DARLING ASSOCIATES ARCHITECTS

Hard Landscape Scheme
PLANNING CONDITION 19

Site 3 - JDE Ruscote Avenue, Banbury Planning Permission Nr.: 21/04171/F



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.

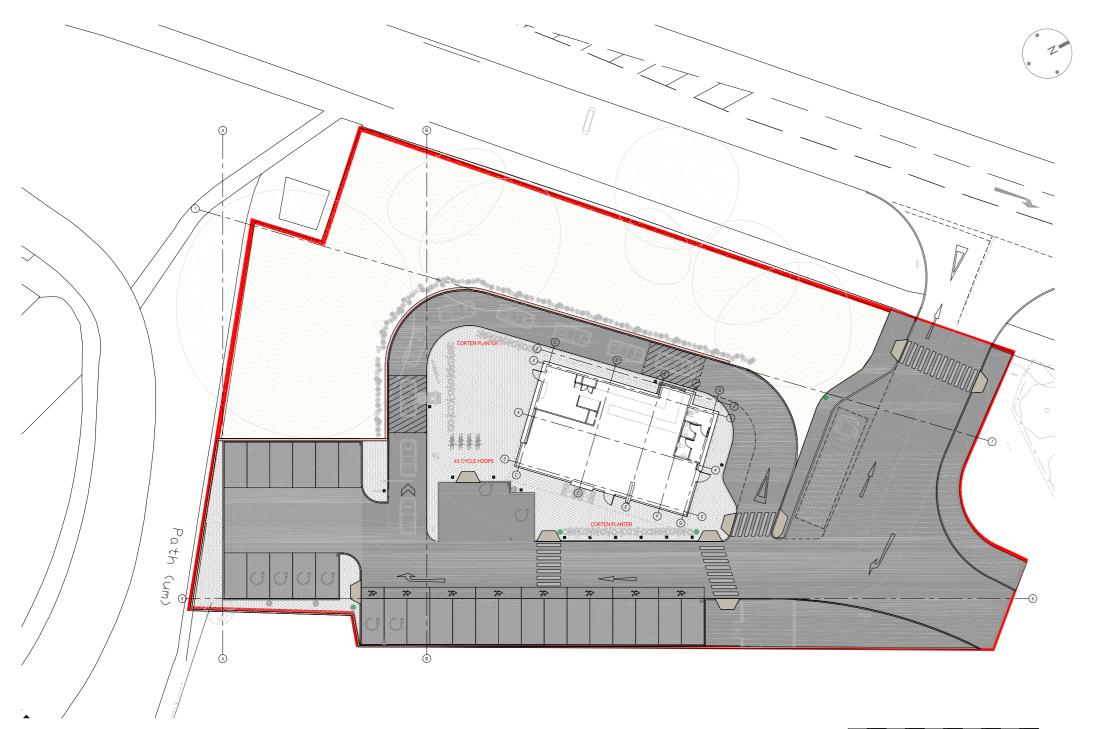
3) Details of proposed fences/walls/boundary treatments.

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



0 2000 4000 6000 10000 12000 14000 16000 18000 2000 SCALE BAR IN mm 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 Priora Concrete Block Permeable Paving (or acceptable equivalent) Finish -Natural. Installed in accordance with SE details

Tactlle Blister Paving, Marshalis Bister Tactile Flag Paving (or acceptable equivalent) Finish - Buff. Installed in accordance with SE details

Landscaping in accordance landscape architects details and specification

Corten Steel Planter

KEY:

 \searrow

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 Priora Concrete Block Permeable Paving

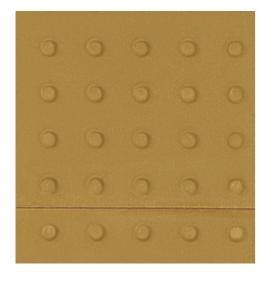
Finish - Natural



Roadways and footpaths:

Tarmac

Finish - Black



Tactile Blister Paving at crossings:

Marshalls Blister Tactile Flag Paving

Finish - Buff



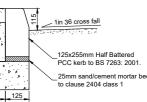
Paved area surrounding Building:

