

Play Areas

Cowm Top, Castleton, Rochdale

Prepared by PGLA Landscape Architects for
Barratt Homes & David Wilson Homes

FINAL REPORT | OCTOBER 2025

p g l a | landscape
architects

QUALITY CHECKED

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Revision: Final Report
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1.INTRODUCTION

PURPOSE OF THE DOCUMENT

- 1.1. PGLA Landscape Architects have been commissioned by Barratt Homes and David Wilson Homes to provide an overview of the play and recreation provision at the proposed residential development at Cowm Top, Castleton, Rochdale.
- 1.2. This study will demonstrate how the objectives of Condition 12 will be delivered as part of the operational programme.
- 1.3. The objectives are set out as follows:
- 1.4. *Condition 12: No above ground works shall take place until a detailed scheme of soft and hard landscaping for landscaped areas and Public Open Space (including but not limited to the western and central linear parks, seating areas and natural play areas within dry swales, southern NEAP and landscape buffers surrounding the site) shall be submitted to and approved in writing by the local planning authority. These details shall include:*
 - a statement setting out the design objectives and how these will be delivered;
 - indications of all existing trees and hedgerows on land including species, spread and maturity;
 - details of any retained trees, together with measures for their protection in the course of development;
 - planting plans;
 - written specifications (including cultivation and other operations associated with plant and grass establishment);
 - schedules of plants, noting species, plant sizes and proposed numbers/densities;
 - earthworks showing existing and proposed finished levels or contours;
 - details of any banks, terraces, other earthworks and retaining structures;
 - additional pedestrian access and circulation areas;
 - hard surfacing materials;
 - minor artefacts and structures (such as entrance features, furniture, play equipment, landscape decorations, refuse or other storage units, and signage), aligning where relevant with the approved NEAP and Trim Trail equipment listed under Condition 2;
 - retained historic or other landscape features and proposals for protection/retention (including the historic OS Datum stone located on the northern boundary); and
 - an implementation and phasing programme for landscaping and open space delivery.
- 1.5. The landscaping works shall be carried out in accordance with the approved details and the agreed implementation and phasing programme.
- 1.6. The completed scheme shall be managed and maintained in accordance with the scheme of management and maintenance (to be approved under Condition 15).

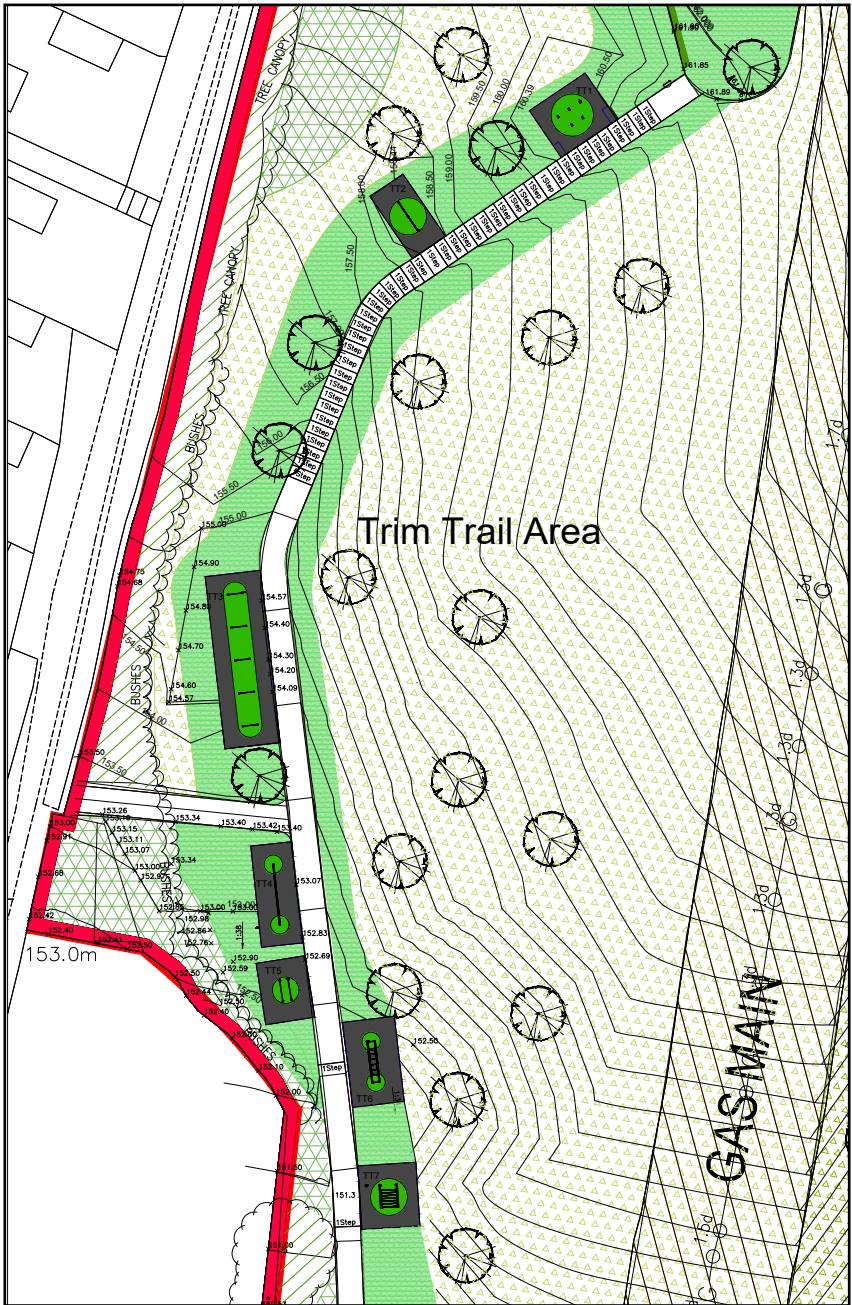


- 1.7. The plan in Figure 1 highlights the two areas of play provision and the detailed planting plans and equipment are included in this study.
- 1.8. The following pages describe the spaces labelled PA01 - and PA02 as well providing the supporting specifications and procedures identified in the wording of Condition 12.

2. Play Areas

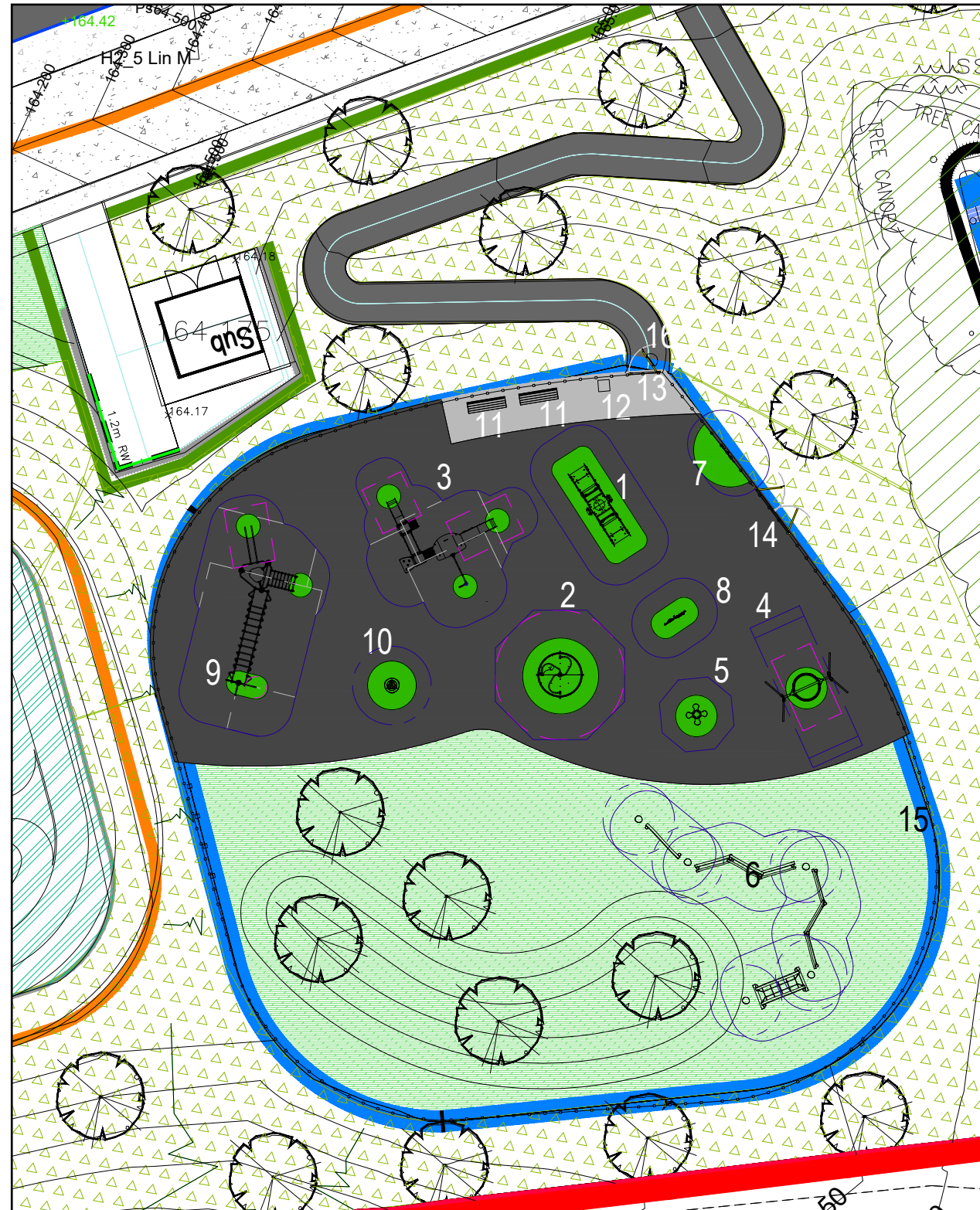
2.1. PA 01 Play Area with Trim Trail

- 2.2. This area is located within the POS on the western boundary of the development and includes equipment and a path combined for a Trim Trail. See Figure 2.
- 2.3. The specifications for the equipment can be found in Appendix 1.
- 2.4. The planting design allows for open space with hard wearing amenity grass with trees, hedges and shrubs introduced to create enclosure and an attractive space for recreation.



2.5. PA 02 Play Area with NEAP

- 2.6. This area is located within the POS on the southern boundary of the development and includes play equipment for a NEAP and an area of mounding with an activity trail set in hard wearing amenity grass. See Figure 2.
- 2.7. The specifications for the equipment can be found in Appendix 2.
- 2.8. The planting design allows for open space with hard wearing amenity grass with trees, hedges and shrubs introduced to create enclosure and an attractive space for recreation and play. The amenity space will contain an area of mounding and grassland planted with native trees as well as a hard surface play area enclosed with 1.0m high railings.



3. Condition 12 Responses

- 3.1. The following is a point by point response to the objectives listed in Condition 12:
- 3.2. Condition 12: No above ground works shall take place until a detailed scheme of soft and hard landscaping for landscaped areas and Public Open Space (including but not limited to the western and central linear parks, seating areas and natural play areas within dry swales, southern NEAP and landscape buffers surrounding the site) shall be submitted to and approved in writing by the local planning authority. These details shall include:
 - a statement setting out the design objectives and how these will be delivered;
 - indications of all existing trees and hedgerows on land including species, spread and maturity;
 - details of any retained trees, together with measures for their protection in the course of development;
 - planting plans;
 - written specifications (including cultivation and other operations associated with plant and grass establishment);
 - schedules of plants, noting species, plant sizes and proposed numbers/densities;
 - earthworks showing existing and proposed finished levels or contours;
 - details of any banks, terraces, other earthworks and retaining structures;
 - additional pedestrian access and circulation areas;
 - hard surfacing materials;
 - minor artefacts and structures (such as entrance features, furniture, play equipment, landscape decorations, refuse or other storage units, and signage), aligning where relevant with the approved NEAP and Trim Trail equipment listed under Condition 2;
 - retained historic or other landscape features and proposals for protection/retention (including the historic OS Datum stone located on the northern boundary); and
 - an implementation and phasing programme for landscaping and open space delivery.
- 3.3. The landscaping works shall be carried out in accordance with the approved details and the agreed implementation and phasing programme.
- 3.4. The completed scheme shall be managed and maintained in accordance with the scheme of management and maintenance (to be approved under Condition 15).

A statement setting out the design objectives and how these will be delivered;

Design Objectives

The design is underpinned by the following key objectives:

1. Access and Connectivity
 - Established a permeable and legible movement network.
 - Prioritised walking, cycling, and public transport.
 - Ensured inclusive access for all users.
2. Green Infrastructure
 - Integrated green spaces and corridors to support biodiversity and wellbeing.
 - Enhanced ecological connectivity and landscape character.
 - Provided multifunctional open spaces for recreation and habitat creation.
3. Street Hierarchy and Urban Structure
 - Defined a clear street hierarchy to support wayfinding and safety.
 - Promoted active frontages and coherent block structures.
 - Encouraged a sense of place through varied street typologies.
4. Block Form and Character Areas
 - Created distinct character areas that reflect local identity and heritage.
 - Used scale, massing, and materials to reinforce visual interest and cohesion.
 - Supported mixed-use and residential diversity where appropriate.
5. Sustainable Drainage (SuDS)
 - Incorporated SuDS features to manage surface water effectively.
 - Enhanced visual amenity and ecological value through integrated water-sensitive design.
 - Supported climate resilience and long-term environmental stewardship.

Delivery Strategy

- 3.5. To ensure the successful delivery of these objectives, the following approach will be adopted:

- Contextual Analysis - A thorough assessment of the site's physical, social, and environmental context informed all design decisions.
- Stakeholder Engagement - Ongoing consultation with local authorities, community groups, and technical stakeholders will ensure the design reflects shared priorities and aspirations.
- Iterative Design Development - The design evolved through a structured process of concept testing, refinement, and review, ensuring responsiveness to feedback and emerging best practices.
- Integrated Design Coordination - Architecture, landscape, and infrastructure was developed in parallel to ensure a cohesive and functional outcome.
- Quality Assurance and Implementation - Design quality will be maintained through detailed design stages, planning compliance, and construction oversight, to ensure that delivery aligns with the approved vision.

Indications of all existing trees and hedgerows on land including species, spread and maturity;

Details of any retained trees, together with measures for their protection in the course of development;

- 3.6. This information is provided within the Tree Survey, AIA and Tree Protection Plans submitted with the planning application.

Planting Plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities;

- 3.7. See Appendix 3

earthworks showing existing and proposed finished levels or contours; details of any banks, terraces, other earthworks and retaining structures; additional pedestrian access and circulation areas; hard surfacing materials;

- 3.8. See Appendix 4

minor artefacts and structures (such as entrance features, furniture, play equipment, landscape decorations, refuse or other storage units, and signage), aligning where relevant with the approved NEAP and Trim Trail equipment listed under Condition 2;

- 3.9. See Appendices 1 & 2 for detail of play and trim trail equipment.

retained historic or other landscape features and proposals for protection/retention (including the historic OS Datum stone located on the northern boundary); and

3.10. The Ordnance Datum Benchmark does appear on the 1851 OS mapping but OS haven't used or maintained the Benchmarks for over 30 years as they have been superseded by GPS. Notwithstanding that the developer has no intention to move or restore it as is outside the application boundary, in land controlled by others and it is the property and responsibility of Ordnance Survey. The OS Datum Point will not be removed or affected by the proposed development.

an implementation and phasing programme for landscaping and open space delivery.

The landscaping works shall be carried out in accordance with the approved details and the agreed implementation and phasing programme.

The completed scheme shall be managed and maintained in accordance with the scheme of management and maintenance (to be approved under Condition 15).

3.11. The above detail and information will be included in the Landscape and Ecological Management Plan provided by TEP to satisfy Condition 15.



Appendix 1 - Trim Trail Specification



Designer of play and sports areas

Cowm Top Trim Trail Rochdale

Who are Proludic?

Established in 1989

6 Subsidiaries, 50+ Distributors.

100,000+ Play Areas installed worldwide

3rd largest Play Manufacturer in Europe

Family Owned Organisation



-  Established in the UK since 2002
-  Experienced and dedicated Design Team
-  Approach challenges with excitement
-  Support throughout the entire process

Proludic - Committed to being your perfect partner

Guaranteed Quality...

Proludic have been awarded several prestigious awards over the years which is testament to the innovation and quality of our products and projects

Awards



Janus de l'industrie



Janus du service



Janus de la cité



Accreditations



Our promise to you...

“As active members of the Association of Play Industries (API), Proludic support the implementation of innovative and dynamic play. This must be done using high quality materials, by a skilled workforce and within EN standards to ensure that a safe and durable solution is delivered.

Proludic are an ISO 9001 approved manufacturer but our commitment to excellence extends far beyond this. In a bid to raise the bar to the highest possible level, Proludic also monitors and manages its subcontractor partners on; health and safety, communication and on-time delivery, as well as other key performance indicators to ensure a smooth and successful delivery is experienced from start to finish”.

- Rob Baker - Managing Director

Proludic - Committed to being your perfect partner

What Sets Us Apart?



1 Competitive on price, driven by design



2 Exceeding our customers needs



3 The innovators in our industry



4 Consultation and engagement

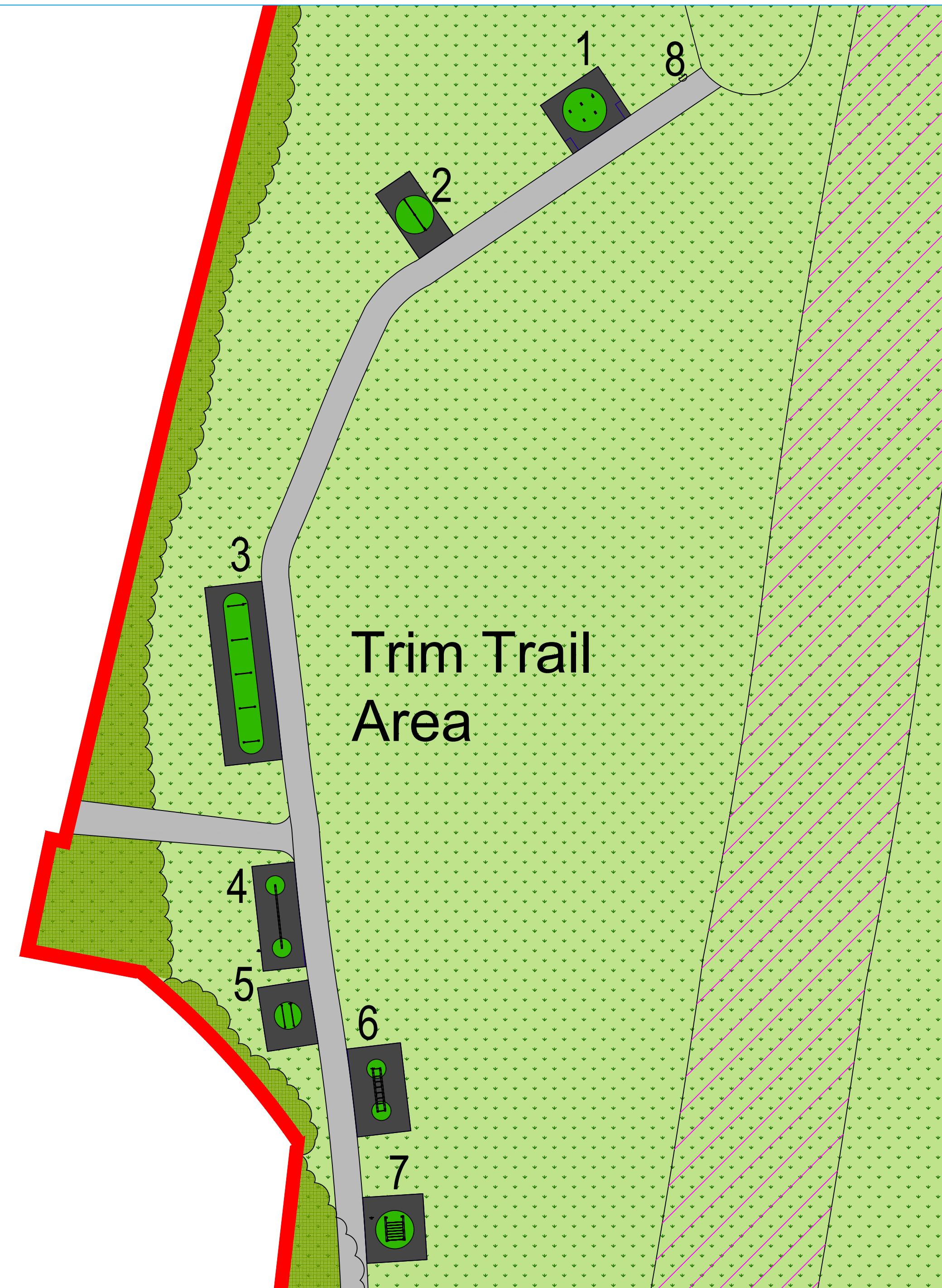


5 Funding direction and support

Contents

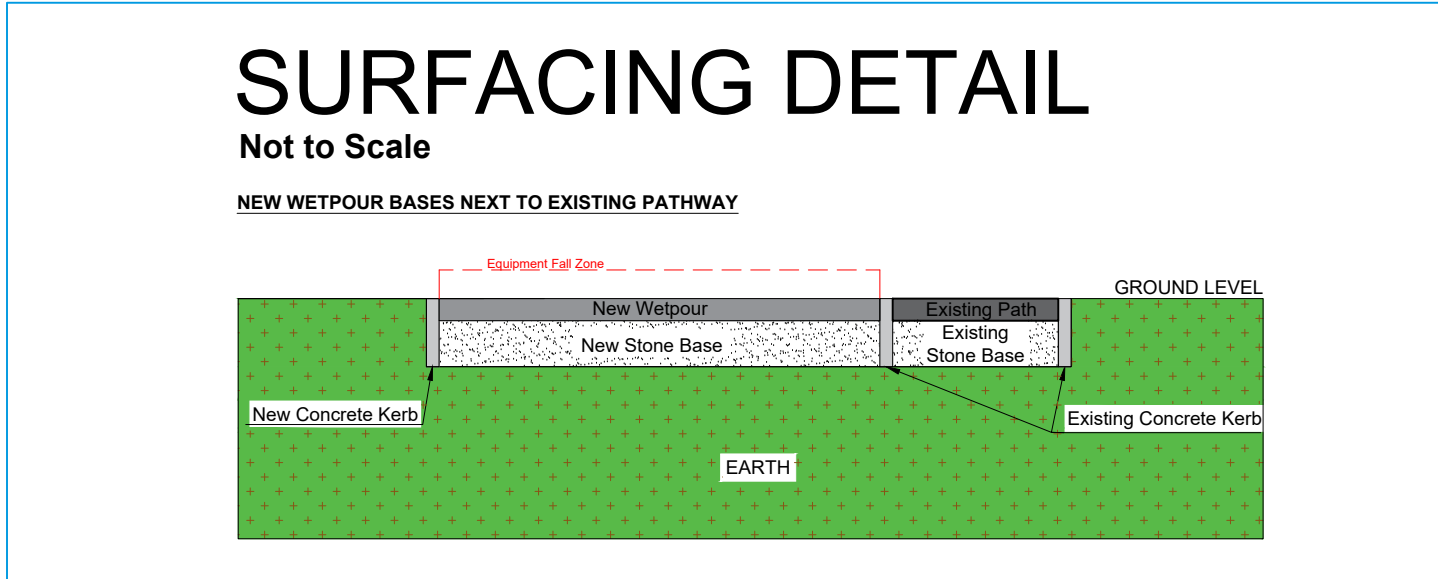
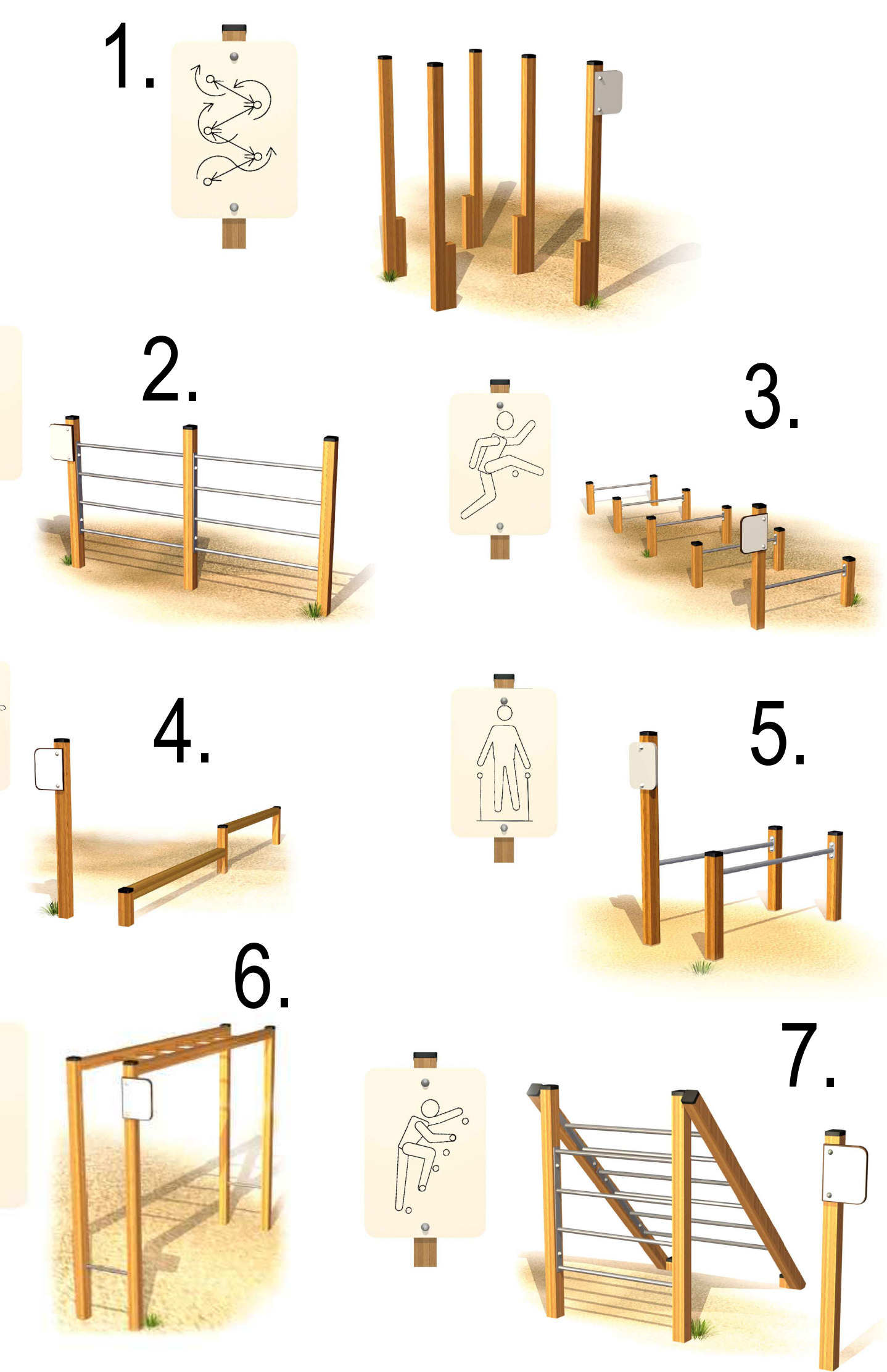
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Play Values	2
Datasheets	3
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Cowm Top Trim Trail Rochdale

Barratt Homes Manchester



ITEMS LIST

Play Equipment

1. Junior Slalom	Ref: JPS10A-J
2. Junior double wall bars	Ref: JPS11A-J
3. Junior Hurdles	Ref: JPS12A-J
4. Balancing Beam	Ref: JPS14A
5. Junior Parallel Bars Wooden	Ref: JPS15A-J
6. Junior Monkey Bars	Ref: JPS21A-J
7. Climbing Bars	Ref: JPS22A

Ancillaries

8. Signs Express A3 STANDARD Fitness Area Notice Sign	Ref: UKA3PP
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Safety Surfacing

Area to be surfaced with 182m² Wetpour. Critical fall heights as follows:

182m² Total Wetpour:

- 144m² @ 1.2m or less
- 17m² @ 1.3m
- 21m² @ 1.7m

Colour breakdown:

- 132m² - Black
- 50m² - Standard Green

Groundworks

- 182m² Excavation into GRASS up to 200mm deep (spill off site)
- Supply & Lay 182m² MOT Type 1 Stone 100mm Deep (50m²+) loose load
- 105Lm Concrete Kerb Flat Top Edging (PCC) 900x150x50mm

Miscellaneous

- Preliminaries included
- Post Installation Inspection included

Optional Extras

- Proludic Inspect Package - SILVER - 1x Independent RPII Annual Inspection & 3x Independent RPII Operational Inspections
- Proludic Protect Package - GOLD - 1x Annual Maintenance Service, 1x Independent RPII Annual Inspection & 3x Independent RPII Operational Inspections

Subject to full site survey from a Proludic Representative.

Based on a flat fully established grass site.

PCC Edging for Wetpour surfacing has been costed for as if the proposed pathway edges will be in situ upon Proludic's arrival on site. If this is not the case, additional costs will incur.

Wetpour guarantees are only valid when laid onto appropriate subbase with pre-cast concrete edging (PCC) to the manufacturer's specification. Wetpour guarantees will not be applicable when wetpour is laid onto any existing surface this includes (but not limited to) existing wetpour, paving slabs, tarmac & concrete.

All Rubber Surfacing colours are subject to ultra violet light degradation and as such total colour stability cannot be guaranteed. Consistency of shade or pigment in this recycled product cannot be guaranteed. Coloured Coated Surfaces may lose their coating and pigment from the recycled product may come off on clothes and cause staining.

Preliminaries have been included within your quotation, these equate to site setup, safety fencing, safety signage, welfare, offloading of equipment, storage & waste removal.

Measurements taken from client drawing Ref: 203001-Planning Layout - Rev 002 (1). Measurements correct at time of CAD drawing.

Topsoil & Turf/Seed to be done by others (watering is the responsibility of others and has not been costed for).

All pathways, furniture, planting, mounding and any other soft landscaping works not mentioned above are to be done by others.

Some images shown are for illustrative purposes only. The quote and items list will show the exact equipment used.

PRODUCT KEY

	Grass (by others)		Grassmat and wearpads
	Pathways (by others)		Gas main area (by others)
	Planting (by others)		Free Space
	Free Fall		Trees (by others)

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Play Value



Social Play



Role Play



Agility



Balancing



Climbing



Coordination



Ages: 6+

Users: 2

Play Values: 6

Play Elements: 1



Maximum fall height



Inclusive

Description

Play equipment which is more exercise-oriented also has a place in a playground. Children like to practice particular physical abilities. Their degree of success determines, amongst other things, their orientation within a group. The slalom improves general fitness, speed, agility, balance and coordination.

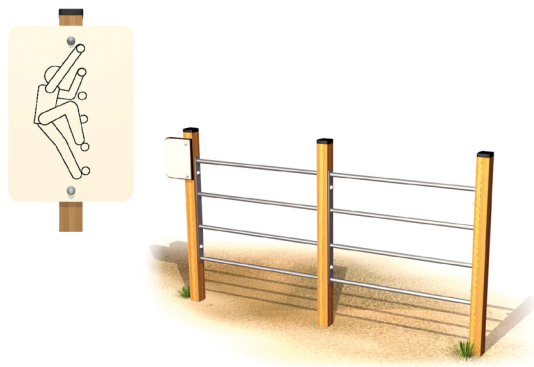
Inclusive Benefits



A child with autism may have difficulty with balance. However, if you provide a wide range of fun balancing activities within an activity trail with different heights, widths and motion it will allow autistic children to experiment.



Play Value



Social Play



Role Play



Agility



Balancing



Climbing



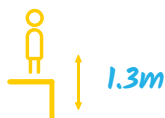
Coordination

Ages: 6+

Users: 2

Play Values: 6

Play Elements: 1



Maximum fall height



Inclusive

Description

Wall bars have many uses. They can be used simply for climbing and for coordination skills, or by more advanced gymnasts for resistance training, flexibility training or abdominal exercises. Users can hang from a higher bar with their back facing the bar and perform abdominal exercises, or hang facing the bar to stretch their back.

Inclusive Benefits



A child with autism may have difficulty with balance. However, if you provide a wide range of fun balancing activities within an activity trail with different heights, widths and motion it will allow autistic children to experiment.

Play Value



Bouncing x2



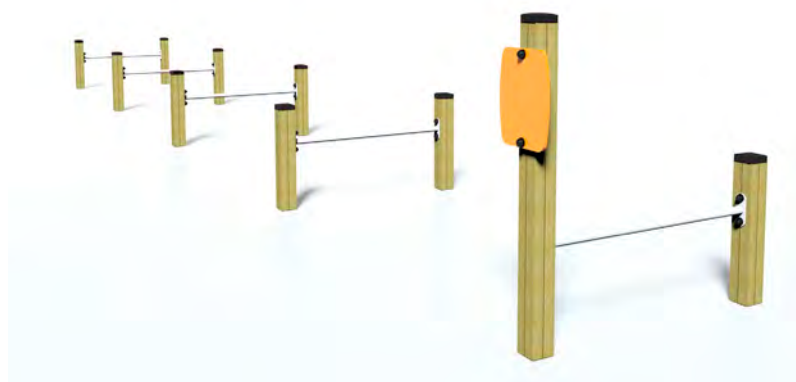
Agility



Social Play



Coordination



Ages: 6+

Users: 2

Play Values: 5

Play Elements: 5



0.4m

Maximum fall height

Description

Our trim trail equipment encourages children to test their agility, spatial confidence, and motor coordination. This unit, featuring a series of sturdy wooden posts connected by metal bars, is designed to challenge and enhance users' overall fitness, speed, agility, and coordination.

The varied heights and distances between the bars provide multiple difficulty levels, promoting balance and strength. The first post is equipped with an orange panel, offering an additional element for children to navigate around or use as a target for specific exercises. This versatile setup ensures an engaging and dynamic experience for all users.

Play Value



Social Play



Competitive



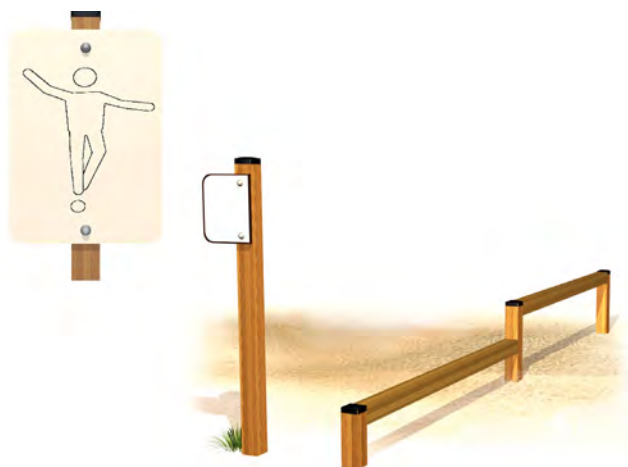
Agility



Balancing



Coordination

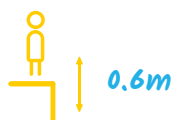


Ages: 6+

Users: 2

Play Values: 5

Play Elements: 1



Maximum fall height

Description

The balance beam will give children the opportunity to develop motor skills, balance and coordination either individually or as part of a group.

