

FORMER LITTLE CHEF SITE , BASINGSTOKE ROAD, READING

PLANNING CONSENT 150218 - 13/05/2015

CONDITION 9

LANDSCAPING SPECIFICATIONS

Revision A - 03/09/2015

Specification to be read in conjunction with drawing D1189-K-20

Hard Landscaping

1. Existing Tarmac Hard Standing

Clear existing areas of Tarmac of dirt, dust and debris together with excavating and removing plants or bushes growing through hard surfaces.

Make good pot holes or depressions with 40mm Bitumen Tarmac basecoat.

Apply Bitumen tack coat over entire area and lay 20mm x 10mm Bitumen Tarmac top coat laid to fall to existing yard gullies.

2. New Tarmac Hard Standing Areas

All ground works to comply with BS 4428 Code of Practice for general landscape operations. All unwanted material must be disposed of to an authorised tip.

New hard standing areas to be excavated to a depth of approx 250mm deep.

Sub base of MOT Type 3 to be laid to a depth of approx 150mm and consolidated with a vibrating roller.

A permeable tarmacadam base is laid on to the stone at a depth of 50/60mm and then consolidated.

20mm x 10mm Permeable Bitumen Tarmac top coat laid to falls to existing and new yard gully.

Soak a way to Building Regulations specification and verification.

3.0 Soft Landscaping

3.1 Soil Preparation

The main contractor should ensure the services (gas, electric, water, drainage etc) are not going to cause a problem or be affected in any excavation. If they are consult relevant authority (if risk of frost, leave 600mm minimum soil cover until services are dealt with by the relevant authority).

For new planting borders cultivate or excavate existing levels to a depth of 500mm from new border level. This depth maybe adjusted to suit the type of planting required.

Break up bottom of excavation and rough sides.

Imported soil shall be dry, clean, good quality, free from clay, gravel, ashes and hardcore, concrete or other extraneous materials. It shall be free of any toxic or other content degrading to the natural, physical and chemical structure of the soil and subsoil or injurious to plant growth, rock/stones over 25mm diameter, all timber, ferrous metals and materials liable to cause uneven settlement.

Grade soil to smooth flowing contours to achieve finished level of topsoil. The soil shall be evenly graded out across each area ensure required depths are maintained evenly.

Dig in good quality organic tree and shrub compost at approved rate.

Finished levels of topsoil and grass unless otherwise shown on drawings shall be:

- 130mm below damp-proof course of existing building.
- At the same level as previously at the butts of existing trees.
- Graded to give gentle falls to assist drainage and avoiding ponding.

3.2 Tree Pits

Tree pits shall be formed where indicated on the drawing.

- Remove topsoil and set aside for re-use.
- Excavate to required size.
- Dispose of excavated subsoil.
- Fork over bottom for a minimum depth of 225mm leaving centre slightly raised.
- Roughen sides of pit.
- Backfill pits with planting medium.

Sizes of pits measured from finished level of topsoil shall be a least 150mm wider than the spread of the roots and 75mm deeper than the roots.

3.3 Tree Planting Procedure

- Trees shall be planted to BS4043.
- Insert plastic watering and aeration pipe.
- Provide 75mm dia stake and tie support at $\frac{1}{4}$ height of tree.
- Backfill tree pits with approved planting medium.
- Backfill under and around root balls in 150mm layers.
- Consolidate each layer firmly as backfilling proceeds.

Make allowance for settlement in the thickness of the final layer, which should not be consolidated.

Gently loosen face of root ball as back filling proceeds.

3.4 Planting Times & Watering

Planting of trees and shrubs should ideally take place at any time between October and March inclusive, subject to suitable weather conditions and in accordance with the main contractors programme.

Planting should only take place in suitable weather conditions, meaning mild, moist, dull overcast and in the winter, when the soil is in a properly workable condition.

On site provision should be made for the sufficient watering and care of all containerised material.

Planting shall be suspended during periods of persistent drying winds, when the soil is waterlogged or frost bound or during another climatic condition unfavourable to the successful establishment of plants.

The landscape contractor shall allow for a thorough soaking of all newly planted material prior to and immediately after planting particularly when planting takes place in spring and summer and for keeping the planted material well watered up to Practical Completion and through the Maintenance Period.

3.5 Plants

All stock must comply in all respects with the current relevant British Standards. All trees, specimen shrubs and other material should be certified as having been grown, established and acclimatized in an approved and recognised nursery for at least twelve months prior to planting.

3.6. Planting Procedure

The plants within each group shall be evenly distributed in an agreed manner over the marked area.

The planting pits shall be large enough to allow the roots of the plant to be spread evenly. Place the plants in position showing its best side to the front and in an upright and well-balanced stance.

The required backfill shall be worked carefully between the roots and evenly firmed to ensure no air pockets are left.

Great care shall be taken to avoid damage to the root system and stems when planting. Any damaged roots shall be cut cleanly back to the healthy wood. Pot grown shrubs must not have the root ball disturbed.

Ensure that all plants are well watered in by thorough saturation of soil over the surface of the planting beds.

3.7 Bark Mulched Areas

Clean off area of unwanted plant material and rubble. Level out ground as required.
Place good quality geotextile membrane over area and peg down.
Spread good quality bark mulch to a depth of 50-75mm to all planting beds including under trees.

Upon completion of the planting leave in a clean and tidy condition.

3.8 Biodiversity Enhancements

Bat box to be located to South gable end wall at high level

3.9 Boundary Fencing

Existing open metal palisade fencing to be retained