

GAUNT FRANCIS  
Architects



## Heritage, Design & Access Statement

In Respect to Planning & LBC Applications for Changes to the West Elevation

**Building 113 – Type C Hangar - Bicester Heritage**

01/05/2018

# Design & Access Statement

## Planning & LBC Applications - Building 113 - Bicester Heritage

### 1.0 Introduction

**1.1 Bicester Heritage** are seeking Planning & Listed Building Consent for changes to the West Elevation of Building 113 as part of their RAF Bicester Technical Site re-development.

**1.2** This Planning & Listed Building Consent application is supported by this Heritage, Design & Access Statement and the associated documents submitted via the portal.

### 2.0 Context Assessment

#### Site Description

**2.1** The applicants, Bicester Heritage, own the site which comprises a level plot of land within the Technical Site, west of the airfield, and including Building 113, a Grade II Listed Type C Hangar. The Building is used for storing, repair & display of classic cars.

Please refer to the submitted site plan and existing & proposed drawings for further details.

**2.2** The application is for minor changes to the west elevation, to form a new compliant, panic-release fire-escape exit including new brickwork jambs to match existing detailing.

The design, detailing, materials & colours proposed will be as previously approved as outlined in the Heritage Partnership Agreement document.

**2.3** The proposed fire escape doors are required for means of escape & for compliance with Part B of the Building Regulations, to achieve current fire safety standards.

**2.4** The proposals do not involve any tree works or have any ecological implications.

#### Planning history and existing lawful use

**2.5** RAF Bicester (Caversfield) was a Ministry of Defence establishment and has a well recorded planning history with the adjacent Domestic Site having gained approval for residential re-development.

**2.6** In respect to the Technical Site, applications regarding trees have already been made including submissions; 13/00137/TCA & 13/00301/TCA.

**2.7** Prior to Bicester Heritage's involvement with the Airfield the following applications were submitted: 96/02071/GD, 03/00719/GD, 05/00017/SO & 08/01797/F.

Bicester Heritage have since received approvals: 13/01775/LB & 13/01774/F in respect to the Fire Party House, Buildings 82 & 87 and approvals for 101, 103 & 104, 129, 130 & 131, 119, 123, etc. including a site wide application for changes of use and additional car-parking. More recent submissions include works to Building 143 and proposals for new entrance approach, gates, barriers & kiosk.

## **Planning policy context**

**2.8** The proposals accord with relevant local & national planning & conservation policies.

**2.9** Please refer to previously submitted Heritage Partnership Agreement & associated planning statements for further details regarding the agreed planning policy for the Airfield as submitted by JPPC Chartered Town Planners as part of previous applications.

## **3.0 The Proposals**

**3.1** This Planning Consent application is in regard to the listed 'Building 113' and is in respect to the proposed insertion of new atomic-red painted-metal panic-release fire-escape doors, in accordance with the HPA agreed & approved heritage colours.

## **3.2 Analysis of the Planning Issues**

### **Principle of development**

**4.0** The proposed panic release fire escape doors are required to comply with the Fire Officer requirements and in accordance with the Part B of the current Building Regulations.

### **Conservation area character**

**4.1** Building 113, is within the RAF Bicester Conservation Area which includes both the Domestic & Technical sites and the airfield. The character of RAF Bicester was unified by its function as a military station. The proposals aim to retain the character of the airfield conservation area while resolving fire safety issues. It is intended that the proposal will have minimal impact on the character of the Grade II Listed building nor the surrounding conservation area and will help BH to progress restoration development across the Bicester Airfield Technical Site guided by the approved Heritage Partnership Agreement.

### **Listed buildings**

**4.2** Building 113 is a listed structure, a Type C Hanger. One of a pair at the airfield.

**4.3** Type C Hangars: Large sheds with full height steel doors at each end, running to external gantries, with a series of single storey lean-to annexes on either long flank, in part rising to two storeys, which housed workshops, rest rooms and squadron offices. The roof a series of transverse ridges with hipped ends, behind a parapet, and with deep apron above doors.

