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R3 18_173

BANBURY TOWN COUNCIL

**PROPOSED CAFE
PEOPLE'S PARK, BANBURY**

DESIGN AND ACCESS STATEMENT

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1.0 INTRODUCTION

This Design and Access Statement has been prepared as part a planning application to create a new café facility within People's Park, Banbury on behalf of Banbury Town Council. The works will alter and extend an existing single storey red brick building, formerly a public toilet block which has been closed and used for storage for some years.

The intention of this document is to outline the design strategy and rationale of a project that is to be considered as a building for the community and to benefit the park and surrounding area.

The proposals within this submission have been developed by the following Project Team.

PROFESSIONAL DESIGN TEAM DETAILS

Architects/Principal Designer

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Figure 01. Aerial Photograph of People's Park



2.0 BACKGROUND AND HISTORY

Banbury is a historic market town located along the River Cherwell in northern Oxfordshire. The town has been a busy market town and has now established itself as an important industrial centre with excellent transport links to the M40. The town itself still has some historic alleyways / footpaths connecting various parts of the town together, this is found at People's Park where two public footpaths connect the park to the town, these being The Leys and The Shades which follow the historic Borough boundary.

People's Park is situated to the west side of the centre of Banbury, having previously been part of the Neithrop House Estate. People's Park became a public park when the land was given to the people of Banbury in 1897, as part of Queen Victoria's Diamond Jubilee celebrations. The Park was officially opened in 1919 as part of the peace celebrations to celebrate the end of the First World War. Its buildings include the listed Neithrop House and the listed War Memorial erected in 1922. The park occupies 3 hectares of open space within the centre town centre and offers a combination of open, urban parkland, bandstand, bowling green and a war memorial. In more recent years an aviary, children's play area and a sensory garden have been added.

The Park has become an important, public, open space and amenity area within the urban fabric of Banbury, providing a range of play areas, bowls green, community and rose gardens and places for people to relax during the course of the day. Its proximity to the town centre makes it destination for many people on lunch or coffee breaks from work.

The Town Council recognise that in order for the park to continue its role as a community space within the town, the range of facilities and services it offers needs to broaden. Local research and surveys have suggested that offering a Cafe style facility would be a popular addition to the Park, potentially attracting both visitors and passing trade from local businesses.

3.0 THE BRIEF

The initial brief was for Acanthus Clews Architects to consider the potential of developing a new café space within People's Park. Banbury Town Council had three alternative sites within the park. A feasibility study and Pre-Application Submission weighed up the advantages and disadvantages of each. The proposals for the preferred site have now been refined and are detailed within this submission.

The aim of development was to attract a local business who will rent the building from Banbury Town Council and operate it as a café. The building will comprise of two main areas, the private area housing the kitchen facility with staff toilet and change facilities, a plant room and storage and the public area of a café and with a servery, toilets and baby change for café customers. An external terraced area with seating will look out onto the park providing further seating areas and soft landscaping.

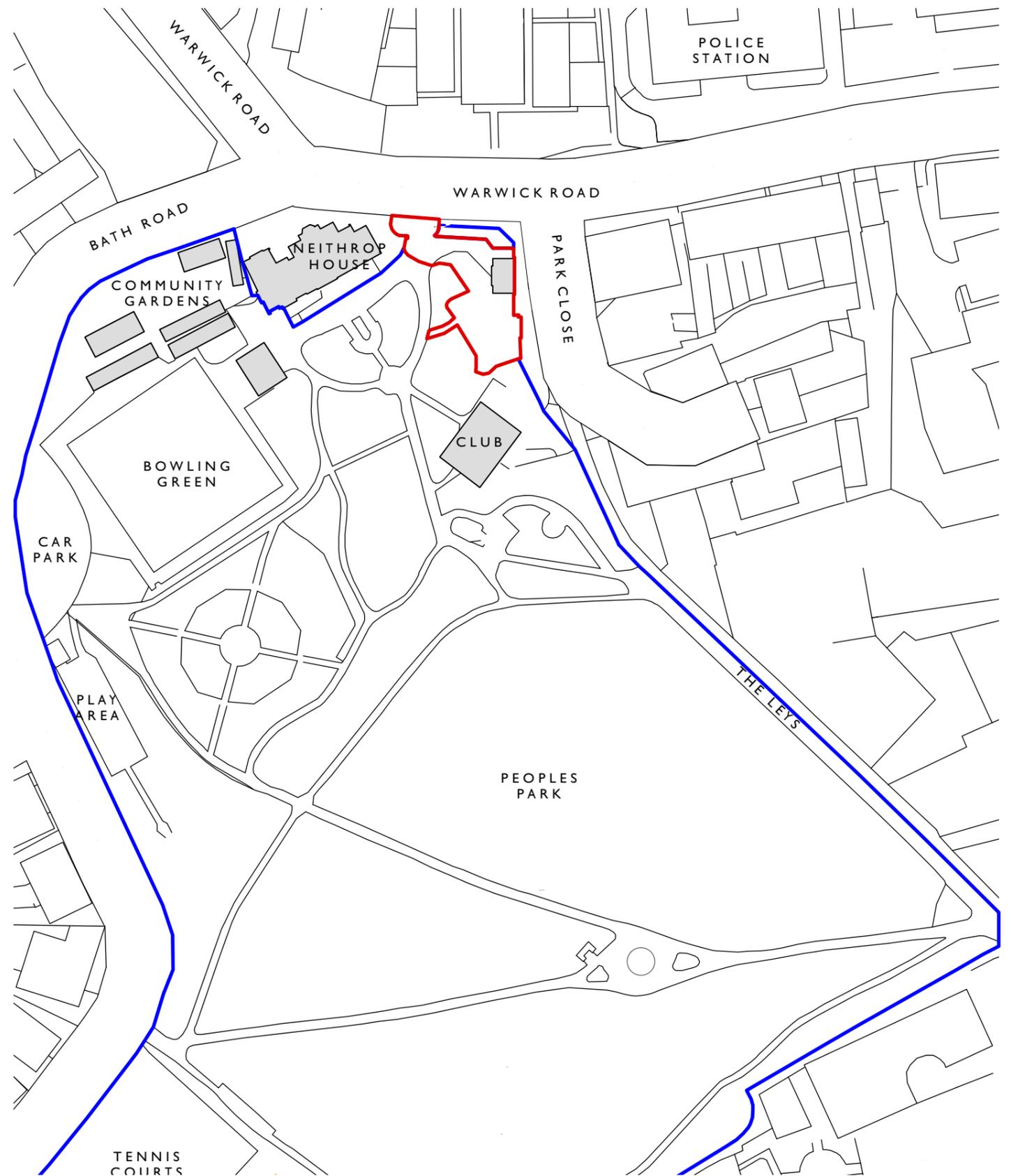


Figure 02. Site Location Plan



4.0 SITE ANALYSIS AND CONTEXT

The preferred site for the new café is within Peoples Park, Banbury, the park is within the Banbury Conservation area, which is a Designated Historic Asset.

Acanthus Clews Architects were appointed to consider the potential of three different sites within the park. The feasibility report analysed the options with a concept proposal on each and presented the findings to Cherwell District Council within a for a Pre- application Submission. The three sites were:

- Site 01 - Community Gardens Area
- Site 02 - Open Area in front of Neithrop House
- Site 03- Existing toilet block (northern boundary)

The preferred site was Site 03, altering and extending the former toilet block adjacent to the northern boundary of the site. This site was also supported as the most viable site by initial expressions of interest from local business owners.



