

HEYFORD PARK

FLYING FIELD AREA MANAGEMENT PLAN

VERSION 1.0

Pegasus Group

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DESIGN | **ENVIRONMENT** | **PLANNING** | **ECONOMICS** | **HERITAGE**

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1. INTRODUCTION

- 1.1 The Flying Field Management Plan is one of a suite of Management Plans which provide guidance on the future management, conservation and enhancement of the former Flying Field, comprising part of the site of the former RAF Upper Heyford Air Base.
- 1.2 Other Management Plans set out guidance in respect of Filming Activities, Heritage Management and the operation of the Heritage Centre.
- 1.3 The suite of Management Plans will be incorporated within a Section 106 obligation for the site to ensure ongoing compliance.
- 1.4 Once approved by Cherwell District Council, this Management Plan, and the suite of other Management Plans will supersede the previous versions of the Management Plans along with any associated strategies operating on the site.

2. GEOGRAPHICAL COVERAGE OF MANAGEMENT PLAN

- 2.1 The Flying Field Management Plan will apply to the area defined on Plan reference **P16-0631_113-04 (Appendix 1)** as the "*Flying Field Management Plan Area*". This area broadly follows the line of the new secure boundary between the commercial zone and the settlement area and its activities to the south.

3. FLYING FIELD MANAGEMENT PLAN ACTIONS

Action FF1: Regular Maintenance of the Perimeter Fence

The details of the Fencing Management Scheme shall be implemented in full.

The Fencing Management Scheme

- Plan reference **P16-0631_113-03 (Appendix 2)** shows the extent of the fencing that is to be controlled by the scheme, which incorporates the original perimeter fence and double fence line around the QRA and the Northern Bomb Stores.
- The materials to be used in the repair of these fences shall, as far as practicable, match the existing wire mesh in terms of colour, material, thickness of strands and spacing of strands to form a similar pattern.
- The fence will be inspected regularly as part of the ongoing security patrols and damage will be reported to the Management Company.
- In the event that the fence is damaged, the Management Company will endeavour to respond to and repair the fence within two weeks of the damage being discovered and reported.

Action FF2: New Fencing

Unless previously agreed with Cherwell District Council, no new fencing shall be erected within the Flying Field, with the exception of temporary stockproof fencing as per the details set out below and shown in the examples provided at **Appendix 3**:

- Any temporary stockproof fencing shall be designed to be of low visibility and shall not be attached to any buildings or structures.
- As existing, stockproof fencing shall either be galvanized wire on wooden stakes or standard electric netting, of sufficient height to control the grazing of animals.

Action FF3: External Storage

There shall be no permanent external storage of materials on the defined Flying Field area (save for vehicles permitted within the Car Processing Area as approved).

Action FF4: Parking

Aside from vehicles associated with the approved Car Processing Area, parking of vehicles shall be adjacent to occupied buildings and in accordance with the Council's applicable parking standards for the relevant use.

Action FF5: Building Recording

Prior to the demolition of any building or structure on the defined Flying Field, a programme of investigation and recording shall be undertaken in accordance with the Building Recording Scheme set out at **Appendix 4**.

The results of any Building Recording shall form part of the Upper Heyford Archive and deposited at the Heritage Centre.

Action FF6: External Paint Scheme

The details of the External Paint Scheme shall be implemented in full.

The External Paint Scheme

- The NOVOLANT paint colour and finish should be retained where applicable.
- The cream and brown palette should be retained, utilising the following standard colours or alternative colours matched to the following:
 - Cream – Dulux Cameo Silk 1
 - Ochre Brown – Dulux Rich Havana 1 (RAL 8007)
 - Grey Brown – Dulux Almond Brown (RAL 8019)
- Historic paintwork should only be replaced where necessary for the preservation of exposed wood or metal work.
- Historic (i.e. pre-closure military) signs and painted names/numbers on buildings shall be replicated where required.
- Prior to occupation of the Nose Dock Sheds by a new tenant (other than those in occupation and the time Planning Permission 18/00825/HYBRID) they will be stripped of paint and the original power coated treatment retained.
- A Schedule of paint treatments for building types is provided at **Appendix 5**.

