

DARLING ASSOCIATES
ARCHITECTS

Hard Landscape Scheme

PLANNING CONDITION 19

Site 3 - JDE

Ruscote Avenue, Banbury

Planning Permission Nr.: 21/04171/F

September 2022

Revision A



Condition 19

Overview

Notwithstanding condition 2 (plans), no development shall take place above slab level until details of the hard landscape scheme have been submitted to and approved in writing by the local planning authority. The scheme shall include:

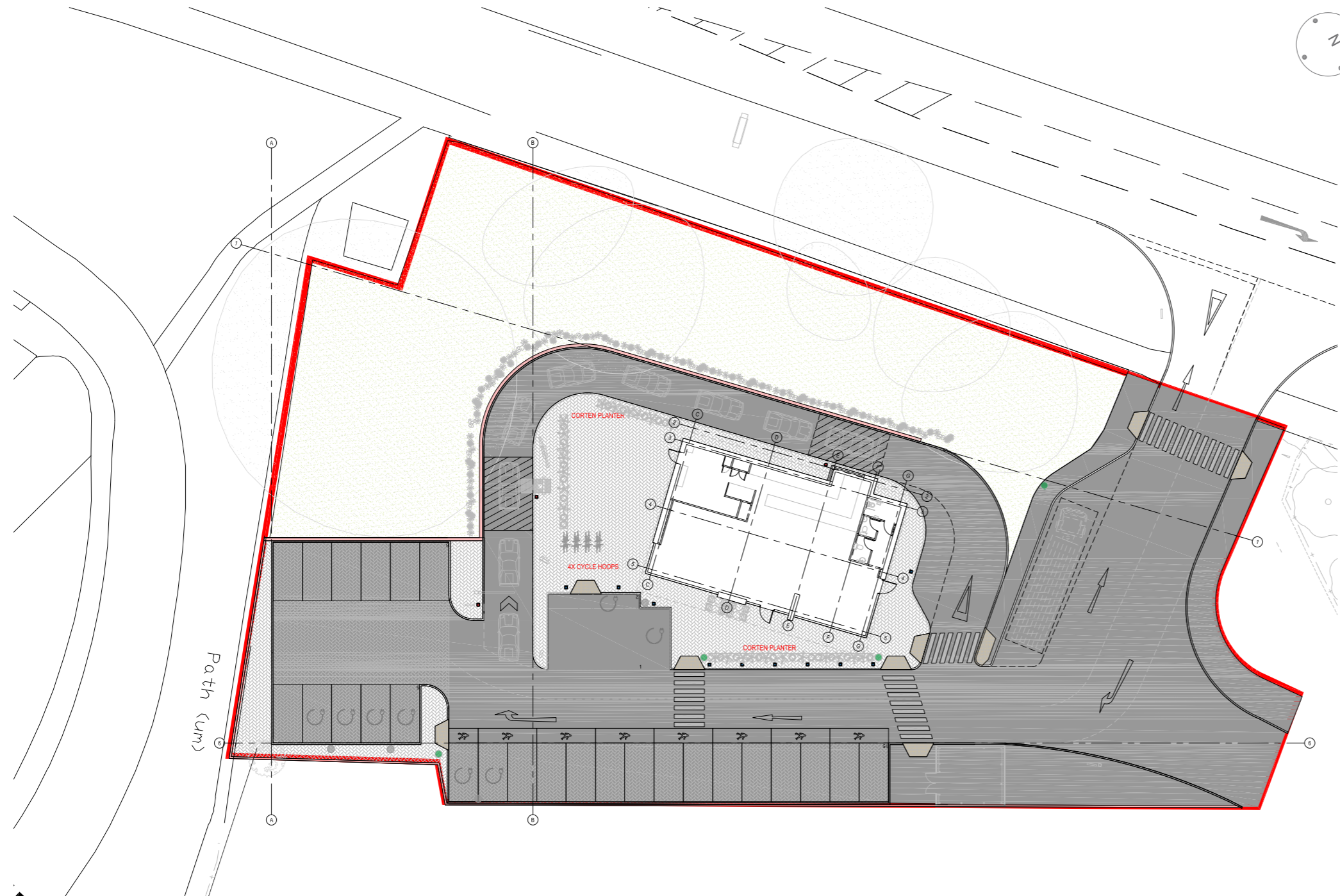
- 1) Details of the hard surface areas including vehicular pavements, pedestrian footways and other areas, crossing points and steps;
- 2) Details of position and appearance of litter bins to be provided.
- 3) Details of proposed fences/walls/boundary treatments.

The development shall be carried out in accordance with the approved details prior to the first occupation of the building and shall be retained thereafter.

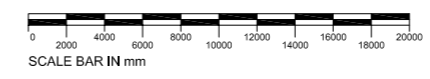
1 Details of hard surface areas

Condition 19

Hard Landscaping Plan



- KEY:**
- Retaining wall to structural engineers details and specification
 - Concrete block paving, Marshalls Keyblok Concrete Block Paving (or acceptable equivalent) Finish - Natural, installed in accordance with SE details incorporating precast concrete kerb edges as necessary
 - Tarmac footpaths and roadways installed in accordance with SE details
 - Concrete permeable block paving, Marshalls Pifora Concrete Block Permeable Paving (or acceptable equivalent) Finish - Natural, installed in accordance with SE details
 - Tactile Blister Paving, Marshalls Blister Tactile Flag Paving (or acceptable equivalent) Finish - Buff, installed in accordance with SE details
 - Landscaping in accordance with landscape architects details and specification
 - Corten Steel Planter
 - Powder coated steel Bollard - Non Illuminated
 - Powder coated steel Bollard - Illuminated
 - Glasdon bins, complete with plastic flap and concrete fixing kit. Locations to be confirmed with tenant.
 - 8 (25%) Electric Car Charging Spaces
 - 4 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.



