

HEYFORD PARK PARCEL B3

(PLOTS 226-244)
DESIGN STATEMENT

PREPARED BY BOVIS HOMES - OCTOBER 2017

THE CONCEPTION

“Our standards of design can be so much higher. We are a nation renowned worldwide for creative excellence, yet, at home, confidence in development itself has been eroded by the too frequent experience of mediocrity.

So sustainable development is about positive growth – making economic, environmental and social progress for this and future generations”.

[Ministerial Foreword, NPPF 2012]
Rt Hon Greg Clark MP
Minister for Planning

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1. INTRODUCTION AND DETERMINATION

- 1.1 This Design Statement has been produced by Bovis Homes to support a planning application for the erection of 21 dwellings north of Camp Road in Heyford Park (parcel B3).
- 1.2 This application corresponds to planning permission ref:10/01642/OUT of December 2011
- 1.3 The Design Statement describes how the conception and proposal for 21 dwellings has been reached and identifies a detailed scheme for new buildings which are contextually appropriate and part of the sustainable long term solutions for a growing prosperous community at Heyford Park.
- 1.4 As set out in previous supporting statements, the former RAF Upper Heyford airbase, now known as Heyford Park, has a distinct character which reflects its unique military heritage and which is also echoed in the variety of its buildings, neighbourhoods, and the distinctive layout of its core areas.
- 1.5 Reference should also be made to the approved Design Code and planning application for parcels B1 and B2A, B2B, B3 (remainder) and B5, as highlighted on the site location plan for information on how this parcel will integrate with the previous phases.



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PLAN 1: INITIAL SKETCH LAYOUT

2. CONTEXTUAL APPRAISAL AND ASSESSMENT

2.1 PHYSICAL CONTEXT

- 2.1.1 When the Americans set a home at **RAF Upper Heyford**, a fairly inconsequential WW2 bomber base about ten miles north of Oxford, they really went overboard on building the town. They created an entire new community alongside the runway with a school, supermarket, petrol station, cinema, hospital, florist, baseball courts, diners, pubs and long rows of apartments. When the war ended in 1993 they left. The MOD wanted to put 10,000 homes on the site but local council disagreed.
- 2.1.2 A number of years later there has been progress with existing developments on site. Councilors have approved plans for more than 1,000 new homes, incorporating the old military bungalows.
- 2.1.3 The former RAF Upper Heyford airbase as a whole is designated as a Conservation Area, reflecting the key role that the airbase played in the Cold War years, and the distinctive architecture and military housing estates arose from that era.
- 2.1.4 The Trident layout at the centre of Heyford Park and the Parade Ground just south of Camp Road are just two of the significant elements of the original plans, and represent military and airfield layouts typical of their era.
- 2.1.5 The application site, whilst within the conservation area, is not in the aforementioned significant areas.
- 2.1.6 The older houses in the historical traditionally laid out village are mostly two-storey cottages, built of coursed rubble; they have casement windows, Welsh slate and both thatched and tiled roofs.



