

Phase 5(R), Heyford Park,
Upper Heyford, Bicester

Statement of Compliance
to support an application for
Reserved Matters

HEYFORD PARK, BICESTER PHASE 5 (R)
Statement of Compliance

produced by

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On behalf of
Heyford Park Settlement LP

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Introduction

1.1 Purpose of Document

1.1.1 This Statement of Compliance is submitted on behalf of Heyford Park Settlements LP in support of an application for the approval of Reserved Matters following Outline Planning Approval (Ref 13/01811/OUT) for the Former School Site, Heyford Park:

“Outline - Up to 60 dwellings and public open space with associated works”

This follows on from the grant of Outline Permission for the wider Heyford site (Ref 10/01642/OUT) for the following proposal:

“Outline - Proposed new settlement of 1075 dwellings including the retention and change of use of 267 existing military dwellings to residential use Class C3 and the change of use of other specified buildings, together with associated works and facilities, including employment uses, a school, playing fields and other physical and social infrastructure.”

Following the grant of planning permission for the wider site as detailed above, the owners of the site, in partnership with the Department of Education, promoted the development of a ‘Free School’ at Heyford Park incorporating both Primary and Secondary provision which opened in September 2013. The ‘Free School’ makes use of two of the existing buildings on site (Building 74 and 583) and therefore the site previously identified for a new primary school became redundant.

This document sets out to demonstrate compliancy with the performance criteria for this area as set out in the “Former School Site Heyford Park Design And Access Statement” (Ref Pegasus D.0345_03-1 November 2013) which accompanied the Outline Planning Application.

The Design and Access Statement should be read in conjunction with the proposals set out in the “Heyford Park Design Code V5.2” (Ref Pegasus B.0286_21 October 2013) to ensure a comprehensive design for Heyford Park. This document also sets out to demonstrate compliancy with this Approved Design Code where certain design principles are not set out in the Design And Access Statement.

1.2 Site Location

1.2.1 The site is located at Heyford Park, Camp Road, Upper Heyford, Bicester, Oxfordshire, OX25 5HD.

1.2.2 This Statement of Compliance is for the development area identified in the plan below.

The development area identified includes the following character area as defined in the Design and Access Statement:

- CA2 - Core Family Housing



D&AS - Indicative Masterplan

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Design Proposals

2.1 Use & Amount of Development

2.1.1 Residential - Up to 60 dwellings (Class C3), which this application seeks approval for 7 dwellings of those 60.

✓ The Outline Planning Application provides 60no dwellings which equates to a gross density of 25dph.

✓ There are a range of sizes and tenures across the Outline application site. This planning application, however, includes semi-detached and terraced forms of open market properties only.

2.1.2 Affordable Housing

✓ Affordable housing has been provided in a series of clusters and include affordable (rented and intermediate) properties. Refer to S106 agreement for further details. None of these form part of this application.

2.1.3 Public Open Space & Green Infrastructure

✓ The Outline planning application contains 0.35ha of open space (based on Fields in Trust "Six Acre Standard").

The open space will be in the form of a key area of green containing a LAP along with a number of small, pocket parks. The main area of green is located in the south west of the site, which is outside of this planning application.

2.2 Layout & Access

2.2.1 Proposed Movement & Access

✓ The Outline Planning Application contains a well connected movement network, accessible by all users which will help ensure that all areas of the development are easy to navigate, safe and secure. The movement hierarchy clearly defines the main routes and helps achieve a permeable layout.

✓ The development proposals have been influenced by "Manual for Streets 1 & 2".



- LANDSCAPED AVENUE ■■■
- SECONDARY STREETS ■■■
- PEDESTRIAN LINKS ■■■■



D&AS - Access Plan

The application site takes advantage of the secondary street hierarchy within the Outline planning permissions hierarchy:

Secondary Streets
(Design Code - Tertiary Streets - ST3)

✓ Secondary Streets have been designed to promote low vehicle speeds. They will consist of a footway to one or both sides of the street. There will be opportunities for on street parking.

