

Heritage Centre Landscaping Scheme (Building 103)

Introduction

The delivery of the landscaping 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 future 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 the 'Village Centre North' Area.

Phase 1

As part of Phase 1, and for the duration of Phase 1, the existing trees and landscaping are proposed to be retained, alongside the installation of new bench seating and the relocation of the Anglo-American alliance memorial stone, as shown on the drawing submitted with the application (reference: D.0371_09) and provided at **Appendix 1**.

Phase 2

Phase 2 will see the implementation of the wider landscaping scheme for the Village Centre North scheme, which includes the land surrounding Building 103 and which is currently under consideration (LPA reference: **18/00513/REM**).

The details of the wider landscaping scheme for the Village Centre North area are yet to be agreed. However, the current draft proposals are provided at **Appendix 2** for information only.

Once these proposals are agreed, this Scheme will be updated to include the finalised details which will supersede those agreed under Phase 1.

Programme of Implementation

Phase 1 will be implemented within 6 months of the date of approval of this landscaping scheme in accordance with the details shown on plan ref: D.0371_09.

Phase 2 will be implemented within 2 years of the approval of the detailed landscaping scheme for the Village Centre North which is to be agreed under separate application as detailed above.

Appendix 1: Building 103 Phase 1 Landscaping Proposals

Appendix 2: Village Centre North Landscaping Details

Landscaping Scheme. Building 103 - Heritage Centre.

Initials: AR/OH

Date: 31st August 2018

CIR.D.0371



APPENDIX 1

Building 103 Phase 1 Landscaping Proposals

- KEY**
-  Site Boundary
 -  Trees to be retained to BS5837:2012 within site boundary (as per D.0341_105A)
 -  Trees outside site boundary
 -  Existing Amenity grass
 -  Existing Hardstanding
 -  Proposed Hardstanding eg. tarmac.
 -  Bark
 -  Proposed Bench Planter
 -  Proposed Ornamental Shrub/Herbaceous/Bulb Planting
 -  Proposed Specimen Shrub
 -  Proposed Information Panel - to include information on the bench and history of the Braithwaite - type tanks. Content to be confirmed. eg. Lecturn sign by Woodscape or similar approved.

PLANTING SCHEDULE

Specimen Shrub

Qty	Species	Height (cm)	Form	Root Condition
2	Amelanchier lamarckii	180-200cm	multi-stemmed	50L

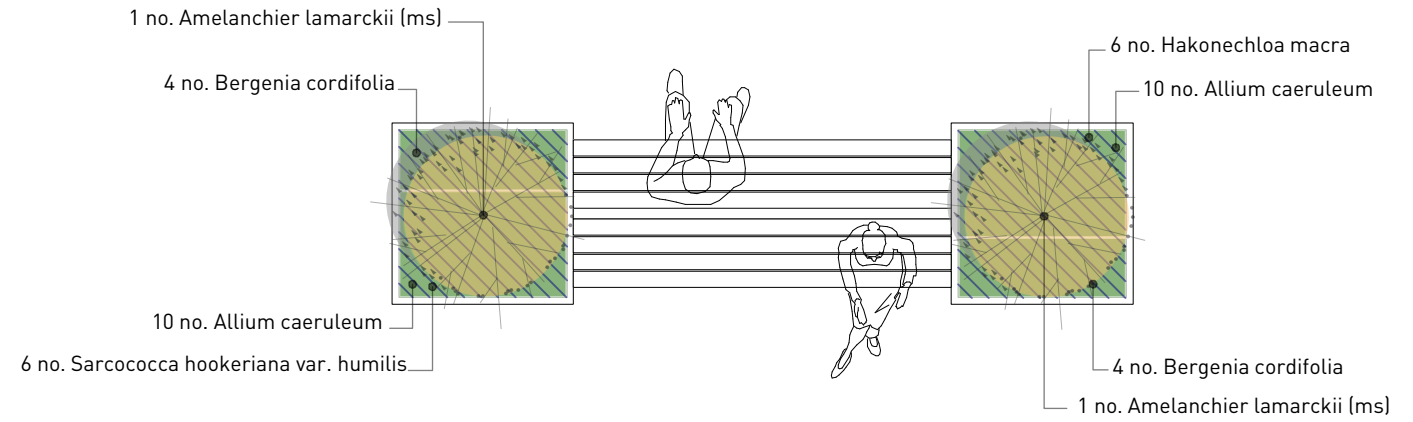
Ornamental Shrub and Herbaceous Planting

Qty	Species	Height (cm)	Form	Container Size
8	Bergenia cordifolia	n/a	Full Pot	2L
6	Hakonechloa macra	n/a	Full pot	2L
6	Sarcococca hookeriana var. humilis	30-40	Bushy, C	3L

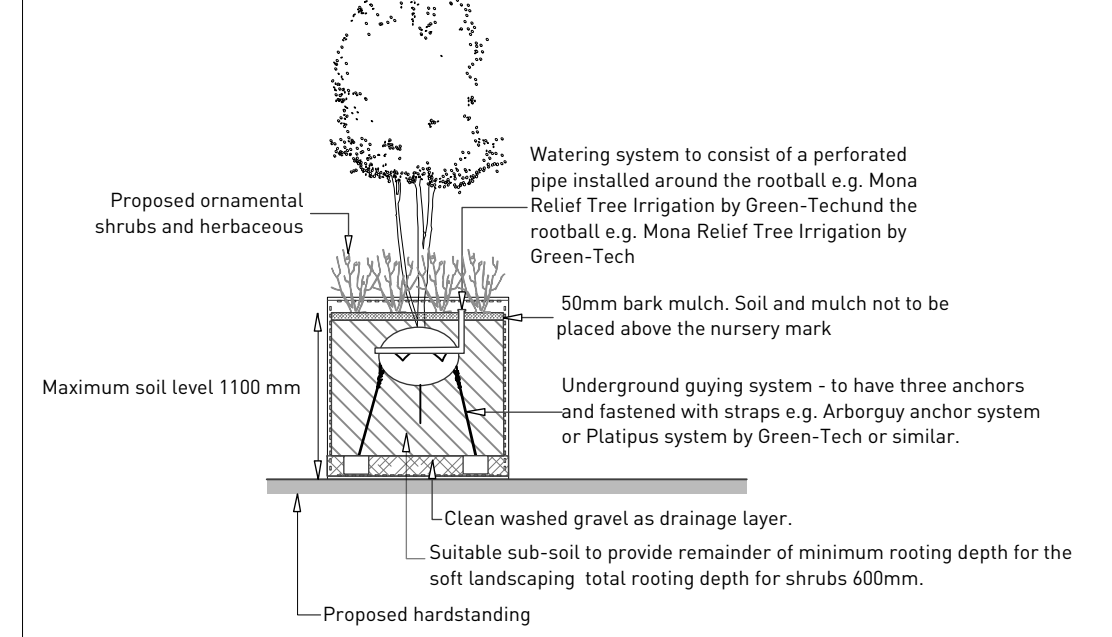
Bulb Species:

Qty	Species	Grade (cm)
20	Allium caeruleum	4+ topsize

Detailed Landscape Proposals
Scale 1:50



Indicative Section
Scale 1:50



Revisions:
First Issue- 14/05/2018 ASK

Landscape Proposals Phase 1A

Buildings 103 - Heritage Centre Heyford Park

Client: Dorchester Group

DRWG No: D.0371_09

Drawn by: ARW/ASK

Date: 14/05/2018

Scale: 1:500 and 1:50 @A3

Sheet No: REV:

Approved by: RVF

Pegasus

Design



Landscaping Scheme. Building 103 - Heritage Centre.

