

4.0 Design

4.3 Layout

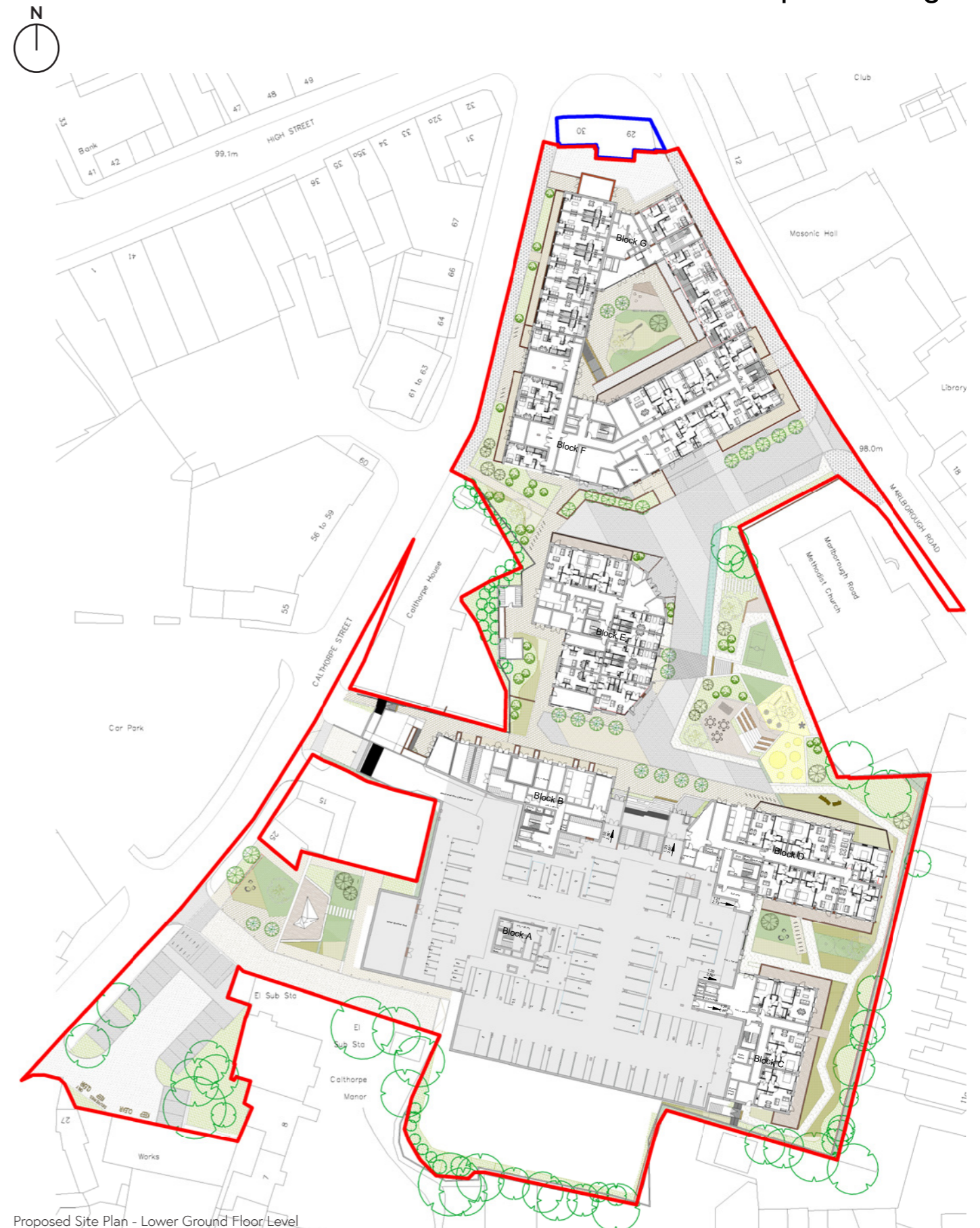
4.3.1 Site Layout

To the northern half, the existing site access off Marlborough Road is retained, but remodelled with a shallower gradient, that provides predominantly service access for vehicles. It is designed as a shared surface street with pedestrian priority, and in order to enhance permeability through the site, it forms an east – west connection through the site - Smithy Walk, creating a parcel in the northern tip of the site where Blocks F and G sit, providing active frontage to this new connection through the site, as well as to the Calthorpe Street and Marlborough Road. The new east – west route at the lower ground level, frames a view through the site to the central gables of the Library, responding positively to local heritage assets.

Block E is also situated at this lower ground level, responding to the site entrance off Marlborough Road, with an angled, canopied entrance. It also provides frontage to the new east-west connection, and a primary north-south route through the site, behind the Methodist Church.

The space created around the Methodist Church is proposed as a key area of public realm, which is terraced down to the church site level to allow for connection through, again creating enhanced site permeability and opportunities for fostering a sense of community.

New pedestrian link east-west framing views of the Methodist Church - Smithy Walk



