



Beechy Bottom Parkland Reserve

Technical Details
Document

June 2024

Fairfax

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Document Title: Beechy Bottom Reserve, Technical Detail Report

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Document History

Rev.	Purpose	Author	Checked	Date
V1	Draft	NP	SH	06.04.23
V2	Draft for issue	SH	GD	25.10.23
V3	Planning sign off	SH	GD	26.10.23
V4	Planning	SH	HB	03.11.23
V5	Planning - Deer fencing added	SH	NP	25.06.24

Revision	Description Of Changes
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Aerial: (c) Getmapping plc.

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- | | | |
|---|--|---------------|
| Parkland Reserve | Potential wayfinding signs/
information boards (see technical detail) | Lockable gate |
| Existing footpaths | Pedestrian/cycle stile
(see technical detail) | |
| Existing brideways | Pedestrian stile
(see technical detail) | |
| Proposed footpath | Bridleway gate
(see technical detail) | |
| Proposed 3m hoggin cycle path
(see technical detail) | Dog/pedestrian gate
(see technical detail) | |
| Proposed dog walking path | Field gate
(see technical detail) | |
| Stock Fencing | Pedestrian gate | |
| Deer Fencing | Gate system and
step access | |
| Viewing platform
(see technical detail) | Deer proof
pedestrian/cycle gate | |
| Hides
(see technical detail) | Deer proof
field gate | |

This document contains the technical elements of the proposed Beechy Bottom Parkland Reserve and should be read in conjunction with the current Design and Access Statement (DAS) also submitted as part of the Change of Use Application.



-  Country Park Boundary
-  Existing footpaths
-  Existing bridleways
-  Proposed footpaths
-  Proposed cycle paths



1. Formal sports pitches & existing parking
2. Dedicated areas for local dog walkers
3. Parkland restoration
4. Woodland rides & glades including cycle trail
5. Viewing platform capturing panoramic views towards the South Downs National Park.
6. Viewing platform capturing views towards pond
7. Pond restoration

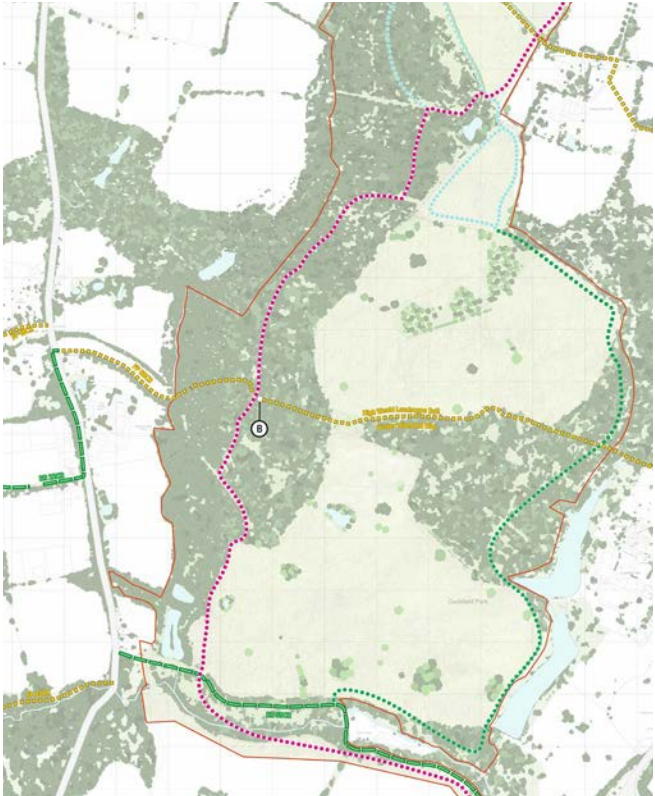
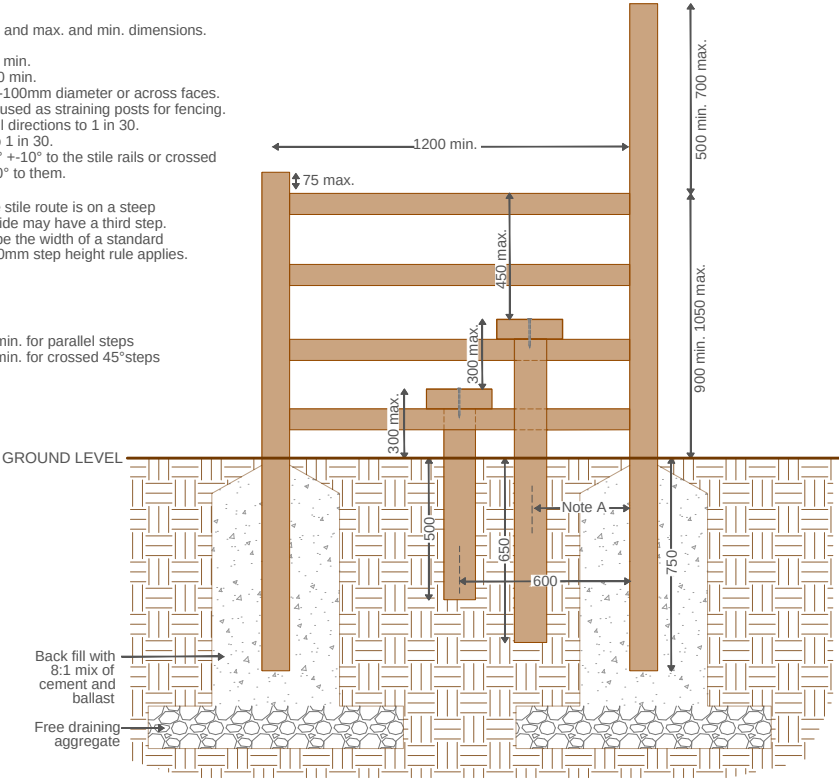
WIDE STILE

Showing typical and max. and min. dimensions.

Step width: 200 min.
Step length: 900 min.
Hand Posts: 70-100mm diameter or across faces.
Posts not to be used as straining posts for fencing.
Steps level in all directions to 1 in 30.
Posts vertical to 1 in 30.
Steps either 90° +10° to the stile rails or crossed over at 45° +10° to them.

Note: where the stile route is on a steep slope downhill side may have a third step. This step must be the width of a standard step and the 300mm step height rule applies.

