



**Quod**

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## **Environmental Statement Volume III**

**Appendix 5.1:  
Selection of Planning  
Drawings**

**Axis J9, Phase 3**

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SEPTEMBER 2021

Q210470

NOTES

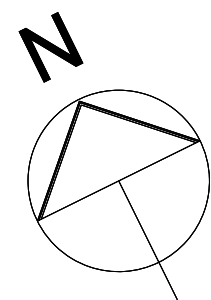
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Subject to Highways Development.

- Parameters Boundary
- Planning Site Boundary
- Ownership Boundary
- Notional Boundary
- Hedgerow Protection
- SLR License
- - - 2.5m high acoustic fence
- - - 4m high acoustic fence with acoustic gates



F	Site Boundary Updated	CS	02/09/2021
E	Site Boundary updated	CS	31/08/2021
D	Acoustic fences added	SK	20/08/2021
C	Sheet number amended. Road layout updated. Areas updated.	SK	16/08/2021
B	Paving around units 1-3 yards adjusted. Acoustic fence added and landscaping adjusted between units 10 and 11.	SK	29/07/2021
A	Units 6-11 moved further into the site to achieve 10m buffer to eastern site ownership boundary	SK	16/07/2021
Rev	Description	Chk	Date

Peer House  
8-14 Verulam Street  
London WC1X 8LZ

tel +44(0)20 7400 2120

enquiries@cornisharchitects.com  
www.cornisharchitects.com



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

Drawing Title:  
**PROPOSED SITE PLAN**

Drawing Status:  
**TOWN PLANNING**

Scale:  
0 10 metres 80

Drawn By: Scale: Date: Chk'd By:  
**S K 1:1000 @ A1 08/07/2021 C S**



Drawing No. Rev:  
**20019 - TP - 002 F**

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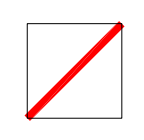
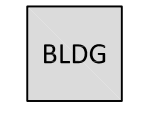
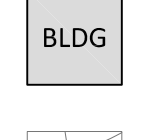
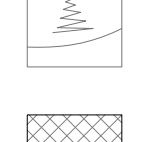
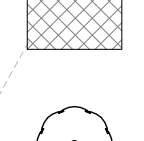

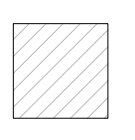
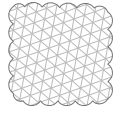

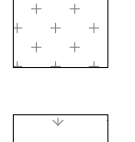
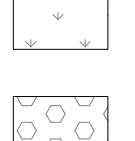
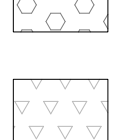
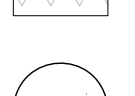
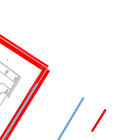
UNIT	Ground Floor GEA sm	Ground Floor GEA sf	First Floor GEA sm	First Floor GEA sf	Second Floor GEA sm	Second Floor GEA sf	Total Unit GEA sm	Total Unit GEA sf	Ground Floor GIA sm	Ground Floor GIA sf	First Floor GIA sm	First Floor GIA sf	Second Floor GIA sm	Second Floor GIA sf	Total Unit GIA sm	Total Unit GIA sf	Car Parking
1	1830	19698	224	2411	0	0	2054	22109	1759	18934	195	2104	0	0	1954	21038	23
2	1665	17922	202	2174	0	0	1867	20096	1613	17362	179	1929	0	0	1792	19291	21
3	1717	18482	211	2271	0	0	1928	20753	1650	17761	183	1973	0	0	1833	19734	21
4	4412	47491	272	2928	272	2928	4956	53346	4278	46048	238	2558	238	2558	4753	51165	53
5	3552	38234	478	5145	0	0	4030	43379	3433	36953	423	4553	0	0	3814	41059	42
6	527	5673	0	0	0	0	527	5673	491	5285	0	0	0	0	491	5285	8
7	518	5576	0	0	0	0	518	5576	492	5296	0	0	0	0	492	5296	8
8	437	4704	0	0	0	0	437	4704	412	4435	0	0	0	0	412	4435	8
9	351	3778	0	0	0	0	351	3778	328	3531	0	0	0	0	328	3531	7
10	466	5016	0	0	0	0	466	5016	430	4829	0	0	0	0	430	4829	8
11	651	7007	0	0	0	0	651	7007	600	6458	0	0	0	0	600	6458	7
<b>TOTAL</b>	<b>16126</b>	<b>173580</b>	<b>1387</b>	<b>14930</b>	<b>272</b>	<b>2928</b>	<b>17785</b>	<b>191438</b>	<b>15486</b>	<b>166691</b>	<b>1219</b>	<b>13118</b>	<b>238</b>	<b>2558</b>	<b>16901</b>	<b>181920</b>	<b>206</b>

