

DARLING ASSOCIATES  
ARCHITECTS

Car Park

# PLANNING CONDITION 03

Site 2 - JDE

Ruscote Avenue, Banbury

June 2022

Revision A



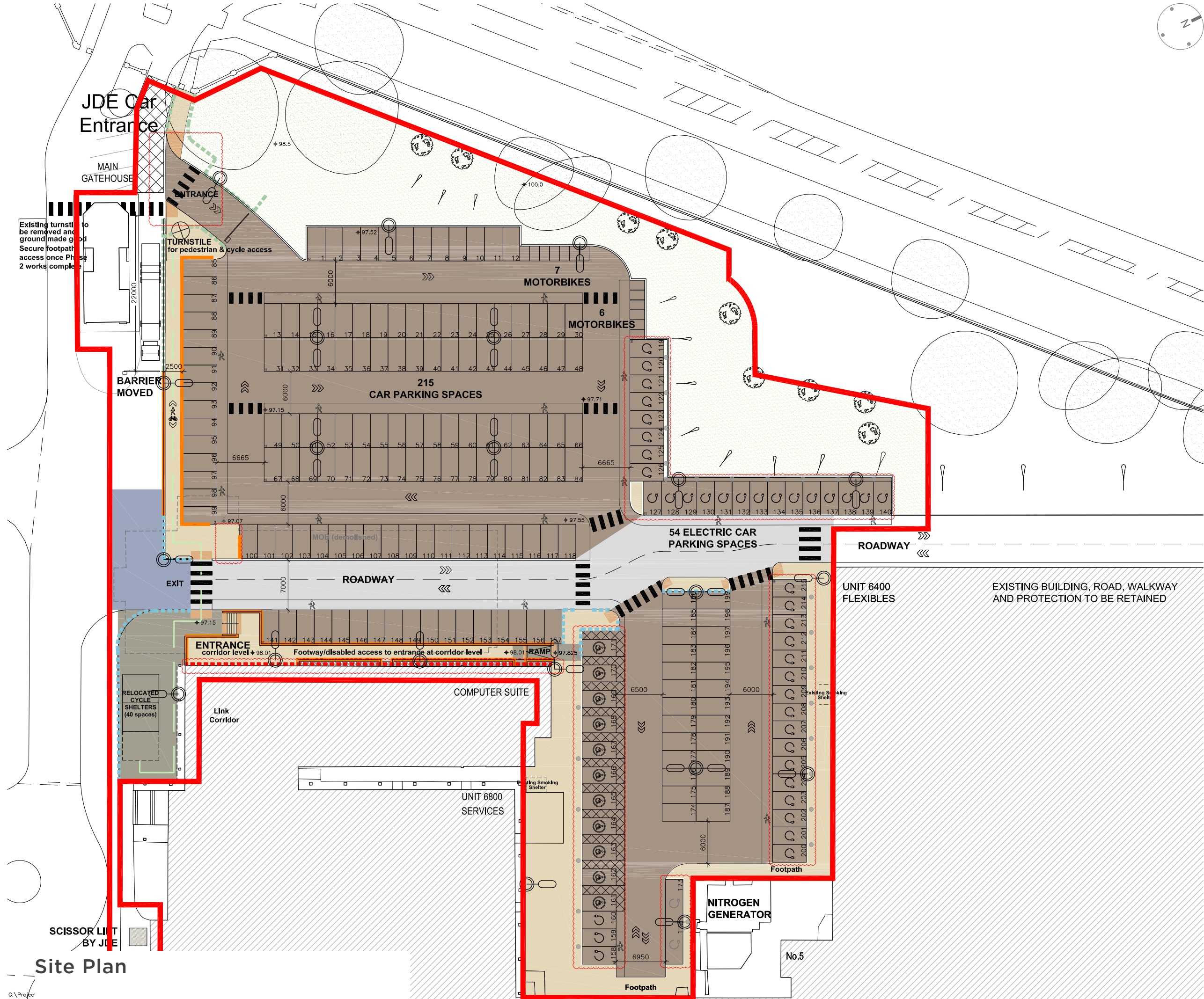


## Condition 03

### Overview

Prior to the construction of the car park hereby approved, a plan showing a car parking provision for 215 spaces to be accommodated within the site to include layout, surface details, and drainage, shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter, and prior to the first occupation of the development, the parking spaces shall be laid out, surfaced, drained and completed in accordance with the approved details and shall be retained for the parking of vehicles at all times thereafter.



**General Notes**

The drawing is copyright of Darling Associates. This drawing shall not be scaled. All dimensions are in mm unless otherwise stated. All dimensions shall be checked on site prior to commencing the works and any discrepancies to be reported to Darling Associates. All works shall conform to the current edition of the building regulations and other statutory requirements. All materials and workmanship shall conform with the relevant British Standard specifications and codes of practice. If this drawing forms part of an application for planning permission, it shall not be used for any other purpose without the express permission of Darling Associates. This drawing may incorporate information from other professionals. Darling Associates cannot accept responsibility for the integrity and accuracy of such information. Any clarification and/or additions that are required appearing to such information should be sought from the relevant profession or their appointment representative.