Note A
450 max. 350 min. for parallel steps
600 max. 500 min. for crossed 45° steps

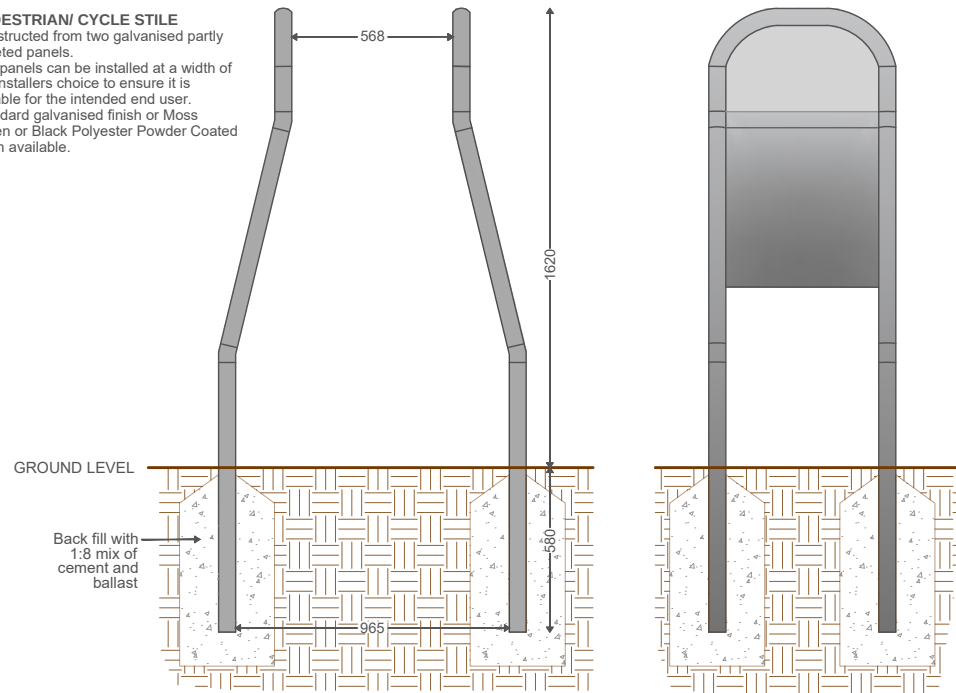


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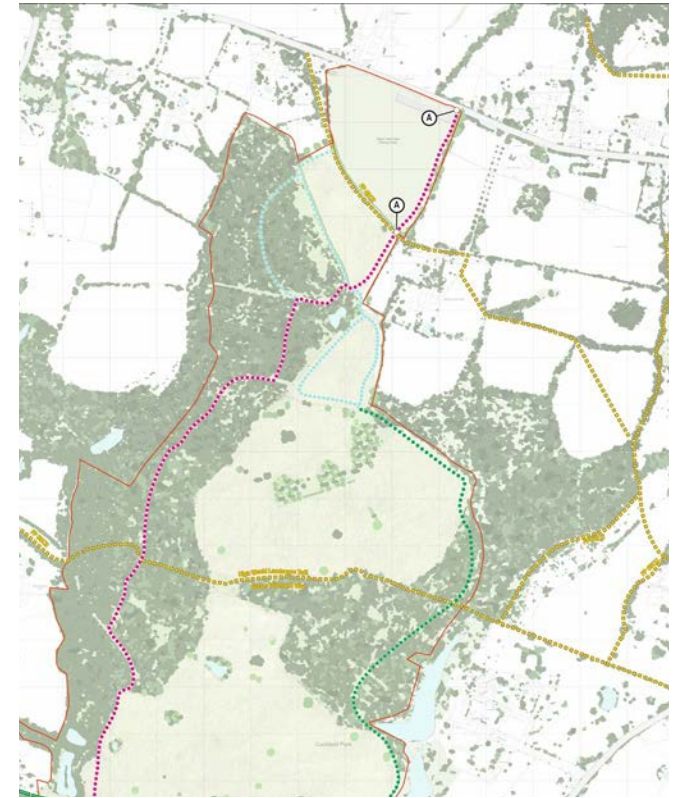


Pedestrian / Cycle Stile

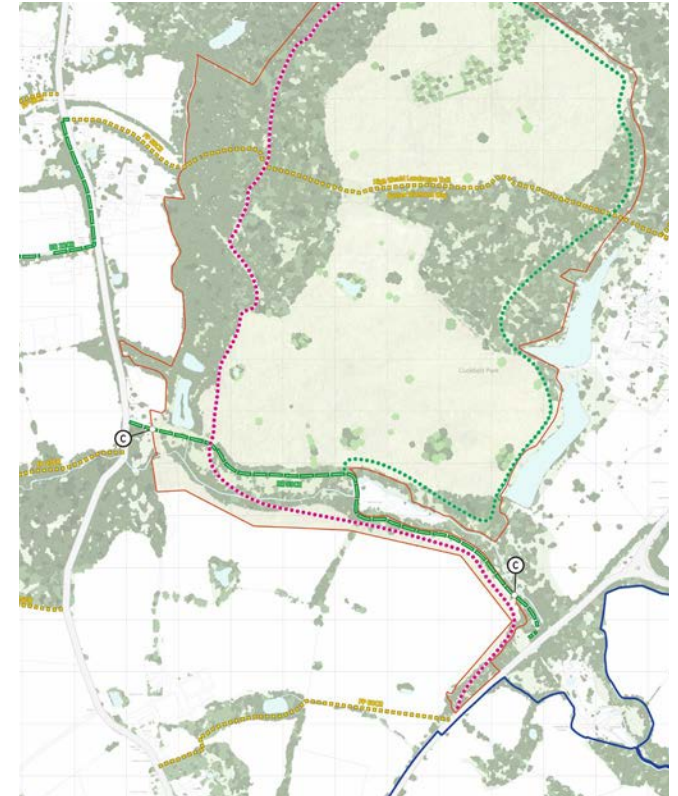
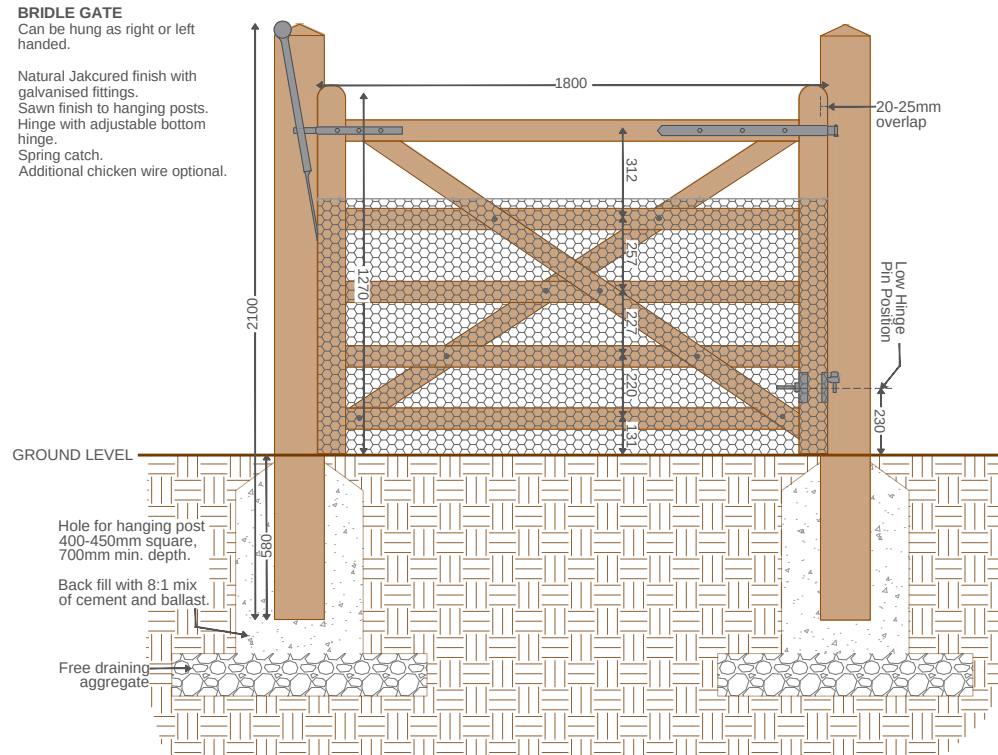
PEDESTRIAN/ CYCLE STILE
Constructed from two galvanised partly sheeted panels.
The panels can be installed at a width of the installers choice to ensure it is suitable for the intended end user.
Standard galvanised finish or Moss Green or Black Polyester Powder Coated finish available.



