

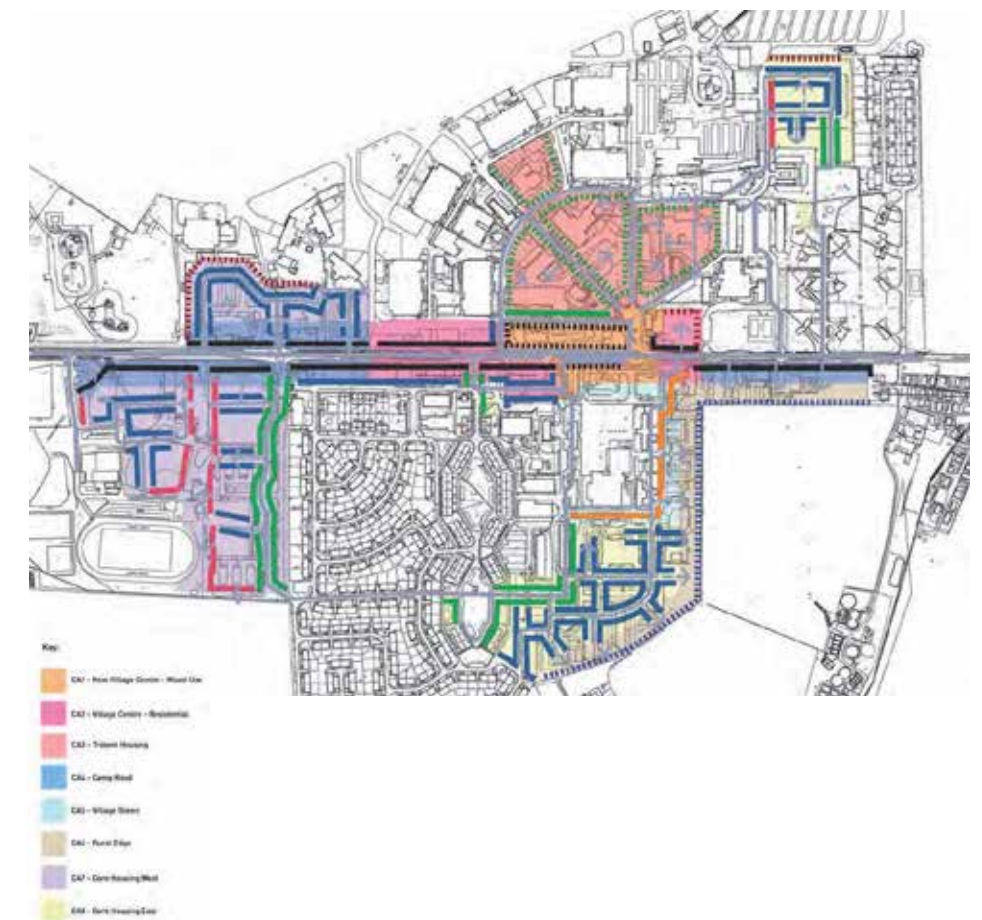
'No reserved matters applications shall be made for any phase until a Design Code for that phase of the New Settlement Area, as identified in Condition 7 above, has been submitted to and approved in writing by the Local Planning Authority.'

The outline permission states that the Design Code shall comprise:

1. Land use, density, layout of streets and public spaces and character areas;
2. Landscape, including for the immediate setting of the new settlement, to include retained trees and vegetation, new planting, public open space, amenity space, childrens play areas, sports facilities, footpaths, public spaces, together with adoption arrangements and extent;
3. Surface water control, including design standards and methodology for sustainable drainage systems, details of specific features, including appropriate options for Sustainable Urban Drainage (SUDS), swales, together with adoption arrangements and extent;
4. Public realm, including hierarchy of streets and public spaces, characteristics, dimensions, building line and or setbacks, materials, means of enclosure, street furniture, including street lighting, and car parking, methods to control traffic speeds and create legibility, together with adoption arrangements and extent;
5. Built form, including scale, materials, roof treatment, elevational treatment, treatment of landmark and marker buildings, key frontages and gateways;
6. Sustainable design, including the measures to be incorporated to ensure that the development complies with at least the minimum Code Level required by the Building Regulations in the Code for Sustainable Homes and to assess the impact this would have on appearance;
7. Car and cycle parking, including standards of provision by land use and dwelling type; and
8. Waste recycling, including how the Councils standards for individual householders' waste and recycling bins are to be accommodated within the dwelling curtilage and refuse vehicle access to these obtained.

