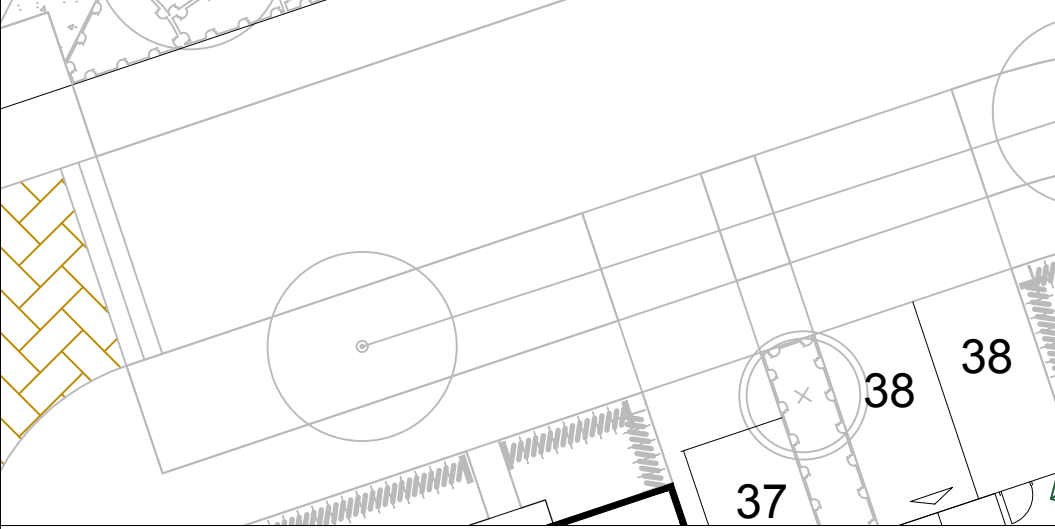




PLAY AREA SIGNAGE

Play area signage should be approved by Local Planning Authority / adopting authority and include information detailing;

- No Dogs
- No Cycling
- No Ball Games
- No Broken Glass
- Children to be supervised at all times
- 24 hour emergency contact number (management company / LPA)
- LPA branding (if applicable)
- Developer Branding (until adopted by management company)

SCHEDULE OF PLAY EQUIPMENT - LEAP

No.	MANUFACTURER	ITEM	REF	AGE GROUP
1.	Miracle Design & Play	Double Swing & Basket Swing	MB00027	4-12 yrs
2.	Miracle Design & Play	Hexagon Climber	TBR7186	4-12 yrs
3.	Miracle Design & Play	Slide and Platform	MN21086	4-12 yrs
4.	Miracle Design & Play	Robinia Crawl Net	TBR7152	4-12 yrs
5.	Miracle Design & Play	Tunnel	MFATG	4-12 yrs
6.	Miracle Play & Design	Stepping Posts	MB00515	4-12 yrs
7.	Miracle Play & Design	Inclusive Trampoline	SB3121	4-12 yrs
8.	Miracle Play & Design	Inclusive Roundabout	SB3110	4-12 yrs

Notes

Protective Steel Sleeves will be required to the base of all Posts to protect the timber.
All equipment to be 'or similar approved'.

Notes

- Final design of play area must be agreed with Local Authority prior to installation.
- All play equipment and safety surfacing to be installed in accordance with European Safety Standards BS EN 1176, BS EN 1177 and BS EN 7188.
- Exact extent of and minimum depth of safety surfacing must be in accordance with the relevant EU Standards taking account of maximum fall height **to be determined by installing contractor**. Refer to manufacturers installation instructions.
- All equipped play areas should be subject to an independant post-installation inspection; by a certified inspector as registered with the Register of Playground Inspectors International (RPII) e.g. ROSPA prior to opening.
- Play equipment indicative. Details of play equipment will be agreed as part of the Public Open Space Scheme pursuant to the Outline permission S.106 Agreement.

GENERAL PLAY OBJECTIVES:

- Provide a range of inviting and stimulating play areas for young children.
- Provide adequate seating, litter bins & signage.
- Enclose with fencing and gates only where appropriate.
- Designed to NPFA Standards / Fields In Trust and DCMS' 'Design for Play'.
- Designed to comply with relevant European legislation and regulations.

