



Heyford Park
Proposed New Primary School

Dorchester Living

ADP Oxford / June 2020

Design Update
Revision C

CONTENTS

1. Site Strategy

2. Levels Strategy

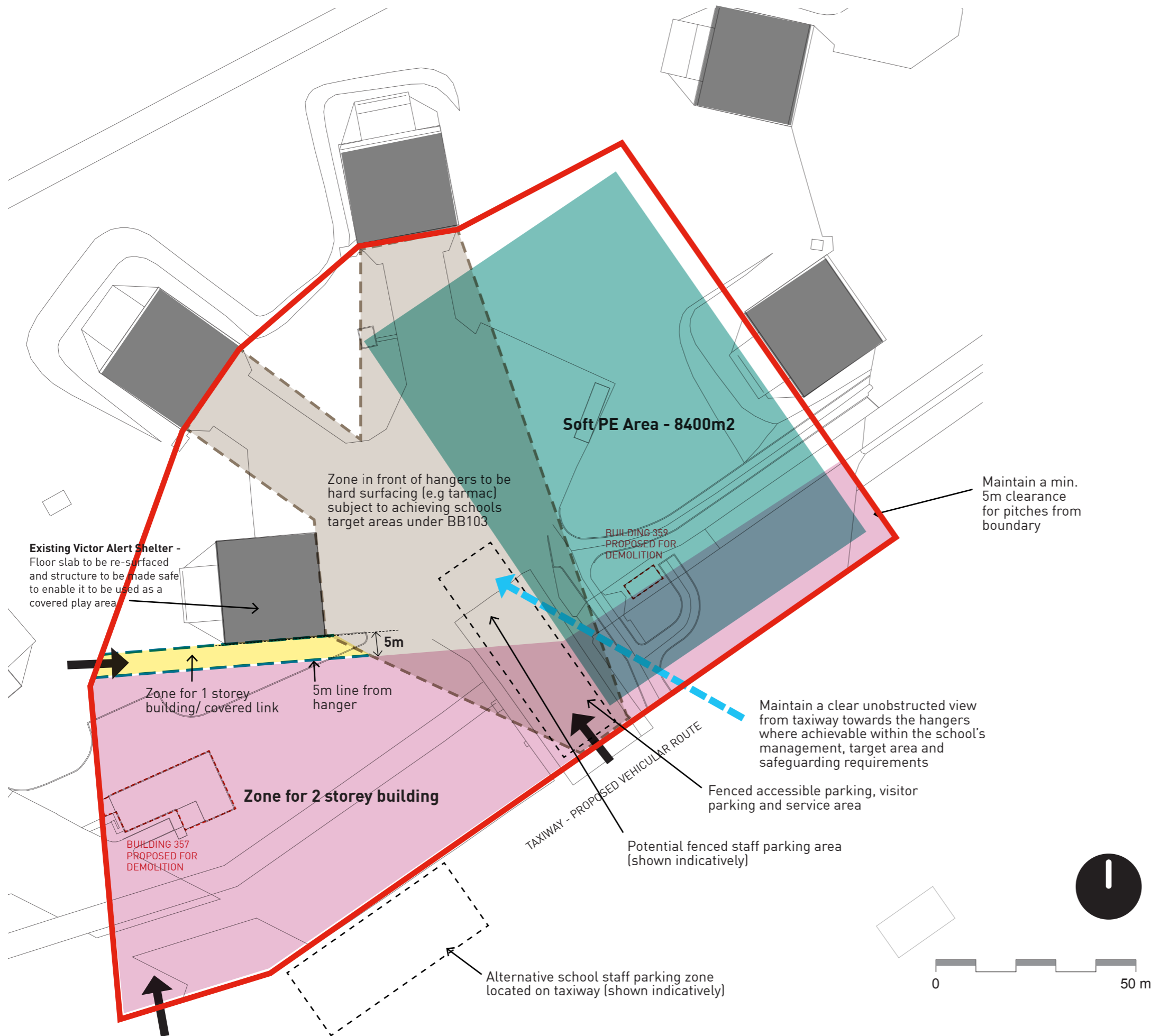
3. Site Photos

4. Illustrative Site Plan

1. SITE STRATEGY - Constraints and Opportunities

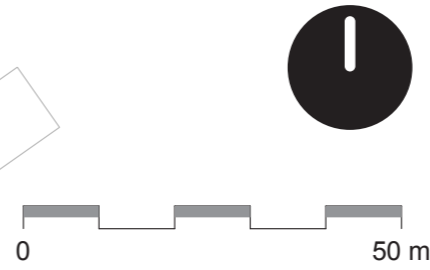


1. SITE STRATEGY - ZONED PARAMETERS PLAN

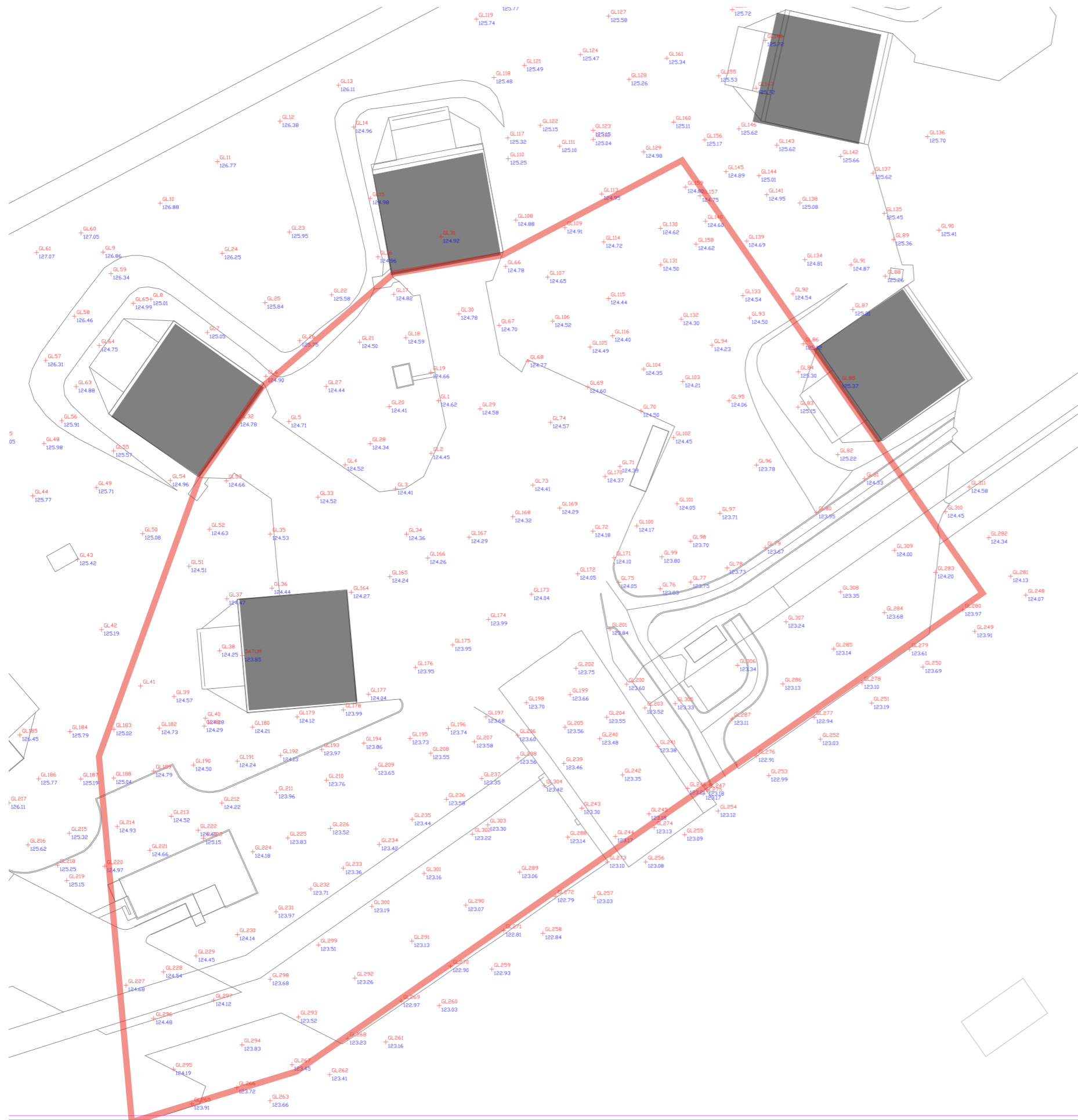


- SITE BOUNDARY
- SOFT PE ZONE
- 2 STOREY BUILDING ZONE
- 1 STOREY BUILDING ZONE
- HARD SURFACING ZONE (Maximise hard surfacing in the zone where possible without compromising school target areas for external spaces)
- PARKING ZONE - (NOT FENCED)