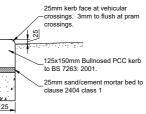
Marshalls Keyblok Concrete Block Paving

Finish - Natural

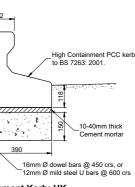


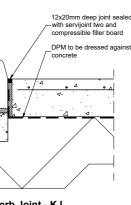
Surface\Wearing Course 30mm AC10 close surf 70/100 rec **Condition 19** Kerb foundatio and backing to-80mm thick concrete permeable block paviors laid in herring bone be GEN1 nder Course\ Base Course 60mm AC20 dense bin 40/60 re Hard Landscaping Details pattern with the long axis at 90 degrees to the line of the parking 50mm laying course to be in accordance hav or carriageway ith specification below and approved by se\Road Base block paviors manufacturer . 150mm AC32 base 40/60 rec Sub Base (assumed 2.5% CBR) brane with a minimum 50mm Type 1 sub-l meability rate or 1000mm/h In accordance with Table 1 Perforated Pipe laid in trench Permeable structural layer at a depth to suit required Capping (assumed 2.5% CBR) -250mm 6F5 or 6F3 invert level wrapped in permeable membrane to Check depth of sub-base on drawing 101 rmeable membrar event ingress of fi Type 3 MOT granular material to SHW 805. 4mm to 20mm In accordance with Table 1 Terram 1000 or equivalent fabric membrane at formation level as sub-base/sub-grade separate npermeable geotextile membrane 3 H H H Seams to be welded Concrete Kerb Type: HB Sub-formation to be proof rolled (subject to Thickness of capping layer TBC, subject to CBR result els) and weedkiller applied BS EN 1262 Typical Porous Pipe in Permeable Block Tarmac Road Construction Paved Areas Providing Attenuation Kerb foundation and backing to be GEN1 Surface 20mm AC 6 dense surf 100/150 Base cours . 50mm AC20 dense bin 160/220 red 80mm thick concrete permeable block paviors laid in herring bone pattern with the Sub Base long axis at 90 degrees to the line of the parking bay or carriageway. 150mm Type 1 with SHW Series 800 50mm laying course to be in accordance Terram 1000 or equivalent fabric with specification below and approved by block paviors manufacturer Concrete Kerb Type: BN mbrane at formation level as sub-base/sub-grade separato Permeable membrane with a minimur permeability rate or 1000mm/hr Formation to be proof rolled and weed killer applie 30mm bedding Sand below Permeable structural layer **Tarmac Footpath Construction** 300mm thk Well compacted to comply with -BS EN 13242 or BS 12620 and should Impermeable membrane nise crushed rock, concrete or blast Formation to be furnace slag, e.g. Type 4/20. 150x50 PCC flat top proof rolled and-weed killer applied edging kerb Impermeable membrane beneath 60mm thick concrete block paviors laid in permeable structural layer - joints are to be tape bonded or welded at all penetration locations to create an impermeable barrier erring bone patter 75 50 75 -to be Concrete Class GEN 1 50mm thick compacted category ii laying BS EN 1262 BS Sieve Size Percer sand (sharp sand), containing not more than 3% silt or clay by weight and no more than 10% retained on the 5mm sieve. 14mm 10mm 6.3mm 2.0mm 1.0mm Perforated pipe within 100 98-100 granular layer. See adiacent detail Sub Base min 150mm Type 1 \wedge Footpath/Footway Edging Type: ED In accordance with SHW Series 800 Permeable Block Paving Construction Terram 1000 or equivalent fabric membrane at formation level as sub-base/sub-grade separator. 172 Formation to be proof rolled nd weed killer appl **Block Paved Footpath Construction** Sub-Base / Sub-Grade Thickness (Access Roads & Service Yards) Sub Base + Capping Sub Base Alon CBR Value (mm) (mm) 150 sub-base + 600 Sub-Base / Sub-Grade Thickness (Car Parking) < 2% capping N/A 150 sub-base + 400 capping 2.5% N/A CBR Value Sub Base + Capping (mm 150 sub-base + 350 capping 150 sub-base + 350 capping (min) 150 sub-base + 350 capping 150 sub-base + 250 capping 150 sub-base + 150 capping 150 sub-base + 100 capping 300 3% 225 150 sub-base + 250 capping 390 5% 225 150 sub-base + 190 capping 10% 180 15% > 15% On frost The fo 150 sub-base + 150 capping 150 150 sub-base ruction # High Containment Kerb: HK 60mm thick concrete block paviors laid in erring bone pattern with the long axis at 90 Dowel bars and mortar to be used only when kerb base set prior to laying kerb and kerb backing degrees to the line of the bin store/bike Fixings for Sheffield Hoops and Bike stand 35mm thick compacted category ii laving legs to be anchored into sand (sharp sand). containing not more than 3% silt or clay by weight and no more than 10% retained on the 5mm sieve. concrete below block paviors. Block pavior to be cut to fit Concrete Slab 150mm Pav2 slab with A252 Mesh. NOTE 50mm fall from back to front of the Bike -1) All works to be carried out in accordance with the Stand/ Bin store Sub Base min 150mm Type 1 vith SHW Series 800 DfT specificaiton for Highway Works and latest In a • 4 Terram 1000 or equivalent fabric British Standards and Codes of Practice unless embrane at formation level as agreed in writing with Borough Council Engineer. sub-base/sub-grade separator General deterioration of the existing highway / Formation to be proof rolled 2) and weed killer applied 4 footway / verges created through construction of Binstore / Cycle stand the new S278 development will be reinstated to Slab Detail the satisfaction of the Borough Council Engineer at the developers' own expense. 3) No private surface water shall discharge onto Kerb Joint - KJ adoptable highway.