Initials: AR/OH

Date: 31st August 2018

CIR.D.0371

Pegasus

Group



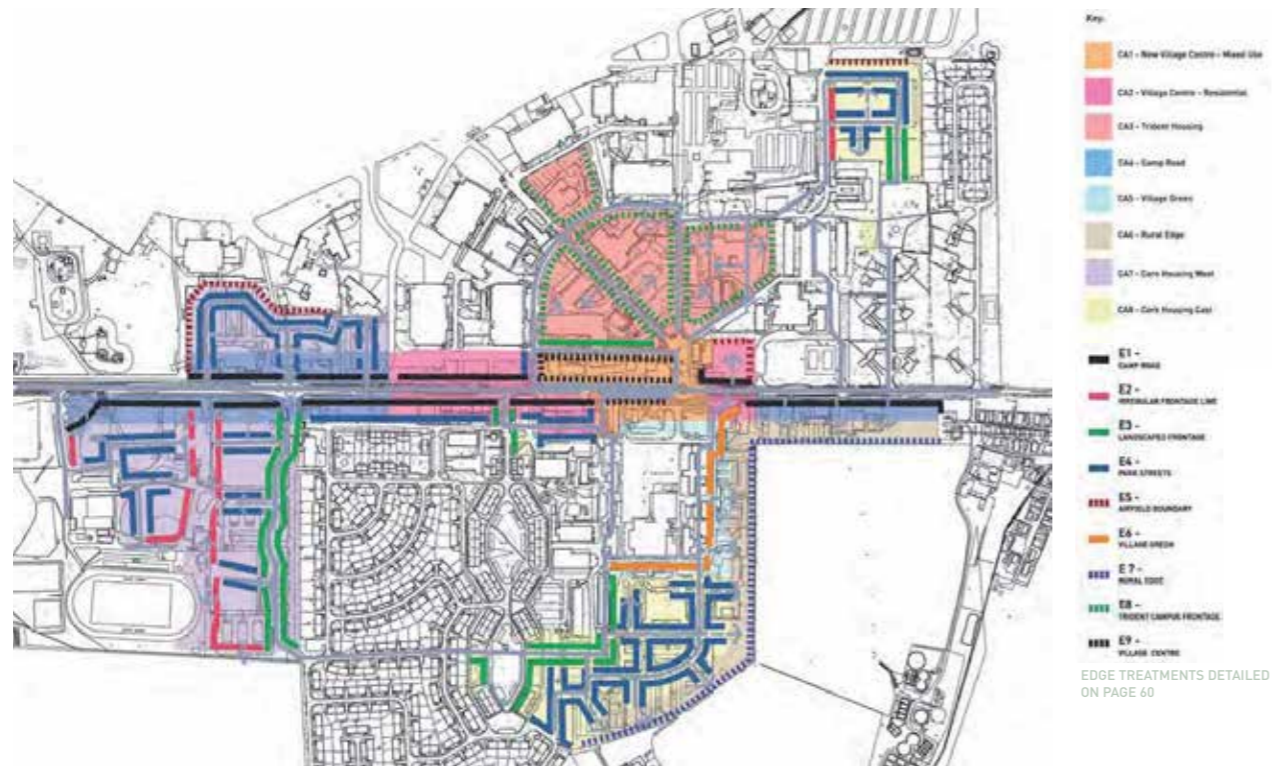
APPENDIX 2

Village Centre North Landscaping Details

5.0 LANDSCAPE/ PUBLIC REALM

5.1 Landscape Context and Existing Features

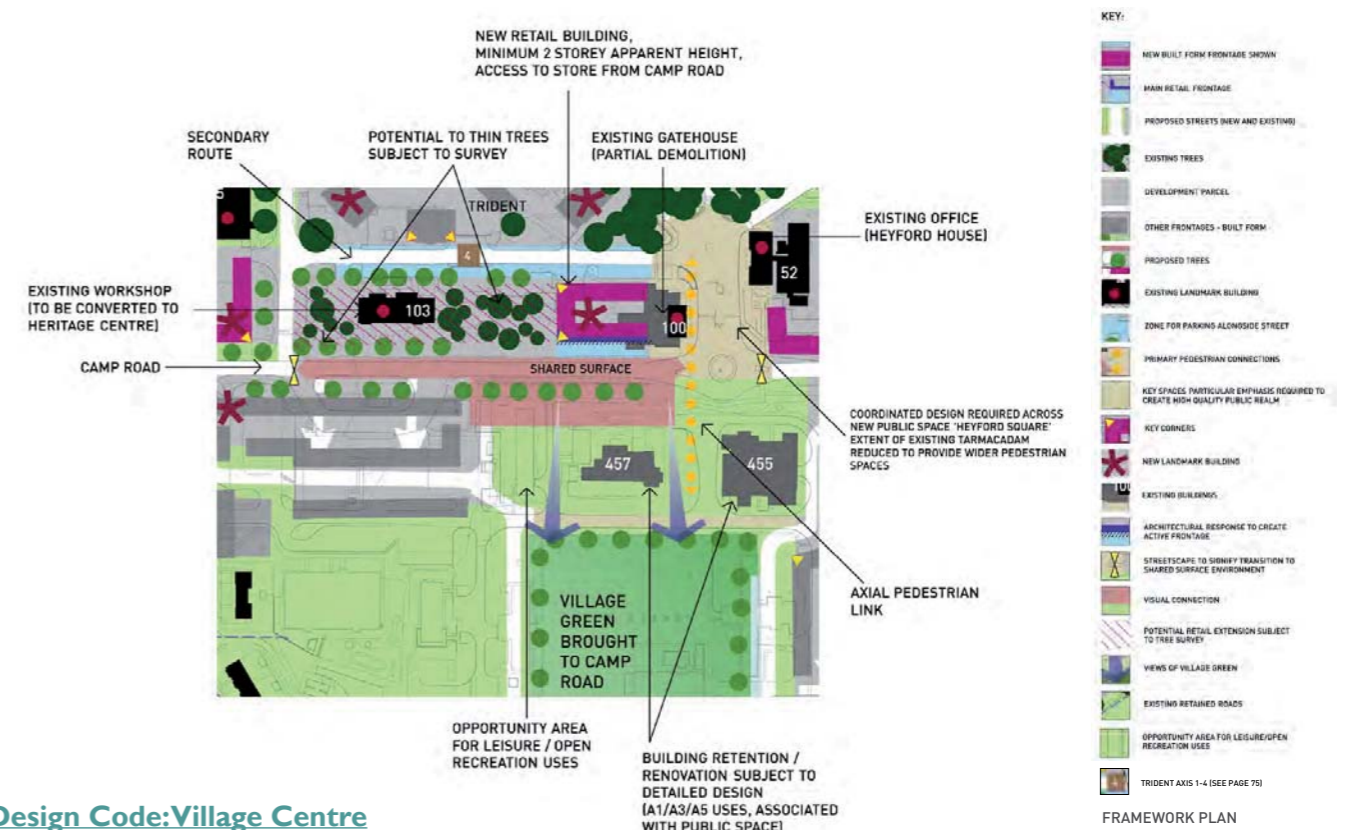
5.1.1 Design Code



- EXISTING TREES AT UPPER HEYFORD**
- 2.19 The mature tree structure of the site is key defining characteristic of the site, especially along Camp Road and along the Trident area.
 - 2.20 There is a wide range of tree species on the site, some native and some non native.
 - 2.21 The native species include *Fagus sylvatica* and *Pinus silvestris*, with blocks of hawthorn trees as an understorey, while non-native species include *Acer pseudoplatanus*, and 'Leylandii' trees which appear to be hedges which have matured into trees.
 - 2.22 The trees fall into a number of categories, ranging from trees worthy of retention and of significance to the site, to those which need to be removed because they are dead, diseased or dying. More detailed arboricultural work is subject to ongoing submissions in relation to outline conditions.
- RETAINED TREES**
- 2.23 The plan opposite shows the extent of trees and key groups across the site. A substantial amount of vegetation lies within areas that will be unaffected by the proposed development, there are however a number of locations (as highlighted) where tree removal will be required to prevent the development being compromised and/or where a more coherent replacement (new) tree planting strategy is proposed.

