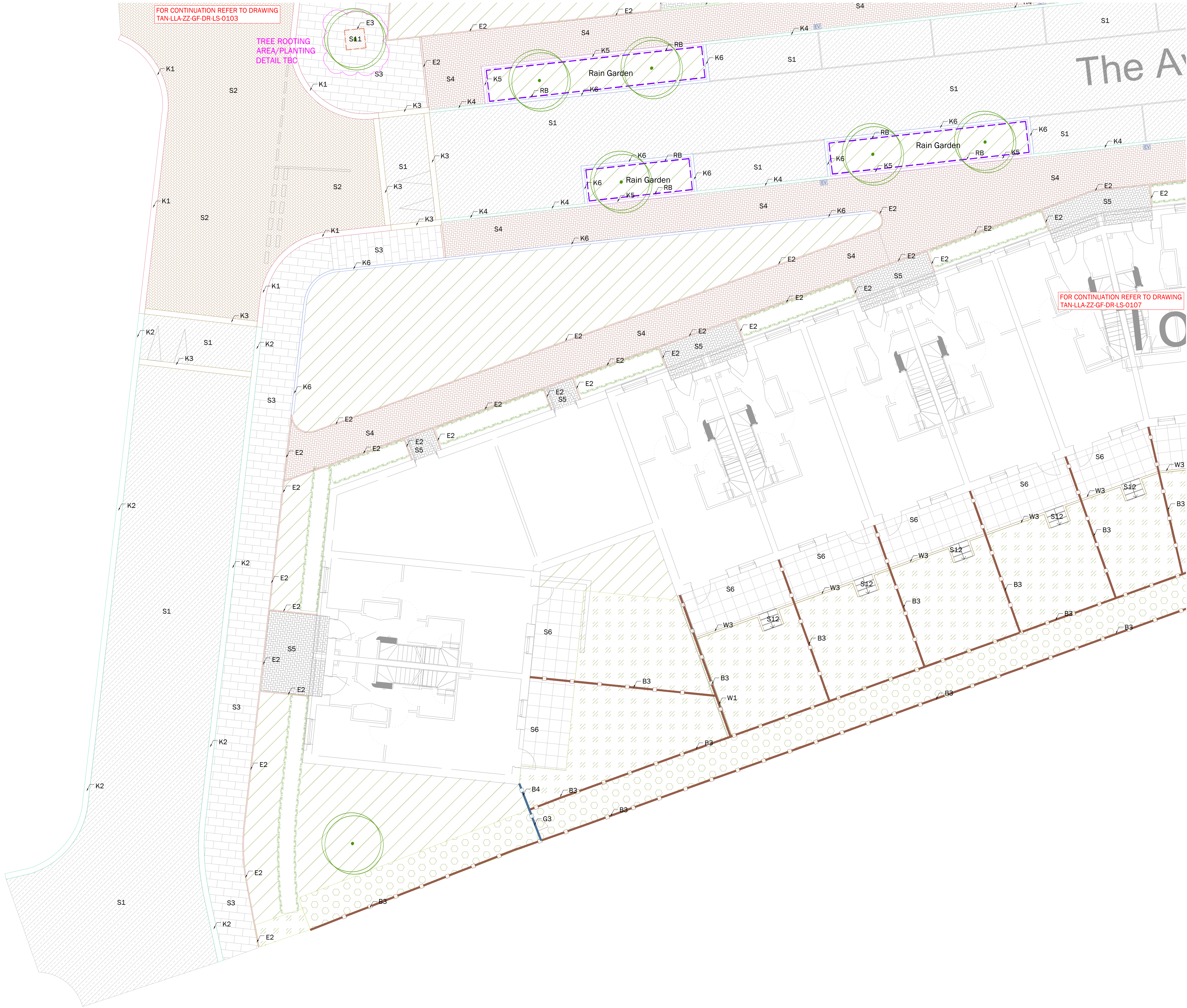




LEGEND

Surfacing

S1

Proposed asphalt surfacing; refer to S278 plans

S2

Proposed Tegula block paving by Tobemore; 3 size mix - 208x173, 173x173, 138x173mm, 80mm depth; colour - Bracken; herringbone; or similar approved
Proposed Braemar flag paving by Tobemore; 600x300x80mm; colour - Alto Silver; stretcher bond; or similar approved

S3

Proposed Tegula block paving by Tobemore; 3 size mix - 208x173, 173x173, 138x173mm, 60mm depth; colour - Bracken; herringbone; or similar approved
Proposed Arto block paving by Tobemore; 220x55x80mm; colour - Carbon; herringbone; or similar approved

S4

Proposed Braemar flag paving by Tobemore; 400x400x50mm; colour - Alto Silver; stack bond; or similar approved
Proposed Manhattan linear flag paving by Tobemore; 600x150x80mm; colour - Silver; stretcher bond; or similar approved

S5

Proposed Golden Amber Self-Binding Gravel by Breedon; colour - Buff; or similar approved
Proposed Tactile Flag paving by Tobemore; blister; 400x400mm; colour - Natural; stack bond; or similar approved

S6

Proposed Playground Safety Grass Mats by Corubis; black; laid over grass; or similar approved
Proposed ArboResin tree pit surfacing by GreenBlue Urban; colour - Dorset Gold; or similar approved

S7

Proposed timber sleeper steps to rear gardens; 300mm treads; or similar approved

S8

Proposed timber closeboard fencing; 1800mm height; or similar approved
Proposed timber closeboard fencing; 2100mm height; or similar approved

S9

Proposed Rimini gate by Lang + Fulton; 1200mm height; PPC to RAL 3005; self-closing with manual locks; or similar approved
Proposed timber closeboard gate; to match surrounding fencing & heights; or similar approved

S10

Proposed Festival Curved Seat by Marshalls; outward with armrests & back; PPC to 9005 (Jet Black); or similar approved
Proposed Litnos concrete bench by Broxap; with hardwood timber top; 3000x400x450mm; white concrete finish; or similar approved

S11

Proposed Jura by StreetPark; or similar approved
Proposed Large Andromeda table by Broxap; 3000x750x440mm; Natural White Concrete & Clear Water Repellent Finish; or similar approved

S12

Proposed Harpurhey Concrete Cube seating by Broxap; white finish; or similar approved
Proposed Bracknell Cycle Stand by Broxap; black with yellow reflective banding; or similar approved

K1

Proposed Granite Kerb by Marshalls; 300mm width; finish - Fine Picked; 20mm upstand; or similar approved
Proposed Granite Kerb by Marshalls; 300mm width; finish - Fine Picked; 125mm upstand to carriageway edge; or similar approved

K2

Proposed Granite Kerb by Marshalls; 300mm width; finish - Fine Picked; flush; or similar approved
Proposed Fusion concrete kerb by Tobemore; 145mm width; 125mm upstand from carriageway edge; or similar approved

K3

Proposed Fusion concrete kerb by Tobemore; 145mm width; flush; or similar approved
Proposed Fusion concrete kerb by Tobemore; 145mm width; flush; or similar approved

K4

Proposed Edenkerb rain garden Kerb by Marshalls; 145mm width; with flush intervals for surface water into rain garden; or similar approved
Proposed Fusion Edge by Tobemore; 75mm width; flush; or similar approved

K5

Proposed concrete Flat Top Edging by Marshalls; 50mm width; flush; or similar approved
Proposed AluExcel metal edging by Kinley; flush; heights to suit buildings; or similar approved

K6

Proposed concrete Flat Top Edging by Marshalls; 50mm width; flush; or similar approved
Proposed AluExcel metal edging by Kinley; flush; heights to suit buildings; or similar approved

E1

Proposed tree
Proposed hedge
Proposed planting
Proposed lawn/meadow

E2

Proposed ReRoot 600 root barrier by GreenBlue Urban; or similar approved

E3

Proposed ReRoot 600 root barrier by GreenBlue Urban; or similar approved

E4

Proposed ReRoot 600 root barrier by GreenBlue Urban; or similar approved

E5

Proposed ReRoot 600 root barrier by GreenBlue Urban; or similar approved

E6

Proposed ReRoot 600 root barrier by GreenBlue Urban; or similar approved

E7

Proposed ReRoot 600 root barrier by GreenBlue Urban; or similar approved

E8

Proposed ReRoot 600 root barrier by GreenBlue Urban; or similar approved

E9

Proposed ReRoot 600 root barrier by GreenBlue Urban; or similar approved

E10

Proposed ReRoot 600 root barrier by GreenBlue Urban; or similar approved

E11

Proposed ReRoot 600 root barrier by GreenBlue Urban; or similar approved

E12

Proposed ReRoot 600 root barrier by GreenBlue Urban; or similar approved

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Proposed ReRoot 600 root barrier by GreenBlue Urban; or similar approved

E105

Proposed ReRoot 600 root barrier by GreenBlue Urban; or similar approved

E106

Proposed ReRoot 600 root barrier by GreenBlue Urban; or similar approved

E107

Proposed ReRoot 600 root barrier by GreenBlue Urban; or similar approved

E108

Proposed ReRoot 600 root barrier by GreenBlue Urban; or similar approved

E109

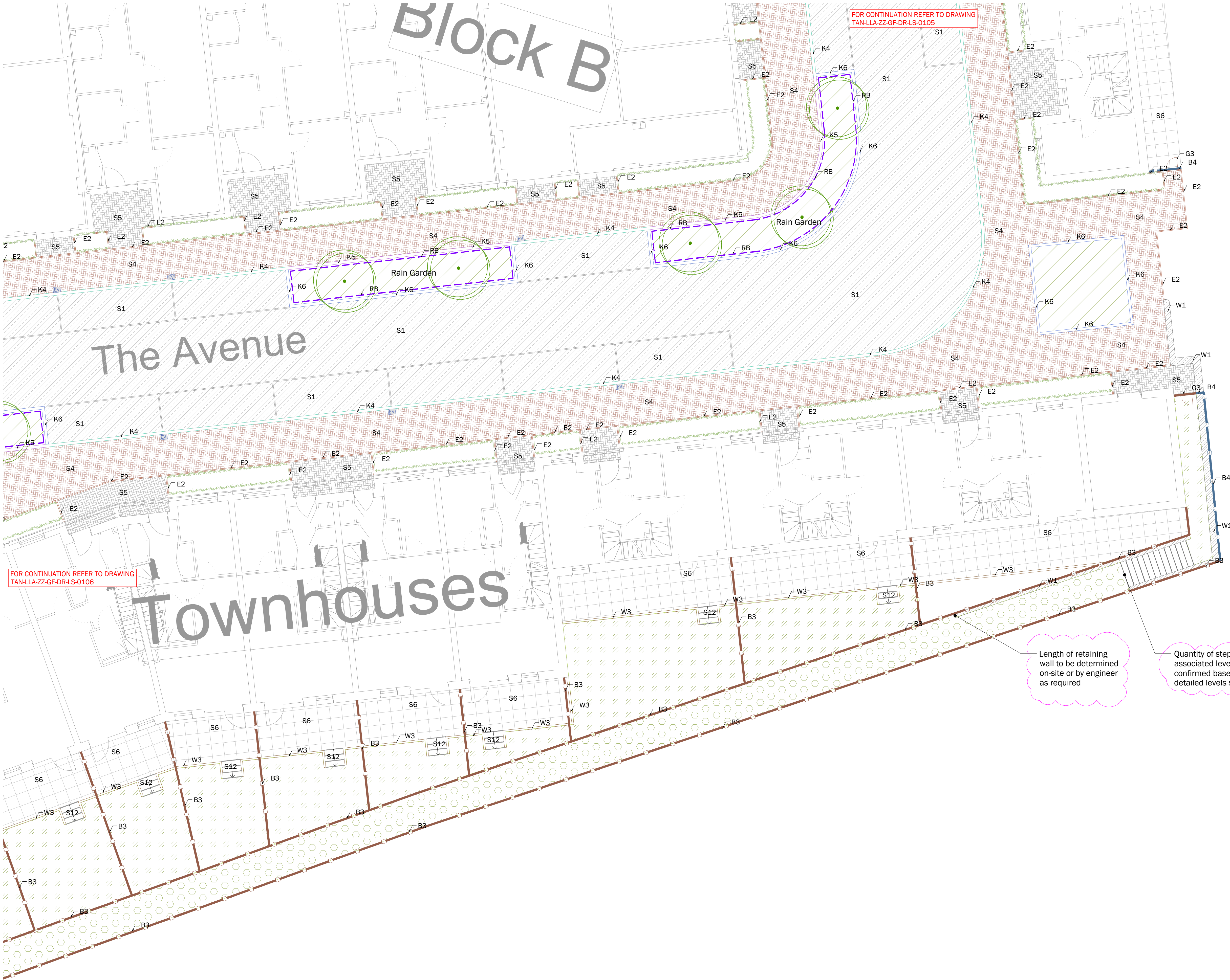
Proposed ReRoot 600 root barrier by GreenBlue Urban; or similar approved

E110

Proposed ReRoot 600 root barrier by GreenBlue Urban; or similar approved

E111

Proposed ReRoot 600 root barrier by GreenBlue Urban; or similar approved



LEGEND

Surfacing

S1	Proposed asphalt surfacing; refer to S278 plans
S2	Proposed Tegula block paving by Tobemore; 3 size mix - 208x173, 173x173, 138x173mm, 80mm depth; colour - Bracken; herringbone; or similar approved
S3	Proposed Braemar flag paving by Tobemore; 600x300x80mm; colour - Alto Silver; stretcher bond; or similar approved
S4	Proposed Tegula block paving by Tobemore; 3 size mix - 208x173, 173x173, 138x173mm, 80mm depth; colour - Bracken; herringbone; or similar approved
S5	Proposed Braemar flag paving by Tobemore; 400x400x50mm; colour - Alto Silver; stack bond; or similar approved
S6	Proposed Manhattan linear flag paving by Tobemore; 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 Tobemore; blister; 400x400mm; colour - Natural; stack bond; or similar approved
S9	Proposed Playground Safety Grass Mats by Corubus; 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
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 Tobemore; 145mm width; 125mm upstand from carriageway edge; or similar approved
K5	Proposed Fusion concrete kerb by Tobemore; 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 Tobemore; 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

T	Proposed tree
H	Proposed hedge
P	Proposed planting
L	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 Lithos 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; 400mm 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

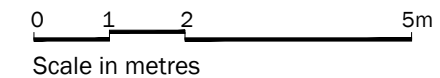
FOR OTHER LANDSCAPE DRAWINGS REFER TO THE FOLLOWING:

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	Clk

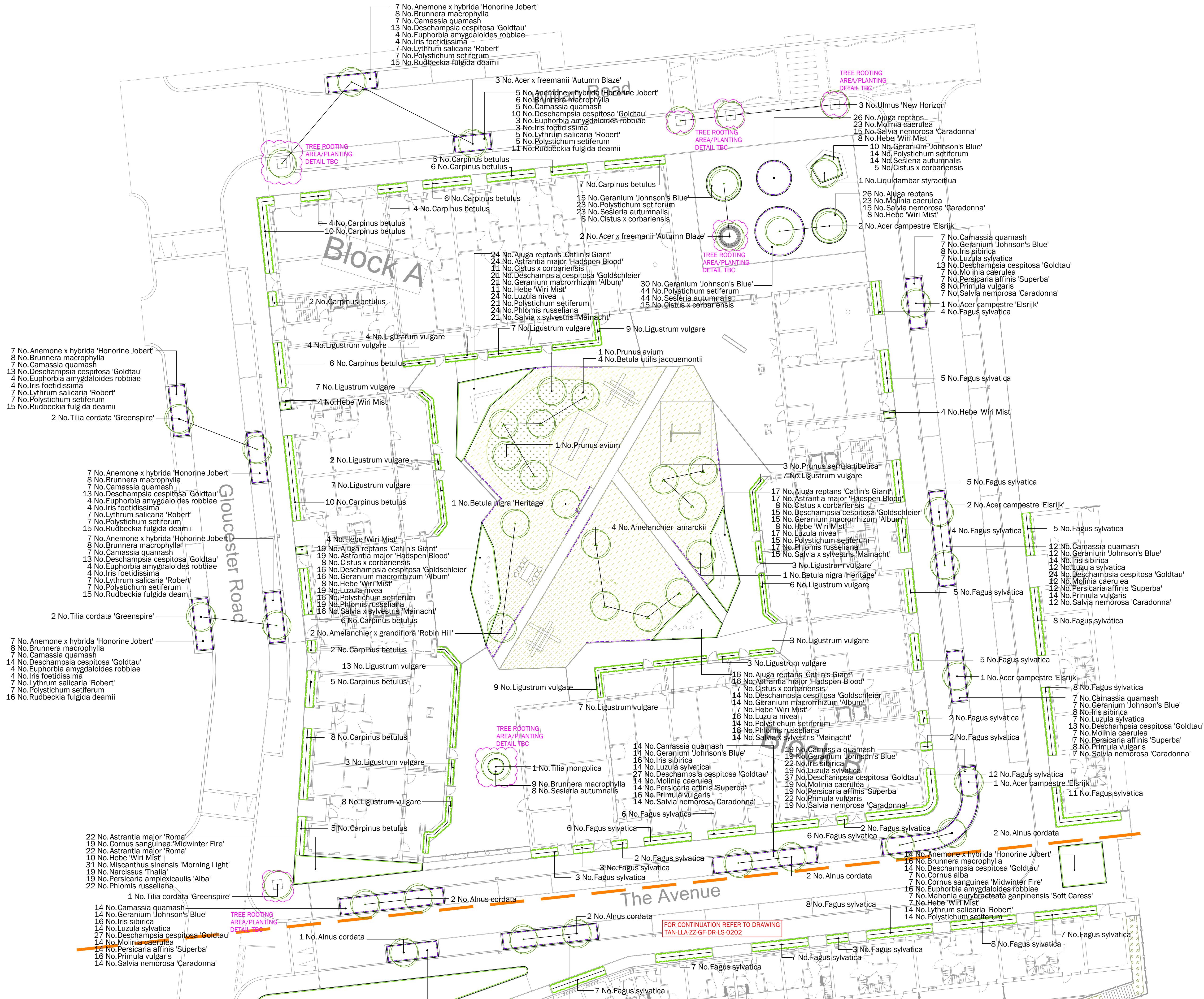
Title:	Detailed Hard Landscape Proposals
Project:	Tangmere - Broadwater Farm
Client:	Formation Design & Build
Date:	November 2025
Scale:	1:100 @ A1
Drawing No:	TAN-LLA-ZZ-GF-DR-LS-0107
Revision:	P03
Suitability:	S2
Project No:	2928

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LIZ LAKE ASSOCIATES
LANDSCAPE ARCHITECTS



LEGEND

- Proposed clear stem tree
- Proposed multistem tree
- Proposed hedge
- Proposed planting
- Proposed amenity turf
- Proposed Species Rich Lawn Turf by Boston Seeds
- Proposed WFT-Native-Enriched by Wildflower Turf
- Proposed hydroseeded Traditional Wildflower Meadow Seed BS1M by Boston Seeds
- Proposed Root 600 root barrier by GreenBlue Urban; or similar approved

All dimensions in millimetres
This drawing is to be used for planting information only
Any species substitution must be verified with the project Landscape Architect
This layout must be checked in accordance with NHBC Standards 2026 (Chapter 4.2 - Building Near Trees, and Chapter 10.2 - Drives, Paths and Landscaping) by the project engineer prior to implementation
Excavations: Contractors must ensure they have full information relating to service and drainage positions before undertaking any excavations
Root barriers to be used in association with tree planting adjacent to kerbs, services, highways etc.
All irrigation by specialists
For CDM information refer to Designers Risk Assessment

FOR OTHER LANDSCAPE DRAWINGS REFER TO THE FOLLOWING:
FOR PLANTING SCHEDULE REFER TO DRAWING:
- TAN-LLA-ZZ-GF-DR-LW-0202
Detailed Hard Landscape Proposals:
- TAN-LLA-ZZ-GF-DR-LS-0100 drawing series
Landscape Construction Details:
- TAN-LLA-ZZ-GF-DR-LS-0300 drawing series