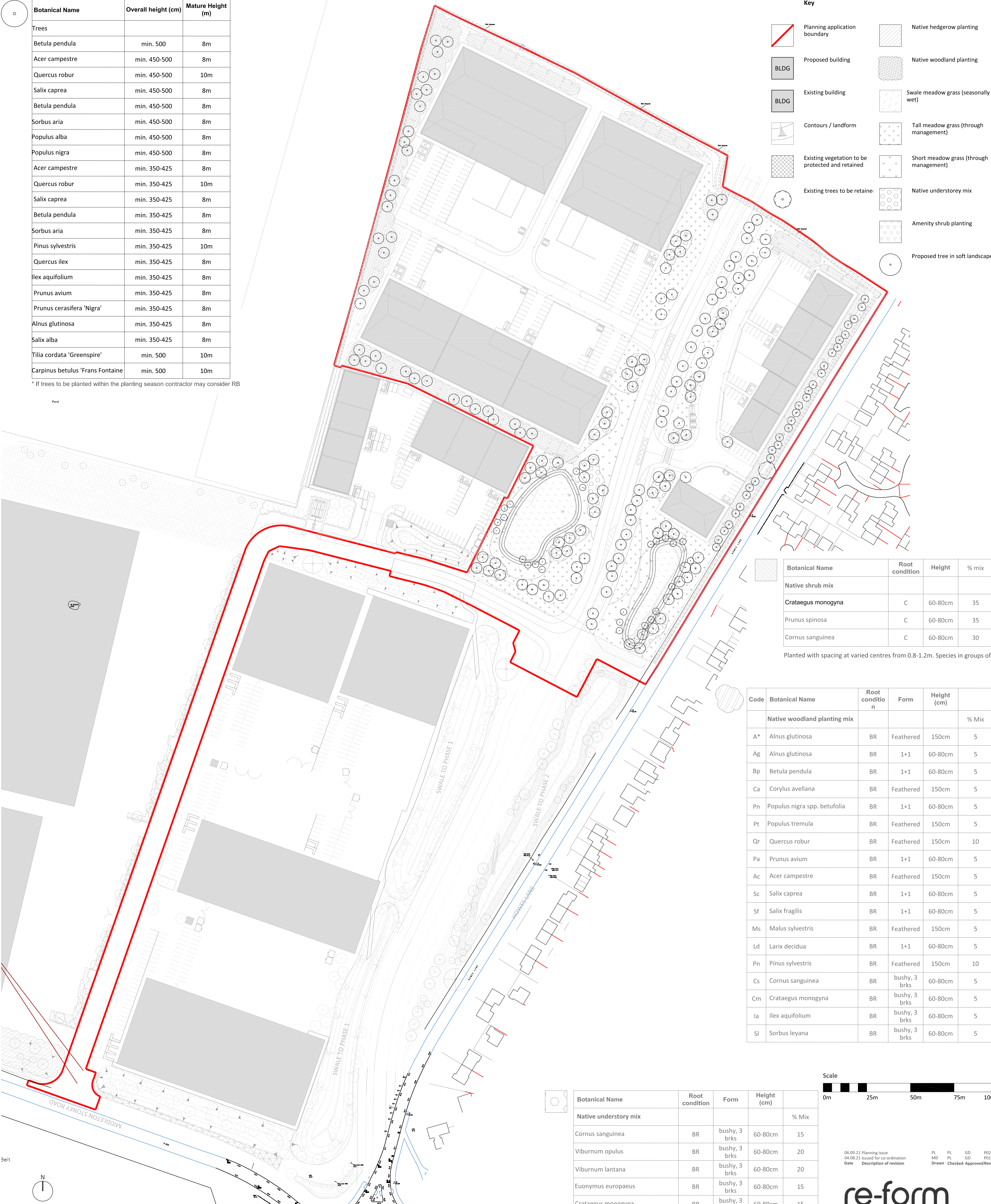


Botanical Name	Overall height (cm)	Mature Height (m)
<b>Trees</b>		
Betula pendula	min. 500	8m
Acer campestre	min. 450-500	8m
Quercus robur	min. 450-500	10m
Salix caprea	min. 450-500	8m
Betula pendula	min. 450-500	8m
Sorbus aria	min. 450-500	8m
Populus alba	min. 450-500	8m
Populus nigra	min. 450-500	8m
Acer campestre	min. 350-425	8m
Quercus robur	min. 350-425	10m
Salix caprea	min. 350-425	8m
Betula pendula	min. 350-425	8m
Sorbus aria	min. 350-425	8m
Pinus sylvestris	min. 350-425	10m
Quercus ilex	min. 350-425	8m
Ilex aquifolium	min. 350-425	8m
Prunus avium	min. 350-425	8m
Prunus cerasifera 'Nigra'	min. 350-425	8m
Alnus glutinosa	min. 350-425	8m
Salix alba	min. 350-425	8m
Tilia cordata 'Greenspire'	min. 500	10m
Carpinus betulus 'Frans Fontaine'	min. 500	10m

\* If trees to be planted within the planting season contractor may consider RB

**Key**

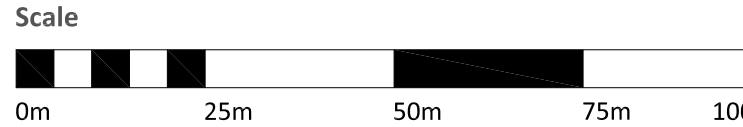
-  Planning application boundary
-  Proposed building
-  Existing building
-  Contours / landform
-  Existing vegetation to be protected and retained
-  Existing trees to be retained
-  Native hedgerow planting
-  Native woodland planting
-  Swale meadow grass (seasonally wet)