Condition 19

Hard Landscaping Finishes



Parking Bays:

Marshalls Piora Concrete Block
Permeable Paving

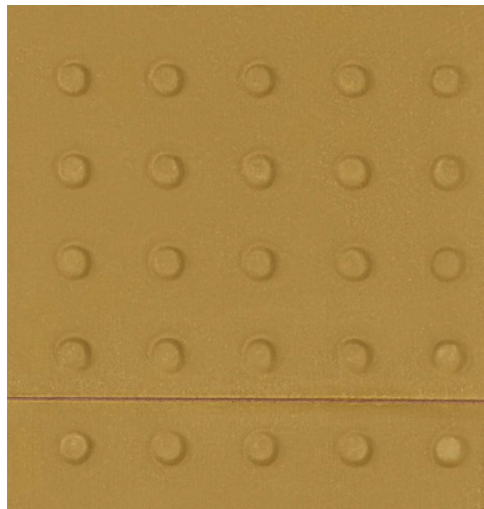
Finish - Natural



Roadways and footpaths:

Tarmac

Finish - Black



Tactile Blister Paving at crossings:

Marshalls Blister Tactile Flag
Paving

Finish - Buff



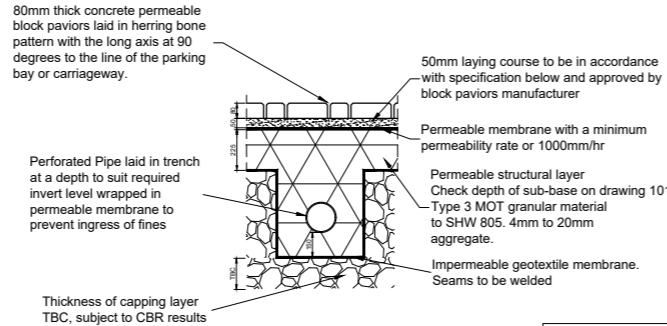
Paved area surrounding Building:

Marshalls Keyblok Concrete
Block Paving

Finish - Natural

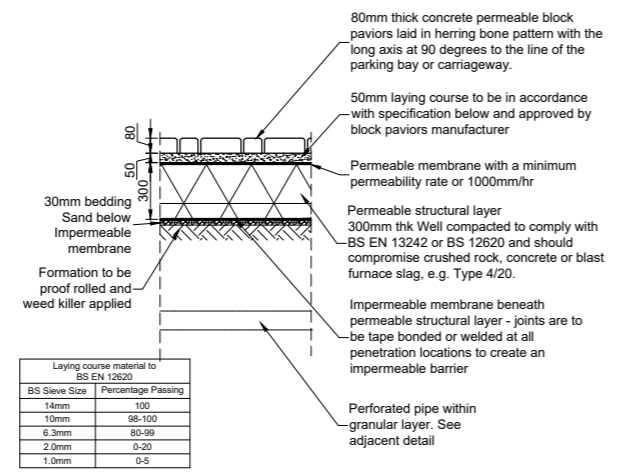
Condition 19

Hard Landscaping Details



Typical Porous Pipe in Permeable Block Paved Areas Providing Attenuation

BS Sieve Size	Percentage Passing
14mm	100
10mm	98-100
6.3mm	80-99
2.0mm	0-20
1.0mm	0-5

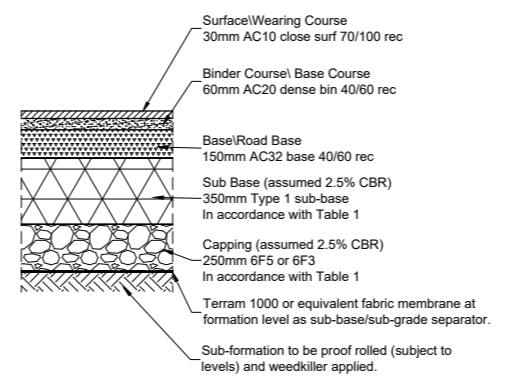


Permeable Block Paving Construction

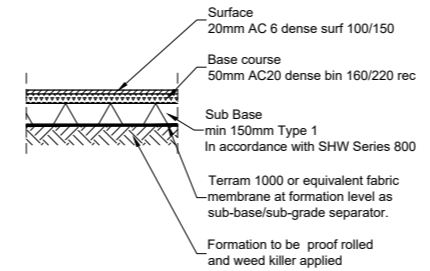
BS Sieve Size	Percentage Passing
14mm	100
10mm	98-100
6.3mm	80-99
2.0mm	0-20
1.0mm	0-5

CBR Value	Sub Base + Capping (mm)	Sub Base Alone (mm)
< 2%	150 sub-base + 600 capping	N/A
2.5%	150 sub-base + 400 capping	N/A
3%	150 sub-base + 350 capping	300
5%	150 sub-base + 250 capping	225
10%	150 sub-base + 190 capping	180
15%	150 sub-base + 150 capping	150
> 15%	150 sub-base	0

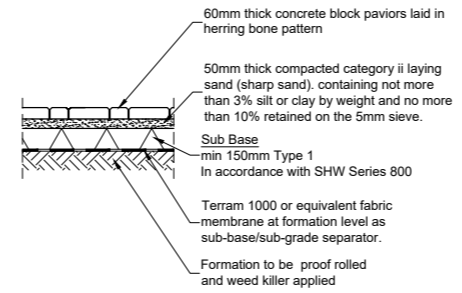
CBR Value	Sub Base + Capping (mm)
< 2%	150 sub-base + 350 capping
2%	150 sub-base + 250 capping
3%	150 sub-base + 150 capping
4%	150 sub-base + 100 capping
> 5%	200 sub-base



