



Heritage, Design & Access Statement

Buildings 130/131– Technical workshops

In respect of a Listed Building Consent Application for changes to the roof to the west elevation of Building 131 & a new opening in an existing internal wall to Building 130

Bicester Heritage

10/05/2018

Design & Access Statement

LBC Application - Buildings 130 & 131 - Bicester Heritage

1.0 Introduction

- 1.1 **Sports-Purpose Ltd at Bicester Heritage** are seeking Listed Building Consent for changes to the roof to the West Elevation of Building 131 and a new opening in an internal wall in Building 130 as part of their tenant fitting out works to the existing buildings which form part of the RAF Bicester Technical Site re-development.
- 1.2 This Listed Building Consent application is supported by this Heritage, Design & Access Statement and the associated documents submitted via the portal.

2.0 Context Assessment

Site Description

- 2.1 The applicants, **Sports-Purpose Ltd at Bicester Heritage**, have taken a lease on the two buildings and wish to make modifications to the listed buildings.
- Buildings 130 & 131, both Grade II Listed large workshops are located within the Technical Site to the west of the airfield. The Buildings are to be used for storing, repair & display of classic sports cars.
- Please refer to the submitted site plan and existing & proposed drawings for further details.
- 2.2 The application is for minor changes to the roof of the west elevation of Building 131, to install a new stainless-steel flue serving a solid fuel stove to the new reception area.
- In addition, the applicant is proposing to form a new 2.4m wide and 2.4m high opening in an existing internal separating wall to Building 130.
- The design, detailing, materials & colours proposed will be as previously approved as outlined in the Heritage Partnership Agreement document.
- 2.3 The proposals do not involve any tree works or have any ecological implications.

Planning history and existing lawful use

- 2.4 RAF Bicester (Caversfield) was a Ministry of Defence establishment and has a well recorded planning history with the adjacent Domestic Site having gained approval for residential re-development.
- 2.5 In respect to the Technical Site, applications regarding trees have already been made including submissions; 13/00137/TCA & 13/00301/TCA.
- 2.6 Prior to Bicester Heritage's involvement with the Airfield the following applications were submitted: 96/02071/GD, 03/00719/GD, 05/00017/SO & 08/01797/F.
- Bicester Heritage have since received approvals: **13/01775/LB & 13/01774/F** in respect to the Fire Party House, Buildings 82 & 87 and approvals for 101, 103 & 104, 129, **130 & 131**, 119, 123, etc. including a site wide application for changes of use and additional car-parking. More recent submissions include works to Building 143 and proposals for new entrance approach, gates, barriers & kiosk.

Planning policy context

- 2.7** The proposals accord with relevant local & national planning & conservation policies.
- 2.8** Please refer to previously submitted Heritage Partnership Agreement & associated planning statements for further details regarding the agreed planning policy for the Airfield as submitted by JPPC Chartered Town Planners as part of previous applications.

3.0 The Proposals

- 3.1** This Listed Building Consent application is in regard to the listed 'Buildings 130 & 131 and is in respect to the proposed installation of a new stainless-steel flue serving a solid fuel stove to the new reception area and forming a new 2.4m wide and 2.4m high opening in an existing internal separating wall to Building 130.

The tenant also wishes to make some limited changes and additions to the internal spaces of both buildings, namely:

- Install a kitchenette and WC in Building 131 at the rear of one of central bays
- Install glazed screens in the openings in 131 that were consented on 3rd November 2017
- Install cupboard and sundry internal finishes in Building 131
- Install a WC in Building 130
- Install insulation under the ceilings in Buildings 130 and 131, broadly in line with the HPA

4.0 Analysis of the Planning Issues

Principle of development

- 4.1** The proposed flue serves a solid fuel heater providing heat to building 131 where the tenants reception and display areas are located.

The opening in the separating wall provides internal access between the workshop spaces.