Action FF7: Signage Strategy

The details of the Signage Strategy (**Appendix 6**) shall be implemented in full.

The requirements of the Signage Strategy will be reviewed on a quinquennial basis. Any historic signage relating to the Cold War era shall be maintained in situ.

Depending on location and relative weathering of the number, individual building number signs may need to be replaced as per the specification below.

Action FF8: External Waste Strategy

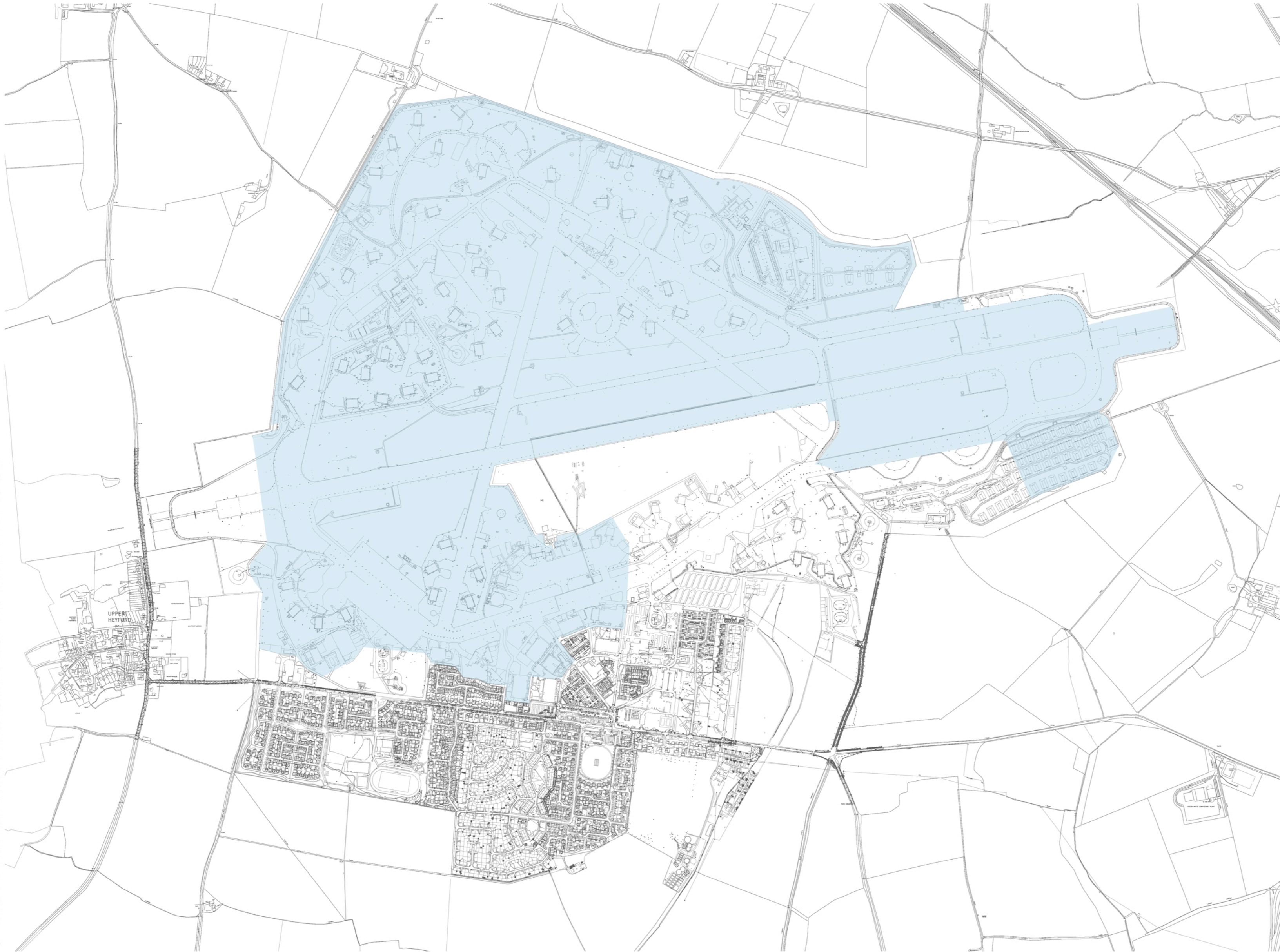
The details of the External Waste Strategy shall be implemented in full.

