

GAUNT FRANCIS
Architects



Design & Access Statement

In Respect to a Planning Application for Changes to the East Elevation

Building 143 –The Engine Test House - Bicester Heritage

29/03/2018

Design & Access Statement

Planning Consent – Building 143 – Bicester Heritage

1.0 Introduction

1.1 **Bicester Heritage** are seeking planning consent for changes to the front Elevation of Building 143 as part of their RAF Bicester Technical Site re-development.

1.2 This Planning Consent application is supported by this Design & Access Statement and the application drawings 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 including Building 143.

Please refer to the submitted site plan for further details.

2.2 The application is for the changes to the front elevation, to form a larger main entrance including installation of a traditional roller shutter to match others on site.

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

2.3 The proposed change of use from Ministry of Defence use to B1(c) light industrial use has been discussed and agreed with Planning Officers prior to application.

2.4 The Building 143 site contains no trees.

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

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 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.

2.6 This application is submitted to include any further requirements for change of use from Ministry of Defence 'sui generis' use to proposed motor transport B1 workshop use.

Planning policy context

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

2.8 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 in regards to the un-listed 'Building 143' is in respect to the proposed change of use from Ministry of Defence use to B1 (c) light industrial use and also for the associated elevational changes to a historic structure within a conservation area.

4.0 Analysis of the Planning Issues

Principle of development

4.1 The proposed change of use accords with local & national planning policy and is proposed within the context of a master-plan currently being developed by Bicester Heritage in discussion with Cherwell District Council & English Heritage.

Conservation area character

4.2 Building 143, 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 conservation area by renovating & re-utilizing the original buildings. It is intended that this proposal will have a beneficial impact on the character of the surrounding area and will progress the rolling programme of similar development across the Technical Site guided by the approved Heritage Partnership Agreement.

Listed buildings

4.3 Building 143 is an un-listed structure near to a listed Type A hanger & to the listed Motor Transport Sheds. Building 143 is a small permanent red brick structure with an asphalt & concrete flat roof with brick parapets.

Vehicular access

4.6 The proposals will utilise the existing access, there being no additional floor area created, nor any increase in vehicular requirements over and above the previous use. The existing building has external parking areas accommodating up to three cars.

5.0 Conclusion

The application is in regards Building 143, within the Technical Site of RAF Bicester. The site is within the RAF Bicester Conservation Area, and the building is un-listed. The proposal includes for change of use from Ministry of Defence use to B1 (c) light-industrial use and includes for any associated renovation works to this historic structure within a conservation area.



Access Statement

1.0 Introduction

The application is in regards to Building 143, within the Technical Site of RAF Bicester. The proposal includes for change of use from Ministry of Defence use to B1 (c) light industrial use.

2.0 Urban Context

Amenity Access

2.1 The site has existing level vehicular access from Buckingham Road and will include external parking spaces. The proposals do not impact on the existing vehicular access and do not increase or decrease 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 regards to vehicular access. This application is in regards to B1 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 its current form. There is level access to the proposed office accommodation, and there is also level access to the workshop.

