



**Proctor** Upper Heyford  
**& Matthews** Strategy Document - Parcels 12,21 & 23  
**Architects** June 2020



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NOTE: For technical reasons it has not been possible to incorporate scaled drawings into the document.



# Upper Heyford: Contents

Upper Heyford - Context and Development

Concept Development

Parcel 12 and 21 Sketch Layout

Parcel 23 Sketch Layout

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Materiality and Elevational Thoughts

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## Upper Heyford: Historic Significance



### Historic England:

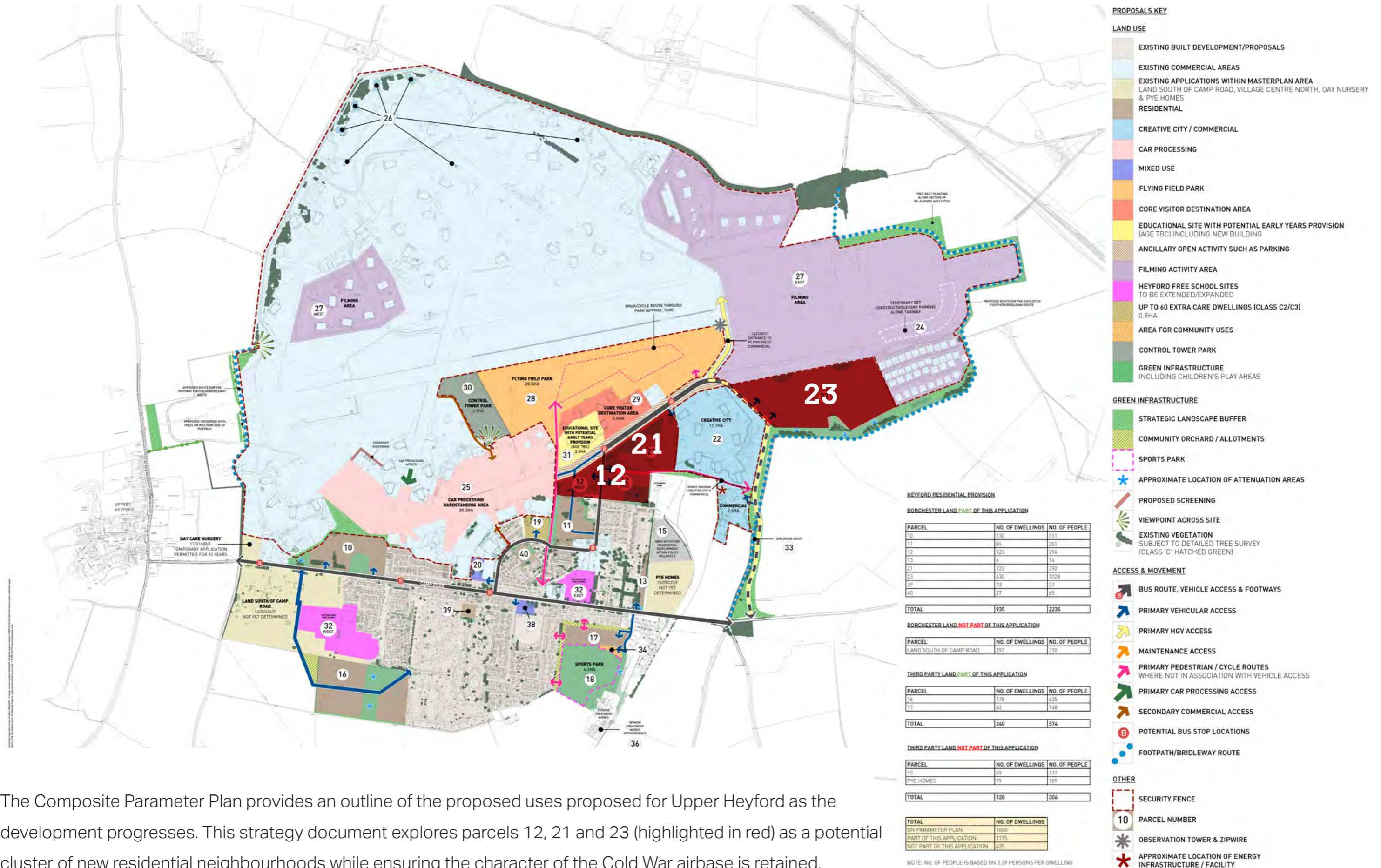
#### Reassessment of the Flying Field Conservation Area, 2017: Conclusion

The significance of Upper Heyford lies in the survival of the **airfield landscape comprising many individual structures**, whose importance is amplified by their **interconnectivity with one another**. The airfield exemplifies the complexity of a late Cold War fast jet operation and how this evolved through time to support evolving strategies and missions. Within the airfield landscape different zones may be isolated, but these are all dependent on central services scattered across the airfield, including fuel services (POL). In operation this was a **dynamic landscape with aircraft constantly moving** between the hardened aircraft shelters and the runway. To service the aircraft fuel bowsers moved from their southern parking area to the fuel tanks and then to all parts of the airfield. Munitions were moved to and from the two storage areas and exercises were routinely carried out with practice weapons. Personnel were also continuously on the move between their duty stations.

Internationally, the airfield symbolises the United States' commitment to the defence of Western Europe, it's a place that lay at the heart of United States and NATO nuclear deterrent policy for nearly forty years. This presence also represented one of the hallmarks of the Cold War, whereby the superpowers projected their power through stationing forces in the countries of their allied nations. The scale of this landscape and the investment in the 1970s of its defensive architecture speaks of the perceived threats posed by the Cold War and the political will to counter this challenge through nuclear deterrence. In its last decade of operation the airfield became a contested landscape with peace camps around its perimeter. Today, to some the disused airbase represents another kind of Cold War victory. It's a place to explore the nature of the special relationship, the strategy of bomber deterrence, practicalities of maintaining and operating late 20th century high-tech weaponry at a high state of readiness, and an ex-patriate community and its interplay with its host population, including those whose opposed its presence.



