

Land between Calthorpe Street and Marlborough Road, Banbury

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Welcome

Thank you for taking the time to visit our proposals for the regeneration of a town centre site in the heart of Banbury.

The scheme seeks to provide 230 high-quality new homes in a convenient and accessible location within an attractive, landscaped setting.

The redevelopment of the existing retail units (TK Maxx and Farmfoods) and public car park will provide enhanced street frontage and new public realm opportunities as well as increased permeability through the town centre site.

The development will respond carefully to local context in terms of proposed scale and materiality, delivering townscape benefits, whilst protecting key views and local heritage assets.

Your feedback on the proposals is welcome. Please take the time to speak with a representative of the design team and complete one of our comment forms.

Illustrative View looking up Marlborough Road towards Methodist Church



We welcome your thoughts on our scheme and if there are any local issues or circumstances that you feel the development should reflect

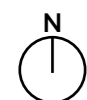
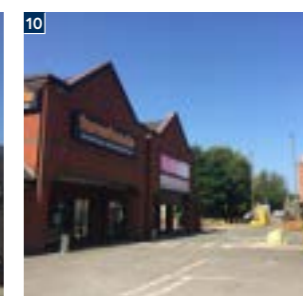
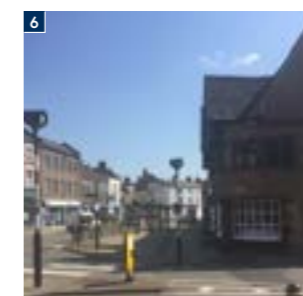
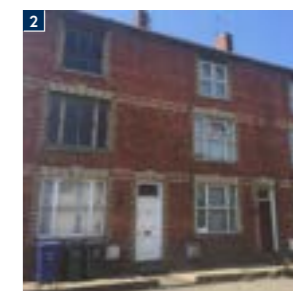
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The Site

Location















Site Edges



- 1. Calthorpe Gardens Tea Shop adjacent Site Entrance
- 2. 3 Storey End of Terrace to Marlborough Place
- 3. Marlborough Road Methodist Church
- 4. View down Marlborough Road towards High Street
- 5. Calthorpe House adjacent Site Entrance
- 6. View East down High Street
- 7. View West up High Street
- 8. 4 Storey Apartments with Ground Floor Retail opposite Site
- 9. 29 & 30 High Street
- 10. Existing Retail Units and Site Access from Calthorpe Street
- 11. Long View from Site to St Mary's Church











Site Constraints and Opportunities

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



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



Proposed Masterplan

Lower Ground Floor Plan

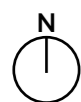


Upper Ground Floor Plan



- Blocks A-G Apartments
- TH - Townhouses
- GH - Gatehouse (3 Bed House)

- Car Park Access
- Servicing Access
- Main Entrance to building



Access and Transport Facilities

Transport Consultant Calibro have assessed the site's accessibility credentials using industry standard modelling, which has confirmed the site is well located to a wide range of amenities and employment opportunities.

The site is also well served by public transport, being close to a number of bus stops and services as well as within walking distance of Banbury Bus Station and Train Station. This sustainable location therefore supports a low car use development.

Loss of Public Car Parking

The redevelopment of the site will involve the loss of the existing NCP public car park on site. A parking survey has been undertaken to determine the current demand for town centre parking.

The parking survey demonstrates that there is a minimum of 200 public car parking spaces available in the town centre at peak periods during weekdays and weekends, even with the removal of the existing 254 car parking spaces on site. Therefore, it has been demonstrated that the redevelopment of the site and loss of the existing car park would not affect the ability of visitors to park in the town centre using alternative public car parks.



