



BOUNDARIES

Hybrid planning application boundary

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 tarmac/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 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.

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: 1500mm. 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.

EXISTING CONCRETE PANEL FENCING Off-site, now work proposed.

SINGLE LEAF GATE Matching the adjoining fence/railing detail

STEEL KNEE RAIL Height: 500mm. Material: Galvanised and powder-coated steel.

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 MOC Access for All 2 guidance.

Wayfinding Fingerpost

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.
- This drawing is copyright protected and may not be reproduced in whole or part without written authority.
- All dimensions are in millimetres or metres unless stated otherwise.

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Revision	Date	Description	Drawn	Apprvd.
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