

DARLING ASSOCIATES
ARCHITECTS

EV Charging

PLANNING CONDITION 05

Site 2 - JDE

Ruscote Avenue, Banbury

August 2022

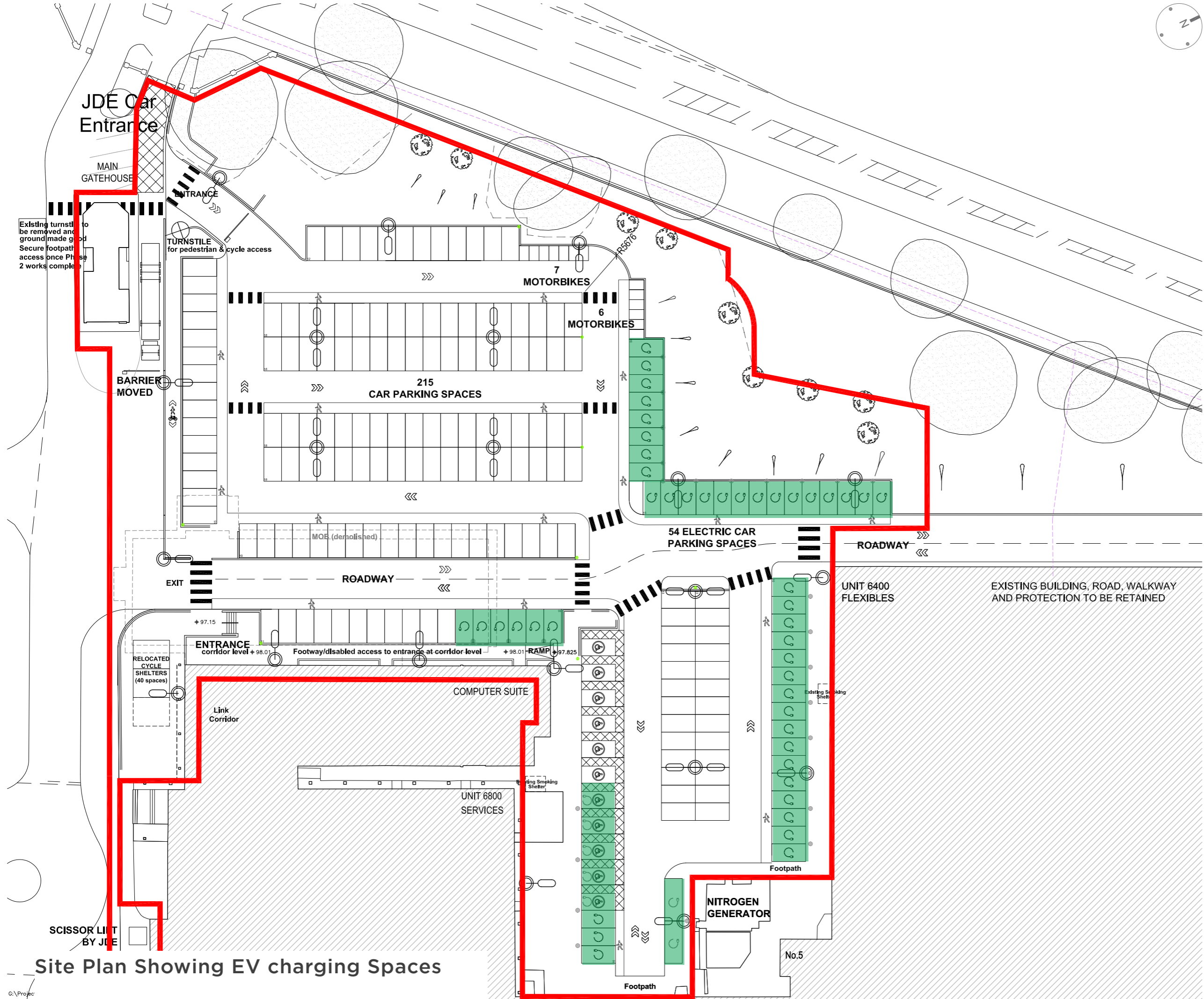
Revision C



Condition 05

Overview

Prior to the occupation of the development there should be measures in place to encourage the uptake of low emission transport including the provision of Electric Vehicle (EV) charging infrastructure. We require EV charge points to 25% of the proposed parking and ducting to the rest of the parking spots to allow for the easy expansion of the EV charging system to allow for the future uptake of EV's by staff and visitors to maximise opportunities for sustainable transport in accordance with Government guidance contained within the National Planning Policy Framework.