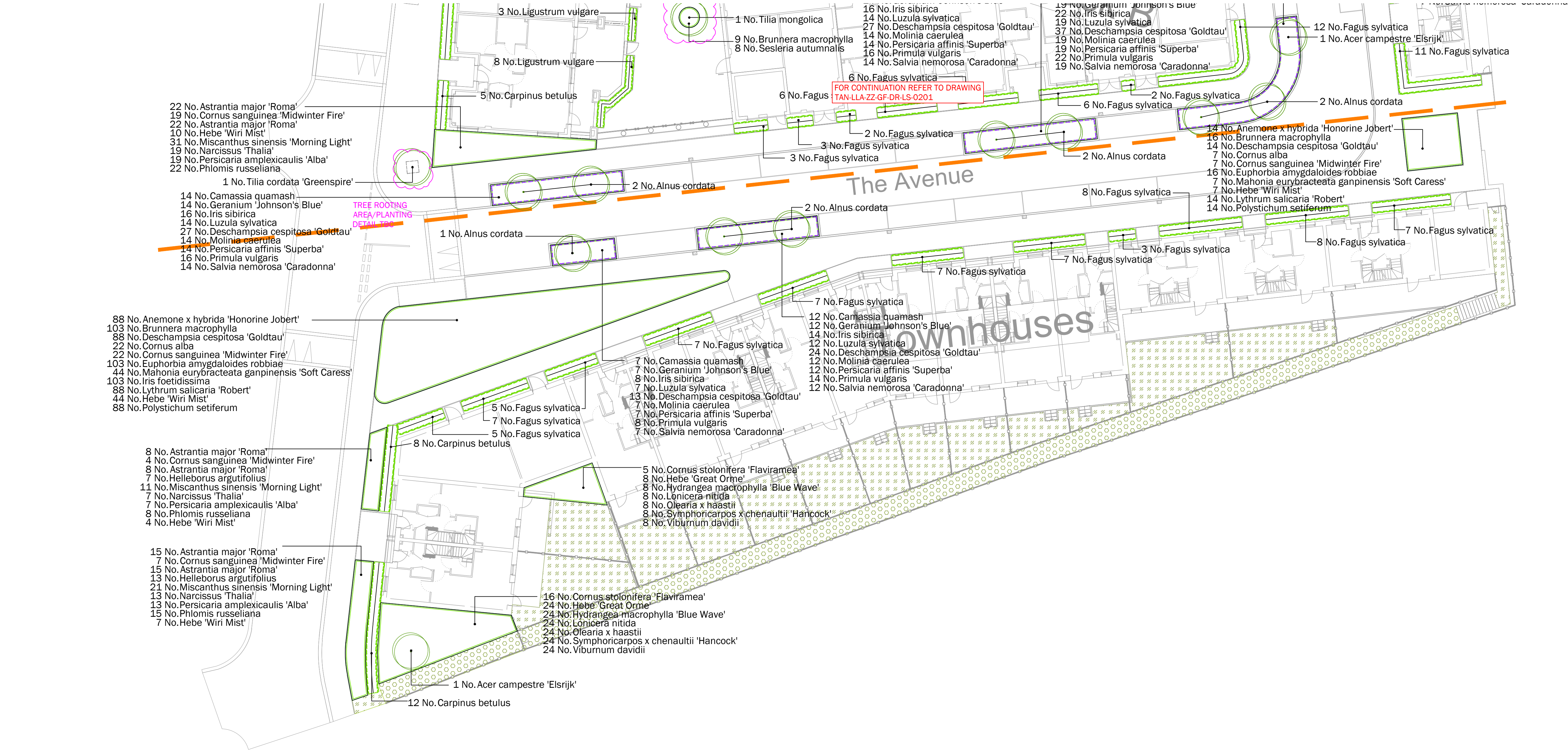


Location Plan - Not to Scale

0 1 2 5 10m
Scale in metres

P03	05.02.26	Levels/architectural coordination	ML	AF
P02	10.12.25	Hard landscape coordination	ML	AF
P01	25.11.25	First issue	MH	AF
Rev	Date	Description	Dm	Onk

Title: Detailed Soft Landscape Proposals
Sheet: 1 of 2
Project: Tangmere - Broadwater Farm
Client: Formation Design & Build Limited
Date: November 2025
Scale: 1:200 @ A1
Drawing No: TAN-LLA-ZZ-GF-DR-LS-0201
Revision: P03
Suitability: S2
Project No: 12938



TREES				
Number	Plant Name	Height	Girth	Specification
8 -	Acer campestre 'Elsrijk'	400-450cm	18-20cm	Extra Heavy Standard: C: Clear Stem min. 200cm
5 -	Acer x freemanii 'Autumn Blaze'	450-500cm	18-20cm	Heavy Standard: 5 brks: C: Clear Stem min. 200cm
9 -	Alnus cordata	450-650cm	18-20cm	Extra Heavy Standard: C: Clear Stem min. 200cm
4 -	Amelanchier lamarckii	250-300cm		Multi-Stemmed: Bushy: 3 Stems min.: C
2 -	Amelanchier x grandiflora 'Robin Hill'	425-600cm	14-16cm	Extra Heavy Standard: 5 brks: C: Clear Stem 175-200cm
2 -	Betula nigra 'Heritage'	400-450cm	16-18cm	Extra Heavy Standard: C: Clear Stem min. 200cm
4 -	Betula utilis jacquemontii	350-400cm		Multi-Stemmed: Bushy: 3 Stems min.: C
1 -	Liquidambar styraciflua	450-500cm	18-20cm	Extra Heavy Standard: C: Clear Stem min. 200cm
2 -	Prunus avium	400-450cm	16-18cm	Extra Heavy Standard: C: Clear Stem min. 200cm
3 -	Prunus serrula tibetica	300-350cm		Multi-Stemmed: Bushy: 3 Stems min.: C
5 -	Tilia cordata 'Greenspire'	450-500cm	18-20cm	Extra Heavy Standard: C: Clear Stem min. 200cm
1 -	Tilia mongolica	450-500cm	18-20cm	Extra Heavy Standard: 5 brks: 3x: C: Clear Stem min. 200cm
3 -	Ulmus 'New Horizon'	450-500cm	18-20cm	Extra Heavy Standard: C: Clear Stem min. 200cm
Total :49 -				

HEDGING - all hedging to be maintained between 1 and 1.2m. Hedging to be 1.2m maximum height.

Number	Plant Name	Height	Specification	Density
106 -	Carpinus betulus	125-150cm	35cm wide x 100cm long; pre-formed with continuous root-strip, dense, straight-sided, feathered to base, neatly clipped; C	1/m
175 -	Fagus sylvatica	125-150cm	35cm wide x 100cm long; pre-formed with continuous root-strip, dense, straight-sided, feathered to base, neatly clipped; C	1/m
102 -	Ligustrum vulgare	125-150cm	35cm wide x 100cm long; pre-formed with continuous root-strip, dense, straight-sided, feathered to base, neatly clipped; C	1/m
Total :383 -				

SHRUBS

Number	Plant Name	Height	Container	Specification	Density
62 -	Cistus x corbariensis	40-60cm	5L	Bushy: 6 brks: C	3/m²
29 -	Cornus alba	80-100cm	10L	Branched: 5 brks: C	3/m²
59 -	Cornus sanguinea 'Midwinter Fire'	80-100cm	10L	Branched: 5 brks: C	3/m²
21 -	Cornus stolonifera 'Flaviramea'	80-100cm	10L	Branched: 5 brks: C	3/m²
32 -	Hebe 'Great Orme'	40-60cm	10L	Bushy: 7 brks: C	3/m²
134 -	Hebe 'Wiri Mist'		5L	Bushy: 7 brks: C	3/m²
32 -	Hydrangea macrophylla 'Blue Wave'	60-80cm	10L	Branched: 7 brks: C	3/m²
32 -	Lonicera nitida	60-80cm	10L	Bushy: 7 brks: C	3/m²
51 -	Mahonia eurybracteata ganpinensis 'Soft Caress'	40-60cm	10L	Bushy: 7 brks: C	3/m²
32 -	Olearia x haastii	60-80cm	10L	Bushy: 9 brks: C	3/m²
32 -	Symphoricarpos x chenaultii 'Hancock'	60-80cm	10L	Branched: 9 brks: C	3/m²
32 -	Viburnum davidii	30-40cm	10L	Bushy: 5 brks: C	3/m²
Total :548 -					

HERBACEOUS

Number	Plant Name	Container	Specification	Density
52 -	Ajuga reptans	2L	Full Pot: Sept to April planting: British Native-origin: C	7/m²
76 -	Ajuga reptans 'Catlin's Giant'	2L	Full Pot: C	7/m²
142 -	Anemone x hybrida 'Honorine Jobert'	2L	Full Pot: C	6/m²
76 -	Astrantia major 'Hadsphen Blood'	2L	Full Pot: C	7/m²
117 -	Astrantia major 'Roma'	2L	Full Pot: C	7/m²
174 -	Brunnera macrophylla	2L	Full Pot: C	7/m²
132 -	Camassia quamash	1.5-2L	Full Pot: C	6/m²
142 -	Euphorbia amygdaloides robbiae	2L	Full Pot: C	7/m²
147 -	Geranium 'Johnson's Blue'	2L	Full Pot: C	6/m²
66 -	Geranium macrorrhizum 'Album'	2L	Full Pot: C	6/m²
20 -	Helleborus argutifolius	2L	Full Pot: C	6/m²
126 -	Iris foetidissima	2L	Full Pot: C	7/m²
106 -	Iris sibirica	2L	Full Pot: C	7/m²
142 -	Lythrum salicaria 'Robert'	2L	Full Pot: C	6/m²
39 -	Narcissus 'Thalia'	Grade 10/12		6/m²
92 -	Persicaria affinis 'Superba'	2L	Full Pot: C	6/m²
39 -	Persicaria amplexicaulis 'Alba'	2L	Full Pot: C	6/m²
121 -	Phlomis russeliana	2L	Full Pot: C	7/m²
106 -	Primula vulgaris	2L	Full Pot: C	7/m²
87 -	Rudbeckia fulgida deamii	2L	Full Pot: C	7/m²
122 -	Salvia nemorosa 'Caradonna'	2L	Full Pot: C	6/m²
66 -	Salvia x sylvestris 'Mainacht'	2L	Full Pot: C	6/m²
Total :2190 -				

FERNS

Number	Plant Name	Container	Specification	Density
289 -	Polystichum setiferum	2L	Full Pot: C	6/m²
Total :289 -				

GRASSES

Number	Plant Name	Container	Specification	Density
66 -	Deschampsia cespitosa 'Goldschleier'	2L	Full Pot: C	6/m²
356 -	Deschampsia cespitosa 'Goldtau'	2L	Full Pot: C	6/m²
76 -	Luzula nivea	2L	Full Pot: C	7/m²
92 -	Luzula sylvatica	2L	Full Pot: C	6/m²
63 -	Miscanthus sinensis 'Morning Light'	5L	Full Pot: C	5/m²
138 -	Molinia caerulea	2L	Full Pot: C	6/m²
89 -	Sesleria autumnalis	2L	Full Pot: C	6/m²
Total :880 -				

LEGEND

- Proposed clear stem tree
- Proposed multistem tree
- Proposed hedge
- Proposed planting
- Proposed amenity turf
- Proposed Species Rich Lawn Turf by Boston Seeds
- Proposed WFT-Native-Enriched by Wildflower Turf
- Proposed hydroseeded Traditional Wildflower Meadow Seed BS1M by Boston Seeds
- Proposed Root 600 root barrier by GreenBlue Urban; or similar approved

All dimensions in millimetres
This drawing is to be used for planting information only
Any species substitution must be verified with the project Landscape Architect
This layout must be checked in accordance with NHC Standards 2026 (Chapter 4.2 - Building Near Trees, and Chapter 10.2 - Drives, Paths and Landscaping) by the project engineer prior to implementation
Excavations: Contractors must ensure they have full information relating to service and drainage positions before undertaking any excavations
Root barriers to be used in association with tree planting adjacent to kerbs, services, highways etc.
All irrigation by specialists
For CDM information refer to Designers Risk Assessment

FOR OTHER LANDSCAPE DRAWINGS REFER TO THE FOLLOWING:
FOR PLANTING SCHEDULE REFER TO DRAWING:
- TAN-LLA-ZZ-GF-DR-LW-0202
Detailed Hard Landscape Proposals:
- TAN-LLA-ZZ-GF-DR-LS-0100 drawing series
Landscape Construction Details:
- TAN-LLA-ZZ-GF-DR-LS-0300 drawing series



Location Plan - Not to Scale

0 1 2 5 10m
Scale in metres

Rev	Date	Description	Drn	Chk
P03	05.02.26	Levels/architectural coordination	ML	AF
P02	10.12.25	Hard landscape coordination	ML	AF
P01	25.11.25	First issue	MH	AF

Title: Detailed Soft Landscape Proposals
Sheet 2 of 2
Project: Tangmere - Broadwater Farm
Client: Formation Design & Build Limited
Date: November 2025
Scale: 1:200 @ A1
Drawing No: TAN-LLA-ZZ-GF-DR-LS-0202
Revision: P03
Suitability: S2
Project No: 12938

T: +44 (0)1279 647044 E: office@lize.co.uk www.lize.co.uk

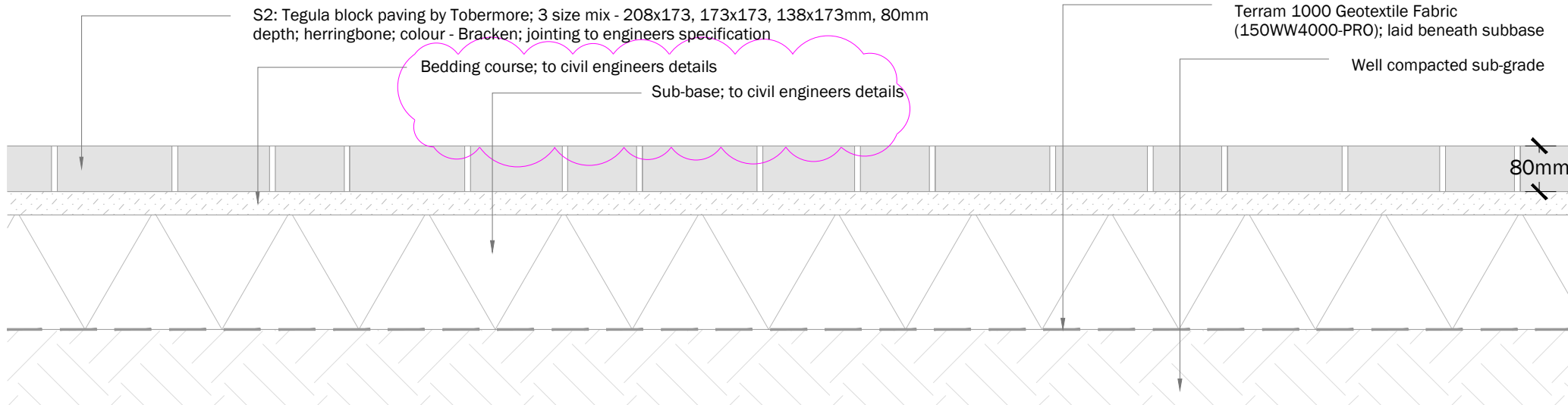
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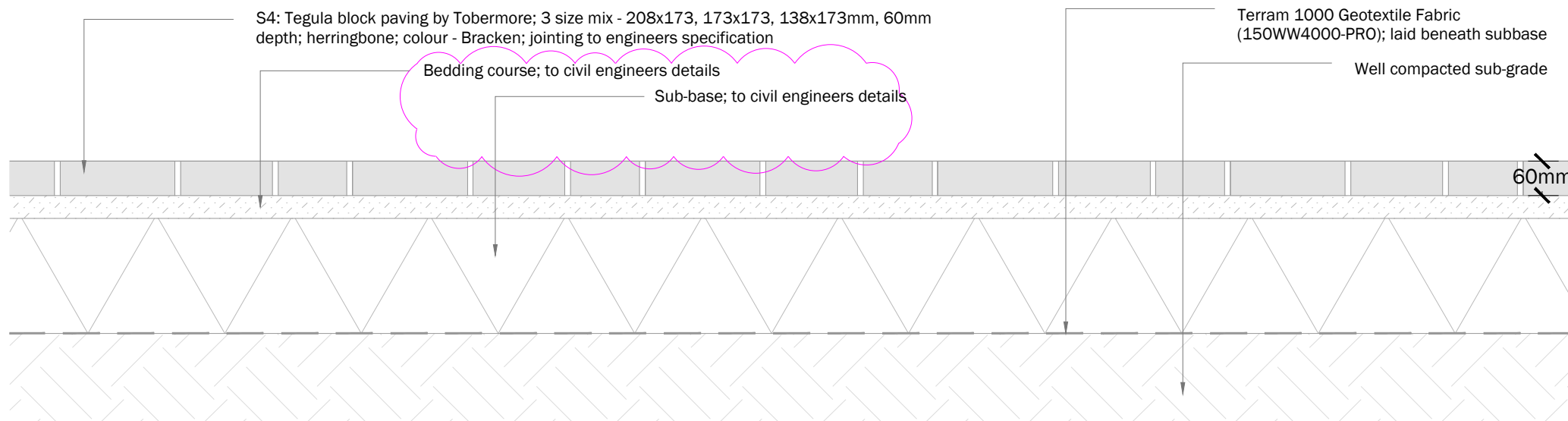


LIZ LAKE ASSOCIATES
LANDSCAPE ARCHITECTS

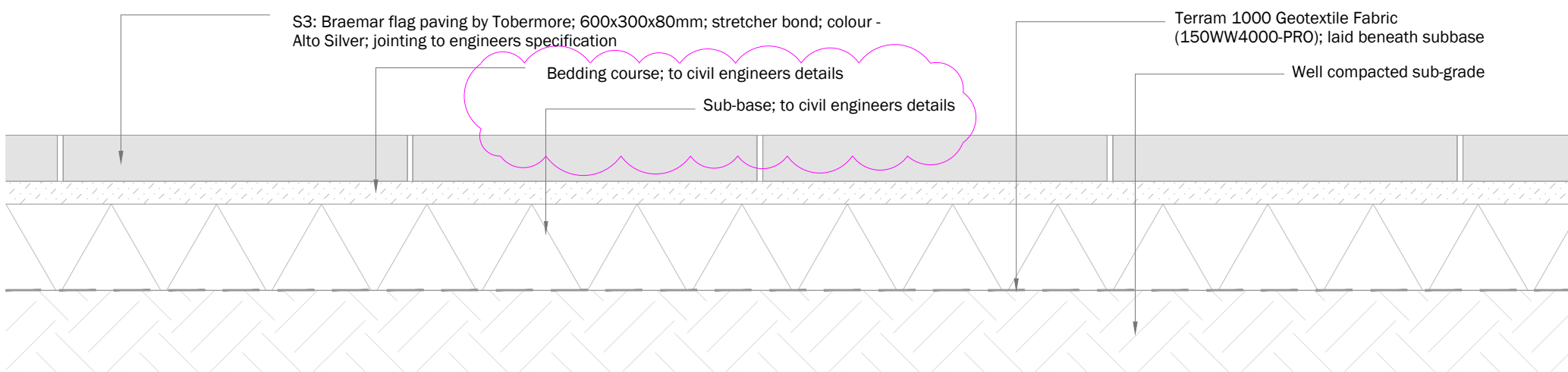
01 S2: Tegula block paving by Tobermore; 80mm
Scale 1:10 @ A1



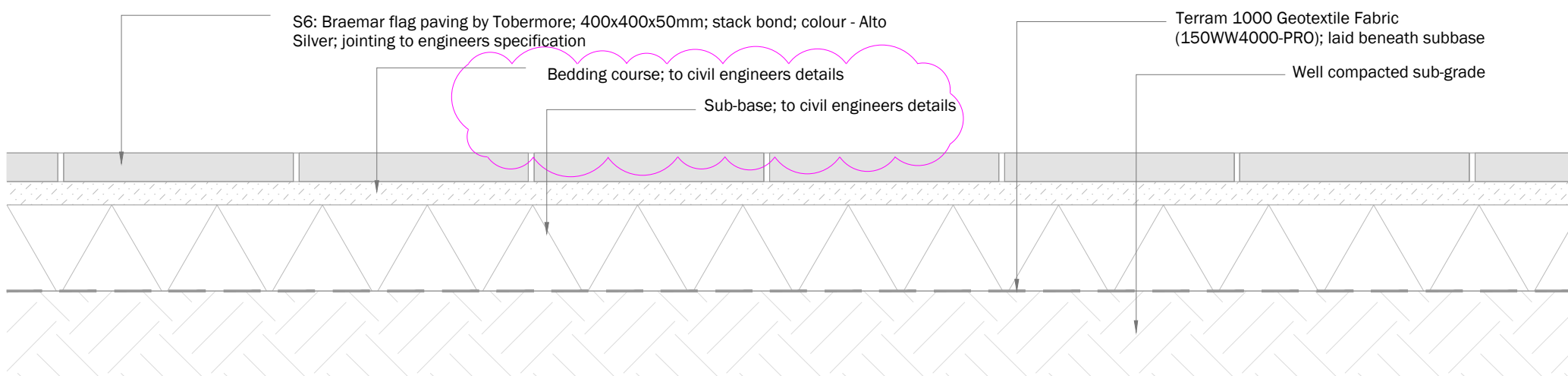
02 S4: Tegula block paving by Tobermore; 60mm
Scale 1:10 @ A1