Inclusive Benefits



A child with autism may have difficulty with balance. However, if you provide a wide range of fun balancing activities within an activity trail with different heights, widths and motion it will allow autistic children to experiment.



Play Value



Coordination



Agility



Social Play



Ages: 6+

Users: 1

Play Values: 3

Play Elements: 2



Maximum fall height

Description

The Parallel Bars are excellent for developing upper body and core strength. Users can perform exercises such as dips and elevated press-ups. This unit features robust wooden posts and sturdy metal bars, ensuring safety and durability during workouts.

The different heights of the bars allow for varied exercises and difficulty levels, catering to users of different ages and fitness levels. The design encourages users to improve their strength and coordination in a fun and engaging way.

Play Value



Coordination



Hanging



Social Play



Crossing



Roleplay



Agility



Ages: 6+

Play Values: 6

Users: 2

Play Elements: 1



0.7m

Maximum fall height

Description

Play equipment that is more exercise-oriented also has a place in a playground. Children enjoy practising particular physical abilities, and their degree of success helps determine their orientation within a group.

These monkey bars allow children to test their agility and coordination. Featuring robust wooden posts and durable metal bars, this equipment is designed for safe and challenging play. The unit includes an orange panel, adding an extra element for children to navigate around. This setup ensures that children can develop their physical skills in a fun and engaging manner.

Exercise Value
Climbing Bars
JPS22



Ages: 14+

Users: 1

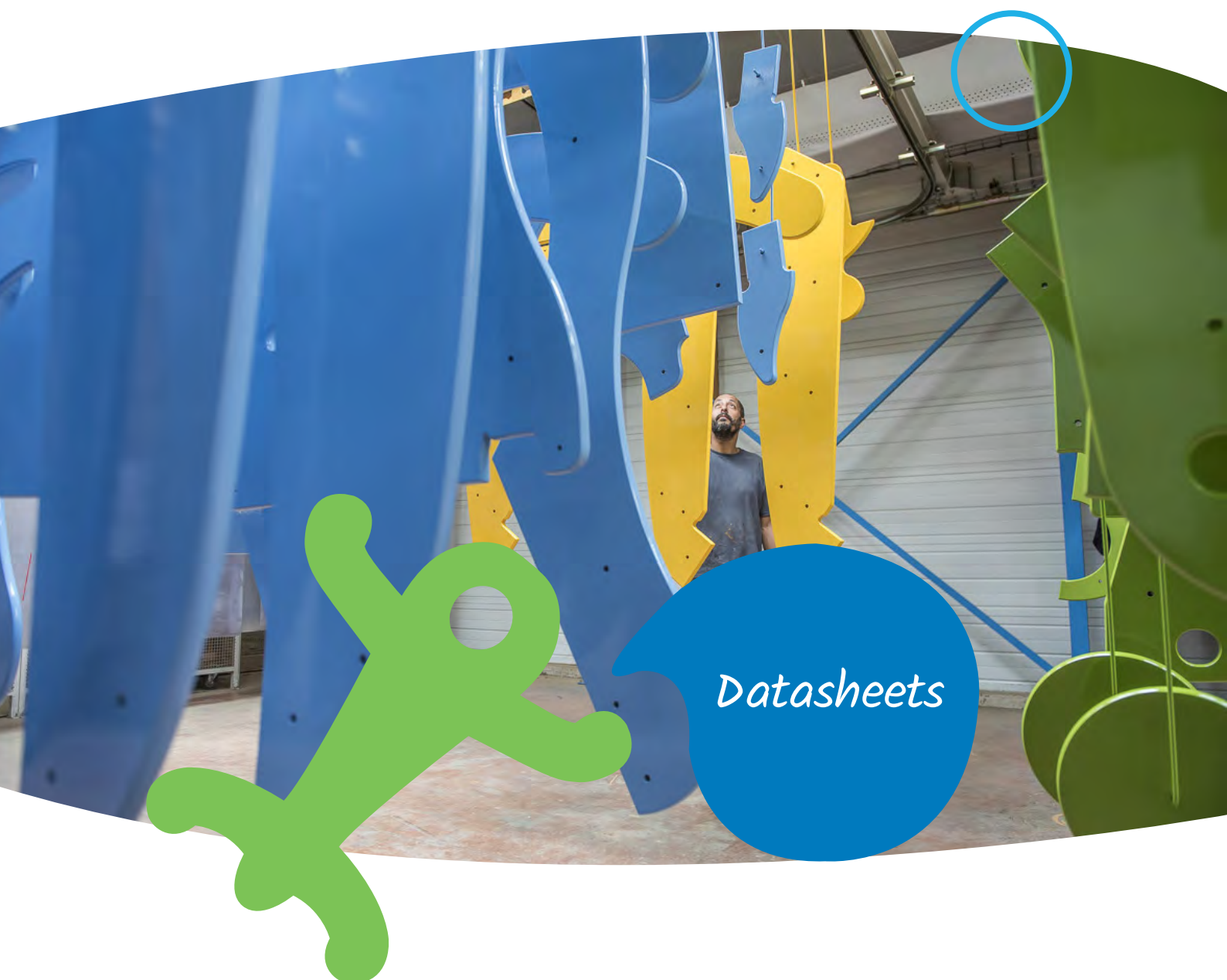
Description

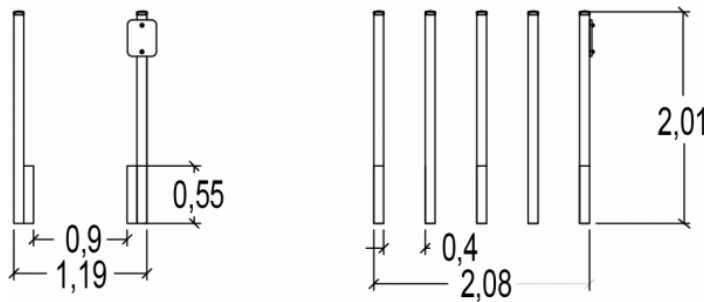
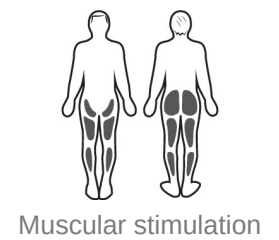
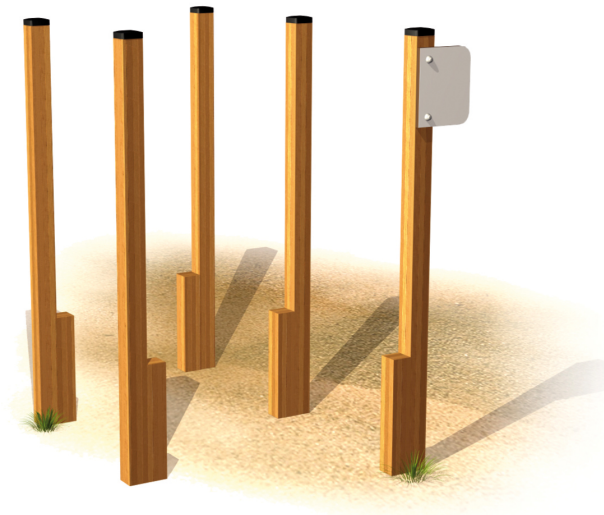
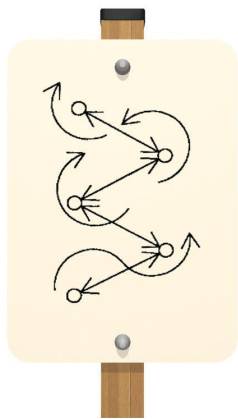
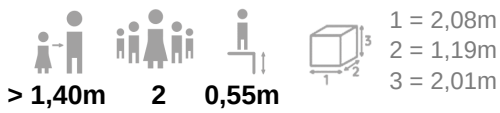
Children and young people like to practice particular physical abilities. Their degree of success determines, amongst other things, their orientation within a group. The climbing bars help improve cardiovascular fitness, physical strength, speed and agility.



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► Sports activities : 4

balancing



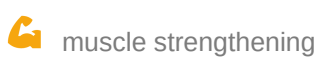
getting across



jumping



running

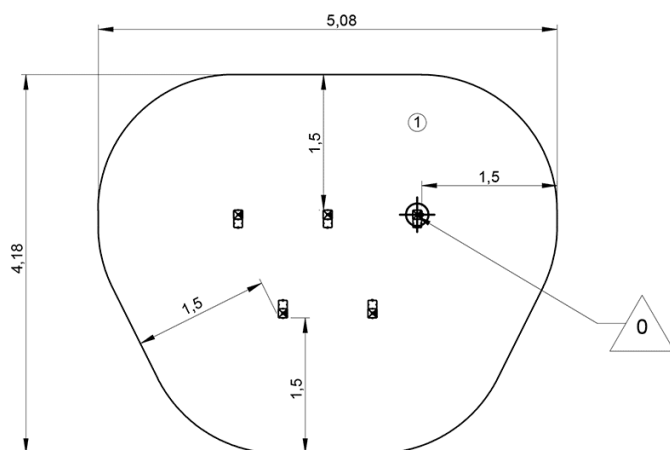


► Installation of equipment

IMPORTANT: It is essential to refer to the installation instructions for information on the size of the safety areas.

—— Impact area (minimum normative surface)

— · — Free space



1	0,55m	18m ²
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2



03h00

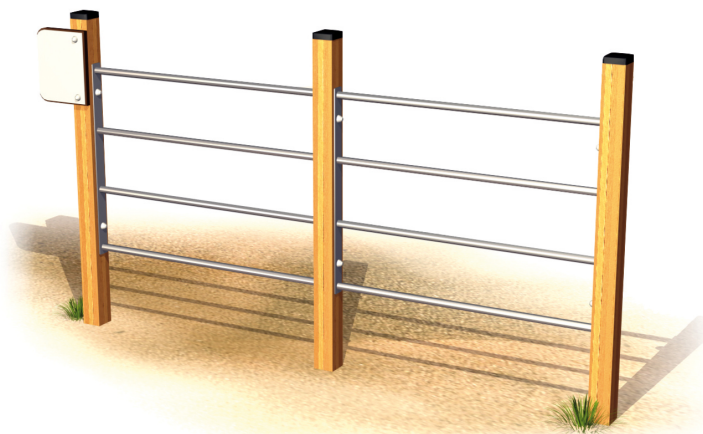
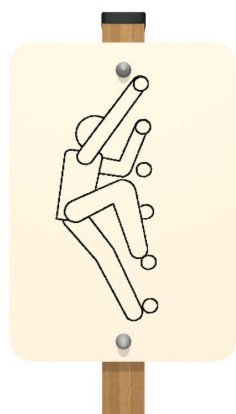
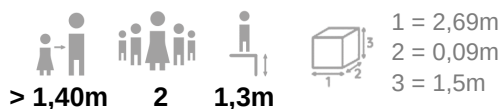
0.15m³18m²

81kg

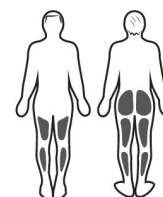


13kg

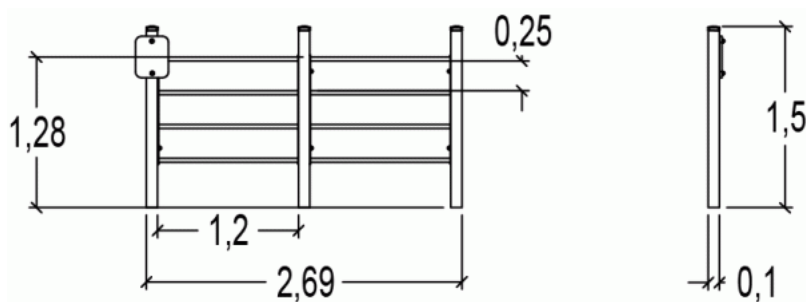




Sports formula



Muscular stimulation



► Sports activities : 8

balancing



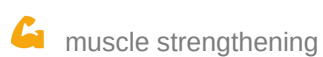
climbing



Push-ups



Squats

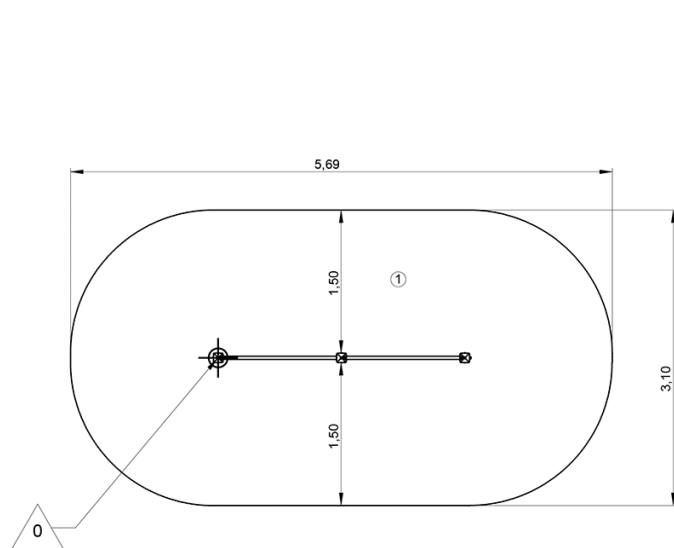


► Installation of equipment

IMPORTANT: It is essential to refer to the installation instructions for information on the size of the safety areas.

———— Impact area (minimum normative surface)

- - - - - Free space



1	1,3m	16m ²
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2



02h00

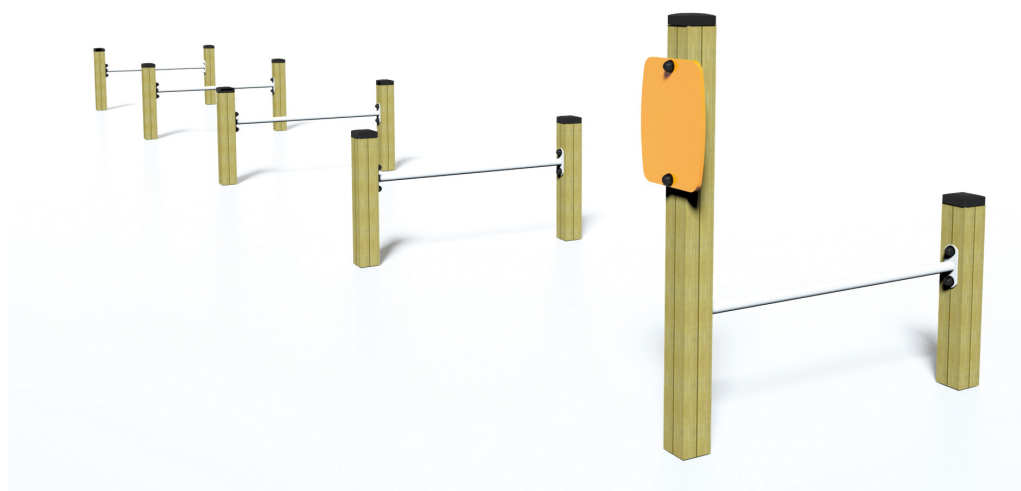
0.1m³16m²

59kg

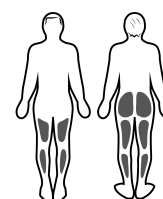


13kg

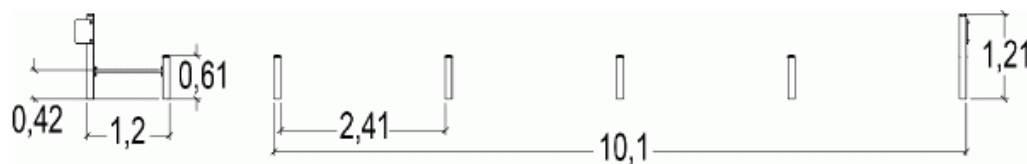




Sports formula



Muscular stimulation



► Sports activities : 3

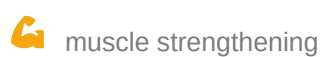
balancing



jumping



running

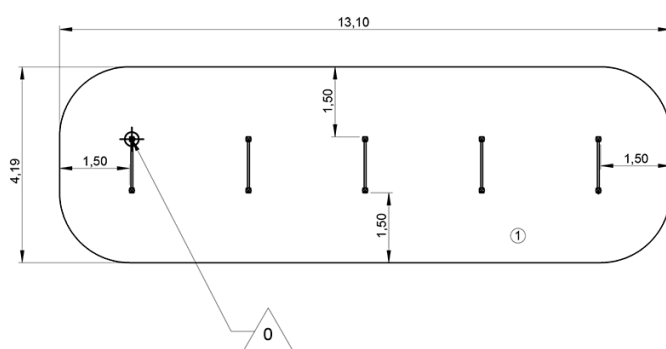


► Installation of equipment

IMPORTANT: It is essential to refer to the installation instructions for information on the size of the safety areas.

———— Impact area (minimum normative surface)

- - - - - Free space



1	0,4m	53m ²
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2



01h45

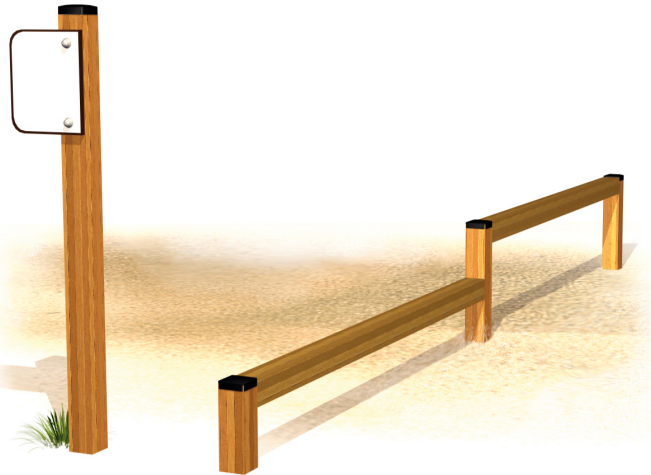
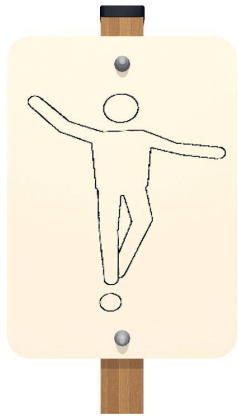
0.3m³53m²

76kg

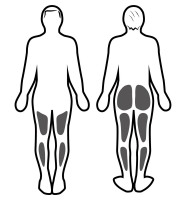


9kg

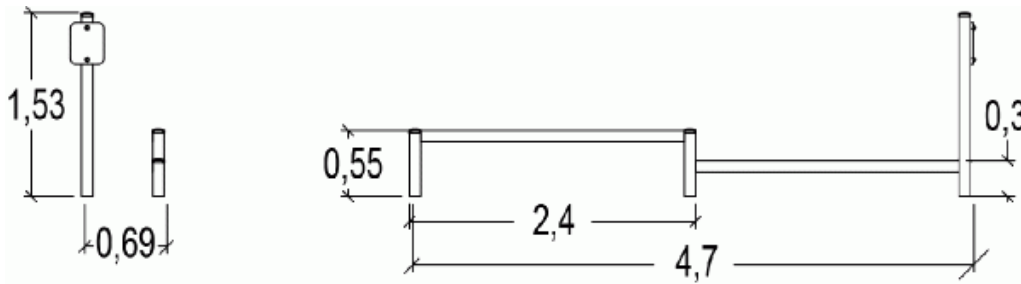




Sports formula



Muscular stimulation



► **Sports activities :** 6

balancing

getting across

walking



muscle strengthening

heart health

balance

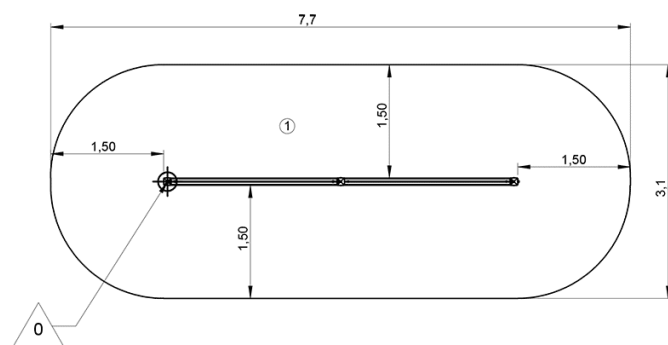
coordination

► Installation of equipment

IMPORTANT: It is essential to refer to the installation instructions for information on the size of the safety areas.

 Impact area (minimum normative surface)

 Free space



1	0,6m	22m ²
---	------	------------------



1



01h00

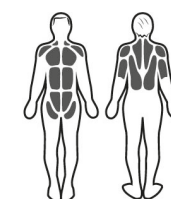
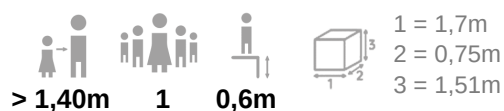
0.1m³22m²

42kg

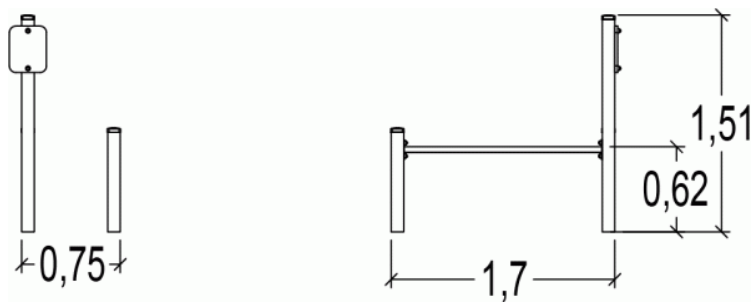


11kg





Muscular stimulation



► **Sports activities :** 3

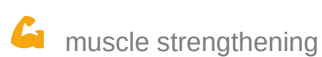
Pull-ups



Dips



Push-ups

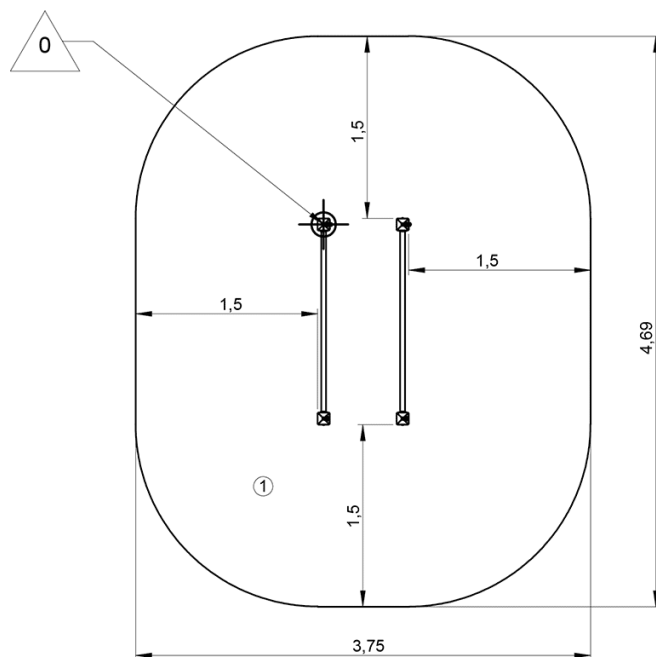


► Installation of equipment

IMPORTANT: It is essential to refer to the installation instructions for information on the size of the safety areas.

 Impact area (minimum normative surface)

 Free space



1	0,6m	16m ²
---	------	------------------



1



01h00

0.1m³16m²

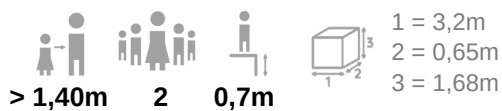
38kg



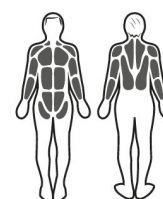
11kg

EN

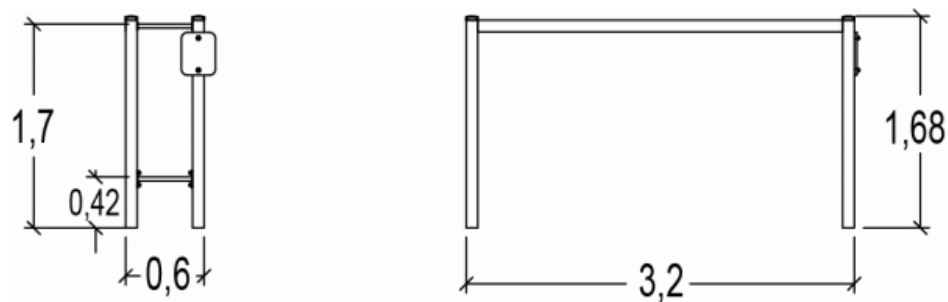
16630



Sports formula



Muscular stimulation



► Sports activities : 3

getting across



x1

hanging



x1

Pull-ups



x1

 muscle strengthening

 heart health

 balance

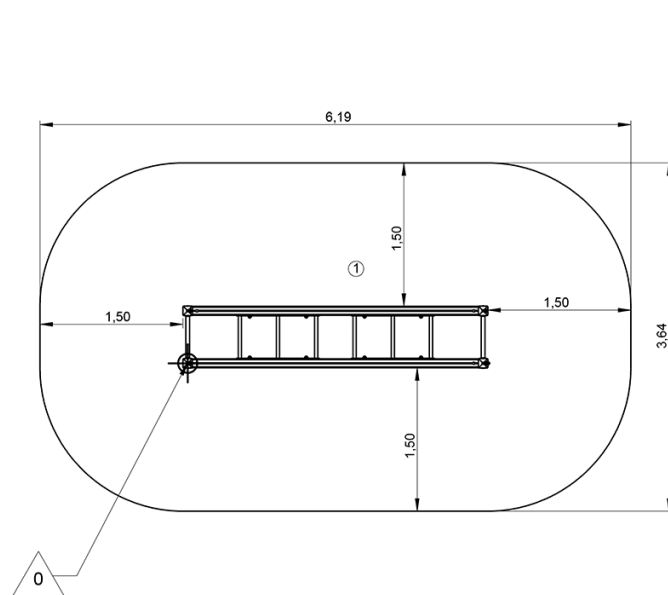
 coordination

► Installation of equipment

IMPORTANT: It is essential to refer to the installation instructions for information on the size of the safety areas.

 Impact area (minimum normative surface)

 Free space



1	0,7m	21m ²
---	------	------------------



2



01h45

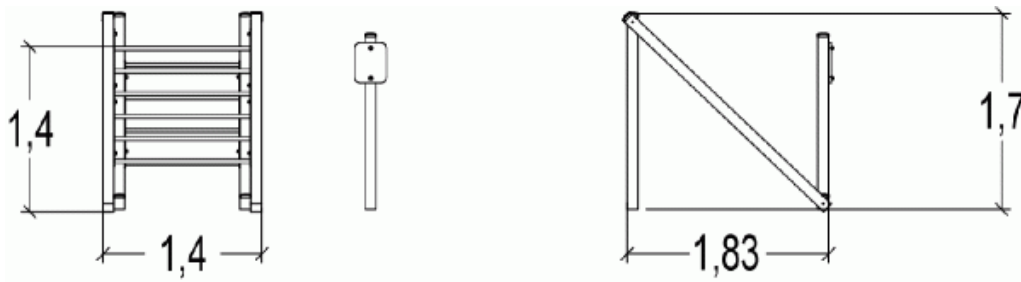
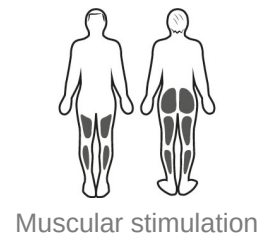
0.1m³21m²

100kg



46kg

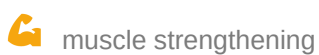




► **Sports activities :** **3**

getting across

climbing

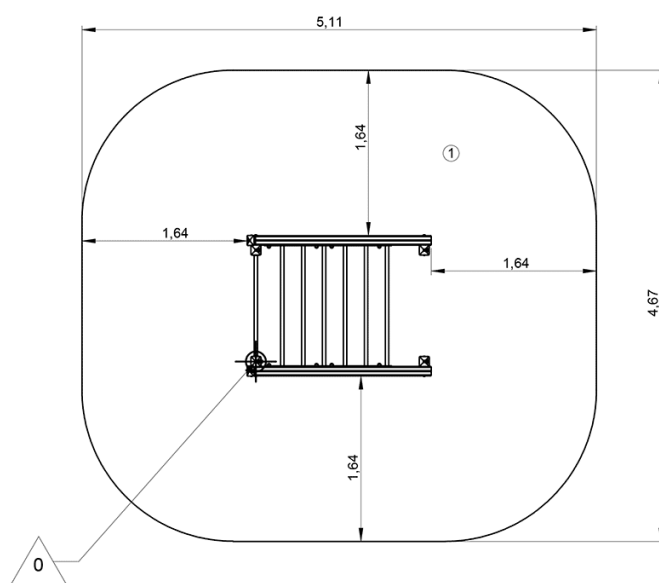


► Installation of equipment

IMPORTANT: It is essential to refer to the installation instructions for information on the size of the safety areas.

— Impact area (minimum normative surface)

- - - Free space



1	1,7m	22m ²
---	------	------------------



2



01h30

0.1m³22m²

90kg



13kg



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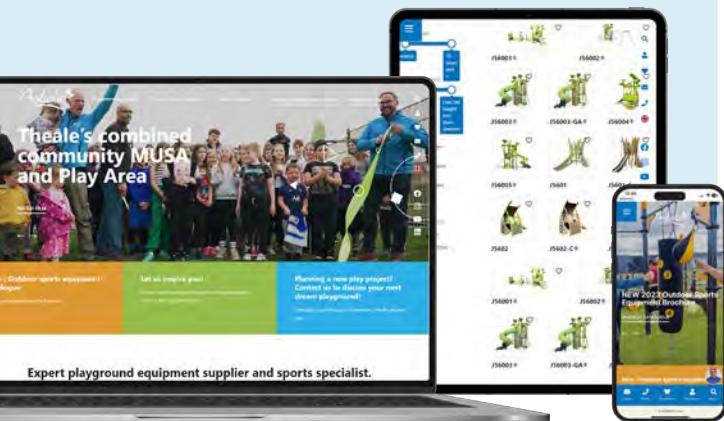


Maintenance and Aftersales

We understand the importance of keeping your park in play and we work to high targets to maintain a high level of service and standards.

Our after-sales department is open Monday to Friday 8:30 – 5pm, and can be reached by telephone, email and online. They are able to react quickly to all enquiries.

We have a team of Contracts and Aftersales Coordinators. Your dedicated Aftersales Coordinator will be **Clare Harper**. Clare can be contacted on **0115 982 3980** or by email: aftersales@proludic.co.uk



We will provide your maintenance team with a **unique log in to the client area of our website**; where you are able to report maintenance issues using the 'new' aftersales service that allows instant image uploads directly from site, along with a short description, enabling our team to identify replacement parts required (See following page).



KPIs monitor aftersales enquiries with a targeted **100% response rate within 24 hours** of initial enquiry

Our Customer Service Department will handle all requests efficiently, acting at two levels:

- 1. Diagnosing problems** encountered on site and providing a suitable solution e.g., replacement, repairs etc.
- 2. Distributing replacement parts** for elements that have undergone normal wear and tear or vandalism.

Meet Ben Jones, our **in-house Maintenance Manager** with extensive Proludic knowledge from six years as an Area Manager. He handles complex maintenance issues either on-site or through qualified representatives.

We maintain a substantial stock of common spare parts in the UK, delivered within **1-7 working days** via Royal Mail special delivery, ensuring minimal downtime for your play area. For non-UK parts, our French manufacturing facility ships directly via UPS in 10-20 working days (this is due to current UK/EU shipping delays), with a 24-hour delivery notification. Large parts are managed by a logistics company.



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Maintenance Operations

The advised frequency of maintenance operations is for your information only and should be adapted according to the site, the conditions as well as the level of use and exposure of the equipment. The installation instructions should be retained by those responsible for the maintenance of the equipment.

FREQUENCY	INSPECTION POINTS	ACTIONS
WEEKLY	Visual inspection of play area looking for immediate safety hazards	
	Inspect safety surfacing	Even up/complete accordingly
QUARTERLY	Operational inspection	Action according to findings
	General stability of the equipment	
	Tighten assembly points	Tighten if necessary
	Inspect the components for traces of wear (wear rings, cables, chains, thrust washers, shock absorbers)	Replace if necessary
ANNUALLY	Annual inspection	Action according to findings
	Resistance of anchorage elements	Fix again if necessary
	Aging of the components (traces of rotting, corrosion, disintegration, detachment of the blade)	Repair or replace if necessary
	Presence of protection elements (caps and tops) and identification elements (zero level, manufacturing plate).	Replace if necessary
	Absence of pinching (fingers and strings more specifically)	Adjust if necessary
	State of safer surfacing	Clean, level out, complete according to the nature of the floor if necessary
	For Multi-Use Games Areas: Check the stability of the structure according to EN15312:2007 specifications	

Post Installation Inspections

We manage health and safety on our sites by undertaking post installation inspections prior to the project sign-off and handover.

The post Installation Inspection comprises of the following:

A Full Written Report: including photographs - also covering the quality of the installation and equipments finish.

Site Inspection: on completion will check: Orientation, minimum space requirements, check traffic flows.

General Design Safety: assess general finish and work standards, give recommendations on inspection and maintenance.

Ancillary Items check all for condition, installation, suitability (e.g. standard compliance where relevant).

Equipment Check: for compliance with agreed standard EN1176, correct installation, any missing, damaged or inappropriate parts and general safety.

Surfacing Check: for correct areas, correct depth for the fall heights involved and correct installation, in line with EN1177.

Risk Assessment: required by the management of Health and Safety Regulations, providing recommendations for any additional action and special maintenance requirements.

Disability Assessment: A very basic assessment of accessibility as required by the Disability Discrimination Act is supplied with the report.

Any arising issues/snagging where appropriate will be dealt with by Proludic and their relevant installation partners. At this point the report will be updated as required and the clean report passed onto the developer site and office teams for confirmation the area is appropriate and signed off for use.

Inspect Protect



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Maintenance Definitions

Handover:

A handover meeting will be scheduled on site and the proposed adopter will be given:

1. The clean/addressed PII report
2. Access to the unique online owners portal
3. Access to the generic Proludic Maintenance Guide

Any additional adopter snagging comments will also be addressed at this stage. Only once adoption is confirmed will the H&S heras fencing be dropped and the site opened to the public.

Ongoing Management and Maintenance:

Owners Portal: on delivery of a project we provide a access code to our dedicated Aftersales section of our website (www.proludic.com). All accessible documents from the project file include:

- Assembly instructions with all parts detailed and coded
- Certificates of conformity for all the products installed
- Product identification sheets
- Maintenance schedules
- Maintenance guide offering useful hints and tips
- Installation guides



Inspection Schedule: inspections should cover the whole of the site and not just the equipment. Pathways, fences, seats etc all need to be checked in line with the defined system of inspections recommended for children's playgrounds.

Routine Inspection: these will look at the equipment's basic condition, especially faults due to recent vandalism. Such inspections will be recorded on a simple sheet or book and will cover our manufacturers guidelines.

Annual Inspection: these should be carried out by a specialist not connected with the playground operator or manager. It will look at vandalism, minor and major wear, long-term structural problems, changes in standard compliance and design practice, risk assessment etc. These inspections will be sure to cover our manufacturers guidelines (in-line with the attached manual).

Maintenance: the inspection programme will feed directly into the maintenance schedule for the area for repairing faults and replacing parts. This will also be delivered according to our manufacturers guidelines.

