



BOUNDARIES

- hyond 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

83.30

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

Bluff 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

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)

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

PROPOSED TREE (MULTI STEM)

Deciduous. Size: as above.

NATIVE CLIPPED HEDGE PLANTING

to selected public, communal and private areas

Height: 1m

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

ORNAMENTAL HERBACEOUS AND LOW SHRUB PLANTING

to selected public, communal and private areas

Species: predominantly non-native

NATIVE HERBACEOUS AND LOW SHRUB PLANTING

to selected public, communal and private areas

Species: native

AMENITY GRASS

to much used areas and private gardens.

SPECIES RICH GRASS

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.

NATIVE HERBACEOUS PLANTING IN SWALES

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

BOUNDARY TREATMENTS

- RAISED CONCRETE EDGE to front gardens. Pre-cast concrete units. Height: 125mm
- LOW STEEL RAILING 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.
- HIGH STEEL GATE to prevent access to selected shared back alleys. Height: 1800mm. Material: Steel, galvanised and powder-coated, to match low steel railing
- BRICK WALL PIERS 900mm high brick piers of various widths. Material: Brick to match associated buildings. 1 gate for each dwelling.
- LOW BRICK WALL WITH STEEL RAILING 300mm dwarf brick wall with 900mm high brick piers of regular width, with 600mm metal railing above. Material: Brick to match associated buildings.
- HIGH BRICK WALL 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.
- HIGH BRICK WALL WITH TIMBER INFILL 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.
- CLOSE BOARD FENCING to rear gardens. Height: 1800mm. Material: Pressure treated softwood.
- WELDMESH FENCING - EXISTING to site boundary along selected off-plot spaces. Height: approx. 1800 to 2000mm. Material: Galvanised and powder-coated steel, green.
- WELDMESH FENCING to site boundary along selected off-plot spaces. Height: 2000mm. Material: Galvanised and powder-coated steel weldmesh.
- PALISADE FENCING - EXISTING to site boundary along selected off-plot spaces. Height: approx. 1800 to 2000mm. Material: Galvanised and powder-coated steel, green.

STREET FURNITURE

- Cycle parking stands
- Sheffield type hoops at 1m spacing
- Bin
- Litter bin for general waste
- Static bollards
- Steel or timber, 1m high, contrasting and with reflective top
- Removable or telescopic bollards
- Concrete or stone or brick / low walling / barrier to dam up water in bioswales, with central overflow point. Steel, 1m high, contrasting and with reflective top, secured with a pad lock
- Seating without backrest and armrests. Solid stone or concrete.
- Seating with backrest and armrests. Steel/timber.
- Dining Seats and Table
- Timber or steel/timber
- Boulders
- Solid stone or concrete.
- Handrails to steps
- Tubular steel. Compliant with MCG Access for All 2 guidance.
- Wayfinding Fingerpost

S4-P06	27/04/22	Planning	JD	LF
S4-P05	22/04/22	Planning	JD	LF
S3-P04	14/03/22	Draft	JD	LF
S3-P03	07/03/22	Draft	JD	LF
S0-P02	23/12/21	Work in Progress	JD	LF
S0-P01	17/12/21	Work in Progress	JD	LF

Revision	Date	Description	Drawn	Apprv.

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Client Your Housing Group

Project Jacksons Brickworks

Drg Title Phase 1 Landscape General Arrangement

Created on	Created by	Approved by
17/12/2021	JD	LF

Scale	Size	Workstage	Status
1:750	A1	RIBA 3	Planning

Drg No.	Suitability	Revision
2490-PLA-00-00-DR-LA-0041	S4	P06

NOTE:

- Do not scale from this drawing
- All setting out, levels and dimensions to be agreed on site.
- The dimensions of all materials must be checked on site before being laid out.
- This drawing must be read with the relevant specification clauses and detail drawings
- Order of construction and setting out to be agreed on site.
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- All dimensions are in millimetres or metres unless stated otherwise.