**4.4** The Technical site at Bicester, separated from the Domestic Site, still has many of the original buildings, mostly of 1926 but with others added during successive phases of the 1930's Expansion Period. In 1937, two Type 'C' hangars were added to the earlier pair of hangars on the site, and the four are grouped symmetrically at the end of the axial avenue, and sharing broad concrete aprons. The C-type shed was the standard hangar type for the post-1934 Expansion Scheme, originally designed in 1934 and of which 155 examples were built. Its dimensions (300ft long, 150ft span and clear height of 35ft), were intended to accommodate 100-ft span heavy bombers, enabling new specifications to be issued to aircraft manufacturers by the Air Ministry. It evolved from the earlier Type A, and first versions had exposed gabled ends to the roofs: after 1935 the hipped version behind parapets, as here, was normal. An internal height of 35ft (10.7) was later reduced to 30ft (9.1), as used in this example.

### **Vehicular access**

**4.5** The proposals will utilise the existing access, there being no additional floor area created, nor any increase in vehicular requirements over and above the current use.



Interior view of existing sliding doors & gear to be retained.



Exterior view of existing sliding steel doors to be retained.



Existing west entrance requiring new fire escape doors.

## 5.0 Conclusion

The application is in regards Building 113, a Grade II Listed Type C Hangar, one of a pair, within the Technical Site of RAF Bicester.

The site is within the RAF Bicester Conservation Area.

The proposal is for the insertion of fire exit doors and includes for any localized associated building renovation works required resulting from the proposed door insertion.



# Access Statement

## 1.0 Introduction

The application is in regard to Building 113, a Type C Hangar, within the Technical Site of RAF Bicester. The proposal is for the insertion of new metal fire escape doors.

## 2.0 Urban Context

### Amenity Access

**2.1** The site has existing level vehicular access from Buckingham Road and includes external parking spaces. The proposals do not impact on the existing vehicular access and do not increase or decrease the existing parking facilities.

**2.2** The site is well served by public transport with a selection of bus routes within easy walking distance. Additionally, Bicester-North Railway Station is within easy reach.

**2.3** There is good cycle access to the site with secure storage for bicycles available within the building.

## 3.0 The Site

### Vehicular access

There is no proposed change to the existing arrangement in regard to vehicular access. This application is in regard to motor-transport & storage use, comparable to the previous Ministry of defence site-wide use, consequently the existing vehicular access provision is judged more than adequate.

## 4.0 The buildings

### Internal Circulation

The proposal is to retain an historic building in it's current form. There is level access to the ground floor accommodation, and there is also level access thru' the proposed exit.

## 5.0 Conclusion

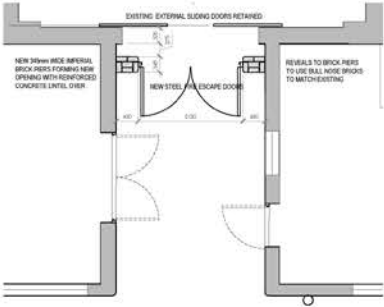
### General access

**5.1** The proposed development has good access to both bus and rail transport. The proposed development also has good vehicular, cycle & pedestrian access.

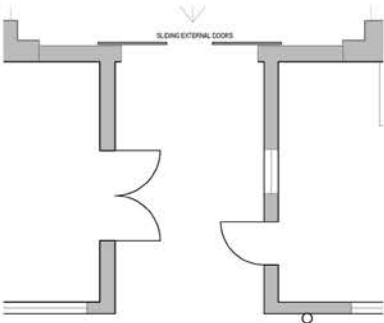
**5.2** The proposals are in respect to a grade II listed structure. Level access to the main entrance will be retained and a Part-M compliant WC could be installed.