Existing turnstile to be removed and ground made good. Secure footpath access once Phase 2 works complete.

TURNSTILE for pedestrian & cycle access

BARRIER MOVED

EXIT

RELOCATED CYCLE SHELTERS (40 spaces)

Link Corridor

ENTRANCE corridor level +98.01

Footway/disabled access to entrance at corridor level +98.01

COMPUTER SUITE

UNIT 6800 SERVICES

NITROGEN GENERATOR

No.5

54 ELECTRIC CAR PARKING SPACES

ROADWAY

UNIT 6400 FLEXIBLES

EXISTING BUILDING, ROAD, WALKWAY AND PROTECTION TO BE RETAINED

7 MOTORBIKES

6 MOTORBIKES

215 CAR PARKING SPACES

ROADWAY

MOE (demolished)

EXIT

ENTRANCE

corridor level +98.01

Footway/disabled access to entrance at corridor level +98.01

RAMP +97.825

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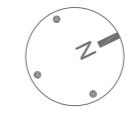
54 ELECTRIC CAR PARKING SPACES

ROADWAY

UNIT 6400 FLEXIBLES

EXISTING BUILDING, ROAD, WALKWAY AND PROTECTION TO BE RETAINED

Site Plan Showing EV charging Spaces



General Notes

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Notes

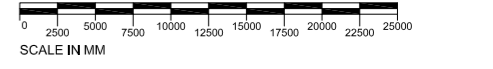
Overall Site Area: 2.35 Acres
For details of external surfacing and external levels refer to engineer's drawings

For details of landscaping refer to landscape architect's drawings.

For details of external lighting refer to MEP specialists drawings.

- KEY:**
- Site Boundary
 - Areas under applicant's Interest
 - New bicycle/pedestrian turnstile
 - Pedestrian crossing
 - Road markings
 - Retained building, road, walkway
 - Existing gas main
 - Retained existing trees
 - Pedestrian pathway in parking area
 - Proposed new trees
 - MOB demolition
 - Yellow box junction
 - External Lighting Feature
 - 54 (25%) Electric Car Charging Spaces
 - 27 Electric Car Dual Charging points to contractors design. To be installed in accordance with manufacturers details and specifications and in accordance with building regulations.
 - Additional 150mm Ducting for future uptake of EV charging to be supplied to all parking bays. Ductwork routes to be designed and installed by the contractor in accordance with building regulations.

Note: In order for future EV charging points to be installed the layout of the parking bays will need to be revised to provide sufficient space for the EV charger within the car park. Future uptake strategy to be reviewed separately.



REV	NOTES	DATE	BY	AUTH
CON02	Contract Issue: Updated EV charging points and ducting pop ups amended	13.07.2022	SL	GW
CON01	Contract Issue: Updated EV charging points and ducting pop ups. Dimensions removed to be shown on site setting out drawing to be produced during construction.	07.07.2022	SL	GW
T13	Updated to show additional car charging points.	22.06.2022	SL	GW
T12	Updated following comments	03.05.2022	LG	SL

