

# 2.0 Context

## 2.4 Historic

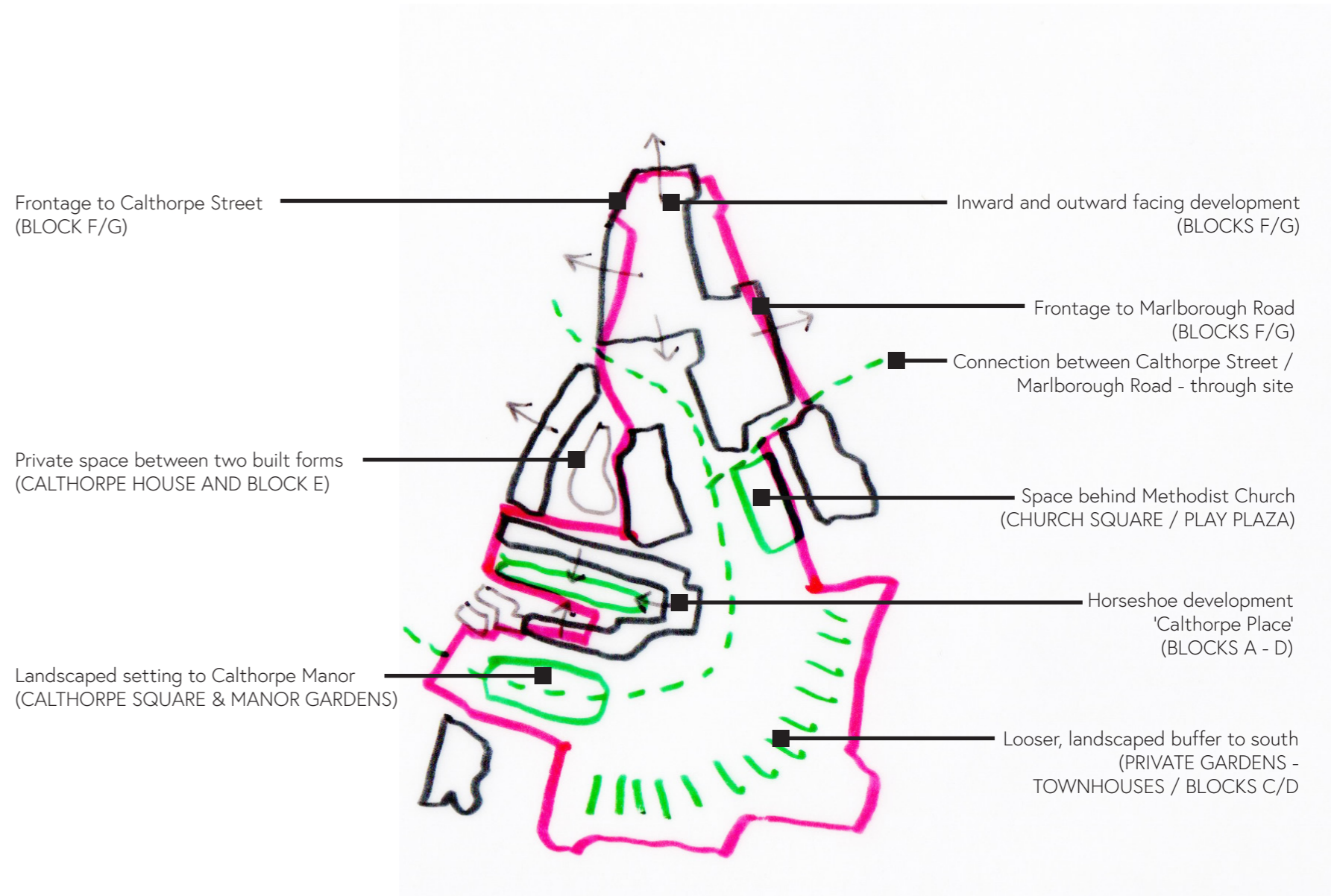
### 2.4.1 Historic Context

Historical maps show varying amounts of built fabric through the years, including large footprint development across the site and greater enclosure to the northern end, including inward-looking development. There was also a horseshoe type courtyard development called Calthorpe Gardens and landscaped grounds to the manor to the south of the site.

The proposed site layout has been informed by a review of the historic fabric of the town, for example an enclosed courtyard development in the northern end of the site, with a fine grain. A building to the centre of the site that is comparable in footprint to the Church and previous building on site is also proposed and Blocks A-D reference the horseshoe shape of Calthorpe Gardens.

We have also retained a landscaped square in front of the Manor, which helps to visually link the building with the original gatehouse cottages, as well as enhancing its setting and retaining views towards it.

We have also ensured there are north - south and east - west links through the site, which reflect historic permeability as well as creating opportunities for public realm and encouraging movement through and around the site.





# 2.0 Context

## 2.4 Historic

### 2.4.2 Conservation Area

The development site lies within the designated Conservation Area. The majority of it falls within the Calthorpe Character Area, whilst the northern tip borders the High Street and numbers 29 and 30 High Street, which is classed as the Medieval Centre.

Buildings here date primarily from the 17th – 19th centuries and are characterised by continuously enclosed street frontage with a mix of local red brick, render and stone. There are many good examples of surviving fabric and retained character, but it is diluted by modern shopfronts.

The Calthorpe Area has developed following the sale of the Calthorpe Estate in the early 19th century, which evolved into a middle class residential suburb. Consequently, there are local examples of attractive, high quality buildings with fine detailing, including some larger villa type properties that have subsequently been divided into apartments. Some of the local terracing also has some attractive detailing.