Drawings, specifications and schedules are to be read in conjunction with the following where applicable: Employer's Requirements documents, Agreements to Lease, Structural Engineer's drawings and specifications, Civil Engineer's drawings and specifications, Survey Drawings, Party Wall Boundary Awards, Other specialist design consultant's requirements as appointed by the Main Contractor. Other specialist design sub-contractor's requirements as appointed by the Main Contractor.

- Notes**
- KEY:**
- Site Boundary
  - Areas under applicant's interest
  - Access Road Surfacing
  - Access Footpath - Concrete; to match refurbished link road
  - Concrete Paving Slabs
  - Car Park Bitmac Surfacing
  - Densiphalt
  - Tactile Paving
  - Landscaping
  - Gravel Infill
  - 2.5x2.5m Loading Bay Lift
- For details of external surfacing refer to engineer's drawings
- For details of landscaping refer to landscape architect's drawings.
- For details of external lighting refer to MEP specialists drawings.

0 2500 5000 7500 10000 12500 15000 17500 20000 22500 25000

SCALE IN MM

REV	NOTES	DATE	BY	AUTH
T08	Updated to show additional car charging points.	22.06.2022	SL	GW
T07	Updated following comments	03.05.2022	LG	SL
T06	Issued for Tender	01.11.2021	NA	GW
T05	Updated following comment	05.11.2019	NA	GW
T04	Updated following comment	03.10.2019	NA	GW
T03	Boundary Updated	01.10.2019	NA	GW
T02	Updated following comments	24.09.2019	NA	GW
T01	Updated following comments	20.08.2019	NA	GW
T00	Tender Issue	12.08.2019	NA	GW