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 +44 20 7630 0500

DRAWING STATUS
Tender

TITLE
Proposed Block Plan of Site

PROJECT
 Ruscot Avenue, Banbury

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

JOB NO. 16061
DRAWING (03)-S-001
REV CON02

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 August 2022
 Revision C




Condition 05

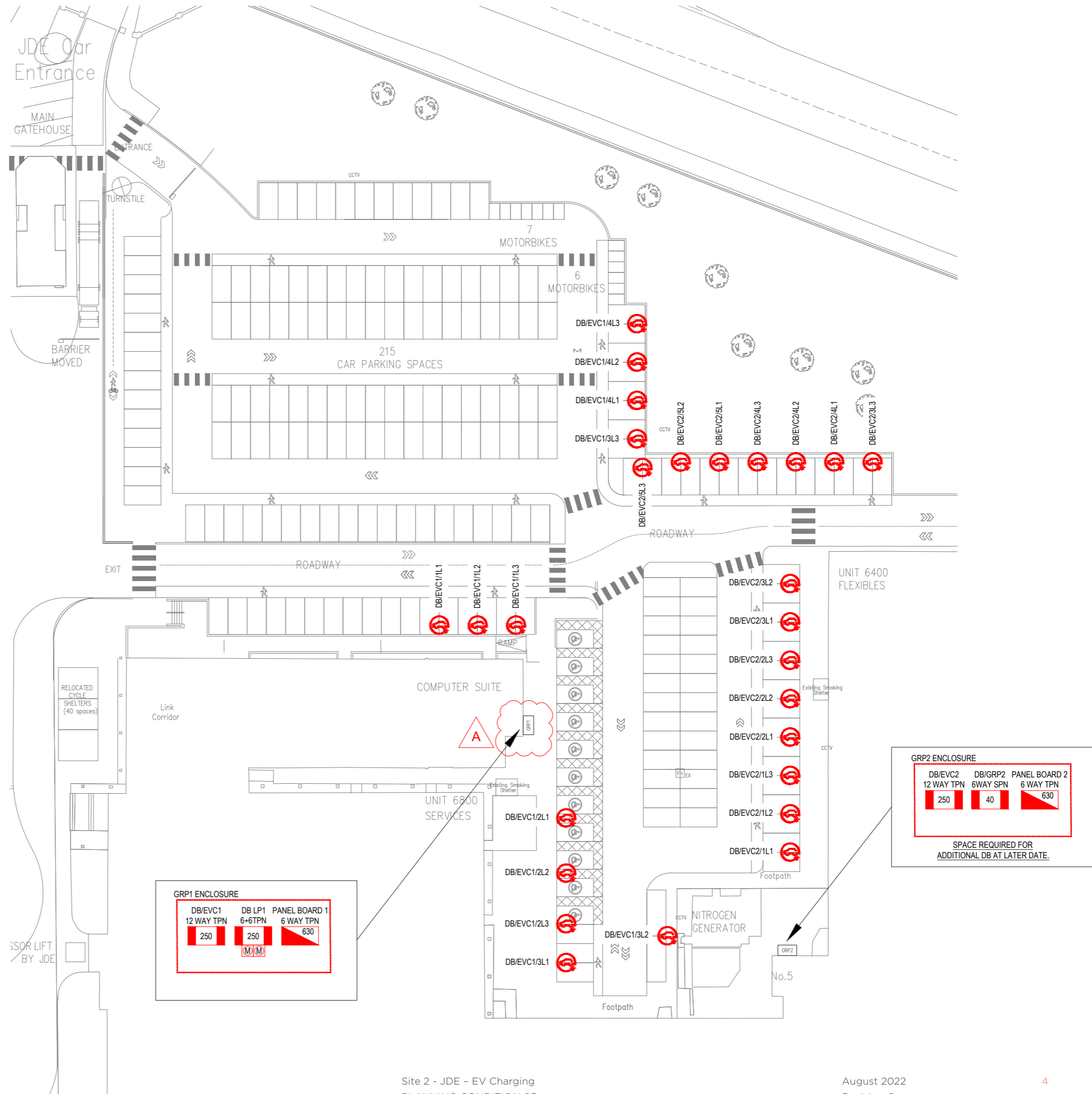
EV Charging Provision

Of the 215 available parking spaces 25% = 54 parking spaces will be supplied with EV charging points.

These are to be dual chargers. similar to the example shown below.