# Upper Heyford: Composite Parameter Plan

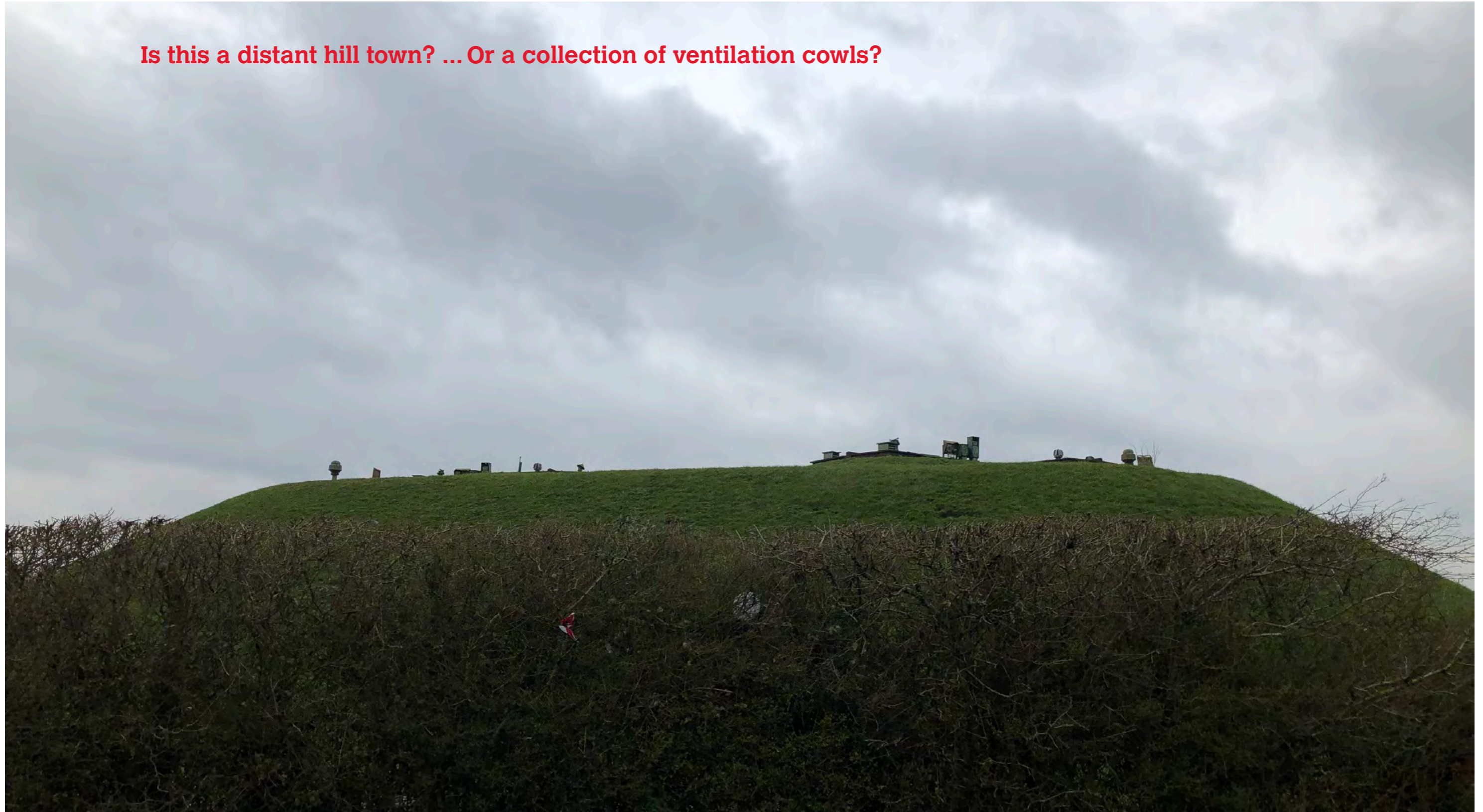


The Composite Parameter Plan provides an outline of the proposed uses proposed for Upper Heyford as the development progresses. This strategy document explores parcels 12, 21 and 23 (highlighted in red) as a potential cluster of new residential neighbourhoods while ensuring the character of the Cold War airbase is retained.



## **Concept Inspiration:** Disparate Silhouette and Lost Sense of Scale

**Is this a distant hill town? ... Or a collection of ventilation cowl?**



The flat and vacuous landscape of the flying fields is interrupted by strange man made forms that make up the hangars, warehouses and structures of the airbase. These monumental shapes lead to a lost sense of scale with disparate silhouettes that line the horizon.



## Concept Inspiration: Landscape Forms and Interconnected Structures



The former bomb stores of Upper Heyford create a unique artificial landscape of undulating, grass covered mounds within a defined enclosure. Their interconnected placement and form creates shelter and a sense of enclosure; a stark contrast from the flatness of the flying fields.



## Concept Inspiration: Functional Forms and Individual Objects in Landscape



The forms of the structures that occupy Upper Heyford are purely functional, their lack of ornament or feature makes them read as individual objects in the landscape.



