

## **Elmsbrook Exemplar Site Ph 3 & 4, Bicester**

### **Response to Condition 63 of 10/01780/HYBRID**

The vertical design of the new buildings, roads and external spaces is such that the development will not be significantly elevated above the existing adjoining highway therefore the development will not shed surface water runoff onto it.

The new side roads which are served by the existing spine are designed such that they are lower than the spine road and will therefore not drain on to it.

The B4100 to the north of the development has an existing ditch and filter drain running along its southern side therefore further ensuring that runoff from the new development will not drain onto the carriageway.

It should be noted that the site is underlain by permeable Cornbrash, this is a granular subsoil with proven infiltration characteristics, runoff from landscaped areas will therefore be negligible.

The existing and proposed levels for the new development are shown on drawings 3300 – 3305 attached to this statement.



LEVELS LEGEND	
118.20 +	DENOTES PROPOSED LEVEL
(118.20) +	DENOTES EXISTING LEVEL
[118.20] +	DENOTES SURVEYED LEVEL
DDPC	DENOTES DDPC REQUIRED
---	DENOTES GRAVEL BOARD MAX 300mm
---	DENOTES PROPOSED DISHED CHANNEL
TANKING	DENOTES TANKING
---	DENOTES UNDER BUILD/EXPOSED BRICKWORK
---	DENOTES SITE BOUNDARY

RISK SCHEDULE	
ITEM	DESCRIPTION OF RISK OF ACTION
⚠	Specific health and safety risks associated with these works are highlighted with the caution symbol adjacent to the item of risk. Please refer to risk schedule contained on individual drawings.
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⚠	The contractor should be aware of construction near existing water courses which should be carried out in accordance with Environment Agency Pollution Prevention Guidelines.



**HEALTH & SAFETY:**

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**NOTES**

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T6	LEVELS TO 6-9 FFL UPDATED	07.08.18	PJ
T5	LEVELS REVISED IN ACCORDANCE WITH CNR COMMENTS. AS CLOUDED	20.07.18	PJ
T4	LEVELS REVISED IN ACCORDANCE WITH CNR COMMENTS AND INTERNAL REVIEW	13.07.18	JP
T3	LEVELS REVISED FOR DESIGN EXCEEDANCE	29.06.18	DC
T2	LAYOUT UPDATED	14.05.18	DC
T1	TENDER ISSUE	13.12.17	DC
	Rev:	Date:	Initial:

Drawing Status: **TENDER**

<p><b>RS REUBY &amp; STAGG LTD.</b> CONSULTING CIVIL &amp; STRUCTURAL ENGINEERS</p>	<p>Crest Nicholson Regeneration Crest House Pycroft Road Chertsey Surrey KT16 9GN</p>
	<p>Tel: 01932 580 333 Fax: 0870 336 3992 www.crestnicholson.com</p>

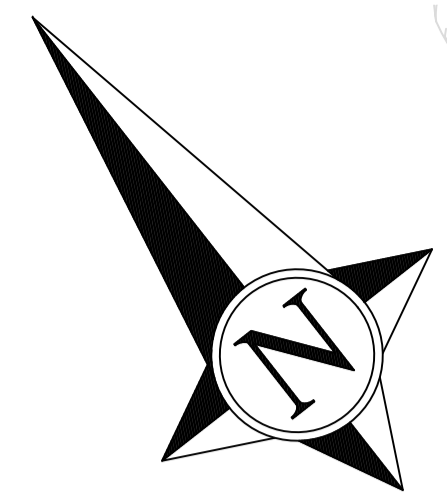
Site: **ELMSBROOK, BICESTER**  
Address: **PHASE 3 & 4**  
Org Title: **LEVELS LAYOUT SHEET 1 OF 6**

Scale: 1:250	Page Size: A1	Date: DEC 17
	Drawn: DC	Checked: MD

Drawing No: **14790TA-3300** Revision: **T6**

**LEVELS LEGEND**

- 118.20+ DENOTES PROPOSED LEVEL
- (118.20)+ DENOTES EXISTING LEVEL
- [118.20]+ DENOTES SURVEYED LEVEL
- DDPC DENOTES DDPC REQUIRED
- GR --- DENOTES GRAVEL BOARD MAX 300mm
- TANKING --- DENOTES PROPOSED DISH CHANNEL
- TANKING DENOTES TANKING
- ESS --- DENOTES UNDER BUILD/EXPOSED BRICKWORK
- DENOTES SITE BOUNDARY