Figure 03. Site options in People's Park

Figure 04. - Site 01 - Community Gardens Area - Concept Proposal

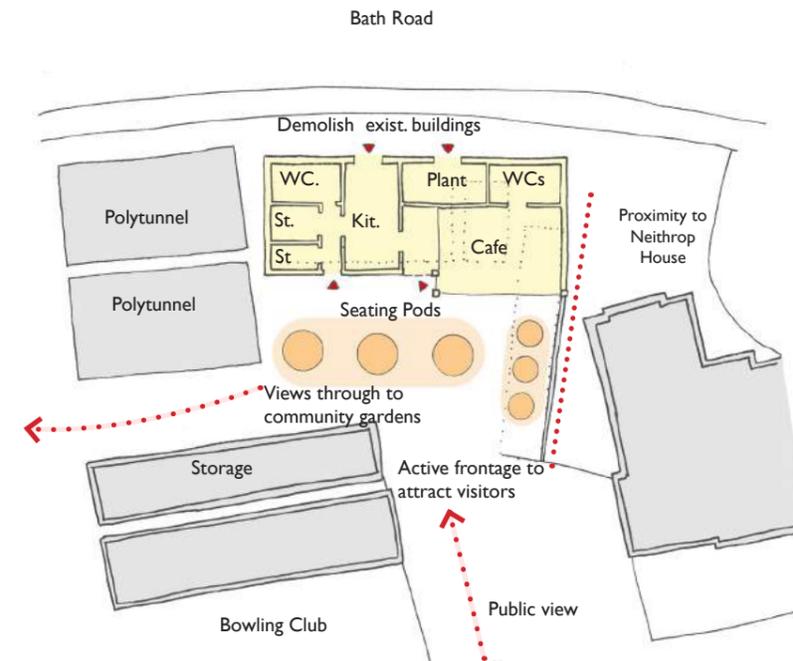


Figure 05 - Site 02 - Open Area in front of Neithrop House - Concept Proposal

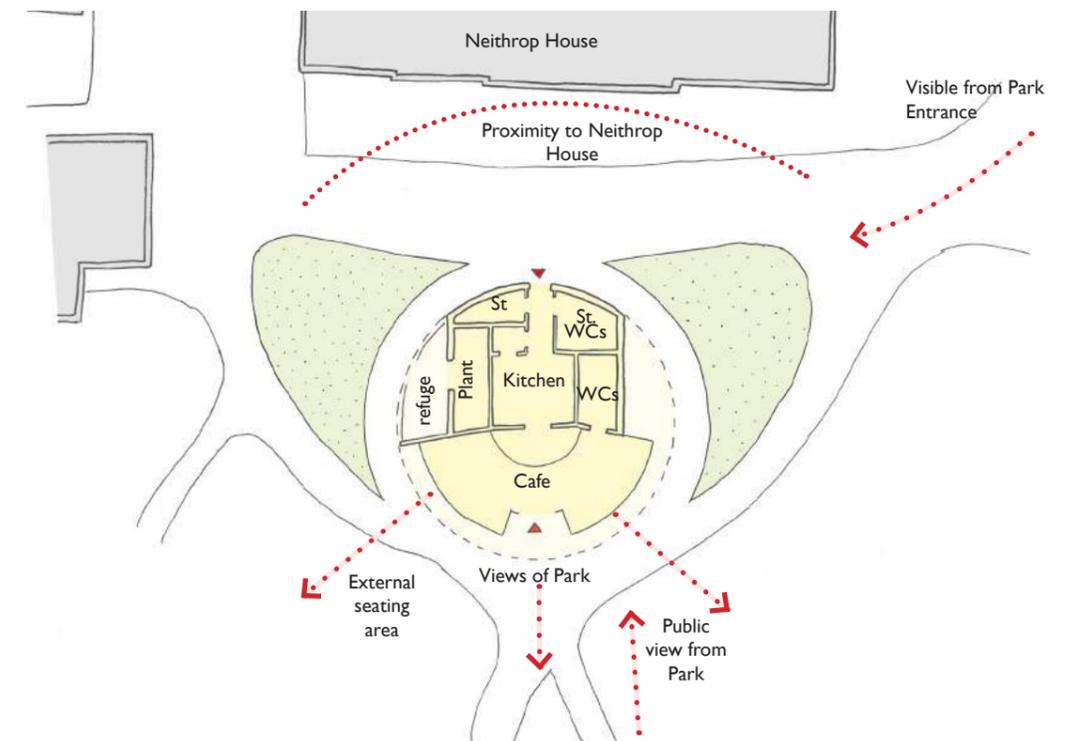
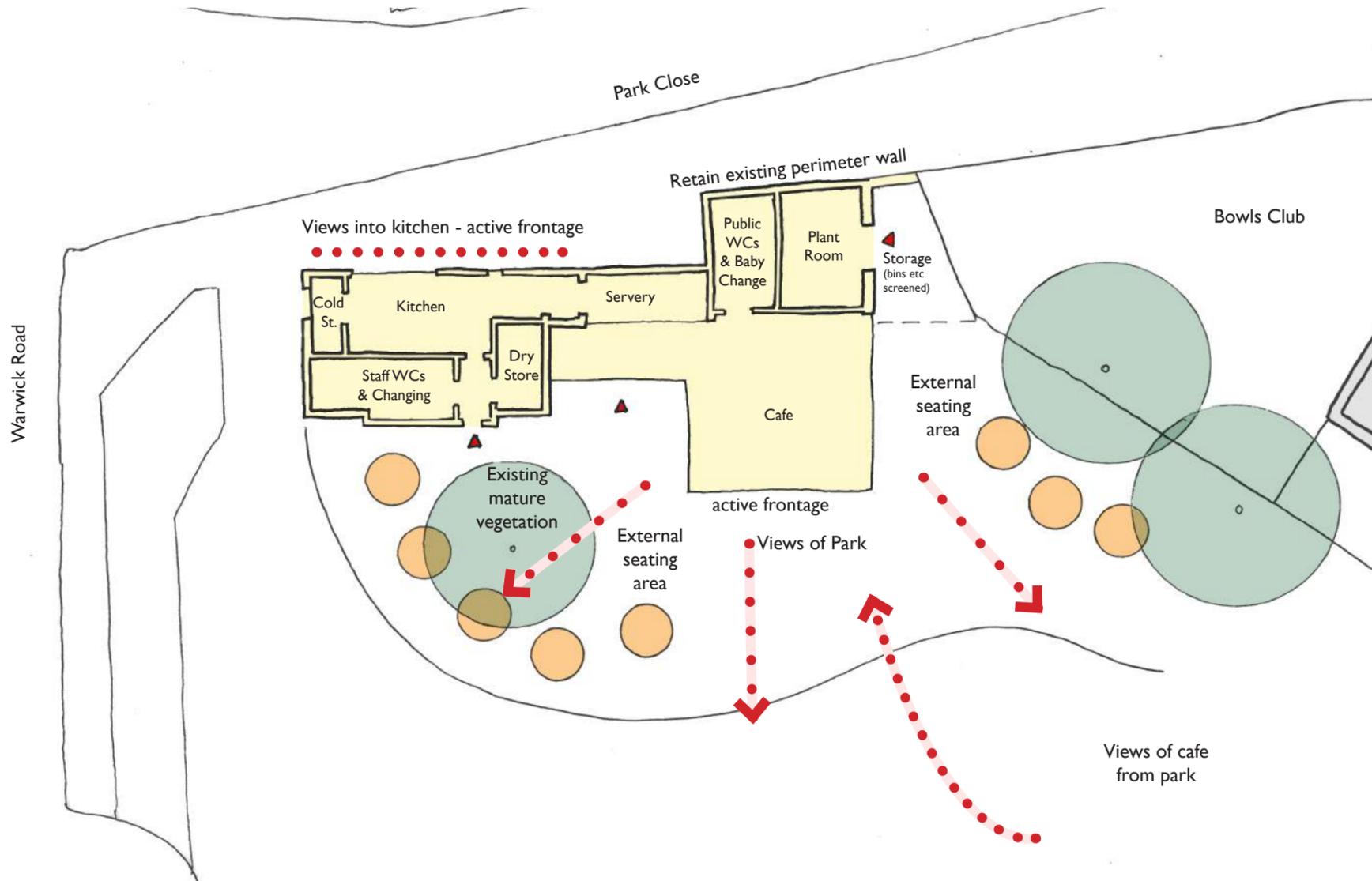


Figure 0.6 - Site 03 - Existing toilet block (northern boundary) Concept Proposal



Alternative Layout - Cafe within existing building

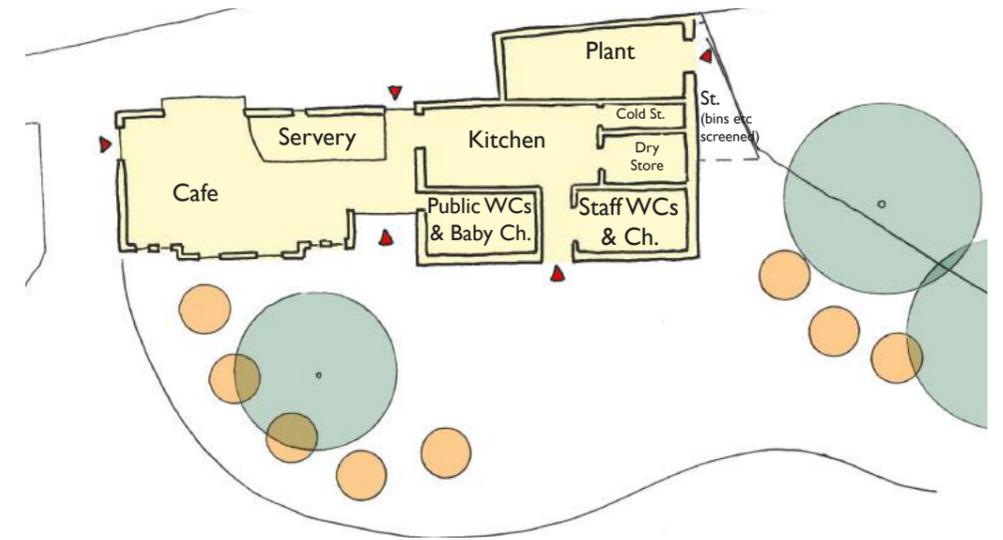


Figure 07. - Site 03 - Site Photographs



Former toilet block and historic wall - View from south of site



Former toilet block - view from Warwick Road



Former toilet block and historic wall - View from Park Close



View from northern park entrance



View of Neithrop House



View of People's Park from northern entrance

The site is located within the park itself, to the north eastern boundary facing onto Park Close and utilises the existing former toilet block which has been used as storage for the Town Council for some years. Two pedestrian paths located to the north and south of the existing building provide access from Park Close into the Park. Neither of these are designated public footpaths. A 2.5m tall historic stone wall connects to the southern footpath and defines the boundary to the park. This wall runs the length of The Leys, following the historic Borough boundary. The significance of the setting and wall is addressed within the Heritage Statement and Impact Assessment submitted as part of this application.

The levels across the site fall approximately 850 mm from north to south. The floor level from within the existing building is 300mm higher than pavement level on Park Close and raises approximately 500mm west to east across the site. The land to the west of the existing building is grassed and is planted with a number of mature trees.

The site offers great potential, it can draw visitors from the surrounding area on three faces, Park Close, Warwick Road and People's Park. It is one of the first locations seen when entering the park from the northern entrance and an extension to the south of the existing building will attract visitors from within the park itself. Currently the existing building and surrounding landscape does not contribute positively to either the surrounding streets or park in its current form and so the proposals to create a lively and inviting café space by refurbishing and extending the existing building will enhance this area of the park and secure the use of the existing building for future generations.



5.0 DESIGN PROPOSALS - SITE LAYOUT

Fundamental to the Town Council's aspirations is for the development to provide an open and welcoming building that reaches out both to the community and existing park visitors and is designed to be legible as a cafe yet, responds respectfully to both the existing building and historic boundary wall. At the same time it must function as a commercial café business and offer an inviting, light and airy space for customers to enjoy a cup of coffee or a light lunch.

Several design options have been explored, these considered where the extension may be located, and which accommodation is provided within the extension or the existing building. Within the Pre-Application Submission the location of the extension was examined and we received advice from Cherwell District Council that most suitable position for the extension was to the south as it would 'sit most comfortably with the existing buildings and would not encroach significantly into the park. It would also allow the focal point of Neithrop House to remain at the head of the park in this location, which is an important part of its setting.'

Two entrances into the building have been designed to separate the public entrance from service deliveries. In order to respect the setting, we propose minimal changes to the existing toilet block façade and therefore a building with small window openings will be more appropriate for a kitchen use allowing the café to be located in the extension which can be designed with more of a connection to the outside to draw visitors in. This allows a delivery access to be created through an existing doorway on the northern gable facing onto Warwick Road. Delivery vehicles can access the site via the Warwick Road Park entrance where they can safely pull off the highway.

The public / main entrance can then be located within the extension, the design of which is legible with a strong frontage facing onto the park and a new terraced area. Whilst recognising some potential visitors may pass the building along Warwick Road we propose replace the existing timber sliding doors with bifold windows which could be used as a serving hatch onto Park Close. This acts as a visual cue to the street to bring visitors into the park and café.