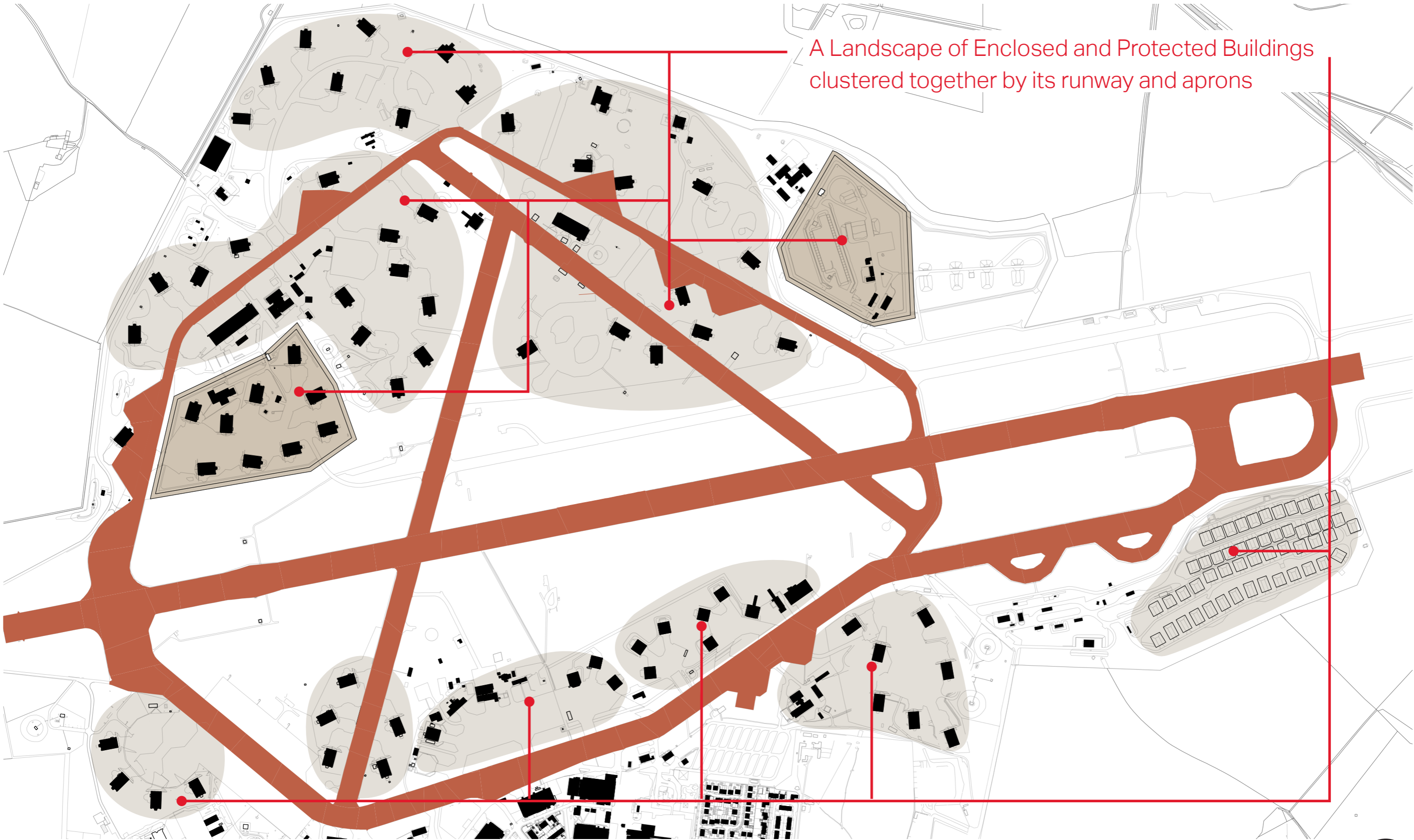
## Concept Inspiration: Patterns and Landscape - A Landscape of Movement and Enclosure



An aerial view of the airfield demonstrates the scale of the interconnected causeways, taxiways and aprons that lead to the runway. The contrast of tarmac against grass creates strong geometries and shapes.



# Site Analysis: Squadron Groupings

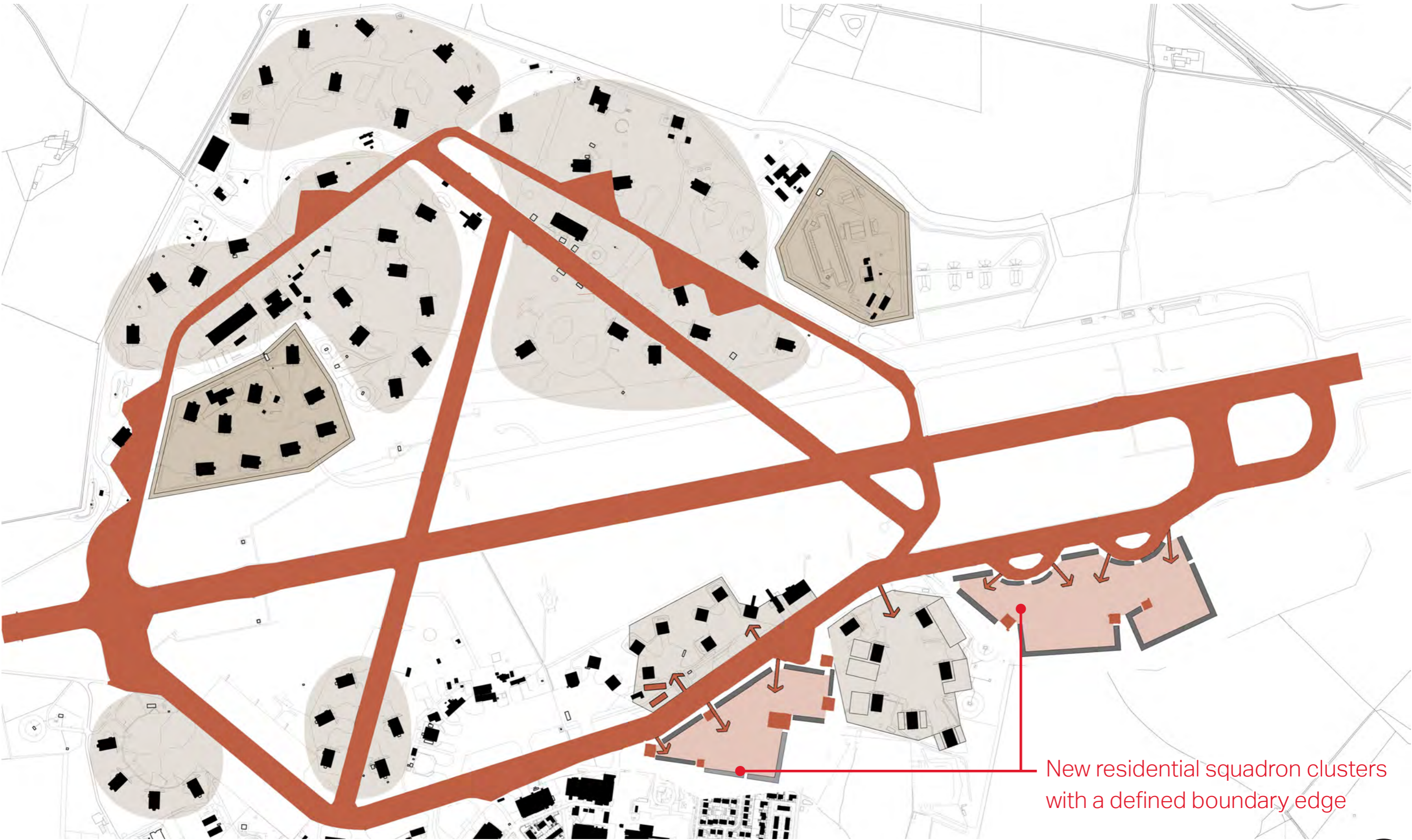


A Landscape of Enclosed and Protected Buildings clustered together by its runway and aprons





