



Calthorpe Street, Banbury Design & Access Statement

Corstorphine & Wright

Revision Log

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P-00	26.05.23	PLANNING ISSUE



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Introduction



1.0

1.0 Introduction

Development Description

This Design and Access Statement accompanies a full planning application for demolition of existing retail units and public car park and redevelopment for 230 residential dwellings (C3 use), provision of private car parking, public realm and photovoltaic (PV) panels on roof, and associated landscaping and works.

The Site

The proposed site is the NCP car park and retail buildings situated between Calthorpe Street and Marlborough Road, in the town centre of Banbury.

Applicant

The application has been developed for Tri7, a specialist UK Real Estate Investment and Asset Management Firm established in 2018 but with decades of experience and a creative approach to realising site potential. The development of their Calthorpe Street project has been a thorough process with two pre-application consultations with the local authority and a comprehensive design team on board to provide the relevant site information, reports and input to create a deliverable scheme.



NCP Car Park and Retail Units



Design Team

Corstorphine & Wright



Helios Fire & Construction Consultancy Ltd



Jim Unwin MICFor



Context:



2.0

Context: Physical



2.1

2.0 Context

2.1 Physical

2.1.1 Location

Banbury is a historic market town located along the M40 corridor between London to the South-East and Birmingham to the North-West, within the Cherwell Valley of Oxfordshire.

The development site is located in the Calthorpe Area of the town centre, just to the south-east of the Banbury Cross. The site is bound by Calthorpe Street to the west, Marlborough Road and Marlborough Place to the north-east and south-east respectively, the High Street to the north and the rear of Dashwood Road to the south.

It is currently occupied by a large, surface NCP car park and large retail units, TK Maxx and Farmfoods.

The site is within walking distance of the many shops and services provided by the town centre, including a number of supermarkets as well as leisure activities such as bars, restaurants, cinema and community amenities including library, parks, hospital, surgeries and education establishments.

It is also well placed for commuting, with the town station less than 15 minutes walk away, local bus stops and convenient access to the M40, with Junction 11 a ten minute drive away.



2.0 Context

2.1 Physical

- 1. 29 & 30 HIGH STREET
- 2. VIEW ACROSS SITE TO REAR 29 & 30 HIGH STREET
- 3. EXISING RETAIL UNITS AND SITE ACCESS FROM CALTHORPE STREET
- 4. EXISTING RETAIL UNITS FRONTING CAR PARK
- 5. AREA BETWEEN RETAIL UNITS AND CALTHORPE STREET



2.1.2 Site Character - Photo Study



2.0 Context

2.1 Physical

2.1.2 Site Character - Photo Study



- 6. CALTHORPE HOUSE APARTMENTS BORDERING WESTERN BOUNDARY
- 7. RAMPED CAR PARK ACCESS FROM MARLBOROUGH ROAD

- 8. SITE ENTRANCE OFF CALTHORPE STREET - VIEW FROM SITE
- 9. VIEW FROM CALTHORPE STREET TO SITE ENTRANCE
- 10. LEVEL CHANGE & STEPPED ENTRANCE FROM MARLBOROUGH ROAD



2.0 Context

2.1 Physical



2.1.2 Site Character - Existing Site Plan

The site is largely covered by hardstanding for car parking, which is fairly level across the east-west direction, with a gradual fall from south to north, stepping down further with retaining wall and change of level to the High Street.

There is also a difference in level along the eastern boundary of the site with Marlborough Road and between the site and street level along the western boundary with Calthorpe Street, although this is less prominent and reduces further south into the site to give level access into the site.

As a consequence of the level differences, site boundaries are typically characterised by brick retaining walls along the east and western edges, with street trees also lining the boundary with Calthorpe Street and Marlborough Road.

