

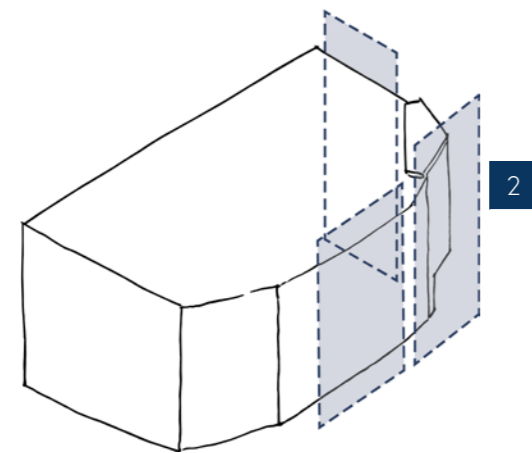
# 4.0 Design

## 4.5 Appearance

### 4.5.4 Block E

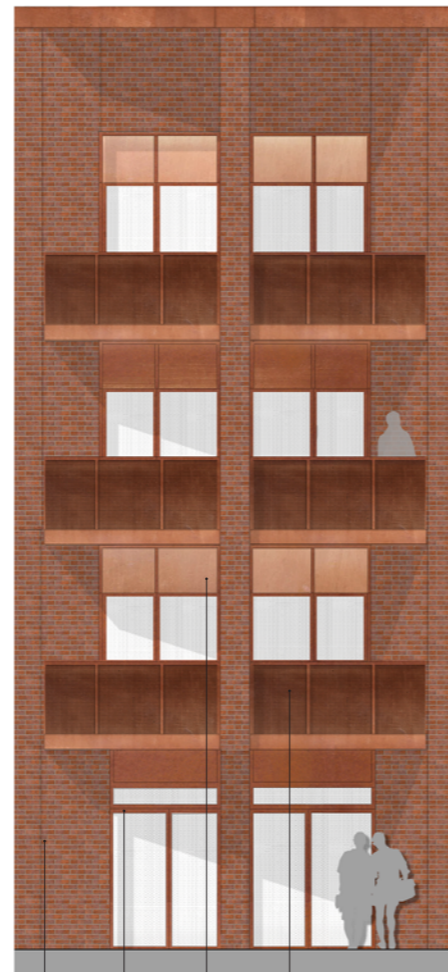
For legibility, the main entrance has been expressed with a canopy which forms inset balconies at the upper levels, as well as increased facade height, which also serves to break the roofline. Full height windows joined with copper / bronze coloured spandrel panels also enhance the verticality of the angled entrance façade, which counters the compact footprint of the building.

The balconies over the entrance, reflect the use of copper / bronze metal as a contemporary accent material, with perforated panels adding relief and texture. They also reference the fine pattern of small glazing panes to the library windows that the entrance façade of Block E directly faces. The framing of the main entrance with the use of metal cladding also references the library façade and how the central doors / windows to each bay have decorative stone surrounds.



### Townhouse Module with Plinth Base

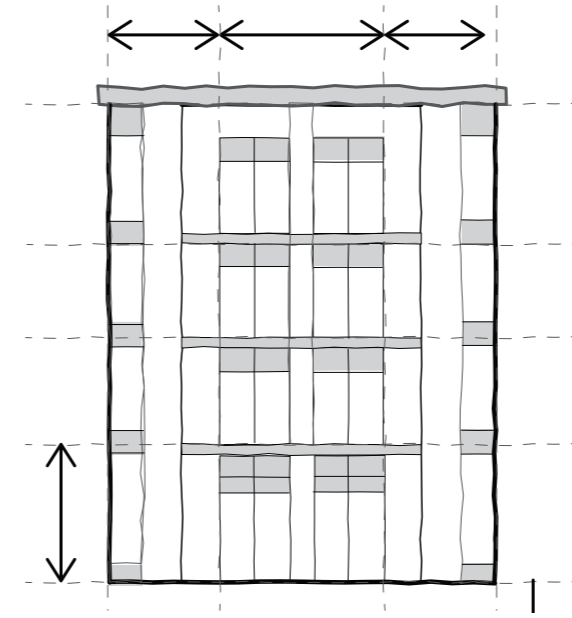
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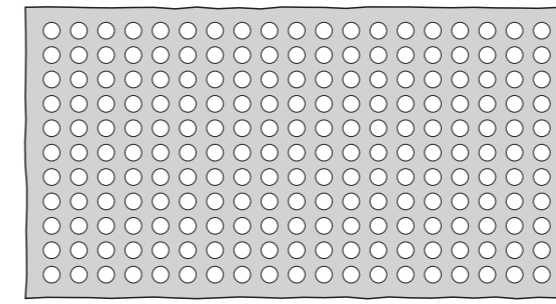
- Red brick
- Copper / Bronze Aluminium Frames
- Copper / Bronze coloured Metal
- Copper / Bronze Perforated Metal