The extension is fairly compact and we have been mindful to reduce the loss of trees as far as possible as the trees are noted as contributing to the character of the Conservation Area and setting of Neithrop House. Due to the extension, three trees will need to be removed, namely the Sycamore, Yew and Holly – these are dashed on the proposed floor plan. To mitigate the loss we will be planting replacement trees, this is detailed within the Arboricultural Impact Assessment.

6.0 DESIGN PROPOSALS - INTERNAL ARRANGEMENT

The existing building footprint is limited in space and does not offer sufficient area to provide the café facilities in its entirety and so it is necessary to extend the building.

The internal layout of the building has been developed through continued discussion with Banbury Town Council. The sense of arrival and how visitors will enter the space, choose something to eat or drink from the servery, place their order, pay and sit down has been discussed and worked through with the advice from a catering experts. The kitchen links to the servery with an access hatch allowing direct communication between serving and kitchen staff. A staff WC / changing, and a plant room are accessed from the delivery entrance/ kitchen, allowing the café space to be the focus of the building with customer toilets and baby change at the far western side of the building.

Within the extension we have maximised the feeling of space and light by incorporated a central dual pitched bank of velux ridelights. Not only does this create a more welcoming entrance it also delivers vital natural daylight into the serving space. In contrast to the flat ceiling over the servery, the main café opens out into a vaulted space with feature trusses above the café. The gable faces the park with sliding folding doors onto the terraced area. A further pitched roof adjoins this roof with a dropped ceiling over the WC accommodation, to provide a void for services.

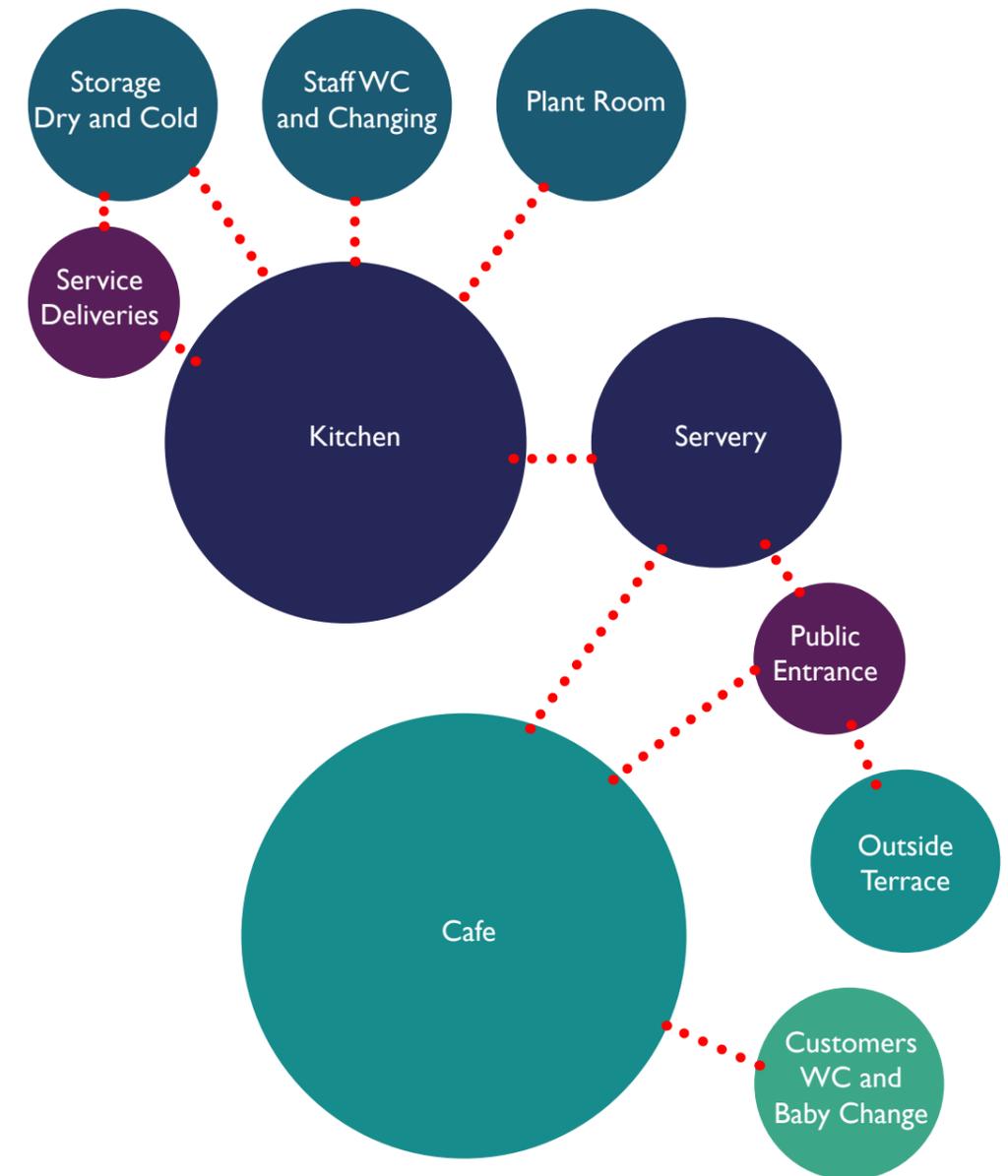


Figure 08. - Zoning Diagram



7.0 VISUAL APPEARANCE AND MASSING

The existing building is traditional in form being single storey, red brick with a pitched plain tiled roof and gables. The proposed extension compliments this using pitched roofs and gables connected by a flat roof. New walls are constructed predominantly of matching red brick with small areas of zinc cladding and a standing seam zinc roof to reflect traditional leadwork.

The footprint of the extension is stepped back from the existing building line with glazing forming the connection between the new and the old. The extension ridge height is lower than the existing building, again respecting the existing building. Where the existing boundary wall is not tall enough to provide sufficient headroom within the cafe in its entirety, we propose to increase the height of the wall using a lightweight stud wall and robust zinc cladding sympathetically flashed into the capping of the existing wall and pitched roof. No structural loads will be transferred through the historic wall, as the extension will include a new independent structural frame set forward of the wall. The historic wall will become a key feature within the café and will remain exposed, this approach allows the building to be understood as a new addition to the utilitarian existing red brick building and historic wall.

People's Park is not secured at night, all entrances and footpaths remain open and therefore security and robustness is essential for the success and longevity of the café. All new areas of glazing will be protected with roller shutters which have been incorporated into the design. High level glazing to the café gable is set behind louvres to provide both security protection and solar shading within the café. The external materials have been carefully chosen to be hard wearing and robust.

8.0 LEGIBILITY

In order to attract visitors to the café the new main entrance has been designed to provide a strong, clear frontage where passers-by can see the café within. The extension can be read as a new addition to the existing building and the gables can be seen over the existing historic wall, these act as a visual cue that something exciting is happening within.

9.0 MATERIALS

External materials proposed for the new building are:

Walls – Red brickwork to match existing with zinc cladding

Roof – Zinc standing seam.

Windows and Doors – Light grey powder coated aluminium double glazed system.

Rainwater goods – light grey powder coated aluminium rainwater goods

Louvres - light grey powder coated aluminium

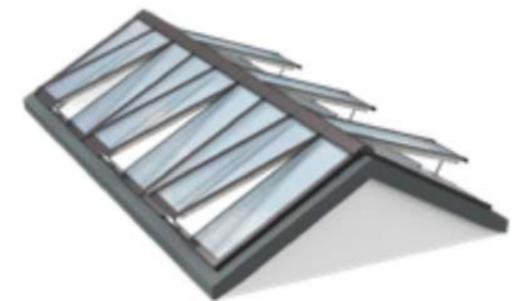
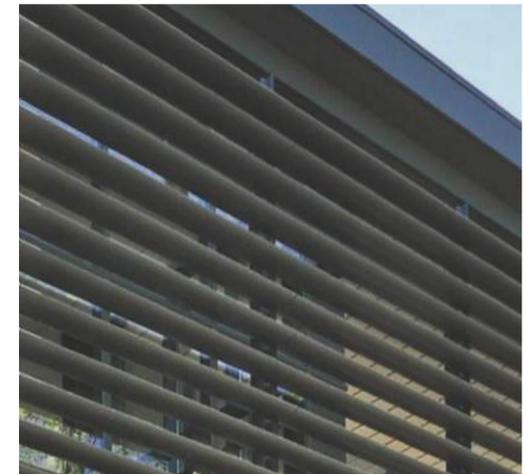
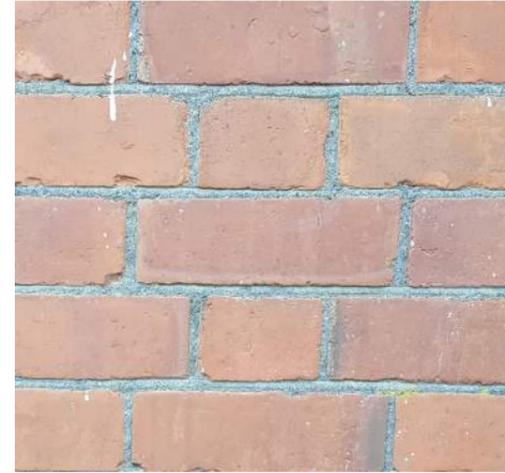


Figure 09. - Materials



10.0 INCLUSIVE ACCESS

All new external doors into the building will have level thresholds allowing inclusive access into the space. Floor levels between the new and existing are level. The existing external ground levels are higher so an area of excavation will be required adjacent to the park wall as well as a retaining wall on the boundary to the Bowls Club land and a small amount of grass banking around the external terrace.

Included within the layout is provision for an accessible WC / baby change in line with Building Regulations Part M requirements, for visitors and staff.

In the evenings and winter months when the sun sets mid-afternoon, external lighting around the perimeter of the building will provide safe access.

11.0 SUSTAINABILITY

Our starting point in any design is to provide a highly insulated, well-constructed building that offers the potential for natural daylight and ventilation wherever possible. The new glazed gable has brise soleil for solar shading to prevent overheating. The cafe is ventilated via a combination of opening lights and air supply and extract vents and will be on a timeclock control. Heat will be provided via a new boiler and underfloor heating system throughout the café space with radiators in the remaining space. The new external skin of the building will be design to 10% improvement on current Building Regulation U-values.

