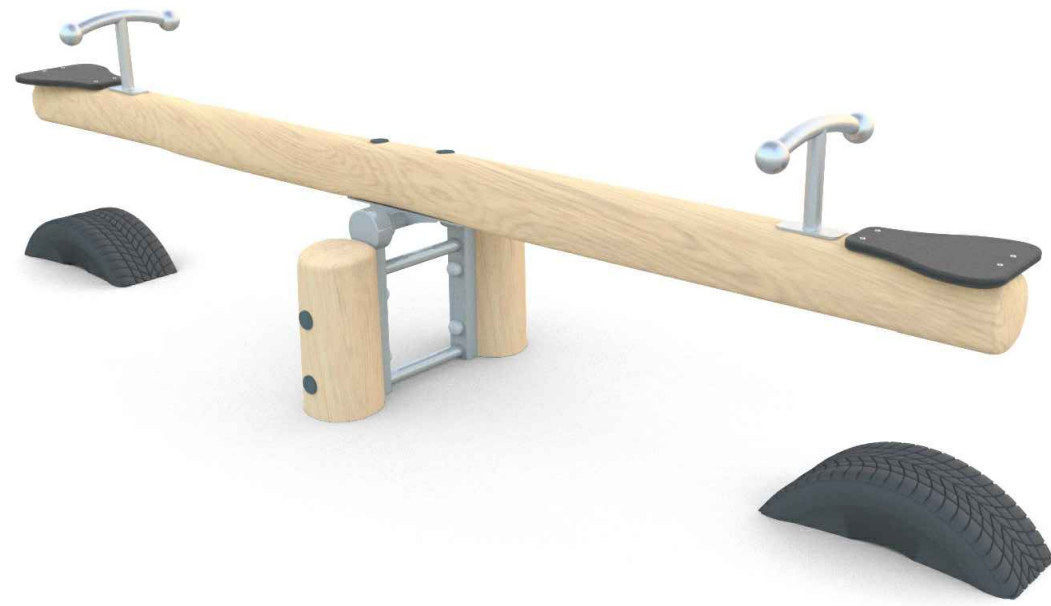


P1



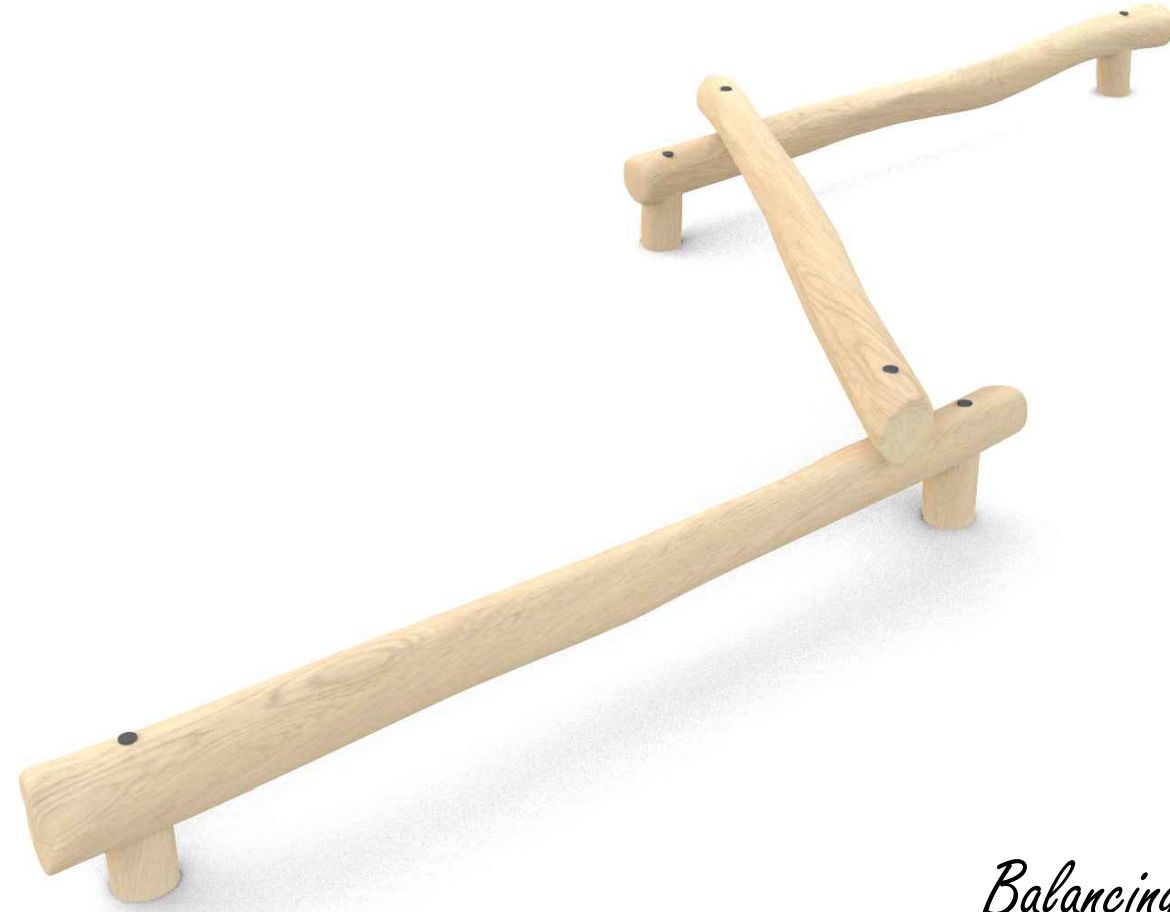
Bouncing ✓

P2



Rocking ✓

P3



Balancing ✓

P4



Swinging ✓

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



Artisan Legacy Report													
Hedgerow													
Qty	Name	Common Name	Age	Height	Form	Girth	CkStm	Bkks	Root	Ctr	Measure Unit	Density (n/20lin m)	Centres
376	Fagus sylvatica (Hedge)	Common beech	1/2	100-125cm					B		m	5.00	0.200
376													
Shrub													
Qty	Name	Common Name	Age	Height	Form	Girth	CkStm	Bkks	Root	Ctr	Measure Unit	Density (n/20lin m)	Centres
17	Aucuba japonica 'Rozannie'		1/1	30-45cm				3	C	SL	m2	5.00	0.450
29	Brachyglottis 'Sunshine'			30-45cm				3	C	SL	m2	5.00	0.450
25	Hebe 'Mette'	Hebe	2x	30-45cm	Bushy			4	C	SL	m2	5.00	0.450
31	Hypericum 'Hidcote'			20-30cm(D)	Bushy			5	C	SL	m2	5.00	0.450
12	Lavandula angustifolia 'Munstead'	English Lavender		25-30cm				5	C	SL	m2	5.00	0.450
40	Lavandula x intermedia 'Edelweiss'	Lavender		30-45cm	Bushy			3	C	SL	m2	5.00	0.450
154													
Specimen													
Qty	Name	Common Name	Age	Height	Form	Girth	CkStm	Bkks	Root	Ctr	Measure Unit	Density (n/20lin m)	Centres
6	Calamagrostis acutiflora 'Overdam'	Variagated feather reed grass							C	SL	m		
6													
Tree													
Qty	Name	Common Name	Age	Height	Form	Girth	CkStm	Bkks	Root	Ctr	Measure Unit	Density (n/20lin m)	Centres
3	Betula pendula (Multi-stem)	Silver birch	3x	250-300cm	Multi-stemmed			3	RB	SL	m		
3													
539													

Self closing pedestrian gate

8nr Brachyglottis 'Sunshine'

1nr Betula pendula (Multi-stem)

14nr Lavandula x intermedia 'Edelweiss'

13nr Hypericum 'Hidcote'

17nr Hebe 'Mette'

11nr Brachyglottis 'Sunshine'

14nr 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)

8nr Hypericum 'Hidcote'

12nr Lavandula x intermedia 'Edelweiss'