### Concept

Symmetrical Proportions to Central Entrance

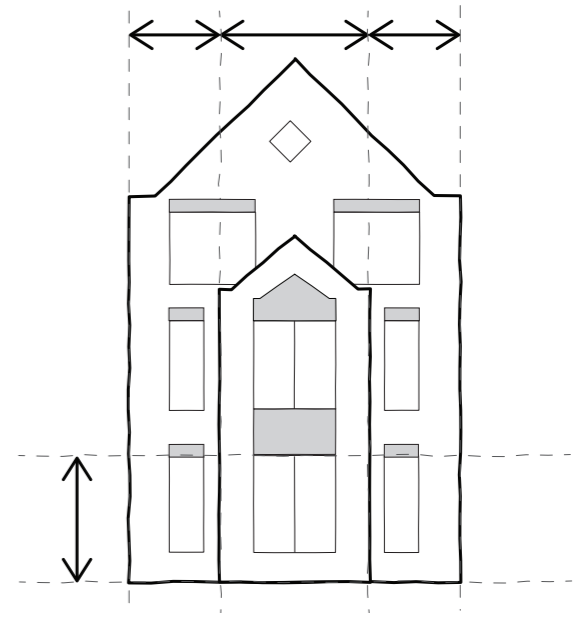


Perforated Metal Panel

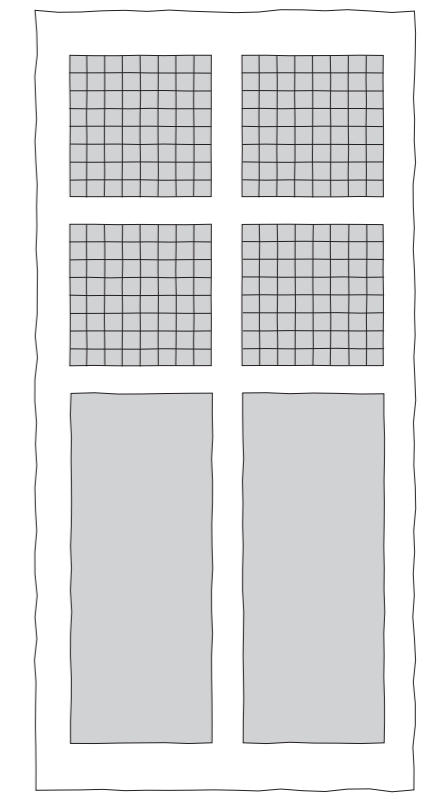


### Concept

Library Proportions to Central Entrance



Small Glazed Panes to Library



# 4.0 Design

## 4.5 Appearance

### 4.5.4 Block E

The East façade that overlooks the proposed play plaza in front of the church and the main north-south route through the site, has duplex units to the lower two floors, animating this key area of public realm with direct front door access. Balconies to the upper two levels provide further engagement with this space. Vertical bar balustrades reflect some of the local treatments for defensible space using metal railings. We've also incorporated copper / bronze coloured metal privacy panels to tie in with the accents used elsewhere on the Block and the wider scheme.

The southern end of the East façade is also chamfered, reflecting the angled entrance and opening up views of the Church from Calthorpe Walk, the new east-west route created to the north of our new gatehouse. The angled facades on Block E also help transition from the orientation of Blocks in the south (A-D) to align with Calthorpe Manor, and the blocks in the north (F-G) to align with the surrounding streets. This responds positively to the comments received about orientation during the pre-application stage.

A copper / bronze coloured metal canopy also helps to lead through from Calthorpe Walk to the centre of the site, with the location of the proposed garden room on the south west corner of Block E, providing welcome animation and active frontage to those using the walk, with increased glazing and feature perforated metal panels to provide solar shading to the south elevation,

The south elevation faces Block B and fenestration has therefore been limited to reduce overlooking. To prevent this from being a blank façade, a light-weight green wall has been proposed, with planting on wires, in keeping with the use of perforated metal panels elsewhere.

The private space created between the west of Block E and Calthorpe House, also benefits from active frontage from duplex windows and the communal garden room.