The existing building will be refurbished and insulated to current Building Regulation standards where economically achievable.

12.0 HIGHWAYS AND CAR PARKING

The café is for the benefit of the existing users of People's Park as well as pedestrian passers-by. These people will travel to the park in the same way as they do now, and we do not foresee the addition of a café creating any further demand on the existing car park off Bath Road.

The café will be serviced via the existing northern entrance to the park. The refuse store is positioned to the south of the building in the area where it will have the least amount of visual impact on the setting and the trees. On collection day the café staff will wheel the refuse bins out from the refuse store to the collection point at the northern entrance to the park and will return them to the store once emptied.

13.0 IMPACT ON THE RESIDENTIAL AMENITY

The proposals will have minimal impact on the surrounding residential area and will not create substantial noise or disturbance.

The kitchen will require supply and extraction ventilation and will be provided with 40AC/hr supply of extract ventilation in line with BESA DW/172. The extract and supply grilles are indicated on the proposed elevations.

14.0 CONSULTATION

A Pre-Application Enquiry was submitted to Cherwell District Council in February 2019. (Reference number 19/00021/PREAPP) a copy of the document is included within the Appendices. The submission considered three different sites within the park, analysed each in terms of advantages and disadvantages, provided a concept design and concluded that the former toilet block site was the most suitable. The feedback from the pre-app was in agreement with the site choice and the principle of a small café within the park was supported. However, the design would need to take into consideration the heritage, impact on trees and ecology, residential amenity including ventilation and extraction and highway safety. All of these aspects have been addressed within the submitted documentation.

15.0 CONCLUSION

The proposal in this submission is aimed at enhancing the experience for visitors to People's Park. It takes the existing former toilet block and an underutilised area of the park and creates a new café facility by refurbishing and extending the existing building and provides a new external terraced seating area with soft landscaping.

In summary, the proposed design aims to provide:

- A welcoming café space that is functional, flexible with excellent acoustics which can be enjoyed by a wide range of people.
- An extension which responds respectfully to the existing former toilet block, historic wall and park setting. The design allows the extension to be read as a new addition.
- A high quality and innovative response to the site and setting, which will add to the ambience of the character of the area.



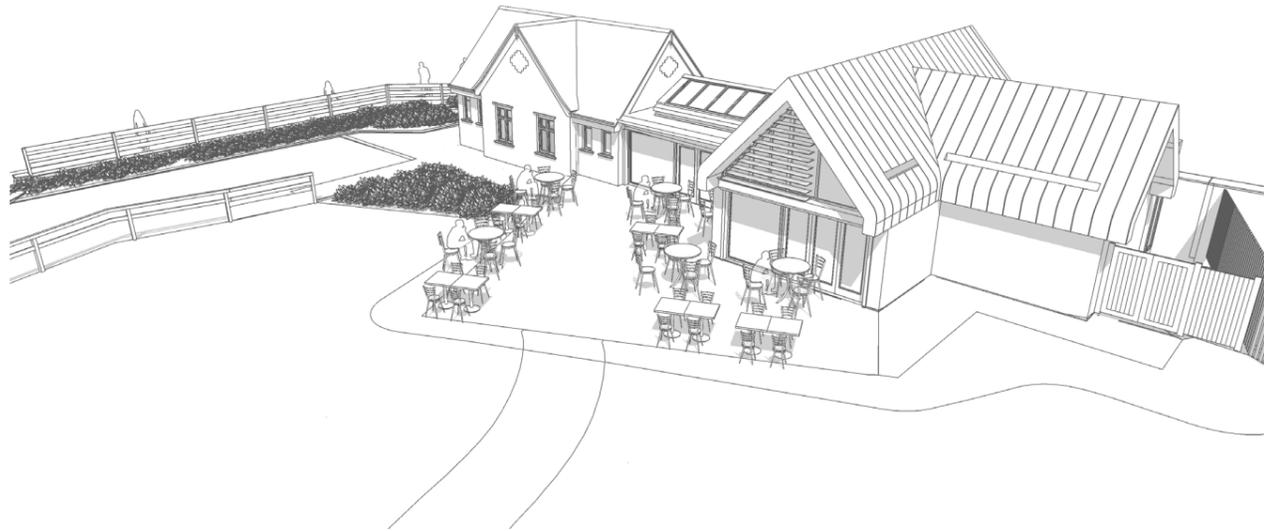
3D Visualisations



View from Northern Park Entrance



3D Visualisations



Aerial View from People's Park



View of Cafe Terrace



View from Warwick Road



View from Park Close



APPENDIX A
Planning Correspondence



CHERWELL DISTRICT COUNCIL

Pre-Application Report

Pre-application Reference No:	19/00021/PREAPP	
Proposal:	Proposed Cafe Development	
Site Address:	Peoples Park Warwick Road Banbury	
Date Site Visited:	20 February 2019	
Date & Time of Meeting (if applicable):	22 February 2019, on site	Start: 11:30
		Finish: 12:00

TECHNICAL ASSESSMENT
Internal Consultations Required: Conservation, Environmental Protection, Ecology, Arboriculture
External Consultations Required: OCC Highways
Flood Risk: The site is within Flood Zone 1 which is the zone of lowest flood risk. The Environment Agency has produced advice for applicants and agents about assessing flood risk in the planning process, and this can be viewed online at: https://www.gov.uk/flood-risk-assessment-for-planning-applications . You should have regard to this advice when preparing your application.
Drainage: You need to consider foul and surface water drainage when designing your proposals. In respect of foul drainage, you should first seek to connect to the public sewer network. You can contact Thames Water for further advice about this; information about their pre-application service is available online at: https://developers.thameswater.co.uk/commercial-building-works/wastewater/pre-application-help-and-advice .

EIA Screening Opinion Required? No
Committee or Delegated Matter? The application is likely to be determined under delegated powers unless called to committee by an elected ward Councillor.
Relevant Planning History: None

Policy:

Any application made for this proposal will be considered against the policy guidance contained in the National Planning Policy Framework (NPPF) and policies within The Cherwell Local Plan 2011-2031 Part 1 and the 'Saved Policies' of the Cherwell Local Plan 1996.

The Cherwell Local Plan 2011-2031 Part 1 was formally adopted by Cherwell District Council on 20th July 2015. The Local Plan and its associated documents are available on the Council's website: www.cherwell.gov.uk

The following policies of the Development Plan are of particular relevance to this proposal:

Cherwell Local Plan 2011 - 2031 Part 1

- Policy SLE2: Securing Town Centres
- Policy SLE4: Improved Transport Connections
- Policy BSC10: Open space, outdoor sports and recreation provision
- Policy ESD7: Sustainable Drainage Systems
- ESD10: Natural Environment
- ESD15: The Character of the Built and Historic Environment

Cherwell Local Plan 1996 (Saved Policies)

- C23 - Features in conservation areas
- C28 - Layout, design and external appearance of new development
- C30 - Design of new residential development
- ENV1 - Development likely to cause detrimental levels of pollution

Other Material Policy and Guidance

- National Planning Policy Framework ('NPPF')
- Planning Practice Guidance ('PPG')
- Banbury Conservation Area Appraisal

PROFESSIONAL ASSESSMENT BY CASE OFFICER

Your enquiry relates to the proposed construction of a new café building within Peoples Park. I have focused my comments on Option 3 of your submission as this is considered to be the most appropriate location taking into the constraints of the site.

It is considered that the main issues relating to your proposal are:

- Principle
- Heritage and design
- Impact on trees and ecology
- Residential amenity including ventilation/extraction
- Highway safety

Principle

The proposed development of a café is considered to constitute a 'main town centre use' as defined in the glossary of the NPPF. In such cases Policy SLE2 of the Cherwell Local Plan and advice in the NPPF seeks to direct such uses to town centres locations using the sequential approach. However, the Planning Practice notes that the 'Use of the sequential test should recognise that certain main town centre uses have particular market and locational requirements which mean that they may only be accommodated in specific

locations' (Paragraph: 011 Reference ID: 2b-011-20140306).

In this case my understanding is that the proposed café and toilet facilities are to serve the users of the existing park and the scale of the proposal appears appropriate for this. Therefore I consider that the proposal would pass the sequential test as there are locational requirements for the café to be located at the park. Furthermore I consider that the provision of a café and toilet facility would provide an enhancement to the provision of ancillary facilities at the park and gain some support from Policy BSC10 of the Cherwell Local Plan in this respect.

Overall, therefore, I consider that the principle of small café and toilet block would be supported at the existing park.

Heritage and design

Government guidance contained within the NPPF requiring good design states that good design is a fundamental aspect of sustainable development, is indivisible from good planning. It requires that proposals should function well and add to the overall quality of the area, should be sympathetic to local character and history and establish a strong sense of place. Paragraph 130 states permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.

The site lies within the Banbury Conservation Area, which is a designated heritage asset. The wall around the site is likely to be curtilage listed. The toilet block may also be curtilage listed (see below). It also lies within the setting of a number of listed buildings including Neithrop House and the properties in Park Close to the south east of the site.

Paragraph 192 of the NPPF states that account should be taken of the desirability of new development making a positive contribution to local character and distinctiveness. Paragraph 193 of the NPPF states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. It goes on to state any harm loss should require clear and convincing justification. The Council also has statutory duties under legislation to have special regard to preserve and enhance heritage assets and their settings.

Policy ESD15 of the CLP 2031 Part 1 states that: "*New development will be expected to complement and enhance the character of its context through sensitive siting, layout and high quality design. All new development will be required to meet high design standards.*" It also echoes the advice in the NPPF in respect of the importance of preserving and enhancing designated heritage assets.

Saved Policy C28 of the CLP 1996 exercises control over all new developments to ensure that the standards of layout, design and external appearance are sympathetic to the character of the context as well as compatible with existing buildings. Saved policy C23 states there will be a presumption in favour of retaining buildings, walls and trees which make a positive contribution to the character or appearance of a Conservation Area.

The site lies within the Large Villa Grounds character area of the Conservation Area. People's Park was laid out in the former grounds of Neithrop House and opened to the public in 1919. It is of historic importance in that it is demarcated by historic means of enclosure associated with the plot boundary and by public rights of way, which follow the historic Borough boundary such as The Leys and The Shades.

Based on the submitted information it is considered that the most appropriate location for the new facility would be the general site outlined at Option 3A. In my view this would sit most comfortably with the existing buildings and would not encroach significantly into the park. It would also allow the focal point of Neithrop House to remain at the head of the park in this location, which is an important part of its setting.

