

Legend

- Site boundary
- Mown Grassland
- Proposed tree
- Wet Pour Safety Surfacing labelled 'WPxx'
- Proposed Play Equipment
- Proposed Benches
- Proposed Bins
- Proposed Fencing & Gates
- Proposed boulders
- Proposed log seats
- Proposed Play Logs
- Proposed Play Bunds



Revision	By	Date	Details
P01	HCK	16.08.2024	Initial Issue
P02	HCK	30.08.2024	Amendments to LAP
P03	HCK	22.11.2024	Amendments to LEAP

Project Reference / Name:	
BG24.292	Brascote Lane, Newbold Verdon

Client	Persimmon Midlands
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Drawing title	Play Area Design - Local Equipped Area of Play (LEAP) & Schedule
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Purpose of issue		Date of issue	
Issued for Planning		22.11.2024	
Scale @ A1	1:100	Subsidiary	S4
Drawn	HCK	Checked and approved	HCK
Issue	P03	Revision	REV2

Quantity reference: BG24.292-BRGR-ZZ-ZZ-DR-L-00024



Header

Surfacing	Product	Supplier	Area	Colour	Product Type	Product Notes
WP01	Wet Pour	RTC Safety Surface Ltd	414.2983m ²	Rainbow Green	BS EN 1177 and BS EN 7188 compliant safety surfacing	Certified for a critical fall height of 2.4 metres at a depth of 90mm.

Fencing	Product	Product Description	Supplier	Length	Colour
PF01	Metal Playtime Fencing	Vertical Steel Paling Fencing	Jacksons Fencing Ltd	36.5488m	RAL 6005 Green
PF02	Metal Playtime Fencing	Vertical Steel Paling Fencing	Jacksons Fencing Ltd	31.3938m	RAL 6005 Green

Playground equipment and furniture				
Number	Product	Supplier	Product Code	Product Type
2	Mule	Kompan Ltd	NRO101	Springer
1	Triple Balance Beam	Kompan Ltd	NRO804	
2	Playtime Metal Double Leaf Gate	Jacksons Fencing Ltd		
3	Eco Steel Litter Bin	Broxap Ltd	BX45 2561	120l litter bin
5	Weyburn Seat	Broxap Ltd	BX14 110/S	Root fixed bench
6	Stepping Pod 300mm	Kompan Ltd		Stepping Pod 300mm
1	Carousel with Seats	Kompan Ltd	NRO120-0901FSC	FSC® Certified wooden carousel with galvanised steel components
1	Mountaineer Unit	Kompan Ltd	NAT528-0012	FSC® Certified wooden climbing frame with galvanised steel surfaces and rope nets
1	Playhouse with Roof	Kompan Ltd	NRO401-0601FSC	FSC® Certified wooden playhouse
1	Two Tower Unit with Overhead Ladders	Kompan Ltd	NRO2001-1001FSC	FSC® Certified wooden climbing towers with slide in galvanised steel surfaces
4		Play Logs		and rope nets
14		Sitting Log		
2	Two Swing Seat	Kompan	NRO904	Swing