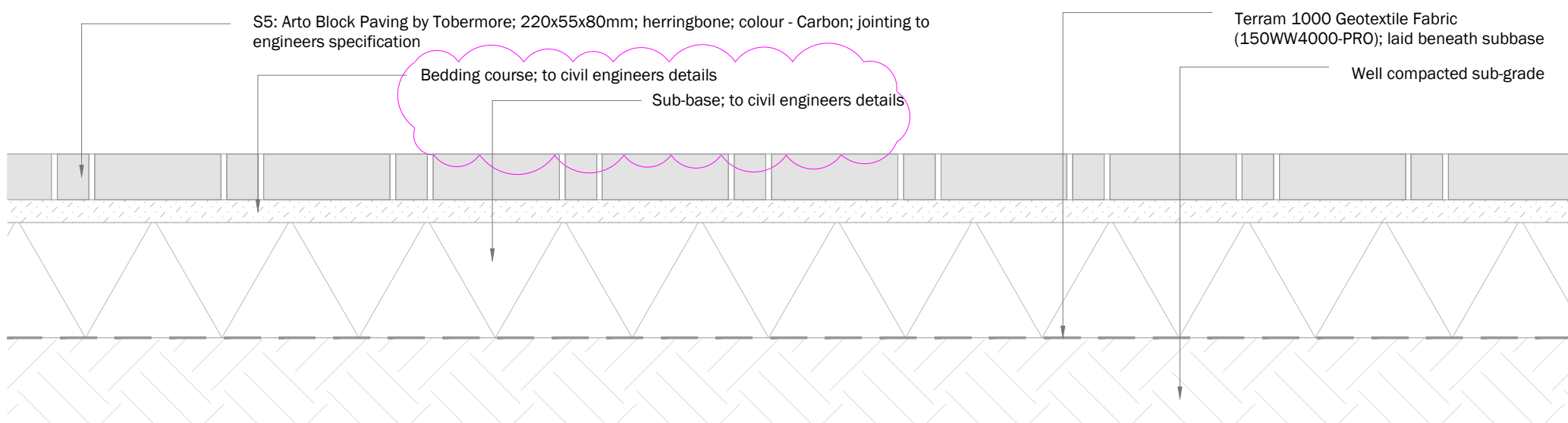
03 S3: Braemar flag paving by Tobermore; 600x300x80mm
Scale 1:10 @ A1



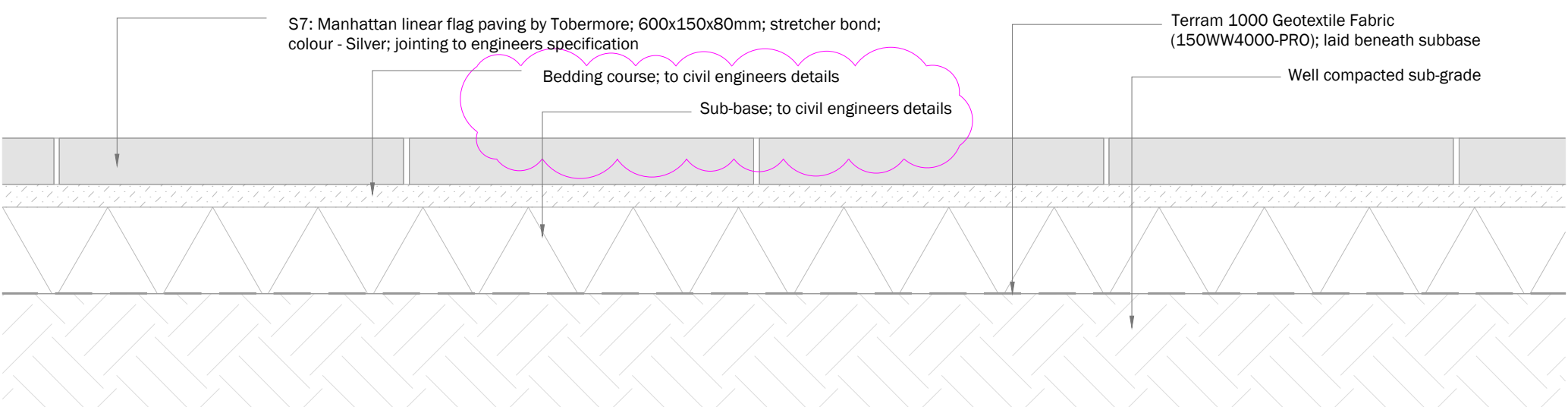
05 S6: Braemar flag paving by Tobermore; 400x400x50mm
Scale 1:10 @ A1



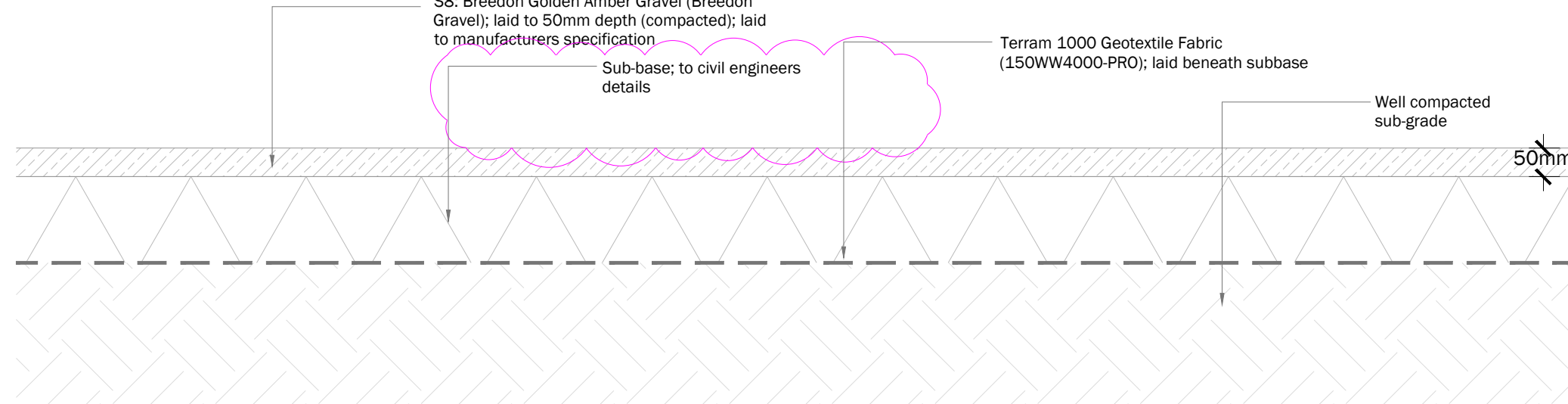
06 S5: Arto block paving by Tobermore
Scale 1:10 @ A1



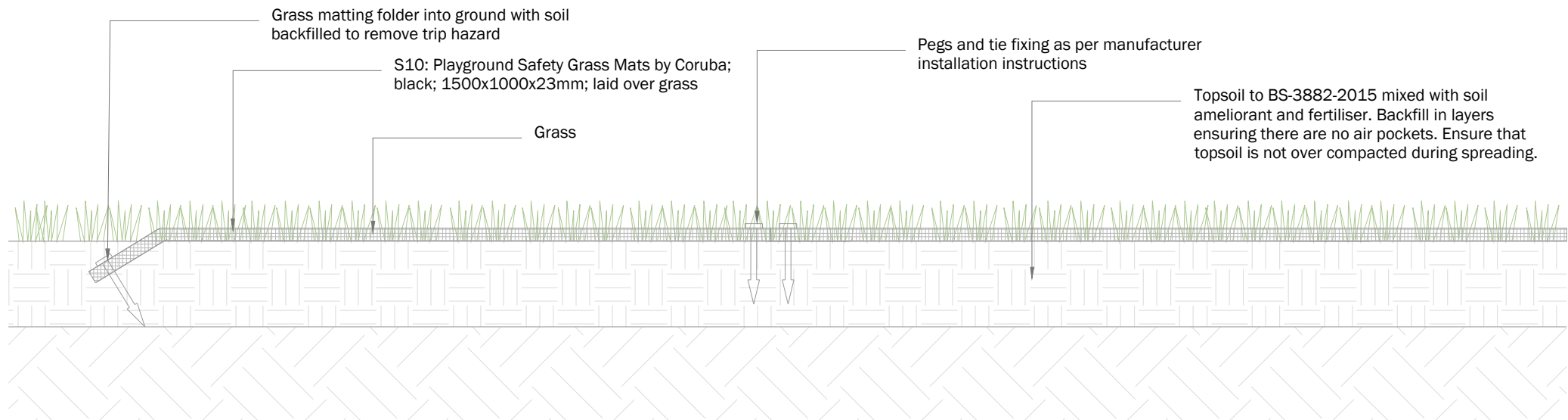
07 S7: Manhattan linear flag paving by Tobermore
Scale 1:10 @ A1



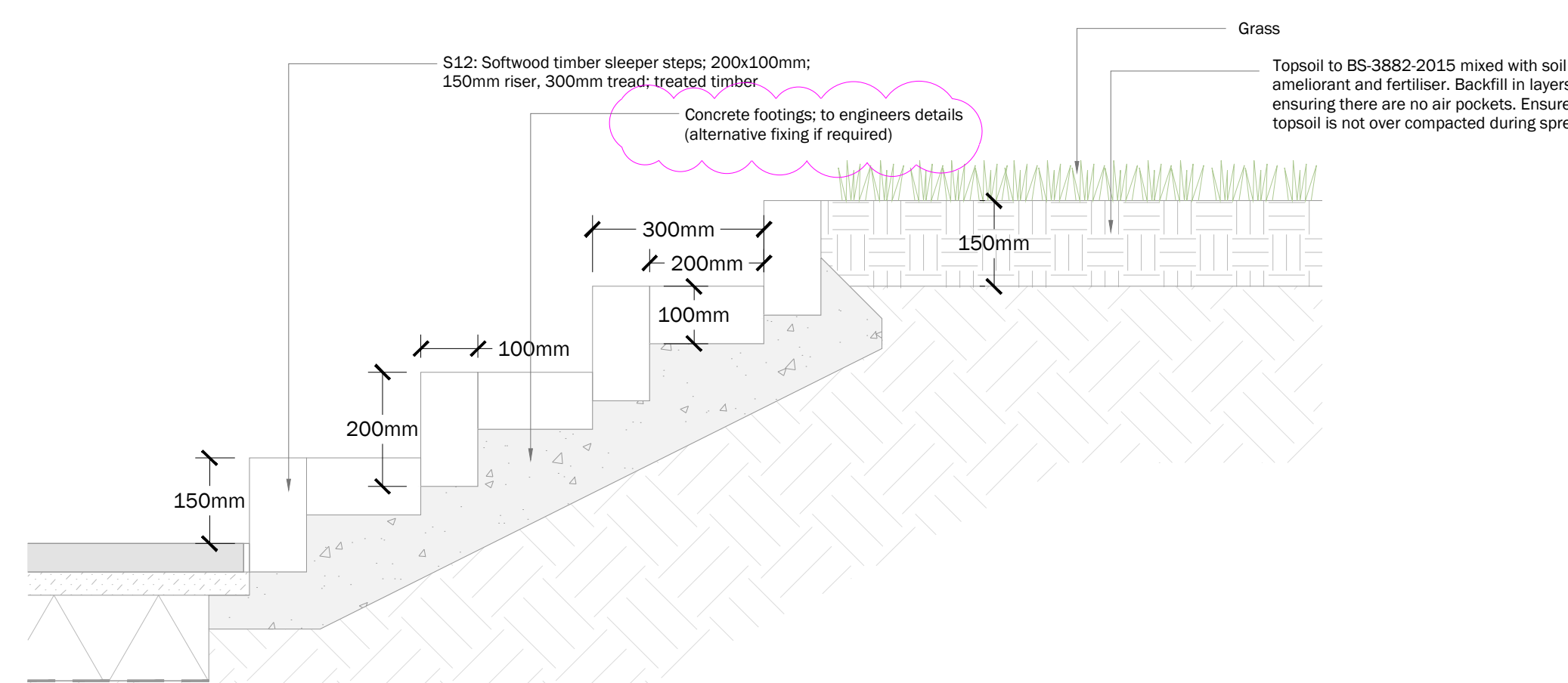
08 S8: Breedon Golden Amber Gravel
Scale 1:10 @ A1



09 S10: Playground Safety Grass Mats by Coruba
Scale 1:10 @ A1



10 S12: Softwood Timber Sleeper Steps (Townhouse Rear Garden Terrace Access)
Scale 1:10 @ A1



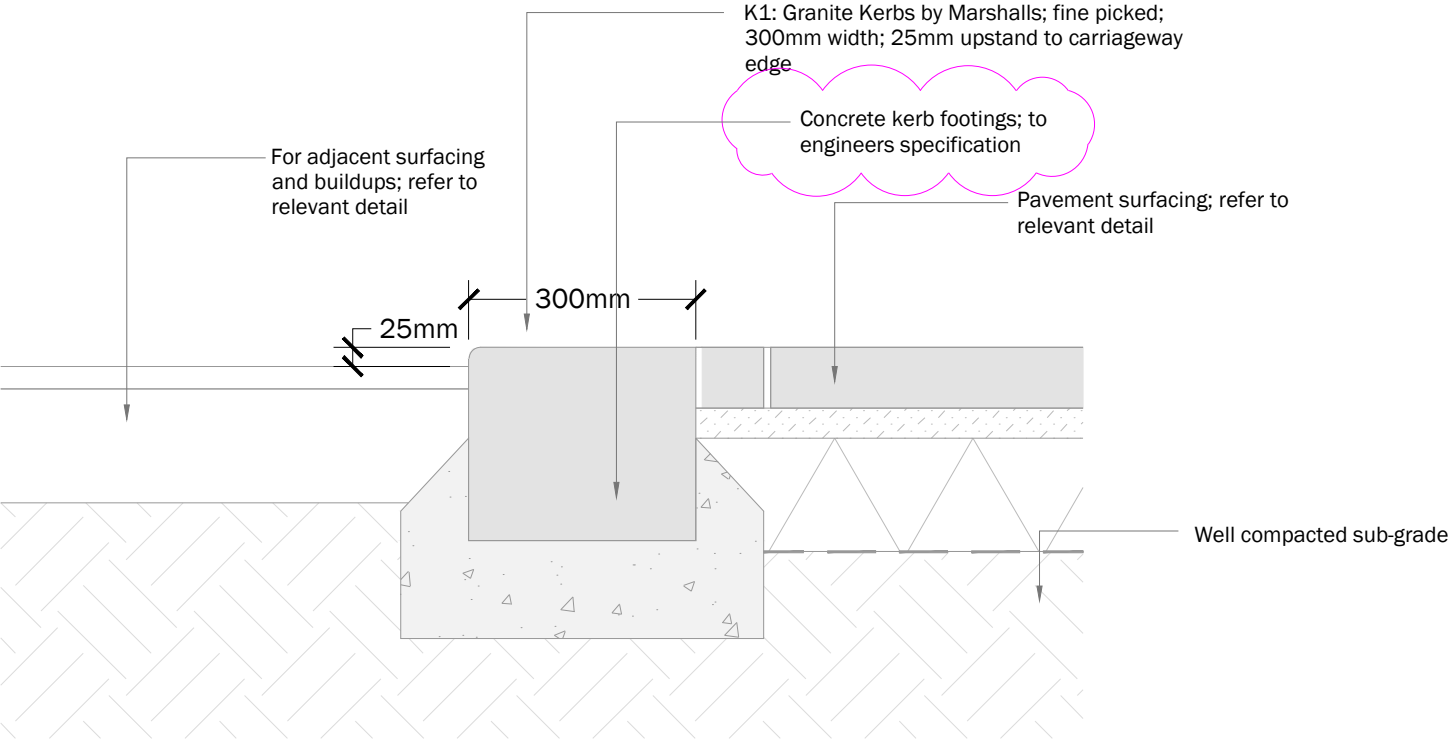
GENERAL NOTES

- All dimensions in millimeters unless stated otherwise
- Drawings to be read in conjunction with Detailed Hard Landscape Proposals (DR-L-0100 drawing series), Detailed Planting Proposals (DR-L-0200 drawing series)
- All in-situ concrete, footings and sub-bases shown illustratively; to be in accordance with engineers specification and details
- All retaining items to be designed and confirmed by project engineers
- All proprietary equipment to be installed in full accordance with manufacturer's recommendations and guidance
- All fixings to podium slab to be confirmed by structural engineer
- Installation workmanship to accord with National Code of Practice (BS8000-0:2014).

