

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 min 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: (Nov-March) first suitable planting season within the construction phase.

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 illustrates 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 March. 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

Excavation of the planting pits shall not take place when the ground is frozen or waterlogged such that damage may occur to the structure of the soil.
New planting pits for container grown plants to be 150mm wider than the container
The contractor shall remove from site all stones and the like over 50mm in any dimension, deleterious matter, weeds and weed roots brought to the surface by any cultivation or excavation.

Selected standard trees to be planted as shown on drawing.

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 and 1m diameter around trees 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.

2.9 New Turfed Areas to replace hard standing:

The contractor shall collect and remove from site all rubbish, weeds, debris and surface stones exceeding 50mm in any dimension from all areas to be landscaped. Any old foundations, concrete bases or driveway obstructions occurring within 300mm of the finished ground surface to be removed and new turf added as specification above.

3.0 Maintenance and Management

3.1 Responsibility:

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

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 first planting season following failure, throughout the maintenance period.

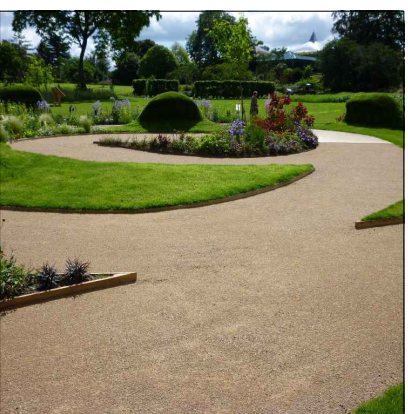
Planting Maintenance Plan

Five year maintenance plan

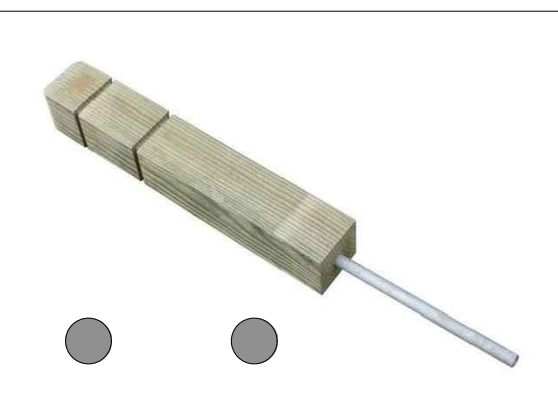
- Irrigation / Water Management
 - Provide adequate watering daily to all newly planted material twice daily
 - Install slow-release watering bags to all site trees and maintain water level
- Shrub Areas
 - Weed and remove all debris from shrub areas
 - Maintain shrub appearance (removal of dead or broken branches)
 - Ensure proper position and elevation of all plant material is maintained
- Tree & Shrub Services
 - 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
 - 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