Our Online Aftersales Service

Knowing exactly what replacement parts you need for your play or sports area can sometimes be challenging. We wanted to develop a system to remove this roadblock and simplify the maintenance process.

Here we have outlined a step-by-step process to the right which you can follow on your aftersales dashboard to allow us to help you find the right replacement for any Proludic equipment.

Need help?

Take a picture of your Proludic product.
Our experts are here to help you find the spare parts you need.



Scan here for our
Aftersales web service



Scan here to watch
our Aftersales video



I need help.

Take a picture of your product. Our experts will help you find the parts you need.

General view of the equipment or identification plate

1. Select a photo of your product

Images must be in JPG or PNG format



Select your file
Maximum upload size 5MB

2. Write a short description

Please provide us with any information to help identify the product has a problem (year of purchase, product reference etc).



Detailed view of the part

1. Select a photo of your product

Images must be in JPG or PNG format



Select your file
Maximum upload size 5MB

2. Write a short description

Please detail the problem encountered here



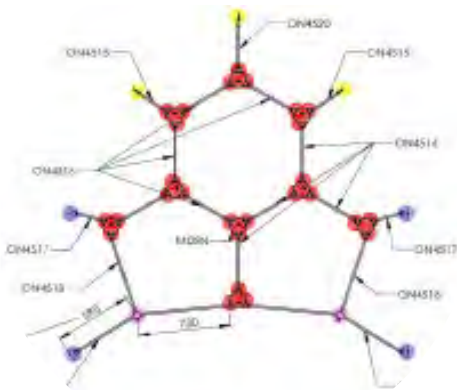
Wear Parts and Their Benefits

All of our fixings within our designs are common parts used throughout our ranges and are available from stock.

Almost every element of Proludic equipment can be broken down into small parts for replacement and has purposely been designed this way.

We utilise parts that can easily be replaced. If there is wear or a breakage on part of an item, we can order the small part rather than a whole part of a unit. From a maintenance aspect this provides huge time and cost savings for our clients. A recent example has been included on the following page.

Example of wear parts...



The cost to replace the whole net is £894.93. Whereas, the cost to replace two rope assemblies is £73.74 Saving the customer £821.19!

Estimated cost for spares for the next 15 years

1-2 Years - (Covered Under Warranty)

3-5 Years - 0.25% of the equipment total

6-10 Years - 0.5% of the equipment total

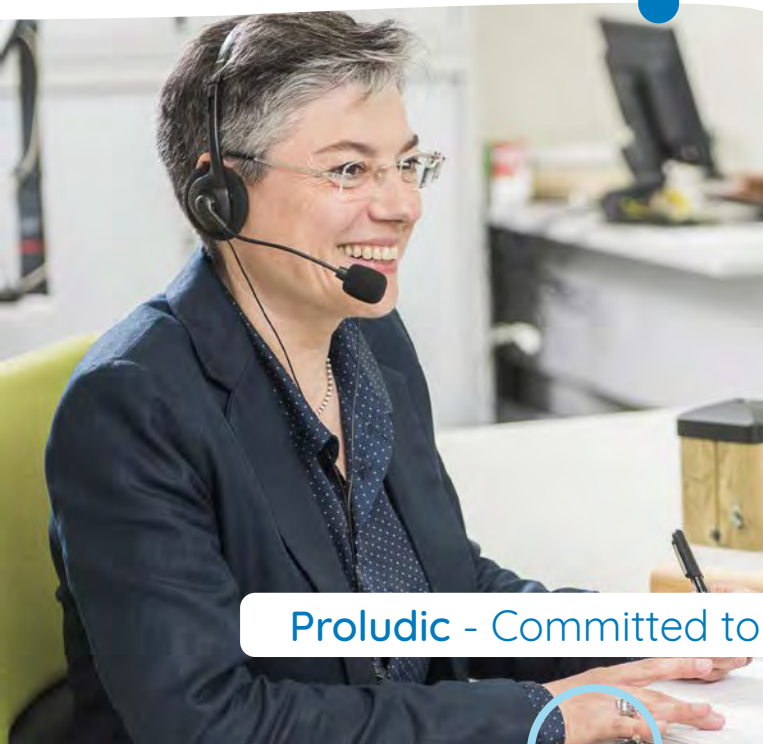
11-15 Years - 2% of the equipment total

Please note the above figures relate to the supply only cost of spare items for equipment. The estimate assumes an average level of usage, in line with an appropriate inspection and maintenance schedule (as outlined in the [Proludic Maintenance Guide](#)).

Scan here for the
Proludic Maintenance Guide



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Proludic Guarantees



Lifetime warranty for any structural failure of sport or play products due to a material or manufacturing failure of:

- Panels (coloured compact / high density polyethylene non-slip compact)
- Posts and supporting structures (painted galvanised steel, galvanised steel, stainless steel)
- Stainless steel tubes

25 years against structural failure on our sports and play equipment due to material or manufacturing defects on lacquered plywood panels and non-slip plywood panels.

15 years against structural failure on our sports and play equipment due to material or manufacturing defects on Robinia wood.

10 years for any structural failure of sport or play products due to a material or manufacturing failure of:

- Metal components (with the exception of springs, moving or mechanical parts and fixings)
- Planks and treated timber frame posts
- Metal crimps and rope assemblies

5 years for any structural failure of sport or play products due to a material or manufacturing failure of:

- Springs and mechanical systems
- Moulded or rotary moulded plastic parts (with the exception of moving parts)

2 years for any defect or manufacturing fault of component parts.

Proludic prides itself on offering unambiguous guarantees to ensure our clients can confidently and quickly identify what they are getting. **No caveats, no clauses, just market leading honesty.** Install on the beach or in the mountains, you are covered!

What we deem a lifetime: Playground equipment changes and develops over time and changes in the requirements of a community mean that in best practice playgrounds should be updated and refreshed within a 25-year period. However, we guarantee our equipment for however long our clients wish for the unit to be in situ, even if this is 45+ Years.



Proludic - Committed to being your perfect partner

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When it comes to sustainability,
we're not playing around.

A proactive environmental policy

Building a brighter future through

Sustainability

We've taken an approach to sustainability that not only ensures we minimise our impact on the planet, but keeps young adventurers learning, exploring and developing for years to come.

9.12
out of
10

Repairability Index

90%

of our playgrounds
fully functional after
15 years... even with
ply decks!

ISO 9001
& ISO 14001
certified
manufacturer

Environmental Policies and Commitments

For more information on Proludic's commitments to sustainability and our environmental policies, scan the QR code:



SCAN ME!

How we do it



1. We source our wood from PEFC certified sustainable forests.



2. We manufacture all our equipment at our own factory in Vouvray, France.

3. Our supply chain allows us to deliver equipment worldwide without the need for third parties.



4. Installing playgrounds around the world ensures we keep children happy, active and developing for years to come.



Proludic

Lifetime
guarantees*
warranty on playgrounds
and sports areas

93%
of production
waste recycled

30%
Lower CO₂ emissions

All of our wood is sourced from the Programme of the Endorsement of Forest Certification (PEFC) sustainable sources, not just our wooden Robinia range!

Unlike some of our competitor's exclusively 'green' ranges, we use sustainable wood sources throughout our entire range of products as standard. Remember, even our HPL (High Pressure Laminate) consists of 70% wood fibre!

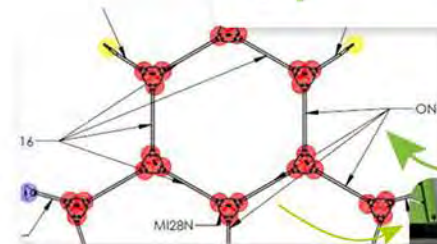
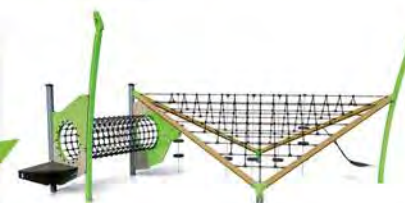
Reducing costs & waste through maintenance

As our products have a high repairability index, we can offer individual replacement parts rather than replace whole sections. Unlike our competitors who still replace the entire piece, we can cut costs and reduce waste by fixing the issue using our modular approach.

Longevity and Durability

Proludic pride ourselves on offering unambiguous, market leading guarantees to ensure our clients can confidently and quickly identify what they are getting. No caveats, No clauses just market leading honesty. Install your playground on the beach or in the mountains... we've got you covered!

Some competitors
would replace this
whole net!



Proludic can
replace individual
ropes & clasps

(do not) Hit the Deck!

Some of our competitors use HPL (High pressure laminate) and panels measuring to only 8mm thick!





Proludic's environmental policy is one of the company's core values, and was awarded ISO 14001 certification in 2006, followed by PEFC certification in 2015

The main stages of sustainable development at Proludic

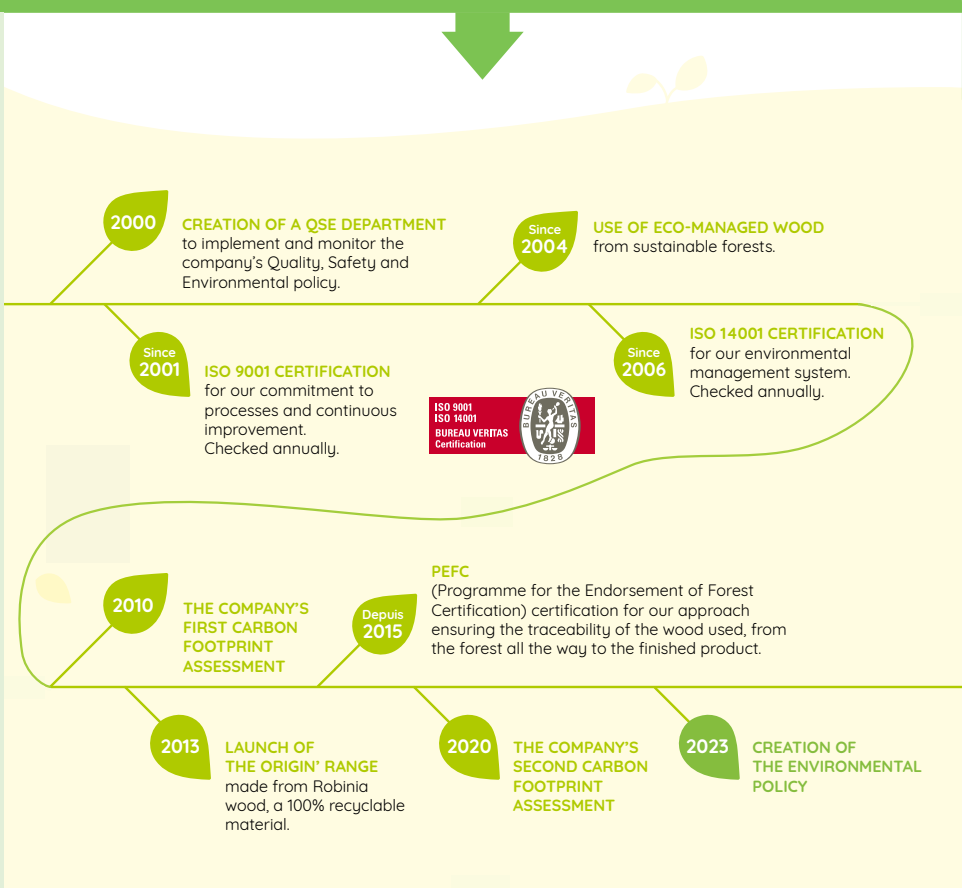
A Proactive Environmental Policy

Operating as a professional organisation in the childhood development sector, Proludic's decision to spearhead initiatives aimed at protecting the environment and laying the foundations for future generations has always been a priority.

Today, we are determined to step up our efforts in this area by reinforcing the company's environmental policy with

3 key cornerstones

- > Sustainability
- > Taking action against climate change
- > Proximity and local presence



"Proludic is a company that has been committed to quality and responsibility since its inception.

We work hard to offer sustainable products, fight climate change, and maintain strong local networks.

Our environmental policy is resolutely proactive and transparent. It is based on new indicators created to monitor and measure the results of the actions taken by our teams.

Every day across the Group, we work to implement this environmental policy and develop actions which will have a positive impact on society."

Denis Le Poupon & Philippe Le Poupon,
President and Vice President



Determined to step up our efforts and reinforce our commitment to creating a better environment, we've based our environmental policy on three solid pillars:

- Sustainability,
- Taking action against climate change,
- Proximity and local presence.

For each of these, we have identified indicators that allow us to check on our performance so we stay on track.

ENVIRONMENTAL MISSION

True to our values, we are taking tangible action to maximise the life span of our designs and reduce their environmental impact.

We are striving to reduce the impact of our activities on global warming for future generations.

CORNERSTONE 1 Sustainability

3 indicators:

- Repairability index
- Playground longevity index
- Resistance of play equipment

CORNERSTONE 2 Taking action against climate change

4 indicators:

- Using recycled and recyclable raw materials
- Waste reduction and recovery
- Optimising transportation
- Reduced carbon footprint

CORNERSTONE 3 Proximity and local presence

5 indicators:

- Local suppliers
- Local contacts
- Local environment
- Project follow-up
- Recycling through donations

Certified for high performance

Part of our commitment to providing the best service possible to our customers and users is to ensure all our products, services and processes conform with international standards.

ISO 9001

Certified since 2001, our ISO 9001 credentials are based on meeting the principles of quality management. Audited annually, this international standard guides our approach to all of our processes and supports continuous improvement.



ISO 14001

Proludic has been a holder of ISO 14001 since 2006. The industry standard for environmental management systems, this accreditation helps us to better manage the impact of our activities on the environment and demonstrate the effectiveness of our management systems.



PEFC

The internationally recognised PEFC (the Programme for the Endorsement of Forest Certification) covers the entire supply chain of the wood used in our wooden equipment products. Since 2015, Proludic has guaranteed that we manufacture our products

to meet the demanding requirements of the PEFC certification.



CORNERSTONE I

Sustainability

Proludic designs playground and sports area solutions that stand the test of time... no matter the weather or local climatic conditions.

From the outset, we engineer our products with sustainable, durable materials and with repairability and extended lifetime use in mind.



REPAIRABILITY INDEX

Proludic solutions are built to last. And to ensure their durability, we've created the first repairability index for playgrounds and sports areas.

Every piece of equipment we produce features an index which reflects its level of repairability. This index is based on five criteria:

- easy access to all documentation relating to a product
- ease of disassembly
- availability of spare parts
- the price of parts
- Proludic's diagnostic & aftersales capabilities.

You can check the repairability index for each product on our technical data sheets.

The average repairability score for Proludic equipment is 9.12 out of 10

9.12/10



Range: Multiplay Equipment

- easy access to all documentation relating to a product 9.05/10
- ease of disassembly 8.35/10
- availability of spare parts 10/10
- the price of parts 10/10
- Proludic diagnostic & aftersales capabilities 10/10

The average repairability score for Multiplay Equipment is 9.48 out of 10.



Range: Traditional Playground Equipment

- easy access to all documentation relating to a product 9.05/10
- ease of disassembly 8.40/10
- availability of spare parts 10/10
- the price of parts 9/10
- Proludic diagnostic & after-sales capabilities 10/10

The average repairability score for Traditional Playground Equipment is 9.29 out of 10.



PLAYGROUND LONGEVITY INDEX

Proludic playgrounds are not only designed for people of all ages and abilities to enjoy – they're made to stand the test of time. In 35 years, more than 100,000 playgrounds and sports areas have been built with our equipment. We base our longevity index on a worldwide periodic study of our subsidiaries to assess:

- the current condition of the play area
- safety
- functionality
- wear

With a proactive commitment to sustainability, we provide easy access to spare parts as part of our aftersales service. This can help extend the life of your playground for decades.



RESISTANCE OF PLAY EQUIPMENT

Proludic equipment has proven its durability in more than 55 countries around the world. So no matter how extreme the climatic conditions - whether it's frost, heat waves, wind, or snow - the long life of our solutions is guaranteed.

As part of our strategy for innovative design, we seek out ways to improve the design of our playground and sports equipment to extend their service life.

We source and procure increasingly durable and environmentally friendly materials as they become available.



Durability
of our
products

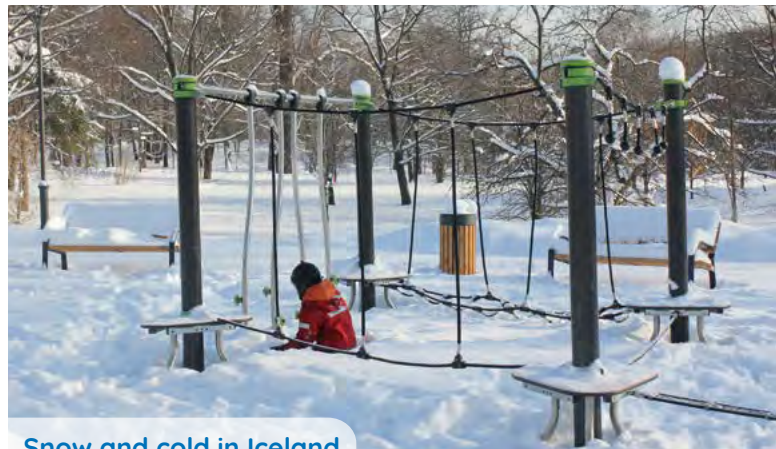


Installed in 2006 in England: this playground has signs of advanced use but is fully functional

90%

of our older play areas
(average age 16 years) are completely functional.

A 2022 global study of 134 playgrounds across six Proludic subsidiaries revealed that 90% of the these playgrounds produced over the previous 15 years were still fully functional.



Snow and cold in Iceland



Heat and humidity in Macao

CORNERSTONE 2

Taking action against climate change

By carefully analysing our processes, we've been able to identify CO₂-emitting activities. **This helps us reduce our carbon emissions in those areas where action is most needed.** From the design of playground and sports area equipment through to manufacture, transportation, and installation, to all our travel, we've taken steps to control and minimise our carbon impact.



USING RECYCLED AND RECYCLABLE RAW MATERIALS

Central to our goal of carbon footprint reduction is our management of raw materials. From the outset, Proludic's equipment is designed to include a maximum amount of recycled, bio-sourced, and recyclable raw materials.



75%

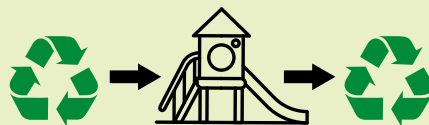
of our products contain
recycled materials.

75%

of our products contain
bio-sourced materials.

88%

contain
recyclable materials.



FOCUS ON OUR MATERIALS

Whether a product is made from metal, wood or plastic, **Proludic selects materials that are 100% recoverable**. All end-of-life products are either reused, or processed for energy recovery. We've adapted our production techniques to limit manufacturing waste and make best use of scarce resources.

WOOD

Since 2015, Proludic has joined 12,526 companies worldwide in a commitment to the sustainable management of forests.

PEFC certification guarantees the use of sustainable forest resources.



METAL

Steel, stainless steel, and aluminium are 100% recyclable materials.

Steel has outstanding durability and recyclability qualities. By incorporating steel in our equipment, we minimise the raw materials needed to manufacture replacement equipment, including ore, energy, and water.

The use of stainless steel in our products improves their lifespan and durability.



PAINTS

By using only solvent-free polyester powder coatings we avoid the need for thinners or water during application. Our plywood coatings are water-based, free of heavy metals, and feature low VOC (Volatile Organic Compounds) emissions.

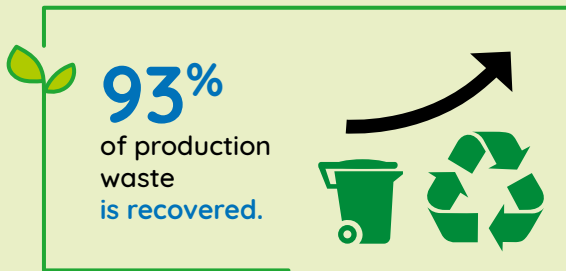




WASTE REDUCTION AND RECOVERY

Crucial to our fight against climate change is our active waste reduction and recovery of the waste materials produced during the manufacturing process. Materials like wood panels and cardboard, as well as plastics, metals, paper, and batteries, are all recycled towards this goal.

Our team are constantly reviewing our operation to limit the production of waste during the manufacturing process.



OPTIMISING TRANSPORTATION

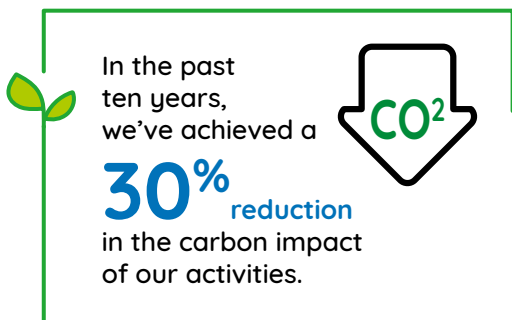
From the moment an order is prepared for shipping, the Proludic logistics team use their expertise to reduce packaging, maximise crate filling, and optimise transport methods. Their goal: to reduce our carbon emissions as much as possible.

With careful planning, the team selects the size of our packing boxes to ensure the best fit with product dimensions. For international shipments, we allocate orders to optimise every centimetre of the shipping containers.



REDUCED CARBON FOOTPRINT

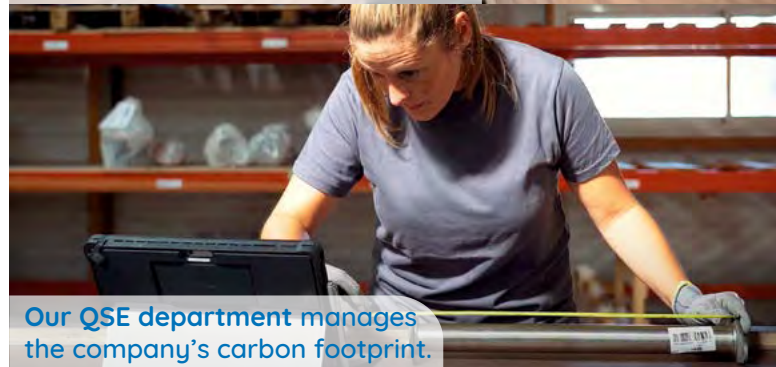
Every year, we carry out a carbon assessment which allows us to pilot actions aimed at reducing our carbon impact. We prioritise these actions by acting on the items that make up 80% of our carbon footprint.



We optimise the cutting of panels to limit leftover scraps.



To limit travel, our teams organise meetings via video conferencing.



Our QSE department manages the company's carbon footprint.

CORNERSTONE 3

Proximity and local presence

We are committed to setting up and promoting a local network with our customers, our suppliers and the providers with whom we collaborate.

This proximity optimises our production, reduces our carbon footprint and guarantees you facilities adapted to your territory and your needs.



LOCAL SUPPLIERS

At our French manufacturing hub, we choose to source our raw materials and services from reliable local suppliers. Not only does this sharpen our delivery deadlines. It also means we optimise our carbon footprint through shorter transportation of materials to the factory.

94%

of our production suppliers are European.

In 80% of cases, our UK service providers are located less than

50 miles

from our customers.



LOCAL CONTACTS

Being a local player means accompanying and advising you on the creation of suitable and sustainable facilities. Local teams help limit our carbon footprint and guarantee you real contact.

In 90% of cases, our UK Area Manager representatives are less than

2 hours

from their customers.





RECYCLING THROUGH DONATIONS

Where there's opportunity, Proludic invests in the local economy and community associations in need by donating reconditioned materials and equipment.



PROJECT FOLLOW-UP

To ensure the smooth running and quality of your playground and sports area project, one of our team will visit your site during it's delivery.



100%

of sites visited by an Area Manager representative or a Construction Manager during the project.



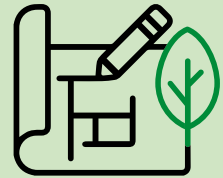
LOCAL ENVIRONMENT

As playspace experts, we work with you to design and construct your project to suit its unique local environment. To ensure distinctive and sustainable play and sports areas, we consider the characteristics of each project and its specific needs, site topography, and integration into the landscape.



93%

of our projects begin with a preliminary on-site assessment.





PROLUDIC LTD

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Loughborough Road
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NG11 6QA

Tel: 0115 982 3980

Email: info@proludic.co.uk

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Key Accounts Manager -
Tanya Wilsher

Appendix 2 - Neap Equipment Specification



Designer of play and sports areas

Cowm Top NEAP Rochdale

Who are Proludic?

Established in 1989

6 Subsidiaries, 50+ Distributors.

100,000+ Play Areas installed worldwide

3rd largest Play Manufacturer in Europe

Family Owned Organisation



-  Established in the UK since 2002
-  Experienced and dedicated Design Team
-  Approach challenges with excitement
-  Support throughout the entire process

Proludic - Committed to being your perfect partner

Guaranteed Quality...

Proludic have been awarded several prestigious awards over the years which is testament to the innovation and quality of our products and projects

Awards



Janus de l'industrie



Janus du service



Janus de la cité



Accreditations



Our promise to you...

“As active members of the Association of Play Industries (API), Proludic support the implementation of innovative and dynamic play. This must be done using high quality materials, by a skilled workforce and within EN standards to ensure that a safe and durable solution is delivered.

Proludic are an ISO 9001 approved manufacturer but our commitment to excellence extends far beyond this. In a bid to raise the bar to the highest possible level, Proludic also monitors and manages its subcontractor partners on; health and safety, communication and on-time delivery, as well as other key performance indicators to ensure a smooth and successful delivery is experienced from start to finish”.

- Rob Baker - Managing Director

Proludic - Committed to being your perfect partner



Designer of play and sports areas



What Sets Us Apart?



1 Competitive on price, driven by design



2 Exceeding our customers needs



3 The innovators in our industry



4 Consultation and engagement



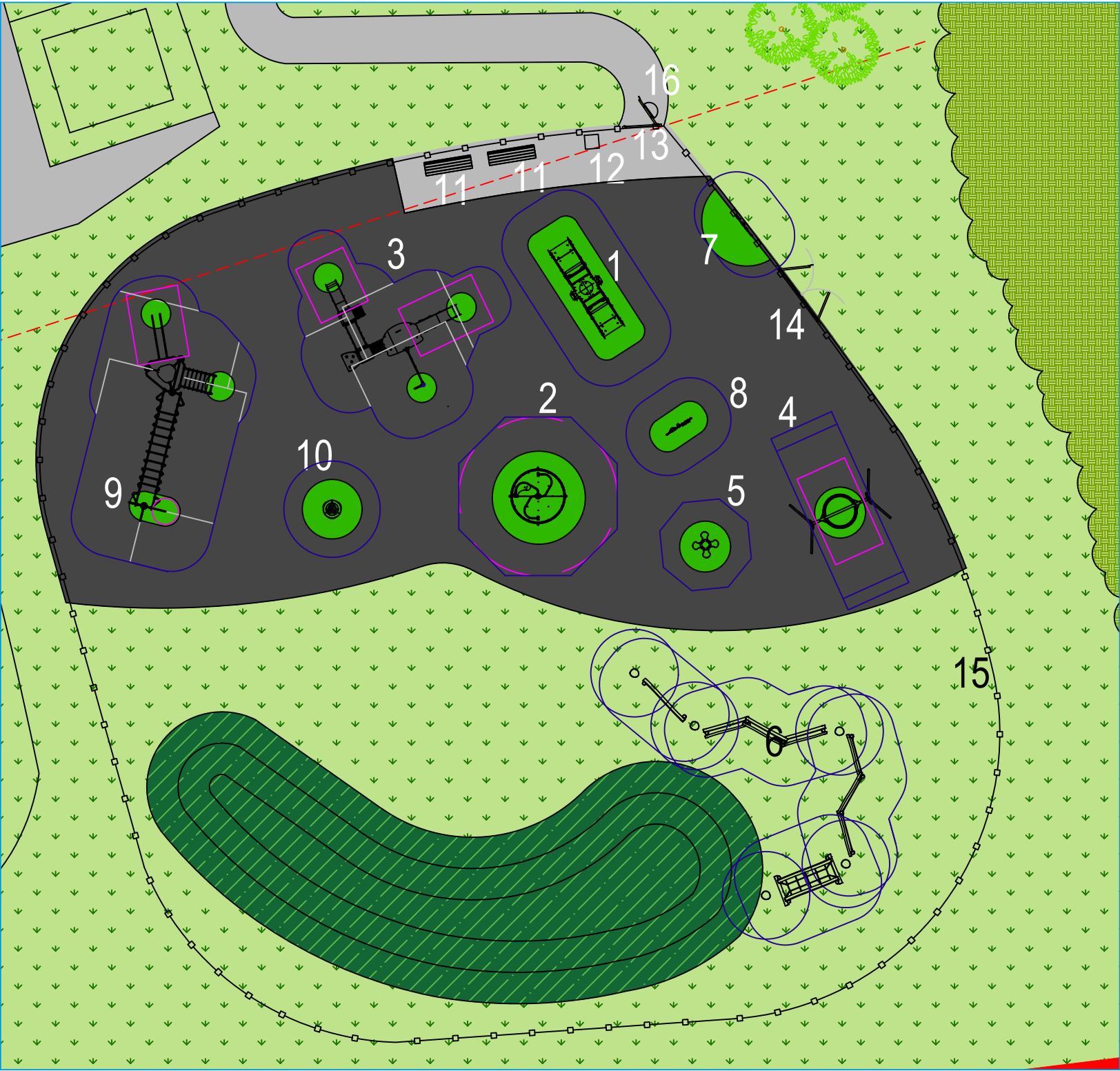
5 Funding direction and support

Proludic - Committed to being your perfect partner

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CAD Drawing	1
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ITEMS LIST

Play Equipment	
1. Inclusive SeeSaw	Ref: J987B
2. Wheelchair Accessible Roundabout*	Ref: J2409A
3. Diabolo Multipay Unit	Ref: J3851A
4. Metal Pod Swing	Ref: J441A
5. Falling Star Springer	Ref: J839A
6. Origin Trail Multipay Unit	Ref: J4945A
7. Animal Labyrinth (Attached to fence)	
8. Orchestra Play Panel**	Ref: J3401A
9. Ixo Multipay Unit	Ref: J3425
10. Ball Game	Ref: J2535A
	Ref: R2212A
*Drainage to help reduce standing water under Flush Roundabout	
**Including 2No. Posts for Play Panel J3425	
Ref: G3425	
Ancillaries	
11. 2No. Valloire Bench	Ref: RBA1
12. Broxap Derby Standard Litter Bin 120Ltr (Flat Top & Black) with fixing kit & seagull flaps	Ref: UKBX45G2550SF
13. 1.2m High Hydraulic Self Closing Gate (LEFT HINGE DIRECTION) - Yellow	Ref: UKN1102
14. 1.2m High Combination Gate (RIGHT HINGE DIRECTION) - Yellow	Ref: UKN1105
15. 115Lm Bowtop Fence 1.2m High Galvanised	Ref: UKN1004
16. Signs Express A3 STANDARD Play Area Notice Sign	Ref: UKA3GS

Safety Surfacing
Area to be surfaced with 482m² Black Wetpour with Light Green Wetpour wearpads. Critical fall heights as follows:
482m² Total Wetpour:
- 398m² @ 1.2m or less
- 16m² @ 1.55m
- 13.5m² @ 1.8m
- 21m² @ 1.95m
- 33.5m² @ 2.4m
Colour breakdown:
• 436m² - Black
• 46m² - Standard Green

Groundworks
• 482m² excavation into GRASS up to 202mm deep (spoil off site)
• Supply & Lay 482m² MOT Type 1 Stone 100mm Deep loose load
• Supply & Install 79Lm Concrete Kerb Flat Top Edging (PCC) 900x150x50mm

Miscellaneous
• Delivery & Off-loading of partnership & landscaping elements (not included in the Proludic delivery)
• Supply & Install Drainage to help reduce standing water under Flush Roundabout
• Preliminaries included
• Post Installation Inspection included

Optional Extra Maintenance Packages
• Proludic Inspect Package - SILVER - 1x Independent RPII Annual Inspection & 3x Independent RPII Operational Inspections
• Proludic Protect Package - GOLD - 1x Annual Maintenance Service, 1x Independent RPII Annual Inspection & 3x Independent RPII Operational Inspections

Drainage for underneath the J2409A Roundabout has been included, this is to reduce the amount of standing water but does not ensure that standing water will not occur.

Subject to full site survey from a Proludic Representative.

Based on a flat fully established grass site.

PCC Edging for Wetpour surfacing has been costed for as if the proposed pathway edges will be in situ upon Proludic's arrival on site. If this is not the case, additional costs will incur.

Wetpour guarantees are only valid when laid onto appropriate subbase with pre-cast concrete edging (PCC) to the manufacturer's specification. Wetpour guarantees will not be applicable when wetpour is laid onto any existing surface this includes (but not limited to) existing wetpour, paving slabs, tarmac & concrete.

All Rubber Surfacing colours are subject to ultra violet light degradation and as such total colour stability cannot be guaranteed. Consistency of shade or pigment in this recycled product cannot be guaranteed. Coloured Coated Surfaces may lose their coating and pigment from the recycled product may come off on clothes and cause staining.

Preliminaries have been included within your quotation, these equate to site setup, safety fencing, safety signage, welfare, offloading of equipment, storage & waste removal.

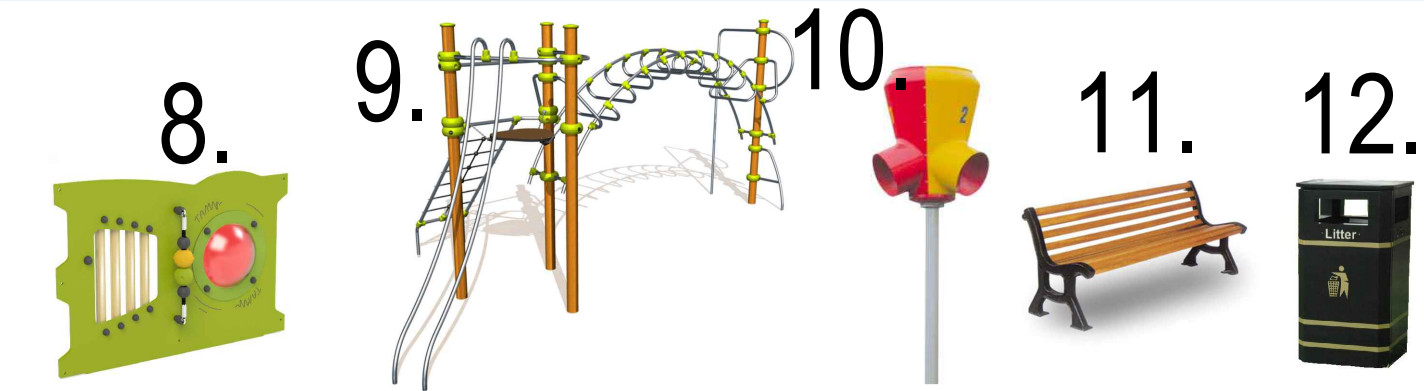
Measurements taken from client drawing Ref: Ref:203001-Planning Layout - Rev 002 (1). Measurements correct at time of CAD drawing.

Topsoil & Turf/Seed to be done by others (watering is the responsibility of others and has not been costed for).

All pathways, furniture, planting, mounding and any other soft landscaping works not mentioned above are to be done by others.

Fencing will be made up from standard straight lengths and installed faceted. If rounded fencing is required this will incur additional costs.

