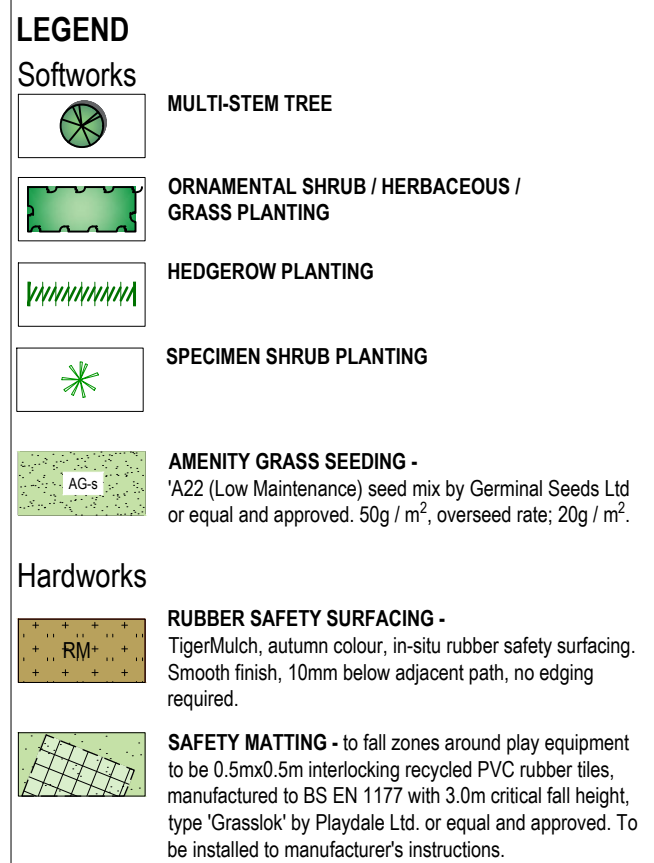


| No. | MANUFACTURER          | ITEM          | REF           |
|-----|-----------------------|---------------|---------------|
| 1.  | Miracle Design & Play | Seesaw        | TBR7135       |
| 2.  | Miracle Design & Play | Rocker        | TBR7136       |
| 3.  | Miracle Design & Play | Balance Beams | TBR7141       |
| 4.  | Miracle Design & Play | Basket Swing  | TBR7133       |
| 5.  | Miracle Design & Play | Mound Slide   | SB6044        |
| 6.  | CED                   | Boulders      | Various sizes |

- ## PLAY AREA SIGNAGE
- Play area signage should to be approved by Local Planning Authority / adopting authority and include information detailing;
- No Dogs
  - No Cycling
  - No Ball Games
  - No Broken Glass
  - Children to be supervised at all times
  - 24 hour emergency contact number (management company / LPA)
  - LPA branding (if applicable)
  - Developer Branding (until adopted by management company)



|                                                                                     |                                                                                                                                                                                                                                                   |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>TIMBER SEAT -</b><br/>Hawthorn rustic 4 slat treated softwood timber bench by Streetmaster Ltd, 2000mm long, root fixed into concrete footing, or equal and approved.</p>                                                                   |
|  | <p><b>PLAY AREA SIGNAGE -</b><br/>wording to be agreed with local authority.</p>                                                                                                                                                                  |
|  | <p><b>COMBINED LITTER AND DOG WASTE BIN</b><br/>"Woodland" timber bin with lid by Streetmaster Ltd, 110L capacity, 25 x 90mm slats, treated softwood construction, galvanised liner, root fixed into concrete footing, or equal and approved.</p> |

- 

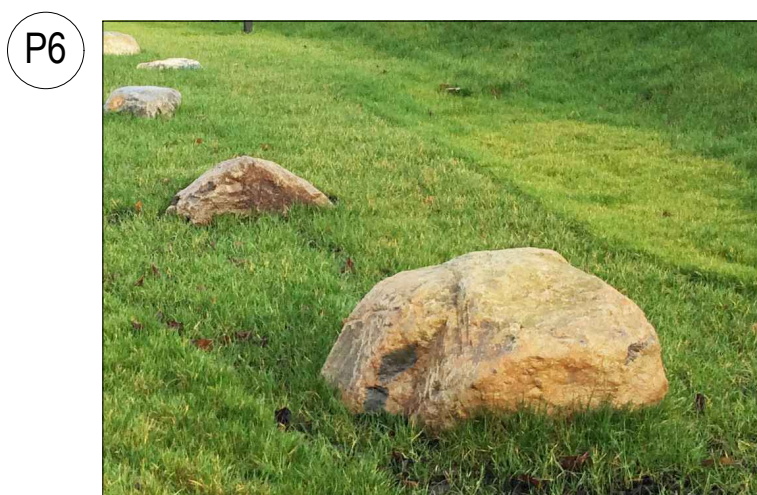
**BOW TOP RAILING -**  
1m high steel bow-top railing; galvanneal and painted green, or equal and approved.
- 