2.2.2 Footpaths & Cycleways

The Planning Application provides for accessibility by foot and cycle through:

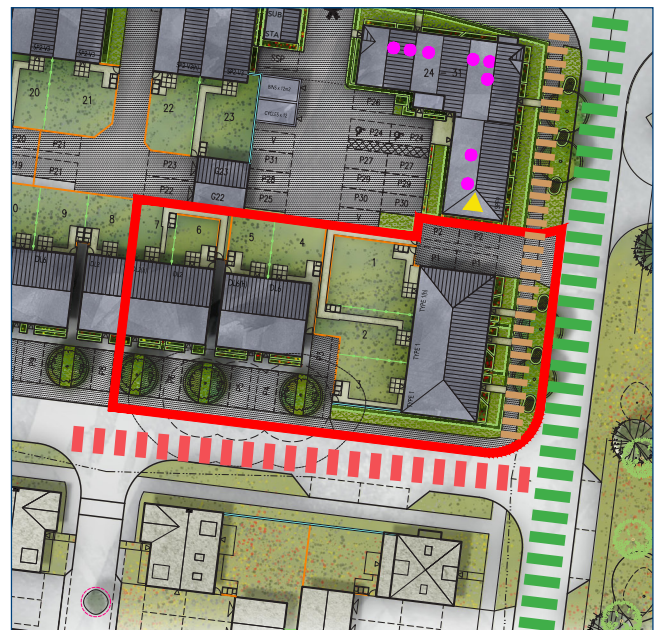
- ✓ Pedestrian / cycle links through the site.
- ✓ Internal road design to ensure low traffic speeds, promote safe walking and high permeability through the site.
- ✓ Attention paid to surface quality to provide definition to public and semi-private areas and resident only areas.
- ✓ Appropriate signage and crossing points including dropped kerbs, tactile paving and guardrails as appropriate.
- ✓ Cycling will be on street, encouraged through high permeability and low traffic movement.

2.2.3 Parking

- ✓ Parking will be designed in line with Manual for Streets, which within the application site will be based on an approach of allocated parking.
- ✓ All of the allocated parking has been provided on-plot either as a parking bay or garage.

Refer to the "Parking Matrix" submitted as part of the Reserved Matters Application.

- LANDSCAPED AVENUE ■■■
- SECONDARY STREETS ■■■
- PEDESTRIAN LINKS ■■■



Street Hierarchy

2.2.4 Street Hierarchy Tables

This section demonstrates compliance with p45 of the Approved Design Code - "Street Hierarchy".

CAR PARKING PROVISION AT HEYFORD PARK			
NUMBER OF BEDROOMS PER DWELLING	MAXIMUM NUMBER OF ALLOCATED SPACES	TARGET NUMBER OF VISITOR SPACES WHEN MINIMUM ALLOCATED SPACE PER DWELLING IS PROVIDED	
		MINIMUM ALLOCATED SPACES	
1	1.5	1	0.25
2	2	1	0.25
3	3	2	0.25
4+	4	2	0.5

