

FORMER GROVE AIRFIELD

LOCAL CENTRE DEVELOPMENT BRIEF - NOVEMBER 2022



PERSIMMON
Together we make a home

Vision

The local centre at Grove Airfield will be a distinctive and sustainable mixed-use centre that will serve as the new heart of the wider settlement of Grove. Intersecting the runway at a right angle, the local centre creates a strong community focus within the development, with a mix of uses and strong frontages.

A distinctive, high quality, robust and sustainable place which:

- Provides a range of uses and facilities, such as employment, retail and community use, thereby minimising the need to travel.
- Integrates into Grove and wider Wantage context.
- Provides public transport, cycle and pedestrian facilities.

A distinct and vibrant character by encouraging:

- Complementary uses to aid the creation of a place in which to work, live and enjoy leisure time.
- A development which respects and responds to its setting
- An architectural and landscape treatment which incorporates references to the historic airfield whilst creating an attractive environment.
- A cohesive and connected development which benefits the user, local environment and wider context setting.

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ISSUE DATE	13.11.20	17.09.21	20.10.21	13.12.21	10.11.22
DOCUMENT STATUS	DRAFT	DRAFT	DRAFT	DRAFT	DRAFT
REVISION	-	A	B	C	D
AUTHOR	MV	MV	MV	MV	MV
CHECKED BY	BW	BW	BW	BW	BW
AUTHORISED BY	BW	BW	BW	BW	BW

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Desk Top Publishing and Graphic Design by Barton Willmore, now Stantec Graphic Design.

This artwork was printed on paper using fibre sourced from sustainable plantation wood from suppliers who practice sustainable management of forests in line with strict international standards. Pulp used in its manufacture is also Elemental Chlorine Free (ECF).

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Date: 10.11.22 / Status: Draft / Rev: D / Author: MV / Checked by: BW



Illustrative Masterplan

INTRODUCTION

This design brief has been written by Barton Willmore now Stantec to guide the development of the local centre at Grove Airfield.

Document Objectives

This Design Brief provides parameters to set a framework for high quality development of the Local Centre at Grove Airfield.

The Statement is intended to be used by:

- Designers and others bringing forward the development as a briefing document; and
- Development Control Officers to help to establish whether a scheme has met the quality thresholds.

The Statement is aimed at:

- Ensuring the delivery of the vision and development masterplan
- Providing a co-ordinated framework to assist with the delivery of a high quality development.
- Assisting in the detailed design and the decision making process at the reserved matters stage; and
- Providing continuity and consistency in quality over time.

Location

The site is located on the western edge of the village of Grove, in the Vale of White Horse, 21 kilometres south-west of Oxford and 1.2 kilometres north of Wantage town centre. It is close to the existing strategic road network via the A417 and A338.

The site for the Local Centre and Community facilities is located at the heart of the Grove Airfield development within the Urban Core Character Area and is predominantly surrounded by residential development.

The site is next to the primary school is located on one of the main vehicular routes through the development. To the West, it is bounded by the Main runway corridor, which is a linear park running north to south through the site.

The Central Square layout (included as part of this Design Brief), will be bordered by the Local Retail facility to the North, the Primary school to the East, Community Hall to the South and main runway corridor to the west.



Location Plan

DEVELOPMENT PARAMETERS

Amount of Development

The use and amount of development within the Local Centre at Grove Airfield is as follows:

Use	Amount	Comments
Local Retail Centre (A1)	420sqm (approx.)	
Extra Care	80 units	
Community Hub	minimum 1550sqm	

Car parking and bicycle parking will be provided compliant with LPA standards.