-  Tall meadow grass (through management)
-  Short meadow grass (through management)
-  Native understorey mix
-  Amenity shrub planting
-  Proposed tree in soft landscape



Botanical Name	Root condition	Height	% mix
Native shrub mix			
Crataegus monogyna	C	60-80cm	35
Prunus spinosa	C	60-80cm	35
Cornus sanguinea	C	60-80cm	30

Planted with spacing at varied centres from 0.8-1.2m. Species in groups of 3-7m

Code	Botanical Name	Root condition	Form	Height (cm)	% Mix
<b>Native woodland planting mix</b>					
A*	Alnus glutinosa	BR	Feathered	150cm	5
Ag	Alnus glutinosa	BR	1+1	60-80cm	5
Bp	Betula pendula	BR	1+1	60-80cm	5
Ca	Corylus avellana	BR	Feathered	150cm	5
Pn	Populus nigra spp. betulifolia	BR	1+1	60-80cm	5
Pt	Populus tremula	BR	Feathered	150cm	5
Qr	Quercus robur	BR	Feathered	150cm	10
Pa	Prunus avium	BR	1+1	60-80cm	5
Ac	Acer campestre	BR	Feathered	150cm	5
Sc	Salix caprea	BR	1+1	60-80cm	5
Sf	Salix fragilis	BR	1+1	60-80cm	5
Ms	Malus sylvestris	BR	Feathered	150cm	5
Ld	Larix decidua	BR	1+1	60-80cm	5
Pn	Pinus sylvestris	BR	Feathered	150cm	10
Cs	Cornus sanguinea	BR	bushy, 3 brks	60-80cm	5
Cm	Crataegus monogyna	BR	bushy, 3 brks	60-80cm	5
Ia	Ilex aquifolium	BR	bushy, 3 brks	60-80cm	5
Sl	Sorbus leyana	BR	bushy, 3 brks	60-80cm	5