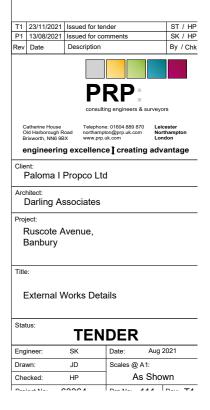




- DO NOT SCALE FROM THIS DRAWING.
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- Drawing is to be read in conjunction with all relevant architect's drawings. Any inconsistencies should be reported to PRP immediately.
- All levels and dimensions are to be checked on site before any work comme
- 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 had 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,
- Special care is to be taken when excavating in the vicinity of existing tress, it is not intended that any tree roots should be severed or damaged and specialist advice should be sought when major roots present a
- The formation of all surfaces shall be trimmed, rolled and treated with a glyphosphate based weedkiller in accordance with the manufacturers instructions prior to laving 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.
- 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
- 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
- 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 PR
- 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 mpacted 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.



2 Details of Litter Bins





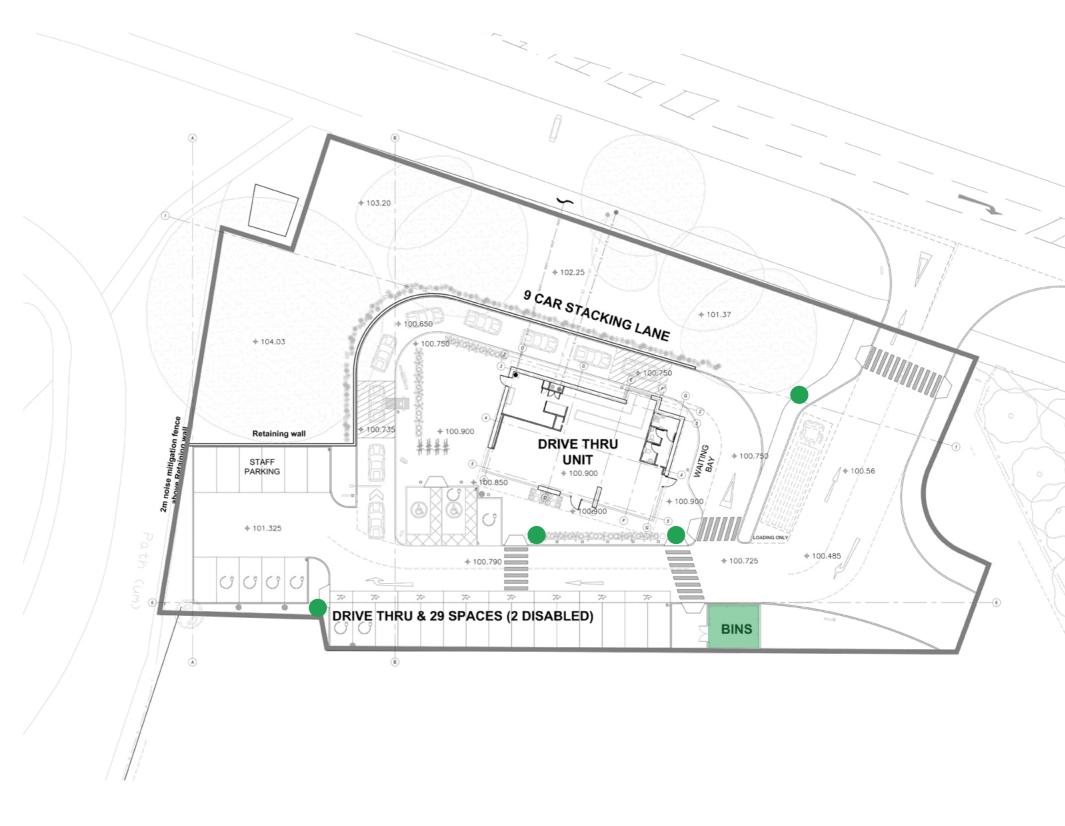
Details of position and appearance of litter bins

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.

