



Tangmere

Climate Change Adaptation Plan

June 2026

CONTENTS

1	Executive Summary	3
2	Report Contents & Site Details	4
2.1	Introduction and Content	4
2.2	Data Used	4
2.3	Site Description	4
2.4	Definition of Extreme Weather Events	4
3	Climate Change Adaptation Measures	5
3.1	Central Landscaped Courtyard, Shade and Cooling Space	6
3.2	Green Infrastructure and Planting Strategy	7
3.3	Sustainable Drainage and Surface Water Management	8
3.4	Green Roofs	9
3.5	Adaptation to Extreme Cold and Wind	10
3.6	Monitoring and Long-Term Management	10
4	Conclusion	11

Appendices

Appendix 1 – Landscape Plans

Appendix 2 – Sustainable Drainage Strategy Design (Main Block and Town Houses)

Document Control Sheet	
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Approved By	Neil Rothern
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1 Executive Summary

NRG Consulting have been commissioned to prepare a Climate Change Adaptation Plan for the external amenity areas associated with Phase 2 (Tangmere and Townhouses) of the approved development at **Broadwater Farm Estate, Tottenham, London, N17**.

The description of development is:

'Demolition of the existing buildings and structures and erection of new mixed-use buildings including residential (Use Class C3), commercial, business and service (Class E) and local community and learning (Class F) floorspace; energy centre (sui generis); together with landscaped public realm and amenity spaces; public realm and highways works; car-parking; cycle parking; refuse and recycling facilities; and other associated works. Site comprising: Tangmere and Northolt Blocks (including Stapleford North Wing): Energy Centre; Medical Centre: Enterprise Centre: and former Moselle school site, at Broadwater Farm Estate.'

The scheme has also had subsequent approved non-material amendments, ref: HGY/2025/1800, HGY/2025/1252 & HGY/2024/3514.

This report has been prepared to discharge **Planning Condition 57**, which states:

57) Prior to the commencement of above ground works within each Phase, annotated plans and details on what measures will be delivered to the external amenity areas within that Phase that will help adapt the development and its occupants to the impacts of climate change through more frequent and extreme weather events and more prolonged droughts will be submitted to and approved by the Local Planning Authority. An allocation of a space where residents can cool off should also be provided, if feasible.'

This report relates solely to Phase 2 (Tangmere and Townhouses) of the wider Broadwater Farm Estate redevelopment. The Tangmere plot comprises the demolition of the former Tangmere block and redevelopment to provide 17 townhouses and 122 apartments across Block A (North-West) and Block B (South-East), as illustrated in Figure 1.

The assessment demonstrates that the proposed landscape design, green infrastructure, planting strategy and sustainable drainage features have been designed to improve resilience to climate change by reducing overheating, managing surface water, supporting biodiversity and providing attractive external amenity spaces for residents. In addition, the landscaped communal courtyard provides an accessible space where occupants may seek respite during periods of extreme heat, satisfying the objectives of Planning Condition 57.



Figure 1: Site Location

2 Report Contents & Site Details

2.1 Introduction and Content

This document provides details of the climate change adaptation measures incorporated within the external amenity areas of the proposed development to improve resilience to more frequent extreme weather events and prolonged drought conditions. The plan outlines strategies to mitigate climate-related risks whilst enhancing the quality, functionality and long-term sustainability of the external environment for residents and visitors.

The report has been prepared to demonstrate how the proposed landscape design and associated infrastructure incorporate climate adaptation measures consistent with current best practice and the requirements of **Planning Condition 57**.

In preparing this assessment, regard has been given to the principles contained within *BS 8631:2021 Adaptation to Climate Change*.

The report includes:

- Identification & evaluation of the principal climate risks relevant to the development.
- Justification for the type and location of proposed adaptation measures.
- Details of how the development will improve resilience to future climate conditions.
- How the landscaping contributes towards climate adaptation & occupant wellbeing.

2.2 Data Used

This assessment has been prepared with reference to the following information:

- Stage 4 Landscape Design package by Liz Lake Architecture.
- Sustainable Drainage Strategy Design Report by MWP.
- Architectural Package – RIBA Stage 4

2.3 Site Description

The Tangmere site currently comprises previously developed land within the Broadwater Farm Estate. Existing vegetation is limited to scattered trees and areas of boundary planting, with the surrounding environment characterised predominantly by residential development, highways and associated urban infrastructure.

The proposed redevelopment introduces significant new green infrastructure through extensive tree planting, landscaped communal spaces, rain gardens, green roofs and species-rich planting areas. This increases the site's capacity to respond to future climate pressures whilst improving the quality of external amenity space for residents.

2.4 Definition of Extreme Weather Events

For the purposes of this assessment, the following climate-related hazards have been considered:

- Heatwaves and prolonged periods of elevated temperatures.
- Urban heat island effects associated with densely developed environments.
- Heavy rainfall events resulting in rapid surface water runoff.
- Surface water flooding caused by exceedance of drainage infrastructure.
- Flash flooding arising from intense localised storms.
- Prolonged drought and reduced water availability.
- Soil moisture deficits affecting vegetation establishment and long-term health.
- Storm events and high winds with impacts on trees and external infrastructure.
- Cold snap and temperature changes impacting vegetation & external materials.
- Frost and ice formation creating hazards on pedestrian routes.
- Snowfall accumulation affecting accessibility.
- Wind chill effects impacting the usability of external amenity spaces.

3 Climate Change Adaptation Measures

The proposed development incorporates a comprehensive range of climate change adaptation measures within the external amenity areas to improve resilience to increasing temperatures, prolonged droughts, extreme rainfall events and other future climatic pressures.

These measures have been integrated into the landscape architecture, planting strategy and sustainable drainage design to create attractive, functional and resilient external spaces that support the wellbeing of residents whilst reducing the impacts of climate change.

The principal climate adaptation measures identified within the landscape strategy are summarised on the annotated plan opposite. The annotations highlight the key features that collectively improve resilience to climate change and support occupant wellbeing, comprising:

- A) Central Landscaped Courtyard and Cooling Space, providing the primary communal area where residents may seek respite during periods of extreme heat;
- B) Rain Gardens, incorporating Sustainable Drainage (SuDS) features that intercept and manage surface water runoff whilst supporting biodiversity and vegetation;
- C) Street Tree Planting, delivering shade, urban cooling and enhanced canopy cover along the site frontage and pedestrian routes; and
- D) Soft Landscape Network, comprising extensive areas of planting, lawn and meadow that reduce heat absorption, improve evapotranspiration and increase resilience to prolonged drought.

The climate adaptation measures are illustrated on the landscape drawings contained within Appendix 1.

The SuDS Strategy is included in Appendix 2 and provides further technical detail on the integrated blue-green infrastructure incorporated within the development.