Weyburn Seat
1 No. Broxap Ltd

Eco Steel Litter Bin
1 No. Broxap Ltd

Weyburn Seat
1 No. Broxap Ltd

No Plot Stepping Pod 300mm
6 No. Kompan Ltd

Two Tower Unit with Overhead Ladders
1 No. Kompan Ltd

Plot PF01 Metal Playtime Fencing
Jacksons Fencing Ltd
Length = 36.549m

Mule
1 No. Kompan Ltd

Weyburn Seat
1 No. Broxap Ltd

Eco Steel Litter Bin
1 No. Broxap Ltd

Playtime Metal Double Leaf Gate
1 No. Jacksons Fencing Ltd

Plot PF02 Metal Playtime Fencing
Jacksons Fencing Ltd
Length = 31.394m

Weyburn Seat
1 No. Broxap Ltd

Mountaineer Unit
1 No. Kompan Ltd

Triple Balance Beam
1 No. Kompan Ltd

Plot WP01 Wet Pour Rainbow Green
RTC Safety Surface Ltd
Area = 414.298m²

Two Swing Seat
2 No. Kompan

Eco Steel Litter Bin
1 No. Broxap Ltd

Playtime Metal Double Leaf Gate
1 No. Jacksons Fencing Ltd

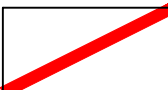
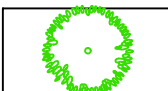
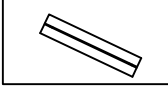
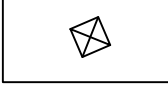
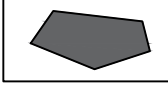
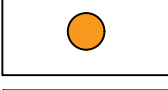
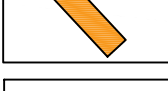
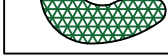
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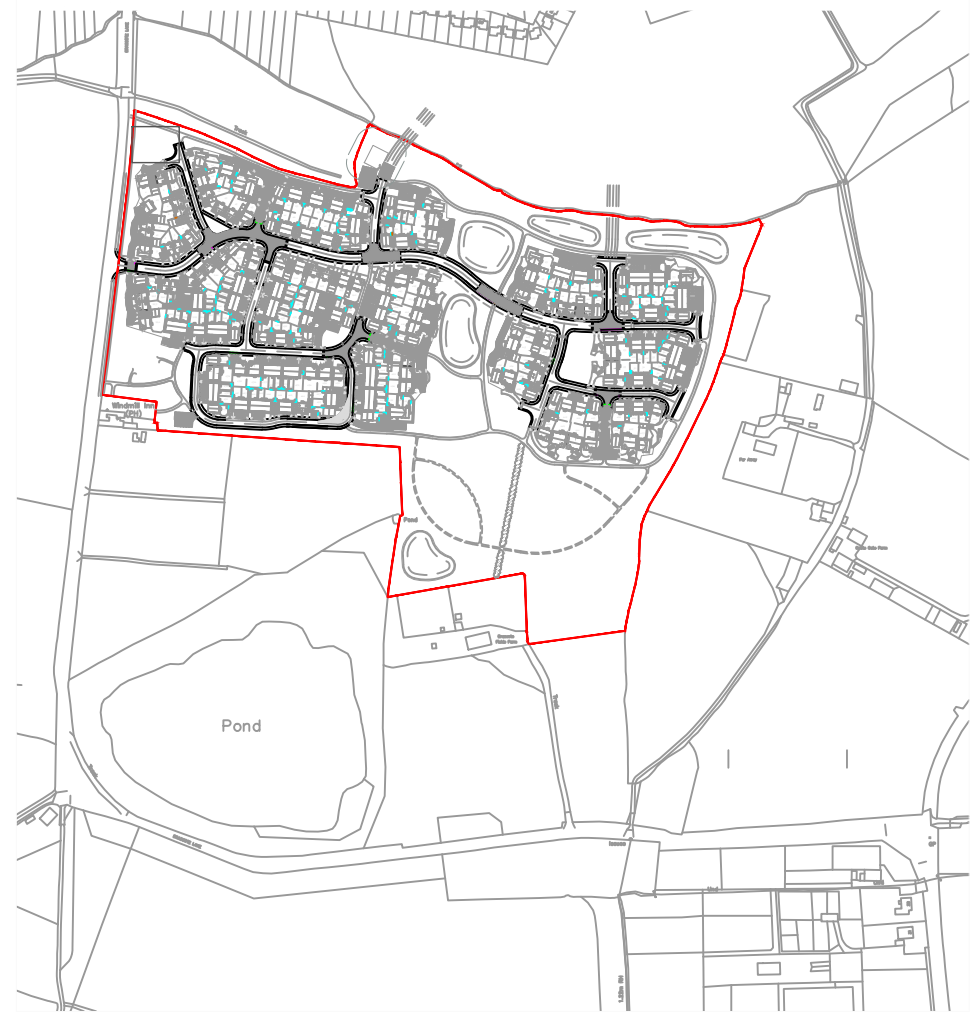
Playhouse with Roof
1 No. Kompan Ltd

