LANDSCAPING SPECIFICATION

1.0 Ground Preparation and Soil Specification

1.1 Subsoil:
Subsoil shall meet the BS8601:2013 Specification for subsoil and requirement for use

Subsoil shall be spread to a minimum of 250mm below new grass and shrub areas. Tree pits to be constructed as described in section 3.0 'Plant and Planting Specification'.

Subsoil to be spread by hand or using a back-acting track vehicle to cause minimum compaction and loss of soil structure. No soil handling shall be undertaken when the soil is wetter than the plastic limit.

1.2 Topsoil:
Imported topsoil shall be General Purpose Grade as described in Table 1, Topsoil Characteristics of BS 3882: 2015 Specification for Topsoil. Soil shall be stored in heaps not exceeding 1.5 metres high. Heaps shall be graded to shed water avoid ponding, maintained in a weed-free condition and protected from contamination or trespass by heavy machinery.

Topsoil shall be lightly consolidated in layers not exceeding 150mm using track laying machinery. Works shall not be undertaken in periods of wet weather.

Topsoil shall be laid to the following minimum depths:
150mm below new grass areas
300mm in new tree and shrub areas

Finished levels, after settlement, shall be as follows:
25mm above adjacent paving from new grassed areas and non-mulched shrub beds
75mm below adjacent paving and grass for mulched planting beds
150mm below damp proof courses

1.3 Ground conditioning:
40 litres of compost to be incorporated into the top 300mm of each square metre of topsoil or all ornamental shrub beds.

2.0 Plant and Planting Specification

2.1 British Standard Specification
All plant stock, plant handling and planting to be undertaken in accordance with the following British Standard Specifications and Code of Practice:

BS 3936: 1992 Part 1 Nursery Stock, Specification for Trees and Shrubs
BS 3936: 1990 Part 10 Nursery Stock. Ground cover Plants.
BS 4428: 1989 Code of practice for general landscaping operations,
BS 5837: 2012 trees in relation to design, demolition and construction.
The Code of Practice for Plant Handling 1985. (Horticultural Trades Association).
BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations

2.2 Plant Stock:
Plant stock to be supplied in accordance with the size and description specified on the plant schedule and position indicated on drawing. Planting implementation timetable: *(spring - autumn)(March/June to Sept/Nov) subject to completion of main construction (target Oct 2025)*

Plant stock shall be healthy, vigorous, free from pests and diseases and suitably hardened off for the propose situation of planting and lifted at a time in accordance with good nursery practice. Stock shall have a well formed fibrous root system and be free from perennial weeds. The form of trees shall be in accordance with BS 3936: Part 1:1992, section 7, Form of Trees.

2.3 Plant Handling:
All plant materials shall be lifted, bundled, labelled, packaged, transported, temporarily stored and planted in accordance with the procedures and methods illustrated in the publication "Plant Handling" (Horticultural: Trades Association) and relevant sections of BS 4043: 1989 Transplanting Root-Balled Trees.

2.4 Shrub Planting:
All bare root stock shall be planted between November and April. Plants shall be delivered to site in quantities which can be planted the same day. No plant roots shall be allowed to dry out.

1, 2 & 3L pot grown shrubs shall be planted in pits 350x350x350mm and back-filled gently.
7 & 15L stock to be planted in prepared pits 500x500x500mm.

Plant stock shall be watered in same day with 5 litres per plant.

2.5 Standard tree planting
Pits to be prepared to 1mX1mX500mm. Base and sides of pit to be further scarified.

Selected standard trees to be single staked, driven into ground 300mm below bottom of pit. Base of pit to be filled with 300mm of 3:1 mix of approved topsoil/compost.

Trees to be centrally located and stem placed in an upright position. Pit to be back-filled with a 3:1 mix of an approved topsoil/compost. Backfill firmly to 50mm above previous ground level to allow for settlement.

Saw stakes to leave 600mm above soil level. Fix adjustable tree ties to each stake, to include rubber spacer. Water in same day with 36 litres per tree.

All works shall be carried out to the minimum standard according to BS 3936-1: 1992 Nursery Stock.
Specification for Trees and Shrubs. Recommendations for the cultivation and planting of trees in the advanced nursery stock category. Planting of Root-Balled Trees section 3.1 and section 3.2.3-3.2.5

2.6 Mulch:
All shrub beds shall be spread with a medium grade bark mulch to a settled depth of 75mm. Mulch to be free from fines, weeds, disease and contaminants.

2.7 Grass Seeding:
Seed mix shall be;
Garden and road verge: British Seed Houses Grade A19 mix or similar approved.

Topsoil shall be cultivated to a fine tilth, be free from weeds, stones and other debris. Levels to be graded to form finished levels as indicated in section 'Topsoil'.