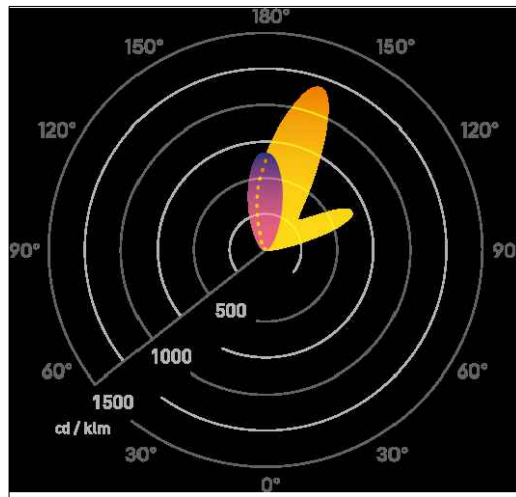
22mm Breedon Golden Amber Gravel



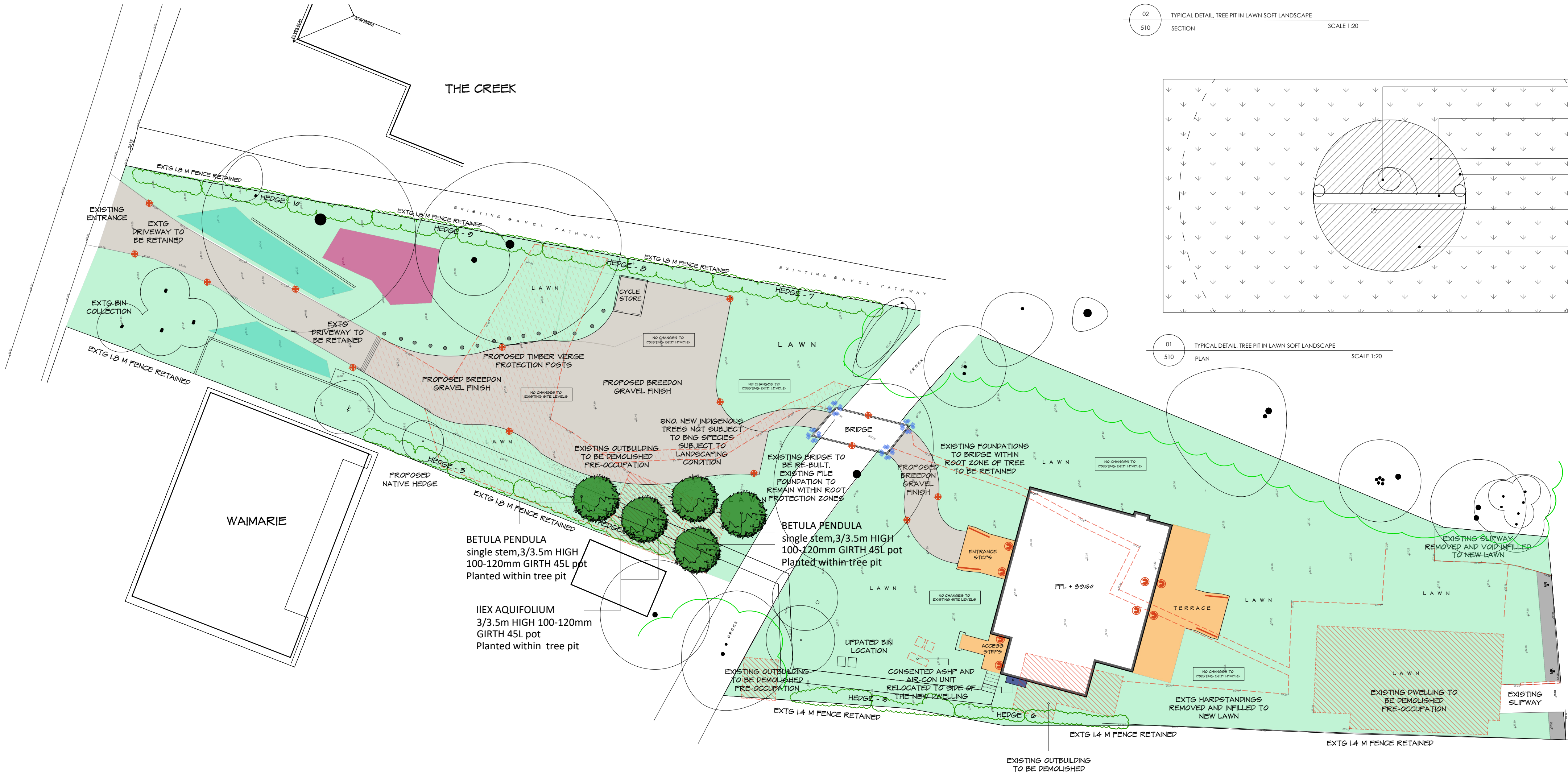
75x75mm TIMBER VERGE PROTECTION BOLLARDS