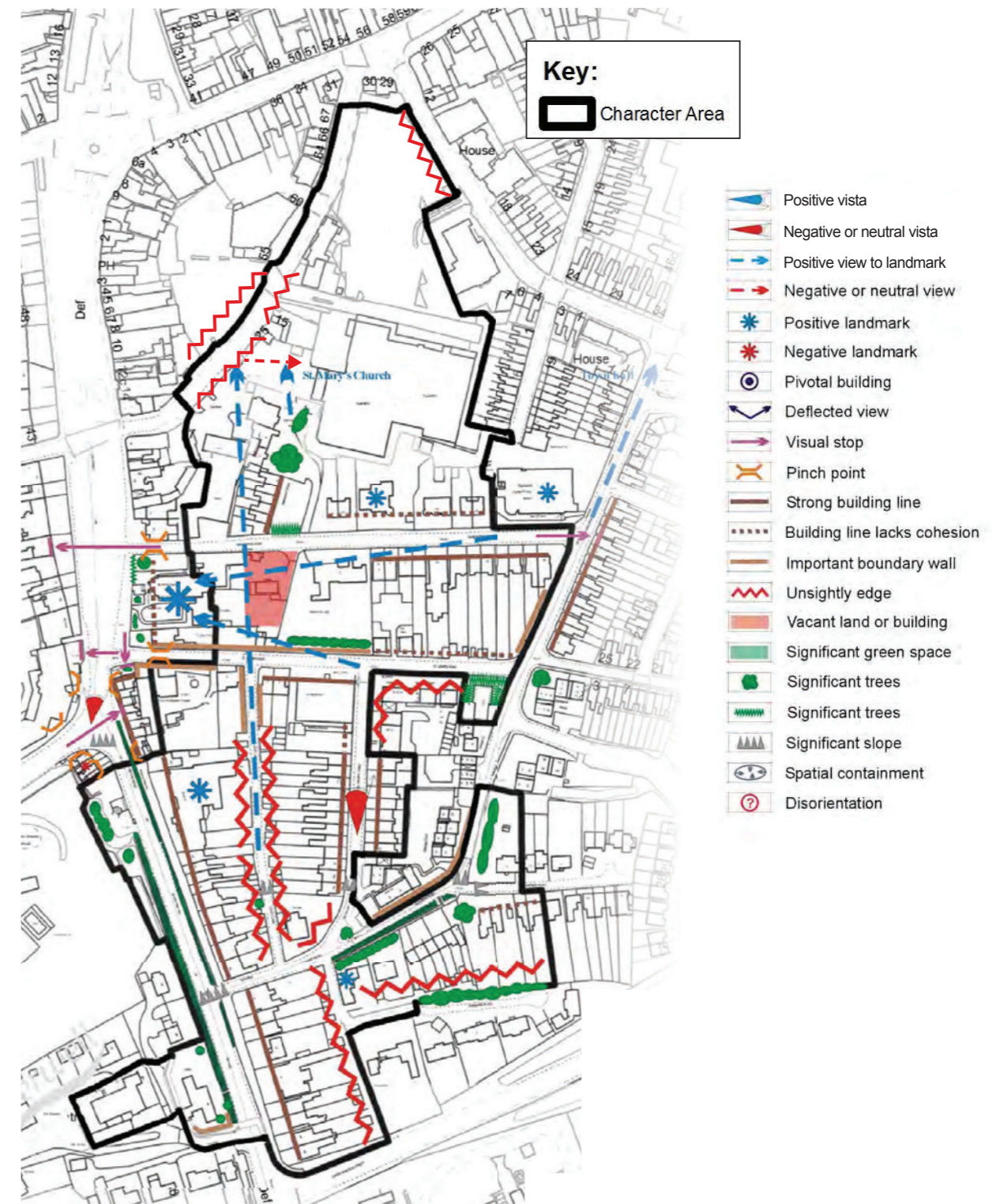
Sense of enclosure varies across the area and the development site itself is low density. Whilst historically, there has been some finer grain development on the proposed site, there has also previously been a factory on site and it now accommodates large retail units and significant area of surface car parking. Its boundary along Calthorpe Street has been identified as an 'unsightly edge', particularly in relation to the adjacent Grade II\* Listed Calthorpe Manor. This therefore represents an opportunity for significant improvement.

The view between Calthorpe Manor and St. Marys Church to the north has also been highlighted as important.

The eastern side of the site borders the Newlands Conservation Area and the existing frontage with Marlborough Road has also been classified as an unsightly edge, representing an opportunity for enhancement.



SAINT MARYS CHURCH



CALTHORPE CHARACTER AREA - FROM CHERWELL DISTRICT COUNCIL BANBURY CONSERVATION AREA APPRAISAL - 2018



# 2.0 Context

## 2.4 Historic

### 2.4.3 Heritage Assets

- II Listed building
- II\* Listed building





# 2.0 Context

## 2.4 Historic

### Corstorphine & Wright

\* THE MARLBOROUGH ROAD METHODIST CHURCH IS ALSO A LOCAL HERITAGE ASSET TO BE CAREFULLY CONSIDERED



1. THE OLD WINE HOUSE, 27, HIGH STREET  
LISTING NO. 1199633



2. JEANETTE GRANT, 24, HIGH STREET  
LISTING NO. 1369518



3. FORMER MECHANICS INSTITUTE  
AND MUNICIPAL TECHNICAL SCHOOL,  
MARLBOROUGH ROAD  
LISTING NO. 1393132



4. THE BANBURY BARBEQUE, 35, HIGH STREET  
LISTING NO. 1046941



5. 36-38 HIGH STREET  
LISTING NO. 1283269



6. GLOBE INN, 55, CALTHORPE STREET  
LISTING NO. 1283434



7. 7-9, DASHWOOD TERRACE  
LISTING NO. 1046966



8. GATEPIER APPROXIMATELY 52 METRES EAST  
OF NUMBER 7 (DANVERS HOUSE), DASHWOOD  
TERRACE  
LISTING NO. 1283390



# 2.0 Context

## 2.4 Historic

### 2.4.4 Heritage Appraisal

Bidwells have been involved from the beginning of the project to provide heritage support. Their input is vital in understanding the rich heritage context of the site and how that can help to inform the continual development of the proposals, ensuring a sensitive and contextual response. The scheme has been reviewed at multiple stages as outlined in Section 3 - Evaluation.