PH1: VIEWS FROM CAMP ROAD

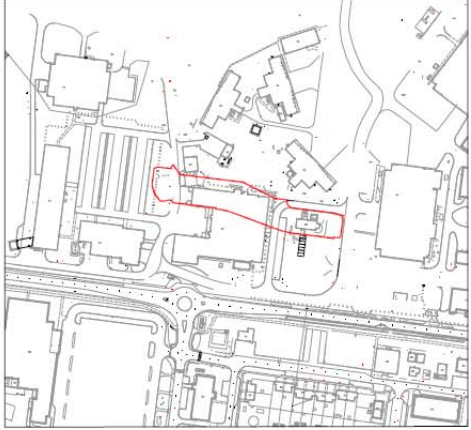
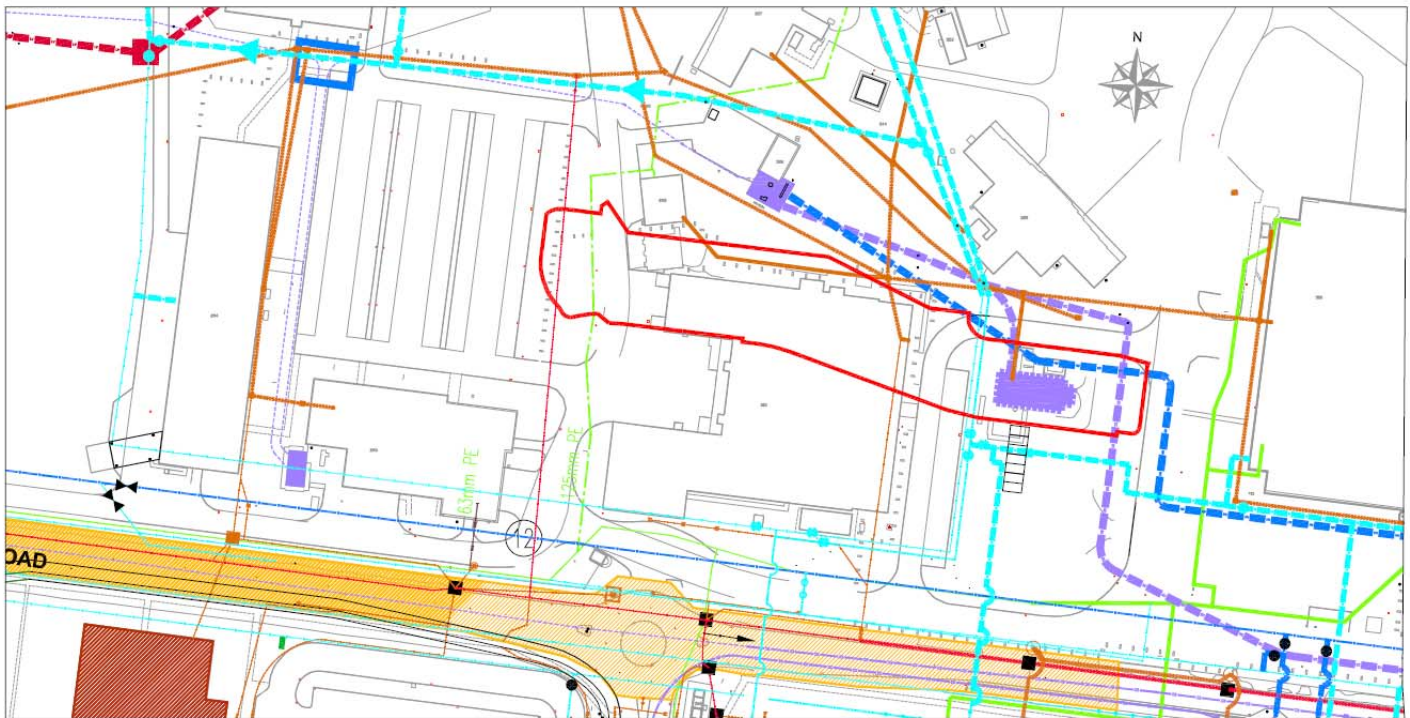


PH2: SURROUNDING RESIDENCES

Existing services and Design Code Framework Plan.

2.2 SURROUNDING CHARACTER ANALYSIS

- 2.2.1 Building heights range from 1 storey bungalows to 2½ storey dwellings. However, the increased building heights tend to be focused towards the main route through the village with the majority of dwellings typically being of 2 storey. A range of house types can be seen within the village from small terraces to larger detached family residences.
- 2.2.2 There is various architectural styles in Upper Heyford that has developed over a long period which exhibit a range of architectural periods and ages such as traditional cottage style dwellings and formal Georgian dwellings through to more recent post-war development.
- 2.2.3 Architectural details and materials found within the village to be incorporated in the detailed design of the development proposals include:
- *Gables to roof*
 - *Cottage style casement windows*
 - *Chimneys in key locations*
 - *Splayed bay windows*
 - *Protruding canopy/porch details*
 - *Brown or grey plain tiles*
 - *Natural coloured render*
- 2.2.4 More traditional development tends to be arranged along Camp Road and its junction with Somerton Road. These properties vary in style and age with the properties creating a consistent building line to the public realm. Properties tend to be set immediately behind the public realm, hence, increasing the sense of enclosure and formality of the route.
- 2.2.5 Due to the age of the village, parking provision was not catered for with residents creating garage/drive extensions to the side or rear of their property.
- 2.2.6 The site is visually well contained, with direct views towards it or across it generally being restricted to localised viewpoints.



LOCATION PLAN NOT TO SCALE

- Existing HV Cable
- Existing Electric
- Existing Water Main
- Existing Gas
- Existing BT/Fibre optic
- Existing BT



- KEY:**
-  PROPOSED STREETS (NEW AND EXISTING)
 -  CAMP ROAD (INCLUDING OVERBRIDGE)
 -  EXISTING TREES
 -  DEVELOPMENT PARCEL
 -  E2 - IRREGULAR FRONTAGE LINE
 -  E3 - LANDSCAPED FRONTAGE
 -  K4 - PARK STREETS
 -  E5 - AIRFIELD BOUNDARY
 -  OTHER FRONTAGES - BUILT FORM
 -  PROPOSED TREES
 -  EXISTING BUILDING
 -  ZONE FOR PARKING ALONGSIDE STREET
 -  PEDESTRIAN CONNECTIONS
 -  KEY SPACES PARTICULAR EMPHASIS REQUIRED TO CREATE HIGH QUALITY PUBLIC REALM
 -  KEY CORNERS
 -  NEW LANDMARK BUILDING
 -  EXISTING BUILDINGS
 -  EXISTING RETAINED ROADS & SPACES
 -  DIRECT PLOT ACCESS (2 No DWELLINGS MINIMUM)

FRAMEWORK PLAN

2.3 CONSTRAINTS AND OPPORTUNITIES

2.3.1 The constraints and opportunities presented by the site are utilised to inform and arrange development proposals. These are outlined below and illustrated where appropriate.