The External Waste Strategy

- Where possible shared waste recycling facilities should be established between tenants.
- Where compatible with health and safety, waste/recycling should be kept inside until the day of collection.
- Where internal storage is not possible, waste receptacles should be placed in discrete, ordered and structured locations, directly adjacent to the main building/structure.
- The colour of waste and recycling receptacles should be in accordance with Cherwell District Council guidelines. However, other colours may also be acceptable should individual commercial operators require waste to be sorted prior to safe and secure disposal by specialist contractors.
- In some exceptional circumstances, the external screening of waste receptacles will be required in order to minimise their visual impact upon the wider area. The detail of such screening will need to be agreed with the Local Planning Authority.

Appendix 1

Flying Field Management Plan Area Plan ref: P16-0631_113-04



KEY



**FLYING FIELD MANAGEMENT
PLAN AREA**

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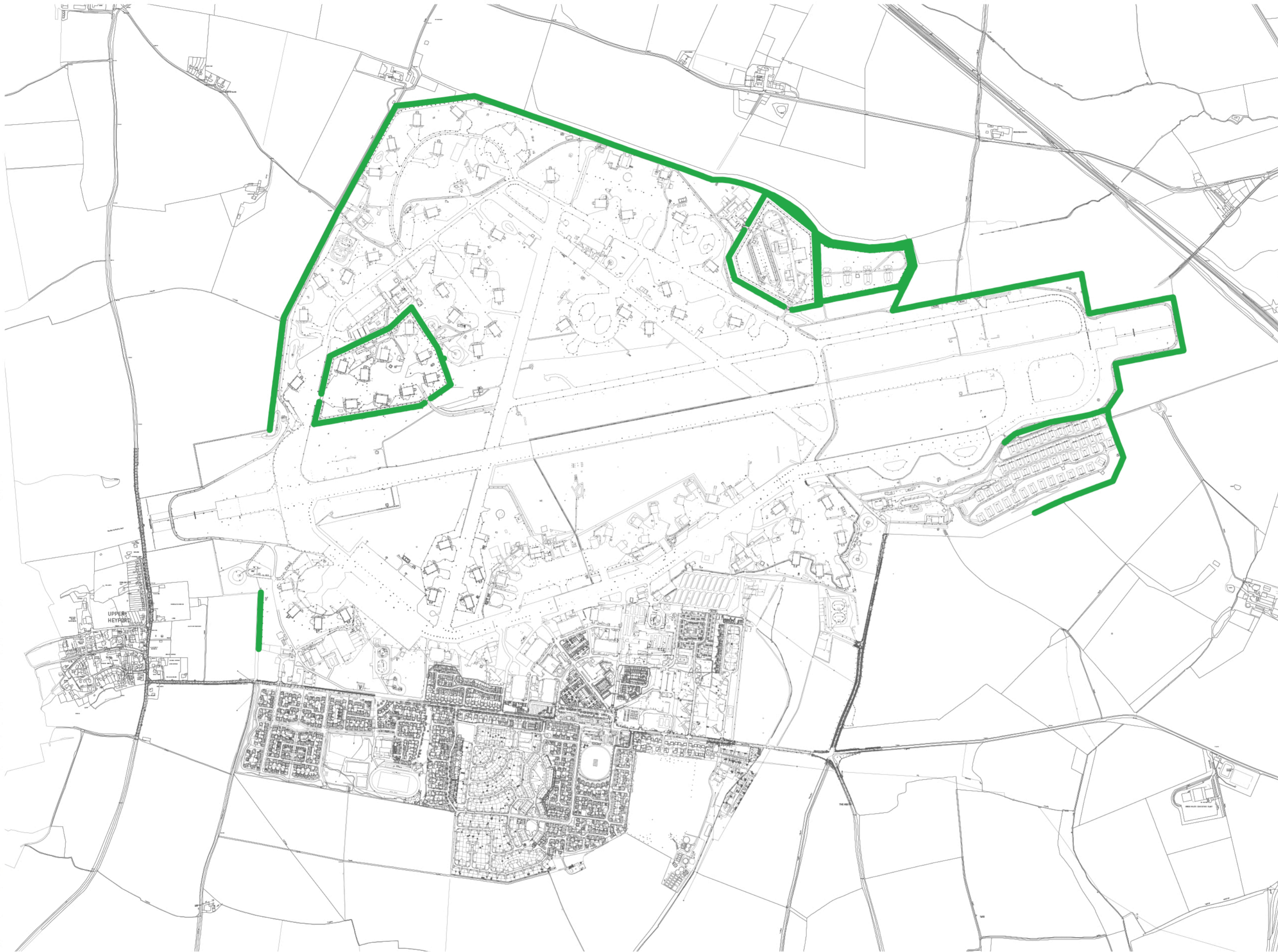
HEYFORD PARK - FLYING FIELD MANAGEMENT PLAN AREA