COMPLIANCY	
-	n/a
-	n/a
✓	
-	n/a

D&AS - Parking Provision

		TERTIARY STREET ST3	COMPLIANCY
DESIGN SPEED		20 mph	✓
FOOTWAY		1.8m both sides	✓
CYCLEWAY		On Road	✓
VERGE		None	✓
BUS ACCESS		No	✓
MAX PROPERTIES		Up to 50	✓
CARRIAGEWAY WIDTH		5.5 – 6.5 m	✓ Generally minimum 5.5m
ACCESS TO PROPERTIES		100% direct access	✓
CARRIAGEWAY SURFACING		Asphalt (HRA) with block paved junctions	✓
VERGE SURFACING		Grass	✓
FOOTWAY SURFACING		As carriageway	✓
KERBING		PCC Half Batter Kerb 125mm upstand	✓
TRAFFIC CALMING OPTIONS	A	Horizontal deflection (left or right build out) calming at 100–150m	n/a
	B	Horizontal deflection (central pinch point)	n/a
	C	Raised table (gentle approach ramp)	n/a
	D	Informal alignment (calming method D)	n/a
SWEPT PATHS		Refuse vehicle and Emergency Service Vehicles	✓ Larger service vehicles
ON STREET PARKING		On street parking bays 2.5 by 6m	✓ Refer to Dwg 0521-PH5-104
FORWARD VISIBILITY		10m	✓
JUNCTION SIGHTLINES		2.4 x 25m	✓
JUNCTION SPACING		Site Specific	✓
JUNCTION RADII		4m	✓ Increased to suit service vehicle
STREET LIGHTING (to be agreed at detailed stage with OCC)		Column mounted	✓ To be determined
STATUTORY SERVICES		In footway	✓
DRAINAGE		Gully or permeable paving	✓
LANDSCAPE/TREE PLANTING		Regular tree planting on alternating sides of road.	✓ Refer to landscape design

Design Code - Street Hierarchy Table - Tertiary Street ST3

2.3 Scale & Density

2.3.1 Refer to Section 2.1.1 Use and Amount of Development - Residential.

2.4 Building Heights & Massing

2.4.1 The Planning Application shows:

- ✓ The height and massing of the proposed development varies across the site according to the nature of the public realm. 2 storey units will be located close to the existing, retained buildings with 2.5 and 3 storey dwellings focussed around the village green and key spaces and locations to provide some local distinctiveness.
- ✓ Variation in heights and massing has been achieved through the use of a range of house types and sizes from 2 to 5 bedrooms.
- ✓ Landmark buildings comprising variation in materials, colour, frontage treatment and architectural style have been included in certain locations to aid legibility of the development.



2.5 Appearance & Character

2.5.1 The Design Code sets out the proposed character areas of the development which are:

- CA5 Village Green, located on the eastern edge of the site boundary
- CA8 Core Family Housing

These describe the individual design elements which aid in making each character area distinct. The following sections demonstrate compliance with these Character Areas.

2.5.2 CA5 Village Green

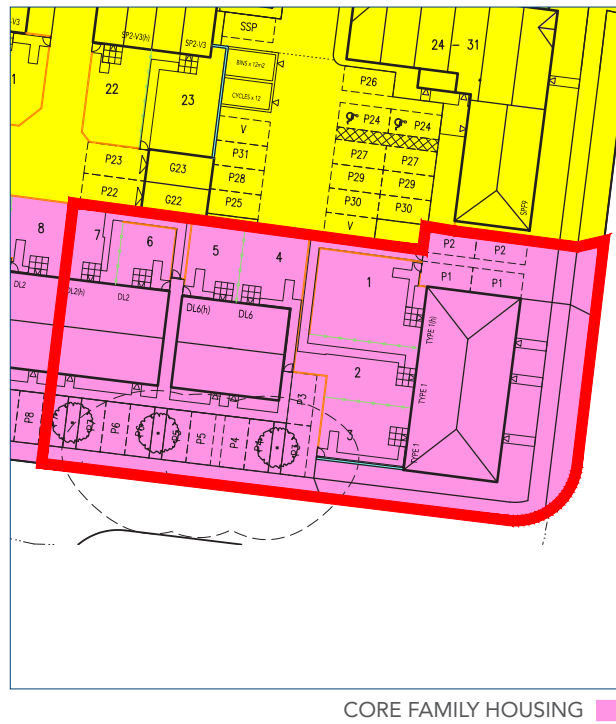
The Village Green indicates:

✗ Set piece housing that fronts onto the new Village Green. The element within this application, however, does not front the Village Green and so is deemed more appropriate to the Core Family Housing (CA8) character.