Roll, fertilise at 50mg/sqm, 10-14 days prior to seeding, sow at rate of 25-35g/m2 and lightly rake. First cut to be undertaken when grass reaches 50mm.

2.8 Turfed Areas:
To be supplied and laid in accordance with BS:4428:1989 recommendations for turf for general purposes.

3.0 Maintenance and Management

4.1 Responsibility:
The maintenance of areas within the grounds of private dwellings shall be the responsibility of the property owner.

The areas outside private dwellings will be managed and maintained by a private management company during which the following operations shall be carried out:

Regular Visits:
Monthly maintenance visits to include the following operations:
- Hand weed planting beds
- Top up mulch to 100mm depth as necessary
- Remove litter
- Sweep mulch spillage
- Re-firm plant stock as necessary
- Adjust stakes and ties as necessary (max every 12 months) and remove the stakes and ties 2-3 years after planting
- Prune plant stock as required to encourage good form
- Check all plant stock and report signs of pests, disease, death and damage
- All beds to incorporate slow release non-bulky organic fertiliser to aid plant establishment

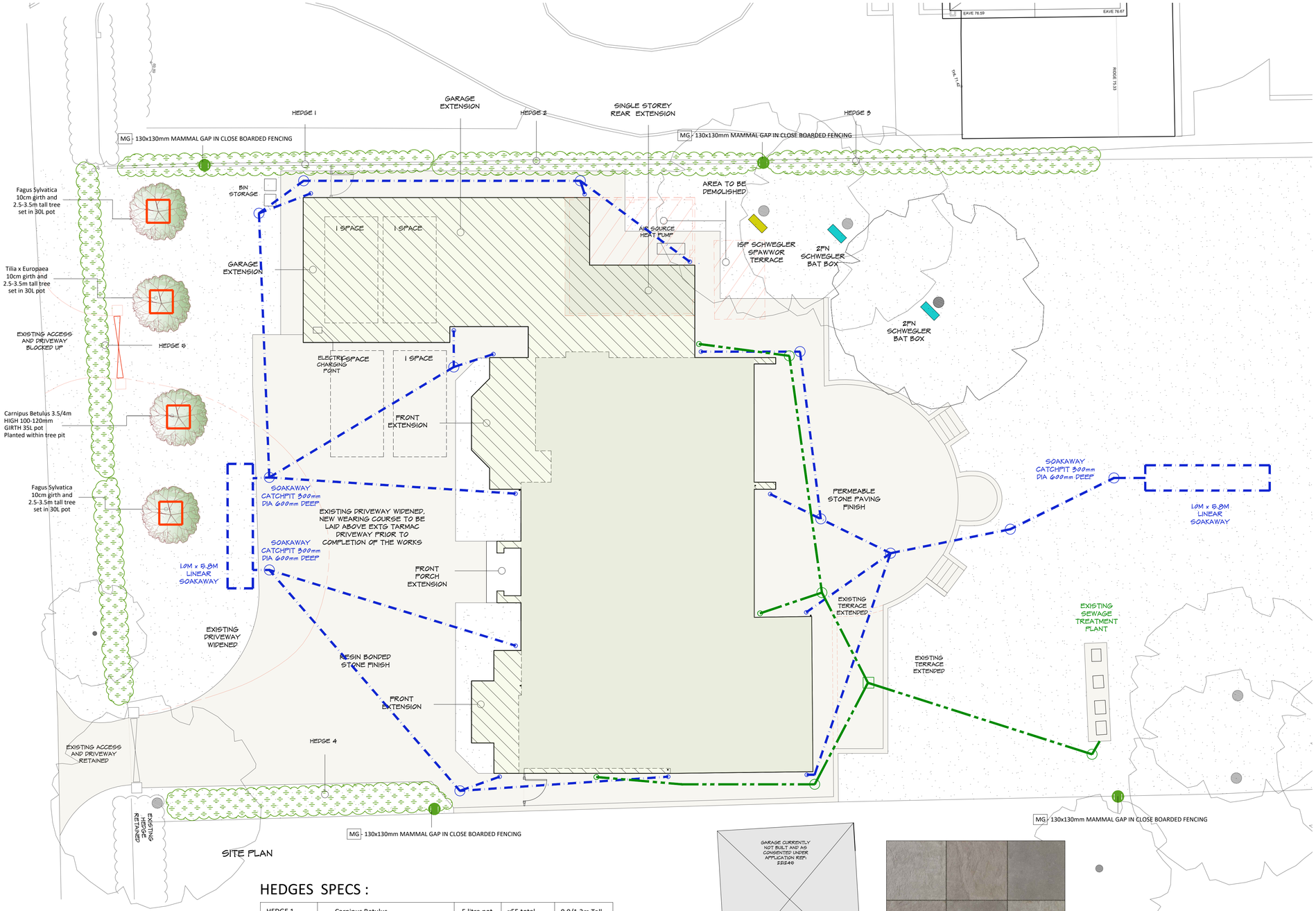
Watering
Plant stock to receive the following quantities of water:
Standard trees: 20 litres weekly between April and September;
Shrubs and transplants: 5 litre/plant on three occasions throughout growing season.
Watering to be undertaken during the first three growing seasons. (April-October)

Grass cutting:
Grass shall be cut throughout the growing season to maintain a sward of 38mm. Grass shall be edged and clippings removed and watered as necessary.

