

P1



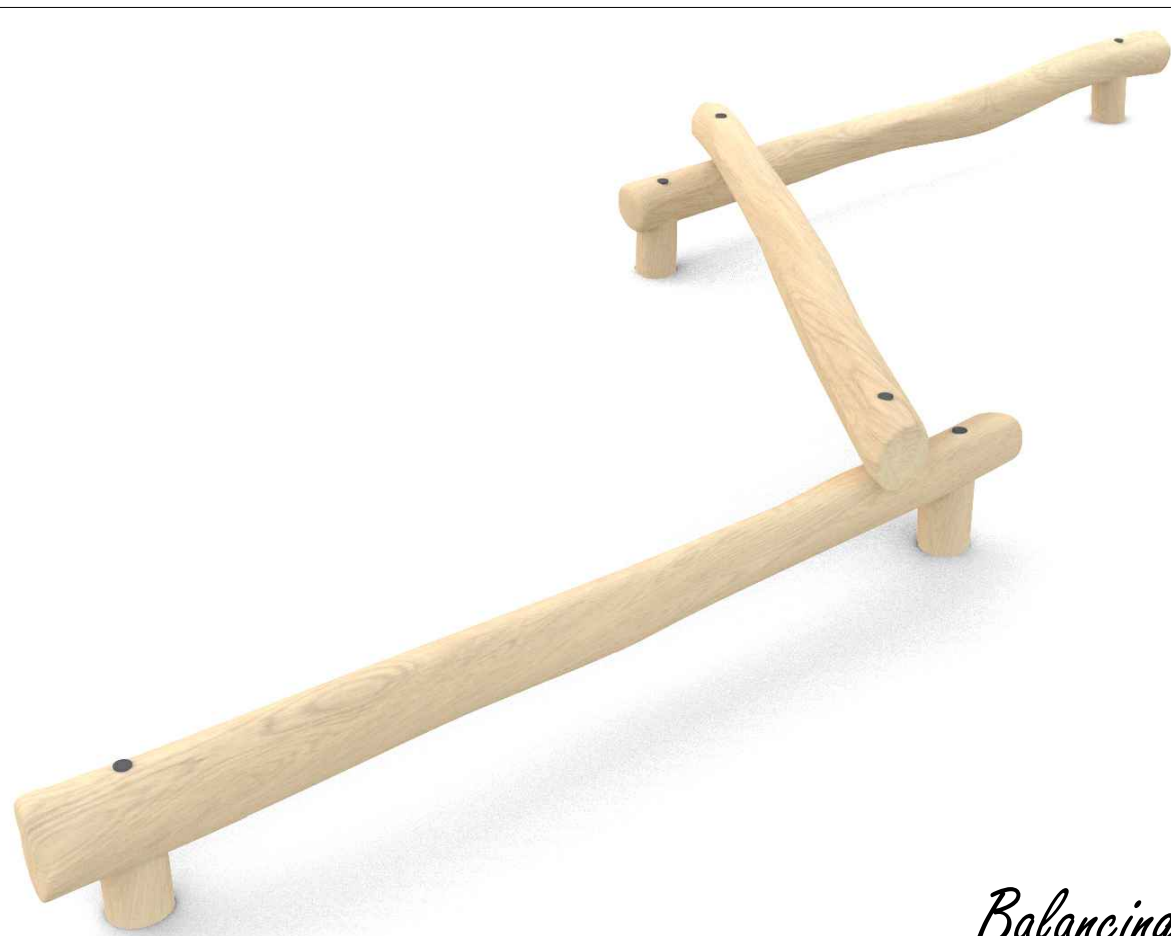
Bouncing ✓

P2



Rocking ✓

P3



Balancing ✓

P4



Swinging ✓

Inclusive play ✓

P5



Sliding ✓

Climbing ✓

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)

SCHEDULE OF PLAY EQUIPMENT

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

General Play Objectives:-

- 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'.

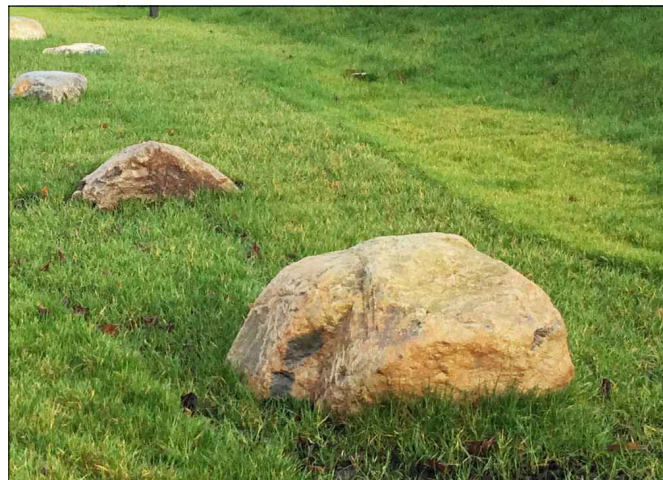
All softwood timber equipment to be fitted with steel ground shoes to prevent rot.

