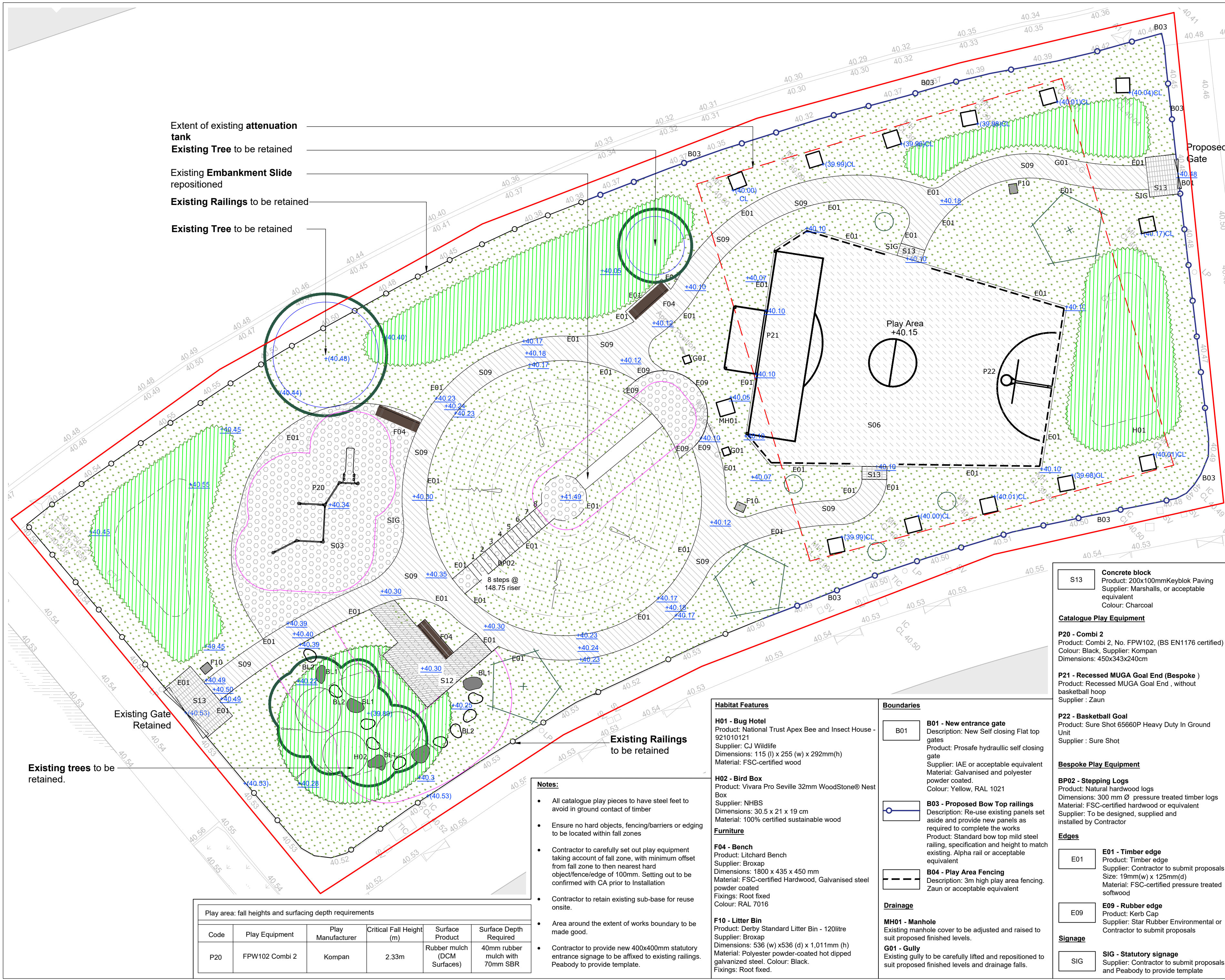




Extent of existing **attenuation tank**

Existing Tree to be retained

Existing **Embankment Slide** repositioned

Existing Railings to be retained

Existing Tree to be retained

Existing trees to be retained.