Beechy Bottom Parkland Reserve



Scale 1:20 @ A3 - measurements in mm



Scale 1:20 @ A3 - measurements in mm



Fence Detail

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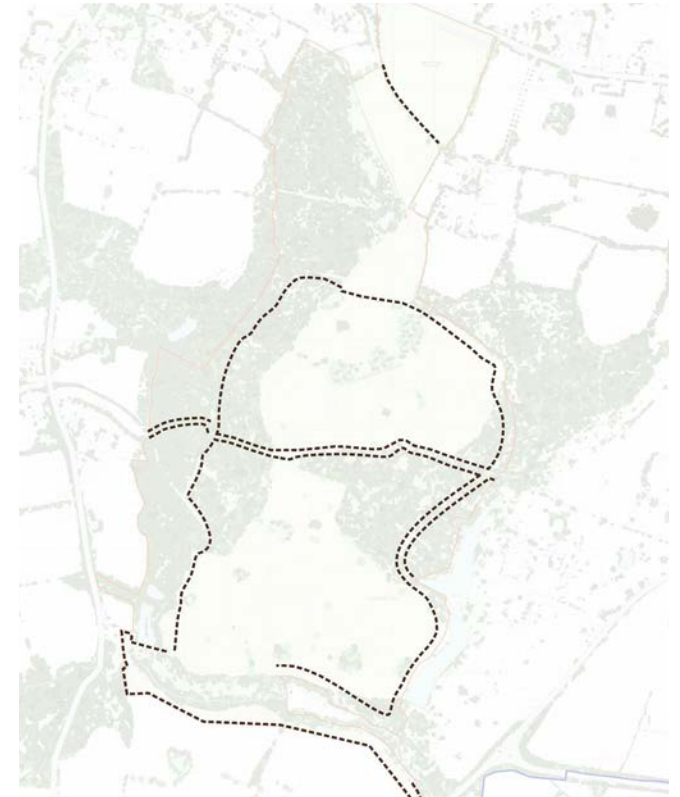
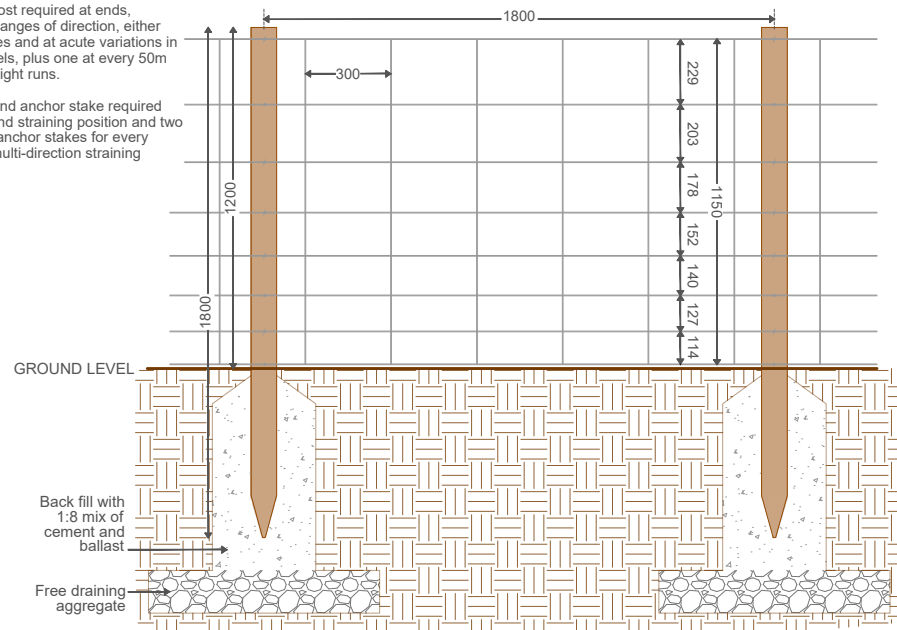
POST AND WIRE STOCK FENCING

Galvanised high tensile wire field fence; Galfan coated; supplied in 50m or 100m rolls.

Inner posts; 75-100mm machine-rounded Jakcured softwood stakes.