The development shall thereafter be carried out in accordance with the approved Design Codes. Reason - Design Codes, together with the Approved Master Plan, are required at the beginning of the development process to ensure that the subsequent reserved matters applications are considered and determined by the Local Planning Authority in the context of an overall approach for the site consistent with the requirement to achieve a high quality design as out in the Environmental Statement, the Revised Comprehensive Planning Brief for the site, and Policies UH4 of the Non Statutory Cherwell Local Plan, H2 of the Oxfordshire Structure Plan 2016 and comply with Policies CC6, CC7 and H5 of the South East Plan 2009.'

Above: Condition 8 - Planning Permission Ref. 10/01642/OUT

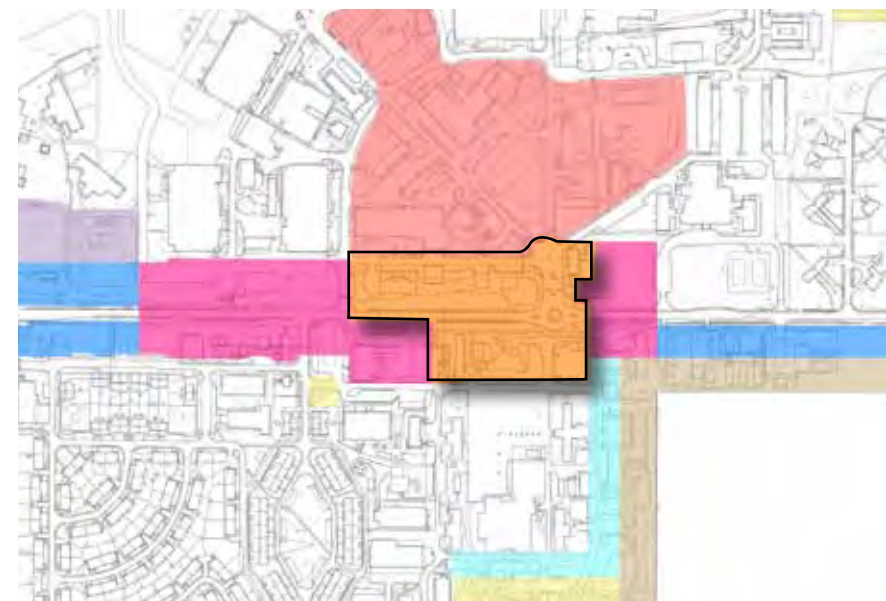


2.3 Heyford Park Design Code

2.3.3 Design Code Character Area I (CAI)

The location of the proposed new Village Centre sits at the heart of the Heyford Park development. The Design Code classes this as CAI and states:

- This part of the development will provide a new high quality space in the Village Centre comprising of a shared surface and hardstanding with multi-uses flowing into a new village green allowing retail and leisure in the heart of the development.
- The character of this area is determined in part by a number of existing buildings (such as Heyford House and the gate house) which will continue to have a strong role in the centre when the development is completed.
- The Village Centre's character will also be influenced by the continuing linear form of Camp Road, which as it leads up to the centre, the traffic will be calmed by the use of shared surfaces. Camp Road will continue to provide a strong east-west axis through the development, with its wide verges and tree lined character retained as far as possible.
- A range of facilities and community uses will be situated across the Village Centre to act as a new community hub for the people who live and work at Heyford Park, these may include new retail, restaurant/pub, the new heritage centre, play areas, and areas of informal and formal hardstanding and green spaces for the community to use.
- As the Village Centre will lie at the heart of the settlement, it will have important vehicular, pedestrian and cycle connections to the other character areas at Heyford Park, most particularly the Village Green Area to the south and the Trident area to the north.