As noted above, the wall to the eastern boundary of the site is highly likely to be curtilage

listed given its historic relationship with Neithrop House and the toilet block may also be curtilage listed. These are significant constraints and I have asked the Conservation Officer to review this matter further.

Having discussed the matter with the Conservation Officer we are not opposed to a modern design approach for the development. The re-use of the former toilet block is considered to be a positive as it would bring a new use back to the building which positively contributes to the parkland setting. However, clearly any development needs to respect the scale, appearance, form and detailing of the former toilet block building. Furthermore the buildings need to remain to be seen as ancillary buildings and not compete with the listed buildings in the locality.

Whilst I appreciate the plans submitted at the current time are conceptual there are concerns as to how the proposal would relate to the listed wall. We have particular concerns that building directly off of this wall may require it to be rebuilt as it may not be structurally strong enough to be able to accommodate the development. This would not be desirable. We also have concerns regarding the visual impact of building directly this wall and whether it may undermine the significance of the historical boundary of the park. In our view it would be more appropriate to set the development away from the wall to allow it to remain clear as the boundary wall and to allow for longer term maintenance.

The detailed design approach to the building will need careful consideration to ensure it does not detrimentally impact on the conservation area or the setting of the listed building. Some of the current illustrations look rather large and tall but it is difficult to comment on the details without seeing more detailed plans. If a contemporary approach is taken then a glazed link between the new and the old buildings would be appropriate and I would not be opposed to a high quality glazed and timber finish building in this parkland setting.

Impact on trees and ecology

The area around the application contains a number of trees. The trees on the site are protected by virtue of being in a Conservation Area. The trees positively contribute to the character and appearance of the Conservation Area and also the setting of the listed building. Any application needs to be accompanied by an Arboricultural Report, Method Statement and Impact Assessment. Every effort should be made to retain the trees on site and the loss should be kept to a minimum. It is difficult to comment on the acceptability of this element of the scheme until we have a greater understanding of the quality of these trees and the potential impact of any new building.

The proposed development also has the potential to impact on protected species through the conversion of the existing building and through the removal of trees. Any future planning application would need to be accompanied by an ecological assessment and bat survey to outline the potential impact and mitigation. Furthermore any development should let to a net gain in biodiversity and it should be demonstrated how this will be achieved in the ecological appraisal and plans.

In order to assist you in this regard I would refer you to the government's advice, which will be a material consideration in the determination of your application.

<https://www.gov.uk/guidance/protected-species-how-to-review-planning-applications>

Residential amenity

Subject to the scale of the building the main issue in relation to residential amenity is likely to be the impact of noise and disturbance from the use of the building as a café and also the likely odour and noise from any cooking extraction systems. In my view given the urban nature of the surroundings and the fact that the café would face into the park the impact on the neighbours in terms of noise and disturbance from the use is likely to be limited. It may be that the open hours of the use were limited by condition.

However, the type, location and noise from any kitchen extraction equipment will need to be considered. This is particularly important also from a heritage perspective, and details of these should be included with any future planning application.

Highways and Parking

The Highway Engineer has advised that any future planning application would need to be accompanied by information on car parking, or the results of a car parking survey on the existing car park off Bath Road. If that survey concludes that the park without the additional burden of a café on site is being used to its limits, he would want to see what proposals the applicant will have with regards to the likely additional trips that a café use at the park would create above and beyond its usual draw. Further, details of how the café will be serviced for deliveries and the collection of refuse will need to be provided with any future planning application, as will the location for bin stores. Finally, given the location within the town, he has advised that he would want to see a Construction Traffic Management Plan submitted with application, as otherwise this would be part of any conditions recommended.

Other matters

The Environmental Protection Officer has noted that the proposed sites for the café are either in or in a buffer zone to areas marked as potentially contaminated land. However as the development is not residential it may be prudent to carry out a phase 1 site investigation.

The County Rights of Way Officer has highlights that Banbury Footpath 21 runs immediately adjacent to the former toilet block and new buildings must not encroach onto the footpath.

Conclusion

The principle of providing a new café and toilet facilities in the park is supported and it is considered that the site of the former toilet block and the land to the south of this would be the most appropriate location. It is recommended that the proposed development be set away from the listed wall and efforts are made to limit the amount of trees lost. A contemporary led design approach is considered to be acceptable and this should respect the scale of the existing building and the setting of the listed building. When further work is undertaken on the design and the siting of the building, alongside the ecological and arboricultural work, I would suggest it would be beneficial for you to submit a follow up pre-app enquiry.

Date of Report: 22 February 2019

Case Officer: James Kirkham

DISCLAIMER

The above advice represents the professional views of Council Officers and although given in good faith, it cannot prejudice any decision with the Council, as Local Planning Authority, may make at either Planning Committee or delegated officer level.

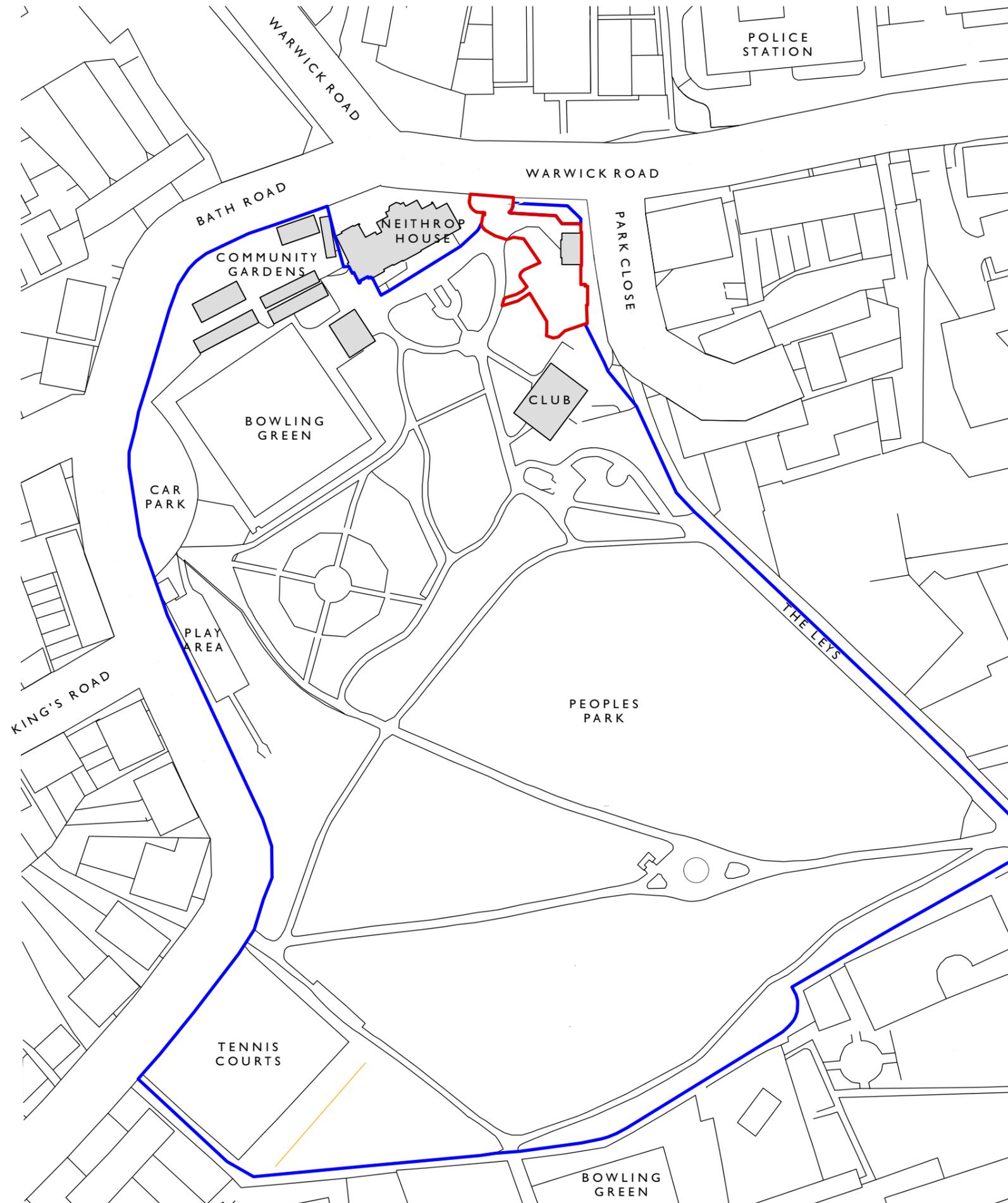
APPENDIX B
A3 - Scheme Design Drawings



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ISSUE STATUS: FOR PLANNING

Revision Date
 A April 2019 Red and Blue Line Amended



Scale Bar

CLIENT
 Banbury Town Council
 Banbury

PROJECT
 Proposed Cafe - People's Park, Banbury

TITLE
 Sketch Scheme
 Site Location Plan



**Acanthus
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SCALE
 1:1250 @ A3

DATE
 Jan 2019

JOB N°
 18-173

DRAWN
 OS/RH

DRAWING N°
 100A

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ISSUE STATUS: FOR PLANNING

Revision	Date	Description
A	Mar 19	Willow tree removed to match site



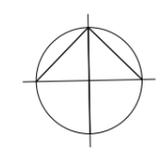
Abbreviated Features:		Legend:	
AV	Air Valve	OH	Overhead Post
Av	Average	PB	Post Box
B	Bollard	PE	Pipe
BB	Beltina Beacon	PM	Flanking Meter
BH	Borehole	RE	Rodding Eye
BL	Bed Level	RL	Ridge Level
BS	Bus Stop	RP	Reflector Post
BT	British Telecom Cover	RS	Road Sign
B/RW	Brick Retaining Wall	RW	Retaining Wall
B/W	Brick Wall	RWP	Rain Water Pipe
CATV	Cable TV Cover	S	Stump
CCTV	Close Circuit TV	SN	Soft Level
CL	Column	SN	Sign
Col.	Column	SNP	Street Name Plate
C/RW	Concrete Retaining Wall	SV	Stop Valve
C/PR	Catch Pit	SVIP	Soil & Vent Pipe
DPC	Damp Proof Course	SW	Surface Water
DK	Drop Kerb	S/RW	Stone Retaining Wall
Dr	Drain	SW	Stone Wall
EL	Eaves Level	TCB	Telephone Call Box
ER	Earth Rod	TL	Traffic Light
EP	Electricity Pole	TP	Telegraph Pole
FH	Fire Hydrant	UG	Underground
FL	Floor Level	US	Underside
F/Light	Flood Light	UTL	Unable To Lift
FW	Foul Water	D/UTL	Damaged UTL
FP	Foot Path	OUTL	Obstructed UTL
G	Gully	S/UTL	Sealed UTL
GV	Gas Valve	VP	Vent Pipe
GP	Gate Post	WL	Water Level
HL	Height	WM	Water Meter
IC	Inspection Chamber	WO	Wash Out
IL	Invert Level	WT	Water Tap
KO	Kerb Outlet	Ø	Diameter
LB	Letter Box	Fence Abbreviations:	
LP	Lamp Post	B/W	Barbed Wire
MH	Manhole	C/B	Close Boarded
Mkr	Marker Post	CI	Corrugated Iron
MS	Mill Stone	CL	Chain Link
OSBM	Ordnance Survey Bench Mark	C/P	Chestnut Paling
OH	Overhead Post	IR	Iron Railing
P	Post	P/R	Post & Rail
		P/W	Post & Wire