Conservation area character

- 4.2** Buildings 130& 131, are within the RAF Bicester Conservation Area which includes both the Domestic & Technical sites and the airfield. The character of RAF Bicester was unified by its function as a military station. The proposals aim to retain the character of the airfield conservation area. It is intended that the proposal will have minimal impact on the character of the Grade II Listed building nor the surrounding conservation area and will help BH to progress restoration development across the Bicester Airfield Technical Site guided by the approved Heritage Partnership Agreement.

Listed buildings

4.3 Buildings 130 and 131 are listed structures, both large workshop buildings referred to as Technical Workshops in the Heritage Partnership Agreement.

4.4 Technical workshops: generally existing workshops and store buildings. Typically, single storey, large span column free buildings with roof lights and large service access doors. Floors are generally robust concrete slabs designed for heavy loadings.

The workshops are often already subdivided and have existing ancillary space for conversion to welfare facilities.

4.5 The Technical site at Bicester, separated from the Domestic Site, still has many of the original buildings, mostly of 1926 but with others added during successive phases of the 1930's Expansion Period.

In 1927, the RAF Motor Transport Section was based in the Motor Transport Sheds and Yard of which Buildings 130 & 131 formed the west and south buildings enclosing the yard. Building 129 The protected Long Bay Building formed the eastern enclosure of the yard. The original sheds were later extended to create three additional workshop bays.

The construction is of a steel framework with ends clad in brickwork. The original timber doors were replaced by steel roller shutters by the RAF under their Expansion Scheme. The roof cladding is diamond shaped asbestos tiles replaced under the new development by Bicester Heritage.

Further small extensions to the sheds were undertaken by the RAF for a Motor Transport office, oil and paint stores annexes were added.

Under the RAF Expansion Period Scheme A, a taller Special Repair Bay Shed was formed (Building 131) with clerestory glazing over the workshop doors to allow more natural light into the special workshop area.

Vehicular access

4.6 The proposals will utilise the existing access, there being no additional floor area created, nor any increase in vehicular requirements over and above the current use.

5.0 Conclusion

5.1 The application is in regards Buildings 130 & 131, Grade II Listed Technical Workshops, forming part of the original Motor Transport Sheds & Yard within the Technical Site of RAF Bicester.

5.2 The site is within the RAF Bicester Conservation Area.

The proposal is for the addition of a flue to the roof of Building 131 and a new opening in an existing internal wall in Building 130 and includes for any localized associated building renovation works required resulting from the proposed works.

Access Statement

1.0 Introduction

- 1.1 The application is in regard to Listed Building Consent for changes to the roof to the West Elevation of Building 131 and a new opening in an internal wall in Building 130 as part of the tenant fitting out works to the existing buildings which form part of the RAF Bicester Technical Site re-development.

2.0 Urban Context

Amenity Access

- 2.1 The site has existing level vehicular access from Buckingham Road and includes external parking spaces. The proposals do not impact on the existing vehicular access and do not increase or decrease the existing parking facilities.
- 2.2 The site is well served by public transport with a selection of bus routes within easy walking distance. Additionally, Bicester-North Railway Station is within easy reach.
- 2.3 There is good cycle access to the site with secure storage for bicycles available within the building.

3.0 The Site

Vehicular access

- 3.1 There is no proposed change to the existing arrangement in regard to vehicular access.
- 3.2 This application is in respect of motor-transport & storage use, comparable to the previous Ministry of defence site-wide use, consequently the existing vehicular access provision is judged more than adequate.

4.0 The buildings

Internal Circulation

- 4.1 The proposal is to retain an historic building in its current form. There is level access to the ground floor accommodation.
- 4.2 Level access is maintained throughout the interior of the buildings

5.0 Conclusion

General access

- 5.1 The proposed development has good access to both bus and rail transport. The proposed development also has good vehicular, cycle & pedestrian access.

5.2 The proposals are in respect to Grade II listed structures. Level access to the main entrance will be retained and a Part-M compliant WC is proposed as part of the applicants works.