

HEYFORD PARK

PARCEL B4A/B4B (TRIDENT)

PEGASUS B.0285_112A DESIGN STATEMENT




THE VISION

“THE GOVERNMENT ATTACHES GREAT IMPORTANCE TO THE DESIGN OF THE BUILT ENVIRONMENT. GOOD DESIGN IS A KEY ASPECT OF SUSTAINABLE DEVELOPMENT, IS INDIVISIBLE FROM GOOD PLANNING, AND SHOULD CONTRIBUTE POSITIVELY TO MAKING PLACES BETTER FOR PEOPLE.”

(PARA. 56 & 57, NPPF 2012).


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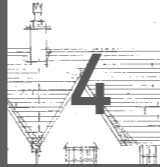
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SUMMARY



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February 2016 Project code B.0285
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1. INTRODUCTION AND PURPOSE

INTRODUCTION AND PURPOSE OF THE STATEMENT

- 1.1 This Design Statement has been prepared by Pegasus Urban Design on behalf of Bovis Homes to support a planning application for the erection of 100 dwellings north of Camp Road in the Trident area of Heyford Park.
- 1.2 This application corresponds to planning permission ref: 10/01642/OUT of December 2011.
- 1.3 The Design Statement explains how a considered idea and proposal for 100 dwellings has been reached and identifies a detailed layout for the new buildings which are contextually appropriate and part of the sustainable long term solutions for a successful community as part of the wider redevelopment of Heyford Park.
- 1.4 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 reflected in the variety of its buildings, neighbourhoods, and the distinctive layout of its core areas.
- 1.5 This statement should be read in conjunction with the other supporting documents also submitted with the planning application. Reference should also be made to the outline application DAS and subsequent Design Code.
- 1.6 Reference should also be made to the approved planning application for parcels B1, B2A, B2B, B5 for information on how this parcel will integrate with the previous phases.



SITE LOCATION PLAN

2. BACKGROUND AND CONTEXT

CONSERVATION AREA

- 2.1 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 layouts which arose from that use. 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.



TYPICAL VIEWS THROUGH THE TRIDENT AT HEYFORD PARK



COMPOSITE TRIDENT LAYOUT

THE APPLICATION

- 2.2 The 3D model image below shows how the Bovis Reserved Matter Application (RMA) for 100 dwellings will associated parking, access roads and landscaping integrates with a separate RMA submitted by Dorchester Group.
- 2.3 Both Dorchester and Bovis have worked together through numerous pre-application meetings with Cherwell District Council to produce a comprehensive layout and design.

RETAINED BUILDING

SEPERATE DORCHESTER RMA

SEPERATE DORCHESTER RMA

B4B (BOVIS)

B4A (BOVIS)

HEYFORD HOUSE



3D VISUALISATION OF THE PROPOSED TRIDENT SCHEME









3.1 The below site layouts demonstrate how the design proposals have evolved from July 2015 to the submitted application, in summary the key changes include:

- Perimeter blocks have been strengthened to improve security by moving the northern most access on B4A north, creating a more private parking area. Corner turning dwellings are used to improve natural surveillance to streets.
- Where possible bin collection points and cycle stores have been built integral to the apartments to reduce the number of isolated structures within the landscaped courtyards.
- All dwellings are now 3 storeys in height to create a consistent approach across the Trident



PHASE B4A TRIDENT LAYOUT (JULY 2015)



- KEY:**
-  APPLICATION BOUNDARY (1.27Ha)
 -  OPEN MARKET DWELLINGS
 -  AFFORDABLE DWELLINGS
- LANDSCAPE FEATURES:**
-  EXISTING TREES TO BE RETAINED
 -  PROPOSED AVENUE TREE PLANTING
 -  PROPOSED TREE PLANTING AND HEDGEROWS TO PARKING COURT AREAS
- SURFACE TREATMENTS:**
-  TARMAC TO PRINCIPLE ROUTES
 -  CONTRASTING BLOCK PAVING TO LANDSCAPED PARKING COURTS
- OTHER EXTERNAL BUILDINGS:**
-  BIN COLLECTION POINTS (BCP)
 -  SUB-STATION

PHASE B4A TRIDENT LAYOUT
(MAY 2017)

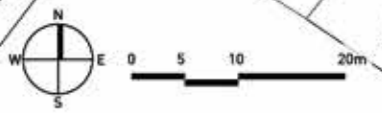
B4B DESIGN EVOLUTION

3.2 The following changes have been made to B4B site layout:

- On parcel B4B the rear boundaries to the town houses have been made more secure by moving the private accesses to the north. This creates 2 smaller and more intimate parking courts, with improved natural surveillance.
- Built form along the northern boundary has been aligned where possible to create a consistent built form edge.