Play area: fall heights and surfacing depth requirements					
Code	Play Equipment	Play Manufacturer	Critical Fall Height (m)	Surface Product	Surface Depth Required
P20	FPW102 Combi 2	Kompan	2.33m	Rubber mulch (DCM Surfaces)	40mm rubber mulch with 70mm SBR

- Notes:**
- All catalogue play pieces to have steel feet to avoid in ground contact of timber
 - Ensure no hard objects, fencing/barriers or edging to be located within fall zones
 - Contractor to carefully set out play equipment taking account of fall zone, with minimum offset from fall zone to then nearest hard object/fence/edge of 100mm. Setting out to be confirmed with CA prior to installation
 - Contractor to retain existing sub-base for reuse onsite.
 - Area around the extent of works boundary to be made good.
 - Contractor to provide new 400x400mm statutory entrance signage to be affixed to existing railings. Peabody to provide template.

Habitat Features

- H01 - Bug Hotel**
Product: National Trust Apex Bee and Insect House - 921010121
Supplier: CJ Wildlife
Dimensions: 115 (l) x 255 (w) x 292mm(h)
Material: FSC-certified wood
- H02 - Bird Box**
Product: Vivara Pro Seville 32mm WoodStone® Nest Box
Supplier: NHBS
Dimensions: 30.5 x 21 x 19 cm
Material: 100% certified sustainable wood
- Furniture**
- F04 - Bench**
Product: Litchard Bench
Supplier: Broxap
Dimensions: 1800 x 435 x 450 mm
Material: FSC-certified Hardwood, Galvanised steel powder coated
Fixings: Root fixed
Colour: RAL 7016
- F10 - Litter Bin**
Product: Derby Standard Litter Bin - 120litre
Supplier: Broxap
Dimensions: 536 (w) x536 (d) x 1,011mm (h)
Material: Polyester powder-coated hot dipped galvanized steel. Colour: Black.
Fixings: Root fixed.

Boundaries

- B01 - New entrance gate**
Description: New Self closing Flat top gates
Product: Prosafe hydraulic self closing gate
Supplier: IAE or acceptable equivalent
Material: Galvanised and polyester powder coated.
Colour: Yellow, RAL 1021
- B03 - Proposed Bow Top railings**
Description: Re-use existing panels set aside and provide new panels as required to complete the works
Product: Standard bow top mild steel railing, specification and height to match existing. Alpha rail or acceptable equivalent
- B04 - Play Area Fencing**
Description: 3m high play area fencing. Zaun or acceptable equivalent
- Drainage**
- MH01 - Manhole**
Existing manhole cover to be adjusted and raised to suit proposed finished levels.
- G01 - Gully**
Existing gully to be carefully lifted and repositioned to suit proposed finished levels and drainage falls.

- S13** **Concrete block**
Product: 200x100mmKeyblok Paving
Supplier: Marshalls, or acceptable equivalent
Colour: Charcoal
- Catalogue Play Equipment**
- P20 - Combi 2**
Product: Combi 2, No. FPW102, (BS EN1176 certified)
Colour: Black, Supplier: Kompan
Dimensions: 450x343x240cm
- P21 - Recessed MUGA Goal End (Bespoke)**
Product: Recessed MUGA Goal End , without basketball hoop
Supplier : Zaun
- P22 - Basketball Goal**
Product: Sure Shot 6560P Heavy Duty In Ground Unit
Supplier : Sure Shot

- Bespoke Play Equipment**
- BP02 - Stepping Logs**
Product: Natural hardwood logs
Dimensions: 300 mm Ø pressure treated timber logs
Material: FSC-certified hardwood or equivalent
Supplier: To be designed, supplied and installed by Contractor
- Edges**
- E01** **E01 - Timber edge**
Product: Timber edge
Supplier: Contractor to submit proposals
Size: 19mm(w) x 125mm(d)
Material: FSC-certified pressure treated softwood
- E09** **E09 - Rubber edge**
Product: Kerb Cap
Supplier: Star Rubber Environmental or Contractor to submit proposals
- Signage**
- SIG** **SIG - Statutory signage**
Supplier: Contractor to submit proposals and Peabody to provide template