# Concept Proposals: 'Squadron' Clusters of Housing



New residential squadron clusters with a defined boundary edge



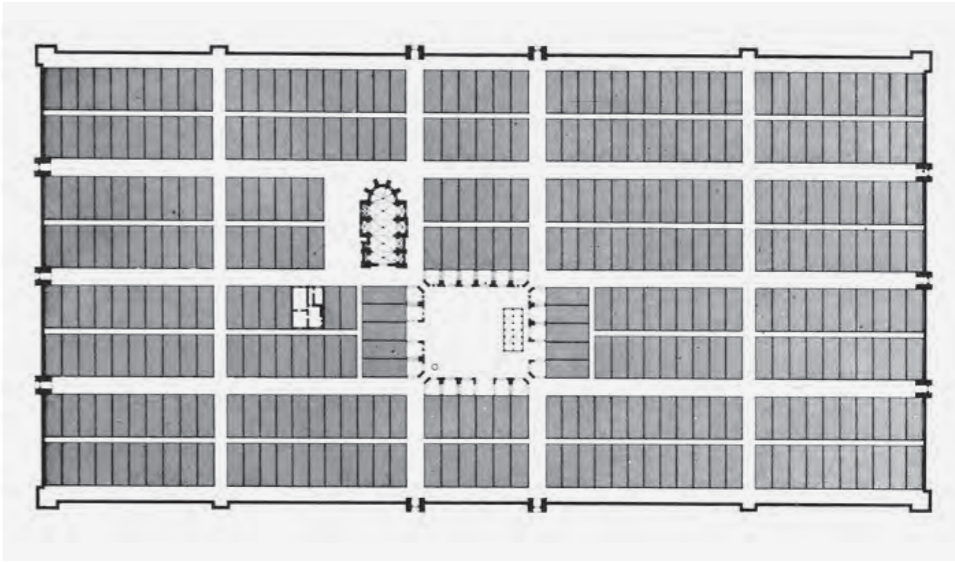


# Precedents: Set Piece Groupings - Defined Settlements

The squadron clusters seen at Upper Heyford, bears similarities with historic Roman / medieval settlements and other military precedents.



Upper Heyford Base showing Carswell Circle and the Technical Area



Montpazier, Southwest France  
Population: 527







# Concept Proposals: 'Squadron' Housing Settlements

- Marker Buildings - Navigation Courts
- Settlement - Apron Housing

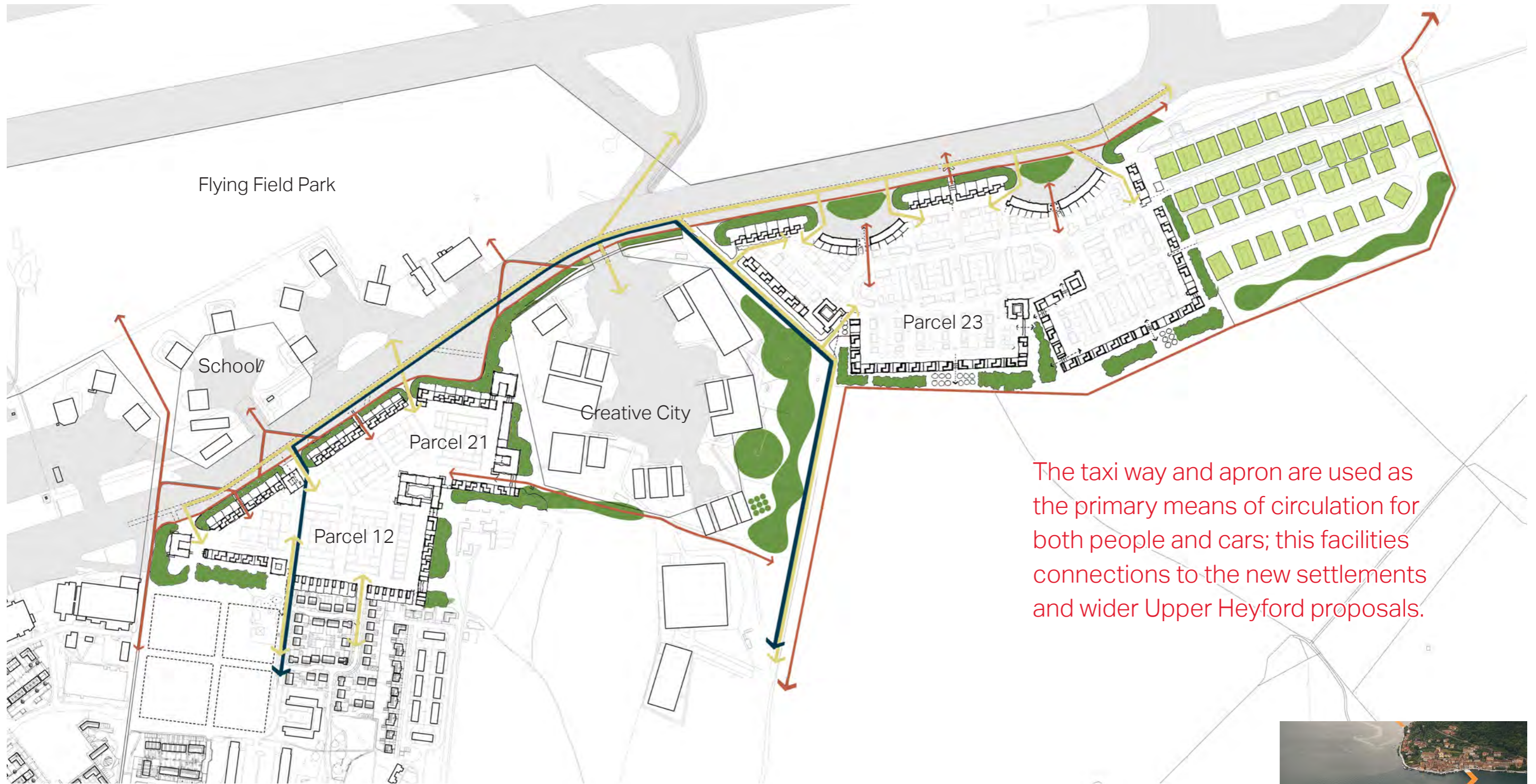


Each settlement cluster is defined by an edge of 'Apron Housing'.