Design Code: Development Framework

Design Code: Tree Retention Plan



Design Code: Public Realm Strategy

Design Code: Village Centre

5.1 Landscape Context and Existing Features

5.1.2 Heyford Park Wider Connectivity

Wayfinding and Navigation to the Village Centre

Heyford Park is not a new community in many ways as it was first conceived with a utilitarian logic required by the Airforce to ensure maximum connectivity between the different parts of the base.

As a result, the underlying road and pedestrian infrastructure is incredibly efficient in connecting visitors and residences to the key public nodes along Camp Road.

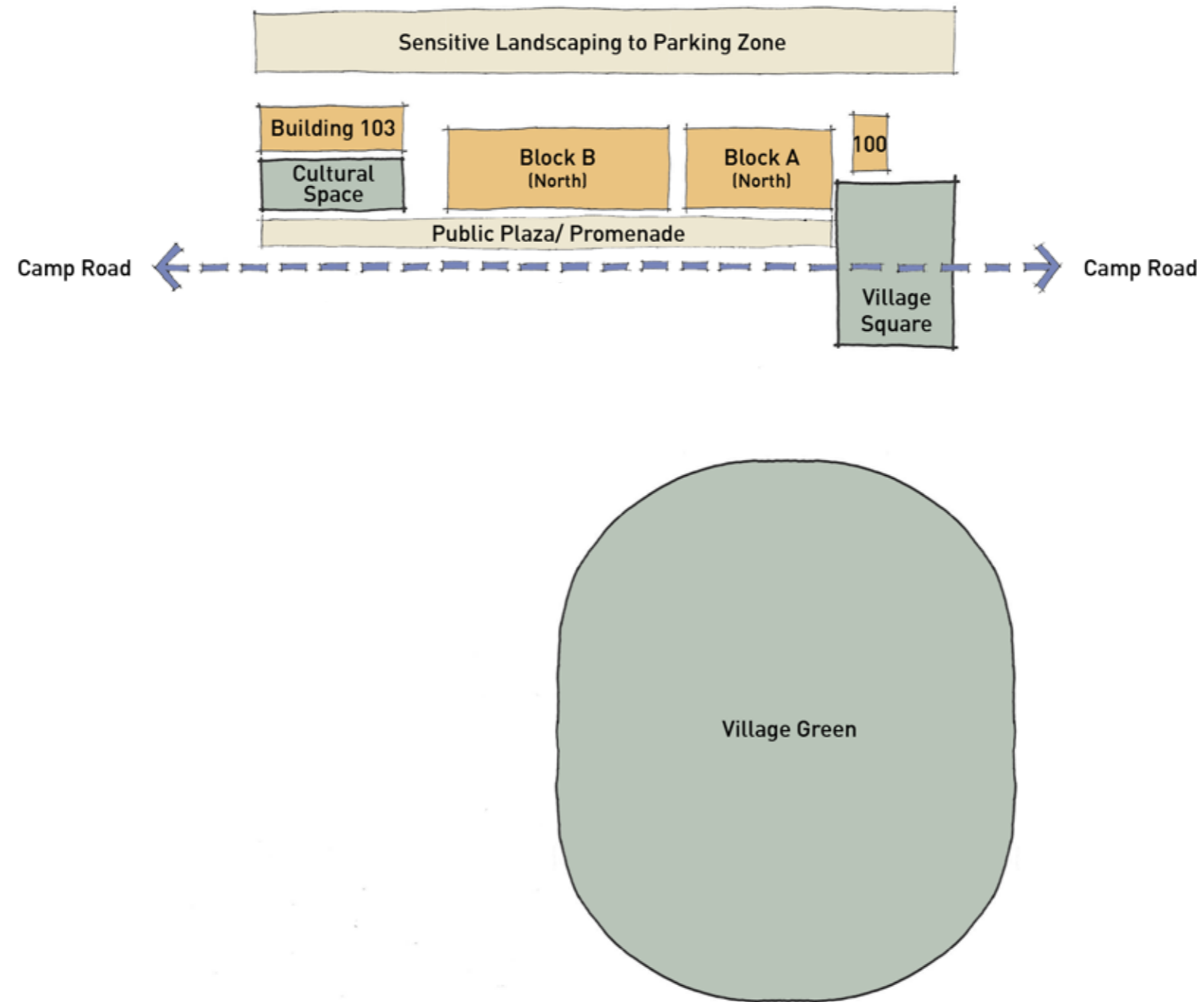
The planning of Heyford Park as a residential community has built upon this natural connectivity and established a masterplan which places a Village Centre at the heart of the development. This was further established through the introduction of traditional village public amenities like a Village Green, Market Square and Parade of local shops and businesses which would effectively serve this emerging community.

The wayfinding diagram (shown to the right) illustrates effectively the spatial arrangement of the Village Centre at the heart of the development, connected to the surrounding residential and office developments by pedestrian links. This is further amplified by the concentric distance circles which help give an understanding of the access each community has to the village centre amenities.



5.2 Landscape Design Concept

5.2.1 Landscape Design Concept



Positive Spaces for People and Natural Environment

5.3 Landscape Design Proposals

5.3.1 Design Concepts

Heyford Village Connectivity

The Northern Plot is the second half of the Heyford Village Centre Masterplan and as such complements and completes the vision for the village's central public spaces and amenity.

Of key importance are the pedestrian and visual connections from the Village Centre to the surrounding communities both East-West along Camp Road as well as North-South from the Trident down to the Square.

Spaces which Relate to the Building Function

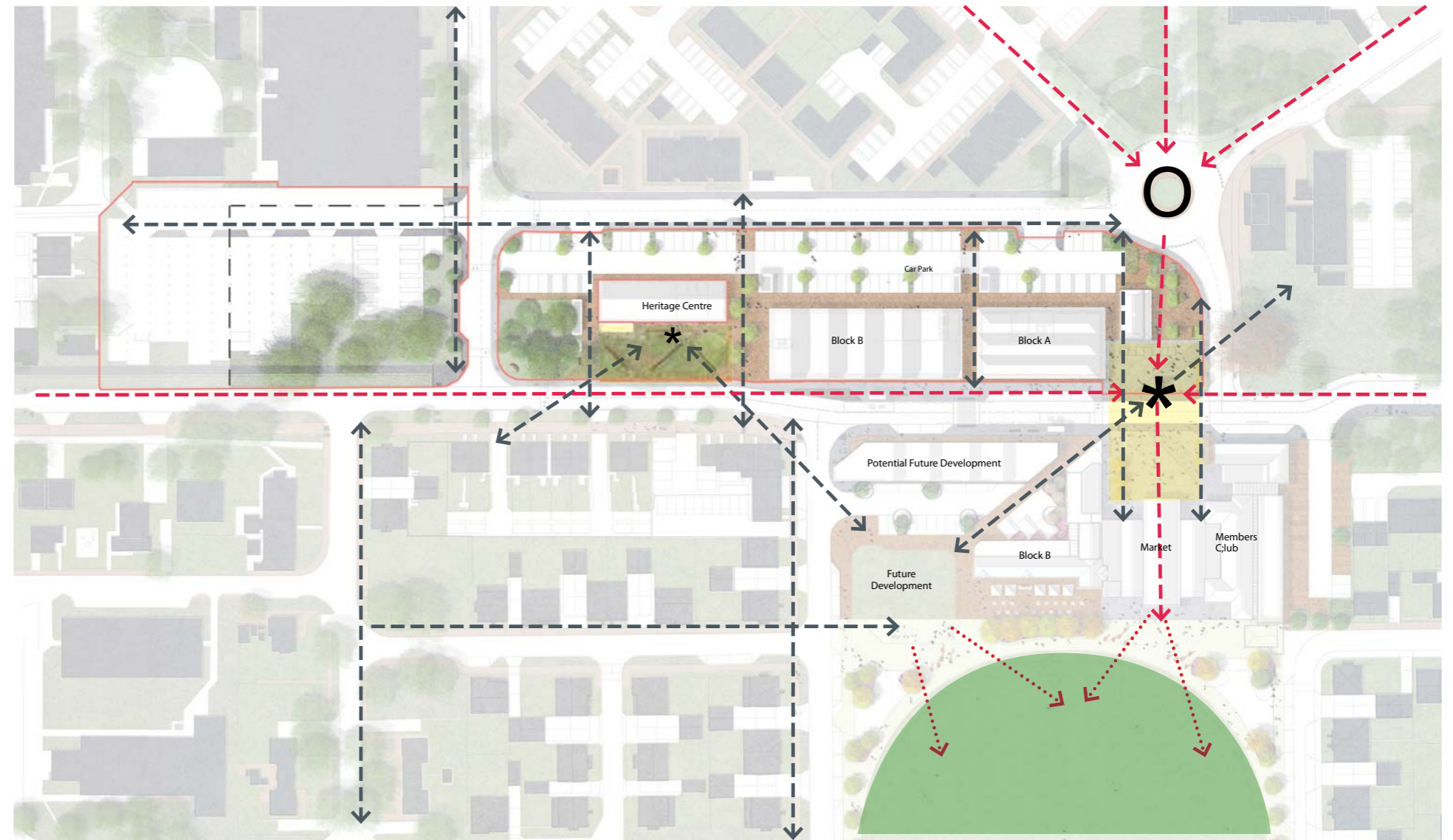
The landscape proposals for the Northern Plot draw on the character and materials established in the Southern Plot. Further to this, the external spaces have been designed in response to Cultural, Commercial, Residential and Retail uses proposed. As a result, the Northern Plot landscape is both attractive and ties in with the wider landscape character while also being purposeful and responsive to the buildings and their users.