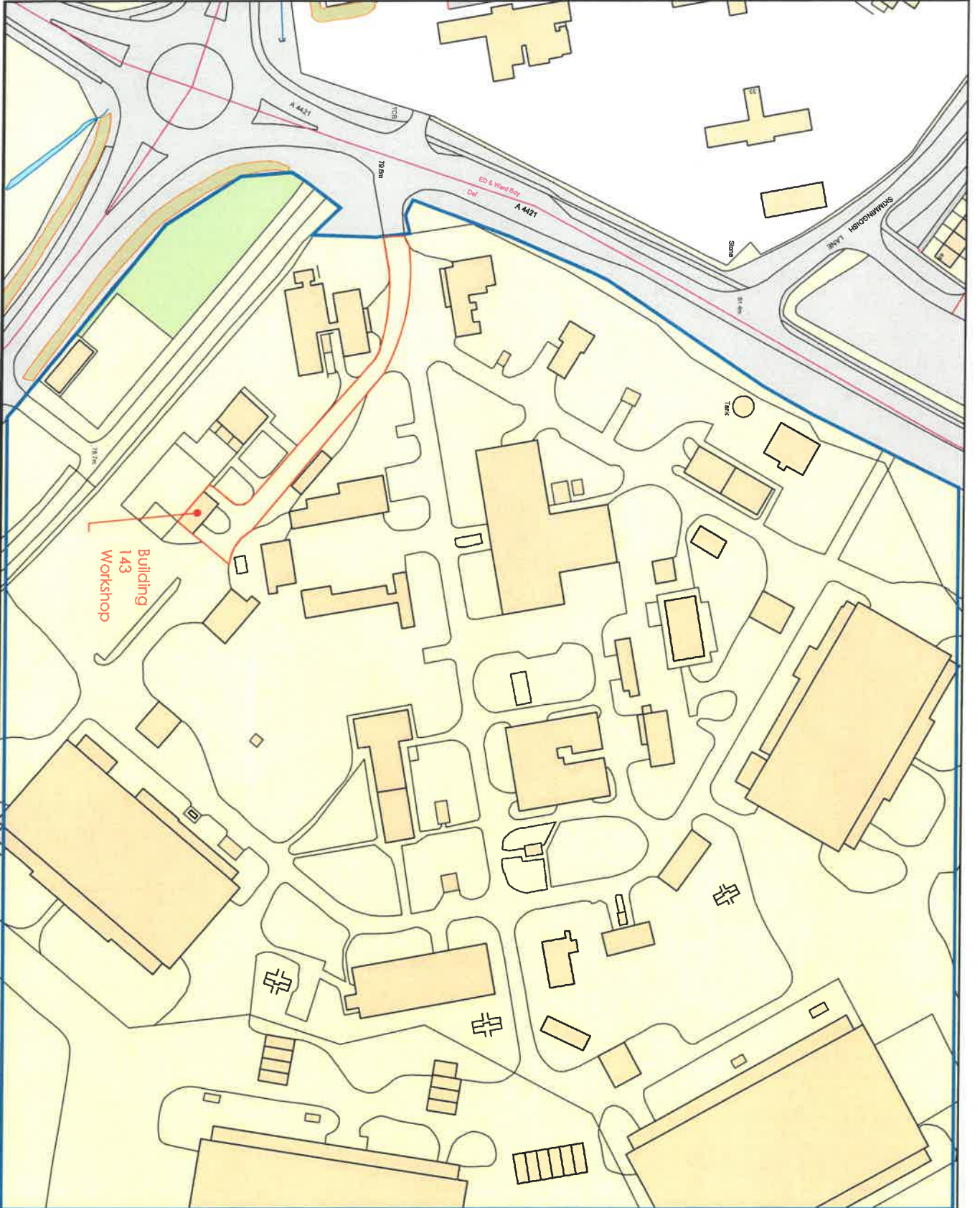
5.0 Conclusion

General access

5.1 The proposed development has good access to both bus & rail transport. The proposed development also has good existing vehicular & pedestrian access.

5.2 The proposals are in respect to a historic structure. Level access to the main entrances will be retained & a Part-M compliant WC could be incorporated.

The change of use to B1 will not change the existing vehicular or pedestrian access, both of which are level & good.



BUILDING 143 LOCATION PLAN 1/1250 @ A3

SCALE
 0m 12.5m 25m 37.5m 50m 75m

Client
 Bicester Heritage
 Centre for Historic Aviation & Motoring

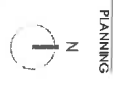
Lead
 Greater Heritage
 Technical Site
 BUILDING 143

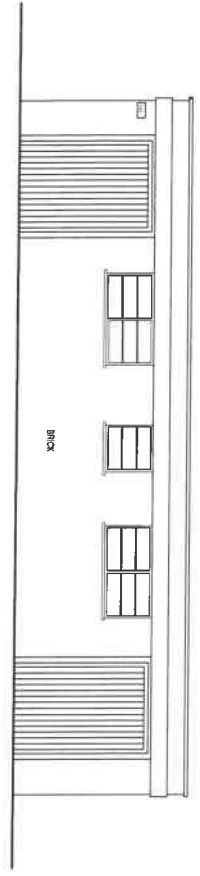
Site
 Bicester Heritage
 BUILDING 143

Site Location Plan
 BUILDING 143

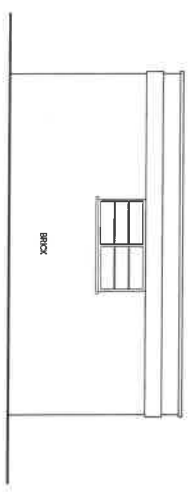
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 LARSEN & GOSSETT
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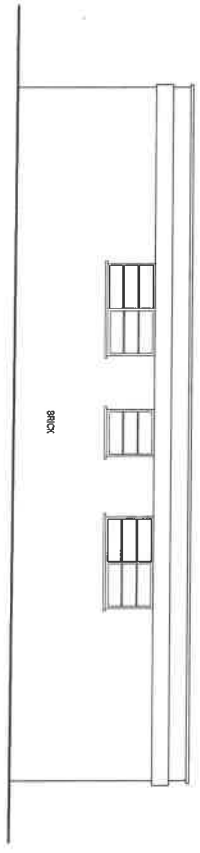




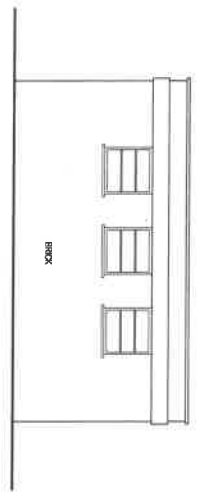
NORTH EAST ELEVATION
 BUILDING 143



SOUTH EAST ELEVATION
 BUILDING 143



SOUTH WEST ELEVATION
 BUILDING 143



NORTH WEST ELEVATION
 BUILDING 143

PLANNING

SCALE
 1" = 32' SCALE
 T1 01/20/17
 20/01/17 AL PLANNING STATE

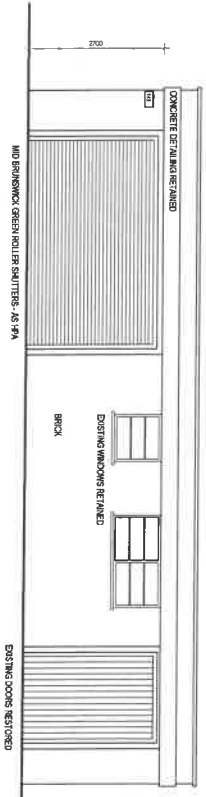
Project:
 Bicester Airfield
 Building 143