**DARLING ASSOCIATES ARCHITECTS**

1 Greencoat Row London SW1P 1PQ UK  
 mail@darlingassociates.net  
 www.darlingassociates.net  
 +44 20 7630 0500

DRAWING STATUS

**Tender**

TITLE  
**Proposed External Finishes**

PROJECT  
 Ruscote Avenue, Banbury

SCALE AT A1: 1:250      SCALE AT A3: 1:500

JOB NO. 16061      DRAWING (90)-S-001      REV T08

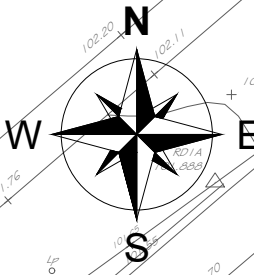
**Site Plan**



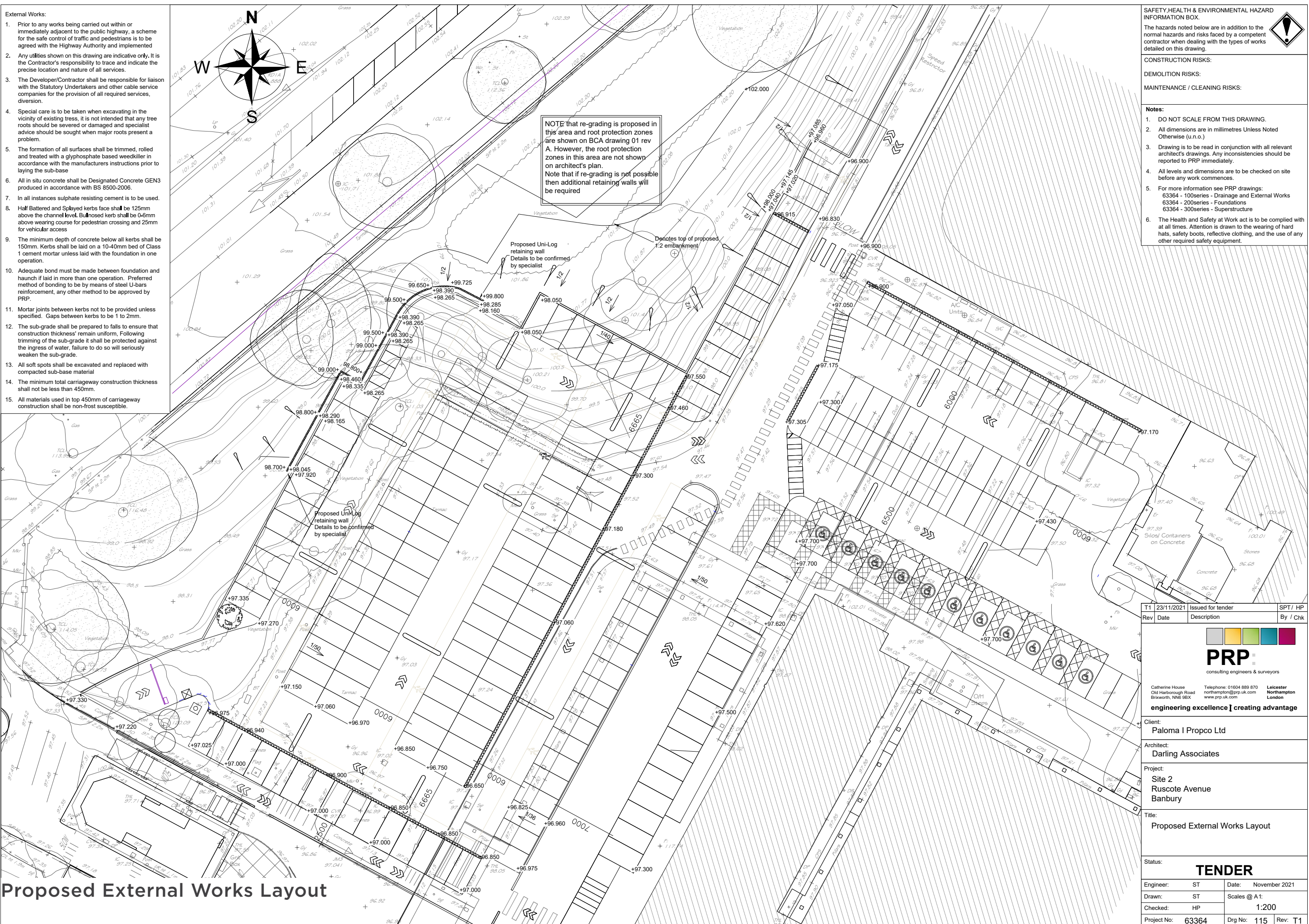


External Works:

1. Prior to any works being carried out within or immediately adjacent to the public highway, a scheme for the safe control of traffic and pedestrians is to be agreed with the Highway Authority and implemented
2. Any utilities shown on this drawing are indicative only. It is the Contractor's responsibility to trace and indicate the precise location and nature of all services.
3. The Developer/Contractor shall be responsible for liaison with the Statutory Undertakers and other cable service companies for the provision of all required services, diversion.
4. Special care is to be taken when excavating in the vicinity of existing trees, it is not intended that any tree roots should be severed or damaged and specialist advice should be sought when major roots present a problem.
5. The formation of all surfaces shall be trimmed, rolled and treated with a glyphosphate based weedkiller in accordance with the manufacturers instructions prior to laying the sub-base
6. All in situ concrete shall be Designated Concrete GEN3 produced in accordance with BS 8500-2006.
7. In all instances sulphate resisting cement is to be used.
8. Half Battered and Splayed kerbs face shall be 125mm above the channel level. Bulbosed kerb shall be 0-6mm above wearing course for pedestrian crossing and 25mm for vehicular access
9. The minimum depth of concrete below all kerbs shall be 150mm. Kerbs shall be laid on a 10-40mm bed of Class 1 cement mortar unless laid with the foundation in one operation.
10. Adequate bond must be made between foundation and haunch if laid in more than one operation. Preferred method of bonding to be by means of steel U-bars reinforcement, any other method to be approved by PRP.
11. Mortar joints between kerbs not to be provided unless specified. Gaps between kerbs to be 1 to 2mm.
12. The sub-grade shall be prepared to falls to ensure that construction thickness remain uniform. Following trimming of the sub-grade it shall be protected against the ingress of water, failure to do so will seriously weaken the sub-grade.
13. All soft spots shall be excavated and replaced with compacted sub-base material
14. The minimum total carriageway construction thickness shall not be less than 450mm.
15. All materials used in top 450mm of carriageway construction shall be non-frost susceptible.



NOTE that re-grading is proposed in this area and root protection zones are shown on BCA drawing 01 rev A. However, the root protection zones in this area are not shown on architect's plan. Note that if re-grading is not possible then additional retaining walls will be required



**SAFETY, HEALTH & ENVIRONMENTAL HAZARD INFORMATION BOX.**

The hazards noted below are in addition to the normal hazards and risks faced by a competent contractor when dealing with the types of works detailed on this drawing.

**CONSTRUCTION RISKS:**

**DEMOLITION RISKS:**

**MAINTENANCE / CLEANING RISKS:**

**Notes:**

1. DO NOT SCALE FROM THIS DRAWING.
2. All dimensions are in millimetres Unless Noted Otherwise (u.n.o.)
3. Drawing is to be read in conjunction with all relevant architect's drawings. Any inconsistencies should be reported to PRP immediately.
4. All levels and dimensions are to be checked on site before any work commences.
5. For more information see PRP drawings:  
63364 - 100series - Drainage and External Works  
63364 - 200series - Foundations  
63364 - 300series - Superstructure
6. The Health and Safety at Work act is to be complied with at all times. Attention is drawn to the wearing of hard hats, safety boots, reflective clothing, and the use of any other required safety equipment.