2.5.3 CA8 Core Housing East

The Planning Application shows:

- ✓ Simple, formal housing set in a perimeter block format which promotes a strong sense of public and private realm.
- ✓ Housing will be a maximum of 2.5 storeys.
- ✓ The character of the area has been inspired by the simple Arts and Crafts form found in Carswell Circle and the Officers' Housing.
- ✓ Eaves and ridge lines will typically be consistent between groups of buildings but may vary along length of a street.



CORE FAMILY HOUSING

CA8	CODE CATEGORY	DEFINITION (MANDATORY)
1	URBAN FORM	<ul style="list-style-type: none"> • Arranged in perimeter blocks with strong distinction between public and private realm. • The area should have a mixture of formal and informal streets and places, which will be articulated through the landscape and building form and detail. • Dwellings will provide clear presence and frontage onto streets and public realm .
2	BUILDING TYPOLOGY	<ul style="list-style-type: none"> • Detached and semi-detached housing with short terraces. • Buildings will be predominantly single family homes. • Buildings should be arranged in groups of 4 – 8 units which share similar characteristics to provide consistency across the street scene.
3	DENSITY	<ul style="list-style-type: none"> • Density will typically be 30 - 35 dph but will vary through the site.
4	BUILDING LINES	<ul style="list-style-type: none"> • Frontage in terms of setback may vary depending on edge type. • Building lines should be consistent between groups of buildings but may vary along the length of the street. • Building lines will be permitted to vary forward or back to give emphasis in key locations.
5	HEIGHT / ENCLOSURE	<ul style="list-style-type: none"> • 2-2.5 Storeys (predominantly 2 storey).
6	ROOFSCAPE	<ul style="list-style-type: none"> • Eaves and ridge lines will typically be consistent between groups of buildings, but may vary along the length of a street. • Dormer windows should be well set back to break up the roof line.
7	SCALE AND PROPORTION	<ul style="list-style-type: none"> • Buildings and fenestration to encourage asymmetric buildings form, proportionate in scale and plot size to its surrounding context.
8	BUILDING DETAIL	<ul style="list-style-type: none"> • Traditional details, porch to be pitched or flat canopy with mandatory changes in canopy design between neighbouring dwellings. • The houses should be configured to ensure, wherever possible, that windows to habitable rooms front onto the street and public realm. • Dwellings should be designed to ensure that there are no blank walls onto the street and public realm.
9	BUILDING MATERIALS	<ul style="list-style-type: none"> • Walls - Brick and render. • Roof - Slate/Slate effect and tile.
10	LANDSCAPE DESIGN	<ul style="list-style-type: none"> • Soft landscaping to be simple and largely open frontages • Planting to be used screen and break up parking areas.
11	PARKING	<ul style="list-style-type: none"> • Parking will predominantly be on plot. • Parking will be configured as part of the public realm design.

CAB	CODE CATEGORY
1	URBAN FORM
2	BUILDING TYPOLOGY
3	DENSITY
4	BUILDING LINES
5	HEIGHT / ENCLOSURE
6	ROOFSCAPE
7	SCALE AND PROPORTION
8	BUILDING DETAIL
9	BUILDING MATERIALS
10	LANDSCAPE DESIGN
11	PARKING

COMPLIANCY

- ✓ Refer to Dwg 0521-PH5(R)-102 Planning Layout, & Accommodation Schedule.
- ✓ Refer to Dwg 0521-PH5(R)-102 Planning Layout & Housetype Booklet 0521-PH5-5C-5(R).
- ✓ Refer to Section 2.1.1 Use & Amount of Development - Residential.
- ✓ Refer to Dwg 0521-PH5(R)-102 Planning Layout.
- ✓ Refer to Section 2.4 Building Heights & Massing.
- ✓ Refer to Housetype Booklet 0521-PH5-5C-5(R).
- ✓ Refer to Dwg 0521-PH5(R)-102 Planning Layout & Housetype Booklet 0521-PH5-5C-5(R).
- ✓ Refer to Housetype Booklet 0521-PH5-5C-5(R).
- ✓ Refer to Dwg 0521-PH5-5C-5(R)-108 Materials Layout.
- ✓ Refer to Section 2.6 Landscape Strategy.
- ✓ Refer to Dwg 0521-PH5(R)-102 Planning Layout & Section 2.2.3 Parking.