Appendix 2

Fencing Management Plan ref: P16-0631_113-03

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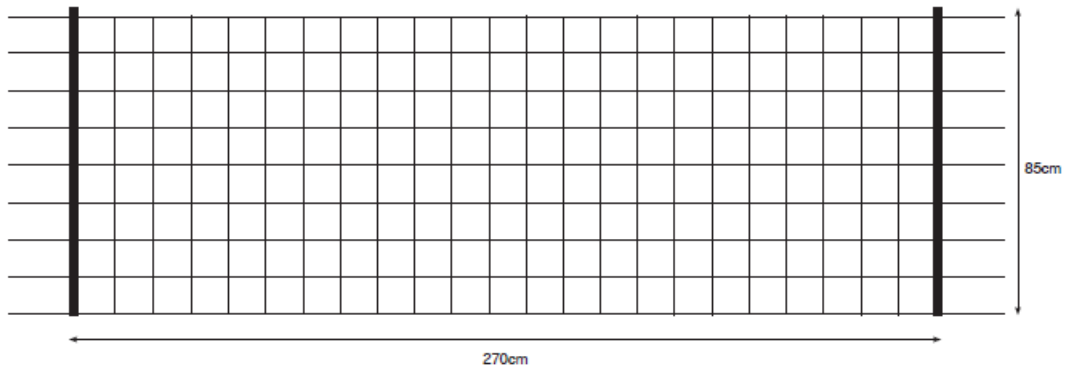


HEYFORD PARK - FENCING MANAGEMENT PLAN

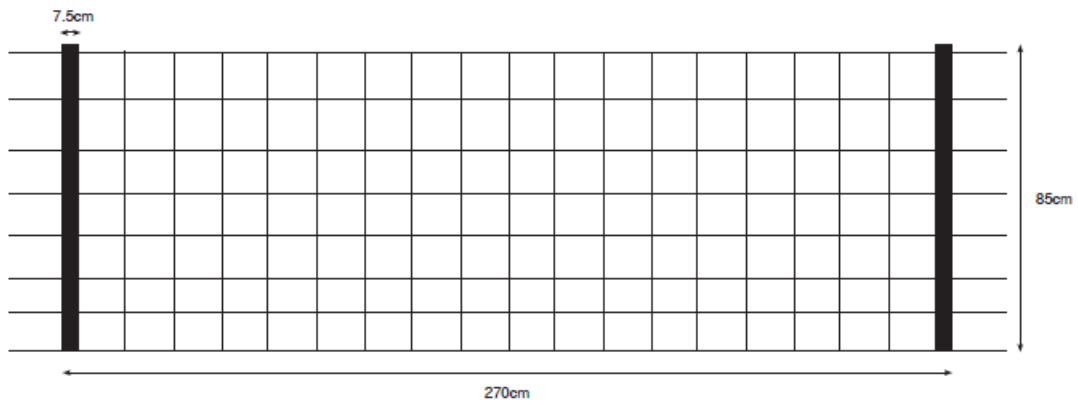


Appendix 3

Stock Proof Fencing Examples



Standard electric netting



Galvanised wire on wooden stakes

Appendix 4

Action FF5 - Building Recording Scheme

Aims and objectives

The main aim of the Building Recording is to record for posterity any historic structures prior to their removal.