LEGEND

Extent of works boundary

Existing trees
Dashed line indicates Root Protection Area

Proposed trees

Existing bow top railing
Retained. Sanded and repainted as part of works

Proposed Low Maintenance Grass
See LUC dr.16006D-LUC-XX-XX-DR-L-0401, for planting details

Proposed Specimen Shrubs
See LUC dr.16006D-LUC-XX-XX-DR-L-0401, for planting details

Proposed Planting
See LUC dr.16006D-LUC-XX-XX-DR-L-0401, for planting details

Play safety fall zones
Play safety fall zones with 100mm buffer

Existing Embankment Slide
Retained and Repositioned

Proposed Levels

+00.00

Existing Levels

CL - Cover Level

Boulders
Salvage boulders from client to be reused within the works.

Boulders
Mixed Glacial Boulders by CED Stone. Natural surface finish. Colour: Purplish brown and bluish grey. Irregularly shaped. Size: 300mm to 600mm dia.

Hard surfaces

Rubber mulch surface
Rubber mulch in Brown/Khaki mix by DCM Surfaces. Depths vary, min 40mm max 120mm.

Porous Asphalt - allowance for thermoplastic line markings
Product: Ultraporous Leisure, SMA 6mm
Supplier: Tarmac, or acceptable equivalent
Colour: Black
Note : thermoplastic line markings shown are indicative only and provided for design intent. final layout to be confirmed following installation and fixing of goal ends.

Self binding Gravel
Product: 50mm compacted self-binding gravel
Supplier: Breedon, or acceptable equivalent
Colour: Breedon Golden Amber

Composite Decking
Product: Millboard Weathered Vintage oak decking.
Supplier: Millboard, or acceptable equivalent
Material: Composite , 200x32xmm fixed to Millboard Plas-Pro joists 50x125 mm @ max. 600 mm c/c, fixed to Plas-Pro posts set in concrete, all to manufacturer's details.

C02 09.10.26 For Construction SHR KD JEW
C01 21.09.26 For Construction SHR KD JEW