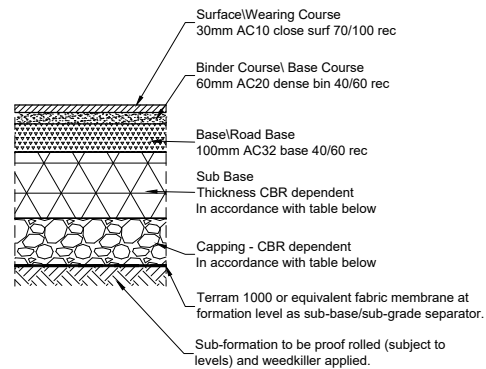
**Proposed External Works Layout**

T1	23/11/2021	Issued for tender	SPT/ HP
Rev	Date	Description	By / Chk
Catherine House Old Harborough Road Brxworth, NN6 9BX		Telephone: 01604 889 870 northampton@prp.uk.com www.prp.uk.com	Leicester Northampton London
<b>engineering excellence   creating advantage</b>			
Client: <b>Paloma I Propco Ltd</b>			
Architect: <b>Darling Associates</b>			
Project: <b>Site 2 Ruscote Avenue Banbury</b>			
Title: <b>Proposed External Works Layout</b>			
Status:		<b>TENDER</b>	
Engineer:	ST	Date:	November 2021
Drawn:	ST	Scales @ A1:	1:200
Checked:	HP		
Project No:	63364	Drg No:	115 Rev. T1



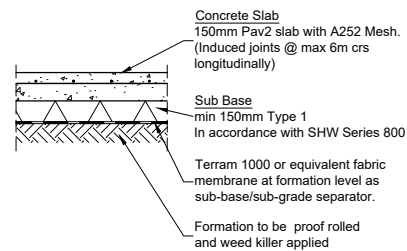
External Works:

- Prior to any works being carried out within or immediately adjacent to the public highway, a scheme for the safe control of traffic and pedestrians is to be agreed with the Highway Authority and implemented
- Any utilities shown on this drawing are indicative only. It is the Contractor's responsibility to trace and indicate the precise location and nature of all services.
- The Developer/Contractor shall be responsible for liaison with the Statutory Undertakers and other cable service companies for the provision of all required services, diversion.
- Special care is to be taken when excavating in the vicinity of existing trees, it is not intended that any tree roots should be severed or damaged and specialist advice should be sought when major roots present a problem.
- The formation of all surfaces shall be trimmed, rolled and treated with a glyphosphate based weedkiller in accordance with the manufacturers instructions prior to laying the sub-base
- All in situ concrete shall be Designated Concrete GEN3 produced in accordance with BS 8500-2006.
- In all instances sulphate resisting cement is to be used.
- Half Battered and Splayed kerbs face shall be 125mm above the channel level. Bullhosed kerb shall be 0-6mm above wearing course for pedestrian crossing and 25mm for vehicular access
- The minimum depth of concrete below all kerbs shall be 150mm. Kerbs shall be laid on a 10-40mm bed of Class 1 cement mortar unless laid with the foundation in one operation.
- Adequate bond must be made between foundation and haunch if laid in more than one operation. Preferred method of bonding to be by means of steel U-bars reinforcement, any other method to be approved by PRP.
- Mortar joints between kerbs not to be provided unless specified. Gaps between kerbs to be 1 to 2mm.
- The sub-grade shall be prepared to falls to ensure that construction thickness remain uniform. Following trimming of the sub-grade it shall be protected against the ingress of water, failure to do so will seriously weaken the sub-grade.
- All soft spots shall be excavated and replaced with compacted sub-base material
- The minimum total carriageway construction thickness shall not be less than 450mm.
- All materials used in top 450mm of carriageway construction shall be non-frost susceptible.

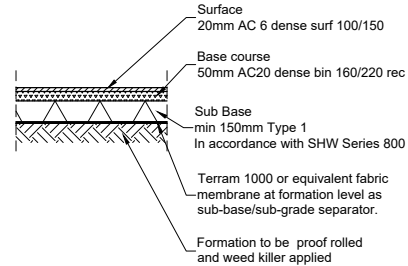


**Tarmac Road Construction**

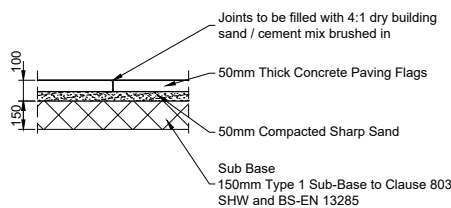
Sub-Base / Sub-Grade Thickness (Car Parking)	
CBR Value	Sub Base + Capping (mm)
< 2%	150 sub-base + 350 capping
2%	150 sub-base + 250 capping
3%	150 sub-base + 150 capping
4%	150 sub-base + 100 capping
> 5%	200 sub-base



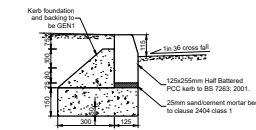
**Concrete Footpath Detail**



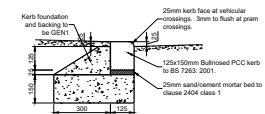
**Tarmac Footpath Construction**



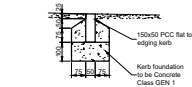
**Concrete Paving Slab Footway**



**Concrete Kerb Type: HB**



**Concrete Kerb Type: BN**



**Footpath/Footway Edging Type: ED**

SAFETY, HEALTH & ENVIRONMENTAL HAZARD INFORMATION BOX.