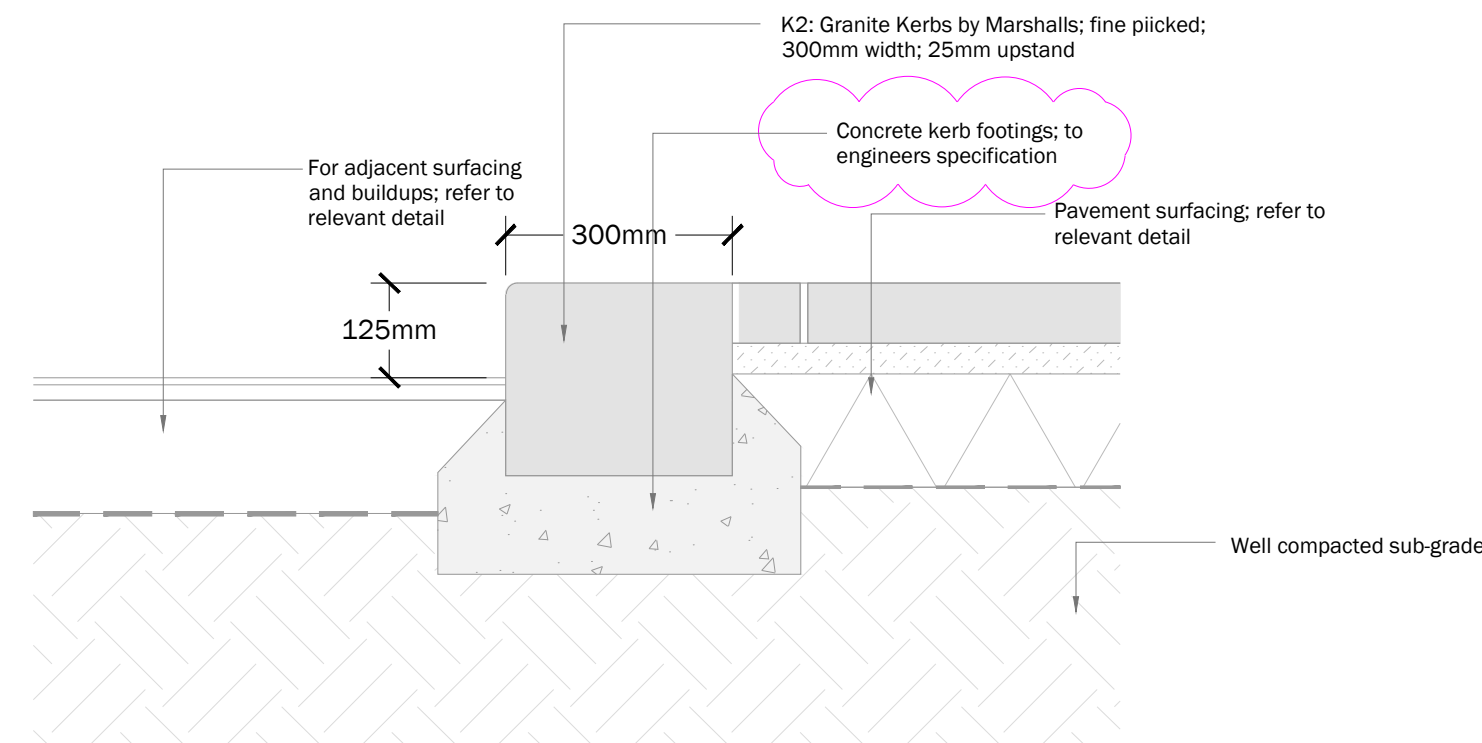
0 100 200 300 500mm
Scale in millimetres

P01	05.02.26	First Issue	ML	AF
Rev	Date	Description	Dm	Chk
Title:	Landscape Construction Details			
Project:	Tangmere - Broadwater Farm			
Client:	Formation Design & Build			
Date:	February 2026			
Scale:	1:10 @ A1			
Drawing No:	TAN-LLA-ZZ-GF-DR-LS-0301			
Revision:	P01			
Suitability:	S3			
Project No:	2928			

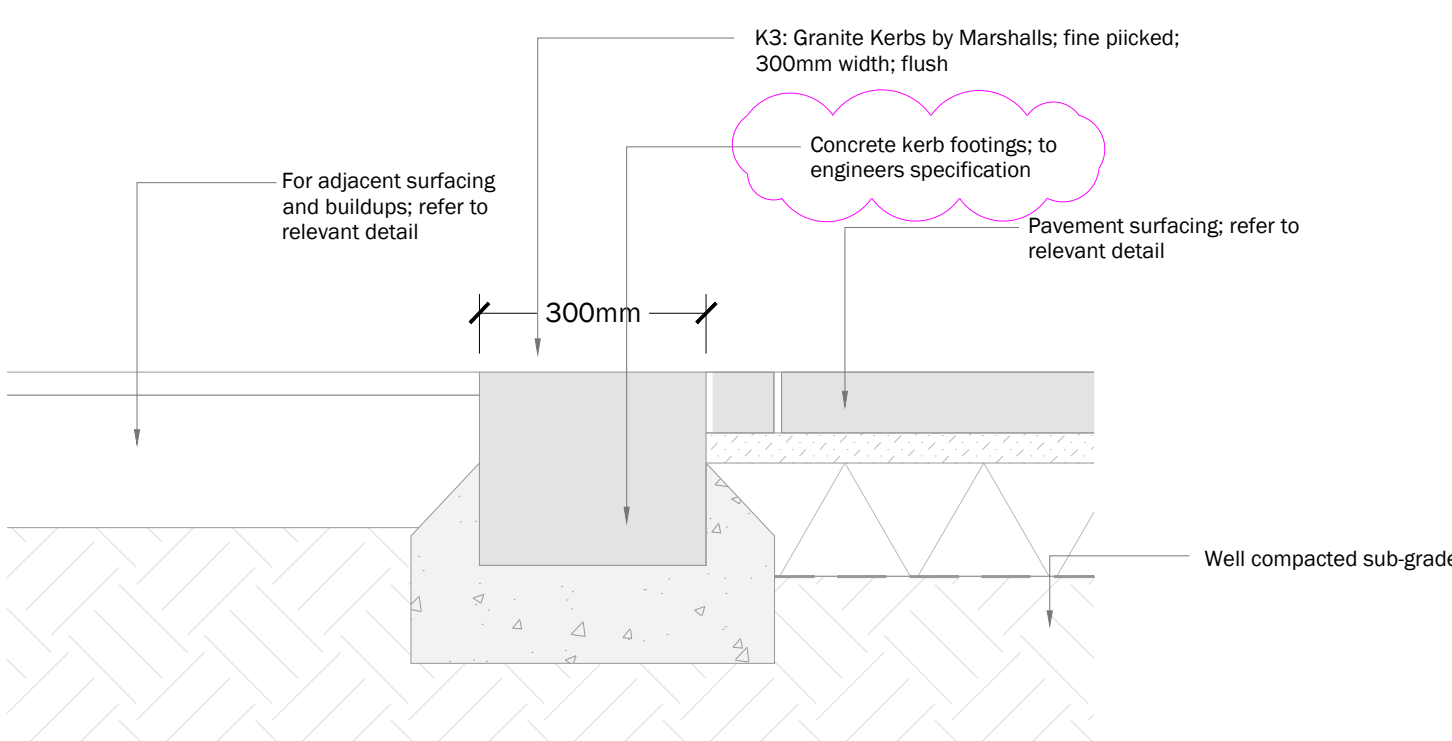
01 K1: Granite Kerb; 25mm upstand
Scale 1:10 @ A1



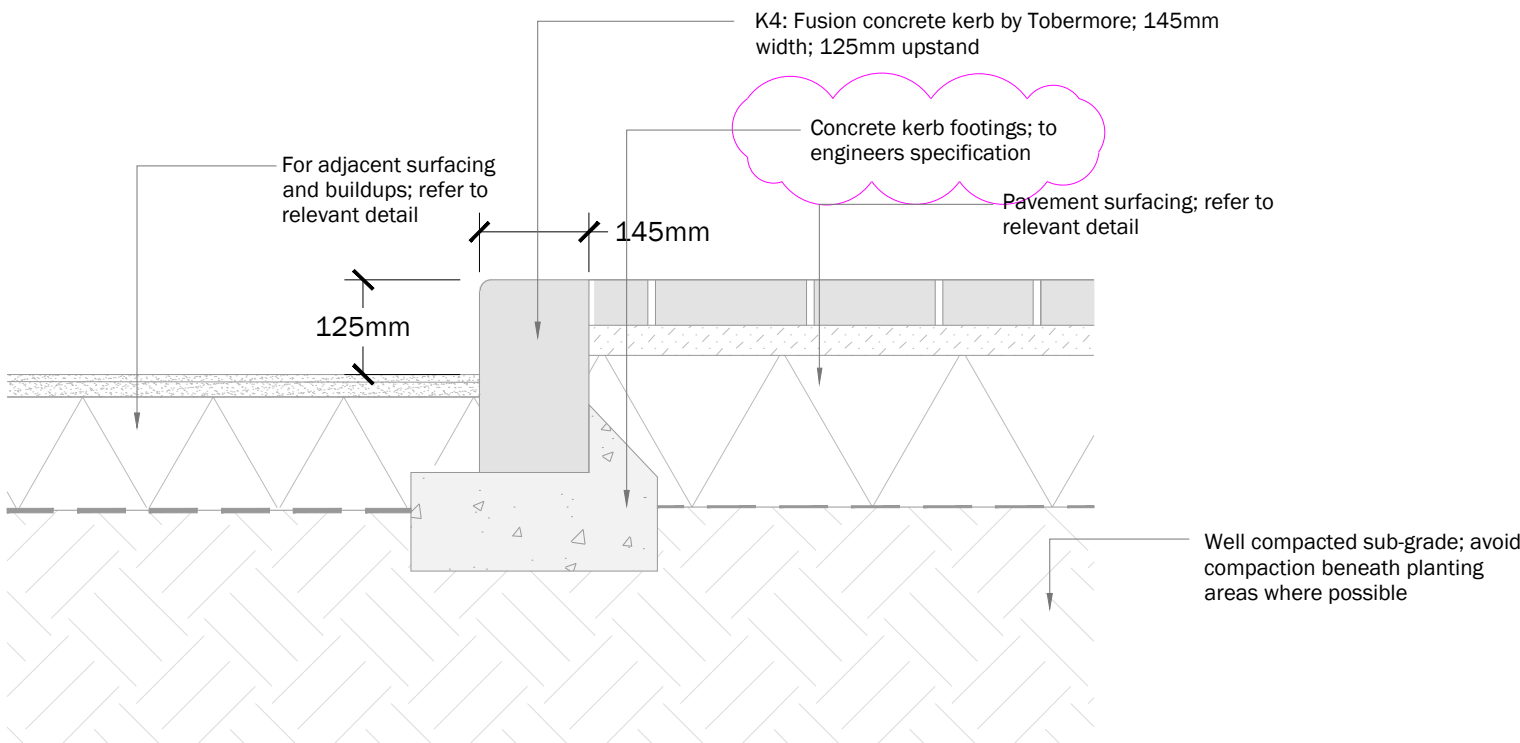
02 K2: Granite Kerb; 125mm upstand
Scale 1:10 @ A1



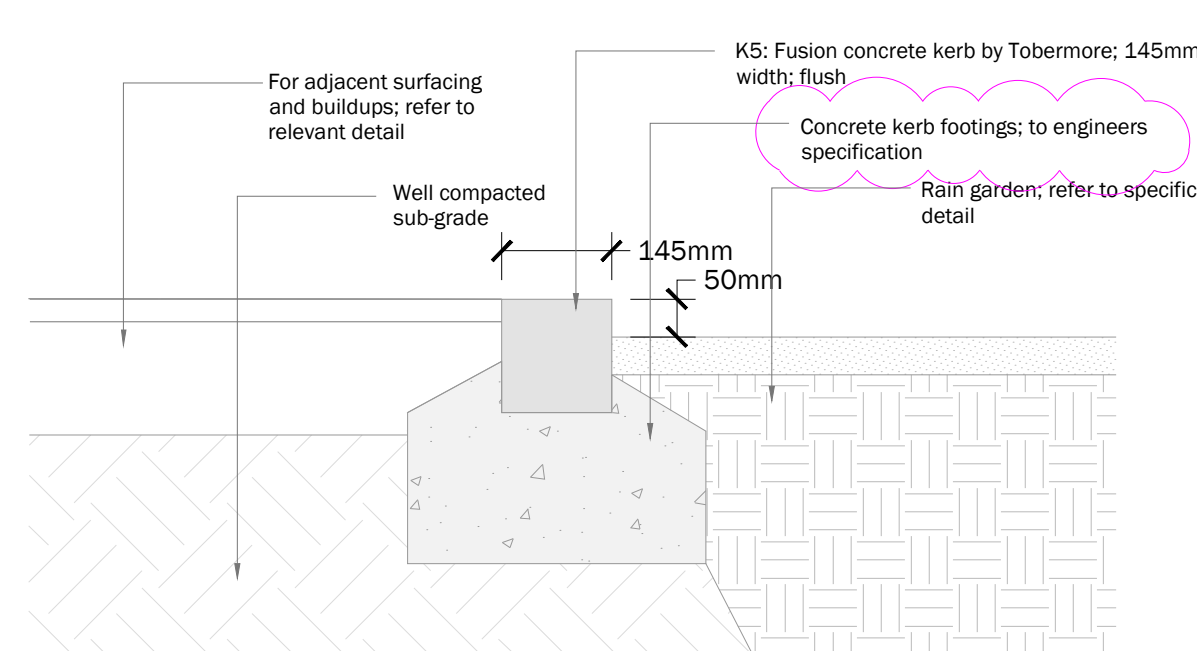
03 K3: Granite Kerb; flush
Scale 1:10 @ A1



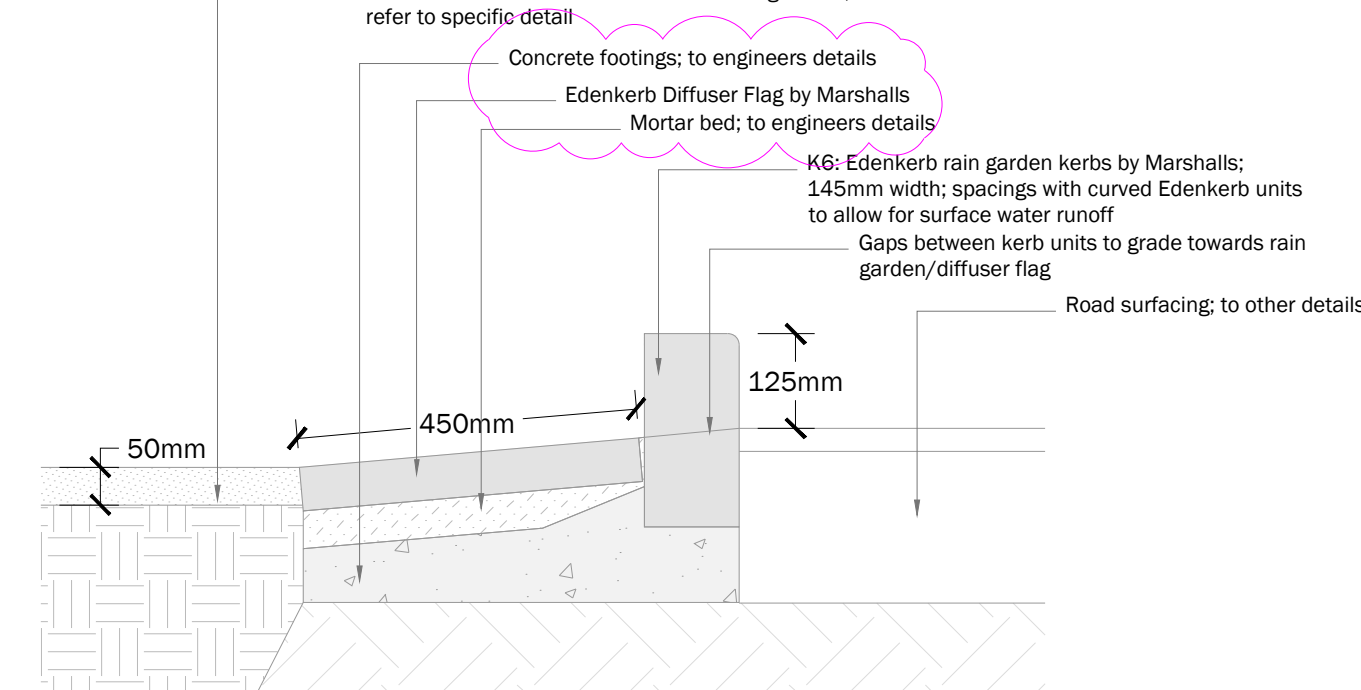
04 K4: Fusion Kerb; 125mm upstand
Scale 1:10 @ A1



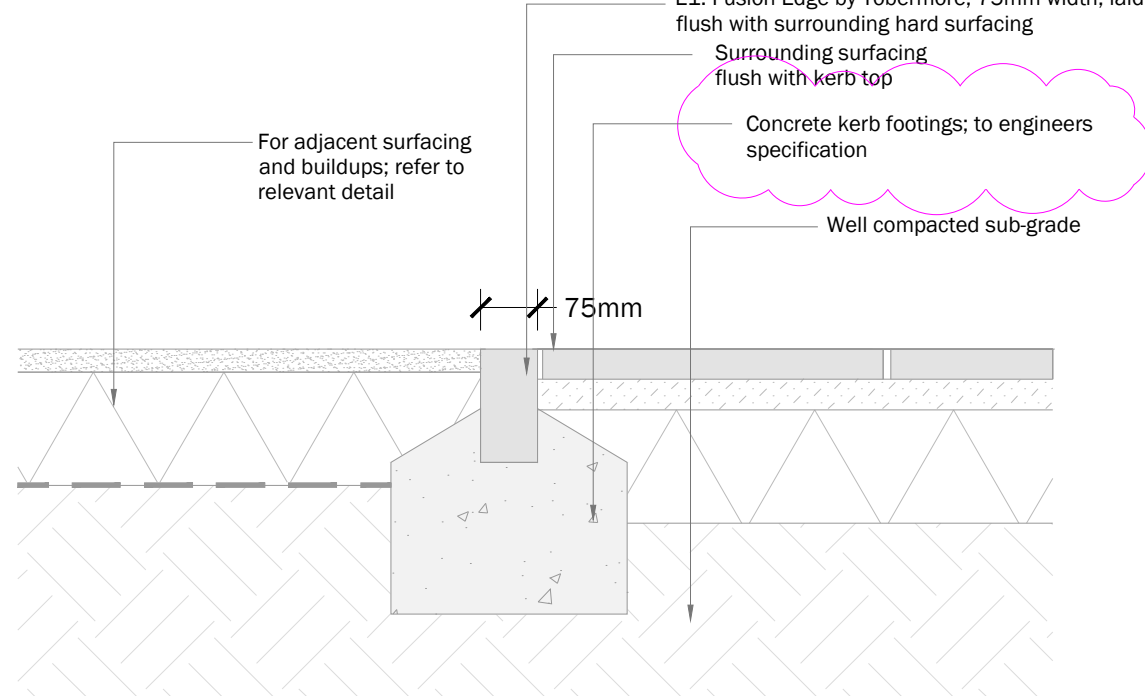
05 K5: Fusion kerb; flush
Scale 1:10 @ A1



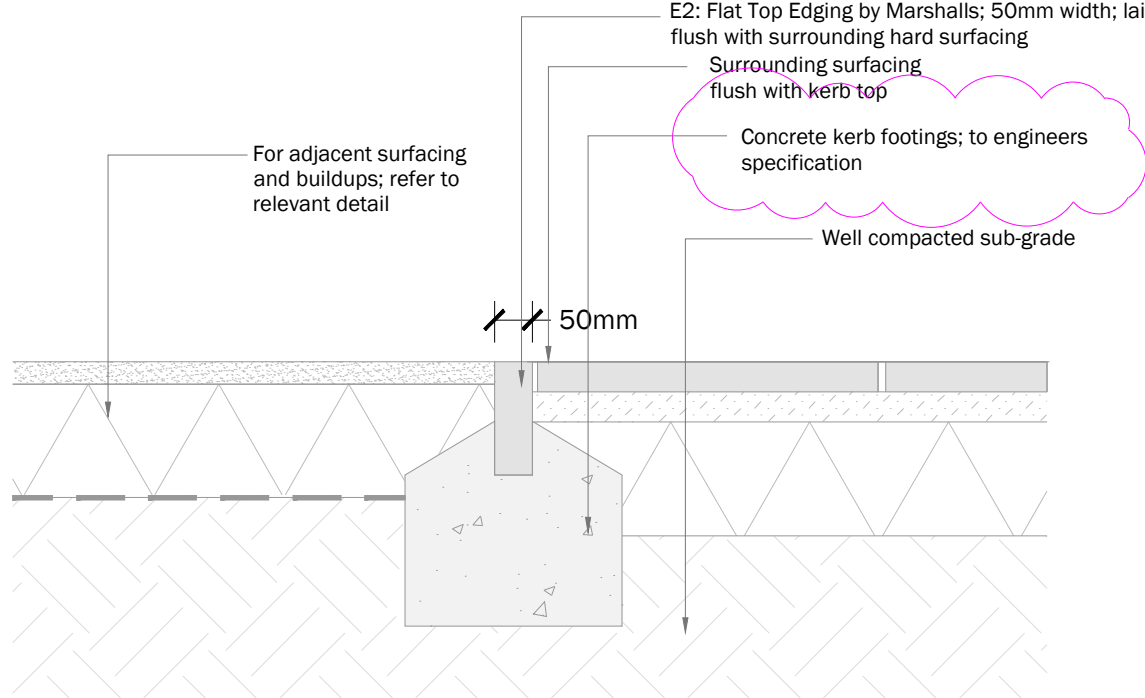
06 K6: Edenkerb by Marshalls; with diffuser flag (to rain gardens)
Scale 1:10 @ A1



