

- 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

- 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

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 tarmac/adam/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

softbouncy, around play equipment

- Composite timber decking with anti-slip properties, to bridge features across shallow swales in the parks.
- 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 girths 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.

- 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

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 MCA Access for All 2 guidance.

- Wayfinding Fingerpost

S4-P07	27/04/22	Planning	JD	LF
S4-P06	22/04/22	Planning	JD	LF
S3-P05	14/03/22	DRAFT	JD	LF
P04	07/03/22	DRAFT	JD	LF
P03	01/03/22	DRAFT	JD	LF
P02	17/02/22	Work in Progress	JD	LF
P01	17/12/21	Work in Progress	JD	LF

Revision	Date	Description	Drawn	Apprvd.

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Client	Your Housing Group		
Project	Jacksons Brickworks		
Drg Title	Jacksons Community Park GA		
Created on	Created by	Approved by	
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Scale	Size	Workstage	Status
1:200	A1	RIBA 3	Planning
Drg No.	Suitability	Revision	
2490-PLA-00-00-DR-LA-0043	S4	P07	