

NOTES

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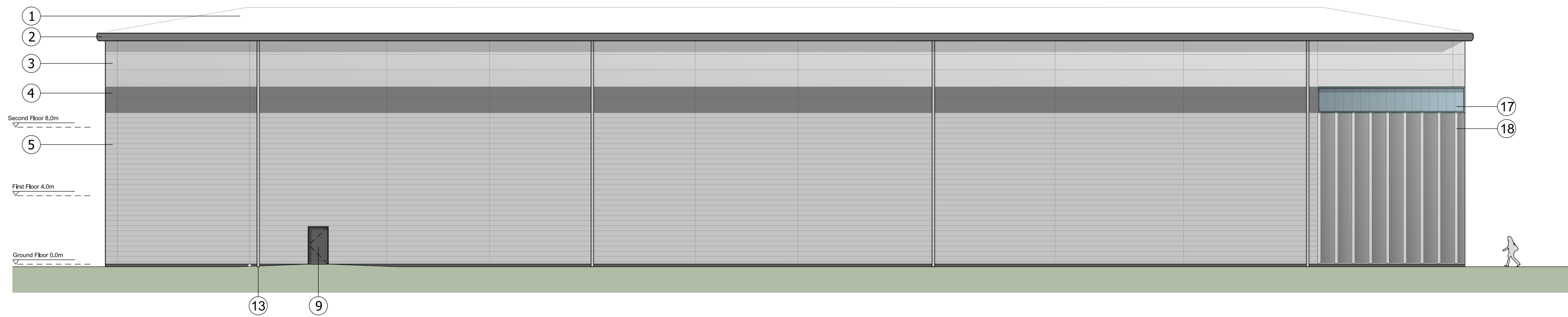
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KEY

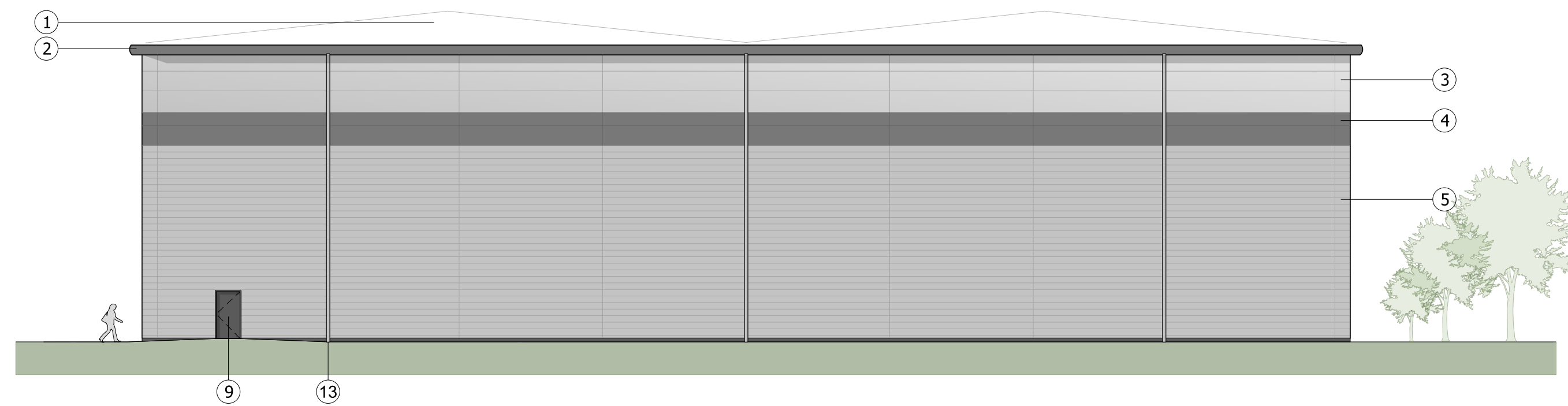
- ① Built-up roof system
Colour: Goosewing Grey
- ② Eaves and verge flashings. Colour: Zeus
- ③ Micro-lined rock fibre composite panel system
Colorcoat Prisma - Sirius
- ④ Feature-band Micro-lined rock fibre composite panel system. Colorcoat Prisma - Zeus
- ⑤ Horizontal Trapezoidal built-up cladding system - Corus Colorcoat Prisma - Sirius
- ⑥ PPC Aluminium double glazed curtain walling, colour: Anthracite RAL 7016
- ⑦ PPC Aluminium double glazed windows with Brise Soleil. Colour: Anthracite RAL 7016
- ⑧ Loading door, colour: Anthracite RAL 7016
- ⑨ Steel fire escape door, colour: Anthracite RAL 7016
- ⑩ Dock leveller door and shelter, colour RAL 7016
- ⑪ Glass canopy supported off RAL 7016 steelwork frame
- ⑫ Proposed signage zone
- ⑬ Rainwater pipe, colour: Silver - RAL 9006
- ⑭ Brise Soleil. Colour: Anthracite RAL 7016
- ⑮ Louvres - colour to match cladding (to M&E consultant specification)
- ⑯ Micro-lined rock fibre composite panel system. Colorcoat Prisma - Zeus
- ⑰ Translucent cladding panel
- ⑱ PPC Rainscreen feature cladding system (Colour Zeus) with projecting fins (Colour: Sirius)
- Look-a-like panels - obscured glass