The hazards noted below are in addition to the normal hazards and risks faced by a competent contractor when dealing with the types of works detailed on this drawing.

CONSTRUCTION RISKS:

DEMOLITION RISKS:

MAINTENANCE / CLEANING RISKS:

Notes:

- DO NOT SCALE FROM THIS DRAWING.
- All dimensions are in millimetres Unless Noted Otherwise (u.n.o.)
- Drawing is to be read in conjunction with all relevant architect's drawings. Any inconsistencies should be reported to PRP immediately.
- All levels and dimensions are to be checked on site before any work commences.
- For more information see PRP drawings: 63364 - 100series - Drainage and External Works, 63364 - 200series - Foundations, 63364 - 300series - Superstructure
- The Health and Safety at Work act is to be complied with at all times. Attention is drawn to the wearing of hard hats, safety boots, reflective clothing, and the use of any other required safety equipment.

T2	24/06/2022	Concrete Slab & Concrete Paving Slab Footpath detail added	MAS/ HP
T1	23/11/2021	Issued for tender	SPT/ HP
Rev	Date	Description	By / Chk

Catherine House  
Old Harborough Road  
Brxworth, NN6 9BX

Telephone: 01604 889 870  
northampton@prp.uk.com  
www.prp.uk.com

Leicester  
Northampton  
London

**engineering excellence | creating advantage**

Client:  
**Paloma I Propco Ltd**

Architect:  
**Darling Associates**

Project:  
**Site 2  
Ruscote Avenue  
Banbury**

Title:  
**External Works Details**

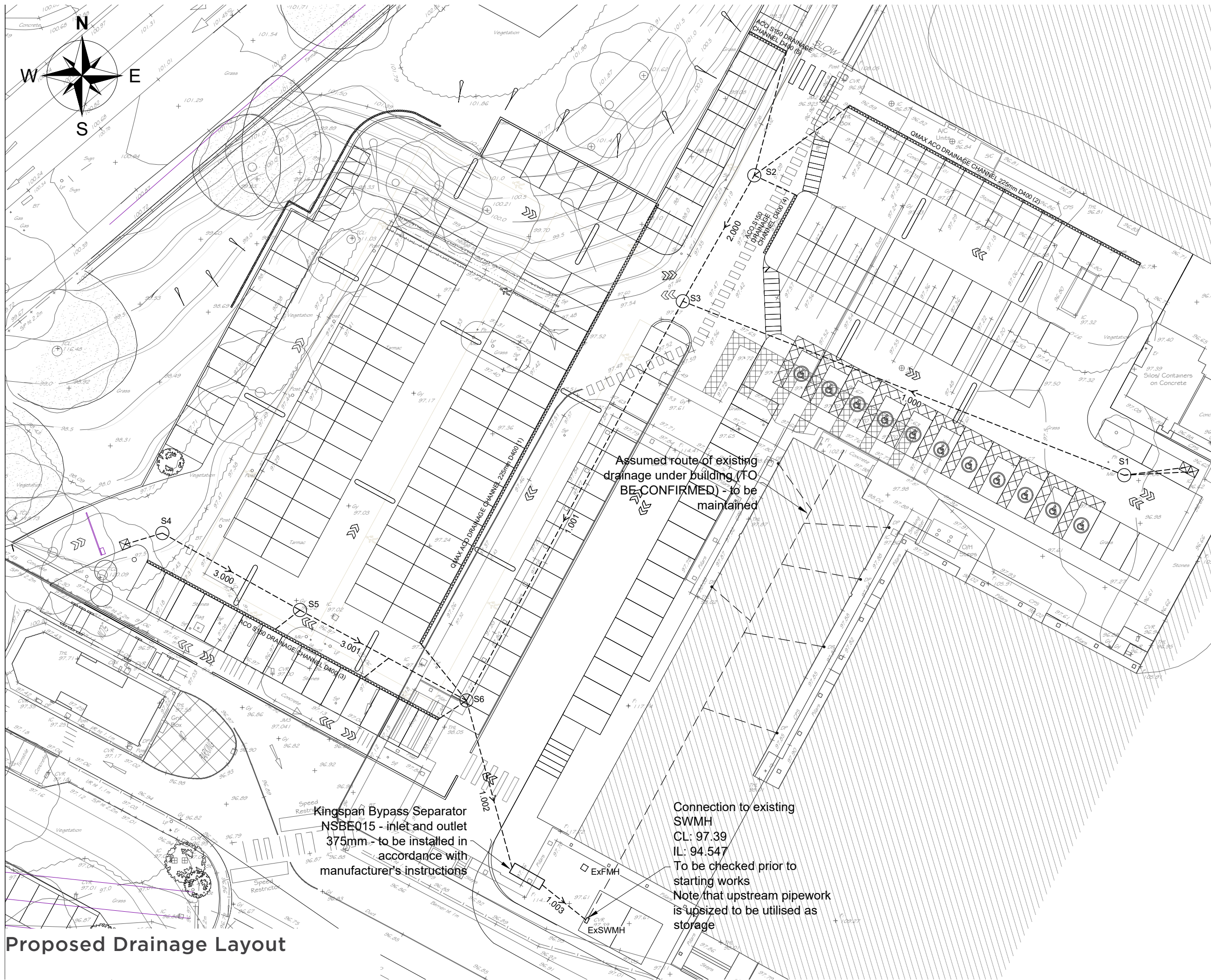
Status:  
**TENDER**

Engineer:	ST	Date:	November 2021
Drawn:	ST	Scales @ A 1:	As shown
Checked:	HP		
Project No:	63364	Drg No:	116   Rev: T2

Proposed Surface Details







**SAFETY, HEALTH & ENVIRONMENTAL HAZARD INFORMATION BOX.**  
 The hazards noted below are in addition to the normal hazards and risks faced by a competent contractor when dealing with the types of works detailed on this drawing.

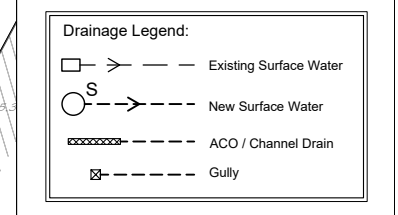
**CONSTRUCTION RISKS:**

**DEMOLITION RISKS:**

**MAINTENANCE / CLEANING RISKS:**

- Notes:**
- DO NOT SCALE FROM THIS DRAWING.
  - All dimensions are in millimetres Unless Noted Otherwise (u.n.o.)
  - Drawing is to be read in conjunction with all relevant architect's drawings. Any inconsistencies should be reported to PRP immediately.
  - All levels and dimensions are to be checked on site before any work commences.
  - For more information see PRP drawings:  
 63364 - 100series - Drainage and External Works  
