

NOTE:
1. Do not scale from this drawing
2. All setting out, levels and dimensions to be agreed on site.
3. The dimensions of all materials must be checked on site before being laid out.
4. This drawing must be read with the relevant specification clauses and detail drawings.
5. Order of construction and setting out to be agreed on site.
6. This drawing is copyright protected and may not be reproduced in whole or part without written authority.
7. All dimensions are in millimetres or metres unless stated otherwise.



BOUNDARIES

hynd planning application boundary

Outline planning application elements

Boundary between Phase 2 and land allocated for the school

NOTES:

For detailed proposals in rear gardens refer to drawing 2490-PLA-00-00-DR-LA-0058 Typical External Layout of Single Dwellings.

LEVELS

Proposed finished spot levels. Subject to further design coordination with the AJP (civil engineer). AJP information takes precedence.

Proposed contours (indicative only). Civil engineer's information takes precedence.

HARD SURFACING

BITUMINOUS SURFACES

Black tarmacadam/asphalt (tarmac) to carriageways

Hot rolled asphalt with harden red chippings to carriageways

Black asphalt concrete (tarmac) to footways

Steps. Pre-cast concrete or granite.

Corduroy tactile hazard paving to steps

Blister tactile hazard paving

Buff colour, to uncontrolled pedestrian crossings

PRECAST CONCRETE PAVING

To areas outside the adopted highway only

Precast concrete block paving to parking spaces

Precast concrete block paving to paths in parks and on private properties

Precast concrete paving to the surround of the 'hub' building

Precast concrete flag paving to paths and patios in rear gardens

Self-binding gravel to selected paths in parks

Polymer-bound play surfacing

Composite timber decking

Barrier across swales

To areas outside the adopted highway only

Concrete or stone or brick low walling / barrier to dam up water in bioswales, with central overflow point.

SOFT LANDSCAPE

EXISTING TREE

PROPOSED TREE (CLEAR STEM)

PROPOSED TREE (MULTI STEM)

NATIVE CLIPPED HEDGE PLANTING

ORNAMENTAL HERBACEOUS AND LOW SHRUB PLANTING

NATIVE HERBACEOUS AND LOW SHRUB PLANTING

AMENITY GRASS

SPECIES RICH GRASS

NATIVE HERBACEOUS PLANTING IN SWALES

Deciduous. Size: min. 2m clear stem, Extra heavy standard 16-18 in enclosed and front gardens, 18-20cm girth in the public realm.

Deciduous. Size: as above.

to selected public, communal and private areas

Height: 1m

Species: vary: Hornbeam, Beech, Yew, Field Maple, Hawthorn, Privet

to selected public, communal and private areas

Species: predominantly non-native

to selected public, communal and private areas

Species: native

to much used areas and private gardens.

to medium and little walked on areas. Treated as a traditional lawn as opposed to a wildflower meadow, with potential to be kept as meadow in selected areas. Species: native perennial grass and herbaceous mix.

to selected water retention swales and rain gardens. Up to 1m high.

RAISED CONCRETE EDGE

LOW STEEL RAILING

HIGH STEEL GATE

BRICK WALL PIERS

LOW BRICK WALL WITH STEEL RAILING

HIGH BRICK WALL

HIGH BRICK WALL WITH TIMBER INFILL

CLOSE BOARD FENCING

WELDMESH FENCING - EXISTING

WELDMESH FENCING

PALISADE FENCING - EXISTING

Cycle parking stands

Litter bin

Static bollards

Removable or telescopic bollards

Seating

Seating

Dining Seats and Table

Boulders

Handrails to steps

Wayfinding Fingerpost

Pre-cast concrete units. Height: 125mm

to deter trespassing to apartment buildings and houses as shown. Vertical steel bars with top and bottom rails. With gates with latch to each house, or as shown. Height: 900mm. Material: Steel, galvanised and powder-coated.

to prevent access to selected shared back alleys. Height: 1800mm. Material: Steel, galvanised and powder-coated, to match low steel railing

900mm high brick piers of various widths. Material: Brick to match associated buildings.

300mm dwarf brick wall with 900mm high brick piers of regular width, with 600mm metal railing above. Material: Brick to match associated buildings.

to selected private/communal locations on the interface with public realm. Height: 1800mm. Material: Brick to match associated buildings. Gates: timber to match close boarded fencing. Not shown individually: 1 gate for each dwelling.

to selected private/communal locations on the interface with public realm. 900mm brick wall with 1800mm brick piers and 900mm close boarded timber fence infill. Height: total 1800mm. Material: Brick to match associated buildings, timber to match close board fencing.

to rear gardens. Height: 1800mm. Material: Pressure treated softwood.

to site boundary along selected off-plot spaces. Height: approx. 1800 to 2000mm. Material: Galvanised and powder-coated steel, green.

to site boundary along selected off-plot spaces. Height: 2000mm. Material: Galvanised and powder-coated steel weldmesh.

to site boundary along selected off-plot spaces. Height: approx. 1800 to 2000mm. Material: Galvanised and powder-coated steel, green.

Sheffield type hoops at 1m spacing

for general waste

Steel or timber, 1m high, contrasting and with reflective top

Steel, 1m high, contrasting and with reflective top, secured with a pad lock

without backrest and armrests. Solid stone or concrete.

with backrest and armrests. Steel/timber.

Timber or steel/timber

Solid stone or concrete.

Tubular steel. Compliant with MCA Access for All 2 guidance.

Revision

Date

Description

Drawn

Apprvd.

Client

Your Housing Group

Project

Jacksons Brickworks

Drg Title

Ten Acres Pocket Park GA

Created on

Created by

Approved by

17/12/2021

JD

LF

Scale

Size

Workstage

Status

1:200

A1

RIBA 3

Planning

Drg No.

Suitability

Revision

2490-PLA-00-00-DR-LA-0044

S4

P06

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