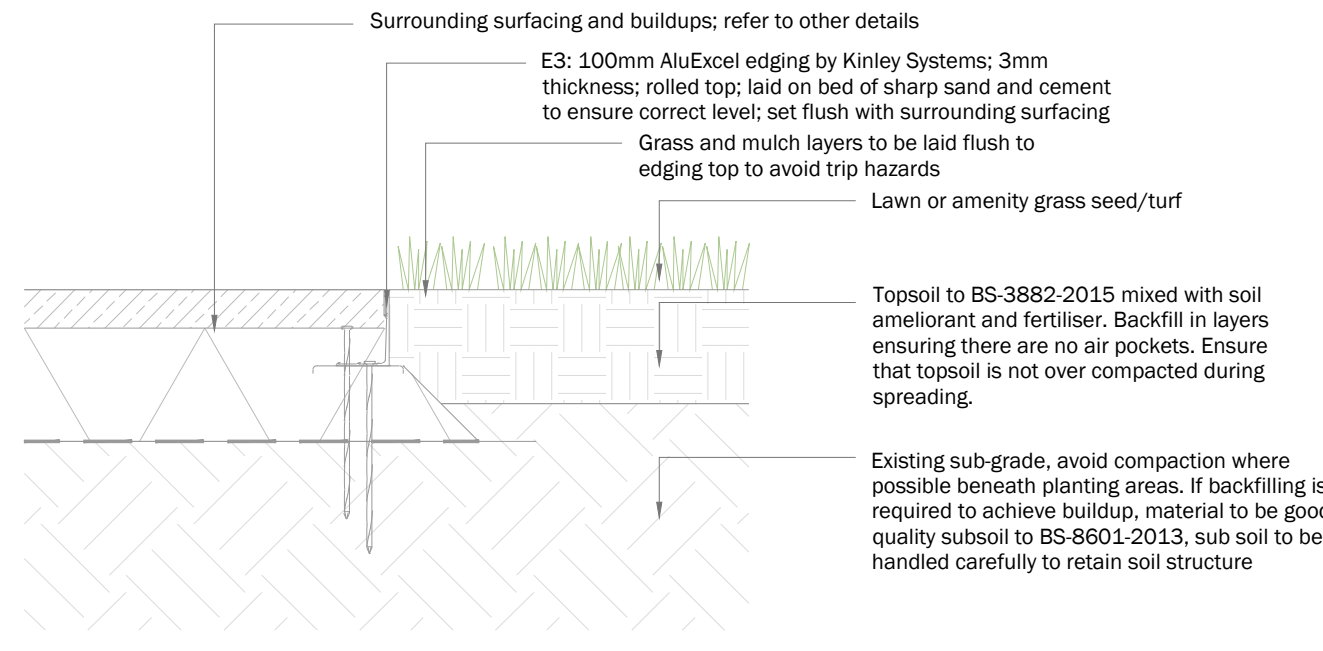
07 E1: Fusion edge by Tobermore; flush
Scale 1:10 @ A1



08 E2: Flat Top Edging by Marshalls; flush
Scale 1:10 @ A1



09 E3: AluExcel metal edging by Kinley; flush
Scale 1:10 @ A1



REV CLOUDED AREAS TO BE COORDINATED WITH ENGINEER

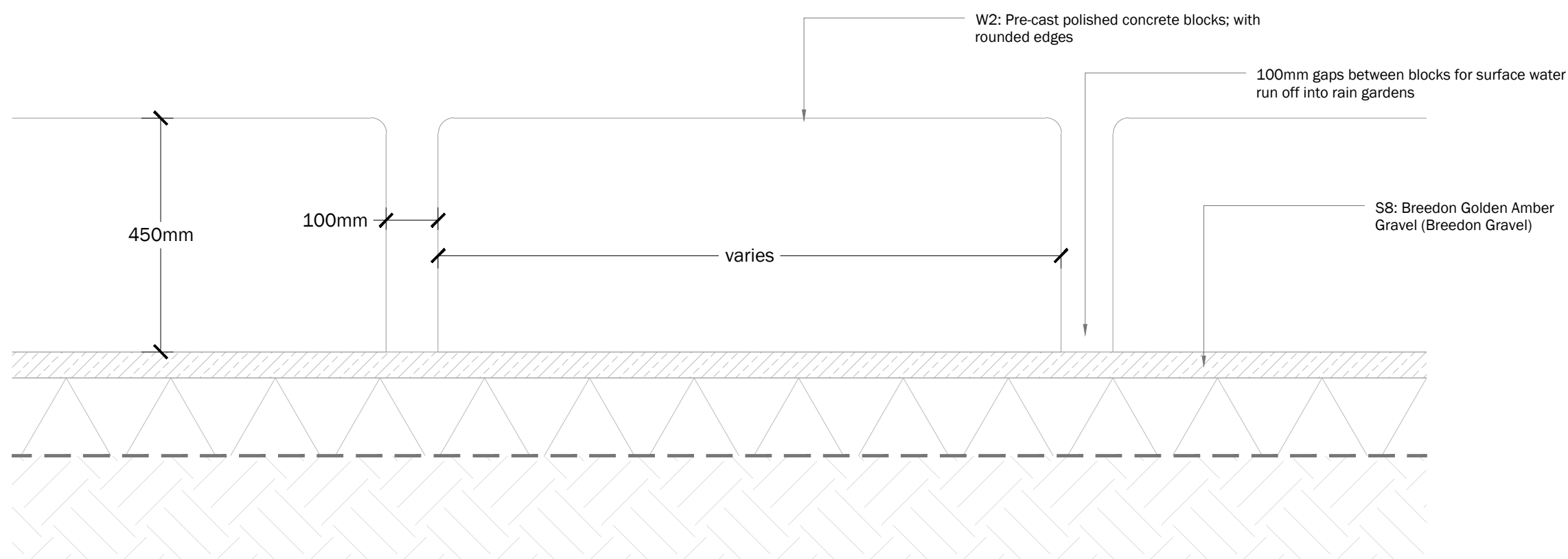
GENERAL NOTES

- All dimensions in millimeters unless stated otherwise
- Drawings to be read in conjunction with Detailed Hard Landscape Proposals (DR-L-0100 drawing series), Detailed Planting Proposals (DR-L-0200 drawing series)
- All in-situ concrete, footings and sub-bases shown illustratively; to be in accordance with engineers specification and details
- All retaining items to be designed and confirmed by project engineers
- All proprietary equipment to be installed in full accordance with manufacturer's recommendations and guidance
- All fixings to podium slab to be confirmed by structural engineer
- Installation workmanship to accord with National Code of Practice (BS8000-0-2014).

0 100 200 300 500mm
Scale in millimetres

P01	05.02.26	First Issue	ML	AF
Rev	Date	Description	Dm	Chk
Title: Landscape Construction Details				
Project: Kerbs & Edging				
Client: Tangmere - Broadwater Farm				
Date: February 2026				
Scale: 1:10 @ A1				
Drawing No: TAN-LLA-ZZ-GF-DR-LS-0302				
Revision: P01				
Suitability: S3				
Project No: 2928				

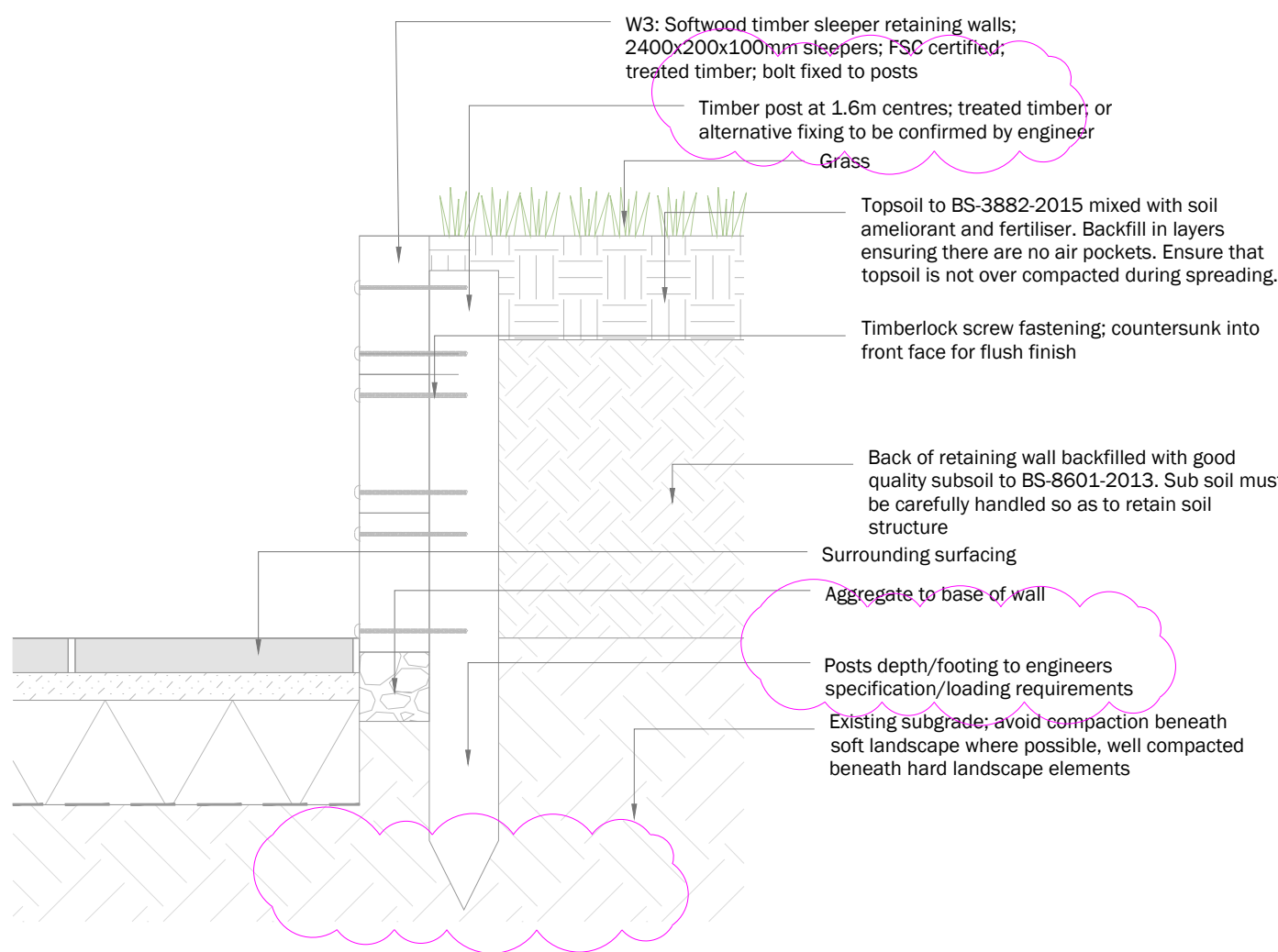
02 W2: Pre-Cast Concrete Blocks Seating/Rain Garden Edge
Scale 1:10 @ A1



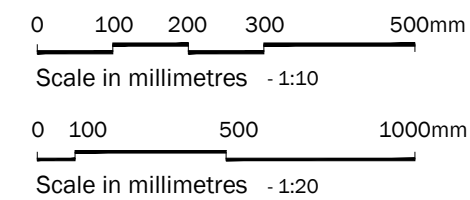
03 W2: Pre-Cast Concrete Blocks Seating/Rain Garden Edge - PLAN
Scale 1:20 @ A1



W3: Softwood timber sleeper retaining walls
2400x200x100mm sleepers; FSC certified;
treated timber; bolt fixed to posts



1. All dimensions in millimeters unless stated otherwise
2. Drawings to be read in conjunction with Detailed Hard Landscape Proposals (DR-L-0100 drawing series), Detailed Planting Proposals (DR-L-0200 drawing series)
3. All concrete, footings and sub-bases shown illustratively; to be in accordance with engineers specification and details
4. All retaining items to be designed and confirmed by project engineers
5. All proprietary equipment to be installed in full accordance with manufacturer's recommendations and guidance
6. All access to podium slab to be confirmed by structural engineer
7. Installation workmanship to accord with National Code of Practice (BS8000-0:2014).



Title:	Landscape Construction Details Raised & Retaining Edges
Project:	Tangmere - Broadwater Farm
Client:	Formation Design & Build
Date:	February 2026
Scale:	1:10/1:20 @ A1
Drawing No:	TAN-LLA-ZF-GF-DR-LS-0303
Revision:	P01
Suitability:	S3
Project No:	2928

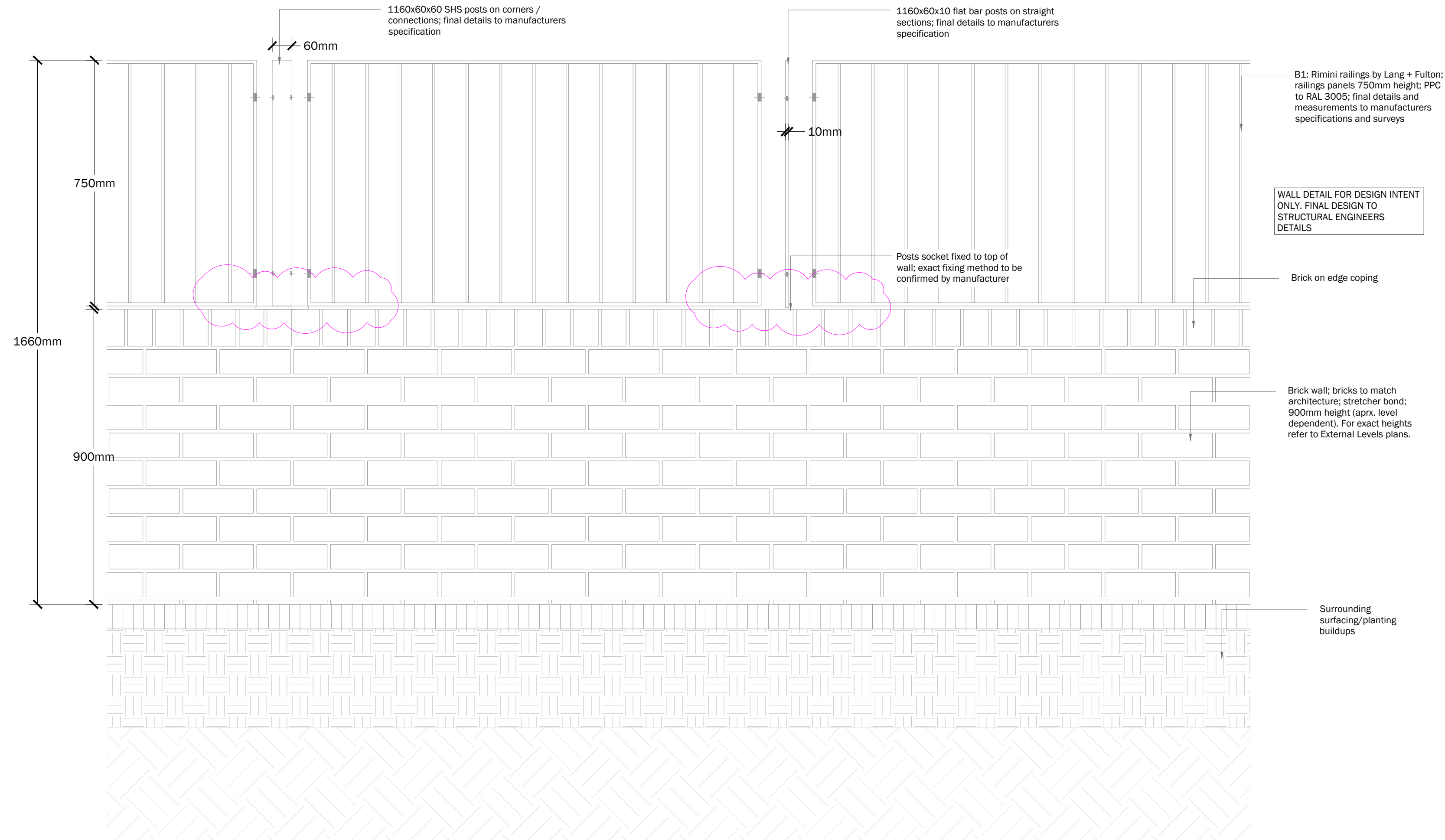
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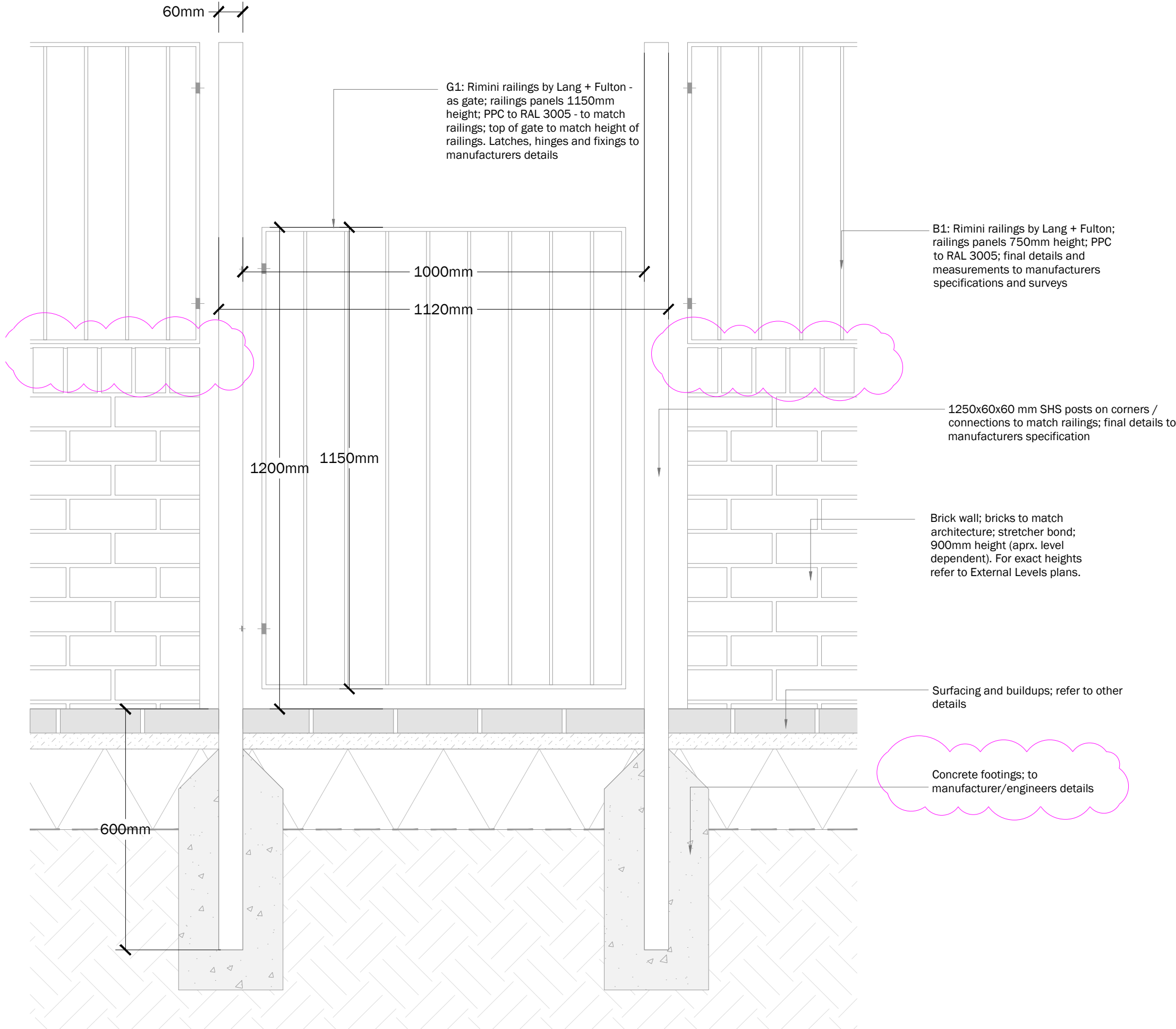
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LIZ LAKE
ASSOCIATES
LANDSCAPE ARCHITECTS