External step lights: WL341



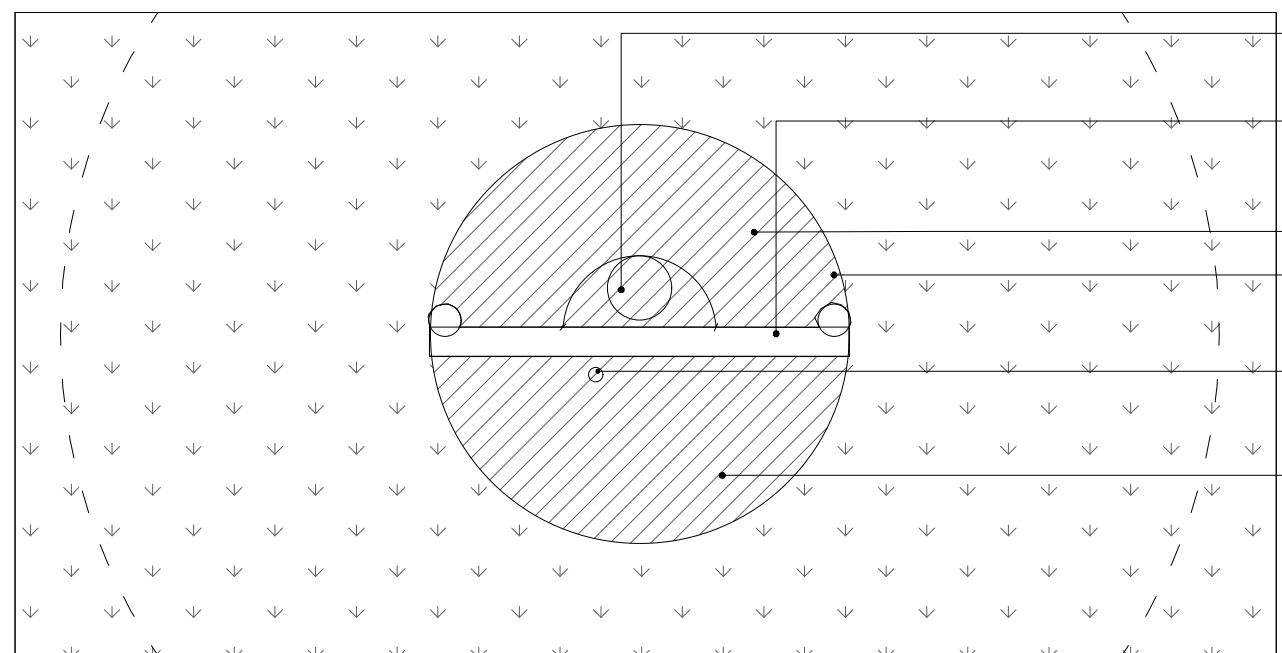
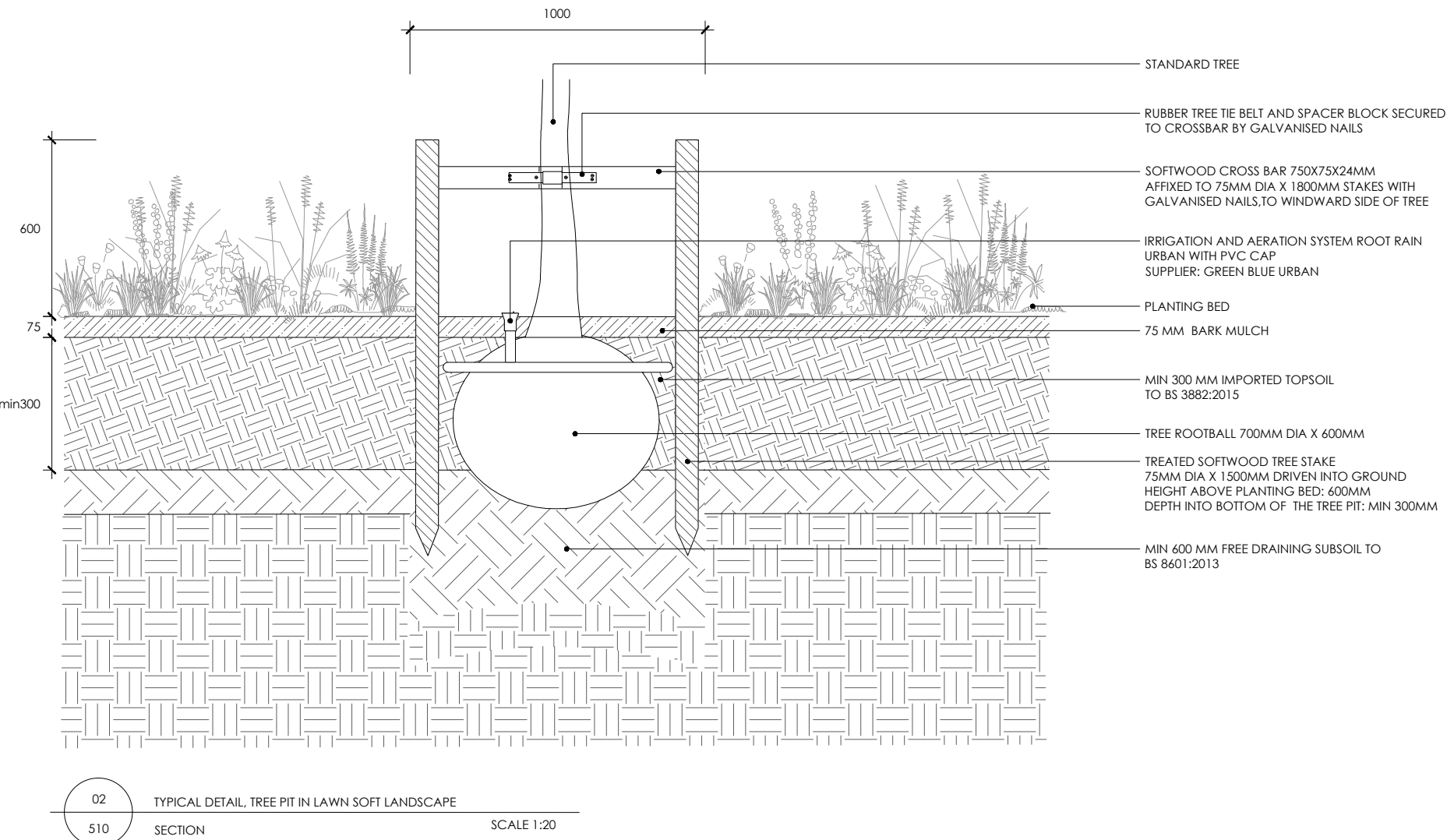
PRODUCT DATA			
Warranty	7 years	In/W Range	IP
CIE	CIE84g20	Connection Input	10/20/30/40/50/60/70/80/90/100/110/120/130/140/150/160/170/180/190/200/210/220/230/240/250/260/270/280/290/300/310/320/330/340/350/360/370/380/390/400/410/420/430/440/450/460/470/480/490/500/510/520/530/540/550/560/570/580/590/600/610/620/630/640/650/660/670/680/690/700/710/720/730/740/750/760/770/780/790/800/810/820/830/840/850/860/870/880/890/900/910/920/930/940/950/960/970/980/990/1000
IP Rating	IP67	Driver Output Current	200
Walk Over / Drive Over	Walk over	LED Lifetime	1,20,000hrs
Input	220-240V AC	Product Input Current	14
Ambient Temperature	55°C	Energy Class	F
Cut Out	80	Width	18
Body Material	Stainless Steel 316	Length	98
Bottom Zone	2	Height	58
Electric Class	I	Sensor Option	None
Suitable for coastal areas	Yes	Dimmable Option	None
Beam Angle	55°	Wattage & Lumens	Lumens: 50lm Wattage: 2.6W
Colour/Finish	Stainless Steel	IK Rating	Other
CCT Range	3000K		



