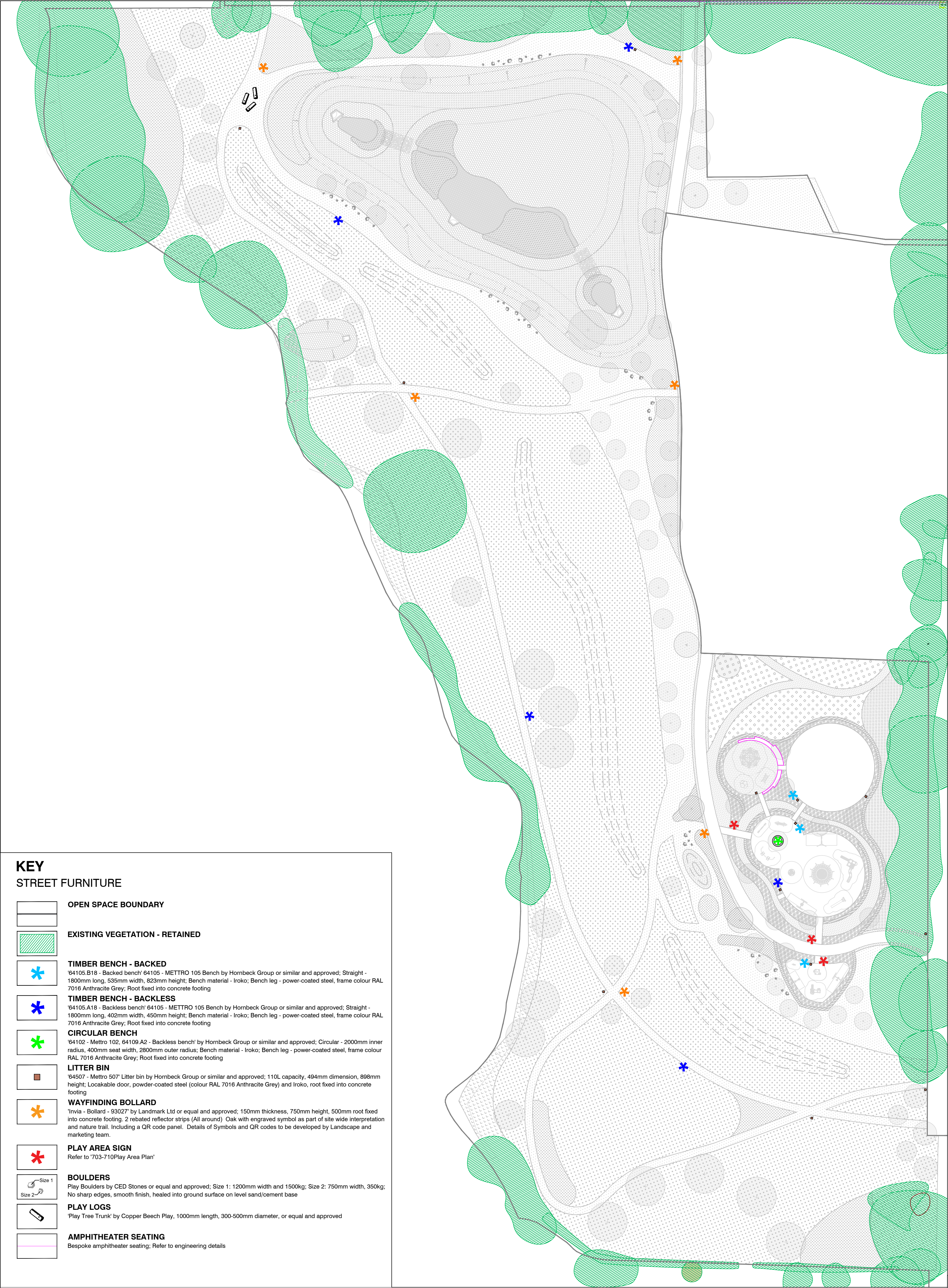
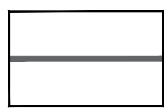
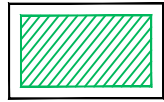
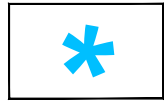
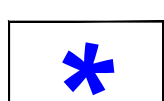
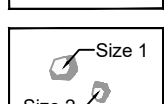