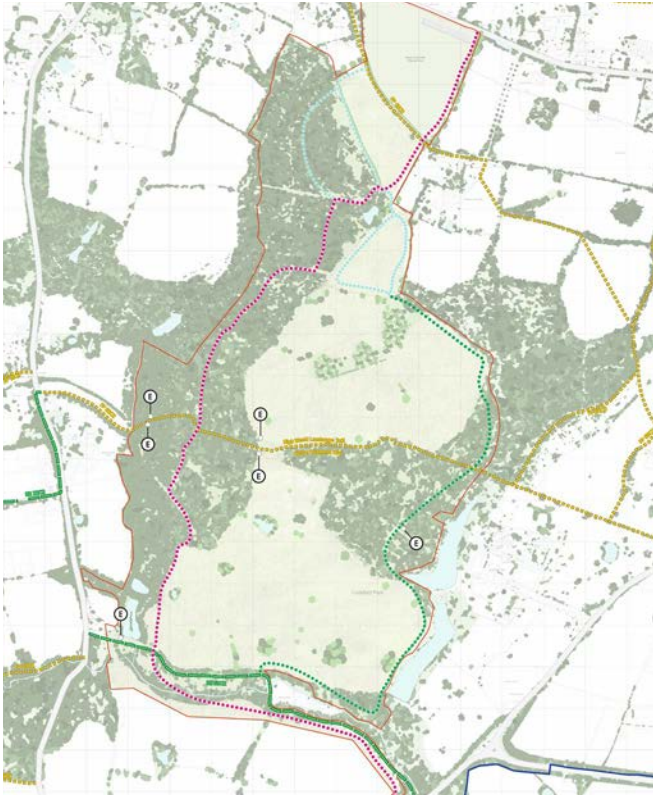
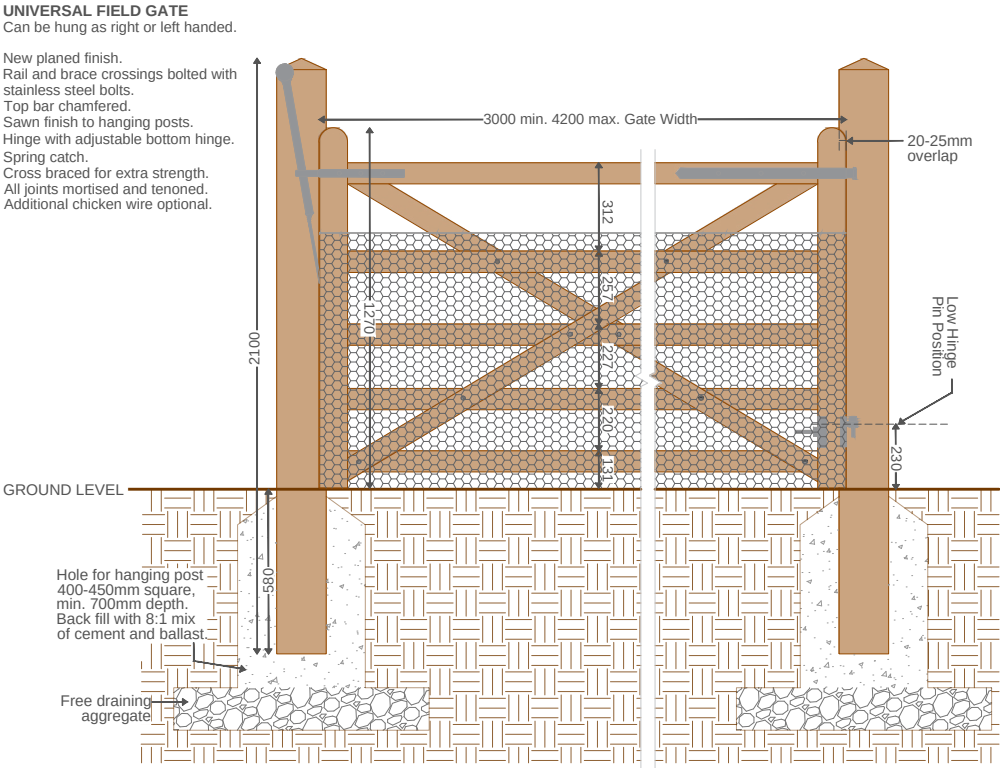
Straining post required at ends, corners, changes of direction, either side of gates and at acute variations in ground levels, plus one at every 50m on flat, straight runs.

One strut and anchor stake required for every end straining position and two struts and anchor stakes for every corner or multi-direction straining position.



Scale 1:20 @ A3 - measurements in mm





Scale 1:25 @ A3 - measurements in mm

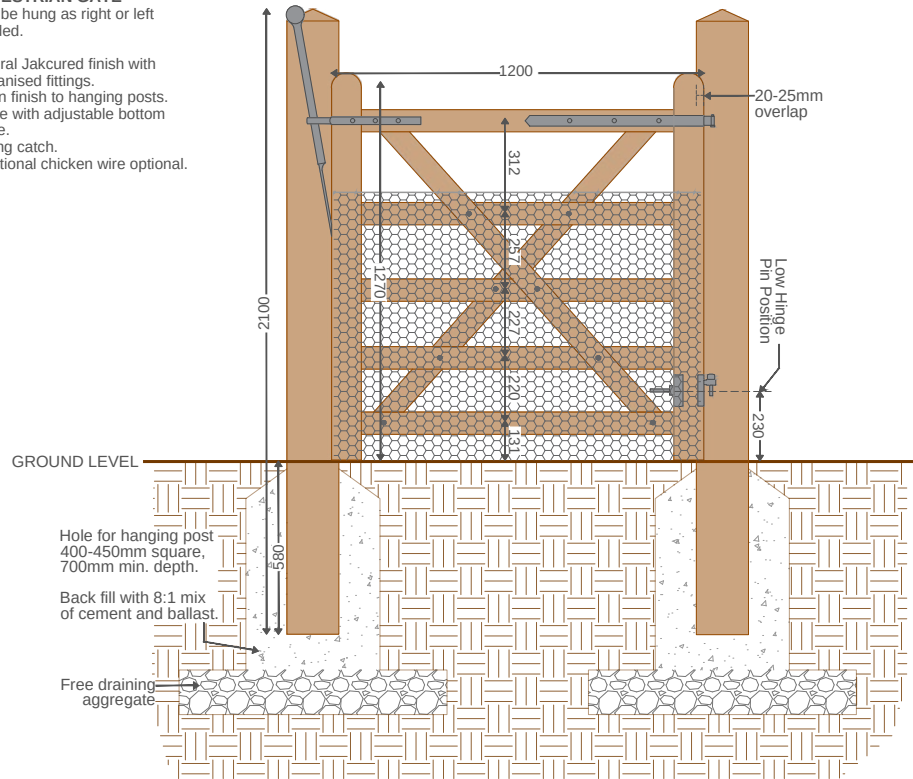


Pedestrian Gate

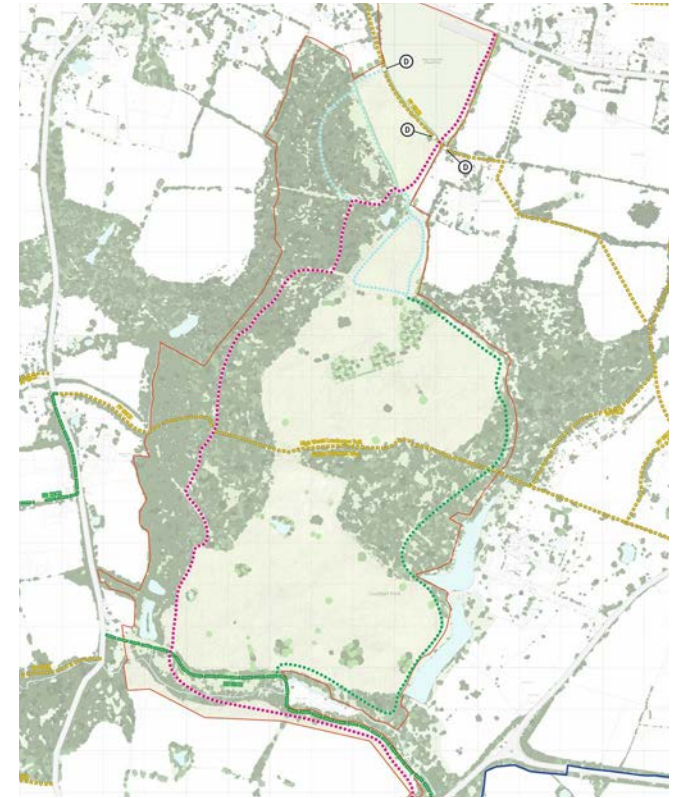
PEDESTRIAN GATE

Can be hung as right or left handed.