An Initial Built Heritage Appraisal has been carried out by Bidwells to help inform the parameters of the proposed development and the heritage constraints and opportunities presented by the site.

It identifies the heritage assets that are likely to be affected by the development site and assesses their significance, which helps to inform our response, for example by identifying areas of particular sensitivity.

The development site may be seen as part of a general, more distant view in relation to some heritage assets, whilst appearing in the immediate context for others. The appraisal identifies these key views and receptors and includes assessment of the current setting of the assets and resulting constraints and opportunities where the development is likely to affect the setting.

Following on from previous pre-application meetings, the Local Authority have also identified particular views they consider to be of particular importance in assessing the potential impact of the scheme against local heritage assets and requested wire-frame views to demonstrate how the proposals sit within these identified views.

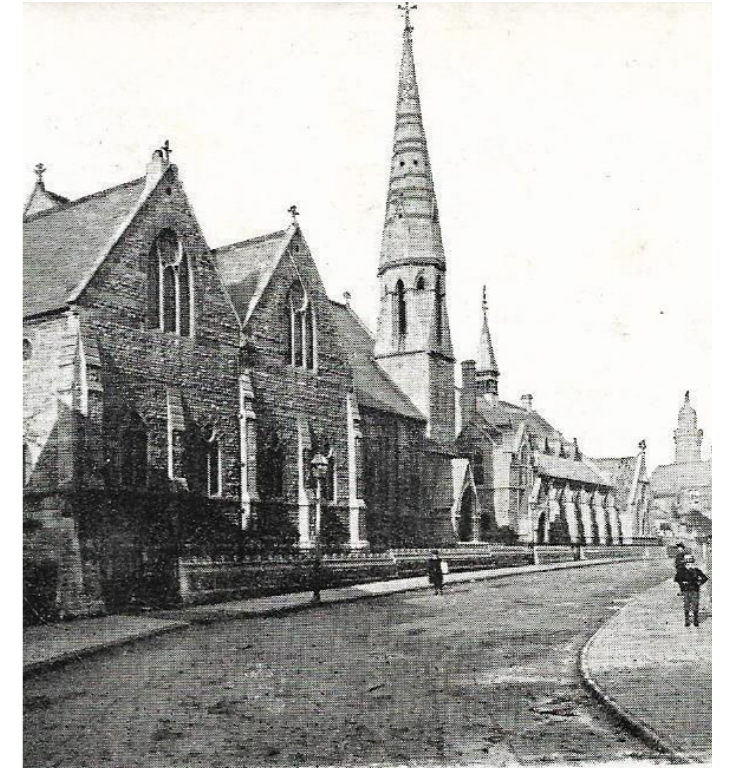
Accordingly, PB Imaging has produced verified views from the identified locations to AVR Levels 0 and 1 to demonstrate the scale and visibility of the proposals.

Key views to level AVR 3 have also been submitted to demonstrate the effect of materiality and detailing.

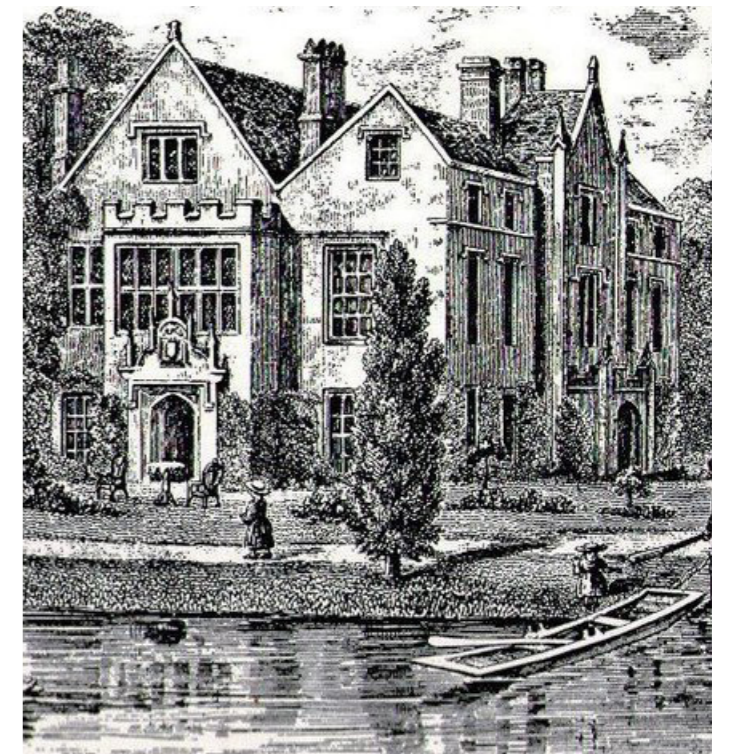
Our understanding of the Heritage Report has been used to create a set of aims and objectives which has informed the development of the scheme.

