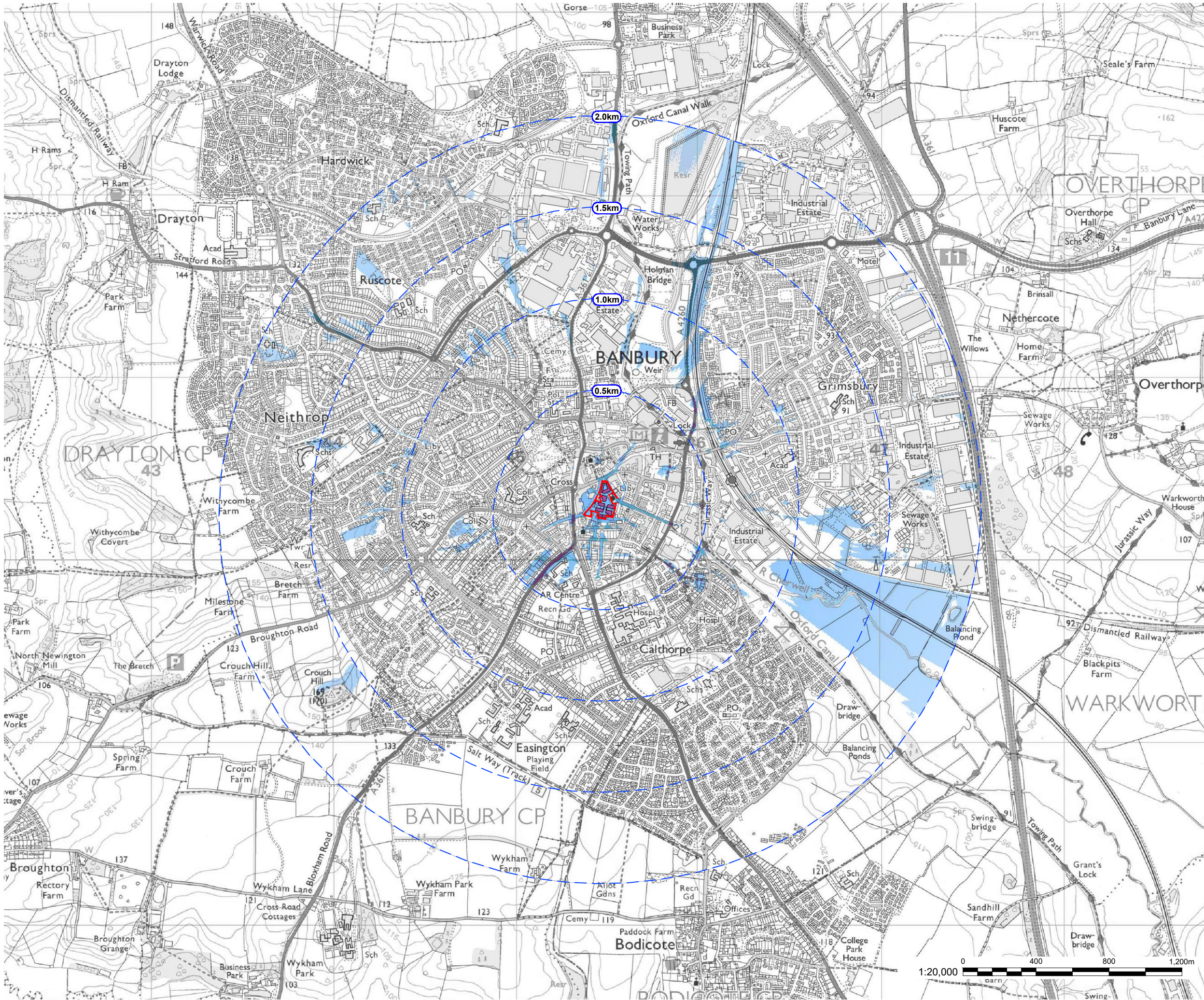


**APPENDIX 2**  
**VIEWPOINTS**

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**Legend**

- Site Boundary
- 2.0km Distance From Site
- Proposed Building Layout

**Zone of Theoretical Visibility**

- Extent of theoretical visibility

**ZTV Parameters**

Zone of Theoretical Visibility is generated using 'OS Terrain 5' (digital terrain data at 5 m resolution), assuming the following heights above existing ground levels:

- Proposed Development:
- Building Heights: 106.375 - 117.36m AOD
  - Viewer height: 2m

The heights of existing vegetation and structures are taken from GoogleEarth Digital Surface Model (2022) and from OS open source mapping data <300m of the site boundary.

Notable woodland areas and buildings outside of the 300m zone were mapped as visual barriers using OS VectorMap District data (woodland was given an assumed height of 10m, buildings were given an assumed height of 8m).

The ZTV identifies those areas from which the development would be theoretically visible. Due to the frequency of low-level structures the actual visibility is likely to be significantly less extensive than the drawing indicates.

Rev.	Date	Details

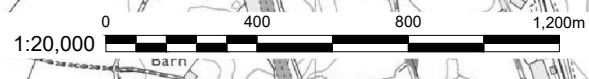
**GENERAL**  
 Do not scale from this drawing. All dimensions to be checked on site. This plan is to be read with all accompanying documentation. © Bidwells 2020



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**BANBURY**  
 CALTHORPE STREET  
 ZONE OF THEORETICAL VISIBILITY

Job Code:	OS License Number:		
-	0100031673		
Drawing Scale:	Date:	Drawn By:	Checked By:
1:20,000	05.05.23	CL	CD
Drawing Number:			Revision:
-			-





9

10

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8

5

6

11

4

1

3

2

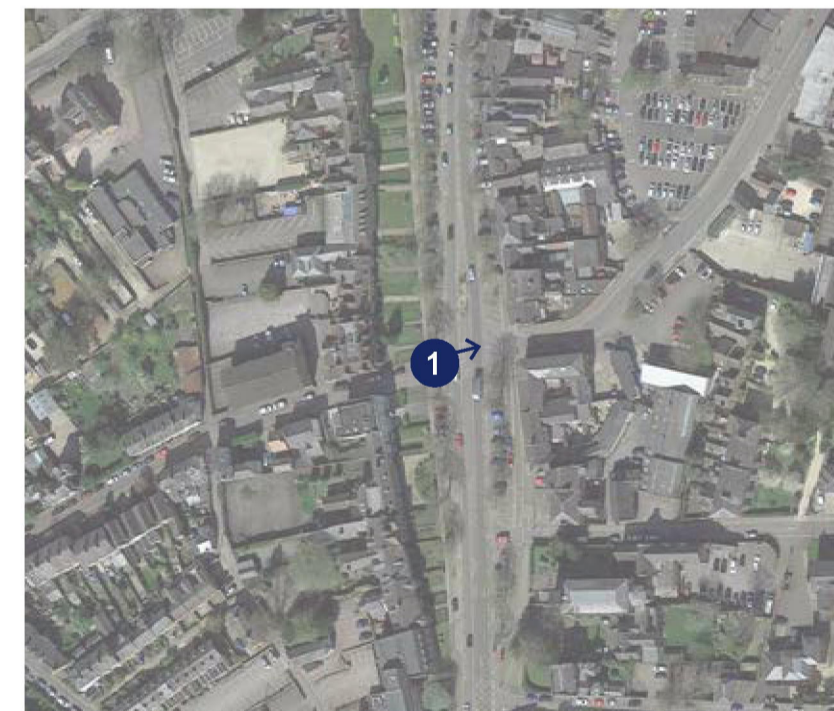


Approximate extent of Site

VIEWPOINT 1 - SOUTH BAR STREET

Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length

VIEWPOINT 1: SOUTH BAR STREET		
EXISTING VIEW/SENSITIVITY	<p>The viewpoint represents a key view identified in the Conservation Area Appraisal map and the view of pedestrians on a dedicated pavement. Road users on the main road, South Bar Street are focusing on the perpendicular direction, unless they were turning into Callthorpe Street. The Site is visible in the background.</p> <p>The view consists of large, three storey buildings with commercial uses along the ground floor and residential above. This creates a continuous built form along the road which is softened by the street trees. The depth of view is short along South Bar Street, but deeper into Callthorpe Road, terminating with the trees on the Site's boundary.</p> <p>The materiality of the architectural composition is diverse; however, red brick seems to prevail over the buff rendered and brick. Roofs are all pitched with black slate.</p>	<b>HIGH-MEDIUM</b>
	<p><b>Value</b> - The viewpoint is identified in the CA appraisal, it portrays the CA townscape high qualities, although it does not include any distinctive feature. Value is considered high.</p> <p><b>Susceptibility</b> - Receptors are road users including pedestrians on a dedicated pavement, the latter are likely to engage with the contextual townscape. Susceptibility is medium.</p>	