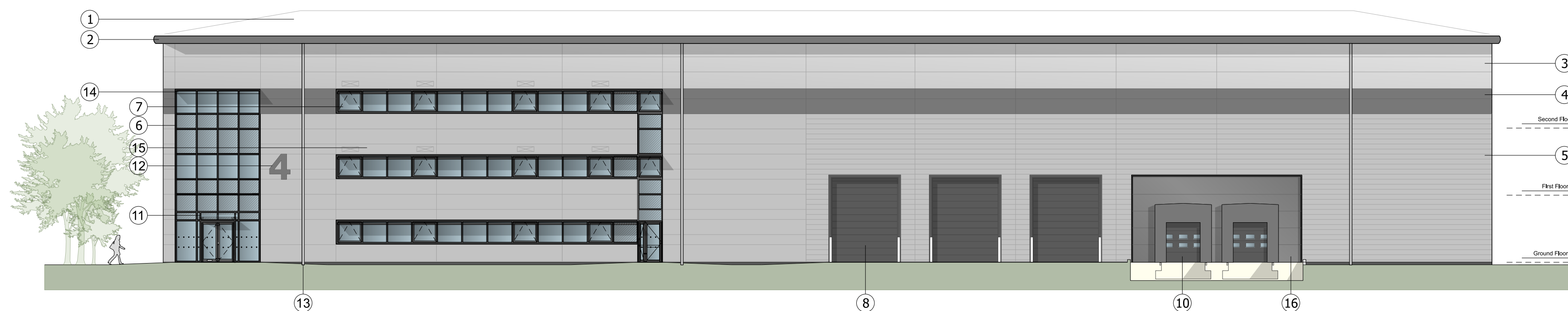
NORTH WEST ELEVATION



NORTH EAST ELEVATION



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION

C	Cladding description updated	CS	02/09/2021
B	Corner rainscreen feature cladding and translucent cladding panel added. Key updated. Minor adjustments.	SK	20/08/2021
A	Cladding and curtain walling adjusted. Labels and key added.	SK	29/07/2021
Rev	Description	Chk	Date

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RIBA
Chartered Practice

cornisharchitects

Project Title:
PHASE 3 AXIS J9 BICESTER

Drawing Title:
UNIT 4 ELEVATIONS

Drawing Status:
TOWN PLANNING

Scale:
0 2 metres 16

Drawn By:	Scale:	Date:	Chk'd By:
S K	1:200 @ A1	16/07/2021	C S

ALBION LAND

Drawing No. **20019 - TP - 012** Rev. **C**

NOTES

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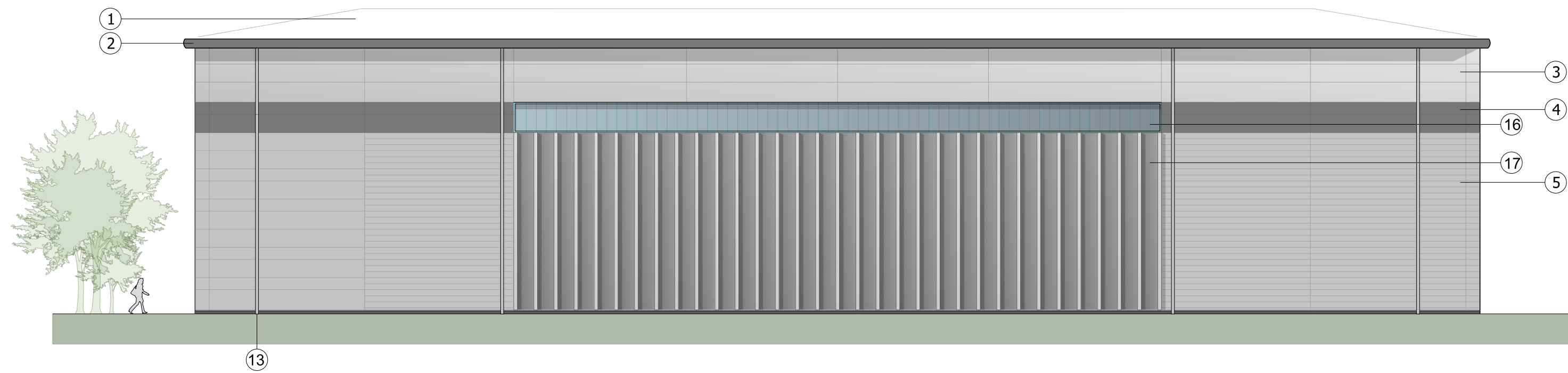
Subject to Statutory Approvals.

KEY

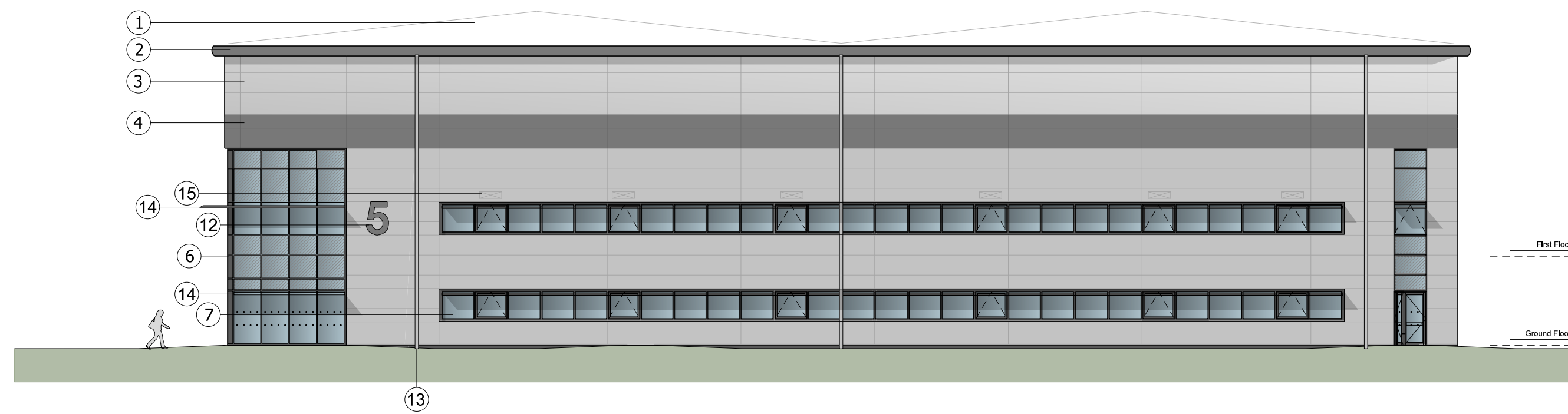
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Colour: Goosewing Grey
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- ⑫ Proposed signage zone
- ⑬ Rainwater pipe, colour: Silver - RAL 9006
- ⑭ Brise Soleil. Colour: Anthracite RAL 7016
- ⑮ Louvres - colour to match cladding (to M&E consultant specification)
- ⑯ Translucent cladding panel
- ⑰ PPC Rainscreen feature cladding system (Colour Zeus) with projecting fins (Colour: Sirius)
- ⑱ Micro-lined rock fibre composite panel system. Colorcoat Prisma - Zeus
- Look-a-like panels - obscured glass