### Opportunities and Constraints

- The large, open surface car park detracts from the setting of several identified assets and the conservation area as a whole - proposals should aim to restore a sense of enclosure to the surrounding streetscape where appropriate
- Reflect the characteristic materials of the conservation area, primarily red brick with elements of ironstone / hornton stone and render
- Reflect the contribution that building set backs and shallow front gardens make to providing landscape and defensible space to the residential character of the area
- Improve the setting to Calthorpe Manor by maintaining views to and from it, enhancing the quality of the landscape around it and respecting it in term of scale and mass with adjacent development
- Reflect the strong and coherent frontages that are typical of the conservation area
- The loss of the church hall to the North of the Methodist Church / former Wesleyan Chapel has adversely affected the setting of the church - opportunity for improving the setting of the church with a combination of landscaping and appropriate built form to the north to repair the existing street-scape
- Ensure development does not significantly harm views to and from identified heritage assets, including the appreciation of the spire to the Methodist Church which is visible beyond the immediate vicinity of the site
- Opportunity to enhance identified negative views
- Consider the historic development forms on the site to help inform where renewed frontage and enclosure is beneficial
- Opportunity for inward facing development to the north of the site in line with earlier building forms
- Consider the historic routes through the site to help inform site permeability, routes and access
- Opportunity for referencing the historic landscape, particularly around Calthorpe Manor in the proposed landscaping and for softening the proposed development
- Retention of positive historic built form on site - no.s 29 and 30 high street enables a transition between the commercial high street and more residential character proposed for the remainder of the site, as well as more traditional and contemporary architecture
- Removal of modern built form that detracts from the character of the conservation area and local heritage assets

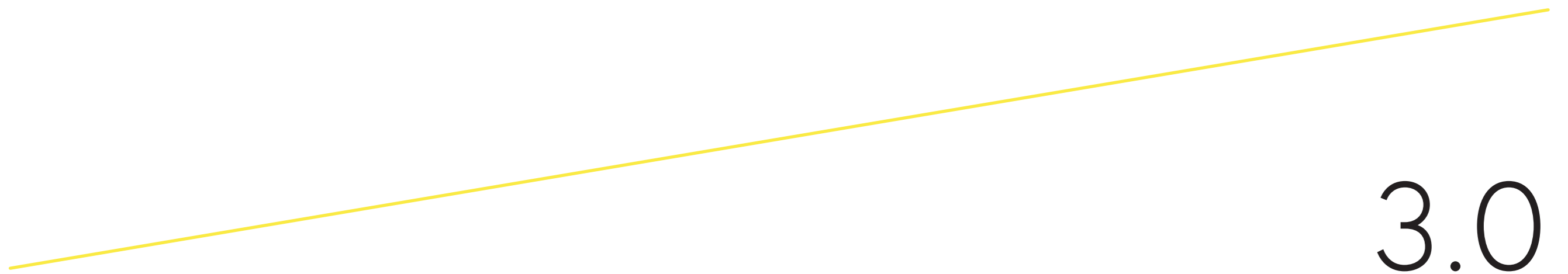


FORMER WESLEYAN CHAPEL WITH HALL TO THE NORTH



FORMER LANDSCAPED SETTING TO CALTHORPE MANOR

# Evaluation





# 3.0 Evaluation

## 3.1 Site Opportunities & Constraints



### Opportunities

- Site Boundary
- Primary Vehicular Access Points
- Sunpath
- Private Amenity
- Public Open Space
- Pedestrian Link
- Improved Frontage
- Feature / Key View
- Views through Site respond to Key Landmarks
- Retained Visitor Parking



- Repair the streetscape by providing more continuous frontage to site edges
- Adjust site levels to respond better to the surrounding streets
- Create a new, vibrant neighbourhood
- Regenerate a brown-field site
- Improve active frontage and natural surveillance to surrounding streets
- Enhance permeability through the site
- Enhance the public realm and opportunities for public open space
- Improve the biodiversity and ecological value of the site
- Provide high quality new homes
- Use existing heritage assets and positive landscape features to terminate views
- Utilise existing vehicle access points
- Utilise level changes to hide car parking at lower ground floor level
- Use layering to protect sensitive views, with more contemporary development to the site centre

# 3.0 Evaluation

## 3.1 Site Opportunities & Constraints



### Constraints

-  Site Boundary
-  Vehicular Access Points
-  Existing Building on Site
-  Buildings
-  Listed Building - grade II\*
-  Listed Building - grade II
-  Sensitive Building
-  Conservation Area
-  Existing Tree (approx)
-  Hedge / Vegetation
-  Level Difference
-  Privacy Buffer Required
-  Overlooking Windows
-  View to St Mary's Church



- Surrounding context to be respected in terms of scale etc.
- Need to respond appropriately to the Conservation Area
- Need to respond sensitively to nearby heritage assets, e.g. listed buildings
- Retain key views through / over the site
- Changes of level across the site and between the site and surrounding context
- Surrounding residential areas to be respected in terms of overlooking distances etc.
- Existing trees on site to be retained where possible