- NOTES:
1. THIS DRAWING IS BASED ON:
XREF - DRAINAGE (23.04.2026)
XREF - 703-SITE LAYOUT (23.04.2026)
XREF - LEVELS (23.04.2026)
XREF - 703-PHASE 2 LAYOUT NMA (23.04.2026)
 2. MUST BE READ AS PART OF THE PLANNING PACK WITH ALL OTHER DRAWINGS.
 3. DO NOT SCALE FROM THIS DRAWING.
 4. ANY DIFFERENCES WITHIN THIS DRAWING OR BETWEEN THIS DRAWING AND ANY OTHER INFORMATION IS TO BE REPORTED TO THE LANDSCAPE ARCHITECT AT CROUDACE HOMES LTD FOR CLARIFICATION.
 5. ALL SCHEMES ARE AUDITED FOR COMPLIANCE.
 6. ANY SUBSTITUTIONS MUST BE AGREED IN WRITING WITH THE LANDSCAPE ARCHITECT AT CROUDACE HOMES LTD.
 7. PLANTING WILL BE CARRIED OUT IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE, RELEVANT BRITISH STANDARDS.
 8. THIS DRAWING IS NOT FOR CONSTRUCTION

KEY
STREET FURNITURE

-  **OPEN SPACE BOUNDARY**
-  **EXISTING VEGETATION - RETAINED**
-  **TIMBER BENCH - BACKED**
64105.B18 - Backed bench 64105 - METTRO 105 Bench by Hornbeck Group or similar and approved; Straight - 1800mm long, 535mm width, 823mm height; Bench material - Iroko; Bench leg - power-coated steel, frame colour RAL 7016 Anthracite Grey; Root fixed into concrete footing
-  **TIMBER BENCH - BACKLESS**
64105.A18 - Backless bench 64105 - METTRO 105 Bench by Hornbeck Group or similar and approved; Straight - 1800mm long, 402mm width, 450mm height; Bench material - Iroko; Bench leg - power-coated steel, frame colour RAL 7016 Anthracite Grey; Root fixed into concrete footing
-  **CIRCULAR BENCH**
64102 - Metro 102, 64109.A2 - Backless bench by Hornbeck Group or similar and approved; Circular - 2000mm inner radius, 400mm seat width, 2800mm outer radius; Bench material - Iroko; Bench leg - power-coated steel, frame colour RAL 7016 Anthracite Grey; Root fixed into concrete footing
-  **LITTER BIN**
64507 - Metro 507 Litter bin by Hornbeck Group or similar and approved; 110L capacity, 494mm dimension, 898mm height; Locatable door, powder-coated steel (colour RAL 7016 Anthracite Grey) and Iroko, root fixed into concrete footing
-  **WAYFINDING BOLLARD**
'Invia - Bollard - 93027' by Landmark Ltd or equal and approved; 150mm thickness, 750mm height, 500mm root fixed into concrete footing. 2 rebated reflector strips (All around). Oak with engraved symbol as part of site wide interpretation and nature trail. Including a QR code panel. Details of Symbols and QR codes to be developed by Landscape and marketing team.
-  **PLAY AREA SIGN**
Refer to '703-710Play Area Plan'
-  **BOULDERS**
Play Boulders by CED Stones or equal and approved; Size 1: 1200mm width and 1500kg; Size 2: 750mm width, 350kg; No sharp edges, smooth finish, healed into ground surface on level sand/cement base
-  **PLAY LOGS**
'Play Tree Trunk' by Copper Beech Play, 1000mm length, 300-500mm diameter, or equal and approved
-  **AMPHITHEATER SEATING**
Bespoke amphitheater seating; Refer to engineering details

Street Furniture



Timber Bench - Backed



Timber Bench - Backless



Circular Bench



Litter Bin



Wayfinding Bollard



Play Area Sign

**TWYFORD
OPEN SPACE**

SITE FURNITURE PLAN

PLANNING ISSUE

SCALE : 1:100 @ A1

DATE : 01/05/2026

DRAWN : RZ

CHECKED : -

DRG.No. : 703-701