



LEGEND

APPLICATION BOUNDARY

Planting Proposals

TREE PLANTING

NB: For details of planting refer to CSA/7945/105-109

Hardworks

BITUMINOUS MACADAM SURFACE - to vehicular areas to engineers details.

BITUMINOUS MACADAM SURFACE - to footpath/cycleways to engineers specification.

CONCRETE BLOCK PAVING - to Shared Surfaces
"Keylok" block paving by Marshalls Ltd, concrete block, 200 x 100 x 80mm, with smooth finish, chamfered, charcoal, laid herringbone pattern, 200mm soldier course of brindle blocks to peripheral edge (where required)

CONCRETE BLOCK PAVING - to Private Drives
"Keylok" block paving by Marshalls Ltd, concrete block, 200 x 100 x 80mm, with smooth finish, chamfered, brindle, laid herringbone pattern, 200mm soldier course of charcoal blocks to peripheral edge (where required)

POROUS CONCRETE BLOCK PAVING - to Parking Courts
"Porous" porous block paving by Marshalls Ltd, concrete block, 200 x 100 x 80mm, ribbed block, with smooth finish, chamfered, brindle, laid herringbone pattern, 200mm soldier course of standard charcoal blocks to peripheral edge (where required)

CONCRETE SETT PAVING - Transition Strips
"Conservation X" Self concrete block paving by Marshalls Ltd, 100 x 100 x 100mm, laid stack bond, textured finish, silver grey colour. NB: Kerts to be "Conservation" kerts (255mm x 145mm) by Marshalls Ltd, silver grey colour; laid flush either side of rumble strip.

CONCRETE PAVING SLABS - to Front Pathways
"Pavlo" River Utility concrete paving slabs by Marshalls Ltd, 450 x 450 x 25mm thick, self colour, even finish, laid stack bond.

SELF BINDING GRAVEL FOOTPATH - to rec. footpath/cycleway space areas. Compacted, fine-sieved surface "Golden Amber" by Breckon Aggregates or similar, 50mm surface course min. over Type 1 sub-base, with softwood treated timber edgings, pegged in place.

SQUARE TIMBER BOLLARD - 100 x 100 x 900mm high square timber bollard. Jacksons Fencing Ltd.

CONSERVATION KERB - laid flush to demarc transition between surfaces, supplied by Marshalls Ltd, 145 x 250mm, silver grey.
NB: In some locations an upstand is specified on the drawing.

Boundary Treatment

ACOUSTIC FENCE - 3000mm high acoustic fence. Refer to engineers specification.

BRICK WALL - 1800mm high, 215mm wide brick wall, brick on edge coping, incorporating creasing tiles, brick type to match adjacent dwellings.

BRICK WALL - 2.4M HIGH - 2400mm high, 215mm wide brick wall, brick on edge coping, incorporating creasing tiles, brick type to match adjacent dwellings.

2.4M HIGH FENCING - 2400mm high acoustic fencing to engineers specification

CLOSE-BOARD FENCING - 1800mm high close-boarded timber fence, treated softwood (min. 15yr life span)

GARDEN SEPARATION FENCING - 1.8m timber bench top panels, between timber posts, treated softwood (min. 15yr life span)

KNEERAIL FENCING - 400mm high timber kneerail, treated softwood beams, tongue and groove construction

Street Furniture

TIMBER SEAT - "Hawthorn" rustic 4 slat timber bench by Streetmaster Ltd, 2000mm long, treated softwood, root fixed into concrete footing, or equal and approved.

TIMBER PICNIC BENCH - "Woodland" softwood timber picnic table by Streetmaster Ltd Ltd, 1800 x 1500mm table, dark stained timber, or equal and approved

LITTER BIN - "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.

TIMBER PERGOLA - "1.8m Double Bay Pergola" by Jacksons Fencing Ltd., or equal and approved.

Notes:

1) All surface materials are to be installed as specified or approved specification to be agreed with Landscape Architect.

2) All kerbs to bituminous macadam areas to be British Standard concrete kerb with upstand to footways to engineers specification (nominally 100mm) or laid flush where different paving types meet (eg. driveways).

3) All block paved shared surfaces/private drives to receive British Standard concrete kerbs; upstand to engineers details (nominally 20-50mm upstand).

4) All block paved parking bays to be demarked using "T" marker blocks in white colour, 200 x 100 x 80mm.

5) All parking bays in macadam areas to be demarked by thermoplastic whitening paint.

6) The extent and specification of porous paving surfaces is subject to detailed drainage design.

B	01/10/26	GC	Officer comments - Site wide changes
A	14/08/26	AL	Officer comments - Site wide changes
Rev	Date	By	Description
Drawing Status			
FOR PLANNING			
CSA environmental			
Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT			
t	01462 743647		
e	ashwell@csaenvironmental.co.uk		
w	csaenvironmental.co.uk		
Project	Lower Broadbridge Farm, Broadbridge Heath		
Title	Hard Landscape Proposals Sheet 1 of 5		
Client	Taylor Wimpey UK Ltd		
Scale	1:250 @ A1	Drawn	SV
Date	March 2026	Checked	GC
Drawing No	CSA/7945/100	Rev	B



FIVE OAKS ROAD