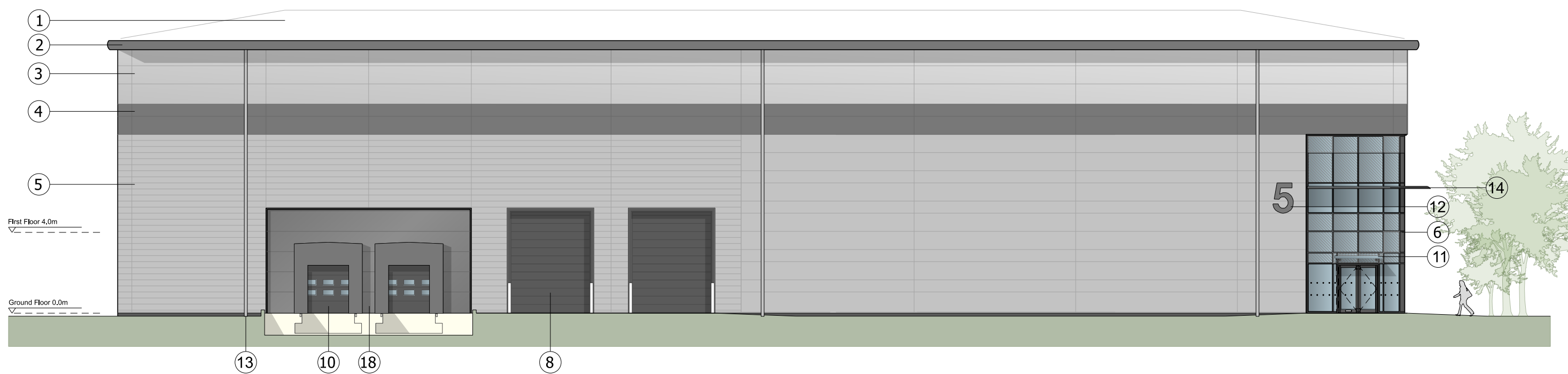
NORTH WEST ELEVATION



NORTH EAST ELEVATION



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION

Rev	Description	Chk	Date
C	Cladding description updated	CS	02/09/2021
B	Windows extended and fire escape adjusted to suit updated plans. Rainscreen feature cladding and translucent cladding panel added. Curtain walling extended upwards to feature band. Key updated.	SK	20/08/2021
A	Curtain walling adjusted. Labels and key added.	SK	29/07/2021

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cornisharchitects

Project Title: **PHASE 3 AXIS J9 BICESTER**

Drawing Title: **UNIT 5 ELEVATIONS**

Drawing Status: **TOWN PLANNING**

Scale: 0 2 metres 16

Drawn By: S K Scale: 1:200 @ A1 Date: 16/07/2021 Chk'd By: C S

ALBION LAND

Drawing No: **20019 - TP - 016** Rev: **C**

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KEY

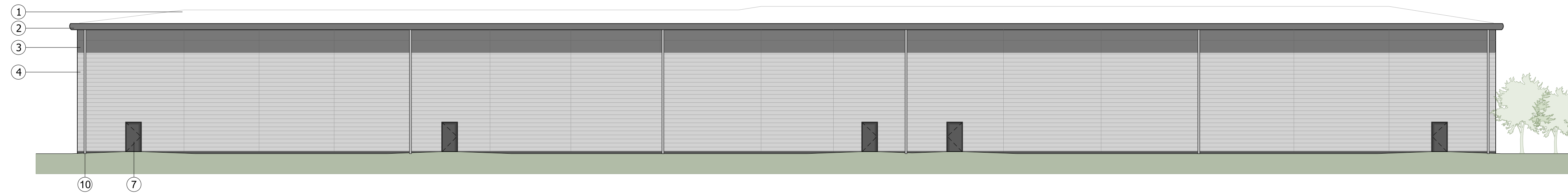
- ① Built-up roof system
Colour :Goosewing Grey
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- ⑧ Glass canopy supported off RAL 7016 steelwork frame
- ⑨ Proposed signage zone
- ⑩ Rainwater pipe, colour: Silver - RAL 9006



NORTH WEST ELEVATION



NORTH EAST ELEVATION



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION

Rev	Description	Chk	Date
C	Cladding description updated	CS	02/09/2021
B	Signage zone omitted above loading doors. Key updated.	SK	20/08/2021
A	Labels and key added.	SK	29/07/2021