Natural Jakcured finish with galvanised fittings.
Sawn finish to hanging posts.
Hinge with adjustable bottom hinge.
Spring catch.
Additional chicken wire optional.

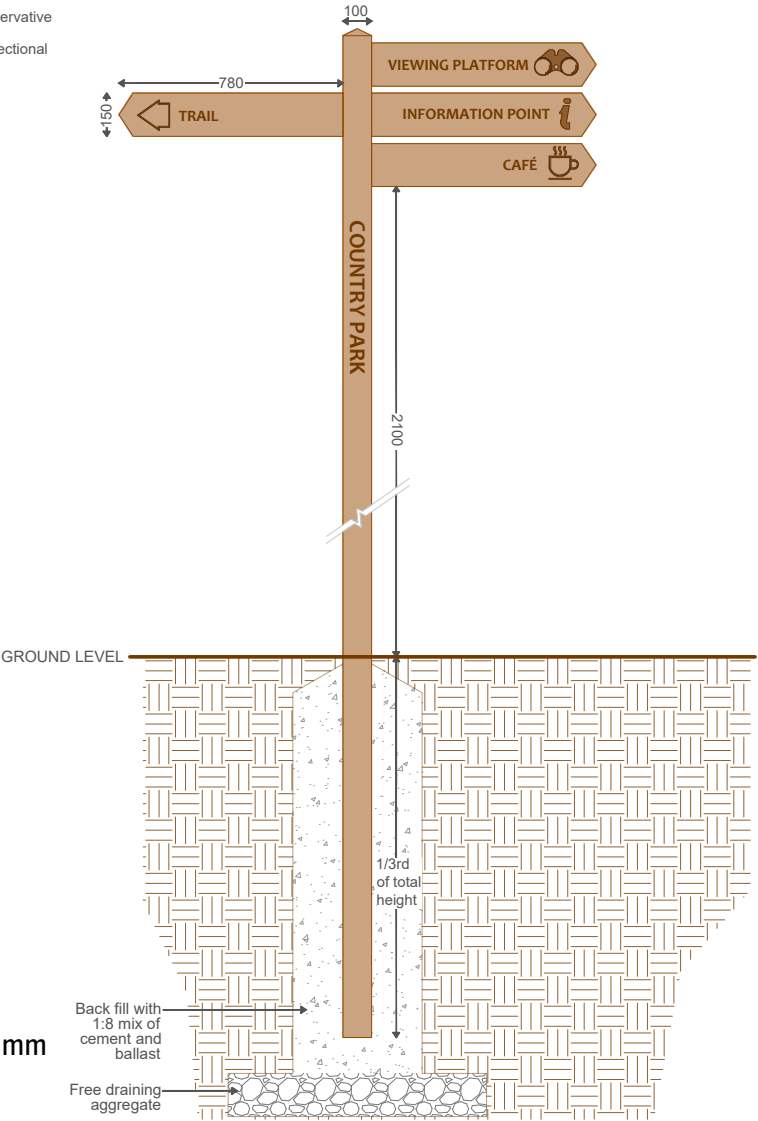


Beechy Bottom Parkland Reserve

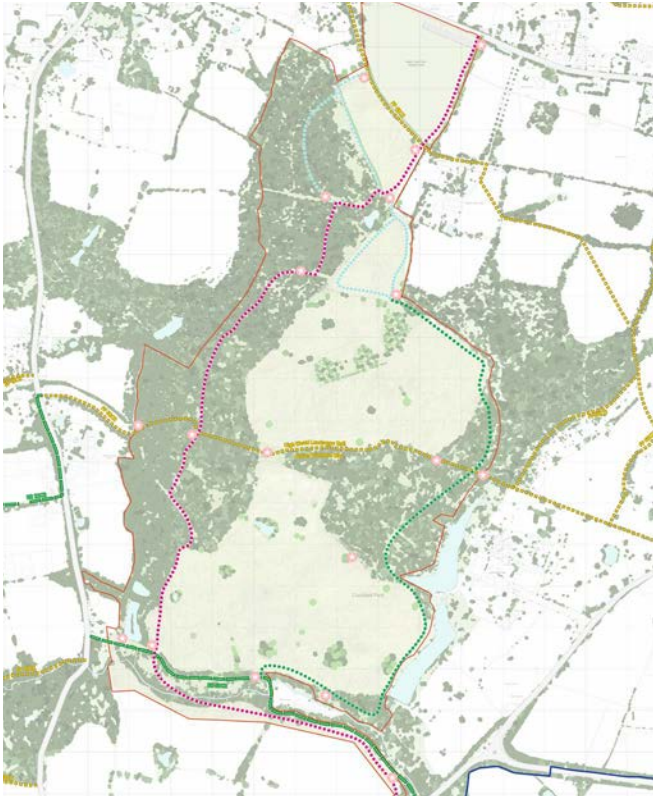


Scale 1:25 @ A3- measurements in mm

RUSTIC OAK FINGERPOST
Hardwood Oak construction with preservative finish.
Single, double and triple line fixed directional arms.
Permanently engraved lettering.



Scale 1:25 @ A3 - measurements in mm



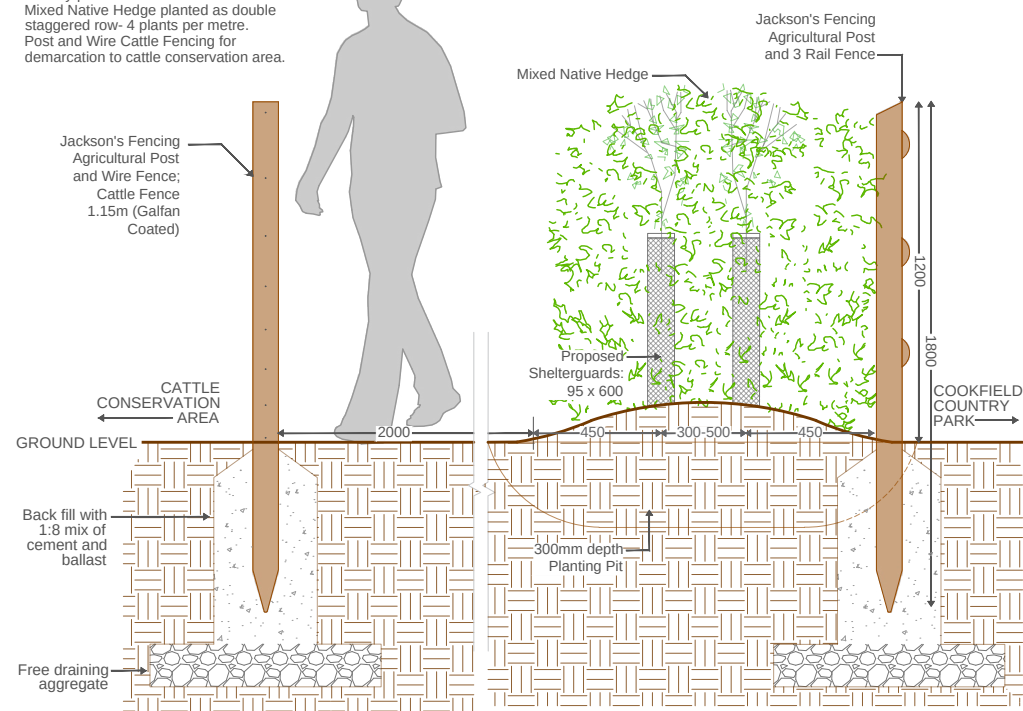
Cuckfield Park Boundary

CUCKFIELD PARK BOUNDARY DETAIL

Nailed Half Rounded Post and Rail Fencing fitted against hedge for demarcation to country park.