 63364 - 200series - Foundations  
 63364 - 300series - Superstructure
  - The Health and Safety at Work act is to be complied with at all times. Attention is drawn to the wearing of hard hats, safety boots, reflective clothing, and the use of any other required safety equipment.

- Drainage:**
- The position, line, level and diameter of all existing drainage apparatus should be confirmed on site prior to the commencement of the works. Any discrepancies should be reported to PRP immediately.
  - The connection of foul and surface water drainage to the existing public sewer system shall be subject to the approval of the water authority
  - Drainage designed in accordance with the Sewerage Sector Guidance, Design and Construction Guidance ("the Code") Approved Version 2.0, 10 March 2020.
  - All joints between precast manhole components shall have a minimum uncompressed thickness of 10mm of proprietary bitumen or resin mastic sealant.
  - Gully connections are to be laid at gradients of at least 1:100
  - All in-situ concrete shall be minimum grade GEN3.
  - Precast concrete cover & reducing slabs to be heavy duty reinforced concrete to BS 5911.
  - Manhole covers & frames shall be manufactured in cast iron or ductile iron & shall comply with requirements of BS EN 124 & shall be kite marked or equivalent.
  - All completed work shall be suitably protected from damage by construction work. Damaged drainage will not be accepted. It is recommended that no heavy loading or underground work is permitted above or near unprotected drainage, and that dumpers, trucks, fork lifts or other heavy vehicles are not driven along or near pipe runs.
  - Inspection chambers, manholes, catchpits, bypass separators and ACOs to be installed in accordance with manufacturer's instructions



T1	23/11/2021	Issued for tender	SPT / HP
Rev	Date	Description	By / Chk

**PRP**  
 consulting engineers & surveyors

Catherine House  
 Old Harborough Road  
 Brxworth, NN6 9BX

Telephone: 01604 889 870  
 northampton@prp.uk.com  
 www.prp.uk.com

Leicester  
 Northampton  
 London

**engineering excellence | creating advantage**

Client:  
 Paloma I Propco Ltd

Architect:  
 Darling Associates

Project:  
 Site 2  
 Ruscote Avenue  
 Banbury

Title:  
 Proposed Drainage Layout

Status: **TENDER**

Engineer:	SPT	Date:	November 2021
Drawn:	SPT	Scales @	A 1:
Checked:	HP		1:200
Project No:	63364	Drg No:	105   Rev: T1