POTENTIAL CHANGES TO THE VIEW	<p>As illustrated in the technical visualisations in Appendix 4, the proposal will be largely screened by the intervening vegetation during summer, however glimpses of the new built form will be available in winter months. Notwithstanding the seasonal difference, the composition of the view will be largely unchanged and its qualities preserved.</p> <p>There would be no adverse effects experienced by the receptors.</p>	



**Viewpoint Data**

Visualisation Type 1  
 Cylindrical Panorama  
 Enlargement: 96% @ A1  
 Horizontal Field of View: 90°  
 Grid coordinates: 1°20'25.96"W, 52° 3'31.07"N  
 Elevation: 111m AOD  
 Camera: Canon EOS 6D Mark II  
 Lens: Canon EF 50mm f/1.8 STM  
 Direction of view: East  
 Distance from Site (closer Site boundary): 65m  
 Weather: Light Cloud  
 Date: 25.06.2021  
 Time: 11:04  
 Taken by: Martina Sechi



VIEWPOINT 2 - LUCKY LANE  
 Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length

VIEWPOINT 2: LUCKY LANE		
EXISTING VIEW/SENSITIVITY	<p>The viewpoint represents the view of road users on a secondary road. It is also a key view identified in the Conservation Area Appraisal map. The viewer is afforded a height advantage due to the rising topography, which provides an appreciation of Banbury's skyline. The roofline is softened by substantial tree cover. Amongst the canopies rises the tower of Saint Mary's Church at the centre of the view. Also visible to the left of this the taller buildings of the Jacobs Douwe Egbert factory.</p> <p>The Site is not visible due to the intervening planting and built-form.</p>	<b>HIGH</b>
	<p><b>Value</b> - The viewpoint is identified in the CA appraisal, it portrays the CA townscape high qualities and distinctive landmarks in the skyline. Value is considered high.</p> <p><b>Susceptibility</b> - Receptors are road users and local residents (not a primary view). Susceptibility is medium-high.</p>	
POTENTIAL CHANGES TO THE VIEW	<p>As illustrated in the technical visualisation in Appendix 4 the proposal will be largely screened by the intervening built form and vegetation, as it sits on the lower ground. Although visibility might be slightly more in winter months, with trees not in leaf, the composition of the view is largely unchanged. The proposal does not contribute to the Banbury skyline character and it does not compete with the existing landmarks.</p> <p>There will be no adverse effects on the receptors.</p>	



**Viewpoint Data**

Visualisation Type 1  
 Cylindrical Panorama  
 Enlargement: 96% @ A1  
 Horizontal Field of View: 90°  
 Grid coordinates: 1°20'20.66"W, 52° 3'23.92"N  
 Elevation: 125m AOD  
 Camera: Canon EOS 6D Mark II  
 Lens: Canon EF 50mm f/1.8 STM  
 Direction of view: North  
 Distance from Site (closer Site boundary): 65m  
 Weather: Light Cloud  
 Date: 25.06.2021  
 Time: 11:11  
 Taken by: Martina Sechi