- MAIN VEHICULAR ENTRANCE
- KEY VIEW

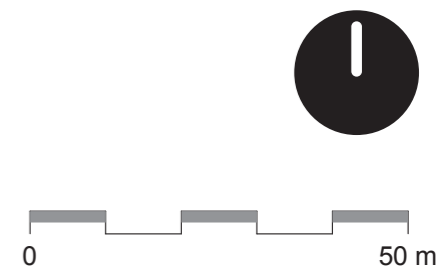
- NOTES:**
- » The hangar structures and cladding are to be maintained by the developer and not the school.
 - » Cladding to the hangars is to have an anti-climb finish and be designed to meet all health and safety and management requirement to the approval of Oxfordshire County Council.
 - » All ground levels along the site boundary are to be flush and any projections are to be removed to avoid step ups/ climbing aids.
 - » All rain water pipes and lighting masts are to be located away from the boundary fence to avoid climbing risks.
 - » Parking in taxiway is for school use only and is to be maintained, controlled and managed by the developer in accordance with an agreed management strategy. Where this cannot be achieved satisfactorily, to the County Councils satisfaction, the fenced parking area will be provided on the school site.
 - » New school building is to have level access to all entrances.
 - » The adopted highway abutting the front of the school site is to be part of a circular route with no potential for there to be any need for cars to reverse.
 - » All retaining walls required to ensure maximum usable school site area are to be constructed and maintained by the developer in accordance with an agreed management strategy as agreed with the County Council.



