



Proposed Site Plan
1:100

Legend

- Total outcage including adopted highway
 - Developable area
 - North-Eastern Highways Area*
 - Electrical cable easement areas
- Hard surfaces:
- Existing deterring pavement to be retained
 - Existing tarmac surface to be retained
 - Hard surface (outside application boundary)
 - Delineated (pedestrian/ cyclists) shared surface of variable width (min 3.5 m)
 - PS. Proposed steps with tactile pavement (HS05). Ref to Detail 1 Dr. nr. BALU-BBA-YAP-XX-DR-L-7001
 - SOE. Proposed slab-on-edge wall. Ref to Detail 1 Dr. nr. BALU-BBA-YAP-XX-DR-L-7001
 - Existing brick retaining wall. To be retained
- Soft surfaces:
- Proposed soft landscape areas
 - Proposed shrub planting areas
 - Proposed trees. Indicative location and size. Native and introduced. Ref to Detail 1 Dr. nr. BALU-BBA-YAP-XX-DR-L-7001
- Fencing and barriers:
- Proposed steel K-barriers. This is a variable width of the opening varies from 370 to 750 mm. To be discussed with BMBC before installation
- Central Social Plaza Space with imaginative road layout to allow future provision for service vehicle movement.
- Youth Social Space and Canopy/ Shelter. Ref to drawing BALU-BBA-YAP-XX-DR-L-2003
- Parkour area. Not included in the contract works. Subject to Sports England funding
- NOTE:
- * North-Eastern Highways Area outside extent of current proposals, this is therefore indicative only and to be further developed later in collaboration with Highways Authority under S278 works

Street furniture:

- S1. Seat Ref to Detail 11 Dr. nr. BALU-BBA-YAP-XX-DR-L-7002
 - S2. Seat Ref to BALU-BBA-YAP-XX-SH-L-001 Landscape Material Schedule
 - PS. Picnic set Ref to Detail 10 Dr. nr. BALU-BBA-YAP-XX-DR-L-7002
 - C1. Canopy Type 1 Ref to Detail 12 Dr. nr. BALU-BBA-YAP-XX-DR-L-7002
 - IB. Proposed Information Board Ref to BALU-BBA-YAP-XX-SH-L-001 Landscape Material Schedule
 - RS. Proposed signage, including road signs Ref to Detail 13 Dr. nr. BALU-BBA-YAP-XX-DR-L-7002
 - LB. Proposed litter bin Ref to Detail 12 Dr. nr. BALU-BBA-YAP-XX-DR-L-7002
 - Proposed external lighting element. Refer to engineer's drawings for details. Location to be determined
 - RB. Proposed removable hand-operated bollards with BMBC district padlocks Ref to Detail 13 Dr. nr. BALU-BBA-YAP-XX-DR-L-7001
 - CS. Proposed cycle stands Ref to Detail 13 Dr. nr. BALU-BBA-YAP-XX-DR-L-7002
- Access points:
- Main access point. Public access
 - Secondary access point. (Service route). Public access
 - Access point. (Service route). No public access
 - Proposed levels (outline). Ref to civil engineer drawing for details
 - Embankments of various steepness 1:2.5 - 1:4
 - Swale indicative. Refer to the civil engineer's drawings
- Existing vegetation
- Existing vegetation. Category A
 - Existing vegetation. Category B
 - Existing vegetation. Category C
 - Existing vegetation. Category U
 - Existing vegetation. Root Protection Area
 - Existing vegetation to be removed

L- Fencing Plan

Plan view	Description	Comments
F01	Railings. Ref to Detail 2 Dr. nr. BALU-BBA-YAP-XX-DR-L-7001	
F02	Railings. Ref to Detail 2 Dr. nr. BALU-BBA-YAP-XX-DR-L-7001	
F03	Knee-high railings. Ref to Detail 3 Dr. nr. BALU-BBA-YAP-XX-DR-L-7001	
F04	Knee-high railings. Ref to Detail 4 Dr. nr. BALU-BBA-YAP-XX-DR-L-7001	
G2	Gate 2.5 m wide opening. To match Fencing Type F01. Ref. to BALU-BBA-YAP-XX-SH-L-001 Landscape Material Schedule	
G3	Gate 2.5 m wide opening. To match Fencing Type F01. Ref. to BALU-BBA-YAP-XX-SH-L-001 Landscape Material Schedule	
KB	K-barrier. Ref to Detail 6 and 7 Dr. nr. BALU-BBA-YAP-XX-DR-L-7001	
W1	New retaining wall to match existing	

External finishes

Plan view	Description	Comments
HS01	Rumble paving units. Paving Type 1. Ref. to Dr. nr. BALU-BBA-YAP-XX-DR-L-2011	
HS02	Paving units Type 2. Ref. to Dr. nr. BALU-BBA-YAP-XX-DR-L-2011	
HS03	Impact attenuation surface. Ref. to Civil Engineering drawings	
HS04	Concrete surface Ref. to Detail 13 Dr. nr. BALU-BBA-YAP-XX-DR-L-7002	
HS05	Hazard warning paving. Ref. to Detail 1 Dr. nr. BALU-BBA-YAP-XX-DR-L-7001	
HS06	Activity zone surface. Ref to Bendocrete drawings	
SOE	Slab on Edge wall. Ref to Detail 1 Dr. nr. BALU-BBA-YAP-XX-DR-L-7001	
T01	Tarmac finish surface. Ref. to Civil Engineering drawings	
W1	New retaining wall to match existing	

Soft Landscape Areas

Plan view	Description	Comments
AG	Proposed amenity grass. Outside planning boundary	
Mix01	Proposed native shrub mix. Ref. to Planting table	
Mix02	Proposed ornamental shrub mix. Ref. to Planting table	
Mix03	Slope stabilising shrub mix. Ref. to Planting table	
Mix04	Proposed biodiversity-rich planting mix. Ref. to Planting table	
Mix05	Proposed herbaceous SUDS-friendly planting. Ref. to Planting table	
WFM	Proposed wildflower mix. Ref. to Planting table	