# Concept Proposals: Interconnected Apron and Taxi Way Ribbon



The taxi way and apron are used as the primary means of circulation for both people and cars; this facilitates connections to the new settlements and wider Upper Heyford proposals.

- Neighbourhood Amenity Space
- Vehicle Connections
- Pedestrian, Cycle and Bridleway Connections
- Bus Route



Christo Installation on Lake Iseo



## Landscape Precedents: Temporary occupation of the Taxi way?



This precedent images demonstrates how the concrete surface of the taxi way could be appropriated to create a long landscaped space that facilitates the movement of people and cars, interspersed with trees and sculptures.

Copenhagen Superkilen Park



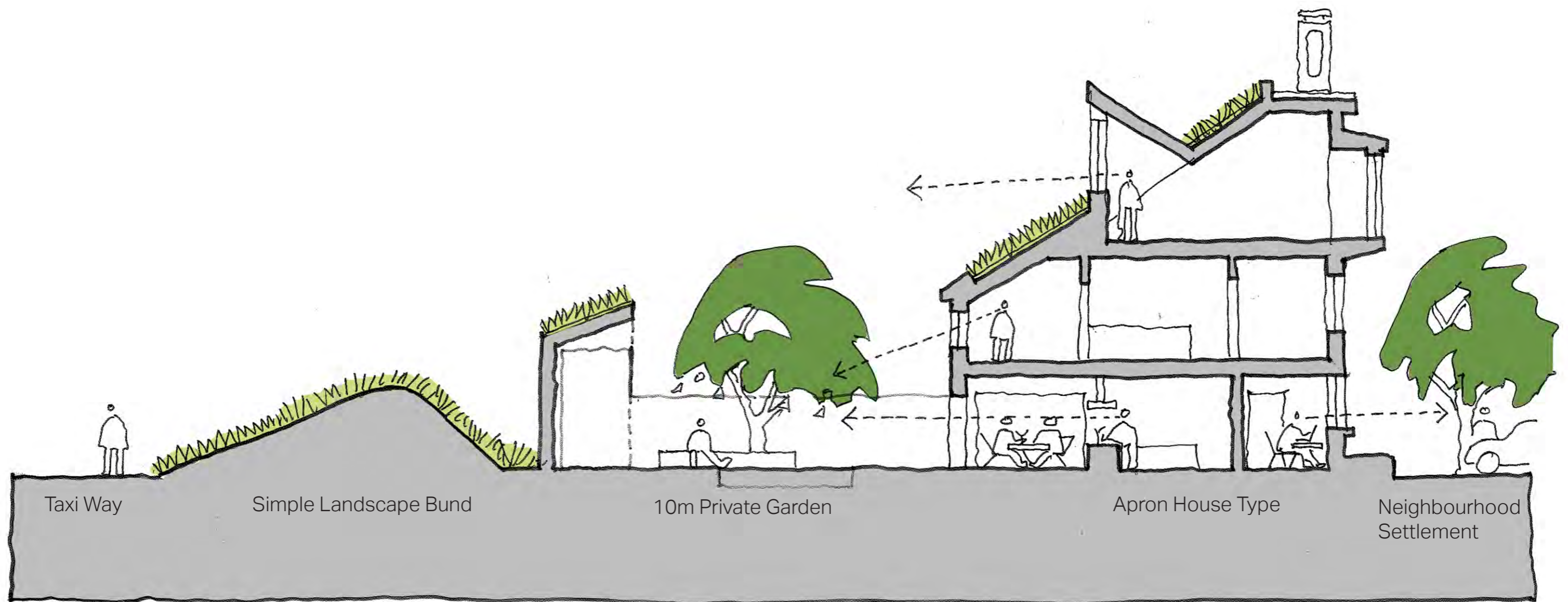
**Sketch Masterplan: Parcels 12, 21 and 23**





## Green Bund: Permeability and Access to Heritage

The boundary to the taxi way apron is defined by a linear landscaped bund and housing. This edge of housing provides shelter and enclosure to the new neighbourhood while being permeable to allow connections to the taxi way apron and wider Upper Heyford heritage. The housing to this edge could feature green roofs, allowing the new neighbourhood to blend into the Cold War landscape.





**Green Bund:** Permeability and Access to Heritage



3D view from the taxiway apron showing a distinctive silhouette of housing and a landscaped bund; punctured in key moments to create pedestrian and vehicular connections.



## New Settlement: Dusktime View from the Flying Field



3D view from the taxiway apron showing the new settlement at night.