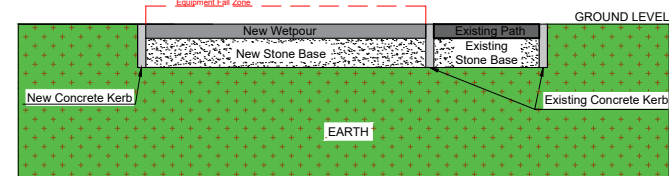
Some images shown are for illustrative purposes only. The quote and items list will show the exact equipment used.



SURFACING DETAIL

Not to Scale

NEW WETPOUR BASES NEXT TO EXISTING PATHWAY



PRODUCT KEY

	Grass (by others)		Mound (by others)
	Black Wetpour		Fencing
	Light Green Wetpour wearpads		Pathways (by others)
	30m Buffer Zone		Plantings (by others)
	Trees (by others)		Free Space
	Free Fall		

Cowm Top NEAP Rochdale

Barratt Homes Manchester

DATE: 12/03/2025 REF: 2503.46811(CowmTopNEAPRochdale_BHM)

REV: -

DB: BA/AL/KSa

CB: AL/ZR/JPS

SCALE: 1:200 @ A3



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Play Value



Bouncing



Social Play



Role Play



Rocking



Coordination



Balancing



Inclusive

Ages: 3+

Play Values: 6

Users: 6

Play Elements: 2

Description

This unique see-saw provides a safe platform for all children to enjoy the much loved playground activity of see-sawing. Each side of the see-saw can accommodate a wheelchair or standing. Assistance can be provided to wheelchair users by a parent or carer.

Inclusive Elements



Designed for wheelchair users. Provides a safe platform for wheelchair retention during the activity allowing all children to enjoy the sensory experience of see-sawing.



The rocking motion has a positive effect on the inner ear of children with hearing impairments.



Autistic children love to bounce. It's a particularly enjoyable repetitive behaviour that can provide both soothing and stimulating sensory input. Bouncing is also a form of stimming, helping them to manage their emotions or help them to de-stress if they are feeling overwhelmed.



Scan QR Code for Video
of SeeSaw



Play Value



Rotating



Social Play



Role Play



Balancing

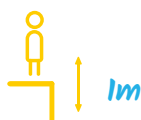


Ages: 2+

Users: 6

Play Values: 4

Play Elements: 1



Maximum fall height



Inclusive

Description

A high quality durable and fun item which can be enjoyed by both wheelchair users and those without the need for assistance to play together. It has plenty of support, railings and seating and wheelchair space and is a great way for children of all abilities to enjoy a classic piece of play together.

Inclusive Elements



The rotation movement has positive effects on the inner ear of children with hearing impairments.



The low platform enables access by children in wheelchairs.



Roundabouts can help autistic children increase their vestibular stimulation, they can also increase the development of kinaesthetic awareness and can help them develop strength, coordination and balance. The movement can also be therapeutic.



Diabolo Multiplay

**Unit
J3851A**

Play Value



Shelter



Social Play x 3



Role Play



Crossing x 2



Sliding x 2



Coordination



Handling



Climbing x 2



Resting



Climbing x 4



Hiding x 2



Tactile



Inclusive



Ages: 2+

Users: 30

Play Values: 21

Play Elements: 12



Maximum fall height

Description

Our Diabolo multiplay units provide a variety of activities in a compact space, for children aged 2 to 10 years. They will bring even the smallest areas to life.

Slope - This access to the 60cm platform is an ideal element for the youngest users to practice their climbing skills on. The rounded, polypropylene holds are designed for users to place their feet on and push upwards, whilst a horizontal bar allows users to pull themselves up. Transferring from the ramp to the platform tests children's spatial awareness as they need to pass under the horizontal bar and between the two side panels.

Slides - This unit has two slides 1.17m and 0.6m. Slides enable children to experience the ever popular pleasure of sliding down to the ground from platforms located at different heights.

Climbing Net - Nearly all children love climbing on nets and in this case alternative rope challenges are available for the different ability levels. For younger users the net can be easily accessed from both ground level or via the step formed by the especially designed stainless steel frame. More advanced users may wish to climb to the top of the net at 1.8m high and negotiate a route over to the other side of the net, before accessing one of the platforms.

Inclusive Elements



The seat found on the underside of the slide allows children to socialise or simply take a break in the shade. It can be used as a seat, play table or hideout for those children that appreciate have some time alone, away from the hustle and bustle of the playground environment.



The unit has bright colours which allows children with visual impairments to participate.



Play Value



Swinging



Social Play



Role Play



Balancing



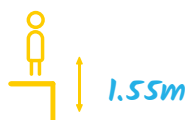
Coordination



Resting



Inclusive



Maximum fall height

Largest Pod Swing in the play industry

Ages: 2+

Users: 5

Play Values: 6

Play Elements: 1

Description

The Pod Swing encourages group play and social interaction. Children can work together to swing as high as possible, make new friends and see how many of them can fit in the pod at once.

Swings combine motor coordination and sensory stimulation and develop the sensation of feeling the body move in space.

Our Pod Swing, with a width of 1.24 meters, is the largest in the play industry, allowing a parent or carer to swing alongside a child.

Inclusive Elements



The swinging motion has a calming influence for children with learning difficulties.



Swinging has a positive effect on the inner ear of children with hearing impairments.



The large pod seat allows either a seated or lying position. It offers a large supportive surface for children with less developed muscle tone. It offers open space and height suitable for easy wheelchair transfer.



Retention in position is essential to reassure children with visual or postural impairments and prevent any risk of being thrown out of the equipment. The seat's design ensures the back is properly positioned, providing body stability during play.



Play Value



Balancing



Social Play



Role Play



Rocking



Coordination



Ages: 2+

Users: 4

Play Values: 5

Play Elements: 1



Maximum fall height



Inclusive

Description

The Falling Star Springer is a group item that encourages team work and user interaction. The springer will challenge younger children to rock themselves. They may start off with parents and other children helping them and supporting them as their skills develop they will be able to support themselves and rock themselves to various degrees.

Spring mounted equipment develops motor skills, coordination and a sense of balance and provides fun swinging movements.

Inclusive Elements



The oscillating movement of the springer has a calming effect for autistic children and children with learning difficulties.



The rocking motion has positive effects on the inner ear of children with hearing impairments.



Play Value



Balancing x5



Social Play



Role Play



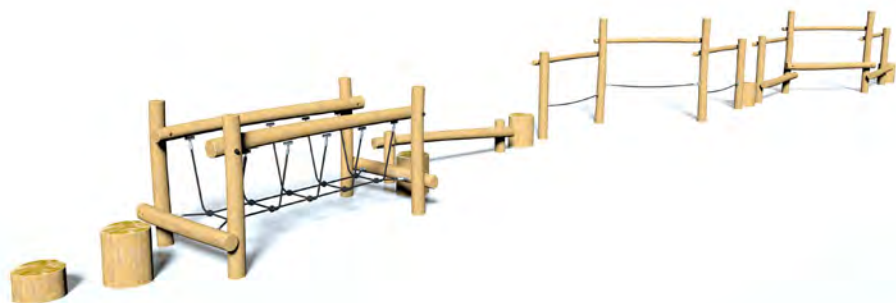
Coordination



Crossing x5



Agility



Ages: 3+

Users: 26

Play Values: 14

Play Elements: 5



Maximum fall height



Inclusive

Description

Our Origin range has grown from the instinctive desire children have to play and interact with the natural environment. The range captures the essence of nature by combining natural elements with clean product lines, minimal design and essential play activities, the fundamental principles of our Origin range.

This Origin Trail multiplay unit has:

- Japanese Steps
- Suspended Net
- Balance Beam
- Walkway
- Log Walkway

Children will be able to test their balance and coordination as they make their way across the trail. Who will make it to the end first without falling off?.

Inclusive Elements



A child with autism may have difficulty with balance. However, if you provide a wide range of fun balancing activities within an activity trail with different heights, widths and motion it will allow autistic children to experiment.



Balance is related to the inner ear, many children with hearing impairments also have issues with balance. This unit will help them develop their sense of balance whilst having fun.



Play Value



Role Play



Social Play



Coordination



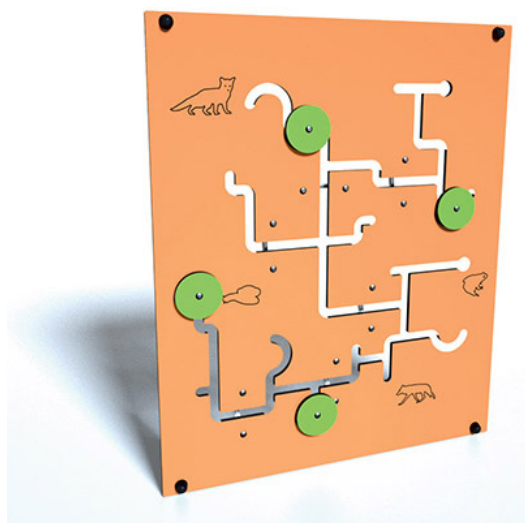
Handling



Tactile



Problem Solving



Ages: 1+

Users: 2

Play Values: 6

Play Elements: 1



Inclusive

Description

Play Panels stimulate children's minds, encouraging them to learn and develop skills through play. This panel is accessible to all and will bring low level play into the area.

The Animal Labyrinth play panel challenges children to match the animal movable pieces with each slot on the panel, providing educational fun for its users. The play panel has been designed with contrasting colours and textural definition to increase accessibility.

Inclusive Elements



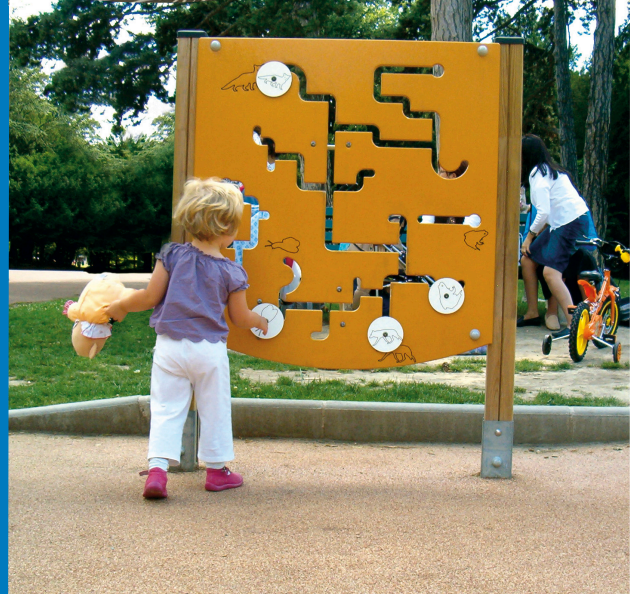
Accessible at ground level for children confined to a wheelchair.



The engraved graphics provide additional visual stimulation through movement, colours and contrast.



Children with learning difficulties will encounter appropriate types of stimulation via this equipment.



Play Value



Role Play



Social Play



Handling



Sensory visual



Educational



Sensory Sound



Tactile



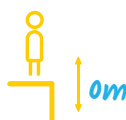
Inclusive

Ages: 1+

Users: 2

Play Values: 7

Play Elements: 3



Maximum fall height

Description

Engaging and fun, children enjoy using interactive play panels. Understanding the play activity helps develop their observation and analysis skills. Performing the activities demands concentration and thought. They also help develop hand-eye coordination. Musical play activities stimulate their auditory perception and help develop creativity and encourage interaction with other children.

This unit has three musical play activities:

- Tom Tom drum
- Maracas with 2 different sounds
- Xylophone

Inclusive Elements



Stimulates hearing capacities.



Directly accessible from the ground.



Suitable for children with visual impairments.



Children with autism will encounter appropriate types of stimulation via this equipment.





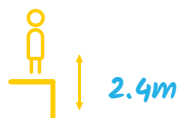
The
Monkey Bars
are over 4 metres
long!

Ages: 6+

Users: 14

Play Values: 14

Play Elements: 5



Maximum fall height

Play Value



Agility



Social Play



Role Play



Climbing x3



Sliding x2



Coordination



Hanging



Crossing



Crawling



Balancing



Competitive



Inclusive

Description

Speed Slide - The modern innovative design of the speed slide encourages users to try out numerous different ways of coming down it or even climbing up it. By placing their legs either side of the bars or even coming down on their stomachs, it's the users who make up the rules.

Monkey Bars - At over 4m long, the arch tests strength and agility as users swing from one bar to another to cross to the other side, whilst remaining above the ground. The equipment can also be used in an advanced way by crossing over the top of the arch. As with nearly all the 1xo elements, its size makes it suitable for multiple users.

Fireman's Pole - The pole enables children to take on the role of a fireman and slide down with their legs wrapped around the pole, whilst gripping with their hands. The height of the pole (2.4m) means that it provides a challenge at a testing height for the junior age group. The pole can equally be climbed up by users in search of a more advanced test of their strength and coordination.

Delta Incline Net - The net is accessed from below by climbing on to a stainless steel bar located at 0.40m off the ground. Once on the net the 1.95cm platform can be reached by negotiating the moving ropes, which provide a test of balance and coordination. The regular shape and size of the gaps in the nets provide reassurance to users.

Delta Tower - With its moving platform located at 1.84m above the ground and limited surface area, the delta tower provides a real test of balance and coordination. The user must steady themselves on the platform, whilst at the same time selecting and accessing the next activity to be undertaken.

Inclusive Benefits



Children with learning difficulties will find all types of stimulation of this unit.

This range is
available in both
Wood & Metal



Ball Game R2212A

Play Value



Coordination



Social Play



Agility



Competitive



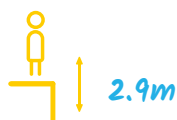
Inclusive

Ages: 3 +

Users: 10

Play Values: 4

Play Elements: 1



Maximum fall height

Description

The Ball Game is great for collective play activities encouraging interaction and communication. It will encourage physical exercise and will contribute to general well being. It will also develop motor skills, muscle strength, posture control, self esteem and team spirit. The benefits are numerous irrespective of physical, intellectual or sensory capacities.

Inclusive Elements



Suitable for children and young people with motor impairments.



Suitable for children with learning difficulties.



Suitable for children with hearing impairments.



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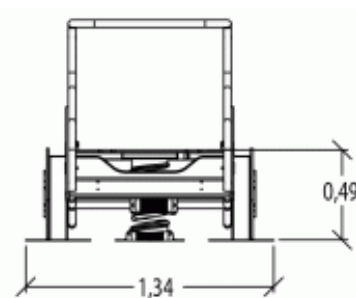
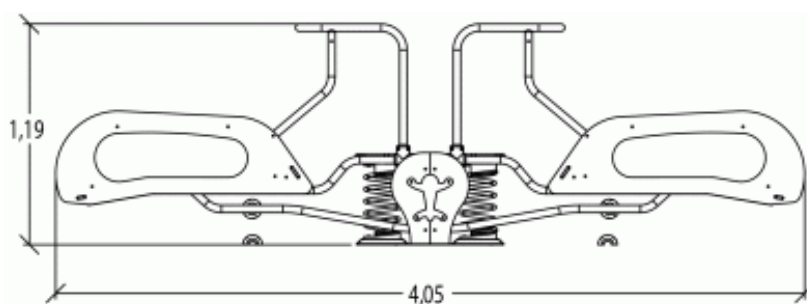
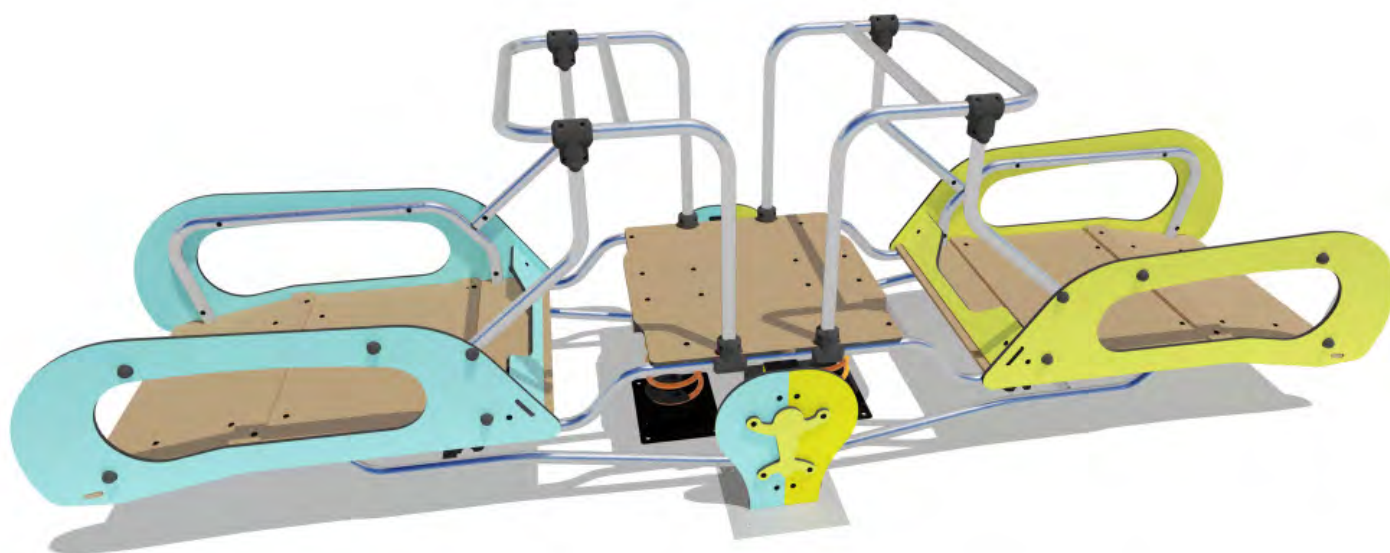




1 = 4,04m
2 = 1,14m
3 = 1,2m



Motor disabilities
Sensorial disabilities
Learning disabilities



Play value : 5

role play



x1

meeting



x1

resting



x1

swinging



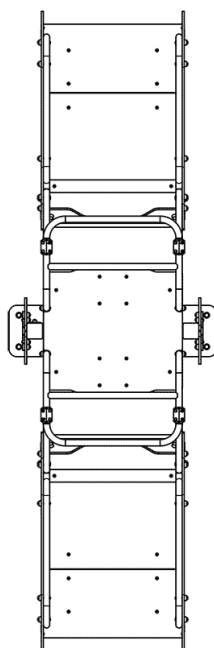
x1

balancing



x1

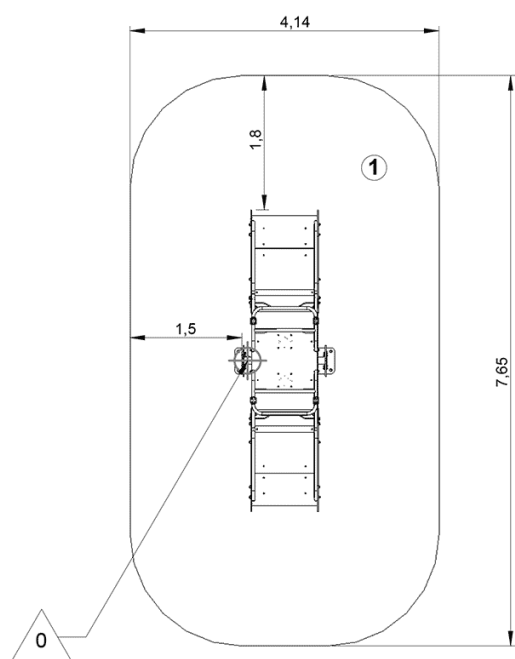
Components



Installation of equipment

Impact area =

— Impact area
- - - Free space



1	0,5m	30m ²



2

06h00

0m³

30m²

246kg

59kg

EN

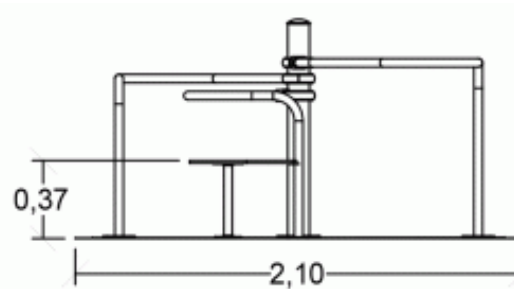
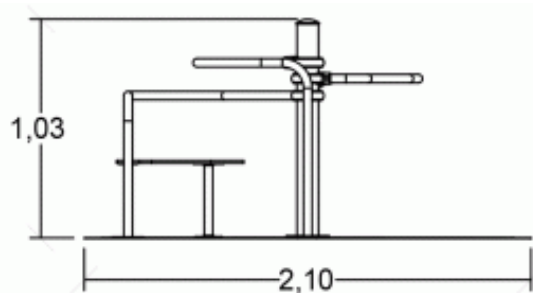
1176



1 = 2,1m
2 = 2,1m
3 = 1m



Physical inclusion
Sensory inclusion
Cognitive inclusion



Play value : **3**

meeting



x1

balancing



x1

rotating



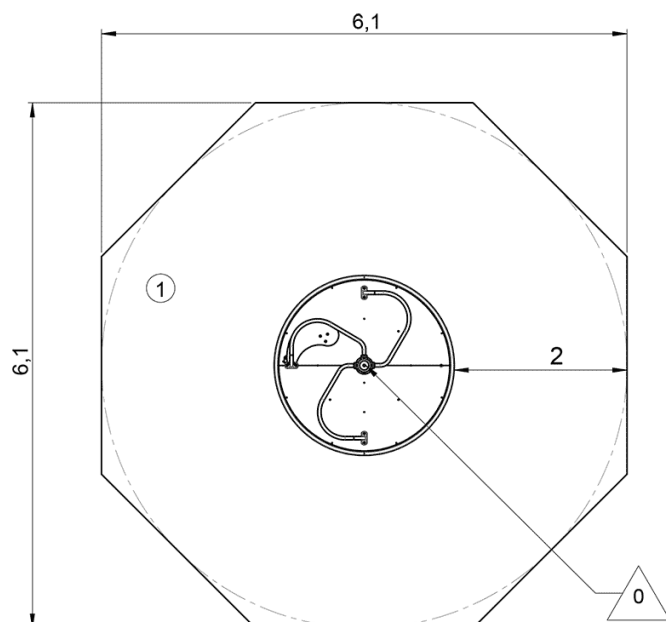
x1

Installation of equipment

IMPORTANT: It is essential to refer to the installation instructions for information on the size of the safety areas.

———— Impact area (minimum normative surface)

- - - - Free space



1	1m	27,5m ²
---	----	--------------------



2

03h00

0.4m³

27.5m²

303kg

270kg



EN

1176



2+



30



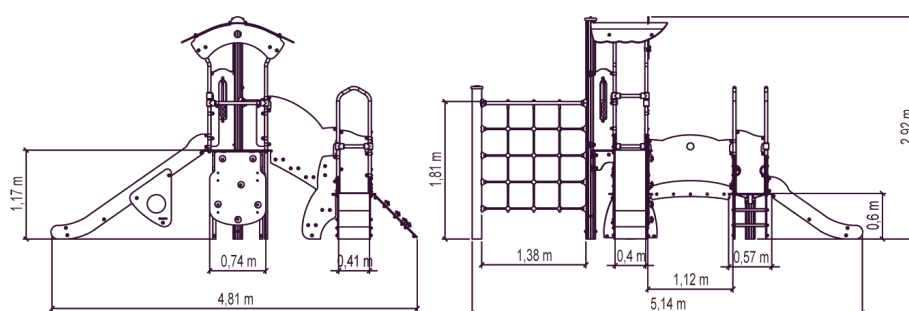
1,8m



1 = 5,16m
2 = 4,83m
3 = 2,9m



Motor disabilities
Sensorial disabilities
Learning disabilities



Play value : **17**

climbing



x1

sliding



x2

meeting



x2

resting



x1

handling



x1

hiding



x2

taking shelter



x1

climbing



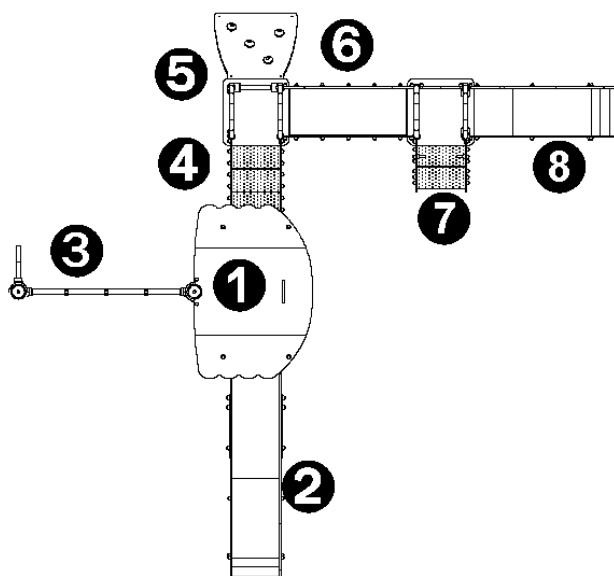
x5

getting across



x2

Components

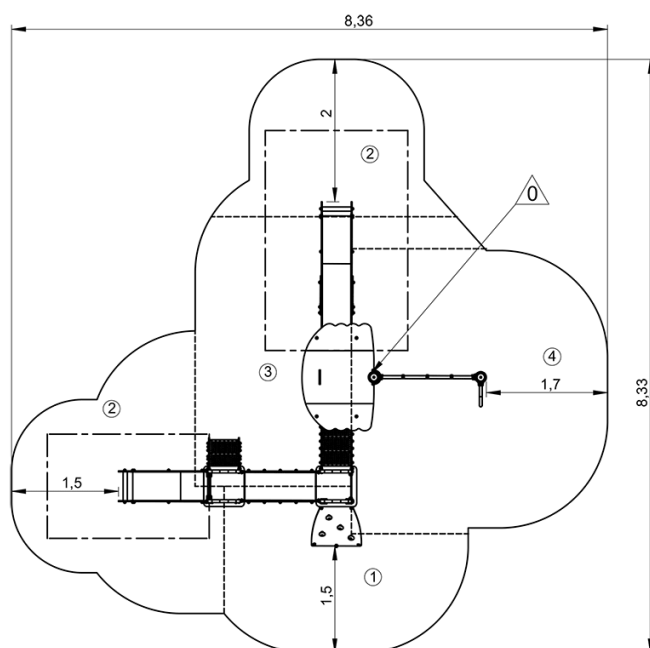


- 1 Tower HT: 1.17m
- 2 Slide HT: 1.17m
- 3 Climbing net
- 4 Connecting staircase
- 5 Platform HT: 0.6m
- 6 Walkway
- 7 Steps
- 8 Slide HT: 0.6m
- 9 Climbing wall
- 10 Seat
- 11 Slope
- 12 Seat
- 13 Counting panel

Installation of equipment

Impact area =

— Impact area
- - - Free space



1	0,6m	7m ²
2	1m	13m ²
3	1,17m	9m ²
4	1,8m	12,5m ²



2



16h00



0.3m³



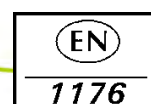
41.5m²

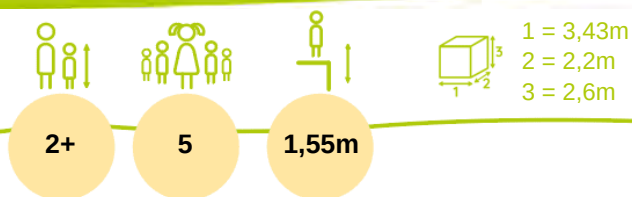


391kg

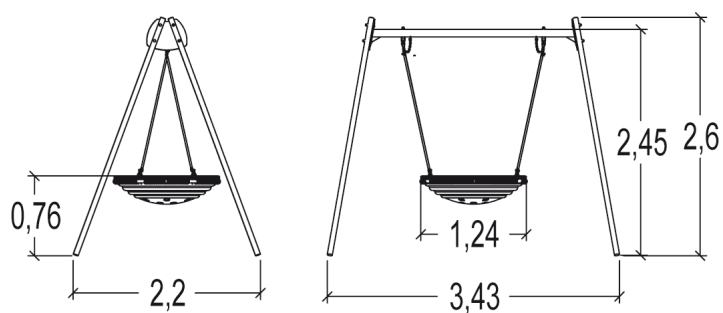


19kg





Motor inclusion
Sensory inclusion
Mental inclusion



Play value : **3**

meeting



x1

resting



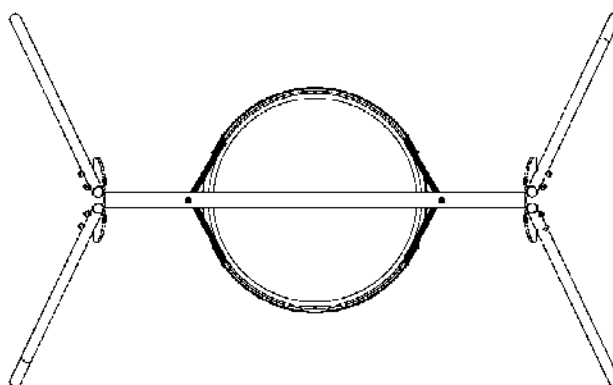
x1

swinging



x1

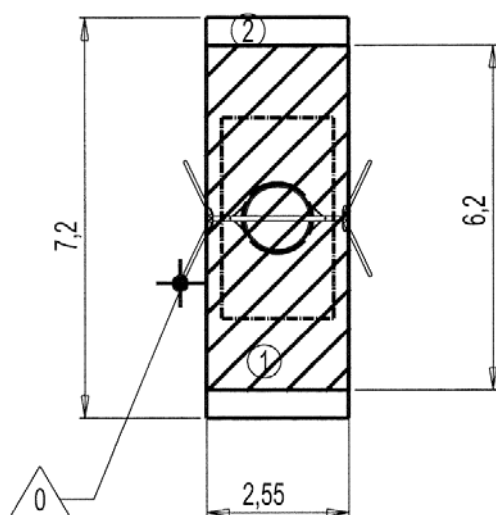
Components



Installation of equipment

Impact area =

— Impact area
- - - Free space



Point de Référence
Setting Out Point
Punto de referencia
Bezugspunkt
Referentiepunt



1	1,55m	16m ²
2	1,55m	18,5m ²



2



04h00



0.26m³



16m²



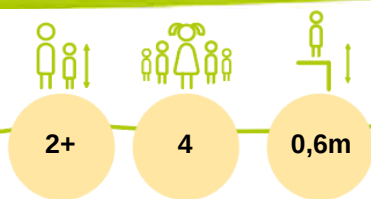
135kg



33kg

EN

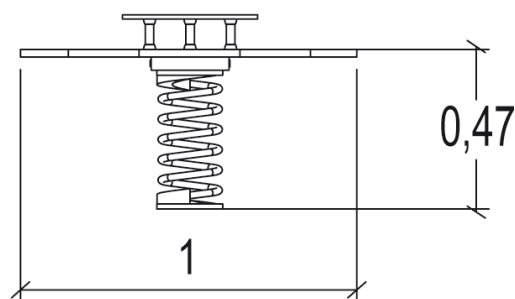
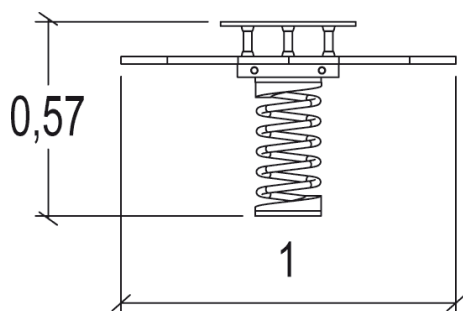
1176



1 = 0,99m
2 = 0,99m
3 = 0,58m



Motor disabilities
Sensorial disabilities
Learning disabilities



Play value : 4

role play



x1

meeting



x1

swinging



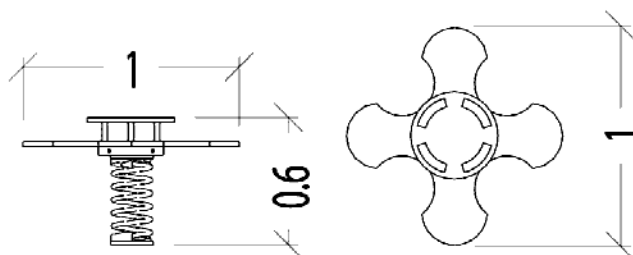
x1

balancing



x1

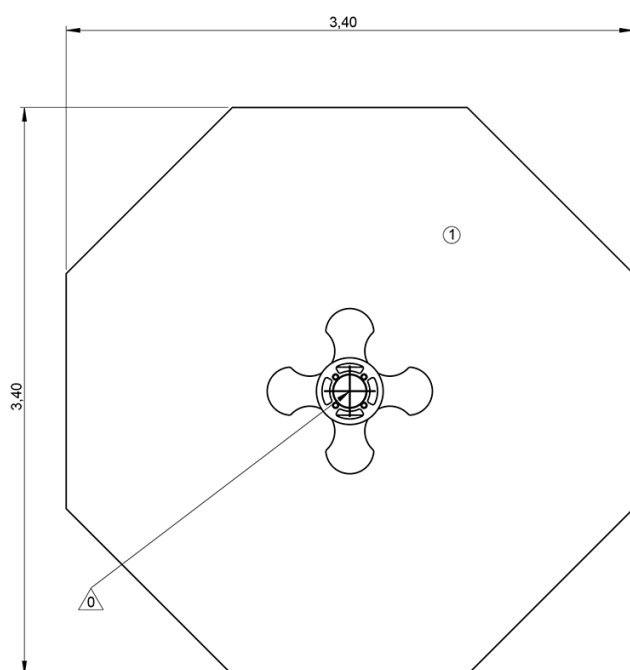
Components



Installation of equipment

Impact area =

— Impact area
- - - Free space



1	0,6m	9,5m ²



1

01h00

0m³

9.5m²

32kg

11kg

EN

1176



3+



26



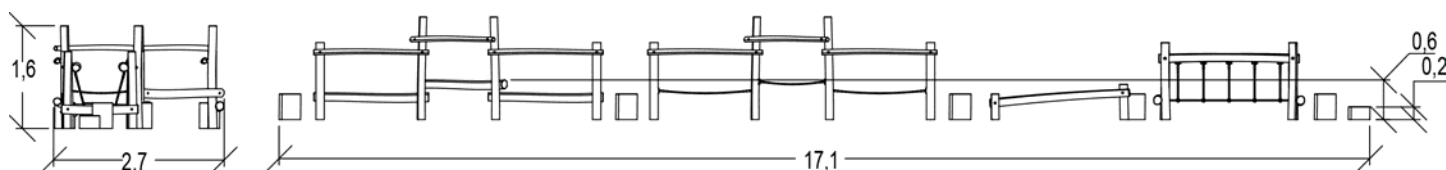
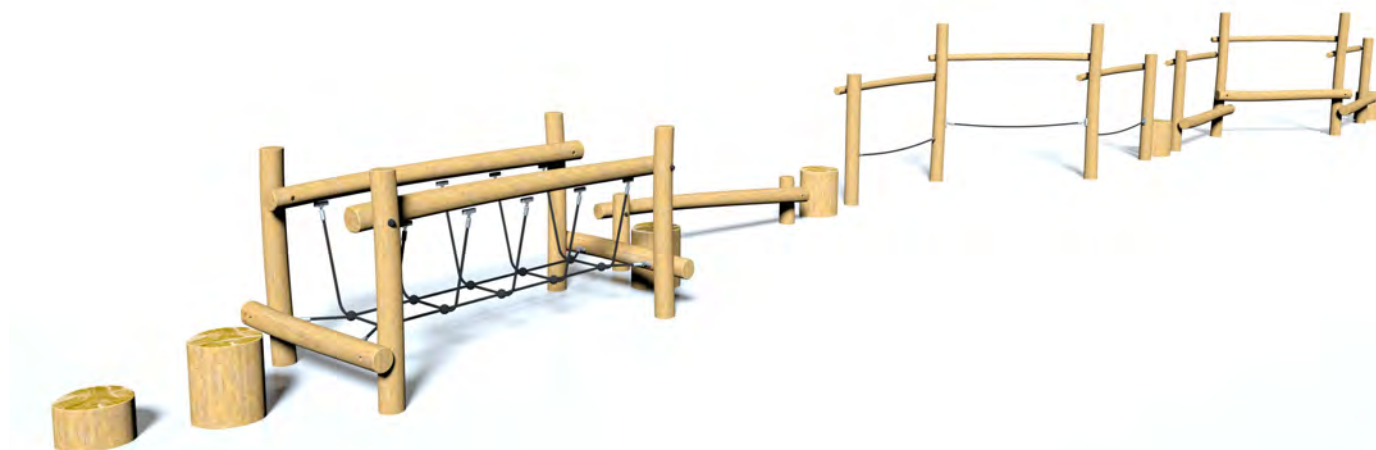
0,6m



