



## **Parking Scheme. Building 103 - Heritage Centre**

### **Introduction**

The delivery of the parking associated with Building 103 (Heritage Centre) is to be undertaken in two phases given the impacts on the area surrounding Building 103 due to the development of the Village Centre North (which incorporates Building 103).

Phase 1, forms a temporary arrangement, which will enable Building 103 to be brought into use. While Phase 2, forms the permanent arrangement which will reflect the conclusions of the ongoing discussions regarding a scheme for the design of car parking of the broader area surrounding Building 103 which will subsequently update the submitted details.

### **Phase 1**

As part of Phase 1, and for the duration of Phase 1, the existing hardstanding is proposed to be retained and utilised for the purposes of car and coach/mini-bus parking as shown on the drawing submitted with the application as shown in **Appendix 1**.

Provision is made for 16 car spaces and 2 coach/mini-bus parking spaces during Phase 1 which are to be used by visitors to the Heritage Centre.

For the avoidance of doubt the parking shown on the enclosed drawing will be retained until such a time that Phase 2 is implemented and the parking strategy for the broader area, including building 103, available to be occupied.

### **Phase 2**

Phase 2 will form the permanent arrangement and will see the implementation of the Village Centre North scheme currently under consideration (reference: 17/00895/F).

This will result in a much greater number of spaces being provided, both in the immediate vicinity to Building 103, but also to the east and west in additional car parking provision for the Village Centre North. The draft location of these parking spaces are shown in **Appendix 2**.

The existing parking beyond this application site extent remain.

Once the proposals for the Village Centre North are agreed, this Scheme will be updated to include the finalised and approved Village Centre North Parking which will supersede those agreed under Phase 1.

During the transition between Phase 1 and 2 steps will be taken to ensure a continued provision of car parking is available to visitors to the Heritage Centre within close proximity to Building 103.

**Appendix 1: D.0371\_07**, 'Building 103 (Phase 1) Parking Arrangement, prepared by Pegasus Group, dated 7<sup>th</sup> September 2017;

**Appendix 2: CRD-00-ZZ-DR-A-00910 Rev S2 P 2**, 'Proposed Western Car Park Layout', and **CRD-00-ZZ-DR-A-00901 Rev S2 P 1**, 'Proposed Site Layout', prepared by Corde, revision dated 19<sup>th</sup> April 2017.






# APPENDIX 1

**D.0371\_07**, 'Building 103 (Phase 1) Parking Arrangement, prepared by Pegasus Group, dated 7<sup>th</sup> September 2017

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**KEY**

-  SITE BOUNDARY
-  TREES TO BE RETAINED TO BS5837:2012 WITHIN SITE BOUNDARY (AS PER D.0341\_105A)
-  EXISTING AMENITY GRASS
-  EXISTING HARDSTANDING
-  PARKING SPACES COMPRISING:  
CAR - 16 NO. SPACES  
COACH/MINI BUS - 2 NO. SPACES