- Notes**
- All dimensions in mm, unless otherwise stated.
  - Scaling from drawing if printed incorrectly may lead to errors.
  - All information outside red line boundary shown for contextual purpose only.
  - All hatch patterns are indicative only unless stated otherwise.
  - This drawing is to be read in conjunction with the following re-form landscape architecture documentation:
    - 0897-RFM-XX-00-DR-L-0002-LANDSCAPE SECTIONS
 AND all relevant documentation from the design team
  - Levels information on this drawing illustrates the design intent. The contractor is to check and verify all levels and dimensions against site survey information.
  - Any discrepancies in the design information are to be brought to the attention of re-form landscape architecture, in writing, prior to commencement of construction works.
  - All proprietary products shall be installed in strict accordance with manufacturers written instructions.
  - Refer to other consultants' drawings and specifications for the following design information:
    - Foundation details
    - Base course and/or sub bases design & specification
    - Waterproofing of any element
    - Levels & Drainage design and infrastructure
    - Lighting and ducting
    - Existing & proposed utilities
  - Plant quantities are to suit site areas in accordance with scheduled plant densities.
  - Any proposed plant substitution shall be agreed with the landscape architect prior to ordering.

Botanical Name	Root condition	Size	Density
<b>Amenity shrub planting</b>			
Carex oshimensis 'Evergold'	C	2L	6/m <sup>2</sup>
Cornus sanguinea 'Midwinter fire'	C	3L	5/m <sup>2</sup>
Cotinus coggygria 'Purple Flame'	C	5L	3/m <sup>2</sup>
Escallonia 'Apple Blossom'	C	3L	5/m <sup>2</sup>
Hebe 'Red Edge'	C	3L	5/m <sup>2</sup>
Hebe 'Mrs Winder'	C	3L	5/m <sup>2</sup>
Photinia x fraserii 'Red Robin'	C	5L	3/m <sup>2</sup>
Prunus 'Otto Luyken'	C	3L	5/m <sup>2</sup>
Lonicera nitida 'Maigrun'	C	3L	5/m <sup>2</sup>
Miscanthus sinensis	C	3L	3/m <sup>2</sup>

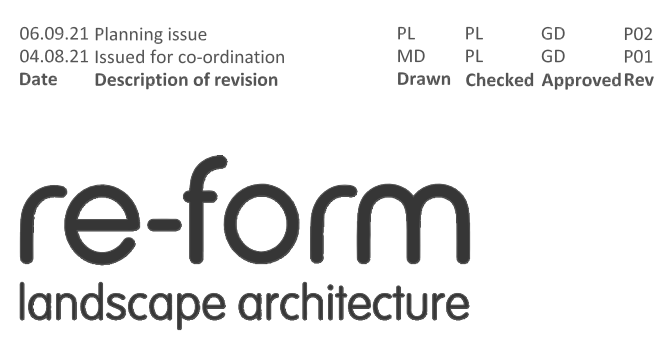
Botanical Name	Root condition	Form	Height (cm)	% Mix
<b>Native understorey mix</b>				
Cornus sanguinea	BR	bushy, 3 brks	60-80cm	15
Viburnum opulus	BR	bushy, 3 brks	60-80cm	20
Viburnum lantana	BR	bushy, 3 brks	60-80cm	20
Euonymus europaeus	BR	bushy, 3 brks	60-80cm	15
Crataegus monogyna	BR	bushy, 3 brks	60-80cm	15
Salix purpurea	BR	bushy, 3 brks	60-80cm	15

Planted in swathes of 3-5 species at 1500mm centres

Swale meadow grass mix (seasonally wet)	SUPPLIER	SOW RATE
MIXTURE		
EG8 (Meadow grass mixture for wetlands)	Emorsgate Seeds	5g/m <sup>2</sup> (50kgs/ha)

Meadow grass mix (Long and short)	SUPPLIER	SOW RATE
MIXTURE		
EM1 - Basic general purpose meadow mixture	Emorsgate Seeds	5g/m <sup>2</sup>

Amenity grass to 'Grassroad'	SUPPLIER	SOW RATE
MIXTURE		
A3 Grass seed mix	Germinal Seeds	50g/m <sup>2</sup>



Tower Works, Globe Road,  
Leeds LS11 5QG  
T: +44 (0)113 245 4695  
E: info@re-formlandscape.com  
W: re-formlandscape.com