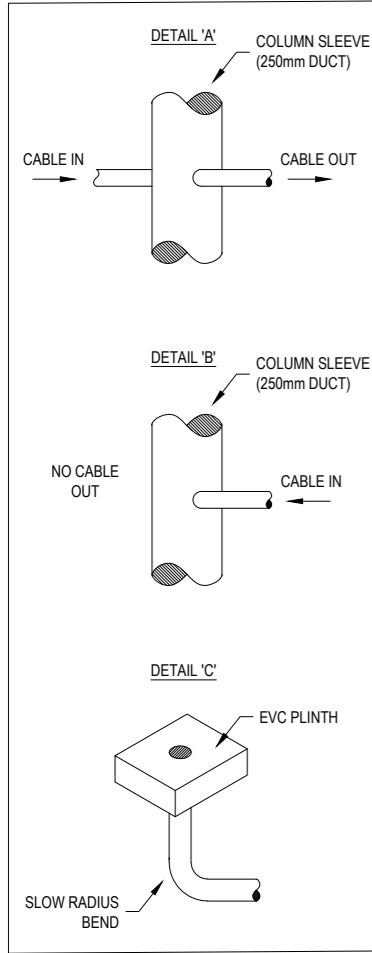


 ROLEC 0421G2X7.4KW TYPE 2 SOCKET GREY



Condition 05

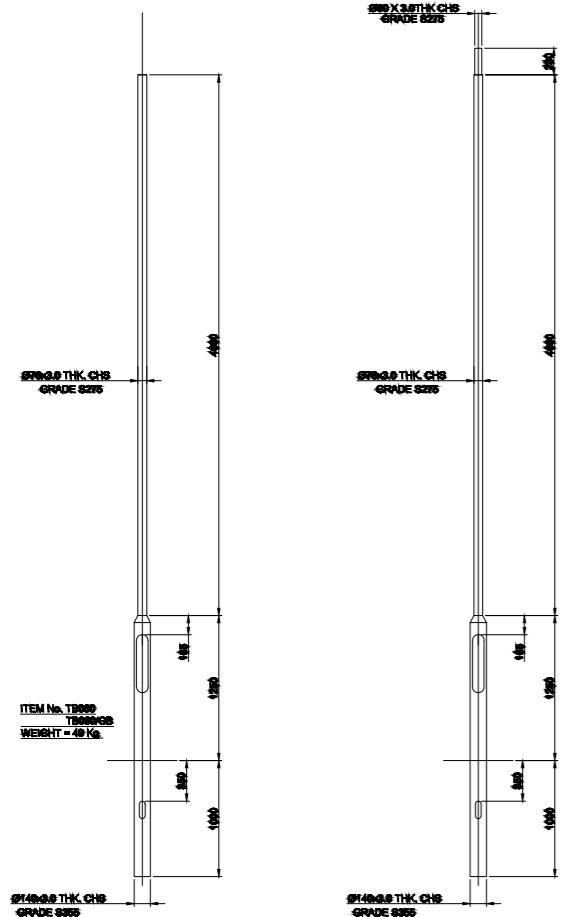
Future EV Charging Uptake Proposed External Ductwork layout



NOTES:

1. DUCTING ROUTES ARE INDICATIVE AND REQUIRE COORDINATING WITH EXISTING SERVICES AND DRAINAGE ETC
2. ALL DUCTING PROVIDED BY OTHERS - NO DUCTING BY INTELECT
3. ALL TRENCHING BY OTHERS - NO TRENCHING BY INTELECT
4. DRAWING SHOWS DUCTS REQUIRED FOR EVC AND LIGHTING OFF MAIN ROUTES
5. SLOW RADIUS BENDS TO BE USED
6. SMOOTH BORE DUCT TO BE USED
7. DUCTS TO HAVE BLUE ROPE FITTED
8. PIT SIZE INDICATIVE, FULL REQUIREMENTS TO BE REVIEWED BY CIVIL'S CONTRACTOR FOR FEASIBILITY
9. EVC BASES TO BE ISSUED TO CIVIL'S CONTRACTOR TO CAST IN
10. DUCT ENTRY TO GRP'S TO BE REVIEWED - AGAIN FUTURE PROVISIONS TO BE CLARIFIED BY OTHERS
11. ACCESS REQUIRED TO FINAL GRP LOCATIONS EARLY IN SCHEME TO ENABLE HIAB DROP OFF ON TO PREFORMED SLAB - SLAB BY OTHERS
12. MECHANICAL LINING OF LIGHTING COLUMNS BY OTHERS
13. COLUMN LIDS TO FACE INTO CARPARK FOR MAINTENANCE PURPOSES
14. ALL SLABS, BASES, SLEEVES ETC BY OTHERS - NO BWIC BY INTELECT
15. EVC AND LIGHTING COLUMN BARRIERS BY OTHERS
16. ONE DUCT REQUIRED FOR POWER TO EVC - COMMS IS GSM, NO REQUIREMENT FOR COMMS DUCT
17. FINAL SET OUT OF EVC AND LIGHTING COLUMNS BY OTHERS
18. GRP SWITCH GEAR SET OUT SUBJECT TO CHANGE, SPACE FOR NO FUTURE DB TO BE CLEAR FOR CLIENT FIT OUT
19. GRP'S TO HAVE LIGHTING, POWER AND FROST PROTECTION

COLUMN MOUNTING BWIC



1. FIRST ANGLE PROJECTION
2. DIMENSIONS SHOWN IN BRACKETS TO TRIMMING AND REV. DIMENSIONS ONLY
3. REMOVE ALL BURRS AND SHARP EDGES
4. DO NOT SCALE IF A DIMENSION IS GIVEN IN BRACKETS
5. ALL DIMENSIONS AND SPECIFICATIONS ARE TO BE TO THE LATEST REVISIONS
6. MATERIALS ARE TO BE AS SPECIFIED UNLESS OTHERWISE STATED
7. ALL DIMENSIONS ARE TO BE TO THE FACE UNLESS OTHERWISE STATED
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TRENCHING:

WITH THE INTRODUCTION OF THE ELECTRICITY SAFETY, QUALITY & CONTINUITY REGULATION 2002, REGULATION 14-2, THERE IS A NEW REQUIREMENT FOR DISTRIBUTORS TO PROTECT, MARK OR OTHERWISE INDICATE SO AS TO ENSURE (SO FAR AS REASONABLY PRACTICABLE) THAT ANY PERSON EXCAVATING THE LAND ABOVE LOW VOLTAGE CABLES WILL BE GIVEN SUFFICIENT WARNING OF ITS PRESENCE.

THE DUCT IS BLACK PLASTIC & THE MANUFACTURERS NAME ALONG WITH THE WORKING 'ELECTRICAL CABLE DUCTS' MUST BE CLEARLY MARKED ON THE OUTSIDE OF THE DUCT.

NOTE: ALL CABLES & DUCTS FOR LV MAINS & 11KV CIRCUITS ARE INSTALLED BY CENTRAL NETWORKS OR ITS AGENTS.

IF WE ARE EXTENDING THE MAINS CABLE ON SITE YOU WILL NEED TO PREPARE THE TRENCH READY FOR ENERGY SERVICES TO LAY THE DUCTING & THE CABLE.

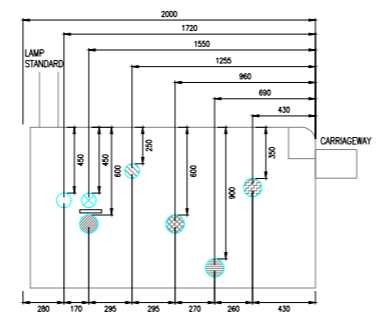
DEPTHS OF DUCTS IN TRENCHES:

THE REQUIRED COVER FROM THE TOP OF THE DUCT TO FINISHED GROUND LEVEL IS:

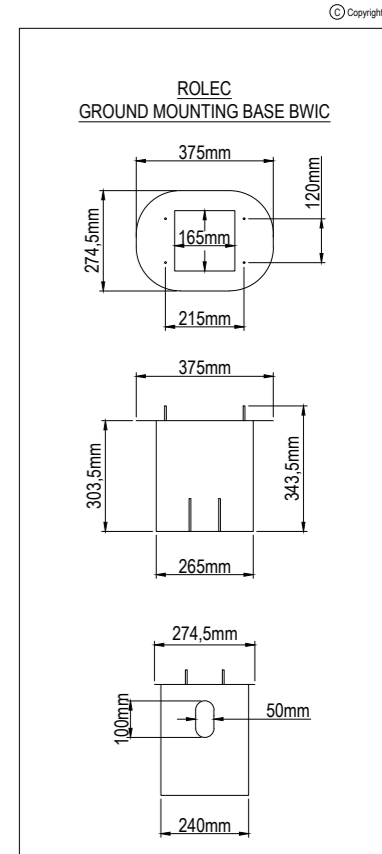
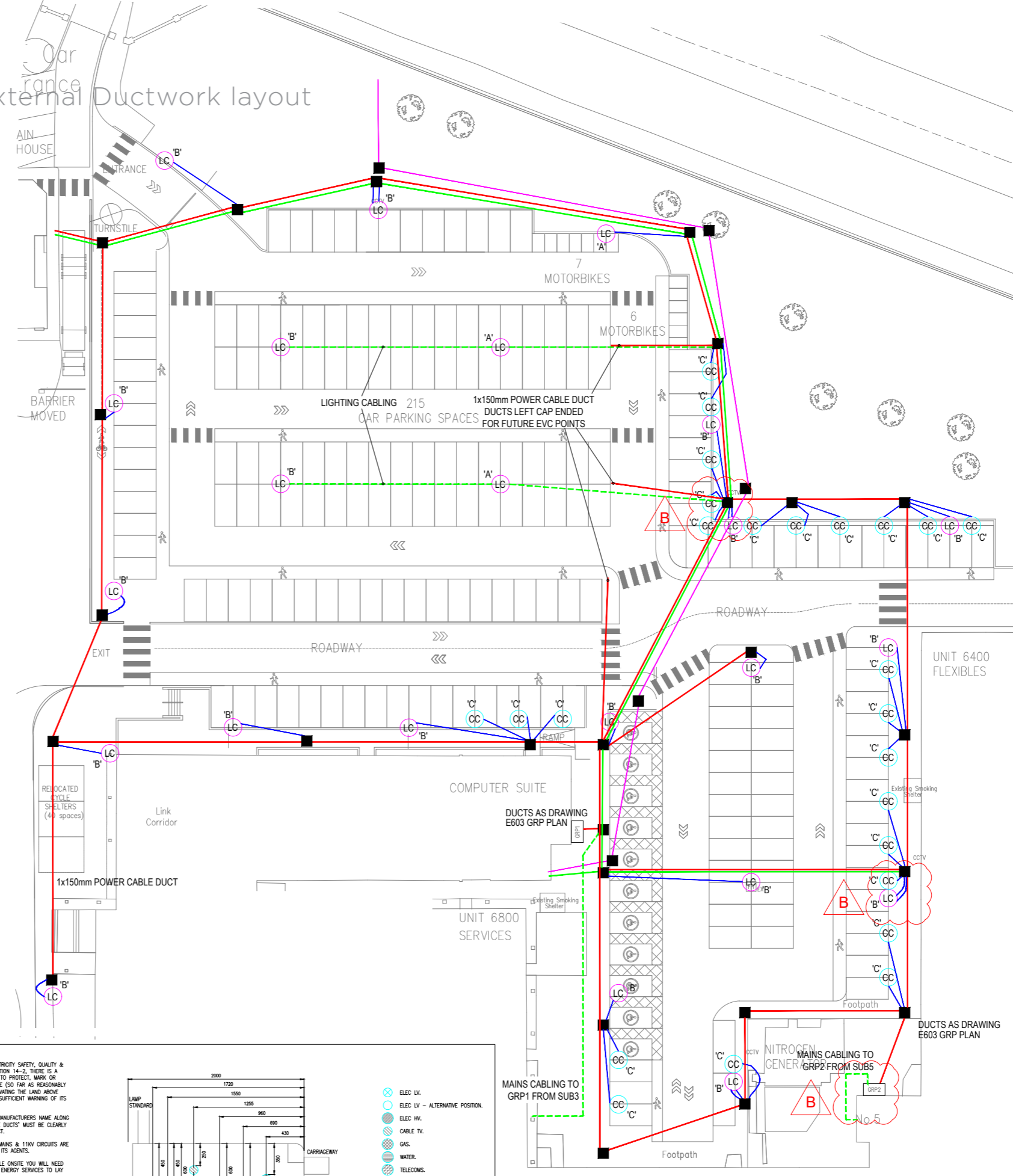
- UNDER GARDENS & PATHS - 450mm.
- UNDER DRIVEWAYS & ROADS - 750mm.
- IN AGRICULTURAL LAND - 1000mm.

SHARED TRENCHES:

- OPPOSITE IS A USEFUL EXAMPLE OF A SHARED TRENCH & THE REQUIRED DEPTH FOR EACH UTILITY.
- FOR FURTHER INFORMATION ABOUT THE USE OF ELECTRICITY CABLE DUCTS, PLEASE REFER TO OUR SEPARATE NOTES OF GUIDANCE, AVAILABLE AT eas-uk.com/services.



- ELEC LV.
- ELEC HV - ALTERNATIVE POSITION.
- ELEC HV.
- CABLE TV.
- GAS.
- WATER.
- TELECOMS.



- LC LOCATION OF LIGHTING COLUMN
- CC LOCATION OF CAR CHARGER
- 600 x 600 PIT + CHAMBER
- CABLES IN TRENCH & SAND
- 4x150mm DUCT LV (UNLESS OTHERWISE STATED)
- 2x100mm DUCT ELV/COMMS
- 75mm DUCT
- OPEN REACH DUCT

Rev	Description	Drawn	GC	15.08.22
B	ELV DUCTS ADDED FOR CCTV, GRP2 RELOCATED IN LINE WITH OTHER DRAWINGS	Checked	GC	15.08.22
	CABLE IN TRENCH ROUTE REVISED	Approved	GC	04.08.22
A	REVISED FOLLOWING COORDINATION MEETING	Drawn	GC	04.08.22
		Checked	GC	04.08.22
		Approved	GC	04.08.22