Weyburn Seat
1 No. Broxap Ltd

Mule
1 No. Kompan Ltd

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P01	HCK	16.08.2024	Initial Issue
P02	HCK	30.08.2024	Amendments to LAP
P03	HCK	22.11.2024	Amendments to LEAP

Project Reference / Name:

BG24.292 Brascote Lane, Newbold Verdon

Client

Persimmon Midlands

Drawing title

Play Area Design - Local Area of
Play (LAP) 1

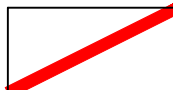
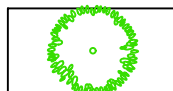
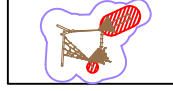
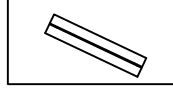
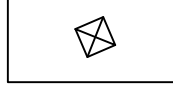
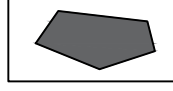
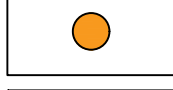
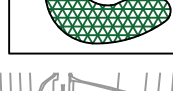
Purpose of Issue		Date of Issue	
Issued for Planning		22.11.2024	
Scale @ A1	1:50	Suitability	S4
Drawn	HCK	Checked and approved	HCK
Issue	P03	Revision	REV2

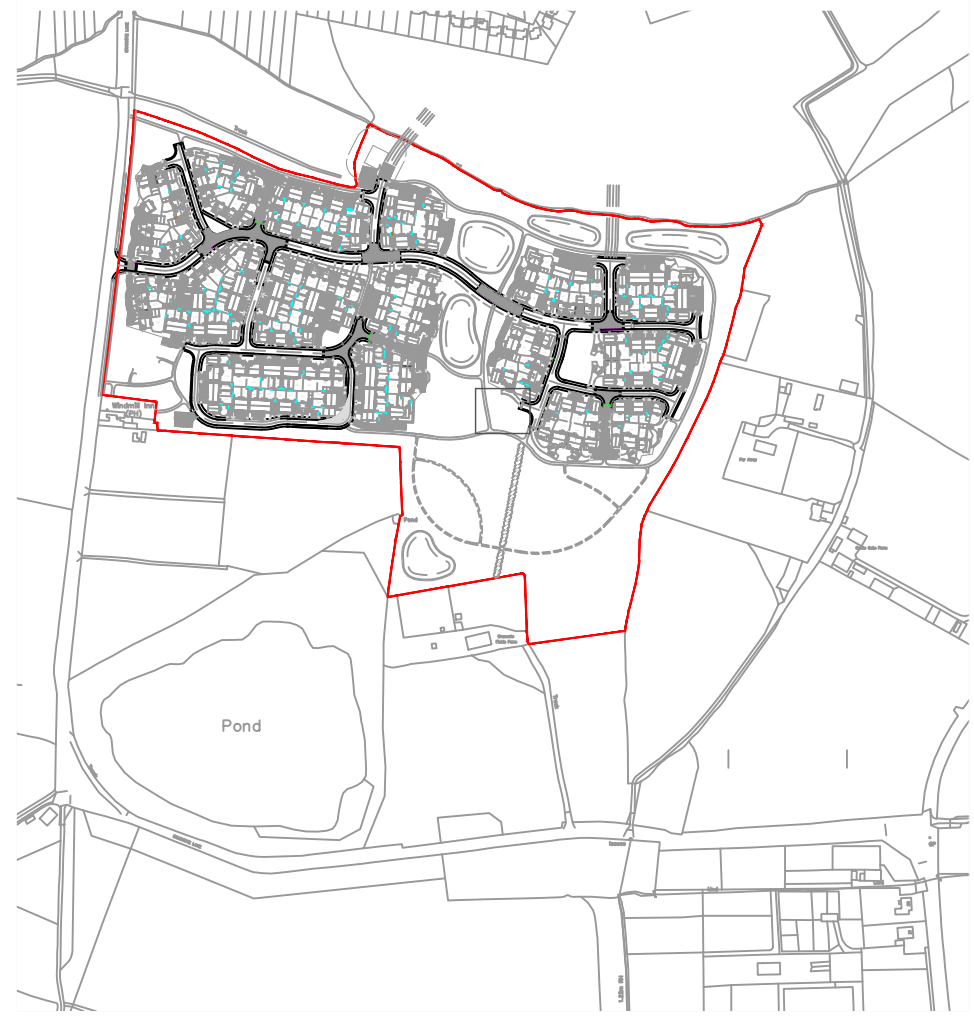
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Tel: 0800 222 9105