Character Area I - New Village Centre

The below table is taken from the Design Code and addresses the components to associate with the design of the CAI New Village Centre.

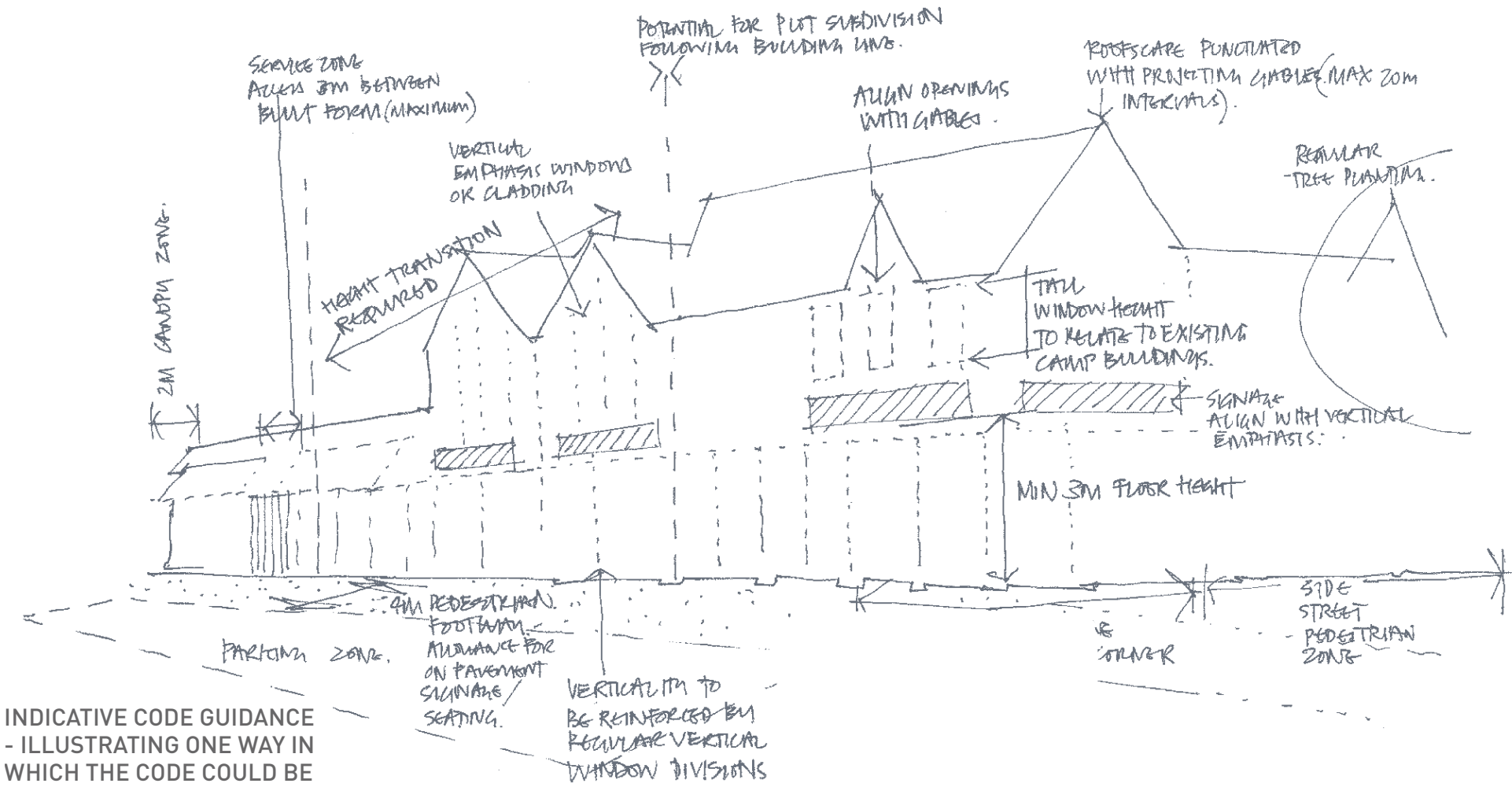
CA1	CODE CATEGORY	DEFINITION (MANDATORY)	COMMENTS
1	URBAN FORM	<ul style="list-style-type: none"> • Individual plots within development parcel for mixed-uses, allowance for relatively large building footprints. • The development area is defined by a simple movement and public realm plan, allowing views south towards the Village Green. • Development in this area should form the heart of Heyford Park, integrating both existing and new development. • The configuration of new development will need a clear relationship with the existing retained airfield buildings. • The built character should reflect and reinforce the public realm structure of the area. • Coordination of the north of the Village Centre with the South tangential meeting point of the Trident area will be required to avoid prominent blank building form. 	No prescribed plot build out to allow flexibility for user demand.
2	BUILDING TYPOLOGY	<ul style="list-style-type: none"> • See typology table - Mixed use buildings design approach will need to maximise active frontage or animated fenestration where fronting public realm. Bespoke building types will be required for this area to respond to the local context and the demands of a mixed use space. • Large footprint buildings will be appropriate if it can be shown that the proposals provide active frontage to development to the north and the south of the Village Centre. 	Avoid blank walls fronting public realm.
3	DENSITY	<ul style="list-style-type: none"> • Mixed use promoted with housing density subject to detailed design. 	
4	BUILDING LINES	<ul style="list-style-type: none"> • Consistent frontage. • The building lines should clearly define the edge of the space. • Some projection beyond the building line might be appropriate to define key architectural features. 	Service/Refuse areas are to be screened from public realm and/or enclosed by built form.
5	HEIGHT / ENCLOSURE	<ul style="list-style-type: none"> • Transition area allowing variation on height to existing buildings up to 2/3 storey (apparent height where not multiple use floor plates). • The scale of building 52 and 103 should be used to defined the height of adjacent proposed development. • The roofline of the proposed buildings will need to respond to the existing built form. • It may be necessary to step up development from the single storey gatehouse or set development away from these areas. 	Transition in scale from existing retained buildings will be required ie gatehouse 1.5 storey transition zone.
6	ROOFSCAPE	<ul style="list-style-type: none"> • Varied eave height to provide transition where adjacent to lower existing buildings and gable ends to animate roofscape at maximum 20M intervals. • The roofline and heights should be carefully considered to provide an architectural set piece to the area. • There is the potential for a variety of roof forms, including flat roofs (with roof terraces) and gable features. 	Large footprint retail will need varied roofscape to limit rectilinear elevations. Ground floor canopies/cover walkway within 2M of public realm frontages are encouraged.