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Project Title:
PHASE 3 AXIS J9 BICESTER

Drawing Title:
UNITS 6-10 ELEVATIONS

Drawing Status:
TOWN PLANNING

Scale:
0 2 metres 16

Drawn By: Scale: Date: Chk'd By:
S K 1:200 @ A1 20/07/2021 C S

ALBION LAND

Drawing No: 20019 - TP - 019 Rev: C

NOTES

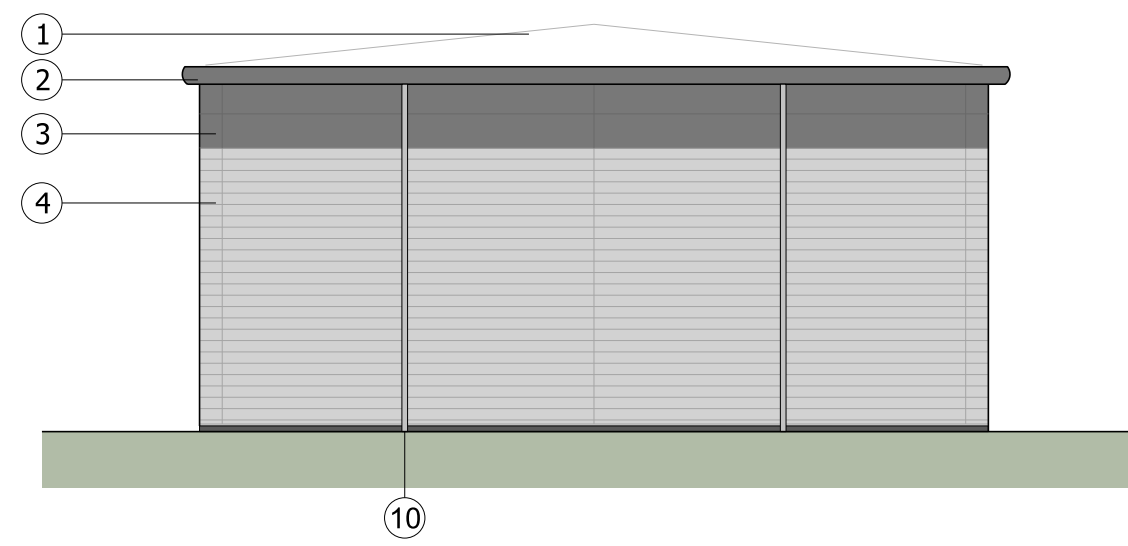
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KEY

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Colour :Goosewing Grey
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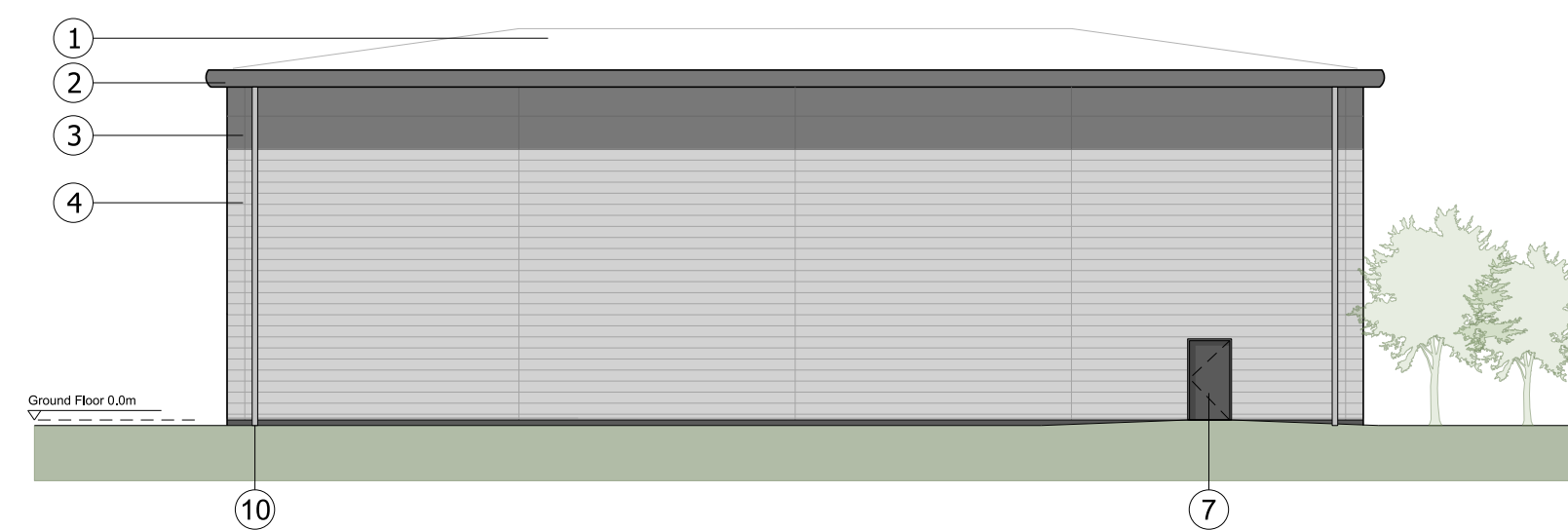
NORTH WEST ELEVATION



NORTH EAST ELEVATION



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION

Rev	Description	Chk	Date
C	Cladding description updated	CS	02/09/2021
B	Signage zone above loading door omitted. Key updated.	SK	20/08/2021
A	Labels and key added.	SK	29/07/2021