Client: **JDE**

Site: **Banbury Phase 2**

Drawing Title: **External Duct Layout.**

Intellect Services Ltd

INTELLECT SERVICES LTD
50 PARK LANE
SUTTON BONINGTON
LOUGHBOROUGH
LEICESTER

Tel : 01509 64992/ Mob: 07766685842

Status: Preliminary			
Drawn	GC	Date	July 2022
Checked	JK	Scale	1:250@A1
Approved	JK		
Drawing Number	E602	Revision	B

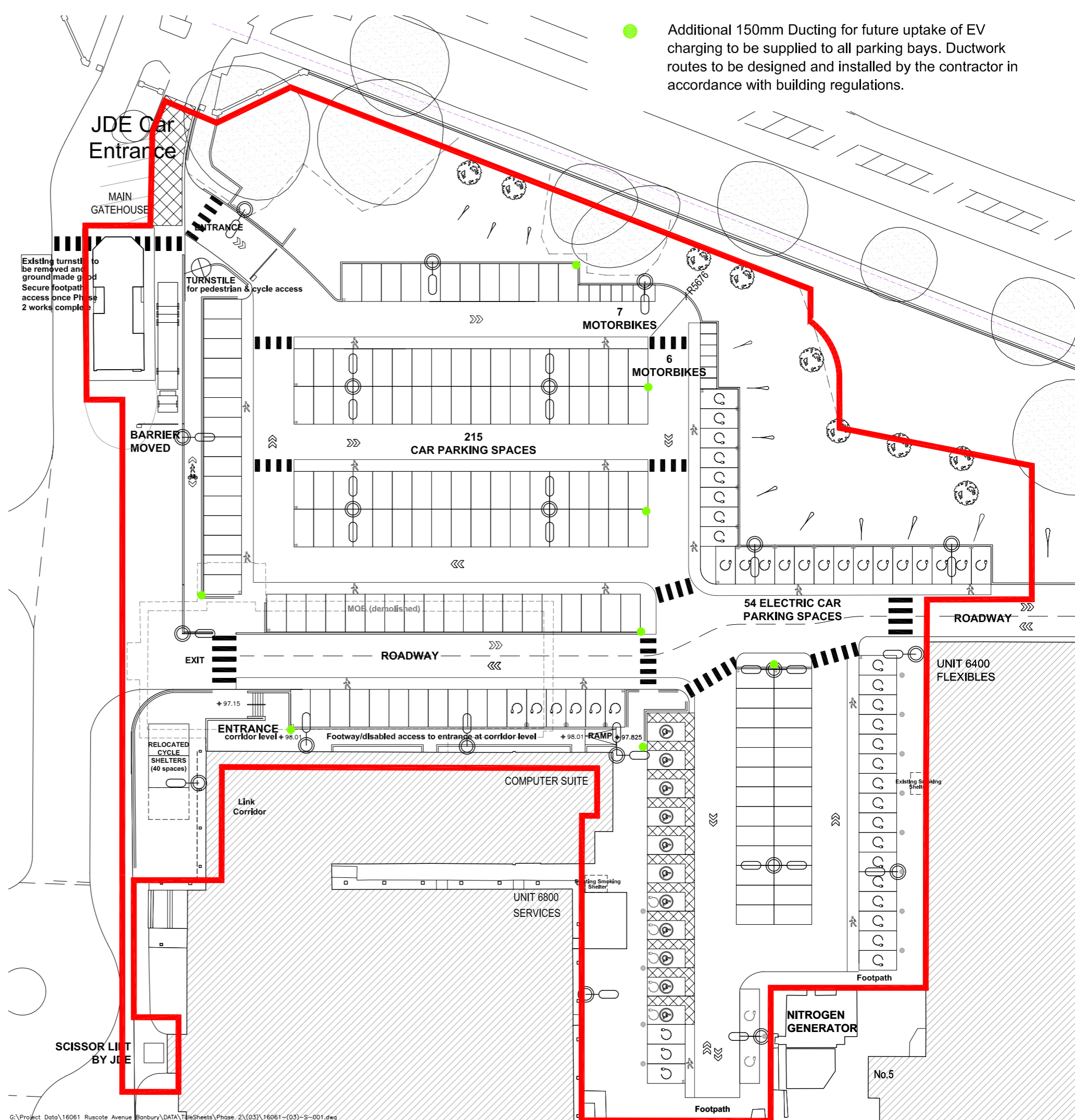
Condition 05

Future EV Charging Uptake

Underground ductwork routes are to be provided below ground to 150mm ducting pop ups in convenient locations for each section of parking.