# Masterplan Sketch: Neighbourhood Plan Parcel 12&21





# Masterplan Principals: Neighbourhood Plan Parcel 12&21

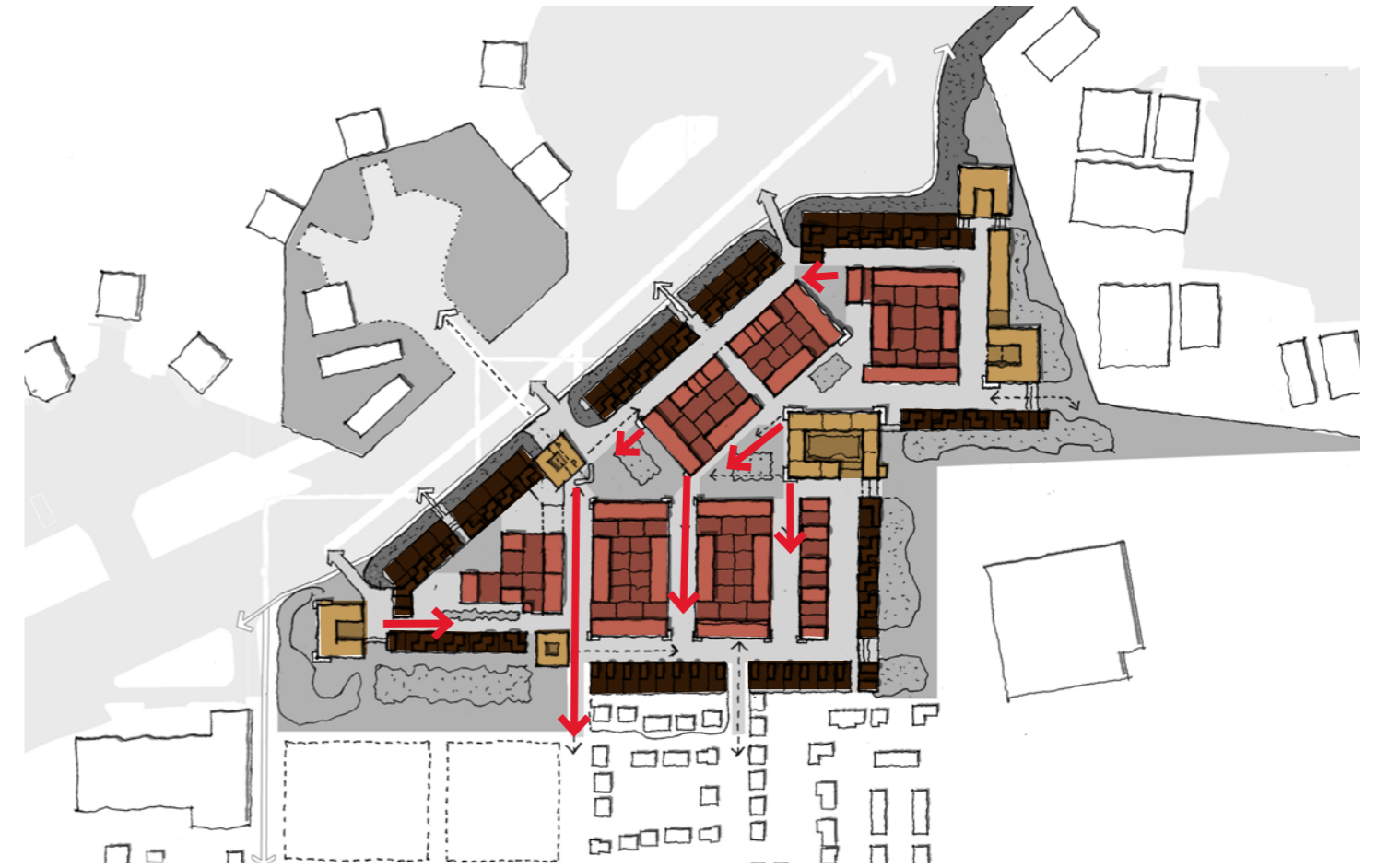


Movement & Access - A permeable and walkable urban quarter with pedestrian priority shared surface streets that harbour places for social interaction and community cohesion.

- ↑ Vehicular Access
- ↘ Pedestrian / Cycle / Bridleway
- Shared Surface Public Realm
- ↓ Bus Route



Shared surface streets that provide a range of landscaped spaces that support community cohesion



Typology Mix - A diverse mix of housing typologies creates a varied and intricate streetscape that provides incident and delight at key townscape moments.

- Apartment Buildings
- Squadron Cluster Housing
- Apron Housing
- ↙ Townscape Moments