2.6 Landscape Strategy

2.6.1 The landscape helps to further define the public and private space whilst adding colour and seasonal interest. Successful green spaces help create more attractive places and provide safer routes and they can also increase flood prevention and sustainable drainage as well as providing better microclimates and enhancing biodiversity.

The below image is taken from the Design and Access Statement, which provides the Landscape strategy for all of Phase 5.



D&AS - Landscapes Plan

2.6.2 Landscape Proposals

Public Realm Code

The overall design and character of the public realm will help establish a clear and unified vision for the site that will transcend several development parcels. The design rationale for the external spaces varies depending on location and function, the key aspects of which are scale and orientation of open space, existing landscape features and planting and how this approach links to private gardens and frontages.

Landscape Proposals

The landscape proposals have been designed in close association with the design team and client to help create a cohesive feel to the overall development, creating a contemporary and visually interesting setting to the new buildings.

The proposals shown on the detailed landscape reflect the need for a high quality scheme which links with the architectural style and prominence. Where space allows strategically placed trees along garden frontages and road verges will help to break up the building mass, these predominantly native tree species will link the adjacent trees and woodland areas creating 'green-corridors' through the development and beyond into the surrounding landscape.

Hard landscape treatments as described above will be designed to create interesting features and inviting exploration of the various open spaces.

Open space both within the site and surrounding environs helps to create a relatively soft setting to the scheme, the large area of open space to the village green has a relatively formal character and helps to unify the overall development proposals.

Robust yet simple landscape planting will be implemented which encapsulates a green structure of low native hedgerows, through which larger yet generally small canopied street trees will be implemented such as Tilia and Betula.

All of the retained trees which will be made safe and managed appropriately to an agreed programme of works. Generally, where space permits native shrub planting will be implemented to include species such as Holly, Dogwood & field maple to create vertical height and structure below the existing tree canopies and to help a green matrix throughout the site. It is anticipated that overall the proposals will encourage a range of birds and invertebrates typically found in gardens in the local area and to further this aim, new and existing tree species will be provided with bat and bird boxes.

Whilst the scheme is relatively tight regarding physical space for planting to individual plots the key landscape strategy is to create belts of colour to house frontages, this will be in the form of shrub and herbaceous planting to break the linearity with belts of smooth, curving planting with the structure of low/medium/high planted in waves wrapping through the scheme and leading through from primary to secondary routes, this will unify the scheme and create a sense of place and arrival.

2.7 Sustainable Building Techniques

2.7.1 Sustainable Building Techniques

The development will be constructed using the latest in building techniques and to the current building regulations.

2.8 Crime Prevention

2.8.1 The Planning Application responds to best practice guidance in relation to design and crime prevention and shows:

- ✓ Buildings are generally orientated back to back to ensure rear gardens are not exposed.
- ✓ Public open spaces are well overlooked.
- ✓ All routes are necessary and serve a particular function.
- ✓ The internal street network forms a connected loop with lower category roads serving smaller groups of dwellings.
- ✓ Ownerships for external spaces have been clearly identified and are easy to maintain and manage.
- ✓ Natural surveillance is promoted wherever possible.
- ✓ Architectural details which promote natural surveillance have been designed into dwellings including through window positioning and use of bay windows.

2.9 Bus Routes & Refuse Collection

This section demonstrates compliance with pp52/53 of the Approved Design Code - "Bus Routes and Refuse Collection".

2.9.1 Bus Routes and Bus Stops

There are no bus routes or bus stops within this application.

2.9.2 Recycling and Refuse Collection Strategy

✓ The Refuse Storage Plan shows the location of areas for the storage of refuse and recycling. These will be positioned at a maximum distance of 30m from the furthest dwelling curtilage and positioned a maximum of 25m from the nearest adoptable road.

