

DARLING ASSOCIATES  
ARCHITECTS

EV Charging Provision

## PLANNING CONDITION 13

Site 3 - JDE

Ruscote Avenue, Banbury

Planning Permission Nr.: 21/04171/F

September 2022

Revision A





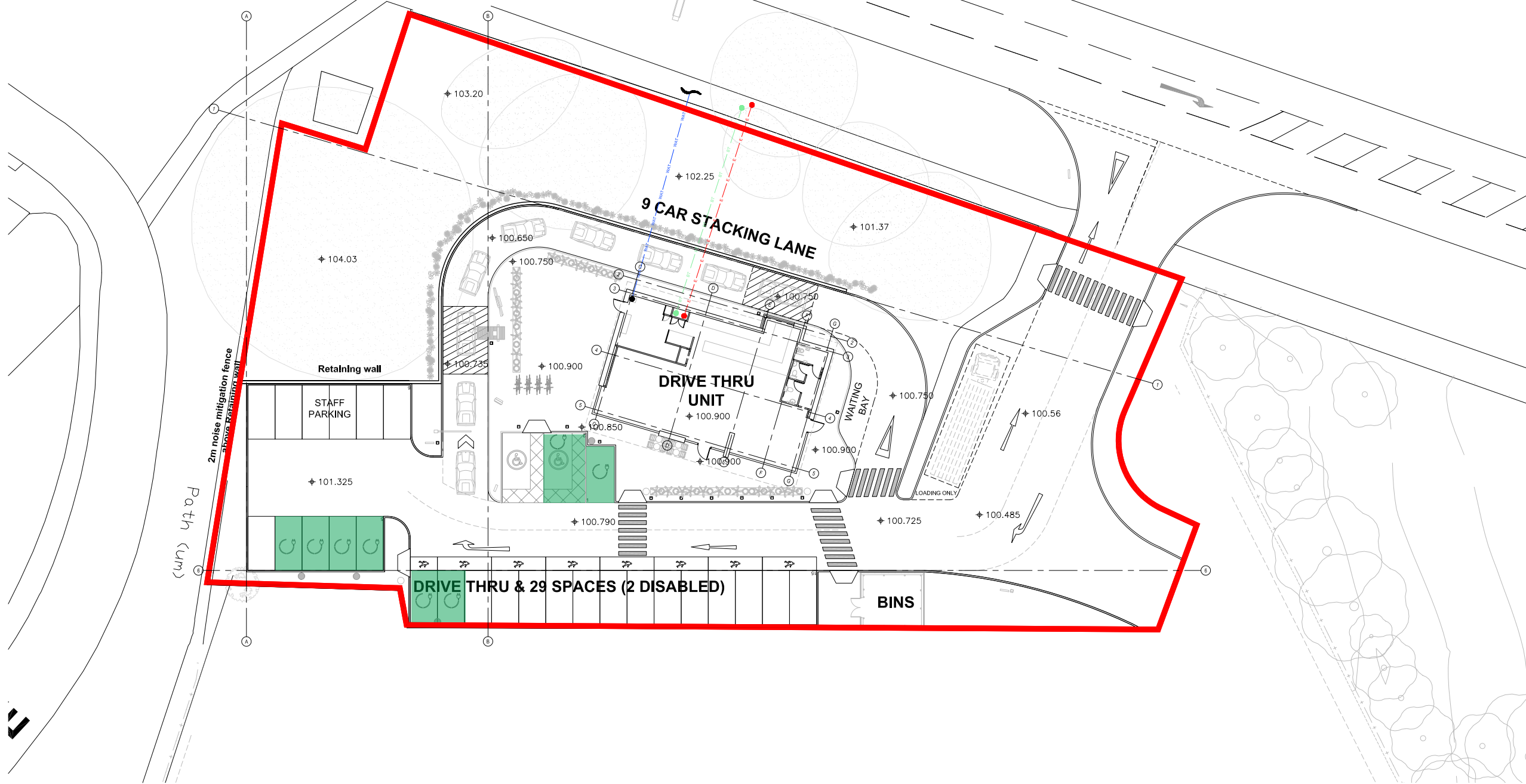
## Condition 13

### Overview

The development hereby permitted shall not be occupied until it has been provided with EV charge points to 25% of the proposed parking spaces and ducting to the remainder of the parking spaces to allow for the easy expansion of the EV charging system to meet future demand for EV charge points by staff and visitors.