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4.3.1 Site Layout

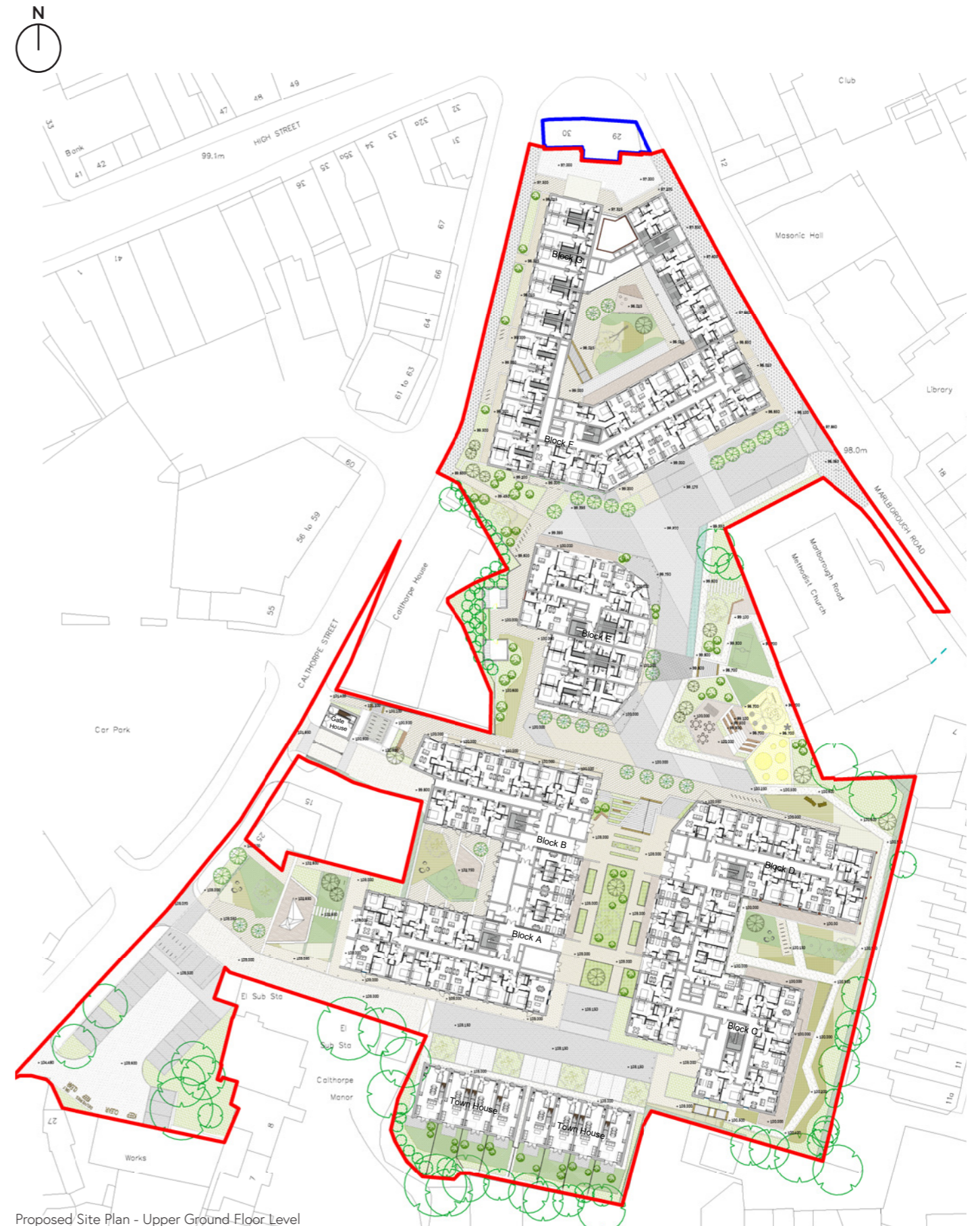
In the southern half of the site at the upper ground level, are Blocks A-D, and the site levels allow a lower ground car park level to be hidden beneath them. The car park is accessed off Calthorpe Street, with a ramp down, meaning that this lower ground car park level is hidden from street view from the west.

The access ramp is accessed from underneath a new Gatehouse, referencing the adjacent Calthorpe Manor Gatehouses and providing active frontage to Calthorpe Street, as well as a layering effect to the new development beyond.

To screen the car park from the lower ground level of the northern half of the site, apartments wrap the lower ground level of Blocks C and D and front the public realm created in front of Methodist Church, as well as another new east-west connection through the site, accessed from Calthorpe Street between Calthorpe House and our new Gatehouse - Calthorpe Walk.

This route opens up towards a framed view of the twin gables of the Methodist Church, and links up with the central north-south spine route through the site, or connections through the Church out to Marlborough Road beyond.

New pedestrian link east-west framing views of the Methodist Church - Calthorpe Walk



4.0 Design

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4.3.1 Site Layout

The north-south spine route through the centre of the site, bridges the level difference between the lower ground northern half of the site and the upper ground southern half of the site, with landscaped podium steps.

These steps provide an important part of the public realm, allowing opportunities for resting, meeting with people and enhanced visual and ecology amenity with a variety of planting. A cycle channel allows for cyclists to traverse through the site, and a publicly-accessible platform lift creates an accessible route.

At the southern, upper level of the site, the north-south route runs between Blocks A/B and C/D - Calthorpe Gardens. The central wings of these blocks provide active frontage to the route.

Whilst providing active frontage to the public route, the U-shaped forms of the blocks also provide shelter to private, shared amenity space for residents. These enclaves also provide landscaped buffer zones to the rear of the Calthorpe Manor Gatehouses on the west and the adjacent dwellings of Marlborough Place to the east.

The 'U' form of Blocks A and B on the western side of the route, references the former Calthorpe Gardens around this area of the site. The form is mirrored by Blocks C and D, on the eastern side of the route.

A space - Calthorpe Square, is created around the site entrance point to provide a high-quality area of landscaped public realm, announcing the entrance to the site, but also providing an improved setting for Calthorpe Manor and protecting views towards it from across Calthorpe Street. This access is also designed as a shared surface street, with vehicle access only for servicing and emergency vehicles, as well as parking for 8 townhouses that form the southern boundary of the site, making a suitable transition to the domestic properties to Dashwood Road.

The form of Blocks C and D provide a termination to the long view of the main route in from Calthorpe Street to the upper ground level, known as the Manor Gardens.

In the south-west corner of the site, the existing short-stay car park is being retained, with new surfacing, landscaping and boundary wall helping to improve the site edges.

Wherever possible, new frontage has been implemented to help repair the existing street scenes and to provide engaging activity and natural surveillance, creating more welcoming and safer-feeling streets.

Routes through the site have been retained and enhanced, with high quality, pedestrian-priority, landscaped public realm to walk through in place of a surface car park. These routes also provide views into, across and through the site, framing important heritage assets.



4.0 Design

4.3 Layout

4.3.2 Blocks A & B

Blocks A and B in the southern half of the site, are arranged in a 'U' shape, set back off Calthorpe Street behind the existing Calthorpe Manor Gatehouses. It is set back to provide an improved frontage to Calthorpe House, retaining views to it from Calthorpe Street and enhancing these with a high-quality, landscaped public realm.

Blocks A and B both have their own main entrances and circulation cores, although these are joined by the central corridor, in order to give emergency access to a second stair. Although not required for the height of the building, these are two of the tallest blocks on site (along with C&D). Access controls can still restrict access to a particular core outside of the fire alarm operating.

A central courtyard between the main wings of Blocks A and B provides private, shared external amenity space for residents. A shared roof terrace for residents has also been provided between Blocks A and B.

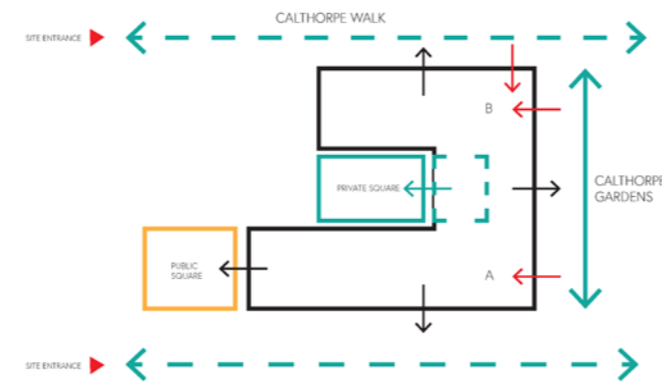
Block A fronts the main route into the site from Calthorpe Street, at the upper ground floor level of the site. Apartments give active frontage to this key route.