Vehicle Access



- Proposed Blocks
- Street
- ➔ Vehicle Access
- Servicing
- Parking
- Bus Stop

Pedestrian & Cycle Access

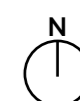


- Proposed Blocks
- Residential Cycle Parking (lower ground)
- ➔➔➔ Pedestrian Links
- Residential Cycle Parking
- Visitor Cycle Parking

Servicing



- Proposed Blocks
- Refuse
- Plant
- Servicing Route



Town Centre Accessible Location



12 Minutes Walk from Banbury Railway Station



Nearby Bus Stops & Bus Station



Retained Visitor Car Park - 18 Spaces including 3 Accessible



Residential Parking - circa 33% with 6% Accessible



25% EV Charging



Secure Cycle Storage for Residents



Visitor Cycle Spaces

Landscape and Amenity

Design Principles

- i. Strong Green Buffer**
along eastern edge incorporating level change and wrapping around public space - making a clear distinction from vehicular area
- ii. Green Links** and streets create opportunity for social spaces and 'nature on the doorstep' public realm. Create an overall framework that gives buildings an appropriate landscape setting
- iii. Play Plaza** provides sculptural and informal play opportunities for children and young people, creating a community hub for the development
- iv. Sustainable Streets;**
Sustainable Urban Drainage Systems (SUDs) with biodiversity benefits incorporated into landscape and public realm design from the outset
- v. Embrace the Ecology:**
Retain existing trees and ecological value where possible, with all high quality on-site trees retained and those proposed for removal being low-moderate quality.
- vi. Place for Pollinators:**
Provide green amenity spaces in courtyard and podium gardens that contribute positively to biodiversity and give opportunities for community growing initiatives

1. People's Plaza - Integration of Terraces, Play & Planting



IP



2. View through Site from Calthorpe Street towards Methodist Church



3. View through Manor Gardens towards end of Block AB



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Townscape and Heritage

The proposal responds to local built form and scale with building heights respecting the surrounding townscape. There will be no adverse effects on the Banbury skyline. The tallest elements of the proposal, located within the site's core, are subservient to the contextual height and do not obstruct views of local landmarks, namely the Banbury Cross, Saint Mary Church, The Saint John the Evangelist Church, Marlborough Road Methodist Church.

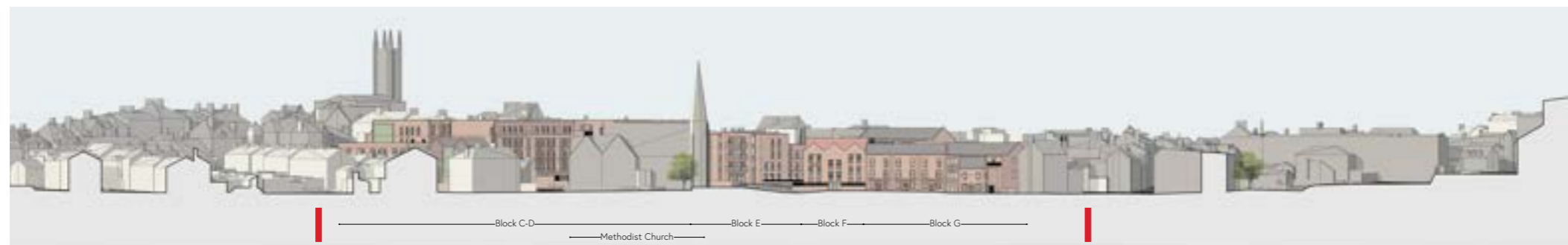
The proposed materials reflect the red brick found in the immediate vicinity of the site. Architectural detailing provides diversity across the site in response to the contextual townscape character, which affords both modern and historical qualities. This context-led approach will help to re-establish a sense of order and coherence, particularly on Calthorpe Street, which has been eroded by the uncoordinated introduction of modern built form and materials in a historic environment.



