REFER TO DRAWINGS BMD.17.023.DR.P102

REFER TO DRAWINGS BMD.17.023.DR.P103

1.2M HIGH RAILING TO REAR OF HEDGEROW. HEDGE MAINTAINED AT NO HIGHER THAN 1.2M

600MM HIGH BRICK WALL TOPPED WITH 300MM HIGH RAILING

450MM HIGH REINFORCED CONCRETE RETAINING WALL

800MM HIGH BRICK WALL TOPPED WITH 300MM HIGH RAILING

PROPOSED ATTENUATION POND 1:3 MAX GRADIENT WITH 500MM PERMANENT DEPTH OF WATER. AQUATIC AND MARGINAL PLANTING TO EDGES

LANDSCAPE MOUNDING UP SIDE OF BUILDING, 1:3 MAX GRADIENT

450MM HIGH REINFORCED CONCRETE RETAINING WALL

FLUSH REINFORCED CONCRETE RETAINING WALL

RAILING AND GATES TO SEPARATE PUBLIC AND PRIVATE PODIUM GARDENS

TEXTURED CONCRETE STEP UNITS

EXISTING RAIL TRACKS RETAINED

TEXTURED CONCRETE TERRACED

0 5 10 15 20 30 METRES

SITE BOUNDARIES

- OVERALL APPLICATION BOUNDARY
- BUILDING AND PODIUM BOUNDARY
- BUILDING ENTRANCES
- SECTION LINES

PROPOSED SOFT LANDSCAPE

REFER TO PLANTING PLANS BMD.219.DR.P301-304

- EXISTING TREES — REFER TO ARBORICULTURAL IMPLICATIONS ASSESSMENT BMD.219.RP.AIA.004
- LARGE TREES — 40-45CM, 30-35CM & 20-25CM GIRTH
- TREES — 12-14CM GIRTH
- PLEACHED TREES — 25-30CM GIRTH
- FORMAL SINGLE SPECIES HEDGE
- SHRUB / ORNAMENTAL PLANTING
- NATIVE SHRUB PLANTING
- NATIVE HEDGE
- AMENITY GRASS / WILDFLOWER GRASSLAND
- MARGINAL PLANTING
- GREEN ROOF / BIODIVERSITY ROOF — (Cross reference with Architects layout)
- CONTOURS FOR PROFILED LANDFORM
- AREA OF SILVACELLS TO TREES IN HARD SURFACING — SIZE SHOWN INDICATIVELY

PROPOSED HARD LANDSCAPE

- NATURAL STONE PAVING — GRANITE LINEAR PLANKS, 200MM WIDE X RANDOM LENGTHS (MAX 600MM, MIN 400MM) X 75MM DEEP. MIX OF GREY COLOURS, FLAMED FINISH
- CONCRETE PAVING TYPE 1 — CONCRETE LINEAR BLOCK PAVING, MIX OF 300X100MM AND 200X100MM, 80MM DEEP, MIX OF GREYS, MARSHALLS MYRIAD OR SIMILAR, LAID STRETCHER BOND.
- CONCRETE PAVING TYPE 2 — CONCRETE FLAGS, 900X300X50MM, MARSHALLS CELESTIA SKIMMED NEBULA OR SIMILAR, LAID STRETCHER BOND.
- CONCRETE PAVING TYPE 3 — TUMBLED CONCRETE BLOCK PAVING, MIXED SIZES 240X160, 160X160 & 120X160MM, 80MM DEEP, MARSHALLS TEGULA PENNANT GREY OR SIMILAR APPROVED, LAID RANDOM STRETCHER BOND.
- CONCRETE PAVING TYPE 4 — TUMBLED CONCRETE BLOCK PAVING, 240x160X80MM, MARSHALLS TEGULA PENNANT GREY OR SIMILAR APPROVED, LAID HERRINGBONE.
- CONCRETE PAVING TYPE 5 — CONCRETE FLAGS, 300x300MM & 250x300MM, 80MM DEEP, MARSHALLS MYRIAD TWILIGHT OR SIMILAR, LAID STRETCHER BOND.
- CONCRETE PAVING TYPE 6 — CONCRETE BLOCK PAVING, MIX OF 300X100MM AND 200X100MM, 80MM DEEP, CREAM, CHARCON ANDOVER TEXTURED OR SIMILAR, LAID STRETCHER BOND.
- CONCRETE PAVING TYPE 7 — CONCRETE FLAGS, 400X400MM, 50MM DEEP, MARSHALLS SAXON NATURAL OR SIMILAR, LAID STACK BOND
- CONCRETE PAVING TYPE 8 — GRANITE SAWN SETTS, 100X100MM, 100MM DEEP, SILVER GREY OR SIMILAR, LAID STACK BOND.
- CONCRETE PAVING TYPE 9 — CONCRETE FLAGS, 600X600MM, 50MM DEEP, MARSHALLS ORGANA LINEN OR SIMILAR, LAID STRETCHER BOND
- ASPHALT — TO HIGHWAYS / ENGINEERS SPECIFICATION
- RESIN BONDED GRAVEL — ADOASTONE RESIN BONDED SURFACING BY ADDAGRIP OR SIMILAR, NOMINAL 6MM AGGREGATE SIZE, COLOUR SCANDINAVIAN OR SIMILAR
- TOP DRESSED ASPHALT
- PLAY AREA SURFACE — SAFETY SURFACE TO LEAP & LAPS, RANGE OF COLOURS MACADAM TO MUGA
- CONCRETE — SMOOTH FINISH CONCRETE TO SKATEPARK