01 B1: Rimini Railings by Lang + Fulton on Brick Wall
Scale 1:10 @ A1

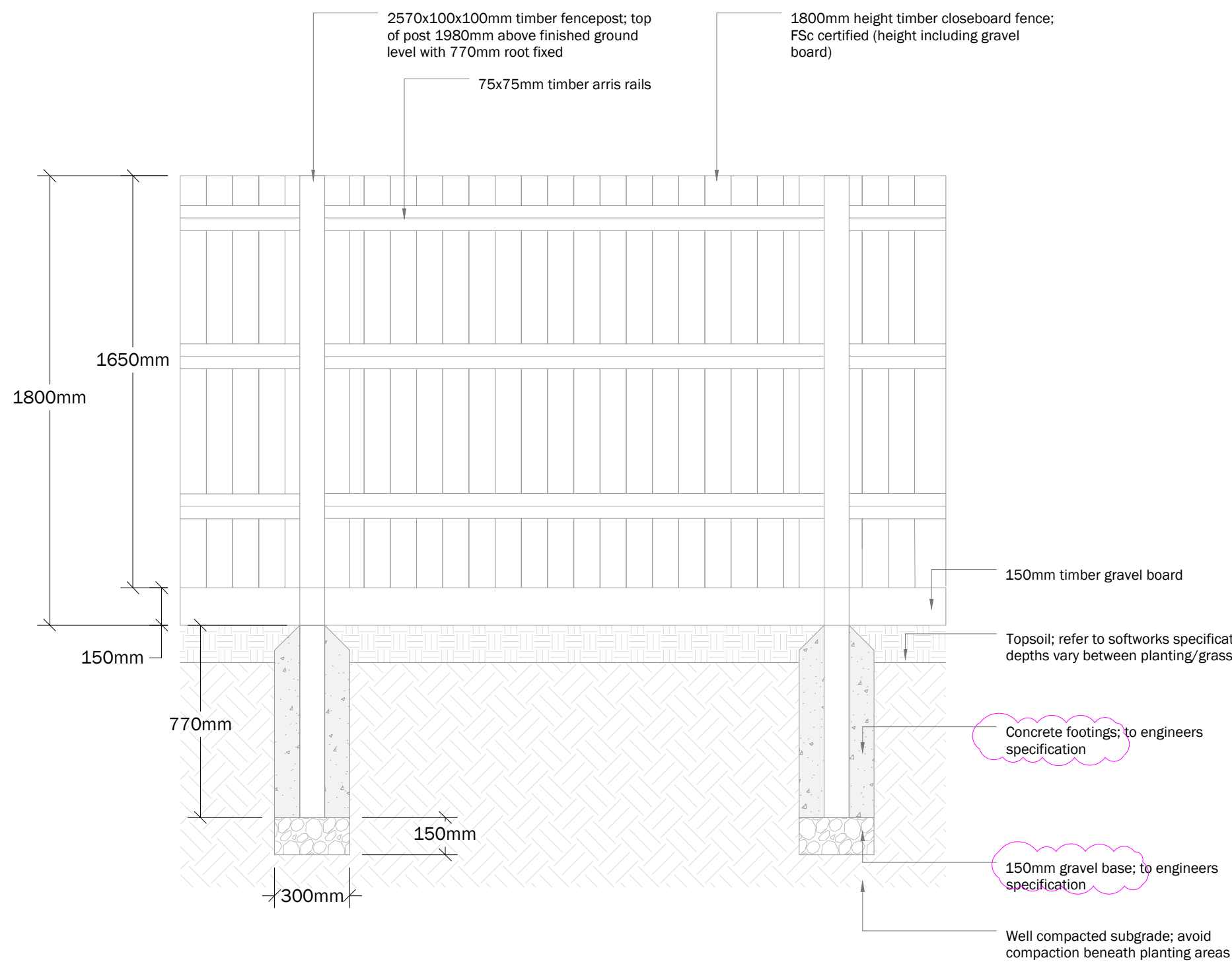


02 G1: Rimini gate by Lang + Fulton
Scale 1:10 @ A1

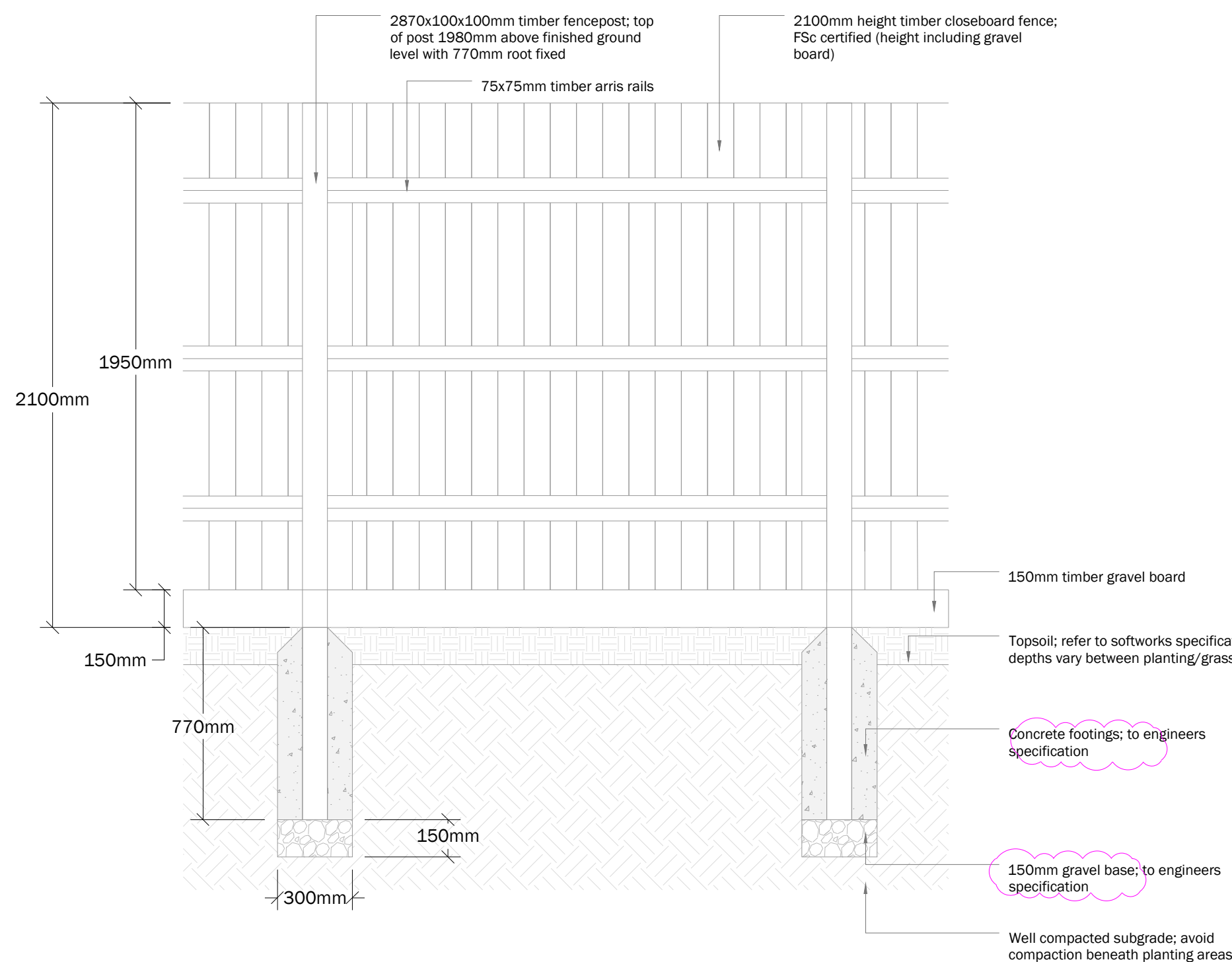


REV CLOUDED AREAS TO BE COORDINATED WITH ENGINEER

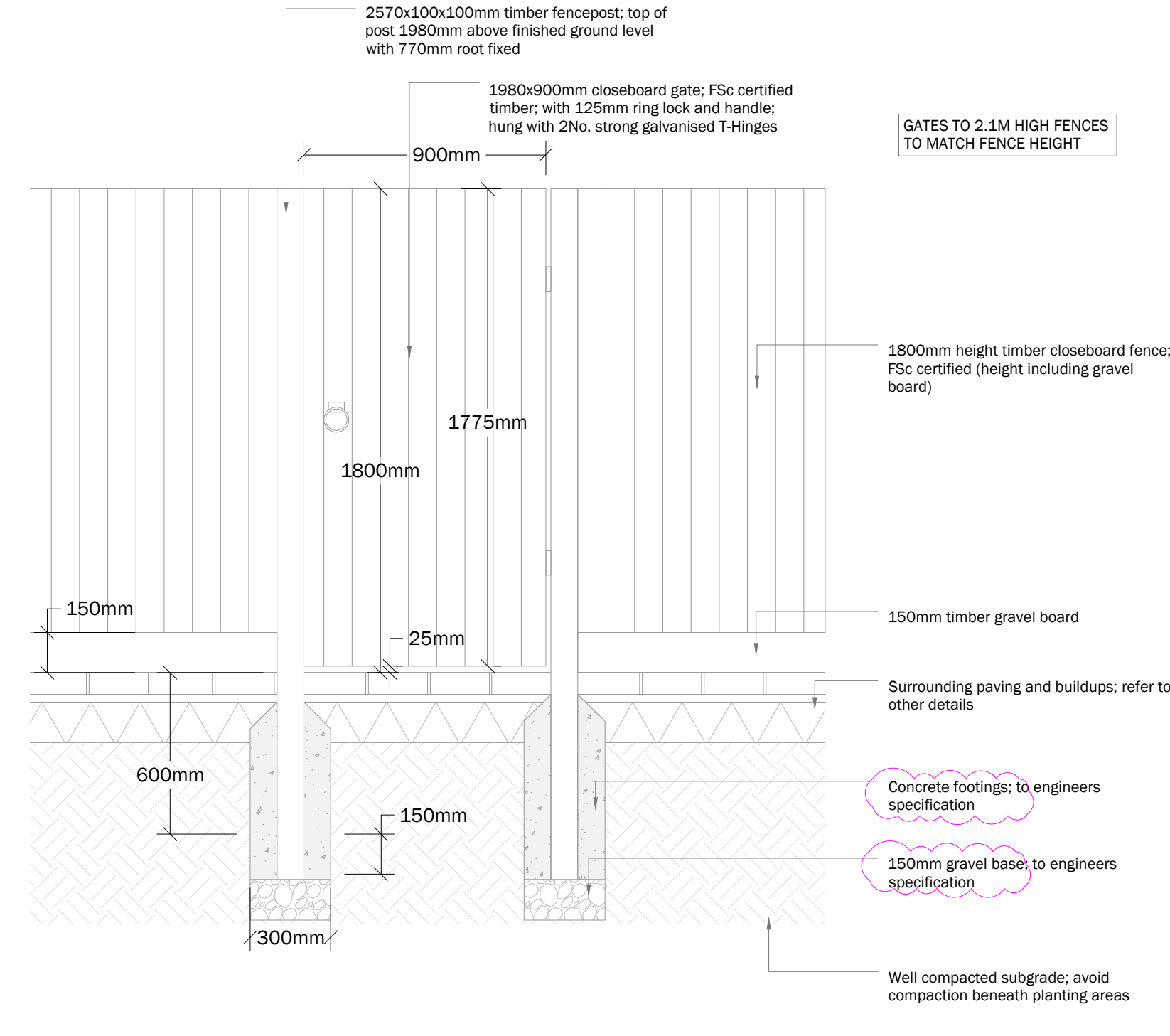
03 B3: Closeboard Fencing; 1800mm height
Scale 1:20 @ A1



04 B4: Closeboard Fencing; 2100mm height
Scale 1:20 @ A1



05 G3: Timber Closeboard Gate
Scale 1:10 @ A1



GENERAL NOTES

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- All fixings to podium slab to be confirmed by structural engineer
- Installation workmanship to accord with National Code of Practice (BS8000-0-2014).

0 100 200 300 500mm
Scale in millimetres - 1:10
0 100 500 1000mm
Scale in millimetres - 1:20

P01	05.02.26	First Issue	ML	AF
Rev	Date	Description	Dm	Chk

Title: Landscape Construction Details
Boundary Treatments
Project: Tangmere - Broadwater Farm
Client: Formation Design & Build
Date: February 2026
Scale: 1:10 @ A1
Drawing No: TAN-LLA-ZZ-GF-DR-LS-0304
Revision: P01
Suitability: S3
Project No: 2928

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LIZ LAKE ASSOCIATES
LANDSCAPE ARCHITECTS

[illegible]

Rootbarrier to tree pit and planting edges as required and indicated on hard landscape/planting GA's

Root ball to be positioned at correct depth.
Root flare to be clearly visible at the soil surface, base of stem level with the existing host soil or surface. Make allowance for minor settlement of soil after planting

RRURB1A RootRain Urban irrigation system by Greenblue Urban or similar approved. Ensure inlet is slightly above finished surround level and that system is completely level.

75mm depth bark mulch

Topsoil to BS-3882:2015 mixed with soil ameliorant and fertiliser. Backfill in layers ensuring there are no air pockets. Ensure that topsoil is not over compacted during spreading

Bottom 300mm of pit backfilled with good quality subsoil to BS-8601:2013 placed under and around the root ball. Sub soil must be carefully handled so as to retain soil structure

300mm

600mm

1500mm

'Deadman' anchors, kerb stones or similar, galvanised guying wire looped twice around stone & tightened using a gripple tensioner.

Ensure sides of pit are NOT compacted, glazed or smeared. Scarify sides of pit as necessary to alleviate these problems

Existing sub-grade, avoid compaction where possible beneath planting areas. If backfilling is required to achieve build-up, material to be good quality subsoil to BS-8601:2013, sub soil to be handled carefully to retain soil structure

Base of tree pit to be 600mm depth ensuring root flare is at the correct level to the finish soil levels. (Increase depth for larger sized tree roots). Base of tree pit be domed with highest point at the centre as shown

Rootbarrier to tree pit and planting edges as required and indicating on hard landscape/planting GA's

Root ball to be positioned at correct depth.
Root flare to be clearly visible at the soil surface, base of stem level with the existing host soil or surface. Make allowance for minor settlement of soil after planting

RRURBIA RootRain Urban irrigation system by Greenblue Urban or similar approved. Ensure inlet is slightly above finished surround level and that system is completely level.

75mm depth bark mulch: in 1m diameter circle around tree

Topsoil to BS-3882:2015 mixed with soil ameliorant and fertiliser. Backfill in layers ensuring there are no air pockets. Ensure that topsoil is not over compacted during spreading

Bottom 300mm of pit backfilled with good quality subsoil to BS-8601:2013 placed under and around the root ball. Sub soil must be carefully handled so as to retain soil structure

150mm

300mm

600mm

Lawn

'Deadman' anchors, kerb stones or similar, galvanised guying wire looped twice around stone & tightened using a gripple tensioner.

Existing sub-grade, avoid compaction where possible beneath planting areas. If backfilling is required to achieve build-up, material to be good quality subsoil to BS-8601:2013. Sub soil to be handled carefully to retain soil structure

Ensure sides of pit are NOT compacted, glazed or smeared. Scarify sides of pit as necessary to alleviate these problems

1500mm

Base of tree pit to be 600mm depth ensuring root flare is at the correct level to the finish soil levels. Increase depth for larger sized tree roots). Base of tree pit be domed with highest point at the centre as shown

ALL ROOTCELL/GREENBLUE URBAN INFORMATION SHOWN ILLUSTRATIVELY. Refer to Greenblue Urban specifications and details for exact implementation detail.

All surfacing, buildups and loading to be confirmed by project engineers.

Ullswater Vertical Steel Guard by GreenBlue Urban; 1800(H)x600mmØ; including tree guard tie; to manufacturers details

Resin surfacing to tree grille by Greenblue Urban

Rootstart progressional mycorrhiza fung; 200g per tree

Medium rootdirector with root deflecting ribs; 800mm clear aperture for rootball; to manufacturers details

Galvanised tree grille support frame set on concrete haunch

Surrounding surface and edge to others details; all buildups to engineers details

RRARBV150B Arborvent 150 single inlet aeration system with cast inlets fitted to RootSpace Airflow inlet

Roottrain hydrogrille irrigation system; by GreenBlue Urban; to manufacturers details

GLTWGNA twinwall geonet laid over RootSpace structure

RootSpace structure - 1 upright deep, width and length to manufacturers details (1 x 2 x 2 module void below RootDirector) loaded with RootSoil 20 c/w Airflow deck

GRN20 plastic open reinforcing mesh, 20mm aperture laid below and around sides of RootSpace structure

600mm

GBUMOT3A - 200mm minimum depth of drainage layer

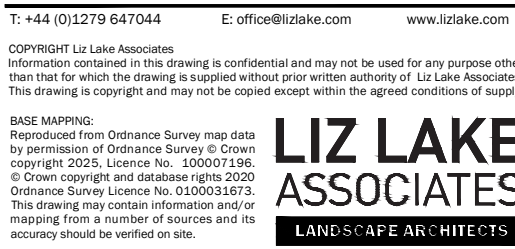
SASAP06A Arborguy strapped anchor system c/w deadman plates

Rootsoil subsoil by GreenBlue Urban for use within soil profiles 600mm or deeper; to manufacturers details

Additional twinwall GeoNet (GLTWGNA) to be installed where sub-base is installed below 3% CBR - Minimum 2%

DETAIL TO BE CONFIRMED BASED ON FINAL DESIGN FOR TREE PITS IN HARD LANDSCAPE AREAS.

1. All dimensions in millimeters unless stated otherwise
2. Drawings to be read in conjunction with Detailed Hard Landscape Proposals (DL-R-0100 drawing series), Detailed Planting Proposals (DL-R-0200 drawing series)
3. All in-situ concrete, footings and sub-bases shown illustratively; to be in accordance with engineers specification and details
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5. All proprietary equipment to be installed in full accordance with manufacturer's recommendations
6. All fixings to podium slab to be confirmed by structural engineer
7. Installation workmanship to accord with National Code of Practice (BS8000-0-2014).



LIZ LAKE
ASSOCIATES

All landscape works to be in accordance with BS4428:1989 and BS3936:1992. All landscape sub-contractors are to take all safety precautions to prevent any injury to any persons and shall comply with the 1974 Health and Safety at Work Act and current Construction, Design and Management Regulations.

SITE PREPARATION

Topsoil
Existing topsoil shall be stripped before building works begin. If suitable, existing topsoil will be stored on site in heaps not exceeding 2m in height and shall be kept weed free. Imported topsoil shall be to BS 3882: 2015 Specification for Topsoil. Topsoil shall be multi-purpose grade, of medium texture, with a high proportion of fertile loamy material. It shall be of a neutral pH value and be free from subsoil, rubbish, rubble, contamination, roots of perennial weeds and other materials injurious to plant growth. The maximum stone content of the soil shall be 20%, with the maximum size of stone 25mm in any one dimension. During storage, topsoil heaps shall be kept free from compaction, contamination and weeds to BS 3882: 2015. Stripped and stored topsoil for reuse on site to be tested to BS 3882: 2015 certification, soil to be improved to meet standards prior to reuse if required.

Excavation
Excavation shall NOT be undertaken with machinery within the root protection area of any existing trees or shrubs to be retained. Areas requiring excavation under existing trees are to be hand dug with an arboriculturalist present to oversee the work. Unless otherwise indicated areas to be planted / seeded shall be cleared of all surface rubbish and excavated to the dimensions below finished level as follows, when the soil is not waterlogged or frozen. Ensure the location of all services is known before any excavation operations.

Tree pits: Excavated as per specified details
Shrub and hedge pit / trench: 300mm deep
Grass areas: 300mm deep
Wildflower grassland areas: Excavate to finished levels

The base of excavated areas shall be forked or otherwise cultivated to a depth of 150mm to facilitate drainage and all bricks, stones and other debris, etc. over 75mm in any one dimension shall be removed. Similarly, areas trafficked by construction vehicles shall be ripped to a depth of 150-300mm to relieve compaction.

Backfilling with Subsoil
Where excavated areas are lower than the required depths, excavations shall be backfilled with selected subsoil and lightly consolidated to make up levels. Selected subsoil shall be friable, second quality topsoil or similar and be free of rubbish, roots, stones over 75mm in any one dimension, perennial weeds or other materials injurious to plant growth to BS 8601: 2013.

Backfilling with Topsoil
Tree, shrub and hedge pit / trench excavations shall be backfilled, in layers, with clean topsoil (as specified above) thoroughly mixed with planting compost to comply with PAS 100:2018. An approved tree and shrub fertilizer shall be added to topsoil, prior to backfilling tree-pits. Grass areas (excluding wildflower grassland areas) shall be backfilled with topsoil in layers of 150mm depth. Rain gardens to be backfilled with 600mm of Bioretention soil as per details.

Cultivation
Prior to cultivation if planting / seeding areas are weed infested, weed growth to be strimmed, the arisings removed and re-growth consistently strimmed if it resurfaces OR treated with an approved herbicide. Treatment to be undertaken in the growing season preceding planting, at a minimum 4 weeks prior to works to allow for repeat treatment if necessary.

Cultivation shall not be undertaken within the root protection area of any trees / shrubs to be retained, without prior agreement from the Local Planning Authority. Topsoil shall be cultivated by hand or machine prior to planting, with minimal compaction by machine. Cultivate to the following depths and tilth, removing all rubbish, vegetation, perennial weeds, roots, stones over 25mm in any one dimension and rake to even levels.