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Client
Persimmon Midlands

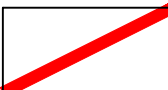
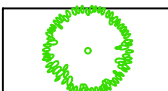
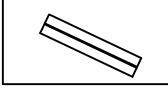
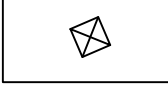
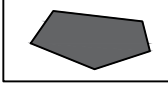
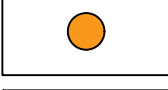
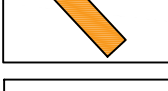
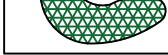
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Play Area Design - Local Area of Play (LAP) 2

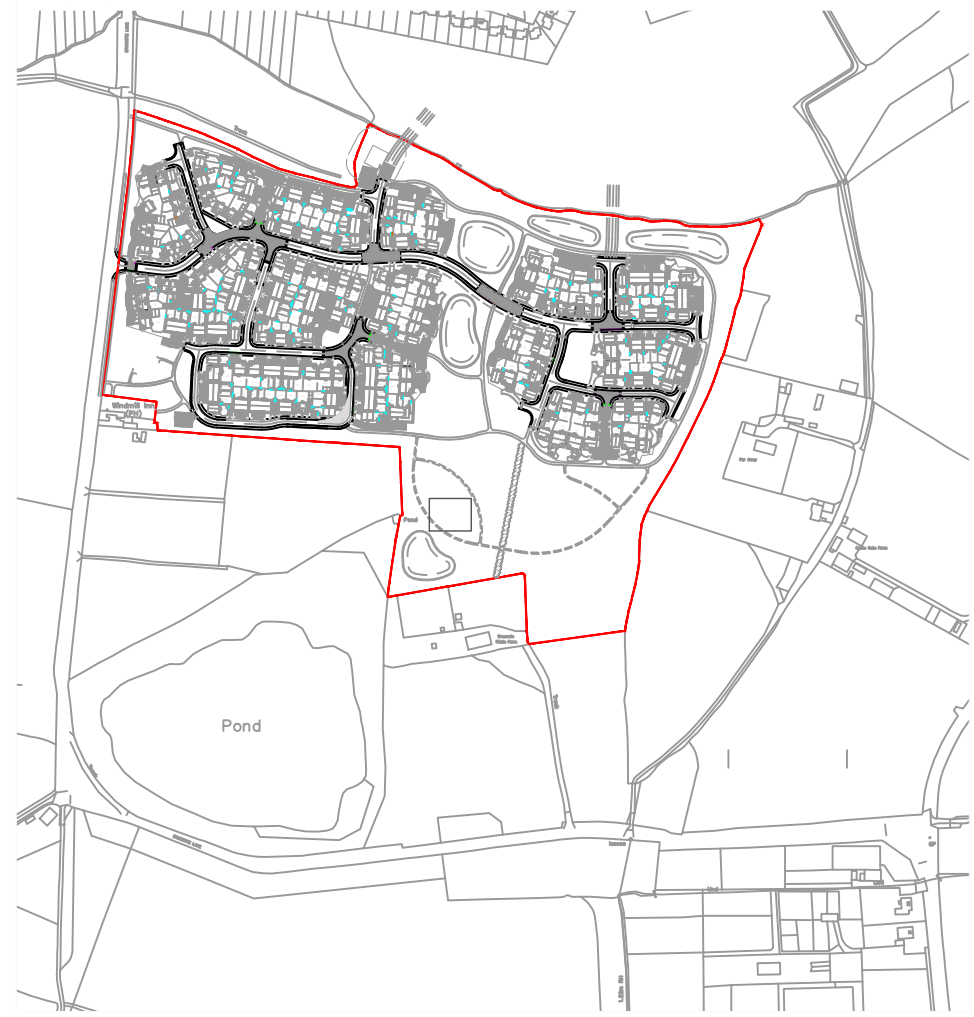
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Drawn	HCK	Checked and approved	HCK
Issue	P03	Revision	REV2

