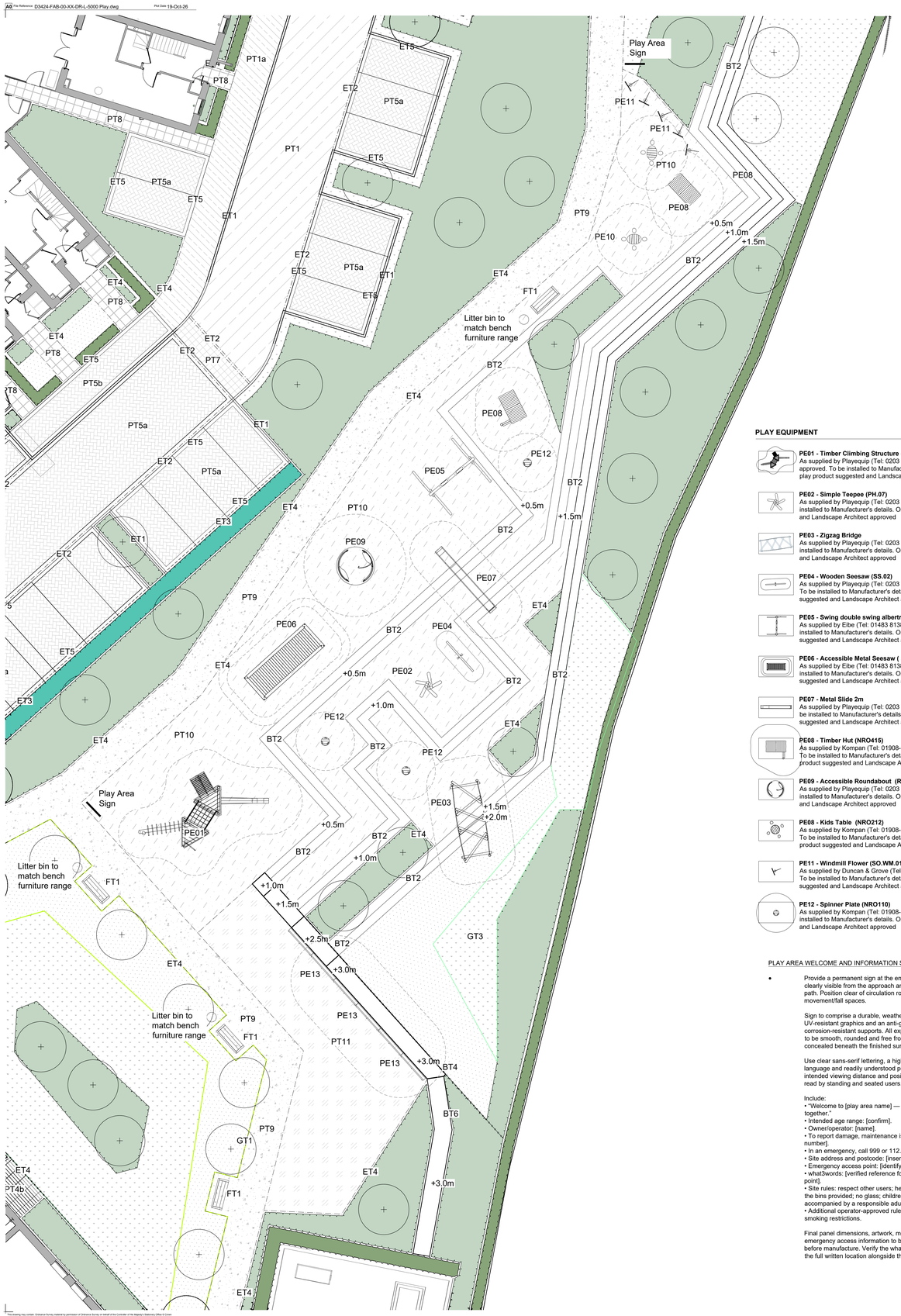
A0 File Reference: D3424-FAB-00-XX-DR-L-5000 Play.dwg Plot Date: 19-Oct-26



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Revision	Date	Reason	Drawn	Checked
T04	19.10.2026	Issued for Planning	sf	sfs
T03	06.10.2026	Issued for Planning	sb	sfs
T02	04.09.2026	Issued for Tender	aw	sg
T01	14.01.2026	Issued for Tender	aw	sg

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2. Do not scale from this drawing. Only figured dimensions are to be used for setting out.
3. All contractors must visit site and be responsible for taking and checking all dimensions related to the works shown on the drawing prior to fabrication or setting out.
4. This drawing uses coloured lines. Please do not rely on a monochrome copy.