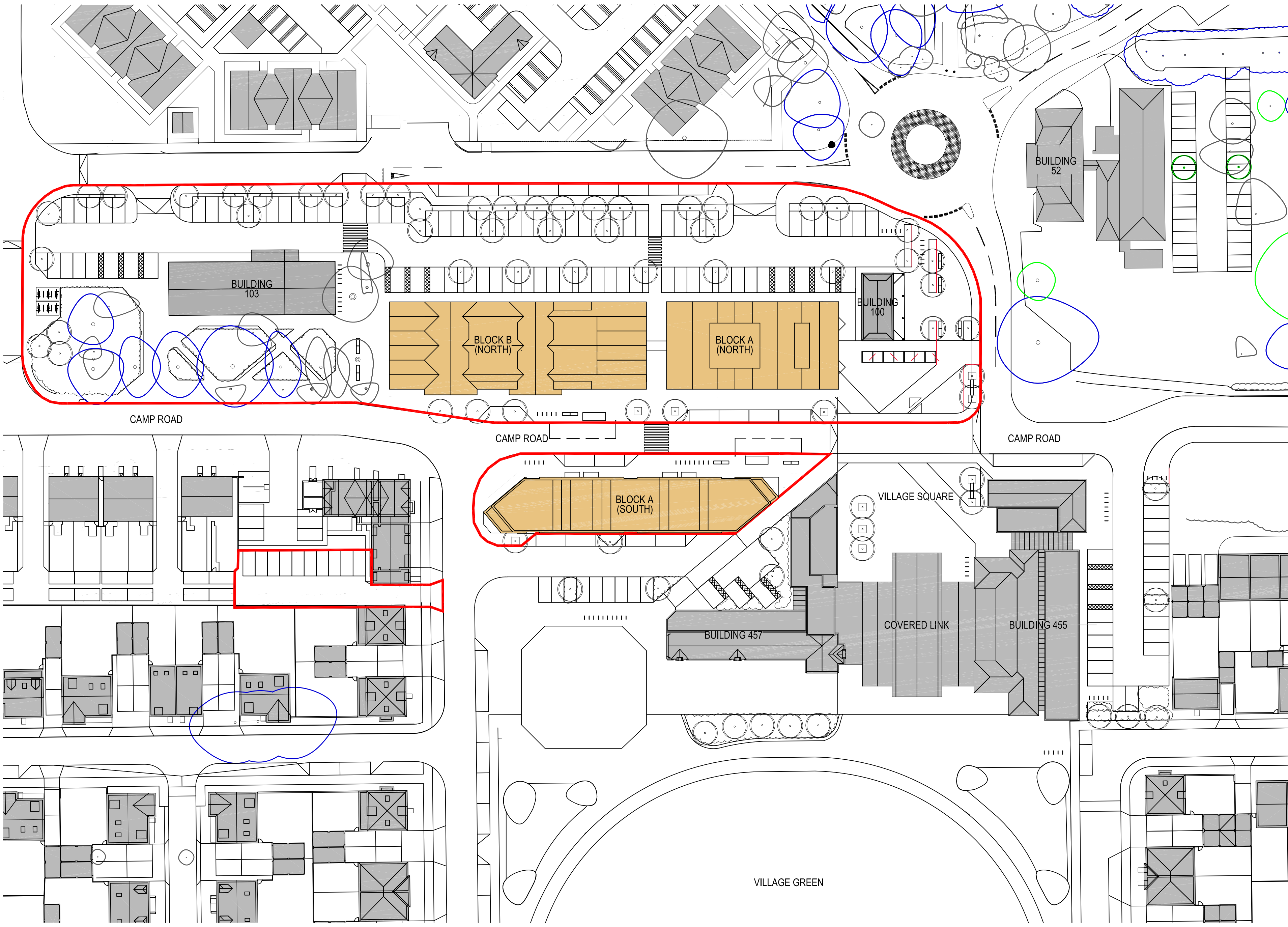
**HEYFORD PARK - BUILDING 103 (PHASE 1) PARKING ARRANGEMENT**



## Appendix 2

**CRD-00-ZZ-DR-A-00910 Rev S2 P 2**, 'Proposed Western Car Park Layout', and **CRD-00-ZZ-DR-A-00901 Rev S2 P 1**, 'Proposed Site Layout', prepared by Corde, revision dated 19<sup>th</sup> April 2017





- Key**
- Application Site Boundary
  - Proposed New Buildings

**Notes**

**1. Measured Survey Information:**  
Please note the wider site context is derived from the landscape masterplan produced by Eden Development Consultants Ltd. (Drawing Ref. EDC05-GA-100-Rev.G; Issued 13/04/2017); ADP take no responsibility for the reliability/ accuracy of the survey information

**2. Site Boundary:**  
Please note the site boundary position identified on this drawing remains subject to confirmation from Land Registry/ verification with the land owner's title deeds; ADP take no responsibility for the reliability/ accuracy of this survey information

REVISION	DATE	DESCRIPTION	DRAWN	CHECKED
S2 P1	19/04/17	Issued for information	JMe	ADP