**RISK SCHEDULE**

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T6	PLOT 137 REAR GARDEN LEVEL AMENDED. TANKING/ESS ADDED TO PLOTS 140 & 141	07.08.18	PJ
T5	LEVELS REVISED IN ACCORDANCE WITH CNR COMMENTS & AS BUILT SURVEY. AS CLOUDED	20.07.18	PJ
T4	LEVELS REVISED IN ACCORDANCE WITH CNR COMMENTS AND INTERNAL REVIEW	13.07.18	JP
T3	LEVELS REVISED FOR DESIGN EXCEEDANCE	29.06.18	DC
T2	LAYOUT UPDATED	14.05.18	DC
T1	TENDER ISSUE	13.12.17	DC

Drawing Status: **TENDER**

<p><b>RS REUBY &amp; STAGG LTD.</b> CONSULTING CIVIL &amp; STRUCTURAL ENGINEERS Dovey House 55 High Street, Ringwood Hampshire BH24 1AE T: 01425 84440 F: 01425 48480 Email: admin@reuby-stagg.co.uk</p>	<p><b>Crest Nicholson</b> Crest House Pycroft Road Chertsey Surrey KT16 9GN Tel: 01932 580 333 Fax: 0870 336 3992 www.crestnicholson.com</p>
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Site: **ELMSBROOK, BICESTER**  
Address: **PHASE 3 & 4**  
Org Title: **LEVELS LAYOUT SHEET 2 OF 6**

Scale: 1:250	Page Size: A1	Date: DEC 17
	Drawn: DC	Checked: MD
Drawing No: 14790TA-3301		Revision: T6



### LEVELS LEGEND

- 118.20 + DENOTES PROPOSED LEVEL
- (118.20) + DENOTES EXISTING LEVEL
- [118.25] + DENOTES SURVEYED LEVEL
- DENOTES DDPC REQUIRED
- DENOTES GRAVEL BOARD MAX 300mm
- DENOTES PROPOSED DISHED CHANNEL
- TANKING DENOTES TANKING
- FSS DENOTES UNDER BUILD/EXPOSED BRICKWORK
- DENOTES SITE BOUNDARY

### RISK SCHEDULE

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T6	PLOT 167 FFL AMENDED TO SUIT	07.08.18	PJ
T5	LEVELS REVISED IN ACCORDANCE WITH CNR COMMENTS. AS CLOUDED	20.07.18	PJ
T4	LEVELS REVISED IN ACCORDANCE WITH CNR COMMENTS AND INTERNAL REVIEW	13.07.18	JP
T3	LEVELS REVISED FOR DESIGN EXCEEDANCE	29.06.18	DC
T2	LAYOUT UPDATED	14.05.18	DC
T1	TENDER ISSUE	13.12.17	DC

Drawing Status: **TENDER**

<p><b>RS REUBY &amp; STAGG LTD.</b> CONSULTING CIVIL &amp; STRUCTURAL ENGINEERS Dovey House 55 High Street, Ringwood Hampshire BH24 1AJ T: 01425 364400 F: 01425 484400 Email: admin@reuby-stagg.co.uk</p>	<p>Crest Nicholson Regeneration Crest House Pycroft Road Chertsey Surrey KT16 9GN Tel: 01932 580 333 Fax: 0870 336 3992 www.crestnicholson.com</p>
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Site: **ELMSBROOK, BICESTER**  
Address: **PHASE 3 & 4**  
Org Title: **LEVELS LAYOUT SHEET 3 OF 6**

Scale: 1:250	Page Size: A1	Date: DEC 17
Drawing No: 14790TA-3302	Drawn: DC	Checked: MD
		Revision:



OPEN SPACE LEVELS BY DJA

OPEN SPACE LEVELS BY DJA



LEVELS LEGEND	
118.20 +	DENOTES PROPOSED LEVEL
(118.25) +	DENOTES EXISTING LEVEL
[118.25] +	DENOTES SURVEYED LEVEL
— DPC	DENOTES DPC REQUIRED
— 2% —	DENOTES GRAVEL BOARD MAX 300mm
—	DENOTES PROPOSED DISHED CHANNEL
— ESS	DENOTES UNDER BUILD/EXPOSED BRICKWORK
—	DENOTES SITE BOUNDARY



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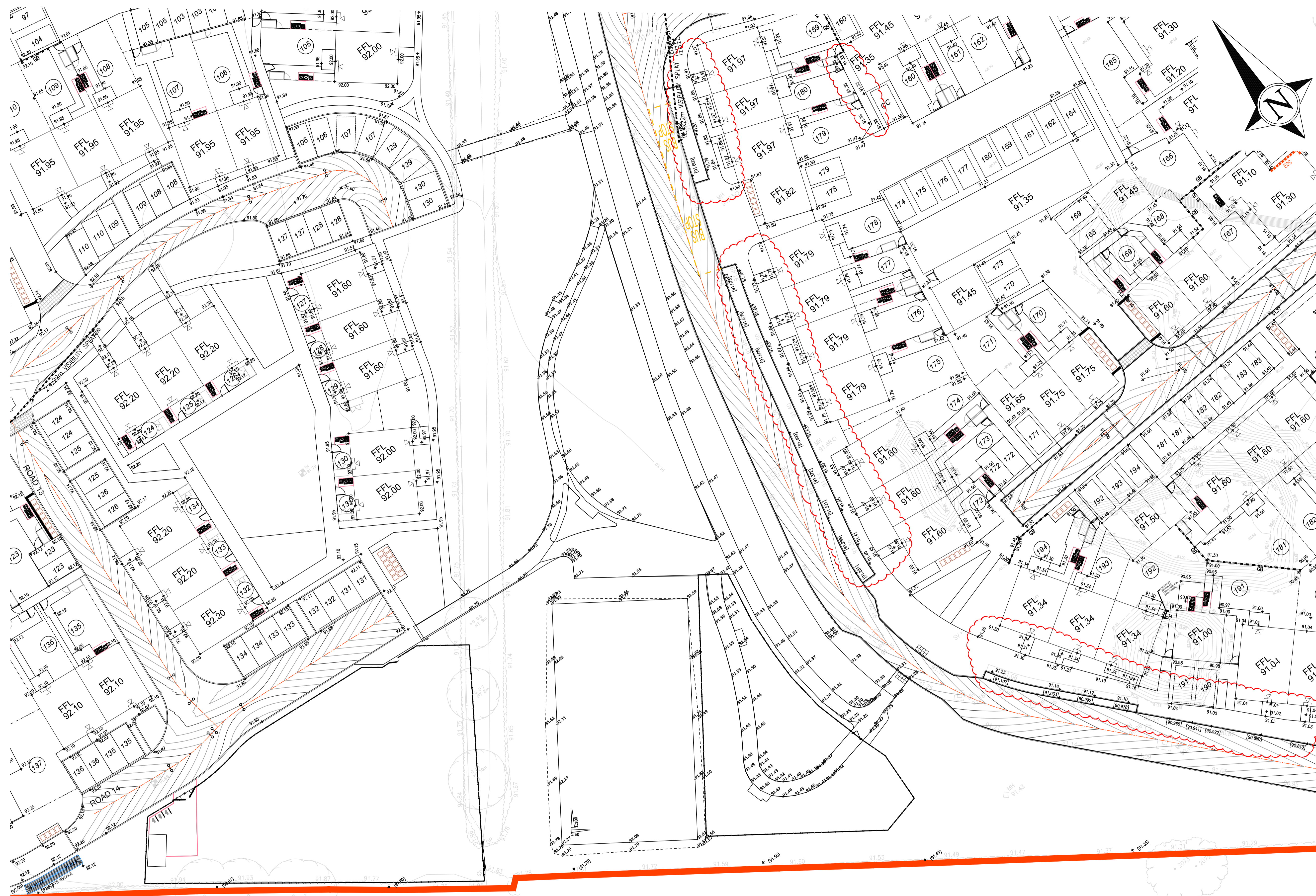
T5	LEVELS REVISED IN ACCORDANCE WITH 20.07.18 PJ WITH CNR COMMENTS. AS CLOUDED		
T4	LEVELS REVISED IN ACCORDANCE WITH CNR COMMENTS AND INTERNAL REVIEW 13.07.18	JP	
T3	LEVELS REVISED FOR DESIGN EXCEEDANCE	29.06.18	DC
T2	LAYOUT UPDATED	14.05.18	DC
T1	LAYOUT ISSUE	13.12.17	DC
	Rev. Description:		Initials