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Legend

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P03	HCK	22.11.2024	Amendments to LEAP

Project Reference / Name:	
BG24.292	Brascote Lane, Newbold Verdon

Client	Persimmon Midlands
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Drawing title	Play Area Design - Local Area of Play (LAP) 3
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Purpose of Issue		Date of Issue	
Issued for Planning		22.11.2024	
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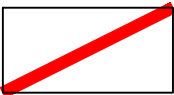
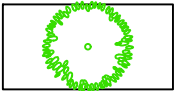
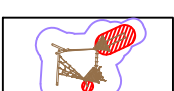
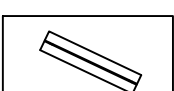
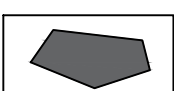
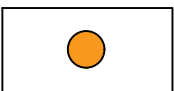
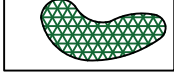
Drawn	HCK	Checked and approved	HCK	Issue	P03	Revision	REV2
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4 No. Play Logs

Legend

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Revision	By	Date	Details
P01	HCK	16.08.2024	Initial Issue
P02	HCK	30.08.2024	Amendments to LAP
P03	HCK	22.11.2024	Amendments to LEAP

Project Reference / Name:	
BG24.292	Brascote Lane, Newbold Verdon

Client
Persimmon Midlands

Drawing title
Play Area Design - Local Area of Play (LAP) 4

Purpose of Issue		Date of Issue	
Issued for Planning		22.11.2024	
Scale @ A1	Subsidiary		
1:50	S4		
Drawn	Checked and approved	Issue	Revision
HCK	HCK	P03	REV2

BR24.292-BRGR-ZZ-DR-L-00028



Surfacing	Product	Supplier	Area	Colour	Product Type	Product Notes
WP01	Wet Pour	RTC Safety Surface Ltd	414.2983m²	Rainbow Green	BS EN 1177 and BS EN 7188 compliant safety surfacing	Certified for a critical fall height of 2.4 metres at a depth of 90mm

Fencing	Product	Product Description	Supplier	Length	Colour
PF01	Metal Playtime Fencing	Vertical Steel Paling Fencing	Jacksons Fencing Ltd	36.5488m	RAL 6005 Green
PF02	Metal Playtime Fencing	Vertical Steel Paling Fencing	Jacksons Fencing Ltd	31.3938m	RAL 6005 Green