# Condition 13

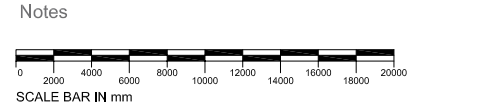
## Site Plan Showing EV charging Spaces



**General Notes**

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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 consultants' requirements as appointed by the Main Contractor, Other specialist design sub-contractor's requirements as appointed by the Main Contractor.



**WALL CLADDING:**

THE SUPERSTRUCTURE EXTERNAL WALLS ABOVE FLOOR LEVEL SHALL COMPRISE 600mm HIGH KINGSPAN OR ALTERNATIVE CLADDING PANELS WITH FOLDERMITRED CORNERS, HIDDEN FIXINGS AND SMALL PANEL POINTS INTO COLD ROLLED SIDE RAILS.

**DRIVE THRU POD:**




WHERE INDICATED ON THE ELEVATION DRAWINGS THE CLADDING WILL CONSIST OF TIMBER WALL CLADDING, FORMED USING ACCOYA LT AC 02 PROFILED ACETYLATED VERTICAL BOARDS PROFILE REF. V198 FIXED TO 42X20mm HORIZONTAL THERMOWOOD BATTENS AT MAX 600mm CENTRES FIXED TO 42X28mm THERMOWOOD VERTICAL CROSS BATTENS AT MAX 600mm CENTRES FIXED TO KINGSPAN BENCHMARK KARRIER SYSTEM 100MM INSULATED CORE CLADDING FIXED TO COLD ROLLED SIDE RAILS. CLADDING ALL FITTED IN ACCORDANCE WITH SUPPLIERS RECOMMENDATIONS AND DETAILS.

**ROOF SPECIFICATION:**

RENOLIT ALKORSMART LIGHT GREY SINGLE PLY MEMBRANE ON 120mm KINGSPAN THERMAROOF TR27 LPCFM INSULATION TO GIVE MIN 0,18 W/m2K U VALUE ON VAPOUR CONTROL LAYER ON 25mm EXTERIOR QUALITY PLYWOOD DECKING FIXED TO SOFTWOOD RAFTERS (SEE ENGINEERS DETAILS FOR SIZES) TOSH NAILED TO TIMBER WALL PLATES BOLTED TO TOP FLANGE OF STEEL WORK UNDER, EXPOSED SOFFIT OF PLYWOOD AND RAFTERS TO BE TREATED WITH 'AQUAFIRE' OR SIMILAR CLEAR COATING TO GIVE CLASS 1 SURFACE SPREAD OF FLAME RATING.

**POD ROOF SPECIFICATION:**

RENOLIT ALKORSMART LIGHT GREY SINGLE PLY MEMBRANE ON VAPOUR CONTROL LAYER ON 25mm EXTERIOR QUALITY PLYWOOD DECKING FIXED TO TAPERED TIMBER FIRINGS 50mm-0mm ON LEVEL SOFTWOOD JOISTS (SEE ENGINEERS DETAILS FOR SIZES) TOSH NAILED TO TIMBER WALL PLATE ON CANTILEVER PIVOT POINT, BOLTED TO TOP FLANGE OF STEEL WORK SUPPORTING RAFTER ENDS, FIT MIN 120mm KINGSPAN THERMAROOF TR27 LPCFM INSULATION TO GIVE MIN 0,18 W/m2K U VALUE, BETWEEN JOISTS FINISHED INTERNALLY WITH 12mm FOIL BACKED PLASTERBOARD, EXTERNALLY WITH ACCOYA BOARDED SOFFIT ON VAPOUR BARRIER.

- KEY:**
-  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.