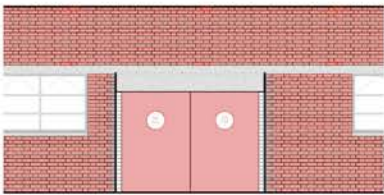
02 LOCATION PLAN  
1:2500



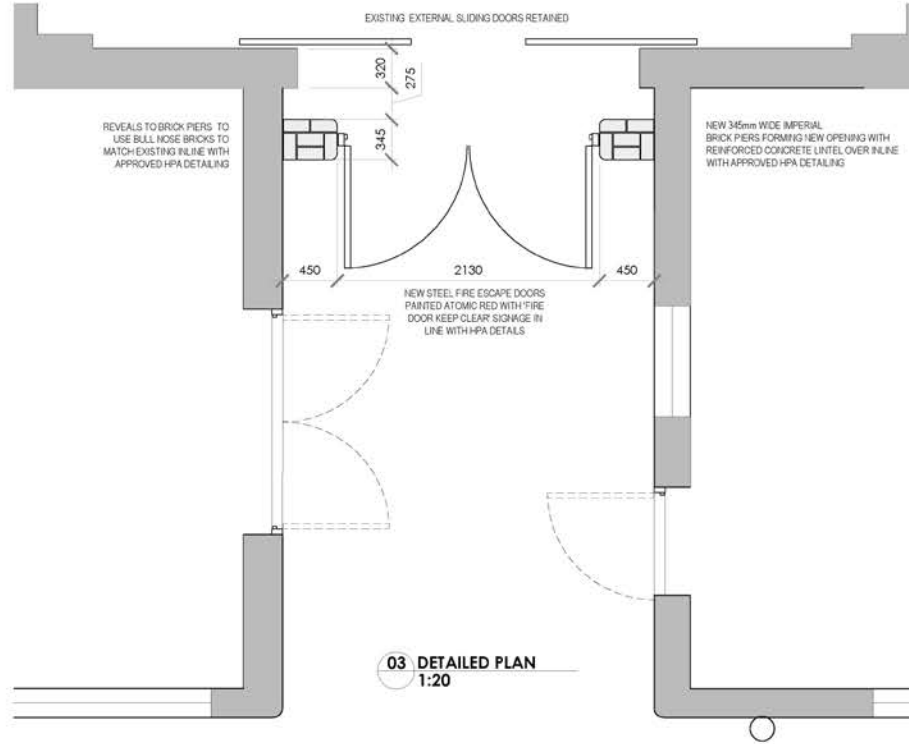
01 PROPOSED PLAN  
1:50



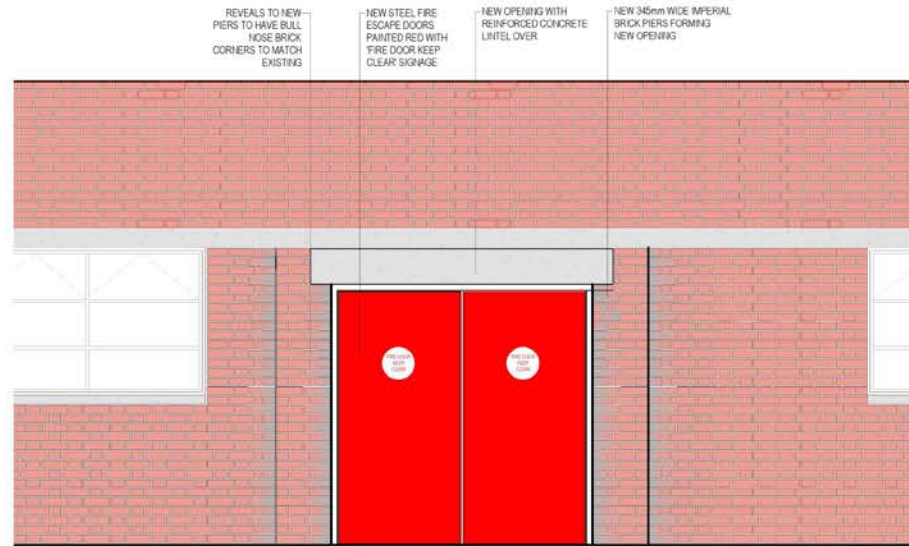
04 EXISTING PLAN  
1:50



05 EXISTING ELEVATION  
1:50



03 DETAILED PLAN  
1:20



06 PROPOSED DOOR ELEVATION  
1:20

Rev	Date	Issue	Drawn	Checked	
P1	25/04/18	M6	DEAR	PLANNING ISSUE FOR REVIEW	M6
P2	25/04/18	A1		PLANNING ISSUE	A1

PLANNING

Bicester Heritage				
Bicester Heritage Bicester				
Building 113 Proposed External Fire Doors PLANNING ISSUE				
Drawing No.	Rev.	Drawn	Date	Scale
12068/GA(113)101	P2	M6	25/04/18	1:50 @ A1

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BUILDING 113 - PROPOSED NEW EXTERNAL FIRE DOORS