Notes

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 independant 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)



P6



PLANTING SCHEDULE FOR DWG 7945/111													
Hedges to consist of double staggered row at 300mm centres, rows 300mm apart, approx. 5 plants per linear metre													
Hedges to be supported by 1m high post and galvanised wire fence (min. 3 wires) running through centre of hedge between rows													
Qty	Shrub	Name	Common Name	Age	Height	Form	Girth	CrStm	Bks	Root	Crtr	Measure Unit	Density (m2/lin m)
35	Aucuba japonica 'Rozannie'			1/1	30-40cm			3	C	3L	m2	4.94	0.450
44	Brachyglottis 'Sunshine'				30-40cm			3	C	3L	m2	4.94	0.450
47	Hebe 'Mette'		Hebe	2x	30-40cm	Bushy		4	C	3L	m2	4.94	0.450
56	Hypericum 'Hidcote'				20-30cm(D)	Bushy		5	C	3L	m2	4.94	0.450
24	Lavandula angustifolia 'Munstead'		English Lavender		20-30cm			5	C	3L	m2	4.94	0.450
78	Lavandula x intermedia 'Edelweiss'		Lavender		30-40cm	Bushy		3	C	3L	m2	4.94	0.450
284													
Specimen													
Qty	Name	Common Name	Age	Height	Form	Girth	CrStm	Bks	Root	Crtr	Measure Unit	Density (m2/lin m)	Centres
6	Calamagrostis acutiflora 'Overdam'	Variegated feather reed grass							C		rv		
6													
Tree													
Qty	Name	Common Name	Age	Height	Form	Girth	CrStm	Bks	Root	Crtr	Measure Unit	Density (m2/lin m)	Centres
3	Betula pendula (Multi-stem)	Silver birch	3x	250-300cm	Multi-stemmed			3	RB		rv		
3													
293													

Self closing pedestrian gate

16nr Brachyglottis 'Sunshine'

1nr Betula pendula (Multi-stem)

26nr Lavandula x intermedia 'Edelweiss'

21nr Hypericum 'Hidcote'

39nr Hebe 'Mette'

14nr Brachyglottis 'Sunshine'

23nr Lavandula x intermedia 'Edelweiss'

3nr Calamagrostis acutiflora 'Overdam'

Rounded boulders; varying sizes

Retaining wall with railway sleepers for informal meeting/seating place. Middle 6 Sleepers to be 0.6m above GL, feathered down either side to GL.

3nr Calamagrostis acutiflora 'Overdam'

Low mound with slide

1nr Betula pendula (Multi-stem)

18nr Hypericum 'Hidcote'

29nr Lavandula x intermedia 'Edelweiss'

Double leaf maintenance gate and self-closing pedestrian gate

Play signage

Timber bench

Combined Litter & Dog Waste Bin

17nr Hypericum 'Hidcote'

12nr Aucuba japonica 'Rozannie'

24nr Lavandula angustifolia 'Munstead'

23nr Aucuba japonica 'Rozannie'

14nr Brachyglottis 'Sunshine'

1nr Betula pendula (Multi-stem)

8nr Hebe 'Mette'

LEGEND

Softworks



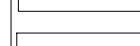
MULTI-STEM TREE



ORNAMENTAL SHRUB / HERBACEOUS / GRASS PLANTING



HEDGEROW PLANTING



SPECIMEN SHRUB PLANTING



AMENITY GRASS SEEDING - 'A22 (Low Maintenance) seed mix by Germinal Seeds Ltd or equal and approved. 50g / m², overseed rate, 20g / m².

Hardworks

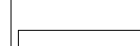


RUBBER SAFETY SURFACING - TigerMulch, autumn colour, in-situ rubber safety surfacing. Smooth finish, 10mm below adjacent path, no edging required.



SAFETY MATTING - to fall zones around play equipment to be 0.5m0.5m interlocking recycled PVC rubber tiles, manufactured to BS EN 1177 with 3.0m critical fall height, type 'Grasslok' by Playdale Ltd. or equal and approved. To be installed to manufacturer's instructions.

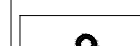
Street Furniture



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



PLAY AREA SIGNAGE - wording to be agreed with local authority.

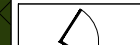


COMBINED LITTER AND DOG WASTE BIN 'Woodland' timber bin with lid by Streetmaster Ltd, 110L capacity, 25 x 90mm slats, treated softwood construction, galvanised liner, root fixed into concrete footing, or equal and approved.

Boundary Treatment



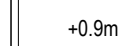
BOW TOP RAILING - 1m high steel bow-top railing; galvanised and painted green, or equal and approved.



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)

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

Rev	Date	By	Description
B	02/10/26	GC	Hedge removed in response to officer
A	13/08/26	AL	Amends for officer comments

Drawing Status

FOR PLANNING

CSA
environmental

Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT

01462 743647
ashwell@csaenvironmental.co.uk
csaenvironmental.co.uk

Project Lower Broadbridge Farm,
Broadbridge Heath

Title LEAP Proposals

Client Taylor Wimpey, South Thames

Scale 1:100 @ A1 Drawn SV

Date March 2026 Checked AL

Drawing No: CSA/7945/111 Rev B