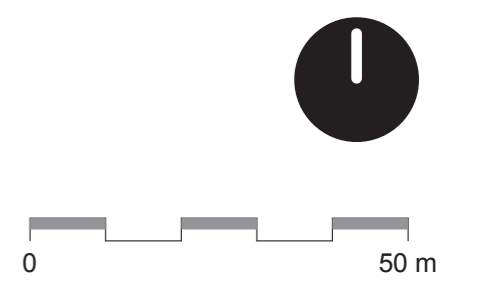
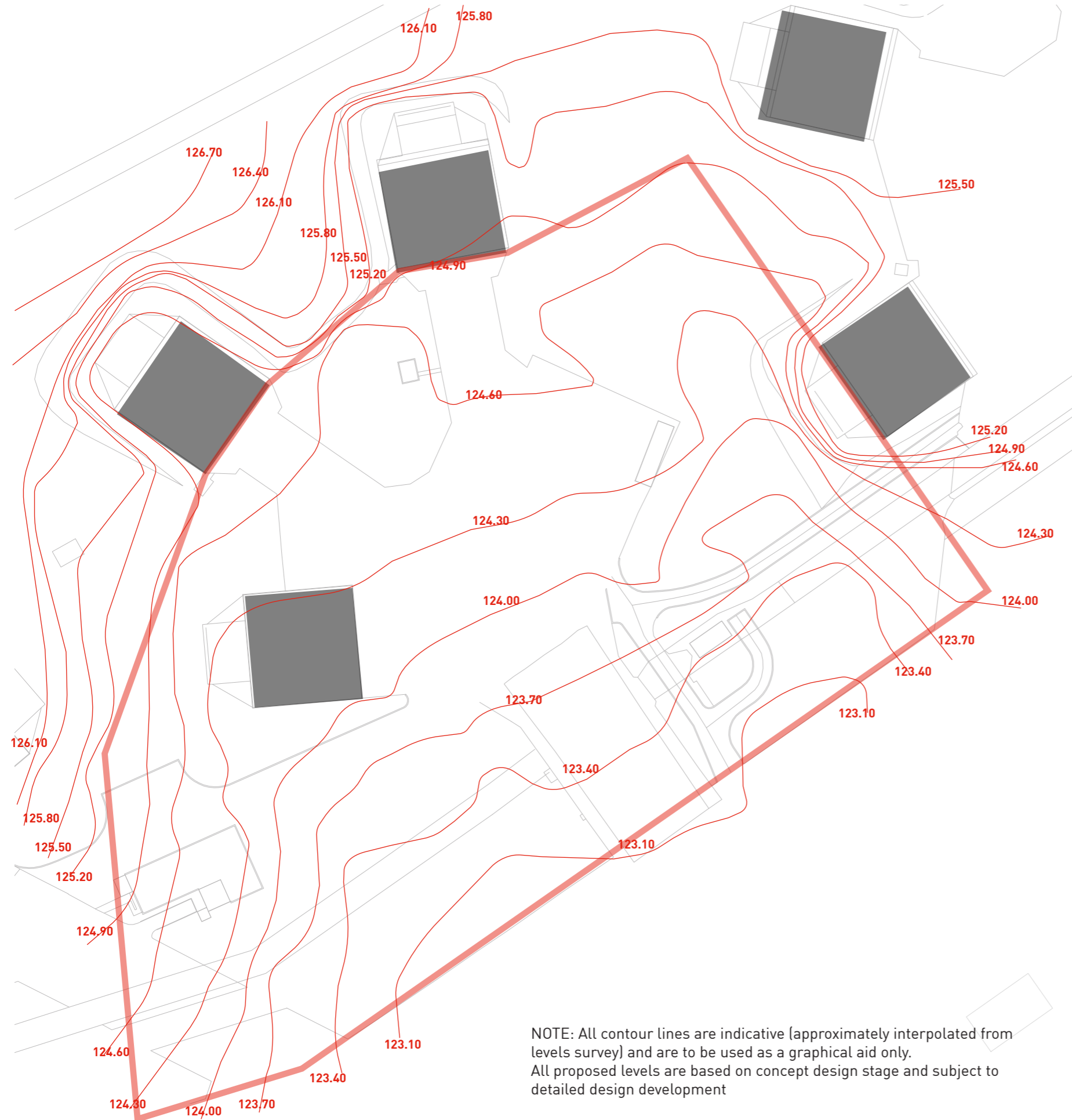
2. LEVELS STRATEGY - Existing levels from survey