1 = 2,65m
2 = 17,08m
3 = 1,59m



Motor disabilities
Sensorial disabilities
Learning disabilities



Play value : **10**

balancing getting across

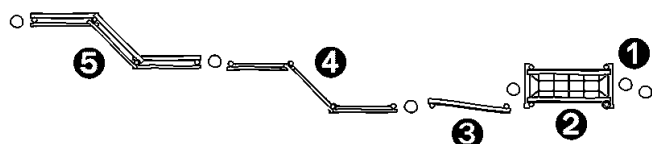


x5



x5

Components

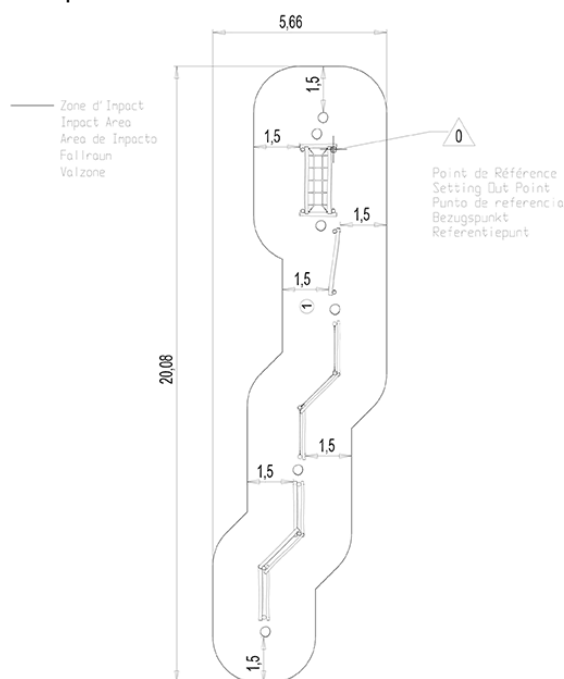


- ❶ Japanese steps
- ❷ Suspended net
- ❸ Balance Beam
- ❹ Walkway
- ❺ Log walkway

Installation of equipment

Impact area =

———— Impact area
- - - - Free space



1	0,6m	75m ²



2

07h00

1.28m³

75m²

882kg

400kg

EN

1176



1+

2

0m

$$1 = 1,08\text{m} \quad 2 = 0,11\text{m} \quad 3 = 1,22\text{m}$$

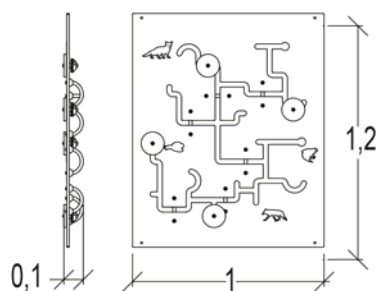
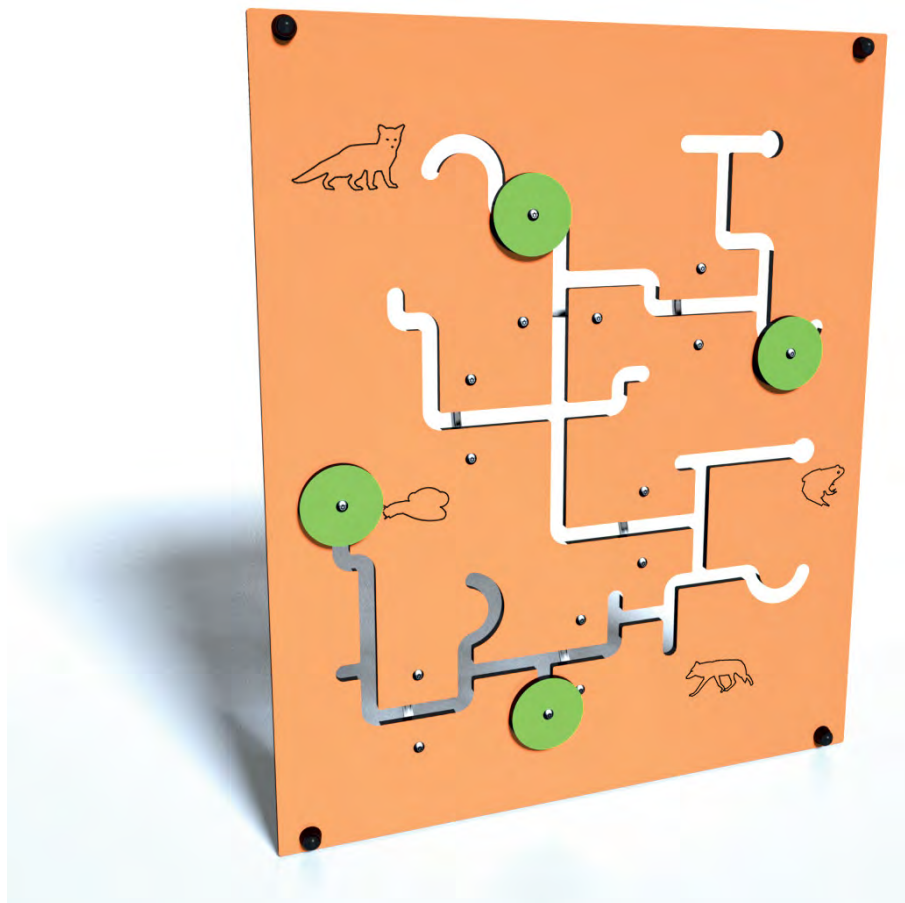
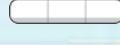
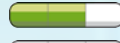
Installed on G3423 posts



Motor disability

Sensorial disabilities

Learning disabilities

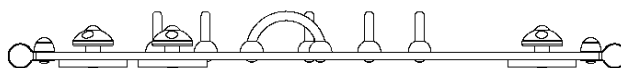


Play value : **1**

1

handling

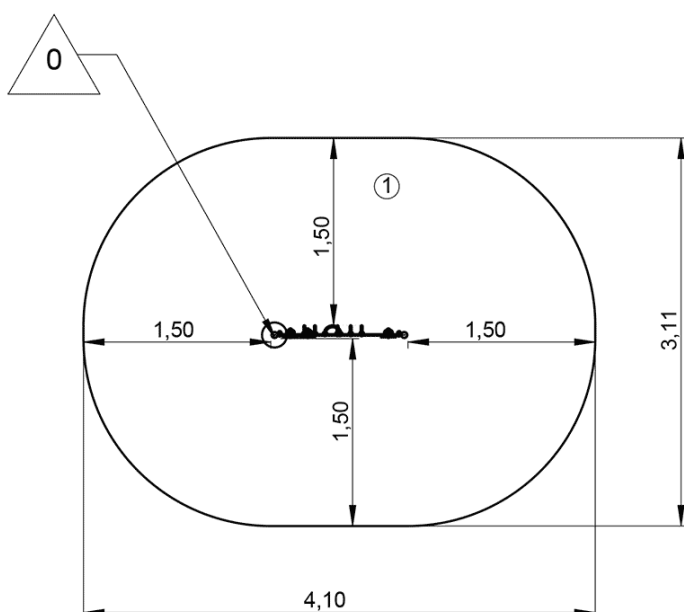




Installation of equipment

Impact area =

— Impact area
- - - Free space



1	0m	11m ²



2



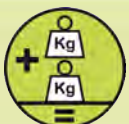
00h50



0m³



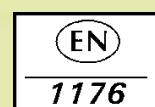
11m²



27kg

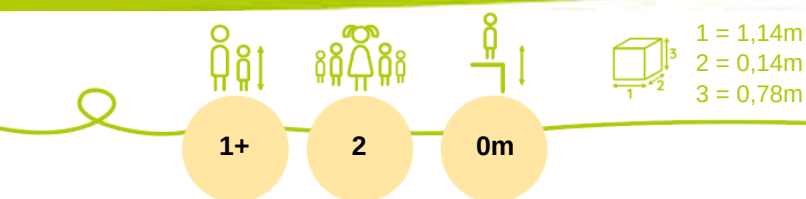


26kg



Proludic

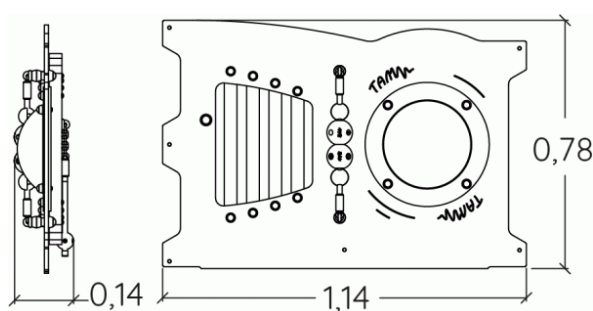
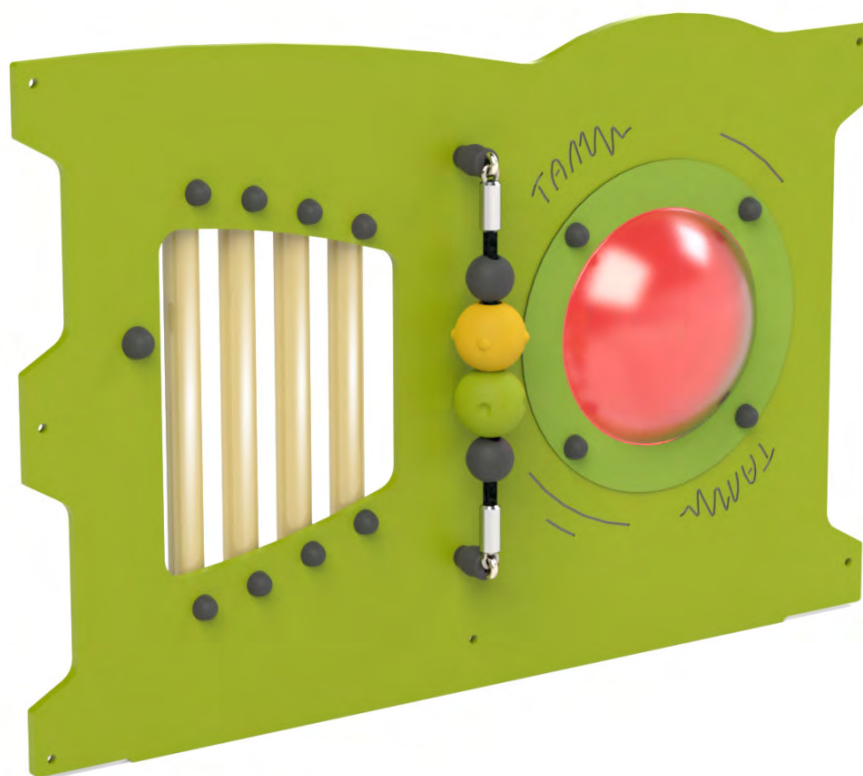
0000-00-00



Physical inclusion
Sensory inclusion
Cognitive inclusion



Installed on G3422/G3425 posts



Play value : **11**

role play



x1

meeting



x1

handling



x3

sound
stimulation



x3

tactile
stimulation



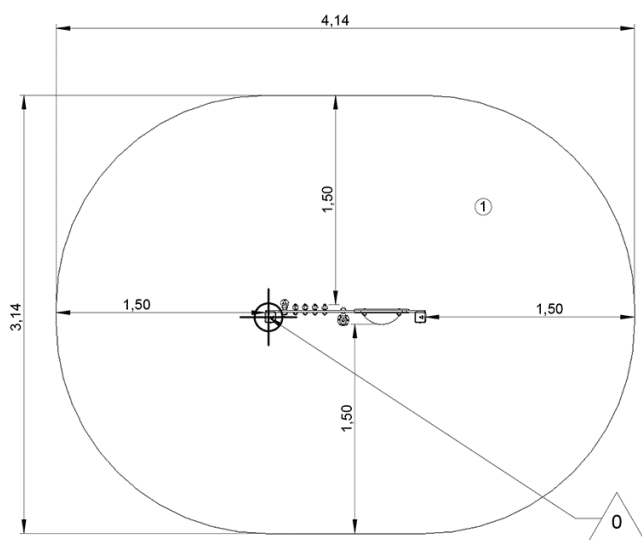
x3

Installation of equipment

IMPORTANT: It is essential to refer to the installation instructions for information on the size of the safety areas.

———— Impact area (minimum normative surface)

- - - - Free space



1	0m	11m ²
---	----	------------------



0

00h50

0m³

11m²

20kg

12kg

EN
1176



8+



14



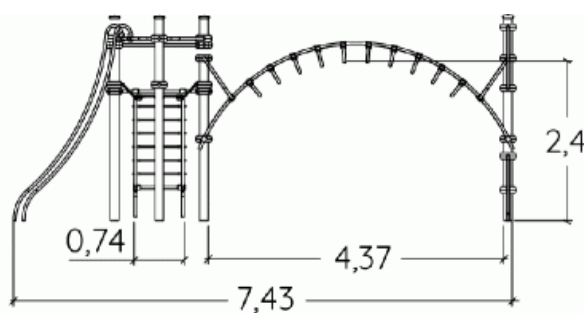
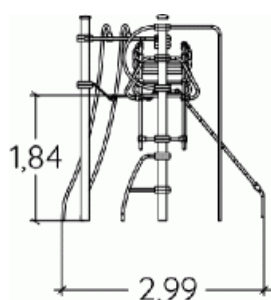
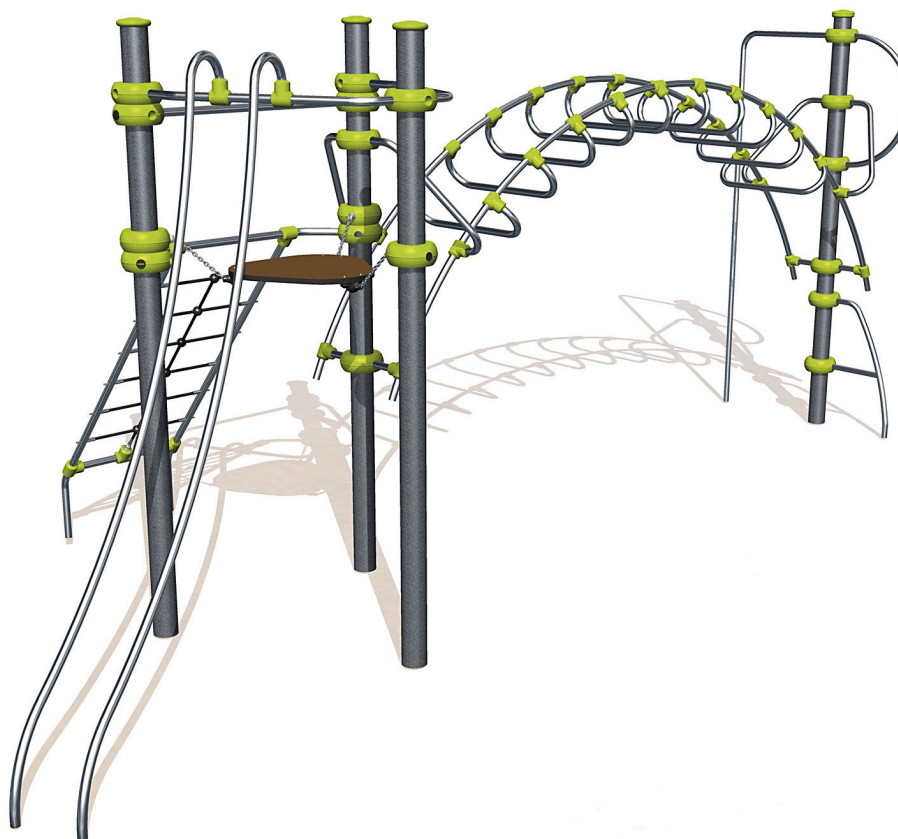
2,4m



1 = 7,43m
2 = 2,99m
3 = 3m



Physical inclusion
Sensory inclusion
Cognitive inclusion



Play value : 7

sliding



x2

meeting



x1

hanging



x1

climbing



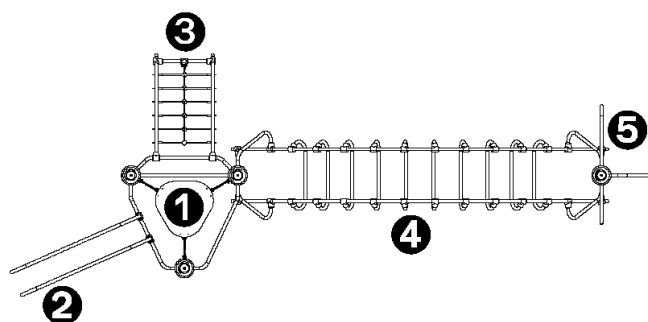
x2

getting across



x1

Components

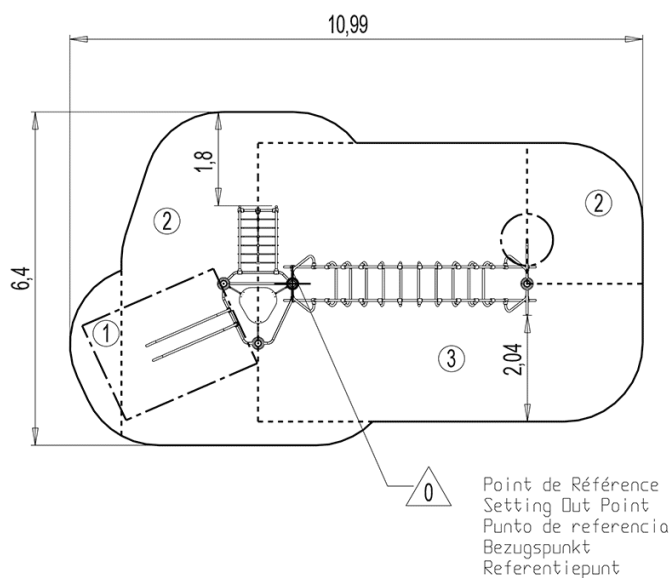


- ❶ Tour Delta
- ❷ Speed slide
- ❸ Delta Incline net
- ❹ Great arch
- ❺ Parrot mast

Installation of equipment

IMPORTANT: It is essential to refer to the installation instructions for information on the size of the safety areas.

- Impact area (minimum normative surface)
- Free space



1	0,6m	2m ²
2	1,95m	23m ²
3	2,4m	33m ²



2

16h00

0.4m³

58m²

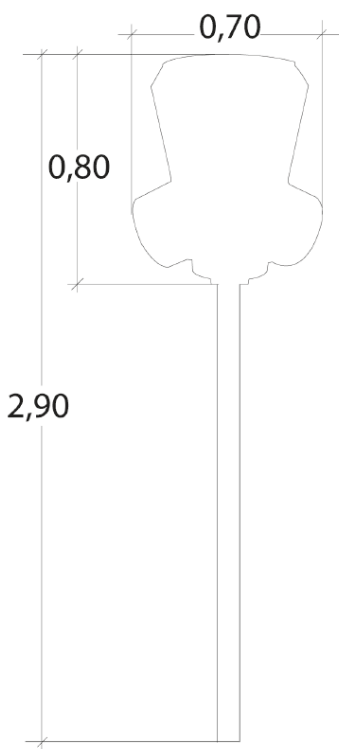
194kg

54kg

EN
1176



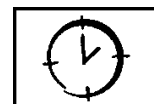
1=0.7m 2=0.7m 3=2.9m



INSTALLATION



2

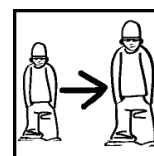


01h00

OTHER INFORMATION



10 players



3+

Total weight = 48 kg

Heaviest part = 0 kg

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CAD Drawing	1
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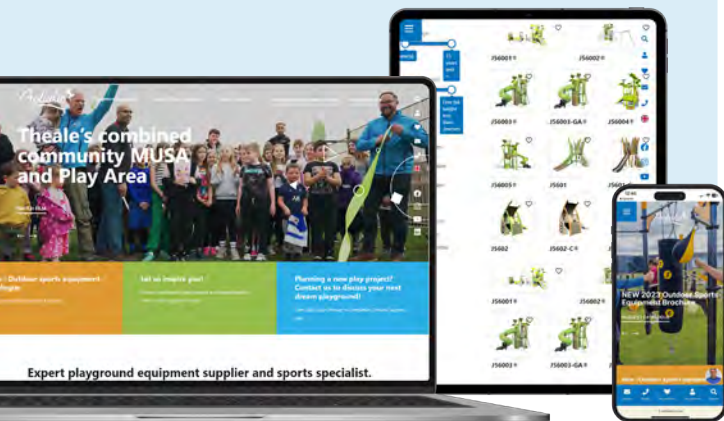


Maintenance

We understand the importance of keeping your park in play and we work to high targets to maintain a high level of service and standards.

Our after-sales department is open Monday to Friday 8:30 – 5pm, and can be reached by telephone, email and online. They are able to react quickly to all enquiries.

We have a team of Contracts and Aftersales Coordinators. Our dedicated Aftersales Coordinator is **Clare Harper**. Clare can be contacted on **0115 982 3980** or by email: **aftersales@proludic.co.uk**



We will provide your maintenance team with a **unique log in to the client area of our website**; where you are able to report maintenance issues using the 'new' aftersales service that allows instant image uploads directly from site, along with a short description, enabling our team to identify replacement parts required (See following page).



KPIs monitor aftersales enquiries with a targeted **100% response rate within 24 hours** of initial enquiry

Our Customer Service Department will handle all requests efficiently, acting at two levels:

- 1. Diagnosing problems** encountered on site and providing a suitable solution e.g., replacement, repairs etc.
- 2. Distributing replacement parts** for elements that have undergone normal wear and tear or vandalism.

Meet Ben Jones, our **in-house Maintenance Manager** with extensive Proludic knowledge from six years as an Area Manager. He handles complex maintenance issues either on-site or through qualified representatives.

We maintain a substantial stock of common spare parts in the UK, delivered within **1-7 working days** via Royal Mail special delivery, ensuring minimal downtime for your play area. For non-UK parts, our French manufacturing facility ships directly via UPS in 10-20 working days (this is due to current UK/EU shipping delays), with a 24-hour delivery notification. Large parts are managed by a logistics company.



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Maintenance Operations

The advised frequency of maintenance operations is for your information only and should be adapted according to the site, the conditions as well as the level of use and exposure of the equipment. The installation instructions should be retained by those responsible for the maintenance of the equipment.

FREQUENCY	INSPECTION POINTS	ACTIONS
WEEKLY	Visual inspection of play area looking for immediate safety hazards	
	Inspect safety surfacing	Even up/complete accordingly
QUARTERLY	Operational inspection	Action according to findings
	General stability of the equipment	
	Tighten assembly points	Tighten if necessary
	Inspect the components for traces of wear (wear rings, cables, chains, thrust washers, shock absorbers)	Replace if necessary
ANNUALLY	Annual inspection	Action according to findings
	Resistance of anchorage elements	Fix again if necessary
	Aging of the components (traces of rotting, corrosion, disintegration, detachment of the blade)	Repair or replace if necessary
	Presence of protection elements (caps and tops) and identification elements (zero level, manufacturing plate).	Replace if necessary
	Absence of pinching (fingers and strings more specifically)	Adjust if necessary
	State of safer surfacing	Clean, level out, complete according to the nature of the floor if necessary
	For Multi-Use Games Areas: Check the stability of the structure according to EN15312:2007 specifications	

Post Installation Inspections

We manage health and safety on our sites by undertaking post installation inspections prior to the project sign-off and handover.

The post Installation Inspection comprises of the following:

A Full Written Report: including photographs - also covering the quality of the installation and equipments finish.

Site Inspection: on completion will check: Orientation, minimum space requirements, check traffic flows.

General Design Safety: assess general finish and work standards, give recommendations on inspection and maintenance.

Ancillary Items check all for condition, installation, suitability (e.g. standard compliance where relevant).

Equipment Check: for compliance with agreed standard EN1176, correct installation, any missing, damaged or inappropriate parts and general safety.

Surfacing Check: for correct areas, correct depth for the fall heights involved and correct installation, in line with EN1177.

Risk Assessment: required by the management of Health and Safety Regulations, providing recommendations for any additional action and special maintenance requirements.

Disability Assessment: A very basic assessment of accessibility as required by the Disability Discrimination Act is supplied with the report.

Any arising issues/snagging where appropriate will be dealt with by Proludic and their relevant installation partners. At this point the report will be updated as required and the clean report passed onto the developer site and office teams for confirmation the area is appropriate and signed off for use.

Inspect Protect



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Maintenance Definitions

Handover:

A handover meeting will be scheduled on site and the proposed adopter will be given:

1. The clean/addressed PII report
2. Access to the unique online owners portal
3. Access to the generic Proludic Maintenance Guide

Any additional adopter snagging comments will also be addressed at this stage. Only once adoption is confirmed will the H&S heras fencing be dropped and the site opened to the public.

Ongoing Management and Maintenance:

Owners Portal: on delivery of a project we provide a access code to our dedicated Aftersales section of our website (www.proludic.com). All accessible documents from the project file include:

- Assembly instructions with all parts detailed and coded
- Certificates of conformity for all the products installed
- Product identification sheets
- Maintenance schedules
- Maintenance guide offering useful hints and tips
- Installation guides



Inspection Schedule: inspections should cover the whole of the site and not just the equipment. Pathways, fences, seats etc all need to be checked in line with the defined system of inspections recommended for children's playgrounds.

Routine Inspection: these will look at the equipment's basic condition, especially faults due to recent vandalism. Such inspections will be recorded on a simple sheet or book and will cover our manufacturers guidelines.

Annual Inspection: these should be carried out by a specialist not connected with the playground operator or manager. It will look at vandalism, minor and major wear, long-term structural problems, changes in standard compliance and design practice, risk assessment etc. These inspections will be sure to cover our manufacturers guidelines (in-line with the attached manual).

Maintenance: the inspection programme will feed directly into the maintenance schedule for the area for repairing faults and replacing parts. This will also be delivered according to our manufacturers guidelines.

Our Online Aftersales Service

Knowing exactly what replacement parts you need for your play or sports area can sometimes be challenging. We wanted to develop a system to remove this roadblock and simplify the maintenance process.

Here we have outlined a step-by-step process to the right which you can follow on your aftersales dashboard to allow us to help you find the right replacement for any Proludic equipment.

Need help?

Take a picture of your Proludic product.
Our experts are here to help you find the spare parts you need.



Scan here for our
Aftersales web service



Scan here to watch
our Aftersales video



I need help.

Take a picture of your product. Our experts will help you find the parts you need.

General view of the equipment or identification plate

1. Select a photo of your product

Images must be in JPG or PNG format



Select your file
Maximum upload size 5MB

2. Write a short description

Please provide us with any information to help identify the product has a problem (year of purchase, product reference etc).



Detailed view of the part

1. Select a photo of your product

Images must be in JPG or PNG format



Select your file
Maximum upload size 5MB

2. Write a short description

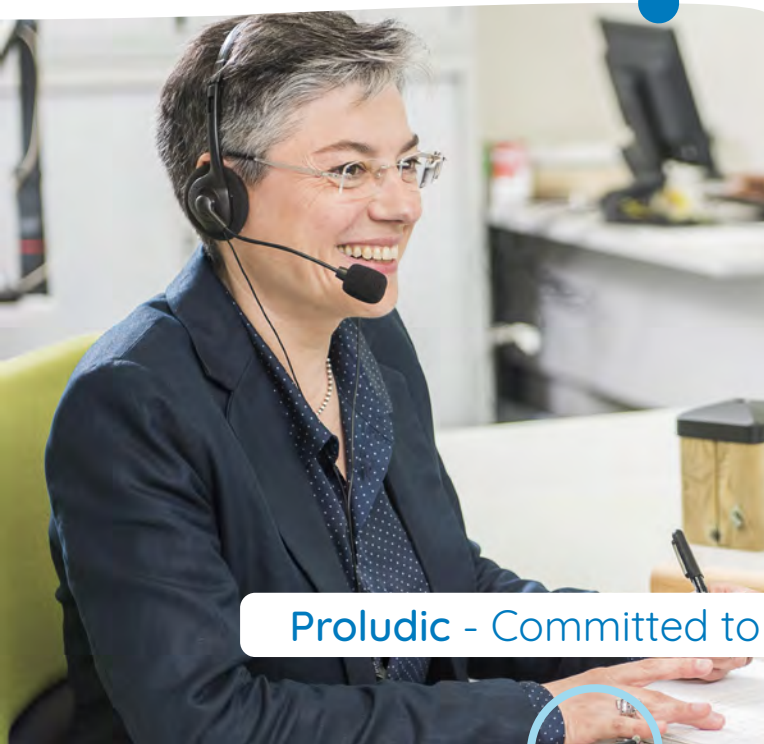
Please detail the problem encountered here



We utilise parts that can easily be replaced. If there is wear or a breakage on part of an item, we can order the small part rather than a whole part of a unit. From a maintenance aspect this provides huge time and cost savings for our clients.

[illegible]

The cost to replace the whole net is £894.93. Whereas, the cost to replace two rope assemblies is **£73.74** Saving the customer **£821.19!**



- 1-2 Years - (Covered Under Warranty)
- 3-5 Years - 0.25% of the equipment total
- 6-10 Years - 0.5% of the equipment total
- 11-15 Years - 2% of the equipment total

Please note the above figures relate to the supply only cost of spare items for equipment. The estimate assumes an average level of usage, in line with an appropriate inspection and maintenance schedule (as outlined in the [ProLudic Maintenance Guide](#)).

Scan here for the
Proludic Maintenance Guide



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Proludic Guarantees

Lifetime warranty for any structural failure of sport or play products due to a material or manufacturing failure of:

- Panels (coloured compact / high density polyethylene non-slip compact)
- Posts and supporting structures (painted galvanised steel, galvanised steel, stainless steel)
- Stainless steel tubes

25 years against structural failure on our sports and play equipment due to material or manufacturing defects on lacquered plywood panels and non-slip plywood panels.

15 years against structural failure on our sports and play equipment due to material or manufacturing defects on Robinia wood.

10 years for any structural failure of sport or play products due to a material or manufacturing failure of:

- Metal components (with the exception of springs, moving or mechanical parts and fixings)
- Planks and treated timber frame posts
- Metal crimps and rope assemblies

5 years for any structural failure of sport or play products due to a material or manufacturing failure of:

- Springs and mechanical systems
- Moulded or rotary moulded plastic parts (with the exception of moving parts)

2 years for any defect or manufacturing fault of component parts.

Please note: Guarantees are specific to the year of purchase. Please consult your original documentation for historical guarantees if the above differ from your previous orders.

These guarantees include the provision of spare parts or free repair but does not include installation on-site.

Proludic prides itself on offering unambiguous guarantees to ensure our clients can confidently and quickly identify what they are getting. **No caveats, no clauses, just market leading honesty.** Install on the beach or in the mountains, you are covered!

What we deem a lifetime: Playground equipment changes and develops over time and changes in the requirements of a community mean that in best practice playgrounds should be updated and refreshed within a 25-year period. However, we guarantee our equipment for however long our clients wish for the unit to be in situ, even if this is 45+ Years.



Proludic - Committed to being your perfect partner

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When it comes to sustainability,
we're not playing around.

A proactive environmental policy

Building a brighter future through

Sustainability

We've taken an approach to sustainability that not only ensures we minimise our impact on the planet, but keeps young adventurers learning, exploring and developing for years to come.

9.12
out of
10

Repairability Index

90%

of our playgrounds
fully functional after
15 years...even with
ply decks!

ISO 9001
& ISO 14001
certified
manufacturer

Environmental Policies and Commitments

For more information on Proludic's commitments to sustainability and our environmental policies, scan the QR code:



SCAN ME!

How we do it



3. Our supply chain allows us to deliver equipment worldwide without the need for third parties.



4. Installing playgrounds around the world ensures we keep children happy, active and developing for years to come.



Proludic

Lifetime
guarantees*
warranty on playgrounds
and sports areas

93%
of production
waste recycled

30%
Lower CO₂ emissions

All of our wood is sourced from the Programme of the Endorsement of Forest Certification (PEFC) sustainable sources, not just our wooden Robinia range!

Unlike some of our competitor's exclusively 'green' ranges, we use sustainable wood sources throughout our entire range of products as standard. Remember, even our HPL (High Pressure Laminate) consists of 70% wood fibre!

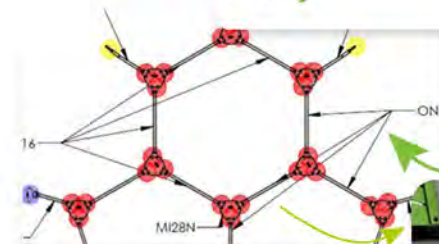
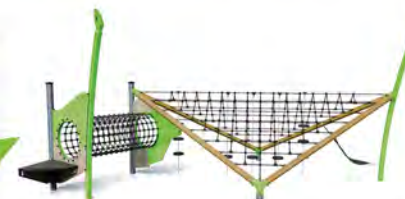
Reducing costs & waste through maintenance

As our products have a high repairability index, we can offer individual replacement parts rather than replace whole sections. Unlike our competitors who still replace the entire piece, we can cut costs and reduce waste by fixing the issue using our modular approach.

Longevity and Durability

Proludic pride ourselves on offering unambiguous, market leading guarantees to ensure our clients can confidently and quickly identify what they are getting. No caveats, No clauses just market leading honesty. Install your playground on the beach or in the mountains... we've got you covered!

Some competitors
would replace this
whole net!



Proludic can
replace individual
ropes & clasps

(do not) Hit the Deck!

Some of our competitors use HPL (High pressure laminate) and panels measuring to only 8mm thick!





