

LANDSCAPE DESIGN STRATEGY

Calthorpe Street, Banbury

May 2023 | LA5592 LDS-01 Rev B



Quality Assurance

ISO 9001 & 14001 Registered Firm

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01 Introduction

The Calthorpe Street site provides a huge opportunity for enhanced connectivity, biodiversity and public realm within Banbury Town Centre. With its proximity at the southern end of Banbury High Street, but within close reach of the People's Park, the canal side and the Lock 29 development, the site will contribute to the regeneration of Banbury by providing high quality amenity and play space for both public and residents.

Permeability through the site is a key component of the public realm and open access for all to central gathering spaces and podium gardens will create green links and spaces where nature can thrive. However, the proposed development will also become a destination in its own right, where plaza areas and green streets can be used for community gathering and the innovative and fresh approach to play provision will ensure vibrant public spaces to be proud of.

02 Contextual Analysis

SITE & SETTING

The site lies on the southern side of Banbury High Street between Calthorpe Street and Marlborough Road. The existing use is for retail and car park, with some trees in hard landscaping and peripheral vegetation. The historic Calthorpe Manor lies to the south of the site, but is mainly hidden from view and therefore does not exert a strong aesthetic influence over the site area. Banbury Methodist church is directly adjacent on the eastern side, and has the potential to be integrated into the public realm to create an enhanced setting and high quality amenity around a public building. The Library is also in close proximity on Marlborough Road. Further from the site, the Banbury People's Park is within 5 minutes walk to the north west and Banbury Town Centre likewise to the East. The Banbury Canal is within 10 minutes walking distance, also to the East.





- Site boundary
- ✱ Vehicular Access
- ✱ Pedestrian Access
- ||||| Retaining Structure with significant level change (+1m)

Existing Vegetation

Existing ground cover vegetation is mostly located along the south and east where the site interfaces with residential back gardens. There are also mature trees in this area, as well as car park trees in the central site area and on Calthorpe Street to the west.

Levels and Access

The site contains some significant level changes, with the existing car park being accessed from Marlborough Road via a steep ramp that accounts for an approximate 2m level difference. There are retaining structures around the north car park and along the east side of the site, as well as along the service access to the rear of the retail buildings, in the southern part of the site.

Access for pedestrians and vehicles is currently east-west from Calthorpe Street and Marlborough Road, with no access points on the northern or southern boundaries. The permeability of the site is constrained by the level changes and concealed stepped access points.



View from Calthorpe Street (south) looking east with the side elevation of Calthorpe Manor visible



View from The High Street looking south towards the site with the Methodist Church visible



View from Calthorpe Street (central) looking east with the side elevation of Calthorpe Manor visible



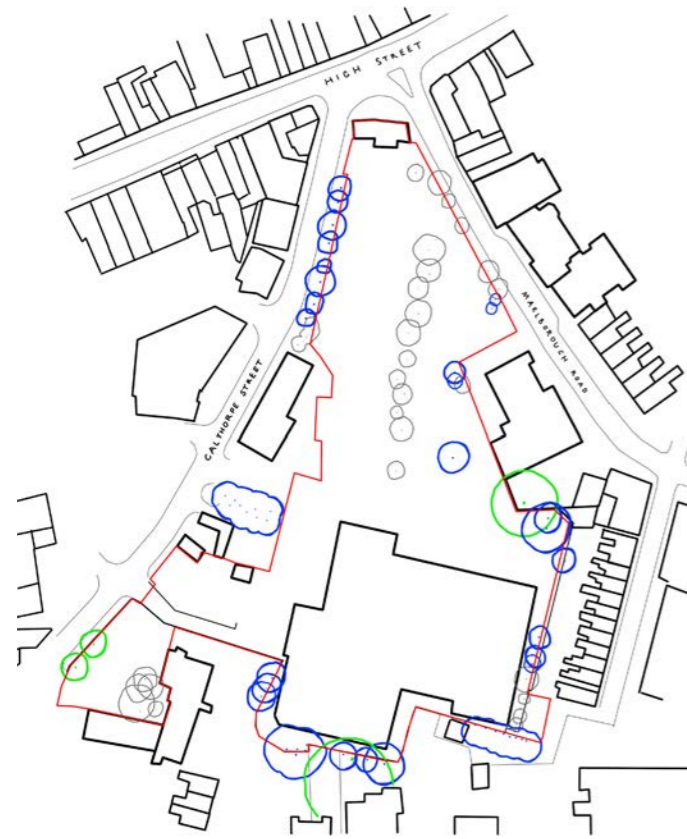
View from the north west corner of the site where Calthorpe Street meets the High Street, looking south



Panorama from within the sites showing Banbury Methodist Church (central), existing vegetation and trees to the east and Calthorpe Street development to the west

03 Site Analysis and Opportunity

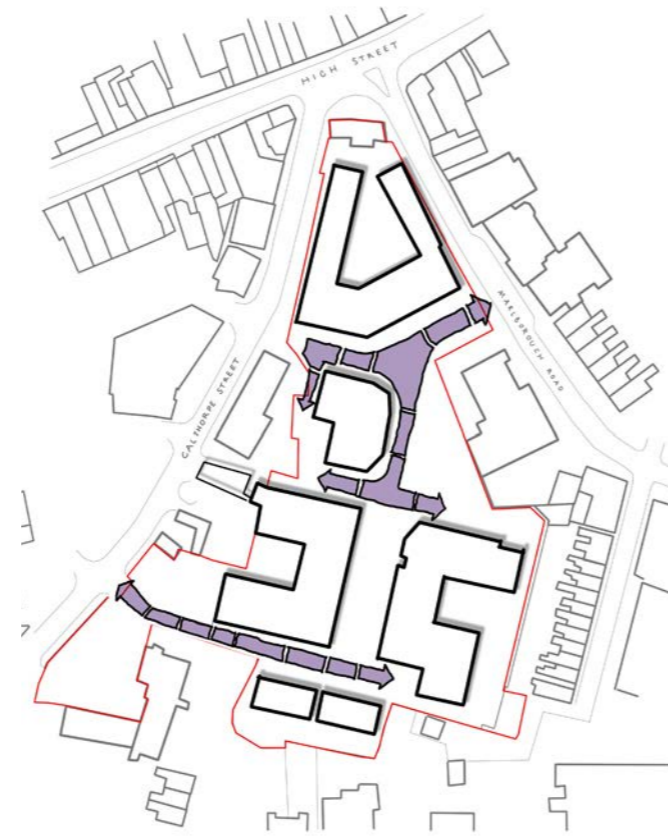
EXISTING TREES



- Category A
- Category B
- Category C

There are a mixture of Category A-C trees on the site, with the higher quality trees tending to be located on the periphery. Please refer to the AIA Report for further details.