7	SCALE AND PROPORTION	<ul style="list-style-type: none"> • 3m minimum ground floor height where not transient to existing buildings. • Greater presence and massing is required in this area and each building should be considered in relation to the others to provide a set piece. 	Potential for residential above other uses or a ground floor.
8	BUILDING DETAIL	<ul style="list-style-type: none"> • Traditional or contemporary details - Align openings with gables symmetrical form: Tall window heights/openings encouraged to create vertical emphasis seen in existing buildings 52 and 103. • Building details should be clean with contemporary details allowing development to fit comfortably with the adjacent context. • Storey heights should be emphasised through architectural detail or changes in material. • There will be a higher proportion of glazing than other areas of the site. • There is the opportunity for balconies and other projecting features to animate the facade. 	Located between CA3 trident contemporary CA2/CA5 traditional hence transitional approach required.
9	BUILDING MATERIALS	<ul style="list-style-type: none"> • Walls - Red brick, render, cladding in either grey or silver grey. • Roof - Slate/slate effect or profile sheet (finished grey). • Building materials should clearly relate to those adjacent, building a contemporary reinterpretation of the early 20th century materials. • A colour palette made up primarily of three complementary tones should be established to support contemporary detailing. • Building materials should be used to break up and give rhythm to the facade. 	Elevations in the same plane fronting the public realm will need to use materials to provide an appropriate transition from airfield influences into residential areas South of Camp Road.
10	LANDSCAPE DESIGN	<ul style="list-style-type: none"> • Formal tree planting within high quality hard landscaping with pockets of soft landscaping will soften and provide interest. The opportunity for a vibrant south facing public space exists to the south of the Village Centre. Street furniture - modern design. • Heyford Square should be a space marking where the Trident Area meets the Village Centre. • There is extensive existing tree planting and any development proposals should retain important trees/tree groups. • New street planting, will complement existing planting and will be configured to help structure the public realm and perpetuate a verdant character. 	Tree species to be uniform but will differ from the majority of Camp Road (CA4) to highlight 'arrival' in the mixed use Village Centre. Specimen trees of interest will highlight nodal points.
11	PARKING	<ul style="list-style-type: none"> • Parking will be located to the north and south of the main retail block. • Parking will be configured as part of the public realm design. 	Large open expanses of parking are to be avoided, landscaping is encouraged to break up parking.
12	SERVICING	<ul style="list-style-type: none"> • Servicing will be located to the side of the block. • Loading and refuse areas will be discretely located at the side of buildings and configured so they do not front directly onto the public realm. 	-