Planting areas: 300mm deep cultivation to medium tilth
Grass seeding areas: 150mm deep cultivation to fine tilth raked to a smooth evenly firmed bed
Turf areas: 150mm deep cultivation to medium tilth raked to a smooth evenly firmed bed
Wildflower grassland areas: 150mm deep cultivation to medium tilth raked to a smooth evenly firmed bed

Wildflower grassland areas: Where un-excavated areas are to be seeded with wildflower grassland mix the topsoil shall be cultivated to turn the soil over to a depth of 300mm to bring subsoil to the surface. Elsewhere, excavated areas to be seeded with wildflower grassland mix to be backfilled to finished levels with subsoil (as above).

PLANTING

Plant Stock and Timing
Plant material and operations shall conform to BS 8545 : 2014, BS 3936 Nursery Stock (Parts 1-10), BS 4428 : 1989, BS 5837 : 2012 and the National Plant Specification. The planting season shall be from the 1st November to the 1st March. Container grown stock may be planted outside this season, supplied at the specified sizes, if accompanied by daily watering, or as necessary to ensure healthy establishment. Planting shall not be carried out during periods of frost, drought, cold drying winds or when the soil is waterlogged or frozen. All plant handling and operations shall be in accordance with HTA 'Handling and establishing Landscape Plants part I - III. All planting shall be maintained and guaranteed for 12 months to include watering, weeding, pest and disease control.

Planting
All planting that is within the root protection area of existing trees/shrubs to be retained, shall be undertaken by hand and positions altered should tree roots be encountered, in order to avoid damage to the root system.

All plants shall be set out evenly over the areas as indicated, to the density and quantities shown. All plants shall be planted upright at the same depth as the nursery soil level and evenly spaced, leaving room for growth. All restrictive containers shall be removed with roots not twisted. Immediately following planting, all plants shall be watered-in to field capacity.

Container grown and root balled plants shall be planted in a planting pit sufficient to accommodate the plant without causing root damage, with a minimum 50mm backfill beyond the root ball extent. Plants to be firmed, watered-in and dead, damaged or lopsided branches shall be removed after planting. Bare-root plants shall be slit planted, incorporating an approved high phosphate, slow-release fertilizer.

Tree Planting and Support
Trees planted in landscape areas shall be installed as specified.

All trees to be firmed in after planting. All trees shall have irrigation / aeration system units fitted to fully surround the root ball.

Hedge Planting
Hedges shall be planted in a single row as per detail. Dead, damaged or straggly branches shall be removed after planting. All transplants in hedge and native mixes shall be fitted with individual protection i.e. shrub shelters, spiral guards as specified, or alternatively the planting areas shall be protected with rabbit-proof fencing. All shrub shelters / spiral guards shall be black or green, adequately supported and installed to allow for expansion.

Bulb Planting
Bulbs shall be planted according to species and good horticultural practice. Swathes of bulbs shall be randomly planted avoiding straight lines and / or formal layout unless otherwise specified.

Mulching
Prior to the application of mulch the planting areas shall be completely weed free and watered sufficiently to achieve field capacity. The surface of the planting areas shall be mulched with a minimum 75mm depth layer of 15-65mm nominal particle size, dark, matured woodchip mulch, ensuring that the low branches of trees, shrubs and/or herbaceous plants are NOT smothered. Rain gardens are to be mulched with 50mm depth, pea shingle

Mulch shall be an approved product and completely weed and weed seed free. The mulch shall be topped-up to maintain, after settlement, a depth of not less than 50mm. Trees in grass areas shall be planted centrally within a 1m diameter mulch bed, to be mulched to 75mm deep. The surface of mulch to be 10mm below the surface of adjacent lawn / hard surface.

GRASS AREAS

Turf
Turf shall accord with BS 3969: 1998, it shall be good quality meadow / cultivated, amenity turf free from weeds and be laid on even, prepared ground (as detailed above), during periods of suitable warm and moist weather conditions. Pre-turfing fertiliser shall be applied to manufacturer's recommendations and turf shall be laid in accordance with BS 4428: 1989.

Turf shall be laid with broken joints well-butted up, working from timber planks to avoid damaging turf when laying. Water as necessary to avoid shrinkage and achieve satisfactory establishment. Undertake good horticultural practice to ensure establishment of a healthy grass sward.

Grass Seeding
Areas of amenity grass shall be seeded with a general amenity grass mix as specified during the period March to May or September to October,during periods of moist, warm weather conditons without significant wind. Pre-seeding fertiliser shall be applied to manufacturer's recommendations. Seed shall be sown on even, prepared ground (as detailed above), at a rate of 35g/m2 or as specified, in two transverse operations. Lightly roll seed bed after sowing. Water as necessary to avoid shrinkage and achieve satisfactory establishment. Undertake good horticultural practice to ensure establishment of a healthy grass sward.

Wildflower Grassland Seeding
Areas of wildflower grassland shall be seeded with a wildflower grassland mix suitable for the soil type as specified, during the period March to May or September to October, during periods of suitable warm and moist weather conditions. Seed shall be sown on prepared ground (as detailed above), at a rate of 5g/m2 or as specified. Lightly roll seed bed after sowing. Water as necessary to avoid shrinkage and achieve satisfactory establishment. Undertake good horticultural practice to ensure establishment of a healthy wildflower grass sward.

AFTERCARE PERIOD

Regular Visits
During the specified Aftercare Period maintenance visits shall be carried out, at least monthly from April to September and twice during the dormant season to carry out the following operations to establish healthy growing plants / grass in weed free areas: watering, firming-up, removal of litter, pest and disease control, general pruning, checking guards, ties and stakes, weed control, grass cutting and autumn tidying. All planting shall be maintained and guaranteed for 12 months to include watering, weeding, pest and disease control. All arisings shall be carted away and the site shall be left clean and tidy at all times.

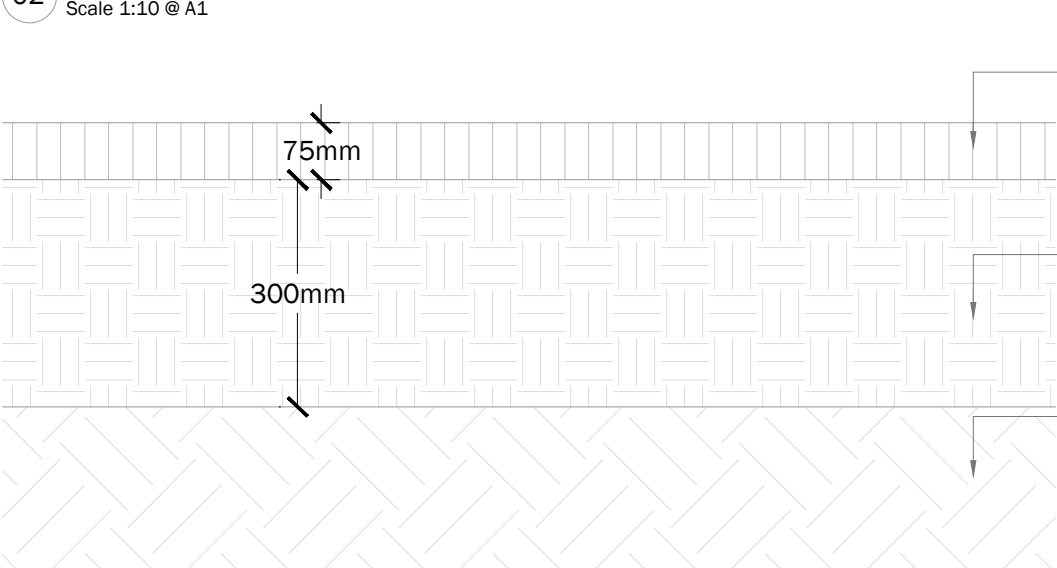
Watering
All planting and grass areas shall not be allowed to dry out and shall be kept well watered during the growing season, ensuring the soil is kept moist at all times but avoiding waterlogging.

Replacement Planting
During each August within the Aftercare Period an inspection shall be made and all plants that have died, are missing, damaged or have failed to thrive, shall be noted and replaced in the following planting season.

Grass Cutting
During the first and subsequent growing seasons amenity grass shall be kept at a height of 25mm to 50mm. Any bare patches are to be resown. Selective weed control shall be undertaken as necessary once the sward is sufficiently established.

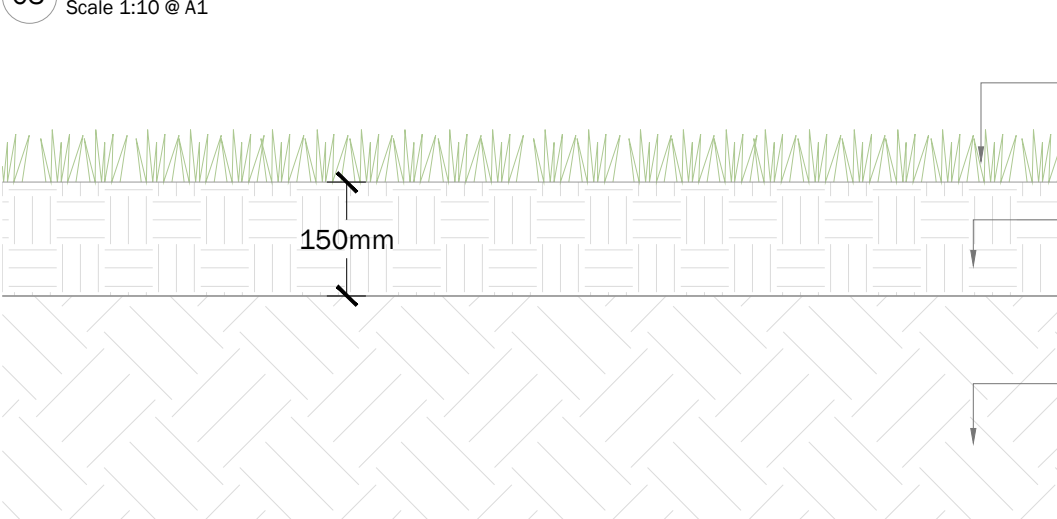
Wildflower Grassland Cutting
During the first growing season cut wildflower grassland every 2 months to a height of 40-60mm and in subsequent growing seasons cut to 40-60mm height during late March and late August / early September or as specified. All arisings shall be collected and removed from the site to avoid smothering the sward and to reduce nutrient levels. Spot treat perennial weeds with Glyphosate at the manufacturer's recommended dose rate / or hand pull.

02 General Planting Buildup



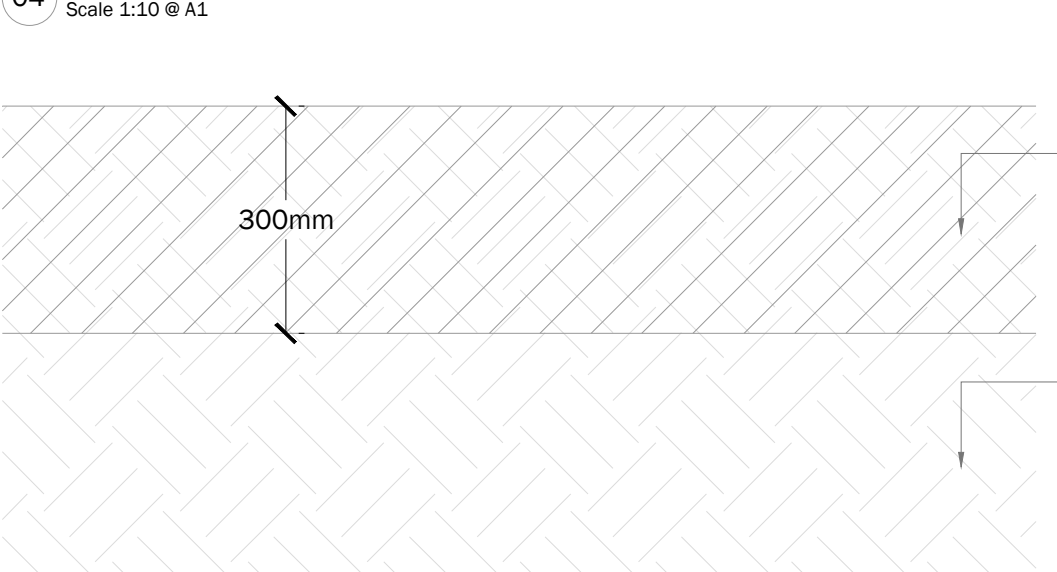
75mm bark mulch; 15-65mm nominal particle size, dark, matured woodchip mulch, ensuring that the low branches of trees, shrubs and/or herbaceous plants are not smothered
Topsoil to BS-3882:2015 mixed with soil ameliorant and fertiliser. Backfill in layers ensuring there are no air pockets. Ensure that topsoil is not over compacted during spreading.
Existing sub-grade, avoid compaction where possible beneath planting areas. If backfilling is required to achieve buildup, material to be good quality subsoil to BS-8601:2013, sub soil to be handled carefully to retain soil structure

03 Lawn/Grass Buildup



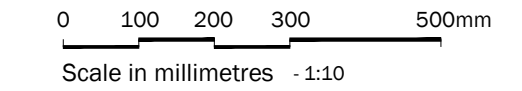
Lawn or amenity grass seed/turf
150mm Topsoil to BS-3882:2015 mixed with soil ameliorant and fertiliser. Backfill in layers ensuring there are no air pockets. Ensure that topsoil is not over compacted during spreading.
Existing sub-grade, avoid compaction where possible beneath planting areas.

04 Meadow Cultivation



300mm depth cultivation to unexcavated areas for wildflower seeding to bring subsoil to the surface.
Existing sub-grade, avoid compaction where possible beneath planting areas. If backfilling is required to achieve buildup, material to be good quality subsoil to BS-8601:2013, sub soil to be handled carefully to retain soil structure. No topsoil to be used within meadow areas to prevent weed growth/competition for meadow plants

- GENERAL NOTES
- All dimensions in millimetres unless stated otherwise
 - Drawings to be read in conjunction with Detailed Hard Landscape Proposals (DR-L-0100 drawing series), Detailed Planting Proposals (DR-L-0200 drawing series)
 - All in-situ concrete, footings and sub-bases shown illustratively; to be in accordance with engineers specification and details
 - All retaining items to be designed and confirmed by project engineers
 - All proprietary equipment to be installed in full accordance with manufacturer's recommendations and guidance
 - All fixings to podium slab to be confirmed by structural engineer
 - Installation workmanship to accord with National Code of Practice (BS8000-0:2014).



P01	05.02.26	First Issue	ML	AF
Rev	Date	Description	Dm	Chk
Title:	Landscape Construction Details Landscape Specification & Planting Details			
Project:	Tangmere - Broadwater Farm			
Client:	Formation Design & Build			
Date:	February 2026			
Scale:	1:10 @ A1			
Drawing No:	TAN-LLA-ZZ-GF-DR-LS-0306			
Revision:	P01			
Suitability:	S3			
Project No:	2928			

Technical drawing of a bench showing dimensions and materials. The drawing includes a side elevation and a top-down view. The side elevation shows a bench with a width of 400mm and a height of 450mm. The top-down view shows a rectangular bench with a width of 400mm and a depth of 25mm. The drawing is labeled with dimensions and materials.

Dimensions:

- 400mm (width)
- 450mm (height)
- 25mm (depth)

Materials and Details:

- F2: Lithos Standard Bench by Broxap; 3000x400x450mm; finish - Natural White Concrete & Clear Water Repellent Finish; with handwood timber top freestanding (550kg)
- Concrete footings; to engineers details
- Bench recessed 25mm below paving level to hide footings

Technical drawing of a concrete cube test specimen. The drawing shows a cross-section of the cube, which is 450mm wide and 450mm high. The cube is supported by a base. Annotations include:

- F5: Harpurhey Concrete Cube Seating by Broomap: 450x450x450mm: finish - Natural White Concrete & Clear Water Repellent Finish**
- Concrete footings: to engineers details**
- Bolt fixing to manufacturers details**
- Bench recessed 25mm below soil to hide footings**
- 25mm** (dimension for the recessed bench)

Exact spacings based on individual selected items as set out on site. Minimum spacing 150mm, maximum spacing 300mm.

All fixings to manufacturers details; shown illustratively only.

400mm

200mm

150-300mm

300mm

P1: Tree rounds by Ruskin Trees; P1a - 400mmØ, P1b - 200mmØ; height 300mm above finished ground level

Concrete footings; to manufacturers details; shown illustratively only

75mm bark mulch; 15-65mm nominal particle size, dark, matured woodchip mulch, ensuring that the low branches of trees, shrubs and/or herbaceous plants are not smothered

Topsoil to BS-3882:2015 mixed with soil ameliorant and fertiliser. Backfill in layers ensuring there are no air pockets. Ensure that topsoil is not over compacted during spreading.

Existing sub-grade, avoid compaction where possible beneath planting areas. If backfilling is required to achieve buildup, material to be good quality subsoil to BS-8601:2013, sub soil to be handled carefully to retain soil structure

F3: Jura bench/feature by Streetpark; to manufacturers installation details

details: bench anchored with 4No. stainless steel thread rods M10 min. 200mm length; chemical anchor; to manufacturers fixing guidance

F6: Bracknell Cycle Stand by Broxap; black with yellow reflective banding; root fixed

Paving; refer to relevant detail

Concrete footings to engineers details

Well compacted sub-grade

The drawing consists of two parts: a cross-section on the left and a side elevation on the right. The cross-section shows a concrete footing (hatched) with a well-compacted sub-grade (diagonal lines) below it. A door barrier (F7) is shown in cross-section, with a rubber buffer (PPC to RAL 186) at the top. The side elevation shows the barrier's profile, with a label 'Paving; refer to relevant detail' pointing to the ground surface. A label 'Concrete footings to engineers details' points to the footing area, which is enclosed in a cloud-like shape. A label 'Well compacted sub-grade' points to the sub-grade area. A label 'F7: Door Barrier by Broxap; with rubber buffer, PPC to RAL 186; root fixed' points to the barrier assembly.

The diagram illustrates a cross-section of a raised garden bed. At the base is the 'Existing sub-grade'. Above this is a layer of 'Topsoil to BS-3682:2015 mixed with soil ameliorant and fertiliser'. The topsoil layer is shown with a stippled texture. Above the topsoil is a layer of '75mm bark mulch: 15-65mm nominal particle size, dark, matured woodchip mulch'. The mulch layer is shown with a cross-hatched texture. The garden bed is bordered by 'P5: Timber Beams by Ruskin Trees; 3m length; 400mm width; with cross pattern for improved grip'. The timber beams are shown with a cross-hatched texture. The concrete fixing is shown as a layer between the timber beams and the topsoil, with a stippled texture. Arrows point from the text labels to the corresponding layers in the diagram.

P5: Timber Beams by Ruskin Trees;
3m length; 400mm width; with
cross pattern for improved grip

Concrete fixing to manufacturers
recommendations

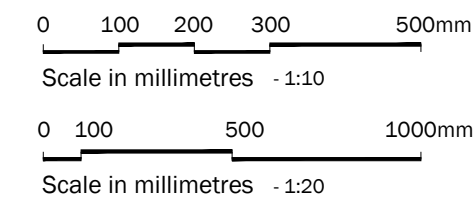
75mm bark mulch: 15-65mm nominal
particle size, dark, matured woodchip mulch,
ensuring that the low branches of trees,
shrubs and/or herbaceous plants are not
smothered

Topsoil to BS-3682:2015 mixed with soil
ameliorant and fertiliser. Backfill in layers
ensuring there are no air pockets. Ensure
that topsoil is not over compacted during
spreading.

Existing sub-grade, avoid compaction where
possible beneath planting areas. If backfilling
is required to achieve build-up, material to be
good quality subsoil to BS-8601:2013, sub
soil to be handled carefully to retain soil
structure

REV CLOUDED AREAS TO BE COORDINATED
WITH ENGINEER

1. All dimensions in millimeters unless stated otherwise
2. Drawings to be read in conjunction with Detailed Hard Landscape Proposals (DR-L-0100 drawing series), Detailed Planting Proposals (DR-L-0200 drawing series)
3. All in-situ concrete, footings and sub-bases shown illustratively; to be in accordance with engineers specification and details
4. All retaining items to be designed and confirmed by project engineers
5. All proprietary equipment to be installed in full accordance with manufacturer's recommendations and guidance
6. All fixings to podium slab to be confirmed by structural engineer
7. Installation workmanship to be confirmed with National Code of Practice (BS8000-0:2014).