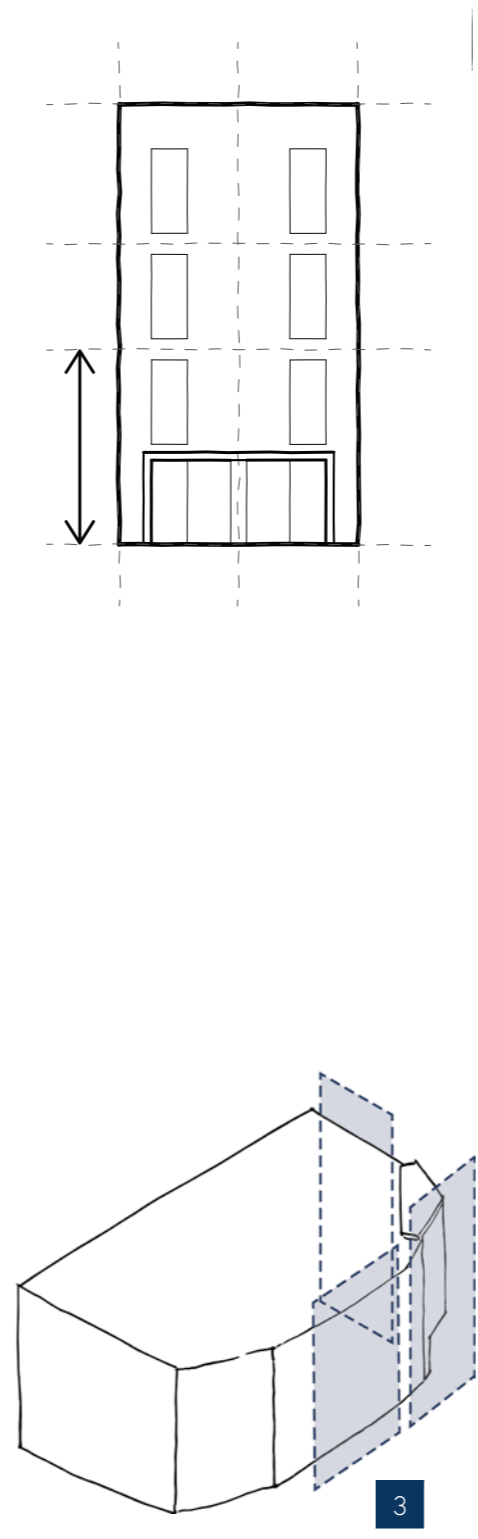
The 3 storey wing with rusticated red brick, is further reduced in apparent scale with vertical differentiation between storeys with the use of a stone-effect string course, that ties in with the overall colour palette and references the local use of Hornton Stone and stone detailing.

### Townhouse Duplex Module

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### Concept





# 4.0 Design

## 4.5 Appearance

### 4.5.5 Block F & G

Blocks F and G combine both contemporary and traditional elements, with a more contemporary treatment to a 4 storey, flat-roof wing facing into the site, and 2,3 and 4 storey pitched roof wings fronting the surround streets of Calthorpe Street and Marlborough Road, in accordance with the layering concept for the site.

A unifying palette of red facing brick is used for both Blocks to tie them together as well as into the overall development. The use of two different bricks is employed to break up the length of the elevation fronting Calthorpe Street, where the block steps down from 4 to 3 storeys to transition to the High Street. Different roofing materials have also been used for each half of the elevation, to further break up the length and piece together a more organically-formed street scene. The pitched roof elements have parapet edges as is typical for buildings within the town centre of Banbury.