E
PHASE B4B TRIDENT LAYOUT
(JULY 2015)



- KEY:**
-  APPLICATION BOUNDARY
 -  OPEN MARKET DWELLINGS
 -  AFFORDABLE DWELLINGS
- LANDSCAPE FEATURES:**
-  EXISTING TREES TO BE RETAINED
 -  PROPOSED AVENUE TREE PLANTING
 -  PROPOSED TREE PLANTING AND HEDGEROWS TO PARKING COURT AREAS
- SURFACE TREATMENTS:**
-  TARMAC TO PRINCIPLE ROUTES
 -  CONTRASTING BLOCK PAVING TO LANDSCAPED PARKING COURTS
 -  BIN COLLECTION POINTS (BS)

PHASE B4B TRIDENT LAYOUT
(MAY 2017)



**ACCOMMODATION SCHEDULE
PARCEL B4A PURCHASE**

	House Type	Square footage	No. units	No. Beds	Total sqft.
OPEN MARKET	P1385	1385	14	3	19390
	P1385 v2	1385	3	3	4155
OM TOTAL			17		23545
AFFORDABLE	BLOCK B	611	24	1	14664
	BLOCK A TYPE 1	753	18	2	13554
	BLOCK A TYPE 2	753	9	2	6777
	S344	1170	2	3	2340
AFF TOTAL			53		37335
TOTAL			70		60880
Net Developable Area		1.030 Ha		2.545 Acres	
Coverage		23920.2 sqft/acre			
Density		67.961 DPH			

**ACCOMMODATION SCHEDULE
PARCEL B4B OPTION**

	House Type	Square footage	No. units	No. Beds	Total sqft.
OPEN MARKET	P1385	1385	10	3	13850
	P1385 v2	1385	2	3	2770
OM TOTAL			12		16620
AFFORDABLE	BLOCK B	611	6	1	3666
	BLOCK A TYPE 1	753	3	2	2259
	BLOCK A TYPE 2	753	6	2	4518
	351	853	1	3	853
	S461	1149	2	4	2298
AFF TOTAL			18		13594
TOTAL			30		30214
Net Developable Area		0.500 Ha		1.235 Acres	
Coverage		24454.9 sqft/acre			
Density		60 DPH			

- KEY:**
- APPLICATION BOUNDARY
 - OPEN MARKET DWELLINGS
 - AFFORDABLE DWELLINGS
- LANDSCAPE FEATURES:**
- EXISTING TREES TO BE RETAINED
 - PROPOSED AVENUE TREE PLANTING
 - PROPOSED TREE PLANTING AND HEDGEROWS TO PARKING COURT AREAS
- SURFACE TREATMENTS:**
- TARMAC TO PRINCIPLE ROUTES
 - CONTRASTING BLOCK PAVING TO LANDSCAPED PARKING COURTS
- OTHER EXTERNAL BUILDINGS:**
- BIN COLLECTION POINTS (BCPI)
 - CYCLE STORAGE
 - SUB-STATION

COMPOSITE TRIDENT LAYOUT

4. DESIGN PROPOSALS

USE AND AMOUNT

- 4.1 The site layout opposite indicates the proposed development. The site area is 1.9ha and comprises a residential development of 100 dwellings, comprising parcels B4A and B4B.
- 4.2 The development includes a mix of 2x4 bed terraced dwellings, 3x2 bed terraced/semi-detached dwellings, 3x2 bed apartments and 30x1 bed apartments.
- 4.3 An element of affordable housing has been provided, distributed across the layout. The breakdown of affordable housing is displayed on the site layout drawing.