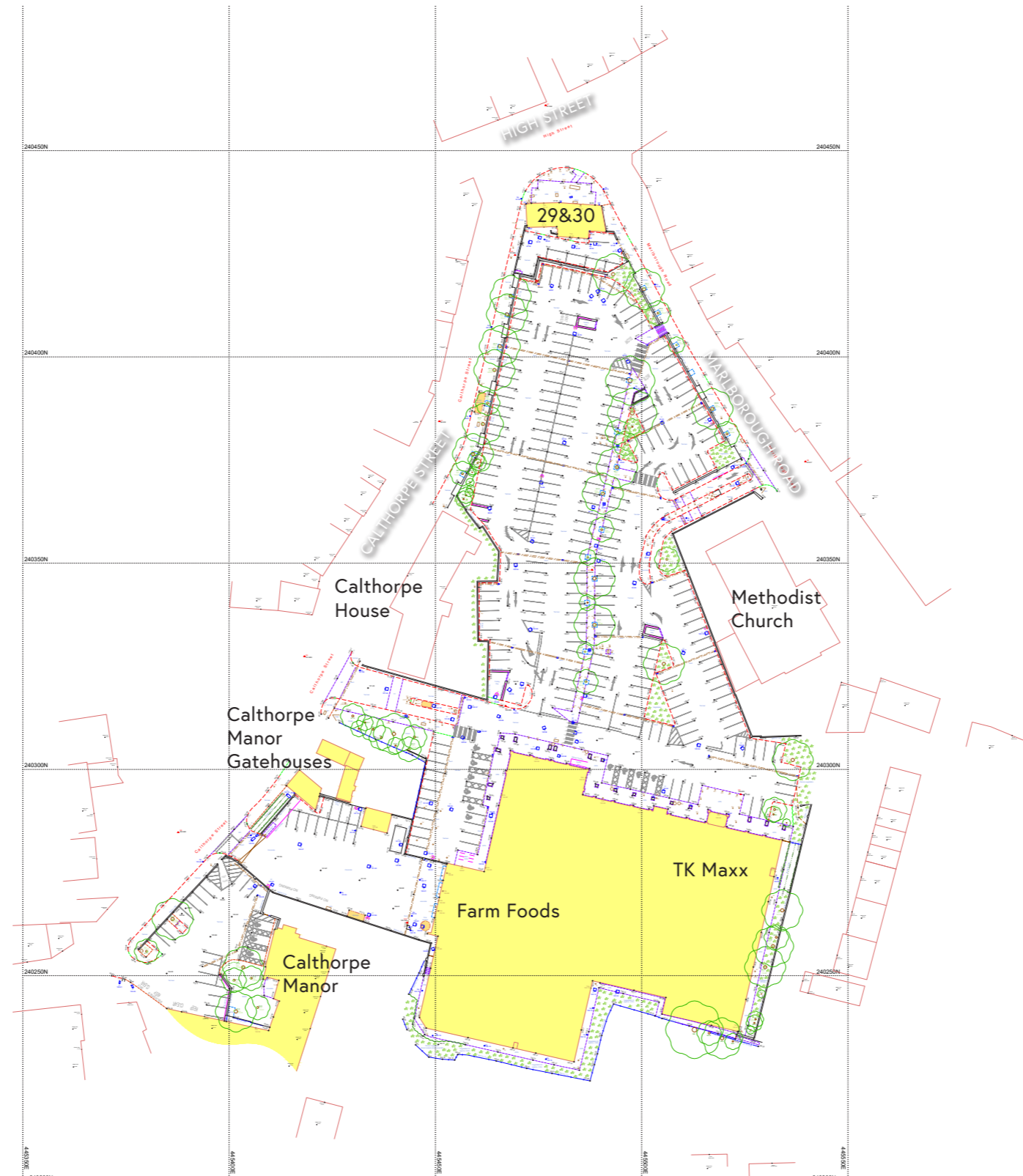
There is also a line of mature trees running north – south across the car park with some smaller patches of vegetation to break up car parking bays and to the site boundaries, particularly to the south and south-eastern sides around the large retail units located in the southern half of the site.

These are large footprint units, equivalent to approximately 2.5 storeys in height, with red brick gabled facades and tile pitched roof fronts disguising a central flat roof. Access to the car park and a service yard separates the retail units from direct frontage with Calthorpe Street.

To the rear of the car park-fronting units, there is a strip of vegetation and a post and wire fence along the southern site boundary with Dashwood Road properties.

There is a ramped vehicle access off Marlborough Road adjacent to the Marlborough Road Methodist Church, and a stepped pedestrian access further north towards the High Street. There is also a small vehicle entrance to the service yard at the rear of properties 29 & 30 High Street.

Off Calthorpe Street, there is a reasonably level vehicle access to the north of the Calthorpe House Apartments, and a separate retail service area north of the Calthorpe Manor Gatehouses. In the south-west corner of the site, there is a vehicle access to a small, short stay car park that is let to the council, with a separate pedestrian entrance adjacent to the retail service yard.