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RIBA Chartered Practice

cornisharchitects

Project Title:
PHASE 3 AXIS J9 BICESTER

Drawing Title:
UNIT 11 ELEVATIONS

Drawing Status:
TOWN PLANNING

Scale:
0 2 metres 16

Drawn By:	Scale:	Date:	Chk'd By:
S K	1:200 @ A1	20/07/2021	C S

ALBION LAND

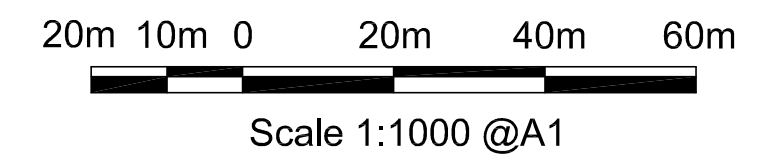
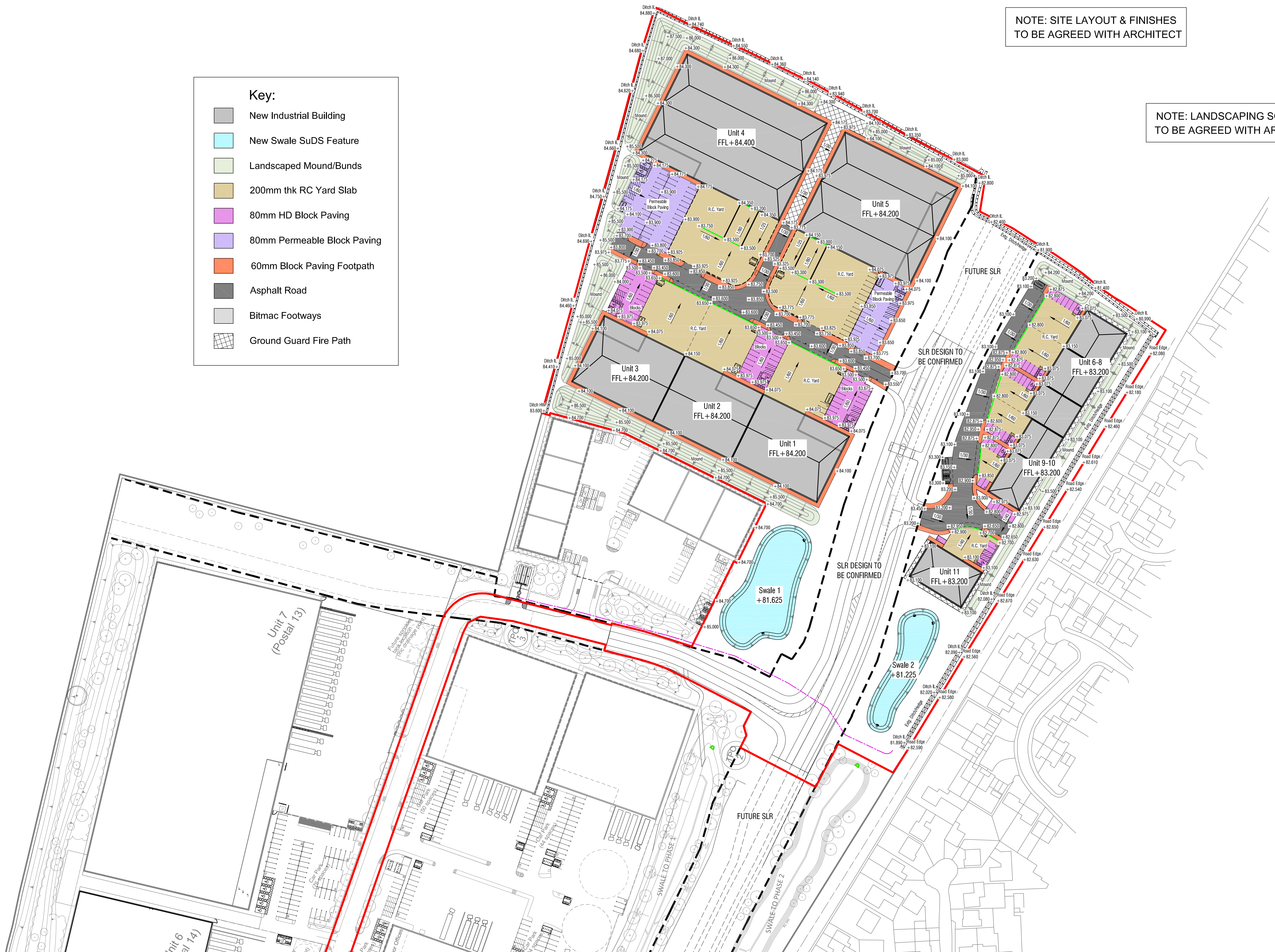
Drawing No.	Rev.
20019 - TP - 022	C

NOTE: SITE LAYOUT & FINISHES TO BE AGREED WITH ARCHITECT

NOTE: LANDSCAPING SCHEME TO BE AGREED WITH ARCHITECT

Key:

- New Industrial Building
- New Swale SuDS Feature
- Landscaped Mound/Bunds
- 200mm thk RC Yard Slab
- 80mm HD Block Paving
- 80mm Permeable Block Paving
- 60mm Block Paving Footpath
- Asphalt Road
- Bitmac Footways
- Ground Guard Fire Path



PRELIMINARY

B	02.09.21	Red line planning boundary adjusted
A	23.08.21	Updated to latest Architects layout, all levels raised 200mm & minor revs

Rev	Date	Revision Description
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Revision Schedule