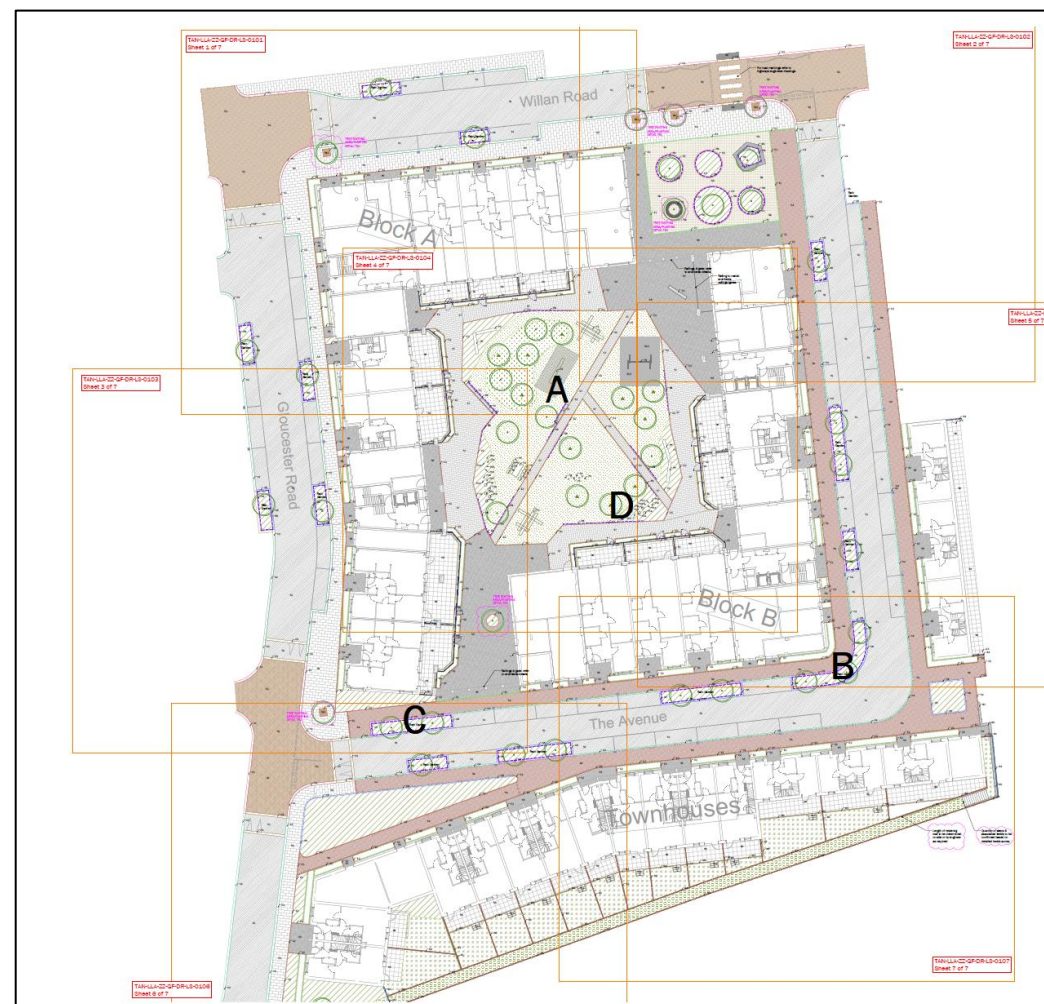


Figure 2: Climate Change Adaptation Plan (Annotated) – Appendix 1

3.1 Central Landscaped Courtyard, Shade and Cooling Space

The central landscaped courtyard forms the principal climate adaptation feature within the development and has been designed to provide an attractive communal environment that remains functional and comfortable during periods of elevated temperatures.

The courtyard incorporates extensive tree planting, soft landscaping, children's play facilities, seating areas and generous open space to create a cooler microclimate through natural shading and evapotranspiration. As the proposed trees mature, increasing canopy cover will reduce direct solar exposure across the principal amenity areas whilst maintaining natural ventilation through the space.

The arrangement of Blocks A and B surrounding the courtyard further contributes to thermal comfort by providing periods of shade throughout the day, reducing heat gain within the communal areas without compromising usability.

The central landscaped courtyard has been designated as the principal space where residents may cool off during periods of extreme heat. The combination of mature tree canopy, vegetation and open-air circulation provides a comfortable refuge from surrounding hard urban environments.

Tree Planting

The proposed tree planting includes species such as hornbeam (*Carpinus betulus*), field maple (*Acer campestre*), small-leaved lime (*Tilia cordata*) and birch (*Betula utilis*), which will establish a varied canopy providing shade, seasonal interest and increased resilience to future climatic conditions.

Tree planting will be maintained in accordance with the approved landscape management strategy to ensure successful establishment and long-term resilience, with replacement of failed specimens where necessary.

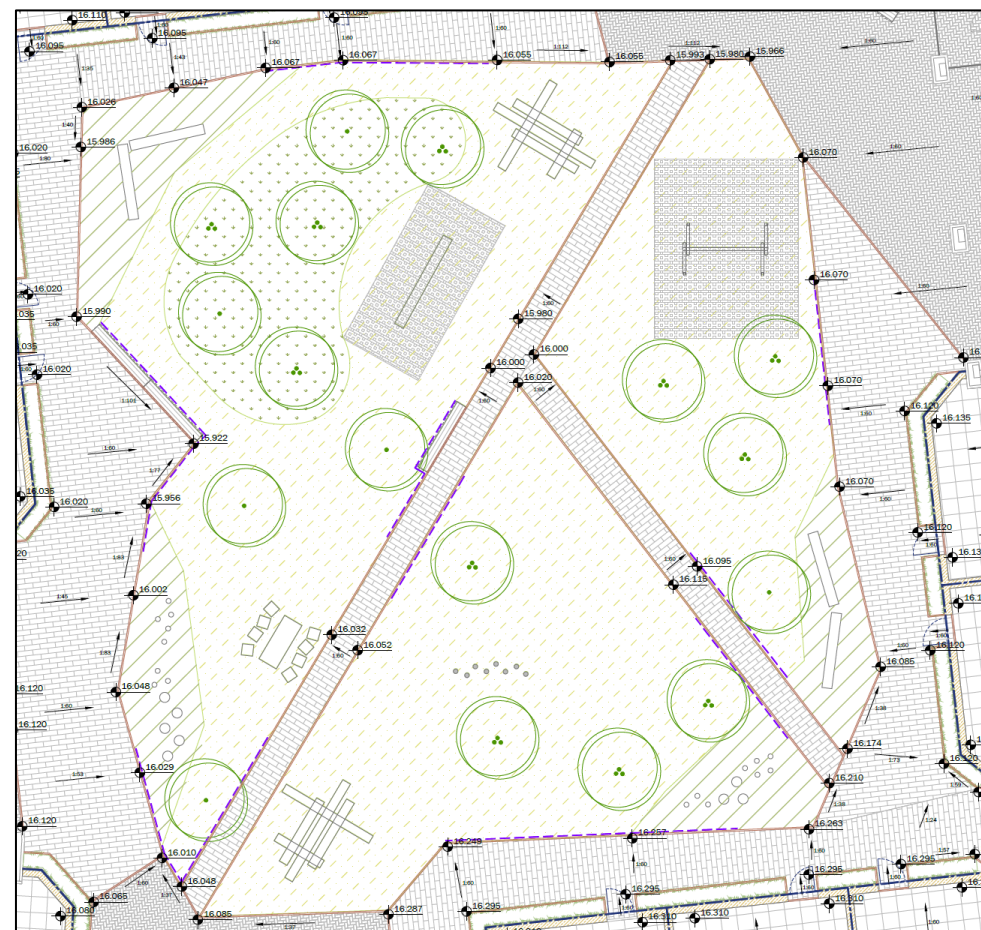


Figure 3: Central Courtyard and Cooling Space (includes play area, tree planting and seating areas)

3.2 Green Infrastructure and Planting Strategy

The landscape strategy introduces a substantial increase in green infrastructure through the provision of trees, shrubs, ornamental planting, species-rich lawn, wildflower meadow and amenity grassland across the site.

The planting strategy incorporates a diverse mix of shrubs, ornamental planting and meadow species including lavender (*Lavandula angustifolia*), verberna (*Verberna bonariensis*), Calamagrostis, Sesleria and species-rich meadow mixes, creating a robust landscape capable of adapting to warmer temperatures and prolonged dry periods whilst supporting biodiversity.

These features collectively reduce the urban heat island effect by replacing hard surfaces with vegetation that intercepts solar radiation, releases moisture through evapotranspiration and improves local air movement. The result is a more resilient external environment capable of adapting to warmer summers and more frequent heatwave events.