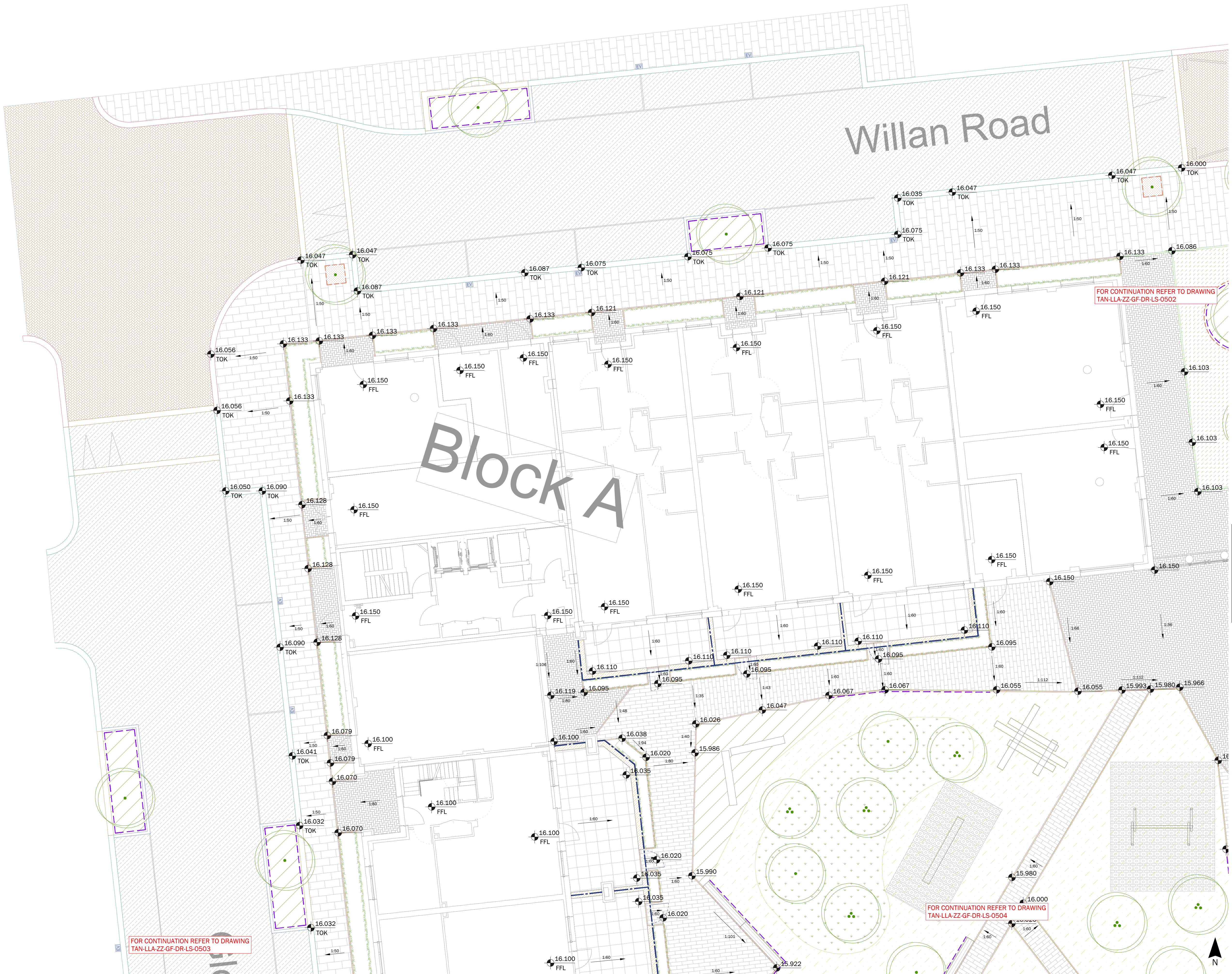
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Project:	Tangmere - Broadwater Farm
Client:	Formation Design & Build
Date:	February 2026
Scale:	1:10/1:20 @ A1
Drawing No:	TAN-LLA-ZZ-GF-DR-LS-0307
Revision:	P01
Suitability:	S3
Project No:	2928

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- ALL IRRIGATION BY SPECIALISTS
- FOR CDM INFORMATION REFER TO DESIGNERS RISK ASSESSMENT

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- TAN-LLA-ZZ-GF-DR-LS-0100 drawing series
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
0 1 2 5m
Scale in metres

P01	05.02.26	First Issue	ML	AF
Rev	Date	Description	Dm	Chk
Title: External Levels				
Project: Tangmere - Broadwater Farm				
Client: Formation Design & Build				
Date: February 2026				
Scale: 1:100 @ A1				
Drawing No: TAN-LLA-ZZ-GF-DR-LS-0501				
Revision: P01				
Suitability: S2				
Project No: 12928				



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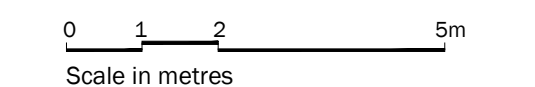
Detailed Hard Landscape Proposals:
- TAN-LLA-ZZ-GF-DR-LS-0100 drawing series

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



P01	05.02.26	First issue	ML	AL
Rev	Date	Description	Drn	Ch
Title: External Levels Sheet 2 of 7 Project: Tangmere - Broadwater Farm Client: Formation Design & Build Date: February 2026 Scale: 1:100 @ A1 Drawing No: TAN-LLA-ZG-GF-DR-LS-0502 Revision: P01 Suitability: S2 Project No: 2928				

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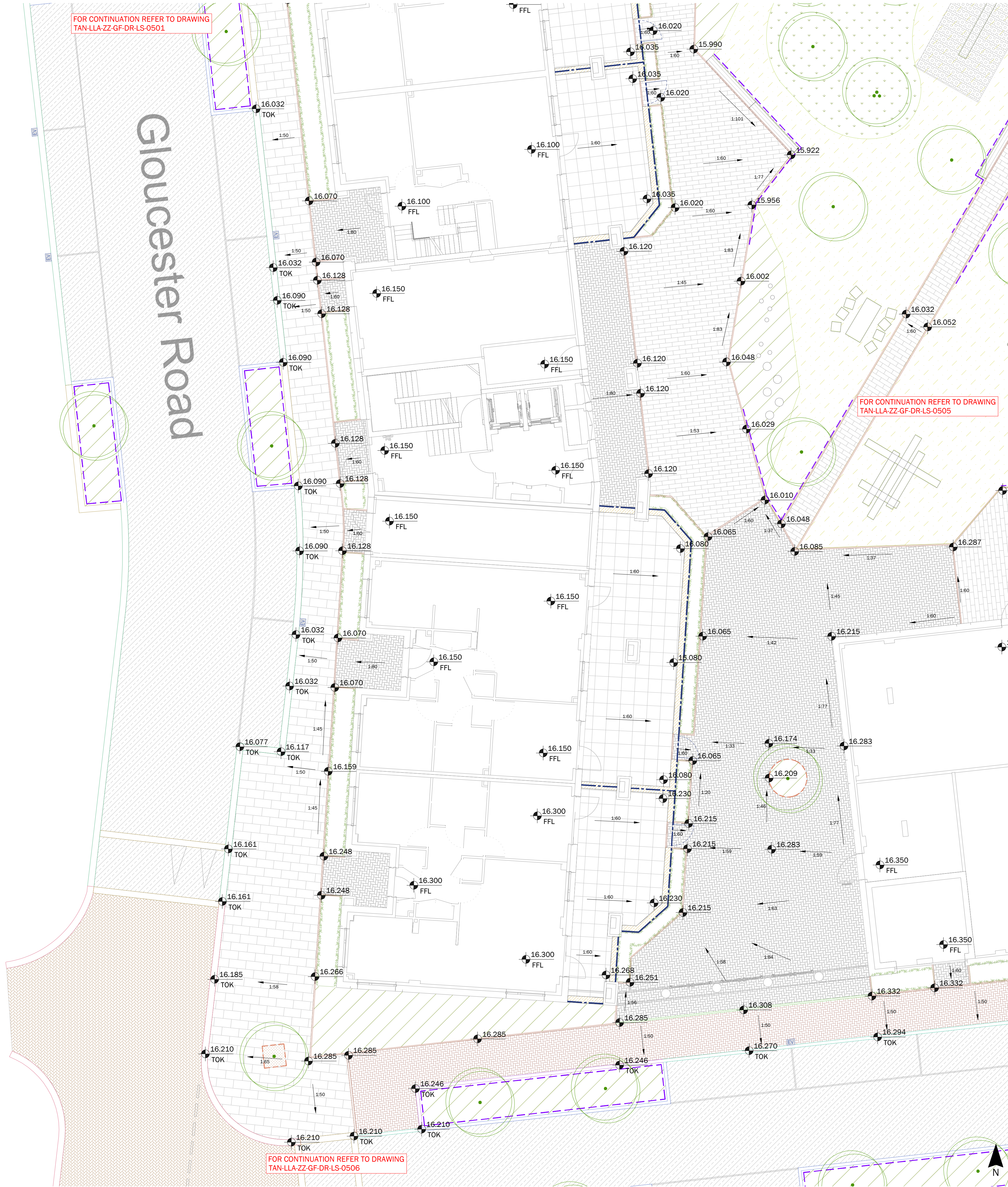
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FOR CONTINUATION REFER TO DRAWING
TAN-LLA-ZZ-GF-DR-LS-0505

FOR CONTINUATION REFER TO DRAWING
TAN-LLA-ZZ-GF-DR-LS-0506

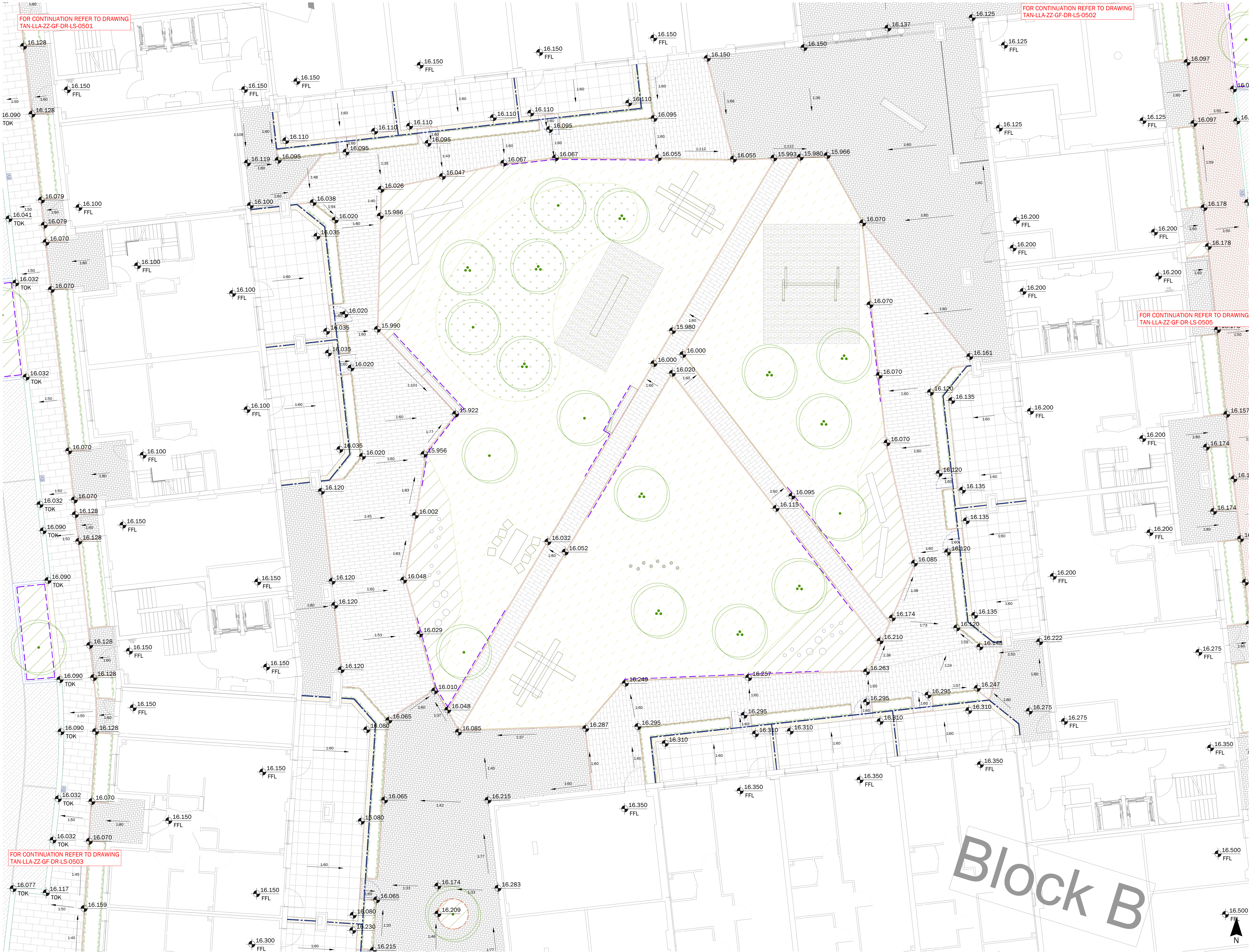
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- ALL BUILDUPS AND RETAINING STRUCTURES TO ENGINEERS DETAILS
- ALL IRRIGATION BY SPECIALISTS
- FOR CDM INFORMATION REFER TO DESIGNERS RISK ASSESSMENT

FOR OTHER LANDSCAPE DRAWINGS REFER TO THE FOLLOWING:
Detailed Hard Landscape Proposals:
- TAN-LLA-ZZ-GF-DR-LS-0100 drawing series
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



0 1 2 5m
Scale in metres

P01	05.02.26	First Issue	ML	AF
Rev	Date	Description	Dm	Chk
Title: External Levels Sheet 3 of 7				
Project:		Tangmere - Broadwater Farm		
Client:		Formation Design & Build		
Date:		February 2026		
Scale:		1:100 @ A1		
Drawing No:		TAN-LLA-ZZ-GF-DR-LS-0503		
Revision:		P01		
Suitability:		S2		
Project No:		2928		



FOR CONTINUATION REFER TO DRAWING
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FOR CONTINUATION REFER TO DRAWING
TAN-LLA-ZZ-GF-DR-LS-0502

FOR CONTINUATION REFER TO DRAWING
TAN-LLA-ZZ-GF-DR-LS-0505

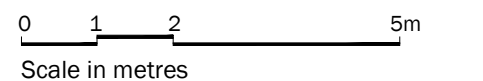
FOR CONTINUATION REFER TO DRAWING
TAN-LLA-ZZ-GF-DR-LS-0503

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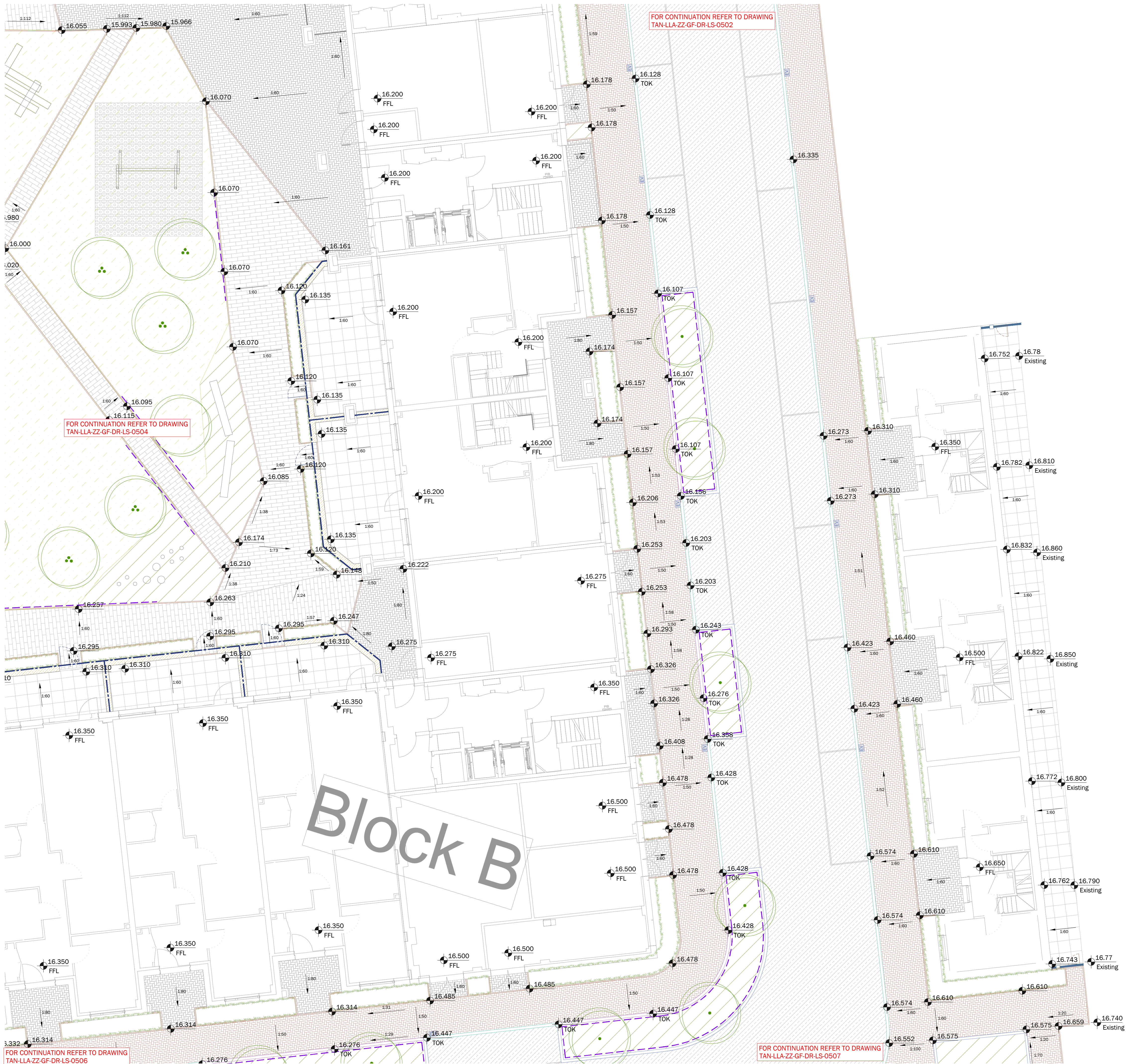
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 - TAN-LLA-ZZ-GF-DR-LS-0100 drawing series
 - Detailed Soft Landscape Proposals:
 - TAN-LLA-ZZ-GF-DR-LS-0200 drawing series
 - Landscape Construction Details:
 - TAN-LLA-ZZ-GF-DR-LS-0300 drawing series



Location Plan - Not to Scale



P01	05.02.26	First Issue	ML	AF
Rev	Date	Description	Dm	Chk
Title: External Levels Sheet 4 of 7				
Project:		Tangmere - Broadwater Farm		
Client:		Formation Design & Build		
Date:		February 2026		
Scale:		1:100 @ A1		
Drawing No:		TAN-LLA-ZZ-GF-DR-LS-0504		
Revision:		P01		
Suitability:		S2		
Project No:		12928		

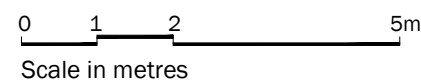


ALL DIMENSIONS IN MILLIMETRES
ALL DRAINAGE (INCLUDING LEVELS) TO ENGINEERS DETAILS
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FOR OTHER LANDSCAPE DRAWINGS REFER TO THE FOLLOWING:
Detailed Hard Landscape Proposals:
- TAN-LLA-ZZ-GF-DR-LS-0100 drawing series
Detailed Soft Landscape Proposals:
- 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



P01	05.02.26	First Issue	ML	AF
Rev	Date	Description	Dm	Chk
Title:	External Levels			
Project:	Tangmere - Broadwater Farm			
Client:	Formation Design & Build			
Date:	February 2026			
Scale:	1:100 @ A1			
Drawing No:	TAN-LLA-ZZ-GF-DR-LS-0505			
Revision:	P01			
Suitability:	S2			
Project No:	2928			

Appendix 2



SuDS submission available via the planning register at:

[https://publicregister.haringey.gov.uk/pr/s/planning-application/a0iP200000HLszhIAD/hgy20261145?c_r=Arcus BE Public Register](https://publicregister.haringey.gov.uk/pr/s/planning-application/a0iP200000HLszhIAD/hgy20261145?c_r=Arcus%20BE%20Public%20Register)