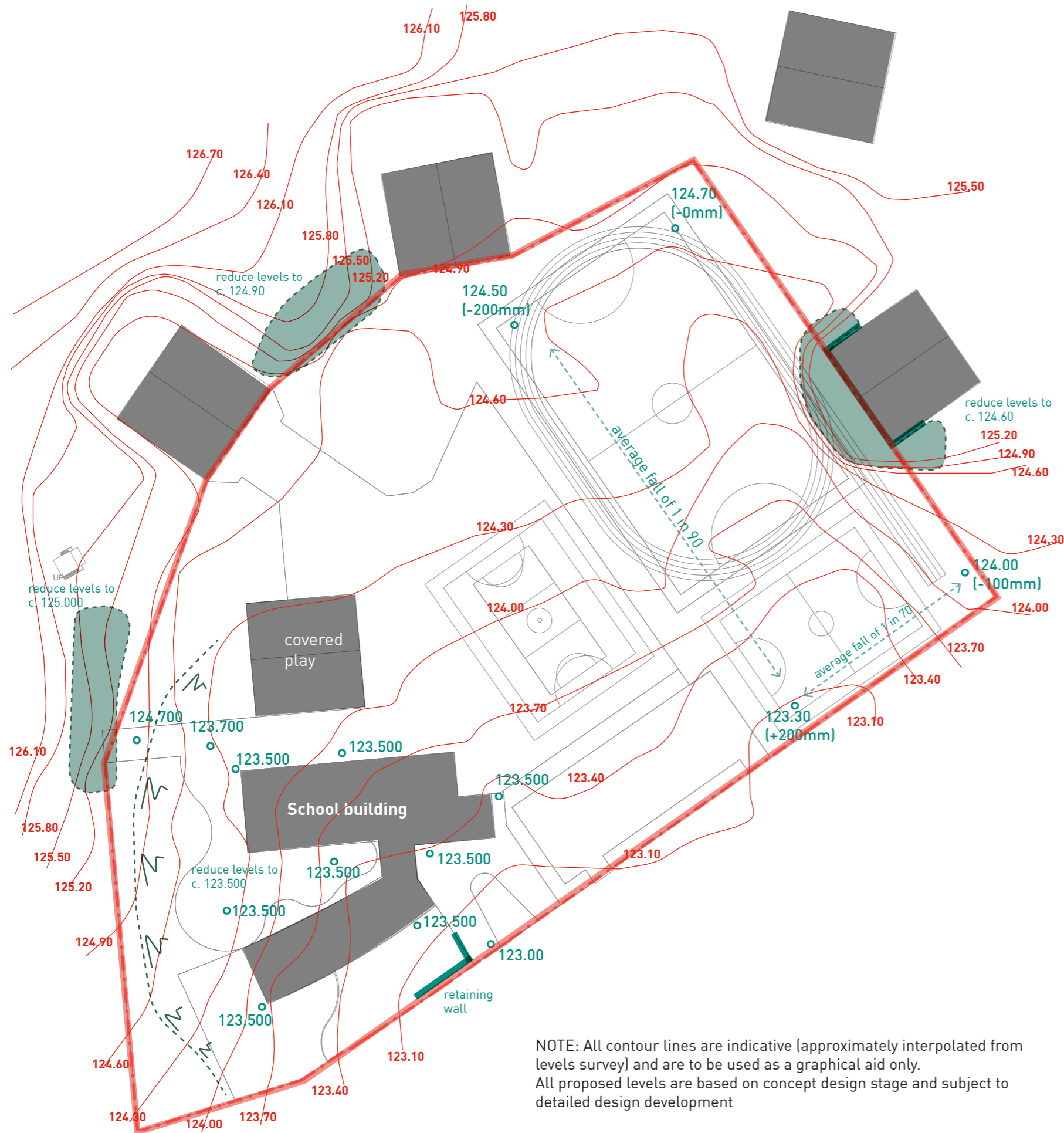
ISS.	DATE	REVISION
a	20/3	survey extended
PROJECT		
Dorchester Parcel 31		
TITLE		
Ground Level Survey Feb 2020		
DRAWN		CHECKED
DATE	Feb/2020	SCALE 1:500 on A1
DRAWING NO.		
revision A		



2. LEVELS STRATEGY- Existing Contours



2. LEVELS STRATEGY - Proposed Levels (example of possible school layout and levels shown for illustrative purposes only)



KEY:

- Areas where significant reduction in site levels are required
- Existing levels/ contours
- Proposed level
- Retaining wall
- Proposed change in level via banking or terracing (subject to detail design) - max. 1 in 4 slope to allow maintenance

Sport pitches:

Aside from the area highlighted as requiring significant level reduction and allowing for general levelling to achieve even falls, the site levels to the proposed sports pitch area are generally in accordance with the Generic Design Brief V6 i.e. no greater than 1:60. The proposed levels shown would improve on this achieving approximately 1:100 fall along its length.

Managing security risks at site boundary:

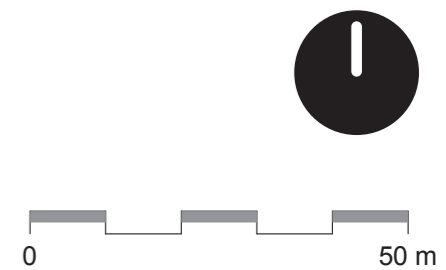
The existing Victor Alert shelters will be modified where necessary to avoid any upstands or potential step ups which may assist climbing from either side of the proposed boundary fence. The proposals also assume the shelters are to be re-clad using a cladding material with an anti-climb finish.