Housing types that create diversity and interest within the streetscape





# Masterplan Sketch: Neighbourhood Plan Parcel 23



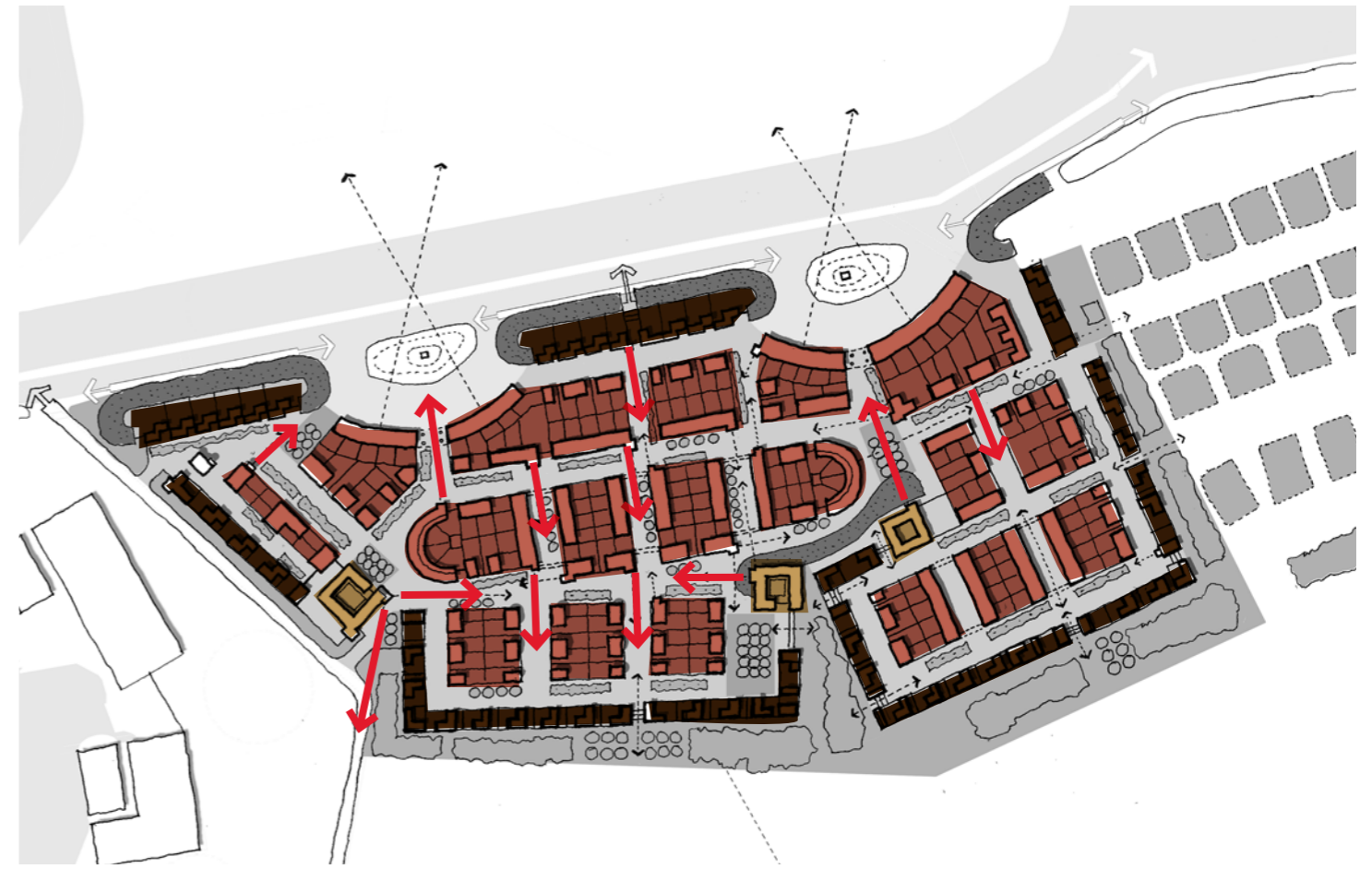


# Masterplan Principals: Neighbourhood Plan Parcel 23



Movement & Access - A permeable and walkable urban quarter with pedestrian priority shared surface streets that harbour places for social interaction and community cohesion.

- ↑ Vehicular Access
- ↘ Pedestrian / Cycle / Bridleway
- Shared Surface Public Realm
- ↓ Bus Route

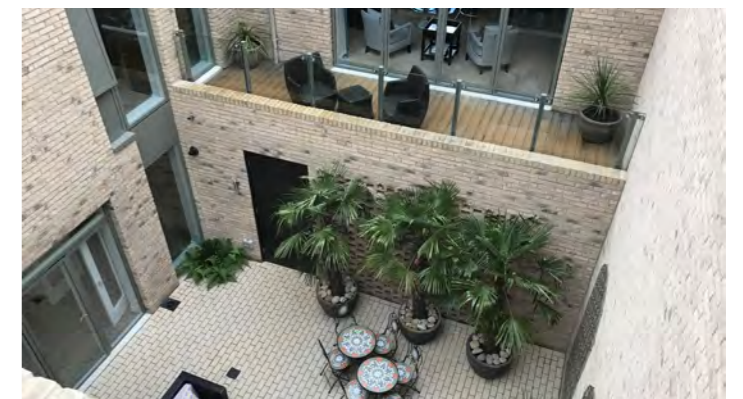


Typology Mix - A diverse mix of housing typologies creates a varied and intricate streetscape that provides incident and delight at key townscape moments.

- Apartment Buildings
- Apron Housing
- Squadron Block Housing
- ↘ Townscape Moments



Parking is hidden within carports that form part of the dwelling meaning streets can be car free

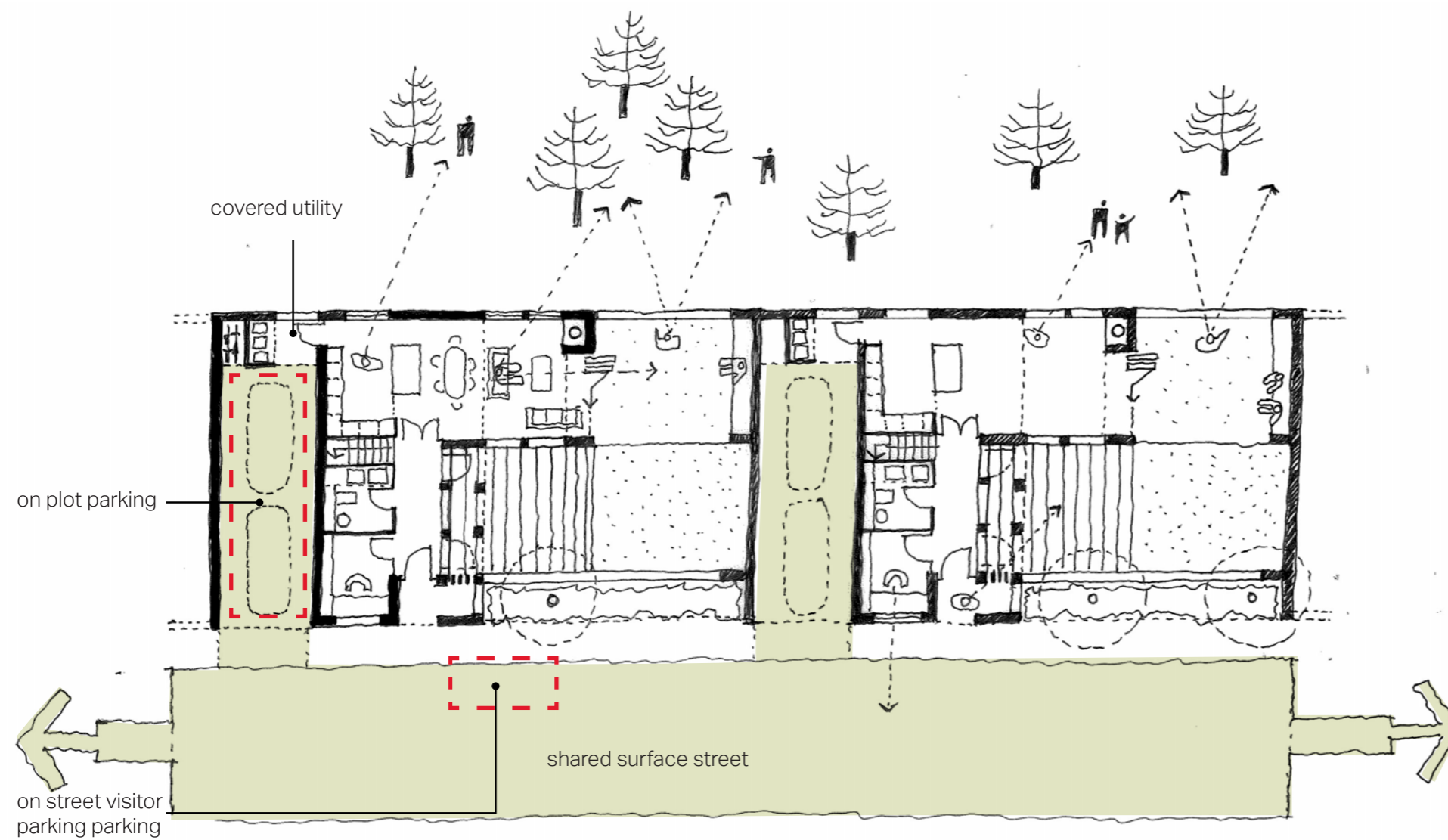


Housing have a variety of private amenity space including sheltered courtyards, terraces and gardens