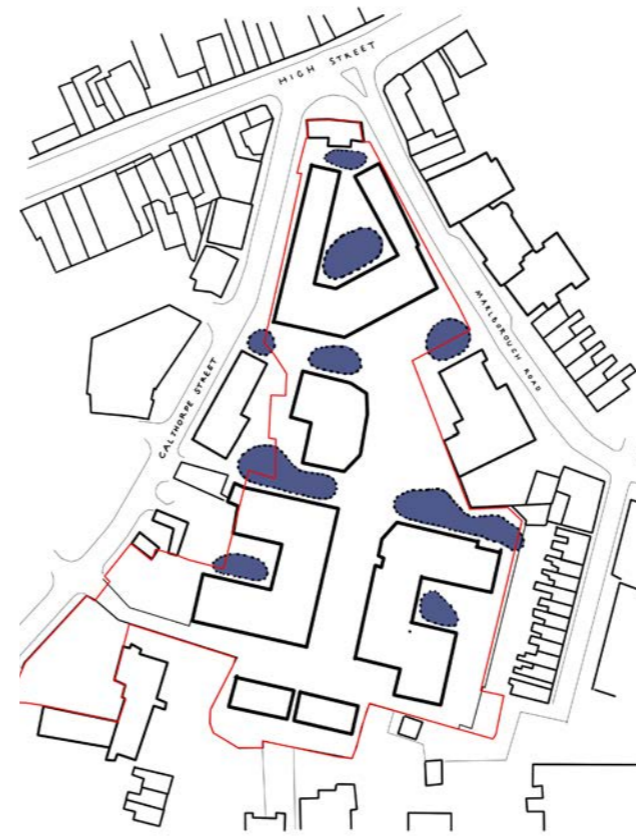
VEHICULAR ACCESS



- Vehicular Access

The Stage 2 design developed a concept whereby vehicular access is from Calthorpe Street and Marlborough Road. The central buildings and podium would therefore provide a break for the level change and be pedestrian only.

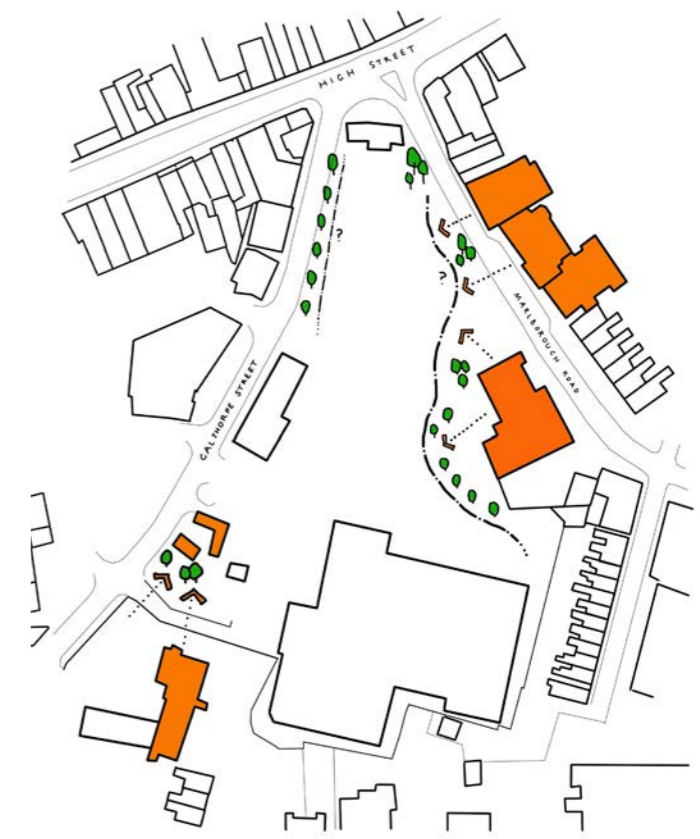
MICROCLIMATE



- North Facing Aspect

The landscape design evolution should take account of the north facing spaces that are created and ensure that key pedestrian and public realm features are not located in these areas.

HERITAGE

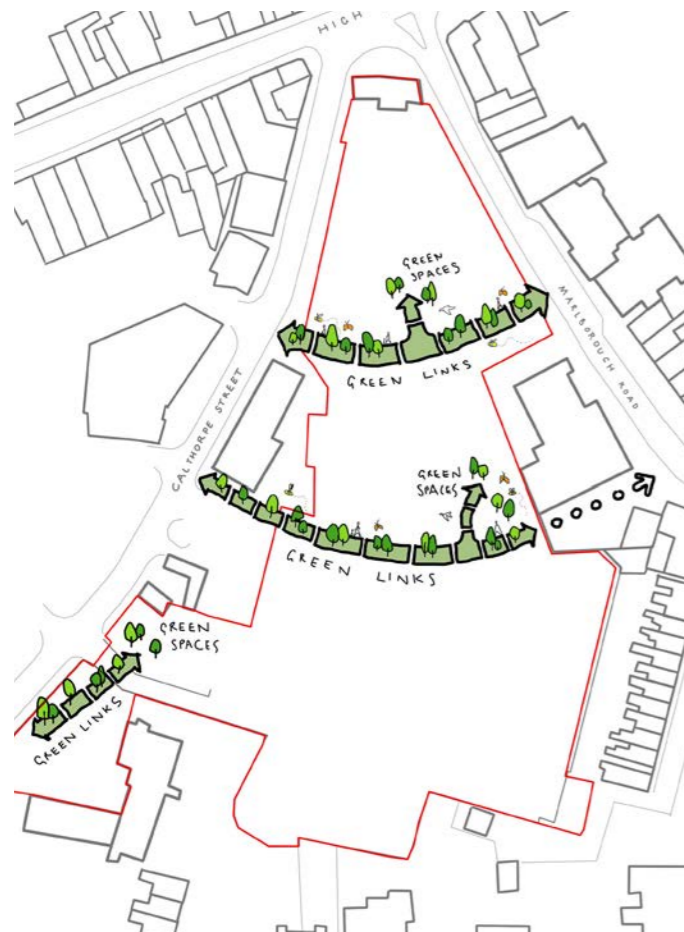
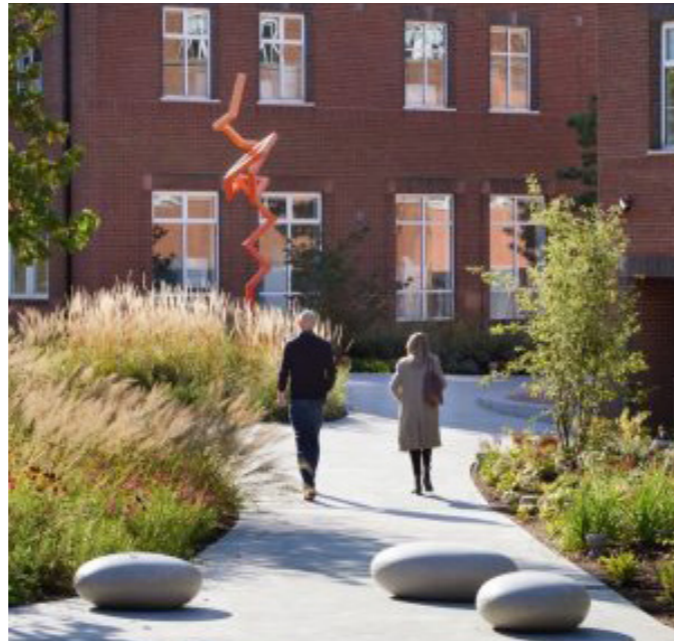
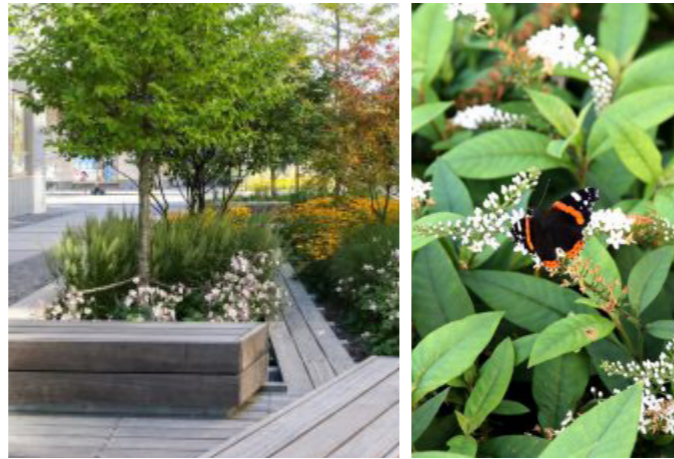


- Key Context Buildings

The relationship and potential for future integration of the key buildings surrounding the site should be a key factor in the development of the landscape design.