Playground equipment and furniture					
Number	Product	Supplier	Product Code	Product Type	Product Notes
2	Mule	Kompan Ltd	NRO101	Springer	Critical fall height: 0.60m
1	Triple Balance Beam	Kompan Ltd	NRO804		Critical fall height: 0.61m
2	Playtime Metal Double Leaf Gate	Jacksons Fencing Ltd			
3	Eco Steel Litter Bin	Broxap Ltd	BX45 2561	120l litter bin	
5	Weyburn Seat	Broxap Ltd	BX14 110/S	Root fixed bench	
6	Stepping Pod 300mm	Kompan Ltd		Stepping Pod 300mm	Critical fall height: 30cm
1	Carousel with Seats	Kompan Ltd	NRO120-0901FSC	FSC® Certified wooden carousel with galvanised steel components	Critical fall height: 1.00m
1	Mountaineer Unit	Kompan Ltd	NAT528-0012	FSC® Certified wooden climbing frame with galvanised steel surfaces and rope nets	Critical fall height: 2.23m
1	Playhouse with Roof	Kompan Ltd	NRO401-0601FSC	FSC® Certified wooden playhouse	Critical fall height: 0.09m
1	Two Tower Unit with Overhead Ladders	Kompan Ltd	NRO2001-1001FSC	FSC® Certified wooden climbing towers with slide in galvanised steel surfaces and rope nets	Critical fall height: 2.23m
4		Play Logs			
14		Sitting Log			
2	Two Swing Seat	Kompan	NRO904	Swing	



Legend

Revision	By	Date	Details
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Project Reference / Name:	
BG24.292	Brascote Lane, Newbold Verdon

Client	Persimmon Midlands
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Drawing title	Landscape Schedule
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Purpose of Issue		Date of Issue	
Issued for Planning		22.11.2024	
Scale @ A1		N/A	Suitability S0
Drawn	HCK	Checked and approved	HCK
Issue	P03	Revision	REV2

BG24.292-BRGR-ZZ-ZZ-DR-L-00022

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LANDSCAPE SPECIFICATION

These implementaton and maintenance guildelines are for planning purposes only to indicate the level of workmanship to be specified. These guidelines do not constitute a detailed specification.

GENERAL

- All landscape operatives will be appropriately trained, certified and qualified to undertake the tasks required. When required, relevant certificates will be made available for inspections.
- All works to be carried out in accordance with the relevant British Standards, Codes of Practice and Legislation, horticultural best practice and current guidelines.
- All plants shall conform to BS8545: 2014, BS3936 Nursery Stock (Parts 1-10), BS4428:1989, BS4043:1989, BS5837:2012.
- Planting shall not be carried out when the ground is waterlogged, frost bound or during periods of cold drying winds. All bareroot planting stock will be kept covered until actually planted in order to minimise water-loss and prevent the roots from drying out. Tree handling, storage and planting shall be in accordance with BS 8545:2014.
- A minimum intervention approach will be used in terms of weed control. In areas of transplant tree/shrub or ornamental planting, this is to be achieved by using mulch mats and hand weeding. Weed killer and other chemicals will be used as little as possible on site. Spot removal of weeds will be carried out by hand removal as necessary.
- Deviations from the location, density, size and species plants within the specification and landscape drawings should not be undertaken unless prior approval is sought from a Chartered Landscape Architect.

SITE PREPARATION

Topsoil

- Existing topsoil to be stripped before building works commence. Imported topsoil to be to BS3882: 2015 Specfication for Topsoil.
- General multi-purpose grade topsoil - free from subsoil, rubble, contamination, roots of perennial weeds. Texture to be of medium grade.
- Topsoil to be stacked in heaps, not exceeding 2m high.

Site preparation

- Remove all surface rubbish, concrete, metal, glass, decayed vegetation and contaminated topsoil. Remove stones with any dimensions exceeding 100mm. Remove material containing toxins, pathogens or other extraneous substances harmful to plant, animal or human life.
- Do NOT use mechanical equipment to excavations within 100mm of tree and plant stems.
- Do NOT cultivate and plant when soil frozen or waterlogged.

Excavation

Tree Pits: min 900mm deep
Shrub pit: 450-600mm deep
Hedge pit / trench: 300mm deep
Grass areas: 100mm deep.

Backfilling Material

- Mixture of topsoil excavated from pit and additonal topsoil as required.
- Ameliorant/Conditioner to be sanitised/stabilised compost to ornamental planting - application rate to manufacturer's/suppliers recommendations.
- For tree pits, subsoil depths are to backfilled with a high sand content subsoil

Cultivation

Planting areas: 300mm depth cultivation to a medium tilth.
Grass seeding areas: 150mm deep cultivation to a fine tilth, raked to a smooth, evenly firmed bed.
Turf areas 150mm deep cultivation to a medium tilth raked to a smooth, evenly firmed bed.