2.0 Context

2.1 Physical

2.1.2 Site Character - Existing Site Sections



SECTION A-A



SECTION B-B

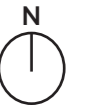


SECTION C-C

2.0 Context

2.1 Physical

2.1.2 Site Character - Existing Site Sections



SECTION D-D



SECTION E-E



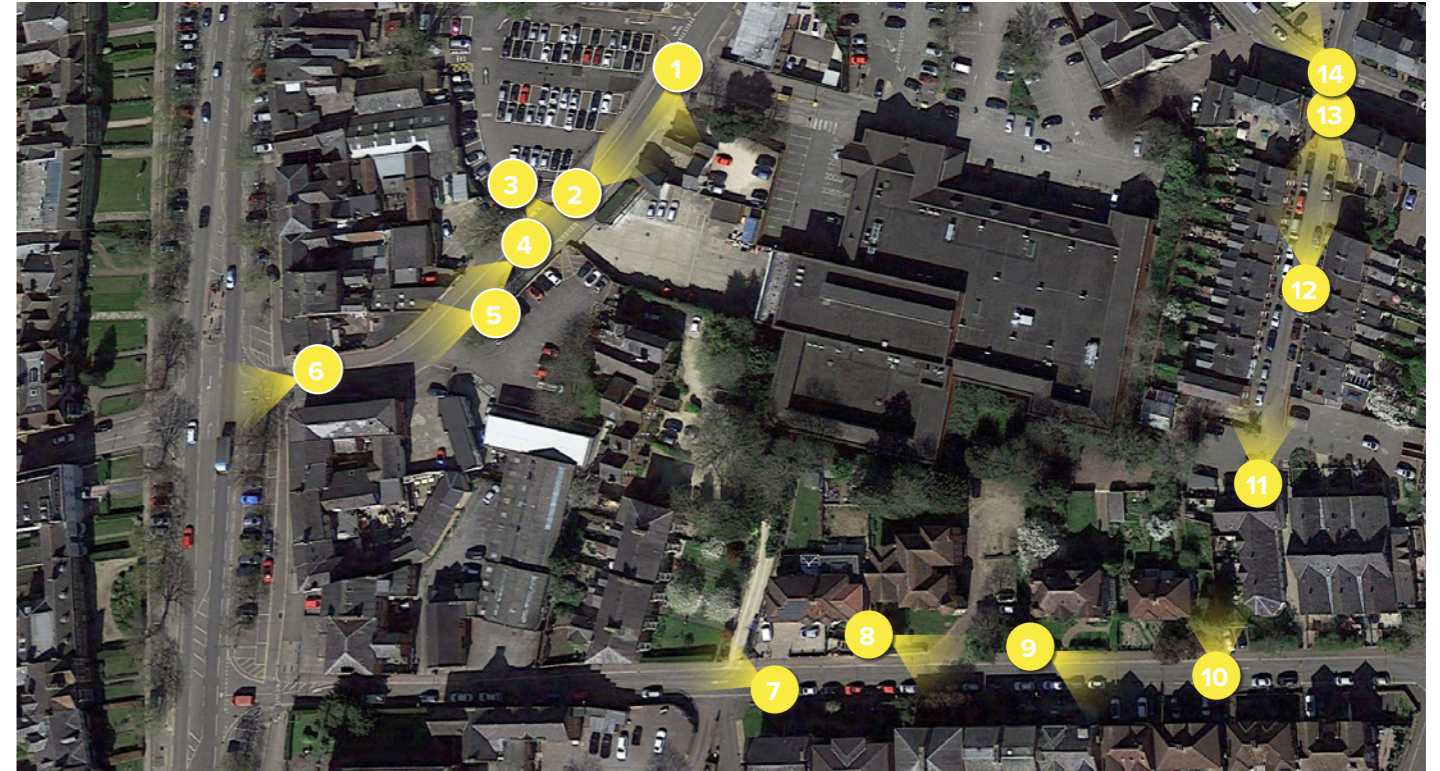
SECTION KEY

2.0 Context

2.1 Physical

2.1.2 Site Character - Edge Conditions

- 1. CALTHORPE MANOR GATEHOUSES ADJACENT SITE ENTRANCE
- 2. VIEW DOWN CALTHORPE STREET TOWARDS HIGH STREET
- 3. SITE RETAIL UNIT SERVICE YARD FRONTING CALTHORPE STREET
- 4. SITE BOUNDARY WITH CALTHORPE STREET
- 5. NEW TOWNHOUSES OPPOSITE SITE
- 6. PROPERTIES ALONG THE A361 / CROUCH STREET



2.0 Context

2.1 Physical

2.1.2 Site Character - Edge Conditions

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- 7. PRIVATE DRIVE TOWARDS SITE OFF DASHWOOD ROAD
- 8. 3.5 STOREY PROPERTIES TO DASHWOOD ROAD
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