PROPOSED FEATURES

- WATER JETS — INDIVIDUAL WATER JETS INSTALLED FLUSH WITH ADJACENT PAVING
- ART WORK — DESIGN AND SPECIFICATION TBC
- WAYFINDER — DESIGN AND SPECIFICATION TBC

STREET FURNITURE

- FREESTANDING BENCHES (FB) — HARDWOOD TIMBER SLATED BENCH WITH GALVANISED LEGS, WOODSCAPE CLIFTON OR SIMILAR
- WALL MOUNTED BENCHES (WB) — HARDWOOD TIMBER SLATED BENCH FIXED TO TOP OF WALLS. WOODSCAPE CLIFTON OR SIMILAR
- MOVEABLE BENCHES (MB) — HARDWOOD TIMBER MOUNTED ON WHEEL TO WORK WITH RAIL TRACKS, BESPOKE DESIGN BY WOODSCAPE OR SIMILAR
- GOODMAN SQUARE BENCHES (GB) — HARDWOOD TIMBER MOUNTED ON SILVER GREY GRANITE BASE, WOODSCAPE EVO SEAT OR SIMILAR
- ACCESS GATE — 1.8M HIGH ACCESS GATE & RAILING POWDER COATED STEEL TO MATCH BALCONY BALUSTRADES
- RISING BOLLARDS (B) — FLAT TOP ROUND, MATT STAINLESS STEEL, 1000MM HIGH, 90MM0
- BOLLARDS (B) — FLAT TOP ROUND, MATT STAINLESS STEEL, 1000MM HIGH, 90MM0
- CYCLE STANDS — GALVANISED STEEL SHEFFIELD CYCLE STANDARDS, 715MM WIDE, 800MM HIGH.
- BINS (BN) — STEEL & TIMBER LITTER BIN MMCITE PRAX OR SIMILAR

BOUNDARY TREATMENT

- GLASS BALUSTRADE — 1.2M & 0.6M HIGH WITH STAINLESS STEEL FITTINGS
- LOW RAILING SET ON LOW WALL — 300MM HIGH RAILING SET ON 600MM HIGH BRICK WALL/ BRICK CLAD RAISED PLANTING BED
- FENCING — 1.8M HIGH TIMBER CLOSE BOARD FENCE
- RAILING — 1.2M HIGH RAILING POWDER COATED STEEL
- DECORATIVE RAILING — 1.2M HIGH ART DECO STYLE RAILING (SUBJECT TO LIAISON WITH ENGLISH HERITAGE)

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NOTES:

1. THIS DRAWING IS BASED ON BMD DRAWING BMD.17.023.DR.P100 OVERALL GENERAL ARRANGEMENT
2. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER LANDSCAPE DRAWINGS SUBMITTED AS PART OF THE OVERALL APPLICATION
3. THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION
4. DO NOT SCALE FROM THIS DRAWING
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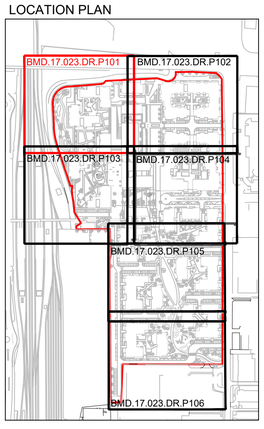
LOCATION PLAN



Rev	Description	Date
A	Pedestrian bridge amendments	27.09.18

Purpose of Issue
PLANNING

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BMD LANDSCAPE DESIGN PLANNING

Client
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Project
Broadwater Road, Welwyn Garden City

Drawing Title
Detailed General Arrangement - Sheet 1 of 6

Drawn	Checked	Approved	Date
DB	CC	RW	11.01.2018
Job No. 17.023	Scale 1:250	Sheet Size A1	Revision A

Drawing Number
BMD.17.023.DR.P101