Project Title
Axis J9 - Bicester

Client
 ALBION LAND

Drawing Title
**PHASE 3
External Works & Levels**

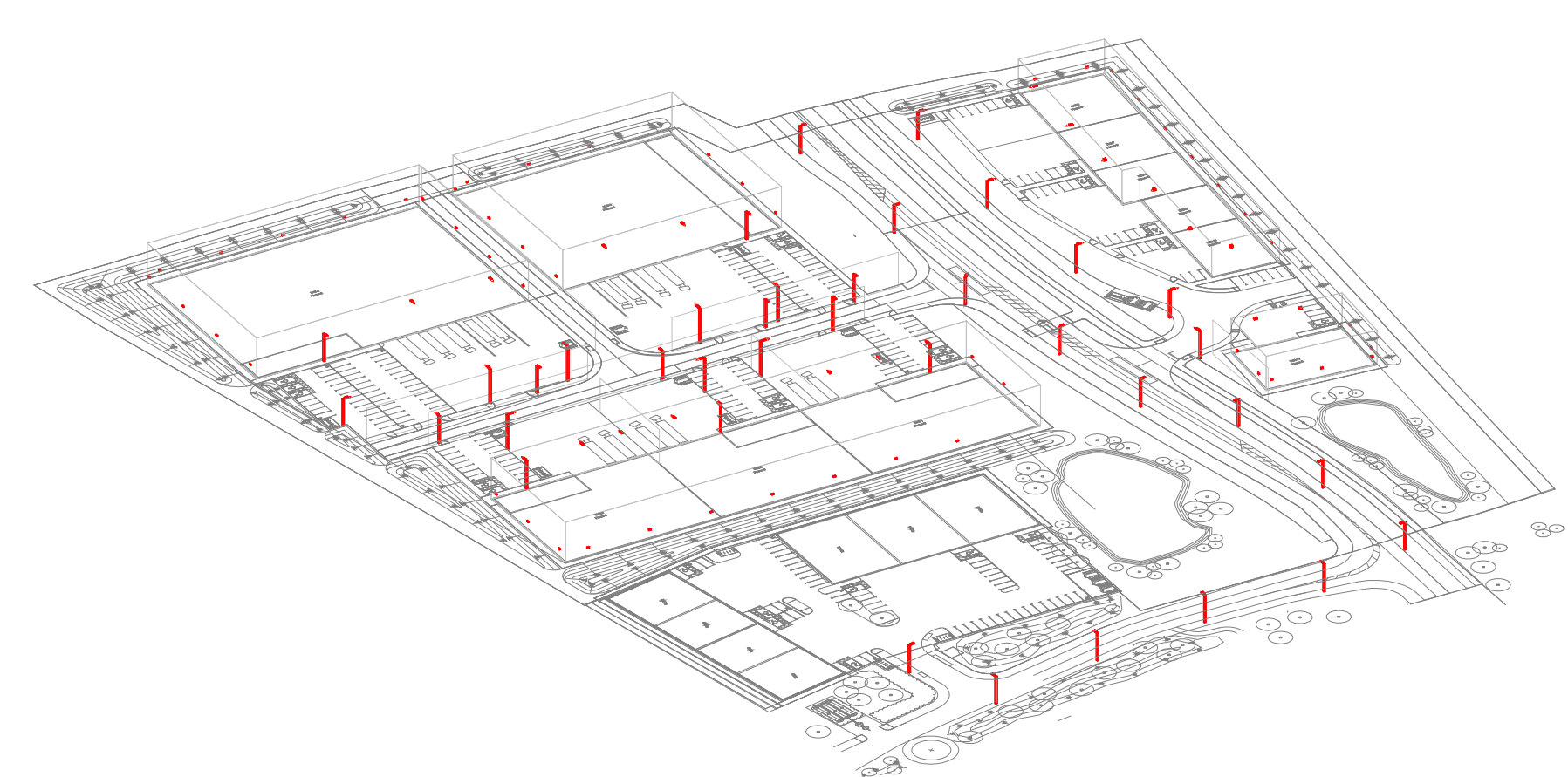
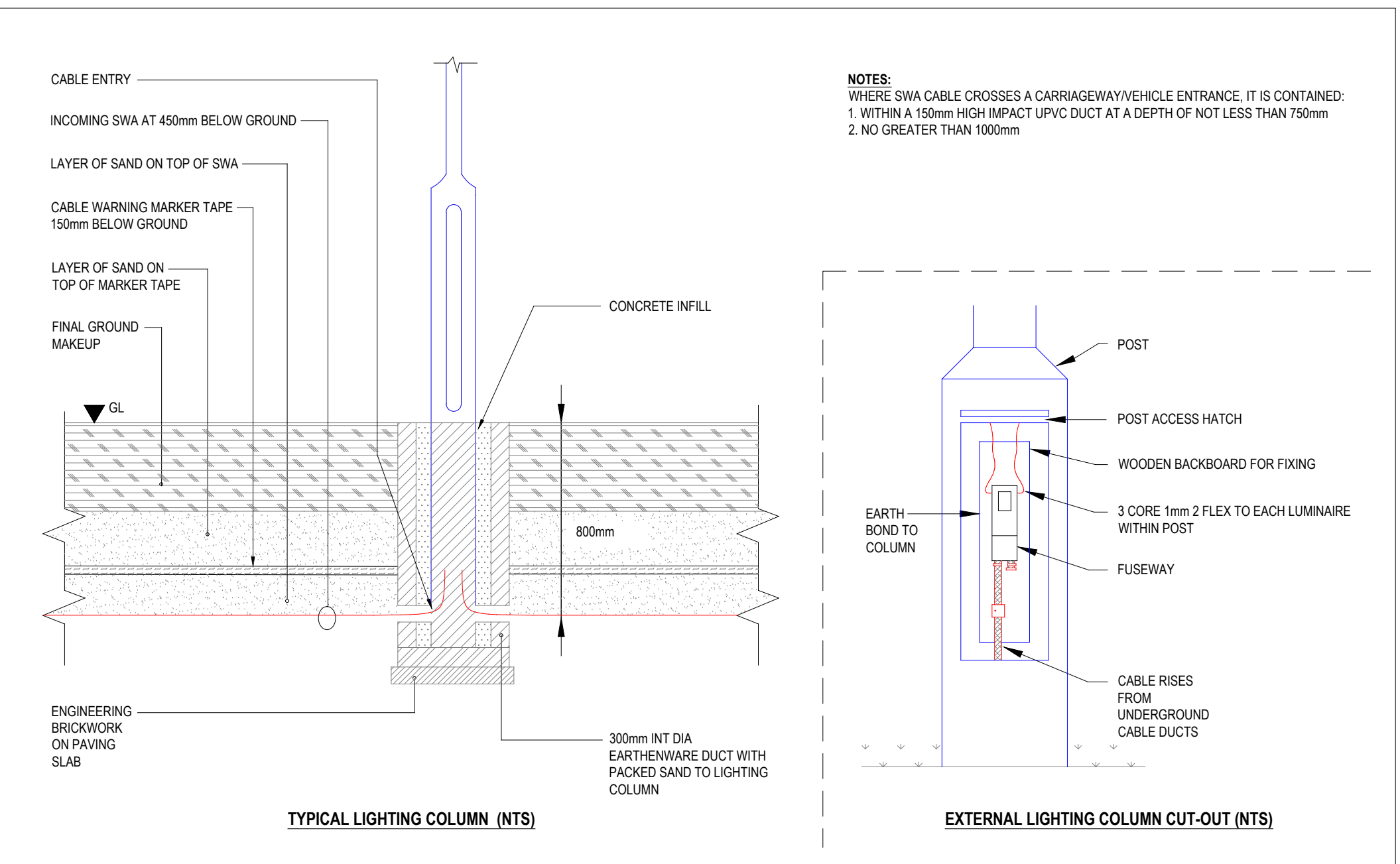
BAILEY JOHNSON HAYES
 Consulting Engineers
ST. ALBANS: Suite 4, Phoenix House, 63 Campfield Rd, ST. ALBANS, Herts AL1 5FL
 MANCHESTER: Grange House, John Dalton Street, MANCHESTER, M2 6FW

