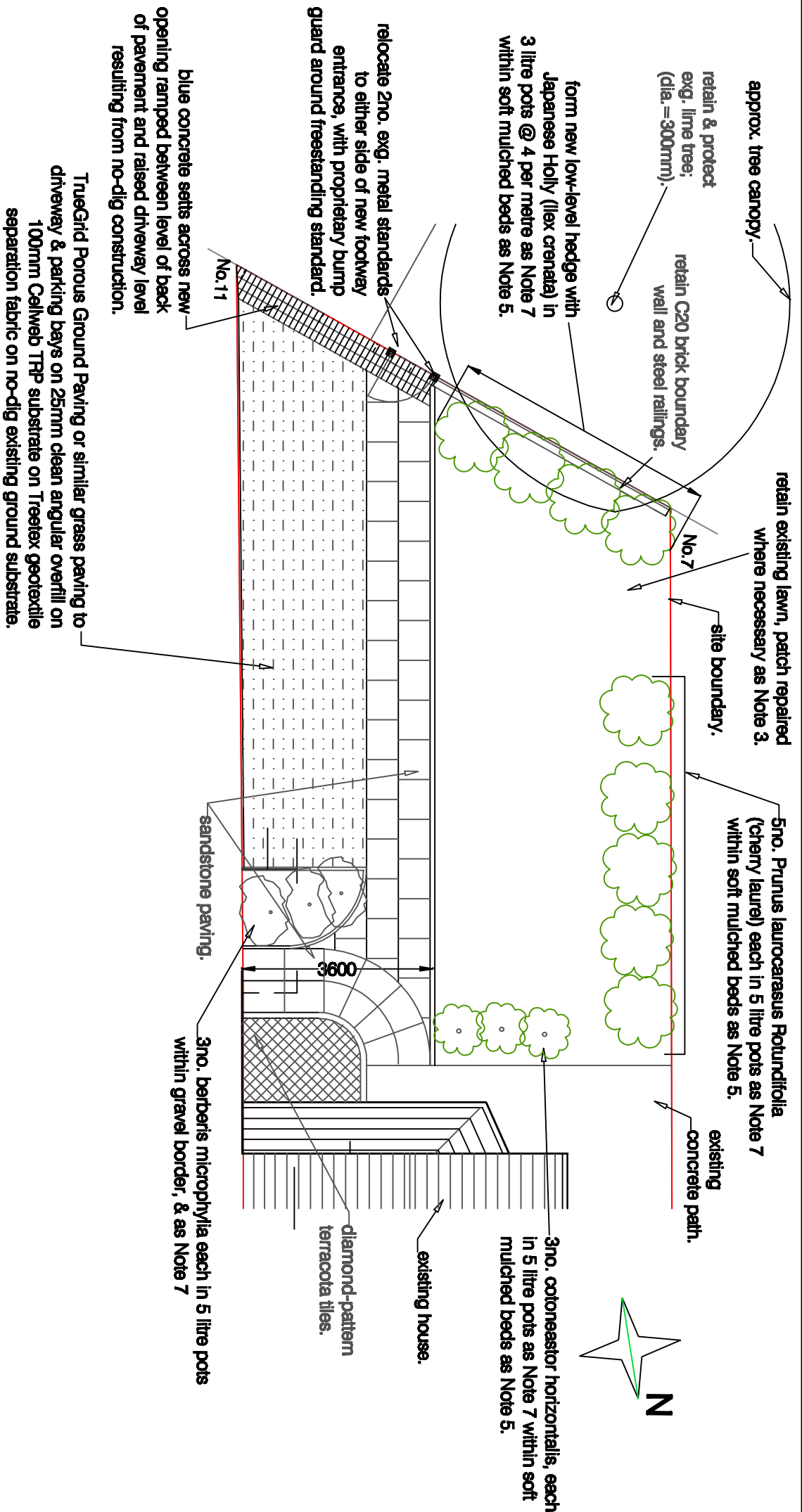




1. TOPSOIL

All soft landscaping areas are to be excavated to min.500mm depth, cleared of all hard matter, obstructions and weeds, and backfilled to a min. depth of 150mm with imported topsoil to BS 3882 2015 that is well drained and generally free from stones exceeding 50mm diameter. Deepen topsoil to 450mm in planted areas, and 900mm in tree pits, where shown.

2. SERVICES

Line underground services with Terram or similar polypropylene root barrier approved by service authority.

3. LAWNS

Newly grassed areas are to be generally turved with Rowlawn or similar quality turf except, where turving is impracticable, use Johnsons or similar shade seed. Allow for 150mm mowing margins where abutting walls, fences, kerbs and the like.

4. SOFT LANDSCAPING

Landscaping shall be completed during the November - March planting season following construction. There shall be full ground cover to smother unwanted weeds and a layer of 50mm bark mulch shall be provided to dress topsoil.

5. Where grass cutting is impractical introduce nom.50mm depth of bark mulch over Plantex sheet. Improve planting areas with 1:3 leafmould/topsoil mix.

6. For at least the first three years provide water during the April - October growing period sufficient to maintain healthy growth and as required by the planting; provisionally allow for min.2 waterings per week during that period. Keep all mulched areas free from weeds at all times, and at least once a year top up 60mm depth of mulch as necessary to maintain cover.

7. Excavate planting holes 150mm wider than root spread and min.300mm deep; plant shrubs upright and well-balanced; carefully return excavated topsoil, packing around evenly spread roots or root-ball and heel well in to the original finished soil level mark on the stem; where shown apply min.25mm fine-grade gravel to the entire planting area. Elsewhere provide soft mulch as Note 5,

8. Soft landscaping shall be maintained for at least five years from completion, and any plants that fail to establish during that period shall be replaced and maintained for a further 12 months until all new species have established.

9. PROTECTION OF EXISTING VEGETATION

Tree protection shall be in accordance with the approved Arboricultural Method Statement.

10. SITE CLEARANCE AND EARTHWORKS

All builders rubbish, debris and old foundations to a depth of 450mm shall be removed from site, and planting areas are to be cleared of any impervious materials which may impede free drainage.

To,prevent damage to soil structure, where existing topsoil is to be stripped for re-use it is to be carried out only when ground or weather conditions are suitable, and not during severe frost, snow or waterlogging. Topsoil storage heaps shall be located well away from vehicles, contaminants and harmful matter, and shall not exceed 2 metres in height with 1:2 slopes. Any weeds which may grow on the heaps shall be sprayed with a selective weedkiller to prevent seeding before re-laying..

A topsoil test shall be carried out on such reused topsoil to assess its pH value, texture, organic matter, stone content, electrical conductivity, total nitrogen, extractable phosphorus, magnesium and potassium.

Where subsoil filling is required in soft areas it shall be laid in consolidated layers min. 150mm thick. Subsoil shall be material salvaged from excavations, but exclude material from marshes or bogland, and be free from peat, slurry, perishable material, materials susceptible to spontaneous combustion, waterlogged material, clay of max.80 liquid limit and/or max.55 plasticity, roots and other extraneous matter.

project
for
title

9 Elmhurst Road
Reading, Berkshire
Mr G Hussein
Proposed Landscaping
Drawing no: **1358 / 21 / b**

M D Howlett
architectural consultant
11 Prospect Street, Caversham, Reading
Berkshire RG4 6JB. Tel: (0118) 947 7117
Email: pmharc@globechar.net.co.uk

Date: August 2025

012 metres

SCALE: 1:100 on A3)

Revision a: Amended to TP requirements, October 2025.
Revision b: Front shrubs + 100mm Celweb, November 2025.