External References:
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PLAY EQUIPMENT

PE01 - Timber Climbing Structure (PS.05)
As supplied by Playequip (Tel: 0203 627 0769) or similar approved. To be installed to Manufacturer's details. Or alternative play product suggested and Landscape Architect approved

PE02 - Simple Teepee (PH.07)
As supplied by Playequip (Tel: 0203 627 0769) or similar approved. To be installed to Manufacturer's details. Or alternative play product suggested and Landscape Architect approved

PE03 - Zigzag Bridge
As supplied by Playequip (Tel: 0203 627 0769) or similar approved. To be installed to Manufacturer's details. Or alternative play product suggested and Landscape Architect approved

PE04 - Wooden Seesaw (SS.02)
As supplied by Playequip (Tel: 0203 627 0769) or similar approved. To be installed to Manufacturer's details. Or alternative play product suggested and Landscape Architect approved

PE05 - Swing double swing albertros (55519401310)
As supplied by Eibe (Tel: 01483 813834) or similar approved. To be installed to Manufacturer's details. Or alternative play product suggested and Landscape Architect approved

PE06 - Accessible Metal Seesaw (5631080)
As supplied by Eibe (Tel: 01483 813834) or similar approved. To be installed to Manufacturer's details. Or alternative play product suggested and Landscape Architect approved

PE07 - Metal Slide 2m
As supplied by Playequip (Tel: 0203 627 0769) or similar approved. To be installed to Manufacturer's details. Or alternative play product suggested and Landscape Architect approved

PE08 - Timber Hut (NRO415)
As supplied by Kompan (Tel: 01908- 203102) or similar approved. To be installed to Manufacturer's details. Or alternative play product suggested and Landscape Architect approved

PE09 - Accessible Roundabout (RA.02)
As supplied by Playequip (Tel: 0203 627 0769) or similar approved. To be installed to Manufacturer's details. Or alternative play product suggested and Landscape Architect approved

PE08 - Kids Table (NRO212)
As supplied by Kompan (Tel: 01908- 203102) or similar approved. To be installed to Manufacturer's details. Or alternative play product suggested and Landscape Architect approved

PE11 - Windmill Flower (SO.WM.01.2)
As supplied by Duncan & Grove (Tel: 020 7112 7551) or similar approved. To be installed to Manufacturer's details. Or alternative play product suggested and Landscape Architect approved

PE12 - Spinner Plate (NRO110)
As supplied by Kompan (Tel: 01908- 203102) or similar approved. To be installed to Manufacturer's details. Or alternative play product suggested and Landscape Architect approved

PLAY AREA WELCOME AND INFORMATION SIGN

- Provide a permanent sign at the entrance shown on the drawing, clearly visible from the approach and readable from the accessible path. Position clear of circulation routes, gate swings and equipment movement/fall spaces.

  Sign to comprise a durable, weather-resistant aluminium panel with UV-resistant graphics and an anti-graffiti finish, mounted on corrosion-resistant supports. All exposed edges, corners and fixings to be smooth, rounded and free from projections. Foundations to be concealed beneath the finished surface.

  Use clear sans-serif lettering, a high-contrast matt background, plain language and readily understood pictograms. Size lettering for the intended viewing distance and position key information so it can be read by standing and seated users.

  Include:
  • "Welcome to [play area name] — a place to play, explore and enjoy together."
  • Intended age range: [confirm].
  • Owner/operator: [name].
  • To report damage, maintenance issues or accidents: [telephone number].
  • In an emergency, call 999 or 112.
  • Site address and postcode: [insert].
  • Emergency access point: [identify entrance and adjoining road].
  • what3words: [verified reference for the identified emergency access point].
  • Site rules: respect other users; help keep the space clean and use the bins provided; no glass; children requiring supervision should be accompanied by a responsible adult.
  • Additional operator-approved rules, including any dog-access or smoking restrictions.

  Final panel dimensions, artwork, mounting height, contact details and emergency access information to be agreed with the owner/operator before manufacture. Verify the what3words reference on site. Provide the full written location alongside the reference.

LEGEND

HARD LANDSCAPE

PAVING TYPE

PT9 — **Paving Type 9 - Coloured Macadam to POS Footpaths**
To Engineer's Specification
Colour: Buff

PT10 — **Paving Type 10 - Safer Surfacing to Play Area**
Product: Recycled rubber/ wetpour safety surfacing

PT11 — **Paving Type 11 - Safer Surfacing to Climbing Wall**
Product: Bound material

EDGING TYPES

ET4 — **Edging Type 4 - PCC Edging**
Product: Standard Edging or similar approved
Colour: Natural
Sizes: 50 x 150 x 914mm

BOUNDARY TYPES

BT2 — **Boundary Type 2 - Gabion Retaining Wall**
Product: 500mm³ gabion baskets backfilled with site won aggregates and faced with local stone.
Height: to site no higher than 500mm above ground

