



Baseline Information
This drawing is based on:
Omega 3416-A-1005-PR-M SITE LAYOUT + CONS.

Health & Safety Comments
Gradients to landscaped slopes to be maximum of 1:3.
If finished site levels necessitate a steeper gradient Contract Administrator to be notified.

Due to proximity of landscape to water, public rescue equipment may be necessary. Any requirements to Client specification.

Ponds and swales are designed with shallow margins to allow easier escape. Should margins be too steep for this, Contract Administrator to be notified.

General Notes
To be read in conjunction with:
• 1688-100 Hard Landscape Plan.
• 1688-101 Boundary Treatments Plan.

PLANNING drawing only, not suitable for Tender or Construction purposes.

Do not scale from this drawing. Landscape Architect to be notified of any discrepancies in figured dimensions. Contractor must check all dimensions on site.

All structural elements to be designed and specified by Structural Engineer. Any details provided here are illustrative of design intent or for information only.

Highways layout and trivies to Highways Engineer details. Any details provided here are for information only.

Highways kerbs and edgings to Highways Engineer details. Any details provided here are for information only.

Car bay demarcation to engineer detail.

All highways signage types and locations to Highway Engineer details.

All timbers to be Forest Stewardship Council (FSC) approved and fit for purpose.

All material hatch patterns shown are illustrative only. Refer to Legend for sizes and laying style.

Where total unit numbers are provided with the legend, this is indicative information and is not to be used for pricing quantities.

Where resin bound surface(s) are specified over flexible construction, wearing course only to be installed following a period of sub-base settlement. This period is typically 6 months but can vary, refer to manufacturers recommendations.

All manholes, draw pits and meter covers to be recessed and orientated to ensure they follow the direction of adjacent paving/joints. Continue paving orientation and pattern within recessed covers. All manholes, draw pits and meter covers to sit within either one hard material or soft landscaping, not to straddle surface types. Contract Administrator to be notified of any discrepancies.

All works within root protection areas (RPA) of existing trees is to be to an arboriculturist's methodology and completed under a watching brief.

All external levels are to engineer/architect information, no external levels shown or implied here.

Suppliers
Broxap: www.broxap.com
Matta Products: www.matta.co.uk
Orchard Street Furniture: www.orchardstreetfurniture.co.uk

Material samples are to be provided by Contractor for the approval of Contract Administrator.

All products to be installed strictly in accordance with manufacturers recommendations unless stated.

Legend

- Red line boundary
- Land under applicants ownership proposed to be utilised for BNG in accordance with outline Ecological Impact Assessment.
- Visibility splays
- Existing vegetation
- Proposed vegetation

Hard Landscape Legend

- Road.
Material: Asphalt.
Note: Engineer detail.
- Public footpath.
Material: Asphalt.
Note: Engineer detail.
- Private footpath.
Material: Concrete flags.
Note: Buff.
- Footway/cycleway to southern boundary (3m wide).
Material: Asphalt (to adoptable standards).
Note: Engineer detail.
- Path to Public Open Space.
Material: Hoggins.
Note: Treated softwood timber edging.
- Raised tables and shared surfaces.
Material: Block paving.
Colour: Bracken.
- Visitor parking bays.
Material: Block paving.
Colour: Vintage Charcoal.
- Private parking bays and shared surfaces.
Material: Block paving.
Colour: Burnt Ore.
- Play surface.
Product: Safety Matta.
Supplier: Matta Products or equal approved.
- Tactile paving.
Material: Concrete.
Colour: Contrasting to adjacent surface.
Note: Engineer detail.
- Area of above-sill surfacing. To arboriculturist details.

Furniture Legend

- Trim trail elements
- Bench.
Product: Coxes Timber Seat.
Supplier: Orchard Street Furniture or equal approved.
Note: Hardwood timber.
- Bollard.
Product: Orchard Bollard.
Size: 0.6m installed height.
Supplier: Orchard Street Furniture or equal approved.
Note: Hardwood timber.
- Litter bin.
Product: Magnum Wooden Litter Bin.
Supplier: Orchard Street Furniture or equal approved.
Note: Hardwood timber.
- Dog waste bin.
Product: K-Nine Post Mounted Dog Waste Bin.
Colour: Green.
Supplier: Broxap or equal approved.
- Picnic table.
Product: Conference Picnic Table.
Supplier: Orchard Street Furniture or equal approved.
Note: Hardwood timber with ground fixing.
- Public rescue equipment.
Product: Throw line.

PS	28/02/2026	MP	Updated to Client comments.
P4	05/02/2026	MP	Wall and sign added.
P9	29/04/2026	MP	Updated to Client comments.
P2	22/04/2026	MP	Issued for Planning.
P1	16/04/2026	MP	Preliminary issue for Client comment only.

Revision	Date	Initial	Description
The Tilly Barn Buckingham House Buckingham MK18 4JZ 01753 752785 www.murdoch-wickham.com			

Scamps Hill, Lindfield

Client

Crest Nicholson

Drawing Title

Hard Landscape Plan

Date	17 April 2026	Rev.	
Scale	1:500 @ A0		
Drawn	MP		
Drawing no.	1688/100	Rev.	P5