# 3.0 Evaluation

## 3.2 Conceptual Plan

Concept Plan



## 3.3 Design Principles

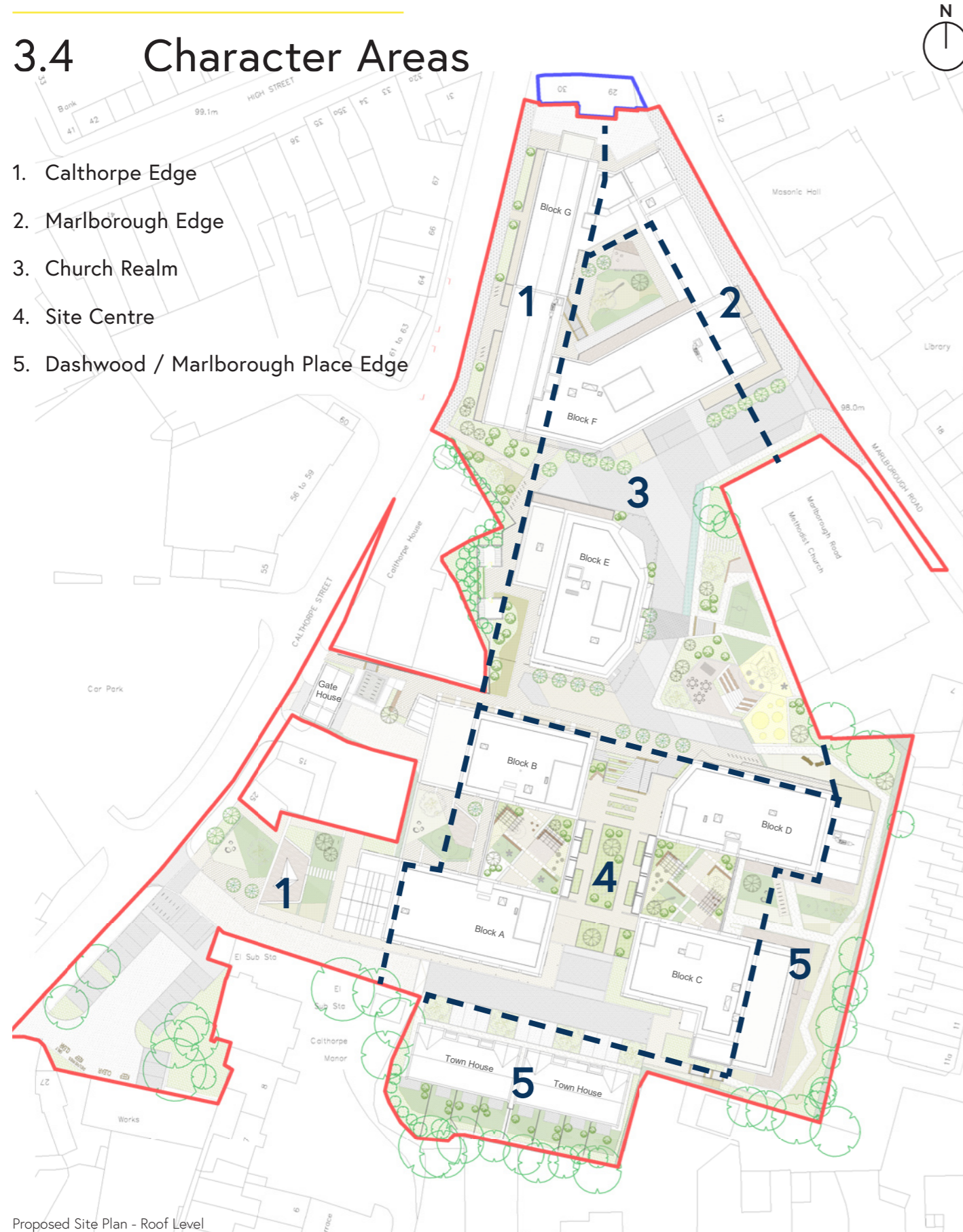
- Primary North-South route through the site through high quality public realm, overlooked by active frontage
- Additional east-west routes through the site, linking into the primary route as well as through to Marlborough Road and the Methodist Church
- Positive termination of routes and views through the site
- Orientation of blocks respond to adjacent context, with a shift between south and north reflecting local street patterns
- Creation of distinct character areas to respond to local context and create enhanced legibility and interest
- Smaller scale, traditional frontage to Calthorpe Street and Marlborough Road edges
- Traditional townhouses to southern boundary, backing on to Dashwood Road
- Increased scale and more contemporary response to centre of site to create viable development
- Clear distinction between public and private amenity space, with private spaces within sheltered or enclosed courtyards and public realm along routes and with active frontage
- Footprints of blocks respond to adjacent context - ie. terraces to north, smaller footprint behind reflecting Calthorpe House and the Methodist Church, horseshoe blocks to centre reflecting previous historic and existing forms, with smaller terraced runs to the south
- Proposed materials to reflect local palette and architectural expression to be a contemporary interpretation of local context
- Low car development with concealed parking and pedestrian priority through the site
- Secure cycle storage for residents and visitors
- High quality landscaping to reinforce different character areas and bolster ecological value
- Sustainable urban drainage solution incorporating blue roofs, permeable paving, attenuation and increased soft planting
- Energy efficient development incorporating robust, thermally efficient building fabric and renewable energy sources
- High quality new homes creating a mixed, sustainable new neighbourhood



# 3.0 Evaluation

## 3.4 Character Areas

1. Calthorpe Edge
2. Marlborough Edge
3. Church Realm
4. Site Centre
5. Dashwood / Marlborough Place Edge



Proposed Site Plan - Roof Level

### Calthorpe Edge

- More traditional forms with pitched roofs
- Drop of scale to 3-4 storeys maximum
- Narrower wings reflecting local grain
- Orientation to respond to surrounding street pattern
- Remodelling of levels to integrate into local streets
- Variation in height and roofline to respect adjacent context
- Reinforcement of site edge with built form or enhanced landscape (i.e. to SW retained car park)

### Site Centre

- More contemporary forms with flat roofs providing opportunity for blue and nature roofs and reducing overall scale
- Maximum 4 + 1 lower ground floor storeys to centre, away from more sensitive site edges and notable views
- Orientation to respond to local context
- Plan form referencing historic and existing courtyard forms
- Active frontage to primary site routes
- Transition between upper ground and lower ground parts of the site

### Marlborough Edge

- More traditional forms with pitched roofs
- Drop of scale to 2-3 storeys maximum
- Narrower wings reflecting local grain
- Orientation to respond to surrounding street pattern
- Remodelling of levels to integrate into local streets
- Variation in height and roofline to respect adjacent context
- Reinforcement of site edge

### Dashwood / Marlborough Place Edge

- Stepping down of scale to respond to adjacent residential properties
- Maximum of 3 storeys
- More traditional forms including pitched roof to respond to adjacent context
- Orientation to respond to local context
- Landscaping to provide buffer zone to site edges

### Church Realm

- More contemporary forms with flat roofs providing opportunity for blue and nature roofs and reducing overall scale
- Maximum 4 storeys in line with adjacent context
- Transition of orientation between southern and northern parts of the site
- Footprint to reflect adjacent context
- Respond to central location with all round active frontage and creation of space for public realm



# 3.0 Evaluation

## 3.5 Townscape & Heritage Assessment

The effect of the proposals on the conservation area and local heritage assets was a key discussion point at pre-application stage and vital to ensuring a successful and deliverable scheme.