Mixed Native Hedge planted as double staggered row- 4 plants per metre.

Post and Wire Cattle Fencing for demarcation to cattle conservation area.



Beechy Bottom Parkland Reserve

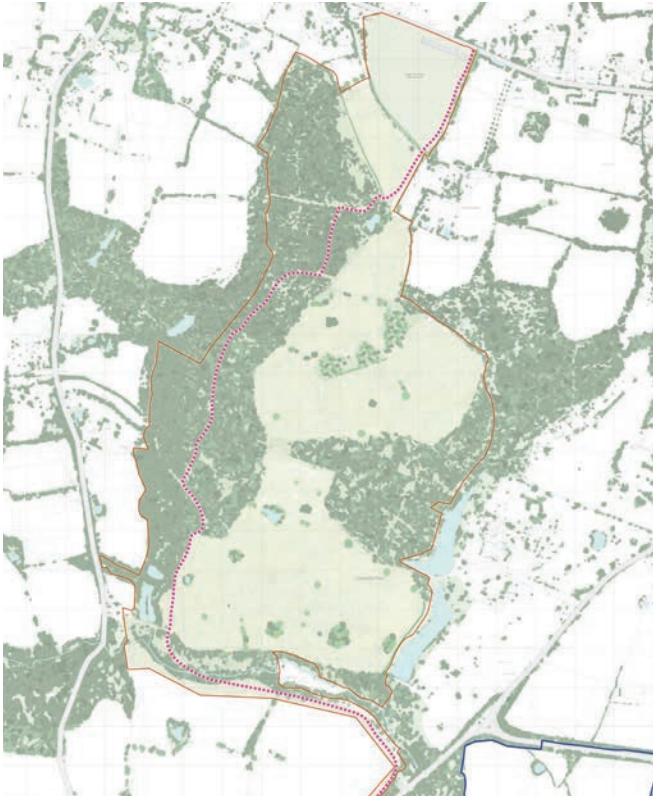
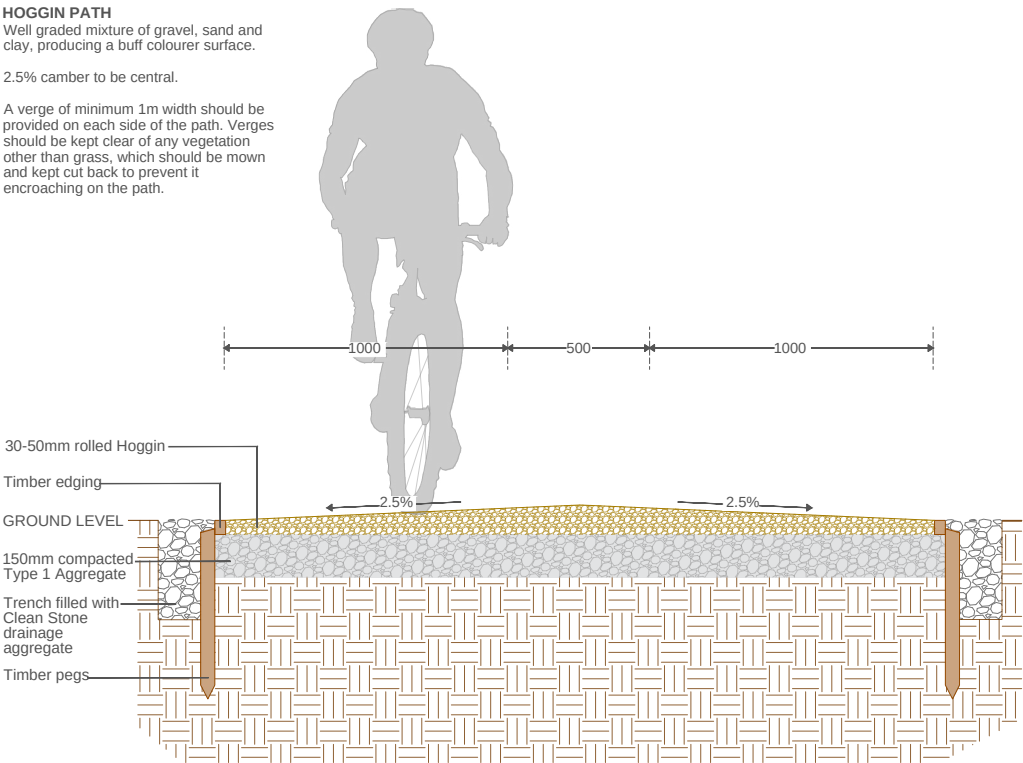


Scale 1:20 @ A3 - measurements in mm

HOGGIN PATH
Well graded mixture of gravel, sand and clay, producing a buff coloured surface.

2.5% camber to be central.

A verge of minimum 1m width should be provided on each side of the path. Verges should be kept clear of any vegetation other than grass, which should be mown and kept cut back to prevent it encroaching on the path.