Methodology

The Building Record will be undertaken in accordance with the best practice advice on building recording set out by Historic England in their document '*Understanding Historic Buildings: A Guide for Good Recording Practices*' (May 2016) or any document which supersedes it.

The level of recording will be undertaken as set out within the approved WSI for the site (2012), and summarised as follows:

- Those structures defined as being of medium significance or higher will be recorded at **Level 3**.
- Those structures defined as being of low significance will be recorded at **Level 2**.
- Those structures defined as being of very low or negligible significance will be recorded at **Level 1**.

The Historic England Guidance defines the three levels of recording as follows:

- **Level 1** is essentially a basic visual record supplemented by the minimum of information needed to identify the building's location, age and type. This is the simplest record, and it will not normally an end in itself, but will be contributory to a wider study.... Level 1 surveys will generally be of exteriors only, though the interior of a building may sometimes be seen in order to make a superficial inspection and to note significant features. Only if circumstances and objectives allow will any drawings be produced, and these are likely to take the form of sketches.
- **Level 2** is a descriptive record, made in similar circumstances to Level 1 but when more information is needed. It may be made of a building which is judged not to require a more detailed record, or it may serve to gather data for a wider project. Both the exterior and interior of the building will be seen, described and photographed..... A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project.
- **Level 3** is an analytical record, and will comprise an introductory description followed by a systematic account of the building's origins, development and use..... It will also include all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis..... A Level 3 record may also be appropriate when the fabric of a building is under threat, but time or resources are insufficient to allow for detailed documentary research, or where the scope for such research is limited.

Appendix 5

Action FF6 - External Paint Scheme

Paint Treatment for Building Types

Schedule of Building Types and Paint Treatment	
Building Type	External Paint Scheme
Scheduled Monuments	<ul style="list-style-type: none"> Decorative works only to be carried out in agreement with Historic England and following the grant of the relevant Scheduled Monument Consent
Listed Buildings	<ul style="list-style-type: none"> Decorative works not affecting the historic or architectural interest of the Listed Building to be carried out in accordance with the External Paint Scheme. The Nose Dock Sheds (Buildings 325, 327 and 328) will be stripped of paint and the original powder coated treatment retained prior to any occupation by a new tenant and maintained unpainted.
Hardened Aircraft Hangers	<ul style="list-style-type: none"> Where appropriate maintain the painted finish to the doors. Any new infill panels to be painted 'Merlin Grey' IBS 18B25.
Major Concrete Structures	<ul style="list-style-type: none"> Follow NOVOLANT guidance for concrete. Apply protective paint on bare or decayed areas of woodwork (not concrete).
Brick and Concrete Structures with applied blue paint	<ul style="list-style-type: none"> Remove or repaint areas of blue paint with brown and cream paint scheme. Clean/repair and apply protective paint on bare or decayed areas of woodwork or metal.
Brick and Concrete Buildings	<ul style="list-style-type: none"> Clean/repair and apply protective paint on bare or decayed areas of woodwork or metal. Brick or concrete to remain unpainted (unless historically evidenced).
Brick Buildings	<ul style="list-style-type: none"> Clean/repair and apply protective paint on bare or decayed areas of woodwork or metal. Brick or concrete to remain unpainted (unless historically evidenced).