2.3.2 CONSTRAINTS

- *Docking Sheds to the North of the site*
- *Protection of adjacent residential amenity of dwellings that adjoin the site boundaries.*
- *The route of the existing water main running through the site and its associated maintenance service strips. The existing Gas Transmission works to the east of the site and its associated offset zone.*

2.3.3 OPPORTUNITIES

- *Provision of a development that can accommodate 21 dwellings supported by amenity space and new / existing infrastructure.*
- *Provision of landscape infrastructure that will build upon positive aspects of the local landscape character as an integral part of the development.*
- *Opportunity to create quality architecture that takes design cues from the local character and responds positively to existing surroundings.*
- *Links to two access points as agreed with Highways to the proposed development from Camp Road offering exclusivity and security.*
- *Provision of a pedestrian connection from the proposed development to the adjacent developments.*



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PLAN 3: PLANNING LAYOUT

3. DESIGN PROPOSALS

3.1 ACCESS

- 3.1.1 The site will be accessed from Camp Road in two locations linked from the proposed & approved B3 parcel , centrally and to the east. The development area also benefits from links to a well defined pedestrian / cycleway connection to the western end adjacent to plot 180 of the previously approved section of the B3 parcel.

3.2 LAYOUT

- 3.2.1 The site area is 0.46ha and is solely a residential development of 21 dwellings that consists of 2 x 5 bedroom detached dwellings, 7 x 4 bedroom detached and semi-detached dwellings, 7 x 3 bedroom semi-detached and terraced dwellings and 5 x 2 bedroom terraced and semi-detached dwellings.
- 3.2.2 An element of affordable housing has been provided, distributed in small clusters across the layout. The breakdown of affordable housing is displayed on the site layout drawing. Dwellings have been kept as far Away as possible from the northern boundary interface with the listed Docking sheds to cause minimal impact
- 3.2.3 Within the Core West housing area there is a strong relationship of dwellings to the street, with dwellings facing the public realm and private gardens to the rear of dwellings not visible from the private drives or open space. The actual and perceived safety will be improved by this natural surveillance over the open space. Double fronted units have been introduced to turn corners where possible.

3.3 ARCHITECTURAL APPEARANCE

- 3.3.1 The 21 proposed dwellings form the second part of the fourth phase of this Development (B3). In terms of the development's character and how this aligns with the design aspirations for the wider site, please see the approved Design Code which has been made available to CDC. Particular attention needs to be made to character areas CA4 and CA7 which apply to this part of the development. (pages 20-27)
- 3.3.2 The housing will provide a variety of roof styles with feature gables
All dwellings will have doorways defined by canopies.
- 3.3.3 The overarching architectural theme and palette of building materials is:
- *Traditional appearance derived from late Victorian and Edwardian styles, influences drawn from 'Arts and Crafts' movement.*
 - *Inclusion of gables facing the street, bays, render, door, canopies and fenestration with smaller lights.*
 - *Use of a complementary palette of brick in brown and red shades.*
 - *Off-white and cream render to provide a contrast to brickwork and to create focal points throughout the development on key vistas; and*
 - *Roof coverings to be a mix of brown and grey shades to complement brickwork.*

A description of the various materials is set out below and supported by a materials palette.

3.4 BUILDING MATERIALS

	WALL MATERIALS				ROOF COVERINGS		
	Ibstock Audley Red Brick	Ibstock Brunswick Antique Brick	Ibstock Mercia Antique Brick	Monocouche Cream Render	Rivendale Fibre Cement Slate	Russell Galloway Peat Brown	Russell Galloway Slate Grey
							
Streets	x	✓	✓	✓	✓	✓	✓
Cul-de-sac	x	✓	✓	x	x	✓	x
POS (Central)	✓	✓	✓	✓	✓	✓	✓




	SURFACE MATERIALS		
	Keyblok Brindle	Tarmacadam (Carriageway)	Tarmacadam (Footway)
			
Streets	x	✓	✓
Cul-de-sac	✓	✓	x
POS (Central)	✓	✓	✓

TABLE 1: BUILDING MATERIALS PALETTE

3.4.1 Streets

'Streets' will be formed from a more diverse range of dwelling types to reflect contextual opportunities. More semi-detached and terraced dwellings will be used. Generally across the site, 'streets' are defined more commonly by pockets of 3-4 terraced blocks and semi-detached dwellings.

Architectural features are similar to those seen on 'Camp Road' and 'cul-de-sac's' but with more emphasis on dwelling types. Building materials are a mix of brown/red brick types with more varied roof coverings, including a 'slate' type. Monochrome render is prominent on key locations. Streets are not tree lined, but there will be tree planting in the public realm, combined with hedgerows and ornamental shrub planting in front gardens.

3.4.2 Cul-de-sac

'Cul-de-sac's are proposed around the edges of the development and are characterised by a variety detached, semi-detached and terraced dwellings. Building materials are again drawn from the same complementary palette with a greater variety being employed in these areas. 'Cul-de-sac's' are not tree lined, but there will be tree planting in the public realm, combined with ornamental shrub planting in front gardens.