Approximate extent of Site



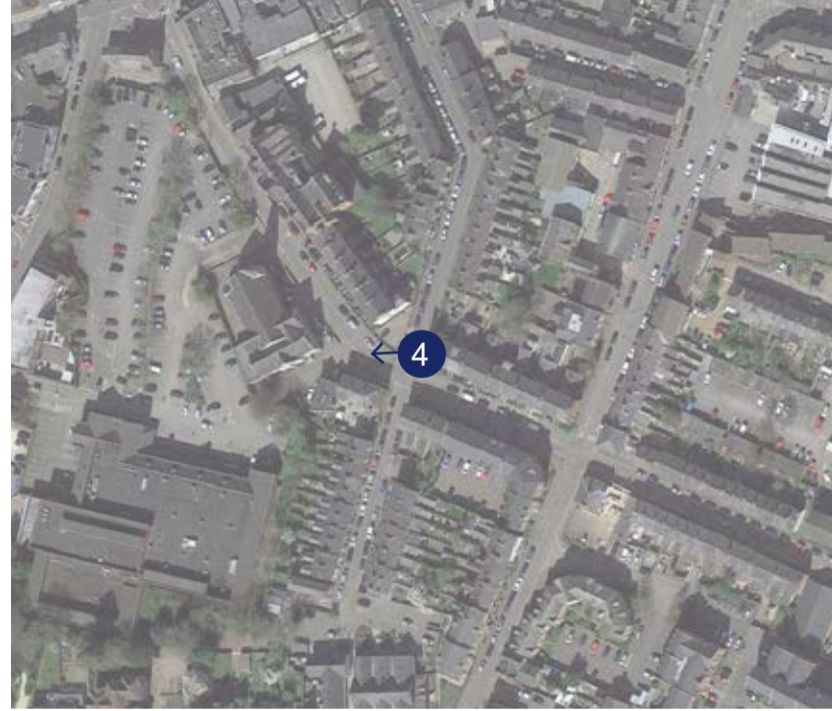
VIEWPOINT 3 - UPPER WINDSOR STREET

Planar Image - Printing Size 390 x 260 mm @A3 - Presented Field of View (H x V) 39.6 ° x 27° - To be viewed at comfortably arm's length



VIEWPOINT 4 - ALBERT STREET CORNER WITH MARLBOROUGH ROAD  
 Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length

VIEWPOINT 4: ALBERT STREET CORNER WITH MARLBOROUGH ROAD		
EXISTING VIEW/SENSITIVITY	The viewpoint represents view of road users and local residents to the east of the Site. It also provides a full appreciation of the Marlborough Road Methodist Church within the residential context. The Church sits independently within the surrounding built form, with glimpses of the Site's vegetation to the right and left.	<b>HIGH</b>
	<p>The view includes a representation of a variety of materials typical of Banbury heritage.</p> <p><b>Value</b> - The viewpoint portrays the CA townscape high qualities and a local landmark. Value is considered high.</p> <p><b>Susceptibility</b> - Receptors are road users including pedestrians on a dedicated pavement, and local residents (primary view). Susceptibility is high.</p>	
POTENTIAL CHANGES TO THE VIEW	<p>As illustrated in the technical visualisation in Appendix 4 the proposed development will appear behind the Methodist Church. This will cause a loss of green relief in the urban environment, trees will be removed to allow the development. It will also increase the perceived urban density lessening the prominence of the local landmark (the Church) which will be surrounded by built form.</p> <p>Notwithstanding the adverse effects on the local landmarks due to loss of isolation, these have been mitigated by the careful massing and scaling of the proposals which appear subservient to the Church. It is also noted that the proposed red brick materiality will be preserved the contrast with ironstone of the Church, therefore emphasising visual dominance of the landmark.</p>	