Auraglow Deep Recessed IP67 Outdoor Deck Light - Anti-Dazzle



Light creates a grazing light effect from a dome available in five different window styles, and four colour temperature 2200K with an IP68 rating, costal protection, and IK07.



STANDARD TREE

- SOFTWOOD CROSS BAR 750X75X20MM AFFIXED TO 75MM DIA X 1800MM STAKES WITH GALVANISED NAILS TO DOWNWARD SIDE OF TREE
- TREE ROOTBALL
- TREE PIT TO BE EXCAVATED 150MM WIDER THAN ROOTBALL SIDES OF PIT TO BE SCARIFIED
- Q31 514 IRRIGATION AND AERATION SYSTEM ROOT BARR WITH PVC CAP SUPPLIER: GREEN BLUE URBAN
- 75MM FINE BARK MULCH 500MM DIA FROM STEA

STANDARD TREE

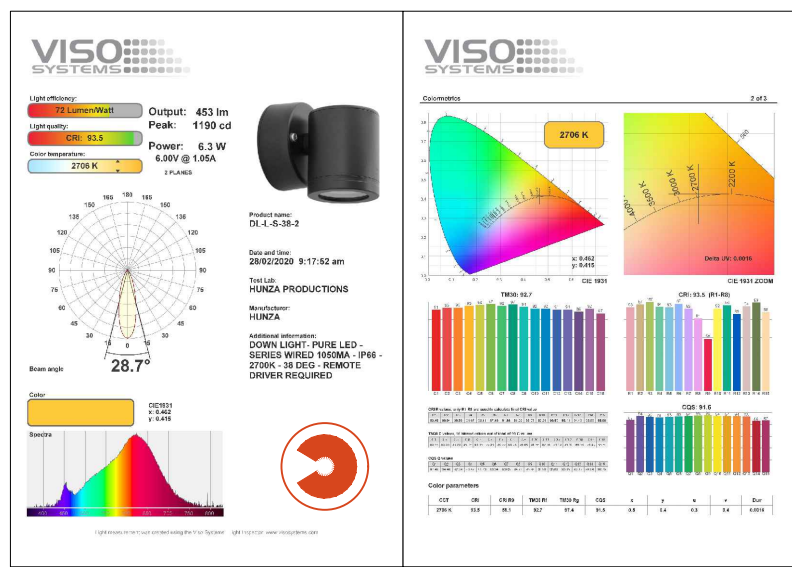
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1:200 scale Bar
This Drawing has been produced for printing only A1 size paper, If printing on A3 please use the scale below for reference.

External downlights: Hunza DL- L-S-38-2 Pillar light downlight only



COLOUR KEY/SPECS

NEW NATIVE SCRUB PLANTING	NEW WILDFLOWER MEADOW
Planting of desirable species only including: - Dog Rose (15%) - Dogwood (10%) - Blackthorn (20%) - Hawthorn (20%) - Hazel (10%) - Holly (10%) - Gaulther Rose (15%)	- EM2 - Standard General Purpose Meadow Mixture - mix of wildflower and grass species - beneficial to invertebrates, birds and bats. Seed mix includes cowslip (species specifically mentioned in the Reading Biodiversity Action Plan). - A rate of 4g/m² should be used. To cover the combined 176m² area of planting proposed in this plan, 0.7kg of seed mix is needed - The following is advised by Emorsgate Seeds: Sowing: Seed is best sown in the autumn or spring but can be sown at other times of the year if there is sufficient warmth and moisture. The seed must be surface sown and can be applied by machine or broadcast by hand. Management: Most sown meadow wildflower and grass species are perennial; they will be slow to germinate and grow and will not usually flower in their first growing season. There will often be a flush of annual weeds from the soil in the first growing season which may grow up and obscure the meadow seedlings beneath. This annual weed growth is easily controlled by topping or mowing. Mow newly sown meadows regularly throughout the first year of establishment to a height of 40-50mm, removing cuttings if dense. In the second and subsequent years EM2 sowings can be managed in a number of ways which, in association with soil fertility, will determine the character of the grassland. The best results are usually obtained by traditional meadow management based around a main summer hay cut in combination with autumn and possibly spring mowing or grazing.

NOTES

Root protection areas (RPA's), enclosed by default temporary protective fencing, as detailed below and to be agreed with the local planning Authority (LPA), shall:

1. Be protected throughout the development process, as specified and detailed in BS 5837:2012 Section 6.2, Fig 2
2. Be erected prior to any construction, demolition or excavation works and remain in place for the duration of the project.
3. Preclude any delivery of site accommodation and or materials and or plant machinery.
4. Preclude all construction related activity, with the sole exception of specified arboricultural works and any other works carried out under supervision that has been agreed by all parties, and;
5. Preclude the storage of all development related materials and substances including fuel, oils, additives, cement and or any other deleterious substances.
6. Any incursions into RPA's must be by prior arrangement, following consultation with the LPA.

FIGURE 1. - Proposed Native Hedge Specification

Bare rooted plant mix hedge species to be 1.2m high planted staggered rows 45cm CTRS using:
Hawthorn (crataegus Monogyna) 90/120cm 2L pots;
Blackthorn (prunus Spinosa) 90/120cm 2L pots;
Hazel (corylus Avellana) 90/120cm 2L pots;
Field maple (sacer Campestre) 90/120cm 2L pots;
Wild cherry (prunus Avium) 90/120cm 2L pots.



CLIENT Mr R. Arnold
PROJECT Warren Creek, The Warren
Caversham, Reading, RG4 7TQ
DRAWING Proposed Soft and Hard Landscaping Plan

STATUS planning
SCALE 1:200/1:20 @
DATE Jan 2026
DRAWN ST
CHECKED NO
REV A
NO 3863/301

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REV	COMMENTS	DATE