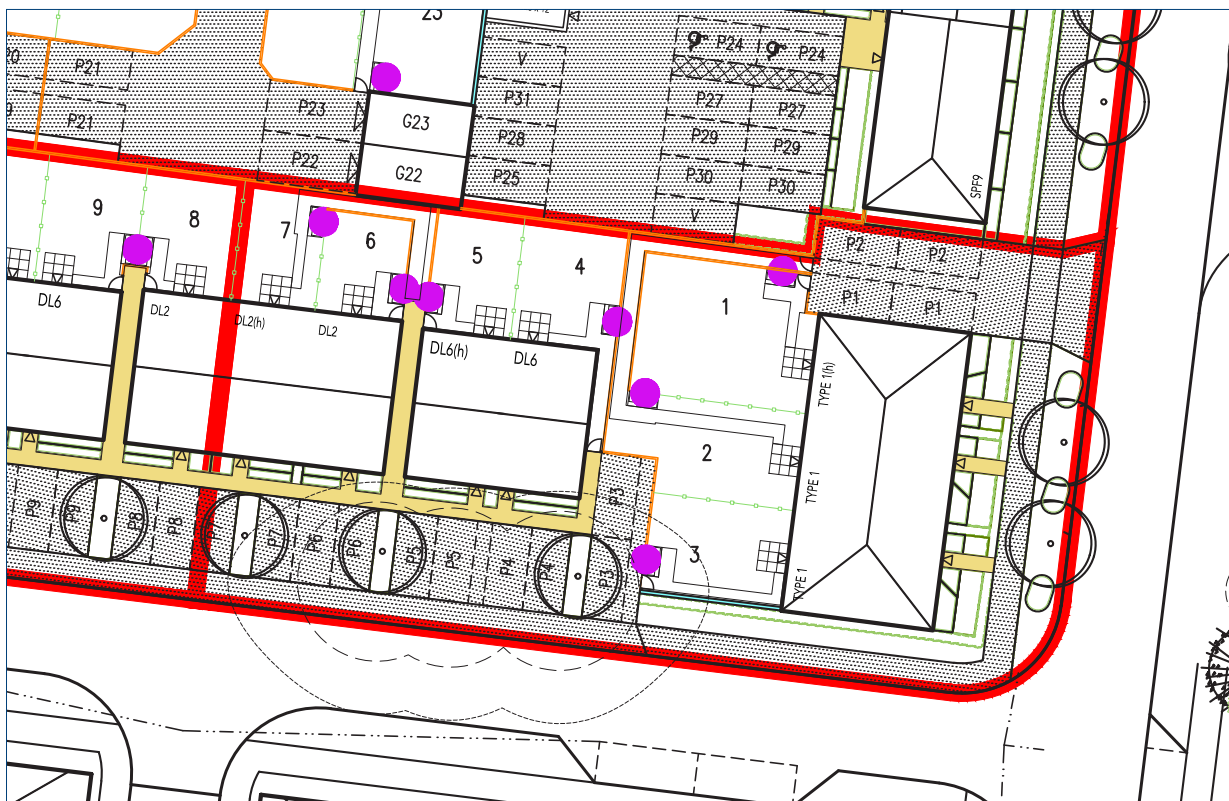
2.9.3 Dwelling Refuse

✓ The Planning Layout provides rear access to each dwelling to allow residents to store containers away from frontages and within the dwelling curtilage.

2.9.4 Apartments and Village Centre Refuse

There are no apartments proposed within this application.

REFUSE STORAGE POINTS ●



Refuse Storage Plan

2.10 Building Types

This section demonstrates compliance with p114 of the Approved Design Code - "Building Types".

2.10.1 Built Form Guidance - Streetscene Overview

The Planning Application shows:

- ✓ Creation of active street frontages through movement at building entrances and visibility through fenestration.
- ✓ Dwellings will have living spaces fronting streets. No bathrooms or ancillary rooms to dominate street frontage / public realm.