The wing that adjoins Block A to Block B fronts a key area of public realm, Calthorpe Gardens, which is linked to the lower ground level of the site in the north, via landscaped, podium steps. Duplex units with direct front door access from this space help to animate the public realm and give a more traditional street feel.

A communal main entrance to blocks A and B at the upper ground floor level are also available from this area of public realm.

Block B fronts the new walkway through the site, accessed off Calthorpe Street, from between Calthorpe House and our new Gatehouse building. As it is further north than Block A, as the site gets lower, it extends down to lower ground level, wrapping the edge of the car park to create a more engaging active frontage. Whilst much of the space is occupied by plant to the lower ground floor level, at each end of the wing, a generous main entrance and a communal, residents' garden room ensures engaging frontage to encourage movement through the new walkway – referred to as Calthorpe Walk.

Concept



There is a further shared garden room in the middle of blocks A and B, which fronts the shared external courtyard space at ground floor. Both Blocks A and B have cores that access this space, as well as the roof top terraces. The internal layouts have been designed to restrict access at the terrace level to the core only to retain privacy to the apartments located at the third floor roof terrace level.

Both Blocks A and B have their own refuse stores for convenient access for residents, and these are also located to enable collection from the service routes created through the site. Similarly, plant provisions have been made for each block and located to allow for ease of service access.

Both blocks have direct access to the lower ground floor car park.

The upper roof levels accommodate PV panels and ASHP compounds, set back from the edges to reduce visual impact to street level.

Typical Plans



First Floor Plan

4.0 Design

4.3 Layout

4.3.3 Blocks C & D

Blocks C and D are almost a mirror of Blocks A and B, sitting at the southern end of the site in a 'U' shape. Each block has its own entrances and circulation core, but again are connected internally for improved servicing and emergency escape.

A central, shared external courtyard is shared between Blocks C and D in a more private area of the site against the south-eastern boundary. A shared roof terrace for residents has also been provided between Blocks C and D, mirroring blocks A and B opposite. The internal layouts have been designed to restrict access at the terrace level to the core only to retain privacy to the apartments located at the third floor roof terrace level. A shared communal garden room exists on the third floor to serve the roof terrace.

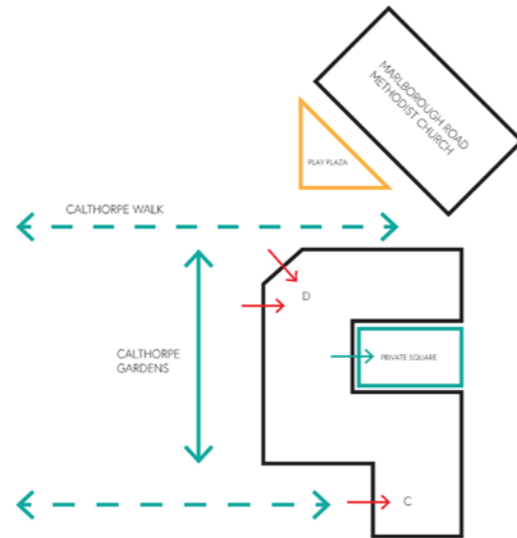
The central wing between Blocks C and D, mirrors that between A and B along the area of proposed public realm referred to as Calthorpe Gardens, again with duplex units with direct front door access to create an engaging street feel.

A communal main entrance to block D at the upper ground floor level is also available from this area of public realm.

The main wing of Block C fronts the main road into the site from Calthorpe Street at the upper ground floor level and the form of the wing returns to provide a positive termination of the view along the access road in. The upper ground main access to Block C is provided in this location, to have good legibility. To the north and east, the wing extends down to lower ground floor level to wrap around the carpark and provide active frontage to the shared courtyard space.

The main wing of Block D extends down to the lower ground floor level and fronts the new public realm play plaza created in front of the Methodist Church. At the corner of the block, there is a communal main entrance, with a second access to block D at the upper ground level from Calthorpe Gardens. The end gables of Block D that are closest to the rear gardens of Marlborough Place properties, do not have any windows overlooking the adjacent dwellings.

Concept



Typical Plans



Both Blocks have core access to the shared courtyard space and roof terrace, as well as direct access from the lower ground floor car park.

Both Blocks C and D have their own refuse stores for convenient access for residents, and these are also located to enable collection from the service routes created through the site. Similarly, plant provisions have been made for each block and located to allow for ease of service access.

The upper roof levels accommodate PV panels and ASHP compounds, set back from the edges to reduce visual impact to street level.

First Floor Plan

4.0 Design

4.3 Layout

4.3.4 Block E

Block E is an 'L' shaped block in the middle of the site, and sits at the lower ground floor level. It is behind the modern Calthorpe House apartments and similar in footprint. The 'L' shape forms allows an area of private, shared communal amenity space to be created adjacent to the communal space for the existing apartments, and protected by wings facing into the site.

As it sits in the centre of the site, it has been designed with active frontage to all three sides facing into the site, and some to the rear private shared amenity space for residents. The wing closest to the adjacent apartments has reduced fenestration for privacy to the existing dwellings.

The entrance to Block E is located on the north-east corner and is angled to respond to the site entrance off Marlborough Road, as well as the orientation of the adjacent Methodist Church.

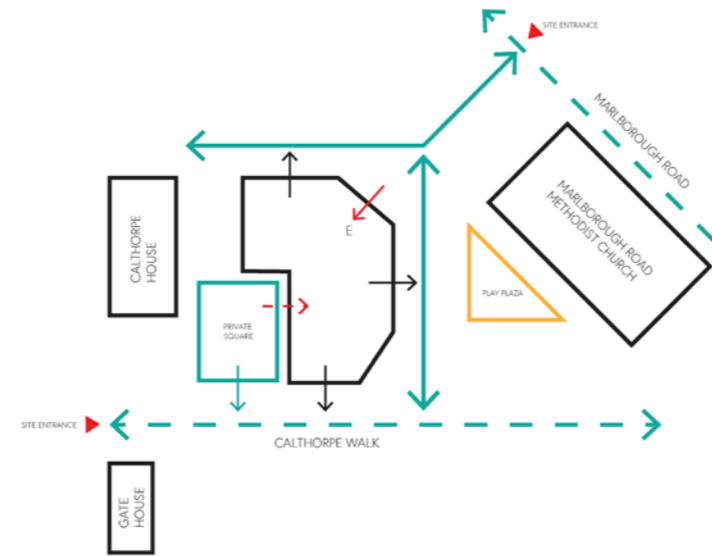
The smaller wing of the 'L' shape, fronts the pedestrian / cycle route on off Calthorpe Street opening out onto public realm. Apartments providing active frontage here are raised slightly above the adjacent route and are provided with a defensible area of private amenity space, providing privacy.