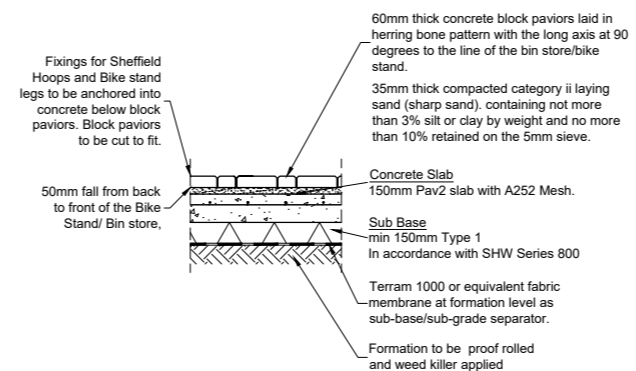
Tarmac Road Construction



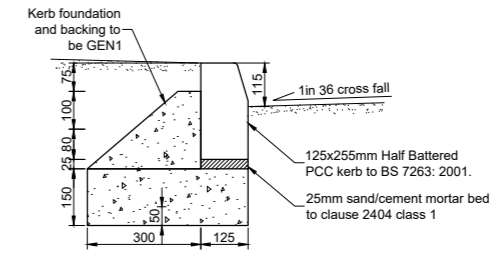
Tarmac Footpath Construction



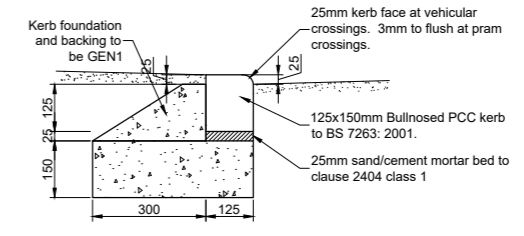
Block Paved Footpath Construction



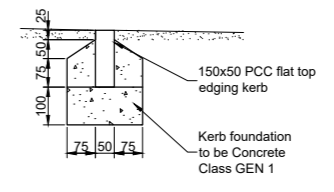
Binstore / Cycle stand Slab Detail



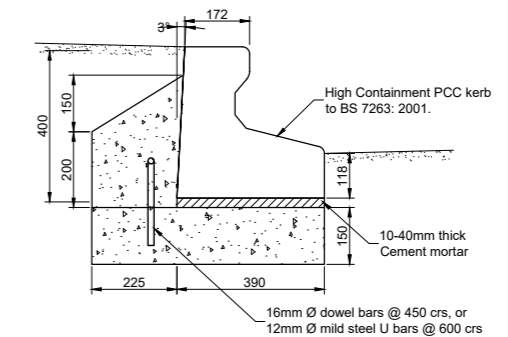
Concrete Kerb Type: HB



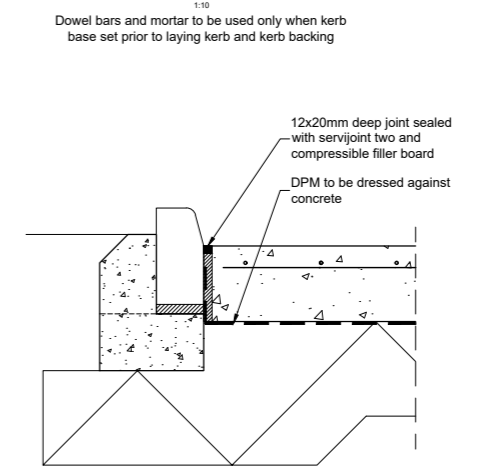
Concrete Kerb Type: BN



Footpath/Footway Edging Type: ED



High Containment Kerb: HK



Kerb Joint - KJ

NOTE

- All works to be carried out in accordance with the DfT specification for Highway Works and latest British Standards and Codes of Practice unless agreed in writing with Borough Council Engineer.
- General deterioration of the existing highway / footway / verges created through construction of the new S278 development will be reinstated to the satisfaction of the Borough Council Engineer at the developers' own expense.
- No private surface water shall discharge onto adoptable highway.

- 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.

- 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 glyphosate 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. Bullnosed 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.

T1	23/11/2021	Issued for tender	ST / HP
P1	13/08/2021	Issued for comments	SK / HP
Rev	Date	Description	By / Chk

PRP
consulting engineers & surveyors

Catherine House
Old Harborough Road
Brighthelm, NN6 9BX

Telephone: 01604 899 870
northampton@prp.uk.com
www.prp.uk.com

Leicester
Northampton
London

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Client: **Paloma | Propco Ltd**