Drawing Status: **TENDER**

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Site: **ELMSBROOK, BICESTER**  
Address: **PHASE 3 & 4**  
Dwg Title: **LEVELS LAYOUT SHEET 4 OF 6**

Scale: 1:250	Page Size: A1	Date: DEC 17
Drawing No: 14790TA-3303	Drawn: DC	Checked: MD
		Revision: T5



LEVELS LEGEND	
118.20 +	DENOTES PROPOSED LEVEL
(118.25) +	DENOTES EXISTING LEVEL
[118.25] +	DENOTES SURVEYED LEVEL
DDPC	DENOTES DDPC REQUIRED
— 300mm	DENOTES GRAVEL BOARD MAX 300mm
—	DENOTES PROPOSED DISHED CHANNEL
—	DENOTES UNDER BUILT/EXPOSED BRICKWORK
—	DENOTES SITE BOUNDARY

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T5	LEVELS REVISED IN ACCORDANCE 20.07.18	PJ
	WITH CNR COMMENTS & AS BUILT SURVEY. AS CLOUDED	
T4	LEVELS REVISED IN ACCORDANCE WITH CNR COMMENTS AND INTERNAL REVIEW 13.07.18	JP
T3	LEVELS REVISED FOR DESIGN EXCEEDANCE	29.06.18 DC
T2	LAYOUT UPDATED	14.05.18 DC
T1	TENDER ISSUE	13.12.17 DC
	Description:	Date: Initials:

Drawing Status: **TENDER**

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Site: **ELMSBROOK, BICESTER**  
Address: **PHASE 3 & 4**  
Org Title: **LEVELS LAYOUT SHEET 5 OF 6**

Scale: 1:250	Page Size: A1	Date: DEC 17
	Drawn: DC	Checked: MD

Drawing No: **14790TA-3304** Revision: **T5**



LEVELS LEGEND	
118.20 +	DENOTES PROPOSED LEVEL
(118.25) +	DENOTES EXISTING LEVEL
(118.25) +	DENOTES SURVEYED LEVEL
DDPC	DENOTES DDPC REQUIRED
GB	DENOTES GRAVEL BOARD MAX 300mm
—	DENOTES PROPOSED DISHED CHANNEL
ESS	DENOTES UNDER BUILD/EXPOSED BRICKWORK
—	DENOTES SITE BOUNDARY



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T5	LEVELS REVISED IN ACCORDANCE 20.07.18	PJ
	WITH CNR COMMENTS. AS CLOUDED.	
T4	LEVELS REVISED IN ACCORDANCE WITH CNR COMMENTS AND INTERNAL REVIEW 13.07.18	JP
T3	LEVELS REVISED FOR DESIGN EXCEEDANCE	29.06.18 DC
T2	LAYOUT UPDATED	14.05.18 DC
T1	TENDER ISSUE	13.12.17 DC
	Description:	Date: Initials:

Drawing Status: **TENDER**

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		Tel: 01932 580 333 Fax: 0870 336 3992 www.crestnicholson.com

Site: **ELMSBROOK, BICESTER**  
 Address: **PHASE 3 & 4**  
 Org Title: **LEVELS LAYOUT SHEET 6 OF 6**

Scale: 1:250	Page Size: A1	Date: DEC 17
	Drawn: DC	Checked: MD
Drawing No: 14790TA-3305		Revision: T5