The planting palette comprises a diverse range of species selected to provide year-round interest, biodiversity value and long-term resilience within an urban environment. Appropriate soil specifications, rooting volumes and construction details support healthy establishment and improve the ability of vegetation to withstand periods of prolonged drought and changing climatic conditions.

The extensive soft landscaped areas also contribute towards rainfall interception, reducing the volume and rate of runoff entering the drainage network whilst improving the overall environmental quality of the development.

Collectively, the proposed landscape strategy delivers extensive new tree planting together with approximately 885 m² of permeable soft landscaping and 2,104 m² of biodiverse green roofs, substantially increasing the extent of blue-green infrastructure across the site



Figure 4: Sitewide Landscaping Plan

3.3 Sustainable Drainage and Surface Water Management

The external landscape has been designed to manage increasingly intense rainfall events through an integrated Sustainable Drainage Strategy that combines attenuation with natural landscape features.

Rain Gardens

Rain gardens are incorporated throughout the site to intercept surface water runoff from adjacent hardstanding, allowing water to infiltrate and be utilised by planting before entering the wider drainage network. These landscaped features provide an important adaptation measure for both flood management and vegetation health during changing climatic conditions.

Soft Landscaping (Permeable)

Approximately 885 m² of permeable soft landscape has been incorporated within the development, increasing opportunities for rainfall interception, infiltration and evapotranspiration whilst reducing pressure on conventional drainage infrastructure.

Remaining Surface Water

Surface water that is not retained within landscaped areas is conveyed to underground attenuation infrastructure before being discharged at controlled rates, ensuring the development remains resilient to more frequent and intense storm events whilst reducing the potential for localised flooding.

The integration of landscape and drainage design demonstrates a blue-green infrastructure approach that enhances both climate resilience and amenity value.

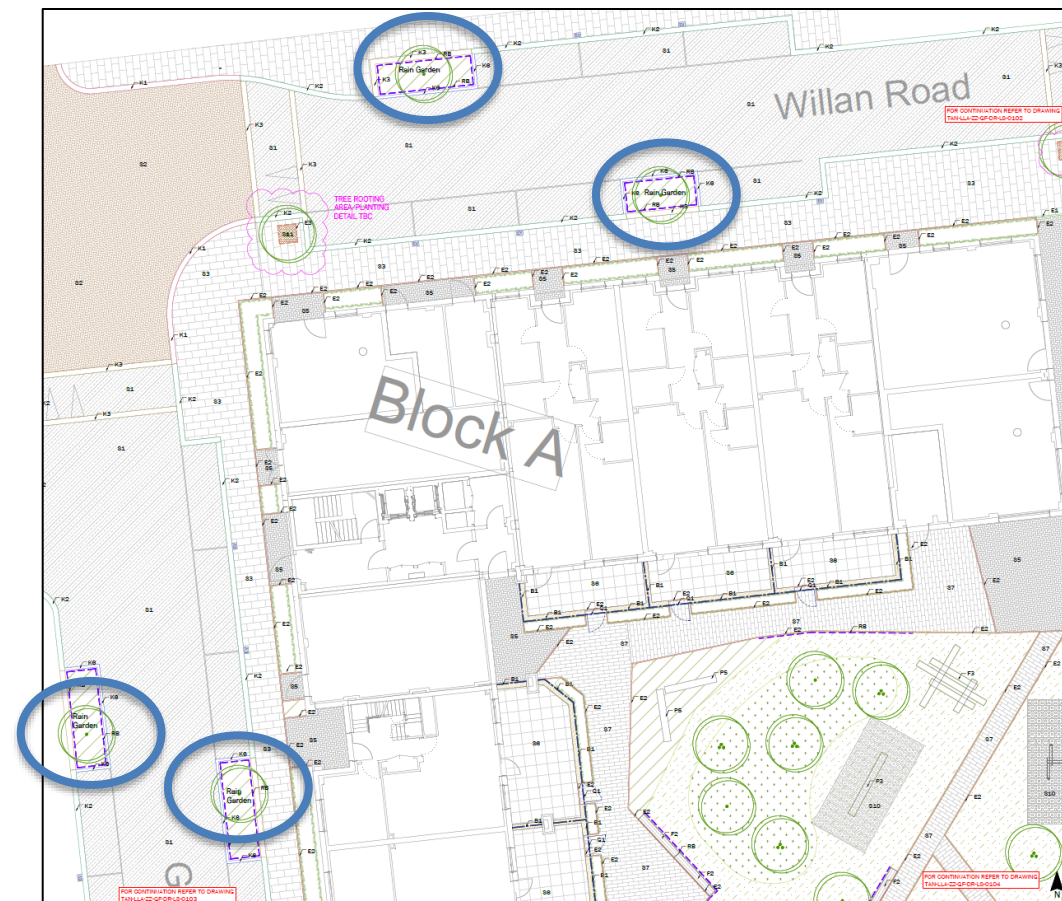


Figure 5: Rain Gardens and SuDS Features

3.4 Green Roofs

Green roofs form a significant component of the climate adaptation strategy and provide approximately 2,104 m² of additional blue-green infrastructure across the development.

The vegetated roof systems reduce surface temperatures through evapotranspiration and provide thermal buffering during periods of elevated temperatures, contributing to mitigation of the urban heat island effect.

During heavy rainfall events, the green roofs retain and temporarily store water before releasing it gradually, reducing peak runoff rates and complementing the wider SuDS strategy.

In addition to their climate adaptation benefits, the green roofs provide biodiversity enhancements and increase the overall extent of vegetation across the development.

Routine inspection and maintenance will ensure that vegetation remains healthy and drainage outlets remain operational throughout the lifetime of the scheme.

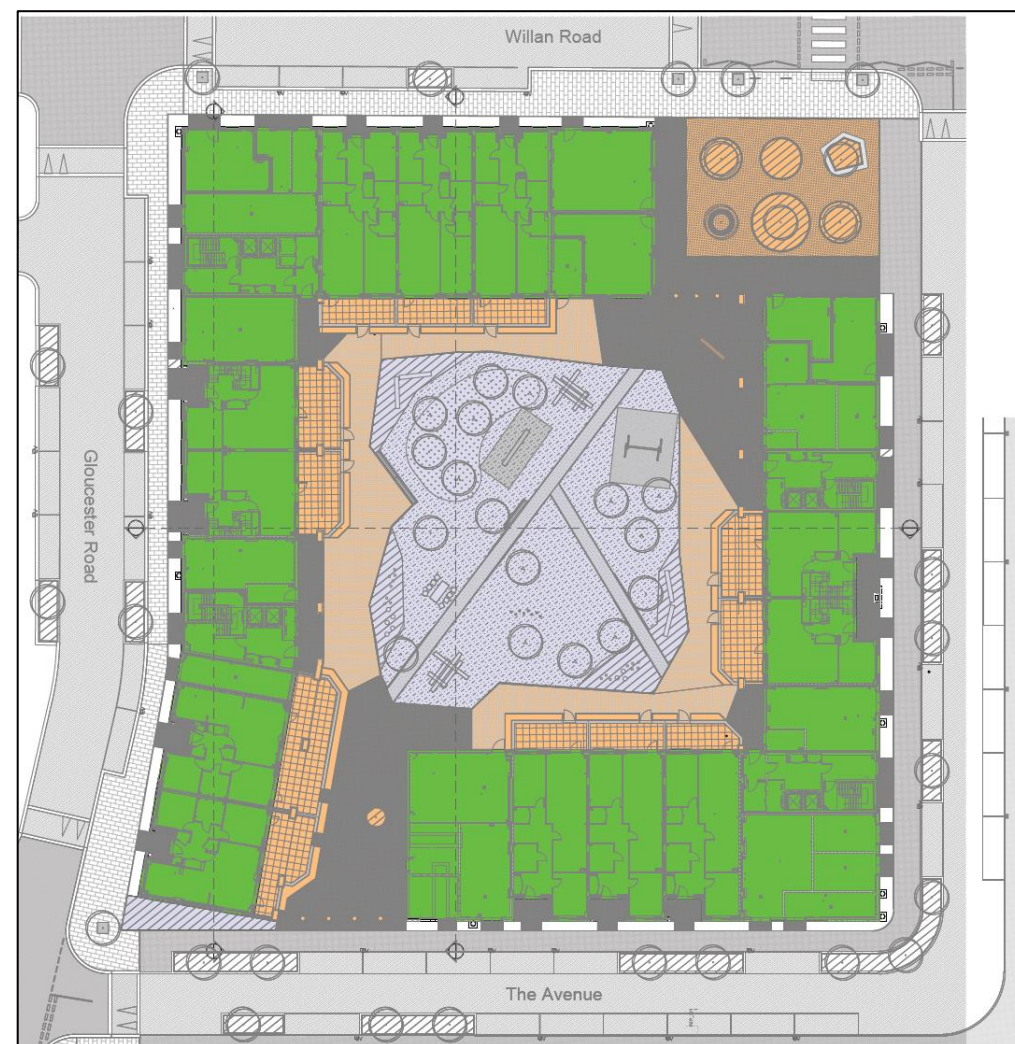
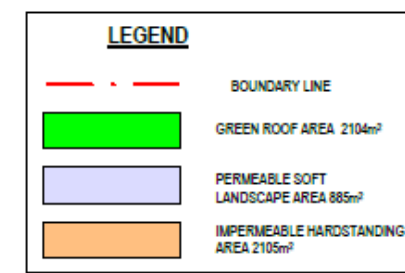