Note: Quantum of development subject to confirmation with Developer and Local Authority

Land Use Plan

The Land Use Plan (opposite) provides the following key features:

- High quality Local Centre and Community Buildings including:
 - Local Retail Centre
 - Extra Care Facility
 - Community Hub
- All building uses to have parking and service and storage facilities appropriate to their use;
- The central square is bordered by the Retail, School and Community Hub and features a landscape strategy which defines a vibrant and dynamic public realm;



- Residential
- Community Hub
- School
- Extra Care Facility
- Residential with potential for Employment or Retail at Ground Floor (subject to marketing)
- Residential with Retail at Ground Floor (subject to marketing)

Land Use Plan

Built Form and Massing

This plan fixes the maximum height for all buildings across the site. It demonstrates how variations in built form can create distinctive sub areas within each character area, as well as define key routes and spaces.



Storey Heights Plan

- 4 storeys
- 3 storeys
- 2 storeys

Movement Strategy

The Movement Strategy fixes key movement parameters, identifying the primary and secondary routes together with public transport routes.



Local Movement Plan

- Active Frontage
- Vehicular Route
- Pedestrian/Cycle Path
- Green Link
- Bus Route

ARCHITECTURAL PRINCIPLES

Built form

- The local centre will be the densest character area for the Grove Airfield site, and will comprise a variety of uses, including residential, commercial and social uses. This mix will create a lively local centre, and natural surveillance onto the street.
- The area's built form principles are to:
 - Provide a continuous active frontage along the central pedestrian axis and near the main activity node.
 - Create a defined central square to establish a main activity node for the local centre
 - Provide ample seating and trees and planters to promote the enjoyment of green open spaces
- The local centre is located within the development's Urban Core character area, distinguished by higher density, an urban grid structure and linear formal spaces. It will be composed of regular shaped perimeter blocks with strong frontages, along a consistent building line.
- Corner buildings will provide enclosure and overlook to side streets.
- Shrub beds with evergreen planting will break up the built form and aid pedestrian flow through the local centre.

Scale

- As the local centre is characterised by the highest density on the Grove airfield site, the scale and massing of the buildings in this area will also be greater than throughout the rest of the site.
- Various heights will be arranged to create a legible structure where spaces and routes are defined and enclosed.
- Buildings will predominantly stand at 2 to 3 storeys tall.
- Feature buildings of up to four storeys will stand at the intersections between the local centre and the runway, adding importance to these corners and therefore ensuring legibility.

Appearance

- The local centre will provide an urban feel and formal character
- Cohesion is maintained throughout the local centre with a unifying colour palette and set of materials. These reflect a contemporary approach and use brick and coloured render to contribute to a sense of place.
- Buildings feature double gables, and are supported by a plinth base. Window proportions are repeated throughout the design of the scheme, and Juliette balconies are consistently applied to residential units.
- The top floor of the key building along the runway is set back to imitate an air traffic control tower, evoking the site's aviation history.
- Plants are used to soften hard landscaped areas, particularly when placed as central features of apartment blocks' open spaces.
- Feature paving within pedestrian spaces creates a sense of arrival and legibility within the area by linking to plazas and public open spaces.

Sustainability

- A sustainable development approach is central to the Grove Local Centre development. The principles of this approach are to:
 - Create axes of connectivity for a variety of travel modes, promoting permeability across the site.
 - Encourage active travel by providing a network of attractive open spaces linked by safe and convenient pedestrian and cycle routes, and by locating facilities and services in proximity to housing. Indeed, the majority of dwellings will be located within 400m of a bus stop.
 - Implement a connected and multi-functional green infrastructure network. This will promote the movement of wildlife through the site, as well as provide a system of sustainable urban drainage.
 - Tree species will be of UK provenance to increase the overall quality and biodiversity of the landscape.
 - Implement a new bus route to promote sustainable transport choices

Parking

- Parking is provided near the mixed-use area as well as in residential blocks.
- Active frontage and landscaping near parking areas ensures safety and a pleasant environment.
- Parking spaces will be adjacent to open space on private roads and separated by landscaped margins.
- Providing parking close to the frontage of buildings will facilitate accessibility.