Proludic's environmental policy is one of the company's core values, and was awarded ISO 14001 certification in 2006, followed by PEFC certification in 2015

The main stages of sustainable development at Proludic

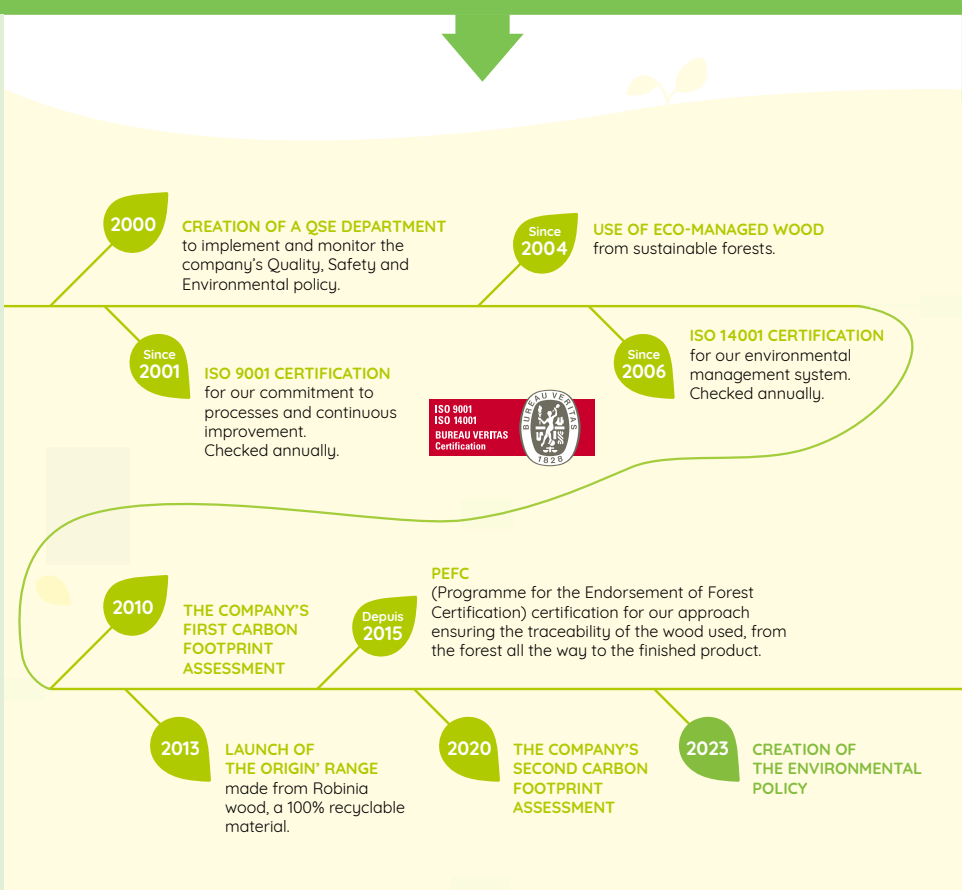
A Proactive Environmental Policy

Operating as a professional organisation in the childhood development sector, Proludic's decision to spearhead initiatives aimed at protecting the environment and laying the foundations for future generations has always been a priority.

Today, we are determined to step up our efforts in this area by reinforcing the company's environmental policy with

3 key cornerstones

- > Sustainability
- > Taking action against climate change
- > Proximity and local presence



"Proludic is a company that has been committed to quality and responsibility since its inception.

We work hard to offer sustainable products, fight climate change, and maintain strong local networks.

Our environmental policy is resolutely proactive and transparent. It is based on new indicators created to monitor and measure the results of the actions taken by our teams.

Every day across the Group, we work to implement this environmental policy and develop actions which will have a positive impact on society."

Denis Le Poupon & Philippe Le Poupon,
President and Vice President



Determined to step up our efforts and reinforce our commitment to creating a better environment, we've based our environmental policy on three solid pillars:

- Sustainability,
- Taking action against climate change,
- Proximity and local presence.

For each of these, we have identified indicators that allow us to check on our performance so we stay on track.

ENVIRONMENTAL MISSION

True to our values, we are taking tangible action to maximise the life span of our designs and reduce their environmental impact.

We are striving to reduce the impact of our activities on global warming for future generations.

CORNERSTONE 1 Sustainability

3 indicators:

- Repairability index
- Playground longevity index
- Resistance of play equipment

CORNERSTONE 2 Taking action against climate change

4 indicators:

- Using recycled and recyclable raw materials
- Waste reduction and recovery
- Optimising transportation
- Reduced carbon footprint

CORNERSTONE 3 Proximity and local presence

5 indicators:

- Local suppliers
- Local contacts
- Local environment
- Project follow-up
- Recycling through donations

Certified for high performance

Part of our commitment to providing the best service possible to our customers and users is to ensure all our products, services and processes conform with international standards.

ISO 9001

Certified since 2001, our ISO 9001 credentials are based on meeting the principles of quality management. Audited annually, this international standard guides our approach to all of our processes and supports continuous improvement.



ISO 14001

Proludic has been a holder of ISO 14001 since 2006. The industry standard for environmental management systems, this accreditation helps us to better manage the impact of our activities on the environment and demonstrate the effectiveness of our management systems.



PEFC

The internationally recognised PEFC (the Programme for the Endorsement of Forest Certification) covers the entire supply chain of the wood used in our wooden equipment products. Since 2015, Proludic has guaranteed that we manufacture our products

to meet the demanding requirements of the PEFC certification.



CORNERSTONE I

Sustainability

Proludic designs playground and sports area solutions that stand the test of time... no matter the weather or local climatic conditions.

From the outset, we engineer our products with sustainable, durable materials and with repairability and extended lifetime use in mind.



REPAIRABILITY INDEX

Proludic solutions are built to last. And to ensure their durability, we've created the first repairability index for playgrounds and sports areas.

Every piece of equipment we produce features an index which reflects its level of repairability. This index is based on five criteria:

- easy access to all documentation relating to a product
- ease of disassembly
- availability of spare parts
- the price of parts
- Proludic's diagnostic & aftersales capabilities.

You can check the repairability index for each product on our technical data sheets.

The average repairability score for Proludic equipment is 9.12 out of 10

9.12/10



Range: Multiplay Equipment

- easy access to all documentation relating to a product 9.05/10
- ease of disassembly 8.35/10
- availability of spare parts 10/10
- the price of parts 10/10
- Proludic diagnostic & aftersales capabilities 10/10

The average repairability score for Multiplay Equipment is 9.48 out of 10.



Range: Traditional Playground Equipment

- easy access to all documentation relating to a product 9.05/10
- ease of disassembly 8.40/10
- availability of spare parts 10/10
- the price of parts 9/10
- Proludic diagnostic & after-sales capabilities 10/10

The average repairability score for Traditional Playground Equipment is 9.29 out of 10.



PLAYGROUND LONGEVITY INDEX

Proludic playgrounds are not only designed for people of all ages and abilities to enjoy – they're made to stand the test of time. In 35 years, more than 100,000 playgrounds and sports areas have been built with our equipment. We base our longevity index on a worldwide periodic study of our subsidiaries to assess:

- the current condition of the play area
- safety
- functionality
- wear

With a proactive commitment to sustainability, we provide easy access to spare parts as part of our aftersales service. This can help extend the life of your playground for decades.



RESISTANCE OF PLAY EQUIPMENT

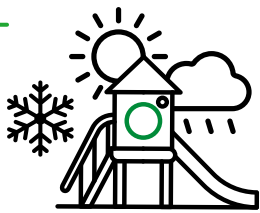
Proludic equipment has proven its durability in more than 55 countries around the world. So no matter how extreme the climatic conditions - whether it's frost, heat waves, wind, or snow - the long life of our solutions is guaranteed.

As part of our strategy for innovative design, we seek out ways to improve the design of our playground and sports equipment to extend their service life.

We source and procure increasingly durable and environmentally friendly materials as they become available.



Durability
of our
products



Installed in 2006 in England: this playground has signs of advanced use but is fully functional



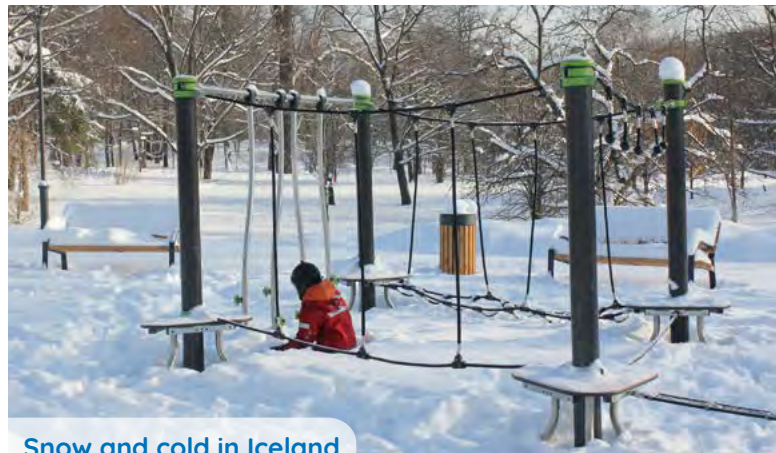
90%



of our older play areas

(average age 16 years) are completely functional.

A 2022 global study of 134 playgrounds across six Proludic subsidiaries revealed that 90% of these playgrounds produced over the previous 15 years were still fully functional.



Snow and cold in Iceland



Heat and humidity in Macao

CORNERSTONE 2

Taking action against climate change

By carefully analysing our processes, we've been able to identify CO₂-emitting activities. **This helps us reduce our carbon emissions in those areas where action is most needed.** From the design of playground and sports area equipment through to manufacture, transportation, and installation, to all our travel, we've taken steps to control and minimise our carbon impact.



USING RECYCLED AND RECYCLABLE RAW MATERIALS

Central to our goal of carbon footprint reduction is our management of raw materials. From the outset, Proludic's equipment is designed to include a maximum amount of recycled, bio-sourced, and recyclable raw materials.



75%

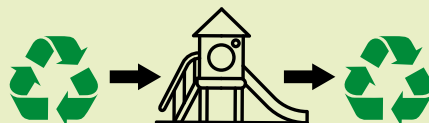
of our products contain
recycled materials.

75%

of our products contain
bio-sourced materials.

88%

contain
recyclable materials.



FOCUS ON OUR MATERIALS

Whether a product is made from metal, wood or plastic, **Proludic selects materials that are 100% recoverable**. All end-of-life products are either reused, or processed for energy recovery. We've adapted our production techniques to limit manufacturing waste and make best use of scarce resources.

WOOD

Since 2015, Proludic has joined 12,526 companies worldwide in a commitment to the sustainable management of forests.

PEFC certification guarantees the use of sustainable forest resources.



METAL

Steel, stainless steel, and aluminium are 100% recyclable materials.

Steel has outstanding durability and recyclability qualities. By incorporating steel in our equipment, we minimise the raw materials needed to manufacture replacement equipment, including ore, energy, and water.

The use of stainless steel in our products improves their lifespan and durability.



PAINTS

By using only solvent-free polyester powder coatings we avoid the need for thinners or water during application. Our plywood coatings are water-based, free of heavy metals, and feature low VOC (Volatile Organic Compounds) emissions.

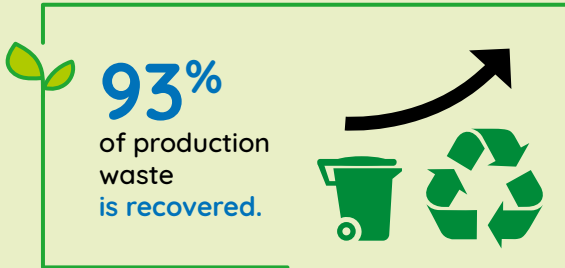




WASTE REDUCTION AND RECOVERY

Crucial to our fight against climate change is our active waste reduction and recovery of the waste materials produced during the manufacturing process. Materials like wood panels and cardboard, as well as plastics, metals, paper, and batteries, are all recycled towards this goal.

Our team are constantly reviewing our operation to limit the production of waste during the manufacturing process.



OPTIMISING TRANSPORTATION

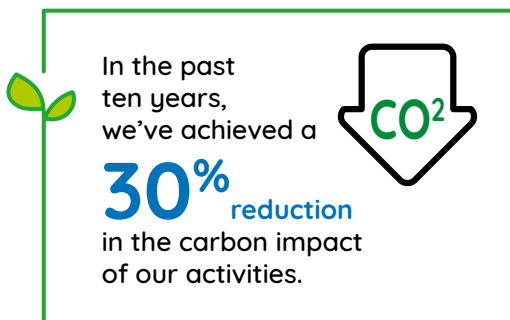
From the moment an order is prepared for shipping, the Proludic logistics team use their expertise to reduce packaging, maximise crate filling, and optimise transport methods. Their goal: to reduce our carbon emissions as much as possible.

With careful planning, the team selects the size of our packing boxes to ensure the best fit with product dimensions. For international shipments, we allocate orders to optimise every centimetre of the shipping containers.



REDUCED CARBON FOOTPRINT

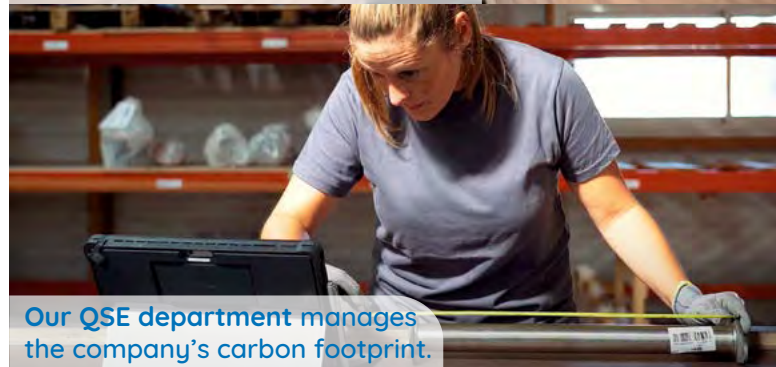
Every year, we carry out a carbon assessment which allows us to pilot actions aimed at reducing our carbon impact. We prioritise these actions by acting on the items that make up 80% of our carbon footprint.



We optimise the cutting of panels to limit leftover scraps.



To limit travel, our teams organise meetings via video conferencing.



Our QSE department manages the company's carbon footprint.

CORNERSTONE 3

Proximity and local presence

We are committed to setting up and promoting a local network with our customers, our suppliers and the providers with whom we collaborate.

This proximity optimises our production, reduces our carbon footprint and guarantees you facilities adapted to your territory and your needs.



LOCAL SUPPLIERS

At our French manufacturing hub, we choose to source our raw materials and services from reliable local suppliers. Not only does this sharpen our delivery deadlines. It also means we optimise our carbon footprint through shorter transportation of materials to the factory.

94%

of our production suppliers are European.

In 80% of cases, our UK service providers are located less than

50 miles

from our customers.



LOCAL CONTACTS

Being a local player means accompanying and advising you on the creation of suitable and sustainable facilities. Local teams help limit our carbon footprint and guarantee you real contact.

In 90% of cases, our UK Area Manager representatives are less than

2 hours

from their customers.





RECYCLING THROUGH DONATIONS

Where there's opportunity, Proludic invests in the local economy and community associations in need by donating reconditioned materials and equipment.



PROJECT FOLLOW-UP

To ensure the smooth running and quality of your playground and sports area project, one of our team will visit your site during it's delivery.



100%

of sites visited by an Area Manager representative or a Construction Manager during the project.



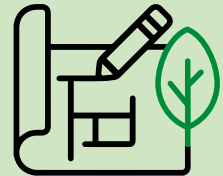
LOCAL ENVIRONMENT

As playspace experts, we work with you to design and construct your project to suit its unique local environment. To ensure distinctive and sustainable play and sports areas, we consider the characteristics of each project and its specific needs, site topography, and integration into the landscape.



93%

of our projects begin with a preliminary on-site assessment.





PROLUDIC LTD

The Play Hub
Bradmore Business Park
Loughborough Road
Bunny, Nottinghamshire
NG11 6QA

Tel: 0115 982 3980

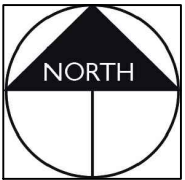
Email: info@proludic.co.uk

proludic.co.uk



Key Accounts Manager -
Tanya Wilsher

Appendix 3 - Planting Plans and Schedules



SPECIFICATION NOTES

1. General

This plan to be read in conjunction with the following documents:

- PGLA Planting Plan Drawings PP01 SERIES
- Arboricultural and Ecology Reports and the Drainage Strategy
- And any other supporting information

2. General Landscaping

Existing levels to be preserved around retained existing trees and vegetation. Existing trees and vegetation to be retained are to be protected in accordance with BS5837:2012 during construction. Proposed planting under existing trees subject to sufficient space in root areas.

3. Preparation of Planting Beds

- Rubbish, concrete, metal, glass, decayed vegetation are to be removed and disposed of off site.
- Stones with the largest dimension exceeding 40mm are to be removed from planting beds and disposed of off site.
- Substances injurious to plant growth including subsoil, rubble, fuel and lubricants should be removed and disposed of off site.
- Remove any existing weed growth.
- Areas of large root are to be grubbed up without undue disturbance of surrounding soil and adjacent areas.
- All site preparation, planting and maintenance to comply with BS 4429

4. Topsoil

Imported topsoil to be a good quality loam to BS 3882:2015. All topsoil areas shall be thoroughly cultivated by hand or suitable machinery to the full depth of the topsoil layer, incorporating ameliorant's as specified and/or as indicated by analysis and/or as directed by the Landscape Architect. Hand cultivation's shall be carried out to achieve the required finish on areas where machine cultivation is impossible i.e adjacent to kerbs, manholes and footpath junctions etc. Surplus plant matter, rubbish and surface stones having any dimension greater than 25 mm shall be collected and removed from the site. Existing topsoil to be stripped and re-used if suitable as per specification. All work to be carried out in line with BS 3882:2015 and DEFRA Construction Code of Practice for the Sustainable Use of Soils on Construction Sites (2009).

5. Plants

General plant stock to conform to BS 3936, advanced nursery stock and planting to BS 4428. Plants shall be first class examples of their species or variety, free from all pests and diseases, with good fibrous root systems and materially undamaged (refer to relevant sections of BS3936 rts 1-4 'Specification of Nursery Stock'). All planting operations to be in general compliance with BS4428: 1989 'Code of Practice for general landscape operations (excluding hard surfaces)'. Carry out all planting while soil and weather conditions are suitable. Do not plant during periods of frost or strong winds. Plant only during the following periods:

- Container grown and root ball plants: At any time if ground and weather conditions are favourable. Ensure that adequate watering and weed control is provided
- Bare Root stock to be planted November to March.

All plants to be planted in cultivated planting beds at densities shown in plant schedule, in pits of min. size 0.3m x 0.3m x 0.3m deep so as to accommodate full root spread, backfilled with 80% clean topsoil and 20% compost and 20g granular fertilizer. All shrub beds to be in min. 450mm good quality, well prepared topsoil.

See Plant Schedule for species palette. Bed composition, arrangement and setting-out to be approved by Landscape Architect before work commences. Topsoil depth to be 450mm for shrub planting and 150mm for grass.

Native Hedgerow - Stock to be planted in double rows, 5 per linear metre. Trees to be protected with a 600mm spiral rabbit guard and staked. To be kept free of weeds during establishment using secured mulch matting. Bare root plants to be notch planted to depth of root collar in accordance with BS4428.

6. Trees

Trees shown on plan to be planted with species as labelled or similar approved. Do not substitute species, variety and form or reduce the specified number/density of plants without prior agreement. Note sizes shown are minimum. All trees to be planted in pits 2m x 2m x 1m deep, backfilled with 80% clean topsoil with 15% peat free tree and shrub planting compost and 5% Tree Growth Enhancer 'GroChar', including 100g granular fertilizer. Base of pit to be filled with a Terram Geotextile layer on 150mm drainage layer consisting of 20mm nominal size free draining pea gravel . Water-in heavily after planting and surface bark chippings 75mm depth. All trees to be triple staked with timber cross bar and soft ties. Any necessary tree works are to be carried out by an approved tree surgeon to BS 3998. All trees to be protected with 600mm spiral rabbit guard.

Trees planted in grass lawn to be set in bare earth squares 1m diameter around tree trunk with bark mulch to 75mm depth after planting. All work to be carried out in line with BS 3882:2015 and DEFRA Construction Code of Practice for the Sustainable Use of Soils on Construction Sites (2009).

7. Mulch

General purpose mulch prepared in accordance with PAS 100. All planting areas and tree pits to be mulched with 75mm (settled depth) bark mulch. Sample of mulch to be approved by Landscape Architect.

8. Grass

Turfing and seeding shall be carried out during appropriate seasons and while soil and weather conditions are suitable for the relevant operations. Hand tools shall be used around trees, plants and in confined spaces where it is impractical to use machinery. The soil shall be weeded free prior to turfing. Turf shall be laid on prepared, levelled soil (minimum 150mm depth) in the areas indicated on the drawings and laid in accordance with BS 3969:1998+A1:2013.

9. Replacement of trees and vegetation

The contractor shall replace all plants/trees that have failed to thrive (show growth or display foliage) during the growing season after planting (including plants damaged during maintenance operations). Replacements to match original specification or similar size/species approved by the Landscape Architect. In particular, if any of the boundary vegetation, including those marked for retention, are to be replaced with similar size and species if they die within 5 years.

PLANTING SCHEDULE					
Qty	Code	Name	Girth	Height cm	Specification
16	Ac	Acer campestre	14-16	400-450	RB 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks
3	Ae	Aesculus hippocastanum	14-16	400-450	RB 3x; Extra heavy standard; clear stem minimum 200cm; 5 breaks
81	Bp	Betula pendula	14-16	400-450	RB 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks
47	Cb	Carpinus betulus	14-16	400-450	RB 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks
5	Fa	Fagus sylvatica	14-16	400-450	RB 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks
26	Pl	Pinus sylvestris	NA	300-350	Leader with laterals; feathered to the base
56	Pa	Prunus avium	14-16	400-450	RB 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks
16	Pp	Prunus padus	14-16	400-450	RB 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks
54	Qr	Quercus robur	14-16	400-450	RB 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks
19	Sa	Sorbus aucuparia	14-16	400-450	RB 3x; Extra heavy standard; clear stem minimum 200cm; 5 breaks
18	Tc	Tilia cordata 'Greenspire'	14-16	400-450	RB 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks
341		Total trees			

PLOT TREES (Within Highway strip - Under private management) Barratt Traditional Character Area					
Qty	Code	Name	Girth	Height cm	Specification
31	Bf	Betula albosinensis 'Fascination'	14-16	400-450	RB 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks
38	Pg	Prunus 'Snow Goose'	14-16	400-450	RB 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks
15	Pr	Pyrus chanticleer 'Redspire'	14-16	400-450	RB 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks
22	SaL	Sorbus aria 'Lutescens'	14-16	400-450	RB 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks
106		Total trees			

PLOT TREES (Within Highway strip - Under private management) DWH Character Area					
Qty	Code	Name	Girth	Height cm	Specification
28	As	Acer campestre 'Pacific Sunset'	14-16	400-450	RB 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks
37	Cf	Carpinus betulus 'Frans Fontaine'	14-16	400-450	RB 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks
23	Ps	Prunus 'Spire'	14-16	400-450	RB 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks
88		Total trees			

PLOT TREES (Within Highway strip - Under private management) Contemporary Character Area					
Qty	Code	Name	Girth	Height cm	Specification
30	Ap	Acer platanoides 'Emerald Green'	14-16	400-450	RB 3x; Extra heavy standard; clear stem minimum 200cm; 5 breaks
12	Ab	Amelanchier 'Ballerina'	14-16	400-450	RB 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks
14	Bu	Betula utilis jacquemontii	14-16	400-450	RB 3x; Semi-mature; clear stem minimum 200cm
33	Ls	Liquidambar styraciflua 'Lane Roberts'	14-16	400-450	RB 3x; Semi-mature; clear stem minimum 200cm
4	Mb	Malus baccata 'Street Parade'	14-16	400-450	RB 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks
93		Total trees			

HEDGES						
Length (Lin M)	No. Of Plants	Code/Species	Size in cm	Root / Pot Size	Final Height	Density / Spacing
464	1856	H1 / Fagus sylvatica	80-100	7.5L Pot	1.2m	4no. Linear m
653	1959	H2 /Prunus lusitanica	100-120	7.5L Pot	1.2m	3no. Linear m
512	2048	H3 / Eileagnus ebbingei	80-100	7.5L Pot	1.2m	4no. Linear m

SHRUBS - Barratt Traditional Character Area 880m2 Total						
Shrub bed composition to be laid out and agreed with Landscape Architect prior to planting						
Qty	Abbrev.	Name	Rate / m2	Height	Container Size	Specification
528		Abelia grandiflora	4	40-60	7.5L	Bushy; 3 breaks
352		Choisya ternata	4	40-60	7.5L	Bushy; 4 breaks
352		Hebe rakaiensis	4	40-60	7.5L	Bushy; 5 breaks
352		Lavandula angustifolia 'Hidcote'	4	40-60	7.5L	Bushy; 5 breaks
440		Pachysandra Terminalis	5	30-40	5L	Bushy; 5 breaks
660		Sarcococca confusa	5	30-40	5L	Bushy; 6 breaks
352		Skimmia x japonica 'Rubella'	4	40-60	7.5L	Bushy; 3 breaks
704		Viburnum davidii	4	40-60	7.5L	Bushy; 3 brks

SHRUBS - DWH Character Area 887 m2 Total						
Shrub bed composition to be laid out and agreed with Landscape Architect prior to planting						
Qty	Abbrev.	Name	Rate / m2	Height	Container Size	Specification
355	CHO TER	Choisya ternata	4	40-60	7.5L	Bushy; 4 breaks
355	HEB ORM	Hebe 'Great Orme'	4	40-60	7.5L	Bushy; 5 breaks
355	HEB RAK	Hebe rakaiensis	4	40-60	7.5L	Bushy; 5 breaks
355	PHI MAN	Philadelphus 'Manteau d'hermine'	4	40-60	7.5L	Branched; 4 breaks
532	PHO ROB	Phytolaea Red Robin	4	40-60	7.5L	Bushy; 5 breaks
444	SAR CON	Sarcococca confusa	5	30-40	5L	Bushy; 6 breaks
665	SKI KEW	Skimmia x confusa 'Kew Green'	4	40-60	7.5L	Bushy; 3 breaks
710	VIB DAV	Viburnum davidii	4	40-60	7.5L	Bushy; 3 brks

SHRUBS - Barratt Contemporary Character Area 863m2 Total						
Shrub bed composition to be laid out and agreed with Landscape Architect prior to planting						
Qty	Abbrev.	Name	Rate / m2	Height	Container Size	Specification
173		Buxus sempervirens	4	40-60	7.5L	Bushy; 6 breaks
345		Choisya Aztec Pearl	4	40-60	7.5L	Bushy; 5 breaks
345		Desfontainia cespitosa goldtau	7	30-40	5L	Bushy; 6 breaks
216		Hebebronx x hybridus 'White Lady'	5	30-40	5L	Bushy; 6 breaks
216		Hebe pinguifolia 'sutherlandii'	5	30-40	5L	Bushy; 6 breaks
518		Hydrangea arborescens 'Annabelle'	4	40-60	7.5L	Branched; 3 breaks
216		Pachysandra Terminalis	5	30-40	5L	Bushy; 6 breaks
129		Phoridium 'Sundowner'	1	60-80	10L	Triple crown - Place as single in bed away from paths
345		Pittosporum tenuifolium 'Tom thumb'	4	40-60	7.5L	Bushy; 5 breaks
345		Skimmia x confusa 'Kew Green'	4	40-60	7.5L	Bushy; 3 breaks
345		Spiraea japonica 'Little princess'	4	40-60	7.5L	Bushy; 6 breaks

Wildflower and Grassland Meadow Planting Outside of Plots			
Code	Area (m2)	Seed Mix Specification	Sowing Rate (g/m ²)
WFM1	39,371	Emorsgate EM3 Special General Purpose Meadow Mixture	Suppliers recommendations - 2g/m2
GM1	4,094	General Amenity Grass	Suppliers recommendations -

MNH - Mixed Native Hedge						
Total Length On Site 1535 Lin m						
No. of Plants	% Mix	Species	Size in cm	Root Cond.	Density	Specification
7675	MNH	Mixed Native Hedge				
1151	15	Crataegus monogyna	60-90	8	5/m	Transplant (seed-raised), 1+1
1151	15	Corylus avellana	60-90	8	5/m	Transplant (seed-raised), 1+1
1151	15	Ilex aquifolium	40-60	2L	5/m	Leader with laterals
384	5	Lonicera periclymenum	60-80	2L	5/m	Caned; several breaks
768	10	Malus sylvestris	60-90	8	5/m	Transplant (seed-raised), 1+1
768	10	Prunus spinosa	60-90	8	5/m	Transplant (seed-raised), 1+1
384	5	Rosa arvensis	60-90	8	5/m	Transplant (seed-raised), 1+1
384	5	Rosa canina	60-90	8	5/m	Transplant (seed-raised), 1+1
768	10	Sambucus nigra	60-90	8	5/m	Transplant (seed-raised), 1+1
768	10	Viburnum opulus	60-90	8	5/m	Transplant (seed-raised), 1+1

Pond Marginal and Reed Planting			
Code	Area (m2)	Seed Mix Specification	Sowing Rate (g/m ²)
Wet	3261	Emorsgate EM8 Meadow mixture for ponds	Suppliers recommendations - 4g/m2
Dry	4895	Emorsgate EP1 Pond edge mixture	Suppliers recommendations - 4g/m2
R1	545	Phragmites australis - Plug Plants	Suppliers recommendations - 4 plug plants per m2

NWP - Native Woodland Planting (random mix 1 per m ²)						
Total Area On Site (m ²)						
4863						
Qty	% Mix	Name	Size cm	Root Cond.	Density / Spacing	Specification
486	10	Betula pendula	60-90	8	1/m2	Transplant (seed-raised), 1+1
486	10	Corylus avellana	60-90	8	1/m ²	Transplant (seed-raised), 1+1
729	15	Crataegus monogyna	60-90	8	1/m ²	Transplant (seed-raised), 1+1
243	5	Ilex aquifolium	40-60	2L pot	1/m2	Leader with laterals
486	10	Sorbus aucuparia	60-90	8	1/m2	Transplant (seed-raised), 1+1
486	10	Prunus avium	60-90	8	1/m2	Transplant (seed-raised), 1+1
243	5	Prunus spinosa	60-90	8	1/m ²	Transplant (seed-raised), 1+1
729	15	Quercus robur	60-90	8	1/m2	Transplant (seed-raised), 1+1
243	5	Rosa canina	60-90	8	1/m2	Transplant (seed-raised), 1+1
729	15	Viburnum opulus	60-90	8	1/m2	Transplant (seed-raised), 1+1

Rev	Date	Description	Initials
P8	07.01.25	Update Plots and amend Planting and Schedule	PGG
P7	09.12.24	Update AIA and amend Planting and Schedule	PGG
P6	28.10.24	Update Fishery Track	PGG
P5	07.08.24	Update client details	PGG
P4	16.07.24	Updated to optimise BNG	PGG
P3	11.06.24	Updated to Revised Planning Layout	PGG
P2	20.10.22	Updated to Ecology + Barratt comments	KLJ
P1	19.09.22	Initial Issue	KG

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Client

BARRATT HOMES, DWH & GLP TROWS LLP

Project

COWM TOP LANE, CASTLETON

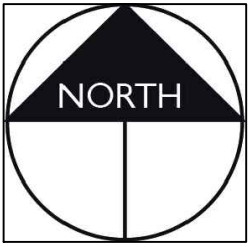
Description

PLANTING PLANS, SCHEDULE & SPECIFICATION NOTES

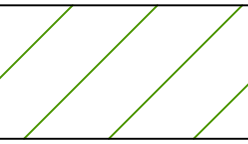
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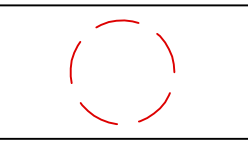
FOR PLANNING

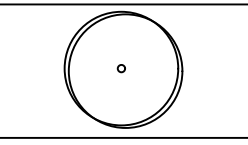
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NTS	KLJ	PGG	SEPT 2022
Job number	Drawing number	Revision	
TRO1902	PP01.00	P8	

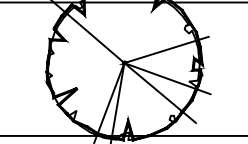


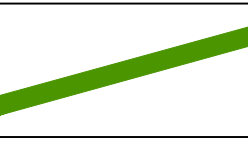
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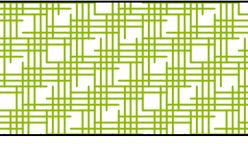
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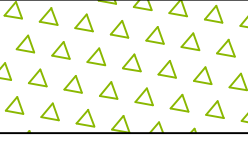
EXISTING VEGETATION
To be retained. Refer to the Tree Survey and Ecology Reports for further details on species & maintenance
- 

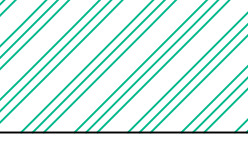
EXISTING VEGETATION REMOVED
To be removed. Refer to the Tree Survey and Ecology Reports for further details on species
- 

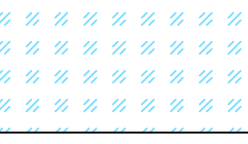
PROPOSED PLOT TREE
Refer to the planting schedule for details on species, quantities and nursery grades
- 

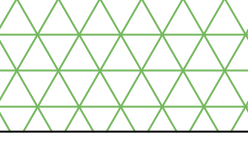
PROPOSED POS TREE
Refer to the planting schedule for details on species, quantities and nursery grades
- 

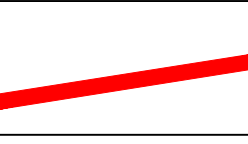
HEDGE
Refer to the planting schedule for details on species, quantities and nursery grades
- 

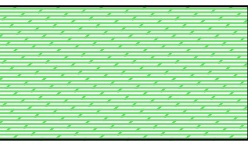
SHRUB BEDS
Refer to the planting schedule for details on species, quantities and nursery grades.
- 

WILDFLOWER GRASS MIX - WFM1
Refer to the planting schedule for details on species, quantities and nursery grades.
- 

MARGINAL PLANTING - DRY MIX
Refer to the planting schedule for details on species, quantities and nursery grades.
- 

MARGINAL PLANTING - WET MIX
Refer to the planting schedule for details on species, quantities and nursery grades.
- 

NATIVE WHIP PLANTING
Refer to the planting schedule for details on species, quantities and nursery grades.
- 

SITE BOUNDARY
- 

AMENITY GRASS - GM1
(See Schedule)
- 

Reed Planting

P8	07.01.25	Update Plots and amend Planting and Schedule	PGG
P5	07.08.24	Update client details	PGG
P4	16.07.24	Updated to optimise BNG	PGG
P3	11.06.24	Updated to Revised Planning Layout	PGG
P2	20.10.22	Updated to Ecology + Barratt comments	KLJ
P1	19.09.22	Initial Issue	KG
Rev	Date	Description	Initials



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Client
BARRATT HOMES, DWH & GLP TROWS LLP