The longer wing fronts the new public play plaza created around the Church, and as the main route through the site to link to the southern upper ground floor level, active frontage in the form of duplex units is provided here to the lower two floors. This gives direct front door access from the main street and animates the area in front of the play plaza. The duplex arrangement also allows for privacy to bedrooms off this key public realm area.

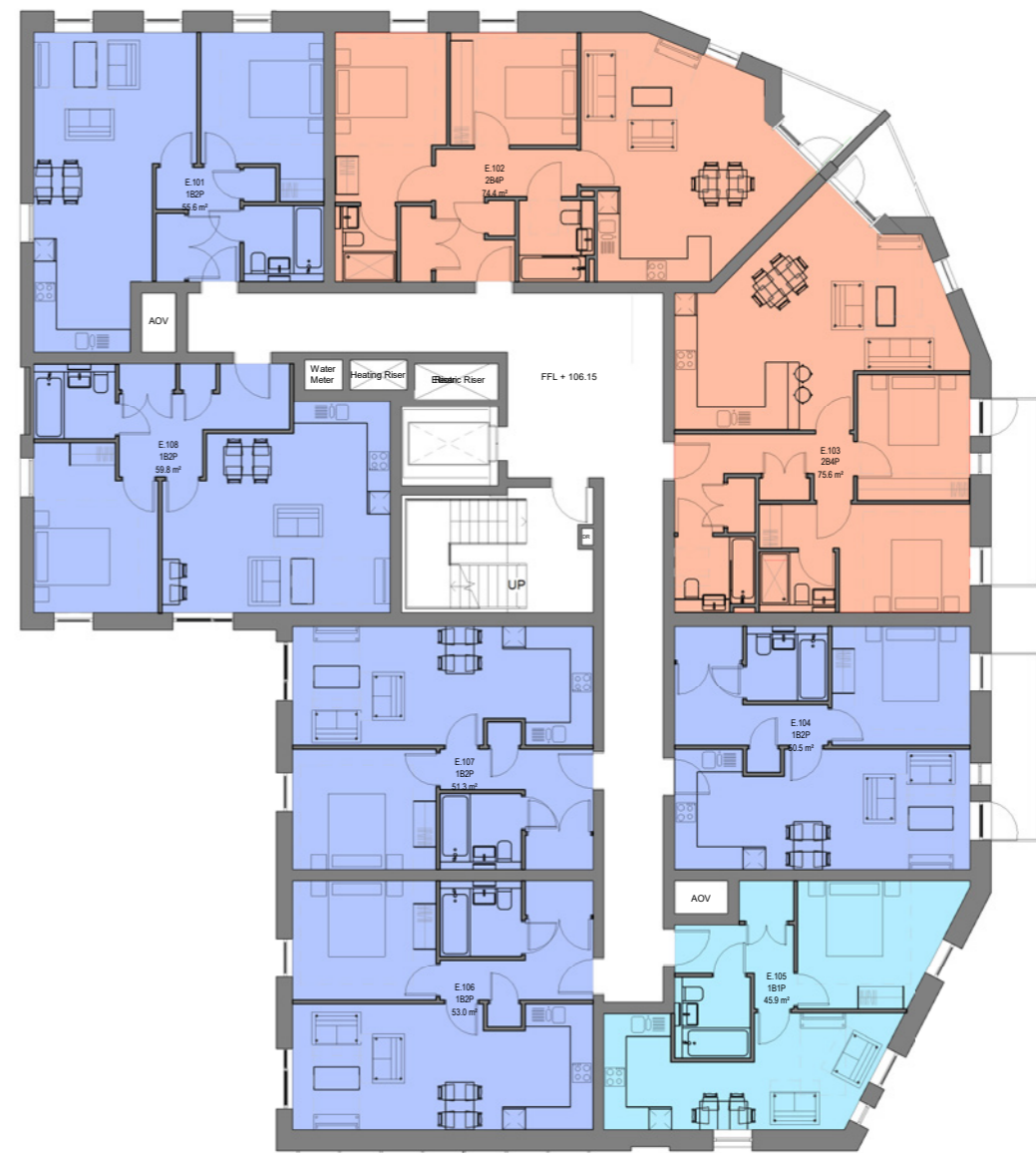
The southern end of the longer wing, fronts the new pedestrian / cycle route in from Calthorpe Street between Calthorpe House and our new Gatehouse, with a shared garden room increasing the amount of active frontage to help draw people through the walk and into the site. It also connects to the shared external amenity space for residents.

At a maximum of 4 storeys, and being compact in footprint, there is a single central core, located at the junction of the wings to make efficient use of space with limited fenestration opportunity.

Concept



Typical Plans



Plant and ancillary space has mainly be kept to the rear of the block to maximise the frontage opportunities elsewhere, and located at ground level for ease of access / maintenance.

At the upper levels, apartments are accessed off a central corridor and at the third floor, the smaller wing steps back to reduce mass next to the adjacent apartments. The roof terrace created here is designated as a nature roof with service and maintenance access only. By restricting access in this way, it will encourage greater use for nature and also minimises disturbance to the adjacent apartments.

Plant such as PVs and ASHPs are located at the upper roof level, set back from the edges to reduce impact from surrounding street views.

First Floor Plan

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4.3 Layout

4.3.5 Blocks F & G

Blocks F and G occupy the northern end of the site at lower ground floor level.

The blocks are roughly triangular in form, responding to the surrounding streets, Calthorpe to the west, High Street to the north and Marlborough Road to the East.

The outward facing wings to both Calthorpe Street and Marlborough Road provide active frontage, and generally duplex units have been provided to create opportunities for front door access to streets and to provide greater privacy to the bedrooms located at the upper levels. Street-fronting units also have a small area of private defensible space to add further privacy from the street, including use of low walls and railings as typical of other residential streets within Banbury.

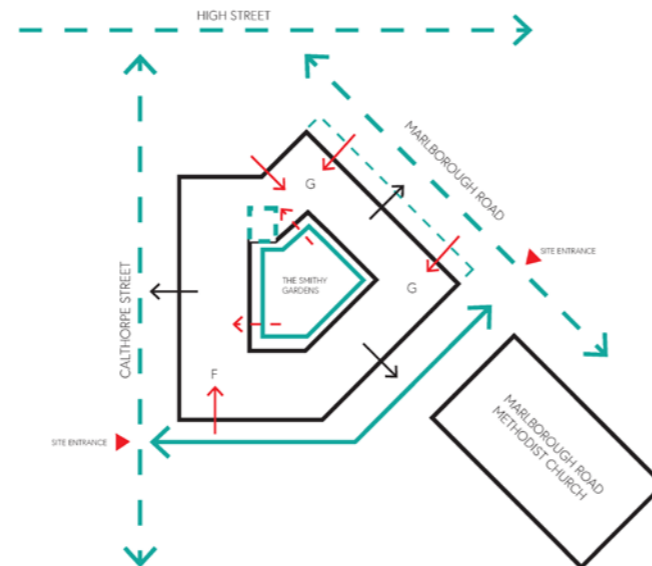
The third wing of the triangular form, faces into the site and provides active frontage to the east – west links through the northern part of the site, as well as positively terminating the view from Calthorpe Gardens, looking down the landscaped podium steps.