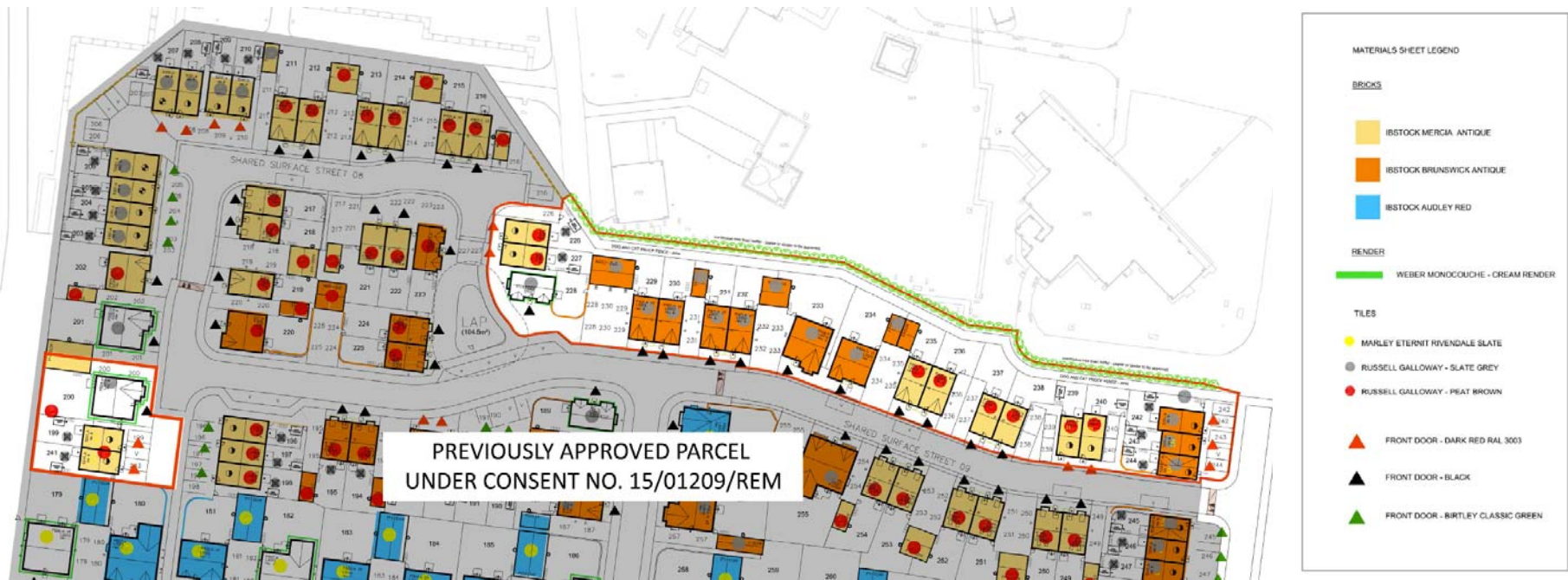
3.4.3 The materials schedule below sets out the proposed building materials for Phase B3.

3.4.4 Streets 08 and 09 will primarily consist of Ibstock Brunswick Antique brick and just like Camp Road, Monocouche Cream render will be applied to buildings in predominant locations with Marley Eternit Rivendale Slate roof tile. This section of B3 will incorporate clusters of Russell Galloway Peat Brown and Slate Grey roof tiles to give a distinct character providing a balanced contrast.

3.4.5 A similar theme to the neighbouring phase (B2B) provides identical clusters to keep Heyford Park consistent.

3.5 ADAPTABILITY

3.5.1 The development is flexible enough to respond to future changes, lifestyle and demography. This means creating flexibility in the use of property, public spaces and service infrastructure and introducing new approaches to transportation, traffic management and parking. The development is flexible to accommodate future changes of use and circumstances through evolving social and technological conditions.



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PLAN 4: MATERIAL LAYOUT

3.6 CRIME PREVENTION

- 3.6.1 One of the design objectives within item 58 of the National Planning Policy Framework (NPPF) states that developments should: “Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion” - point 5, item 58, NPPF 2012
- 3.6.2 The design proposals for the proposed development are based on an understanding of best practice guidance and reference has been made to the relevant documents including ‘Code for Sustainable Homes’, ‘Manual for Streets’ as well as ACPO “New Homes” guidance.
- 3.6.3 When designing new developments, they should create areas that are attractive and contain clearly defined public and private areas that relate well with one another and create no ambiguity. In addition, the development should enable residents to take pride in their surroundings without the fear of crime, which in turn will create a sense of shared ownership and responsibility.
- 3.6.4 Landscape design is essential in achieving an environment that creates a sense of place and community safety. In this context, landscape design encompasses the planning, design and management of external public spaces. Well designed public lighting increases the opportunity for surveillance at night and will be integrated into future reserved matters applications.
- 3.6.5 Natural surveillance in the form of doors and windows overlooking streets, pedestrian routes and public open spaces will create activity throughout the day and evening and will be an essential element in creating a safe environment for all users, whilst discouraging criminal activity by increasing the risk of detection.
- 3.6.6 In forming the design proposals the following key attributes have been included:
- *Buildings are generally orientated back to back to ensure rear gardens are not exposed.*
 - *Public open spaces, and in particular children’s play space are well overlooked by the surrounding built form.*
 - *All routes are necessary and serve a specific function or destination, where the use of parking courts or private drives have been utilised, these areas serve only a few dwellings and are well overlooked by the surrounding built form.*
 - *The ownerships and responsibilities for external spaces will be clearly identified and the proposals facilitate ease of maintenance and management.*
 - *Natural surveillance is promoted wherever possible; and*
 - *Architectural details which promote natural surveillance are to be designed into dwellings, not only through window positioning, but also through the use of bay windows in key locations to give a further angle of natural surveillance.*