Project
COWM TOP LANE, CASTLETON

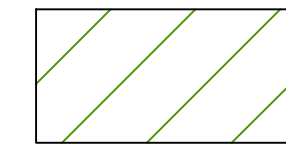
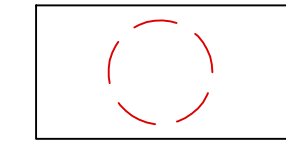
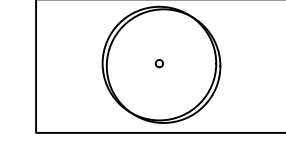
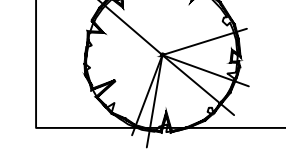
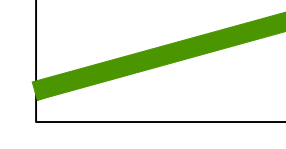
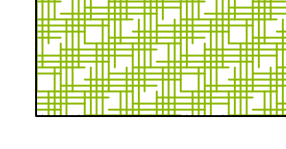
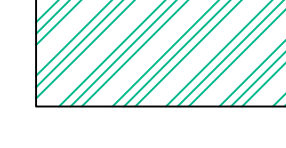
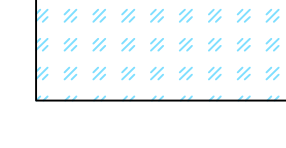
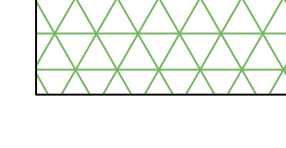
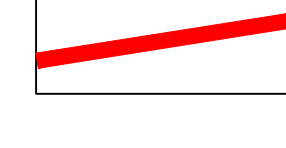
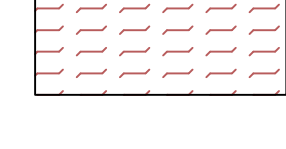
Description
PLANTING PLAN
SHEET 11

Status
FOR PLANNING

Scale 1:200@A1	Drawn KLJ	Checked PGG	Date SEPT 2022
Job number TRO1902	Drawing number PP01.11	Revision P8	



KEY

-  **EXISTING VEGETATION**
To be retained. Refer to the Tree Survey and Ecology Reports for further details on species & maintenance
-  **EXISTING VEGETATION REMOVED**
To be removed. Refer to the Tree Survey and Ecology Reports for further details on species
-  **PROPOSED PLOT TREE**
Refer to the planting schedule for details on species, quantities and nursery grades
-  **PROPOSED POS TREE**
Refer to the planting schedule for details on species, quantities and nursery grades
-  **HEDGE**
Refer to the planting schedule for details on species, quantities and nursery grades
-  **SHRUB BEDS**
Refer to the planting schedule for details on species, quantities and nursery grades.
-  **WILDFLOWER GRASS MIX - WFM1**
Refer to the planting schedule for details on species, quantities and nursery grades.
-  **MARGINAL PLANTING - DRY MIX**
Refer to the planting schedule for details on species, quantities and nursery grades.
-  **MARGINAL PLANTING - WET MIX**
Refer to the planting schedule for details on species, quantities and nursery grades.
-  **NATIVE WHIP PLANTING**
Refer to the planting schedule for details on species, quantities and nursery grades.
-  **SITE BOUNDARY**
-  **AMENITY GRASS - GM1 (See Schedule)**
-  **Reed Planting**

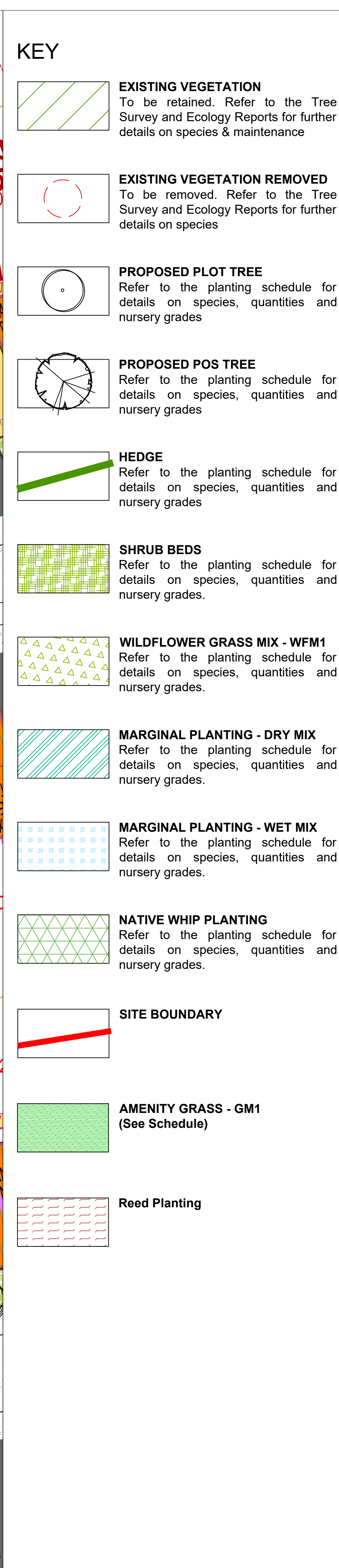
P8	07.01.25	Update Plots and amend Planting and Schedule	PGG
P5	07.08.24	Update client details	PGG
P4	16.07.24	Updated to optimise BNG	PGG
P3	11.06.24	Updated to Revised Planning Layout	PGG
P2	20.10.22	Updated to Ecology + Barratt comments	KLJ
P1	19.09.22	Initial Issue	KG
Rev	Date	Description	Initials



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Client	BARRATT HOMES, DWH & GLP TROWS LLP		
Project	COWM TOP LANE, CASTLETON		
Description	PLANTING PLAN SHEET 13		
Status	FOR PLANNING		
Scale	1:200@A1	Drawn	KLJ
Job number	TRO1902	Checked	PGG
		Date	SEPT 2022
		Revision	P8



P8	07.01.25	Update Plots and amend Planting and Schedule	PGG
P5	07.08.24	Update client details	PGG
P4	16.07.24	Updated to optimise BNG	PGG
P3	11.06.24	Updated to Revised Planning Layout	PGG
P2	20.10.22	Updated to Ecology + Barratt comments	KLJ
P1	19.09.22	Initial Issue	KG
Rev	Date	Description	Initials

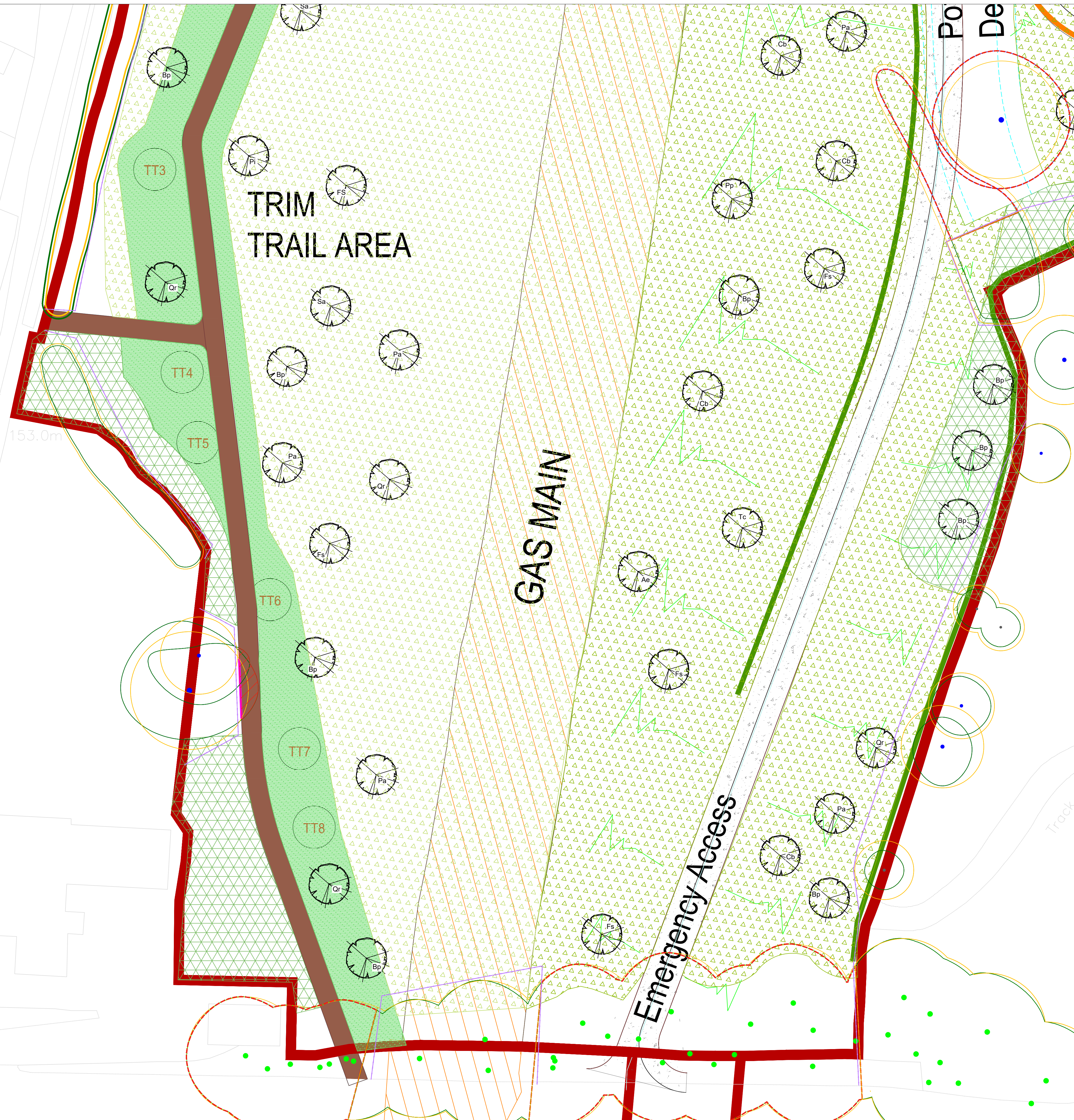
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Client	BARRATT HOMES, DWH & GLP TROWS LLP		
Project	COWM TOP LANE, CASTLETON		
Description	PLANTING PLAN		
	SHEET 14		
Status	FOR PLANNING		
Scale	1:200@A1	Drawn KLJ	Checked PGG
Job number	TRO1902	Date SEPT 2022	Revision P8



P8	07.01.25	Update Plots and amend Planting and Schedule	PGG
P5	07.08.24	Update client details	PGG
P4	16.07.24	Updated to optimise BNG	PGG
P3	11.06.24	Updated to Revised Planning Layout	PGG
P2	20.10.22	Updated to Ecology + Barratt comments	KLJ
P1	19.09.22	Initial Issue	KG
Rev	Date	Description	Initials



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Client

BARRATT HOMES, DWH & GLP TROWS LLP

COWM TOP LANE, CASTLETON

Description	
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PLANTING PLAN

Status
FOR PLANNING

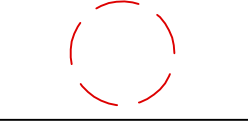
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Job number	Drawing number	Revision	
TRO1902	PP01.17	P8	

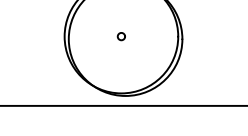
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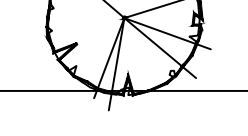


KEY

**EXISTING VEGETATION**
To be retained. Refer to the Tree Survey and Ecology Reports for further details on species & maintenance

**EXISTING VEGETATION REMOVED**
To be removed. Refer to the Tree Survey and Ecology Reports for further details on species

**PROPOSED PLOT TREE**
Refer to the planting schedule for details on species, quantities and nursery grades

**PROPOSED POS TREE**
Refer to the planting schedule for details on species, quantities and nursery grades

**HEDGE**
Refer to the planting schedule for details on species, quantities and nursery grades

**SHRUB BEDS**
Refer to the planting schedule for details on species, quantities and nursery grades.

**WILDFLOWER GRASS MIX - WFM1**
Refer to the planting schedule for details on species, quantities and nursery grades.

**MARGINAL PLANTING - DRY MIX**
Refer to the planting schedule for details on species, quantities and nursery grades.

**MARGINAL PLANTING - WET MIX**
Refer to the planting schedule for details on species, quantities and nursery grades.

**NATIVE WHIP PLANTING**
Refer to the planting schedule for details on species, quantities and nursery grades.

**SITE BOUNDARY**

**AMENITY GRASS - GM1 (See Schedule)**

**Reed Planting**

P8	07.01.25	Update Plots and amend Planting and Schedule	PGG
P5	07.08.24	Update client details	PGG
P4	16.07.24	Updated to optimise BNG	PGG
P3	11.06.24	Updated to Revised Planning Layout	PGG
P2	20.10.22	Updated to Ecology + Barratt comments	KLJ
P1	19.09.22	Initial Issue	KG
Rev	Date	Description	Initials

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Client

BARRATT HOMES, DWH & GLP TROWS LLP

Project

COWM TOP LANE, CASTLETON

Description

PLANTING PLAN

SHEET 19

Status

FOR PLANNING

Scale

1:200@A1

Drawn

KLJ

Checked

PGG

Date

SEPT 2022

Job number

TRO1902

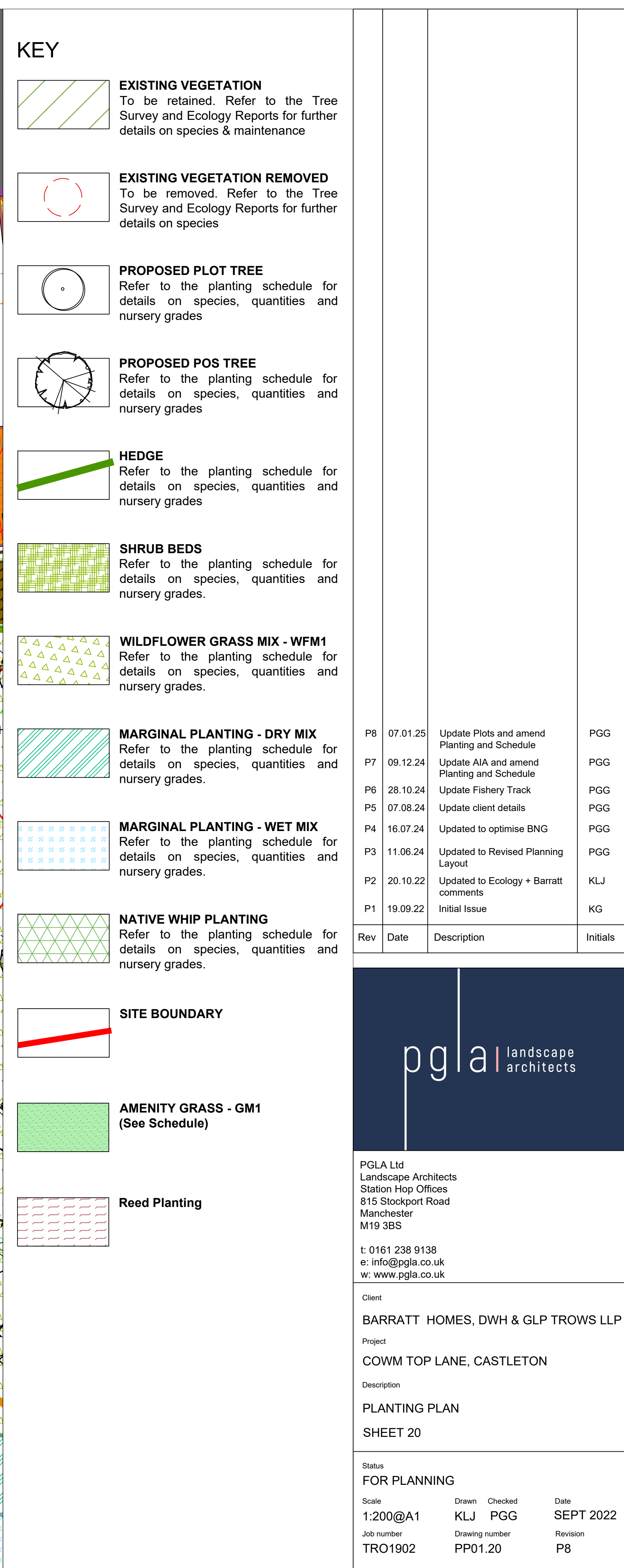
Drawing number

PP01.19

Revision

P8

Original size 100mm @ A1



Appendix 4 - Earthworks and Hard Materials



External Levels Plan Notes

- All principle access points to the dwelling shall be provided with mandatory level access in accordance with Part M of the Building Regulations: 2015 Edition incorporating 2016 amendments for use in England. This drawing should be read in conjunction with these regulations (which are freely available on www.gov.uk website).
- These Building Regulations consider 3no. different design categories of dwelling:
M4(1) Category 1: Visitable dwellings
M4(2) Category 2: Accessible and adaptable dwellings
M4(3) Category 3: Wheelchair user dwellings
Please refer to references on this plan as to which category each dwelling needs to be installed to meet.
- Maximum garden gradient shall be max of 1 in 10 (1 in 12 for refuse routes) unless otherwise stated on this plan.
- Where retaining walls result in a potential fall height of 600mm or greater, then a suitable restraint shall be provided to the upper level. The upper constraint must be founded in its own footing and may not be affixed to the retaining structure unless details are provided showing otherwise).
- For details of the retaining walls, refer to the detailed drawings:
P545-BHM-PGSP-D1-01 0.45m-1.65m Supporting Private Garden/Private Patio. Non-vehicular)
P545-BHM-DWCP-D1-02 0.45m-1.65m Supporting Private Drives/Small Private Parking Courts
P545-BHM-DWCP-CBF-D1-01 0.45m-1.65m with additional 1200mm parapet/stone boarded fence. Supporting Private Drives/Private Parking Courts.
P847-BHM-P01-DRG01 Rev A 0.45m-1.65m Supporting 1:10 to 12.5 Sloping Landscaped Slope.

For all retained heights above 1.65m, then a special site-specific retaining wall detail is required.

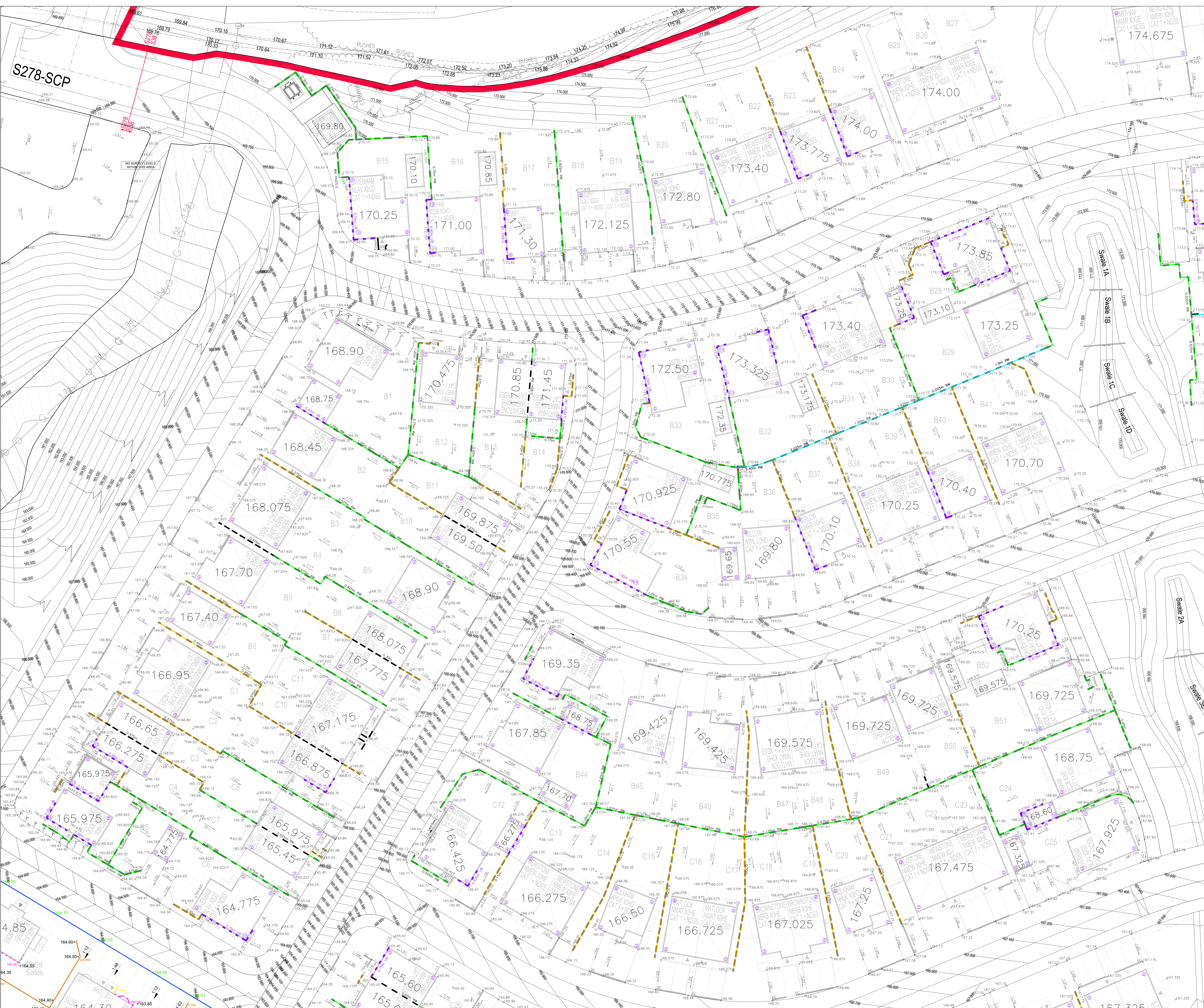
External stepped approach:
Where there is no possibility of providing a step-free access to any private entrance (i.e. a steeply sloping plot) a stepped approach may be acceptable, though only if it complies with ALL of the following:
a. Steps are uniform with a rise of between 75-150mm and a minimum going of 280mm.
b. Steps have a suitable tread nosing.
c. No individual flight has a rise of more than 1800mm between landings.
d. Every flight has a minimum clear width of 900mm.
e. Top and bottom and, where necessary, intermediate landings, are provided and every landing has a minimum length of 900mm.
f. Every flight with 3no. or more risers has a suitable handrail to one side. This graspable handrail is 850-1000mm above the pitch line of the flight and extends a minimum of 300mm beyond the top and bottom nosings.

External Levels KEY

- Non-Structural Retainer up to 0.375m
- Structural Retaining Walls 0.45m to 1.65m
- Structural Retaining Walls over 1.65m
- Proposed Underbuild to dwelling
- Proposed Drainage Channel or Yard Gully
- 170.25 Proposed Finished Floor Level
- 20.00 Proposed Finished External Level
- Proposed non-adaptable steps
- Proposed Fall to Finished Externals. (Arrow points down-slope) i.e. "1:20" indicates a 1 metre fall in height a 20 metre distance
- Proposed Engineering Batter. (Symbol points down-slope) i.e. typically indicates a 1 metre fall in height a 3 metre distance
- Proposed DWH External levels designed by KW.

P03	Updated the Roads and External Levels to the latest amendments made to Bv/DWH planning layout H544-203001 Rev 005.	Sep 25	LB
P02	Updated the Roads and External Levels to the latest Bv/DWH planning layout. Final detail subject to any planning layout amendments.	Mar 25	LB

Revision	Description	Date	Design By
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Warning to Purchasers
Buyers are advised that this is a working drawing and the contents of the drawing may be subject to change during the build process. The layout, form, content and dimensions specified are included for general guidance only. Features or fixtures shown may be in respect of individual properties. While every effort is made to ensure the drawings are up to date, the drawings are not a contract. Purchasers are advised to check with Sales Advisor whether any alterations have been made to this drawing. The contents of the drawing are not a contract and no warranty is given by the developer or the architect.

External Levels Plan Notes

- All principle access points to the dwelling shall be provided with mandatory level access in accordance with Part M of the Building Regulations - 2015 Edition incorporating 2016 amendments for use in England. This drawing should be read in conjunction with these regulations (which are freely available on WWW.gov.uk website).
- These Building Regulations consider 3no. different design categories of dwelling:
M4(1) Category 1: Visitable dwellings
M4(2) Category 2: Accessible and adaptable dwellings
M4(3) Category 3: Wheelchair user dwellings
Please refer to references on this plan as to which category each dwelling needs to be installed to meet.
- Maximum garden gradient shall be max of 1 in 10 (1 in 12 for refuse routes) unless otherwise stated on this plan.
- Where retaining walls result in a potential fall height of 600mm or greater, then a suitable restraint shall be provided to the upper level. The upper constraint must be founded in its own footing and may not be affixed to the retaining structure (unless details are provided showing otherwise).
- For details of the retaining walls, refer to the detailed drawings:
P545-BHM-PGSP-D1-01 0.45m-1.65m Supporting Private Garden/Private Patio. Non-vehicular)
P545-BHM-DWCP-D1-02 0.45m-1.65m Supporting Private Driveway/Private Parking Courts
P545-BHM-DWCP-D1-01 0.45m-1.65m with additional 1200mm parapet/cote boarded fence, Supporting Private Drives/Private Parking Courts
P847-BHM-P01-DRG01 Rev A 0.45m-1.65m Supporting 1:10 to 12.5 Sloping Landscaped Slope.

For all retained heights above 1.65m, then a special site-specific retaining wall detail is required.

6. Batter shown to be a maximum gradient of 1 in 3 unless otherwise stated. All batters shall be engineered, laid and compacted in layers as per Series 600 of the Design Manual for Roads and Bridges.

7. Numbers within circles indicates the number of courses from stated FFL down to adjacent external ground level. (Typically min 2 for DPC).

8. Radial run-off from private drives shall not run-off on to adoptable Highway. Yard gullies or aco-channels with sumps shall be provided as indicated on the private plot drainage drawings.

- External stepped approach:**
Where there is no possibility of providing a step-free access to any private entrance (i.e. a steeply sloping plot), a stepped approach may be acceptable though only if it complies with ALL of the following:
- Steps are uniform with a rise of between 75-150mm and a minimum going of 250mm.
 - Steps have a suitable treading.
 - No individual flight has a rise of more than 1800mm between landings.
 - Every flight has a minimum clear width of 900mm.
 - Top and bottom and, where necessary, intermediate landings, are provided and every landing has a minimum length of 900mm.
 - Every flight with 3no. or more risers has a suitable handrail to one side. This gullible handrail is 850-1000mm above the pitch line of the flight and extends a minimum of 300mm beyond the top and bottom nosings.
- External Levels KEY**
- Non-Structural Retainer up to 0.375m
 - Structural Retaining Walls 0.45m to 1.65m
 - Structural Retaining Walls over 1.65m
 - Proposed Underbuild to dwelling
 - Proposed Drainage Channel or Yard Gully
 - Proposed Finished Floor Level
 - Proposed Finished External Level
 - Proposed non-adoptable steps
 - Proposed Fall to Finished External. (Arrow points down-slope) i.e. 1:20 indicates a 1 metre fall in height a 20 metre distance
 - Proposed Engineering Batter. (Symbol points down-slope) i.e. typically indicates a 1 metre fall in height a 3 metre distance
 - Proposed DWH External levels designed by KW.

- TYPE OF VERTICAL STRUCTURE KEY**
- Slab on Edge or Gravel Board Fence Feature (0mm-440mm)
 - Standard Pascoe Barratt Retaining Wall (450mm-1650mm)
 - FPM MCANN Retaining Wall (1650mm and above)

PLEASE NOTE: COMMERCIAL AND TECHNICAL DIRECTOR TO CONFIRM WALL TYPES AND TRANSITION POINTS

P13	Updated the Roads and External Levels to the latest amendments made to BH/DWH planning layout. (H544-203001 Rev 005).	Sep 25	LB
P12	Updated the Roads and External Levels to the latest BH/DWH planning layout. Final detail subject to any planning layout amendments.	Mar 25	LB
P11	Updated the Roads and External Levels to the latest BH/DWH planning layout, not to final detail.	Jun 24	LB
P10	Updated the Roads and External Levels to the latest BH/DWH planning layout, not to final detail.	Apr 24	LB
P09	All Retaining walls heights and lineal metres shown for costing purposes only.	Mar 24	LB
P08	Revised new layout. Drawing reference changed. Retaining walls shown for costing purposes only.	Mar 24	LB
F	Minor amendments to bring up to costing issue status.	29.06.23	RB
E	The external levels plan has been updated to reflect the true location of the gas main, as determined by utility survey BHUS19.	24.08.22	LB
D	Updated Roads and External levels to the latest BH/DWH planning layout.	01.08.22	LB
C	Updated Roads and External levels to the latest BH/DWH planning layout.	25.07.22	LB
B	Updated Roads and External levels to the latest BH/DWH planning layout.	22.07.22	LB
A	Updated Roads and External levels to the latest BH/DWH planning layout. BH layout works for level.	21.07.22	LB

Project		Crown Top, Rochdale			
Description:		Preliminary External Levels			
Sheet 1 of 10					
Design By	LB	Date	Mar 24	Scale at A3	1:200
Revision					P13
Function		Scale		Drawn	
H54 - BAH -		XX		XX - DR - G - 313100	

Do not scale from this drawing. Work to given dimensions only. Any discrepancies are to be reported to Originator.

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HOMES

External Levels Plan Note

1. All private access points to the dwelling shall be provided with mandatory level access in accordance with Part M of the Building Regulations '2015 Edition incorporating 2016 amendments for use in England'. This Drawing shall be submitted in accordance with the regulations (which are freely available on [www.gov.uk web site](http://www.gov.uk/web-site)).
 2. These Building Regulations consider 30 different design categories of dwelling:
M4(1) Category 1: Wheelchair dwellings
M4(2) Category 2: Accessible and adaptable dwellings
M4(3) Category 3: Wheelchair user dwellings
- Please refer to references on this plan as to which category each dwelling needs to be installed to meet.
3. Maximum ground gradient shall be max of 1 in 10 (1 in 12 for refuse routes) unless otherwise stated on this plan.
4. Where retaining walls are present in a potential fall height of 600mm or greater, then a suitable restraint shall be provided to the upper level. The upper constraint must be founded in it's own footing and may not be applied to the retaining structure (unless details are provided in the drawings).

5. For details of the retaining walls, refer to the detailed drawing.

- | | |
|---------------------|---|
| P545-BHM-PGSP-D1-01 | 0.45m-1.65m Supporting Private Garden/Private Patio, Non-vehicu |
|---------------------|---|

P545-BHM-DWCP-D1-02 0.45m-1.65m Supporting Private

0516 DUM DMOD-CDE D4 04 0.15 1.05 1.00 1.00 1.00 1.00

parapet/close boarded fence, Sup
Private Drive/Private Parking Co

P847-BHM-P01-DRG01 Rev A 0.45m-1.65m Supporting 1:10 to 1

Sloping Landscaped Slope.

For all retained heights above 1.65m, then a special site-specific detail is required.

6. Batters shown to be a maximum gradient of 1 in 3 unless otherwise stated. All batters shall be engineered, laid and compacted in layers as per Series 600 of the Design Manual for Roads and Bridges
7. Numbers within circles indicates the number of courses from stated FF down to adjacent external ground level. (Typically min 2 for DPC)
8. Rainfall run-off from private drives shall not run-off on to adoptable Highway. Yard gullies or aco-channels with sumps shall be provided as indicated on the private plot drainage drawings.

External stepped approach:

entrance (i.e. a steeply sloping plot)- a stepped approach may be acceptable though only if it complies with 11.3. of the following:

- a. Steps are uniform with a rise of between 75-150mm and a minimum going of 280mm.
- b. Steps have a suitable tread nosing.
- c. No individual flight has a rise of more than 180mm between landings.
- d. Every flight has a minimum clear width of 900mm.
- e. Top and bottom and, where necessary, intermediate landings, are provided and every landing has a minimum length of 900mm.
- f. Every flight with 3no. or more risers has a suitable handrail to one side. This grippable handrail is 850-1000mm above the pitch line of the flight and extends a minimum of 300mm beyond the top and bottom nosings.

External Levels KEY

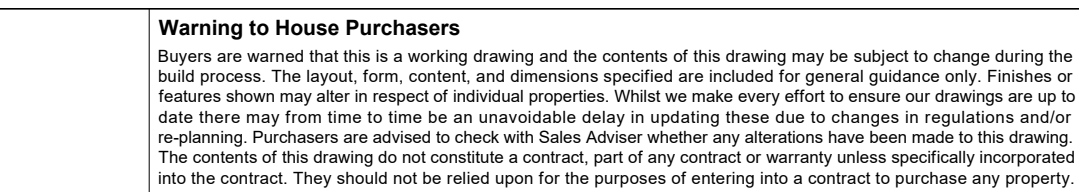
- | | |
|---|--|
|  | Non-Structural Retainer up to 0.375m |
|  | Structural Retaining Walls 0.40m to 1.65m |
|  | Structural Retaining Walls over 1.65m |
|  | Proposed Undwelling to dwelling |
|  | Proposed Drainage Channel or Yard Gully |
|  | Proposed Finished Floor Level |
|  | Proposed Finished External Level |
|  | Proposed non-adoptable steps |
|  | Proposed Fall in Finished External. (Arrow points down-slope) i.e. 1:20 indicates a 1 metre fall in height a 20 metre distance |
|  | Proposed Engineering Barrier. (Symbol points down-slope) i.e. typically indicates a 1 metre fall in height a 3 metre distance |
|  | Proposed DWH External levels designed by KW. |

TYPE OF VERTICAL STRUCTURE KE

- Slab on Edge or Gravel Board Fence Feature (0mm-449mm)
- Standard Pascoe Barratt Retaining Wall (450mm-1650mm)
- FPM MCANN Retaining Wall (1650mm and above)

PLEASE NOTE: COMMERCIAL AND TECHNICAL DIRECTOR TO
COMMUNALITY, ENTER AND TRANSMISSIONS

P12	Updated the Roads and External Levels to the latest amendments made to BH/DWH planning layout 2054-202001 Rev 003.	Sep 29	LB
P11	Updated the Roads and External Levels to the latest BH/DWH planning layout. Final detail subject to any planning layout amendments.	Mar 25	LB
P10	Updated the Roads and External Levels to the latest BH/DWH planning layout, not to final detail.	Jun 24	LB
P09	Updated the Roads and External Levels to the latest BH/DWH planning layout, not to final detail.	Apr 24	LB
P08	All Retaining walls heights and internal measures shown for costing purposes only.	Mar 23	LB
P07	Updated new lateral pile reference changed. Retaining walls shown for costing purposes only.	Mar 23	LB
C	Amendments to bring up to costing issue status.	29.06.22	RB
D	Updated Roads and External levels to the latest BH/DWH planning layout.	01.08.22	LB
C	Updated Roads and External levels to the latest BH/DWH planning layout.	25.07.22	LB
B	Updated Roads and External levels to the latest BH/DWH planning layout.	22.07.22	LB
A	Updated Roads and External levels to the latest BH/DWH planning layout. BH layout works for level.	21.07.22	LB
Revision	Description	Date	Drawn by



1. All principle access points to the dwelling shall be provided with mandatory level access in accordance with Part M of the Building Regulations- '2015 Edition incorporating 2016 amendments for use in England. This drawing should be read in conjunction with these regulations (which are freely available on WWW.gov.uk website).
2. These Building Regulations consider 3no. different design categories of dwelling:
M4(1) Category 1: Visitable dwellings
M4(2) Category 2: Accessible and adaptable dwellings
M4(3) Category 3: Wheelchair user dwellings

- For all retained heights above 1.65m, then a special site-specific retaining wall detail is required.