Details of fences/walls/boundary treatments.

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

New 2m tall Timber Acoustic Fence.



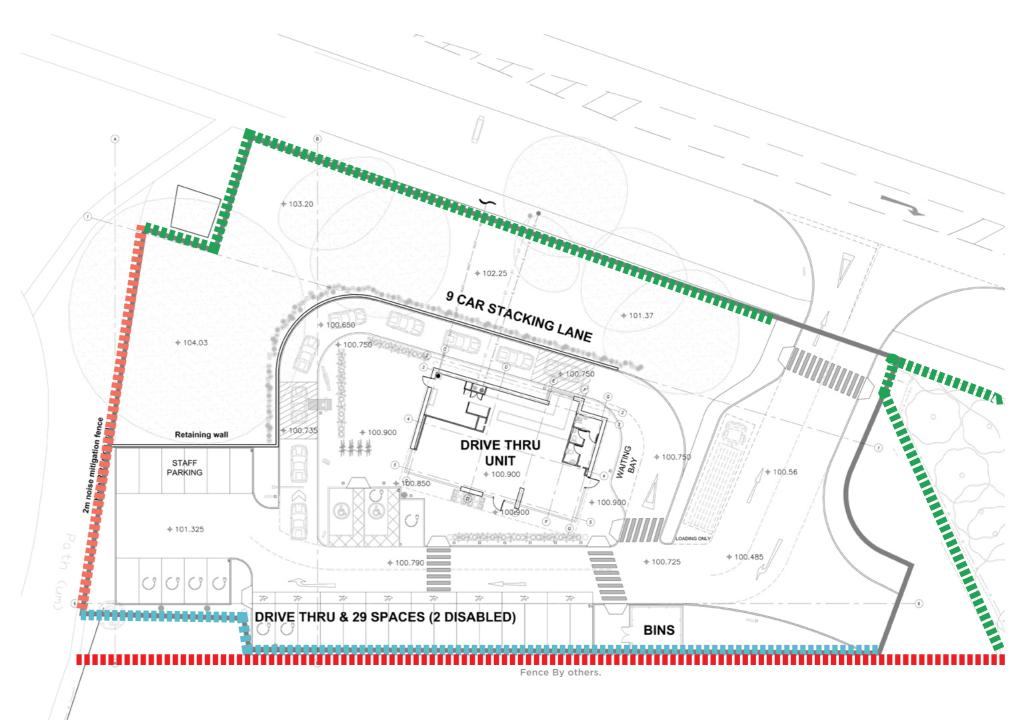
Existing green palisade fence



New concrete Retaining wall to deal with level changes

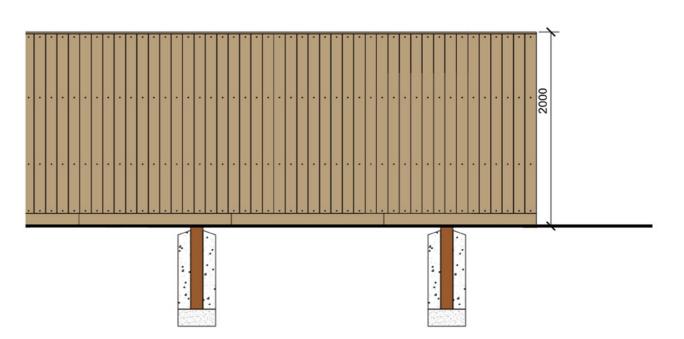


Fence to be proposed and installed by neighbouring property.