Phase 3 External Works & Levels 1:1000

Scale	1:1000 @A1	Drawing Number
Date	20.07.21	S1209-PH3-04 B
Drawn	JNG	

Description	Symbol	Avg	Min	Min/Avg
Access Road - 200.25Uo	+	21 lux	5 lux	0.24
SPILL	+	0 lux	0 lux	N/A
Unit 1-3 - Rear Walkways	+	10 lux	3 lux	0.30
Unit 1 - Car Park 200.25Uo	+	31 lux	15 lux	0.48
Unit 1 - Service Yard 500.40Uo	+	58 lux	32 lux	0.55
Unit 2 - Car Park 200.25Uo	+	20 lux	5 lux	0.25
Unit 2 - Service Yard 500.40Uo	+	50 lux	17 lux	0.34
Unit 3 - Car Park 200.25Uo	+	25 lux	7 lux	0.28
Unit 3 - Service Yard 500.40Uo	+	52 lux	16 lux	0.31
Unit 4 - Car Park 200.25Uo	+	20 lux	3 lux	0.15
Unit 4 - Rear Walkways	+	10 lux	3 lux	0.30
Unit 4 - Service Yard 500.40Uo	+	50 lux	23 lux	0.46
Unit 5 - Car Park 200.25Uo	+	27 lux	7 lux	0.26
Unit 5 - Service Yard 500.40Uo	+	50 lux	23 lux	0.46
Unit 6-10 - Rear Walkways	+	10 lux	6 lux	0.60
Unit 11 - Rear Walkways	+	13 lux	9 lux	0.69
Access Road Units 6-11 - 200.25Uo	+	22 lux	6 lux	0.27
Unit 6 - 200.40Uo	+	21 lux	10 lux	0.48
Unit 7 - 200.40Uo	+	23 lux	17 lux	0.74
Unit 8 - 200.40Uo	+	22 lux	10 lux	0.45
Unit 9 - 200.40Uo	+	19 lux	8 lux	0.42
Unit 10 - 200.40Uo	+	20 lux	14 lux	0.70
Calc Zone #29	+	35 lux	28 lux	0.80
Calc Zone #29	+	19 lux	14 lux	0.74
Calc Zone #30	+	13 lux	13 lux	1.00
Unit 11 - 200.40Uo	+	21 lux	9 lux	0.43