PLANTING SCHEDULE FOR DWG CSA/7168/118

Hedgerow													
Qty	Name	Common Name	Age	Height	Form	Girth	CirStm	Brks	Root	Cntr	Measure Unit	Density (m2/lin m)	Centres
267	Carpinus betulus (Hedge)	Hornbeam	1/2	100-125cm					B		m	5.00	0.200
275													
Tree													
Qty	Name	Common Name	Age	Height	Form	Girth	CirStm	Brks	Root	Cntr	Measure Unit	Density (m2/lin m)	Centres
1	Acer campestre	Field maple	3x	425-600cm	Standard (Extra Heavy)	14-16cm	175-200cm	5	RB		nr		
2	Betula utilis jacquemontii	West Himalayan birch	3x	425-600cm	Standard (Extra Heavy)	14-16cm	175-200cm	7	RB		nr		
2	Prunus avium 'Plena'	Double gean	3x	425-600cm	Standard (Extra Heavy)	14-16cm	175-200cm	5	RB		nr		
3	Tilia cordata	Small-leaved lime	3x	425-600cm	Standard (Extra Heavy)	14-16cm	175-200cm	5	RB		nr		
8													
275													

Softworks	
	EXTRA HEAVY STANDARD TREE
	STANDARD TREE
	MULTI-STEM TREE
	ORNAMENTAL SHRUB / HERBACEOUS / GRASS PLANTING
	AG AMENITY GRASS SEEDING - Open Space - Flowering Lawn seed mix 50g / m ² , overseed rate: 20g / m ² . Domestic Frontages - Turf (Medallion by Rolawn)
	BULB PLANTING
NB: For areas where existing sward exists, sward to be retained / made-good as necessary and over-seeded with above mixes	
Hardworks	
	HOGGIN PATH SURFACE - to recreational pathways Fine hoggin surface 'Wayfarer' by Breedon Aggregates or similar, 50mm surface course min. over Type 1 sub-base with treated timber edgings, or equal and approved.
	SAFETY MATTING - to fall zones around play equipment to be 0.5m x 0.5m interlocking recycled PVC rubber tiles, manufactured to BS EN 1177 with 3.0m critical fall height, type 'Grasslok' by Playdale Ltd. or equal and approved. To be installed to manufacturer's instructions, or equal and approved.
	RUBBER SAFETY SURFACING Rubber mulch to be laid over geotextile to a depth of 250mm in accordance with BS EN 1176 and BS EN 1177 and edged with steel edging. Finished level to be flush with ground level, or equal and approved.
Boundaries	
	BOW TOP RAILING - 1100mm high steel vertical bar bow-top railing; galvanised and painted black, or equal and approved.
	DOUBLE MAINTENANCE GATE - 1.2m high; hot dip galvanised steel to BS EN1462; polyester powder coated to BS 13438 - Green to match railings.
	SELF-CLOSING GATE - by Playdale Ltd or equal and approved. 1.0m high; hot dip galvanised steel to BS EN1462; polyester powder coated to BS 13438. Yellow, including self closing hinge and latch. Gates set to with a minimum close time of 5-10 seconds & positioned so they open outwards.
Street Furniture	
	TIMBER SEAT - 'Hawthorn' rustic 4 slat timber bench by Streetmaster Ltd; 2000mm long, treated softwood; root fixed into concrete footing; or equal and approved.
	CONCRETE SEAT - 'Hawthorn' rustic 4 slat timber bench by Streetmaster Ltd; 2000mm long, treated softwood; root fixed into concrete footing; or equal and approved.
	LITTER BIN - 'Woodland' timber bin with lid by Streetmaster Ltd, 110L capacity, 25 x 90mm slats, treated softwood construction, galvanised liner, root fixed into concrete footing; or equal and approved.
	PLAY AREA SIGNAGE - wording to be agreed with local authority.
	CYCLE STAND - type Sheffield available from Broxap or equal and approved.

Drawing Notes:-

- For Soft Landscape Proposals refer to drawing CSA/7168/200-202 & 217-219
- For Hard Landscape Proposals refer to drawing CSA/7168/211-212 & 220-222
- For Play Area Proposals refer to drawing CSA/7168/117-119
- For Landscape Masterplan refer to drawing CSA/7168/126

Rev	Date	By	Description
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Drawing Status

FOR PLANNING

CSA
environmental

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Project Land off Watmore Lane, Winnersh

Title Play Area Proposals - LEAP

Client Taylor Wimpey West London

Scale 1:200 @ A2	Drawn AL
Date June 2025	Checked GC
Drawing No. CSA/7168/118	Rev