A Landscape for All Seasons

The design has considered the all-season character of the landscape and how it will help animate the Village Centre providing year-round interest to visitors and residents alike. This has been primarily achieved through careful selection of tree and shrub species and in the thoughtful planning of key public spaces to showcase the planting.

A Functional Landscape

The site has numerous activities which it needs to provide for; as a result, the public realm layout has been designed in a functional manner. It has to be attractive for the public, easy for the residents to access their homes and functional for those delivering to the retail outlets.



Wider Connectivity Diagram

- - - - - → Sight Lines
- - - - - → Directions of movement



5.3 Landscape Design Proposals

5.3.2 Public Space Programme

Heritage Gardens

Located to the west of the Village Centre and directly in front of Building 103, the existing trees have been retained to create new Heritage Gardens which connect with Building 103. This space provides a low key destination on Camp Road which is connected to the Village Centre but gives pedestrians a quieter, more reflective space in contrast to the commercial activity of the Village Square.

Pedestrian Links

Running North-South, a number of pedestrian routes have been created which help connect residential development in the north through to the commercial and public amenities along Camp Road. These spaces are designed to be informal social spaces where residents and visitors can park their bicycle or take a break by sitting and chatting to neighbours. Where possible, trees have been retained or planted to provide interest, colour and shade for pedestrians.

Car Park Spaces

Distributed around the site, the car park spaces provide essential parking close to the Village Centre amenities. To the west is located a new car park which will not only serve the Village Centre North but provide important parking for the wider village centre scheme (please see planning statement for further detail of the wider parking scheme). The landscape of these spaces breaks up the large areas of hard standing by introducing tree and shrub planting to provide colour, texture and interest. It also serves to introduce natural shade and cooling to spaces which would have a lot of reflected heat during summer months.

Village Square

The Village Square is the central event space within the Village Centre and as such much social activity will take place here. In the Northern portion of the square, a number of elements have been placed, such as signage boards and a potential site for public sculpture, which work together to provide year-round interest to the space. As the main destination in the Village Centre, the space will be designed using robust materials which are in keeping with the quality and character of the Village Centre architecture.