LANDSCAPE STRATEGY

The initial landscape concept builds on the context and assets of the site, creating a framework of movement around key spaces located in the right places. The urban grain is respected with the site acting as a bridge between Calthorpe Street and Marlborough Road, and the centrally located 'People's Plaza' creates an appropriate spatial and social setting to the Methodist Church. Nature and Biodiversity are protected and prioritised, with green spaces connected to one another wherever possible to encourage wildlife movement and habitat spread.



04 Landscape Design Principles

1. Strong Green buffer along eastern edge incorporating level change and wrapping around public space - making a clear distinction from vehicular area
2. Green Links and streets create opportunity for social paces and 'nature on the doorstep' public realm. Create an overall framework that gives buildings an appropriate landscape setting
3. Play Plaza provides sculptural and informal opportunity for children and young people, creating a community hub for the development
4. Sustainable Streets; SUDs elements with biodiversity benefits incorporated into landscape and public realm design from the outset
5. Embrace the Ecology: Retain existing trees and ecological value wherever possible.
6. Place for Pollinators: Provide green amenity spaces in courtyard and podium gardens that contribute positively to biodiversity and give opportunities for community growing initiatives



LANDSCAPE MASTERPLAN



Green Links

Sustainable Streets

Play Plaza

Embrace Ecology

Place for Pollinators - green roofs and podiums

05 Landscape Character Areas

-  Sustainable Streets
-  Play Plaza
-  The Pollinators Podium
-  The Roof Gardens
-  Courtyards and Community
-  Manor Gardens





DESIGN PILLARS

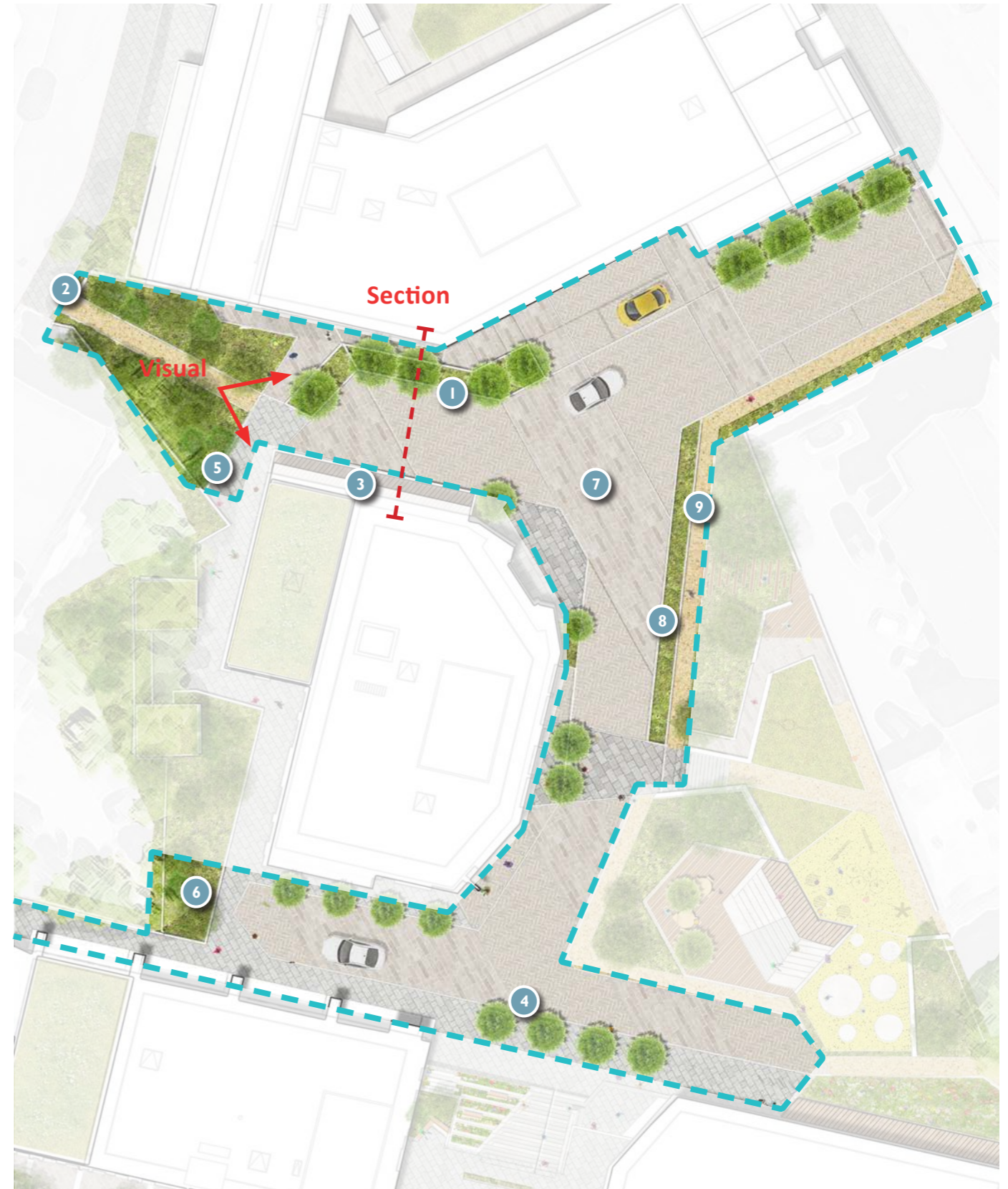
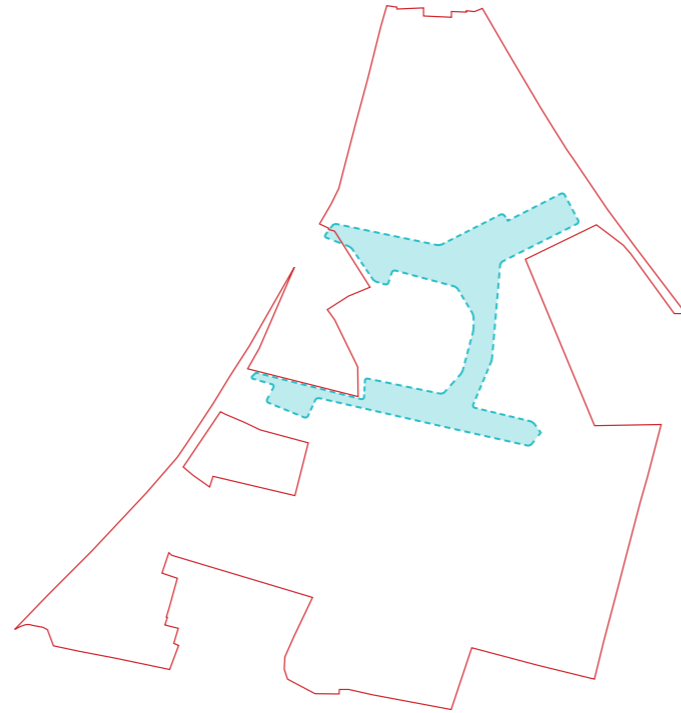
Good health and wellbeing is fundamental to enable us to live an active and fulfilled life and therefore plays an important role when designing local communities. The landscape proposals are underpinned by four healthy living design pillars. The spaces designed aim to positively impact upon the health and wellbeing of both residents and members of the public, by ensuring each character area features at least one element from each healthy living design pillar.

SUSTAINABLE STREETS










The Sustainable Streets character areas has been designed to feature robust landscape proposals that create an attractive arrival and transition setting, able to cope with high pedestrian footfall.