Figure 6: Catchment Area Plan



3.5 Adaptation to Extreme Cold and Wind

Although future climate projections indicate increasing average temperatures, the landscape design has also been developed to provide resilience to occasional periods of extreme cold, frost and high winds.

The proposed planting strategy incorporates robust species capable of tolerating seasonal variation whilst maintaining long-term landscape quality and visual amenity.

Tree planting and structural landscaping will assist in moderating wind conditions within communal spaces, improving comfort for residents throughout the year.

The integrated drainage strategy reduces standing water on hard surfaces, thereby limiting opportunities for ice formation during freezing conditions and supporting safer pedestrian movement across the external amenity areas.

3.6 Monitoring and Long-Term Management

The long-term performance of the climate adaptation measures will be secured through routine landscape management and maintenance.

Trees and planting areas will be monitored to ensure successful establishment, with failed specimens replaced where necessary. Soft landscaped areas will be maintained to preserve their ecological and climate resilience functions, whilst rain gardens and associated planting will be inspected periodically to ensure continued performance and unobstructed water flow.

Green roofs will be subject to regular inspection and maintenance to maintain vegetation cover and drainage functionality, and the Sustainable Drainage infrastructure will be maintained in accordance with the approved drainage strategy.

Through ongoing management and maintenance, the climate adaptation measures incorporated within the Tangmere development will continue to provide resilience against future climate change impacts whilst delivering high quality external amenity spaces for residents over the lifetime of the development.

4 Conclusion

This Climate Change Adaptation Plan has been prepared to discharge **Planning Condition 57** for the Tangmere phase of the Broadwater Farm Estate redevelopment.

The report demonstrates that climate change adaptation has been embedded within the landscape design through a coordinated strategy of green infrastructure, sustainable drainage and high quality external amenity spaces. The proposed measures will improve resilience to increasing temperatures, prolonged droughts and more frequent extreme rainfall events whilst enhancing the long-term usability of the external environment for residents.

Key adaptation measures incorporated within the development include:

- The provision of a central landscaped courtyard that serves as the principal communal cooling space, incorporating tree planting, seating, children's play facilities and extensive soft landscaping.
- Extensive tree planting and green infrastructure that provide shade, reduce the urban heat island effect and improve local microclimatic conditions.
- A diverse planting strategy comprising trees, shrubs, ornamental planting etc that supports biodiversity while improving climate resilience.
- SuDS features, including rain gardens, landscaped interception areas and underground attenuation infrastructure that manage surface water.
- Approximately 2,104 m² of biodiverse green roofs and 885 m² of permeable soft landscaping, providing significant blue-green infrastructure benefits through rainfall attenuation, evapotranspiration and thermal regulation.
- A long-term landscape management and maintenance strategy that will ensure the continued effectiveness of the climate adaptation measures throughout the lifetime of the development.

Collectively, these measures provide an integrated approach to climate resilience and demonstrate that the external amenity areas have been designed to adapt both the development and its occupants to the impacts of climate change.

Based on the information presented within this report and the accompanying annotated plans, it is considered that the requirements of Planning Condition 57 have been satisfactorily addressed and that sufficient information has been provided to enable the condition to be discharged.

Appendix 1



DOCUMENT REGISTER AND ISSUE SHEET

Job No : 2938

Project : Broadwater Farm, Tottenham

[illegible]

DESCRIPTION

[illegible]

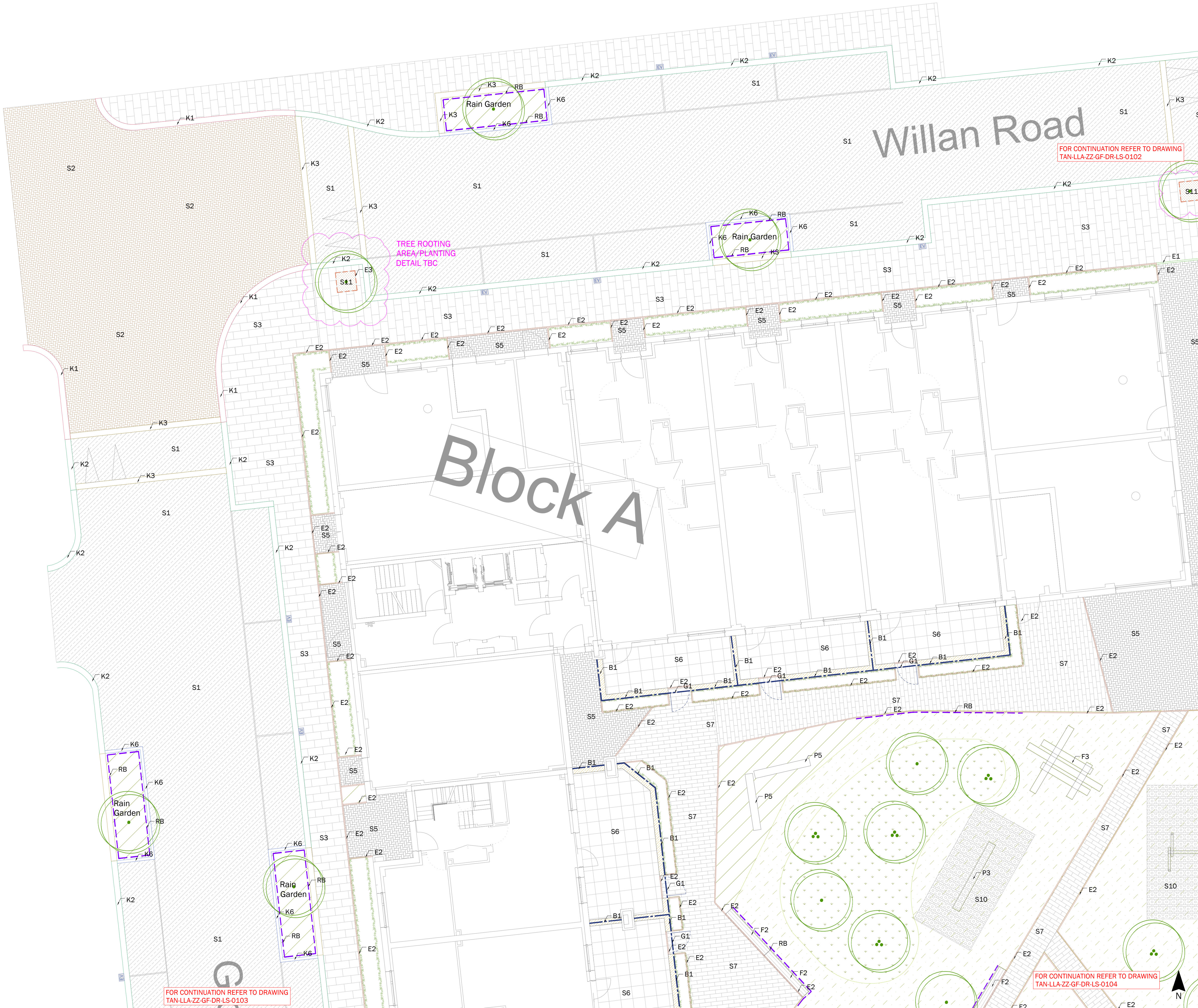
DISTRIBUTION

[illegible]

