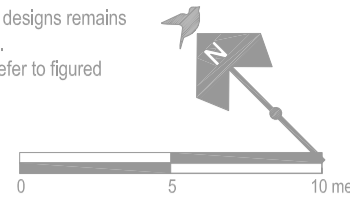


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- LEGEND**
- APPLICATION BOUNDARY
 - Existing Landscaping Features
 - EXISTING TREES / VEGETATION
 - EXISTING TREES / VEGETATION TO BE REMOVED
 - Soft Landscaping Proposals
 - SOFT LANDSCAPING PROPOSALS - Refer to DWG/CSa/2325/112-113
 - Hard Landscaping Proposals
 - BITUMINOUS MACADAM SURFACE
 - to vehicular areas (incl. parking bays) to engineers details
 - NB: Where thermoclastic 'T' markers to denote parking bays on shared parking courts and driveways
 - POROUS CONCRETE BLOCK PAVING
 - to private areas: 'Porous' block paving by Marshalls Ltd. concrete block, 200 x 100 x 60mm, with smooth finish, chamfered. Blende colour, laid herringbone pattern, 200mm PE soldier course edging.
 - POROUS CONCRETE REGULA PAVING
 - Typical Porous concrete set paving by Marshalls Ltd, 160 x 120mm, 160 x 160mm & 160 x 240mm, #8 80mm thick. Traditional colour, offset herringbone laying pattern, laid 90 degrees to kerb.
 - 160 x 160mm block soldier course edging
 - NB: Kerb to be conservation kerb laid flat (250mm x 145mm) by Marshalls Ltd. laid flush with cartageway
 - CONSERVATION GRANITE SETTS
 - Feature banding: 'Granite aggregate setts' by Marshalls Ltd. 100 x 100 x 100mm thick, silver grey colour, laid in stock bond.
 - CONCRETE PAVING SLABS
 - to all access paths: 'Plain Stone UN30' concrete paving slabs by Marshalls Ltd, 400 x 400 x 32mm thick, buff colour, seven finish, laid stock bond.
 - BITUMINOUS MACADAM SURFACE
 - to footpaths etc., to engineers details
 - POROUS CONCRETE BLOCK PAVING
 - to private drives: 'Porous' block paving by Marshalls Ltd. concrete block, 200 x 100 x 60mm, with smooth finish, chamfered. Charcoal colour, laid herringbone pattern, 200mm 'Charcoal' soldier course edging.
 - CONCRETE BLOCK PAVING
 - to private drives: 'Kydol' block paving by Marshalls Ltd. concrete block, 200 x 100 x 60mm, with smooth finish, chamfered. Charcoal colour, laid herringbone pattern, 200mm soldier course edging.
 - CONCRETE BLOCK PAVING
 - to private areas: 'Kydol' block paving by Marshalls Ltd. concrete block, 200 x 100 x 60mm, with smooth finish, chamfered. Charcoal colour, laid herringbone pattern, 200mm soldier course edging.
 - CONCRETE BLOCK PAVING
 - to private areas: 'Kydol' block paving by Marshalls Ltd. concrete block, 200 x 100 x 60mm, with smooth finish, chamfered. Charcoal colour, laid herringbone pattern, 200mm soldier course edging.
 - HEPISIDIC ACCESS POINT
 - c. 100 x 100mm holes to be cut into boundary line to allow hedging access to rear gardens
 - Boundary Treatment
 - BRICK WALL
 - 215mm wide, 1800mm high brick wall. Brick type to match existing dwellings.
 - TIMBER CLOSE BOARD FENCE
 - to rear garden boundaries 1800mm high timber close board fence.
 - METAL BOWTOP RAILING
 - to play areas 1000mm high, green colour, by PlaySafe Ltd. or equal and approved.
 - SELF-CLOSING GATE
 - by PlaySafe Ltd. or equal and approved.
 - 1.5m high, hot dip galvanneal steel to BS EN 14142, polyester powder coated to BS 13438, Yellow, including self closing hinge and latch.
 - Gates set with a minimum close time of 5-10 seconds & positioned so they open outwards.
 - REAR ACCESS GATE
 - treated softwood timber gate (min. 15m life span), incorporating steel hinges and hook latch and padlock bar.
 - Street Furniture
 - BCP
 - Bin Collection Points
 - B
 - Rear Garden Bin Store
 - TIMBER SEAT
 - 2000mm long, hardwood timber seat by Brossap (0444 800 4085); 1800mm long, with arm rest and backrest, roof fixed into concrete footing 500x400x300mm deep; or equal and approved.
 - PLAY AREA STORAGE
 - exact working to be agreed with local authority
 - LITTER BIN
 - 'Clearview' timber bin with lid by Brossap (0444 800 4085), 120L capacity, redwood timber slats, galvanneal steel with lockable front opening, roof fixed into concrete footing; or equal and approved.
 - CYCLE STANDS
 - Galvanneal and powder coated metal 'Shelfak' cycle stands, 800mm length, height, roof fixed, fully green colour, ref: BXMVGS by Brossap Ltd. or similar and approved.
 - Play Items
 - TIMBER PLAY SCULPTURES
 - See schedule of Play Equipment for details.
 - TIGER MULCH PLAY SURFACING
 - to fall zones around play equipment, ortho-cross matrix shredded recycled rubber and polystyrene blocks manufactured to BS EN 1177 with 3.0m critical fall height and laid in accordance with BS EN 1176, Type 'Tiger Mulch Saver Surfacing' by Redlynch Littercare Ltd. or equal and approved. To be installed to manufacturers instructions.

REFER TO CSa/2325/111

REFER TO CSa/2325/111

REFER TO:
DWG/CSa/2325/112
FOR PLANTING
DETAILS

FOR DETAILED LAP
REFER TO:
INSERT BOX 1
DWG/CSa/2325/111



Revision	Date	By	Description
E	13.04.16	AB	Updates to reflect LPA comments
D	22.03.16	AM	Updates to LAP
C	11.03.16	AM	Minor updates
B	15.12.15	AB	Minor updates
A	04.08.15	AB	Updated to reflect current housing layout

Csa
environmental planning
e ashwell@csaenvironmental.co.uk

Dixies Barns
High Street, Ashwell
Hertfordshire, SG7 5NT
t 01462 743647
f 01462 743648

Project: Land West of Chesterton, Oxfordshire

Title: Hard Landscape Proposals
Sheet 1 of 2

Client: Taylor Wimpey UK Ltd

Scale @ Size	1:250@ A1	Drawn	JC
Date	July 2015	Checked	GC
Drawing Number	CSa/2325/110	Revision	E