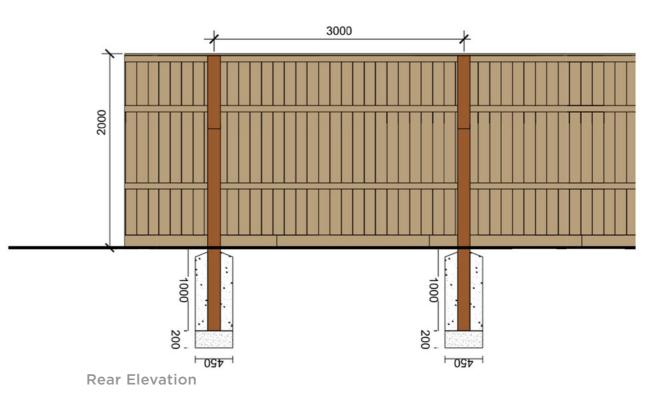


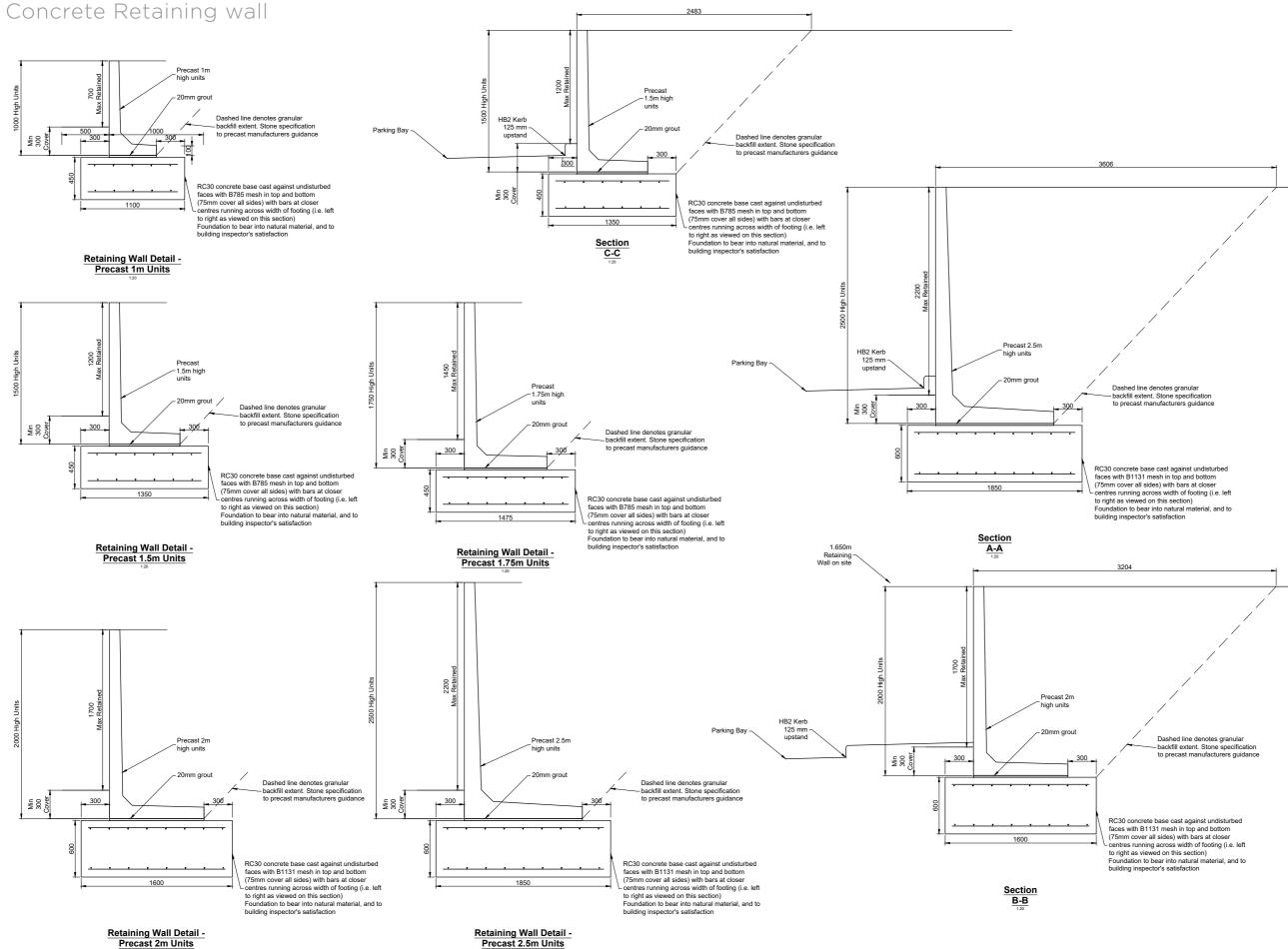
DA A **Condition 19** Timber acoustic fencing





Front Elevation





Precast 2m Units

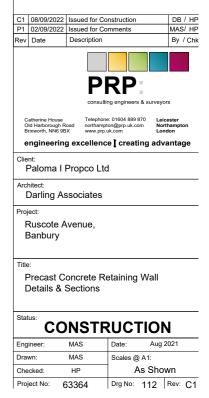
Notes

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