Upon the uptake of EV to additional parking bays, Above ground cabling will be provided from the ducting pop ups to the bays, fixed to suitable above ground containment.

Additional 150mm Ducting for future uptake of EV charging to be supplied to all parking bays. Ductwork routes to be designed and installed by the contractor in accordance with building regulations.



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








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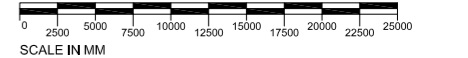
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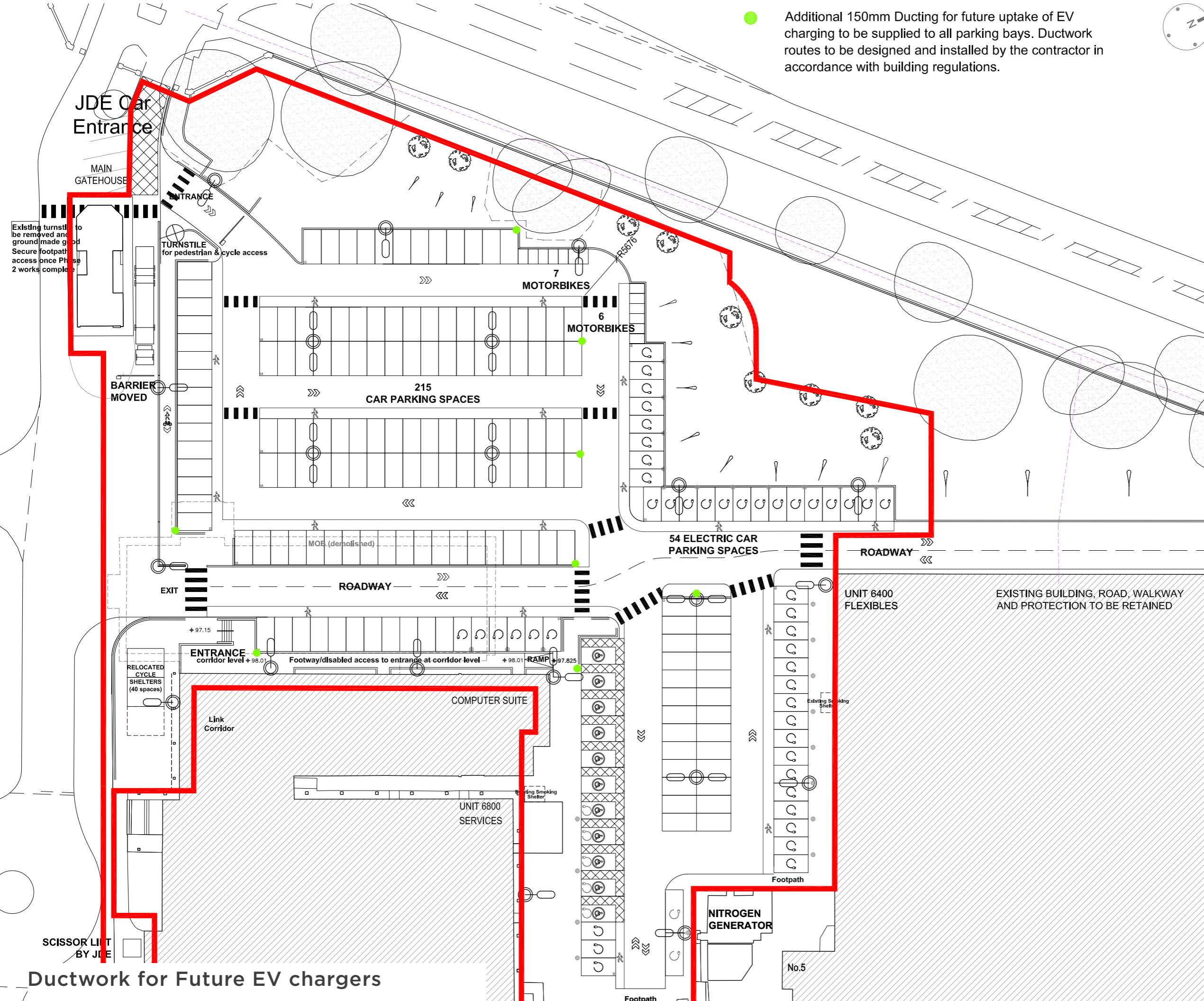
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BARRIER MOVED

SCISSOR LIFT BY JDE

Ductwork for Future EV chargers



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