PURPOSE OF ISSUE

FORMAT AND METHOD OF ISSUE

[illegible]



LEGEND

Surfacing

S1	Proposed asphalt surfacing; refer to S278 plans
S2	Proposed Tegula block paving by Tobermore; 3 size mix - 208x173, 173x173, 138x173mm, 80mm depth; colour - Bracken; herringbone; or similar approved
S3	Proposed Braemar flag paving by Tobermore; 600x300x80mm; colour - Alto Silver; stretcher bond; or similar approved
S4	Proposed Tegula block paving by Tobermore; 3 size mix - 208x173, 173x173, 138x173mm, 80mm depth; colour - Bracken; herringbone; or similar approved
S5	Proposed Arto block paving by Tobermore; 220x55x80mm; colour - Carbon; herringbone; or similar approved
S6	Proposed Braemar flag paving by Tobermore; 400x400x50mm; colour - Alto Silver; stack bond; or similar approved
S7	Proposed Manhattan linear flag paving by Tobermore; 600x150x80mm; colour - Silver; stretcher bond; or similar approved
S8	Proposed Golden Amber Self-Binding Gravel by Breedon; colour - Buff; or similar approved
S9	Proposed Tactile Flag paving by Tobermore; blister; 400x400mm; colour - Natural; stack bond; or similar approved
S10	Proposed Playground Safety Grass Mats by Corubis; black; laid over grass; or similar approved
S11	Proposed ArboResin tree pit surfacing by GreenBlue Urban; colour - Dorset Gold; or similar approved
S12	Proposed timber sleeper steps to rear gardens; 300mm treads; or similar approved

Kerbs & Edging

K1	Proposed Granite Kerb by Marshalls; 300mm width; finish - Fine Picked; 20mm upstand; or similar approved
K2	Proposed Granite Kerb by Marshalls; 300mm width; finish - Fine Picked; 125mm upstand to carriageway edge; or similar approved
K3	Proposed Granite Kerb by Marshalls; 300mm width; finish - Fine Picked; flush; or similar approved
K4	Proposed Fusion concrete kerb by Tobermore; 145mm width; 125mm upstand from carriageway edge; or similar approved
K5	Proposed Fusion concrete kerb by Tobermore; 145mm width; flush; or similar approved
K6	Proposed Edenkerb rain garden kerb by Marshalls; 145mm width; with flush intervals for surface water into rain garden; or similar approved
E1	Proposed Fusion Edge by Tobermore; 75mm width; flush; or similar approved
E2	Proposed concrete Flat Top Edging by Marshalls; 50mm width; flush; or similar approved
E3	Proposed AluExcel metal edging by Kinley; flush; heights to suit buildings; or similar approved

Soft Landscape - refer to planting proposals

T1	Proposed tree
T2	Proposed hedge
T3	Proposed planting
T4	Proposed lawn/meadow
RB	Proposed ReRoot 600 root barrier by GreenBlue Urban; or similar approved

Boundary Treatments

W1	Proposed retaining wall; detail TBC
W2	Proposed pre-cast concrete edge; 450(W)x450(H); with 100mm gaps for surface water movement; or similar approved
W3	Proposed timber sleeper retaining walls; retaining elements to engineers proposals; no higher than 600mm; or similar approved
B1	Proposed brick wall with Rimini railings by Lang + Fulton; wall 900mm height, railings 750mm; bricks to match architecture; metalwork PPC to RAL 3005; or similar approved
B3	Proposed timber closeboard fencing; 1800mm height; or similar approved
B4	Proposed timber closeboard fencing; 2100mm height; or similar approved
G1	Proposed Rimini gate by Lang + Fulton; 1200mm height; PPC to RAL 3005; self-closing with manual locks; or similar approved
G3	Proposed timber closeboard gate; to match surrounding fencing & heights; or similar approved

Furniture

F1	Proposed Festival Curved Seat by Marshalls; outward with armrests & back; PPC to 9005 (Jet Black); or similar approved
F2	Proposed Litnos concrete bench by Broxap; with hardwood timber top; 3000x400x450mm; white concrete finish; or similar approved
F3	Proposed Jura by StreetPark; or similar approved
F4	Proposed Large Andromeda table by Broxap; 3000x750x440mm; Natural White Concrete & Clear Water Repellent Finish; or similar approved
F5	Proposed Harpurhey Concrete Cube seating by Broxap; white finish; or similar approved
F6	Proposed Bracknell Cycle Stand by Broxap; black with yellow reflective banding; or similar approved
F7	Proposed Door Barrier by Broxap; with rubber buffer; PPC to RAL TBC; or similar approved
P1	Proposed timber stepping logs by Ruskin Trees; exact sizes based on final product; 300mm above FGL; P1a - 400mmØ, P1b - 200mmØ; or similar approved
P2	Proposed Midi Double Junior Swing by Caledonia Play; with 1 flat & 1 cradle seat; or similar approved
P3	Proposed 2 person seesaw by Caledonia Play; or similar approved
P4	Proposed Stepping Logs by Caledonia Play; heights between 150-300mm; or similar approved
P5	Proposed timber beams by Ruskin Trees; 3m length; 4000mm width; or similar approved

Furniture

EV	Proposed Quantum 2 EV chargers by Rolec; to MEP details; or similar approved
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ALL DIMENSIONS IN MILLIMETRES

ALL DRAINAGE (INCLUDING LEVELS) TO ENGINEERS DETAILS

ALL LIGHTING TO BE DESIGNED BY SPECIALIST

ALL BUILDUPS AND RETAINING STRUCTURES TO ENGINEERS DETAILS

ALL IRRIGATION BY SPECIALISTS

FOR CDM INFORMATION REFER TO DESIGNERS RISK ASSESSMENT

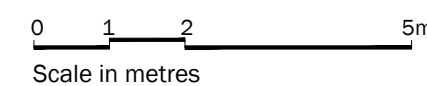
FOR OTHER LANDSCAPE DRAWINGS REFER TO THE FOLLOWING:

Detailed Soft Landscape Proposals:
- TAN-LLA-ZZ-GF-DR-LS-0200 drawing series

Landscape Construction Details:
- TAN-LLA-ZZ-GF-DR-LS-0300 drawing series



Location Plan - Not to Scale



P03	05.02.26	Architectural coordination	ML	AF
P02	10.12.25	Surfacing/RW/EV's coordination	ML	AF
P01	21.11.25	First issue	ML	AF
Rev	Date	Description	Dm	Chk