Hard landscape is punctuated by at grade planting to soften the building edge and raised features help to filter views of along the streetscape and frame key buildings. Attractive threshold spaces are created with spill out space and the opportunity for incidental seating

Paving and kerb design will help to calm traffic, creating a much more unified aesthetic and giving the streetscene a distinct character.



-  Flexible amenity & play spaces
-  Attractive & robust landscape
-  Benefiting people and wildlife
-  Multi-sensory planting
-  Opportunities for social interaction
-  Safe, secure access for all
-  Clear and legible pedestrian routes

-  1 Feature street trees in bioretention planters
-  2 Existing route from Calthorpe Street
-  3 Private terrace
-  4 Formal street trees with underground root cell system
-  5 Cycle stands
-  6 Raised planters
-  7 Permeable paving to majority of surfaces
-  8 Rain Garden
-  9 No-dig path over RPA

View looking east towards Methodist Church from Calthorpe Street Entrance. Illustrative purposes only

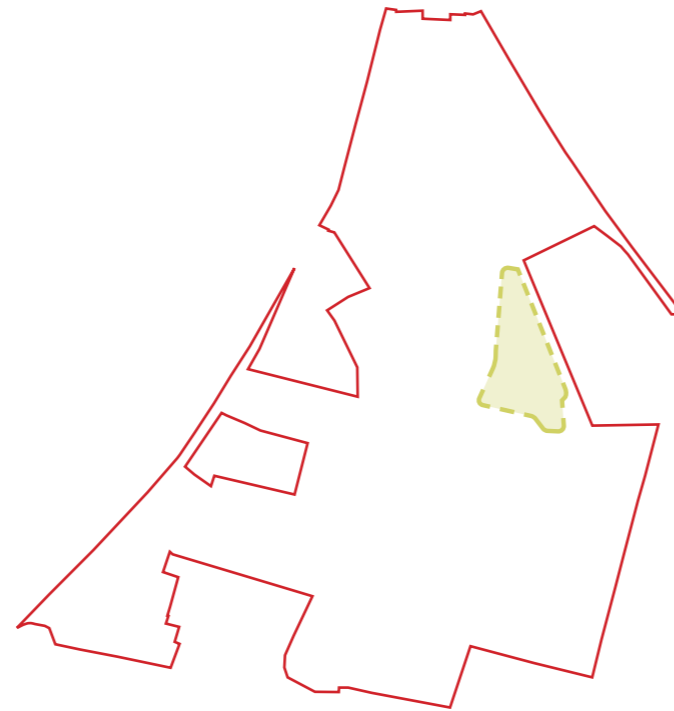


THE PLAY PLAZA










The Play Plaza is the primary public destination space for the Calthorpe Street development, and will create an instant impact on visitors and resident through sculpted play integration, biodiversity enhancements and focused social space.

An emphasis on community wellbeing has shaped the landscape to include a spill out terrace as well informal seating and lawn space in an attractive sunny spot adjacent to the Church.

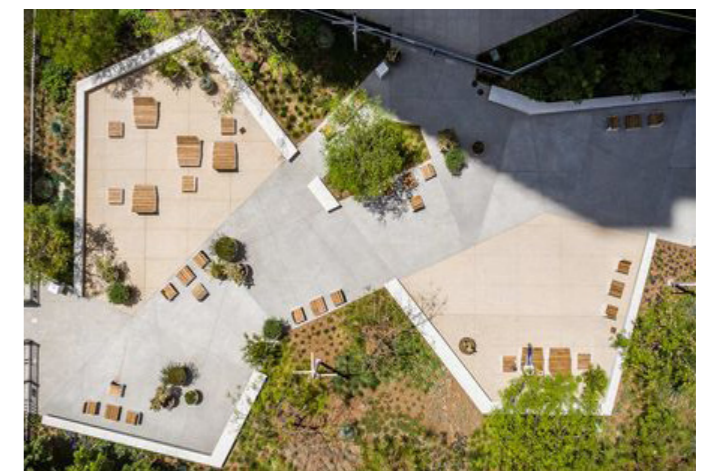
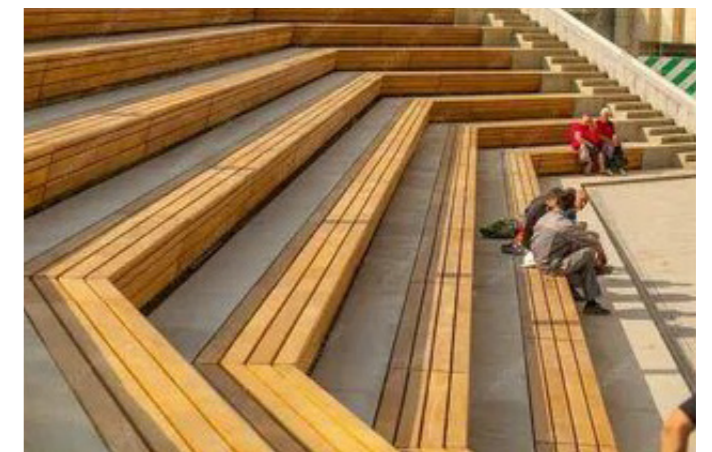
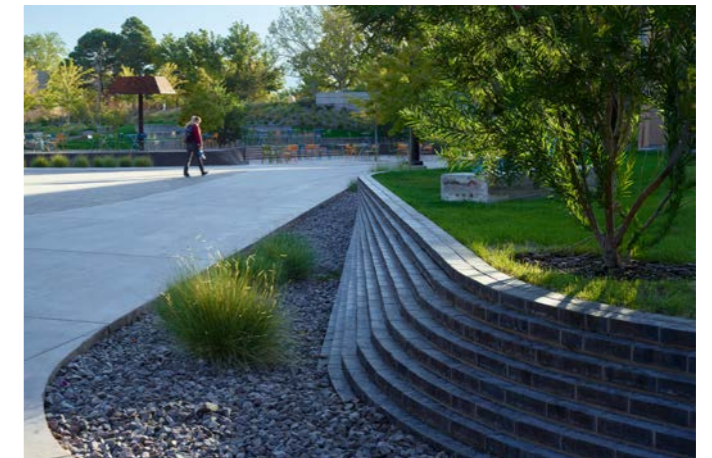
This space has also been designed with generous shrub and wild planting to immerse the residents and users with nature and wildlife.



-  Flexible amenity & play spaces
-  Informal Play
-  Attractive & robust landscape
-  Multi-sensory planting
-  Opportunities for social interaction
-  Places to eat and meet
-  Safe, secure access for all