CHECK ALL DIMENSIONS AND VERIFY ON SITE. REPORT ANY ERRORS OR OMISSIONS

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JOB TITLE:  
**HEYFORD PARK VILLAGE CENTRE  
(NORTH OF CAMP ROAD)**

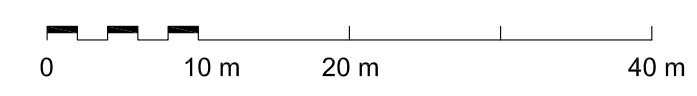
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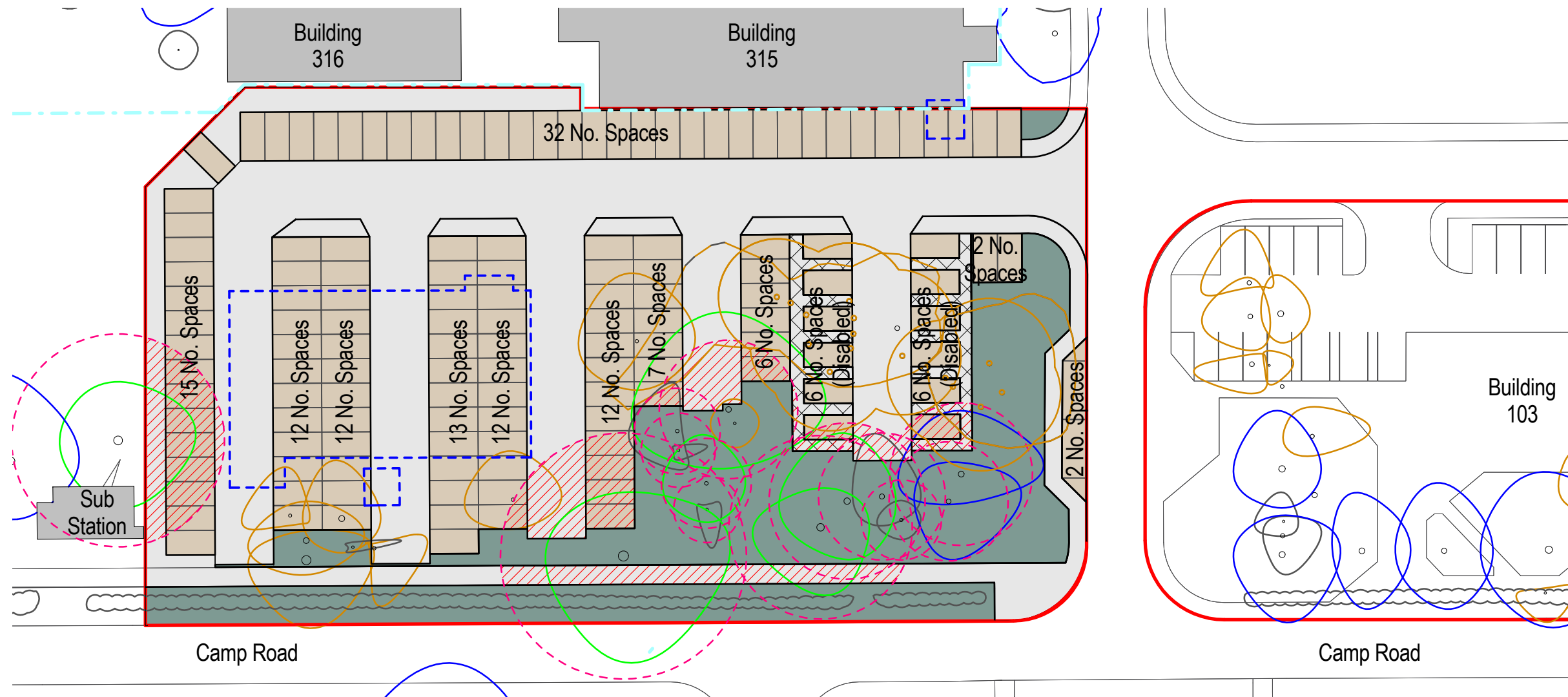
DRAWING TITLE:  
**PROPOSED SITE LAYOUT**

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SCALE: <b>1:500</b>	DRAWING SHEET SIZE: <b>A2</b>
JOB CODE: <b>CD2316</b>	DRAWING NUMBER: <b>CRD-00-ZZ-DR-A-00901</b>
	REVISION: <b>S2 P 1</b>