Control Station :	Manhole/Inspection Chamber :	Inlet Pipe	Outlet Pipe	Bush :	Tree :	Gate :	Spot Level :	Bore Hole :	Trial Hole :	Wall :	Verge :	Fence :	Boundary :	Edge of Spread :	Hedge :	Embankment :	OH Telecom :	OH Electric :	Drainage Flow :	Contours :	Hatching :	Building :	Open Sided Building :

General Notes:

1. Man entry to sewers has not been undertaken. Depths, pipe sizes and quantity of pipes are measured from the surface. We therefore cannot guarantee the completeness or accuracy of the sewer data which should be checked with the local authority or and/or on site.
2. All tree heights and spreads are approximate. The plan position of trunks are taken at ground level. Girth measurements are taken at a 1.5m height. We have attempted to identify tree species, however if tree species are critical specialist advice should be sought.
3. Survey information is as result of measurement to existing features and does not imply legal ownership of boundaries or land divisions. Where boundary alignment lines are added to the survey drawing and are taken from legal documents or other information supplied they are done so within the constraints of drawing quality and scale. They are provided on the basis of opinion and do not imply legal contract.

Plan Coordinate Control:-
 Plan Coordinates relate to National Grid OSGB36(02) using GPS LSF 1,000 at Stn 3
 Level Datum:-
 All Levels relate to OSGB36(02) using GPS



CLIENT
Banbury Town Council

PROJECT
**Proposed Cafe Facility
 People's Park - Banbury**

TITLE
**Existing Site Information
 Topographical Survey**

SCALE
1:200 @ A1

DATE
February 2019

JOB N°
18-173



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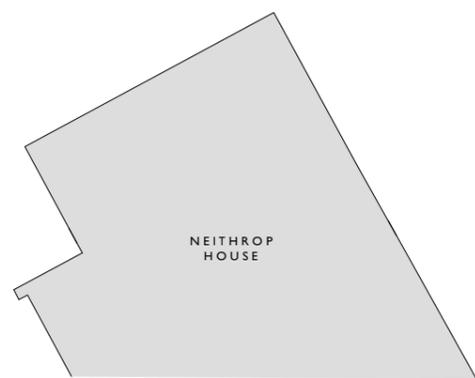
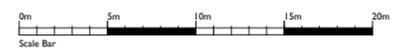
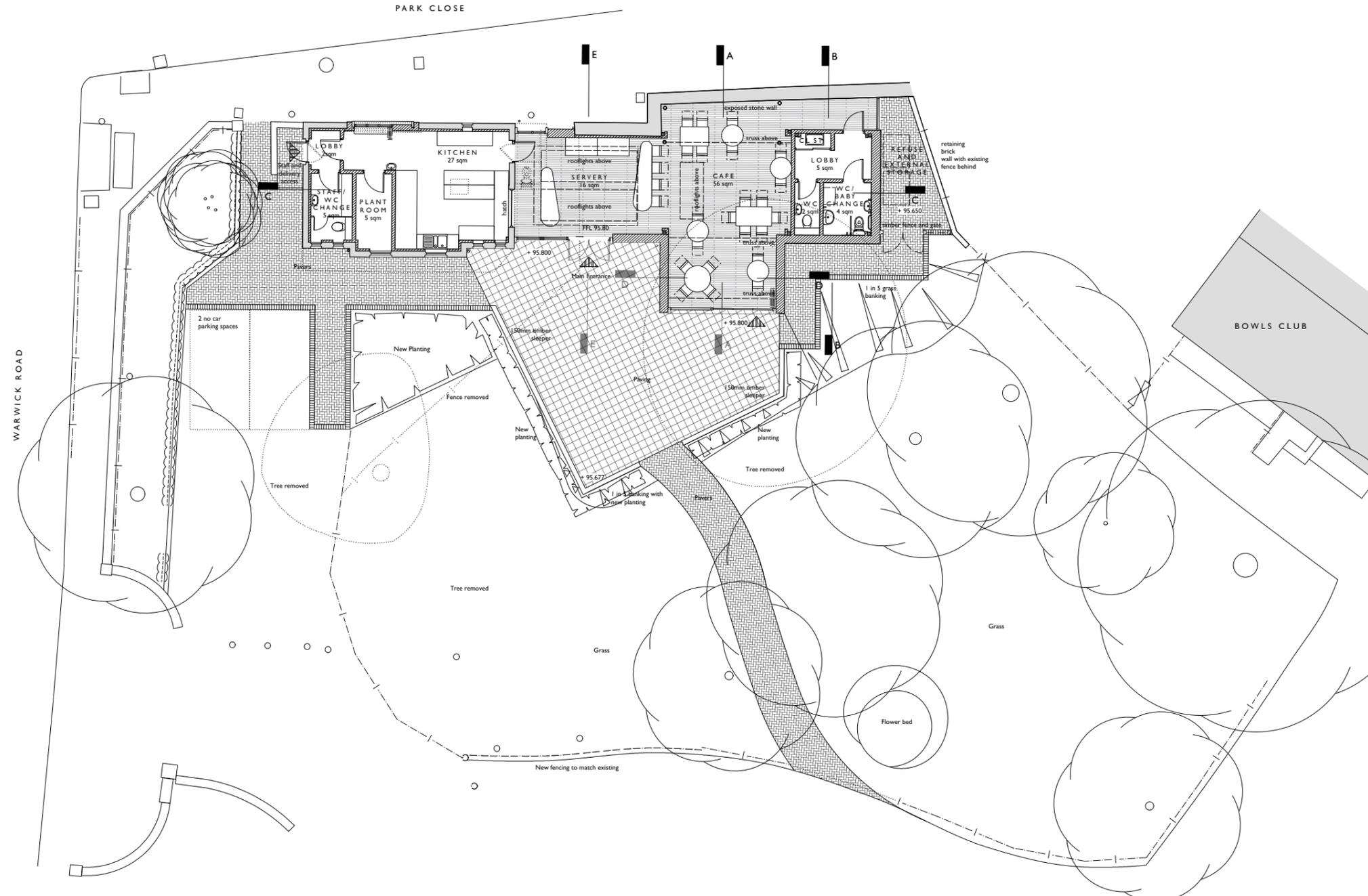
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ISSUE STATUS: FOR PLANNING

Revision	Date	Description
E	April 2019	Landscaping amended
F	May 2019	External landscaping updated Internal columns removed
G	May 2019	Kitchen door swings revised



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 Banbury

PROJECT
Proposed Cafe - People's Park, Banbury



TITLE
Sketch Scheme
 Proposed Floor Plan

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SCALE
1:100 @ A1

DATE
Feb 2019

JOB N°
18-173

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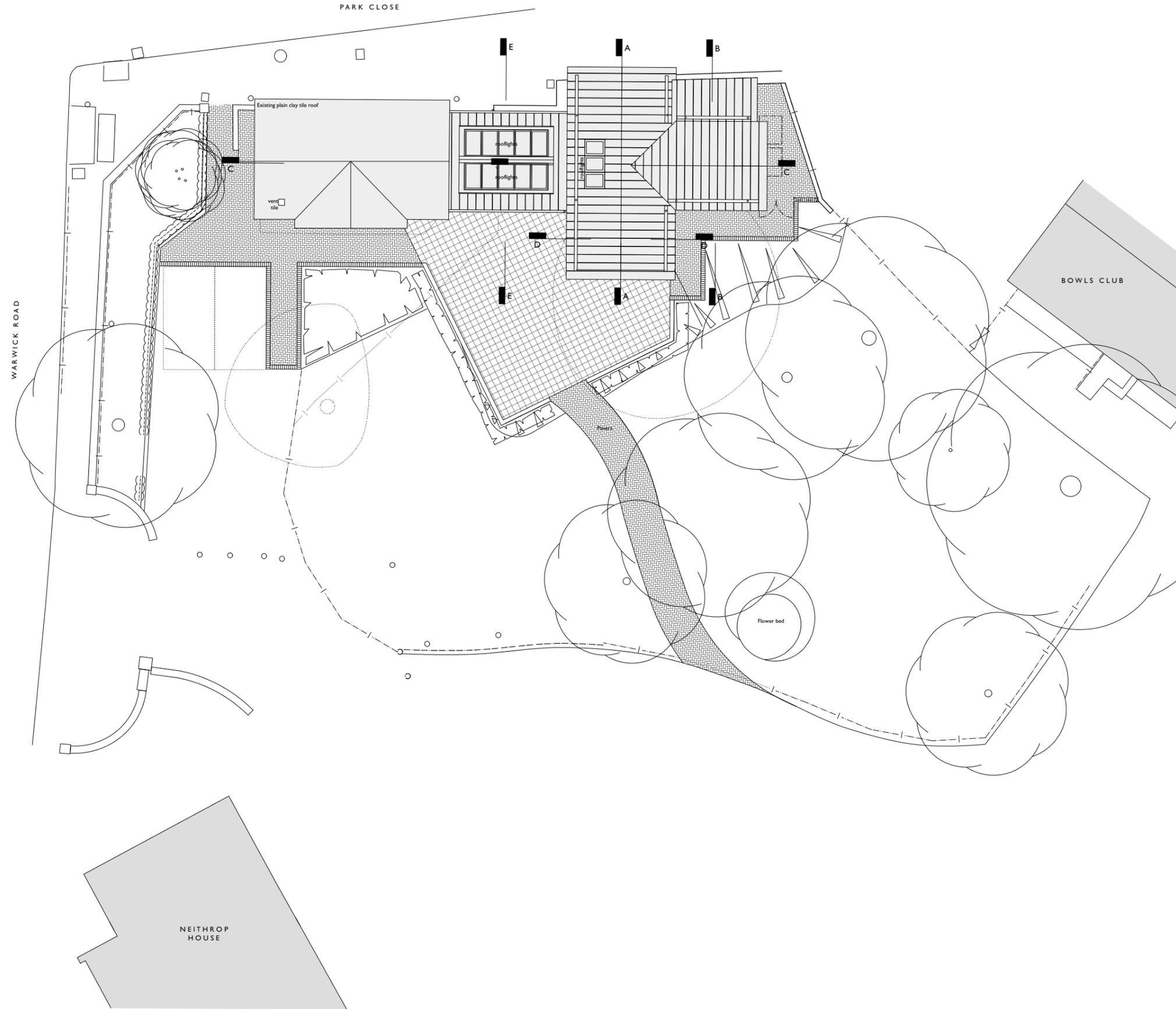
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Revision Date