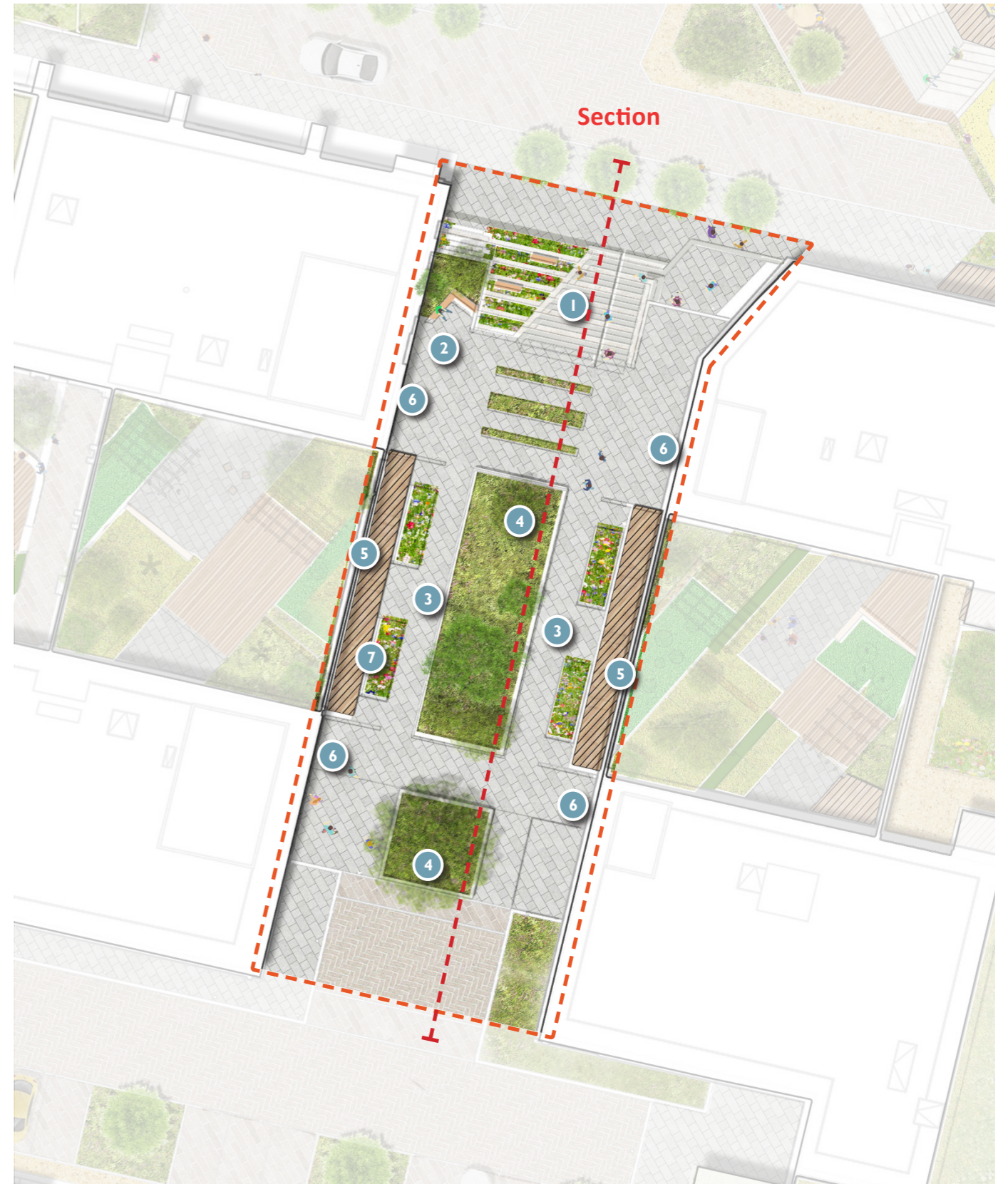
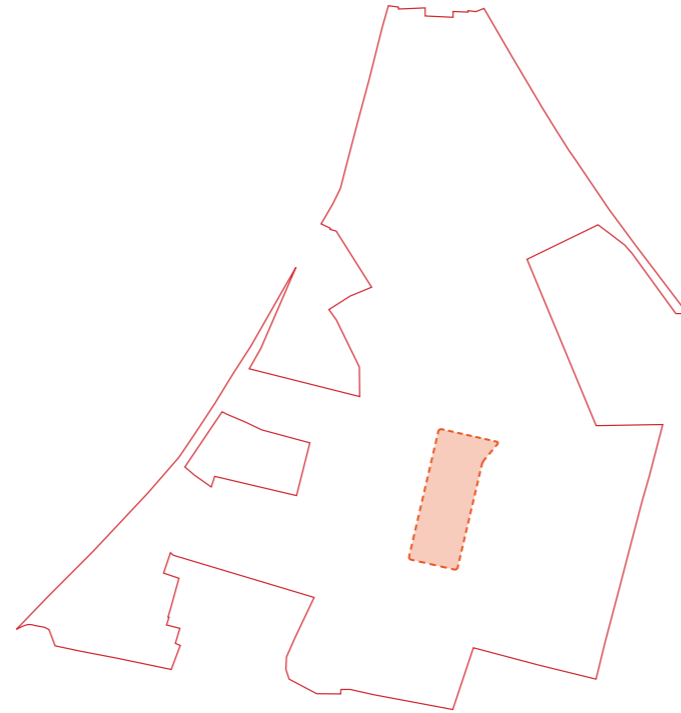
-  Existing trees retained
-  Proposed trees
-  Equipped play area
-  Climb and clamber slope play
-  Informal play trail
-  Variety of seating areas
-  Table tennis
-  Steps / Terrace Seating
-  Native planting to soften edges


View looking over play plaza from east site boundary adjacent to Methodist Church Illustrative purposes only.










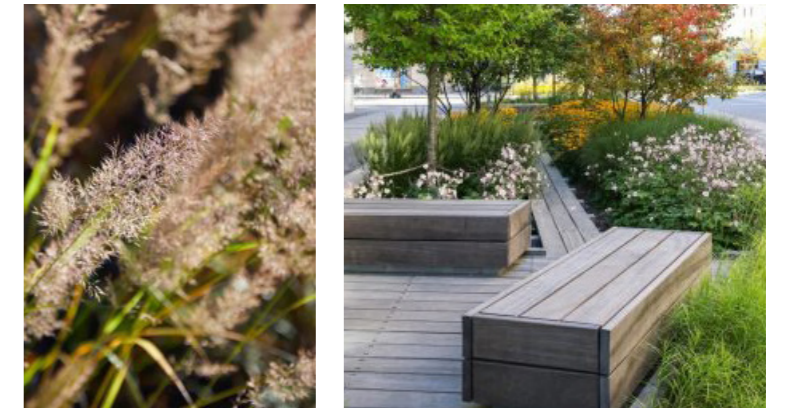
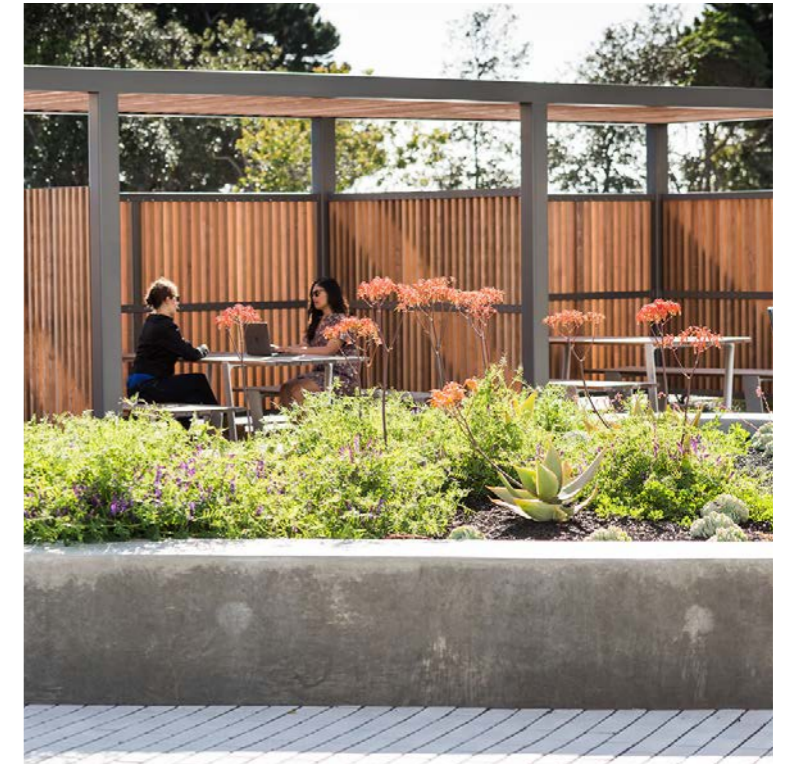
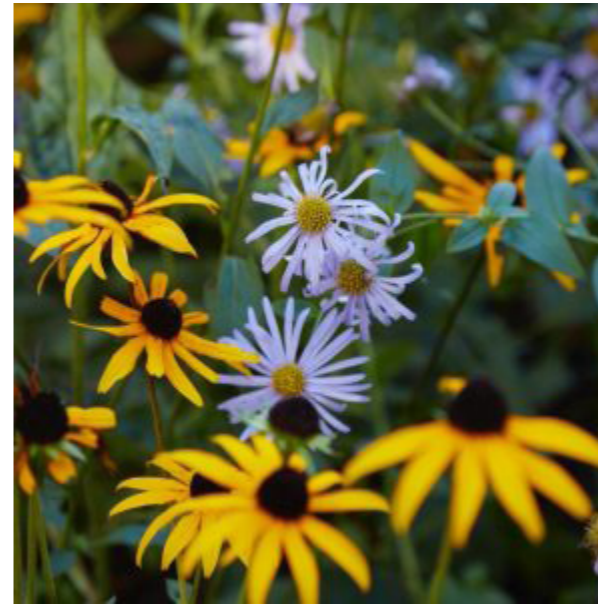
THE POLLINATORS PODIUM