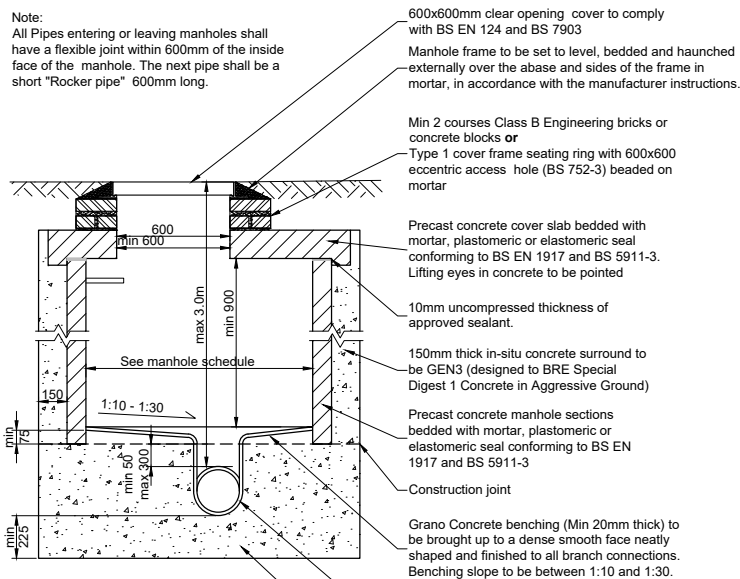
**Proposed Drainage Layout**





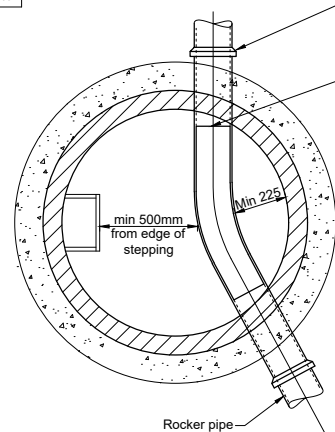


# Proposed Drainage Details



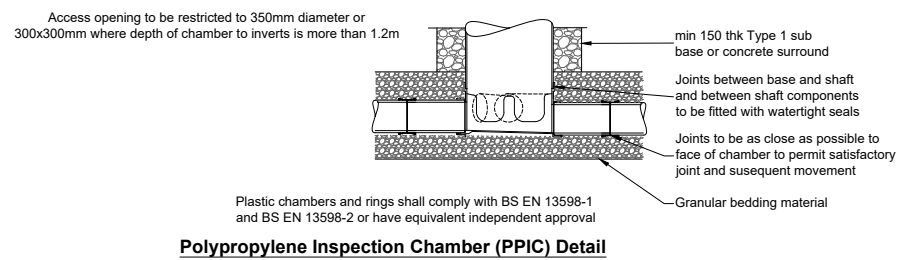
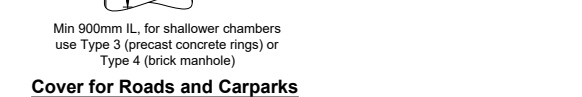
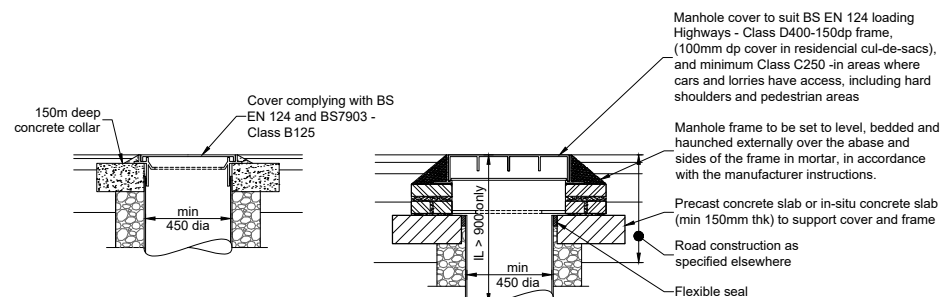
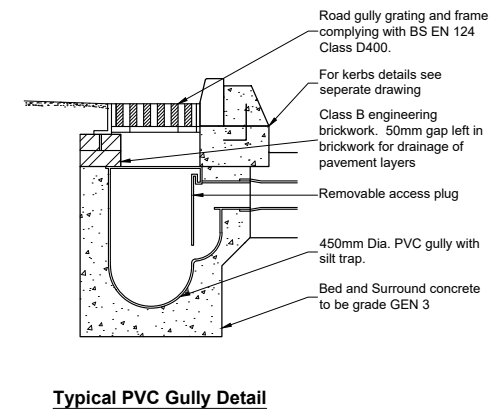
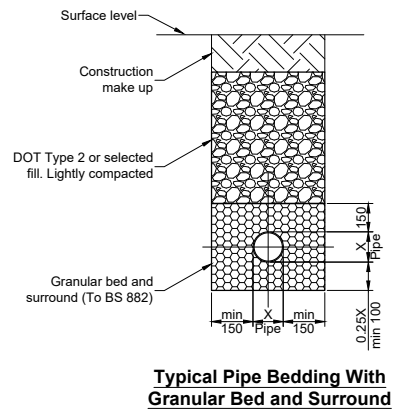
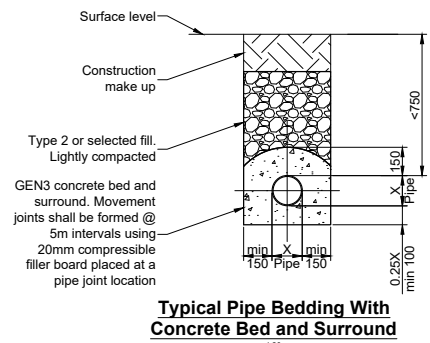
Min Manhole Diameters