ACCESS

- 4.4 The site layout shows the distribution of residential dwellings and the proposed structure for movement within the development.
- 4.5 The two parcels that make up the application site will be accessed via the existing road infrastructure that makes up the Trident area of Heyford Park.
- 4.6 With regards to parcel B4A it is proposed that two adoptable roads will be implemented from the northern eastern edge to access the parcel along with a shared private drive to the north.
- 4.7 To the north parcel B4B will be accessed via an adoptable road to the south and two shared private drives to the north:

LAYOUT

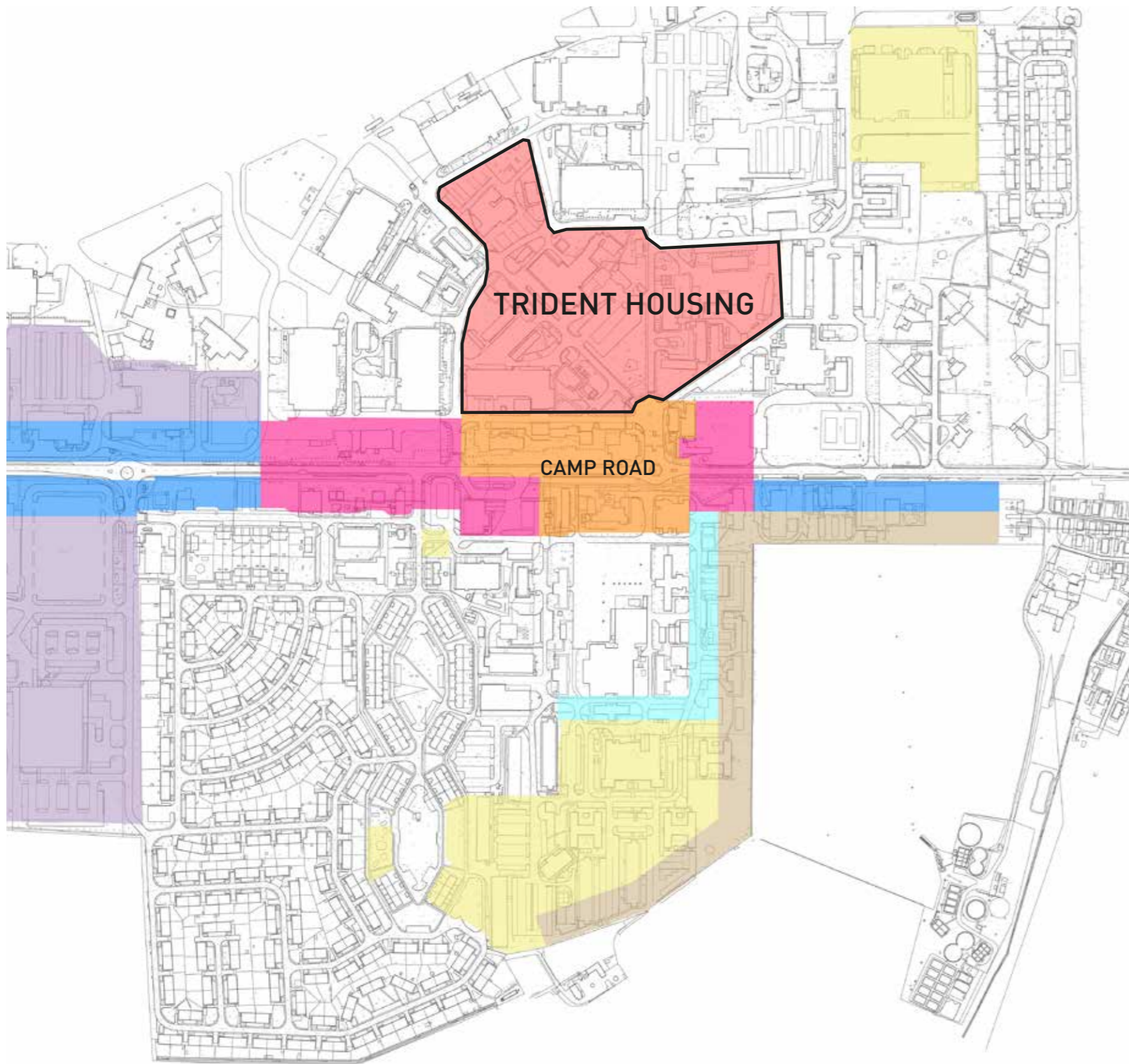
- 4.8 The Trident Layout represents a distinct change in character from the previously submitted residential parcels at Heyford Park
- 4.9 The approved Design Code for Heyford Park established Trident Housing as:
- 4.10 Contemporary style houses and apartments set with a campus style environment to the north of the new Village Centre. Campus style development delivered by design objectives including;
- Buildings that sit within an existing and new landscape structure.
 - Retain the character of the Trident area in particular the existing road alignment, which is defined by the formal axial routes which radiate from the apex, adjacent to the Village Centre.
 - New built form to align with historic 45/90 degree building alignment.
 - Streets are to be defined by existing tree planting which will provide a mature setting for development.
 - The northern boundary of the Trident area interfaces with some of the large scale airfield buildings and development in this area should take account of the scale of these buildings and reinforce and enhance the character of this area.
- 4.11 In accordance with the above principles the layout achieves a mix of apartments and town houses arranged in perimeter blocks along the axial routes which define the area. Dwellings along the main axial routes are set back from the carriageway to allow for tree lined avenues of both proposed and existing trees.
- 4.12 Within the development parcels dwellings are arranged around a series of landscaped courtyards with formal hedgerows and tree planting characterising the spaces.