3.7 A RESPONSE TO SECURE BY DESIGN


- 3.7.1 The development proposals aim to reduce crime, opportunity for crime to take place, the fear of crime, anti-social behaviour and nuisance behaviour and make crime more easily detectable.
- 3.7.2 Significant factor in improving safety on of crime is to create a sense of place whereby it enables people to have a 'sense of ownership' of their local environment and regard it as their 'neighbourhood'.
- 3.7.3 The detailed design has been prepared with management and maintenance in mind, to discourage crime in the present and the future through visible care for the built environment.
- 3.7.4 The Illustrative layout integrates the following features that will help to reduce crime in the area:
 - *Well defined routes, spaces and entrances that enable convenient access and movement without compromising security allowing greater use of the site.*
 - *Difference between public and private space clearly distinguishable.*
 - *Mews that contain dwellings ensuring a certain level of activity and surveillance.*
 - *Publicly accessible spaces that are overlooked from occupied properties that promote 'sense of ownership', respect territorial responsibility and community.*
 - *Outward looking edges of development, with dwellings facing out from the Site towards the existing neighbourhood, green Infrastructure and streets, therefore engaging with them and contributing to the existing place and community.*


3.8 SUMMARY

- 3.8.1 **As per the previous phases, the proposed residential development makes a positive contribution to Heyford Park, conserving and enhancing the character, creating an attractive and legible residential development. The design has been carefully considered which promotes strong relationship and distinction between private and public realms and responds well to its surrounding context.**
- 3.8.2 **Special consideration has been given to how the proposed designs accord with the Design Code, specifically in terms of the layout, character areas and frontage treatments**

3.9 CHARACTER STRUCTURE

CHARACTER AREA PLAN

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CHARACTER AREA CA7: CORE HOUSING WEST DWELLINGS DESIGNED IN ACCORDANCE WITH "OTHER RANKS" HOUSING MODEL
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CHARACTER AREA CA4: CAMP ROAD DWELLINGS DESIGNED IN ACCORDANCE WITH "OFFICERS HOUSING" HOUSING MODEL

CHARACTER

The following section illustrates how the proposed residential dwellings have drawn on architectural details found within the Conservation Area. In particular inspiration has been drawn from the 'Officers Housing' and 'Other Ranks Housing' through the use of a variety of building materials, protruding gables and feature chimneys.