95nr Fagus sylvatica (Hedge)

Double leaf maintenance gate and
self-closing pedestrian gate

Play signage

Timber bench

Bin

10nr Hypericum 'Hidcote'

12nr Aucuba japonica 'Rozannie'

12nr Lavandula angustifolia 'Munstead'

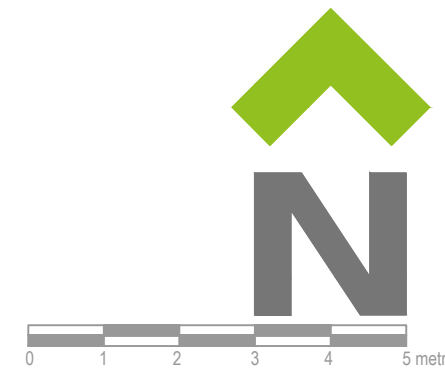
5nr Aucuba japonica 'Rozannie'

10nr Brachyglottis 'Sunshine'

1nr Betula pendula (Multi-stem)

281nr Fagus sylvatica (Hedge)

8nr Hebe 'Mette'



LEGEND

Softworks



MULTI-STEM TREE



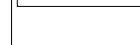
ORNAMENTAL SHRUB / HERBACEOUS / GRASS PLANTING



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

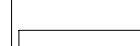


RUBBER SAFETY SURFACING -
TigerMulch, autumn colour, in-situ rubber safety surfacing.
Smooth finish, 10mm below adjacent path, no edging
required.



SAFETY MATTING - to fall zones around play equipment
to be 0.5m x 0.5m 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.

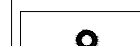
Street Furniture



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.



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.

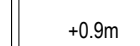
Boundary Treatment



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 hinges 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 -
Black, with 1No. self closing gate as above.



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

Notes:
- For Hard Landscape Proposals refer to CSA/7745/100-104
- For Soft Landscape Proposals refer to CSA/7745/105-110
- For Landscape Masterplan refer to CSA/7745/112

Rev Date By Description

Drawing Status

FOR PLANNING

CSA
environmental

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Ashwell, Hertfordshire SG7 5NT

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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/7745/111

Rev -