PARCEL B4A

PARCEL B4B



ABOVE: VIEW NORTH-WEST THROUGH THE TRIDENT



CHARACTER

4.13 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 Trident area and Support Facilities/Barracks Buildings through the use of a variety of building materials, fenestration, vertical emphasis and built form mass.

SCALE

4.14 The majority of dwellings will be 3 storeys in height.

APPEARANCE

4.15 The 100 dwellings which form a part of the Trident proposals follow the design principles established within the approved Design Code. The details of the design proposals are illustrated over the following pages.

CHARACTER AREAS PLAN

PRECEDENT IMAGES



EXISTING TRIDENT AREA BUILDINGS



PROPOSED LANDSCAPE PARKING COURTS (BICESTER GARDEN COURT PRECEDENT)

CHARACTER AREA: TRIDENT HOUSING (CA3)

CA3	CODE CATEGORY	DEFINITION (MANDATORY)	COMMENTS	DESIGN RESPONSE
1	URBAN FORM	<ul style="list-style-type: none"> Built form set within existing and proposed tree planting. Terraced houses and apartments in regular blocks detached from each other with gardens and landscape features between built form. The street form retains the existing radiating structure which clearly defines the development parcels. The development will form a campus style with clearly articulated buildings set in landscape dominated space. New built form to align with historic 45/90 degree building alignment. 		<ul style="list-style-type: none"> Along the axial routes the built form is set back from the carriageway to allow for a tree lined avenue of both proposed and existing trees. Terraces of town houses along with apartment blocks are arranged in a campus style development The built form is arranged at 45/90 degree angles with the trident road infrastructure.
2	BUILDING TYPOLOGY	<ul style="list-style-type: none"> Bespoke building types will be required for this area to respond to the existing building facilities/barracks as well as adjacent hangar buildings. Predominantly terraces/apartments. A minimum of 4 terrace houses in a row. 	See built form typology table. Apartments predominate up to 50%.	<ul style="list-style-type: none"> The bespoke built form has drawn inspiration from the existing hanger buildings, with regard to materials, fenestration and vertical emphasis.
3	DENSITY	<ul style="list-style-type: none"> Will generally be higher than other character areas 41+ dph. 	Higher density achieved through higher proportion of apartments.	<ul style="list-style-type: none"> The density proposed for the Trident in excess of 41DPH.
4	BUILDING LINES	<ul style="list-style-type: none"> No predominant frontage with generous setback from streets to give a verdant character with buildings set amongst existing and new tree planting. Building lines will be consistent across a group of buildings. Perimeter block approach to be avoided. 	Subject to tree survey.	<ul style="list-style-type: none"> Perimeter block have been achieved through the use of town houses and corner turning apartments.
5	HEIGHT / ENCLOSURE	<ul style="list-style-type: none"> Predominantly 2.5/3st. Allowance for a 2.5 storey transitional unit height where change from 2–3 storey. The roofline of future proposals will need to respond to the retained buildings in this area. Development will have greater height around the apex of the site. The height of development will need to respond to the scale of the existing buildings at the northern boundary to the character area. 	Views between adjoining built form parcels will be encouraged. Minimum 5m gaps between development blocks promoted by edge type E8.	<ul style="list-style-type: none"> Predominantly 3 storey dwellings proposed.
6	ROOFSCAPE	<ul style="list-style-type: none"> Constant with regular form eave height and gable ends to animate sides and potential for contemporary roof form. A consistent eaves and ridgeline should be maintained between groups of buildings. Dormer windows where used should be well set back to break up the roof line. 	Gable form to be explored to animate frontage.	<ul style="list-style-type: none"> Runs of gable fronted town houses responds to the existing on site hangers.
7	SCALE AND PROPORTION	<ul style="list-style-type: none"> Symmetrical and proportionate in scale and plot size to its surrounding context. 	Contemporary form allowance for window sizes to vary in relation to room purpose.	<ul style="list-style-type: none"> Consistent runs of town houses create rhythm in the street scene.
8	BUILDING DETAIL	<ul style="list-style-type: none"> Contemporary details. Building details should be clean lines with simple details responding to adjacent context. The configuration of doors and windows will not be formally arranged, but should animate the facade and provide a clear rhythm to the area. No chimneys. 	Potential for full height windows & box bay projecting window surrounds on landmark buildings. 'L' shaped flat top canopies to primary entrances & flat top dormers.	<ul style="list-style-type: none"> A simple contemporary design has been adopted to reflect the airbase history
9	BUILDING MATERIALS	<ul style="list-style-type: none"> Walls - Brick and render, with occasional use of contemporary cladding in silver or grey and/or stack bond brick panels to highlight doorways and entrances. Roof - Slate/Slate effect. 	Predominantly brick, occasional render and/or cladding. Materials to be agreed at RMA stage.	<ul style="list-style-type: none"> Dwellings predominately consist of brick with natural slate/slate effect to roofs. A contrasting metal cladding has been implemented to highlight the vertical emphasis.
10	LANDSCAPE DESIGN	<ul style="list-style-type: none"> Semi-formal street tree planting with frontages to be bounded by soft landscaping in blocks of mature species. Street furniture to be formal style. The apex of the site, where the Trident area meets the Village Centre is a critical area of the site and should be designed as high quality public realm, using changes in surfacing to manage vehicular movement. The existing vegetation will be retained and integrated into development proposals alongside new significant tree planting. Open frontage boundaries with the exception of parking courts where there is allowance for up to 1m high hedge planting to screen parked cars. 		<ul style="list-style-type: none"> The landscape strategy plan develops a composite approach to the Trident.
11	PARKING	<ul style="list-style-type: none"> Parking will be configured through a variety of means and designed as an integrated part of the public realm design. 	One of the only places at Heyford Park where the landscaped courtyard parking will be encouraged.	<ul style="list-style-type: none"> Parking is in accordance with the approved Design Code and consists on-street and courtyard parking.