**Project**  
AXIS J9, BICESTER  
RF21-897

**Client**  
ALBION LAND  
**Document title**  
PLANTING STRATEGY

**Paper size**  
A1  
**Status**  
FOR INFORMATION  
**Drawing number**  
0897-RFM-XX-00-DR-L-0003  
© re-form landscape architecture

**Scale**  
1:100  
**Revision**  
S2  
P02



NOTES

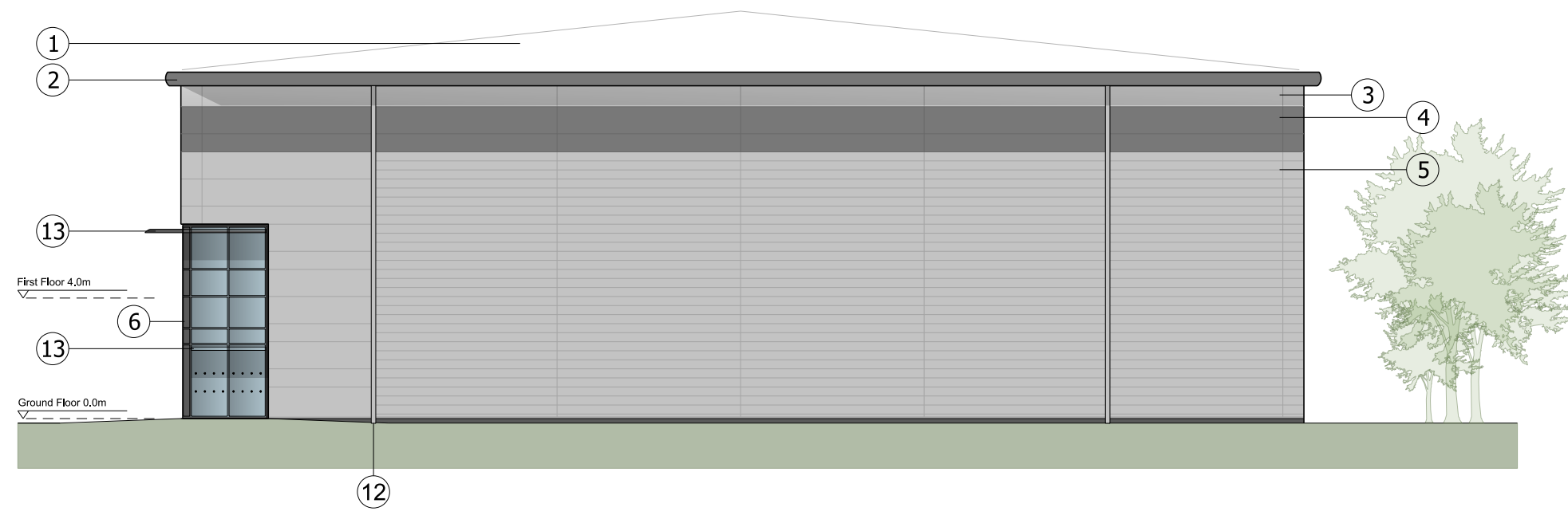
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KEY