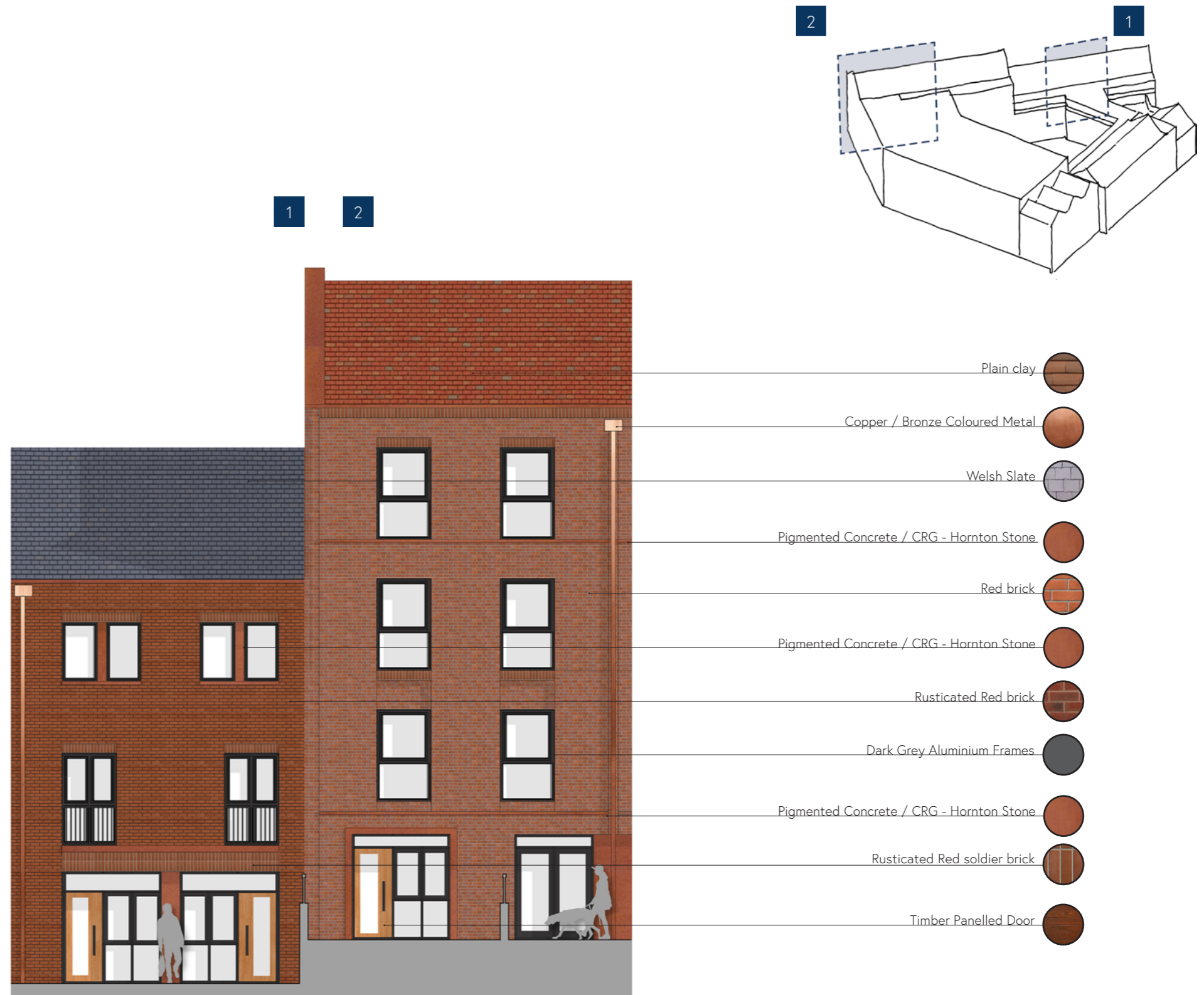
The elevation to Calthorpe Street is also articulated through expression of a townhouse module, with vertical brick detailing being used to define each town house along with expressed metal downpipes creating a regular rhythm to the street.

A vertical hierarchy is also used, with soldier brick coursing and stone string course used to define a base at the lower ground floor level. The use of duplex units to the bottom two floors, also allows us to provide increased glazing to the living areas (with private bedrooms located at the upper duplex level), which creates a more horizontal emphasis to the base, as well as providing improved active frontage. Defensible space is also provided in front of the duplex units, with low brick walls and railing typical of the area, employed to provide additional privacy and sense of ownership. These boundary walls are also retaining structures, helping us to deal with the existing slope of Calthorpe Street.

The four storey element has also been broken down with a further string course to create a top to the building, and the middle section uses brick detailing to join the windows so that this reads as a more unified central section.

The three storey element has a reduction in window height to the top level to create vertical hierarchy, but extended width to allow for sufficient natural light. Wider windows to top floors is seen elsewhere within the town centre.

Calthorpe Street





# 4.0 Design

## 4.5 Appearance

### 4.5.5 Block F & G

To Marlborough Road, there is more of a stepping down with the street and varied roof line creating articulation, so the same facing brick has been proposed throughout.

Closest to the Methodist Church, a three-gable elevation reflects the roof form of the former (now demolished) Church Hall that previously occupied this area of the site. It also references the parapet gables on the opposite side of the street, with the Library, Freemasons' Hall, and the stuccoed building, currently a hair salon. This part of the elevation is set back, opening up views to the Church and the site entrance. The three gables each express a module behind, with studio apartments to the ends and a central stair, with fire escape out to Marlborough Road. This part also forms the end of the wing to Block F, so is set at a higher level, with raised terrace to the lower ground floor studio apartments, which provides both private amenity space and privacy from the street. It also references the plinth to the library.

The library is also referenced with the proposed projecting window surrounds to the central gable providing definition and relief to these windows and echoing the projecting bays and stone surrounds to the central windows to the library bays, which also use stone detailing to vertically connect the windows across two storeys, which is also referenced in our design.