A lot of work has been done to carefully consider the Conservation Officer's comments and respond positively with a revised scheme that seeks to address the areas of concern, primarily pertaining to mass and height.

The site model has been used to test different iterations of the proposals, with input from Bidwells Heritage and Townscape consultants, to arrive at a scheme that strikes a balance between delivering positive benefits for the site that outweigh any negative impacts.

The verified views requested by the officer have been updated to reflect the accompanying proposals, and a comparison against the previous views clearly demonstrates how the scheme has evolved to respond in a more sensitive and contextual manner.

The updated views demonstrate that the proposals are not visible in many long-distance views of the site, and where visible, do not protrude on the existing skyline, obscure important views of heritage assets or compete for dominance with them.

In closer range views, the proposals provide positive impact in terms of reinforcing street frontage whilst respecting the hierarchy of important heritage assets without inappropriate protrusion above the prevailing roof line.

Please see accompanying Verified Views and Heritage and Townscape Assessments for more detail.

AVR 01 Views - Pre-Application



Previous View from High Street

AVR 01 Views - Submission



Reduced height, retaining dominance of Library and retention of clear space between the proposals and the Methodist Church spire

AVR 03 Views - Submission



Developed View from High Street showing contextual materials and detailing



Previous View from Calthorpe Street across Calthorpe Manor Gatehouses



Reduced height and set back to prevent overpowering of Gatehouses



Developed View from High Street showing contextual materials and detailing as well as appropriate pitched roof form



Previous towards Calthorpe Street and across to the Methodist Church



Reduced height, retaining view of the Methodist Church Spire



Developed View from High Street looking up Calthorpe Street, showing contextual materials, detailing and shallow, pitched roof form



# Design



4.0



# 4.0 Design

## 4.1 Use

### Residential Use

The proposed residential use of the site is appropriate in terms of the adjacent context and surrounding residential areas. Providing new dwellings in the town centre also seeks to help revive the centre and establishes a new community that helps support local businesses. In terms of planning policy it is also recognised as suitable for residential development, and the accompanying retail impact assessment confirms that it isn't a viable site for commercial use.

Our proposal is therefore purely residential, with a mix of private and affordable housing and ancillary communal space in the form of garden rooms. These elements aim to help each block form a strong sense of community and opportunity for social interaction. They also provide additional space for use by residents and connection with external amenity space.

The proposed mix of units aims to provide a variety of tenures as well as a range of unit size, from 1 bed studios to 4 bed houses. The majority of units are smaller in size and in the form apartments, which provides an appropriate type of town centre living suited to the location and a valuable alternative to the existing housing stock. We have however increased the proportion of 1 bed 2 person units as opposed to studio flats, and 2 bed 4 person from 2 bed 3 person, in line with pre-application advice. All units are sized according to National Space Standards and each apartment type also has several variations in order to provide choice as well as to respond to site specific conditions.





# 4.0 Design

## 4.2 Quantum

### 4.2.1 Quantum

The proposed quantum of dwellings has been significantly reduced from our previous pre-application scheme, reducing from 260 to 230 units. This has allowed for greater permeability through the site to be created, with more space between buildings and blocks broken up to reduce footprint and apparent scale. It also allows for a reduction in scale in terms of height, which responds to pre-application advice and the need to protect sensitive views and retain prominence of adjacent heritage assets.

The amount proposed achieves a balance between providing suitable frontage and repairing existing street scenes, with responding sensitively to adjacent context. It also balances the need for providing new homes for local people with the need to provide an appropriate amount of external amenity space and public realm, along with ancillary accommodation such as plant, storage and parking etc.

With the proposed remodelling of site levels and use of high-quality materials for both the public realm and proposed dwellings necessary for the conservation area, a certain amount of development is required to retain site viability, and the proposals achieve this balanced against the constraints associated with the conservation area. The proposed layering effect, with lower scale, more traditional development to site edges, supported by higher density development in the less sensitive centre of the site helps to achieve this balance.

### 4.2.2 Schedule of Accommodation - Summary All Figures Approximate

CAR PARK	NIA	GIA	TOTAL %	APARTMENT MIX						TOWN HOUSE			
				1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	TOTAL	4B TH	3B GH	TOTAL
2992	14222	19380	73%	13	141	19	40	4	4	221	8	1	230
			%	5.7%	61.3%	8.3%	17.4%	1.7%	1.7%		3.5%	0.4%	100.0%
				67.0%		25.7%		1.7%	1.7%		3.5%	0.4%	100.0%