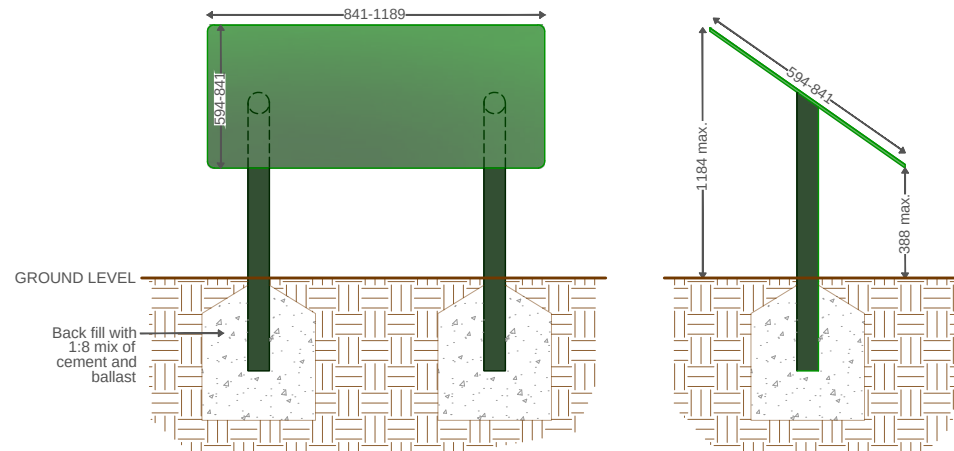


Scale 1:20 - at A3 measurements in mm

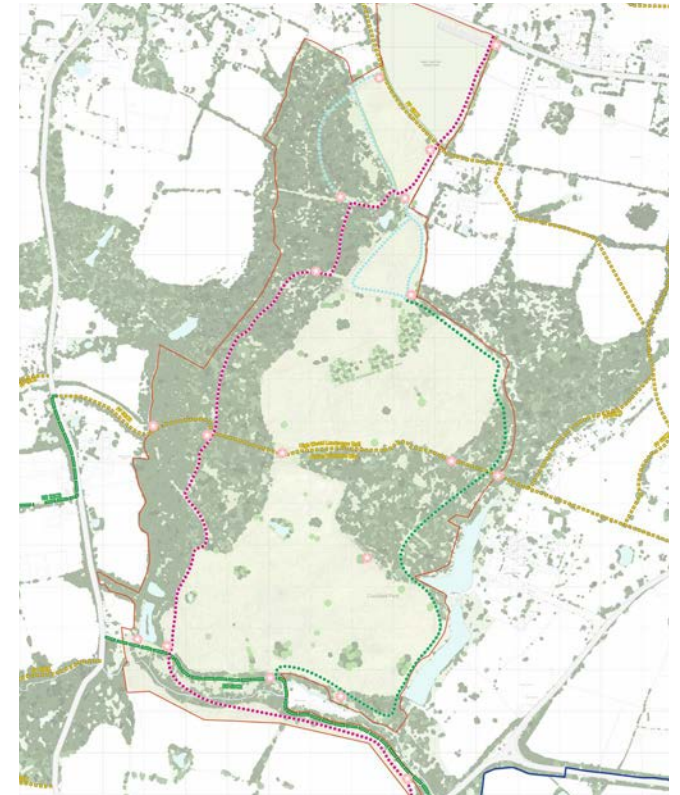


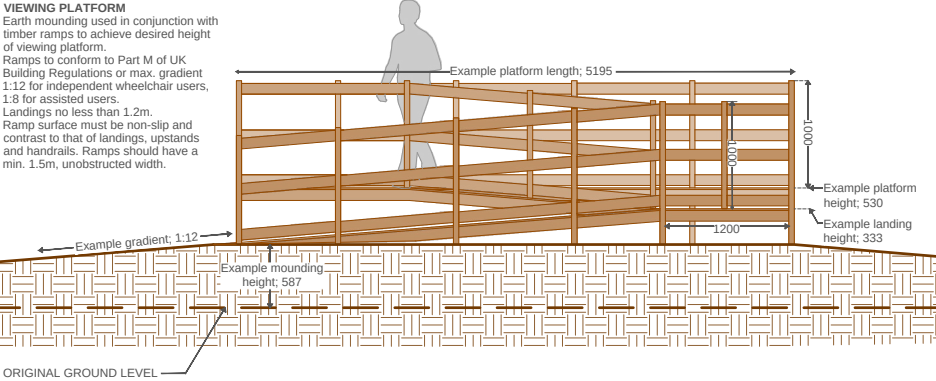
TWIN LEG STEEL LECTURN

Stainless steel construction with powdercoat finish to standard colour.
Removable graphic panel; standard sizes A1 and A0 (custom sizes can be manufactured to order).
Tamper resistant fixings.

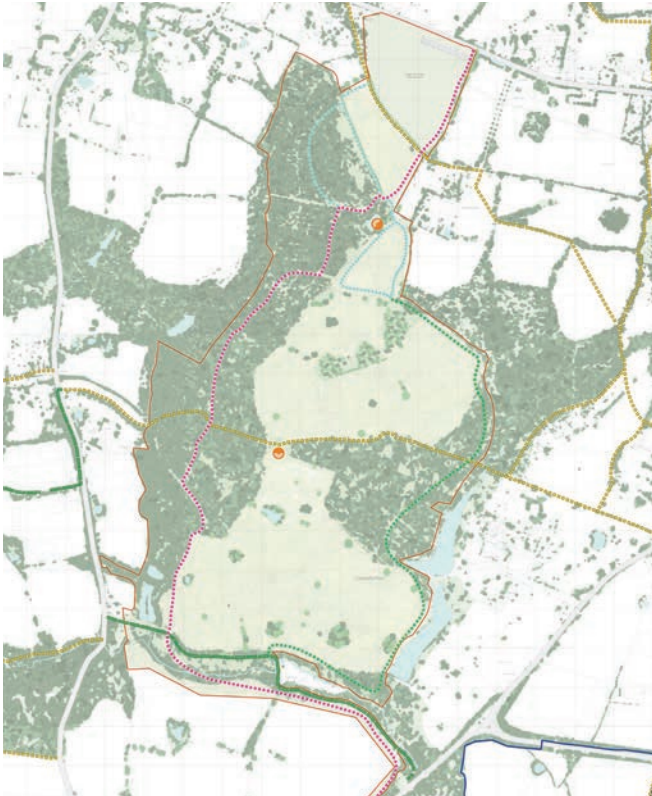


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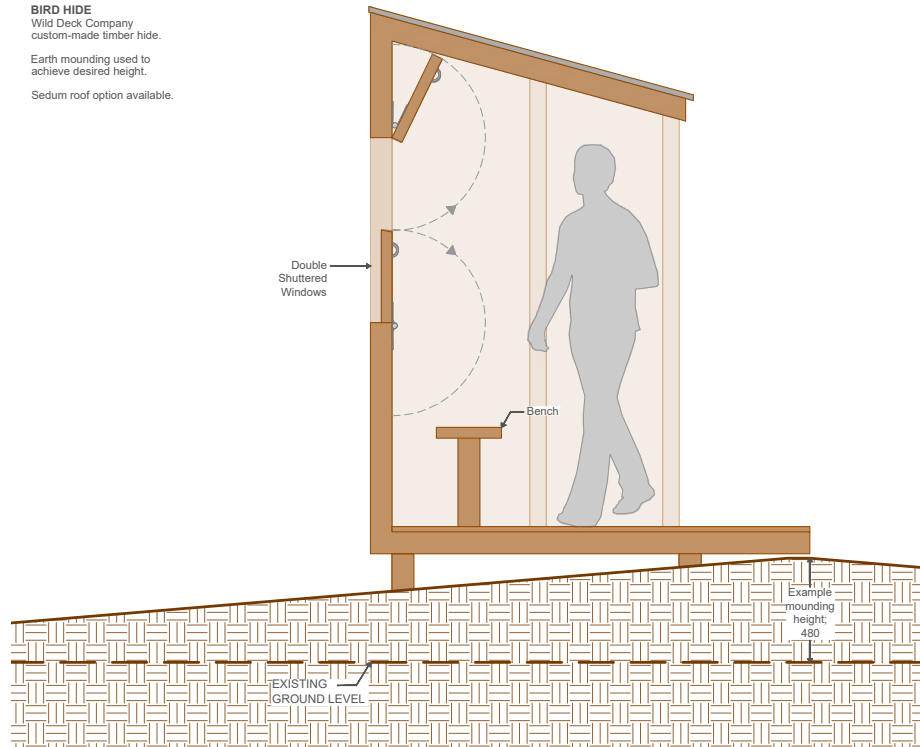