Plant replacements:
All dead, dying and vandalised plant stock shall be replaced in the planting season season throughout the maintenance period.

Planting Maintenance Plan
NINETY DAY ESTABLISHMENT PERIOD
Irrigation / Water Management
• Provide adequate watering daily to all newly planted material twice daily
• Install slow-release watering bags to all site trees and maintain water level
Shrub Areas
• Weed and remove all debris from shrub areas
• Maintain shrub appearance (removal of dead or broken branches)
• Ensure proper position and elevation of all plant material is maintained
Spring Clean-up / Spring Service
• Prune / Repair winter damage to trees (up to 12' in height) and shrubs
• Remove and dispose of any and all winter debris (leaves, sand, sticks, etc.)
• Clean and cultivate all shrub areas
Tree & Shrub Services
• Pruning to include all shrubs and ornamental trees
• All shrubs and ornamental trees shall have dead wood and crossing branches removed.
• Tip back plants from each other to create separation and thinning of the plant

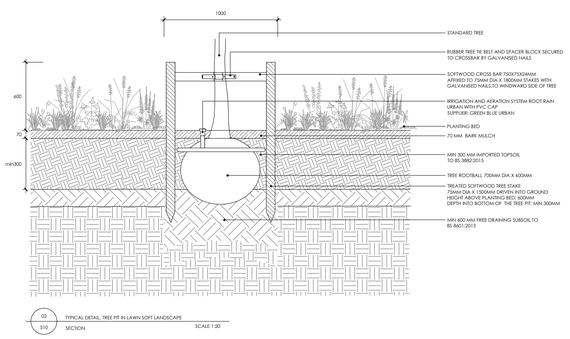
The growing season will be the period of time between the average date of the last killing frost in the spring to the average date of the first killing frost in the autumn/ early winter



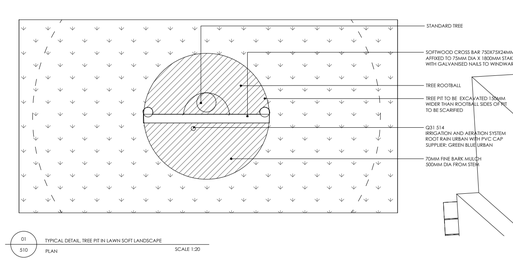
SITE PLAN

HEDGES SPECS :

HEDGE 1	Carnipus Betulus	5 litre pot	x55 total	0.9/1.2m Tall
HEDGE 2	Carnipus Betulus	5 litre pot	x50 total	0.9/1.2m Tall
HEDGE 3	Prunus Laurocerasus ' Rotundifolia'	5 litre pot	x55 total	0.6/0.9m Tall
HEDGE 4	Carnipus Betulus	5 litre pot	x48 total	0.9/1.2m Tall
HEDGE 5	Prunus Laurocerasus ' Rotundifolia'	5 litre pot	x98 total	0.6/0.9m Tall



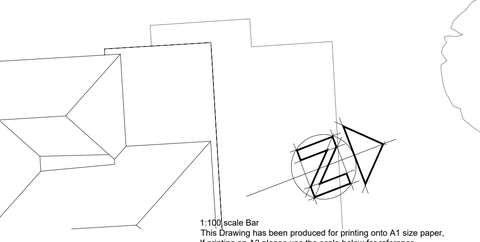
02 S10 TYPICAL DETAIL, TREE PIT IN LAWN SOFT LANDSCAPE SECTION SCALE 1:20



01 S10 TYPICAL DETAIL, TREE PIT IN LAWN SOFT LANDSCAPE PLAN SCALE 1:20

Marshalls' Sylvern Limestone Paving

B	TREES UPDATED, LANDSCAPING AND DRAINAGE ADDED	03/09/24
REV	COMMENTS	DATE



1:100 scale Bar
This Drawing has been produced for printing onto A1 size paper,
If printing on A3 please use the scale below for reference.

0m 1m 2m 4m
0.5m

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PROJECT Magnolia House, Upper Warren Avenue, Caversham, Reading, RG4 7EB
DRAWING Proposed Site and Landscaping Plan
STATUS planning DATE Apr 2024
SCALE 1:100@A1 DRAWN DN CHECKED NO 3932/220 REV B

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