**Viewpoint Data**

Visualisation Type 1  
 Cylindrical Panorama  
 Enlargement: 96% @ A1  
 Horizontal Field of View: 90°  
 Grid coordinates: 1°20'11.37"W, 52° 3'34.12"N  
 Elevation: 96m AOD  
 Camera: Canon EOS 6D Mark II  
 Lens: Canon EF 50mm f/1.8 STM  
 Direction of view: West  
 Distance from Site (closer Site boundary): 44m  
 Weather: Light Cloud  
 Date: 25.06.2021  
 Time: 11:42  
 Taken by: Martina Sechi



VIEWPOINT 5 - HIGH STREET / MARLBOROUGH ROAD

Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length

VIEWPOINT 5: HIGH STREET / MARLBOROUGH ROAD		
EXISTING VIEW/SENSITIVITY	<p>The viewpoint represents a key view identified in the Conservation Area Appraisal map and the view of road users and pedestrians within the town centre, the Site is visible along Marlborough Road. The Marlborough Road Methodist Church spire rises over the Site's tree canopies.</p> <p>The visible architecture portrays a diverse townscape with different materiality and styles. However, the foreground is dominated by the road infrastructure and a clutter of road furniture and signage.</p> <p><b>Value</b> - The viewpoint, which is identified in the CA appraisal, portrays the CA townscape high qualities and a local landmark. Value is considered high.</p> <p><b>Susceptibility</b> - Receptors are road users including pedestrians on a dedicated pavement. Susceptibility is high.</p>	<b>HIGH</b>
POTENTIAL CHANGES TO THE VIEW	<p>As illustrated in the technical visualisation in Appendix 4 the proposal will alter the composition of the view increasing the urban density and causing the loss of green cover. Incidentally, it will also open the view of the Methodist Church and enhance its presence as local landmark thanks to a subservient relationship with the proposed development.</p> <p>Therefore, adverse effects (loss of green cover and increase urban density) must be considered as well as the improvements, namely visibility of the Church and reinstating of the historical road enclosure with a high quality architecture.</p>	



**Viewpoint Data**

Visualisation Type 1  
 Cylindrical Panorama  
 Enlargement: 96% @ A1  
 Horizontal Field of View: 90°  
 Grid coordinates: 1°20'16.84"W, 52° 3'38.52"N  
 Elevation: 95m AOD  
 Camera: Canon EOS 6D Mark II  
 Lens: Canon EF 50mm f/1.8 STM  
 Direction of view: South  
 Distance from Site (closer Site boundary): 32m  
 Weather: Light Cloud  
 Date: 25.06.2021  
 Time: 11:46  
 Taken by: Martina Sechi