Drainage Principles

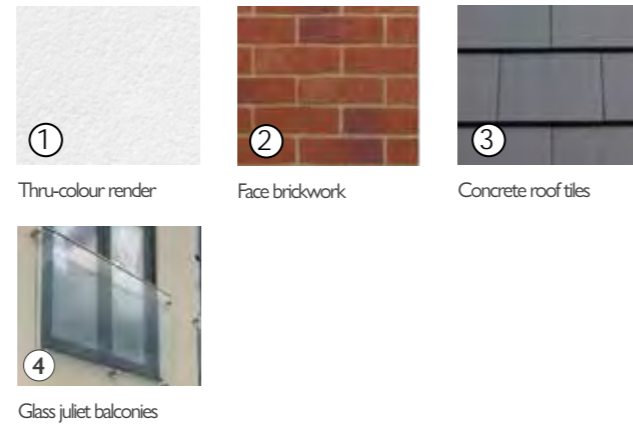
- The development's water drainage system will control water flow in accordance with the approach site wide drainage strategy.
- Sustainable urban drainage is incorporated through attenuation ponds and ditches. Sustainable Drainage Systems (SuDS) will collect and control storm water run-off to a rate of flow in accordance with the approved site wide drainage strategy.

KEY BUILDINGS

The design of key buildings, including within the local centre, will create a distinct architecture with feature materials whilst responding to the context through massing and architectural details. A strong plinth with clear signage will create an active frontage for retail/office uses with clear legible entrances for residential uses above.

The massing will respond to the surrounding development and reference the sites former use with increased building heights at corner, in line with the parameter plans. Large openings will allow for well lit internal spaces whilst providing repetition to the elevation to make a cohesive street scene.

Indicative Material Palette



Precedent Buildings

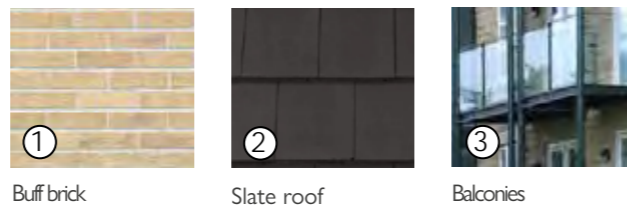


EXTRA CARE AND WELLBEING CENTRE

The Extra Care facility comprises of 80 units alongside ancillary spaces such as a health and well being centre. Balconies have been provided to each unit giving residents private amenity space. The pitched roofscape with feature gables allows for a contemporary design approach with large windows ensuring that natural daylight is maximised internally. The repetition of these large glazed elements and the inclusion of gables adds visual interest to the elevation alongside a high quality material palette.

The form of the building creates amenity space that communal facilities can spill out into alongside creating a sense of security for residents and visitors.

Indicative Material Palette



Precedent Buildings



Elevation - South



Elevation - North



Elevation - East



Elevation - West

LANDSCAPE AND ECOLOGY

- The landscape proposals within the Grove Local Centre have been designed to create a series of soft green spaces which can be activated and used by the whole community. At its heart are three green park spaces, all linked via a central footpath.
- Around edges of each space are a series of timber benches located in convenient positions adjacent to shops and community buildings.
- A new paved square is located at the edge of the central park space which can be used for community events, or a local market.
- Native trees are proposed in natural groups, sitting amongst areas of lawn and wildflower grasses, all improving biodiversity and local wildlife habitat.
- Foot paths outside retail and community buildings have been given more space to allow for activation and spill out.



ILLUSTRATIVE LANDSCAPE MASTERPLAN - LOCAL CENTRE



Typical wildflower grass areas



Typical timber park bench with back



Typical street signage



Typical park space



Typical cycle stands within local centre



Typical public realm bin



Typical community / market space



Typical block paving, enhanced paving areas



DW Windsor Lighting



CONCLUSION

This local centre development brief provides the guiding principles for the delivery of the local centre site within the Grove Airfield development. The brief will ensure that a high quality, distinctive and sustainable development is created at the local centre. It will follow the guidance within the parameter plans, agreed in the outline applications as well as the open space development brief document.