PLANTING

Times of year for planting

Deciduous trees and Shrubs: late October to late March.
Evergreens : September/October or April/May.
Container grown plants: At any time, if ground and weather conditions are favourable.

All planting to be set out evenly over areas as indicated, to the density and quantities shown.

Tree planting

- Plant trees where indicated on Landscape Plan
- Typical rooting depth of trees is 900mm. The tree pit soil composition should reflect site conditions, but generally expect the first 300mm to be made up of topsoil, beneath this depth a suitable subsoil provides the remainder of the minimum rooting depth.
- Prior to planting, ensure that the root system of the tree is wetted.
- Tree pits are to be backfilled with excavated topsoil (where original topsoil not available or considered suitable, a multi-purpose topsoil should be used). Subsoil depth to be backfilled with high sand content subsoil. Subsoil to be backfilled in layers of 150mm-250mm depth and firmed to eliminate any air pockets. Final layer should not be firmed / consolidated.
- All extra heavy standard size trees are to be double staked with 75mm diameter stakes. Stakes should be driven at 450mm into undisturbed ground (taking care to avoid underground services and cables). Stakes should typically be one third the height of the tree stem above ground.
- Staked trees should be secured to stakes with suitable proprietary rubber tree ties and spacers.
- Immediately after planting, and prior to applying bark mulch, all trees should be saturated with water to field capacity.
- Ornamental composted bark mulch will be spread to depth of 75mm across a 0.75m diameter circle around individual trees, ensuring that the root flare and base of the stem is not buried.
- Tree guard protection to be provided - where possible weld mesh guards fixed to stakes (for larger specimens) or shelter guards.

Native shrub planting

- Shrub planting is to be as per the planting pattern set out on the planting plan and planting schedule.
- Planting should avoid man-made grids and lines.
- Where native shrub planting is container grown, plants to be protected from rabbit damage using approved proprietary 600mm biodegradeable shrub shelters, supported with 0.9 x 32mm x 32mm softwood stakes as advised by manufacturer.

Container grown and root balled plants

- Container grown and root balled plants to be planted in planting pits sufficient size to accommodate 150mm clearance of rootball.
- Planting pits to be backfilled with mixture of excavated topsoil and ameliorant/conditioner, firmed and watered in.
- Remove any dead/damaged vegetation.

Bare root plants

- Slit planted as per the planting pattern set out on the planting plan and planting schedule.
- Bare root plants to be protected from rabbit damage using approved proprietary 0.6m (for shrub species) or 1.2m (for tree species) non-single use plastic biodegradeable shrub/tree guards with 0.9m (or 1.35m for trees) x 32mm x 32mm softwood stakes as advised by manufacturer.

Native hedgerow planting

- Whip planting to be slit planted, double staggered at 0.3m offset, and 0.3m centres.
- All whips and transplants to be protected from rabbit damage using approved proprietary 0.6m (for shrub species) or 1.2m (for tree species) non-single use plastic biodegradeable shrub/tree guards with 0.9m (or 1.35m for trees) x 32mm x 32mm softwood stakes as advised by manufacturer.

Ornamental Hedges

- To be planted in trenches 150mm wider than roots and 300mm deep.
- Set out plants evenly in specified row(s) at the densities indicated on planting schedule.
- Mulch to 75mm depth with bark mulch or similar.

Ornamental shrub and herbaceous planting

- Shrubs / herbaceous plants are to be set out as shown on the drawing and pit planted into prepared soil at the specified densities with minimal disturbance to the rootball and well firmed in.
- Mulch to 75mm depth with bark mulch or similar across all new planted areas, taking care not to bury groundcover plants.