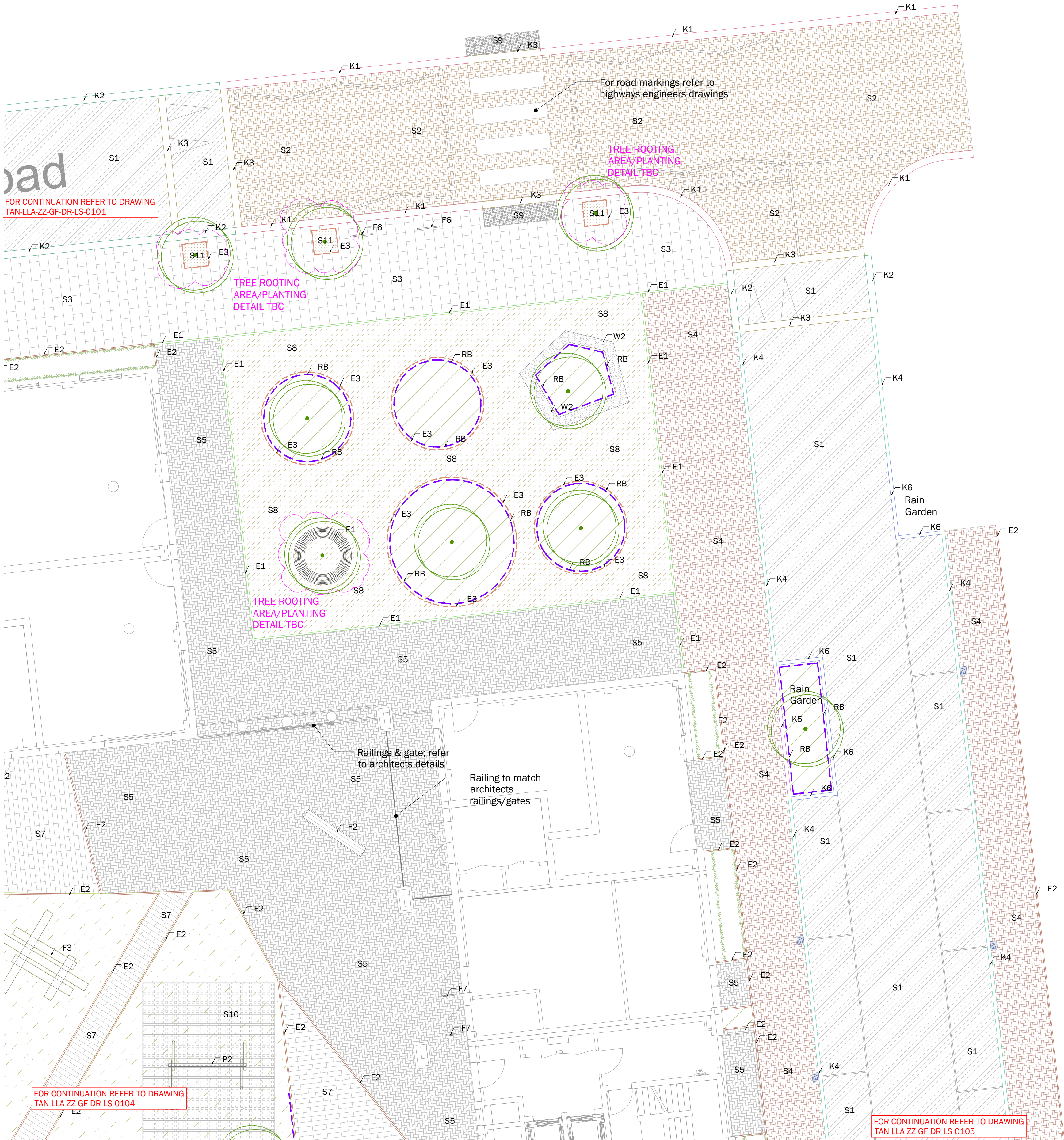
Title:	Detailed Hard Landscape Proposals
Project:	Tangmere - Broadwater Farm
Client:	Formation Design & Build
Date:	November 2025
Scale:	1:100 @ A1
Drawing No:	TAN-LLA-ZZ-GF-DR-LS-0101
Revision:	P03
Suitability:	S2
Project No:	2928

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LIZ LAKE ASSOCIATES
LANDSCAPE ARCHITECTS



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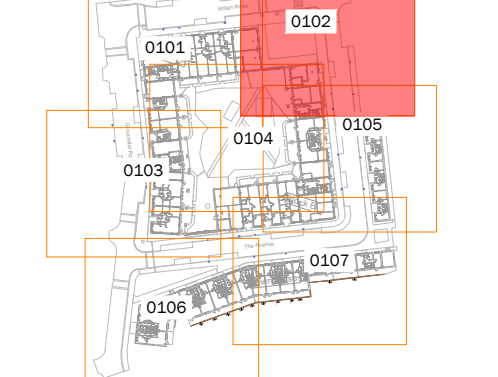
FOR OTHER LANDSCAPE DRAWINGS REFER TO THE FOLLOWING:

Detailed Soft Landscape Proposals:

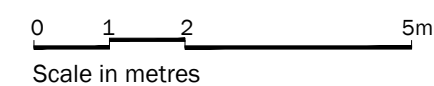
- TAN-LLA-ZZ-GF-DR-LS-0200 drawing series

Landscape Construction Details:

- TAN-LLA-ZZ-GF-DR-LS-0300 drawing series



Location Plan - Not to Scale



P03	05.02.26	Architectural coordination	ML	AF
P02	10.12.25	Surfacing/RW/EV's coordination	ML	AF
P01	21.11.25	First issue	ML	AF
Rev	Date	Description	Dm	Chk

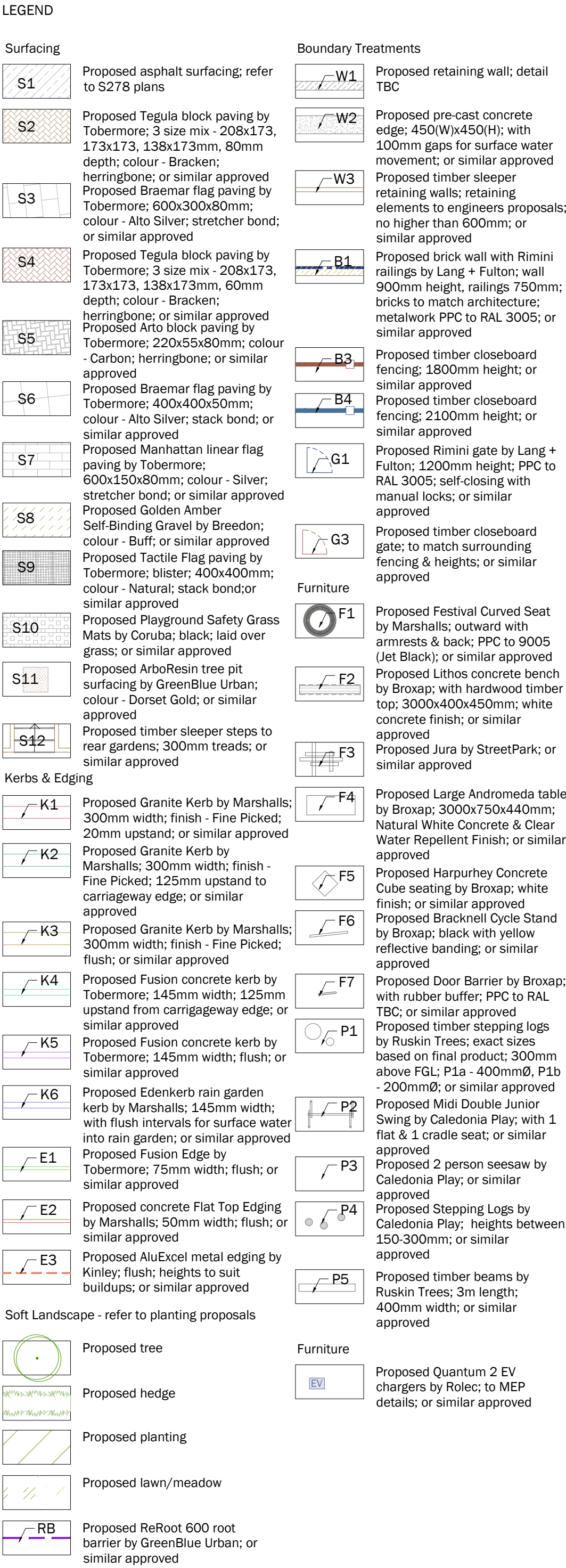
Title:	Detailed Hard Landscape Proposals
Project:	Tangmere - Broadwater Farm
Client:	Formation Design & Build
Date:	November 2025
Scale:	1:100 @ A1
Drawing No:	TAN-LLA-ZZ-GF-DR-LS-0102
Revision:	P03
Suitability:	S2
Project No:	2928