VIEWPOINT 6 - HIGH STREET / CALTHORPE STREET

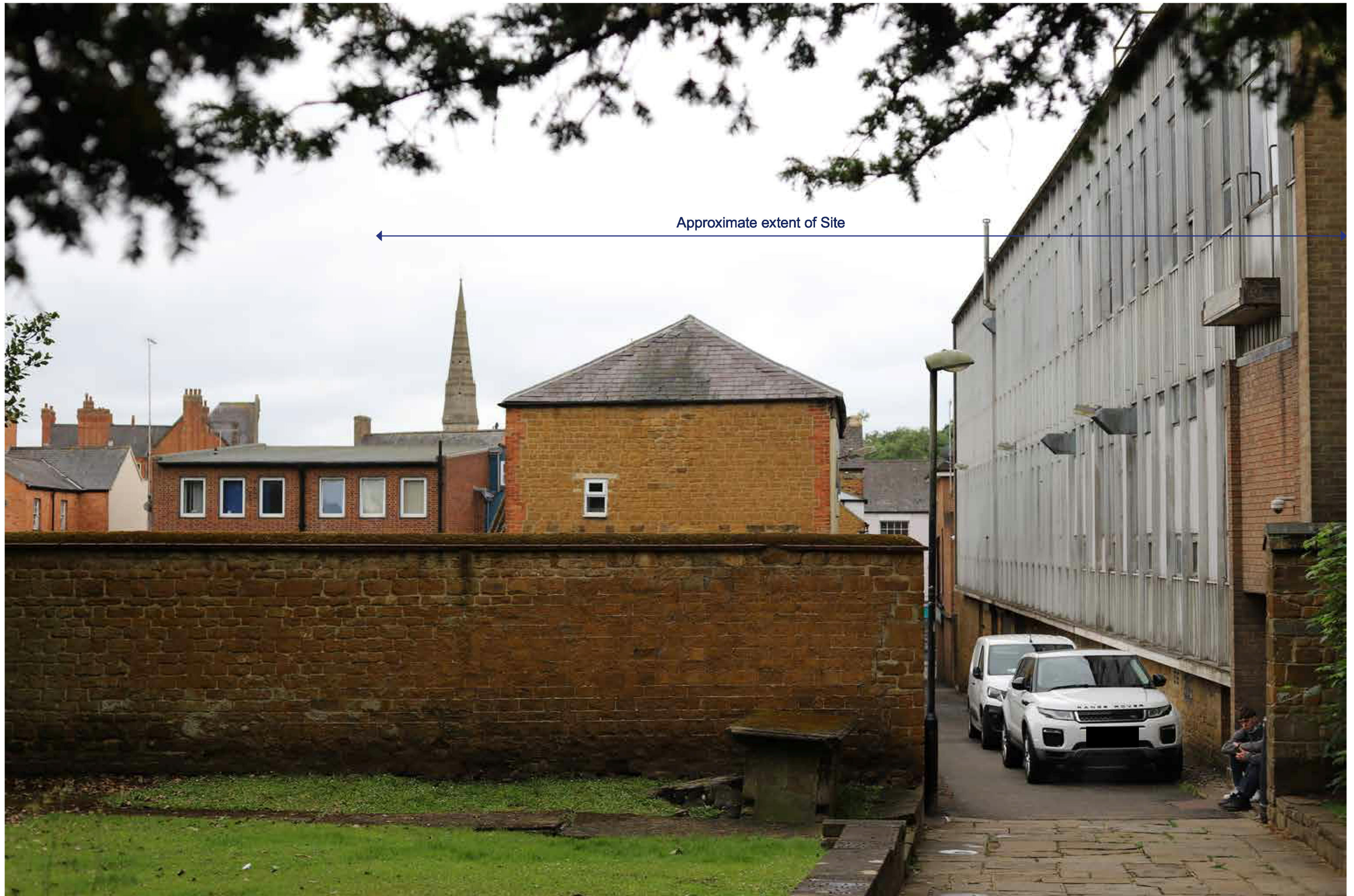
Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length

VIEWPOINT 6: HIGH STREET / CALTHORPE STREET		
EXISTING VIEW/SENSITIVITY	<p>The viewpoint represents a key view identified in the Conservation Area Appraisal map and the view of road users and pedestrians within the town centre, the Site is visible along Calthorpe Street. The tree cover within the Site softens the view which is otherwise dominated by continuous built-form.</p> <p>Similarly to Viewpoint 5, the view portrays a diverse architecture. However, the cluttering of the road infrastructure and associated furniture appears less dominant.</p>	<b>HIGH</b>
	<p><b>Value</b> - The viewpoint is identified in the CA appraisal, portrays the CA townscape high qualities. Value is considered high.</p> <p><b>Susceptibility</b> - Receptors are road users including pedestrians on a dedicated pavement. Susceptibility is high.</p>	
POTENTIAL CHANGES TO THE VIEW	<p>As illustrated in the technical visualisation in Appendix 4 the proposed development will alter the composition of the view reinstating the historical enclosure along Calthorpe Street, but also causing the loss of tree cover. Nonetheless the proposed development appears of high quality responding appropriately to the contextual height and referencing vernacular materiality, plot rhythm and architectural detailing. It will therefore improve the streetscape coherence replacing a currently undescriptive Site with positive development.</p> <p>Notwithstanding the adverse effects on the tree cover, the beneficial effects must also be taken into consideration.</p>	