Heritage Gardens



Seasonal Colour & Interest



Car Parking Spaces



Village Square



Animated Public Spaces



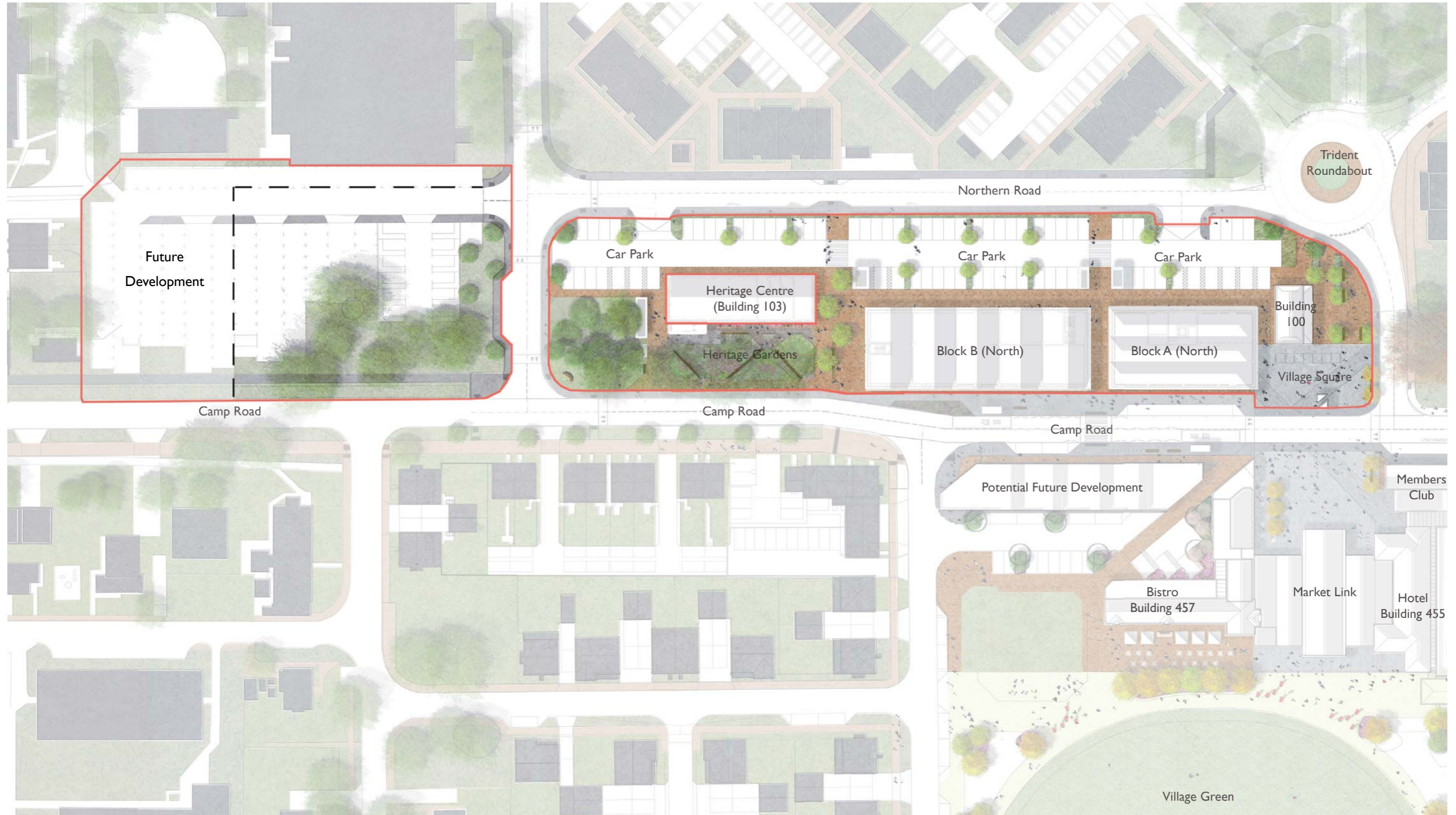
Tree Lined Streets



Pedestrian Friendly

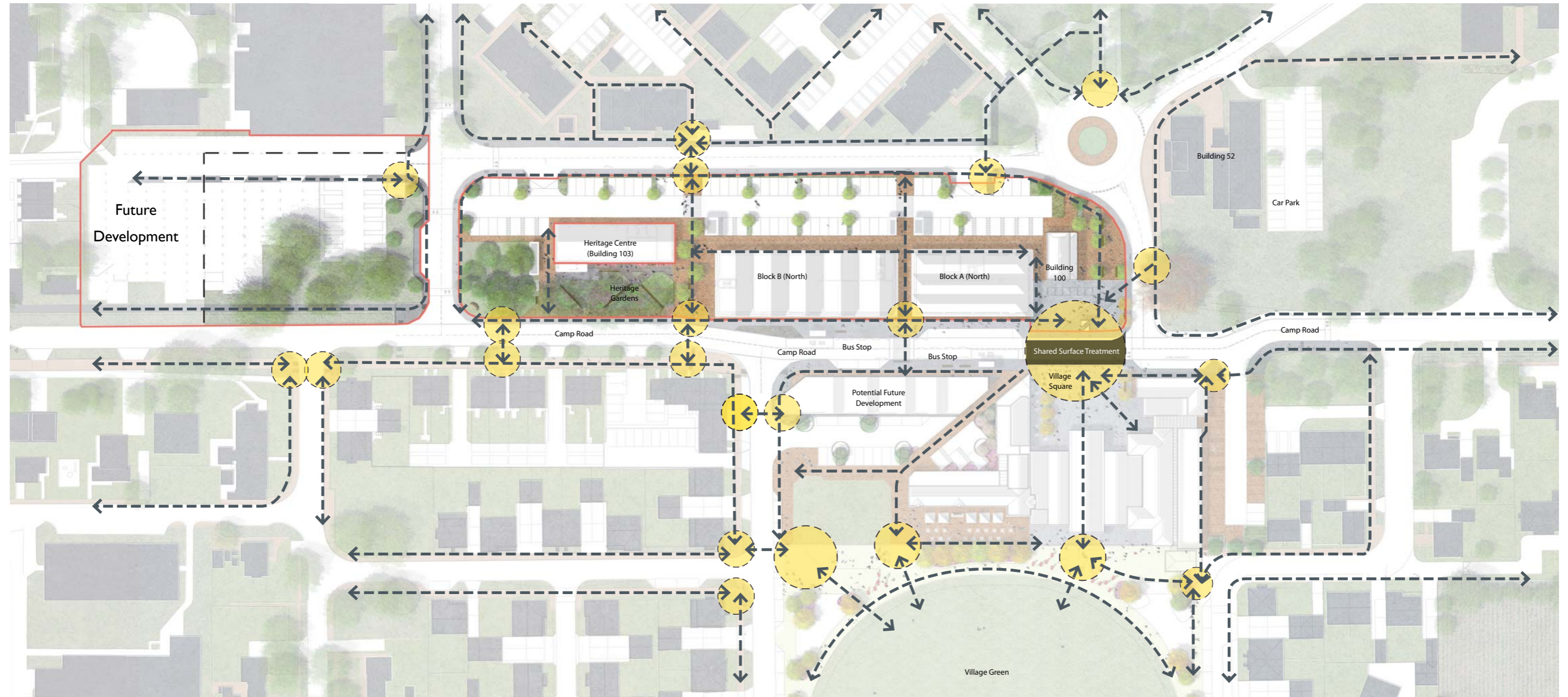
5.3 Landscape Design Proposals

5.3.3 Landscape Masterplan



5.3 Landscape Design Proposals

5.3.4 Pedestrian Movement



Pedestrian Movement Diagram

The central issue regarding pedestrian movement throughout the Village Centre is one of permeability. Traditional village centres are formed around a central square or market which connects all the lanes and alleys ensuring that residents can easily access public amenities and their community. Similarly, it has been one of the central aims to ensure that clear wayfinding and access are designed into the proposals.

As a result, the site picks up on the East-West axis of Camp Road and the North-South axis of the Trident to create multiple routes crossing in these directions throughout the masterplan to create a variety of different public spaces but also to ensure quick and efficient pedestrian access is designed into the structure of the plan.

One of the key outcomes of this pedestrian network is the generation of a hierarchy of public spaces. These sub-consciously guide pedestrians through the development in a logical way.

Key:

Pedestrian Route



Public Space / Meeting Point



Share Surface



5.3 Landscape Design Proposals

5.3.5 Proposed Car Parking Arrangement



Car Parking Strategy Plan

The Car Parking Strategy for the Village Centre North has been developed in keeping with the Heyford Park Design Code as well as OCC Parking Standards to determine the appropriate number, mix and location of parking on site.

As the development is a mixture of proposed uses, parking provision will need to provide for the new residents on the site (residential) as well as the influx of visitors and shoppers accessing the new shopping (retail units) and cultural amenities (heritage centre).

Parking provision on site consists of:

Standard Car Parking Bays	102
Disabled Car Parking Bays	23
Total Car Parking Bays	125

This represents a 5 to 1 ratio of standard parking to disabled parking. Further to this, disabled bays have been appropriately located with close proximity to building entrance points to facilitate easy access.

Heyford Park Design Code - Parking Standards

PERPENDICULAR: EG. ON DRIVEWAYS AND PARKING COURTS	MINIMUM LENGTH (M)	MINIMUM WIDTH (M)
SPACE FOR PEOPLE WITH MOBILITY DIFFICULTIES	5.5	2.9+1.0
STANDARD SPACE (UNOBSTRUCTED)	5.0	2.5
STANDARD SPACE (OBSTRUCTED ON ONE SIDE)	5.0	2.7
STANDARD SPACE (OBSTRUCTED ON BOTH SIDES, INCLUDES CAR PORTS AND UNDERCROFTS)	5.0	2.9
INSIDE GARAGE (GARAGES BELOW THIS WILL NOT COUNT AS A PARKING SPACE)	6.0	3.0

NUMBER OF BEDROOMS PER DWELLING	MAXIMUM NUMBER OF ALLOCATED SPACES	TARGET NUMBER OF VISITOR SPACES WHEN MINIMUM ALLOCATED SPACE PER DWELLING IS PROVIDED	MINIMUM ALLOCATED SPACES
1	1.5	1	0.25
2	2	1	0.25
3	3	2	0.25
4+	4	2	0.5

