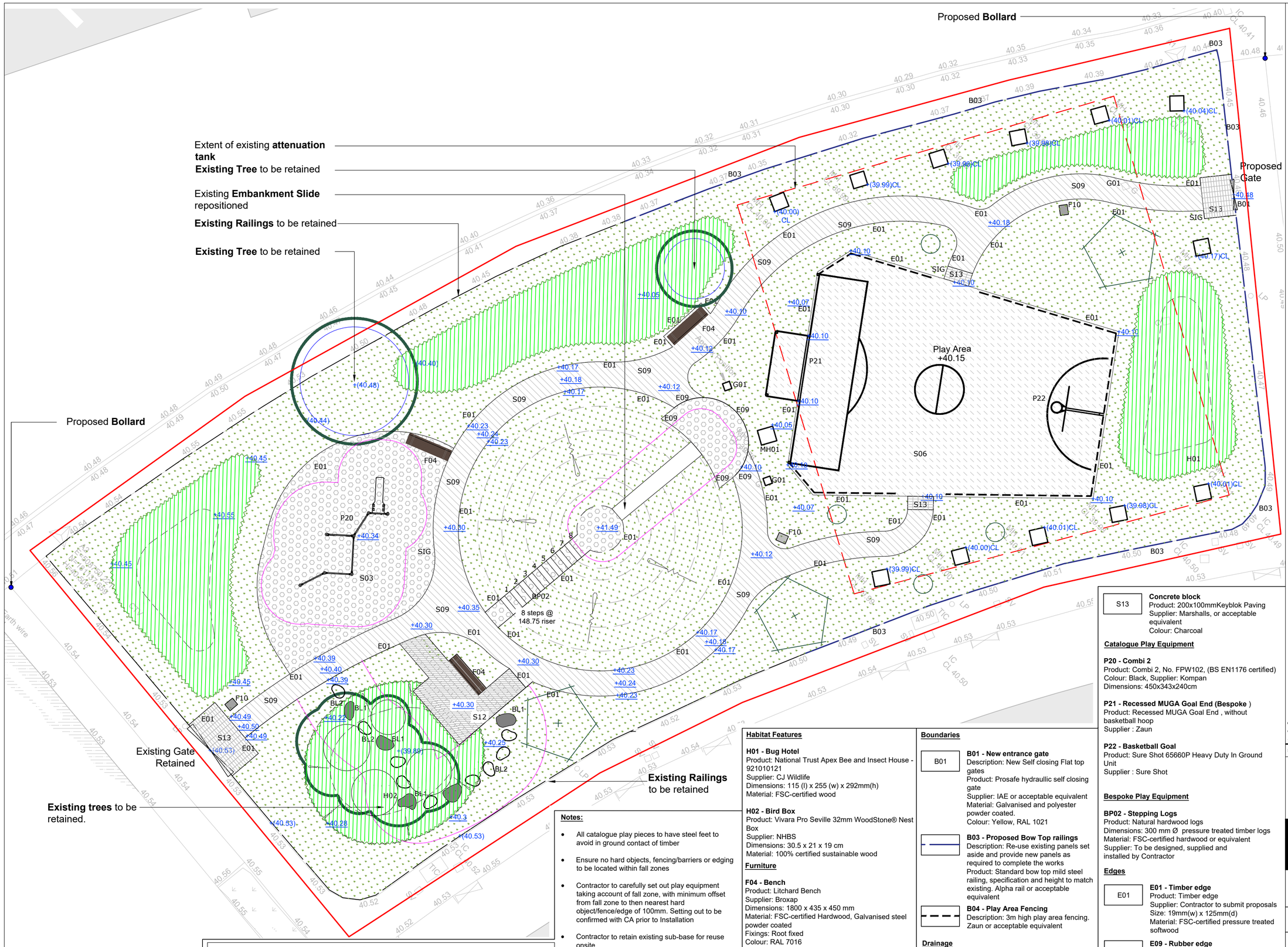


Play area: fall heights and surfacing depth requirements					
Code	Play Equipment	Play Manufacturer	Critical Fall Height (m)	Surface Product	Surface Depth Required
P20	FPW102 Combi 2	Kompan	2.33m	Rubber mulch (DCM Surfaces)	40mm rubber mulch with 70mm SBR

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 — **B01 - New entrance gate**
Description: New Self closing Flat top gates
Product: Prosafe hydraullic 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 65660P 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 +(00.00)
- **Boulders** BL1 Salvage boulders from client to be reused within the works.
- **Boulders** BL2 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** S03 Rubber mulch in Brown/Khaki mix by DCM Surfaces. Depths vary, min 40mm max 120mm.
- **Porous Asphalt - allowance for thermoplastic line markings** S06 Product: Ultiporous 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** S09 Product: 50mm compacted self-binding gravel Supplier: Breedon, or acceptable equivalent Colour: Breedon Golden Amber
- **Composite Decking** S12 Product: Millboard Weathered Vintage oak decking. Supplier: Millboard, or acceptable equivalent Material: Composite , 200x32xmm fixed to Millboard Plas-Pro joists 50×125 mm @ max. 600 mm c/c, fixed to Plas-Pro posts set in concrete, all to manufacturer's details.