2.3 Heyford Park Design Code

2.3.4 Design Code CA1 - Design Approach and Materiality

Indicative Code Guidance

Illustrating one way in which the code could be implemented



INDICATIVE CODE GUIDANCE - ILLUSTRATING ONE WAY IN WHICH THE CODE COULD BE IMPLEMENTED

2.4 Village Centre (North) Site Location

2.4.1 Masterplan Approach

The Village Centre North development is intended to provide a continuation of the masterplan philosophy developed by Jestico+Whiles Architects for the Village Centre South application (Ref. 16/01000/F). The masterplan centres upon the creation of a new Village Square which provides an important public space at the Trident junction. This public space has both geographical and historical significance owing to its location at the heart of the former Air Base. It is flanked by several key buildings along its northern and southern edges, with the remodelling of Buildings 455 + 457 providing a greater sense of enclosure to the east and west.

The Village Centre masterplan also seeks to enhance the movement of pedestrians with buildings designed to provide greater connectivity. The Camp Road frontage creates a strong linear emphasis along the east-west axis, however north-south permeability is achieved via key pedestrian routes. Natural desire lines are created by providing visual connections across the Village Centre. These help navigate pedestrians and link key public spaces including the Village Square and Village Green to the south. Together with a sensitive landscaping approach, it is hoped these considerations will help encourage a sense of activity at all times of day.



Key:
— Village Centre (North) Boundary
 (to which this application relates)