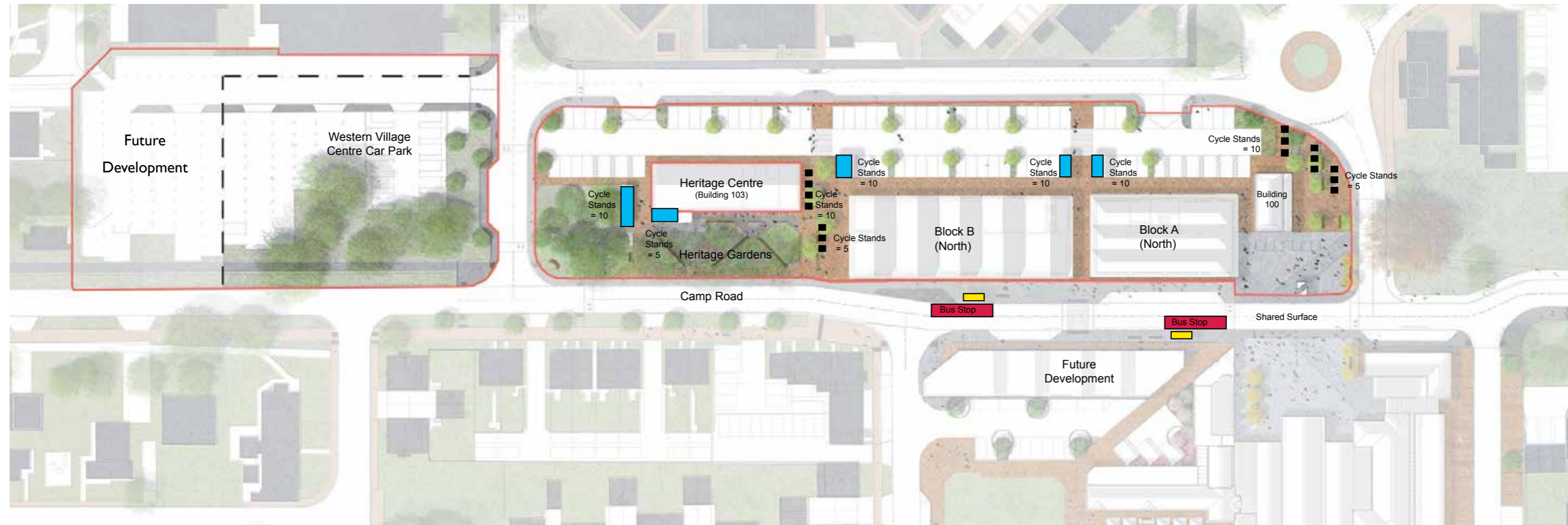
OCC Car Parking Requirements

Building	Residential	Visitor	Retail	Cultural	B1 Use	Requirement	Provision
	(1 space per 2 bed, 2 per 3 bed)	(0.25 spaces per dwelling)	(1 space per 14sqm)	(1 space per 22sqm)	(1 space per 30sqm)		
Block A	12	3	30			45	17
Block B	20	5	30			55	36
Heritage Centre				15		15	23
Building 100					3	3	
Western Car Park							49
						118	125



5.3 Landscape Design Proposals

5.3.6 Bus and Cycle Provision



Bus and Cycle Strategy Plan

The connectivity throughout the development is key both for pedestrians and for vehicles. The arrangement of the buildings in relation to the car parking area has also been considered in respect to the volume of car parking and cycle parking required for the associated uses. As part of this submission, a transport assessment has been completed by Peter Brett Associates along with further technical transport layouts prepared by Woods Hardwick.

The bus provision for the site is currently provided to the south of the site on Camp Road where two bus stops with shelters are proposed. These locations are central to the development and will provide convenient access for buses going into Bicester and other surrounding towns and villages.

Secure internal cycle parking has been provided for residents, while ample external cycle storage has been provided throughout the site for the ground floor retail units and Heritage Centre.

As part of the cycle strategy for the site, clear access routes from adjacent roads have been identified where cyclists can dismount and park their bicycles before walking into the Village Centre. Further to this, secure cycle storage has been provided for staff working in the Village Centre, with open stands provided for visitors who would park bicycles for shorter periods of time and would therefore not require secure storage.

OCC Cycle Parking Calculations

	m2	No of staff	Staff stands	Visitor stands	Total
Building 103	341	49	4	17	21
D2 Assembly & Leisure					
Block B	767.3	15	3	4	6
Non-Food Retail					
Block A	489.5	10	1	2	3
Food Retail					
Building 100	82	12	1	4	5
B1					
Total	1669.8				36

Residential Secured Cycle Parking Provision

2-Bed Apartments = 56 No. cycle spaces (28 x 2 spaces)

On-Site Cycle Parking Provision as spaces (2 x 3 spaces)

Visitors = 15 No. cycle spaces (30 apartments/ 2)

TOTAL = 77 No. cycle spaces (equates to 39 Stands)

Key:

- Cycle Parking ■■■■■
- Cycle Routes ↔
- Bus Stop Location ■■■■
- Bus Shelter ■■■■
- Secure Cycle Parking ■■■■



Total onsite Cycle Parking Provision

Cycle Parking Stands (Not Covered / Secured)	30
Cycle Parking Stands (Covered / Secured)	45
Total Cycle Stand Provision	75
(Total Cycle Spaces Provision)	(150)

5.3 Landscape Design Proposals

5.3.7 Delivery and Refuse Collection Strategy



Delivery and Refuse Collection Strategy




Within the development, consideration has been given to refuse collection and delivery access to ensure that both buildings are efficiently serviced with minimum disruption to the community and commercial activities of the development.

In the case of refuse collection, rubbish trucks can pull up along the road along the northern boundary which abutts the development and can arrange for kerbside access to the bin stores to enable efficient refuse collection (see diagram for reference).

For deliveries, these will be coordinated with the facilities management and the occupier to be set at designated times so that they cause minimal disruption. As part of the delivery strategy a loading bays has been identified which are close to Block A.

For Block B, at present it is not clear which tenants will be occupying the premises and what their servicing / delivery needs are. We are currently looking at how to provide a delivery strategy for these buildings which is appropriate working with facilities management, however there is an opportunity from the front loading bay or the rear.

Key:

- Delivery / Refuse Collection link 
- Refuse Truck Stopping Point 
- Delivery Bay 

5.3 Landscape Design Proposals

5.3.8 Paving Strategy



Paving Strategy

The quality of the hard surfaces throughout the development are of key importance as they will communicate the value and importance of the Village Centre within the wider Heyford Park Development. Because of this, a selected palette of quality paving has been chosen to enhance the development and create an attractive, robust and functional landscape which the community can enjoy throughout the year.

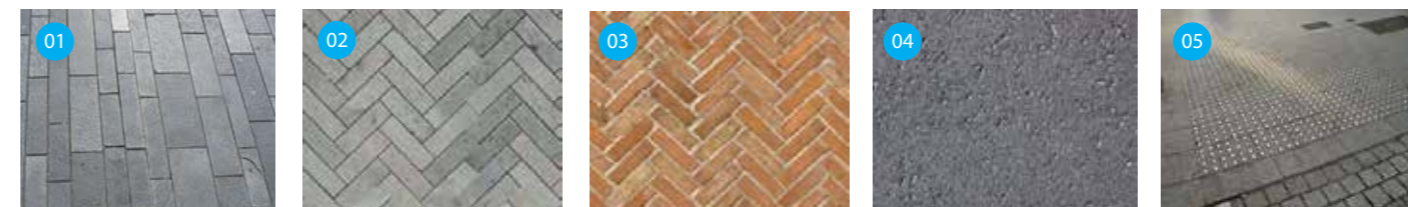
The selection of materials has also considered the new retail uses along Camp Road and the Village Square which will generate an increased footfall throughout the area. As a result, the selection of paving materials has been reviewed to ensure they are both robust and easy to maintain over time.

Use of paving has generally been broken down into 3 main types across the site to fit with the character and use intended in that location:

1. Heritage Gardens - Charcoal Brick Paviours or similar approved
2. Car Park Spaces - Red Brick Paviours or similar approved
3. Village Square - High quality paving slabs laid in linear pattern

These materials together form the character for the landscape of Heyford Park.