**Viewpoint Data**

Visualisation Type 1  
 Cylindrical Panorama  
 Enlargement: 96% @ A1  
 Horizontal Field of View: 90°  
 Grid coordinates: 1°20'17.66"W, 52° 3'38.31"N  
 Elevation: 95m AOD  
 Camera: Canon EOS 6D Mark II  
 Lens: Canon EF 50mm f/1.8 STM  
 Direction of view: South  
 Distance from Site (closer Site boundary): 27m  
 Weather: Light Cloud  
 Date: 25.06.2021  
 Time: 11:47  
 Taken by: Martina Sechi



← Approximate extent of Site

VIEWPOINT 7 - THE PARISH CHURCH OF SAINT MARY THE VIRGIN - WEST

Planar Image - Printing Size 390 x 260 mm @A3 - Presented Field of View (H x V) 39.6 ° x 27° - To be viewed at comfortably arm's length

VIEWPOINT 7: THE PARISH CHURCH OF SAINT MARY THE VIRGIN - WEST		
EXISTING VIEW/SENSITIVITY	<p>The viewpoint represents a key view identified in the Conservation Area Appraisal map and the view of visitors to Saint Mary's Churchyard. The view is enclosed by the built-form in the background and the boundary wall of the churchyard, the Site is therefore not visible.</p> <p>The spire of the Marlborough Road Methodist Church is visible at the centre of the view emerging from the skyline.</p>	
	<p><b>Value</b> - The viewpoint is identified in the CA appraisal, portrays the CA townscape high qualities viewed form a local landmark. Value is considered high.</p>	<p><b>Susceptibility</b> - The receptors are visitors to a public green space, who will engage with the contextual townscape. Susceptibility is high.</p>
POTENTIAL CHANGES TO THE VIEW	<p>As Illustrated in the technical visualisation in Appendix 4 the proposal will be largely screened by the intervening built form. It will not introduce a new, prominent feature in the skyline. Therefore the composition and quality of the view is largely unchanged.</p> <p>There will be no adverse effects on the receptor.</p>	

**HIGH**



**Viewpoint Data**

Visualisation Type 1  
 Planar Image  
 Enlargement: 100% @ A3  
 Horizontal Field of View: 39.6°  
 Grid coordinates: 1°20'19.76"W, 52° 3'40.82"N  
 Elevation: 111m AOD  
 Camera: Canon EOS 6D Mark II  
 Lens: Canon EF 50mm f/1.8 STM  
 Direction of view: South  
 Distance from Site (closer Site boundary): 110m  
 Weather: Light Cloud  
 Date: 25.06.2021  
 Time: 11:50  
 Taken by: Martina Sechi



← Approximate extent of Site

VIEWPOINT 8 - THE PARISH CHURCH OF SAINT MARY THE VIRGIN - EAST

Planar Image - Printing Size 390 x 260 mm @A3 - Presented Field of View (H x V) 39.6 ° x 27° - To be viewed at comfortably arm's length

← Approximate extent of Site →



VIEWPOINT 9 - SOUTHAM ROAD

Planar Image - Printing Size 390 x 260 mm @A3 - Presented Field of View (H x V) 39.6 ° x 27° - To be viewed at comfortably arm's length



VIEWPOINT 10 - HORSE FAIR - PUBLIC FOOTPATH

Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length



VIEWPOINT 11 - BANBURY CROSS

Cylindrical Panorama - Printing size 820 x 250 mm @ A1 - Presented Field of View (H x V) 90° x 27° - To be viewed at comfortably arm's length