Architect: **Darling Associates**

Project: **Ruscote Avenue, Banbury**

Title: **External Works Details**

Status: **TENDER**

Engineer: SK	Date: Aug 2021
Drawn: JD	Scales @ A1:
Checked: HP	As Shown

2 Details of Litter Bins

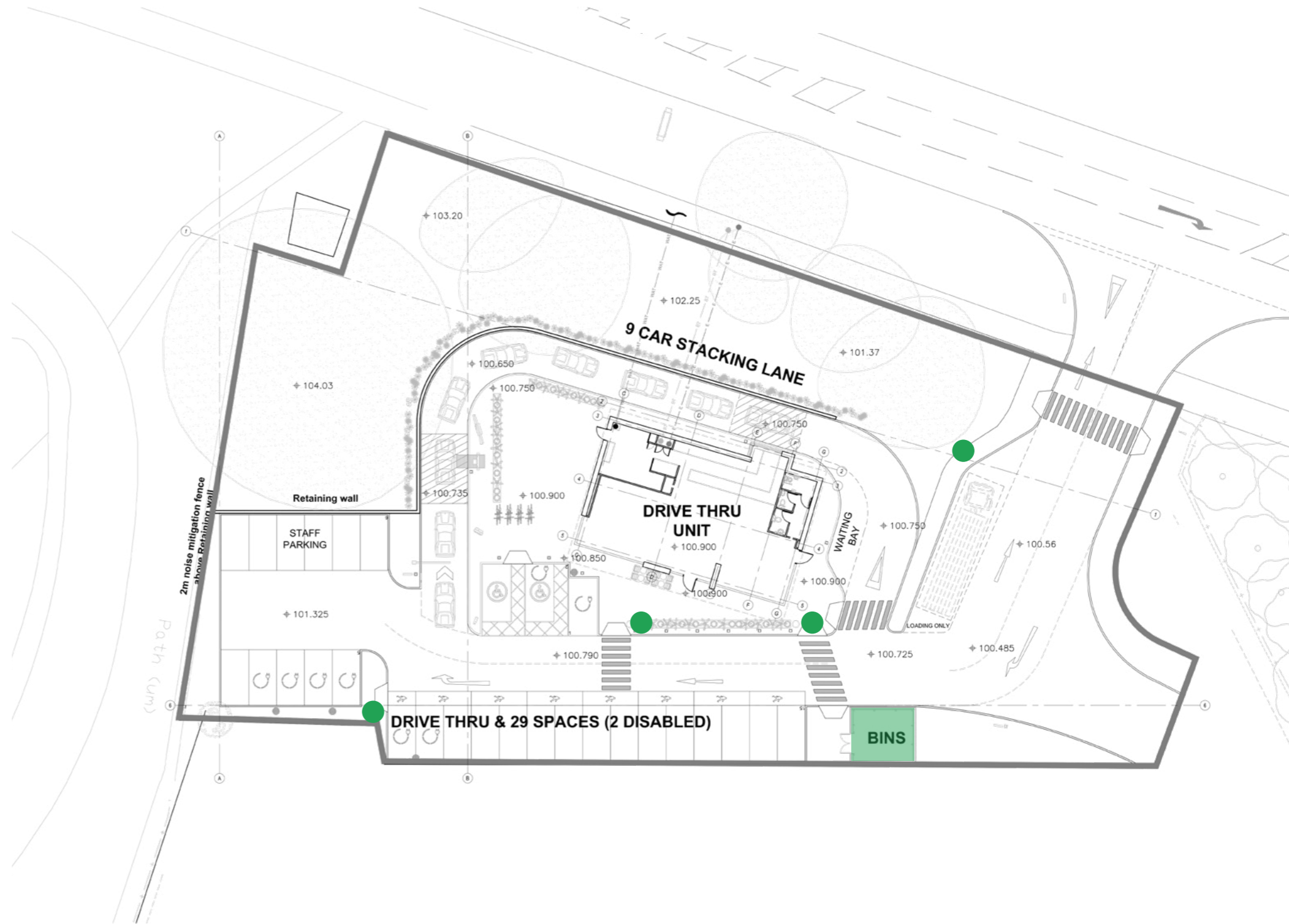
Condition 19

Details of position and appearance of litter bins

4 No. Litter Bins will be provided around the site. These are conveniently location at routes away from the cafe unit and within the car park, as shown in the plan adjacent.

Litter bins are to be Glasdon Electra Metal Litter Bins as per the image below.

These will be emptied into large eurobins in the main bin store and refuse collected from there as required.



3 Details of fences/walls/ boundary treatments.

Condition 19

Details of fences/walls/boundary treatments.

The boundary fence will be positioned as per the plan adjacent.

■■■■■■■ New 2m tall Timber Acoustic Fence.