2.4 Village Centre (North) Site Location

2.4.2 Existing Buildings and Surrounding Context

Building 103



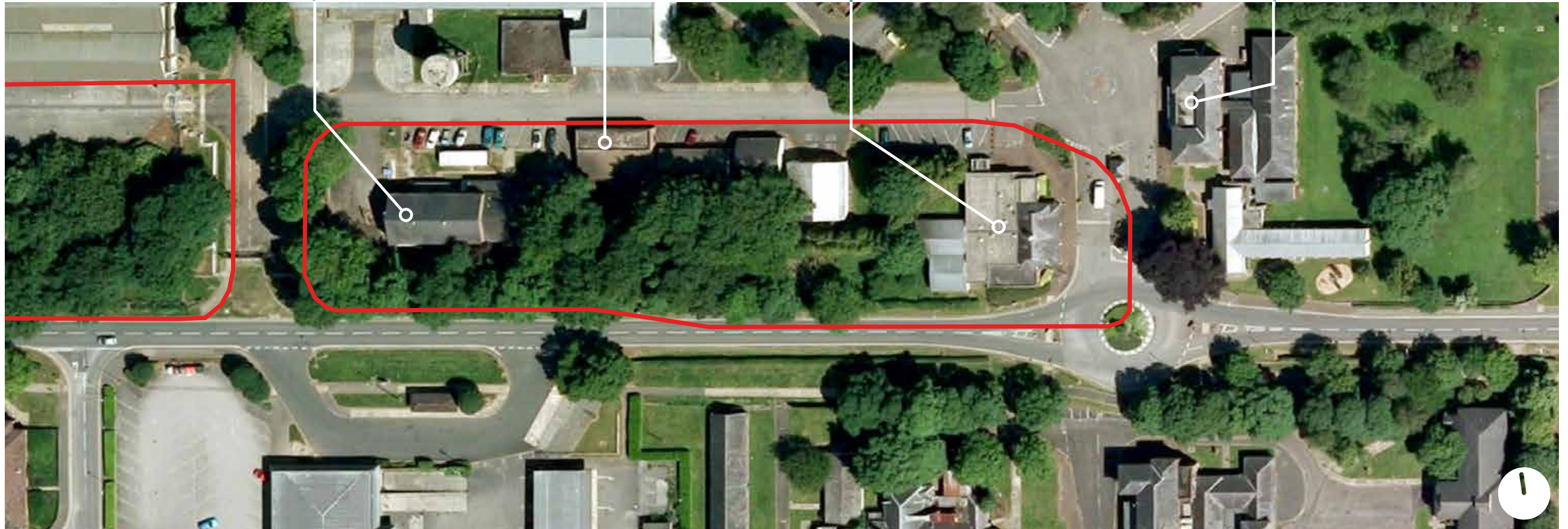
Buildings 101 & 102



Building 100



Trident Junction



Note: The image above is sourced from Google Maps and is indicative only. Please refer to drawings and landscape section for full extent of application site boundaries including parking areas.

Key:
— Village Centre (North) Boundary
(to which this application relates)

2.4 Village Centre (North) Site Location

2.4.3 Existing Buildings_North Site

Building 100 (former Guard House)



1. Low pitch slate tiles - hipped/ gablet



2. Dark red brickwork - English bond



3. Concrete columns with wooden bell tower

Constructed: 1925-6

Materials:

- Dark red brick with grey mortar pointing
- Slate roof
- Reinforced concrete pillars to verandah roof
- Brown/ white painted timber

Use: Currently functions as site security office

Significance: Local Significance - architectural and historical interest

Other:

- Feature gablet shaped roof with wooden bell tower
- Date stone of 1925
- Front elevation altered in keeping with original brickwork
- Rear and side heavily extended
- Modern double glazed windows

Source: RAF Upper Heyford, Airfield Research Publishing (1996)

Building 103 (former Power House)



4. Low pitch slate tiles - gable ends



5. Light red brickwork - English bond



6. Original metal framed windows

Constructed: 1925-6

Materials:

- Brick
- Slate roof
- Cement render to recent extension
- Original metal framed windows

Condition: Very good

Significance: Local Significance - architectural and historical interest

Other:

- Uique architectural features

2.4 Village Centre (North) Site Location

2.4.3 Existing Buildings_North Site

Building 101 & 102 (Fire Party House/Trailer Shed)



Materials:

- Brick
- Pitched slate roof/ reinforced concrete roof

Other:

- Extension consists of concrete post and panel prefabricated hut
- Original openings bricked up and an extension built against a side elevation

Building 52 (Heyford House)



Station Offices and Photographic Section

Constructed: 1925-6

Materials:

- Dark red brick with grey mortar pointing
- Hipped-shaped gables and verandah supported by reinforced concrete pillars (in keeping with Guardhouse opposite)

Condition: Replacement double glazing

Significance: Local Significance - architectural and historical interest

Other:

- Excellent example of RAF station architecture of mid-1920s
- Very interesting building group (together with Guardhouse and Operations Block)



Operations Block

Constructed: 1925-6

Materials:

- Red brick building
- Heavily traversed brick wall with loop holes

Condition: Gutters at rear leaking but not serious

Significance: Local Significance - architectural and historical interest

Other:

- Excellent example of RAF's first design of a permanent Operations Block
- Only one window bricked up