Where there is no possibility of providing a step-free access to any private entrance (i.e. a steeply sloped plot), a stepped approach may be acceptable, though only if it complies with ALL of the following:

- a. Steps are uniform with a rise of between 75-150mm and a minimum going of 280mm.
- b. Steps have a suitable tread nosing.
- c. No individual flight has a rise of more than 1800mm between landings.
- d. Every flight has a minimum clear width of 900mm.
- e. Top and bottom and, where necessary, intermediate landings, are provided and every landing has a minimum clear width of 900mm.
- f. Every flight with 3no. or more risers has a suitable handrail to one side. This grippable handrail is 850-1000mm above the pitch line of the flight.

	Non-Structural Retainer up to 0.375m
	Structural Retaining Walls 0.45m to 1.65m
	Structural Retaining Walls over 1.65m
	Proposed Underbuild to dwelling
	Proposed Drainage Channel or Yard Gully

 Proposed non-adoptable steps

Proposed Engineering Batter. (Symbol points down-slope) i.e. typically indicates a 1 metre fall in height a 3 metre distance

Proposed DWH External levels designed by KW.

- Slab on Edge or Gravel Board Fence Feature (0mm-449mm)
- Standard Pascoe Barratt Retaining Wall (450mm-1650mm)
- FPM MCANN Retaining Wall (1650mm and above)

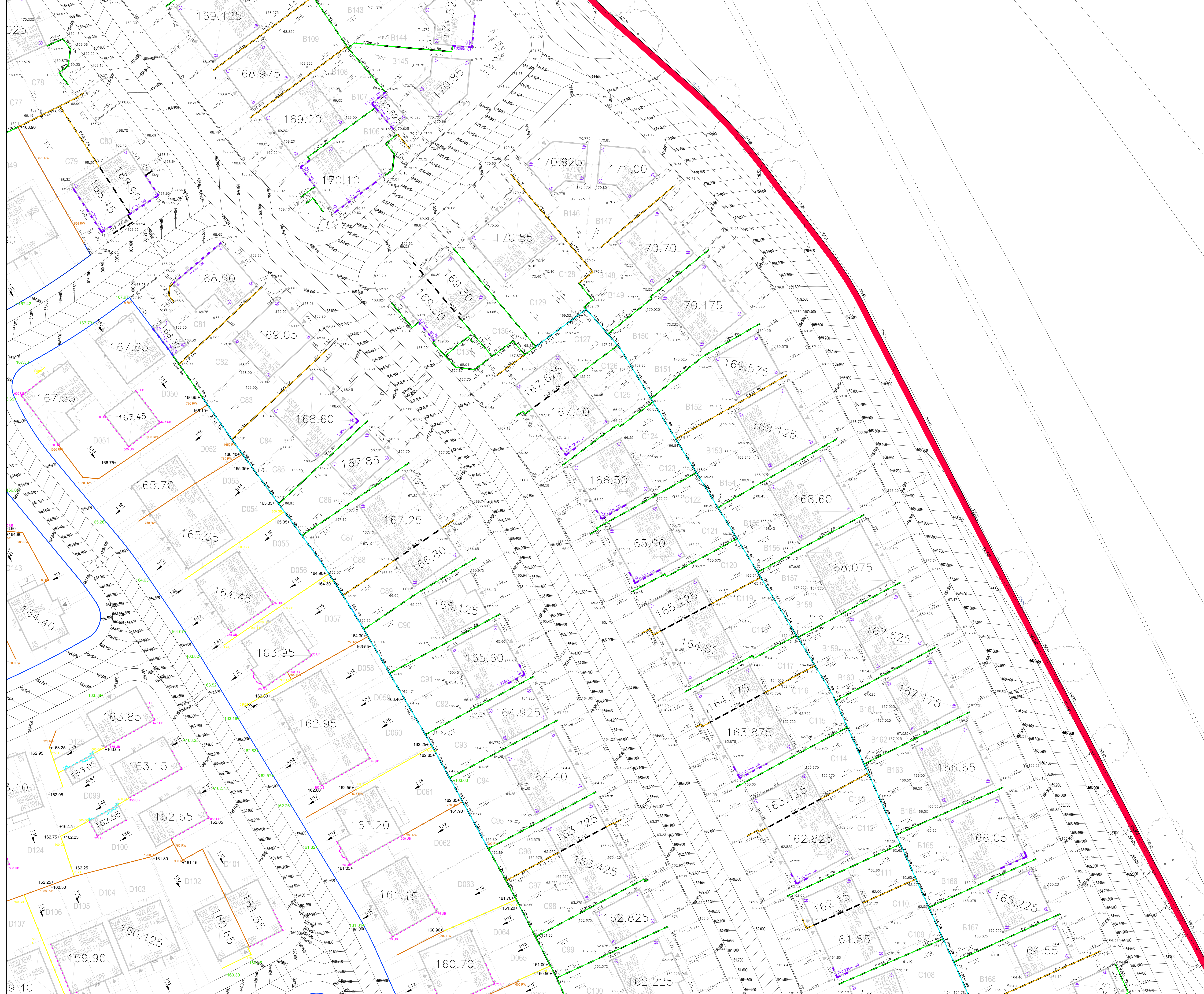
PLEASE NOTE: COMMERCIAL AND TECHNICAL DIRECTOR TO
CONFIRM WALL TYPES AND TRANSITION POINTS.

P06	Updated the Roads and External Levels to the latest amendments made to BHV/DWH planning layout. H8544-202001 Rev 005.	Sept 25	LB
P05	Updated the Roads and External Levels to the latest BHV/DWH planning layout. Final detail subject to any planning layout amendments.	Mar 25	LB
P04	Updated the Roads and External Levels to the latest BHV/DWH planning layout, not to final detail.	Jun 24	LB
P03	Updated the Roads and External Levels to the latest BHV/DWH planning layout, not to final detail.	Apr 24	LB
P02	All Retaining walls heights and internal metres shown for retaining plans only.	Mar 24	LB
P01	Revised new layout. Drawing reference changed. Retaining walls shown for costing purposes only.	Mar 24	LB
Revision		Date	Drawn By

Project: Corn Top, Rochdale		 BARRATT HOMES LTD.	
Description: External Levels			
Sheet 3 of 10			
Design By: LB	Date: Mar 23		
Project Originator: H854 - BAH -	Finalised: Yes	Spilled Form: -XX-DR - GE -	Number: 313102

Do not scale from this drawing. Work to given dimensions only. Any discrepancies are to be referred to Originator.

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External Levels Plan Notes

- All principle access points to the dwelling shall be provided with mandatory level access in accordance with Part M of the Building Regulations, 2015 Edition incorporating 2016 amendments for use in England. This drawing should be read in conjunction with these regulations (which are freely available on WWW.gov.uk website).
- These Building Regulations consider 3no. different design categories of dwelling:
M4(1) Category 1: Visitable dwellings
M4(2) Category 2: Accessible and adaptable dwellings
M4(3) Category 3: Wheelchair user dwellings
Please refer to references on this plan as to which category each dwelling needs to be installed to meet.
- Maximum garden gradient shall be max of 1 in 10 (1 in 12 for refuse routes) unless otherwise stated on this plan.
- Where retaining walls result in a potential fall height of 600mm or greater, then a suitable restraint shall be provided to the upper level. The upper constraint must be founded in its own footing and may not be affixed to the retaining structure (unless details are provided showing otherwise).
- For details of the retaining walls, refer to the detailed drawings:
P545-BHM-PGSP-D1-01 0.45m-1.65m Supporting Private Garden/Private Patio. Non-vehicular
P545-BHM-DWCP-D1-02 0.45m-1.65m Supporting Private Driveway/Private Parking Courts
P545-BHM-DWCP-CBF-D1-01 0.45m-1.65m with additional 1200mm parapet/closed boarded fence, Supporting Private Drives/Private Parking Courts.
P847-BHM-P01-DRG01 Rev A 0.45m-1.65m Supporting 1:10 to 1:2.5 Sloping Landscaped Slope.

For all retained heights above 1.65m, then a special site-specific retaining wall detail is required.

- Batters shown to be a maximum gradient of 1 in 3 unless otherwise stated. All batters shall be engineered, laid and compacted in layers as per Series 600 of the Design Manual for Roads and Bridges
- Numbers within circles indicates the number of courses from stated FFL down to adjacent external ground level. (Typically min 2 for DPC)
- Rainfall run-off from private drives shall not run-off on to adoptable Highway. Yard gullies or aco-channels with sumps shall be provided as indicated on the private plot drainage drawings.

External stepped approach:
Where there is no possibility of providing a step-free access to any private entrance (i.e. a steeply sloping plot), a stepped approach may be acceptable though only if it complies with ALL of the following:

- Steps are uniform with a rise of between 75-150mm and a minimum going of 250mm.
- Steps have a suitable tread nosing.
- No individual flight has a rise of more than 1500mm between landings.
- Every flight has a minimum clear width of 900mm.
- Top and bottom and, where necessary, intermediate landings, are provided and every landing has a minimum length of 900mm.
- Every flight with 3no. or more risers has a suitable handrail on one side. This grippable handrail is 850-1000mm above the pitch line of the flight and extends a minimum of 300mm beyond the top and bottom nosings

External Levels KEY

- Non-Structural Retainer up to 0.375m
- Structural Retaining Walls 0.45m to 1.65m
- Structural Retaining Walls over 1.65m
- Proposed Underbuild to dwelling
- Proposed Drainage Channel or Yard Gully
- Proposed Finished Floor Level
- Proposed Finished External Level
- Proposed non-adoptable steps
- Proposed Fall to Finished External. (Arrow points down-slope) i.e. 1:20 indicates a 1 metre fall in height a 20 metre distance
- Proposed Engineering Batter. (Symbol points down-slope) i.e. typically indicates a 1 metre fall in height a 3 metre distance
- Proposed DWH External levels designed by KW.

TYPE OF VERTICAL STRUCTURE KEY

- Slab on Edge or Gravel Board Fence Feature (30mm-450mm)
- Standard Pascoe Barratt Retaining Wall (450mm-1650mm)
- FPM MCANN Retaining Wall (1650mm and above)

PLEASE NOTE: COMMERCIAL AND TECHNICAL DIRECTOR TO CONFIRM WALL TYPES AND TRANSITION POINTS

P06	Updated the Roads and External Levels to the latest amendments made to BH/DWH planning layout	18/04/24	20:00	LB
P05	Updated the Roads and External Levels to the latest BH/DWH planning layout. Final detail subject to any planning layout amendments.	18/04/24	20:00	LB
P04	Updated the Roads and External Levels to the latest BH/DWH planning layout, not to final detail.	18/04/24	20:00	LB
P03	Updated the Roads and External Levels to the latest BH/DWH planning layout, not to final detail.	18/04/24	20:00	LB
P02	All Retaining walls height and inset metres shown for costing purposes only.	18/04/24	20:00	LB
P01	Revised new layout. Drawing reference changed. Retaining walls shown for costing purposes only.	18/04/24	20:00	LB
Revision	Description	Date	Design By	

Project: Down Top, Rochdale

External Levels Sheet 4 of 10

Design By	Date	Scale at A0	Revision
LB	Mar 24	1:200	P06

Revision	Description	Date	Design By
18544 - LB	-XX-DR-GE - 313103		

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External Levels Plan Notes

- All principle access points to the dwelling shall be provided with mandatory level access in accordance with Part M of the Building Regulations - 2015 Edition incorporating 2016 amendments for use in England. This drawing should be read in conjunction with these regulations (which are freely available on www.gov.uk websites).
- These Building Regulations consider 3no. different design categories of dwelling:
M4(1) Category 1: Viable dwellings
M4(2) Category 2: Accessible and adaptable dwellings
M4(3) Category 3: Wheelchair user dwellings
Please refer to references on this plan as to which category each dwelling needs to be installed to.
- Maximum garden gradient shall be max of 1 in 10 (1 in 12 for refuse routes) unless otherwise stated on this plan.
- Where retaining walls result in a potential fall height of 600mm or greater, then a suitable restraint shall be provided to the upper level. The upper constraint must be founded in its own footing and may not be affixed to the retaining structure (unless details are provided showing otherwise).
- For details of the retaining walls, refer to the detailed drawings:
P545-BHM-PGSP-D1-01 0.45m-1.65m Supporting Private Garden/Private Patio. Non-vehicular
P545-BHM-DWCP-D1-02 0.45m-1.65m Supporting Private Driveway/Private Parking Courts
P545-BHM-DWCP-D1-01 0.45m-1.65m with additional 1200mm parapet/close boarded fence, Supporting Private Driveway/Private Parking Courts.

For all retained heights above 1.65m, then a special site-specific retaining wall detail is required.

- Batters shown to be a maximum gradient of 1 in 3 unless otherwise stated. All batters shall be engineered, laid and compacted in layers as per Series 600 of the Design Manual for Roads and Bridges.
- Numbers within circles indicates the number of courses from stated FFL down to adjacent external ground level. (Typically min 2 for DPC).
- Rainfall run-off from private drives shall not run-off on to adoptable Highway. Yard gullies or aco-channels with sumps shall be provided as indicated on the private plot drainage drawings.

External stepped approach:
Where there is no possibility of providing a step-free access to any private entrance (i.e. a steeply sloping plot), a stepped approach may be acceptable, though only if it complies with ALL of the following:
a. Steps are uniform with a rise of between 75-150mm and a minimum going of 250mm.
b. Steps have a suitable tread nosing.
c. No individual flight has a rise of more than 1500mm between landings.
d. Every flight has a minimum clear width of 900mm.
e. Top and bottom and, where necessary, intermediate landings, are provided and every landing has a minimum length of 800mm.
f. Every flight with 3no. or more risers has a suitable handrail to one side. This graspable handrail is 850-1000mm above the pitch line of the flight and extends a minimum of 300mm beyond the top and bottom nosings.

External Levels KEY

- Non-Structural Retainer up to 0.375m
- Structural Retaining Walls 0.45m to 1.65m
- Structural Retaining Walls over 1.65m
- Proposed Underbuild to dwelling
- Proposed Drainage Channel or Yard Gully
- Proposed Finished Floor Level
- Proposed Finished External Level
- Proposed non-adoptable steps
- Proposed Fall to Finished External. (Arrow points down-slope) i.e. 1:20' indicates a 1 metre fall in height a 20 metre distance
- Proposed Engineering Batter. (Symbol points down-slope) i.e. typically indicates a 1 metre fall in height a 3 metre distance
- Proposed DWH External levels designed by KW.

TYPE OF VERTICAL STRUCTURE KEY

- Slab on Edge or Gravel Board Fence Feature (60mm-449mm)
- Standard Pascoe Barratt Retaining Wall (450mm-1650mm)
- FPM MCANN Retaining Wall (1650mm and above)

PLEASE NOTE: COMMERCIAL AND TECHNICAL DIRECTOR TO CONFIRM WALL TYPES AND TRANSITION POINTS

Revision	Description	Date	Design By
P05	Updated the Roads and External Levels to the latest amendments made to BH/DWH planning layout. H854-203001 Rev 005.	Sep 25	LB
P04	Updated the Roads and External Levels to the latest BH/DWH planning layout. Final detail subject to any planning layout amendments.	Mar 25	LB
P03	Updated the Roads and External Levels to the latest BH/DWH planning layout, not to final detail.	Jun 24	LB
P02	Updated the Roads and External Levels to the latest BH/DWH planning layout, not to final detail.	Apr 24	LB
P01	Revised new layout. Drawing reference changed. Retaining walls shown for costing purposes only.	Mar 24	LB

Project: Crown Top, Rochdale			
External Levels			
Sheet 6 of 10			
Design By	Date	Scale at A0	Revision
H854 - BAH	Mar 24	1:200	P05
Revised	Final	XX - DR - GE	313105
Do not scale from this drawing. Work to given dimensions only. Any discrepancies are to be reported to Originator.			

External Levels Plan Note

1. All principle access points to the dwelling shall be provided with mandatory level access in accordance with Part M of the Building Regulations- '2015 Edition incorporating 2016 amendments for use in England. This drawing should be read in conjunction with these regulations (which are freely available on WWW.gov.uk website).
2. These Building Regulations consider 3no. different design categories of dwelling:
 - M4(1) Category 1: Visitable dwellings
 - M4(2) Category 2: Accessible and adaptable dwellings
 - M4(3) Category 3: Wheelchair user dwellings

3. Maximum garden gradient shall be max of 1 in 10 (1 in 12 for refuse routes) unless otherwise stated on this plan.

4. Where retaining walls result in a potential fall height of 600mm or greater, then a suitable restraint shall be provided to the upper level. The upper constraint/fence must be founded in it's own footing and may not be affixed to the retaining structure (unless details are provided showing otherwise).

5. For details of the retaining walls, refer to the detailed drawing.

P545-BHM-PGSP-D1-01	0.45m-1.65m Supporting Private
---------------------	--------------------------------

	Garden/Fruit/Vegetable	Fruit	Vegetable	Non-vegetable
Mean number of visits per year	0.76	1.89	1.00	0.76

0.45in-F1.05in Supporting Private
Drives/Small Private Parking Cou

P545-BHM-DWCP+CBF-D1-01 0.45m-1.65m with additional 1200

Private Drives/Private Parking Co

P847-BHM-P01-DRG01 Rev A 0.45m-1.65m Supporting 1:10 to 1

Shaping Landscaped Slopes:

For all retained heights above 1.65m, then a special site-specific detail is required.

6. Batters shown to be a maximum gradient of 1 in 3 unless of

per Series 600 of the Design Manual for Roads and Bridges

7. Numbers within circles indicates the number of courses from down to adjacent external ground level. (Typically min 2 for

Highway. Yard gullies or aco-channels with sumps shall be provided for the collection of rainwater from private drives shall not run-off on to the Highway. Yard gullies or aco-channels with sumps shall be provided for the collection of rainwater from private drives shall not run-off on to the Highway.

indicated on the private plot drainage drawings.

External stepped approach:

entrance (i.e. a steeply sloping plot)- a stepped approach may be sought, subject to compliance with 11.1. of the following:

a. Steps are uniform with a rise of between 75-150mm and a run of 150-300mm.

- b. Steps have a suitable tread nosing.

d. Every flight has a minimum clear width of 900mm.

provided and every landing has a minimum length of 900m

7. Every flight with 310, or more users has a suitable handrail
This grippable handrail is 850-1000mm above the pitch line

and extends a minimum of 500mm beyond the top and bottom

External Levels RE 1

Non-Structural Retainer up to 0.375m

— — — Structural Retaining Walls 0.45m to 1.65m

— — — Structural Retaining Walls over 1.65m

Category	Percentage
Proposed Underbuild to dwelling	~60%

Proposed Drainage Channel or Yard Gully

170.25 Proposed Finished Floor Level

x20.00 Proposed Finished External Level

 Proposed non-adoptable steps

1:20 Proposed Fall to Finished Externals. (Arrow p

down-slope) i.e. 1:20 indicates a 1 metre fall
a 20 metre distance

 Proposed Engineering Batter. (Symbol points

a 3 metre distance

Page 10 of 10

- TYPE OF VERTICAL STRUCTURE KEY**
- | | |
|---|--|
| | Slab on Edge or Gravel Board Fence Feature (0mm-449mm) |
| | Standard Pascoe Barratt Retaining Wall (450mm-1650mm) |
| | FPM MCANN Retaining Wall (1650mm and above) |

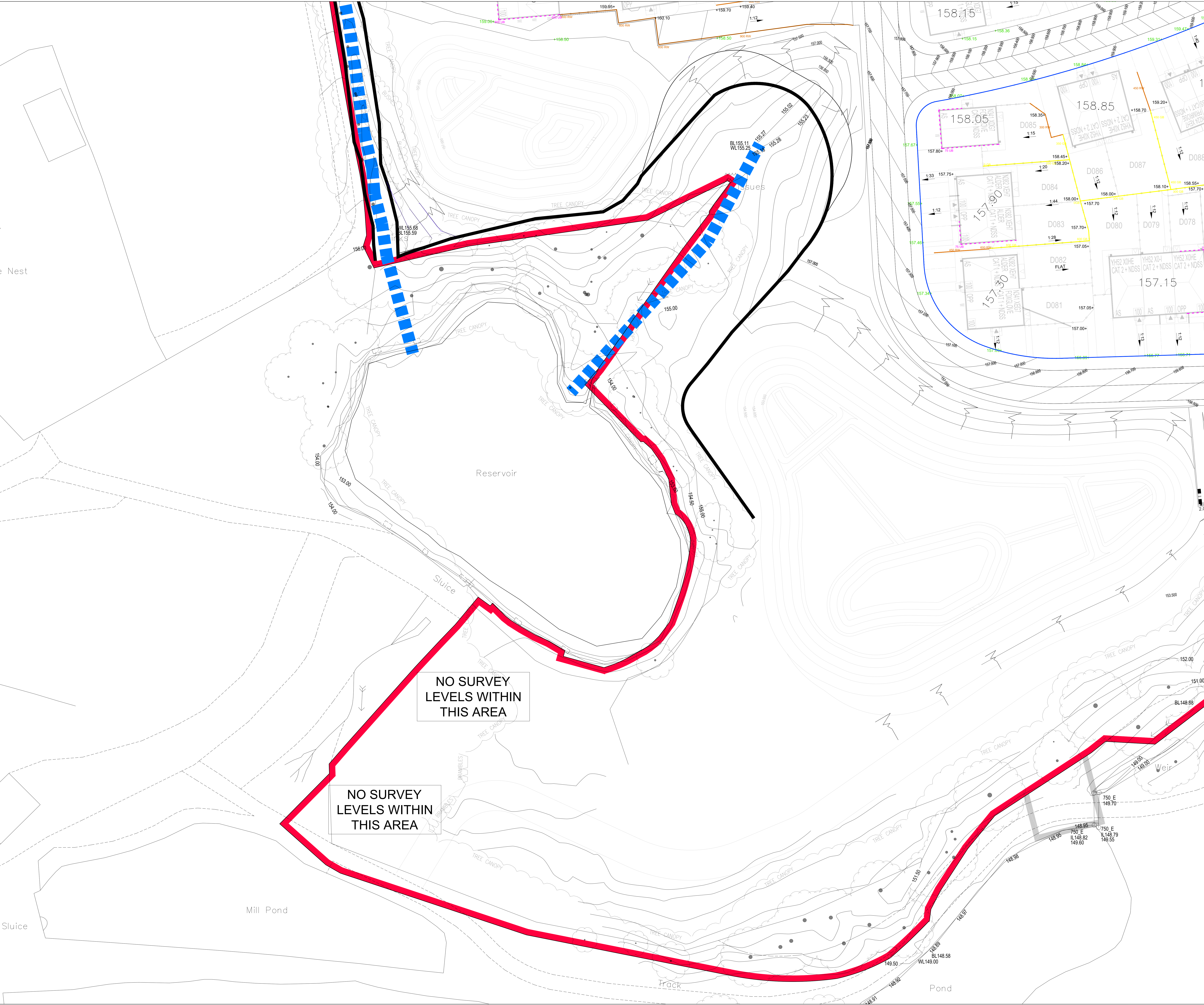
PLEASE NOTE: COMMERCIAL AND TECHNICAL DIRECTOR TO

CONFIRM WALL TYPES AND TRANSITION POINTS.

P05	Updated the Roads and External Levels to the latest amendments Rev 005.	Sept 25	LB
P04	Updated the Roads and External Levels to the latest BHD/DWH planning layout. Final detail subject to any planning layout amendments.	Mar 25	LB
P03	Updated the Roads and External Levels to the latest BHD/DWH planning layout, not to final detail.	Jun 24	LB
P02	Updated the Roads and External Levels to the latest BHD/DWH planning layout, not to final detail.	Apr 24	LB
Revision	Revised new layout. Drawing reference changed. Retaining walls shown for screening purposes only.		
	Drawn by	Date	Design #

Project Cown Top, Rochdale				 BARRATT HOMES			
Description External Levels							
Sheet 7 of 10							
Design By	LB	Date	Mar 24	Scale at A0	1:200	Revision	P05
Project	Design	Functional		Scale	From	Drawings	Number
H0544	BAH	XX		XX	DR	GE	313106

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External Levels Plan Notes

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M(2) Category 2: Accessible and adaptable dwellings
M(3) Category 3: Wheelchair user dwellings
Please refer to references on this plan as to which category each dwelling needs to be installed to meet.
- Maximum garden gradient shall be max of 1 in 10 (1 in 12 for refuse routes) unless otherwise stated on this plan.
- Where retaining walls result in a potential fall height of 600mm or greater, then a suitable restraint shall be provided to the upper level. The upper constraint must be founded in its own footing and may not be affixed to the retaining structure (unless details are provided showing otherwise).
- For details of the retaining walls, refer to the detailed drawings:
P545-BHM-PGSP-D1-01 0.45m-1.65m Supporting Private Garden/Private Patio. Non-vehicular)
P545-BHM-DWCP-D1-02 0.45m-1.65m Supporting Private Drives/Small Private Parking Courts
P545-BHM-DWCP-CBF-D1-01 0.45m-1.65m with additional 1200mm parapet/close boarded fence, Supporting Private Drives/Private Parking Courts.
P847-BHM-P01-DRG01 Rev A 0.45m-1.65m Supporting 1:10 to 12.5 Sloping Landscaped Slope.

For all retained heights above 1.65m, then a special site-specific retaining wall detail is required.

- Batters shown to be a maximum gradient of 1 in 3 unless otherwise stated. All batters shall be engineered, laid and compacted in layers as per Series 600 of the Design Manual for Roads and Bridges.
- Numbers within circles indicates the number of courses from stated FFL down to adjacent external ground level. (Typically min 2 for DPC)
- Rainfall run-off from private drives shall not run-off on to adoptable Highway. Yard gullies or aco-channels with sumps shall be provided as indicated on the private plot drainage drawings.

External Levels KEY

- Non-Structural Retainer up to 0.375m
- Structural Retaining Walls 0.45m to 1.65m
- Structural Retaining Walls over 1.65m
- Proposed Underbuild to dwelling
- Proposed Drainage Channel or Yard Gully
- Proposed Finished Floor Level
- Proposed Finished External Level
- Proposed non-adoptable steps
- Proposed Fall to Finished External. (Arrow points down-slope) i.e. "1:20" indicates a 1 metre fall in height a 20 metre distance
- Proposed Engineering Batter. (Symbol points down-slope) i.e. typically indicates a 1 metre fall in height a 3 metre distance
- Proposed DWH External Levels designed by KW.

TYPE OF VERTICAL STRUCTURE KEY

- Slab on Edge or Gravel Board Fence Feature (30mm-449mm)
- Standard Pascoe Barratt Retaining Wall (450mm-1650mm)
- FPM MCANN Retaining Wall (1650mm and above)

PLEASE NOTE: COMMERCIAL AND TECHNICAL DIRECTOR TO CONFIRM WALL TYPES AND TRANSITION POINTS

Revision	Description	Date	Design By
P04	Updated the Roads and External Levels to the latest amendments made to BH/DWH planning layout H8544-203001 Rev 005.	Sep 25	LB
P03	Updated the Roads and External Levels to the latest BH/DWH planning layout. Final detail subject to any planning layout amendments.	Mar 25	LB
P02	Updated the Roads and External Levels to the latest BH/DWH planning layout, not to final detail.	Jun 24	LB
P01	Updated the Roads and External Levels to the latest BH/DWH planning layout, not to final detail.	Apr 24	LB

Project: Cowen Top, Rochdale			
Description: External Levels Sheet 8 of 10			
Design By: LB	Date: Apr 24	Scale at A0: 1:200	Revision: P04
Project: H8544 - BAH	Revision: XX	Author: -XX-DR-GE-	Checker: 313107
Do not scale from this drawing. Work to given dimensions only. Any discrepancies are to be reported to Originator.			

Warning to House Purchasers

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External Levels Plan Notes

- All private access points to the dwelling shall be provided with mandatory level access in accordance with Part M of the Building Regulations' '2015 Edition' and Part M2 of the amendments to its use in England. This drawing should be read in conjunction with these regulations (which are freely available on [WWW.gov.uk/webstore](http://www.gov.uk/webstore)).
- These Building Regulations consider 3no. different design categories of Mx1) Category 1: Visible dwellings
Mx2) Category 2: Accessible or Adaptable dwellings
Mx3) Category 3: Wheelchair user dwellings
- Please refer to references on this plan as to which category each dwelling needs to be installed to meet.
- Maximum garden gradient shall be max of 1 in 10 (1 in 12 for refuse skips).
- Where retaining walls result in a potential fall height of 600mm or greater, then a suitable restraint shall be provided to the upper level.
- Where a sloping surface or embankment exists in the own feeding and may not be suitable for the retaining structure (unless details are provided showing otherwise).
- For details of the retaining walls, refer to the detailed drawings:
- | | |
|--------------------------|---|
| P545-BHM-PGSP-D1-01 | 0.45m-1.65m Supporting Private Garden/Private Patio. Non-Vehicular |
| P545-BHM-DWCP-D1-02 | 0.45m-1.65m Supporting Private Driveway/Small Private Pavements |
| P545-BHM-DWCP-CBGF-D1-01 | 0.45m-1.65m with additional 1200mm parapet/escabe boardered fence. Supporting Private Driveway/Private Parking Courts |
| P647-BHM-P01-DROG1 Rev A | 0.45m-1.65m Supporting 11 to 10 to 12.5 |

For all retained heights above 1.65m, then a special site-specific retaining wall detail is required.

External stepped approach:

When there is no possibility of providing a step-free access to any private entrance, the following stepped access may be acceptable though only if it complies with ALL of the following:

- Steps are uniform with a rise of between 75-100mm and a minimum going of 280mm.
- Steps have a suitable tread nosing.
- No individual flight has a rise of more than 1800mm between landings.
- Every flight has a minimum clear width of 900mm.
- Top and bottom landings, where necessary, intermediate landings, are provided and every landing has a minimum length of 900mm.
- Every flight with 3no. or more risers has a suitable handrail to one side. This grippable handrail is 850-1000mm above the pitch line of the flight and extends a minimum of 300mm beyond the top and bottom nosings.

External Levels KEY

- | | |
|---|---|
|  | Non-Structural Retainer up to 0.375m |
|  | Structural Retaining Walls 0.45m to 1.65m |
|  | Structural Retaining Walls over 1.65m |
|  | Proposed Underbuild to dwelling |
|  | Proposed Drainage Channel or Yard Gully |
|  | Proposed Finished Floor Level |
|  | Proposed Finished External Level |
|  | Proposed non-adoptable steps |
|  | Proposed Fall to Finished External. (Arrow points down-slope) i.e. 1:200 indicates a 1 metre fall in height at 200 metre distance |
|  | Proposed Engineering Batter. (Symbol points down) i.e. typically indicates a 1 metre fall in height at 3 metre distance |
|  | Proposed DWH External levels designed by KW. |

TYPE OF VERTICAL STRUCTURE KEY

- | | |
|---|--|
|  | Slab on Edge or Gravel Board Fence Feature (0mm-449mm) |
| | Standard Pascoe Barratt Retaining Wall (450mm-1650mm) |
| | FPM MCANN Retaining Wall (1650mm and above) |

PLEASE NOTE: COMMERCIAL AND TECHNICAL DIRECTOR TO
CONFIRM WALL TYPES AND TRANSITION POINTS.

P02	Updated the Roads and External Levels to the latest amendments made to BH/DWH planning layout H8544-203101 Rev. 005.	Sep 25	LB
P01	Updated the Roads and External Levels to the latest BH/DWH planning layout. Final detail subject to any planning layout amendments.	Mar 25	LB
Revision	Description	Date	Design By

Warning to House Purchasers
Buyers are warned that this is a working drawing and the contents of this drawing may be subject to change during the design process. The final form, content and dimensions specified are subject to the general guidance only. Final form and dimensions shown may differ in respect of individual properties. Whilst we make every effort to ensure our drawings are up to date there may from time to time be an unavoidable delay in updating these due to changes in regulations and/or planning. Purchasers are advised to check with their solicitor whether any alterations have been made to this drawing. The contents of this drawing do not constitute a contract, part of any contract or warranty unless specifically incorporated into the contract. They should not be relied upon for the purposes of entering into a contract to purchase any property.

External Levels Plan Notes

- All principle access points to the dwelling shall be provided with mandatory level access in accordance with Part M of the Building Regulations, 2018 Edition incorporating 2018 amendments for use in England. This drawing should be read in conjunction with these regulations (which are freely available on www.gov.uk website).
- These Building Regulations consider 3no. different design categories of dwelling:
M4(1) Category 1: Visitable dwellings
M4(2) Category 2: Accessible and adaptable dwellings
M4(3) Category 3: Wheelchair user dwellings
Please refer to references on this plan as to which category each dwelling needs to be installed to meet.
- Maximum garden gradient shall be max of 1 in 10 (1 in 12 for refuse routes) unless otherwise stated on this plan.
- Where retaining walls result in a potential fall height of 600mm or greater, then a suitable restraint shall be provided to the upper level. The upper restraint/ence must be founded in it's own footing and may not be affixed to the retaining structure (unless details are provided showing otherwise).
- For details of the retaining walls, refer to the detailed drawings:
P545-BHM-PGSP-D1-01 0.45m-1.65m Supporting Private Garden/Private Patio, Non-vehicular)
P545-BHM-DWCP-D1-02 0.45m-1.65m Supporting Private Drives/Small Private Parking Courts
P545-BHM-DWCP-CBF-D1-01 0.45m-1.65m with additional 1200mm parapet/close boarded fence, Supporting Private Drives/Private Parking Courts
P847-BHM-P01-DRG01 Rev A 0.45m-1.65m Supporting 1:10 to 12.5 Sloping Landscaped Slope.

For all retained heights above 1.65m, then a special site-specific retaining wall detail is required.

External stepped approach:

- Where there is no possibility of providing a step-free access to any private entrance (i.e. a steeply sloping plot), a stepped approach may be acceptable, though only if it complies with ALL of the following:
- Steps are uniform with a rise of between 75-150mm and a minimum going of 280mm.
 - Steps have a suitable tread nosing.
 - No individual flight has a rise of more than 1800mm between landings.
 - Every flight has a minimum clear width of 900mm.
 - Top and bottom and, where necessary, intermediate landings, are provided and every landing has a minimum length of 900mm.
 - Rainfall run-off from private drives shall not run-off on to adaptable Highway. Yard gutters or eco-channels with pumps shall be provided as indicated on the private plot drainage drawings.

External Levels KEY

- Non-Structural Retainer up to 0.375m
- Structural Retaining Walls 0.45m to 1.65m
- Structural Retaining Walls over 1.65m
- Proposed Underbuild to dwelling
- Proposed Drainage Channel or Yard Gully
- 170.25 Proposed Finished Floor Level
- x20.00 Proposed Finished External Level
- Proposed non-adoptable steps
- 1:20 Proposed Fall to Finished External. (Arrow points down-slope) i.e. 1:20 indicates a 1 metre fall in height a 20 metre distance
- Proposed Engineering Batter. (Symbol points down-slope) i.e. typically indicates a 1 metre fall in height a 3 metre distance
- Proposed DWH External levels designed by KW.

P01 Updated the Roads and External Levels to the latest BHV/DBH planning layout. Final detail subject to any planning layout amendments.

Revision	Description	Date	Design By

Project: Crown Top, Rochdale
External Levels
Sheet 10 of 10

Client	Drawn	Scale	Check	Revision
LB	Mar 25	1:200	P01	

Author	Check	Drawn	Scale	Revision
H854 - BAH	XX	XX	XX	XX

Do not scale from this drawing. Work to given dimensions only. Any discrepancies are to be reported to Originator.
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