Rev	Date	Description	Drm	Chk	App

Scale 1:100

0 1 2 3 4 5m

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Project

Peabody Play Project 2025-27
Varcoe Gardens Batford Play Space

Client

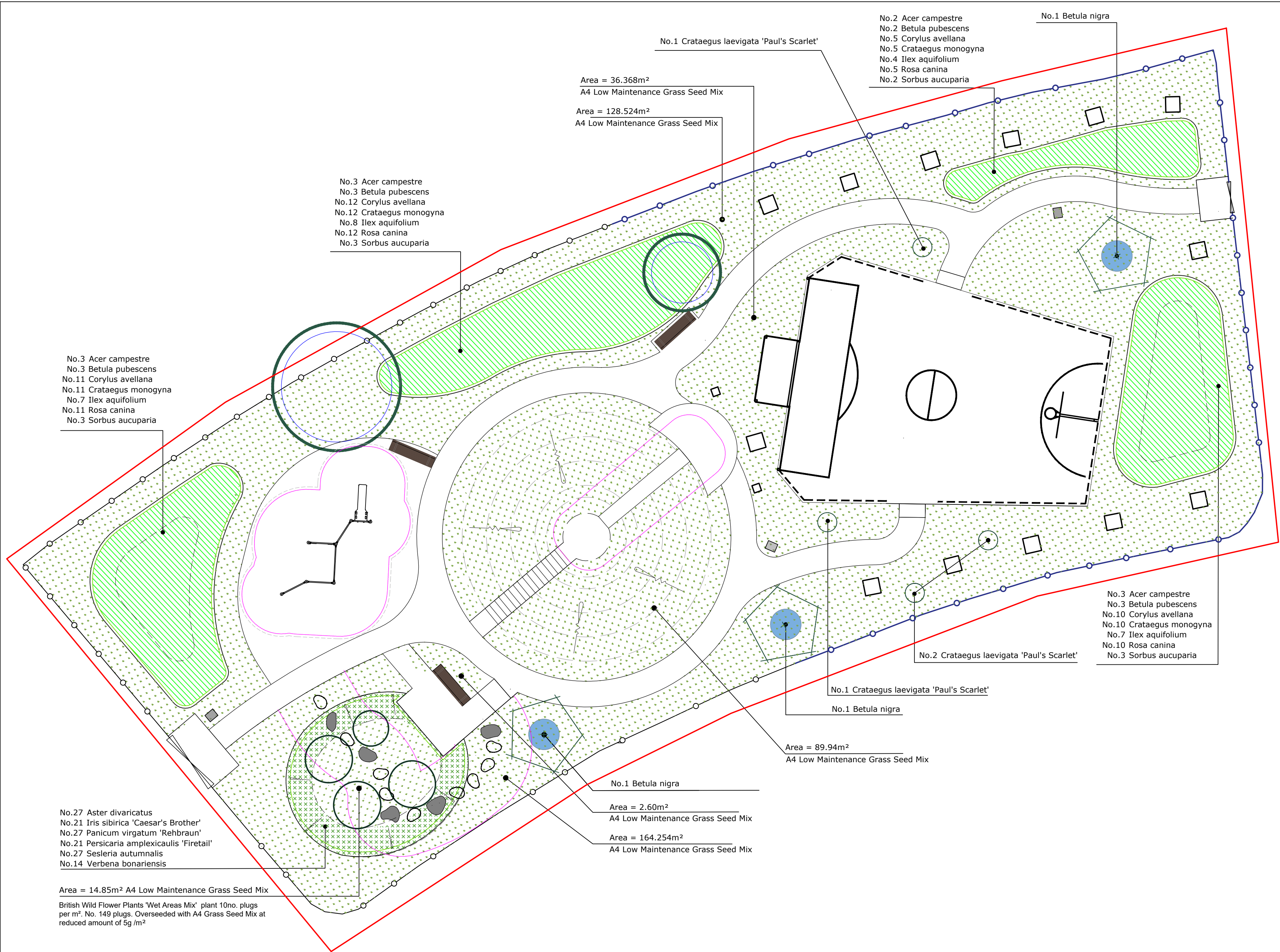
Peabody

LUC Job Nr Scale @A2 Status
16006D 1:100 S5

Drawing Title

Varcoe Gardens Batford Play Space
Hard Landscape Plan

Drawing Nr Rev
16006D-LUC-XX-XX-DR-L-0200 C02



Legend

- Extent of works boundary
- Existing trees
Dashed line indicates
Root Protection Area
- Proposed tree
- Proposed specimen shrubs
- Tree planting
- Low Maintenance Grass
See Planting Schedule.
- Perennial Mix
See Planting Schedule.
- Native Planting
See Planting Schedule.

Notes:
All excavation works within existing tree RPAs must be carried without the use of machinery and by hand tools and on anti-compaction surfaces. In line with B.S.5837.

Allowance for grass seeding and making good of damaged areas.

All planting to be sourced as specified. No substitutions to be made before prior approval by Landscape Architect.

To be read in conjunction with LUC dr, 16006-LUC-XX-XX-DR-L-0610 Softworks Details.

All trees to be double staked and where suited to the form of the specimen shrub provide a single short stake. Allow for protective fencing.

Ensure all soft landscape works comply with the following:

- BS 4428:1989 - Code of practice for general landscape operations (excluding hard surfaces)
- BS 8545:2014 - Trees: from nursery to independence in the landscape.