- GENERAL NOTES:**
- ALL WORK MUST BE CARRIED OUT TO TOTAL SATISFACTION OF BUILDING CONTROL & MUST COMPLY WITH CURRENT BUILDING REGULATIONS & RELEVANT CODES OF PRACTISE, ETC., & LOCAL BYLAWS.
  - CONTRACTOR IS RESPONSIBLE FOR ENSURING FLOOR SLAB IS A LEVEL SURFACE READY FOR LAYING NEW FLOOR TILING (BY SHOPFITTER)
  - ALL NEW TIMBER USED WITHIN STORE TO BE TANNALISED & SUITABLY TREATED.
  - ALL MATERIALS MUST HAVE AGREEMENT CERTIFICATE / BRITISH STANDARDS KITEMARK.
  - ALL WORKMANSHIP & MATERIALS TO BE TO TOTAL SATISFACTION OF BUILDING INSPECTOR.
  - GLAZING TO EXTERNAL WALLS & DOORS MUST COMPLY WITH B.S, 6282,
  - ALL GLAZING TO DOORS & SIDE PANELS UP TO A HEIGHT OF 1500mm ABOVE GROUND LEVEL TO BE SAFETY GLASS AS DEFINED IN B.S,6206 1991.
  - ALL WORKMANSHIP TO COMPLY WITH B.S,8000.
  - UNDERSIDE OF ROOF STRUCTURE AND INSIDE FACE OF WALLS ABOVE WINDOW HEAD LEVEL ARE TO BE EXPOSED IN THE STARBUCKS INTERIOR DESIGN. IT IS THEREFORE ESSENTIAL THAT THE INSIDE OF THE FABRIC IS UNDAMAGED AND CLEAN
- GENERAL STRUCTURAL NOTES:**
- NO INTERNAL/INTERMEDIATE COLUMNS ARE PERMITTED TO OPEN AREA WITHIN UNIT.
  - ANY CROSS BRACING TO BE LOCATED AS CLOSE AS POSSIBLE TO THE SIDE RAILS TO MINIMISE INTRUSION INTO RETAIL/BOH FLOOR SPACE
  - SEE ENGINEER'S DESIGN AND DETAILED DRAWINGS FOR SURFACE WATER DRAINAGE LAYOUT.

- GENERAL SERVICES NOTES:**
- MAIN CONTRACTOR IS RESPONSIBLE FOR EXCAVATION OF ALL SERVICES TRENCHES ON SITE.
  - CONTRACTOR TO SUPPLY AND FIX NEW HOCKEY STICK DUCT FOR ELECTRIC SERVICE: FINAL ENTRY POSITION TO BE CONFIRMED
  - INDICATED POP UP SERVICES LOCATIONS ARE INDICATIVE AND TO BE CONFIRMED BY STARBUCKS INTERNAL DESIGN TEAM PRIOR TO CONSTRUCTION.
- GENERAL DRAINAGE NOTES:**
- DRAINAGE POINTS ARE INDICATIVE ONLY. FINAL LOCATIONS TO BE ADVISED BEFORE CONSTRUCTION.
  - ALL DRAINS, FOUL & SURFACE WATER TO COMPLY WITH BS, 56 & BS, 540,
  - ALL DRAINS/WASTES MUST HAVE ADEQUATE FALL, VENTILATION & RODDING FACILITIES TO SATISFACTION OF BUILDING INSPECTOR.
  - DRAINS PASSING THROUGH WALLS ARE TO BE PROTECTED BY LINTOLS WITH A 50mm SPACE AROUND THE PIPES, MASKED BOTH SIDES WITH INERT BOARDS.
  - PIPES LAID UNDER THE BUILDING ARE TO BE SURROUNDED BY 100mm OF GRANULAR FILL. PIPES WITH THEIR CROWNS WITHIN 300mm OF UNDERSIDE OF SLAB TO BE SURROUNDED IN CONCRETE AND INTEGRAL WITH SLAB.
  - ALL MANHOLES TO BE CONSTRUCTED TO BUILDING REGULATIONS PART H TO BE PRE-FABRICATED CONCRETE BEDDED AND JOINTED TO MANUFACTURERS DETAILS OR FORM 600x450mm INSPECTION CHAMBERS IN 225mm 2nds ENGINEERING BRICKWORK BUILT OFF 150mm CONCRETE BASE WITH SMOOTH BENCHING AROUND PIPEWORK.
  - MANHOLES AND INSPECTION CHAMBERS TO INCLUDE CAST IRON COVER AND FRAME. COVERS TO BE SUITABLE FOR ANTICIPATED TRAFFIC LOADS DEPENDING ON LOCATIONS. INTERNAL MANHOLES AND INSPECTIONS CHAMBERS ARE TO BE AVOIDED.

- USE 100mm DIAMETER 'SUPERSLEVE' VITRIFIED CLAY DRAINS BY 'HEPWORTH CLAY PRODUCTS (OR EQUAL) OR 100mm uPVC DRAINAGE (TO APPROVAL OF RBC) WITH FLEXIBLE COUPLINGS) MINIMUM 150mm GRANULAR SURROUNDS, MINIMUM 1 in 40 FALL.
  - ON COMPLETION ALL DRAINS TO BE PRESSURE TESTED AND CAMERA SURVEY CARRIED OUT TO ENSURE FREE FROM WASTE MATERIALS AND FREE FLOWING.
- WASTES W1-W7 NOTES:**
- WASTES W1-W7 TO BE HEPWORTH OR EQUIVALENT 100mm DIA REST BENDS TO TAKE 100 mm UPVC SOIL PIPE/WC/ BASIN/SINK CONNECTIONS TOP OF COLLAR SET AT FFL
  - WASTE POINTS ARE INDICATIVE ONLY. FINAL LOCATIONS TO BE ADVISED BEFORE CONSTRUCTION.