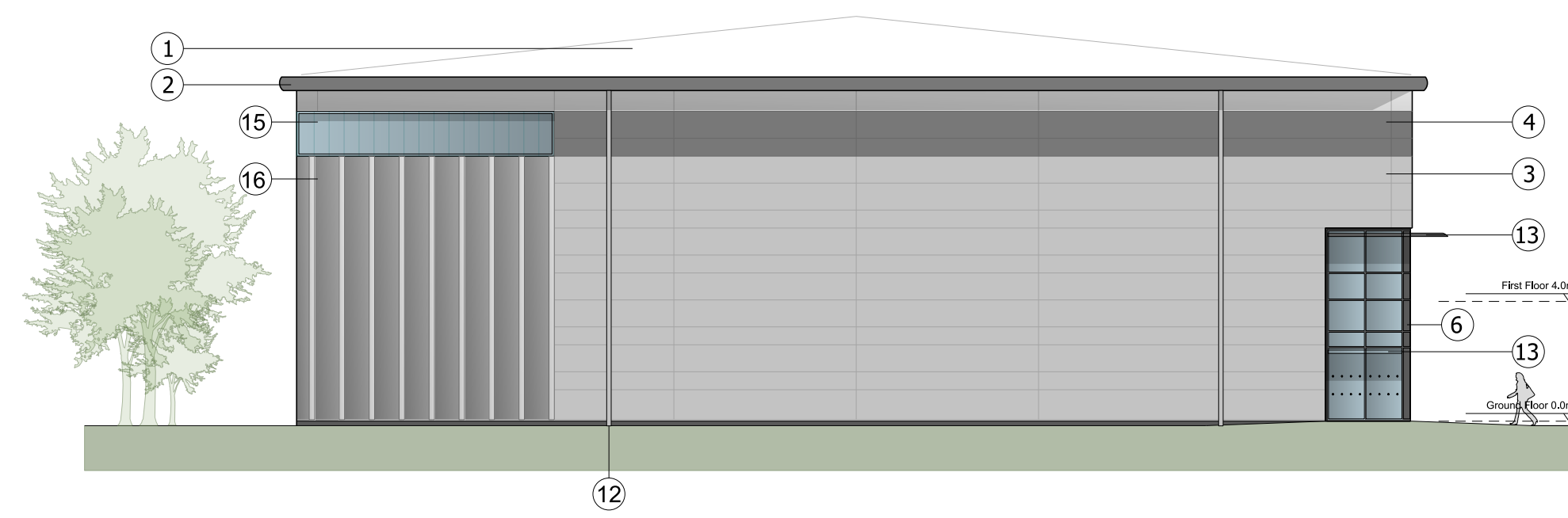
- ① Built-up roof system  
Colour: Goosewing Grey
- ② Eaves and verge flashings. Colour: Zeus
- ③ Micro-lined rock fibre composite panel system  
Colorcoat Prisma - Sirius
- ④ Feature-band Micro-lined rock fibre composite panel system. Colorcoat Prisma - Zeus
- ⑤ Horizontal Trapezoidal built-up cladding system - 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 Glass canopy supported off RAL 7016 steelwork frame
- ⑪ Proposed signage zone
- ⑫ Rainwater pipe, colour: Silver - RAL 9006
- ⑬ Brise Soleil. Colour: Anthracite RAL 7016
- ⑭ Louvres - colour to match cladding (to M&E consultant specification)
- ⑮ Translucent cladding panel
- ⑯ PPC Rainscreen feature cladding system (Colour: Zeus) with projecting fins (Colour: Sirius)
- Look-a-like panels - obscured glass



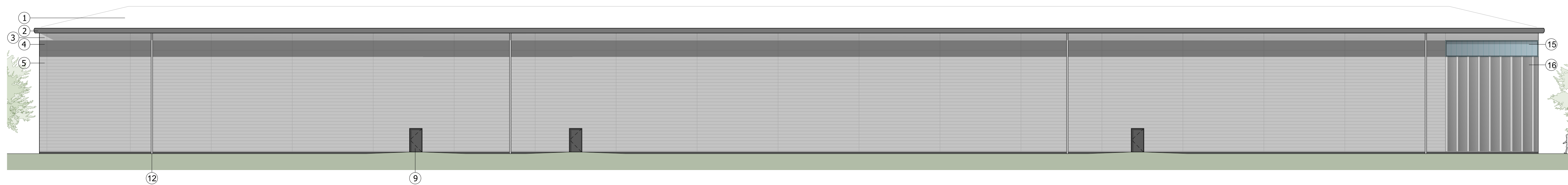
NORTH WEST ELEVATION



NORTH EAST ELEVATION



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION

C	Cladding description updated	CS	02/09/2021
B	Key updated.	SK	20/08/2021
A	Loading door and escape door locations updated. Curtain walling adjusted. Labels and key added.	SK	29/07/2021

Rev	Description	Chk	Date
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Peer House  
8 -14 Verulam Street  
London WC1X 8LZ

tel +44(0)20 7400 2120

enquiries@cornisharchitects.com  
www.cornisharchitects.com

RIBA  
Chartered Practice

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

Drawing Title:  
**UNITS 1-3 ELEVATIONS**

Drawing Status:  
**TOWN PLANNING**



Drawn By:	Scale:	Date:	Chk'd By:
S K	1:200 @ A1	19/07/2021	C S



Drawing No.	Rev.
<b>20019 - TP - 008</b>	<b>C</b>