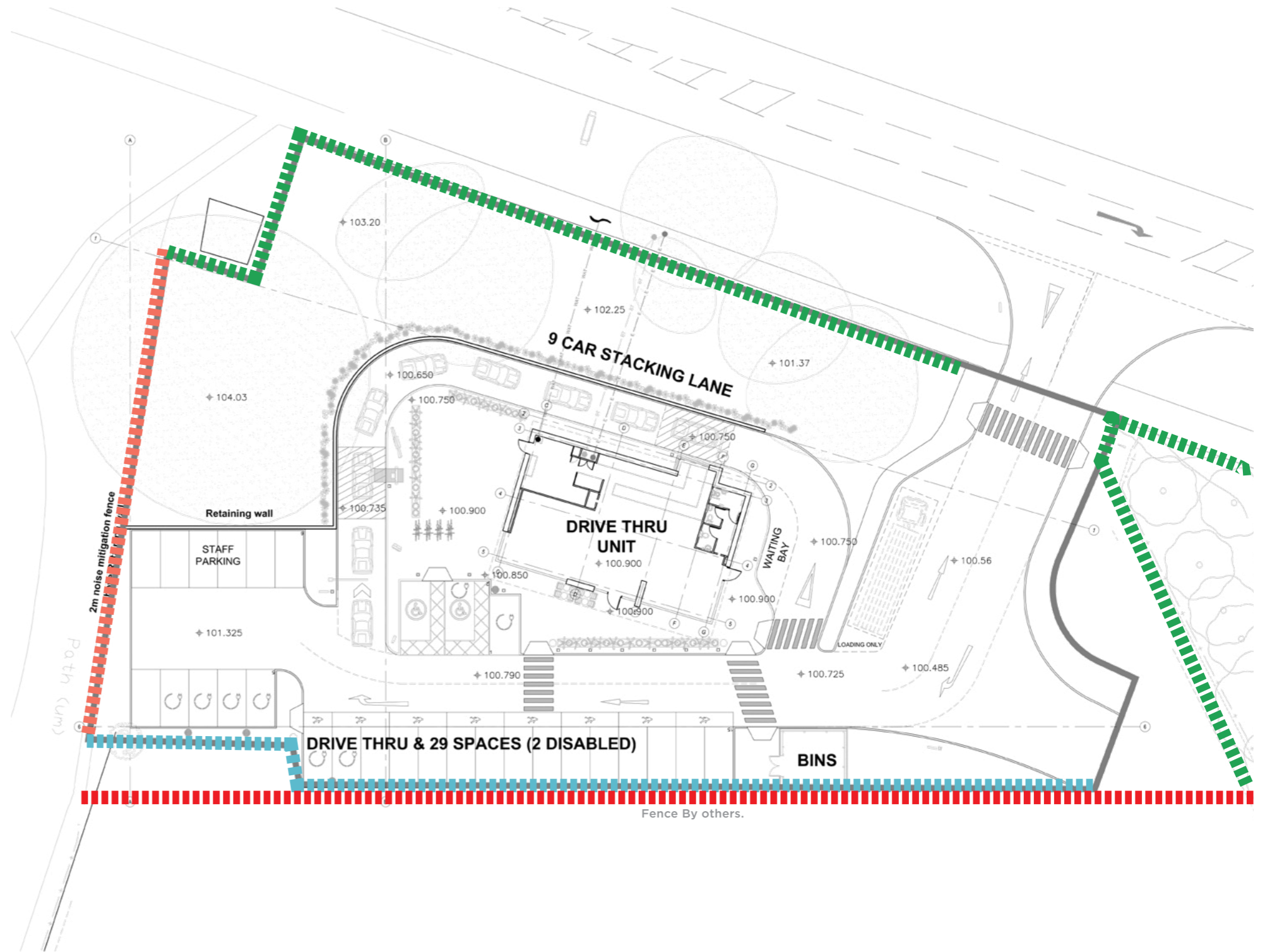
■■■■■■■ Existing green palisade fence



■■■■■■■ New concrete Retaining wall to deal with level changes

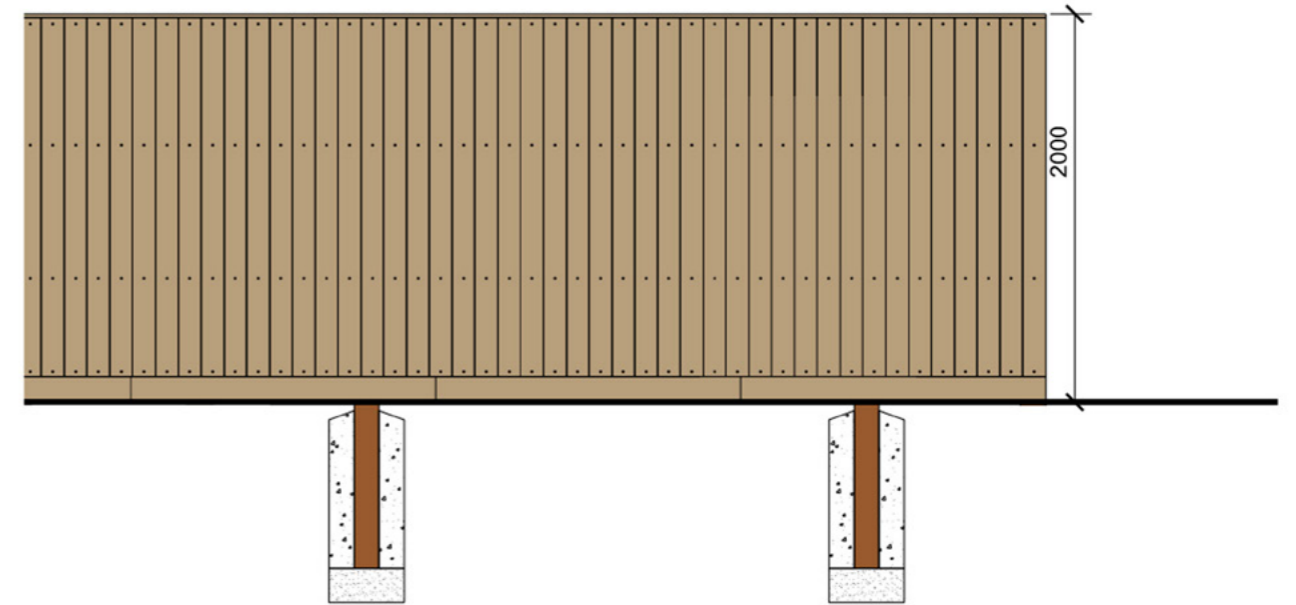


■■■■■■■ Fence to be proposed and installed by neighbouring property.