MATERIALS KEY:

 Roof - Zinc Standing Seam



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 PROJECT
 Proposed Cafe - People's Park, Banbury



TITLE
 Sketch Scheme
 Proposed Roof Plan

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SCALE
 1:100 @ A1

DATE
 Feb 2019

JOB N°
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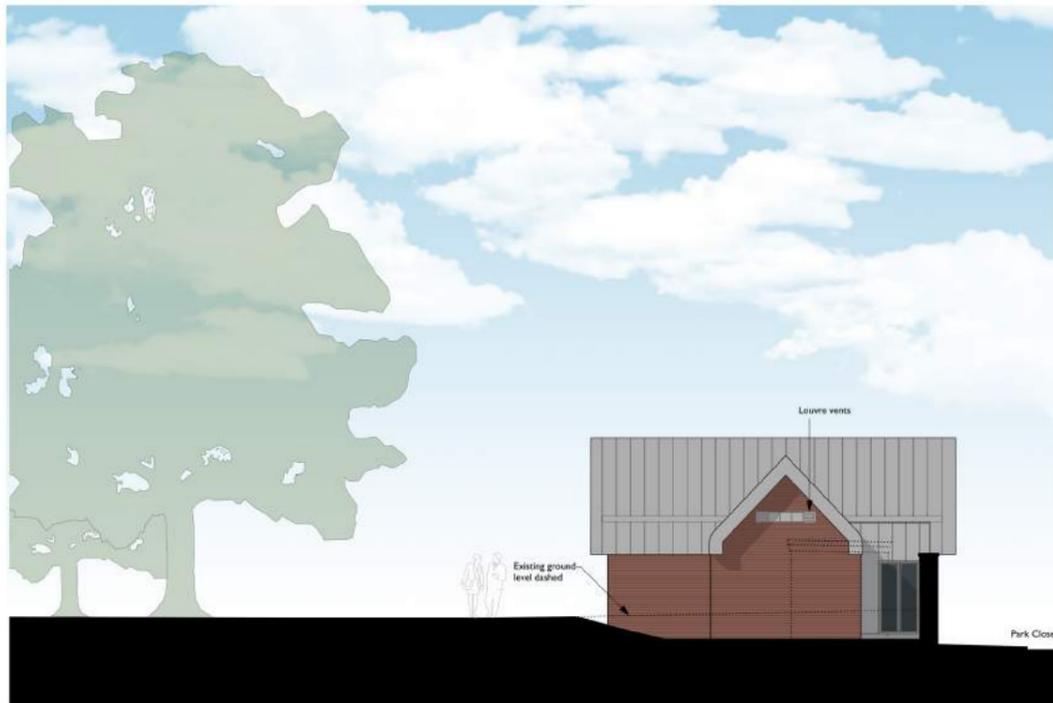
Revision	Date	Description
A	April 2019	Louvre window added to Plant Room
B	May 2019	Louvre vents added



PROPOSED WEST ELEVATION



PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION

MATERIALS KEY:

 Roof and Cladding - Zinc Standing Seam

 Red brick

New windows and doors: light grey powdercoated aluminium

Louvre: light grey powdercoated aluminium

New rainwater goods: light grey powdercoated aluminium



Note:
 Original survey information from Global Graphics Survey drawings ref: 18737-MBS-1, TOPO 1 and TOPO 2

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PROJECT
 Proposed Cafe
 People's Park, Banbury

TITLE
 Sketch Scheme
 Proposed Elevations

SCALE
 1:100 @ A1

DATE
 Feb 2019

JOB N°
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DRAWING N°
 203B



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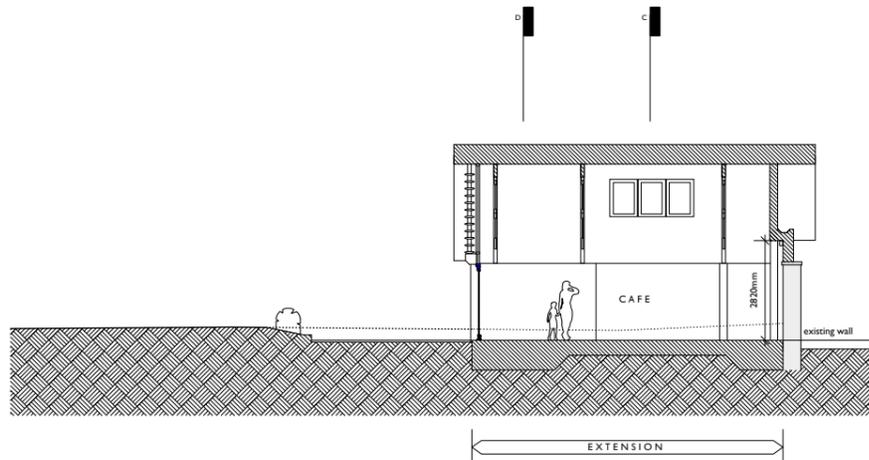
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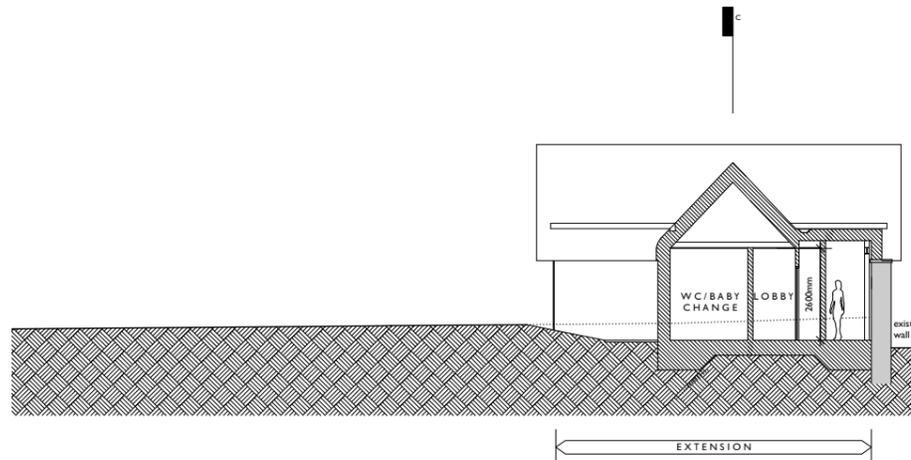
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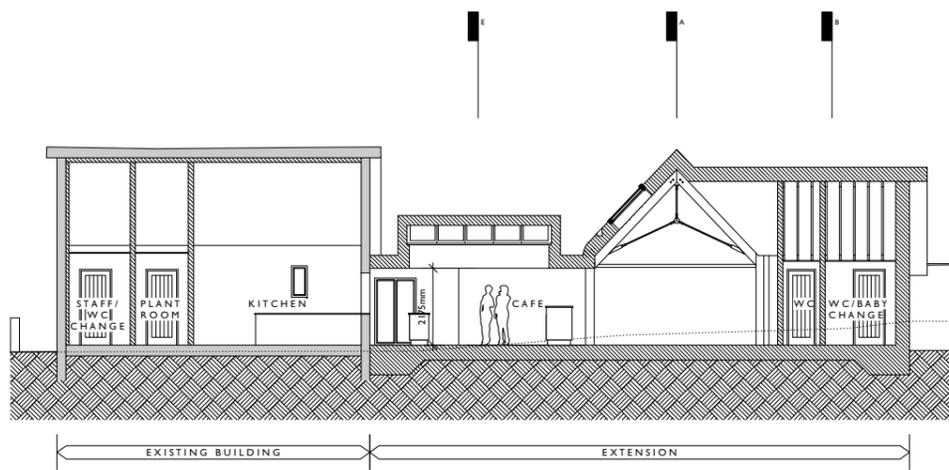
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A	April 2019	Design Development
B	May 2019	Service roof amended and vent extracts added



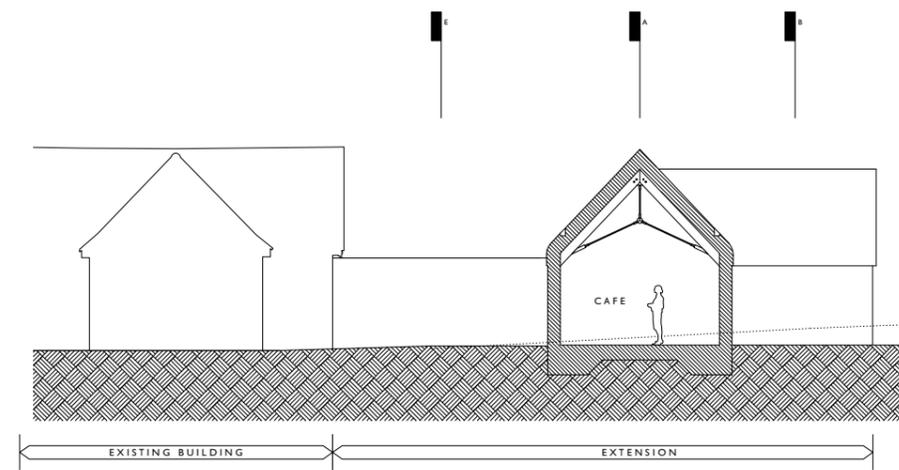
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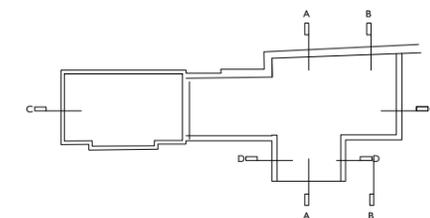
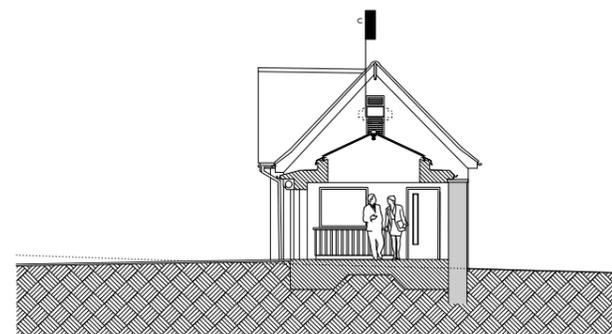
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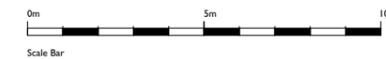
SECTION C-C