This Podium Garden acts as both a communal garden and gathering space, and a public realm connection between the north and south of the site. There are therefore wide and accessible pedestrian routes, with clear and legible sightlines for wayfinding and movement. Large planter areas will also create an intrinsically green nature, with herbaceous and feature planting giving a homely and intimate landscape experience. Larger trees and shrubs provide focal points within the podium and soften the hard materials of building facades. Pollinators and key species will be prioritised in the detailed landscape design.



-  Attractive & robust landscape
-  Benefiting people and wildlife
-  Multi-sensory planting
-  Opportunities for social interaction
-  Easy access to transport & amenities
-  Clear and legible pedestrian routes

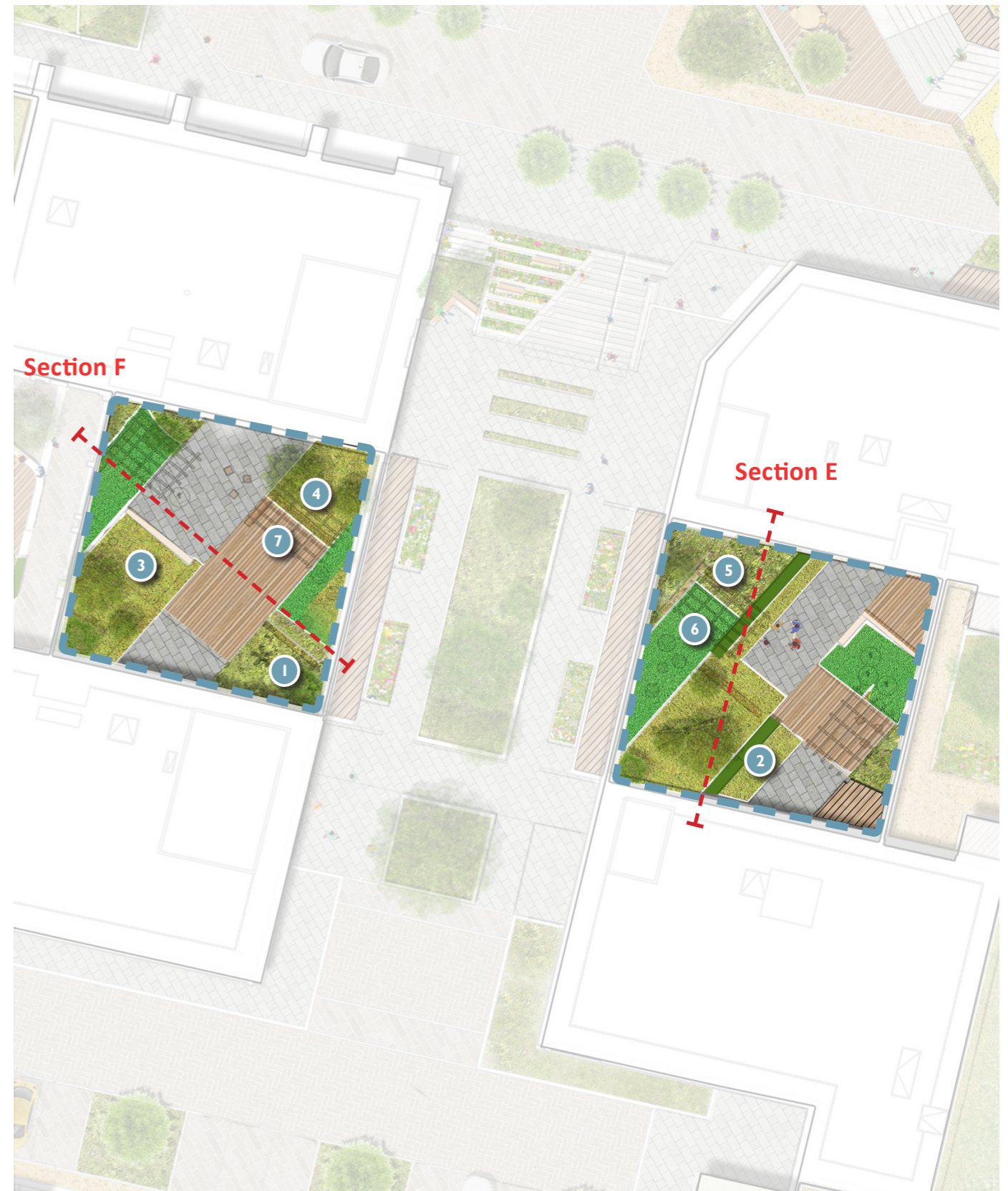
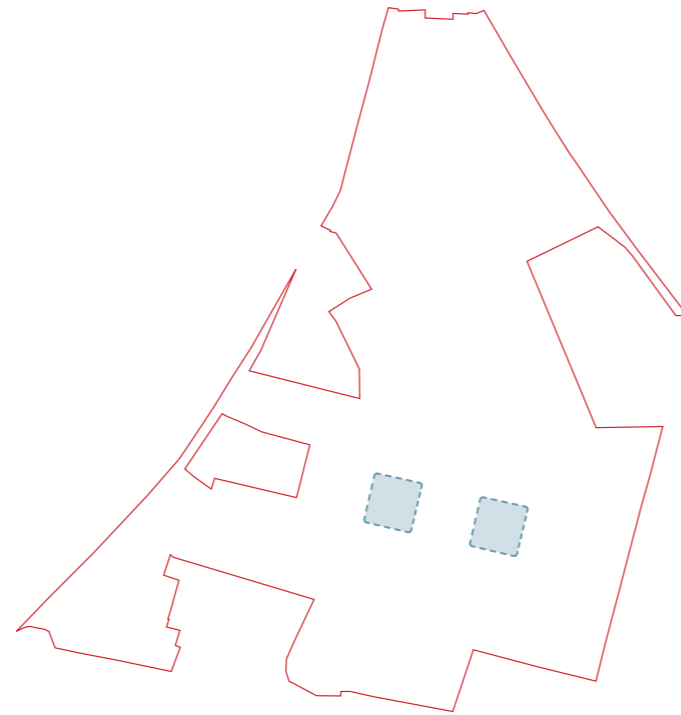
-  1 Stepped and terrace access from Plaza
-  2 Informal seating area
-  3 Public pedestrian route
-  4 Raised planter with shrubs and small trees
-  5 Private terrace with boundary
-  6 Access to residences
-  7 Pergola with climbing plants