Paving Materials Palette



01	02	03	04	05
Blend of Medium / Dark Grey Slab Paving or similar approved	Charcoal Brick Paving or similar approved	Red Herringbone Brick Paving or similar approved	Macadam road surface or similar approved	Blister Paving (Rivets into Paving) or similar approved

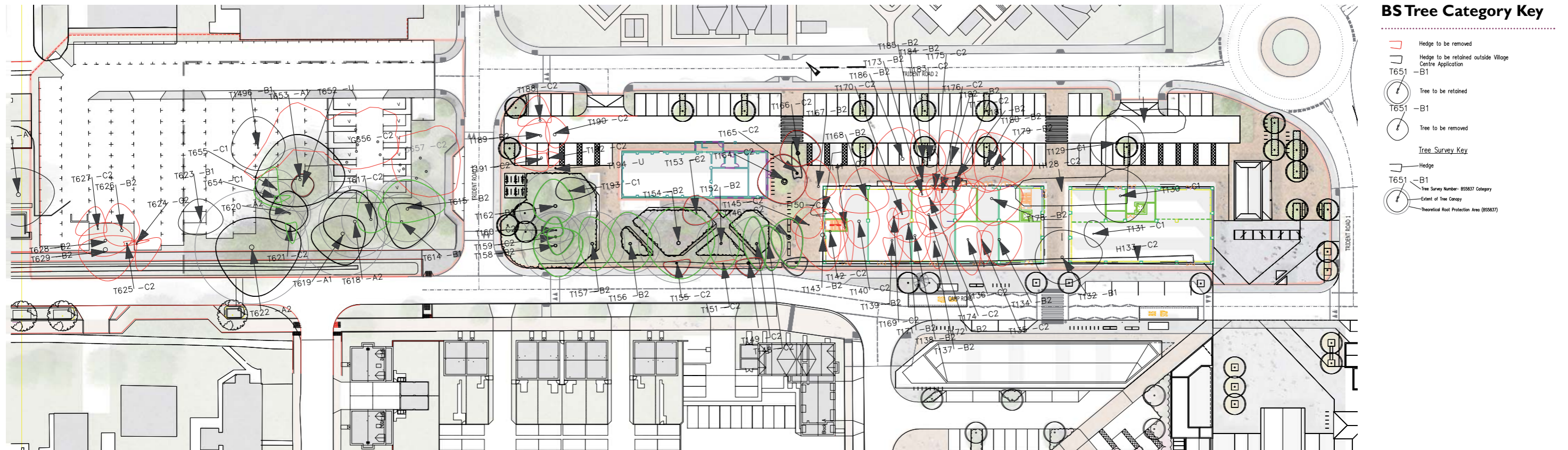


Landscape Design and Disabled Access

The public realm has given consideration to disabled access by managing the levels across the site to avoid step access. This has been complemented by the choice of materials which have clean and level surfaces allowing for efficient movement for wheelchair users. The design also includes tactile paving at key points adjacent to the road ways and at crossings for visually impaired visitors in keeping with Department of Transport guidelines.

5.3 Landscape Design Proposals

5.3.9 Tree Removal Strategy



Tree Survey Summary

(Paraphrased from AIA report submitted with this application)

The scope of the assessment was to visit the site and to re-survey relevant trees, groups and hedges in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction – recommendations.' These trees have previously been surveyed by Pegasus Group over the period from March 2015 to June 2016 and we have been provided with a copy of this tree survey. Within our tree survey we have used the same tree numbers as the earlier Pegasus Group tree survey.

The site included a total of 88 items including 79 individual trees, a group of 5 trees, 2 hedges, a group of cherry laurels and a shrub were surveyed.

The tree species are dominated by beech and sycamore which make up almost 80% of the tree resource with beech 41% and sycamore 37.5% of the tree population, with the remaining species forming only 20% of the tree stock in this area.

The tree resource consists predominantly of Category C trees which make up over 60% of the tree resource with 36% of the trees qualifying as Category B trees. There are no Category A trees and only 1 Category U tree.

Tree Removal Strategy

(Paraphrased from AIA report submitted with this application)

A total of 70 trees, 2 hedgerows and 1 group of cherry laurels are to be removed to allow for the Village Centre development. Of these, 13 trees could be expected to be removed as part of any tree management programme.

The trees to be removed to allow for the proposed development are 20 'B' category tree and 49 'C' category trees and 3 C' category hedgerow / shrub groups.

The trees to be removed are identified on the Tree Removals Plan (shown above) and within the Arboricultural Impact Assessment report. The principle of removing trees to allow for an appropriate layout subject to appropriate new tree planting is supported in all the relevant planning policies and in BS 5837:2012 'Trees in relation to design, demolition and construction – Recommendations' which states that:

The constraints imposed by trees, both above and below ground should inform the site layout design, although it is recognized that the competing needs of development mean that trees are only one factor requiring consideration. Certain trees are of such importance and sensitivity as to be major constraints on development or to justify its substantial modification.

It is the opinion of the AIA report that none of the trees to be removed are considered to be of 'such importance or sensitivity to be major constraints on development or justify its substantial modification'.

Tree Removal / Replacement Schedule

Total Existing Trees on site	88
Trees to be retained	+ 18
Trees To Be Removed	- 13
Poor Condition (Cat C & U)	
Trees To Be Removed	- 57
To Facilitate Development (Cat B & C)	
Total Trees to be Removed	- 70
Proposed Tree Planting	+ 34

5.3 Landscape Design Proposals

5.3.10 Tree Replacement Strategy



Tree Planting Strategy

Following a review of the existing trees on the site with the Council Tree Officer, it was noted that any proposal for tree loss should be made within the context of a wider tree replacement / planting strategy to establish tree cover and health for Heyford Park going forward in the longer term.

As a result, the Tree Planting Strategy has been developed to provide selected tree species which will complement the character and quality of the development as well as contribute to the overall tree health and canopy cover across the wider Heyford Park development.

Of the 70 trees proposed for removal, 13 of these trees are in poor condition leaving a loss of 57 trees. This proposal caters for the planting of 60 new trees on site to help replace this loss. Further information is provided in the AIA report to explain this justification.

The structure of the tree planting strategy has 4 main drivers which are as follows:

Roadside Planting

This consists of a selection of evergreen (*Pinus sylvestris*) and deciduous (*Platanus x hispanica*) species which have a good form and are suitable for street planting.

Car Parking Planting

Within the parking courtyards, use of *Platanus orientalis* will provide good structure, shade and seasonal colour to these spaces.

Village Square Feature Planting

In keeping with the southern portion of the Village Square, *Ginkgo biloba* are located on the Eastern boundary which will provide strong lime, yellow and orange seasonal colour. In contrast, the North are places a grid of 5 *Prunus serrulata* which will provide accent of pink colour during spring.

Specification and Planting Notes

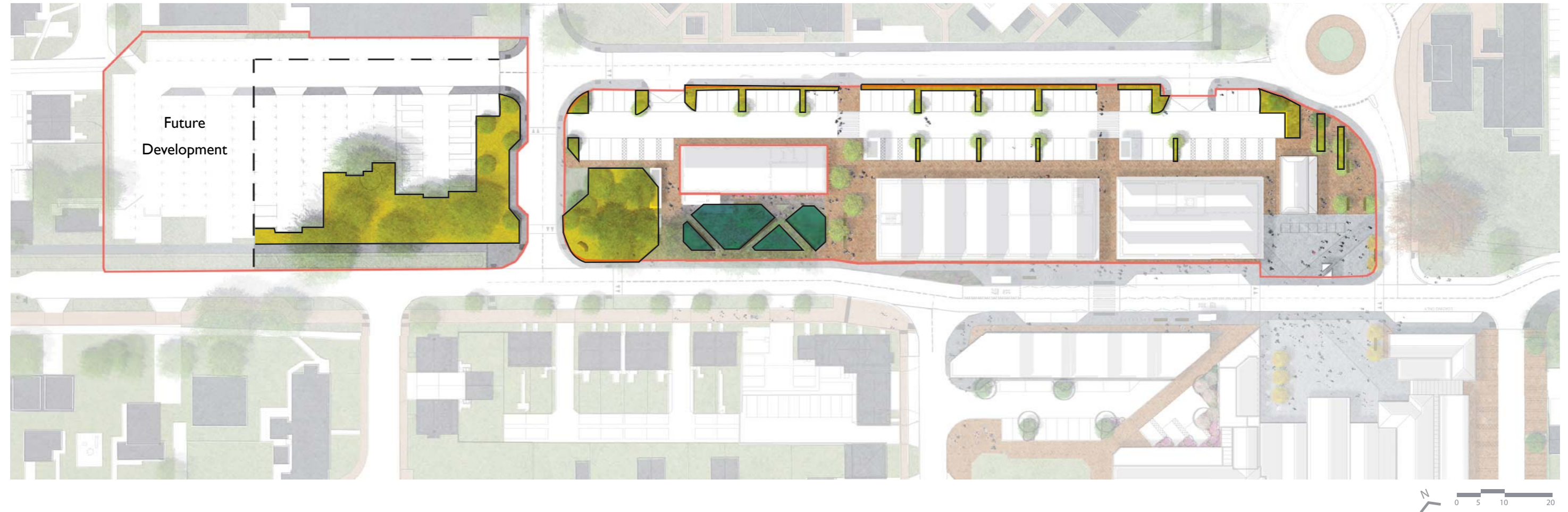
Tree species and planting methodology will be specified to a significant size and are planted in a manner to ensure their successful establishment and health in the long term. All plants shall conform to BS 3936 and National Planting Specification standards.