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LIZ LAKE ASSOCIATES
LANDSCAPE ARCHITECTS



ALL DIMENSIONS IN MILLIMETRES

ALL DRAINAGE (INCLUDING LEVELS) TO ENGINEERS DETAILS

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ASSESSMENT

FOR OTHER LANDSCAPE DRAWINGS REFER TO THE FOLLOWING:

Detailed Soft Landscape Proposals:
TAN 11A 73 05 DD LC 0000 drawing codes

Landscape Construction Details:

0102

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0107

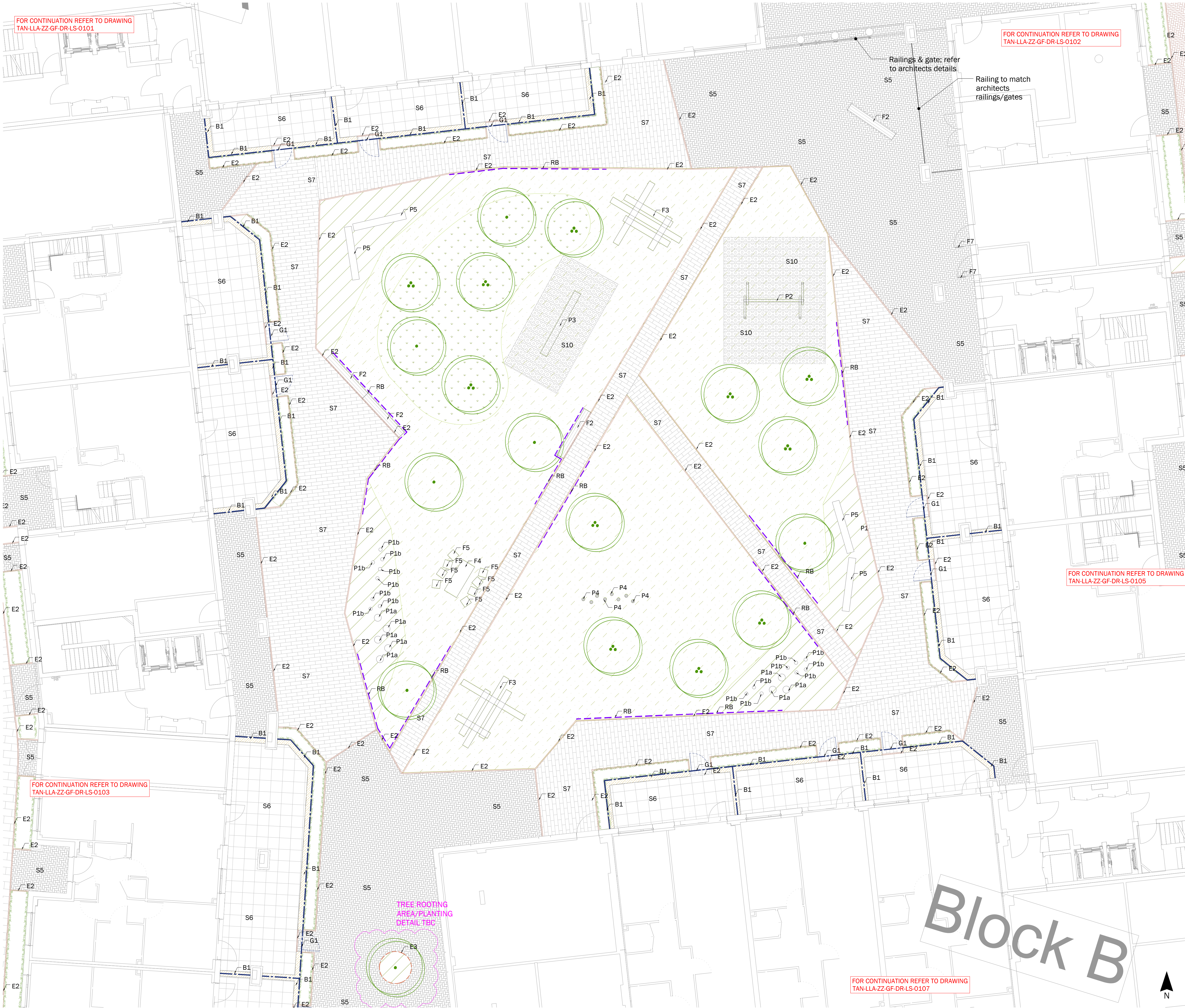
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0 1 2 5m

Scale in metres _____



LEGEND

Surfacing

S1

S2

S3

S4

S5

S6

S7

S8

S9

S10

S11

S12

K1

K2

K3

K4

K5

K6

E1

E2

E3

RB

P1a

P1b

P2

P3

P4

P5

F1

F2

F3

F4

F5

F6

F7

G1

G2

G3

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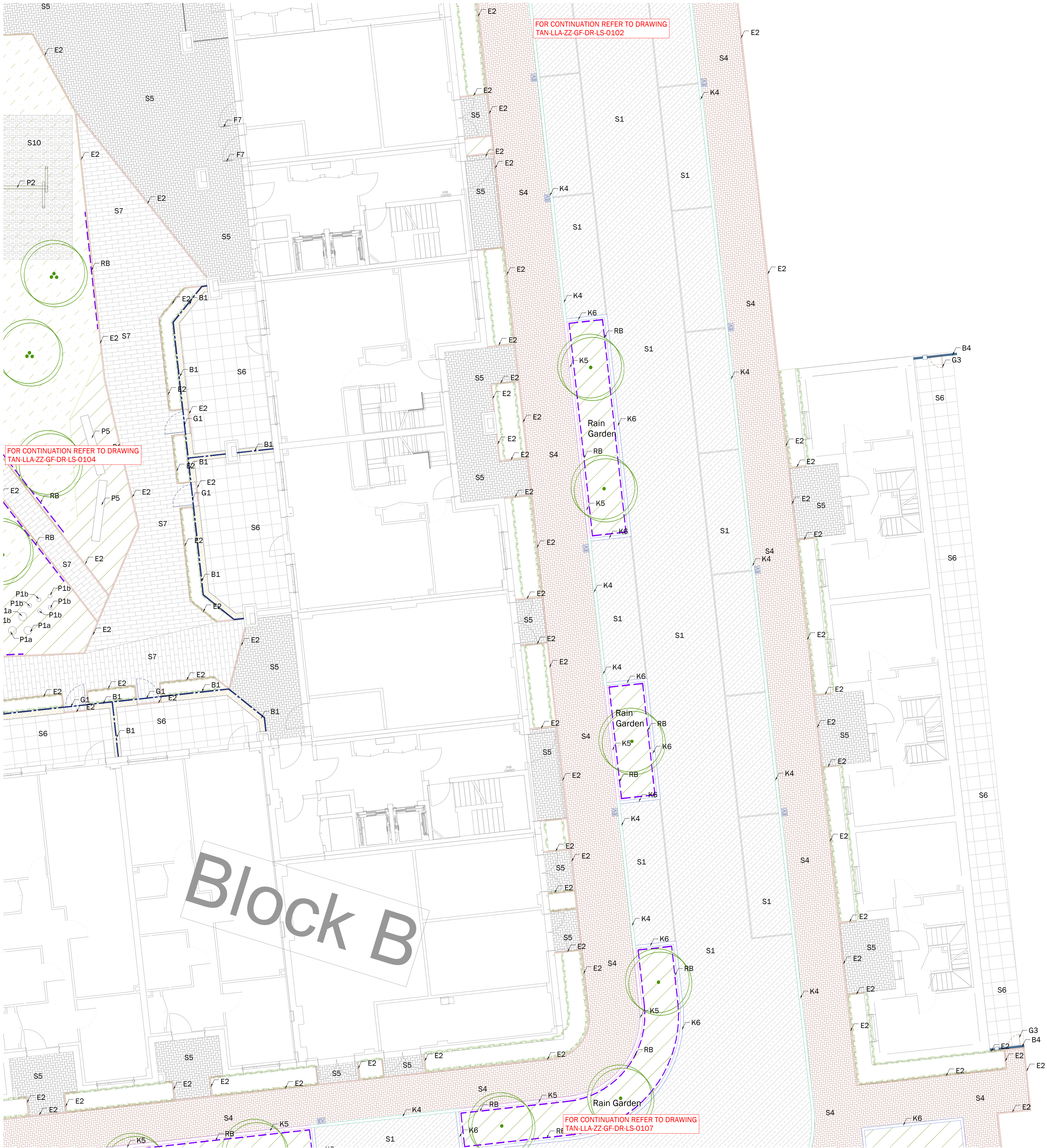
G289