The three wings create a private inner courtyard, that is shared between residents of Blocks F and G. It is referred to as The Smithy Gardens, in connection with historic uses of the site. A garden room is accessible from the core of both Blocks F and G, giving access to the courtyard, and providing shared space and sense of connection for residents who live in the Duplex units, so that they still feel part of the scheme. Apartments overlook the inner courtyard to give a sense of surveillance and activity, as well as providing attractive views out for residents.

The main entrance to Block F is from inside the site, off the new east – west pedestrian route through at the northern end of the site. There is a secondary escape core that discharges out to Marlborough Road. The majority of apartments are accessible from the main entrance, circulation core and corridor, although there are also some Duplexes fronting Calthorpe Street that have secondary front door access from the street. A wheelchair accessible unit fronts on to the public realm and has direct access from the street adjacent to a dedicated accessible car parking space.

The main entrance for Block G is off Marlborough Road – giving access to the 2nd floor apartments via covered, external deck access, that provides connection with and activity to the central landscaped courtyard. At the lower two levels, duplex units are accessed direct from both Marlborough Road and the northern end of Calthorpe Street.

Concept



The units to Marlborough Road also have direct access to the courtyard, which is useful as they are larger 3 bed units more likely to be occupied by families. These duplexes step down with the topography, responding to the street.

The duplex units to Calthorpe Street are independently accessed from the street. A shared communal access between Blocks F and G off Calthorpe Street, ensure that the independently accessed units can still enjoy the communal space. The entrance is designed as a semi indoors-outdoors lobby as an extension of the courtyard, and also allow for access through the courtyard for cycle storage and for maintenance access.

A refuse store is provided separately for each block to allow for convenient travel distance, and plant provision is also provided separately. Block F also houses some of the main plant for the whole scheme. These plant areas are located away from key areas of public frontage, for example, for Block G, behind the service yard to no.s 29 & 30 High Street, and to Block F, looking into the site, but away from key junctions or termination points of prominent views. There is also plant located to roof levels, including PV and ASHPs – set back from the outer edges to limit visibility from street level.

Typical Plans



First Floor Plan

4.0 Design

4.3 Layout

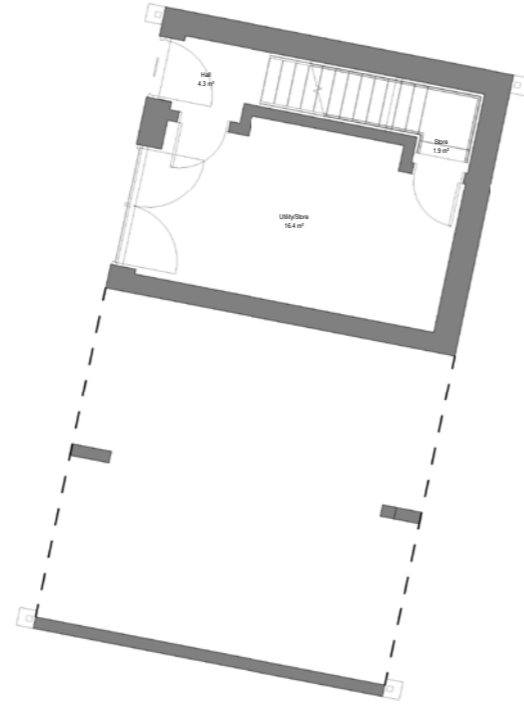
4.3.6 Gatehouse

The Gatehouse concept makes reference to the adjacent Calthorpe Manor Gatehouses, and defines the access down to the proposed lower ground floor car park. The building provides additional form and active frontage along Calthorpe Street, helping to repair and improve the site edges. At the ground floor, there is front door access to an entrance hall and stairs leading up to the first floor living accommodation. A ground floor utility space provides a buffer between the car park entrance and the residential unit, but can provide space for storage including refuse and cycles, utility uses or workshop / home office.

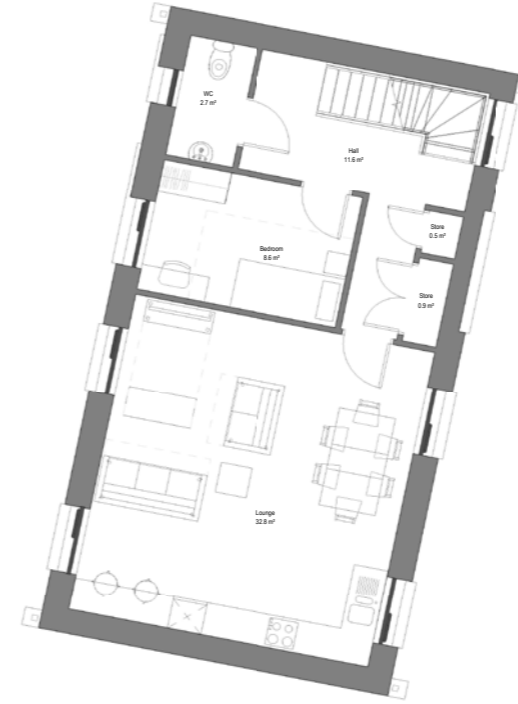
At first floor, a landing provides access to storage and WC, as well as a generous, open-plan living area and 3rd bedroom. Windows to both front and rear give generous amounts of daylight and active frontage to both Calthorpe Street, and the public landscaping area behind the Gatehouse, which includes visitor cycle storage.

There are two double bedrooms at second floor with shared bathroom. The largest bedroom enjoys dual aspect and windows to the landing and stairs also maximise light throughout and provide active frontage and overlooking to the communal space behind.