Proposed Tree Selection



5.3 Landscape Design Proposals

5.3.11 Planting Strategy



Public Realm Amenity Landscape

The landscape design of the Village Centre Northern Plot has been developed in keeping with the previous planting strategy proposed and approved on the Village Centre Southern Plot application.

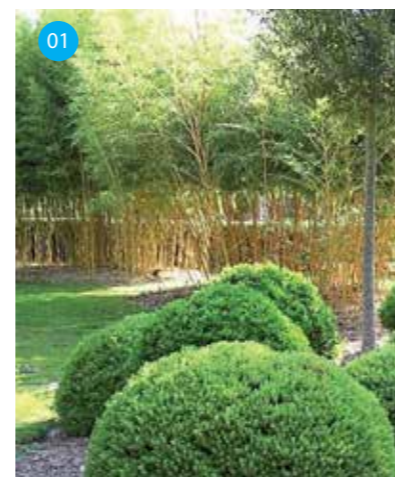
The Northern Plot is made up of several landscape character areas including the Village Square, Car Parking Spaces, Roadside Planting & Heritage Gardens which are an essential to the social life of the Village Centre. These spaces will have a high level of access and use by visitors and residents alike as they will be used daily throughout the year.

The shrub planting strategy for these spaces focuses on developing an amenity shrub planting mix which mixes seasonal flowering shrubs, grasses and herb planting with more structural shrubs to create a planting mix which creates a strong character and identity for the Village Centre.

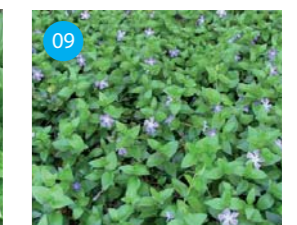
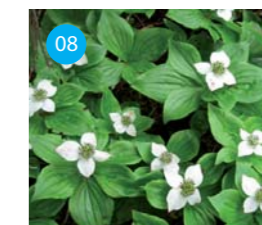
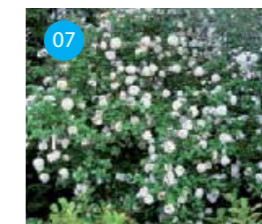
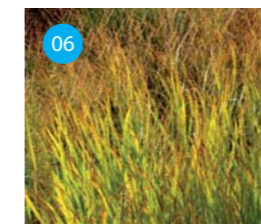
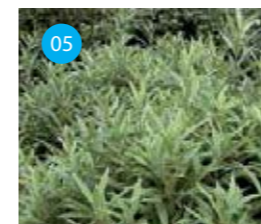
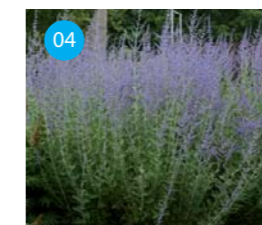
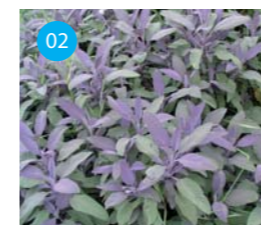
One particular area of interest will be the Heritage Gardens associated with the Heritage Centre (Building 103). This area is located under mature beech trees and requires particular attention in selecting plants which are shade tolerant while also supporting and enhancing the garden experience.

The shrub planting has also been selected based on hardiness, ease of maintenance as well as low water consumption in keeping with sustainable water use.

Amenity Shrub Planting Mix



Shrub Planting Palette



01 Hebe rakaiensis

02 Salvia officinalis purpurea

03 Santolina chamaecyparissus

04 Perovskia 'Blue Spire'

05 Sarrococca hooeriana

06 Calamagrostis x acutifolia 'Rubrum'

07 Viburnum burkwoodii

08 Cornus canadensis

09 Vinca major

10 Vinca minor

11 Liriope muscari

Building 103 Gardens

5.3 Landscape Design Proposals

5.3.12 Street Furniture Plan



External Furniture Strategy

A public furniture strategy for the Village Centre has been developed to create a consistent character to the public realm and also to assist the management in maintaining the products.

An important aspect of the street furniture is that it draws on architectural elements like steel, stone, and timber as they are part of the overall design aesthetic of the Village Centre.

Further to this, consideration has been given to the durability and robustness of the products as well as their comfort for use. This is an important aspect, as if seating is not comfortable, it will not be fully utilised and reduce willingness of community to socialise in these spaces. The location of furniture within the development is a critical factor in encouraging its use.

Finally, it is worth noting that elements like signage within the scheme will draw upon the wider Heyford Park signage strategy so that this proposal is integrated into the overall wayfinding strategy.

In regards to the proposed bus shelters located on Camp Road, the specification for the shelters will be coordinated with Cherwell & Oxfordshire County Council to ensure that the shelters are consistent with the wider bus shelter character and strategy.

In addition, the design, manufacture, installation, maintenance and operation of all street furniture products will comply with British Standards, relevant Codes of Practice and Construction Design Management regulations.



Structure shrub planting



01 Steel Frame with Hardwood Timber Facing or similar approved



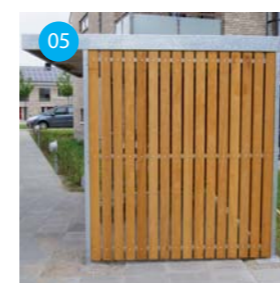
02 Sheffield Cycle Stands or similar approved



03 Basic Tree Grate - Concept Urban or similar approved



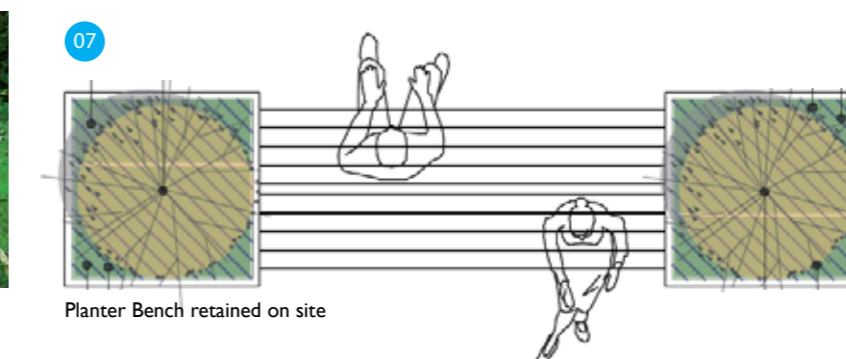
04 Powder coated 80L Rubbish Bin or similar approved



05 Falcozan Powder coated Steel & Timber Cycle Shelter



06 Existing RAF Memorial Retained on site but relocated.



07 Planter Bench retained on site