# 4.0 Design

## 4.2 Quantum

### 4.2.2 Schedule of Accommodation - Per Block All Figures Approximate

BLOCK A			APARTMENT UNITS														SUMMARY			APARTMENT MIX						
LEVEL	OTHER	Amenity	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9	10	11	12	13	14	NIA	GIA	%	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	TOTAL
LG	9.25	Plant/Cycle															0	77	0	0	0	0	0	0	0	0
0	41	Plant/Cycle	14	64	50	50	74	50	50	75	62	62					537	706	76	0	6	1	2	0	0	9
1				64	50	51	50	50	74	50							514	705	73	0	6	1	2	0	0	9
2				A.101	A.102	A.103	A.104	A.105	A.106	A.107							564	704	80	0	7	1	2	0	0	10
3				A.201	A.202	A.203	A.204	A.205	A.206	A.207	A.208	A.209	A.210				352	465	76	0	4	0	2	0	0	6
				A.301	A.302	A.303	A.304	A.305	A.306								1967	2657.2	74	0	23	3	8	0	0	34
																	%	0	68	9	24	0	0	0	100	

BLOCK B			APARTMENT UNITS														SUMMARY			APARTMENT MIX						
LEVEL	OTHER	Amenity	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9	10	11	12	13	14	NIA	GIA	%	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	TOTAL
LG	216	Plant/Cycle															0	350	0	0	0	0	0	0	0	0
0	37	Plant/Store	14	53	50	50	75	50	50	62	62						452	612.5	74	0	7	0	1	0	0	8
1				B.101	B.102	B.103	B.104	B.105	B.106								415	585.5	71	0	4	1	2	0	0	7
2				B.201	B.202	B.203	B.204	B.205	B.206	B.207							465	588	79	0	5	1	2	0	0	8
3				B.301	B.302	B.303	B.304										249	340	73	0	2	0	2	0	0	4
																	1581	2476	64	0	18	2	7	0	0	27
																	%	0	67	7	26	0	0	0	100	

BLOCK C			APARTMENT UNITS														SUMMARY			APARTMENT MIX						
LEVEL	OTHER	Amenity	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9	10	11	12	13	14	NIA	GIA	%	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	TOTAL
LG	35.5	Plant															174	360	48	0	2	0	1	0	0	3
0	31	Refuse		C.1G01	C.1G02	C.1G03	50	77	65	62	56	50					582	731	80	0	5	2	1	0	1	9
1				C.1G01	C.1G02	C.1G03	C.1G04	C.1G05	C.1G06	C.1G07	C.1G08	C.1G09					530	729	73	0	3	2	2	0	1	8
2	17	Plant		C.201	C.202	C.203	C.204	C.205									368	505.5	73	0	2	1	1	0	1	5
3		Garden Room		C.301	C.302	C.303	C.304										263	384	68	0	2	1	1	0	0	4
																	1917	2709.5	71	0	14	6	6	0	3	29
																	%	0	48	21	21	0	0	10	100	

BLOCK D			APARTMENT UNITS														SUMMARY			APARTMENT MIX						
LEVEL	OTHER	Amenity	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9	10	11	12	13	14	NIA	GIA	%	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	TOTAL
LG	45	Plant/Cycle															321	558.5	57	0	5	0	1	0	0	5
0	14	Plant		D.1G01	D.1G02	D.1G03	D.1G04	D.1G05	D.1G06								558	680	82	0	8	1	1	0	0	10
1				D.1G01	D.1G02	D.1G03	D.1G04	D.1G05	D.1G06	D.1G07	D.1G08	D.1G09	D.1G10				484	680	71	0	7	1	1	0	0	9
2				D.201	D.202	D.203	D.204	D.205	D.206	D.207	D.208						437	575.7	76	0	6	1	1	0	0	8
3				D.301	D.302	D.303	D.304	D.305	D.306								343	453	76	0	4	1	1	0	0	6
																	2143	2947.2	73	0	30	4	5	0	0	39
																	%	0	77	10	13	0	0	0	100	

BLOCK E			APARTMENT UNITS														SUMMARY			APARTMENT MIX						
LEVEL	OTHER	Amenity	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9	10	11	12	13	14	NIA	GIA	%	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	TOTAL
LG	33	Plant															615.9	597	103	0	0	0	2	0	1	3
0				E.1G01	E.1G02	E.1G03	E.1G04	E.1G05	E.1G06	E.1G07	E.1G08	E.1G09					214.7	586	37	1	3	0	0	0	0	4
1				E.1G01	E.1G02	E.1G03	E.1G04	E.1G05	E.1G06	E.1G07	E.1G08	E.1G09	E.1G10	E.1G11			465.8	577	81	1	5	0	2	0	0	8
2				E.201	E.202	E.203	E.204	E.205	E.206								365.8	474	77	1	3	0	2	0	0	6
3																	0	0	0	0	0	0	0	0	0	
																	1662.2	2234	74	2	17	0	6	0	1	27
																	%	11	63	0	22	0	4	0	100	

Affordable Housing			APARTMENT UNITS														SUMMARY			APARTMENT MIX						
LEVEL	OTHER	Amenity	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9	10	11	12	13	14	NIA	GIA	%	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	TOTAL
LG	200	Plant/Cycle	23.2	F.1G01	F.1G02	F.1G03	F.1G04	F.1G05	F.1G06	F.1G07	F.1G08	F.1G09	F.1G10				644.3	928.5	69	3	1	1	5	0	0	10
0				F.1G01	F.1G02	F.1G03	F.1G04	F.1G05	F.1G06	F.1G07	F.1G08	F.1G09	F.1G10				513.1	895.5	57	3	5	1	1	0	0	10
1				F.101	F.102	F.103	F.104	F.105	F.106	F.107	F.108	F.109	F.110	F.111	F.112	F.113	715.6	916	78	3	9	1	1	0	0	14
2				F.201	F.202	F.203	F.204	F.205	F.206	F.207	F.208	F.209	F.210	F.211	F.212		639.2	809	79	1	9	1	1	0	0	12
3																	0	0	0	0	0	0	0	0	0	
																	2512.2	3549	71	20	24	4	8	0	0	46
																	%	22	52	9	17	0	0	0	100	

