Southern existing PRow Excerpt
Scale - 1:1000

Eastern Access Excerpt
Scale - 1:500

0m 10m 20m

north

- All dimensions in millimetres unless otherwise indicated. All levels in metres relative to Ordnance Datum and are positive (AOD) unless otherwise indicated.
- Figure dimensions only to be taken from this drawing. Dimensions and levels to be checked on site.
- Do not re-scale this drawing.
- All civil/structural matters including existing and proposed services, sub-base construction, site structures and retaining walls are subject to design/confirmation by an appropriately qualified Engineer. Refer to information by others.
- The original version of this drawing was produced in colour - monochrome copies should not be relied upon to accurately reflect all drawing elements.
- This drawing has been prepared for planning purposes only and should not be used for quantification, tender or construction.

- Site boundary
- Existing tree to be retained and protected in accordance with BS 5837:2012 - refer to arboricultural report MDJAC-240.25-TRCA-01 by MDJ Arboricultural consultancy limited dated June 2024
- Root Protection Area - refer to arboricultural report. To remain undisturbed and uncompacted (no material or equipment storage permitted)
- Veteran tree buffer
- Existing tree to be removed
- 10m ecological buffer zone
- Existing contours
- Proposed Contours (1m intervals)
- Existing scrub retained
- Proposed tree
- Proposed fruit tree
- Proposed espalier fruit trees to walls /trellis
- Proposed woodland planting
- Proposed native shrub planting
- Proposed hedge
- Proposed ornamental planting beds
- Proposed wildflower meadow
- Proposed amenity grass
- Proposed climbers to bulb succession & herb beds adjacent to walls and fences
- Play area with safety surfacing where required
- Rain gardens
- Bark mulch
- TF1 Jackson's Estate railing fencing (or equivalent), black finish, with gates
- TF2 Jackson's Timber Post and Rail fencing (or equivalent)
- W3 Jackson's Timber knee rail (or equivalent)
- Jackson's Closeboard Fence (or equivalent)
- 125mm raised kerb
- DK Dropped kerb
- Gapped kerb to rain gardens
- Shared surface: Sureset Permeable Resin bound gravel - Pearl Jam
- Vehicular Bitmac with Marshalls (or equivalent) Conservation Kerb throughout
- Permeable Block paved (Parking areas) Marshall Tegula Permeable Paving - Traditional
- Footpath: Sureset Permeable Resin bound gravel - Barley Butter (or equivalent)
- Slab paving Marshall Conservation x Paving (or equivalent) Cream, Size 600x600mm
- Silva cell system under trees in streetscape
- Timber bench
- Timber seat (with back)
- Timber bollards - Broxap BX17 Domed -Square (or equivalent)
- Proposed ditch/swales
- Proposed attenuation basin
- Gravel Strip
- TigerMulch - for playground surface
- Existing PRow to be resurfaced
- Tactile Paving
- Wattle fence - 1.5m ht, planted on both sides with native hedge

Note:
- Play equipment shown indicatively
- Lighting to be added at later date once known.

rev.	date	by	chk	notes
P07	25/06/25	PH	AG	Amendments to hedge following ecologist direction
P06	21/05/25	NC	MH	Amendments done following changes in architect's plans
P05	30/04/25	NC	LF	Drainage layout added
P04	25/04/25	NC	LF	LAP & LEAP areas added
P03	08/04/25	NC	LF	Updated proposed contours
P02	03/03/25	NC	LF	Updated according to architect's plans
P01	25/02/25	EF/TJ	LF	First issue

project	Tilletts Lane, Warnham
title	Landscape Masterplan
status	Stage 3
scale @ A1	1:500
dwg no	2516-TFC-XX-00-DR-L-1001

terrafirma
LANDSCAPE ARCHITECTS

Suite B, Ideal House, Bedford Road, Petersfield, Hampshire GU32 3QA
Tel: +44 (0)1730 262 060
Web: www.terrafirmaconsultancy.com
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