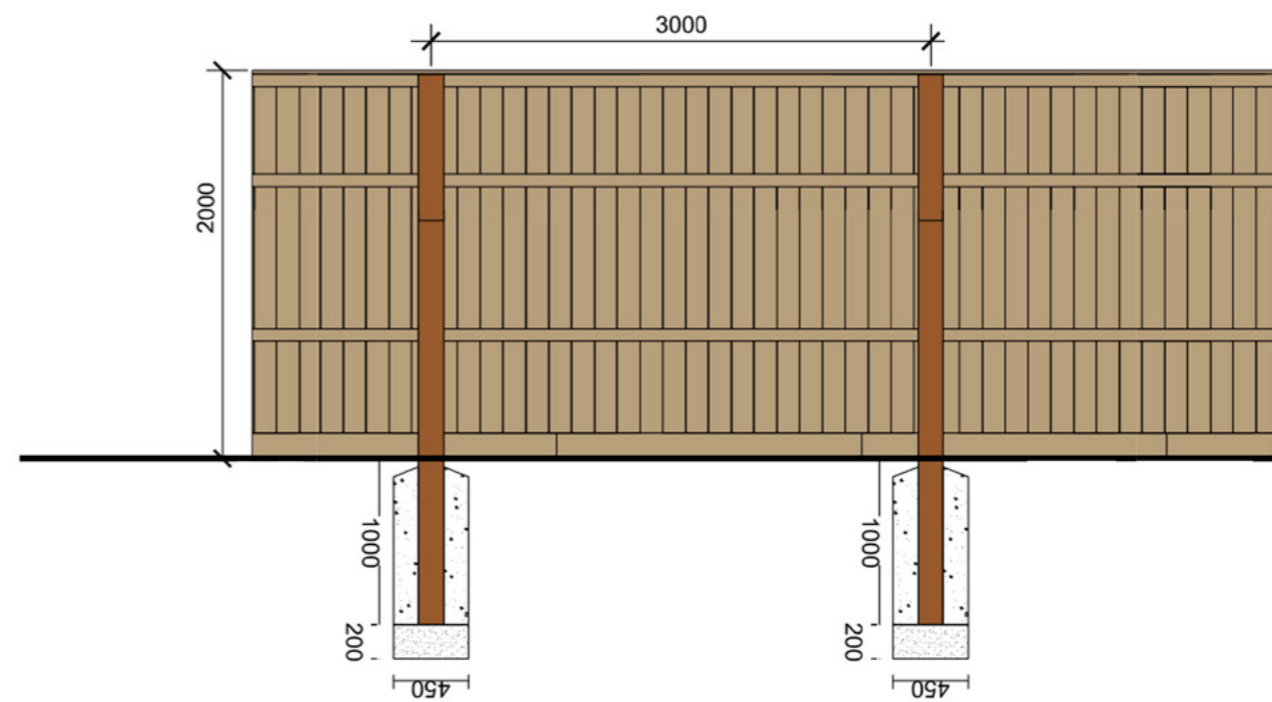


Condition 19

Timber acoustic fencing



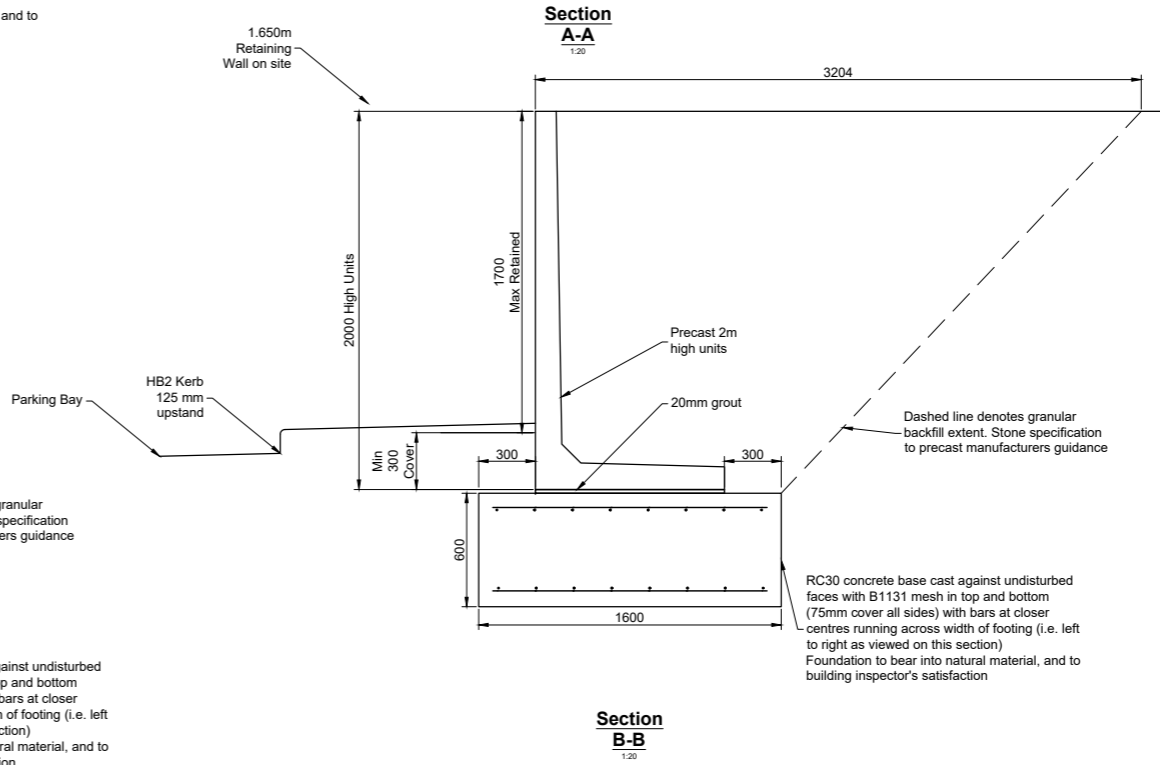
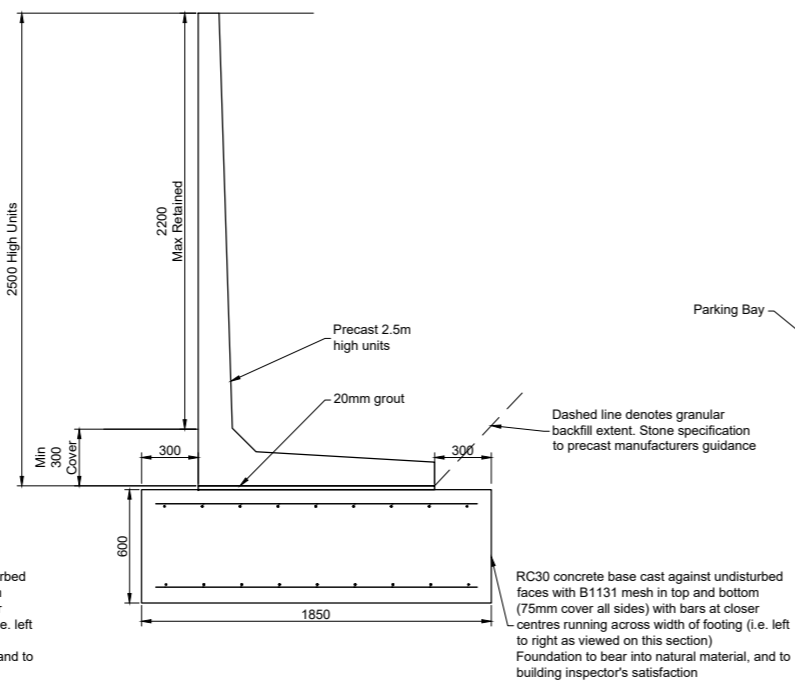
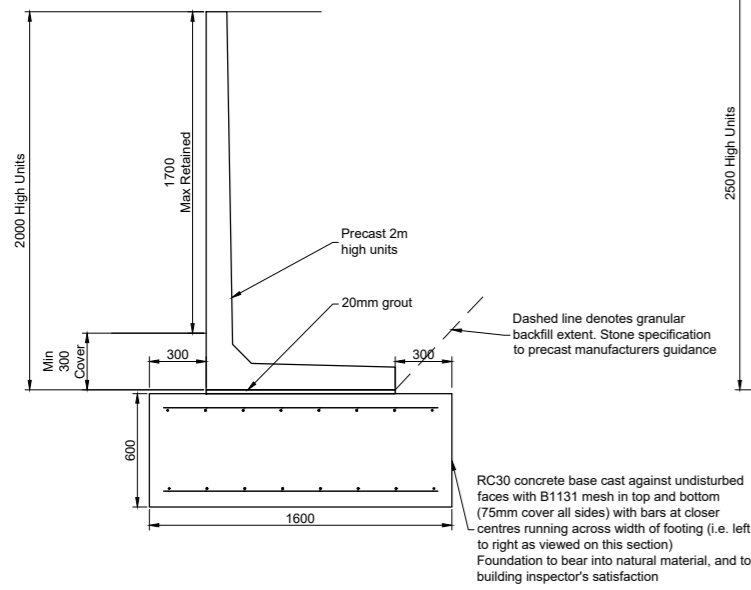
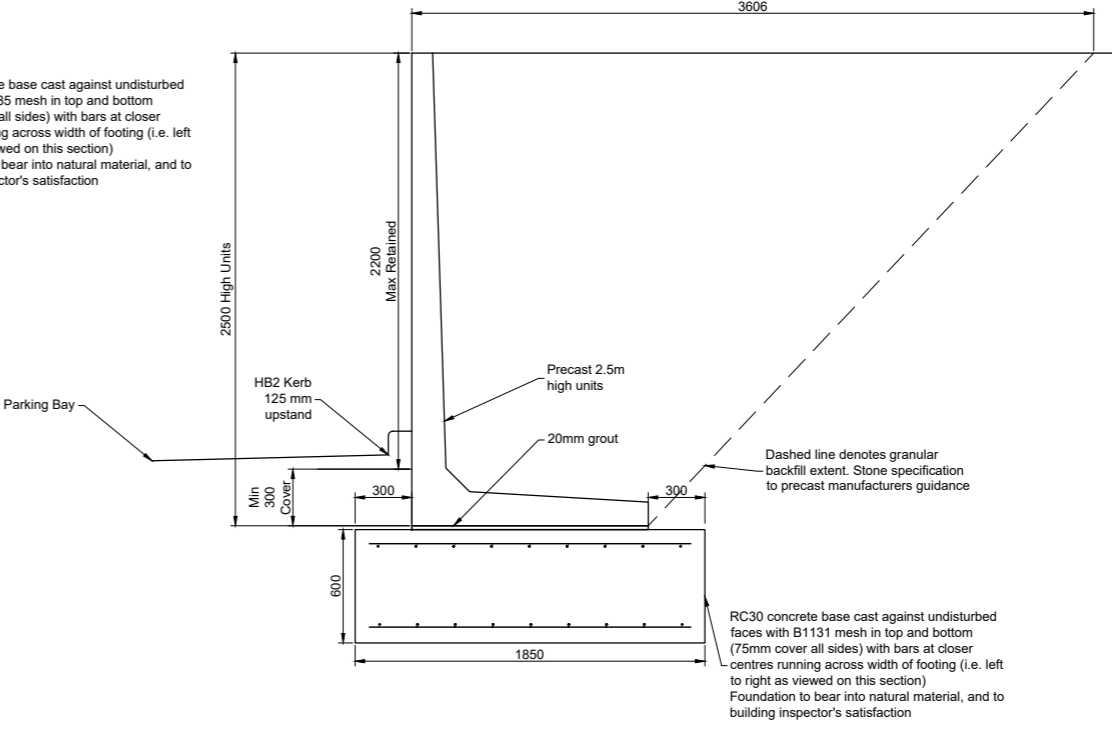
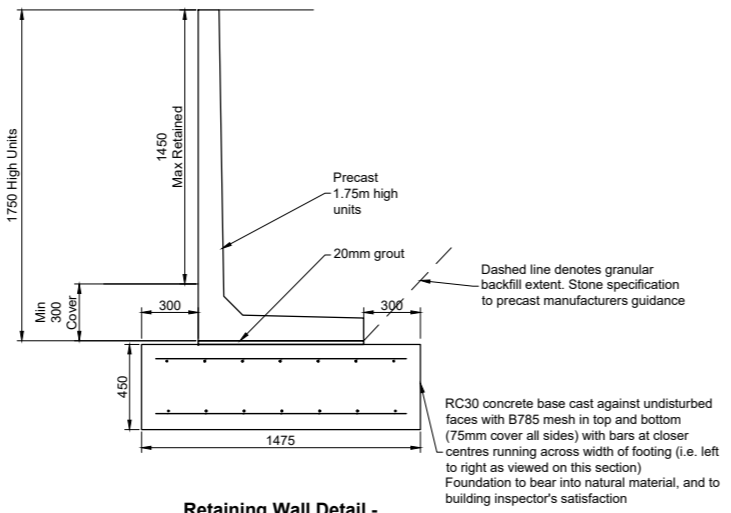
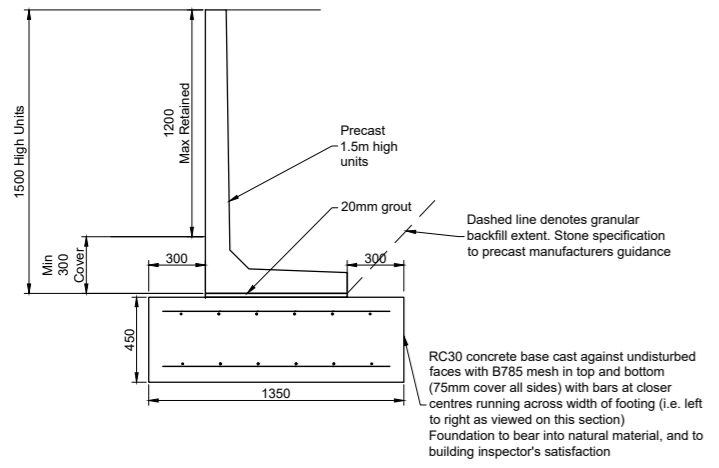
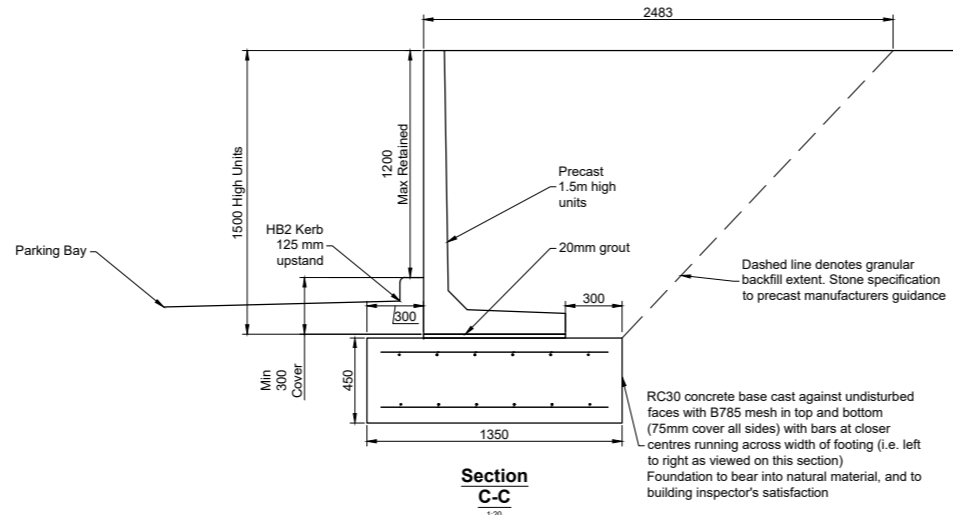
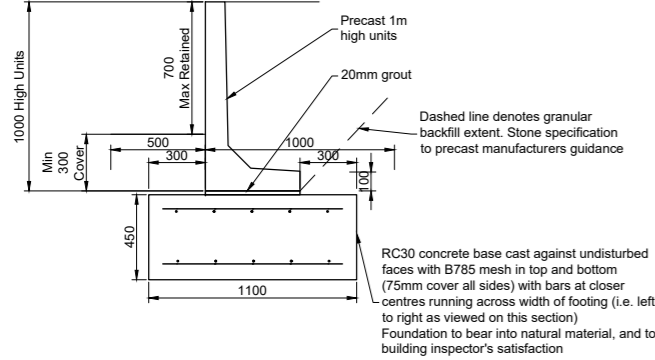
Front Elevation



Rear Elevation

Condition 19

Concrete Retaining wall



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C1	08/09/2022	Issued for Construction	DB / HP
P1	02/09/2022	Issued for Comments	MAS/ HP
Rev	Date	Description	By / Ctk

PRP
consulting engineers & surveyors

Catherine House
Old Harborough Road
Broworth, NN6 9BX

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

Leicester
Northampton
London

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Client: Paloma I Propco Ltd

Architect: Darling Associates

Project: Ruscote Avenue, Banbury

Title: Precast Concrete Retaining Wall Details & Sections

Status: **CONSTRUCTION**

Engineer: MAS	Date: Aug 2021
Drawn: MAS	Scales @ A1:
Checked: HP	As Shown
Project No: 63364	Drg No: 112 Rev: C1

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