Affordable Housing			APARTMENT UNITS														SUMMARY			APARTMENT MIX						
LEVEL	OTHER	Amenity	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9	10	11	12	13	14	NIA	GIA	%	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	TOTAL
LG	54.65	BOH/Cycle	27	G.1G01	G.1G02	G.1G03	G.1G04	G.1G05	G.1G06	G.1G07	G.1G08	G.1G09	G.1G10	G.1G11	G.1G12		891.8	930.5	139	0	8	0	0	4	0	12
0				G.1G01	G.1G02	G.1G03	G.1G04	G.1G05	G.1G06	G.1G07	G.1G08	G.1G09	G.1G10	G.1G11	G.1G12		0	505	0	0	0	0	0	0	0	0
1				G.101	G.102	G.103	G.104	G.105	G.106	G.107							357.4	393.5	91	0	7	0	0	0	0	7
2																	0	0	0	0	0	0	0	0	0	
3																	0	0	0	0	0	0	0	0	0	
																	1249.2	1538	81	0	15	0	0	4	0	19
																	%	0	79	0	0	0	21	0	100	

	NIA	GIA
Gate House (3B5P)	105	123
Town house (4B8P)	8*135.6=1085	1147
Total	1190	1269

\*50% TH to be affordable

	CAR PARKING GIA
Block A-B	1882
Block C-D	1110
Total	2992



# 4.0 Design

## 4.2 Quantum

### 4.2.3 Affordable Housing

The amount and split of affordable housing proposed has been based on the pre-application advice provided in terms of 30% affordable, with 70% being rented and 30% being intermediate, including first time homes. Based on this amount, the affordable accommodation is proposed in Blocks F and G, as well as 50% of the 4 bed town houses. This provides a good cross-section of apartment and house types of different sizes and includes a number of duplex units as more traditional dwelling types. The mix between Blocks F/G at the north of the site and townhouses at the south, also distributes the affordable housing across the site. Although the majority is within Blocks F and G, this helps in terms of maintenance for the designated provider.

If the requirements have changed then the mix etc. can be agreed accordingly as part of the Section 106 agreement.

All Figures Approximate

<b>Total</b>	<b>30% of Total Units</b>	<b>69 units</b>
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#### Breakdown

##### Rented

Block F	<b>2 Units</b>
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Block G	<b>46 Units</b>
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<b>Total</b>	<b>70% of Affordable Units</b>	<b>48 Units</b>	(24 to be Part M42 and 1 unit wheelchair accessible)
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##### Intermediate

Block F	<b>17 Units</b>
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Townhouses	<b>4 Units</b>
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<b>Total</b>	<b>30% of Affordable Units</b>	<b>21 Units</b>	(17 to be first homes )
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All Figures Approximate

# 4.0 Design

## 4.3 Layout

### 4.3.1 Site Layout

The site currently has large footprint retail units and service yard to the south, and large surface car park across the rest of the site, with a small service yard behind nos 29 and 30 High Street at the northern tip.

Because of its use as a car park and before that, a large supermarket and car park, the site is relatively flat compared with the adjacent streets, Calthorpe Street to the west and Marlborough Road / Marlborough Place to the east, which rise up from the north to the south.

Consequently, the northern part of the site is currently significantly higher than the surrounding streets, with brick retaining walls forming the boundaries of the site with Calthorpe Street and Marlborough Road.

Whilst there is a point of level street access towards the centre of the site, at the southern part of the site, it is significantly lower than the adjacent land around Calthorpe Manor, the properties along Dashwood Road to the south and those to Marlborough Place to the east.

In order to respond better to the surrounding streets, we have proposed to alter the site levels, creating a lower ground level in the northern half and an upper ground level in the southern half.



Existing Retaining Wall to Calthorpe Street

### Re-levelling Concept

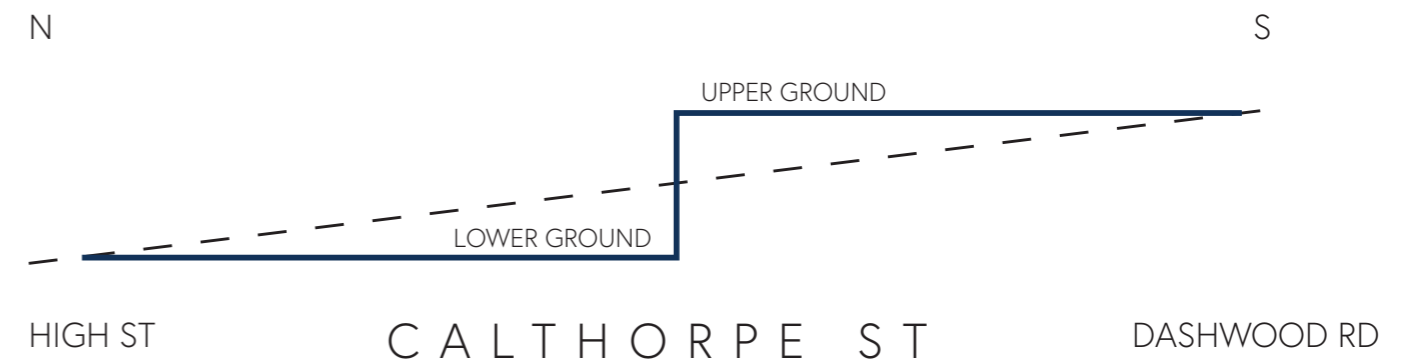
#### 1.1 Existing

Site levelled so raised above surrounding streets at North end and below at South end.



#### 1.2 Proposed

Create 2 distinct levels that respond better to surrounding streets.



#### 1.3 Development

Landscaped podium steps to connect levels and retain connectivity

Hidden car park