Site Section 01 - Calthorpe Street



Site Section 02 - Marlborough Road



Site Section 03 - Marlborough Place



Marlborough Rd Methodist Church



St Mary's Church



Calthorpe Manor



Gable end of Block AB



Duplex Units Apartments to Calthorpe Gardens



Townhouse Module Diagram

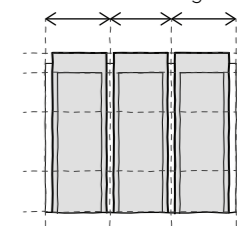
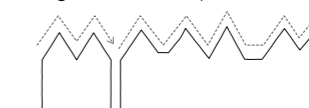
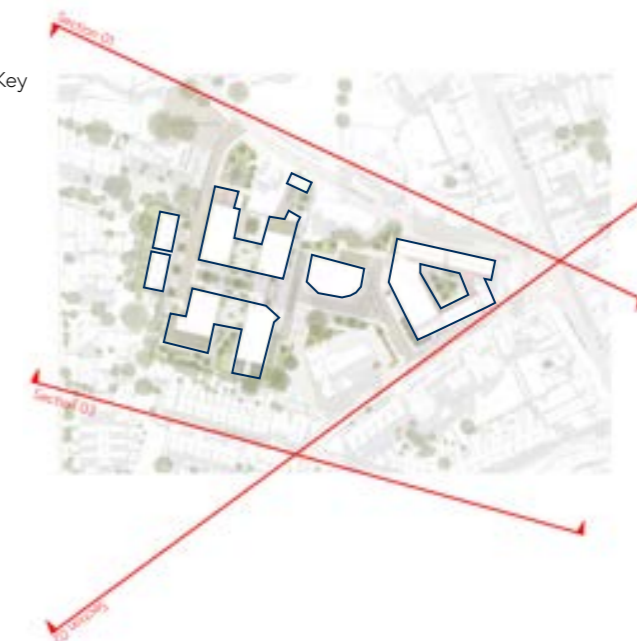


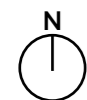
Diagram of Calthorpe Manor



Key



Flood Risk, Drainage and Ecology



Ecology

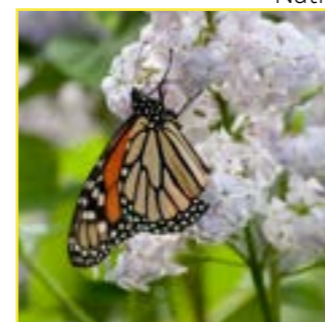


The redevelopment of the predominantly, hard-surfaced car park site, aims to enhance the ecological value and biodiversity of the site, creating new habitats for nature and opportunities to improve wellbeing for residents and visitors to the site.

Features such as Green and Nature roofs as well as new soft landscaping and planting proposals will be incorporated and existing high-quality trees retained where possible. A Tree Survey has been carried out, with trees proposed for removal (27) being low – moderate quality and those retained (19) including the highest quality trees on site. Retained landscape will be supplemented with new planting.



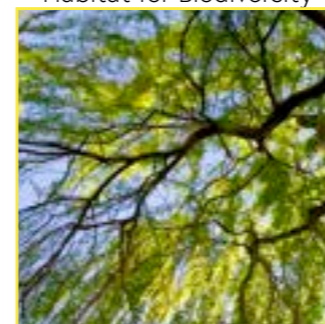
Native Species



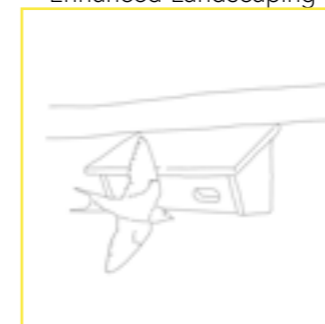
Habitat for Biodiversity



Enhanced Landscaping



Retained Trees & Replacement Planting



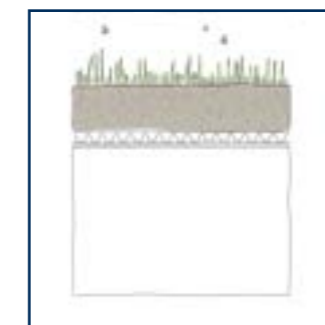
Swift Boxes

Flood Risk



A Flood Risk Assessment has been undertaken which demonstrates that the proposed site is situated within Flood Zone 1 at low risk of flooding and this risk will not significantly change as a result of climate change. The assessment also demonstrates that the development will not increase flood risk elsewhere through loss of storage floodplain or impedance of flood flows.

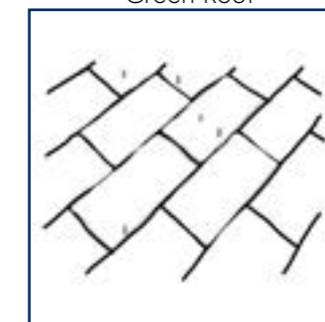
A sustainable drainage system is being designed for the site and will include use of permeable paving and blue and green roofs to flat roofs in order to reduce surface water run-off.