Amenity grass

Preparation

- Areas to be turfed or seeded shall have existing vegetation removed, area cultivated to a depth of 100mm, removing weeds, debris and stones over 25mm diameter.
- Surface to be raked to levels and contours as detailed on landscape plans with a fine tilth.
- Grass / turf finish levels will be 25mm above surrounding kerbs, paving and planting bed edges.

Turf

- Turf to conform with BS3969:1998.
- It shall be good quality amenity turf, free from weeds and laid on even, prepared ground.
- It shall not b laid in frosty or waterlogged conditions and shall not be stacked in rolls for more than three days.
- Turfing operations shall be in accordance with BS 4428.
- Whole turves shall be laid around perimeter of the area to be turfed.
- The central area shall be laid in rows with staggered joints, well butted together, working from planks positioned on turves already laid.
- The turf shall be watered on completion.
- Any unevenness shall be made good by lifting the turf and adjusting the levels.
- Should shrinkage occur, fine topsoil shall be brushed into the joints.
- Water regularly to avoid shrinkage and achieve good establishment.

Seed

- Grass seeding during March to May or September to October in periods of moist warm calm weather.
- Sow seed on even, prepared ground at the specified rate, in transverse directions.
- Lightly rake seed sowing and water as necessary to avoid shrinkage.

Species rich / wetland / tussock meadows grassland

Preparation

- Areas of wildflower meadow to be seeded shall be cleared of existing vegetation, area cultivated to a depth of 100mm, removing weeds, debris and stones over 75mm diameter.
- Surface to be raked smooth, following contours with a fine tilth.

Seed

- Seeding shall be in April - May or September - October, in periods of moist warm calm weather.
- To achieve even sowing, bulk with an inert carrier, such as sand.
- Sow seed on even, prepared ground at the specified rate, in transverse directions.
- Roll to firm seed sowing and ensure intimate contact with the soil.

Bulb planting

- Bulb planting is to be naturalistic in character and should not be planted in manmade grids or lines.
- Random planting can be achieved by evenly scattering the bulbs/corms over the marked out bulb planting area and planting where they fall.
- Bulbs to be planted at a depth suitable to each species with base in contact with the bottom of the hole.



AFTERCARE PERIOD / GENERAL MAINTENANCE

Visits to be carried out during the aftercare period - at least monthly during the growing season (typically April-September) and twice during the dormant season - visits are to establish good plant health and weed free areas. Operations include watering, removal of litter, pest and disease control, general pruning, guard checking, weed control, grass cutting, leaf clearance. Arisings are to be removed from site, and to be left clean and tidy at all times.

Watering

All planting and grass areas should not be allowed to dry out and must be well watered during the growing season.

Trees and shrubs

All trees to be watered weekly from May to end of September, unless unnecessary due to heavy rain. To receive 20 gallons of water. Shrubs to be watered for the first two years from May to September Tree ties and stakes to be checked and adjusted if too loose, too tight or if chaffing is occurring. Any damaged shoots / branches to be pruned back to healty wood. Plants to be pruned in accordance with good horticultural practice to maintain healthy, well-shaped specimens.

Hedges / Hedgerows

Hedge lines to be kept mulched until established.

Grass cutting

During growing seasons, amenity grass to be kept at 25mm-50mm high. Species rich meadow requires regular mowing during the first year of establishment, to a height of 40-60mm. In second and subsequent years, do not mow from spring to late July/August. After flowering in July or August, cut back the grass with a scythe/petrol strimmer or tractor mower to 50mm. Leave to dry for 1-7 days and remove from site. Mow the regrowth through to late autumn/winter to 50mm.

Revision	By	Date	Details
P01	HCK	16.08.2024	Initial Issue
P02	HCK	30.08.2024	Amendments to LAP
P03	HCK	22.11.2024	Amendments to LEAP

Project Reference / Name:			
Client:			
Drawing title:			
Purpose of Issue		Date of Issue	
Project for Client		Scale @ A1	Subsidiary
Designed	Drawn	Checked	Approved
Drawing reference		Revision	

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