THE ROOF GARDENS

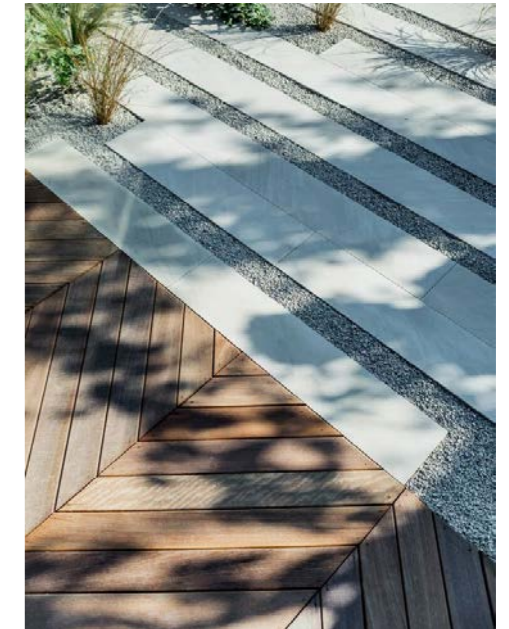
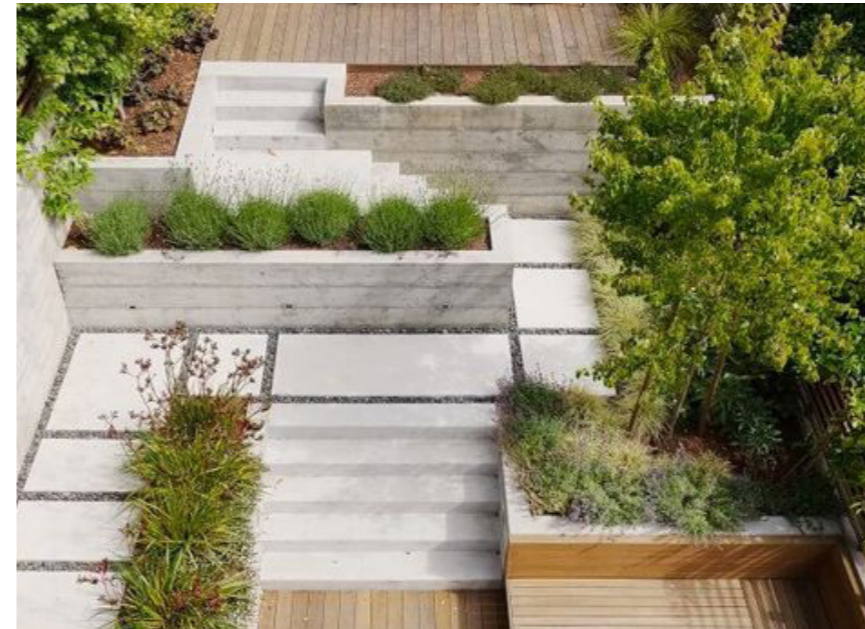
Wide and spacious roof gardens have been designed on the resident's doorstep to create spaces that are safe, well contained and playful. The podiums feature relaxed areas of amenity lawn, social seating areas and dedicated play spaces with clear pedestrian routes and planting to buffer dwellings and private terraces.

The podium play spaces are tailored for early years and primary school children. Play zones accommodate both play equipment and natural play elements, together with lawned areas for open, free play, sand pits offer tactile play and seating areas for social interaction and rest.



-  Equipped Play
-  Informal Play
-  Attractive & robust landscape
-  Benefiting people and wildlife
-  Multi-sensory planting
-  Opportunities for social interaction
-  Places to eat and meet
-  Quieter areas for wellbeing
-  Clear and legible pedestrian routes

-  Biodiversity planting to border roof gardens
-  Wildflower planting
-  Amenity lawn with wildflower edge
-  Shrub planting
-  Communal growing space
-  Play space with seating
-  Formal seating area; pergola and climbing plants



Section F











Section E

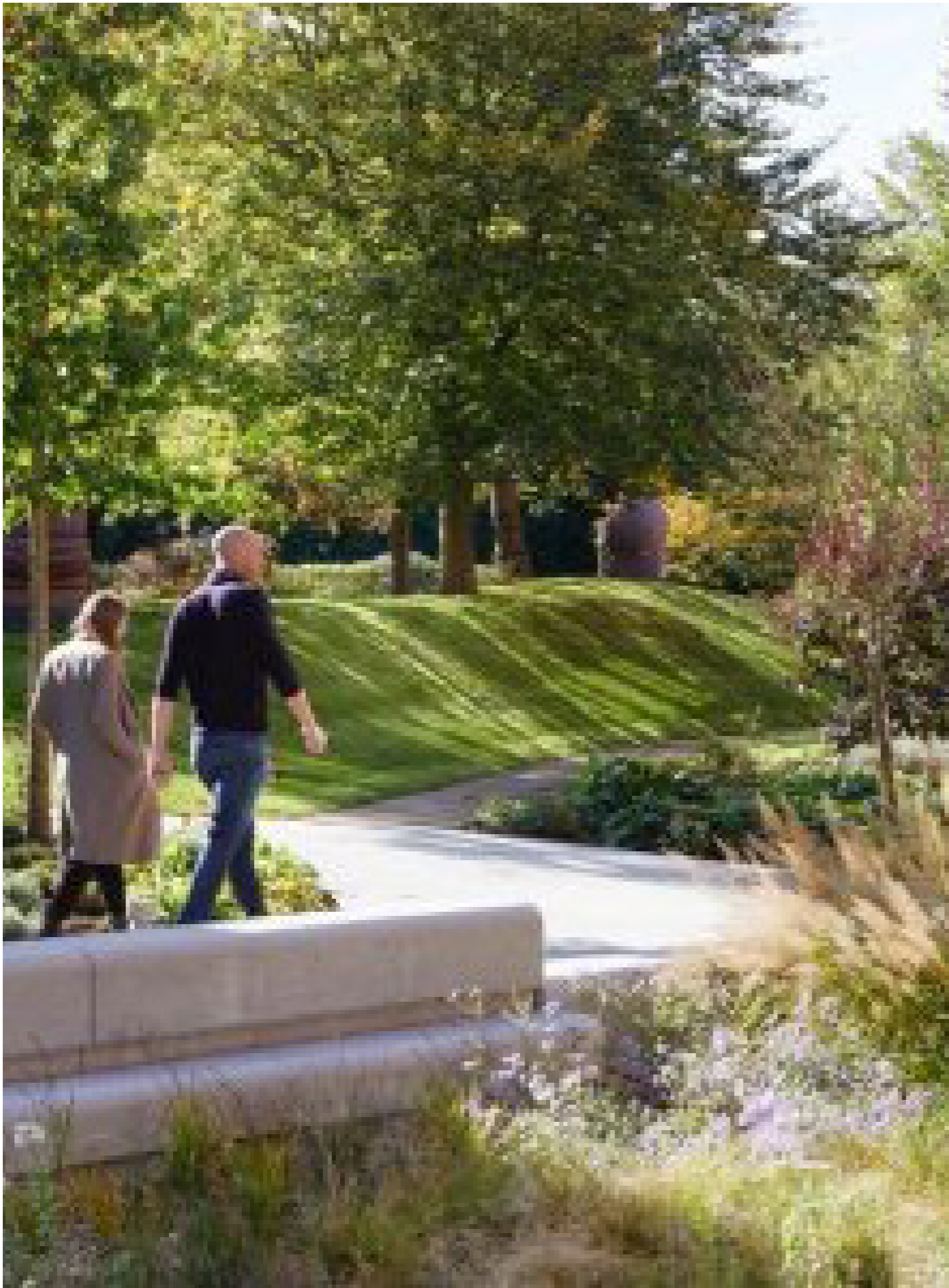
COURTYARDS AND COMMUNITY

The Courtyards and Community character area describes those spaces that will be most utilised by residents of the proposed development. The landscape here is focused on giving the maximum opportunity for incidental play and social interaction, with generous seating provision, play on the way logs and boulders and planting designs which create character and sense of place. Habitat provision is a priority in this character area, utilising existing green infrastructure to provide enhanced networks for wildlife.