B4A TRIDENT ANNOTATED STREET SCENES



A1 TREE LINED AVENUES ARE MAINTAINED ALONG THE AXIAL ROUTES OF THE TRIDENT



A2 THE FENESTRATION HAS BEEN INSPIRED BY THE BUILDINGS WITHIN HEYFORD PARK. EMPHASISING TALL VERTICAL WINDOWS TO MAXIMISE LIGHT INTO LIVING SPACES.

ABOVE: VIEW NORTH-WEST OF B4A ALONG AXIAL ROUTE

- 4.16 The following page illustrates the design proposals along one of the key axial routes through the Trident. The street shows how plots 1-9, 10-15, 32-27, 58 and 59-70 address the street.
- 4.17 The long runs of gable fronted town houses are book ended by corner turning apartment blocks. The landmark building (plots 1-9) sits at the gateway to the Trident and turns the corner through feature windows.
- 4.18 Metal cladding has been implemented particularly at the ground floor to compliment the industrial history of Heyford Park.





A3 CONTEMPORARY FLAT DOOR CANOPIES ARE INSPIRED BY TRADITIONAL ENTRANCE FEATURES FOUND THROUGHOUT HEYFORD PARK.



A4 A STRONG VERTICAL RHYTHM IS HIGHLIGHTED THROUGH GABLE FRONTING DWELLINGS.



A5 METAL CLADDING AGAIN ILLUSTRATES THE VERTICAL EMPHASIS.



A6 BRICK BANDING COURSES ADDS A RICHNESS OF DETAIL TO THE MAIN FACADES.



B4B TRIDENT ANNOTATED STREET SCENES

- 4.19 B4B follows a similar theme to that of B4A with terraces of town houses book ended by corner turning dwellings and apartment blocks.
- 4.20 The gable fronted town houses support the strong vertical emphasis and create rhythm along the street.
- 4.21 A similar materials palette is adopted in B4B to seamlessly integrate the development proposals with one another.