REV	NOTES	DATE	BY	AUTH
CON01	Contract Issue	12,08,22	SL	GW
T02	Issued for Tender	11,05,22	SL	GW
T01	Issued for Tender	21,01,22	SL	GW
DR2	Issued for Review	22,12,21	SL	GW
DR1	Issued for Review	17,12,21	SL	GW

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**DRAWING STATUS**

**Tender**

TITLE  
**Proposed Block Plan**

PROJECT  
 Ruscot Avenue, Banbury - Phase 3

SCALE AT A1: 1:200  
 SCALE AT A3: N.T.S.

JOB NO.	DRAWING	REV
16061	(03)-S3-S-001	CON01

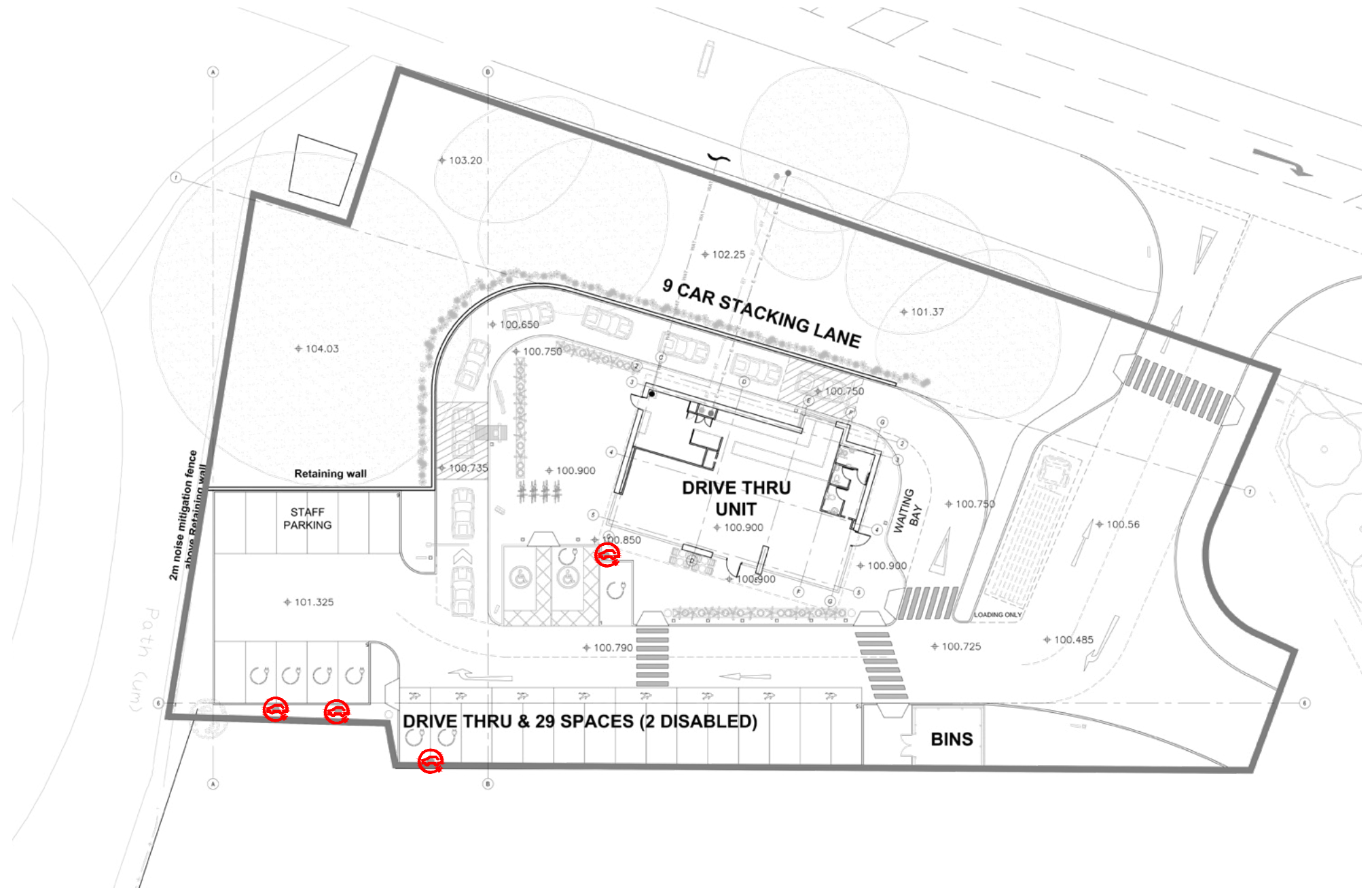



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## EV Charging Provision

Of the 29 available parking spaces 25% = 8 parking spaces will be supplied with EV charging points.

