**From:** Jennifer Ballinger   
**Sent:** 20 December 2017 11:50  
**To:** Andrew Lewis  
**Subject:** Parcel B4A and B4B,. Heyford Park, Camp Road, Heyford 17/00983/REM

Dear Andrew

Thank you for consulting the Design and Conservation Team on the above application. It is understood that the team has had a long standing involvement with the site preceding and including the approved outline application of 2010 (10/01642/OUT). It is understood that there has been much debate and discussion on an appropriate design and layout of the site and that a high, quality innovative design was expected. My involvement, by contrast, has been relatively recent.

The two land parcels included within this application both formed part of the Trident which forms part of the Technical portion of the site. The character of the area  is described in the Conservation Area Appraisal for RAF Heyford  ‘*Organised campus layout… with deliberately sited low density buildings, grassland and organised tree planting.. still remains the attribute of being at the hub of the airbase. Despite the infill buildings, something of the organised campus origin of the area remains, overlaid by the successive accretion such as the addition of the standard USA style fire hydrants. Tall buildings, whilst evident, do not over dominate the site, an effect achieve by the spacing of buildings, the tree planting and the distribution and variety of building types.’.* The two parcels of land have now been cleared of all buildings, but there are remaining structures associated with the technical site in the surrounding area including the Scheduled Ancient Monuments of the Battle Command Centre and the Hardened Telephone Exchange and a number of non-designated heritage assets of local importance including Type A aircraft hangars immediately surrounding the site.

The high quality, innovative architecture hoped for has not materialised and there are inherent difficulties with providing (consented) residential development on a site whose character is based on its technical, military character. The scheme is, however, considered to have taken some account of the surrounding character and the blocks of apartments and terraces of building are more indicative of the campus feeling of the site than individual detached and semi-detached dwellings would be. The conservation area appraisal described *‘The Technical Site is accessed by a fan of three, partially tree-lined straight avenues, fronted on either side by a mixture of functional building types. Red brick buildings from the original site layout predominate along the roads.’* The site layout, design and materials do appear to have taken account of this. One of the key concerns is with the dilution of this character, particularly with the individually owned terraces. Consideration should be given to restricting the permitted development rights of these properties to control boundary treatments and alterations to the frontage of properties to ensure the retention of this character in perpetuity.

The comments from Historic England on the alignment of the parcel B4B are noted and the concerns are shared by this team. Rotating the layout of the development to fit in with the alignment of the surrounding A frame hangars which are described in the conservation area appraisal *‘The Technical Site is bounded by an arc of four, large 1930s aeroplane sheds that form a backdrop to the area and close off the view into the flying field’*   would assist with retaining the formal character of the Trident area and ensure that the new development sits more comfortably with the surrounding area.

Please do not hesitate to contact me if you wish to discuss any of these issues.

Best wishes

Jenny Ballinger