Rev	Date	Description	Drn	Chk	App
C03	27.10.26	For Construction	SHR	KD	JEW
C02	09.10.26	For Construction	SHR	KD	JEW
C01	21.09.26	For Construction	SHR	KD	JEW

Scale 1:100
0 1 2 3 4 5m

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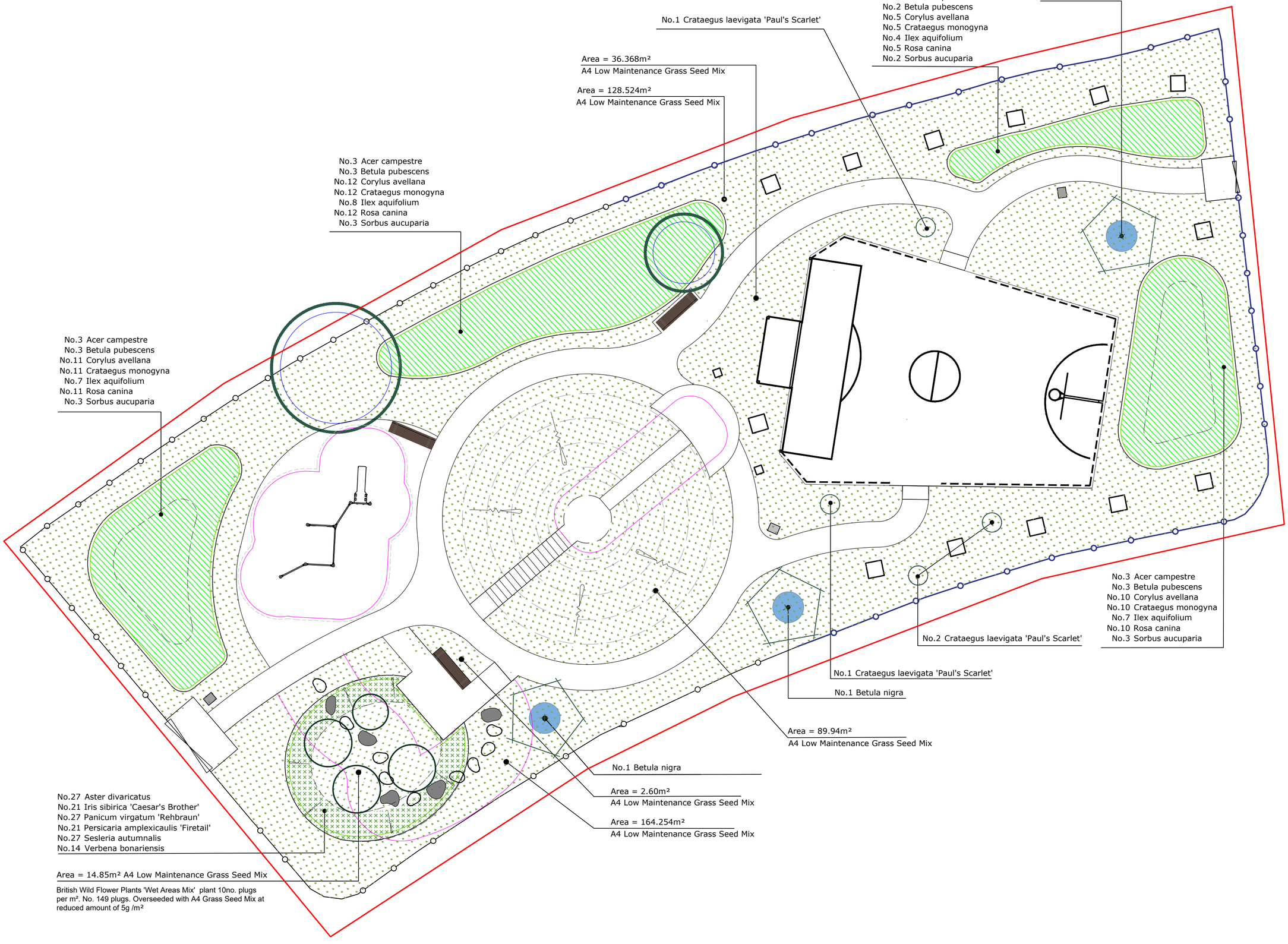
Project
Peabody Play Project 2025-27
Varcoe Gardens Batford Play Space

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	C03



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.

Rev	Date	Description	Drn	Chk	App
C02	09.10.26	For Construction	SHR	KD	JEW
C01	21.09.26	For Construction	SHR	KD	JEW

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
Planting Plan

Drawing Nr	Rev
16006D-LUC-XX-XX-DR-L-0401	C02

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.

Rev	Date	Description	Drn	Chk	App
C01	21.09.26	For Construction	SHR	KD	JEW

Not to scale

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Project
Peabody Play Project 2025-27
Varcoe Gardens Batford Play space

Client
Peabody

LUC Job Nr	Scale @A2	Status
16006D	NTS	S5

Drawing Title
Varcoe Gardens Batford Play space
Planting Schedule

Drawing Nr	Rev
16006D-LUC-XX-XX-DR-L-0402	C01