Title:
 Existing Elevations

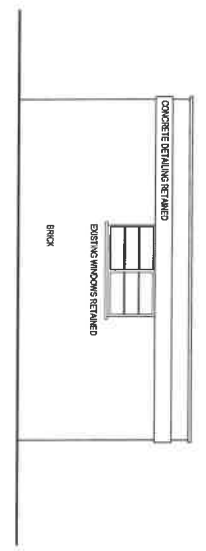
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BUILDING 143 - Existing Elevations

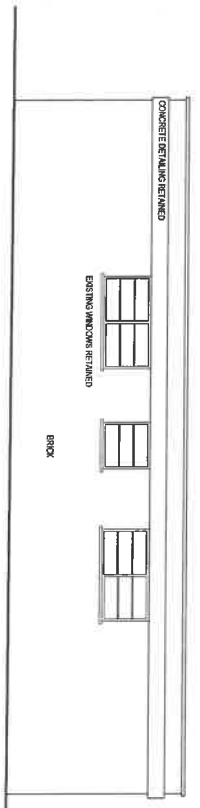
EXISTING OPENING
 FOR WINDOW REFER
 TO STRUCTURAL
 ENGINEER FOR
 DIMENSIONS
 750' 4250'



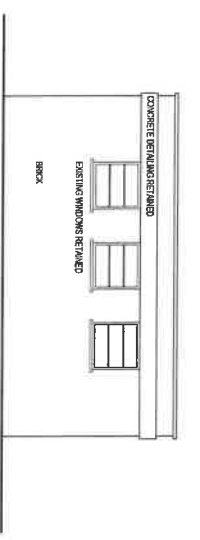
NORTH EAST ELEVATION
 BUILDING 143



SOUTH EAST ELEVATION
 BUILDING 143



SOUTH WEST ELEVATION
 BUILDING 143



NORTH WEST ELEVATION
 BUILDING 143

PLANNING

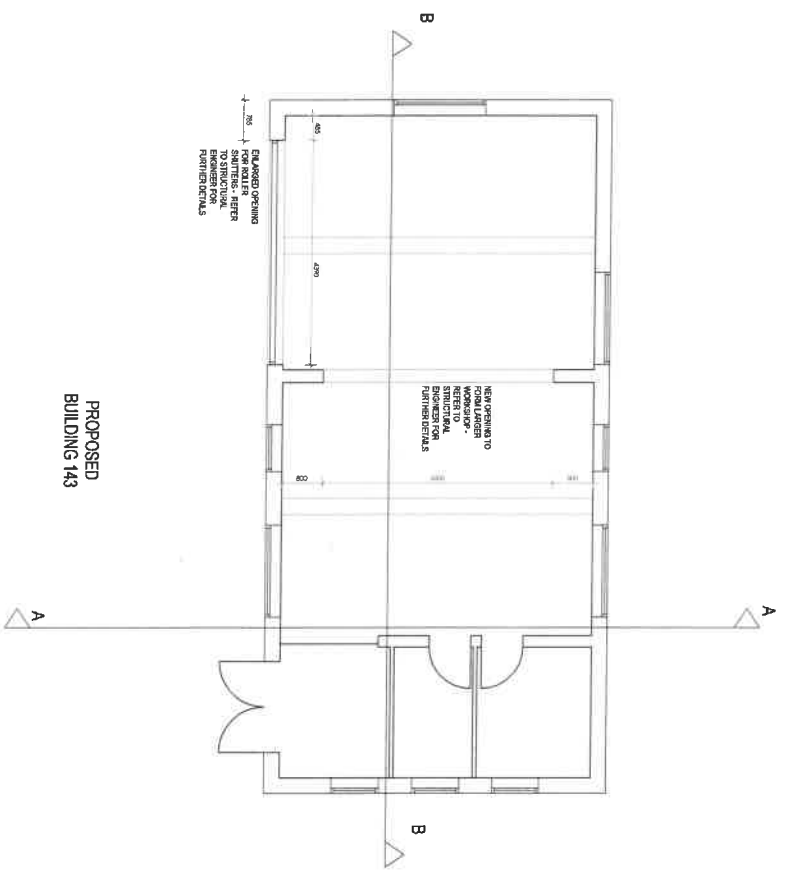
SCALE

Project:
 Bicester Airfield
 Building 143

Proposed Elevations

BUILDING 143 - Proposed Elevations

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 12068 / GA143 / 141 P L L 28/10/16 1:50 @ A1



PROPOSED
BUILDING 143

BUILDING 143 - Proposed Ground Floor Plan

SCALE

1:30 @A1

Project
Bicester Airfield
Building 143

Tender

Proposed Ground Floor Plan

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