Green Roof



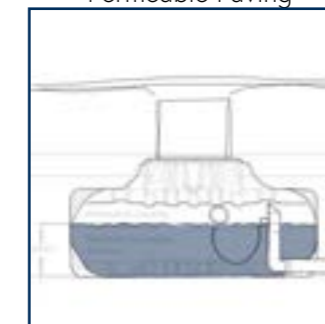
Blue Roof



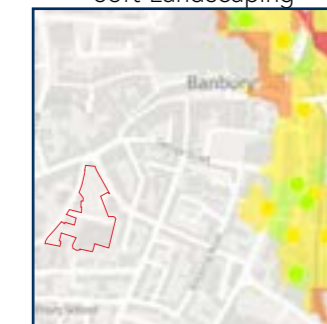
Permeable Paving



Soft Landscaping



Below Ground Attenuation



Flood Zone I (Low Risk)

Key Features and Benefits of the Proposed Development

Town centres must adapt to the changing socio-economic circumstances – which have been accelerated by the Covid-19 pandemic. Town centres must rapidly evolve into mixed-use locations. A fundamental issue for Banbury is to dramatically increase residential presence.

The provision of a residential community will be a major contributor to the rejuvenation of this part of the town centre and the wellbeing of the evening and night time economy. Another benefit of town centre living is the good accessibility to local services, facilities and public open spaces within walking distance, which will enhance amenity for residents of the scheme and contribute to their overall enjoyment of the area.

The redevelopment proposals will transform the site to create enhanced street frontage and a high-quality public realm, with landscaping proposals that create an attractive setting, with new routes and provision of public open space, as well as opportunities for ecological enhancement of the site.

The scheme will provide high-quality new homes across a mix of tenures and sizes, including affordable homes, creating a vibrant new neighbourhood.

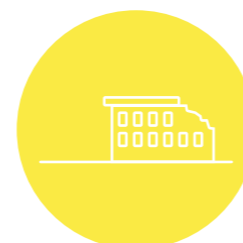
The proposals will redevelop a brownfield site in an accessible and sustainable location, which supports low car use. On site parking for residents will include secure car parking incorporating electric vehicle charging points as well as secure cycle parking for residents and visitors.

The proposed dwellings will be high performance in terms of building fabric, insulation and air tightness, with highly efficient energy systems that will include the use of renewable energy technologies such as photovoltaic panels and air source heat pumps. The new homes will also benefit from energy efficient heat recovery systems.



Illustrative View along 'Calthorpe Gardens' towards Methodist Church

Sustainability



Reuse of a Brown Field Site



Biodiversity Habitat



25% EV Charging Points



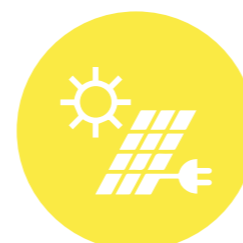
Visitor and Cycle Storage



Green & Blue Roofs



Sustainable Drainage



PV Panels



Air Source Heat Pumps

Community



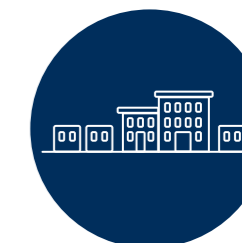
Provides circa 230 New Homes



Provides 30% Affordable Homes



Significant Move towards Regeneration of Key Strategic Area in Banbury



Improved Street Frontage



Provision of High Quality Landscaped Public Open Space



Mix of Home Types - from 1 Bed Studios to 4 Bed Town Houses



Increased Permeability - New Green Links



Vibrant Community Injecting Life into Town Centre



What Happens Next?

- 1 We welcome your views on the proposals and would ask you to fill in the **Comments Form** and place it in the **collection box provided**.
- 2 If you take a form away with you and wish to post it to us, please send the **completed form** to **Framptons** in the **envelope provided**.
- 3 The exhibition material is available at **www.framptons-planning.com**. You may make your comments online using this weblink.
- 4 Your comments will be considered in finalising the proposals of our planning application when it is submitted to **Cherwell District Council**.
- 5 Once the application is submitted the Council will undertake its own consultation when you will have the opportunity to **submit further comments** if you so wish.
- 6 We plan on submitting the application at the **End of April 2023**

Illustrative View looking up Calthorpe Street



Illustrative View of new Gatehouse to Calthorpe Street



Thank you for attending this exhibition, we hope it has been of interest to you.

For further information, please contact:

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