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G292

G293



LEGEND

Surfacing

S1	Proposed asphalt surfacing; refer to S278 plans
S2	Proposed Tegula block paving by Tobermore; 3 size mix - 208x173, 173x173, 138x173mm, 80mm depth; colour - Bracken; herringbone; or similar approved
S3	Proposed Braemar flag paving by Tobermore; 600x300x80mm; colour - Alto Silver; stretcher bond; or similar approved
S4	Proposed Tegula block paving by Tobermore; 3 size mix - 208x173, 173x173, 138x173mm, 80mm depth; colour - Bracken; herringbone; or similar approved
S5	Proposed Braemar flag paving by Tobermore; 400x400x50mm; colour - Alto Silver; stack bond; or similar approved
S6	Proposed Manhattan linear flag paving by Tobermore; 600x150x80mm; colour - Silver; stretcher bond; or similar approved
S7	Proposed Golden Amber Self-Binding Gravel by Breedon; colour - Buff; or similar approved
S8	Proposed Tactile Flag paving by Tobermore; blister; 400x400mm; colour - Natural; stack bond; or similar approved
S9	Proposed Playground Safety Grass Mats by Corubis; black; laid over grass; or similar approved
S10	Proposed ArboResin tree pit surfacing by GreenBlue Urban; colour - Dorset Gold; or similar approved
S11	Proposed timber sleeper steps to rear gardens; 300mm treads; or similar approved

Kerbs & Edging

K1	Proposed Granite Kerb by Marshalls; 300mm width; finish - Fine Picked; 20mm upstand; or similar approved
K2	Proposed Granite Kerb by Marshalls; 300mm width; finish - Fine Picked; 125mm upstand to carriageway edge; or similar approved
K3	Proposed Granite Kerb by Marshalls; 300mm width; finish - Fine Picked; flush; or similar approved
K4	Proposed Fusion concrete kerb by Tobermore; 145mm width; 125mm upstand from carriageway edge; or similar approved
K5	Proposed Fusion concrete kerb by Tobermore; 145mm width; flush; or similar approved
K6	Proposed Edenkerb rain garden kerb by Marshalls; 145mm width; with flush intervals for surface water into rain garden; or similar approved
E1	Proposed Fusion Edge by Tobermore; 75mm width; flush; or similar approved
E2	Proposed concrete Flat Top Edging by Marshalls; 50mm width; flush; or similar approved
E3	Proposed AluExcel metal edging by Kinley; flush; heights to suit buildings; or similar approved

Soft Landscape - refer to planting proposals

T1	Proposed tree
T2	Proposed hedge
T3	Proposed planting
T4	Proposed lawn/meadow
RB	Proposed ReRoot 600 root barrier by GreenBlue Urban; or similar approved

Boundary Treatments

W1	Proposed retaining wall; detail TBC
W2	Proposed pre-cast concrete edge; 450(W)x450(H); with 100mm gaps for surface water movement; or similar approved
W3	Proposed timber sleeper retaining walls; retaining elements to engineers proposals; no higher than 600mm; or similar approved
B1	Proposed brick wall with Rimini railings by Lang + Fulton; wall 900mm height, railings 750mm; bricks to match architecture; metalwork PPC to RAL 3005; or similar approved
B3	Proposed timber closeboard fencing; 1800mm height; or similar approved
B4	Proposed timber closeboard fencing; 2100mm height; or similar approved
G1	Proposed Rimini gate by Lang + Fulton; 1200mm height; PPC to RAL 3005; self-closing with manual locks; or similar approved
G3	Proposed timber closeboard gate; to match surrounding fencing & heights; or similar approved

Furniture

F1	Proposed Festival Curved Seat by Marshalls; outward with armrests & back; PPC to 9005 (Jet Black); or similar approved
F2	Proposed Litnos concrete bench by Broxap; with hardwood timber top; 3000x400x450mm; white concrete finish; or similar approved
F3	Proposed Jura by StreetPark; or similar approved
F4	Proposed Large Andromeda table by Broxap; 3000x750x440mm; Natural White Concrete & Clear Water Repellent Finish; or similar approved
F5	Proposed Harpurhey Concrete Cube seating by Broxap; white finish; or similar approved
F6	Proposed Bracknell Cycle Stand by Broxap; black with yellow reflective banding; or similar approved
F7	Proposed Door Barrier by Broxap; with rubber buffer; PPC to RAL TBC; or similar approved
P1	Proposed timber stepping logs by Ruskin Trees; exact sizes based on final product; 300mm above FGL; P1a - 400mmØ, P1b - 200mmØ; or similar approved
P2	Proposed Midi Double Junior Swing by Caledonia Play; with 1 flat & 1 cradle seat; or similar approved
P3	Proposed 2 person seesaw by Caledonia Play; or similar approved
P4	Proposed Stepping Logs by Caledonia Play; heights between 150-300mm; or similar approved
P5	Proposed timber beams by Ruskin Trees; 3m length; 4000mm width; or similar approved

Furniture

EV	Proposed Quantum 2 EV chargers by Rolec; to MEP details; or similar approved
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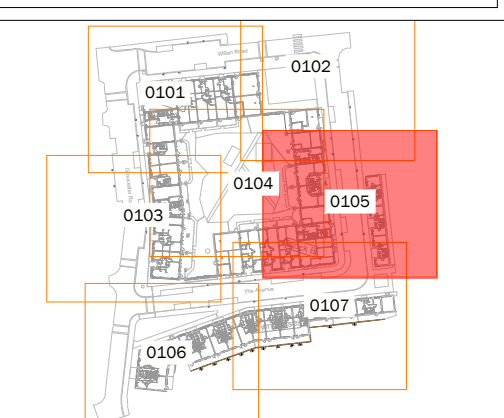
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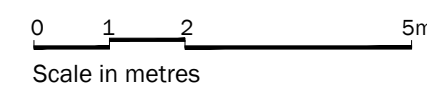
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Landscape Construction Details:
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Title:	Detailed Hard Landscape Proposals
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Client:	Formation Design & Build
Date:	November 2025
Scale:	1:100 @ A1
Drawing No:	TAN-LLA-ZZ-GF-DR-LS-0105
Revision:	P03
Suitability:	S2
Project No:	2928

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