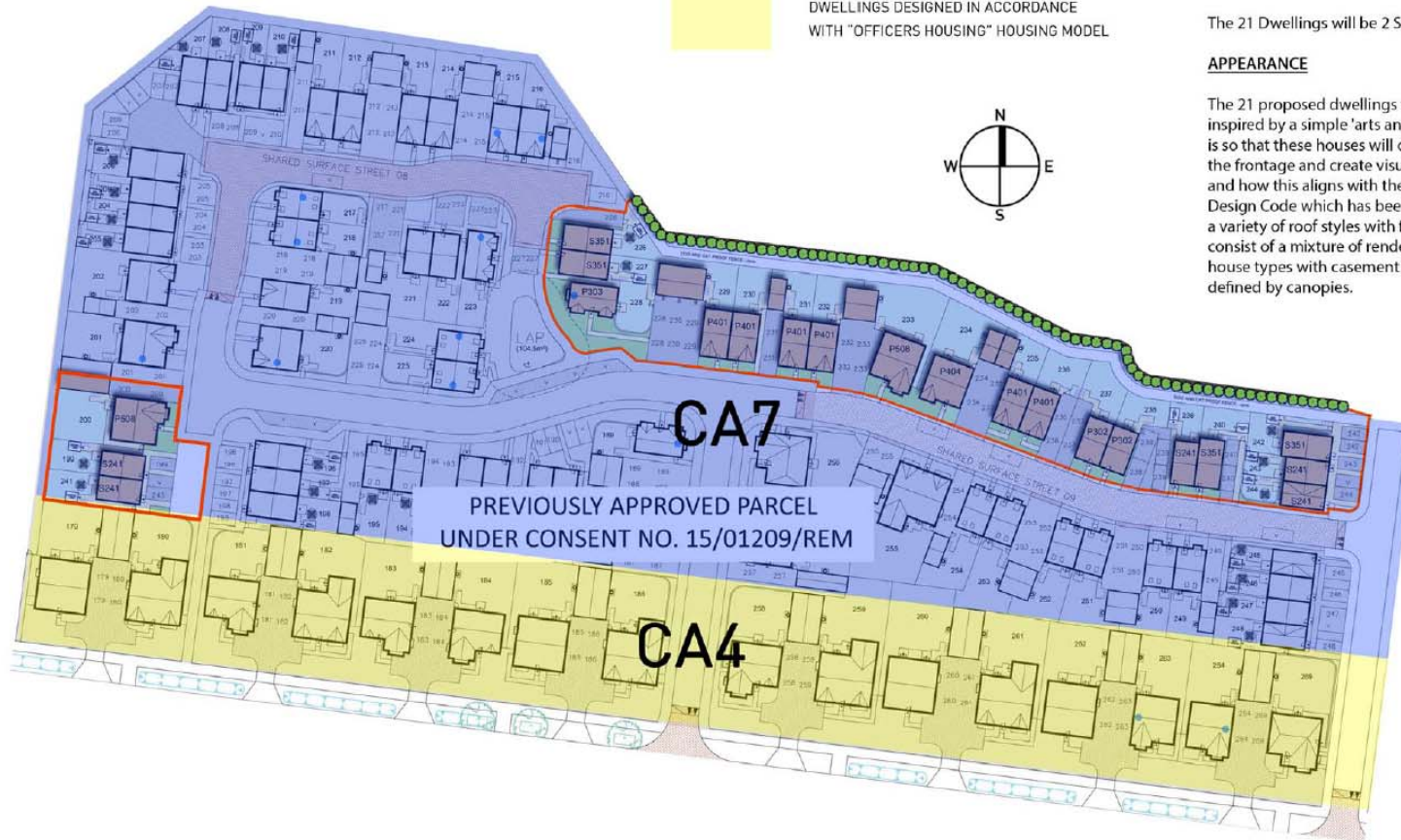
Parcel B3 contains 2 character areas which have derived from the design code

SCALE

The 21 Dwellings will be 2 Storeys in height

APPEARANCE

The 21 proposed dwellings which form character area CA7 are architecturally inspired by a simple 'arts and craft' form of development. The purpose of this style is so that these houses will contain a variety of architectural features to 'animate' the frontage and create visual interest in terms of the development's character and how this aligns with the design aspirations for the wider site, please see the Design Code which has been made available to CDC. The housing will provide a variety of roof styles with feature gables and the use of slate. The frontages will consist of a mixture of render and red-brick. Stone-cills will be prominent in the house types with casement windows and doors. All dwellings will have doorways defined by canopies.



CHARACTER AREA 7 - CORE HOUSING WEST

The core housing area to the west of the site is located to the north and south of Camp Road on the west of Heyford Park. The housing will be simple and formal in a 'perimeter block' format reflecting the form of the rectilinear existing base layout. This promotes a strong sense of public and private realm relationship with fronts facing the public realm and private backs in the gardens, which are generally not exposed or visible.

Tree planting will be located along shared routes between vehicles and pedestrians. Garages will be setback from building line to soften the impact of cars in the street scene.