BT6 — **Boundary Type 6 - Existing Wall Retained**
PE13 section to be converted into a Climbing Wall
Southern length of wall (by pump station) remains subject to realignment

FURNITURE

FT1 — **Furniture Type 1 - Timber Seat with Backrest and armrests**
Size: 2000mm(l) x 340mm(d) x 450mm(h)

SOFT LANDSCAPE

EXISTING TREES & VEGETATION

Existing Trees to be Retained
To be protected in accordance with BS 5837:2012 *'Trees in relation to Design, Demolition and Construction'*

Existing Vegetation to be retained
Existing vegetation to be cut back away from roads/pathways as appropriate to allow clear routes through the site

NOTE: Refer to FPCR arboricultural survey & report for details

Note: No dig construction to be carried out in any location where construction is within RPA of existing trees. Refer to Arboriculturalist's drawings & reports for further details

PROPOSED PLANTING

Proposed Tree Planting
Size/Spec: Refer to plant schedule for details
Note: Final location of trees to be determined with services alignment. Fruit trees to be sourced from local suppliers, such as Southern Fruit Trees (www.southernfruittrees.co.uk), Blackmoor (www.blackmoor.co.uk) or similar and approved.

Proposed Shrub Planting
Product: Container grown plant stock
Size/Spec: Refer to plant schedule for details

Proposed Single Species Hedge Planting
Product: Container grown plant stock
Size/Spec: Refer to plant schedule for details

GT1 — **Grass Type 1 - Proposed Turf**
Product: WFT-Species-Rich-26 Species Rich Lawn Turf
Supplier: Wildflower Turf or similar approved

GT2a — **Grass Type 2a - Close-mown Amenity Grass**
Product: WFG20 Eco Species Rich Lawn Mixture
Supplier: Germinal Seeds or similar approved

GT2b — **Grass Type 2b - Long Sward Amenity Grass**
Product: WFG20 Eco Species Rich Lawn Mixture
Supplier: Germinal Seeds or similar approved

OTHER

Application Boundary

TIMBER PLAY EQUIPMENT - GALVANISED STEEL FOOTINGS

- Support all timber play equipment on manufacturer-designed hot-dip galvanised steel shoes, posts or brackets, with galvanising to BS EN ISO 1461. Timber must remain clear of soil, concrete and the finished play surface, with a drained separation to prevent moisture accumulation and direct ground contact.

  Supports, anchors, connections and concrete foundations to be designed and installed in accordance with the equipment manufacturer's structural requirements and the applicable parts of BS EN 1176. Any alteration to the manufacturer's standard support arrangement must receive written manufacturer approval.

  Conceal foundations and anchors beneath the finished surface, maintaining the required impact-attenuating surfacing depth. Exposed supports and fixings must be smooth and free from sharp edges, hazardous projections and entrapment points. Protect damaged galvanised surfaces using the manufacturer's approved repair system.

GABIONS — STONE FACING AND PLAY AREA SAFETY

- Exposed stone facing to comprise [stone type] from [local quarry/source], selected for durability and resistance to frost, weathering and fragmentation. Use rounded or suitably dressed/tumbled stone with smooth exposed faces. Reject stone with sharp arrises, splintered surfaces or projections.

  Submit the proposed stone type, source, grading, representative sample and a sample gabion panel for Landscape Architect and Local Authority review before installation. Stone sizing must suit the selected mesh aperture and securely retain the fill.

  Site-won aggregate may be used within the concealed core only, subject to confirmation that it is clean, durable, suitable and free from contamination, debris and degradable material. Fully contain the core behind the approved facing; no loose fill may escape through the cage.

  Gabion cages to have a durable corrosion-resistant finish, with flush connections and all wire ends, clips and ties turned inward or otherwise safely enclosed. No sharp wire ends, accessible hazardous fixings, bulging mesh or projecting stones are permitted. Provide a smooth, securely fixed protective coping/capping to accessible tops, with rounded edges.

  Gabion stability, foundations, mesh apertures, accessible edges and interfaces with adjoining surfaces must be assessed for foreseeable climbing, falls, impact and entrapment. Keep gabions outside equipment falling spaces unless specifically incorporated into an assessed play design with suitable surfacing.

  Where gabions form part of the playable structure, assess against the applicable requirements of BS EN 1176. Where used as ancillary landscape features, undertake a site-specific risk assessment informed by relevant RoSPA playground safety guidance. Obtain an independent post-installation play safety inspection before opening and rectify identified defects.