In order to achieve the required flush ground levels around these areas we may need to modify the structure of the shelters slightly around the junctions with the fence. This will need to be reviewed in more detail and with the involvement of a structural engineer.

All rain water pipes and lighting masts would need to be relocated away from the boundary fence as these could become climbing risks. All existing rwp's would be re-located under the shelter or detailed as anti-climb and the lighting masts (if required) would be moved away from the shelters completely.

These measures would significantly mitigate the risk of climbing at the school boundary.

NOTE: All contour lines are indicative (approximately interpolated from levels survey) and are to be used as a graphical aid only. All proposed levels are based on concept design stage and subject to detailed design development



3. SITE PHOTOS - Detail of ground conditions around base of shelters



Image 01



Image 02



Image 03



Image 04



Image 05



Image 06

4. ILLUSTRATIVE SITE PLAN - New Primary School

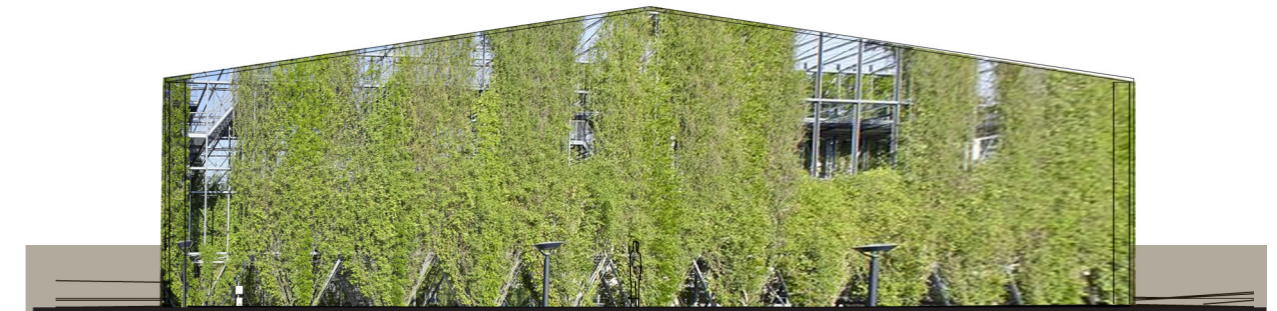
Adrenaline Park (area TBC)

Hangers can be used for climbing walls, skate park etc.

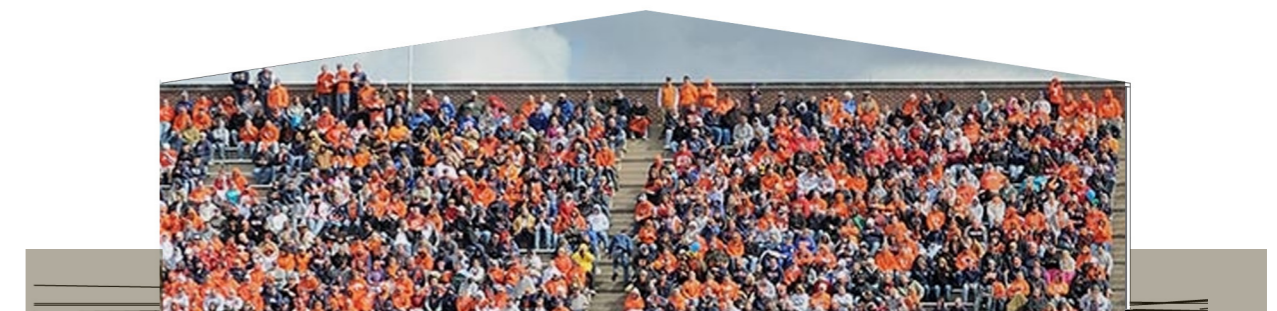


1. Activity Wall
non-climbable zone

Opportunity for projection / back drop for performance?



2. Green Wall (infilled sold wall with non - climable vertical wire trellis system)



3. Mural Wall



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