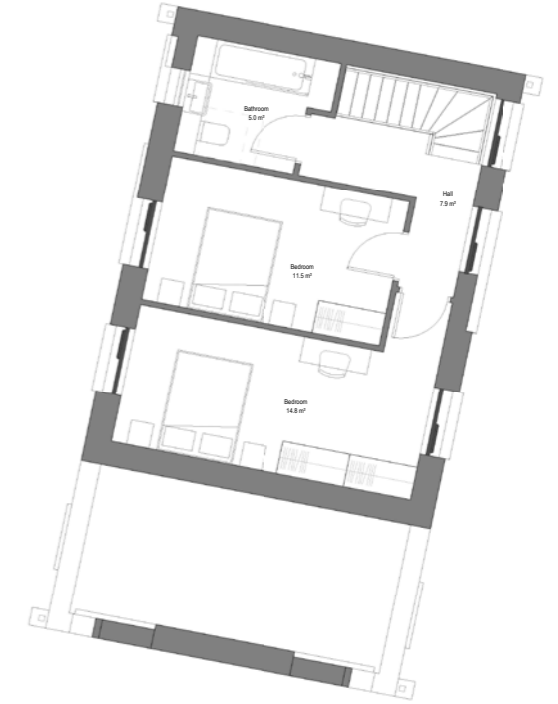
Typical Plans



Ground Floor Plan



First Floor Plan



Second Floor Plan

4.0 Design

4.3 Layout

4.3.7 Townhouse

The townhouses have been designed to reduce scale down towards the existing properties off Dashwood Road to the south of the site, with rear gardens backing on to those of the adjacent properties, in a typical arrangement. The townhouses front the main route in at the upper ground floor level from Calthorpe Street and also terminates the long view through site across the podium steps from the lower ground floor area in the north.

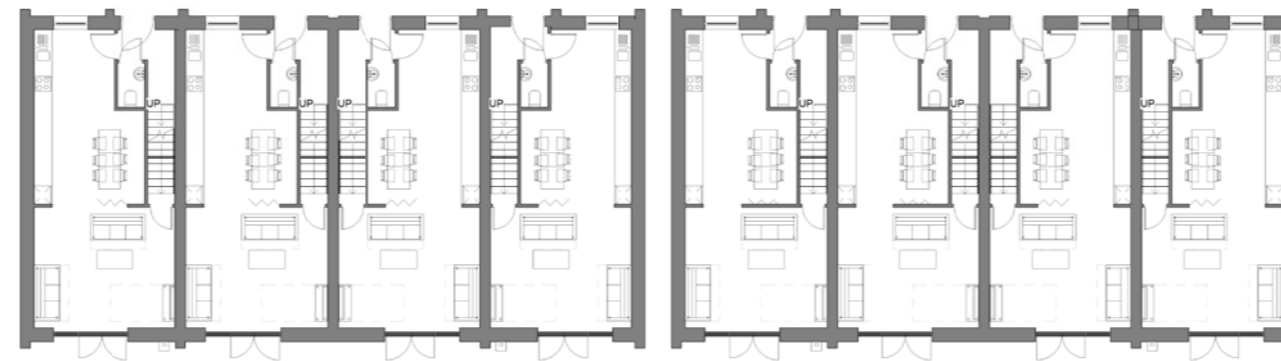
There is an entrance hall at ground level, with access to the stairs and a WC and to an open plan living space with dual aspect. The kitchen area is located at the front, with living areas opening on directly to the rear gardens. A flexible, dividing walls allows the kitchen and living area to function as separate spaces if desired.

At first floor, there is a double or twin bedroom at the front and the rear of the house, with shared bathroom between and storage cupboard.

At second floor, the principal bedroom at the front of the house, has an inset balcony and en-suite, whilst a second double bedroom to the rear also has its own en-suite.

The balconies and fenestration provide plenty of overlooking and animation to the public realm through the site, and the houses also have frontage parking, divided into several groups of spaces with landscaping to break up the parking and respond to the long views through the site.

Concept



Ground Floor Plan



First Floor Plan



Second Floor Plan

4.0 Design

4.3 Layout

4.3.8 Typical Apartments

There are a series of standard apartment types, with variations created in order to respond to specific site constraints as well as increasing choice. Most units are accessed from a central corridor, and open into a hall, off which is a cloaks cupboard and a double width utility cupboard, housing washer / drier and MVHR unit, provided in accordance with the energy and sustainability strategies. Having space for a washer / drier allows the living areas to function well as open plan spaces that are not affected by machine noise. A bathroom or wc is also accessible from the hall.

Apartment depths have been kept relatively shallow where possible, allowing for improved natural light, and sufficient elevation length to get windows to each habitable room, i.e. living space and each bedroom, even for studio apartments. Apartments to corners also benefit from dual aspect windows where possible, whilst window placement also considers surrounding properties and the need to retain a sufficient level of privacy.

Most apartments have also been designed to ensure they are able to accommodate space for working from home, with areas for desks identified on plans.

Duplex units have been provided within the scheme where beneficial for animating the surrounding streetscape, by providing more traditional, front-door access, and also where additional privacy is preferable – again to main routes.

A number of units have been designed to Part M4(2) compliance, with one unit designated for Part M4(3) suitability.

Example Layouts



Typical 1 Bed, 2 Person Unit



Typical 2 Bed, 4 Person Unit

4.0 Design

4.4 Scale & Massing

4.4.1 Storey Heights

Scale and massing was a primary concern throughout the pre-application process, and we have developed the scheme to address those concerns whilst retaining viability for the development.

A number of iterations have been tested through modelling and consultation with Heritage Consultants Bidwells to arrive at a scheme that does not cause significant harm to the character of the Conservation Area and surrounding heritage assets, both from a townscape and heritage perspective.

A storey has been removed from across much of the development, which has resulted in a loss of unit numbers from our previous schemes. The detailed design development of the scheme has also enabled greater articulation to start to further break down the overall massing.

The revised layout has also helped, with improved frontage to the site edges, creating a layering effect and reducing the impact of taller development towards the centre of the site.

Indicative 3D Visualisations - Proposed Scheme



Proposed View looking south along Calthorpe Street from High Street - Proposed Blocks F and G



Proposed View looking south along Marlborough Road from High Street - Proposed Blocks F and G

Development Sketches - Previously Proposed demonstrating reduction in height



Previously Proposed View looking along Calthorpe Street - Proposed Blocks F and G



Previously Proposed View looking north along Marlborough Road - Proposed Blocks F and G

4.0 Design

4.4 Scale & Massing

4.4.1 Storey Heights - BLOCKS A-B

Previously, Blocks A and B were designed to 5 storeys, above a lower ground floor level, visible from within the site.

These have now been reduced by a storey to a maximum of 4 storeys above a lower ground floor level, visible only from within the site. From within the site, this lower ground storey fronts the northern elevation of Block B, along the new pedestrian link east-west referred to as Calthorpe Walk. It has been designed to read as a plinth which ties in with the landscaping and podium steps between lower and upper ground floor levels. This helps to reduce the perception of 4 plus 1 storeys being read together as 5. Similarly, a different treatment to the top floor where the lower ground storey is visible, further reduces the verticality of the block.