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



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TYPE 2 SOCKET GREY

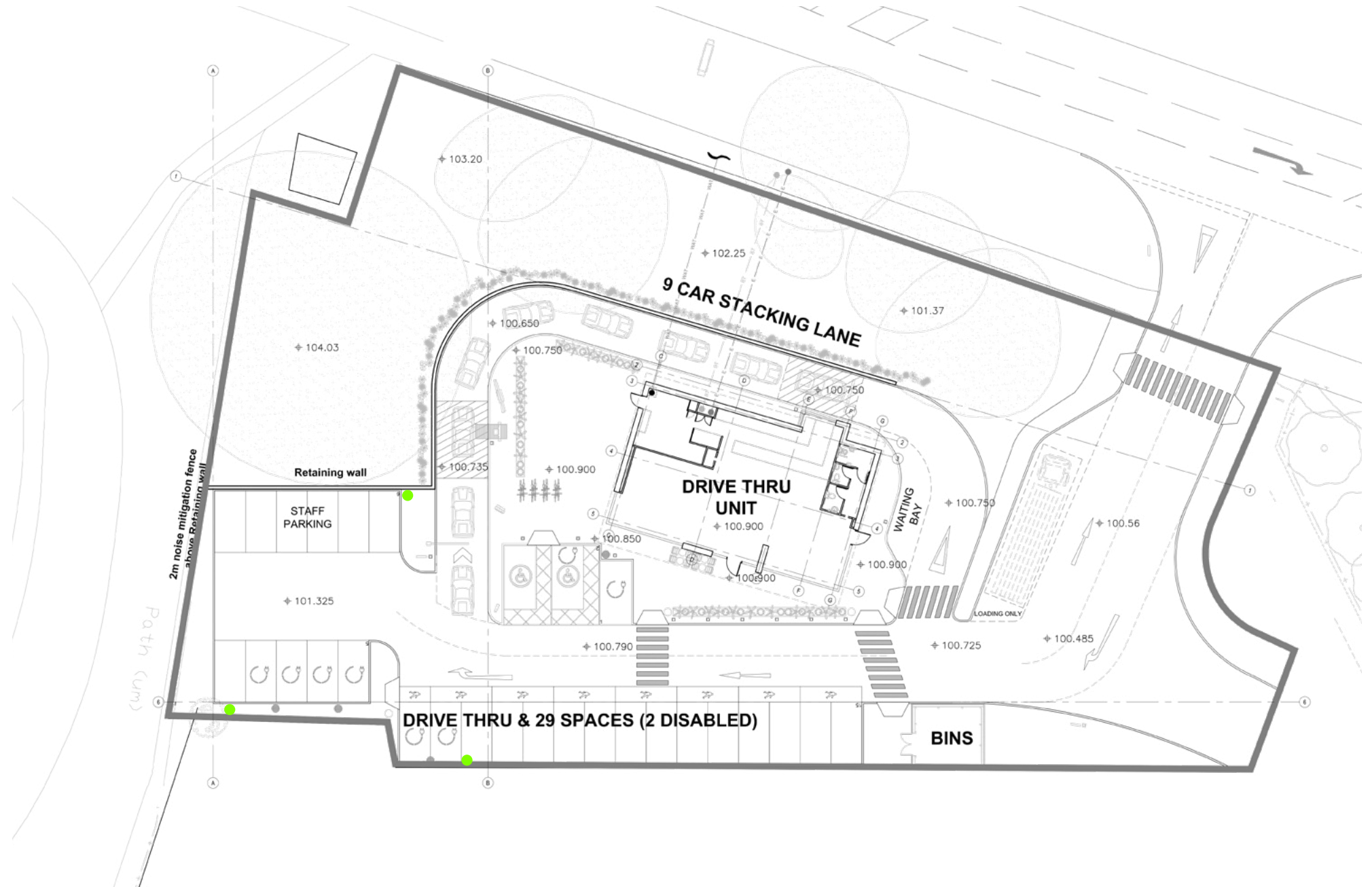


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### Future EV Charging Future Uptake and Ducting Provision

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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