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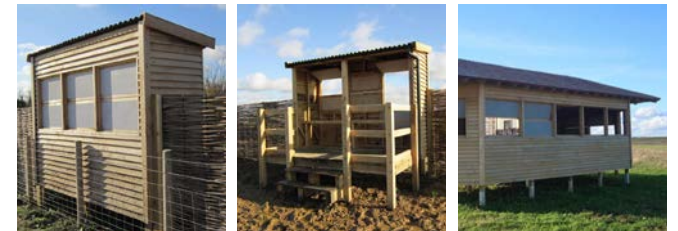
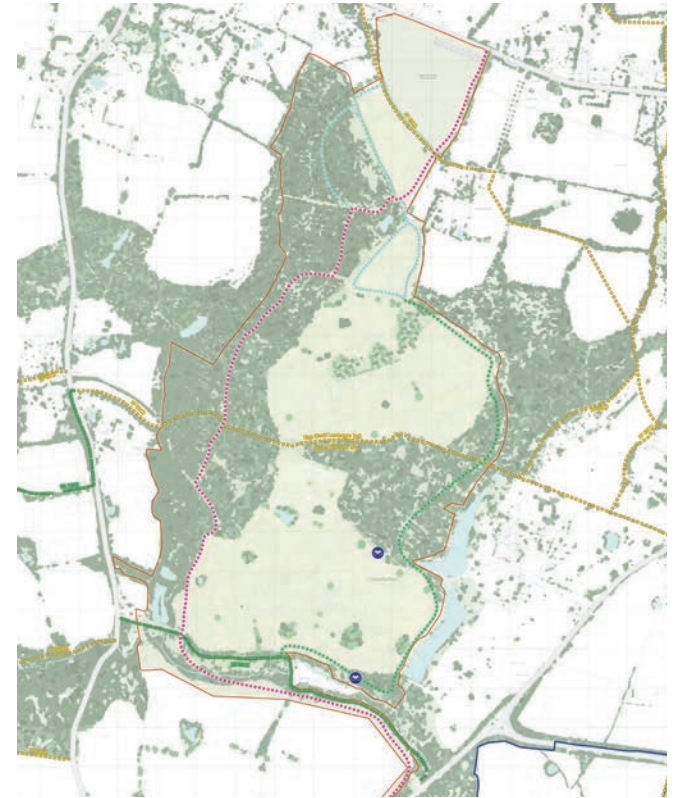


Bird Hide

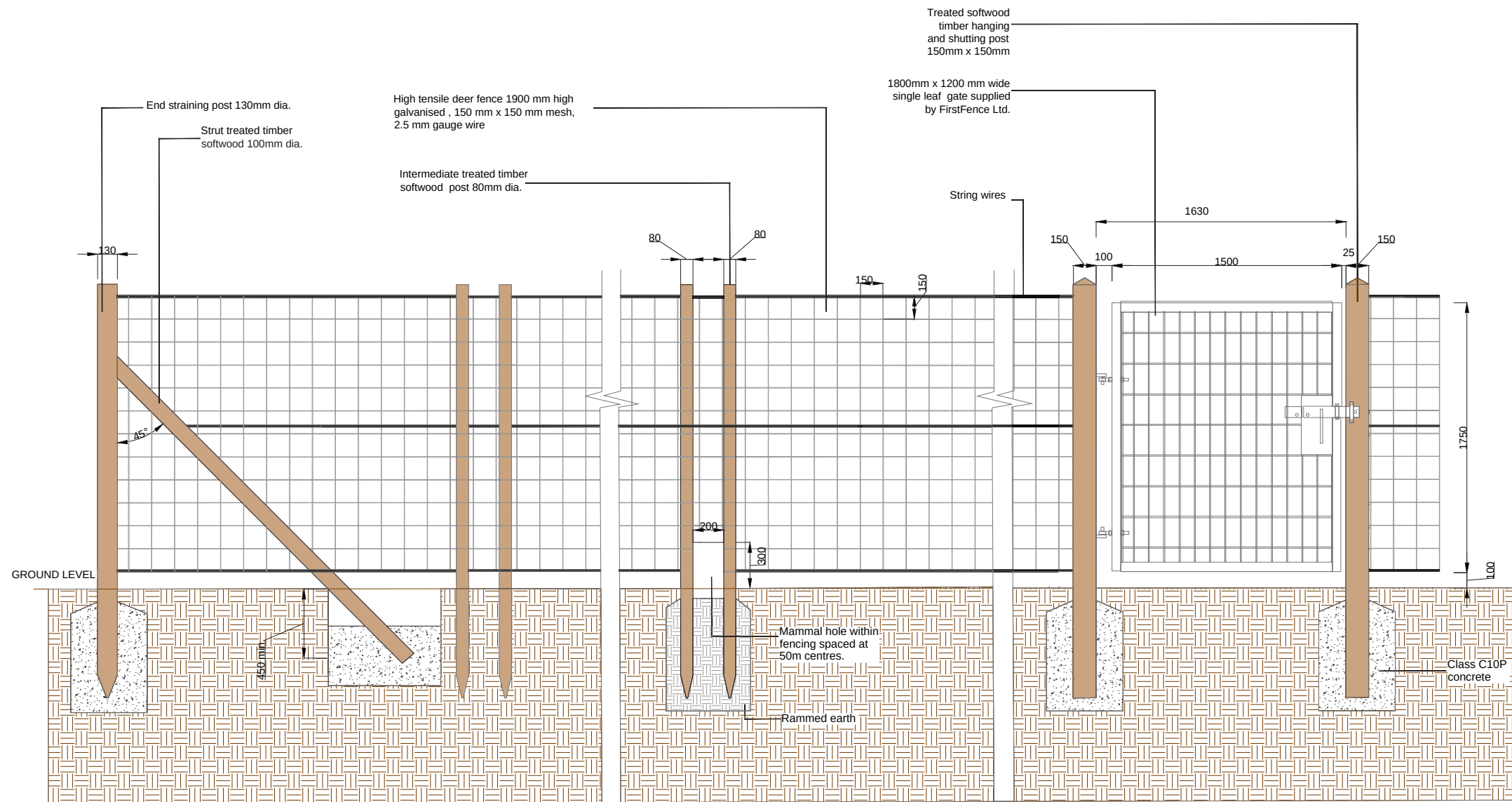
BIRD HIDE
Wild Deck Company
custom-made timber hide.
Earth mounding used to
achieve desired height.
Sedum roof option available.



Beechy Bottom Parkland Reserve



Scale 1:25 at A3- measurements in mm



Scale 1:50 @ A3 - measurements in mm