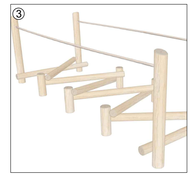
PE1 - Specification:
Manufacturer: Playequip
Product Name: Robinia Climbing Frame
Safety surface: 75sqm
Material: Hardwood
Fall Height: 2.50m

Or alternative manufacturer and play product suggested and Landscape Architect approved



PE2 - Specification:
Manufacturer: Playequip
Product Name: Simple Teepee
Dimensions: 1.5(L) x 1.5(W) x 3.4(H) (m)
Material: Hardwood

Or alternative manufacturer and play product suggested and Landscape Architect approved



PE3 - Specification:
Manufacturer: Playequip
Product Name: Zig Zag Bridge
Dimensions: 450 × 150 × 125 cm
Material: Hardwood

Or alternative manufacturer and play product suggested and Landscape Architect approved



PE4 - Specification:
Manufacturer: Playequip
Product Name: Wooden Seesaw
Dimensions: 2.4(L) x 0.67(W) x 0.5(H)
Fall Height: 0.5m
Material: Hardwood

Or alternative manufacturer and play product suggested and Landscape Architect approved



PE5 - Specification:
Manufacturer: Eibe
Product Name: Double Swing Albertros
Min space: 7.86 x 3.45 x 2.55 (m)
Material: Hardwood
Fall Height: 2.55m

Or alternative manufacturer and play product suggested and Landscape Architect approved



PE6 - Specification:
Manufacturer: Eibe
Product Name: Integration Seesaw
Min space: 5.56 x 4.06 x 2.37 m
Material: Metal
Fall Height: 0.57m

Or alternative manufacturer and play product suggested and Landscape Architect approved



PE7 - Specification:
Manufacturer: Playequip
Product Name: Metal Slide
Dimensions: 55 × 55 × 55 cm
Platform Height: 1.75 – 2m
Material: Stainless Steel

Or alternative manufacturer and play product suggested and Landscape Architect approved



PE8 - Specification:
Manufacturer: Kompan
Product Name: Playhut
Dimensions: 180x163x158 cm
Safety surface: 17.2sqm
Material: Untreated Robinia wood

Or alternative manufacturer and play product suggested and Landscape Architect approved



PE9 - Specification:
Manufacturer: Playequip
Product Name: Inclusive Roundabout
Dimensions: 2.25(L) x 2.25(W) x 0.92(H)
Safety surface: 39m²
Material: Stainless Steel

Or alternative manufacturer and play product suggested and Landscape Architect approved



PE10 - Specification:
Manufacturer: Kompan
Product Name: Kids Table with 4 Sitting Poles
Dimensions: 145x125x50 cm
Fall space: 425cm W x 445cm L
Safety surface: 13.9sqm
Material: Robinia wood

Or alternative manufacturer and play product suggested and Landscape Architect approved



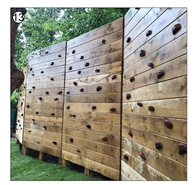
PE11 - Specification:
Manufacturer: Duncan & Grove
Product Name: Windmill Flower Robinia
Fall space: 73cm W x 100cm L
Material: Hardwood
Fall Height: -

Or alternative manufacturer and play product suggested and Landscape Architect approved



PE12 - Specification:
Manufacturer: Kompan
Product Name: Spinner Plate
Dimensions: 49x49x47 cm
Fall height: <1.0m
Safety surface: 9.6sqm
Material: Robinia wood

Or alternative manufacturer and play product suggested and Landscape Architect approved



PE13 - Specification:
Manufacturer: Play Equip
Product Name: Climbing Wall Panel
Fall space: 240cm W x 2000cm L x 3000 H
Material: Hardwood
Fall Height: 3m

Or alternative manufacturer and play product suggested and Landscape Architect approved

Notes on drawings

- Installation of play equipment and safety surfacing to be in accordance with Manufacturer's guidelines and all relevant British Safety Standards, including BS EN 1176, BS EN 1177 and BS EN 7188.
- Refer to engineers and specialist drawings and details for lighting, drainage, underground services.
- Final tree location to be fully coordinated with lighting layout, underground service runs and site drainage.
- Extent of permeable paving to be confirmed by engineer's design.
- Levels information for the areas of open space in relation to the built form FFL's and retaining walls are to be read in conjunction with Engineer's proposed levels, boundary treatments to be coordinated with Landscape Architects and Engineers Site layout plans.
- Slope profiles to the open space areas are to be as slack as possible considering access for all.

Location Plan

0 0.5 1 2 3 4 5 7.5 10m
1:100

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Project: Phase 3 Novartis Site
Client: Lovell
Drawing Title: Play - Detailed Design
Purpose of Issue: Issued for Planning Approval
Drawn By: aw | Checked By: sg | Drawn Scale: 1:100 @ A0 | Date of First Issue: Jan | 2026
Drawing Number: D3424-FAB-XX-XX-D-L-5000
Revision: T04