SECTION D-D



Visual Ref - Trusses



Note:
 Original survey information from Global Graphics Survey drawings ref: 18727-MBS-1, TOPO 1 and TOPO 2

CLIENT
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PROJECT
 Proposed Cafe
 People's Park, Banbury

TITLE
 Sketch Scheme
 Proposed Sections



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SCALE
 1:100 @ A1

DATE
 Feb 2019

JOB N°
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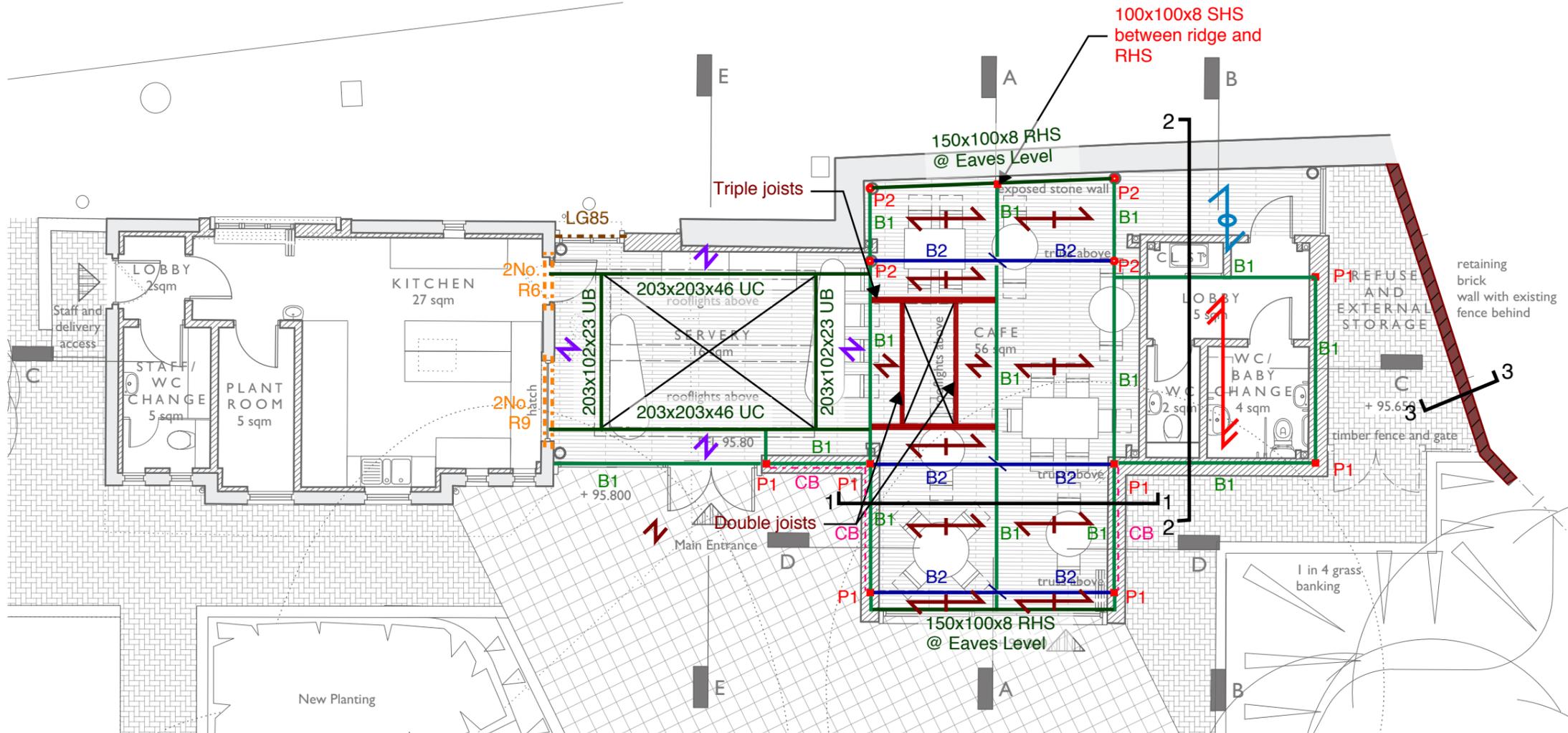
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APPENDIX C
Structural Drawings





Ground Floor Plan
- Showing Structure Over
1:100

LEGEND

- **B1** ~178x102x19 UB [S355] Beams
- **B2** ~152x152x23 UC [S355] Tied Truss
- **P1** ~152x152x23 UC [S355] Post
- **P2** ~139.7x10 CHS [S355] Post
- ↗ ~150x47 C24 @ 400 CTS Pitched Rafters
- ↗ ~150x47 C24 @ 400 CTS Timber Truss
- ↗ ~225x47 C16 @ 400 CTS Flat Roof Joists
- ↗ ~120x47 C16 (min) @ 400 CTS Flat Roof Joists
- **LG85** ~Naylor LG85 Masonry Angle Lintel
- **R6** ~Naylor 100x140 dp Hi-Spec Lintel
- **R9** ~Naylor 100x215 dp Hi-Spec Lintel
- **CB** ~100x10 FLT Cross Bracing

P01	For Comment	02.05.19	DT	MH
Rev	Description	Date	By	Chkd



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Project
Proposed Cafe, People's Park Banbury

Drawing Title

CONCEPT SCHEME

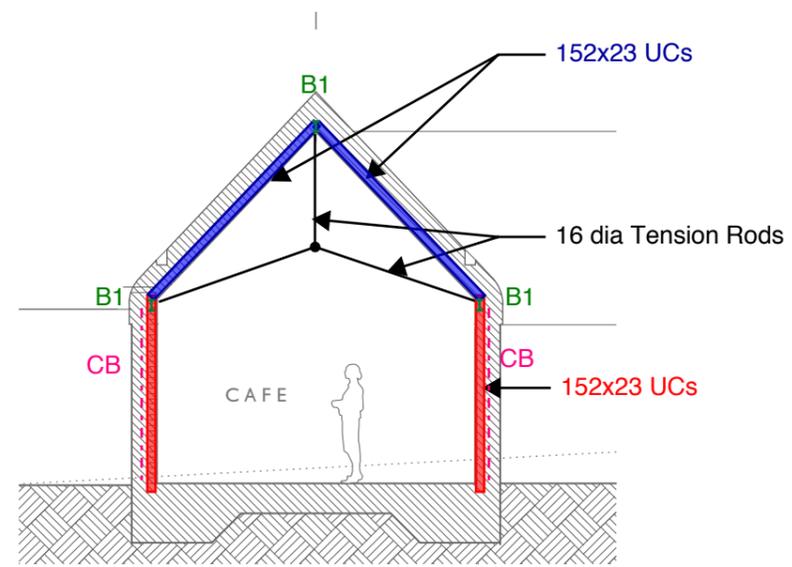
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Role
Structural

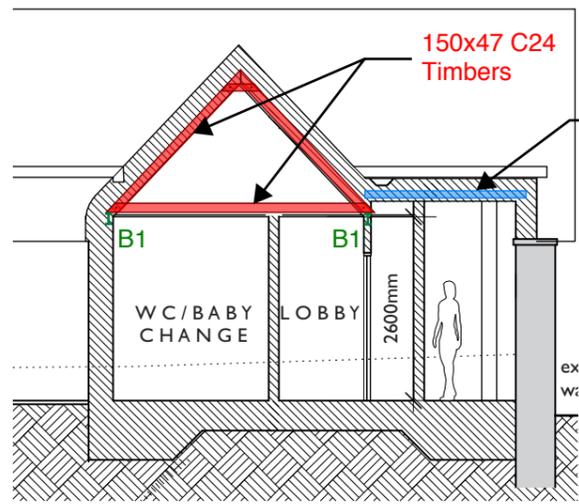
Status / Stage
S3 For Review & Comment

Job No
1572/M

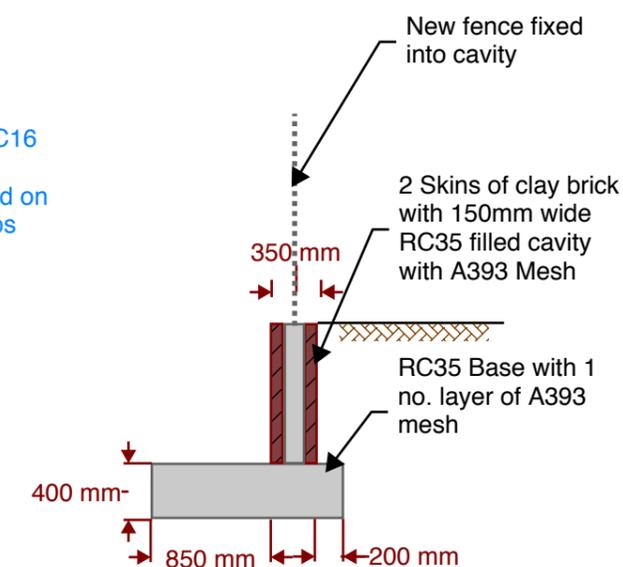
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PRJ	SOLID	XX	XX	DR	S	SK01	P01



Section 1-1
1:100



Section 2-2
1:100



Section 3-3
1:50