We have also further stepped down the massing of the end of Block B towards Calthorpe Street. This has been done to improve the views from the southern end of Calthorpe Street across the site, retaining more of the Methodist Church Spire, to a similar degree that it is presently screened by existing trees, that are being retained.

The block drops down from 4+1 storeys, to 3+1, to 2 storeys with pitched roof at the end. This creates the layering effect that helps to screen taller development in the centre of the site, and creates a welcoming scale at the entrance to Calthorpe Walk, the new east-west link through the site to the north of our new Gatehouse. It also steps down the scale appropriately behind the existing Calthorpe Manor Gatehouses, and the pitched roof references the more traditional architecture within the surrounding streets. It also reflects the double pitched gable ends to the end of Block A, which we have retained from our previous scheme iterations because it was well-received, as appropriate in terms of stepping down in scale and referencing the prominent gable features of adjacent Calthorpe Manor.

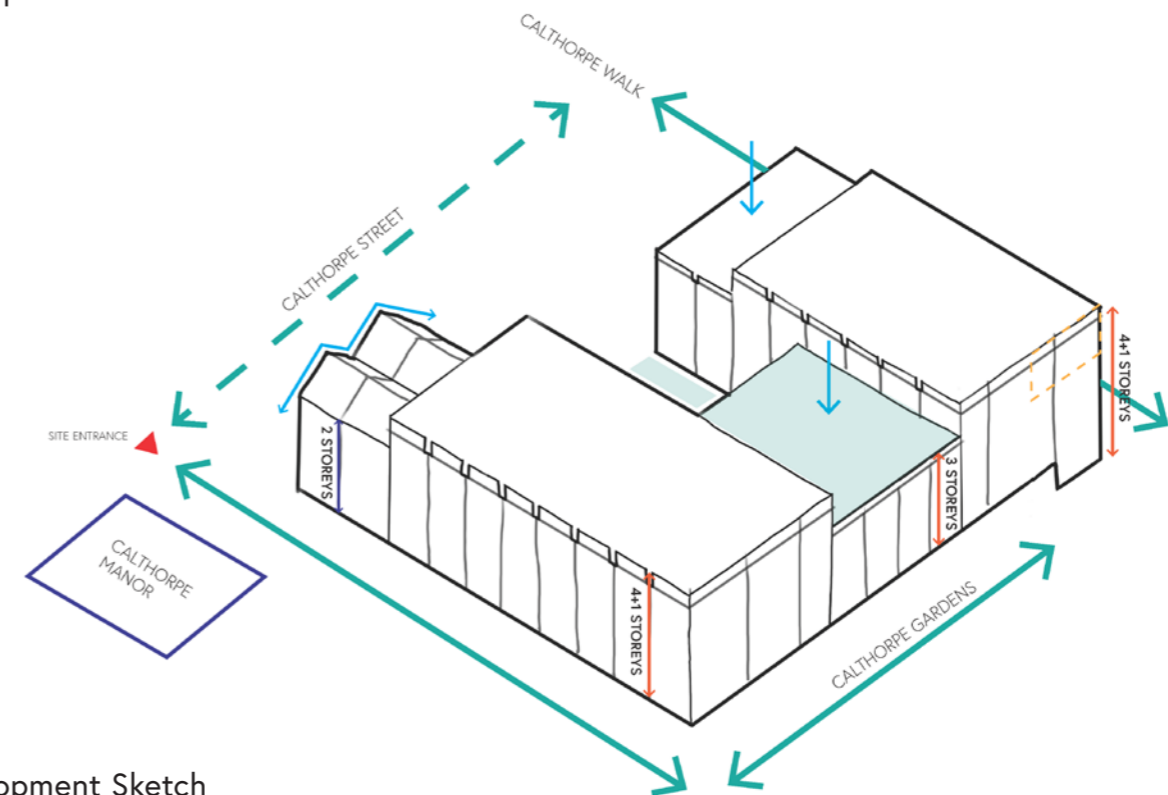
Block B was also previously connected to Block E, but by separating the blocks, we have created opportunity for an additional east-west connection through the site, and created smaller footprint buildings to reduce overall scale and mass. Whilst we have instead joined blocks A and B, this creates improved frontage to the main route through the site and public realm at Calthorpe Gardens, and creates a private courtyard for residents to the rear of Calthorpe Manor Gardens.

To prevent Blocks A and B from reading as one large mass, we have dropped the connecting section between A and B to 3 storeys (on top of the lower ground floor car park), breaking up the roof line and creating a more traditional street feeling along Calthorpe Gardens.

Developing our designs has also allowed for greater articulation of the massing, with brick detailing providing relief to break up the elevations and to express the underlying structure and a townhouse type module, to reference the rhythm of the surrounding terraces and traditional burgage plot.

This rhythm is further articulated by castellation of the parapet line, which again breaks up the roof line and references the regular massing of terraced houses with chimneys. It also responds to feedback at pre-application stage, which suggested this variation of the roof form be carried through and expressed in the proposed facades.

Concept



Development Sketch



View of Block A fronting Manor Gardens - main route in to site from Calthorpe Street

4.0 Design

4.4 Scale & Massing

4.4.1 Storey Heights - BLOCKS C-D

Previously, Blocks C and D were designed to 5 storeys, above a lower ground floor level, visible from within the site.

Blocks C and D are now a maximum of 4 storeys above a lower ground floor level, visible from within the site. From within the site, this lower ground storey fronts the northern elevation of Block D, overlooking the new public realm play plaza created in front of the Church. Like Block B, it has been designed to read as a plinth which ties in with the landscaping and podium steps between lower and upper ground floor levels. This helps to reduce the perception of 4 plus 1 storeys being read together as 5. Similarly, a different treatment to the top floor where the lower ground storey is visible, further reduces the verticality of the block.

Blocks C and D also extend down to lower ground floor to the east of the block, wrapping around the car park and fronting the shared private courtyard. Set backs to the ends of both blocks C and D, and the lowering of the connecting wing between C and D in front of Calthorpe Gardens, means that the blocks are seen as 3 and 4 storeys, with a small element of 5 storeys towards the centre of the site and away from the eastern boundary with Marlborough Place.