## PROPOSED SITE PLAN





**Key:**

- Site Boundary  
(Extent of Village Centre Western Car Park)
- Demolished Buildings/ Structures
- Proposed Carriageway  
(6.0m wide carriageway + 1.8m wide footpath)
- Proposed Parking Bays  
(2.5m x 5.0m standard bays; 2.9m(+1.0m) x 5.5m disabled bays)
- Soft Landscaping  
(Soft Landscaping to be developed by Landscape Designer)
- Existing Trees Retained  
(Category A - High Quality)
- Existing Trees Retained  
(Category B - Moderate Quality)
- Existing Trees Retained  
(Category C - Low Quality)
- Existing Trees Removed
- Existing Tree RPS's  
(Root Protection Areas)
- New Trees  
(Proposed Tree Species to be Determined by Landscape Designer)
- Parking Areas Within RPA's  
(Requires Low-Impact Hard Landscaping Design)
- Proposed Cat & Dog Proof Fence  
(Refer to Pegasus Planning Group Drawing Ref. D.0340\_17B)

REVISION	DATE	DESCRIPTION	DRAWN	CHECKED
S2-P 1	13/04/17	Issued for information	JMet	ADP
S2 P 2	19/04/17	Tree information/car parking layout updated	JMet	ADP

## Proposed Western Car Park (1:500)

### NOTES:

- 1. Measured Survey Information:**  
Please note the wider site context is derived from the topographical site survey information produced by Woods Hardwick Ltd. (Issued to ADP on 17/10/2016); ADP take no responsibility for the reliability/ accuracy of the survey information
- 2. Levels:**  
All levels are in metres relating to an ordnance datum derived from the topographical site survey information produced by Woods Hardwick Ltd. (Issued to ADP on 17/10/2016); ADP take no responsibility for the reliability/ accuracy of the survey information
- 3. Site Boundary:**  
Please note the site boundary position identified on this drawing remains subject to confirmation from Land Registry/ verification with the land owner's title deeds; ADP take no responsibility for the reliability/ accuracy of this survey information

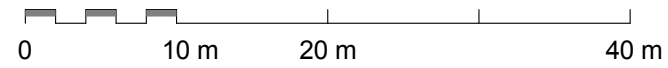
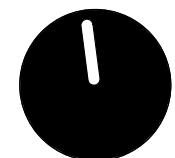
- 4. Existing Trees:**  
Existing tree species, quality assessments and classifications have been confirmed following surveys by a qualified arboriculturalist in accordance with BS 5837:2012; This includes all below ground constraints/ RPA's (Root Protection Areas); For further information refer to the 'Tree Survey and Constraints Plan' produced by Pegasus Planning Group Ltd. (Ref. D.0341\_37-G; Sheet 2of14)
- 5. Tree Protection Measures:**  
Prior to works commencing, the developer is responsible for implementing all tree/ root protection measures in accordance with the recommendations as stated in an 'Arboricultural Impact Assessment' (Inc. details of all necessary tree protection measures) to be prepared in accordance with BS 5837:2012

**6. Parking Provision:**

Standard Bays:	126
Disabled Bays:	12
<b>TOTAL</b>	<b>138</b>

- 7. Parking Design:**  
The proposed parking layout seeks to maximise the total number of parking bays within the site constraints; Individual parking bays have been designed in accordance with Sections 3.33 - 3.39 of the 'Heyford Park Design Code' prepared by Pegasus Planning Group Ltd. (v.5.2; October 2013); The 10% ratio of disabled parking bays has been provided in accordance with BS 8300:2009 +A1:2010, however this remains subject to approval by the relevant Building Control Body

- 8. Highways Design:**  
The proposed parking layout proposes a road width of 6.0m; Further guidance is required to determine the street hierarchy and associated carriageway width to ensure compliance with the 'Street Hierarchy Table' on Page 45 of the 'Heyford Park Design Code' prepared by Pegasus Planning Group Ltd. (v.5.2; October 2013); Further technical input will be required from a qualified highways engineer regarding the carriageway and junction design



CHECK ALL DIMENSIONS AND VERIFY ON SITE. REPORT ANY ERRORS OR OMISSIONS

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**JOB TITLE:**  
HEYFORD PARK VILLAGE CENTRE  
(NORTH OF CAMP ROAD)

**DRAWING TITLE:**  
PROPOSED WESTERN CAR PARK LAYOUT

<b>SCALE:</b> As indicated	<b>DRAWING SHEET SIZE:</b> A3
<b>JOB CODE:</b> CD2316	<b>DRAWING NUMBER:</b> CRD-00-ZZ-DR-A-00910
<b>REVISION:</b> S2 P 2	

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