



Land to the north east of
Skimmingdish Lane, Bicester

Design Codes.

May 2015

Introduction

This Design code document is prepared by Chetwoods on behalf of Albion Land in support of an outline planning application for a flexible mix of employment uses. This document is to be read in conjunction with the parameter plans and the Design Access Statement which accompanies the application. The design codes are intended to assist in the interpretation of the proposals & to provide an additional set of limits or design rules to ensure that the development of the site is respectful of its surroundings and provides a high quality scheme which embraces the principle of good design.

1.0 Roofs

- Roof pitch will be at a minimum of 6 degrees, 15% of the roof will be roof lights, to control the amount of natural light and prevent overheating.
- Main covering either a composite or built up cladding system.
- Gravity &/or syphonic roof drainage system to eaves and valley gutters. Eaves and valley gutter system with galvanised steel gutters & weir overflows. External rainwater downpipes shall be proprietary colour coated metal pipes.
- Colour from a standard range of colours giving min 25 year warranty, to control and maintain the quality of the materials and colours used.

2.0 Clear Internal Heights

- Warehouse clear haunch up to 12.5m measured from Finished Floor Level (FFL)



3.0 Level Access Loading Doors

- Colour coated metal sectional overhead doors may be provided in each unit generally at a ratio of 1 per 4,645sqm, and respond to end user requirements. Ratios within smaller units will be increased to accommodate market demand.



4.0 Dock Loading Doors

- Colour coated metal sectional overhead doors may be provided in each unit generally at a ratio of 1 per 929sqm, and respond to end user requirements. Ratios within smaller units will be increased to accommodate market demand.



5.0 External Walls

- External wall cladding to comprise; Office elevations to be a composite cladding system. Warehouse elevations to be a Built-up or composite cladding system comprising standard Tata Colorcoat or equivalent colour coated profile metal sheeting. Different profiles and panel finishes will add interest and relief to the elevations and serve to lower the parapet height when viewed from ground level.
- Colour from a standard range of colours giving min 25 year warranty to control and maintain the quality of the materials and colours used.

6.0 Windows and External Doors

- Windows and main entrance screen comprising aluminium frames, finished in matt proprietary polyester powder coating to a standard colour. Double glazed sealed units with Pilkington Antisun or equivalent blue tinted glass outer pane. Window and door frames will be off contrasting colour to the surround cladding to give contrast and visual interest to the building elevation.
- Fire exit doors with either approved proprietary timber or metal doorsets with paint decoration to a standard colour to match loading doors, to give consistent building colour to the elevations.
- Main entrance canopy; 2m projection; painted steel frame to match window frames; profile roof cladding system, to highlight the building entrance and assist in way finding for visitors.



7.0 Roads, Paths, Paving's and Surfacing's

- Service Yard with brushed concrete surface with standard precast concrete kerbs.
- Car parks with standard concrete block pavior surfacing with standard precast concrete kerbs.
- Main footpaths and paved areas with standard concrete block paviers with standard precast concrete edgings.
- Fire escape paths with standard precast concrete pavings and edgings.
- Service yard lines and markings with white thermoplastic road paint.
- Car park lines and markings with contrasting colour block paviers.

8.0 Parking Standards

The following maximum parking standards to be applied to the development.

Carparking

Manufacturing (B2) 1 space per 60sqm

Warehousing (B8) 1 space per 100sqm

Ancillary Office 1 space per 30sqm

HGV Parking

Manufacturing (B2) 1 space per 500sqm

Warehousing (B8) 1 space per 500sqm

Motorcycles

Manufacturing (B2) 1 space per 3,000sqm

Warehousing (B8) 1 space per 3,000sqm

Ancillary Office 1 space per 1,800sqm

Bicycles

Manufacturing (B2) 1 space per 250sqm

Warehousing (B8) 1 space per 250sqm

Ancillary Office 1 space per 150sqm

Disabled and special needs car parking will be provided as a percentage of the total carpark ling for each plot development to Local Authority guidance.



9.0 Soft Landscaping and Planting

- **General Tree Planting**
Tree species shall be locally native, except for evergreen species which shall be UK native. Sizes shall vary in order to provide a range of sizes. Sizes shall be as per the following proportions:
Semi mature 20%, Extra Heavy Standard 30% and Standard Trees, 50%
- **General Native Planting**
In conjunction with trees an understory of native whip mix shall be provided at an average rate of 1 plant/1.5m² this will form bands of native vegetation comprising both tree and shrub species including deciduous and evergreen where prescribed on the Landscape Parameter Plans.
- **Hedgerow Planting**
Hedgerow planting shall consist of trees at 3m centres and native whips (tree & shrub species) at 0.5m centres throughout the planting zone.
- **General Amenity Shrub Planting**
This will comprise a variety of robust & hardy groundcover and low level (below 1.2m mature height with some specimen/accent plants, all requiring minimal maintenance. There will be a predominance of amenity shrub planting with a high proportion of evergreen and flowering species to give year round structure and interest.
- **Planting Associated with Swale features**
Swales features will be planted with suitably tolerant native plant species appropriate for the likely growing conditions
- **Grassland**
Where grass is used the majority will be species rich of ecological value comprising rarer grass species with some wild flowers. This also requires a low maintenance regime. Amenity grass mix will be used to form neat 1m wide margins to species rich grass areas. These margins shall be regularly mown to maintain a tidy appearance.
- **Soils**
Suitable quality topsoil shall be provided to the following depths:
Native Whips Planted areas – 300mm
Amenity shrubs – 400mm
Amenity Grass – 150mm
Species rich/wildflower grass – as per supplier's recommendations
- **Staking and protection**
All planting shall be suitably supported during the establishment period and protected from damage caused by animals e.g. Rabbits. All planted areas shall be appropriately mulched with bark.

10.0 Fencing, Railings and Walls

- 2.00m high standard green paladin or palisade type fence to Service Yards with matching gates, to maintain a consistent approach around the development and with the landscaping help tie the individual plots together in a high quality co-ordinated scheme.
- 1.5m high painted steel protection bollards to be provided externally to the level access loading doors, to reduce damage to the external building envelope
- Reinforced or precast concrete retaining walls with fair finish to exposed faces to loading dock zone; 1m high Kee'Klamp or equivalent galvanised tubular safety rail to top of walls.



11.0 Site and Occupier Signage

- Building signage will generally be limited to strategic elevations where it will inform vehicles and pedestrians on the internal road network or the identity of the building tenants.
- Key signage will not be provided above eaves and will be in scale with the elevations of any building and reflective of the tenants corporate image.
- Estate signage will present a coherent and visually clear range of directional and informative material to maintain a co-ordinated appearance to the development.
- All illuminated external and site signage will incorporate control lighting design to minimise energy consumption and light pollution.

12.0 Construction Policy

- The construction process for each plot and its associated infrastructure will be conditioned to operate according to the proposed Construction Environmental management Plan (CEMP) for each phase. This will establish site procedures to be adopted during the course of construction, including inter alia working hours, soil stockpiling, material crushing and sorting, control of dust and other emissions, construction noise and vibration from the development.
- The provisions of the CEMP for each phase will reflect the mitigation measures proposed in the Environmental Impact Assessment. Construction of the development shall proceed in accordance with this plan for each phase.