2.10.2 Building Detail

The Planning Application shows:

- ✓ A relatively simple palette of materials which vary according to character area.

Refer to Dwg 0521-PH5-5C-5(R) 108 Materials Layout.

2.10.3 Built Form - Architectural Design

The Planning Application shows:

- ✓ Modulation of structural form to create varied, identifiable character. This includes:
 - ✓ Deep eaves to provide shading and modelling on walls.
 - ✓ Use of simple projections including window bays to provide modulation and shading.
 - ✓ Use of deeper door and window reveals (min 65mm) to give a sense of depth to openings.

2.10.4 Built Form Guidance - Fenestration

The Planning Application shows:

- ✓ A hierarchy of parts, reflecting the relative importance of their functions. This includes:
- ✓ Entrances emphasised through set backs, recesses, canopies and steps.
- ✓ Windows of principal rooms (eg lounges and main bedrooms) expressed through larger size or greater prominence.
- ✓ Windows are located to allow ease of surveillance of property, especially at entrances.
- ✓ Scale and proportions of windows have been considered in relation to the facade composition.

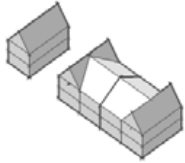
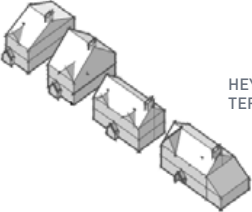
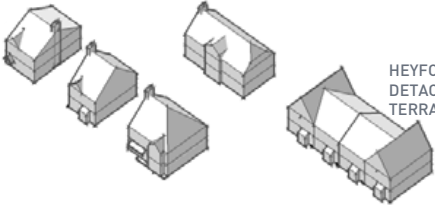
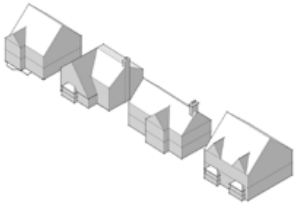
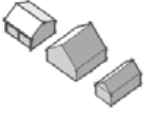
2.10.5 Built Form - Materials

The Planning Application shows:

- ✓ A limited palette of materials which reflect the early 20thC Arts and Crafts architecture, and generally:
- ✓ Maximum 3-4 finishes in a single elevational composition.
- ✓ Change of materials used to express geometry of the building design rather than just for variety.
- ✓ Where buildings form a focus or marker, their main architectural elements such as entrances or projecting elements will be emphasised to create a feature.

2.10.6 Building Typology

The Planning Application complies with the Building Typology Codes as follows:

	CA 7 CORE HOUSING (WEST)	CA 8 CORE HOUSING (EAST)	COMPLIANCE
2 BED		HEYFORD COTTAGES DETACHED/SEMI DETACHED / TERRACES	n/a
3 BED		HEYFORD COTTAGES DETACHED/SEMI DETACHED / TERRACES	✓
4 BED		HEYFORD COTTAGES/HOUSES DETACHED/SEMI DETACHED / TERRACES	n/a
5 BED		HEYFORD HOUSES DETACHED/SEMI DETACHED	n/a
APARTMENTS STRUCTURES		N/A	n/a
ANCILLARY STRUCTURES		HEYFORD GARAGES	✓

Design Code - Built Form Typologies

2.11 Drainage Infrastructure

This section demonstrates compliance with p128 of the Approved Design Code - "Drainage Infrastructure".

2.11.1 On Site Drainage Strategy

The Approved Flood Risk Assessment (FRA) prepared by Waterman sets out the approach to drainage and attenuation across the Upper Heyford site. The FRA makes the following statements/indications:

- The proposed surface water strategy must mimic the existing situation, restricting flows to the existing rate while taking climate change into account.
- Surface water attenuation will be provided through the use of permeable paving and attenuation tanks where necessary. Swales will be incorporated within the development parcels where appropriate.
- The area known as RMA2 falls within existing catchment area 2 which outfall to the south of the development as part of the "central diversion" network.

