

## **APPENDIX:**

### **Layout, Scale & Massing – see markup of proposed site plan below intended to engage with the Applicant over a layout and massing that might integrate better with the existing townscape:**

Please note the plan is indicative and does not include alleys or lanes or divisions between blocks.

#### **Zone X:**

The central band of the site is where we could see new development of comparable height to Calthorpe House (relative to the eaves of Calthorpe House) and the Library and the old technical college, so long as the library remains the dominant building in terms of hierarchy. Please note that on Calthorpe Street, the massing and height of Calthorpe House appears less due to the clerestory floor above the masonry. The blocks proposed are monolithic with little interest in the skyline or Elevation when compared to the Banbury Conservation Area.

#### **Zone A:**

The setting of Calthorpe Manor has been heavily compromised. There is a real opportunity for heritage benefit by greening the area to the west and north of Calthorpe Manor. It would be good to see the mature trees retained, supplemented by trees appropriate for a car park if the small pocket surface car park remains west of the manor. To the north, there would be potential for an avenue of trees to line the lane to the proposed townhouses (see later comments), with further greening up to the former gatehouses (NDHAs)

#### **Zone B:**

The introduction of a terrace of 2 – 2.5 storey townhouses would be welcomed although the height looks to be quite tall given the land levels, the plan depth, in the setting of the Grade II\* manor nearby. The gables to the front are not thought to be a positive addition as shown. The townhouse concept could extend into the site and create a buffer between the development in zone X, and the existing terraces to the south-east of the site. This could be a mix of traditional terraced proportion but could also add in the gabled house types seen at preapp in a nod to the former saw-tooth factory roof seen on old aerial photos.

#### **Zone C:**

The new 'gatehouse' leads to confusion with the historic gatehouse. The principle of closing the gap is welcomed and should respect the height of the adjacent NDHA.

#### **Zone D:**

The terrace running south from the High Street towards Calthorpe House should start low to respect the retained 2-storey building on the High Street, and gradually step up the hill to a similar height as Calthorpe House. The including of street trees would help to soften the views. The roof line could be traditional pitched roofs at this point, with ridges parallel to the street. Frontages should respect terrace proportions.

#### **Zone E:**

The terrace running south from the High Street towards the Methodist Church should start low to respect the retained vernacular 3-storey building on the High Street, and gradually step up the hill to a slightly lower height than the Library and former technical college. The including of street trees would help to soften the views. The roof line could be traditional pitched roofs at this point, with ridges parallel to the street. Frontages should respect terrace proportions. The articulation of what is proposed here requires refinement.

#### **Zone F:**

'Block F' links between D and E, then this should be driven by the heights to the south of B and E.

#### **Zone G:**

This is within Zone X: 'Block E' could have a greater footprint (longer) to compensate for the part reduction in height. The height should respect Calthorpe House and the Methodist Church, excluding the spire.

#### **Zone H:**

In turn, H could be a further slightly higher terrace than those indicated at B, possibly 3-3.5 storeys.