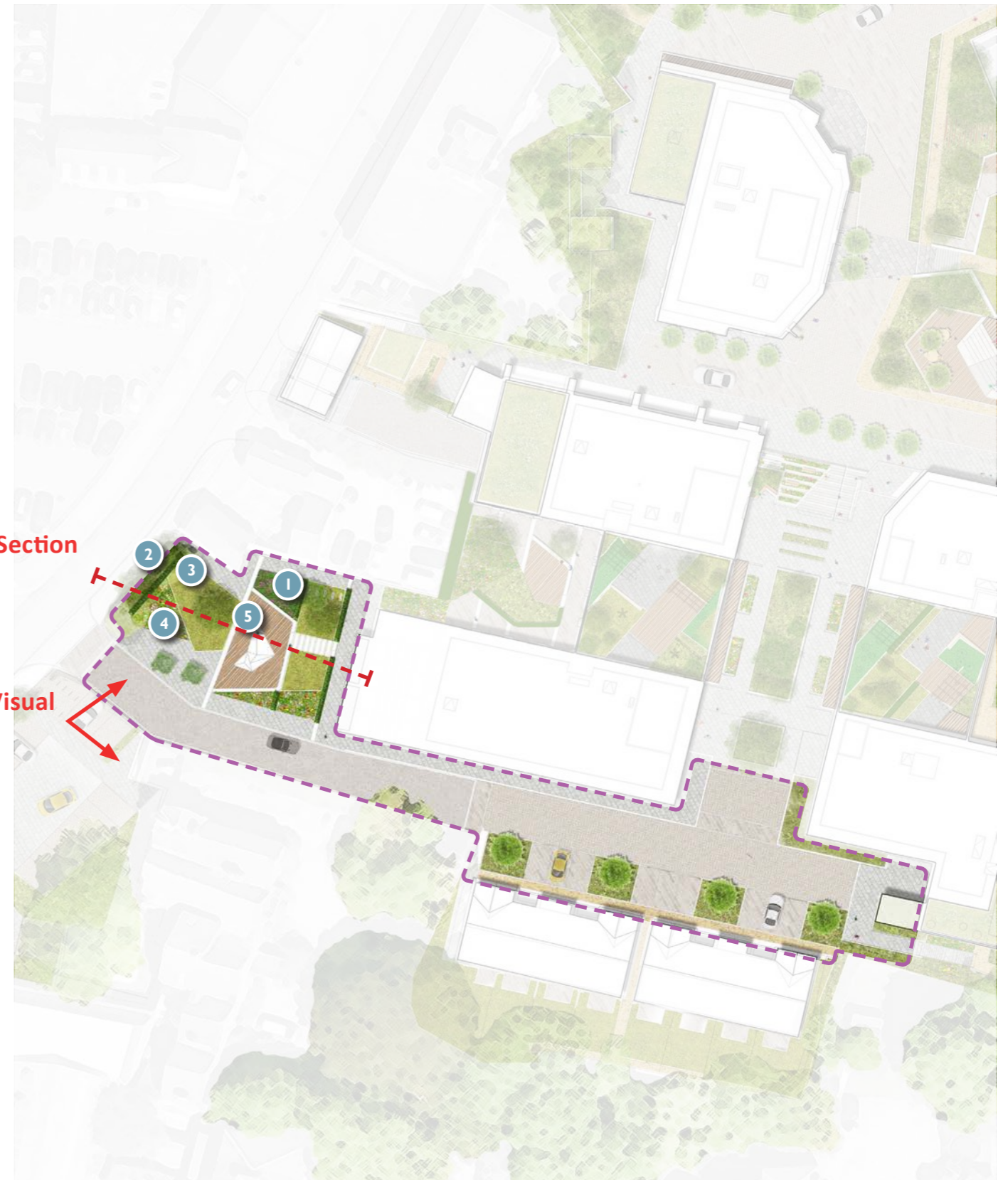
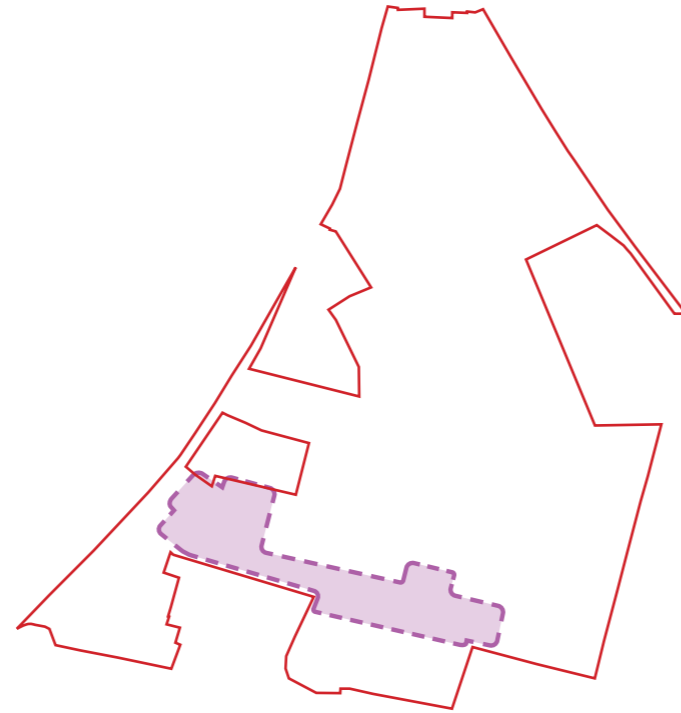
-  Flexible amenity & play spaces
-  Informal Play
-  Attractive & robust landscape
-  Benefiting people and wildlife
-  Opportunities for social interaction
-  Quieter areas for wellbeing
-  Safe, secure access for all
-  Clear and legible pedestrian routes

-  1 Cycle stands
-  2 Existing trees retained
-  3 Proposed trees
-  4 Shrub planting as landscape buffer
-  5 Open lawn
-  6 Wild flower meadow planting
-  7 Informal play
-  8 No dig path over RPA








MANOR GARDENS

The Manor Gardens character area is the southern and western gateway to the site, providing an important piece of Public Realm that links Calthorpe Street to the heart of the site and the podium gardens. The key landscape component within this area is the pocket park located adjacent to Calthorpe Street. This will provide public amenity and 'clamber play' features for young children and toddlers. A lawn area and wildflower meadow will also contribute to a rich mosaic for amenity, with ornamental planting and trees complimenting this pocket for nature.



-  Flexible amenity & play spaces
-  Informal Play
-  Attractive & robust landscape
-  Benefiting people and wildlife
-  Opportunities for social interaction
-  Safe, secure access for all
-  Easy access to transport & amenities

-  1 Cycle stands
-  2 Proposed trees
-  3 Shrub planting as landscape buffer
-  4 Open lawn and wild flower meadow planting
-  5 Informal play

View looking into public pocket park from Calthorpe Street. Illustrative purposes only.