2.4 Village Centre (North) Site Location

2.4.4 Conservation Area Appraisal

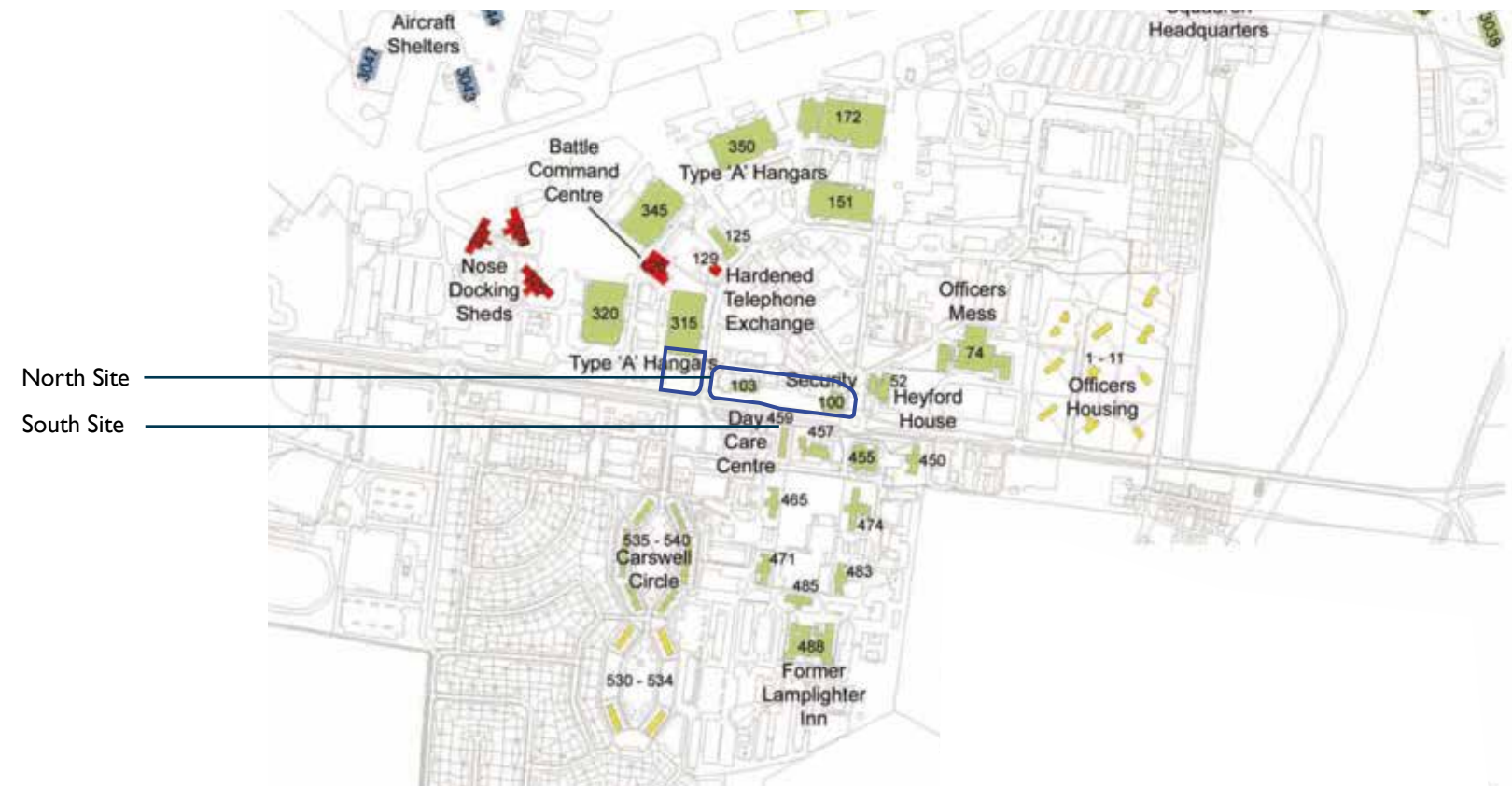
Character Analysis - Phases of Development



- 1925-6
- 1925-6 radically altered or rebuilt
- 1934-9
- World War II
- 1950s
- 1960/70s
- Other Post-War

Village Centre (North) Boundary
(to which this application relates)