2.11.2 Adoption Strategy

It is envisaged that:

- All new primary drainage runs (generally located within adoptable roads) are to be adopted by the Water Company subject to a Section 104 application.
- All existing drainage downstream of the proposed drainage outfalls are to be adopted by the Water Company subject to a Section 102 application.

- All gullies serving the proposed adoptable roads are to be adopted by the County Council subject to a Section 38 application.
- All Storage tanks and swales are to be maintained by the Water Company or management company.
- All drainage not covered by the above will be the responsibility of the homeowners or management company.

2.11.3 Surface water strategy overview

The proposed surface water drainage system will be separate from the foul water system.

Due to the shallow groundwater and underlying rock encountered within the development, infiltration is not a suitable as the primary surface water discharge method for the scheme.

The proposed system has been designed using the latest version of micro drainage simulation software for storm events up to and including a 1 in 100 year return period plus a 30% allowance for climate change.

The area known as RMA2 includes:

- Phase 3 (parcels D1a and D2a)
- Phase 4 (parcels D3a and D4a)
- Phase 5 (former school site D6a)
- Phase 5b (parcel D4a north and D4a west)
- Phase 6 (parcel D4b)
- Village Green

The design for RMA2 has been modelled as a complete system with no additional restrictions limiting where each individual parcel starts/ ends.

The maximum surface water storage volume estimated for each phase is as follows:

- Phase 3 - 174.8m³
- Phase 4 - 1263.3m³

- Phase 5 - 374m³
- Phase 5b - 150m³
- Phase 6 - 214.5m³
- Parcel D4a west - 0m³

The current design incorporated Hydrobrakes and orifices to restrict the speed of water passing through the system. Where water backs up due to these controls, oversized pipes and storage tanks have been utilised to ensure the water can be stored within the underground system.

In places the oversized pipes are shown as “twin” runs. This is due to the shallow nature of the drainage system defined by the level of the outfall.

The current design contains 1962.1m³ cu of underground storage tanks, the majority of which are 1.0m deep and are located within parking or other accessible areas.

A swale is also proposed for surface water attenuation and is currently located along the southern boundary. The swale has been designed as 132m long, 500mm deep with 1:3 side slopes.

The planning layout also requires a length of porous paving (on Phase 6). This will be lined and used for additional below ground attenuation.

Extreme event flood water is to be stored within the road. The proposed site levels will be designed so that the water will be directed away from the entrances to the proposed buildings and flow along designated flood routes.

It is proposed that the village green will drain by shallow infiltration trenches. This is subject to detailed design.

RMA2 discharges into the existing network to the south west of the phase. Water in the existing network passes through an existing petrol interceptor before discharging to a concrete culvert/ ditch.

In addition to the petrol interceptor, trapped gully pots will provide further protection against contamination from hydrocarbons.

The existing discharge rate at the outfall from the development which includes RMA2 during a 1 in 100 year storm event has been calculated as 253.6l/s.

The proposed discharge rate at the outfall from the development which includes RMA2 during a 1 in 100 year storm event plus a 30% allowance for climate change has been calculated as 250.2l/s.

There is no above ground uncontrolled flooding during a 1 in 100 year event including a 30% allowance for climate change.

2.11.4 SUDS

The SUDS elements proposed on RMA2 (and the downstream system) are:

- Flow control manholes
- Underground tanks
- Porous paving
- Petrol interceptor
- Swale

2.11.5 Foul Drainage

The area known as RMA2 has been designed as a complete system with no additional restrictions limiting where each individual parcel starts/ ends.

The majority of the scheme will flow by gravity through the “central diversion” network, under the Farmer’s field to the east and into the existing Sewage Treatment Works.

Based on the current layout and preliminary levels design, 10 plots will discharge into the existing pumpstation located to the South West of RMA2.