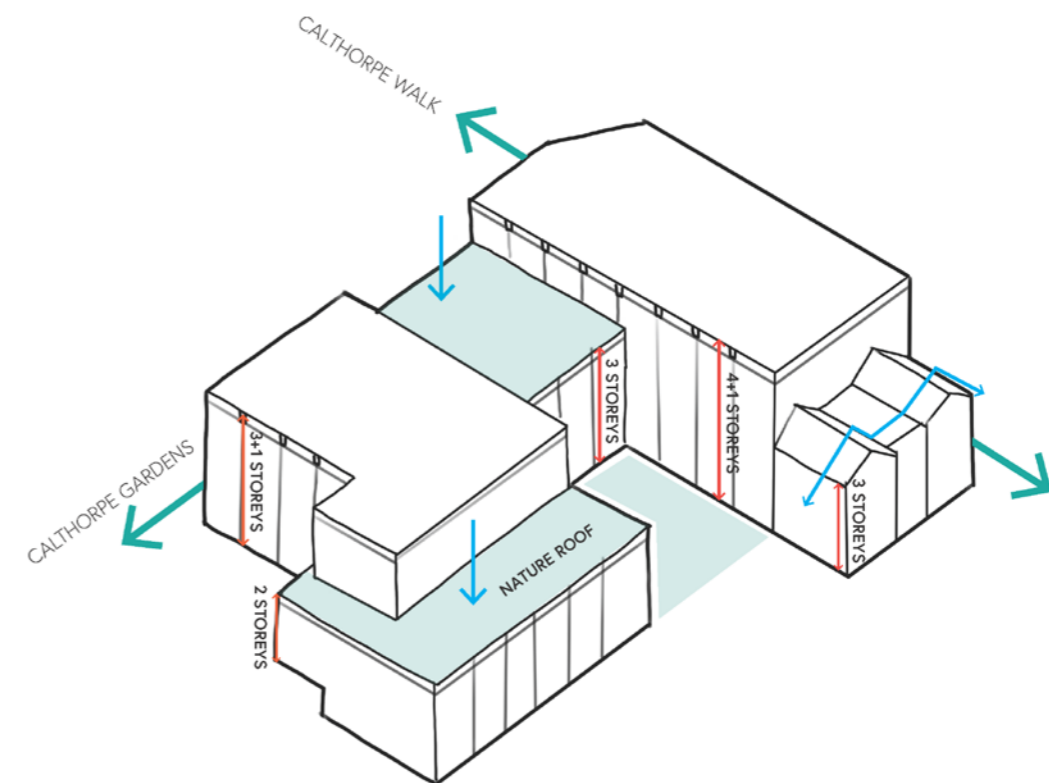
The eastern end of Block D for example, steps down to 3 storeys adjacent to Marlborough Place, to create a layering effect, whilst the double pitch gables reference a more traditional, typically-domestic style of architecture to suit immediate context. There are also set backs at the upper levels of the end of Block C, with a reduction of 2 storeys to step down scale adjacent to Marlborough Place. This stepping down creates the opportunity for a roof terrace, that is proposed as a nature roof, to avoid overlooking or nuisance to adjacent dwellings.

To prevent Blocks C and D from reading as one large mass, we have dropped the connecting section between C and D to 3 storeys (on top of the lower ground floor car park), breaking up the roof line and creating a more traditional street feeling along Calthorpe Gardens.

Developing our designs has also allowed for greater articulation of the massing, with brick detailing providing relief to break up the elevations and to express the underlying structure and a townhouse type module, to reference the rhythm of the surrounding terraces and traditional burgage plot.

This rhythm is further articulated by castellation of the parapet line, which again breaks up the roof line and references the regular massing of terraced houses with chimneys. It also responds to feedback at pre-application stage, which suggested this variation of the roof form be carried through and expressed in the proposed facades.

Concept



Site Section



Section through Block C / D showing 4 storeys plus lower ground to centre of site - stepping down in height to 3 storeys adjacent to Marlborough Place

4.0 Design

4.4 Scale & Massing

4.4.1 Storey Heights - BLOCK E

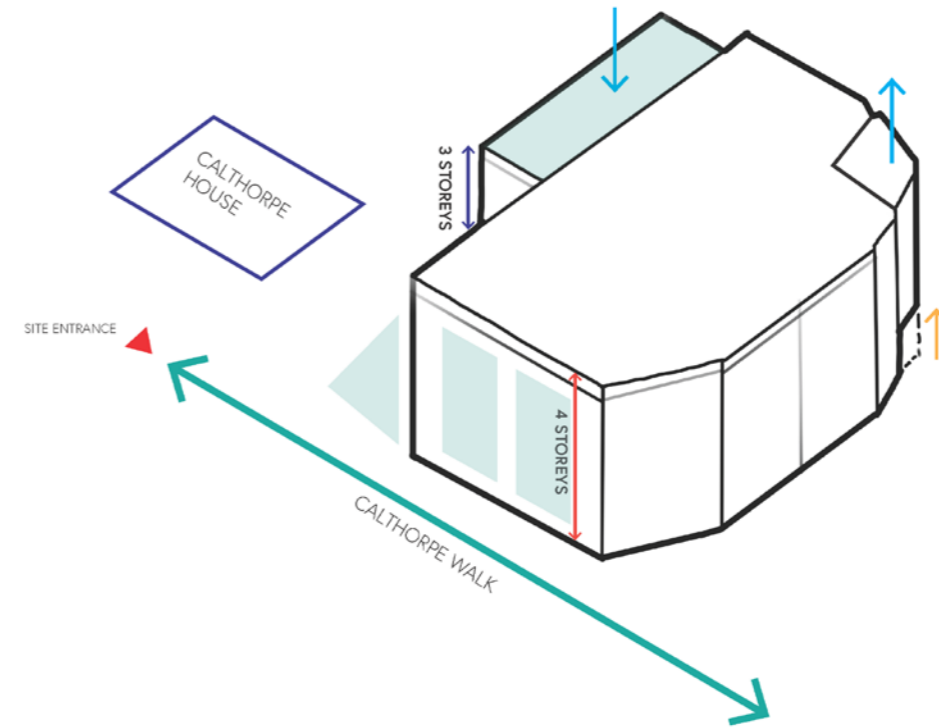
Block E was previously designed as a linear block of 4-5 storeys, and was adjoined to Block B.

We have separated it from adjacent Block B to improve permeability through the site, creating an additional east – west link through the site between the blocks. This has also reduced its footprint and created a feeling of a collection of smaller blocks, rather than one large mass.

We have also reduced the height of the block by a storey to 3-4 storeys, with 4 storeys fronting our new main route through the site, public realm and new play plaza in front of the church, dropping to 3 storeys adjacent to the existing Calthorpe House. Although these existing apartments are 4 storeys high, breaking up the mass of Block E adds variety to the roof line and reduces overall apparent scale, as well as increasing daylighting levels to adjacent dwellings.

As a relatively compact block, the elevations have been kept simple, without the expression of bay modules or castellation of Blocks A-D. The differentiation of treatment also helps to create distinct identities for the blocks and helps them to be read as elements within a cohesive streetscape, rather than one mass development.

Concept



Site Section



Section through Block E showing 3/4 storeys to centre of site - comparable with Calthorpe House and reduced scale to Church