**SELF-CLOSING GATE** -  
By Easygate Ltd or equal and approved, 1.0m high; hot dip galvanized steel to BS EN1462; polyester powder coated to BS 13438, Yellow; including self closing hinge and latch.  
Gates set to with a minimum close time of 5-10 seconds & positioned so they open outwards.
- 

**DOUBLE MAINTENANCE GATE -**  
-1.0m high; hot dip galvanized steel to BS EN1462; polyester powder coated to BS 13438 - green; with 1No. self closing gate as above supplier.
- 

**PROPOSED LEVEL CHANGES**  
-from existing from Ground Level (GL)

- Provide a range of inviting and stimulating play areas for children of all ages.
- Provide a range of play areas that are complimentary to their setting in the site.
- Include numerous pieces of fixed play equipment, providing a range of play experiences with appropriate safety surfacing.
- Select play equipment that is fun, engaging and inclusive.
- Provide adequate seating, litter bins & signage.
- Enclose with fencing and gates only where appropriate.
- Designed to NPFA Standards / Fields In Trust and DCMS 'Design for Play'.
- Designed to comply with relevant European legislation and regulations.



**Notes**  
All equipment to be 'or similar & approved'.  
All softwood timber equipment to be fitted with steel ground shoes to prevent rot.

1. Final design of play area must be agreed with Local Authority prior to installation.
2. All play equipment and safety surfacing to be installed in accordance with European Safety Standards BS EN 1176, BS EN 1177 and BS EN 7188.
3. Exact extent of and minimum depth of safety surfacing must be in accordance with the relevant EU Standards taking account of maximum fall height to **be determined by installing contractor**. Refer to manufacturers installation instructions.
4. All equipped play areas should be subject to an independent post-installation inspection; by a certified inspector as registered with the Register of Playground Inspectors International (RPiI) e.g. ROSPA prior to opening, with any remedial actions identified actioned prior to opening.
5. Play area shall remain closed for a min. 3-4 weeks post installation to allow for establishment (especially where turf is laid)

[illegible]

Notes:

- For Hard Landscape Proposals refer to CSA/7945/100-104
- For Soft Landscape Proposals refer to CSA/7945/105-110
- For Landscape Masterplan refer to CSA/7945/112

|                                                                                       |                                              |    |                             |    |
|---------------------------------------------------------------------------------------|----------------------------------------------|----|-----------------------------|----|
| A                                                                                     | 13/08/26                                     | AL | Amends for officer comments |    |
| Rev                                                                                   | Date                                         | By | Description                 |    |
| Drawing Status                                                                        |                                              |    |                             |    |
| <b>FOR PLANNING</b>                                                                   |                                              |    |                             |    |
|  |                                              |    |                             |    |
| Dixies Barns, High Street,<br>Ashdown, Hertfordshire SG7 5NT                          |                                              |    |                             |    |
| t                                                                                     | 01462 743647                                 |    |                             |    |
| e                                                                                     | ashwell@csaenvironmental.co.uk               |    |                             |    |
| w                                                                                     | csaenvironmental.co.uk                       |    |                             |    |
| <b>Project</b>                                                                        | Lower Broadbridge Farm,<br>Broadbridge Heath |    |                             |    |
| <b>Title</b>                                                                          | LEAP Proposals                               |    |                             |    |
| <b>Client</b>                                                                         | Taylor Wimpey, South Thames                  |    |                             |    |
| <b>Scale</b>                                                                          | 1:100 @ A1                                   |    | <b>Drawn</b>                | SV |
| <b>Date</b>                                                                           | March 2026                                   |    | <b>Checked</b>              | AL |
| <b>Drawing No.</b>                                                                    | CSA/7945/111                                 |    | <b>Rev</b>                  | A  |