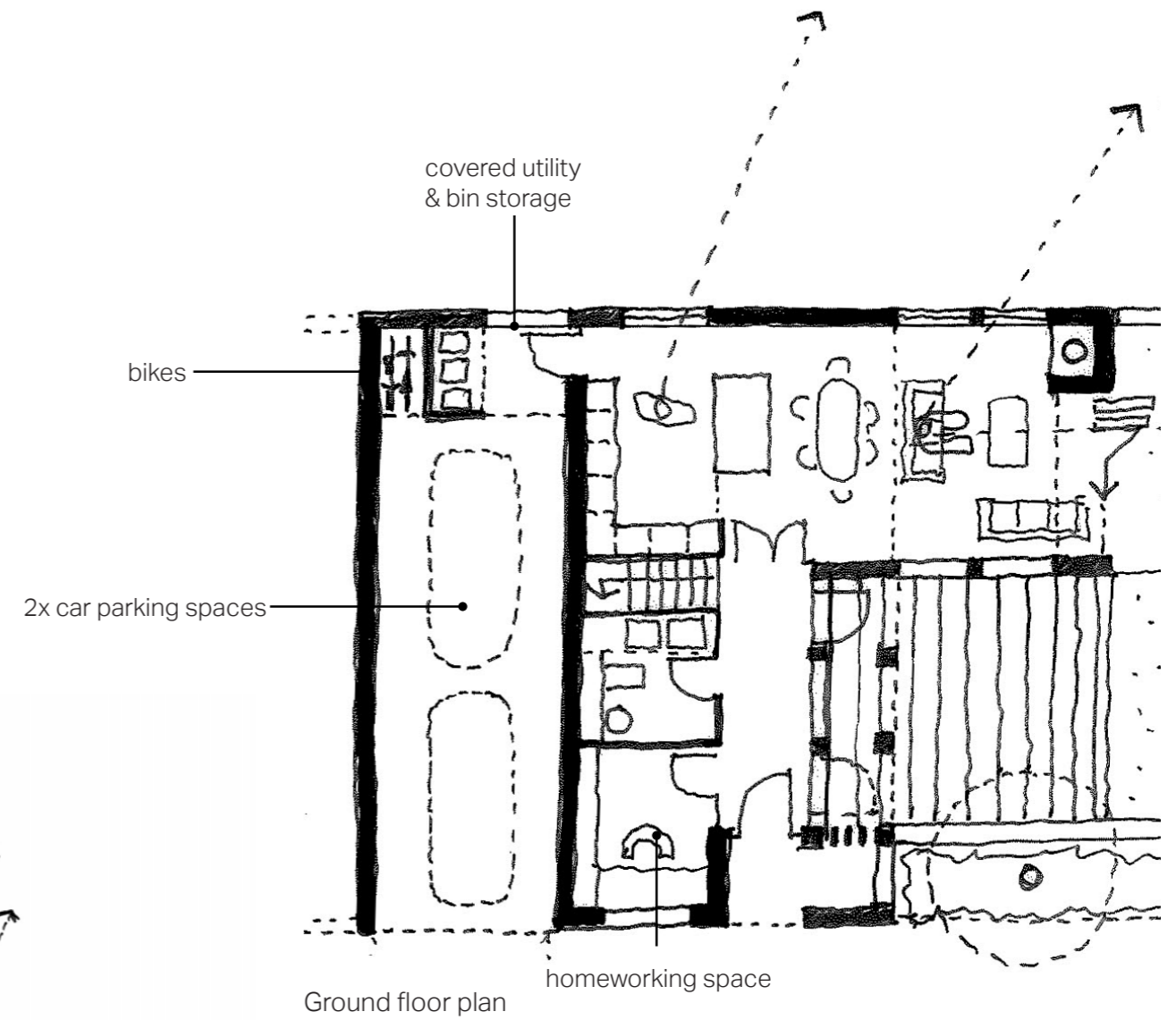


## Masterplan Principals: Cars, Bicycles and Refuse

To create a quality, pedestrian focused neighbourhood, cars and refuse should not dominate the street. Two, three and four bed houses are allocated two car parking spaces and one bedroom homes one space, therefore complying with Oxfordshire County Council's parking standards. Most of the cars will be located within the curtilage of the dwelling and hidden from view behind slatted screens. Further visitor car parking spaces are provided on the shared surface streets. To encourage sustainable lifestyles, houses are provided with dedicated cycle stores located at the rear of the car port or within the garden space. Cycle provision will comply with Oxfordshire County Council's standards.



Typical ground floor plan showing parking arrangement



Cars hidden from view behind screens



## Concept Proposals: Thoughts on Colour and Materiality

Responding to the rich array of bunkers, hangars and warehouses that occupy Upper Heyford, the proposals respond to some of these key materials retaining the aesthetic of the Cold War heritage.

- Softened greys of perimeter concrete blast walls and warmer red brick tones of the building within create an interesting juxtaposition.
- Key buildings (telephone exchange and bunkers) are celebrated in tones of red, and yellow render.
- Grass continuing over building creating a man made landscape.
- Metal roofs of the hangars and warehouses.





**Concept Proposals:** Sketch View from within Squadron Cluster Mews Street





**Concept Proposals:** Sketch View looking towards Apron Housing and Existing Landscape Bund