Largest Pipe Ø in manhole (mm)	Internal Ø of manhole (mm)
Less than 375	1200
375 - 450	1350
500 - 700	1500
750 - 900	1800
Greater than 900	pipe Ø + 900



Rocker Pipes

Sewer Diameter (mm)	Effective Length (mm)
150 to 600	600
over 600 to 750	1000
over 750	1250



**SAFETY, HEALTH & ENVIRONMENTAL HAZARD INFORMATION BOX.**



The hazards noted below are in addition to the normal hazards and risks faced by a competent contractor when dealing with the types of works detailed on this drawing.

**CONSTRUCTION RISKS:**

**DEMOLITION RISKS:**

**MAINTENANCE / CLEANING RISKS:**

**Notes:**

- DO NOT SCALE FROM THIS DRAWING.
- All dimensions are in millimetres Unless Noted Otherwise (u.n.o.)
- Drawing is to be read in conjunction with all relevant architect's drawings. Any inconsistencies should be reported to PRP immediately.
- All levels and dimensions are to be checked on site before any work commences.
- For more information see PRP drawings: 63364 - 100series - Drainage and External Works 63364 - 200series - Foundations 63364 - 300series - Superstructure
- The Health and Safety at Work act is to be complied with at all times. Attention is drawn to the wearing of hard hats, safety boots, reflective clothing, and the use of any other required safety equipment.

**Drainage:**

- The position, line, level and diameter of all existing drainage apparatus should be confirmed on site prior to the commencement of the works. Any discrepancies should be reported to PRP immediately.
- The connection of foul and surface water drainage to the existing public sewer system shall be subject to the approval of the water authority
- Drainage designed in accordance with the Sewerage Sector Guidance, Design and Construction Guidance ("the Code") Approved Version 2.0, 10 March 2020.
- All joints between precast manhole components shall have a minimum uncompressed thickness of 10mm of proprietary bitumen or resin mastic sealant.
- Gully connections are to be laid at gradients of at least 1:100
- All in-situ concrete shall be minimum grade GEN3.
- Precast concrete cover & reducing slabs to be heavy duty reinforced concrete to BS 5911.
- Manhole covers & frames shall be manufactured in cast iron or ductile iron & shall comply with requirements of BS EN 124 & shall be kite marked or equivalent.
- All completed work shall be suitably protected from damage by construction work. Damaged drainage will not be accepted. It is recommended that no heavy loading or underground work is permitted above or near unprotected drainage, and that dumpers, trucks, fork lifts or other heavy vehicles are not driven along or near pipe runs.
- Inspection chambers, manholes, catchpits, bypass separators and ACOs to be installed in accordance with manufacturer's instructions

T1	23/11/2021	Issued for tender	SPT/ HP
Rev	Date	Description	By / Chk



Catherine House  
Old Harborough Road  
Brinsworth, NN6 9BX

Telephone: 01604 889 870  
northampton@prp.uk.com  
www.prp.uk.com

Leicester  
Northampton  
London

**engineering excellence | creating advantage**

Client:  
**Paloma I Propco Ltd**

Architect:  
**Darling Associates**

Project:  
**Site 2  
Ruscote Avenue  
Banbury**

Title:  
**Proposed Drainage Details**

Status:  
**TENDER**

Engineer:	SPT	Date:	November 2021
Drawn:	SPT	Scales @	A 1:
Checked:	HP		1:200
Project No:	63364	Drg No:	106   Rev: T1



DARLING ASSOCIATES  
ARCHITECTS

**London**  
1 Greencoat Row  
Victoria  
London, UK  
SW1P 1P

**Manchester**  
Cypress House  
3 Grove Ave  
Wilmslow, UK  
SK9 5EG

**Poznan**  
Stary Rynek 61  
61-772  
Poznań  
Poland

**www.darlingassociates.net**  
mail@darlingassociates.net  
+44 (0) 20 7630 0500  
@DAArchitectsUK  
@darlingassociates