All planting mixes where possible should be planted in groups of 3 - 7 of the same species. Plant positions to be set out with landscape architect on site and prior to planting.

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C01 21.09.26 For Construction SHR KD JEW

Rev Date Description Dm Chk App

Scale 1:100
0 1 2 3 4 5m

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Peabody Play Project 2025-27		
Varcoe Gardens Batford Play space		
Client		
Peabody		
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Drawing Title		
Varcoe Gardens Batford Play space		
Planting Plan		
Drawing Nr	Rev	
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Planting Schedule

Trees:

Heavy Standard, planted into 1200mm diameter x 750mm deep tree pit. Tree to be supported using double stakes and cross bar.
Backfill tree pit with site won subsoil / topsoil and where required imported topsoil to achieve finished levels.

Trees					
Number	Species	Height	Girth	Specification	Density
3	Betula nigra	350-425cm	12-14cm	Extra Heavy Standard: 5 brks: 3x: RB: Clear Stem min. 200cm	Counted
4	Crataegus laevigata 'Paul's Scarlet'	250-300cm	8-10cm	Standard: 3 brks: 2x: RB	Counted

Native Mix:

Planted into 300mm depth site won topsoil and where required imported topsoil to achieve finished levels.

Native Mix					
Number	Species	Height	Specification	Density	
11	Acer campestre	80-100cm	1+1: Transplant - seed raised: B	1/4m²	
11	Betula pubescens	80-100cm	1+1: Transplant - seed raised: B	1/4m²	
38	Corylus avellana	80-100cm	1+2: Transplant - seed raised: Branched: 4 brks: B	2/m²	
38	Crataegus monogyna	80-100cm	1+2: Transplant - seed raised: B	2/m²	
26	Ilex aquifolium	80-100cm	Leader with Laterals: RB	2/m²	
38	Rosa canina	60-80cm	1+1: Transplant - seed raised: Branched: 3 brks: B	2/m²	
11	Sorbus aucuparia	80-100cm	1+1: Transplant - seed raised: B	1/4m²	

Perennial Mix:

Planted into 300mm depth bioretention soil to achieve finished levels.

Perennial Mix					
Number	Species	Pot Size	Specification	Density	
25	Aster divaricatus	3L	Full Pot: C	8/m²	
19	Iris 'Caesar's Brother'	3L	Full Pot: C	8/m²	
25	Panicum virgatum 'Rehbraun'	3L	Full Pot: C	8/m²	
19	Persicaria amplexicaulis 'Firetail'	3L	Full Pot: C	8/m²	
25	Sesleria autumnalis	3L	Full Pot: C	8/m²	
13	Verbena bonariensis	2L	Full Pot: C	8/m²	

Grass:

Planted into 100mm depth site won topsoil and where required imported topsoil to achieve finished levels.

Grass Areas					
Area	Seed Mix Name	Seed Mix Supplier	Sowing Rates	Weight	
422m²	A4 Low Maintenance Grass Seed Mix	Germinal Amenity	10g/m²	4.22kg	

Meadow Planting

British Wild Flower Plants 'Wet Areas Mix' plant 10no. plugs per m². Overseed with Germinal A4 Low Maintenance Grass Seed Mix 5g/m² (allow for 75g of A4 Low Maintenance Grass Seed Mix) sow from March - October onto a fine friable low fertility soil bed down to 100 mm in depth. Carry out two equal sowings at right angles to each other and diagonally to main axis. Broadcast manually ensuring a good seed to soil contact.

British Wild Flower Plants 'Wet Areas Mix' plant 10no. plugs per m².

Total - 149 plugs.

Mulch

All plant beds to be mulched with 50mm depth Melcourt Bark Nuggets 15-65mm particle size or similar approved.

Planting

All mixes where possible should be planted in groups of 3 - 7 of the same species. Plant positions to be set out with landscape architect on site prior to planting.

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Not to scale



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LUC Job Nr	Scale @A2	Status
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Drawing Nr		Rev
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