Heritage Assets

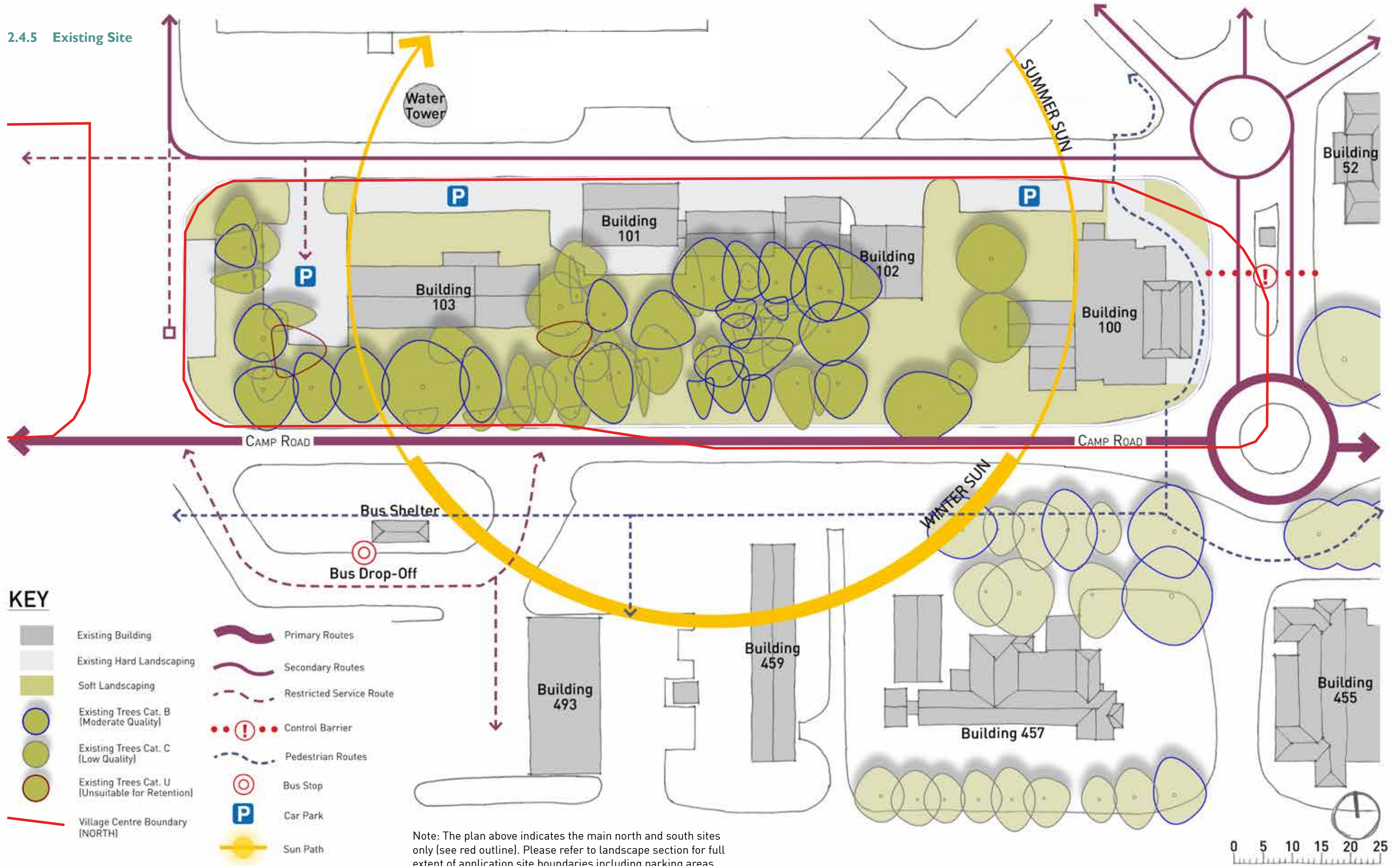


North Site
South Site

- Scheduled or Listed Buildings
- Scheduled areas
- Non Listed Buildings of National Significance
- Non Listed Buildings of Local Significance
- Village Centre (North) Boundary
(to which this application relates)

2.4 Village Centre (North) Site Location

2.4.5 Existing Site



3.0 CONSULTATION