The middle section of the proposed elevation to Marlborough Road, is split into a townhouse module, with duplex units providing a traditional front door access direct from the street. The timber panelled front doors also feature arched fanlights over and an arched door surround, picking up on typical details of existing properties along Marlborough Road, along with deep stone cills. Windows and opening lights are of a typical sash proportion, with vertical hierarchy created with slightly slimmer windows and reduced cill depth to the top storey.

A grounding base for the building has been created with a slightly taller storey height at lower ground floor, and a twin stone course which reflects both the use of similar detail to the library, and a typical detail replicated in brick on existing dwellings along Marlborough Road and Marlborough Place. There is also a stone string course to the parapet detail, echoing local details.

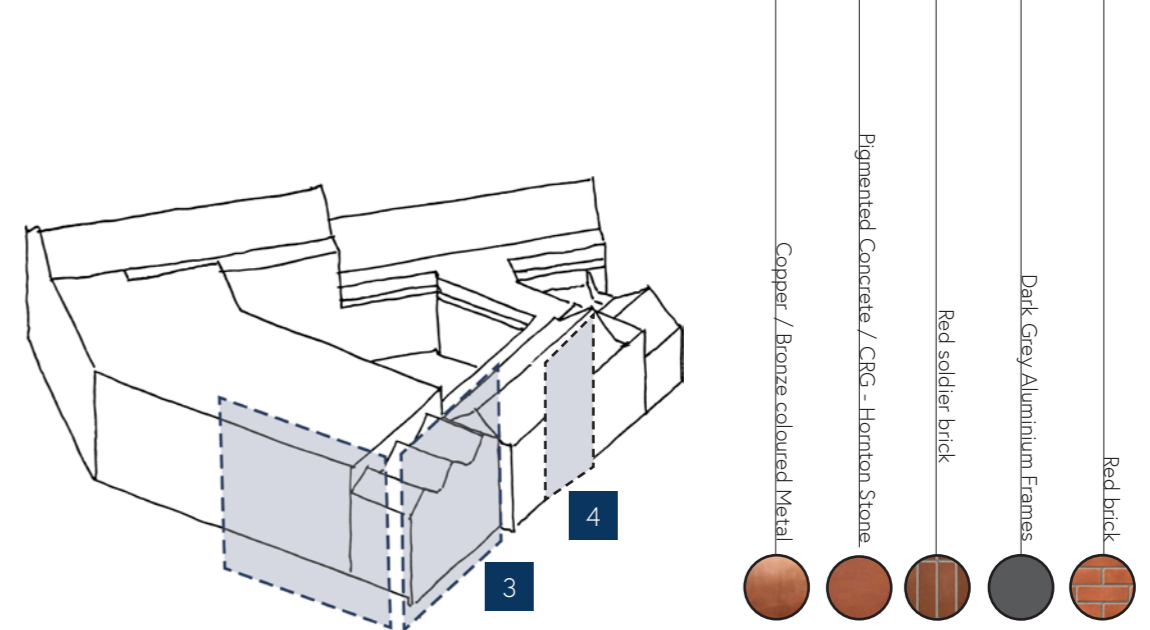
### Marlborough Road

The main entrance to Block G, primarily providing access to the shared amenities within the enclosed courtyard of Blocks F/G and to the 2nd floor deck-accessed apartments, is slightly more contemporary, with glazed curtain walling with etched glass signage providing legibility for the entrance. The proposed flat roof provides a gentle transition in height between the 3 storey element and 2 storey duplex unit which steps down towards the existing High Street properties.

This 2 storey element reflects the treatment of the rest of the wing, but with paired back details in accordance with its smaller scale.



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# 4.0 Design

## 4.5 Appearance

### 4.5.5 Block F & G

The southern wing of Block F fronts into the development, and as such is more contemporary in nature with 4 storeys and a flat roof design. It reflects the proposed material palette, with red facing brick, detailed to express the apartment modules behind with vertical columns of projecting brickwork. A brick-faced canopy articulates the main entrance to Block F, which returns to form a twin soldier course detail to define the lower ground storey as a base, which is another contemporary interpretation of the local use of brick detailing between storeys.

A copper / bronze clad top storey, also create a defined 'top' to the wing, and reflects the hues of the adjacent pitched roofscape to Calthorpe Street. It also helps to create a horizontal layering effect to break up overall height and counter the vertical expression of the apartment modules.

To consolidate the central two storeys as the middle section of the building, a stone-effect spandrel panel unifies the windows and reflects some of the detailing used to the Marlborough Road elevation, so that the three different wings work harmoniously together whilst responding to their different site conditions.

### Into the Site

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