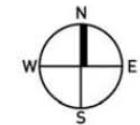
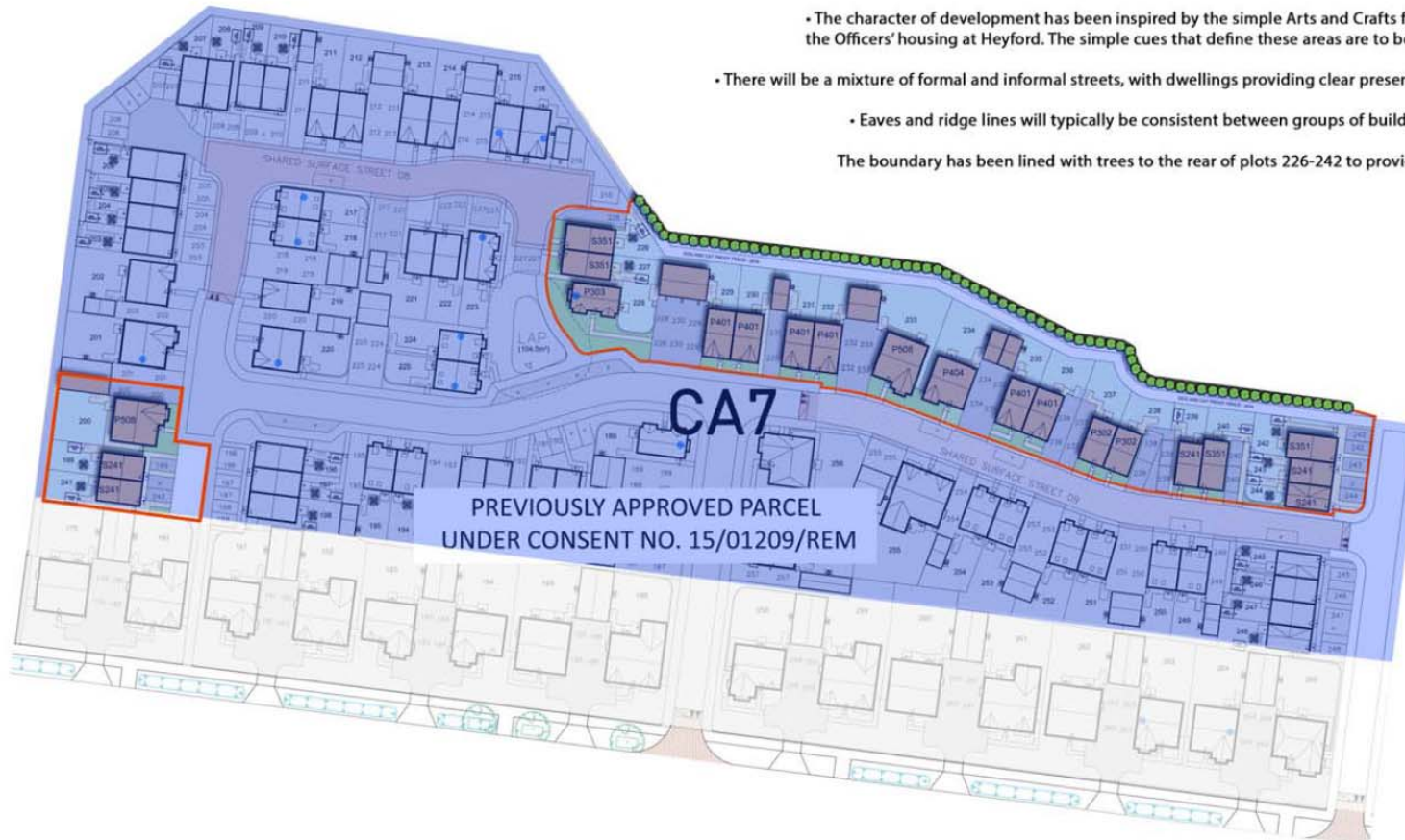
This area forms a significant area of development and it will have a variation of details depending on location.

• The character of development has been inspired by the simple Arts and Crafts form which can be found in Carswell Circle and the Officers' housing at Heyford. The simple cues that define these areas are to be developed and evolved in this character area.

• There will be a mixture of formal and informal streets, with dwellings providing clear presence and frontage onto streets and public realm.

• Eaves and ridge lines will typically be consistent between groups of buildings, but may vary along the length of a street.

The boundary has been lined with trees to the rear of plots 226-242 to provide a soft screening to the listed docking sheds



CA4 - CAMP ROAD

CA4	CODE CATEGORY	DEFINITION (MANDATORY)	COMMENTS
1	URBAN FORM	<ul style="list-style-type: none"> Buildings mainly set back from Camp Road, direct access to dwellings from camp road. This area of the site will provide the east and west gateway to development. Generally larger family housing to provide an appropriate level of scale. Development will reinforce the linear and green character of the street, by providing consistent high quality development along its length. 	See edge type E1.
2	BUILDING TYPOLOGY	<ul style="list-style-type: none"> Detached and semi-detached housing. Housing will be predominantly larger plot house types. Housing will have a greater presence than development on CA7/CAB side roads, with larger building plots, eaves and ridge heights. Corner turner buildings will be required at key junctions. 	See typology table predominantly detached over 50% across Character Area.
3	DENSITY	<ul style="list-style-type: none"> Will generally be medium/low across the camp road frontage - 25-29dph. Density will be lower than other areas, reflecting the larger house types. 	-
4	BUILDING LINES	<ul style="list-style-type: none"> Consistent frontage in terms of being setback from camp road with variations allowed from main frontage for gable and bay projections. The building line will be set back from Camp Road though main frontage to be consistent between groups of dwellings. 	See edge type E1 where bay and gables extend from building front then consistent frontage line relates to the average setback line across the dwelling frontage.
5	HEIGHT / ENCLOSURE	<ul style="list-style-type: none"> 2-2.5 Storey - predominantly 2 storey. 	2.5 Storey at corner plots if used
6	ROOFSCAPE	<ul style="list-style-type: none"> Consistency in eaves and ridge line required. Roof pitches should vary depending on the building typology. Dormer windows should be well set back to break up the roof line. 	<p>No single plane pitch allowed. Frequent gables variations in roof form encouraged.</p> <p>Dwellings should have a consistent ridge height with a minimum pitch of 35 degrees.</p>
7	SCALE AND PROPORTION	<ul style="list-style-type: none"> Street composition to provide variation rather than repetition through varied use of house types. Proportional buildings with simple volumes encourages with the overall scale and massing being consistent. 	Windows asymmetrical across frontage.
8	BUILDING DETAIL	<ul style="list-style-type: none"> Door canopies to be prominent flat pitched or gabled pitched. Gabled frontage to all Camp Road garages. Buildings will reflect the simple character of the existing Officers housing. 	Bellcast headers, brick detail coursing, stone headers and cills allowed.
9	BUILDING MATERIALS	<ul style="list-style-type: none"> Walls - brick [2 types] to ground floor of detached villas, textured brown brick for feature detailing. Roof - Slate/slate effect. Predominantly brick, with some rendered key buildings. 	<p>Continuity required to CA1/CA2 hence no brown tile roofing.</p> <p>Predominantly brick, occasional render.</p> <p>Slate to western gateway</p> <p>Materials to be agreed at RMA stage.</p>
10	LANDSCAPE DESIGN	<ul style="list-style-type: none"> Formal street tree planting at regular spacings within wide grass verges and/or front gardens. Residential frontages to be simple formal hedges. Development will be set back behind a landscaped verge, this will be formally planted with avenue tree planting either on or off plot, species to be compatible with SUDs conditions. 	Verges could be planted with spring flowering bulbs to create interest.
11	PARKING	<ul style="list-style-type: none"> Predominantly on plot with paired arrangements of garages and driveways. 	-