Schedule of Building Types and Paint Treatment	
Building Type	External Paint Scheme
Metal Sheet Buildings	<ul style="list-style-type: none">• Clean/repair and apply protective paint on bare or decayed areas of metal sheeting in brown/cream colour scheme.• Apply protective paint on bare or decayed areas of woodwork.
Concrete Sheds	<ul style="list-style-type: none">• Clean/repair and apply protective paint on bare or decayed areas of woodwork or metal.• Concrete to remain unpainted (unless historically evidenced).
Brick Sheds	<ul style="list-style-type: none">• Clean/repair and apply protective paint on bare or decayed areas of woodwork or metal.• Bricks to remain unpainted (unless historically evidenced).
Wooden Sheds or similar	<ul style="list-style-type: none">• Clean/repair and apply protective paint on bare or decayed areas of woodwork or metal.
Metal Fuel or Water Tank	<ul style="list-style-type: none">• Clean/repair and repaint bare or decayed areas of metal in brown/cream colour scheme (unless historically evidenced).

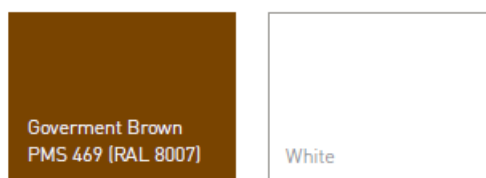
Appendix 6

Action FF7 - Signage Strategy

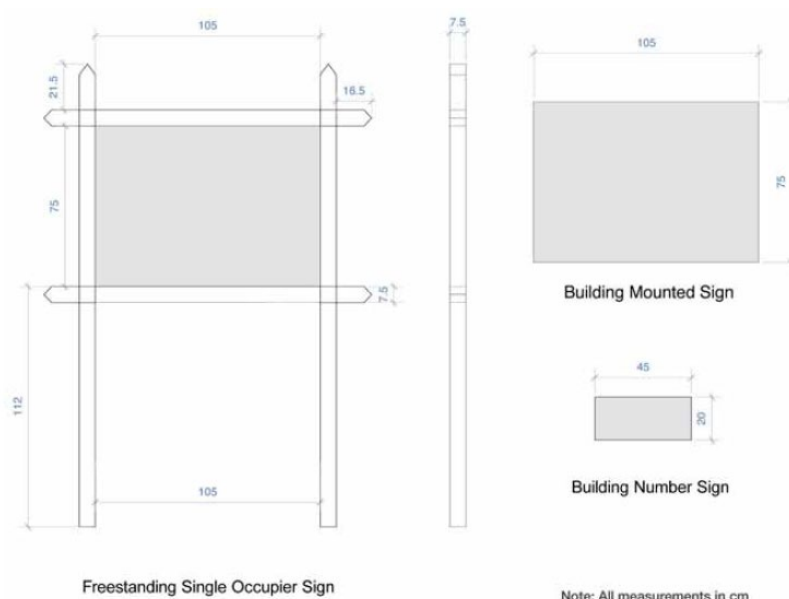
Action FF7 – Signage Strategy

- The following design principles will be adopted for new signage (unless otherwise agreed):

- Colour Palette
 - General / non-occupier specific signage will follow the Military Conservation palette of White and Government Brown



- Font
 - General / non-occupier specific signage will be in Helvetica typeface
- Design / Siting
 - Freestanding Single Occupier Signs
 - To be positioned at the primary entrance to a localised area, often relating to a specific building.
 - Dimensions: height 2.08m x 1.21m wide. The identifier sign within the frame would measure 750mm x 1050mm.
 - Where there is existing free-standing signage from the Cold War era, an additional panel shall be added below the existing frame to show the new occupier logo and text.
 - Building Mounted Signs
 - To be located on the primary frontage of the building
 - Dimensions: height 750mm x 1050mm wide.
 - Building Number Sign
 - To be located on the primary frontage of the building.
 - Dimensions: height 200mm x 450mm wide.
- Materials
 - Frame – steel box sections.
 - Panels / Building Mounted Signage – Mild steel/aluminium panels (other materials may be acceptable on a case by case basis where justified).
 - Box signage is not appropriate.
- Illumination
 - Internally or externally illuminated signage is not acceptable.



- Directional Signage
 - Any new directional signage will accord with the following principles:
 - Colour Palette – Government Brown background White text.
 - Font – Helvetica.
 - Materials – Mild Steel/Aluminium panels.
 - Dimensions – Standard size = 900mm x 200mm
 - Location – directional signage will be placed where vehicles need to depart from the main carriageway.



Directional Signage

Note: All measurements in cm