B1 TREE LINED AVENUES ARE MAINTAINED ALONG THE AXIAL ROUTES OF THE TRIDENT



B2 THE FENESTRATION HAS BEEN INSPIRED BY THE BUILDINGS WITHIN HEYFORD PARK. EMPHASISING TALL VERTICAL WINDOWS TO MAXIMISE LIGHT INTO LIVING SPACES.

RIGHT: VIEW NORTH -EAST OF THE PRINCIPAL FRONTAGE IN B4B



RIGHT: 3D MODEL VIEW OF PLOTS 71-82



B3 CONTEMPORARY FLAT DOOR CANOPIES ARE INSPIRED BY TRADITIONAL ENTRANCE FEATURES FOUND THROUGHOUT HEYFORD PARK.



B4 A STRONG VERTICAL RHYTHM IS HIGHLIGHTED THROUGH GABLE FRONTING DWELLINGS.



B5 METAL CLADDING AGAIN ILLUSTRATES THE VERTICAL EMPHASIS.



B6 BRICK BANDING COURSES ADDS A RICHNESS OF DETAIL TO THE MAIN FACADES.








MATERIALS

- 4.22 The materials plan opposite sets out the proposed building materials for Phase B4A/B4B.
- 4.23 Natural slate is to be implemented along the prominent frontages and landmark buildings meanwhile slate effect is used on the more internal access
- 4.24 The majority of dwellings adopt the same building materials throughout to achieve a balanced design.

KEY:


WALL MATERIALS:

-  IBSTOCK AUDLEY RED BRICK/RED STOCK BRICK TBC
-  ROCKPANEL CLADDING (SPEC TBC)
-  CONTRASTING BRICK BANDING (TBC)
-  ENGINEERING BRICK PLINTH

ROOF MATERIALS:

-  SIGA 12 NATURAL SLATE
-  MARLEY ETERNIT RIVENDALE SLATE
-  TIMBER STRUCTURES (BIN STORES & CYCLE STORES)

WINDOW / DOOR COLOUR:

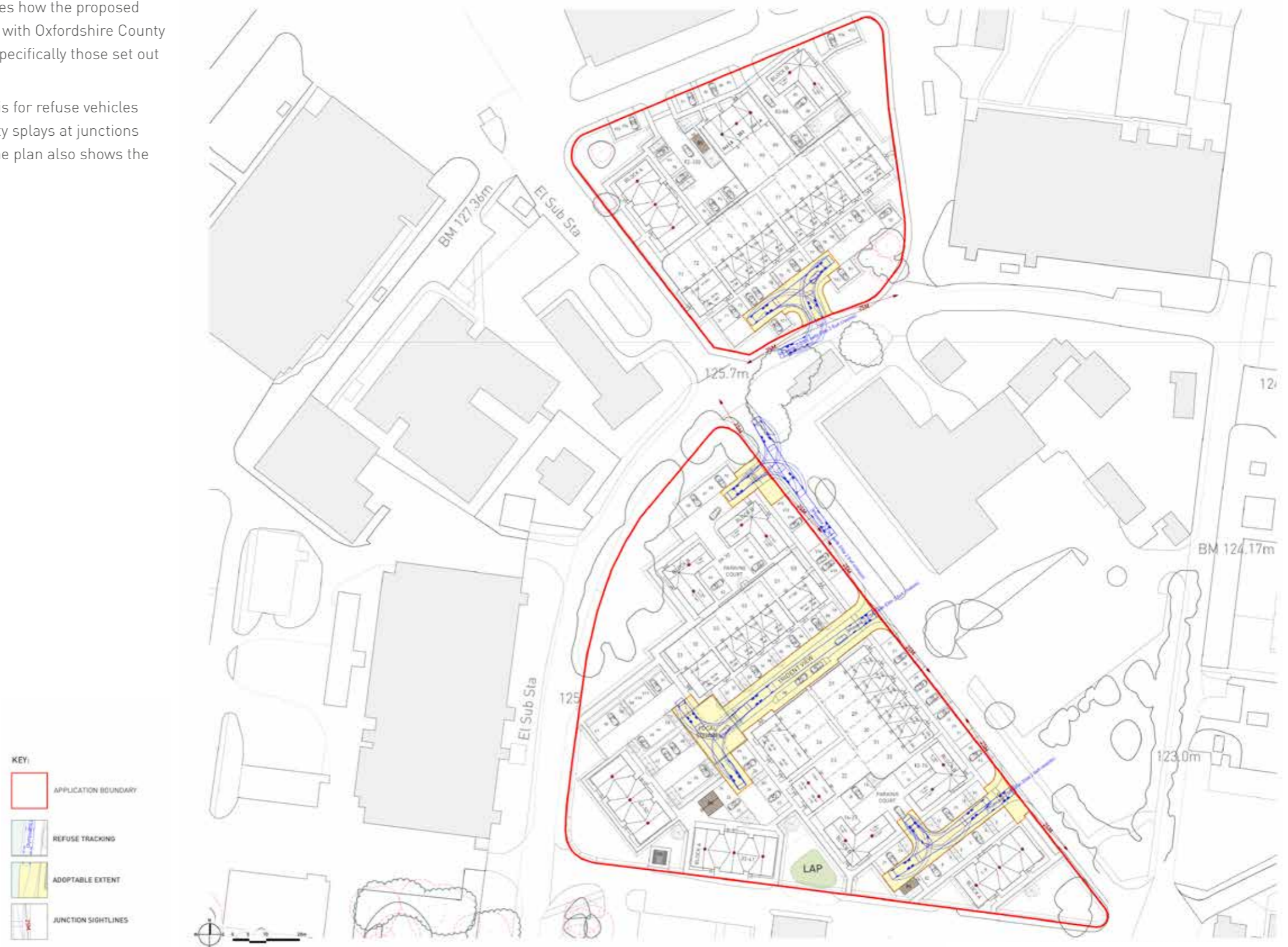
-  ANTHRACITE GREY (RAL 7016)
-  WHITE

NOTE:
ALL DOORS AND RAIN WATER PIPES COLOUR ANTHRACITE GREY (RAL 7016)

MATERIALS PLAN

HIGHWAYS

- 4.25 The highways plan opposite demonstrates how the proposed layout has been designed in accordance with Oxfordshire County Council highways standards and more specifically those set out within the design code.
- 4.26 The plan illustrates a swept path analysis for refuse vehicles along adoptable roads as well as visibility splays at junctions and forward visibility around corners. The plan also shows the proposed adoptable extent in yellow.



HIGHWAYS PLAN



ABOVE: MODEL VIEW ALONG 'TRIDENT VIEW' INTO B4A DESIGN PROPOSALS. THE VIEW SHOWS HOW A MIX OF ON-STREET PARKING AND PARALLEL PARKING HAVE BEEN PROPOSED.



RIGHT: MODEL VIEW INTO THE LANDSCAPED PARKING COURT IN B4A. PARKING IS SOFTENED THROUGH TREE AND HEDGEROW PARKING.



PARKING STRATEGY

- 4.27 The parking strategy plan illustrates how the design proposals are in accordance with the Design Code.
- 4.28 In total 161 parking spaces are proposed with 134 allocated and 27 visitor.

KEY:

- APPLICATION BOUNDARY
- TOTAL PARKING SPACES (161 SPACES)**
- ALLOCATED SPACES (134 SPACES)
- VISITOR SPACES (27 VISITOR)
- B4A PARKING SPACES (108 SPACES)**
- ALLOCATED SPACES (89 SPACES)
- VISITOR SPACES (19 VISITOR)
- B4B PARKING SPACES (53 SPACES)**
- ALLOCATED SPACES (45 SPACES)
- VISITOR SPACES (8 VISITOR)

PARKING STRATEGY PLAN

LANDSCAPING

- 4.29 The design proposals for the Trident have been led by a landscape approach. Before any design work was considered at a pre-application stage a site walk was undertaken to assess the quality of the existing trees.
- 4.30 The comprehensive design retains a number of existing trees as well as proposing a significant amount of new planting. Tree lined avenues are strengthened along the Tridents axial routes and courtyard parking areas are softened by formal hedgerows and trees. Pockets of green space allow for informal play areas allowing room to breathe between buildings. Views through the parcels are also preserved to create a campus like feel.