CA7 - CORE HOUSING - WEST

CA7	CODE CATEGORY	DEFINITION (MANDATORY)	COMMENTS
1	URBAN FORM	<ul style="list-style-type: none"> • Arranged in perimeter blocks with strong sense of public-private realm definition. • The area should have a mixture of formal and informal streets and places which will be articulated through the landscape and building form and detail. • Dwellings will provide clear presence and frontage onto streets and public realm. • Buildings adjacent to pedestrian connections to the bungalow area should turn the corner and have greater presence. • Development will back onto bungalows. Management of buffer will be considered to maintain landscape edge. 	See edge types E2/E3/E4/E5.
2	BUILDING TYPOLOGY	<ul style="list-style-type: none"> • Detached and semi-detached housing with short terraces. • Buildings will be predominantly single family homes. • Buildings should be arranged in groups of 4 – 8 units which share similar characteristics to provide consistency across the street scene. • Corner turner buildings are required at key junctions. These buildings should have greater presence and architectural detail. 	See building typology table. Terraces encouraged to provide consistency across frontages and limit narrow gaps between smaller house types.
3	DENSITY	<ul style="list-style-type: none"> • Density will typically be 30 - 35 dph but will vary through the site. • Further information is set out in the special condition code. 	-
4	BUILDING LINES	<ul style="list-style-type: none"> • Frontage in terms of setback may vary depending on edge type. • Building lines should be consistent between groups of buildings but may vary along the length of the street, apart from in the SUDS special condition area. • Irregular frontage to SUDs corridor • Building lines will be permitted to move forward or back to give emphasis in key locations. 	See edge types E2/E3/E4/E5.
5	HEIGHT / ENCLOSURE	<ul style="list-style-type: none"> • 2-2.5 Storeys 	Preference for 2.5 storey, if used, to be on corners.
6	ROOFSCAPE	<ul style="list-style-type: none"> • Eaves and ridge lines will typically be consistent between groups of buildings, but may vary along the length of a street. • Dormer windows should be well set back to break up the roof line. 	50% of dwellings have gable or dormer within roof form.
7	SCALE AND PROPORTION	<ul style="list-style-type: none"> • Building scale to be complementary to adjoining buildings. • Plots scale and plot size to be proportionate to surrounding context. 	Consistency of building scale and arranged on groups of 4-10 buildings that share similar characteristics.
8	BUILDING DETAIL	<ul style="list-style-type: none"> • Traditional details, entrance to be defined with canopy. • The houses should be configured to ensure that, wherever possible, windows to habitable rooms front onto the street and public realm. • Dwellings should be designed to ensure that there are no blank walls onto the street and public realm. 	<p>Changes in canopy design between neighbouring dwellings (where not in terrace).</p> <p>Window size may vary across elevation. Door canopies to be simple pitched, occasional bay windows.</p> <p>Render encouraged on landmark buildings. Occasional chimneys to act as building feature.</p>
9	BUILDING MATERIALS	<ul style="list-style-type: none"> • Walls - Predominantly brick with limited render. • Roof - Slate/Slate effect and tile. 	<p>Predominantly brick, occasional render.</p> <p>Predominantly slate effect, occasional tile.</p> <p>Stone effect heads and cills allowed.</p> <p>Materials to be agreed at RMA stage.</p>
10	LANDSCAPE DESIGN	<ul style="list-style-type: none"> • Soft landscaping to be simple and largely open frontages. 	<p>Street trees to be formal in habit along tertiary streets and secondary streets; and informal along shared surface streets and lanes.</p> <p>Low walls may may be used occasionally.</p>
11	PARKING	<ul style="list-style-type: none"> • Range of parking strategies following good practice guidance. • On shared surface routes parking can be parallel to maximise efficiency. • Parking will be predominantly on plot adjacent to the plot. • Parking will be configured as part of the public realm design. 	-



STREET SCENE A



STREET SCENE B



ILLUSTRATION 1: STREET SCENE