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Wattage
	A1	7	HOLOPHANE EUROPE LIMITED	DSX2.2.LA364.FW on 10m Column	D-Series 2 Luminaire	328
	AW	4	HOLOPHANE EUROPE LIMITED	DSX2.2.LA364.FW on Wall Bracket at 10m AFFL	D-Series 2 Luminaire	328
	B1	2	HOLOPHANE EUROPE LIMITED	1 x DSX1.2.LA224.FW on 10m Column	D-Series 1 Luminaire	208
	BW	5	HOLOPHANE EUROPE LIMITED	1 x DSX1.2.LA224.FW on Wall Bracket at 10m AFFL	D-Series 1 Luminaire	208
	C1	5	HOLOPHANE EUROPE LIMITED	1 x DSX1.2.LA164.FW on 8m Column	D-Series 1 Luminaire	131
	D1	13	HOLOPHANE EUROPE LIMITED	1 x DSX1.2.LA164.AY on 8m Column	D-Series 1 Luminaire	131
	D1s	3	HOLOPHANE EUROPE LIMITED	1 x DSX1.2.LA164.AY BLS on 8m Column and Backlight Shield	D-Series 1 Luminaire with Back Light Shield	131
	E1	2	HOLOPHANE EUROPE LIMITED	1 x DSX1.2.LA114.FW on 8m Column	D-Series 1 Luminaire	105
	EW	2	HOLOPHANE EUROPE LIMITED	DSX1.2.LA114.FW on Wall Bracket at 6m AFFL	D-Series 1 Luminaire	105
	F1	3	HOLOPHANE EUROPE LIMITED	DSX0.1.LA104.FW.BLS on 8m Column	D-Series 0 Area luminaire	81
	G	51	HOLOPHANE EUROPE LIMITED	DWL.1.LA014.HL.W007 at 2.7m AFFL	Driver ID Wall	6.5
	H	6	HOLOPHANE EUROPE LIMITED	WAP.1.LA094.FW at 8m AFFL	WALLPACK	81
	XD1	2	HOLOPHANE EUROPE LIMITED	EXISTING DSX1.2.LA164.AY on 8m Column	D-Series 1 Luminaire	131



- NOTES**
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER ENGINEERING SERVICES CONSULTANCY LIMITED DRAWINGS
 - THE EXTERNAL LIGHTING SHALL BE DESIGNED TO ENSURE THAT REQUIRED LIGHTING LEVELS ARE ACHIEVED WHILST MINIMISING GLARE AND LIGHT SPILLAGE TO THE SURROUNDING AREAS AND TO ENSURE THERE IS NO DIRECT CONTRIBUTION TO UPWARD LIGHT POLLUTION.
 - THE EXTERNAL LIGHTING SCHEME SHALL BE PROVIDED IN ACCORDANCE WITH THE LOCAL PLANNING AUTHORITIES REQUIREMENTS/RESTRICTIONS.
 - WHERE COLUMNS ARE POSITIONED NEAR TO NEIGHBOURING PROPERTIES, OR LOCATED ON THE PERIMETER OF THE SITE, THEY SHALL BE COMPLETE WITH SUITABLE BACK-SHIELDS TO PREVENT LIGHT SPILL.
 - ALL COLUMNS SHALL HAVE A FLEXIBLE DUCT PASSING INTO THE BASE, THROUGH THE CONCRETE, TO ENSURE THAT FUTURE REWIRING OF THE CIRCUITS IS POSSIBLE.
 - WHERE LUMINAIRES ARE FIXED DIRECTLY TO THE EXTERNAL BUILDING FABRIC, THE LUMINAIRES SHALL BE THE SAME RAL COLOUR AS THE CLADDING PANELS. ALL LUMINAIRE FIXING BOLTS ETC. SHALL BE THE SAME COLOUR AS THE LUMINAIRE.
 - GENERALLY, THE COLUMNS SHALL BE GALVANISED STEEL CONSTRUCTION. THE ELECTRICAL CONTRACTOR SHALL Liaise WITH THE ARCHITECT TO ASCERTAIN THE RAL COLOUR OF THE COLUMNS. THE COLUMN HEADS SHALL MATCH THE RAL COLOUR OF THE COLUMN.
 - WHERE SERVICES NEED TO BE INSTALLED WITHIN DUCTS / TRENCHES, THE ELECTRICAL CONTRACTOR SHALL SUPPLY THE MAIN CONTRACTOR WITH DETAILS OF REQUIRED DUCT ROUTES AND DRAW FIT LOCATIONS.
 - DURING INSTALLATION OF THE EXTERNAL LIGHTING A DRAW WIRE SHALL BE PULLED THROUGH WITH THE CABLEWING TO PROVIDE A MEANS OF INSTALLING FUTURE SERVICES

P2 31.08.21 Issued for planning CP
 P1 03.08.21 Issued for planning CP
 Rev. Date Details Initials

Engineering Services Consultancy Ltd
 19 Ludgate Hill
 Birmingham
 B3 1DW

T: 0121 214 8998
 F: 0121 214 9999
 W: www.escuk.com

Client: **ALBION LAND**

Project: **Axis J9 Phase 3**

Drawing Title: **External Lighting Layout**

THIS DRAWING IS FOR INFORMATION ONLY TO DEMONSTRATE DESIGN INTENT AND REPRESENTS THE AGREED SERVICING STRATEGY AND MINIMUM STANDARDS TO BE ACHIEVED. WHERE ADDITIONAL DETAILS HAVE BEEN SHOWN, THIS HAS BEEN PROVIDED IN ORDER TO CONVEY GREATER UNDERSTANDING OF THE CONCEPTUAL REQUIREMENTS AND SHALL NOT BE TAKEN AS DETAILED DESIGN.

IT HAS NOT BEEN PRODUCED TO ACCURATE DESIGN CALCULATIONS AND SHALL NOT BE USED FOR INSTALLATION PURPOSES.

THE CONTRACTOR WILL BE RESPONSIBLE FOR THE DESIGN OF THE ENGINEERING SERVICES IN ACCORDANCE WITH THE DESIGN AND BUILD CONTRACT. PLANT SIZING IS INDICATIVE AND THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE DETAILED DESIGN OF ALL PLANT AND EQUIPMENT.

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS, PROJECT SPECIFICATIONS AND DRAWINGS

PLANNING		
Drawn: DM	Engineer: CP	Approved: CP
Project No: 1746	Date: Aug 2021	Scale: as A2 1:500
Drawn: DM	Checked: DM	Project: 1746-ESC-00-ZZ-DR-E-2100
		Page: P2