NOTE: Foundations for furniture and equipment, as shown on this drawing, must be designed and constructed by the appropriate structural engineer or manufacturer. Ensure compliance with safety and load-bearing specifications.

Refer to FINC ARCHITECTS drawings 2399 3000 series for Detail planting Plans
Refer to Stuart Michael Associates drawings 7292.001 series for General Arrangement Plans
Refer to Stuart Michael Associates drawings 2250-1-SMA-XX-XX-DR-C-0516 for Pavement finishes and kerb types
Refer to HDA drawing 442.2 / 11 for Biodiversity Mitigation and Enhancement Plan.
Refer to FINC ARCHITECTS drawing series 2399 4000 for Typical Tree and Play Details

KEY PLAN

LEGEND

Site boundary

Easement Zone

HARD LANDSCAPE FEATURES

FOR DETAILS REFER TO SMA DRAWING 7293-SMA-XX-XX-DR-C-537 TO 538 AND 542 TO 543

Road asphalt

Concrete paving block
80mm & 40mm. Precast concrete blocks (keyblock) by Marshall's.
Colour:Natural

Vehicular Crossover

Type 1 Flexible footway construction

Courtyard parking and private driveway: Permeable block paving
60mm permeable block paving 'Priora' by Marshalls
Colour: Natural

Private footpath and patio construction
450x450 Slabs

Concrete block paving: Delineation between standard carriageway & shared surface areas
Colour: Red; 80mm thick laid in herringbone pattern

Hoggin footpath construction

Bark Mulch
Product: Play grade hardwood chip mulch

HB2 — 125mm Upstand kerb

BN — 25mm Bull nosed kerb

DK1 — Drop kerb with transition kerb on both sides

EF — Edging kerb

CK1 — Flush Channel Kerb
125x125mm

TE — Timber Edge

Screen wall/Rail fencing. Refer drawing Boundary Treatment Plan, 7292-SMA-XX-XX-DR-C-0555 for details.

Tree Cells
Refer to FINC drawing 2399 4002 for typical tree pit details and specifications

Luminaries
Refer SMA Drawing 7292-SMA-XX-XX-DR-C-0501 P1&3 General Arrangement Sheets 50

FURNITURE

FOR DETAILS REFER TO FINC DRAWING 2399 4002 FOR DETAILS AND SPECIFICATIONS

Timber bench
Type 3 Backrest seat, FSC certified naturally very durable hardwood by Woodscape or equal approved.

Litter bin
LBS 112, 112L lockable Litter bin with galvanised steel liner 580x580x950mm high by Woodscape or equal approved.

Picnic Table
One piece Cleveland Picnic Set, FSC certified naturally durable hardwood. 1650(W)x1650(L)x 725(H)mm by Woodscape or equal approved

Cube Seating
Woodberry Cube timber seating. 580x580x460mm high by Woodscape or equal approved.

LEAP
Play equipments with Safety Surfacing by Jupiter Play or equal approved. Colour: May Green: RAL 6017; Sky Blue: RAL 5015
Refer to FINC drawing 2399-4003 for detail play area plan and 2399 4001 for equipment details

SOFT LANDSCAPE FEATURES

FOR DETAILS REFER TO FINC DRAWING 2399 3000 TO 2399 3012 FOR DETAIL PLANTING PLANS AND SPECIFICATIONS

Existing tree/hedgerow retained with root protection area.
Refer to arboricultural report and drawings for details.

Proposed tree

Proposed hedge

Proposed ornamental planting

Native shrub mix planting

Proposed native marginal planting

Proposed reed planting

Proposed rain garden / bioretention planting

Amenity Grass

Wildflower Meadow

Rev	Date	Amendment	Initials
B	02.09.2026	Issued for planning	RM
A	02.07.2026	Issued for planning	SB

Project:
FINCHWOOD PARCEL 11-12

Client:
VISTRY THAMES VALLEY

Drawing:
COMBINED HARD AND SOFT GA
(SHEET 5 OF 11)

PLANNING

Drawing no: 2399.1005 **Rev:** B

Scale@A0: 1:100 **Date:** JAN '26 **Drawn:** SB **Checked:** JM

FINC Architects Ltd
61-63 New London Road | Chelmsford | Essex | CM2 0ND
T: +44 (0)1245 933988
W: www.fincarchitects.com
E: company@fincarchitects.com

Disclaimer:
© FINC Architects Limited holds the copyright to all the information contained within this document and their written consent must be obtained before copying or using the data other than for the purpose it was originally supplied.

All dimensions and measurements to be checked on site.
Do not scale from this drawing. This drawing is to be printed in colour.