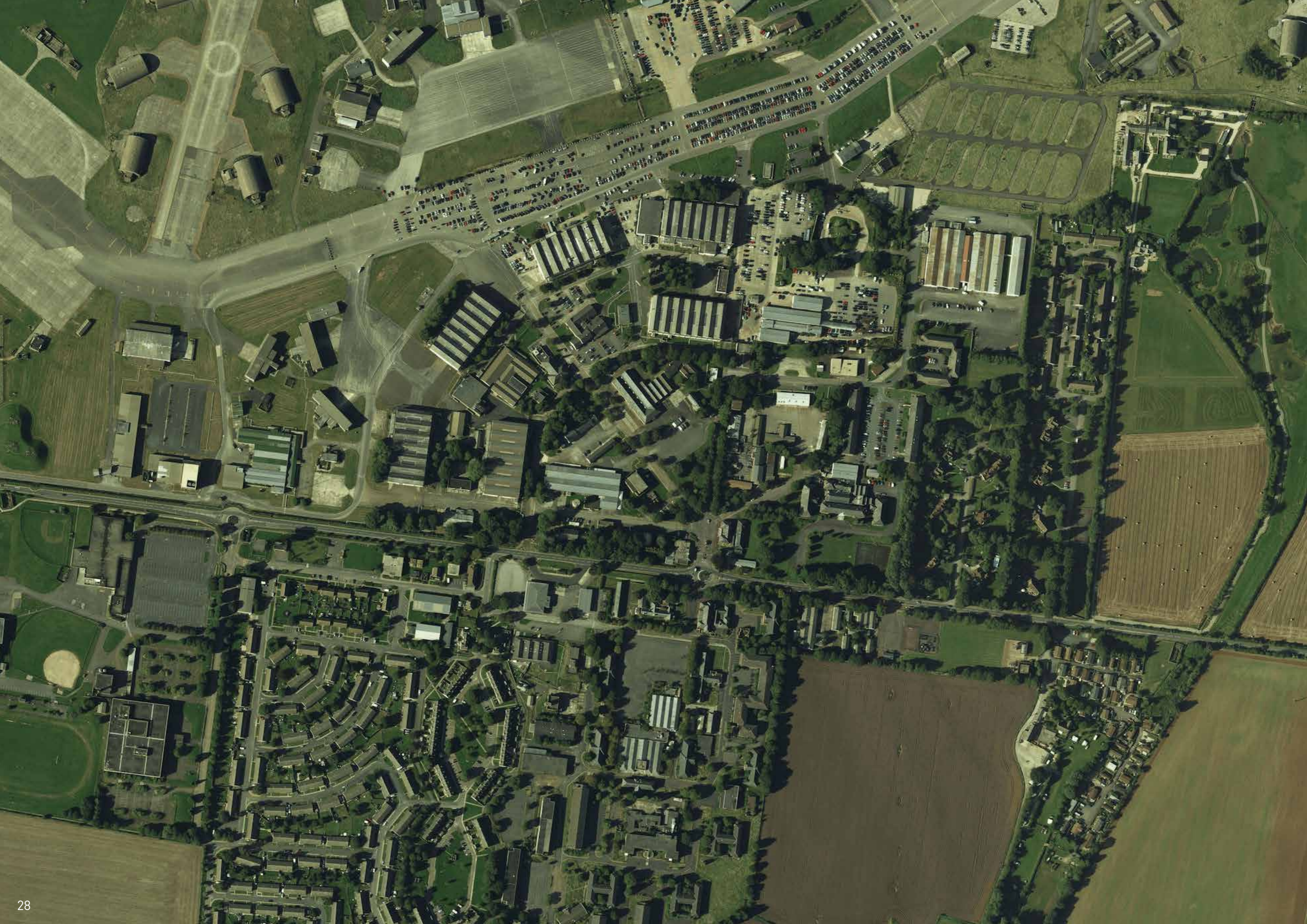


LEGEND

-  Site boundary
-  Existing trees to be retained
-  Existing trees to be removed
-  Proposed trees
Refer to plant schedule
-  Proposed hedgerow planting
Refer to plant schedule
-  Proposed shrub planting
Refer to plant schedule
-  Proposed specimen shrub planting
Refer to plant schedule
-  Proposed bulb planting
Refer to plant schedule
-  Proposed grass area
Refer to plant schedule
-  Proposed resin bound gravel path
-  Proposed bench seating

Notes:

- ① Existing building
- ② LAP



5. SUMMARY

SUMMARY

- 5.1 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 a strong relationship and distinction between private and public realms and responds well to its surrounding context.
- 5.2 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.



